
LENTOR GARDENS
RESIDENCES
鑫 丰 伦 多 花 园

# CONTENTS

1. About the Developers
2. Project Overview
3. Location Highlight
4. Development Concept
5. Architectural Inspiration
6. Landscape Inspiration
7. Interior Unit Design
8. Unit Distribution
9. Project Unique Selling Point

KINGSFORD
鑫丰地产

Kingsford Development Pte Ltd ("Kingsford Development"), incorporated in Singapore in 2011, is a subsidiary of the Kingsford Group which is involved in various businesses including real estate development, property management and manufacturing. The Kingsford Group's real estate operations span China and Australia, focusing on commercial and residential properties.







Singapore . Australia . China

# Creating a Better Landscape for Tomorrow

Established in 2011, the Kingsford Group ("the Group") is well known for its strong commitment to reliable quality in property development. Over the years, the Group has delivered a number of notable projects: the 512-unit Kingsford Hillview Peak, the 1,165-unit Kingsford Waterbay and the 1,862-unit Normanton Park.

Currently, the Group's ongoing projects are the 142-unit The Hill @ One-North, the 916-unit Chuan Park, the 937-unit One Marina Gardens, the 502-unit Lentor Gardens Residences and a 741-unit Telok Blangah Road.

In recognition of its excellence in property development, the Group has received numerous industry accolades, including the Singapore Prestige Brand Award - Global Brands in 2019; the Best Mega-Scale Condominium Development and Best Mega-Scale Landscape Architectural for Normanton Park in 2021 at the 11th PropertyGuru Asia Property Awards (Singapore); Best Transnational Developer, Best Mega-Scale Condominium Development for Chuan Park and Best Boutique Condominium Development for The Hill @ One-North in 2024 at the 14th PropertyGuru Asia Property Awards (Singapore); and the Best Mega-Scale Luxury Condominium Development for One Marina Gardens in 2025 at the 15th PropertyGuru Asia Property Awards (Singapore).

# Development Highlights

Singapore

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THE HILL @ ONE NORTH



WATERBAY



NORMANTON PARK



HILLVIEW PEAK









CHUAN PARK

ONE MARINA GARDENS

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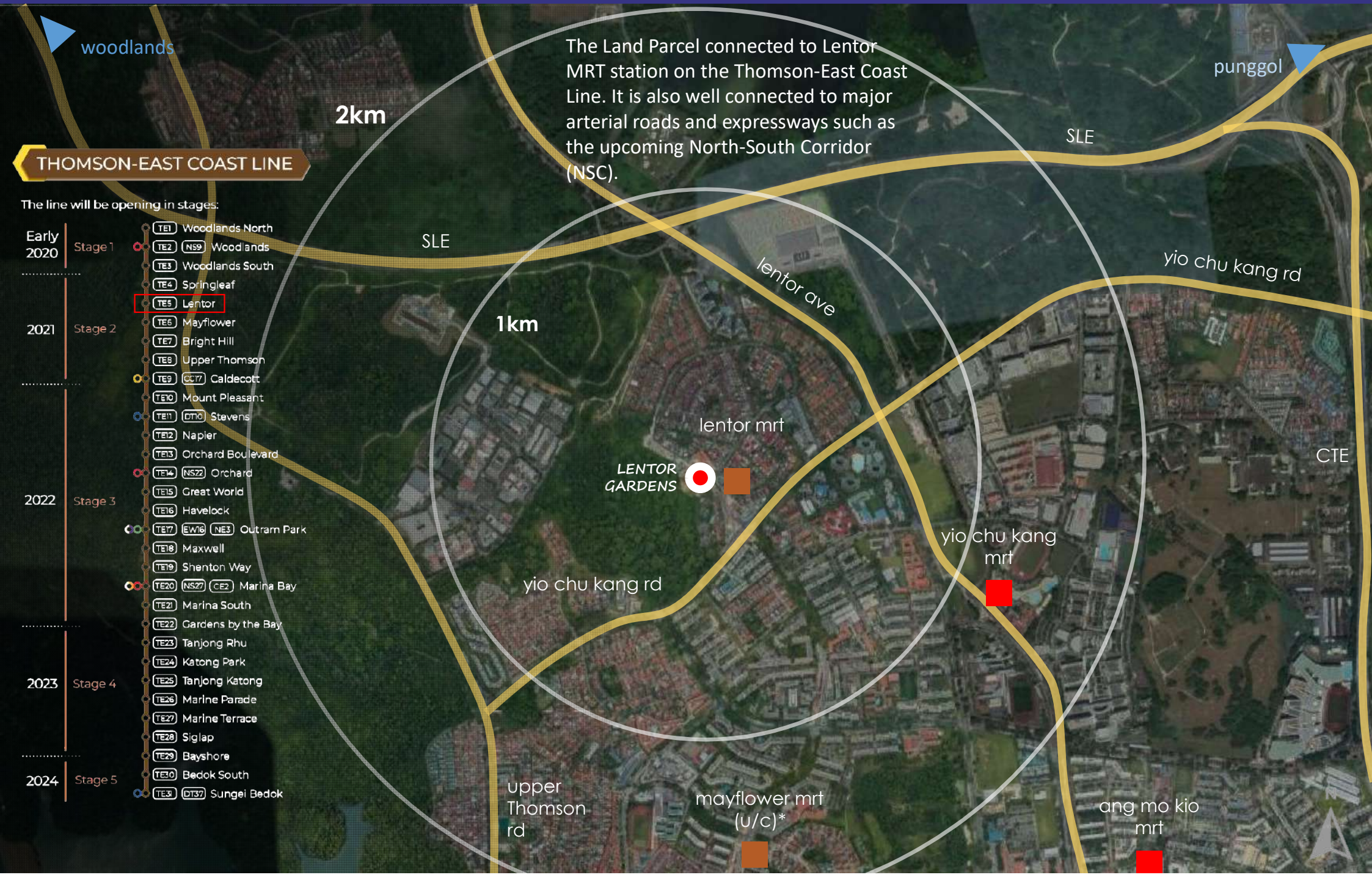
# Location Highlight

# Overview

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# Site Plan

LENTOR GARDENS RESIDENCES



# Location Highlight

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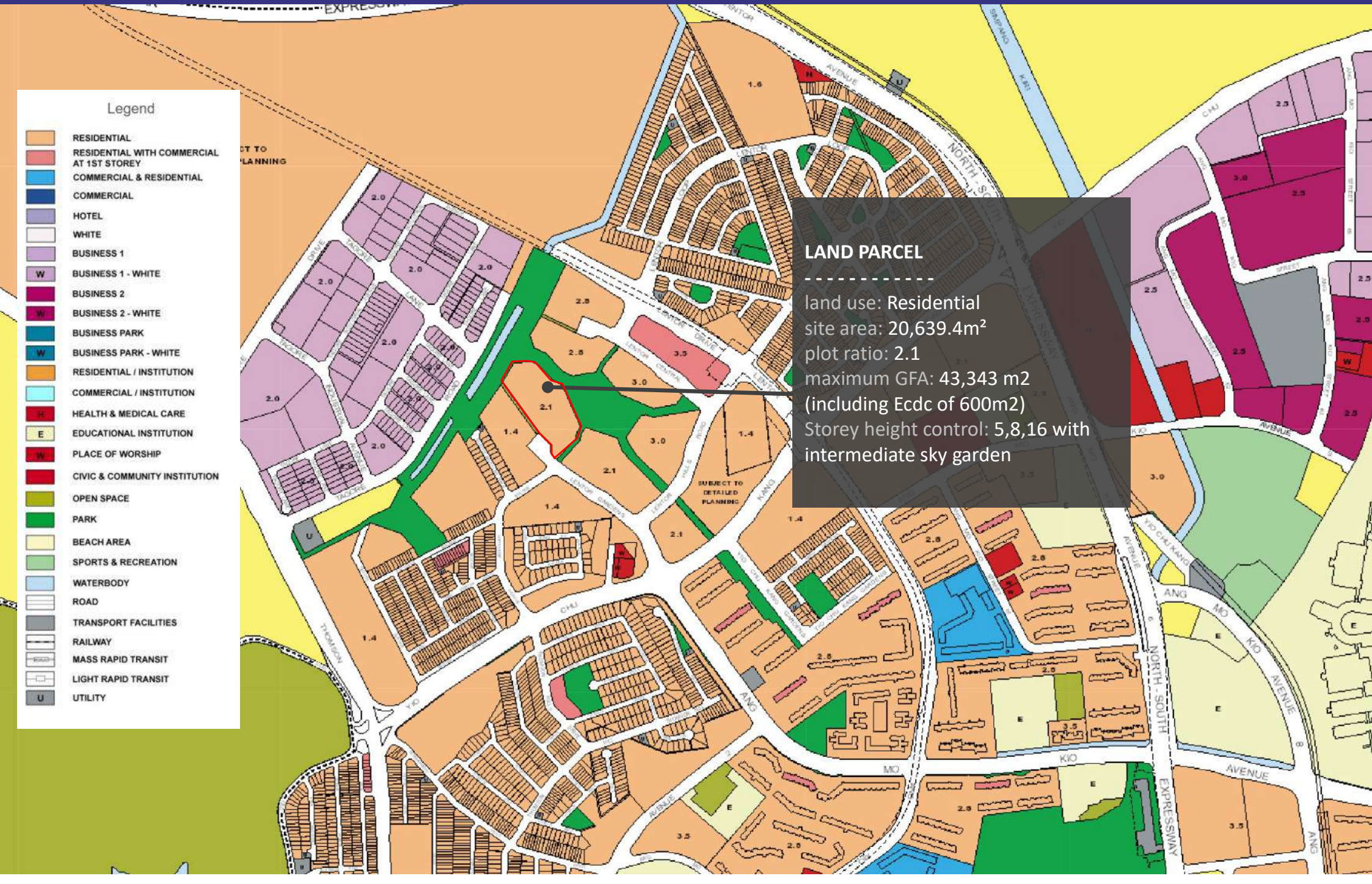


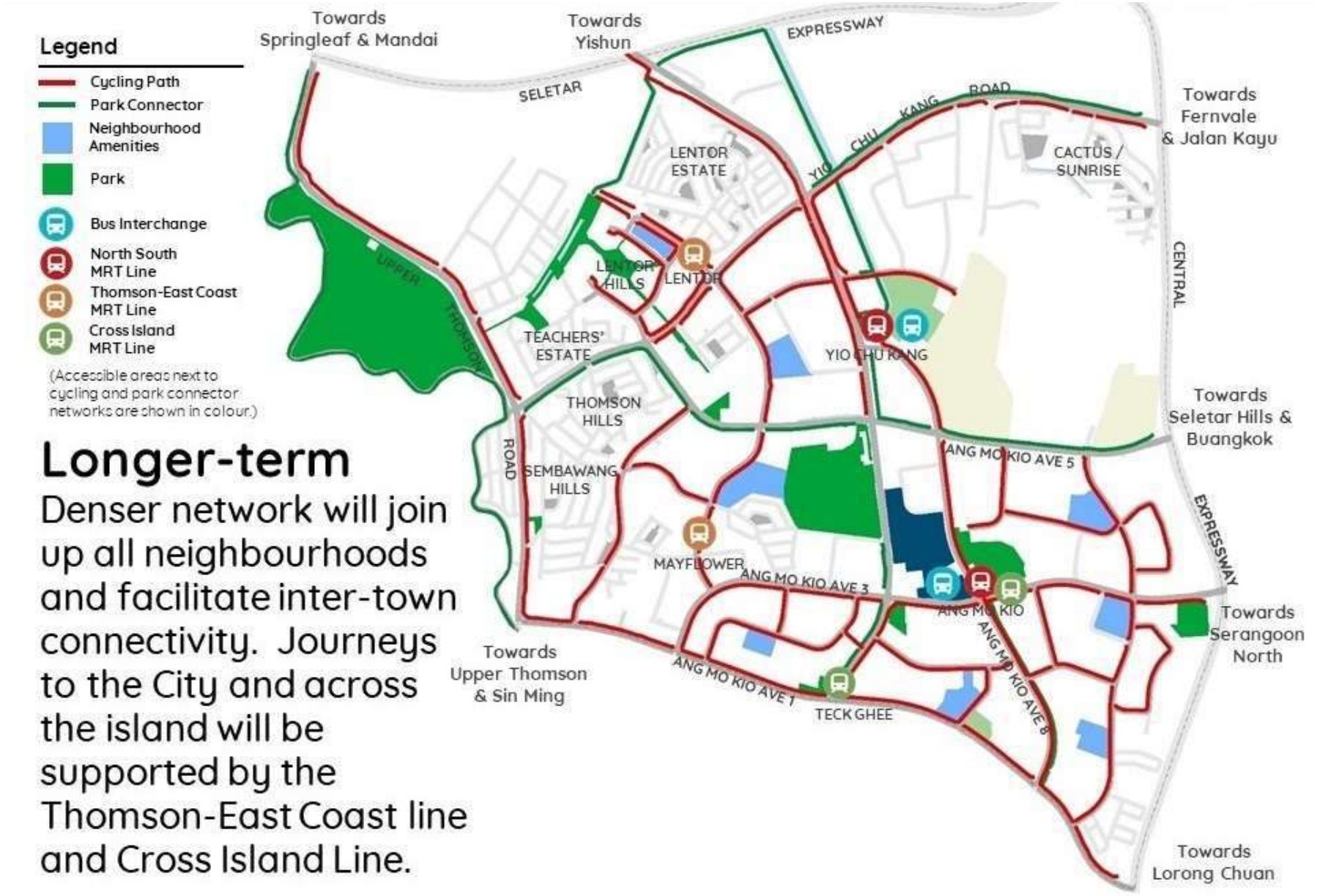

The 21.5km NSC will better connect the Northern and Central parts of Singapore, serving motorists travelling between the city centre and towns including Woodlands, Sembawang, Yishun, Ang Mo Kio, Bishan and Toa Payoh.

# Transformation in the area

## Old URA Master Plan Planning Parameters

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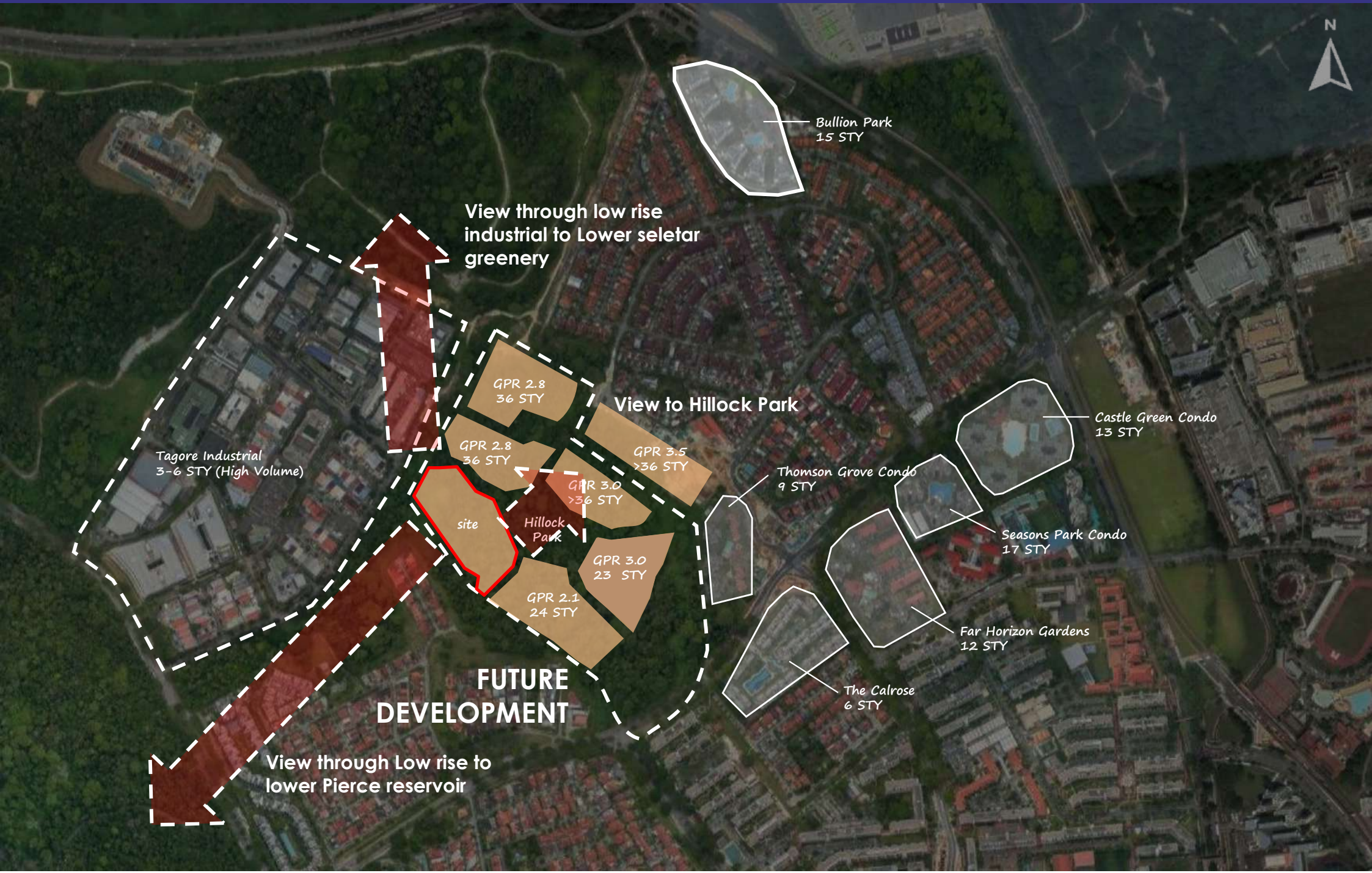



# Longer-term

Denser network will join up all neighbourhoods and facilitate inter-town connectivity. Journeys to the City and across the island will be supported by the Thomson-East Coast line and Cross Island Line.

