



## News Release

18 May 2014

### **BRISK SALES FOR CDL'S COCO PALMS OVER FIRST WEEKEND LAUNCH**

- ***About 82% of 600 units released sold***
- ***Units priced to sell at an early bird average of about S\$980 psf***
- ***Legacy landbank is the basis for the attractive pricing***

Over the weekend, City Developments Limited (CDL) and its joint venture partners Hong Leong Holdings Limited and Hong Realty (Private) Limited, commenced sales for its highly anticipated residential launch – Coco Palms – a 944-unit development inspired by the world's best resorts.

Sales for the luxury resort-themed development started on Saturday, 17 May and received strong response from homebuyers. As at 3.00pm today, a total of 490 units out of 600 released (or about 82%) have been snapped up.

The apartments were priced at an early bird average of about S\$980 per square foot (psf). All unit types, in particular one- and two-bedroom apartments, enjoyed good take-up rates, and all one-bedroom units have been sold.

75% of the buyers are Singaporeans while Permanent Residents and foreigners from Malaysia, China, Hong Kong, Indonesia, Taiwan, India, Myanmar and the US made up the remaining 25%. Buyers comprised both owner-occupiers and investors.

A good mix of apartment types are still available for selection with prices starting from S\$732,000 for a two-bedroom, S\$880,000 for a three-bedroom, S\$1.21 million for a four-bedroom, S\$1.6 million for a five-bedroom, and S\$1.7 million for a three + Study penthouse unit.

Coco Palms is sited on the fifth and final parcel of CDL's landbank in the coveted Pasir Ris Grove estate. A huge draw to Coco Palms is its very attractive pricing and strategic location – a five-minute walk to Pasir Ris MRT station. Comparatively, prices in today's market for projects located close to an MRT station or in the vicinity of the Coco Palms development are typically above S\$1,000 psf.

Mr Chia Ngiang Hong, CDL Group General Manager, said, "We are very encouraged by the strong response for Coco Palms. Originally, we had planned to market this final premium plot at between S\$1,100 and S\$1,200 psf as it is the closest to the MRT station. However, as the Group had acquired this site at a historically low price and it has been part of our legacy landbank, this affords us the opportunity to price this launch attractively. The positive take-up rate reflects homebuyers' demand for well-located homes that are sensitively priced."

CDL's other joint venture projects in the locale – Livia, NV Residences and The Palette – are fully-sold while the fourth, D'Nest, is 94% sold to date since it was launched in March 2013.

"Since launching Livia in 2008, the first of five developments in this neighbourhood, we have transformed the Pasir Ris Grove area into a highly-desirable and vibrant residential enclave. Coco Palms also offers good potential in this rapidly developing area in the east," added Mr Chia.

Additionally, homebuyers are attracted to Coco Palms' high quality finishes, impressive architecture and resort lifestyle landscape. A large number of Coco Palms' apartments overlook the Grand Lagoon, which is the centrepiece of the development. A plethora of resort-inspired facilities are available including a Salt Water Pool, an "Onsen-style" hot bath as well as a stunning three-storey clubhouse Club Cocomo.

The Coco Palms show flat, located along Pasir Ris Drive 1 or 8, is open daily from 9.30am to 6.00pm. For sales enquiries, please call the sales hotline: (65) 6583 1811.

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Please refer to the fact sheet enclosed for details on Coco Palms.

