



News Release

7 July 2008

LIVIA – 80% OF RELEASED UNITS SOLD DURING SOFT-LAUNCH WEEKEND

Livia, the affordable green residential oasis with facilities for sports and water activities, was unveiled at a soft-launch over the weekend to resounding success, attracting more than 3,000 visitors to the show suite.

Buyers snapped up 80% of the 200 units released during Phase 1, which were sold at an average price of \$650 per square foot. Prices of between \$570 and \$740 per square foot for the 160 units sold were achieved. The apartments at Livia start from \$597,000 for a two-bedroom, \$793,000 for a three-bedroom and \$991,000 for a four-bedroom.

Majority of the buyers for this 99-year leasehold development were locals while foreign buyers came from China, Indonesia, India, Malaysia and Philippines as well. Most buyers are owner-occupiers, with some investors.

Located in Pasir Ris within walking distance to the Pasir Ris MRT and minutes from Changi Airport, Livia is close to many shopping and entertainment areas such as White Sands, Ikea, Courts, Giant Hypermarket and E!hub at Downtown East, and is also near to many excellent schools.

With lush communal areas of colourful flora filling the entire development, an impressive waterscape that streams flowing waters through the greenery Livia apartments ranging from two to four bedrooms apartments and penthouses, boast of spacious interiors, full-height windows, designer fittings and innovative technology.

Sports and physical activity enthusiasts have never been this spoiled! Revel in water sports and relax in the **Aqua Zone** with the unique aqua gym which gives a great workout for all ages and fitness levels, relax in the pool lounge, or rejuvenate in the soothing jets of the spa alcove.

More challenges await in the **Action Zone**, where activities like the 'Rocky Climb' for those longing to scale mountains, 'Xtreme Swing' for pendulum swinging, the 'Tree House' for families to bond in serenity, and a Basketball Half-Court. To complete it all, a gymnasium, a children's play area and tennis courts are there for those who can't get enough of exercise. Nature lovers will appreciate the convenience of a park connector link to Sungei Api Api.

"The enthusiastic demand for Livia shows that there is an appreciation for a unique residential experience in well-developed suburbs with good near-by amenities. Buyers are attracted to Livia because of its idyllic locale, privately nestled amidst lush greenery, away from the hustle and bustle of the city. Livia is attractively-priced in today's environment of high construction costs and is designed with a host of recreational facilities, enabling residents to indulge in a myriad of exciting leisure activities, just at their doorsteps," said CDL's Group General Manager, Mr Chia Ngiang Hong.

For sales enquiries, please visit the Livia show suite or call (65) 6583 1811 / 6583 2122.

The Livia show suite is now open from 9.30am to 6.00 pm daily.

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Please refer to the fact sheet enclosed for details on Livia. For media queries, please contact:

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FACT SHEET

DEVELOPMENT DETAILS	
Developer	Hong Realty (Private) Limited in joint venture with City Developments Limited and Hong Leong Holdings Limited
Address	61, 63, 65, 69, 71, 73, 75, 77, 79 & 81 Pasir Ris Grove
Development Layout	10 blocks of 15/16-storey residential flats with basement carparks, swimming pool and communal facilities
Tenure of Land	99 years leasehold with effect from 7 January 2008
Site Area	41, 545.165 square metres / 447,192 square feet
Number of Apartments	724 units
Number of Car Park Lots	740 inclusive of 10 handicapped lots
Configurations/Sizes	Two-bedroom: 30 units of 883 – 1,119 square feet Two-bedroom + Study: 94 units of 915 – 1,152 square feet Three-bedroom: 180 units of 1,259 – 1,604 square feet Three-bedroom + Study: 240 units of 1,324 – 1,744 square feet Four-bedroom: 168 units of 1,539 – 1,927 square feet Penthouse: 12 units of 2,422 – 2,594 square feet
Facilities	<p>Aqua Zone</p> <ul style="list-style-type: none"> • Landscape Feature Pond • Leisure Pool • Sun Deck • Spa Alcoves • 50m Lap Pool • Pool Cabanas • Aqua Gym • Pool Lounge • Lounge Deck • Fun Pool • Wading Pool

**Facilities
(Con't)**

Action Zone

- Basketball Half-Court
- 'Xtreme Swing'
- 'Net Cell'
- 'Netscape'
- 'Rocky Climb'
- 'Hexagon Loop & Rope'
- 'Tree House'

Garden Zone

- Floral Courts
 - Heliconia Court
 - Lily Court
 - Alpinia Court
 - Iris Court
 - Hibiscus Court
- Landscape Gardens
 - Fern Garden
 - Fragrance Garden
 - Bamboo Garden
- Garden Cabanas
- Lawn
- Viewing Terrace

Leisure Zone

- Fitness & Wellness Stations
- BBQ Pavilion
- Children's Play Area
- Tennis Courts
- 900 m Jogging Path
- Gymnasium
- Clubhouse
 - Function Room
 - Entertainment Room
 - Management Office
 - Changing Rooms with Sauna
- Function Plaza

Access Points

- Guard House
- Entrance Plaza
- Guard Post
- Waiting Pavilion
- Side Gate to Park Connector

Estimated Completion

2011

CONSULTANTS

Architect	Architects 61 Pte Ltd
Project Interior Designer	Index Design Pte Ltd
M&E Engineer	Meinhardt (Singapore) Pte Ltd
C&S Engineer	TEP Consultants Pte Ltd
Quantity Surveyor	Davis Langdon & Seah Singapore Pte Ltd
Landscape Consultant	Tierra Design (S) Pte Ltd