# Views

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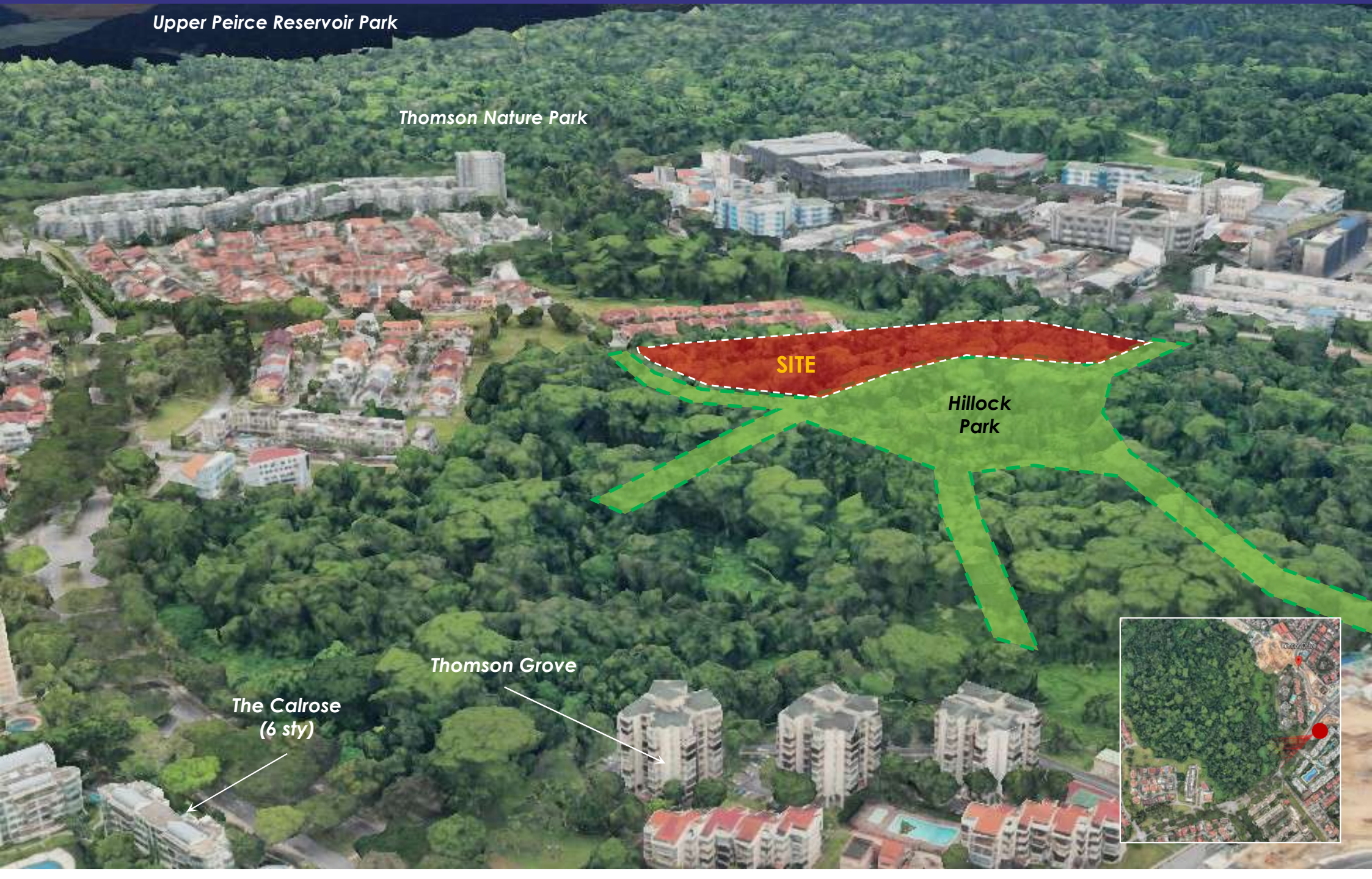
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RESIDENCES
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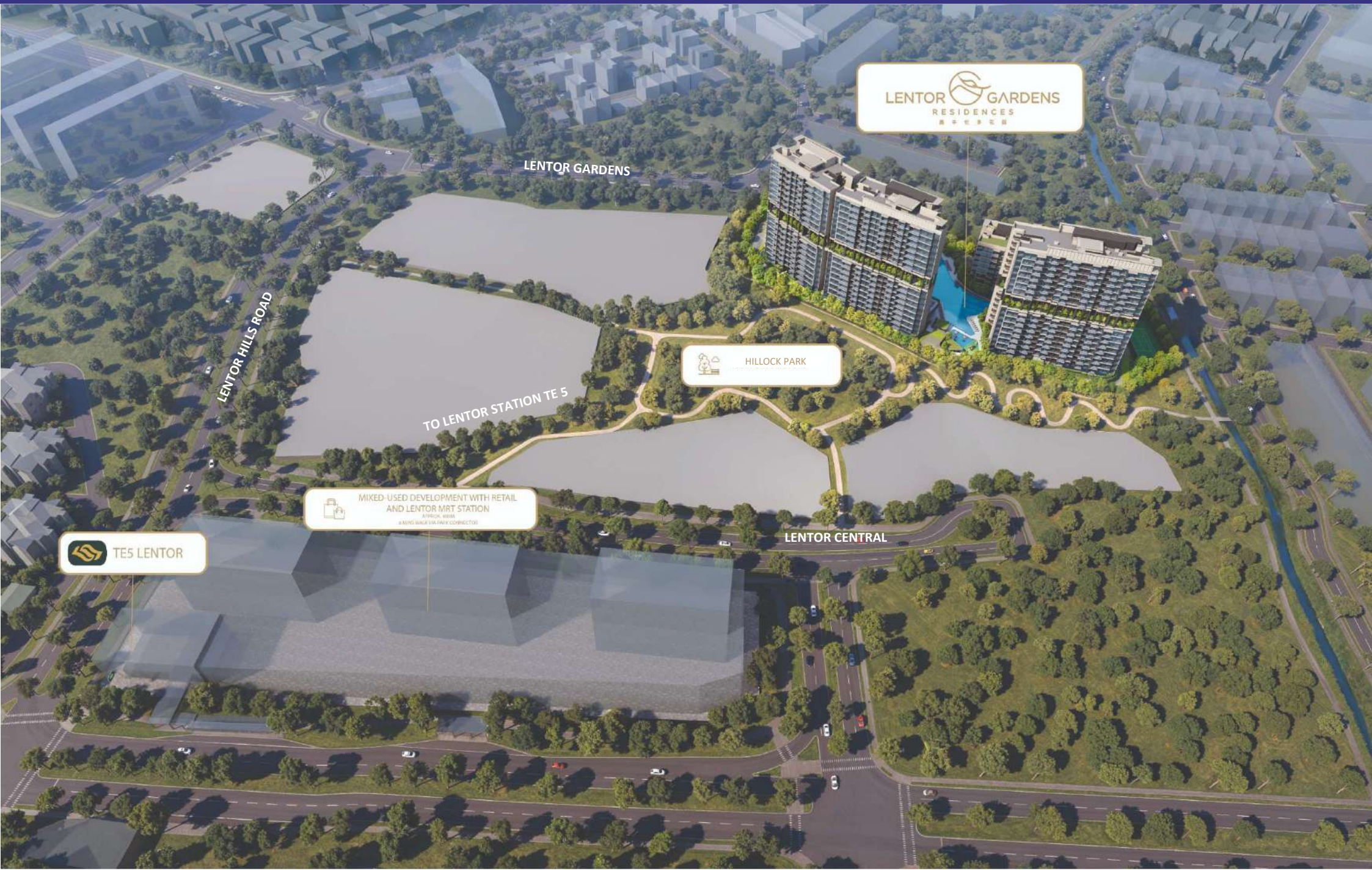


# Views

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# Connectivity



# Prestigious schools in the vicinity

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Anderson Primary School

Presbyterian High School

Anderson Serangoon Junior College

Mayflower Primary School

CHIJ St Nicholas Girls' School

Nanyang Polytechnic

# LIFESTYLE and RETAIL in **LENTOR**

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LENTOR MODERN MALL

Cold Storage
The fresh food people
Twigly's
KODECOON
Bunny's
han's
AHH
AJUMMA'S 아줌마
LUMINOUS
BRIGHTENING THE FUTURE
ANYTIME FITNESS
mulberry
CRISTOFORI
guardian
funClaw
Play FACTO SCHOOL
QB
Pinnacle Family Clinic
(Also Part of Pinnacle Medical Holdings)
Anoté
FIRST BOWL
OPTOMETRIST
SWEEHENG
BAKERY OF THE PEOPLE
南洋岛
JEW KIT
Hainanese Chicken Rice
Fresh & Clean
LAUNDRY & DRY CLEANING PTE LTD
ASPIRE HUB
EDUCATION
KOPI & TARTS
BURGER KING
Shiok Burger
Tim Hortons
GOJI
HEALINGTouch
VENUS BEAUTY
GALA

# Project Overview

| | |
|---|---|
| **PROJECT NAME** | Lentor Gardens Residences |
| **DEVELOPER** | Kingsford Lentor Pte Ltd |
| **DESCRIPTION** | **Residential with est 129 sqm commercial space at level 1**<br>PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING 3 BLOCKS OF 16 STOREY, 1 BLOCK OF 8 STOREY RESIDENTIAL FLATS AND 3 UNITS OF 2 STOREY STRATA TERRACE (TOTAL 499 UNITS) WITH 1 EARLY CHILDHOOD DEVELOPMENT CENTRE, 1 BASEMENT CARPARK AND COMMUNAL FACILITIES AT LENTOR GARDENS, MK20 LOT 05456V (ANG MO KIO PLANNING AREA) |
| **LOCATION** | Lentor Gardens (Ang Mo Kio planning) |
| **ADDRESS** | Address: Blk 66 (S788840), Blk 68 (S788841), Blk 70 (S788842), Blk 72 (S788843), Blk 74 (S788844), Blk 76 (S788845), Blk 78 (S788846) |
| **TENURE** | 99 YEARS LEASEHOLD |
| **EXPECTED VACANT POSSESSION** | 31 DEC 2030 |
| **SITE AREA** | 20,639.4 SQM |
| **RESIDENCIAL GFA** | 42743.0 SQM<br>Indoor Recreational Space – GFA 256.45 SQM |
| **TOTAL NUMBER OF UNITS** | 499 |
| **PARKING LOT** | 314 CARPARK LOTS (LOWER BASEMENT)<br>88 CARPARK LOTS (UPPER BASEMENT) TOTAL 402 CARPARK LOTS<br>3 ACCESSIBLE LOTS<br>84 BICYCLE LOTS |
| **REFUSE DISPOSAL** | NON PWCS |
| **ARCHITECT** | P&T CONSULTANTS PTE LTD |
| **LANDSCAPE CONSULTANT** | ECOPLAN ASIA PTE LTD |
| **PROJECT INTERIOR DESIGNER** | SUJUNOHO DESIGN PTE LTD |
| **M&E ENGINEER** | UNITED PROJECT CONSULTANTS PTE LTD |
| **C&S ENGINEER** | KCL CONSULTANTS PTE LTD |

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# Architectural Inspiration

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## Architecture Design Inspiration

The Architectural Design is carefully crafted to respond sensitively to the sites existing natural topography, ensuring minimal disruption to the landform. The design is embraced and work with the contours of the terrain, rather than override them, creating a built environment that feels grounded and integrated within its landscape. Additionally, the design development relate harmoniously to the surrounding urban and natural context. This approach aims to create a cohesive and contextually appropriate architectural expression that enhances both the site's identity and its relationship with the environment



*images are for reference only, sourced online.

LENTOR GARDENS RESIDENCES 森丰伦多花园

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# Design concept

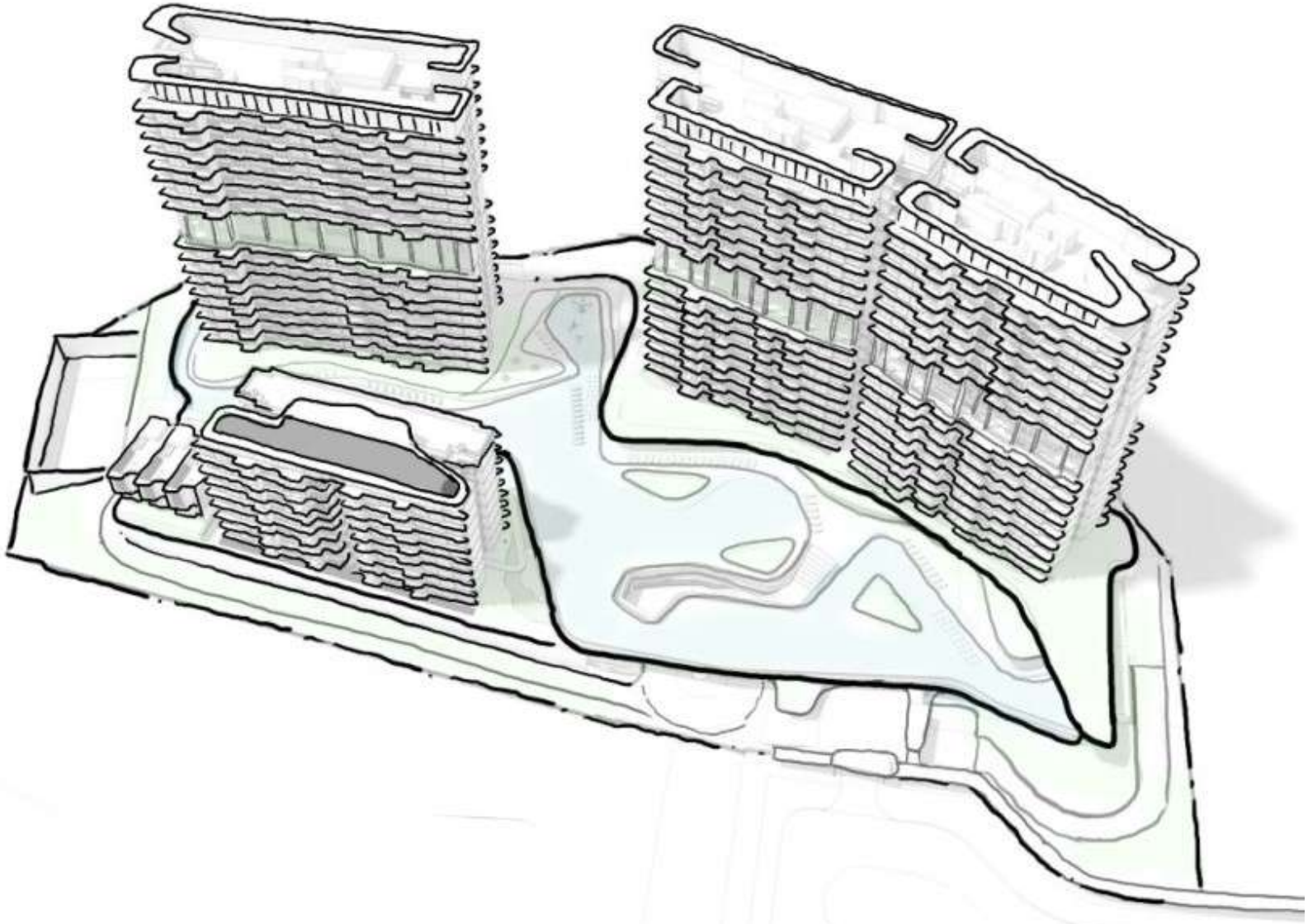
# Design Concept

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Adaptive Layered Architecture is a design approach that integrates structures and landscapes in response to the natural environment. It organizes built form into multiple interconnected layers—physically, visually, and conceptually—such as terraces, floor levels, and roofscapes. These layers are not merely structural but serve to enhance adaptability, rhythm, transitions, and spatial depth, creating a dynamic relationship between architecture and landscape.

# Design Concept



The Continuous curvilinear design approach that emphasizes smooth, flowing forms, this design philosophy seeks to create structures that feel organic, fluid, and often inspired by nature which engages meaningfully with both the urban and natural context, reinforcing a sense of place and environmental continuity.

# Design Concept

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The architectural design responds sensitively to the site's natural topography, minimizing disruption to the land. It follows the contours of the terrain instead of altering them, creating a structure that feels grounded and integrated with its surroundings. The design also relates well to the nearby urban and natural context, aiming to enhance the site's identity and connection to the environment.


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# Overall view

Bird's eye view of Lentor Gardens Residences

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Artist's Impression

# Overall view

Bird's eye view of Lentor Gardens Residences

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# Overall view

Bird's eye view of Lentor Gardens Residences




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# Resident Experience

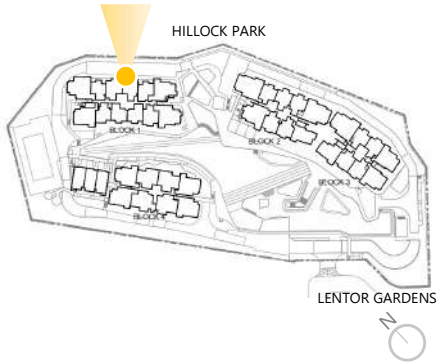
## Facilities plan

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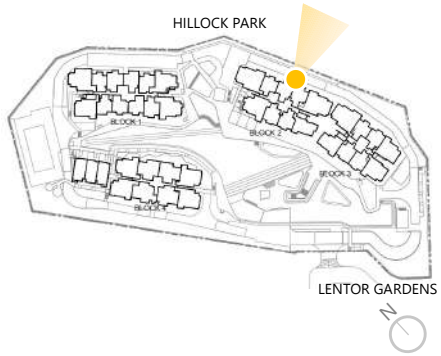


# SITE INFORMATION
## VIEWS FROM L9

LENTOR GARDENS RESIDENCES 森丰伦多花园



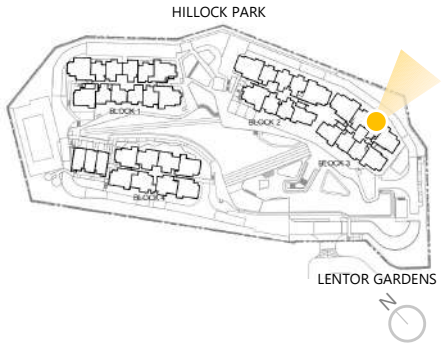


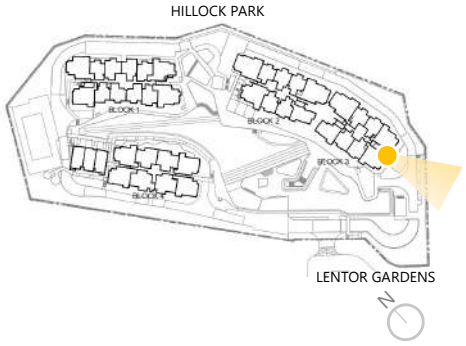



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## VIEWS FROM L9

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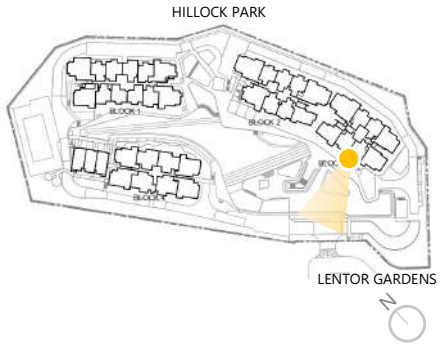


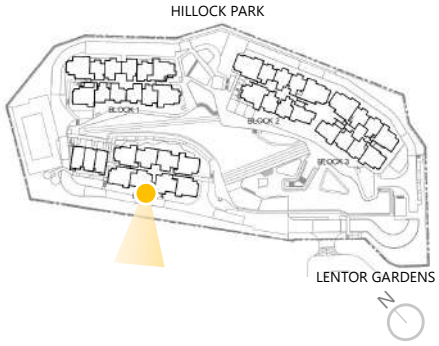



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## VIEWS FROM L9

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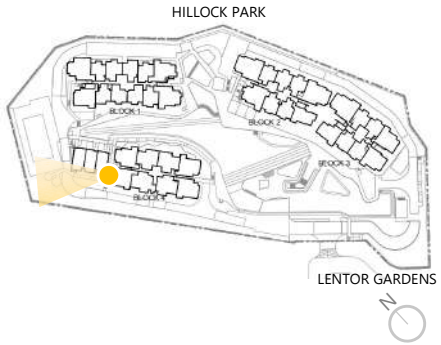