For media queries, please contact:

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## FACT SHEET

| DEVELOPMENT DETAILS          |  |                                     |
|------------------------------|--|-------------------------------------|
| <b>Developer</b>             | Hong Realty (Private) Limited<br>(In joint venture with City Developments Limited and Hong Leong Holdings Limited)               |                                     |
| <b>Project Name</b>          | Coco Palms (椰林景)   |                                     |
| <b>Address</b>               | Pasir Ris Grove  |                                     |
| <b>Development Layout</b>    | 12 blocks of 12- to 16-storey residential apartments with 2 basement car parks, swimming pools and expansive communal facilities |                                     |
| <b>Tenure of Land</b>        | 99 years leasehold with effect from 7 January 2008   |                                     |
| <b>Site Area</b>             | Approximately 41,514 square metres / 446,857 square feet   |                                     |
| <b>Number of Apartments</b>  | 944  |                                     |
| <b>Configuration / Sizes</b> | 1-Bedroom:   | 463 – 624 square feet: 137 units    |
|                              | 2-Bedroom:   | 743 – 1,195 square feet: 249 units  |
|                              | 3-Bedroom:   | 904 – 1,249 square feet: 228 units  |
|                              | 3-Bedroom Suite:   | 1,098 – 1,432 square feet: 69 units |
|                              | 4-Bedroom:   | 1,259 – 1,668 square feet: 71 units |
|                              | 4-Bedroom Suite:   | 1,378 – 1,722 square feet: 87 units |
|                              | 3-Bedroom Dual Key:  | 1,152 – 1,561 square feet: 29 units |
|                              | 4-Bedroom Dual Key:  | 1,464 – 1,475 square feet: 24 units |
|                              | 5-Bedroom:   | 1,744 – 2,142 square feet: 33 units |
|                              | Penthouse:   | 1,744 – 3,111 square feet: 17 units |

**Recreational Facilities**

**1. Grand Arrival Plaza**

- Guard House
- Sculptural Pool
- Grand Arrival Plaza
- Side Gate

**2. 3-Storey Clubhouse – Club Cocomo**

Level 1

- Arrival Lounge
- Function Hall
- Gourmet Hall
- Glass Lift

Level 2

- Club Veranda
- Reading Room
- Gymnasium
- Games Room
- Screening Room

Level 3

- Garden Lounge

**3. Grand Lagoon**

- Lagoon Pool
- Pool Deck
- Hammock Island
- Cozy Cove
- Palm Island
- Lagoon Jets
- Cascading Waterplace
- Sunken Lounge
- Coastal Cove

**4. Onsen Garden**

- Salt Water Pool
- Steam Room
- “Onsen-style” Hot Bath
- Onsen Pavilion
- Zen Garden
- Meditation Deck
- Tea Pavilion
- Teppanyaki Pavilion with Hot Plate

**5. Hydro Garden**

- Hydrotherapy Pool
- Hydro Spa Bed
- Hydro Foot Massage
- Hydro Neck Massage
- Hydro Water Cascade
- Yoga Deck
- Wellness Pavilion with BBQ Grill
- Kids’ Play Area

|                             |   |
|-----------------------------|---|
|                             | <p><b>6. Fitness Garden</b></p> <ul style="list-style-type: none"> <li>▪ 50-metres Lap Pool</li> <li>▪ Aqua Gym</li> <li>▪ Fitness Pavilion with BBQ Grill</li> <li>▪ Tennis Court</li> <li>▪ Fitness &amp; Play Station</li> <li>▪ Jogging Track</li> </ul> <p><b>7. Sun Play Garden</b></p> <ul style="list-style-type: none"> <li>▪ Play Pool</li> <li>▪ Solar Garden</li> <li>▪ Wind Sculpture Garden</li> <li>▪ Picnic Sun Lawn</li> <li>▪ Sun Play Pavilion with Hot Plate</li> </ul> <p><b>8. Eco Garden</b></p> <ul style="list-style-type: none"> <li>▪ Community Garden</li> <li>▪ Fitness Stations</li> <li>▪ Garden Pavilion with BBQ Pit</li> <li>▪ Eco-Cube Farm</li> <li>▪ Eco-Pond</li> </ul> <p><b>9. Shops</b></p> <ul style="list-style-type: none"> <li>▪ The Corner Shoppes (6 units on level 1)</li> <li>▪ Side Gate</li> </ul> |
| <b>Estimated Completion</b> | 2019  |

| <b>CONSULTANTS</b>             |                                  |
|--------------------------------|----------------------------------|
| <b>Architect</b>               | Axis Architects Planners Pte Ltd |
| <b>Project Interior Design</b> | AXIS ID Pte Ltd                  |
| <b>Landscape Consultant</b>    | Tinderbox Landscape Studio       |
| <b>M&amp;E Engineer</b>        | Meinhardt (Singapore) Pte Ltd    |
| <b>C&amp;S Engineer</b>        | Parsons Brinckerhoff Pte Ltd     |

