



News Release

29 September 2016

CDL'S FOREST WOODS RECEIVES STRONG INTEREST AHEAD OF LAUNCH

- **The most highly-anticipated new condominium in Serangoon Central**
- **Excellent location in a mature estate, just a five-minute walk to Serangoon MRT interchange, bus interchange, Nex Shopping Mall, and near good schools**
- **A compelling purchase offering great value at attractive pricing**
- **Unique facilities include a three-level clubhouse with a 24-hour Indoor Gym, a 150-metre Adventure Zone and a 75-metre pool**

Forest Woods (森涛苑) by City Developments Limited (CDL) and joint venture partners, Hong Leong Holdings Limited and TID Pte Ltd, has received keen interest since its show flat preview began on 24 September. There were strong enquiries for this highly-anticipated new condominium in Serangoon Central which is expected to be launched next week. The project has an excellent location at Lorong Lew Lian, at the intersection of Upper Serangoon Road and Upper Paya Lebar Road, a mere five-minute stroll to the Serangoon Mass Rapid Transit (MRT) Interchange, which connects to the North-East and Circle Lines, Serangoon bus interchange and Nex Shopping Mall.

Mr Chia Ngiang Hong, CDL Group General Manager said, "For a few years, no project of this size was launched in the much sought-after Serangoon Central area. We have received strong interest for this highly-anticipated launch as Forest Woods comes across as a compelling purchase for new home buyers, upgraders and investors. It has an extremely prime location in a mature estate, very near the Serangoon MRT Interchange, bus interchange and Nex Shopping Mall, with easy access to amenities, expressways and many schools. Forest Woods also offers great value at attractive pricing, and several unique facilities. We expect a good take-up when sales commence."

Compelling purchase with great value at attractive pricing

Forest Woods comprises seven 12-storey blocks, most of which are within the one-kilometre radius of Paya Lebar Methodist Girls' School (Primary) and Yangzheng Primary School, making it a major draw for families with children. Other schools in the vicinity include: Cedar Primary School, CHIJ Our Lady of Good Counsel, Maris Stella High School, St. Gabriel's Primary School, St. Gabriel's Secondary School, Stamford American International School, Xinghua Primary School, Zhonghua Primary School and Zhonghua Secondary School.

The project offers one-bedroom with study to four-bedroom apartments, and single-storey five-bedroom penthouses. Unit sizes range from 506 square feet (sq ft) for a one-bedroom with study to 2,185 sq ft for the largest penthouse unit. Apartments are attractively priced from S\$688,000 for a one-bedroom with study unit, S\$838,000 for a two-bedroom, S\$1.1 million for a three-bedroom, and S\$1.65 million for a four-bedroom.

Mr Mohamed Ismail Gafoor, Chief Executive Officer of PropNex Realty, one of the marketing agents for Forest Woods, said, "Land has always been a scarcity in Singapore, and a site with such attractive attributes as Forest Woods' is even more rare. The site tender in 2015 was very hotly-contested with CDL and its joint venture partners outbidding more than 10 other developers. A stone's throw away from Serangoon MRT Interchange, Forest Woods is also flanked by an air-conditioned bus interchange and Nex Shopping Mall, one of the largest shopping malls in the North-

East corridor. With its unique offerings and attractive pricing, it is no surprise that Forest Woods has received strong interest."

Redefining lifestyles with many unique facilities

Nestled within Forest Woods' lushly landscaped sanctuary is a plethora of over 60 facilities, including a 75-metre pool, and a Welcome Lobby with a Wi-Fi Lounge and fee-based Residential Services such as dry cleaning and laundry, housekeeping, private chef, party and event management, personal trainers and pet care services, among others.

Residents will also have exclusive access to a three-level clubhouse with a 24-hour Indoor Gym, which provides oxygenated water to keep fitness aficionados rejuvenated. The clubhouse also includes a Gourmet Hall that comes with a well-equipped kitchenette, Function Hall, Karaoke/Screening Lounge, Reading Lounge and Games Lounge.

There is a 150-metre Adventure Zone where children can zip through the air on the Flying Fox, splash around and cool down at the Kids' Pool or Play Slide. Both children and the young at heart can engage with their sense of sight, sound and smell at the four Sensory Garden Pods – Whistling Garden Pod, Colourful Garden Pod, Herbs Garden Pod and Scent Garden Pod. Residents can also partake in leisure activities at four more Recreation Pods – BBQ Party Pod, Teppanyaki Dining Pod, Urban Farming Pod and Pets' Play Pod.

Flexible layout and finishes for different lifestyles

Catering to varied lifestyle requirements, select units offer the option to customise rooms with flexible layout and configurations. For example, the Open Study concept is suitable for parents who wish to supervise their children from any part of the home. The Ensuite Study concept is ideal for working professionals who prefer to work in the comfort and privacy of his or her expanded bedroom. For fashionistas who need space for their trove of beloved items, they may opt for the Walk-in Wardrobe concept.

Home owners of all units are given a choice of either a warm or cool colour scheme for the finishes, accompanied with the finest in branded kitchen appliances from Bosch and bathroom fittings from Grohe.