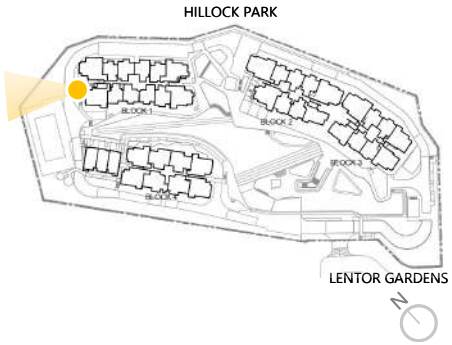



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## VIEWS FROM L9

LENTOR GARDENS RESIDENCES 森丰伦多花园



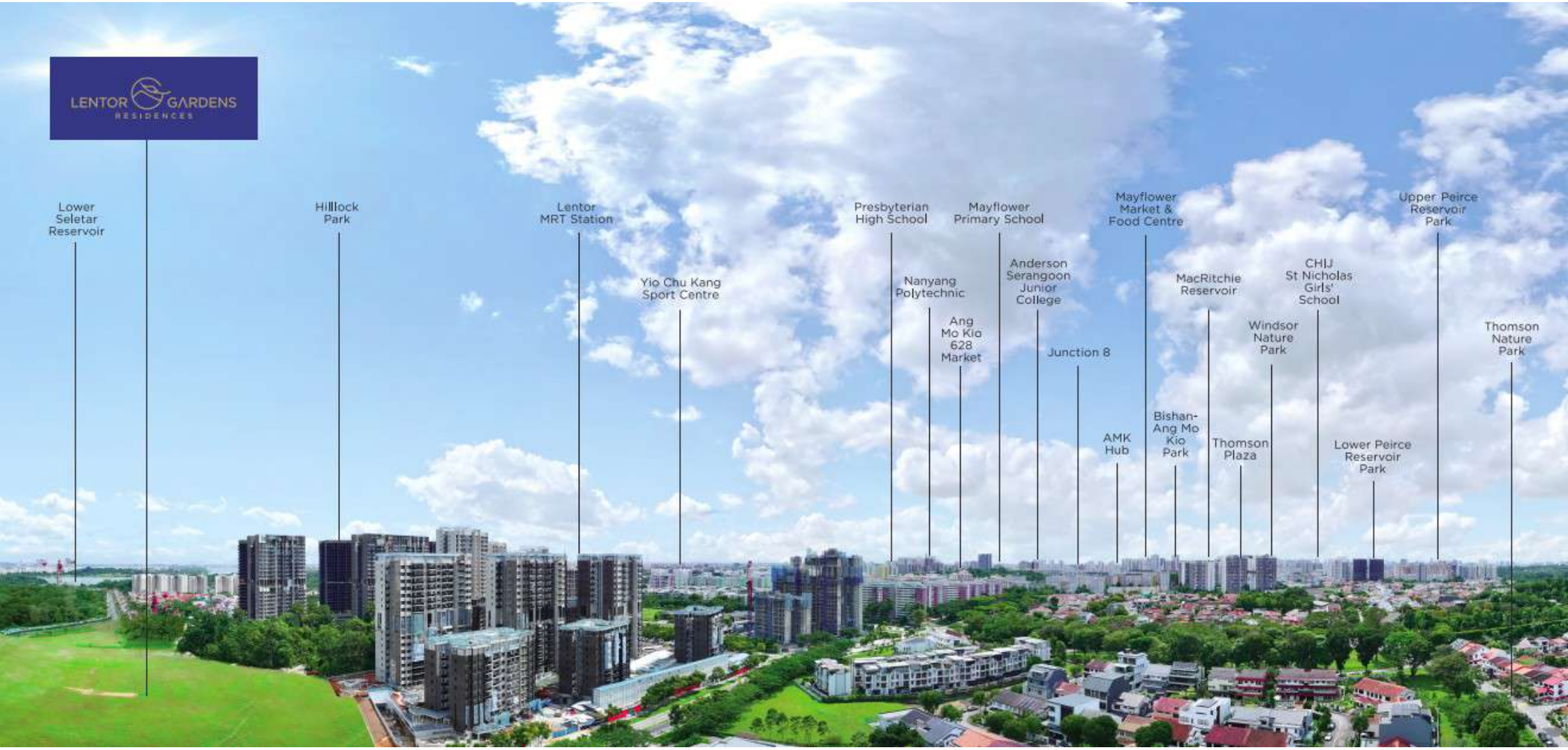


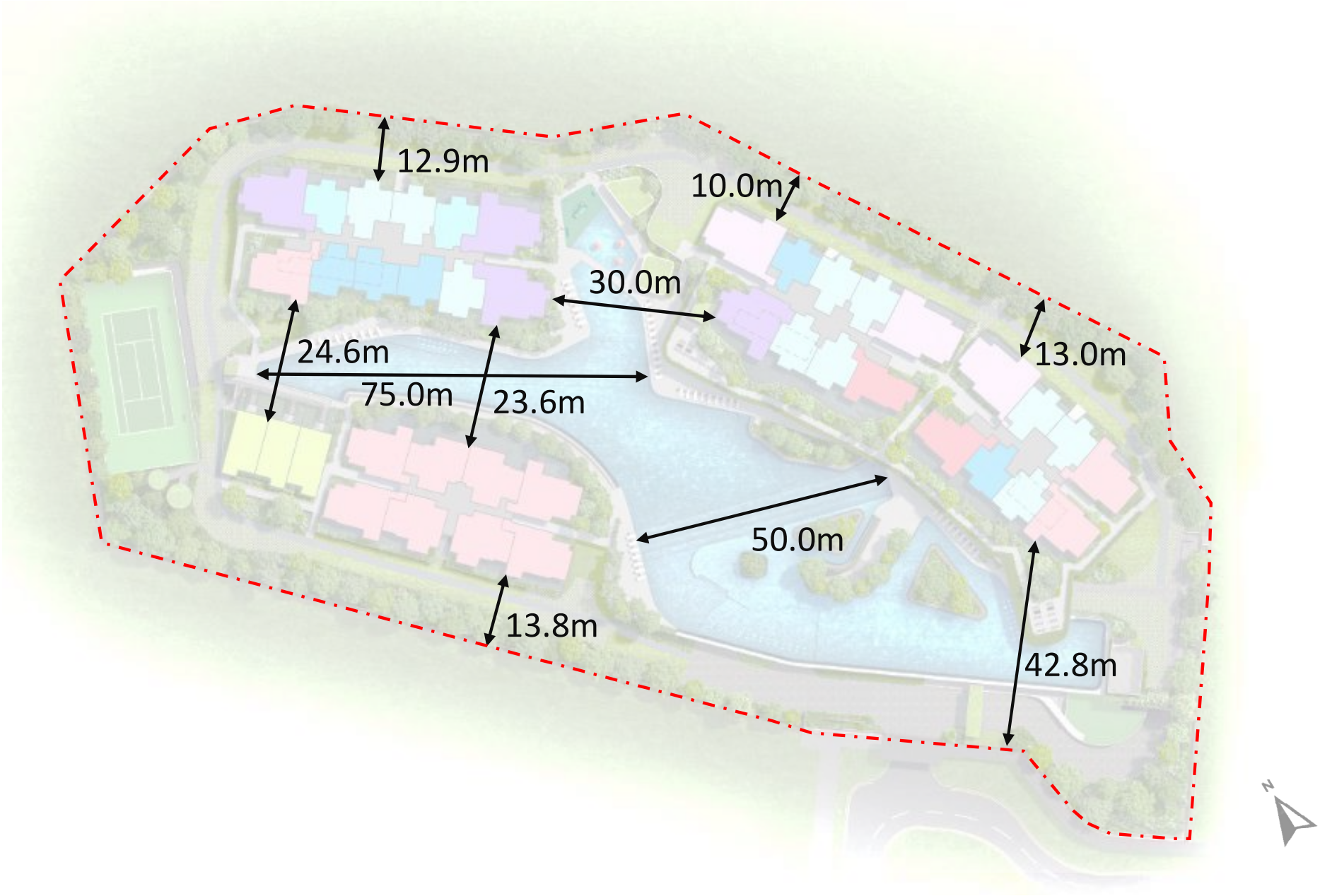



# SITE INFORMATION

Overview with prominent landmarks



# Building Distance
plan




*Information contained herein subject to change without prior notice

# Block Massing Strategy




*Information contained herein subject to change without prior notice

# Block Massing Strategy

## Vehicular access




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# Block Massing Strategy

Pedestrian access




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# Landscape Design

ELEVATED WATER AMID NATURE

## Landscape Design

An Elevated Realm of Water and Wellness
A Grand Water Sanctuary in the Sky
Elevated Waterscape

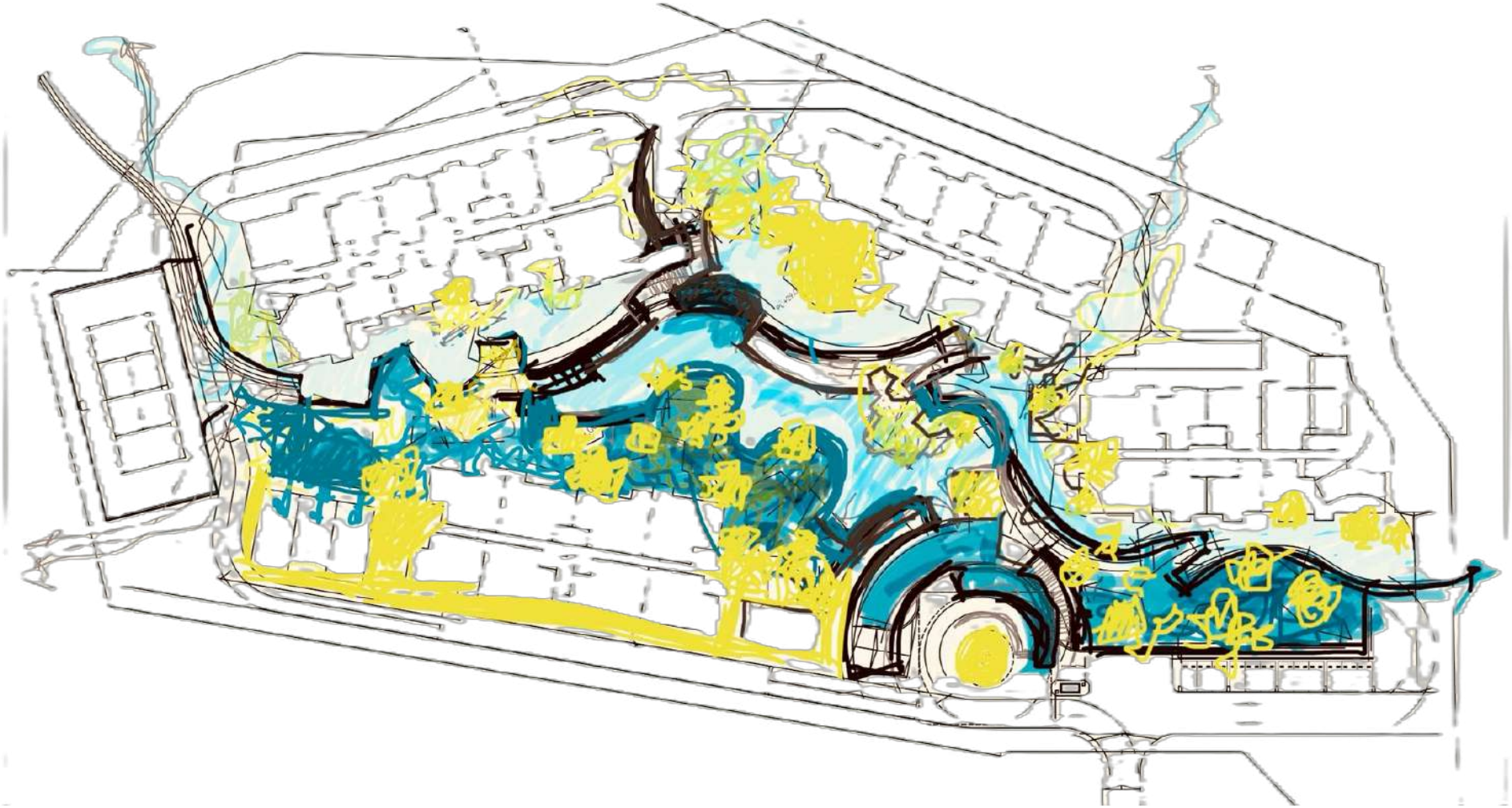




# Landscape Design Sketch

Shaping Contours

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# Landscape Design Sketch

Shaping Contours

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# Site Plan




## Legend

- 2-bedroom Premium | P1, P2, P3, P4
- 2-bedroom Premium + household Shelter | P(HS)
- 2-bedroom + Study |S1 , S2 , S3 , S4 , S5 , S6
- 3-bedroom Compact | C1 , C2
- 3-bedroom Premium | P3 , P4 , P5 , P6 , P1+S , P2+S
- 4-bedroom Compact | C1 , C2
- 4-bedroom Premium | P1 , P2
- Terrace

## Lower 1st storey and upper 1st storey

1. Reflexology pool
2. Aqua Therapy Bed
3. Serenity Lagoon
4. Massage Pool
5. Hydro Massage Seat
6. Tranquil Spa Deck
7. 50m Lap Pool
8. 50m Pool Deck
9. Central Pool Deck
10. BBQ Pavilion 1
11. BBQ Pavilion 2
12. Splash Cove
13. Play Cove
14. Family Sun Deck
15. Floating Lounger pool
16. 75m Skyline
17. Hydro Jet Pool
18. Infinity Pool Deck
19. Ripple Boardwalk
20. Viewing Pavilion 1
21. Viewing Pavilion 2
22. Water Feature
23. Gym
24. Yoga Studio
25. Clubhouse
    - Function Room 1
    - Function Room 2
    - Function Room 3
26. Changing Room
27. Skyview Deck

## Facilities at Basement

28. Early Childhood Development Centre
29. Playground 'Early Childhood Development Centre'
30. Shops
31. Guard House
32. Lift from Basement to Edeck
33. Lift from Basement to Clubhouse
34. Management Office
35. Side Gate (Lentor Garden)
36. Side Gate (Green Finger)
37. Drop off
38. Tennis Court
39. Bin Centre
40. Substation
41. Outdoor Genset
42. Ventilation Opening
43. Fresh Air Shaft

Water Tank

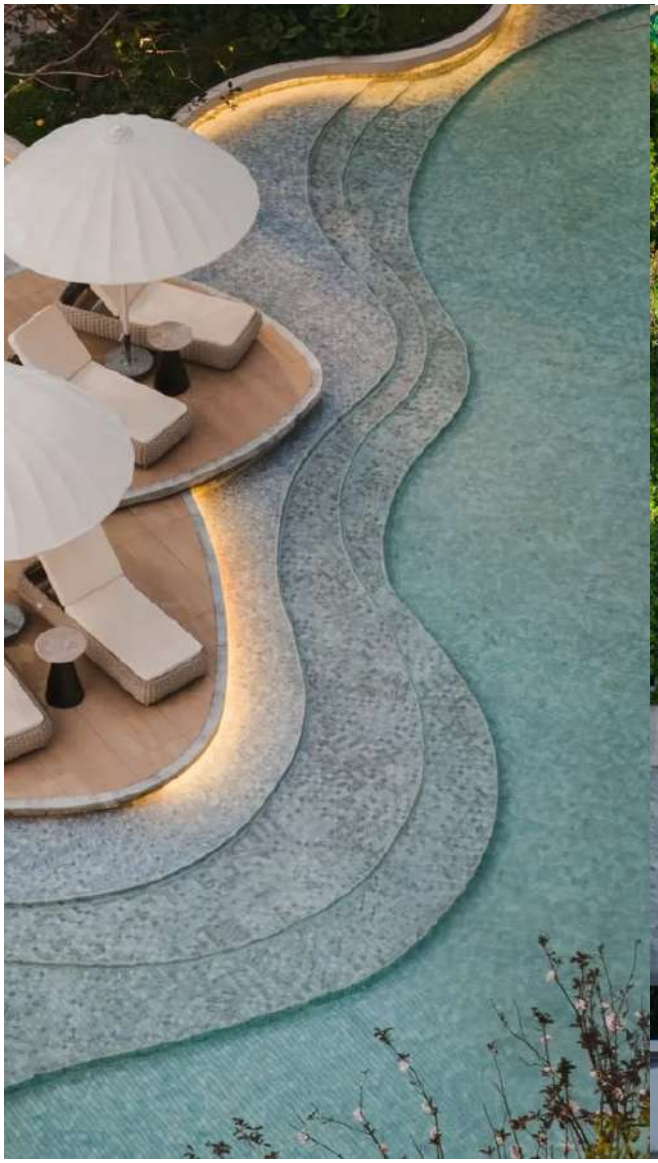
BASEMENT LOWER 1ST STOREY UPPER 1ST STOREY

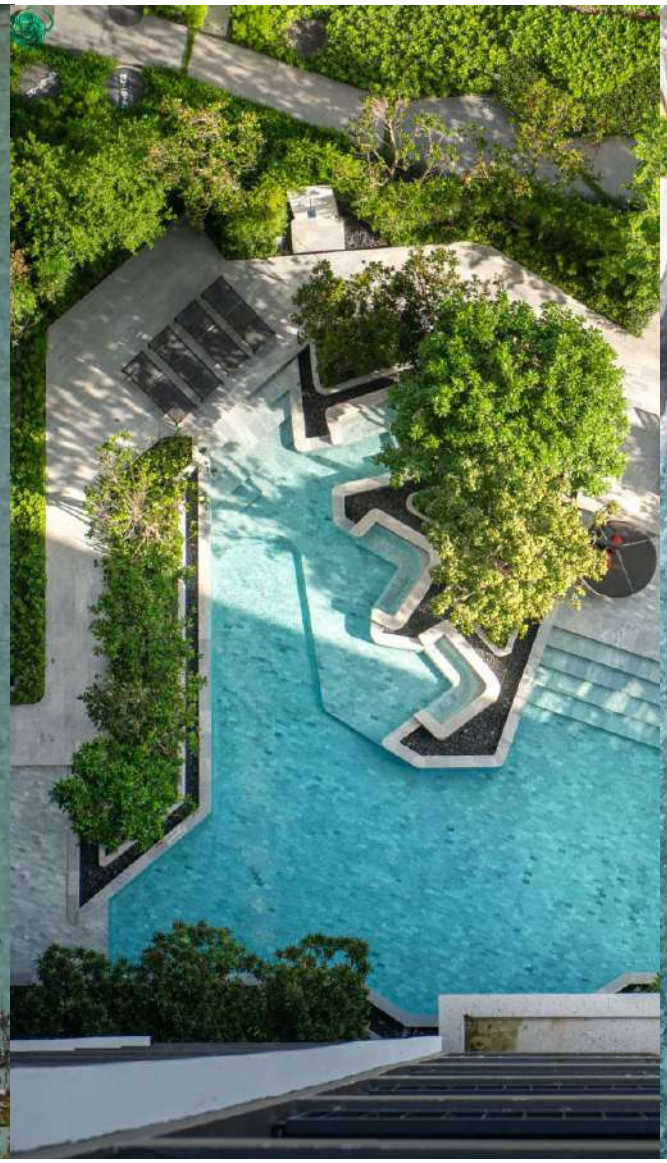
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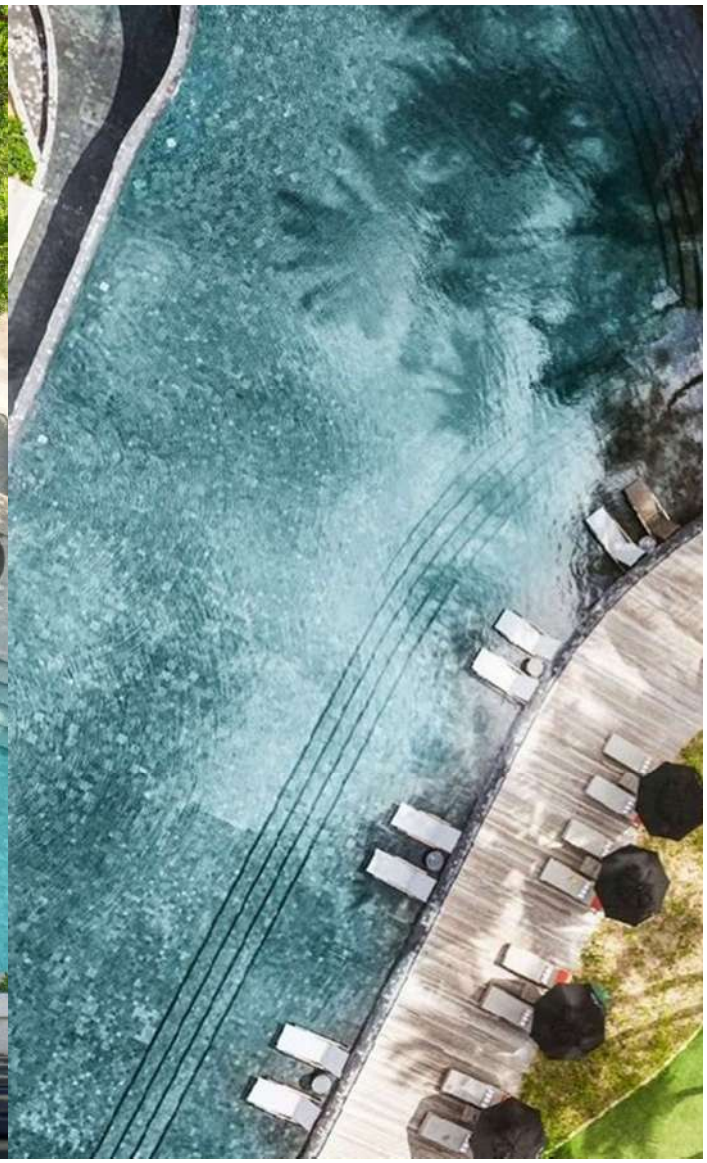
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# Landscape Mood Board

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# Perspectives

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# Perspectives



# Perspectives

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# Perspectives

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# Perspectives

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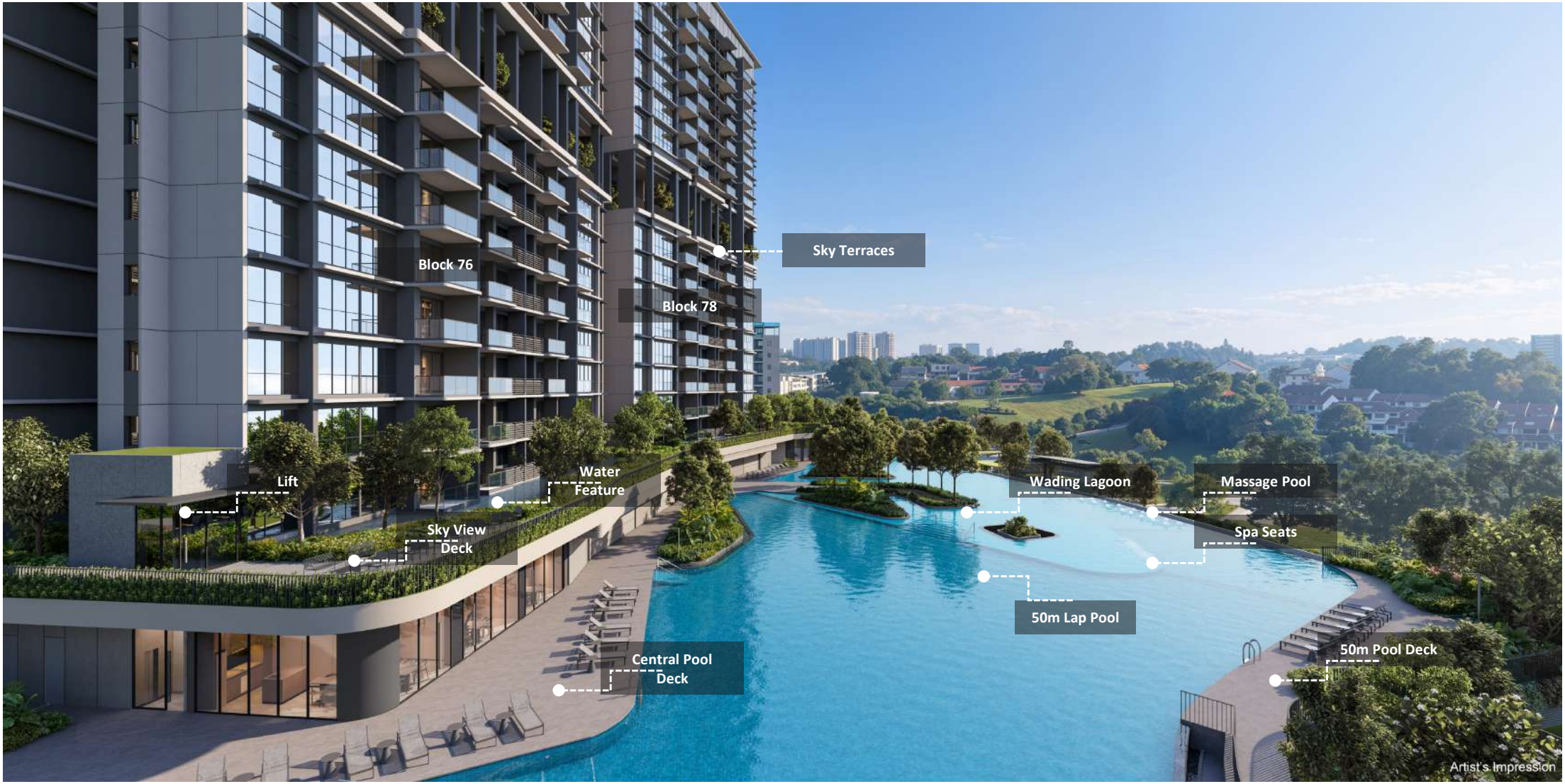