*All information contained in the Fact Sheet is current at time of release, and is subject to such changes as are required by the developer or the relevant authorities.*

# LOCATION MAP



## Shopping & Dining

- 1 White Sands
- 2 Elhub @ Downtown East
- 3 Pasir Ris West Plaza
- 4 Eastlink Mall & Wet Market
- 5 IKEA
- 6 Giant
- 7 Courts Megastore
- 8 Eastlink Mall
- 9 Tampines One
- 10 Tampines Mall
- 11 Century Square
- 12 Supermarket & Retail Shops
- 13 Eating House
- 14 Pasir Ris Town Park Hawker Centre\*
- 15 Project Jewel at Changi Airport\*

## Recreation & Entertainment

- 16 Pasir Ris Sports & Recreation Centre
- 17 Costa Sands Resort (Pasir Ris)
- 18 Costa Sands Resort (Downtown East)
- 19 Wild Wild Wet
- 20 Aranda Country Club
- 21 Pasir Ris Park
  - a Maze Garden
  - b Kitchen Garden
  - c Gallop Stable
  - d Fishermen's Village
- 22 PA Water-Venture (Pasir Ris)
- 23 Tampines Bike Park
- 24 Tampines Eco Green
- 25 Tampines Swimming Complex
- 26 Tampines Central Community Complex
- 27 Tampines Town Hub\*

## Education

- 28 Coral Primary School (1 km)
- 29 Elias Park Primary School (1 km)
- 30 Park View Primary School
- 31 Laying Primary School
- 32 White Sands Primary School
- 33 Pasir Ris Primary School
- 34 Casuarina Primary School
- 35 Meridian Primary School
- 36 Tampines North Primary School
- 37 Gongshang Primary School
- 38 Poi Ching School
- 39 Coral Secondary School
- 40 Hai Sing Catholic School
- 41 Laying Secondary School
- 42 Pasir Ris Crest Secondary School
- 43 Greenview Secondary School
- 44 Siglap Secondary School
- 45 Junyuan Secondary School

- 46 East View Secondary School
- 47 Dunman Secondary School
- 48 Pasir Ris Secondary School
- 49 Ngee Ann Secondary School
- 50 East Spring Secondary School
- 51 Meridian Junior College
- 52 Tampines Junior College
- 53 Temasek Polytechnic
- International Schools
  - 54 United World College of South East Asia (East Campus)
  - 55 The Japanese Primary School
  - 56 One World International School
  - 57 Overseas Family School (U/C)
- Upcoming
  - 58 Childcare Centre
  - 59 Singapore University of Technology and Design (SUTD)

## Business

- 60 Pasir Ris Wafer Fab Pk
- 61 Pasir Ris Bus Interchange
- 62 Tampines Wafer Fab Pk
- 63 Laying Industrial Estate
- 64 Changi Business Park
- 65 Singapore EXPO
- Accessibility
  - 66 Pasir Ris MRT Station (EW)
  - 67 Pasir Bus Interchange
  - 68 Tampines MRT Station (EW)
  - 69 Tampines Bus Interchange
  - 70 Changi International Airport
  - 71 Changi Point Ferry Terminal
- Upcoming
  - 72 Tampines MRT Station (DT)
  - 73 Tampines East MRT Station (DT)
  - 74 Tampines Integrated Transport Hub\*