



News Release

8 May 2014

STRONG RESPONSE FOR CDL'S COCO PALMS AHEAD OF LAUNCH

- *Luxury resort theme and excellent location near MRT station draw homebuyers*

City Developments Limited (CDL) and joint venture partners Hong Leong Holdings Limited and Hong Realty (Private) Limited are preparing to launch their newest condominium, Coco Palms, following a successful show flat preview. There were strong enquiries for the 944-unit luxurious resort-themed development located a mere five-minute walk from Pasir Ris MRT station, bus interchange and White Sands shopping mall.

More than 3,000 visitors went through the show flat in the first weekend alone. The preview started on 3 May. This keen interest reflects homebuyers' confidence in Coco Palms' attractive value offerings of a prime location, luxury resort living, smart design and wide array of amenities.

Comprising 12 blocks, Coco Palms offers one- to five-bedroom apartments, dual key units and penthouses. Unit sizes range from 463 square feet (sq ft) for a one-bedroom to 3,111 sq ft penthouse.

The rapid development of business parks, leisure facilities and educational institutions in the east coast of Singapore has fuelled demand for residences in this area. And proximity to the sea coast has always been a strong attraction to set up home in the area.

Mr Chia Ngiang Hong, CDL Group General Manager, said, "Coco Palms is CDL's fifth and final development in the coveted Pasir Ris Grove estate. It is situated closest to the Pasir Ris MRT station."

CDL's other joint venture projects in the locale – Livia, NV Residences and The Palette – have been fully-sold while the fourth, D'Nest, is 94% sold since its launch in March 2013.

"Apartments at Coco Palms will be attractively priced from S\$498,000 for a one-bedroom unit. We look forward to welcoming more homebuyers at the show flat preview this weekend and expect a strong take-up when sales commence on 17 May," he added.

Taking architectural inspiration from the world's most exclusive resorts

Coco Palms draws its architectural inspiration from some of the world's best and most exclusive resorts such as the Maldives, Caribbean and Fiji. Reputed Axis Architects based the development's design on sleek and modern architectural forms, balanced with wide open spaces and lush landscaping. The architecture also incorporates organic and eco-friendly design principles that blend well with the natural surroundings.

A plethora of resort-inspired facilities are available within Coco Palms. Besides a grand lagoon and four pools, the Coastal Cove is perfect for a sojourn in the cooling waters while the tropical landscape is exemplified in the riches of Cozy Cove that offer pockets of privacy amidst water features. Residents can also enjoy a welcome respite from the day at the Salt Water Pool and "Onsen-style" hot bath.

At the stunning three-storey clubhouse Club Cocomo, residents can hold a private party at the fully-equipped Gourmet Hall or family gathering at the spacious Function Hall. They can also

enjoy a workout in the well-equipped Gymnasium that overlooks the Lagoon Pool, entertain in the Games Room and catch a movie in the Screening Room.

Featuring smart designs and stylish interiors

The apartments come in various layouts that offer intelligent storage solutions, maximising space to suit different lifestyle needs. For instance, all one-bedroom units are equipped with a collapsible table doubling up as a dining or work table, integrated with the kitchen cabinets and a fold-out ironing board concealed in the wardrobe. Two- to five-bedroom and dual key apartments offer an option of floor-level or bay-window level smart storage system, for extra bedding and luggage.

Homebuyers can expect quality fittings such as premium Teka kitchen appliances, elegant Kohler bathroom accessories, GROHE mixer taps and a built-in Hyflux Ultrafiltration System which supplies purified drinking water.

Providing excellent convenience and accessibility

Housed in an enviable neighbourhood with a myriad of amenities, good transport networks and leisure options, Coco Palms is ideal for individuals, couples and families. There is excellent accessibility to the city via expressways such as the TPE, PIE and ECP, as well as MRT and buses.

Coco Palms is also a short drive to the upcoming shopping and lifestyle attraction Project Jewel at Changi Airport, and IKEA Tampines, Giant and Courts which are one-stop stores for home essentials. Leisure and recreational options abound at the nearby Pasir Ris Park, Tampines Biking Trail and Downtown East.

An array of schools and educational institutes is within close reach, including Elias Park Primary School, Coral Primary School, Pasir Ris Primary School, Hai Sing Catholic School, Meridian Junior College, United World College of South East Asia and the upcoming Singapore University of Technology and Design.

Moreover, Coco Palm's proximity to Changi Airport, Changi Business Park, Tampines Wafer Fab Park and Pasir Ris Wafer Fab Park makes it popular with professionals and expatriates working in these vicinities, and offers the potential to command competitive rental yields.

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

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		
Developer	Hong Realty (Private) Limited (In joint venture with City Developments Limited and Hong Leong Holdings Limited)	
Project Name	Coco Palms (椰林景)	
Address	Pasir Ris Grove	
Development Layout	12 blocks of 12- to 16-storey residential apartments with 2 basement car parks, swimming pools and expansive communal facilities	
Tenure of Land	99 years leasehold with effect from 7 January 2008	
Site Area	Approximately 41,514 square metres / 446,857 square feet	
Number of Apartments	944	
Configuration / Sizes	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