# Perspectives



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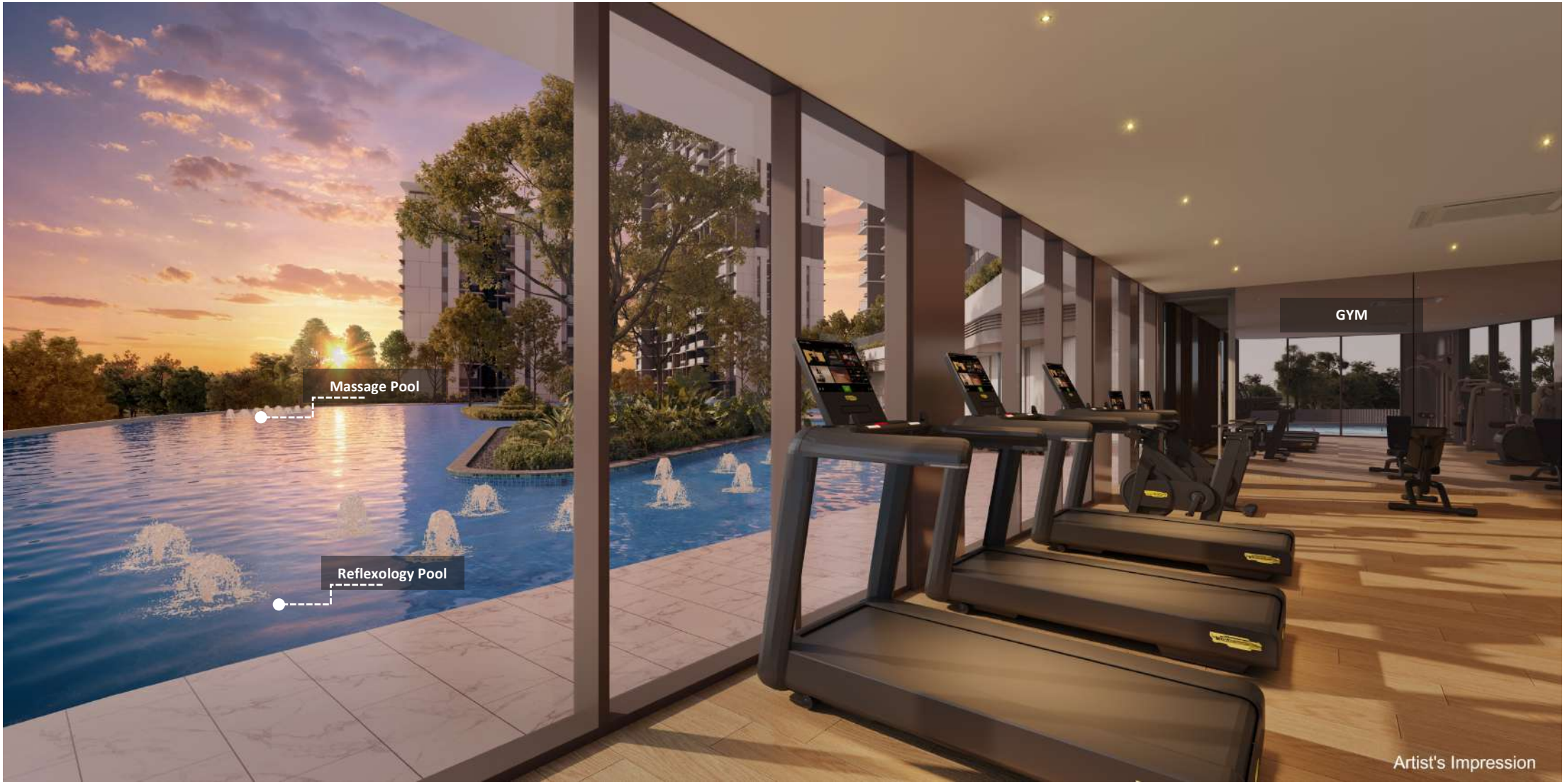
# Perspectives

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# Perspectives

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# Resident Experience

Facilities plan

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## Site Plan




### Lower 1st storey and upper 1st storey

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2. Aqua Therapy Bed
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- Terrace

BASEMENT LOWER 1ST STOREY UPPER 1ST STOREY

0 5 10 20 40M

*Inormation contained herein subject to change without prior notice

# Resident Experience

Facilities plan

The sky terraces are elevated at the 9th storey, strategically positioned away from the main roads and traffic while overlooking the Hillock Park. Thoughtfully designed with carved alcoves and intimate gathering spaces, the terraces provide pockets for relaxation, social interaction, and quiet retreat within the lush elevated landscape.




## Facilities at Sky Terrace at 9th Storey

**Block 1**

- 44 Twilight Lounge
- 45 Floral Promenade
- 46 Skyline Pavilion
- 47 Sunset Serenity Cabana
- 48 Altitude Lounge
- 49 Skyline Grill Lounge
- 50 Alfresco Feast Deck

**Block 2**

- 51 Sunset Serenity Cabana
- 52 Altitude Lounge
- 53 Twilight Lounge
- 54 Alfresco Feast Deck
- 55 Floral Promenade

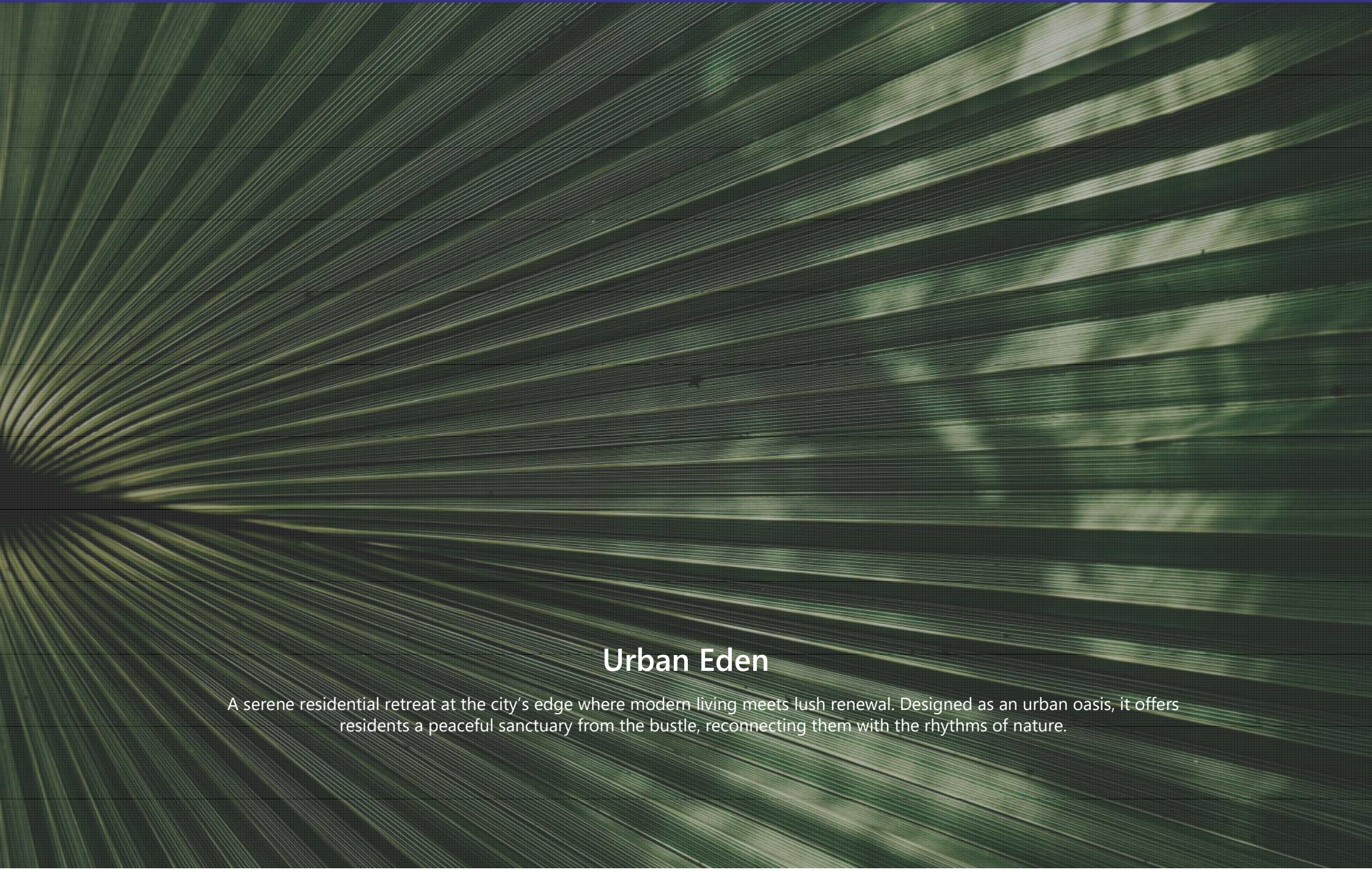
**Block 3**

- 56 Gathering Lounge
- 57 Skyline Grill Lounge
- 58 Sunset Serenity Cabana
- 59 Sky Lounge
- 60 Altitude Lounge

LENTOR GARDENS
RESIDENCES
鑫 丰 伦 多 花 园

# Interior Unit Design

LENTOR GARDENS
RESIDENCES
森丰伦多花园



# Urban Eden

A serene residential retreat at the city's edge where modern living meets lush renewal. Designed as an urban oasis, it offers residents a peaceful sanctuary from the bustle, reconnecting them with the rhythms of nature.

# Interior Unit Design

## Design Concept

LENTOR GARDENS RESIDENCES
森丰伦多花园

The design scheme embodies a harmonious interplay of materials that convey depth, stability, and enduring elegance.

Dark wood accents, neutral stone palettes are thoughtfully integrated to create a home that feels both rooted and refined — a place where families can gather, grow, and thrive.







# Interior Unit Design

## Kitchen Concept

KOHLER

Sink & Kitchen Sink Mixer

smeg

Cooker Hood
Induction Hob/ Gas Hob
Washer & Dryer





# Interior Unit Design

## Common Bath Concept

LENTOR GARDENS RESIDENCES 森丰伦多花园

GROHE

Sanitary Fittings

GEBERIT

KOHLER

Sanitary Wares



Common Bath



Master Bath

# Interior Unit Design

## Kitchen Appliance Hierarchy

LENTOR GARDENS RESIDENCES 森丰伦多花园

| | 2-BEDROOM | 3-BEDROOM | 4-BEDROOM | TERRRACE |
|---|---|---|---|---|
| smeg | P1, P2, P3, P4, P(HS)<br>S1, S2, S3, S4, S5, S6 | C1, C2+S<br>P3, P4, P5 ,P6<br>P1+S, P2+S, S6+S | C1, C2<br>P1, P2 | - |
| HOOD | <br>60CM TELESCOPIC COOKER HOOD | <br>90CM TELESCOPIC COOKER HOOD | | |
| COOKER HOB | <br>30CM 2-ZONE INDUCTION HOB | <br>60CM 3-ZONE GAS HOB | | |
| OVEN | <br>60CM BUILT-IN OVEN, NETT 70L | | | |
| FRIDGE | <br>60CM FREESTANDING FRIDGE<br>314L NETT | <br>70CM FREESTANDING FRIDGE<br>453L NETT | <br>90CM DOUBLE DOOR FRIDGE<br>508L NETT | |
| WASHER/DRYER | <br>60CM WASHER DRYER COMBI<br>8/5 KG LOAD | | | <br>60CM WASHER 9KG & DRYER STACKED<br>10KG LOAD |

# Interior Unit Design
## Sanitary Wares & Fittings

LENTOR GARDENS RESIDENCES 森丰伦多花园

**All baths comes with toilet paper holder, towel rail on shower glass door*

GROHE



Common & Master Bath Basin Mixer (Chrome)



Common Bath Shower Mixer (Chrome)



Common & Master Bath Hand Shower on Slide Rail (Chrome)



Master Bath Overhead Shower, Concealed Bath Mixer, Wall Outlet (Chrome)

GEBERIT








Dual Push Plate & Concealed Cistern Tank c/w Half Frame Element

Applicable for all Unit Types and Terrace House

KOHLER

Applicable for all Unit Types and Terrace House



Wall Hung WC



Undercounter Basin w/ Overflow



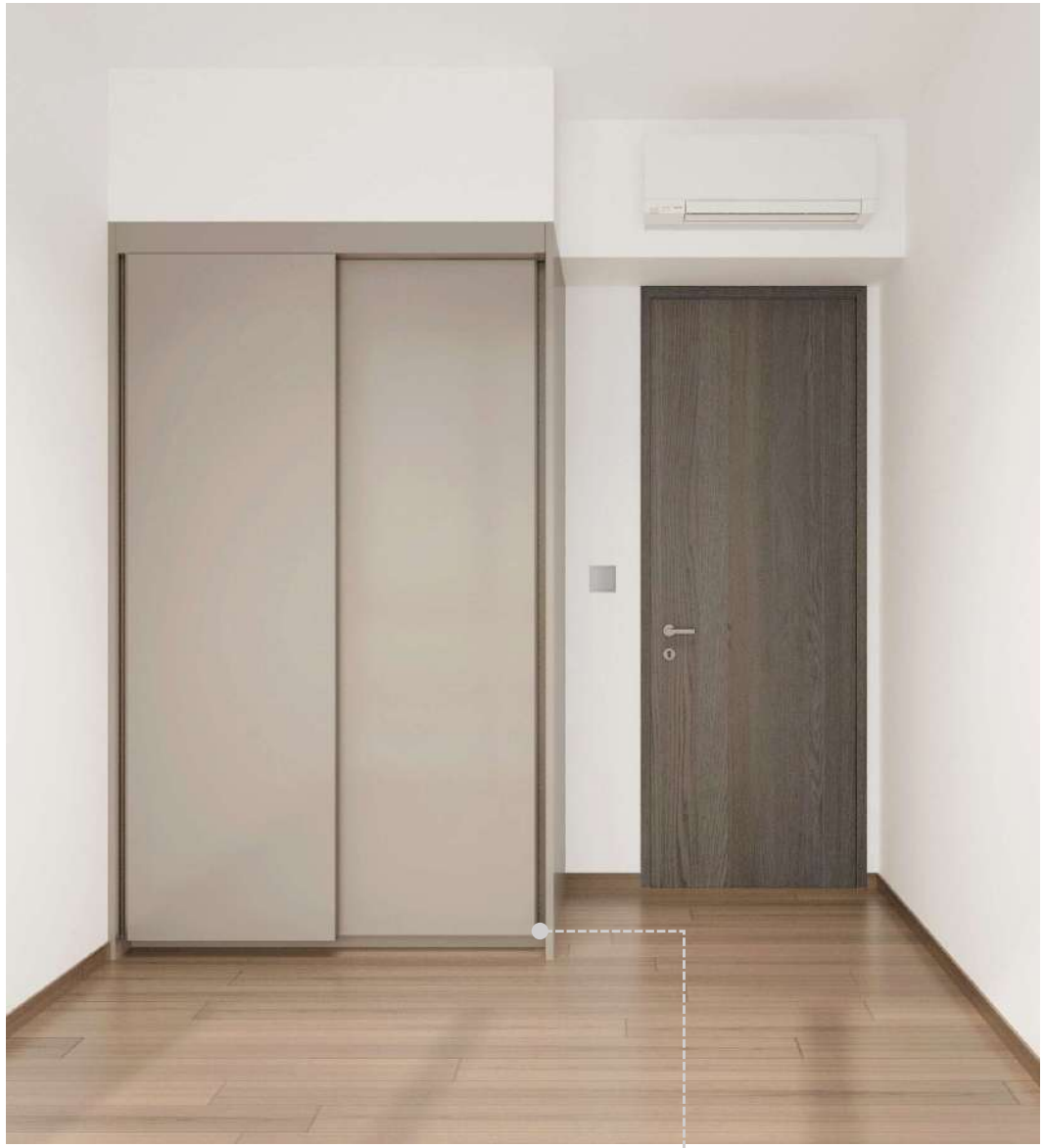
Undermount Kitchen Sink
530 x 430 x 200 mm



Kitchen Mixer

# Interior Unit Design

## Wardrobe





Full length wardrobe door sliding and pull handle

LENTOR GARDENS
RESIDENCES
鑫 丰 伦 多 花 园

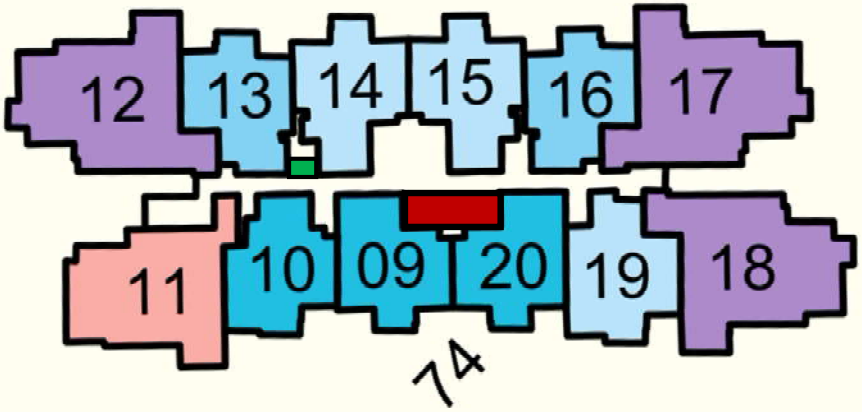
# Unit Distribution

# Unit Distribution

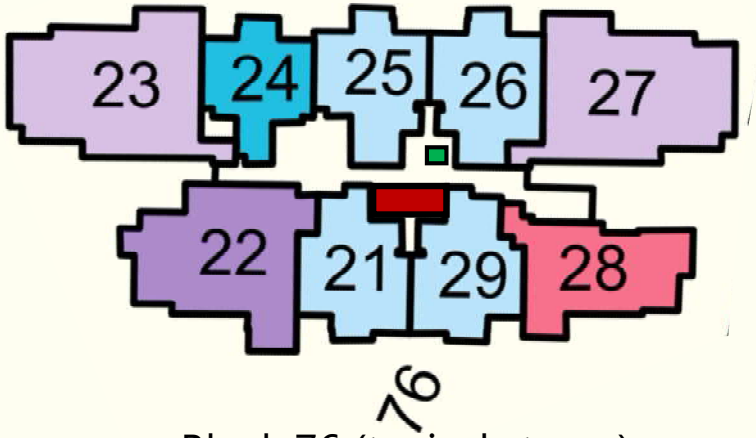
LENTOR GARDENS RESIDENCES 森丰伦多花园

| UNIT TYPE | BEDROOM TYPE | NO. OF UNITS | AREA | NO OF STACKS | % | % |
|---|---|---|---|---|---|---|
| 2BR P1 | 2 BEDROOM | 15 | 646 sqft | 1 | 3.01% | 15.03% |
| 2BR P2 | 2 BEDROOM | 15 | 678 sqft | 1 | 3.01% | |
| 2BR P3 | 2 BEDROOM | 30 | 678 sqft | 2 | 6.01% | |
| 2BR P4 | 2 BEDROOM | 15 | 678 sqft | 1 | 3.01% | |
| 2BR P (HS) | 2 BEDROOM | 30 | 689 sqft | 2 | 6.01% | 6.01% |
| 2BR S1 | 2 BEDROOM | 44 | 732 sqft | 3 | 8.82% | 29.46% |
| 2BR S2 | 2 BEDROOM | 29 | 732 sqft | 2 | 5.81% | |
| 2BR S3 | 2 BEDROOM | 15 | 732 sqft | 1 | 3.01% | |
| 2BR S4 | 2 BEDROOM | 15 | 732 sqft | 1 | 3.01% | |
| 2BR S5 | 2 BEDROOM | 30 | 732 sqft | 2 | 6.01% | |
| 2BR S6 | 2 BEDROOM | 14 | 732 sqft | 1 | 2.81% | |
| 3BR C1 | 3 BEDROOM | 15 | 872 sqft | 1 | 3.01% | 6.01% |
| 3BR C2+S | 3 BEDROOM | 15 | 936 sqft | 1 | 3.01% | |
| 3BR P1+S (HS) | 3 BEDROOM | 16 | 969 sqft | 2 | 3.21% | 21.84% |
| 3BR P2+S (HS) | 3 BEDROOM | 16 | 969 sqft | 2 | 3.21% | |
| 3BR P3 (HS) | 3 BEDROOM | 16 | 1001 sqft | 2 | 3.21% | |
| 3BR P4 (HS) | 3 BEDROOM | 16 | 1001 sqft | 2 | 3.21% | |
| 3BR P5 (HS) | 3 BEDROOM | 15 | 1012 sqft | 1 | 3.01% | |
| 3BR P6 (HS) | 3 BEDROOM | 30 | 1001 sqft | 2 | 6.01% | |
| 4BR C1 | 4 BEDROOM | 15 | 1184 sqft | 1 | 3.01% | 12.02% |
| 4BR C2 | 4 BEDROOM | 45 | 1184 sqft | 3 | 9.02% | |
| 4BR P1 | 4 BEDROOM | 15 | 1356 sqft | 1 | 3.01% | 9.02% |
| 4BR P2 | 4 BEDROOM | 30 | 1346 sqft | 2 | 6.01% | |
| TERRACE 1 | STRATA TERRACE | 1 | 1496 sqft | 1 | 0.20% | 0.60% |
| TERRACE 2 | STRATA TERRACE | 1 | 1496 sqft | 1 | 0.20% | |
| TERRACE 3 | STRATA TERRACE | 1 | 1496 sqft | 1 | 0.20% | |