Making life better with smart home technology

Forest Woods leverages smart home technology to make life better in tangible yet subtle ways. All units will be equipped with:

- Smart Home Center Lite to easily control smart devices and sensors installed;
- Smart Door Sensor to monitor the opening of doors for added security;
- Smart IP Camera to monitor what is happening at home when residents are away; and
- Smart Lighting Control and Air Conditioner Control to automate lights and air-conditioning remotely.

When Forest Woods is completed, residents can also add on the Smart Digital Lock, Smart Wall Plug, Smart Smoke Sensor, Smart Multimedia, Smart Roller Blind, and Smart Motion Sensor, for an additional cost.

The Forest Woods Sales Gallery, located along Serangoon Avenue 2, beside Nex Shopping Mall, is open from 10am to 7pm. Marketing agents for Forest Woods are ERA Realty, Huttons Asia and PropNex Realty. For enquiries, please call the sales hotline: (65) 6877 1818.

Please refer to the fact sheet enclosed for details on Forest Woods.

For media enquiries, please contact:

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FOREST WOODS

THE GOOD LIFE JUST GOT BETTER

FACT SHEET

DEVELOPMENT DETAILS		
Developer	Serangoon Green Pte Ltd (City Developments Limited, Hong Leong Holdings Limited and TID Pte. Ltd. joint venture)	
Project Name	Forest Woods 森涛苑	
Address	Lorong Lew Lian	
Development Layout	Seven 12-storey blocks of apartments with over 60 facilities	
Tenure of Land	99 years with effect from 5 February 2016	
Site Area	Approximately 14,001 square metres / 150,712 square feet	
Number of Apartments	519	
Configuration/ Sizes	1-Bedroom + Study	506 – 517 square feet: 69 units
	2-Bedroom	603 – 818 square feet: 38 units
	2-Bedroom + Study	635 – 786 square feet: 76 units
	2-Bedroom + Study Premium	721 – 904 square feet: 88 units
	3-Bedroom	743 – 1,130 square feet: 133 units
	3-Bedroom Premium	969 – 1,184 square feet: 59 units
	4-Bedroom	1,238 – 1,475 square feet: 53 units
	Penthouse	2,045 – 2,185 square feet: 3 units

<p>Recreational Facilities</p>	<p>Entrance</p> <ol style="list-style-type: none"> 1. Welcome Lobby <ol style="list-style-type: none"> a. Residential Services b. WIFI Lounge 2. Guard House 3. Arrival Plaza 4. Cascading Waterwall 5. Side Gate <p>Nature Zone</p> <ol style="list-style-type: none"> 6. Green Stairway 7. Swing in the Woods 8. Garden Lounge 9. Garden Court 10. Walk in the Woods 11. Lounge Court 12. Sunken Garden 13. Green Water Cascade <p>Botanic Zone</p> <ol style="list-style-type: none"> 14. Swing Courtyard 15. Mound Courtyard 16. Walk in the Garden 17. Eco Garden <p>Aqua Zone</p> <ol style="list-style-type: none"> 18. Cozy Heated Pool 19. Spa in the Woods 20. Ion Spa Pool 21. Spa Alcove 22. Spa Lagoon 23. 50-metre Lap Pool 24. Pool Deck 25. Shallow Pool 26. Aqua Lounge 27. Lounge Pavilion 28. Yoga Lawn 29. Hammock Lawn 30. Changing Rooms with Steam Bath <p>Adventure Zone</p> <ol style="list-style-type: none"> 31. BBQ Pavilion 1 32. Rain Garden 33. BBQ Pavilion 2 34. Viewing Deck 35. Alfresco Lounge 36. Play House 37. Flying Fox 38. Sonic Play 39. Play Slide 40. See-saw 41. Puzzle Seat 42. Springer 43. 3G Fitness 44. Mound Playground 45. Kids' Splash 46. Kids' Pool 47. Golf Practice 48. Multi-purpose Court 49. Bike House
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	<p>Sensory Garden Pods</p> <p>50. Whistling Garden Pod 51. Colourful Garden Pod 52. Herbs Garden Pod 53. Scent Garden Pod</p> <p>Recreation Pods</p> <p>54. BBQ Party Pod 55. Urban Farming Pod 56. Teppanyaki Dining Pod 57. Pets' Play Pod</p> <p>Clubhouse</p> <p><u>Basement</u></p> <p>58. Function Hall 59. Gourmet Hall</p> <p><u>Level 1</u></p> <p>60. Reading Lounge 61. Games Lounge 62. Karaoke/ Screening Lounge</p> <p><u>Level 2</u></p> <p>63. Indoor Gymnasium</p>
Estimated Completion	2021

CONSULTANTS	
Architect	DCA Architects Pte Ltd
Landscape Consultant	Salad Dressing Pte Ltd
M&E Engineer	Squire Mech Pte Ltd
C&S Engineer	LSW Consulting Engineers Pte Ltd
Quantity Surveyor	Arcadis: Langdon & Seah Singapore Pte Ltd
Project Interior Designer	Index Design 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