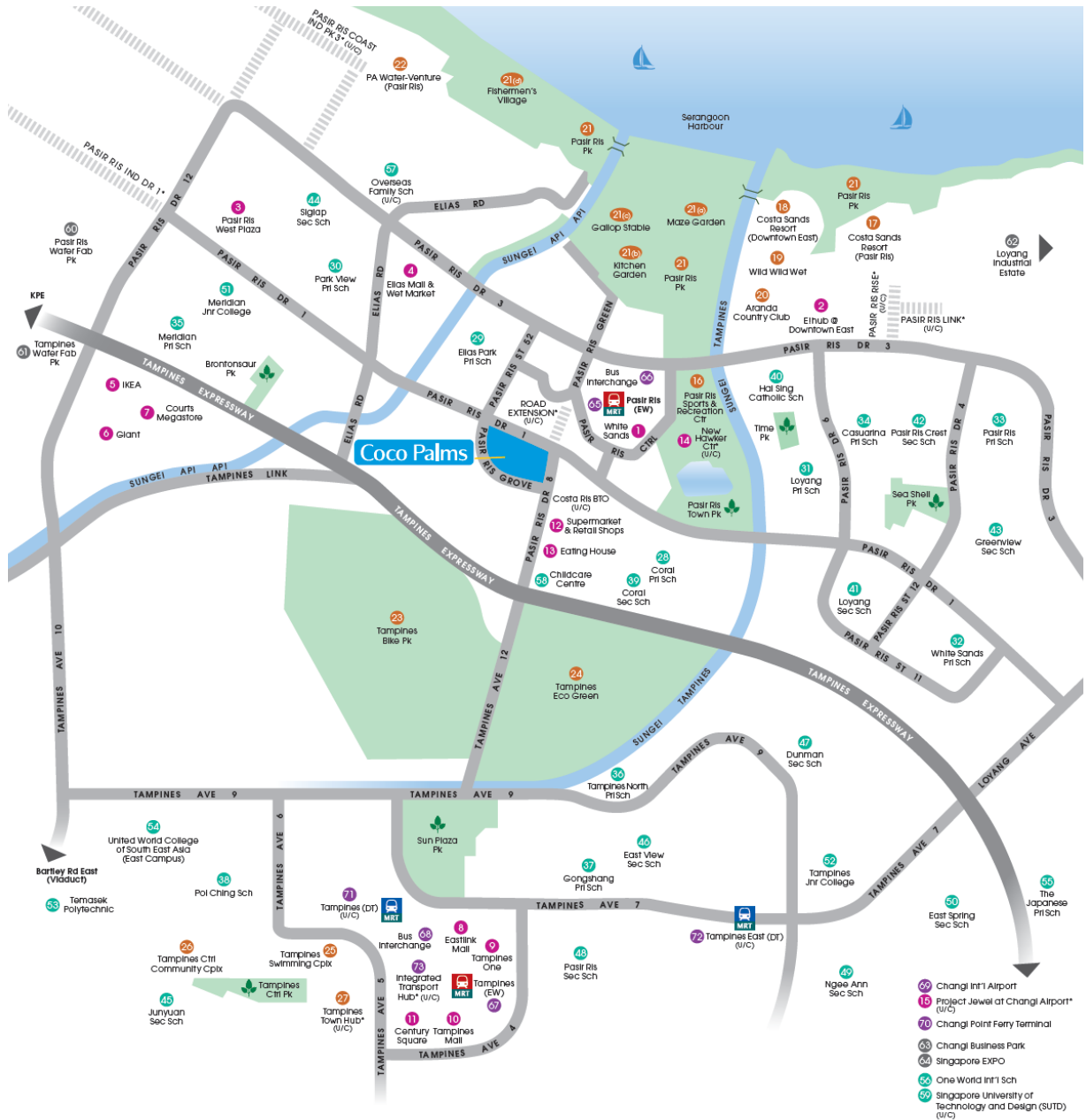
- 6. Fitness Garden**
 - 50-metres Lap Pool
 - Aqua Gym
 - Fitness Pavilion with BBQ Grill
 - Tennis Court
 - Fitness & Play Station
 - Jogging Track

	<p>7. Sun Play Garden</p> <ul style="list-style-type: none"> ▪ Play Pool ▪ Solar Garden ▪ Wind Sculpture Garden ▪ Picnic Sun Lawn ▪ Sun Play Pavilion with Hot Plate <p>8. Eco-Garden</p> <ul style="list-style-type: none"> ▪ Community Garden ▪ Fitness Stations ▪ Garden Pavilion with BBQ Pit ▪ Eco-Cube Farm ▪ Eco-Pond <p>9. Shops</p> <ul style="list-style-type: none"> ▪ The Corner Shoppes (6 units on level 1) ▪ Side Gate
Estimated Completion	2019

CONSULTANTS	
Architect	Axis Architects Planners Pte Ltd
Project Interior Design	AXIS ID Pte Ltd
Landscape Consultant	Tinderbox Landscape Studio
M&E Engineer	Meinhardt (Singapore) Pte Ltd
C&S Engineer	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 Elias Mall & Wet Market
- 5 IKEA
- 6 Giant
- 7 Courts Megastore
- 8 Eastlink Mall
- 9 Tampines One
- 10 Tampines Mall
- 11 Century Square
- Upcoming
- 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
- 21(a) Maze Garden
- 21(b) Kitchen Garden
- 21(c) Gallop Stable
- 21(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
- Upcoming
- 27 Tampines Town Hub*

Education

- 28 Coral Primary School (1 km)
- 29 Elias Park Primary School (1 km)
- 30 Park View Primary School
- 31 Loyang 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 Loyang 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 Water Fab Park
- 61 Tampines Water Fab Park
- 62 Loyang Industrial Estate
- 63 Changi Business Park
- 64 Singapore EXPO

Accessibility

- 65 Pasir Ris MRT Station (EW)
- 66 Pasir Ris Bus Interchange
- 67 Tampines MRT Station (EW)
- 68 Tampines Bus Interchange
- 69 Changi International Airport
- 70 Changi Point Ferry Terminal
- Upcoming
- 71 Tampines MRT Station (DT)
- 72 Tampines East MRT Station (DT)
- 73 Tampines Integrated Transport Hub*

*Source: URA Website - URA Draft Master Plan 2013