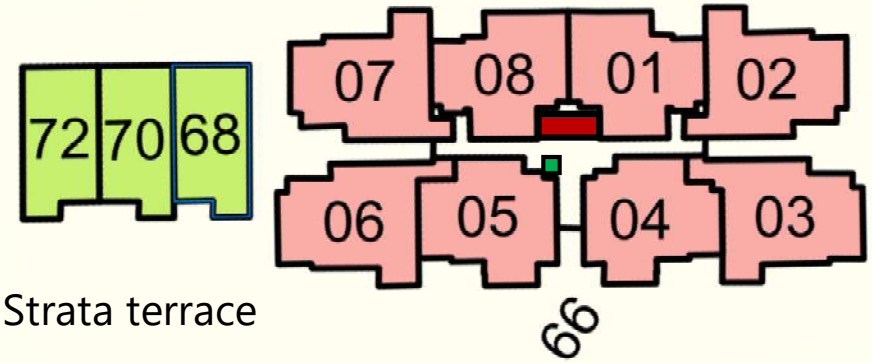
# Unit Distribution




Block 74 (typical storey)

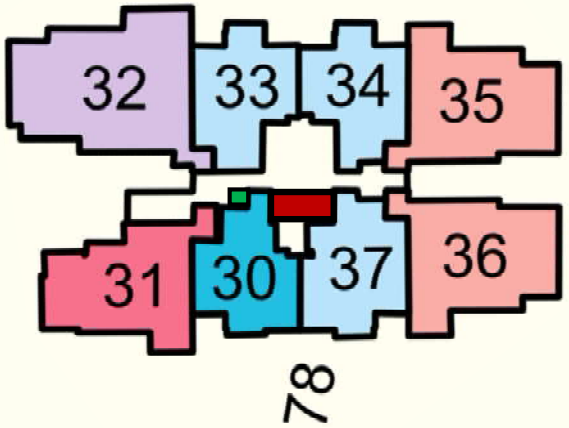



Block 76 (typical storey)

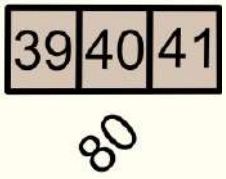



Strata terrace

Block 66 (typical storey)




Block 78 (typical storey)




Shops

Lift

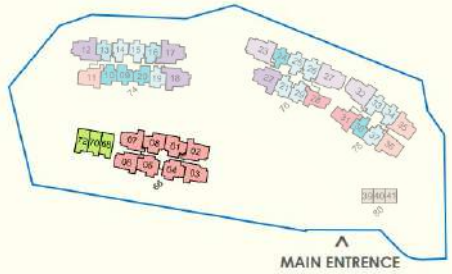
Refuse chute

# Unit Distribution

LENTOR GARDENS RESIDENCES

## Legend

- 2-bedroom Premium **P1, P2, P3, P4**
- 2-bedroom Premium + Household Shelter **P(HS)**
- 2-bedroom + Study **S1, S2, S3, S4, S5, S6**
- 3-bedroom Compact **C1, C2+S**
- 3-bedroom Premium **P3, P4, P5, P6, P1+S, P2+S,**
- 4-bedroom Compact **C1, C2**
- 4-bedroom Premium **P1, P2**
- Terrace
- Shop




## BLK 66 LENTOR GARDENS S(788840)

| Level \ Stack | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---|---|---|---|---|---|---|---|---|
| 8 | 3BR P1+S | 3BR P3 | 3BR P4 | 3BR P2+S | 3BR P2+S | 3BR P4 | 3BR P3 | 3BR P1+S |
| 7 | 3BR P1+S | 3BR P3 | 3BR P4 | 3BR P2+S | 3BR P2+S | 3BR P4 | 3BR P3 | 3BR P1+S |
| 6 | 3BR P1+S | 3BR P3 | 3BR P4 | 3BR P2+S | 3BR P2+S | 3BR P4 | 3BR P3 | 3BR P1+S |
| 5 | 3BR P1+S | 3BR P3 | 3BR P4 | 3BR P2+S | 3BR P2+S | 3BR P4 | 3BR P3 | 3BR P1+S |
| 4 | 3BR P1+S | 3BR P3 | 3BR P4 | 3BR P2+S | 3BR P2+S | 3BR P4 | 3BR P3 | 3BR P1+S |
| 3 | 3BR P1+S | 3BR P3 | 3BR P4 | 3BR P2+S | 3BR P2+S | 3BR P4 | 3BR P3 | 3BR P1+S |
| 2 | 3BR P1+S | 3BR P3 | 3BR P4 | 3BR P2+S | 3BR P2+S | 3BR P4 | 3BR P3 | 3BR P1+S |
| 1 | 3BR P1+S | 3BR P3 | 3BR P4 | 3BR P2+S | 3BR P2+S | 3BR P4 | 3BR P3 | 3BR P1+S |

## TERRACE LENTOR GARDENS

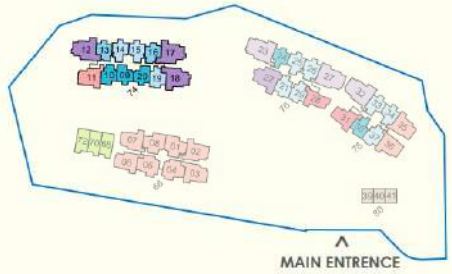
| 72 | 70 | 68 |
|---|---|---|
| **S(788843)** | **S(788842)** | **S(788841)** |

# Unit Distribution

LENTOR GARDENS RESIDENCES

## Legend

- 2-bedroom Premium **P1, P2, P3, P4**
- 2-bedroom Premium + Household Shelter **P(HS)**
- 2-bedroom + Study **S1, S2, S3, S4, S5, S6**
- 3-bedroom Compact **C1, C2+S**
- 3-bedroom Premium **P3, P4, P5, P6, P1+S, P2+S**
- 4-bedroom Compact **C1, C2**
- 4-bedroom Premium **P1, P2**
- Terrace
- Shop




## BLK 74 LENTOR GARDENS S(788797)

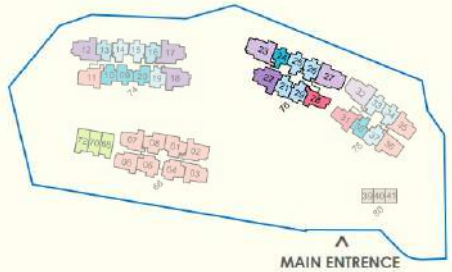
| Level \ Stack | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 16 | 2BR P3 | 2BR P2 | 3BR P5 | 4BR C2 | 2BR P (HS) | 2BR S1 | 2BR S1 | 2BR P (HS) | 4BR C2 | 4BR C2 | 2BR S4 | 2BR P3 |
| 15 | 2BR P3 | 2BR P2 | 3BR P5 | 4BR C2 | 2BR P (HS) | 2BR S1 | 2BR S1 | 2BR P (HS) | 4BR C2 | 4BR C2 | 2BR S4 | 2BR P3 |
| 14 | 2BR P3 | 2BR P2 | 3BR P5 | 4BR C2 | 2BR P (HS) | 2BR S1 | 2BR S1 | 2BR P (HS) | 4BR C2 | 4BR C2 | 2BR S4 | 2BR P3 |
| 13 | 2BR P3 | 2BR P2 | 3BR P5 | 4BR C2 | 2BR P (HS) | 2BR S1 | 2BR S1 | 2BR P (HS) | 4BR C2 | 4BR C2 | 2BR S4 | 2BR P3 |
| 12 | 2BR P3 | 2BR P2 | 3BR P5 | 4BR C2 | 2BR P (HS) | 2BR S1 | 2BR S1 | 2BR P (HS) | 4BR C2 | 4BR C2 | 2BR S4 | 2BR P3 |
| 11 | 2BR P3 | 2BR P2 | 3BR P5 | 4BR C2 | 2BR P (HS) | 2BR S1 | 2BR S1 | 2BR P (HS) | 4BR C2 | 4BR C2 | 2BR S4 | 2BR P3 |
| 10 | 2BR P3 | 2BR P2 | 3BR P5 | 4BR C2 | 2BR P (HS) | 2BR S1 | 2BR S1 | 2BR P (HS) | 4BR C2 | 4BR C2 | 2BR S4 | 2BR P3 |
| 9 | SKY GARDEN | | | | | | | | | | | |
| 8 | 2BR P3 | 2BR P2 | 3BR P5 | 4BR C2 | 2BR P (HS) | 2BR S1 | 2BR S1 | 2BR P (HS) | 4BR C2 | 4BR C2 | 2BR S4 | 2BR P3 |
| 7 | 2BR P3 | 2BR P2 | 3BR P5 | 4BR C2 | 2BR P (HS) | 2BR S1 | 2BR S1 | 2BR P (HS) | 4BR C2 | 4BR C2 | 2BR S4 | 2BR P3 |
| 6 | 2BR P3 | 2BR P2 | 3BR P5 | 4BR C2 | 2BR P (HS) | 2BR S1 | 2BR S1 | 2BR P (HS) | 4BR C2 | 4BR C2 | 2BR S4 | 2BR P3 |
| 5 | 2BR P3 | 2BR P2 | 3BR P5 | 4BR C2 | 2BR P (HS) | 2BR S1 | 2BR S1 | 2BR P (HS) | 4BR C2 | 4BR C2 | 2BR S4 | 2BR P3 |
| 4 | 2BR P3 | 2BR P2 | 3BR P5 | 4BR C2 | 2BR P (HS) | 2BR S1 | 2BR S1 | 2BR P (HS) | 4BR C2 | 4BR C2 | 2BR S4 | 2BR P3 |
| 3 | 2BR P3 | 2BR P2 | 3BR P5 | 4BR C2 | 2BR P (HS) | 2BR S1 | 2BR S1 | 2BR P (HS) | 4BR C2 | 4BR C2 | 2BR S4 | 2BR P3 |
| 2 | 2BR P3 | 2BR P2 | 3BR P5 | 4BR C2 | 2BR P (HS) | 2BR S1 | 2BR S1 | 2BR P (HS) | 4BR C2 | 4BR C2 | 2BR S4 | 2BR P3 |
| 1 | 2BR P3 | 2BR P2 | 3BR P5 | 4BR C2 | 2BR P (HS) | 2BR S1 | | 2BR P (HS) | 4BR C2 | 4BR C2 | 2BR S4 | 2BR P3 |

# Unit Distribution

LENTOR GARDENS RESIDENCES 森干伦多花园

## Legend

- 2-bedroom Premium **P1, P2, P3, P4**
- 2-bedroom Premium + Household Shelter **P(HS)**
- 2-bedroom + Study **S1, S2, S3, S4, S5, S6**
- 3-bedroom Compact **C1, C2+S**
- 3-bedroom Premium **P3, P4, P5, P6, P1+S, P2+S**
- 4-bedroom Compact **C1, C2**
- 4-bedroom Premium **P1, P2**
- Terrace
- Shop




## BLK 76 LENTOR GARDENS S(788798)

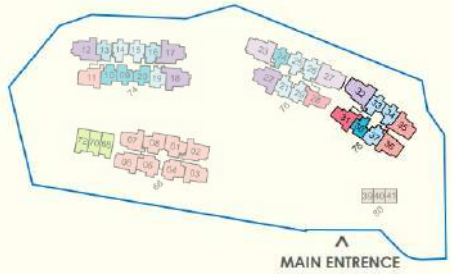
| Level \ Stack | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 |
|---|---|---|---|---|---|---|---|---|---|
| 16 | 2BR S3 | 4BR C1 | 4BR P2 | 2BR P1 | 2BR S2 | 2BR S2 | 4BR P2 | 3BR C1 | 2BR S5 |
| 15 | 2BR S3 | 4BR C1 | 4BR P2 | 2BR P1 | 2BR S2 | 2BR S2 | 4BR P2 | 3BR C1 | 2BR S5 |
| 14 | 2BR S3 | 4BR C1 | 4BR P2 | 2BR P1 | 2BR S2 | 2BR S2 | 4BR P2 | 3BR C1 | 2BR S5 |
| 13 | 2BR S3 | 4BR C1 | 4BR P2 | 2BR P1 | 2BR S2 | 2BR S2 | 4BR P2 | 3BR C1 | 2BR S5 |
| 12 | 2BR S3 | 4BR C1 | 4BR P2 | 2BR P1 | 2BR S2 | 2BR S2 | 4BR P2 | 3BR C1 | 2BR S5 |
| 11 | 2BR S3 | 4BR C1 | 4BR P2 | 2BR P1 | 2BR S2 | 2BR S2 | 4BR P2 | 3BR C1 | 2BR S5 |
| 10 | 2BR S3 | 4BR C1 | 4BR P2 | 2BR P1 | 2BR S2 | 2BR S2 | 4BR P2 | 3BR C1 | 2BR S5 |
| 9 | SKY GARDEN | | | | | | | | |
| 8 | 2BR S3 | 4BR C1 | 4BR P2 | 2BR P1 | 2BR S2 | 2BR S2 | 4BR P2 | 3BR C1 | 2BR S5 |
| 7 | 2BR S3 | 4BR C1 | 4BR P2 | 2BR P1 | 2BR S2 | 2BR S2 | 4BR P2 | 3BR C1 | 2BR S5 |
| 6 | 2BR S3 | 4BR C1 | 4BR P2 | 2BR P1 | 2BR S2 | 2BR S2 | 4BR P2 | 3BR C1 | 2BR S5 |
| 5 | 2BR S3 | 4BR C1 | 4BR P2 | 2BR P1 | 2BR S2 | 2BR S2 | 4BR P2 | 3BR C1 | 2BR S5 |
| 4 | 2BR S3 | 4BR C1 | 4BR P2 | 2BR P1 | 2BR S2 | 2BR S2 | 4BR P2 | 3BR C1 | 2BR S5 |
| 3 | 2BR S3 | 4BR C1 | 4BR P2 | 2BR P1 | 2BR S2 | 2BR S2 | 4BR P2 | 3BR C1 | 2BR S5 |
| 2 | 2BR S3 | 4BR C1 | 4BR P2 | 2BR P1 | 2BR S2 | 2BR S2 | 4BR P2 | 3BR C1 | 2BR S5 |
| 1 | 2BR S3 | 4BR C1 | 4BR P2 | 2BR P1 | | 2BR S2 | 4BR P2 | 3BR C1 | 2BR S5 |

# Unit Distribution

LENTOR GARDENS RESIDENCES 森下论多花园

## Legend

- 2-bedroom Premium **P1, P2, P3, P4**
- 2-bedroom Premium + Household Shelter **P(HS)**
- 2-bedroom + Study **S1, S2, S3, S4, S5, S6**
- 3-bedroom Compact **C1, C2+S**
- 3-bedroom Premium **P3, P4, P5, P6, P1+S, P2+S**
- 4-bedroom Compact **C1, C2**
- 4-bedroom Premium **P1, P2**
- Terrace
- Shop




## BLK 78 LENTOR GARDENS S(788799)

| Level \ Stack | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 |
|---|---|---|---|---|---|---|---|---|
| 16 | 2BR P4 | 3BR C2+S | 4BR P1 | 2BR S1 | 2BR S6 | 3BR P6 | 3BR P6 | 2BR S5 |
| 15 | 2BR P4 | 3BR C2+S | 4BR P1 | 2BR S1 | 2BR S6 | 3BR P6 | 3BR P6 | 2BR S5 |
| 14 | 2BR P4 | 3BR C2+S | 4BR P1 | 2BR S1 | 2BR S6 | 3BR P6 | 3BR P6 | 2BR S5 |
| 13 | 2BR P4 | 3BR C2+S | 4BR P1 | 2BR S1 | 2BR S6 | 3BR P6 | 3BR P6 | 2BR S5 |
| 12 | 2BR P4 | 3BR C2+S | 4BR P1 | 2BR S1 | 2BR S6 | 3BR P6 | 3BR P6 | 2BR S5 |
| 11 | 2BR P4 | 3BR C2+S | 4BR P1 | 2BR S1 | 2BR S6 | 3BR P6 | 3BR P6 | 2BR S5 |
| 10 | 2BR P4 | 3BR C2+S | 4BR P1 | 2BR S1 | 2BR S6 | 3BR P6 | 3BR P6 | 2BR S5 |
| 9 | SKY GARDEN | | | | | | | |
| 8 | 2BR P4 | 3BR C2+S | 4BR P1 | 2BR S1 | 2BR S6 | 3BR P6 | 3BR P6 | 2BR S5 |
| 7 | 2BR P4 | 3BR C2+S | 4BR P1 | 2BR S1 | 2BR S6 | 3BR P6 | 3BR P6 | 2BR S5 |
| 6 | 2BR P4 | 3BR C2+S | 4BR P1 | 2BR S1 | 2BR S6 | 3BR P6 | 3BR P6 | 2BR S5 |
| 5 | 2BR P4 | 3BR C2+S | 4BR P1 | 2BR S1 | 2BR S6 | 3BR P6 | 3BR P6 | 2BR S5 |
| 4 | 2BR P4 | 3BR C2+S | 4BR P1 | 2BR S1 | 2BR S6 | 3BR P6 | 3BR P6 | 2BR S5 |
| 3 | 2BR P4 | 3BR C2+S | 4BR P1 | 2BR S1 | 2BR S6 | 3BR P6 | 3BR P6 | 2BR S5 |
| 2 | 2BR P4 | 3BR C2+S | 4BR P1 | 2BR S1 | 2BR S6 | 3BR P6 | 3BR P6 | 2BR S5 |
| 1 | 2BR P4 | 3BR C2+S | 4BR P1 | 2BR S1 | | 3BR P6 | 3BR P6 | 2BR S5 |

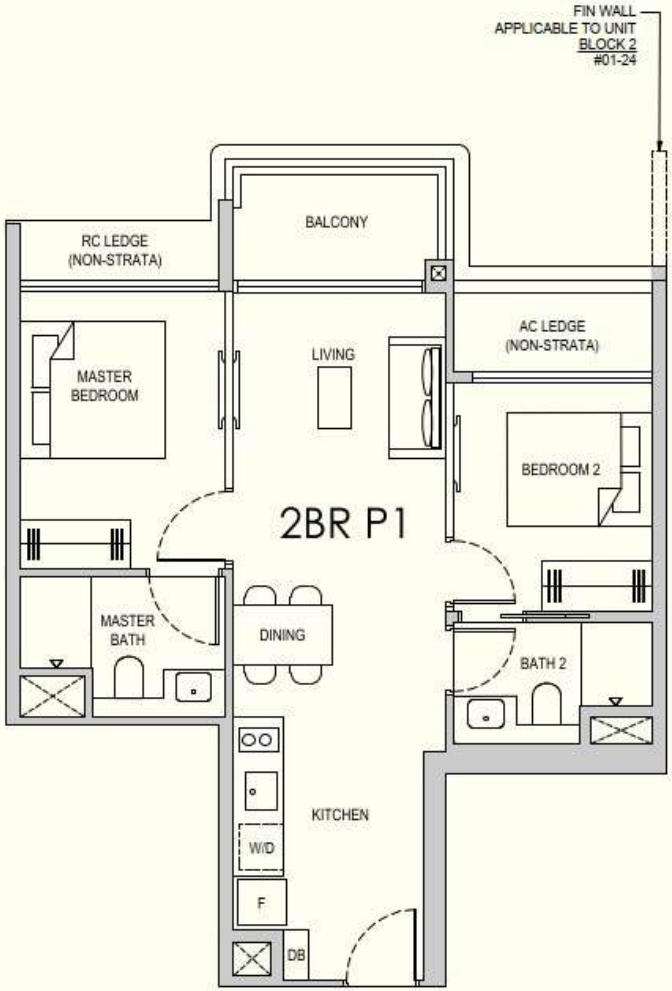
LENTOR GARDENS RESIDENCES

## 2-BEDROOM

### TYPE 2BR P1

60 sqm / 646 sqft

#01-24 to #08-24
#10-24 to #16-24




**Unique selling point**

- Designed as a Dumbbell layout for a maximum efficiency and better utilization of space.
- Living, Dining and kitchen are rectangular continuous space, which opens up to the balcony.
- Master bedroom and Common bedroom are spacious enough to fit a king and queen-sized bed, respectively.
- Direct access to common bathroom via common bedroom.
- Provision of 2 bathrooms gives privacy to each bedroom.
- Hackable wall between living and master and common bedroom allows for flexibility of the space.

# 2 BEDROOM PREMIUM

LENTOR GARDENS
RESIDENCES
森干伦多花园

## 2-BEDROOM

**TYPE 2BR P2**
63 sqm / 678 sqft

#01-10 to #08-10
#10-10 to #16-10

**Unique selling point**

- Designed as a Dumbbell layout for a maximum efficiency and better utilization of space.
- Kitchen alcove is separated from dining space, which hides away the culinary mess.
- Living and Dining are rectangular continuous space, which opens up to the balcony.
- Master bedroom and Common bedroom are spacious enough to fit a king and queen-sized bed, respectively.
- Direct access to common bathroom via common bedroom.
- Provision of 2 bathrooms gives privacy to each bedroom.
- Hackable wall between living and master and common bedroom allows for flexibility of the space.
- Additional alcove for suggested study or library corner



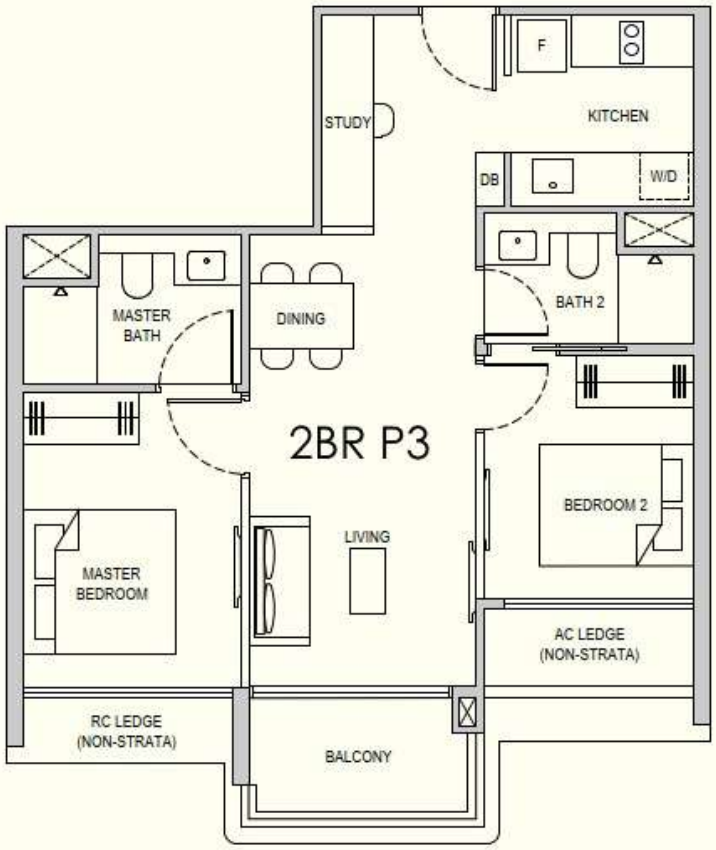
LENTOR GARDENS RESIDENCES 森干伦多花园

## 2-BEDROOM

### TYPE 2BR P3
63 sqm / 678 sqft

#01-09 to #08-09
#10-09 to #16-09

#01-20 to #08-20* (Mirror)
#10-20 to #16-20* (Mirror)




**Unique selling point**

- Designed as a Dumbbell layout for a maximum efficiency and better utilization of space.
- Kitchen alcove is separated from dining space, which hides away the culinary mess.
- Living and Dining are rectangular continuous space, which opens up to the balcony.
- Master bedroom and Common bedroom are spacious enough to fit a king and queen-sized bed, respectively.
- Direct access to common bathroom via common bedroom.
- Provision of 2 bathrooms gives privacy to each bedroom.
- Hackable wall between living and master and common bedroom allows for flexibility of the space.

# 2 BEDROOM PREMIUM

LENTOR GARDENS RESIDENCES 森干伦多花园

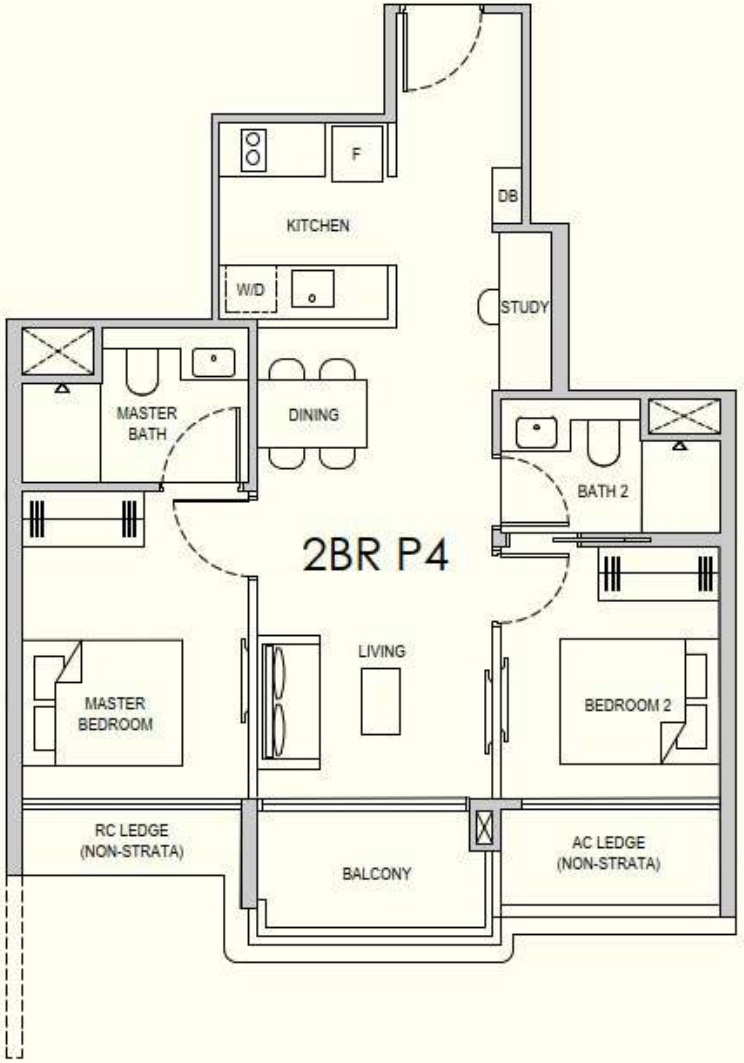
## 2-BEDROOM

TYPE 2BR P4
63 sqm / 678 sqft

#01-30 to #08-30
#10-30 to #16-30

**Unique selling point**

- Designed as a Dumbbell layout for a maximum efficiency and better utilization of space.
- Kitchen alcove is separated from dining space, which hides away the culinary mess.
- Living and Dining are rectangular continuous space, which opens up to the balcony.
- Master bedroom and Common bedroom are spacious enough to fit a king and queen-sized bed, respectively.
- Direct access to common bathroom via common bedroom.
- Provision of 2 bathrooms gives privacy to each bedroom.
- Hackable wall between living and master and common bedroom allows for flexibility of the space.



# 2 BEDROOM PREMIUM (HS)

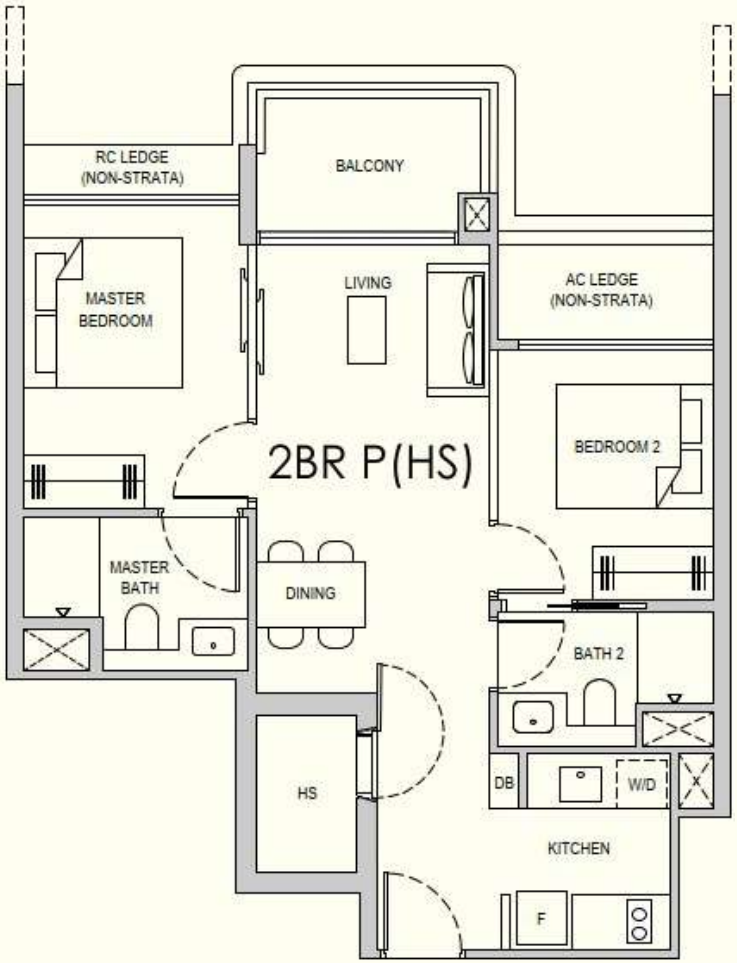
LENTOR GARDENS RESIDENCES

## 2-BEDROOM

### TYPE 2BR P(HS)
64 sqm / 689 sqft

#01-13 to #08-13
#10-13 to #16-13

#01-16 to #08-16* (Mirror)
#10-16 to #16-16* (Mirror)




**Unique selling point**

- Designed as a Dumbbell layout for a maximum efficiency and better utilization of space.
- Kitchen alcove is separated from dining space, which hides away the culinary mess.
- Living and Dining are rectangular continuous space, which opens up to the balcony.
- Master bedroom and Common bedroom are spacious enough to fit a king and queen-sized bed, respectively.
- Direct access to common bathroom via common bedroom.
- Provision of household shelter that able to fit single bed for helper's room
- Provision of 2 bathrooms gives privacy to each bedroom.
- Hackable wall between living and master and common bedroom allows for flexibility of the space.

# 2 BEDROOM PREMIUM + STUDY

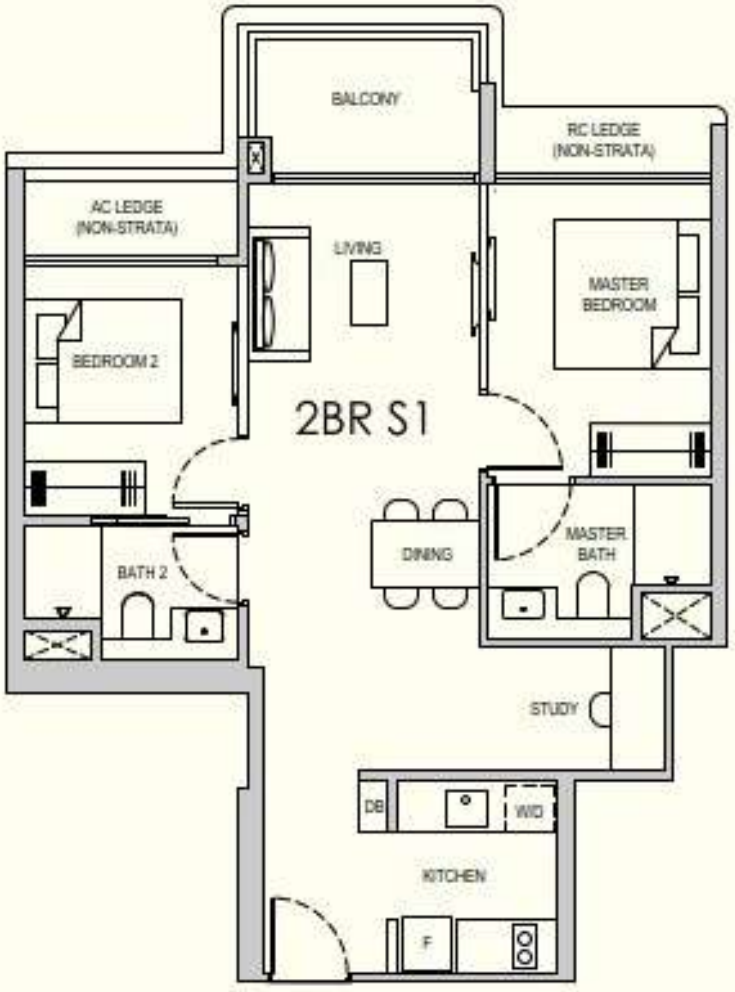
LENTOR GARDENS
RESIDENCES

## 2-BEDROOM

TYPE 2BR S1
68 sqm / 732 sqft

**Unique selling point**

- Designed as a Dumbbell layout for a maximum efficiency and better utilization of space.
- Kitchen alcove is separated from dining space, which hides away the culinary mess.
- Living and Dining are rectangular continuous space, which opens up to the balcony.
- Master bedroom and Common bedroom are spacious enough to fit a king and queen-sized bed, respectively.
- Direct access to common bathroom via common bedroom.
- Additional study room for flexibility.
- Provision of 2 bathrooms gives privacy to each bedroom.
- Hackable wall between living and master and common bedroom allows for flexibility of the space.




#01-14 to #08-14* (Mirror)
#10-14 to #16-14* (Mirror)

#02-15 to #08-15
#10-15 to #16-15

#01-33 to #08-33* (Mirror)
#10-33 to #16-33* (Mirror)

# 2 BEDROOM PREMIUM + STUDY

LENTOR GARDENS RESIDENCES 森干伦多花园

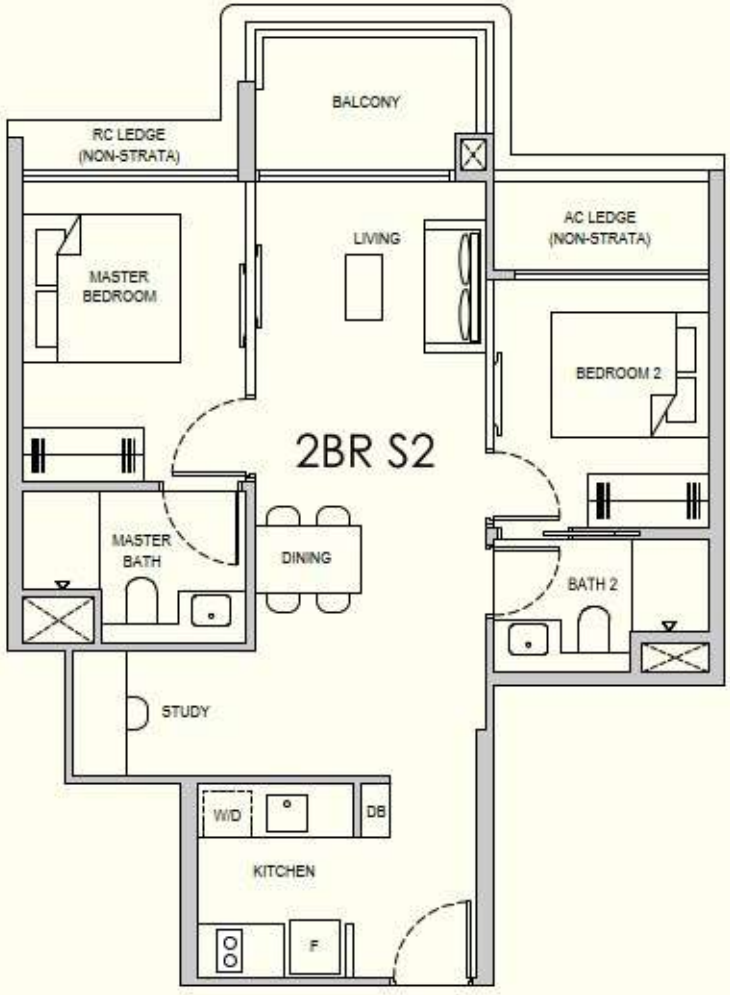
## 2-BEDROOM

### TYPE 2BR S2

68 sqm / 732 sqft

#02-25 to #08-25 (Mirror)
#10-25 to #16-25 (Mirror)

#01-26 to #08-26
#10-26 to #16-26




**Unique selling point**

- Designed as a Dumbbell layout for a maximum efficiency and better utilization of space.
- Kitchen alcove is separated from dining space, which hides away the culinary mess.
- Living and Dining are rectangular continuous space, which opens up to the balcony.
- Master bedroom and Common bedroom are spacious enough to fit a king and queen-sized bed, respectively.
- Direct access to common bathroom via common bedroom.
- Additional study room for flexibility.
- Provision of 2 bathrooms gives privacy to each bedroom.
- Hackable wall between living and master and common bedroom allows for flexibility of the space.

# 2 BEDROOM PREMIUM + STUDY

LENTOR GARDENS RESIDENCES

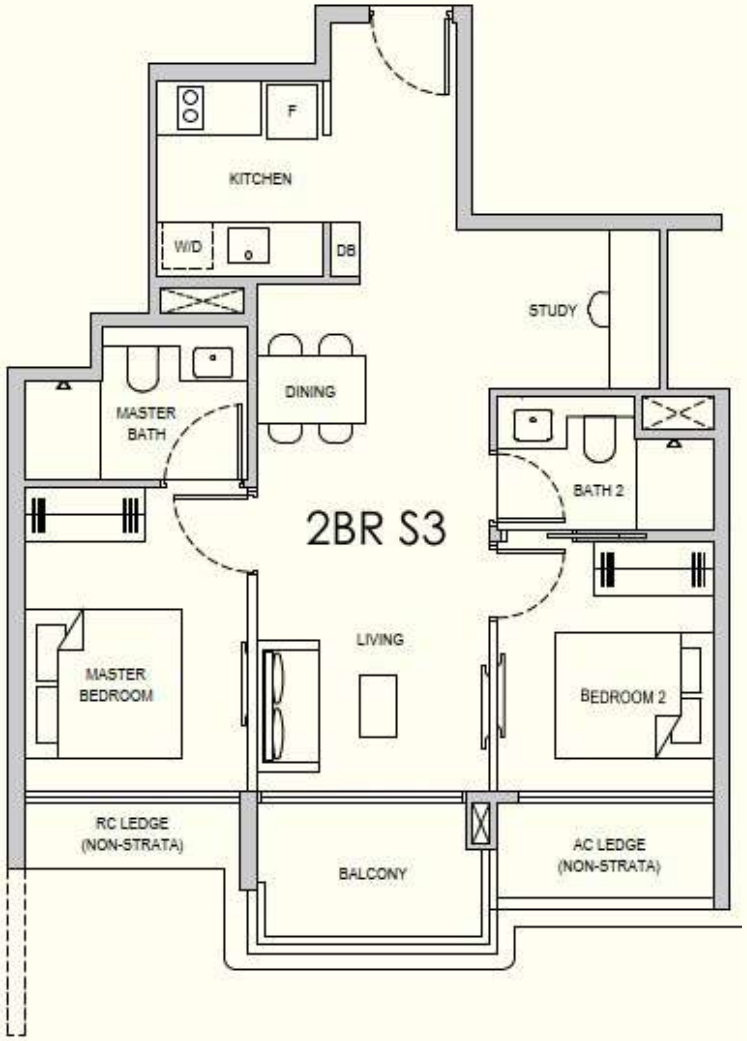
## 2-BEDROOM

**TYPE 2BR S3**
68 sqm / 732 sqft

#01-21 to #08-21
#10-21 to #16-21

**Unique selling point**

- Designed as a Dumbbell layout for a maximum efficiency and better utilization of space.
- Kitchen alcove is separated from dining space, which hides away the culinary mess.
- Living and Dining are rectangular continuous space, which opens up to the balcony.
- Master bedroom and Common bedroom are spacious enough to fit a king and queen-sized bed, respectively.
- Direct access to common bathroom via common bedroom.
- Additional study room for additional flexibility
- Provision of 2 bathrooms gives privacy to each bedroom.
- Hackable wall between living and master and common bedroom allows for flexibility of the space.



LENTOR GARDENS RESIDENCES

## 2-BEDROOM

### TYPE 2BR S4

68 sqm / 732 sqft

#01-19 to #08-19
#10-19 to #16-19

#01-16 to #08-16* (Mirror)
#10-16 to #16-16* (Mirror)




**Unique selling point**

- Designed as a Dumbbell layout for a maximum efficiency and better utilization of space.
- Kitchen alcove is separated from dining space, which hides away the culinary mess.
- Living and Dining are rectangular continuous space, which opens up to the balcony.
- Master bedroom and Common bedroom are spacious enough to fit a king and queen-sized bed, respectively.
- Direct access to common bathroom via common bedroom.
- Additional study room for additional flexibility
- Provision of 2 bathrooms gives privacy to each bedroom.
- Hackable wall between living and master and common bedroom allows for flexibility of the space.

# 2 BEDROOM PREMIUM + STUDY

LENTOR GARDENS RESIDENCES

## 2-BEDROOM

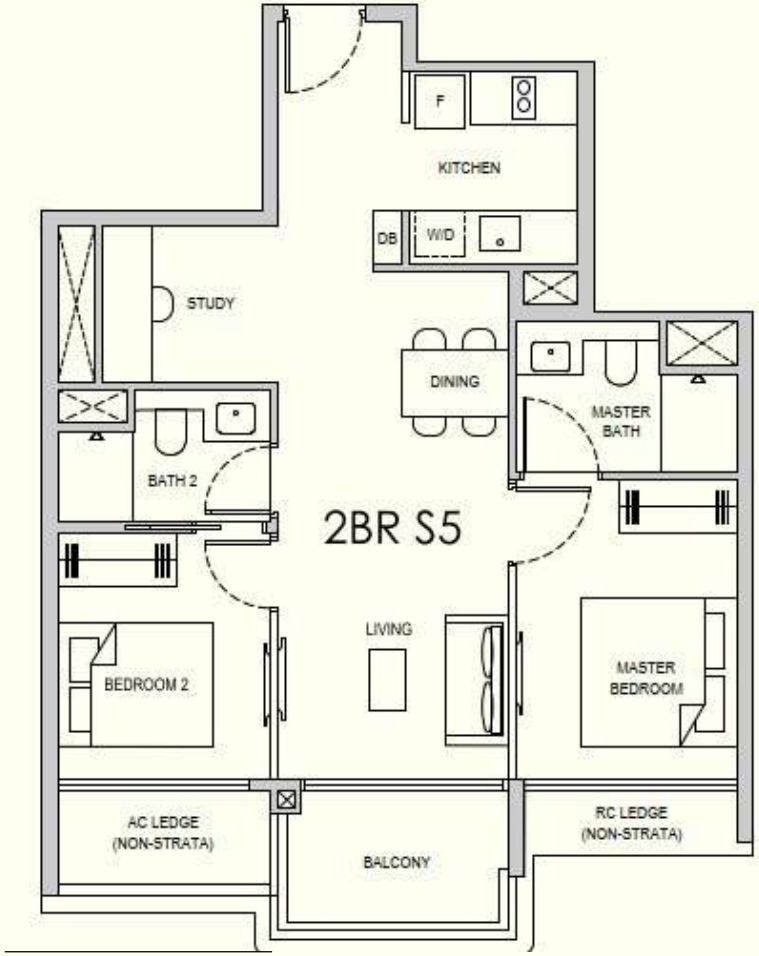
**TYPE 2BR S5**
68 sqm / 732 sqft

#01-29 to #08-29
#10-29 to #16-29

#01-37 to #08-37
#10-37 to #16-37

**Unique selling point**

- Designed as a Dumbbell layout for a maximum efficiency and better utilization of space.
- Kitchen alcove is separated from dining space, which hides away the culinary mess.
- Living and Dining are rectangular continuous space, which opens up to the balcony.
- Master bedroom and Common bedroom are spacious enough to fit a king and queen-sized bed, respectively.
- Direct access to common bathroom via common bedroom.
- Additional study room for flexibility
- Provision of 2 bathrooms gives privacy to each bedroom.
- Hackable wall between living and master and common bedroom allows for flexibility of the space.



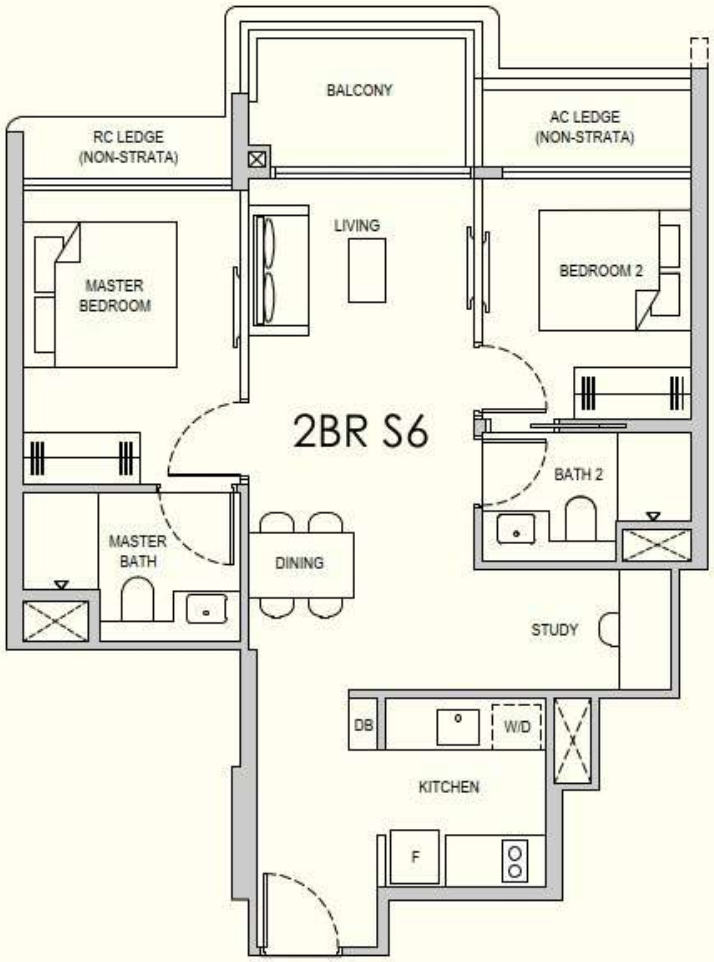
LENTOR GARDENS RESIDENCES 森干伦多花园

# 2-BEDROOM

## TYPE 2BR S6

68 sqm / 732 sqft

#02-34 to #08-34
#10-34 to #16-34




**Unique selling point**

- Designed as a Dumbbell layout for a maximum efficiency and better utilization of space.
- Kitchen alcove is separated from dining space, which hides away the culinary mess.
- Living and Dining are rectangular continuous space, which opens up to the balcony.
- Master bedroom and Common bedroom are spacious enough to fit a king and queen-sized bed, respectively.
- Direct access to common bathroom via common bedroom.
- Additional study room for flexibility
- Provision of 2 bathrooms gives privacy to each bedroom.
- Hackable wall between living and master and common bedroom allows for flexibility of the space.

# 3 BEDROOM DELUXE

LENTOR GARDENS RESIDENCES

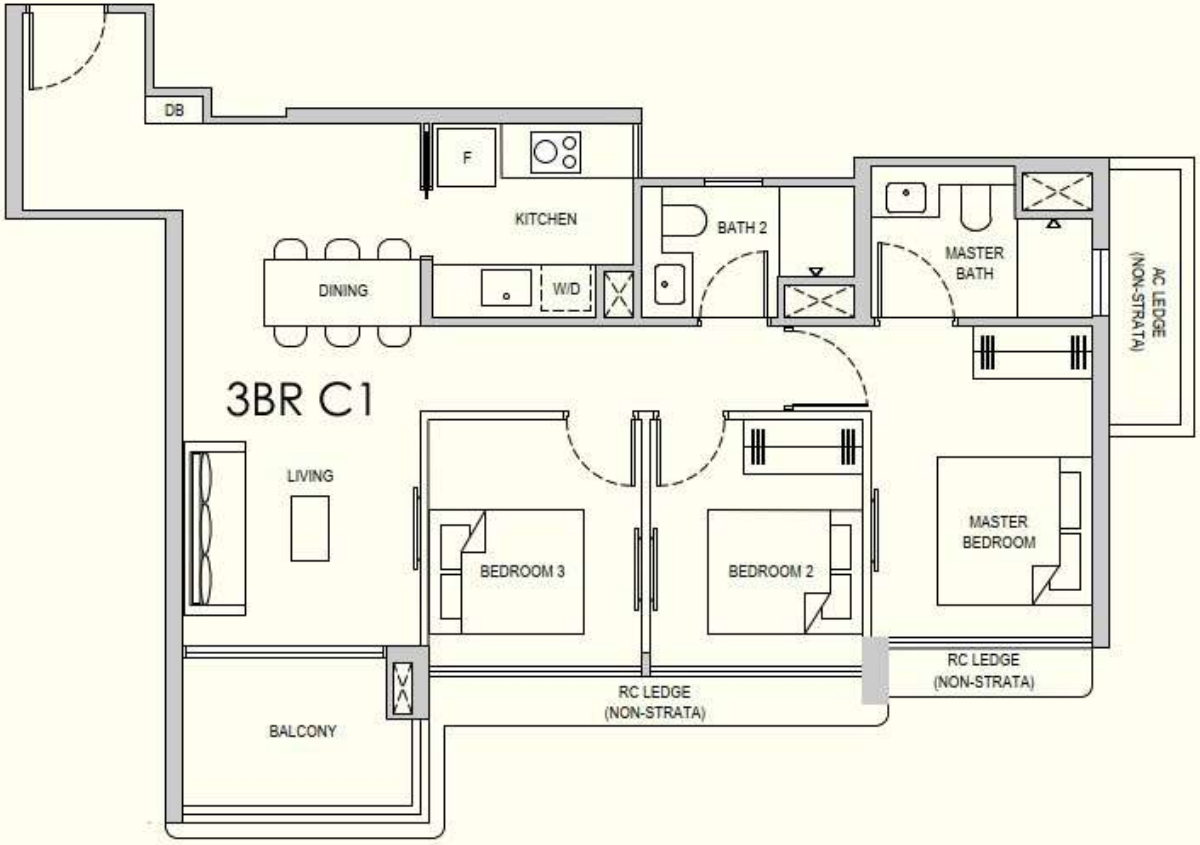
## 3-BEDROOM

**TYPE 3BR C1**
81 sqm / 872 sqft

#01-28 to #08-28
#10-28 to #16-28

**Unique selling point**

- 3-bedroom unit – Wide frontage Living, Dining and kitchen are rectangular continuous space, which opens up to the wide frontage balcony.
- Wet kitchen is naturally ventilated.
- Enclosable Kitchen alcove is separated from dining space, which hides away the culinary mess.
- Naturally ventilated Master and common bathroom.
- Master bedroom and Common bedrooms are spacious enough to fit a king and queen-sized bed, respectively.



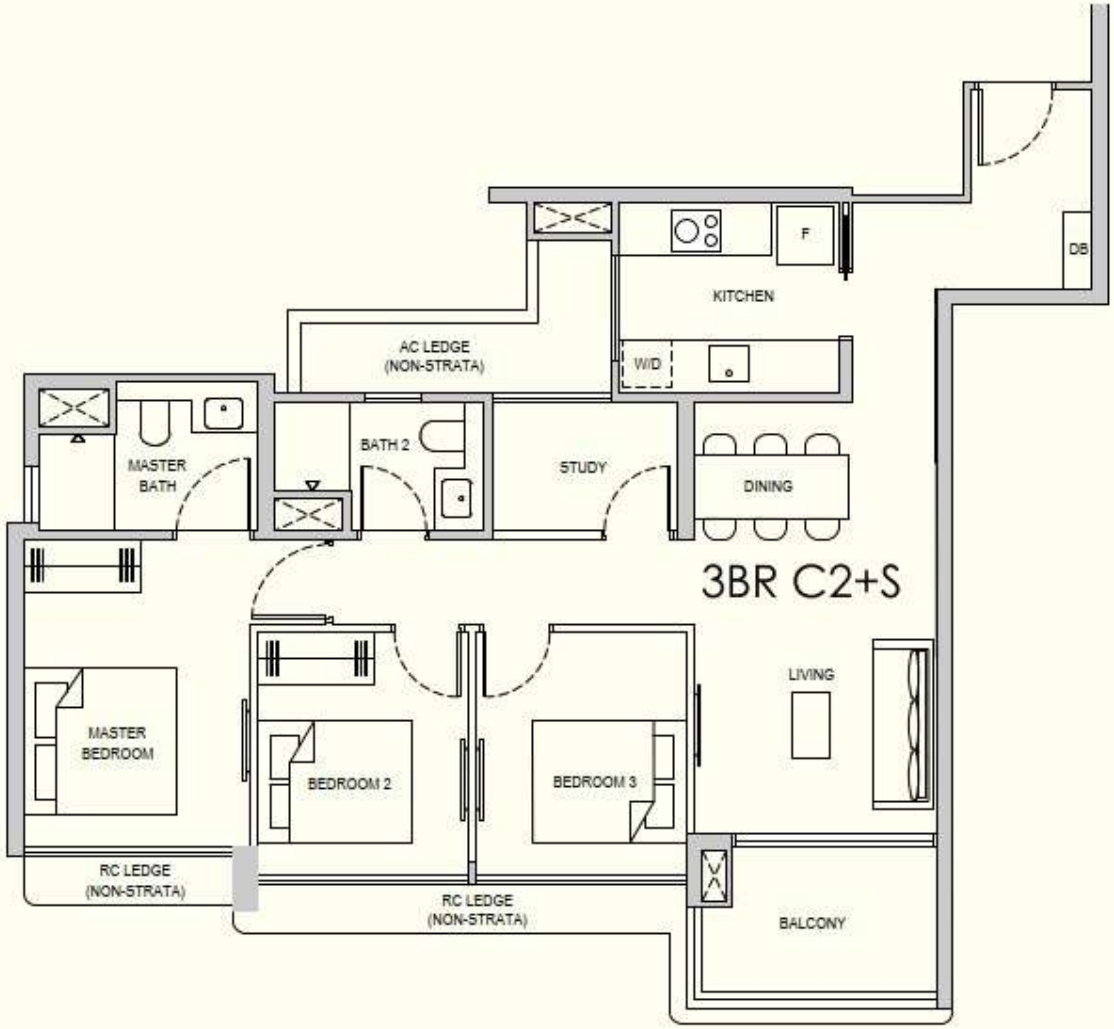
LENTOR GARDENS RESIDENCES 森干伦多花园

# 3-BEDROOM

## TYPE 3BR C2+S

87 sqm / 936 sqft

#01-31 to #08-31
#10-31 to #16-31




**Unique selling point**

- 3-bedroom unit – Wide frontage Living, Dining and kitchen are rectangular continuous space, which opens up to the wide frontage balcony.
- Wet kitchen is naturally ventilated.
- Enclosable Kitchen alcove is separated from dining space, which hides away the culinary mess.
- Naturally ventilated Master and common bathroom.
- Master bedroom and Common bedrooms are spacious enough to fit a king and queen-sized bed, respectively.

# 3 BEDROOM PREMIUM + STUDY

LENTOR GARDENS
RESIDENCES
森干伦多花园

## 3-BEDROOM

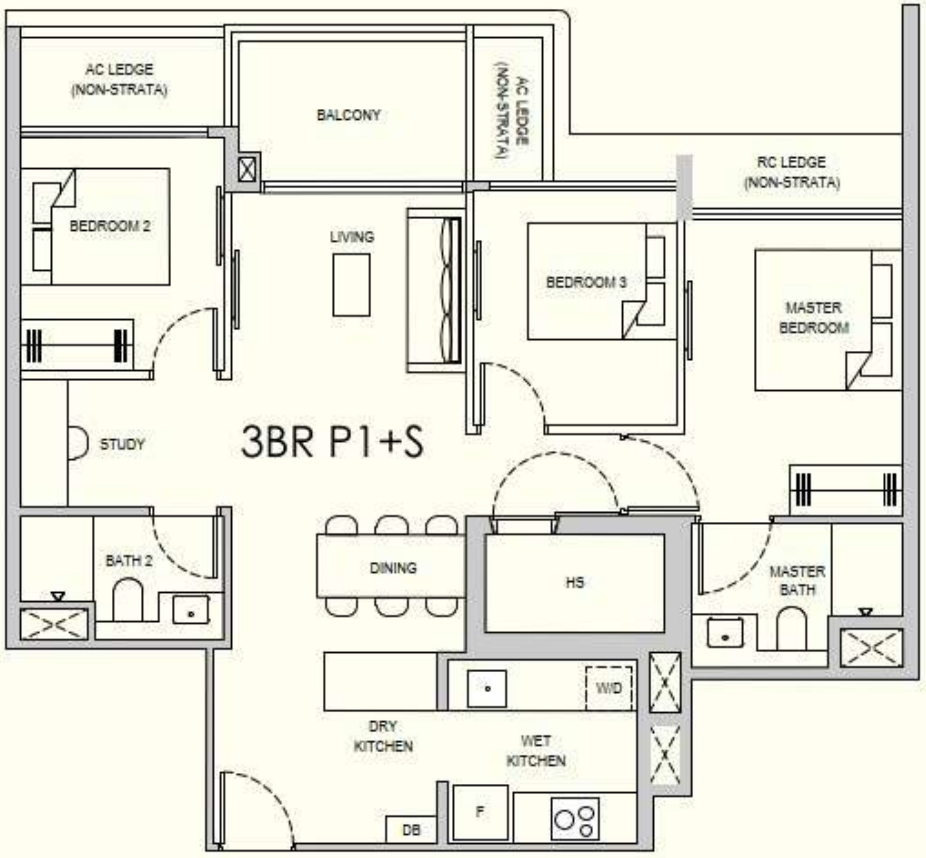
### TYPE 3BR P1+S
90 sqm / 969 sqft

#01-01 to #08-01

#01-08 to #08-08* (Mirror)

**Unique selling point**

- 3-bedroom unit – Wide frontage Living, Dining and Dry kitchen are rectangular continuous space, which opens up to the wide frontage balcony.
- Kitchen alcove is separated from dining space, which hides away the culinary mess.
- Master bedroom and Common bedrooms are spacious enough to fit a king and queen-sized bed, respectively.
- Additional dry kitchen island for culinary enthusiast



LENTOR GARDENS RESIDENCES 森干伦多花园

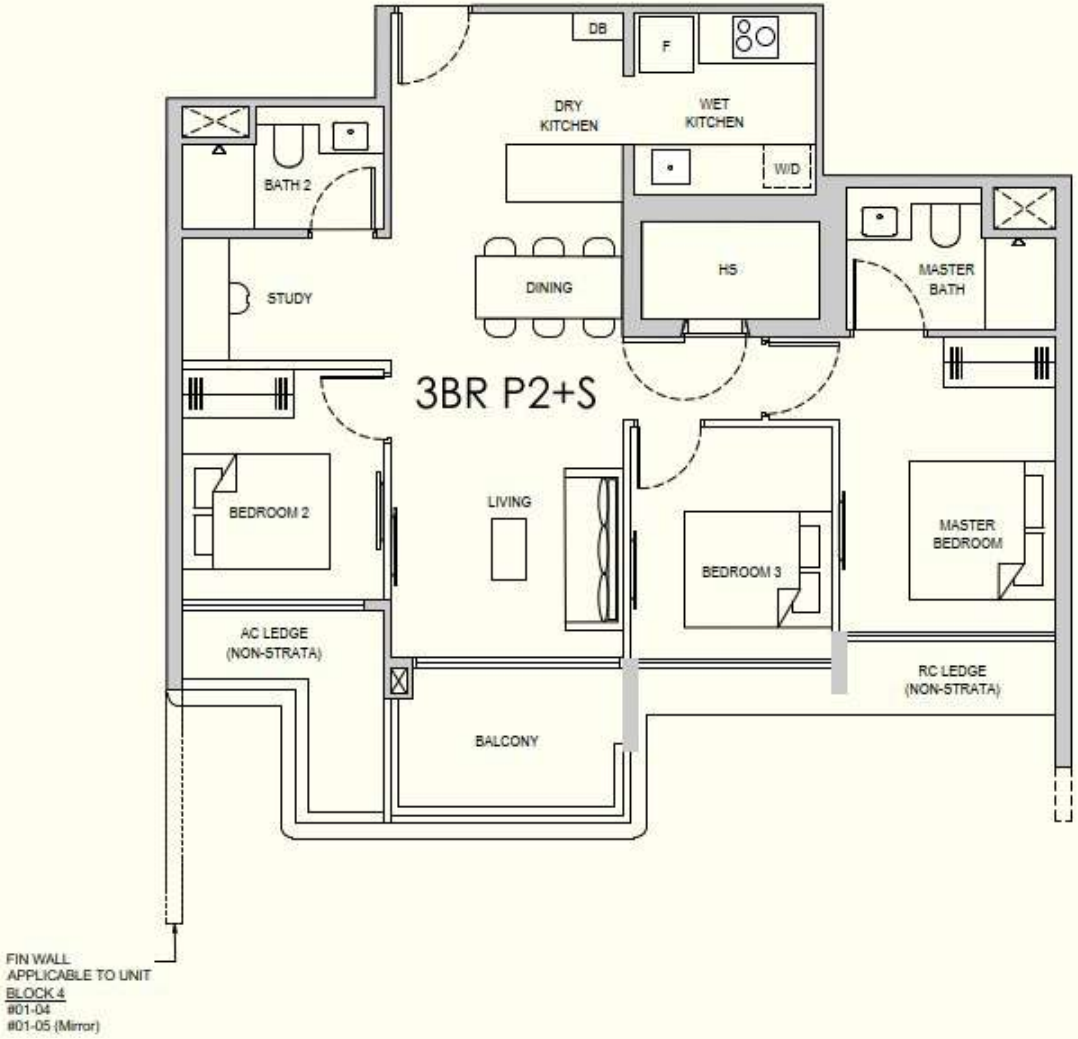
# 3-BEDROOM

## TYPE 3BR P2+S

90 sqm / 969 sqft

#01-04 to #08-04

#01-05 to #08-05* (Mirror)




**Unique selling point**

- 3-bedroom unit – Wide frontage Living, Dining and kitchen are rectangular continuous space, which opens up to the wide frontage balcony.
- Kitchen alcove is separated from dining space, which hides away the culinary mess.
- Additional Study room for greater flexibility
- Master bedroom and Common bedrooms are spacious enough to fit a king and queen-sized bed, respectively.
- Additional dry kitchen island for culinary enthusiast

# 3 BEDROOM PREMIUM

LENTOR GARDENS
RESIDENCES
森干伦多花园

## 3-BEDROOM

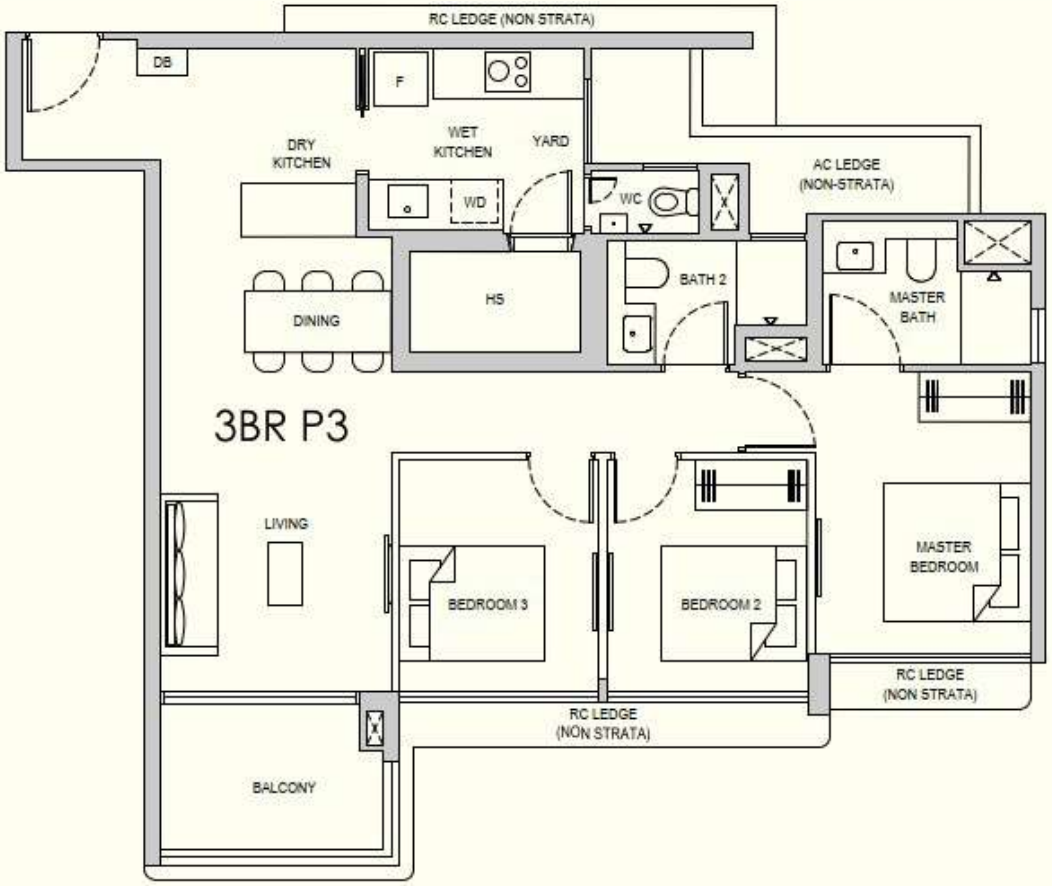
### TYPE 3BR P3
93 sqm / 1001 sqft

#01-02 to #08-02* (Mirror)

#01-07 to #08-07

**Unique selling point**

- 3-bedroom unit – Wide frontage Living, Dining and Dry kitchen are rectangular continuous space, which opens up to the wide frontage balcony.
- Wet kitchen is naturally ventilated.
- Provision of household shelter that able to fit single bed for helper's room has direct access to kitchen and WC.
- Naturally ventilated Master and common bathroom.
- Master bedroom and Common bedrooms are spacious enough to fit a king and queen-sized bed, respectively.
- Additional dry kitchen island for culinary enthusiast



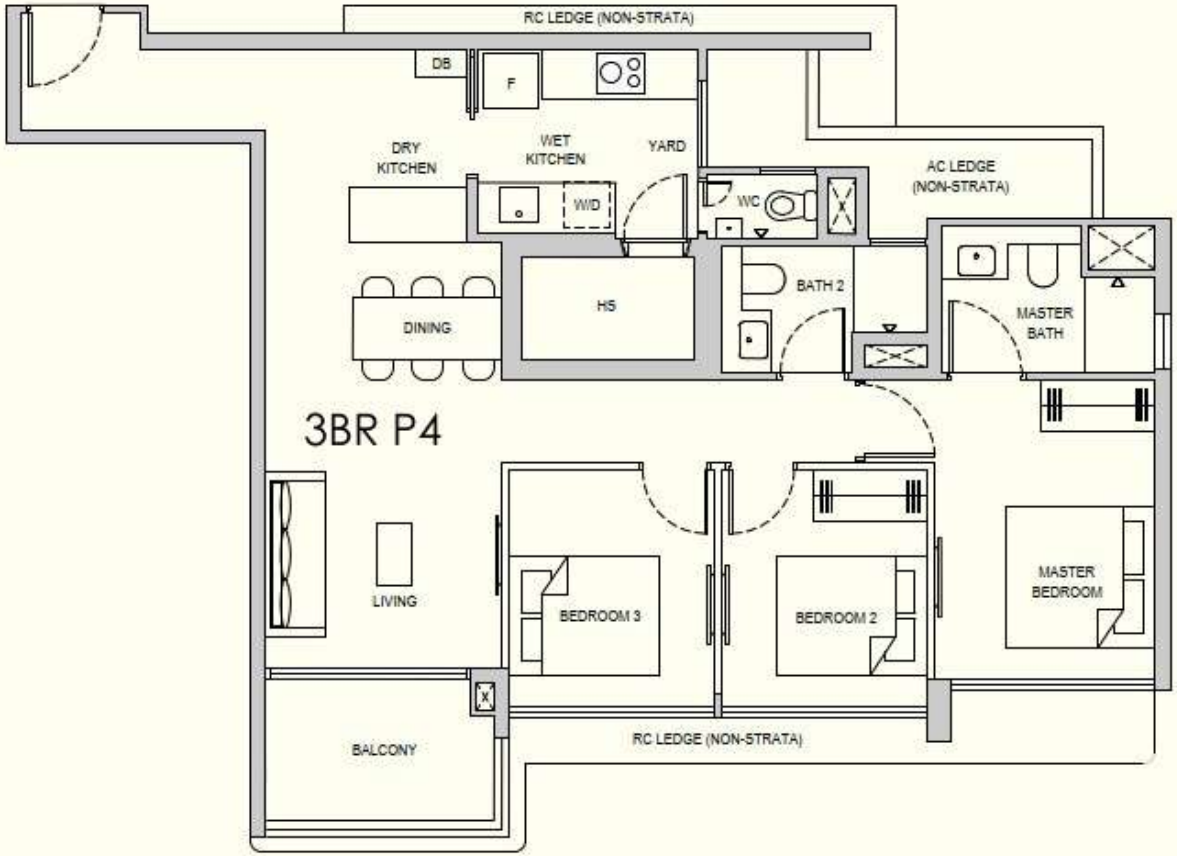
# 3-BEDROOM

## TYPE 3BR P4

93 sqm / 1001 sqft

#01-03 to #08-03

#01-06 to #08-06* (Mirror)




**Unique selling point**

- 3-bedroom unit – Wide frontage Living, Dining and kitchen are rectangular continuous space, which opens up to the wide frontage balcony.
- Wet kitchen is naturally ventilated.
- Naturally ventilated Master and common bathroom.
- Provision of household shelter that able to fit single bed for helper's room
- Master bedroom and Common bedrooms are spacious enough to fit a king and queen-sized bed, respectively.

# 3 BEDROOM PREMIUM

LENTOR GARDENS RESIDENCES

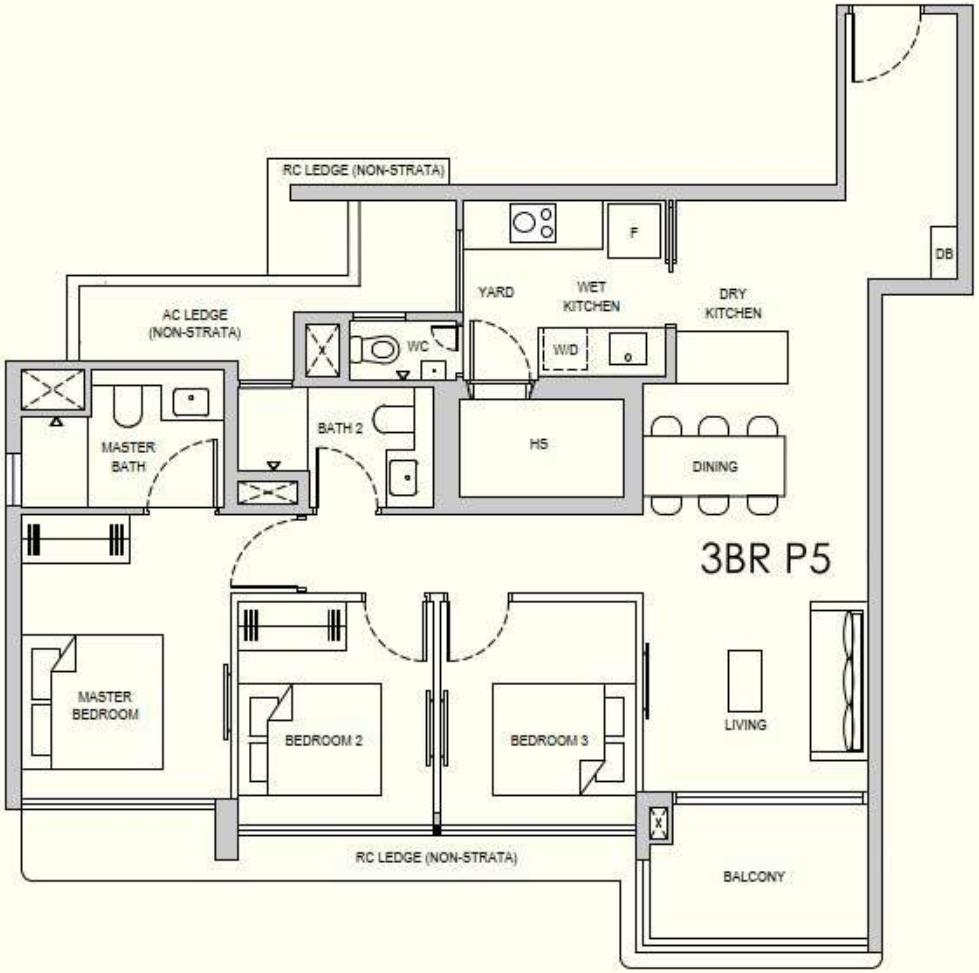
## 3-BEDROOM

**TYPE 3BR P5**
94 sqm / 1012 sqft

#01-11 to #08-11
#10-11 to #16-11

**Unique selling point**

- 3-bedroom unit – Wide frontage Living, Dining and Dry kitchen are rectangular continuous space, which opens up to the wide frontage balcony.
- Wet kitchen is naturally ventilated.
- Provision of household shelter that able to fit single bed for helper's room has direct access to kitchen and WC.
- Naturally ventilated Master and common bathroom.
- Master bedroom and Common bedrooms are spacious enough to fit a king and queen-sized bed, respectively.



LENTOR GARDENS RESIDENCES 森干伦多花园

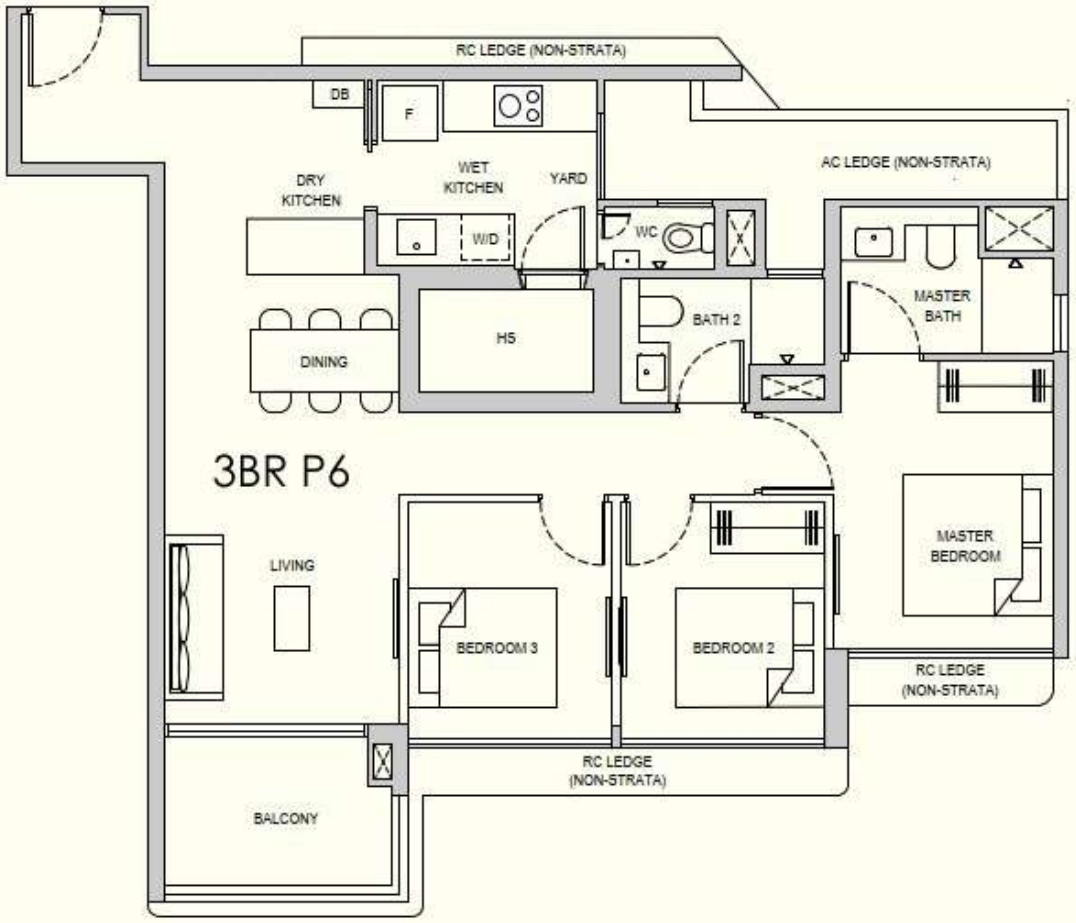
# 3-BEDROOM

## TYPE 3BR P6

93 sqm / 1001 sqft

#01-35 to #08-35* (Mirror)
#10-35 to #16-35* (Mirror)

#01-36 to #08-36
#10-36 to #16-36




**Unique selling point**

- 3-bedroom unit – Wide frontage Living, Dining and kitchen are rectangular continuous space, which opens up to the wide frontage balcony.
- Wet kitchen is naturally ventilated
- Naturally ventilated Master and common bathroom.
- Master bedroom and Common bedrooms are spacious enough to fit a king and queen-sized bed, respectively.
- Provision of household shelter that able to fit single bed for helper's room has direct access to kitchen and WC.

# 4 BEDROOM DELUXE

LENTOR GARDENS RESIDENCES

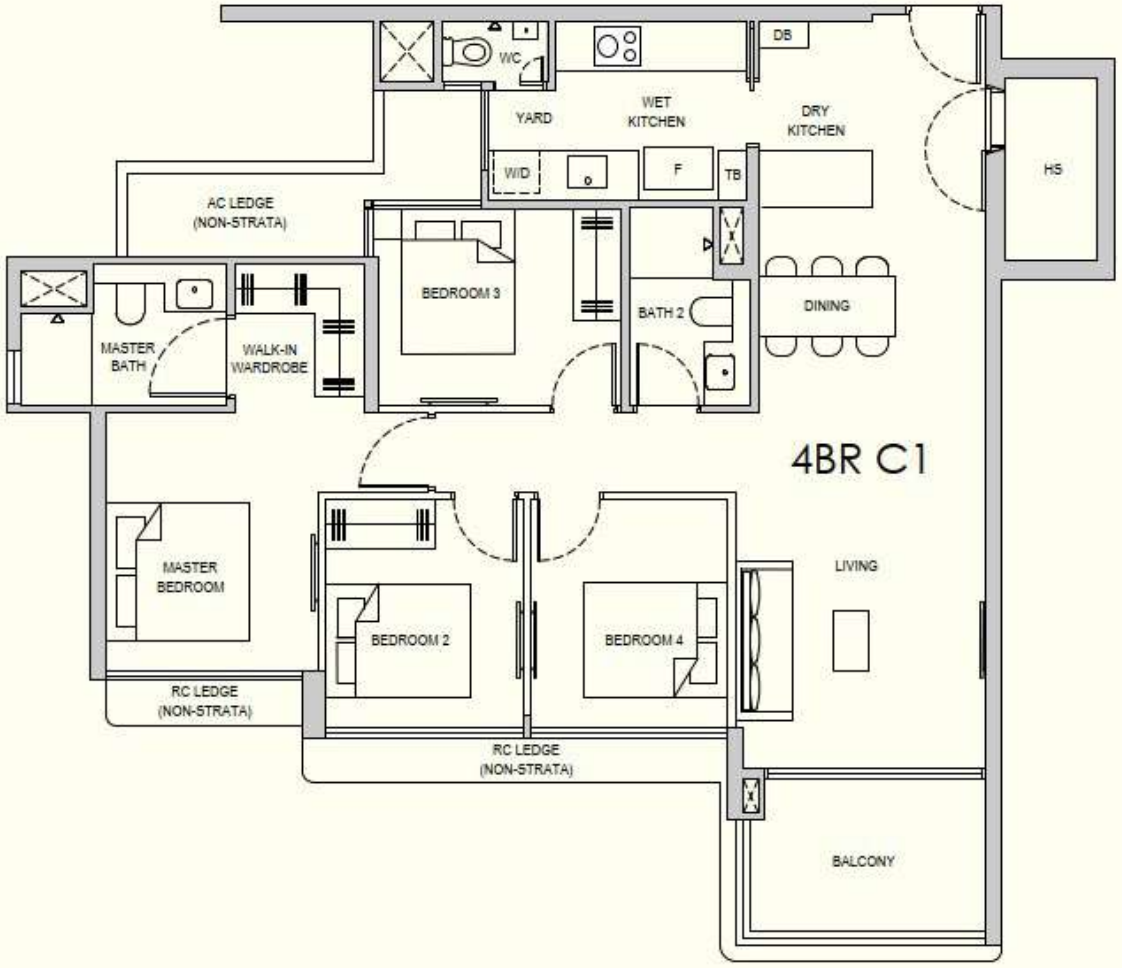
## 4-BEDROOM

TYPE 4BR C1
110 sqm / 1184 sqft

#01-22 to #08-22
#10-22 to #16-22

**Unique selling point**

- 4-bedroom unit – Wide frontage Living, Dining and Dry kitchen are rectangular continuous space, which opens up to the wide frontage balcony.
- Wet kitchen is naturally ventilated and has direct access to Yard and WC.
- Naturally ventilated Master bathroom.
- Additional dry kitchen island for culinary enthusiast
- Master bedroom and Common bedrooms are spacious enough to fit a king and queen-sized bed, respectively.
- Master bedroom with walk-in wardrobe provision.



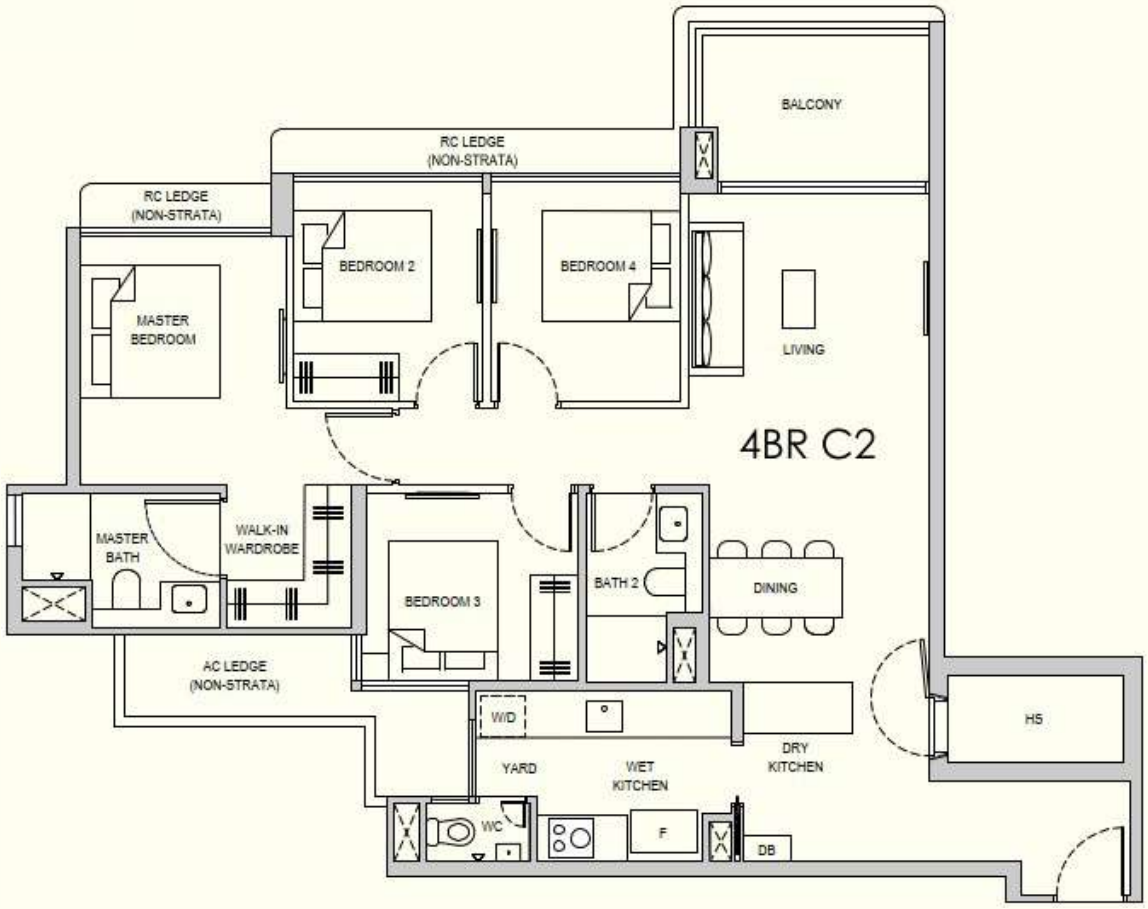
# 4-BEDROOM

## TYPE 4BR C2
110 sqm / 1184 sqft

#01-12 to #08-12
#10-12 to #16-12

#01-17 to #08-17* (Mirror)
#10-17 to #16-17* (Mirror)

#01-18 to #08-18
#10-18 to #16-18




**Unique selling point**

- 4-bedroom unit – Wide frontage Living, Dining and Dry kitchen are rectangular continuous space, which opens up to the wide frontage balcony.
- Wet kitchen is naturally ventilated and has direct access to Yard and WC.
- Naturally ventilated Master bathroom.
- Master bedroom and Common bedrooms are spacious enough to fit a king and queen-sized bed, respectively.
- Master bedroom with walk-in wardrobe provision.
- Additional dry kitchen island for culinary enthusiast

# 4 BEDROOM PREMIUM

LENTOR GARDENS RESIDENCES 森干伦乡花园

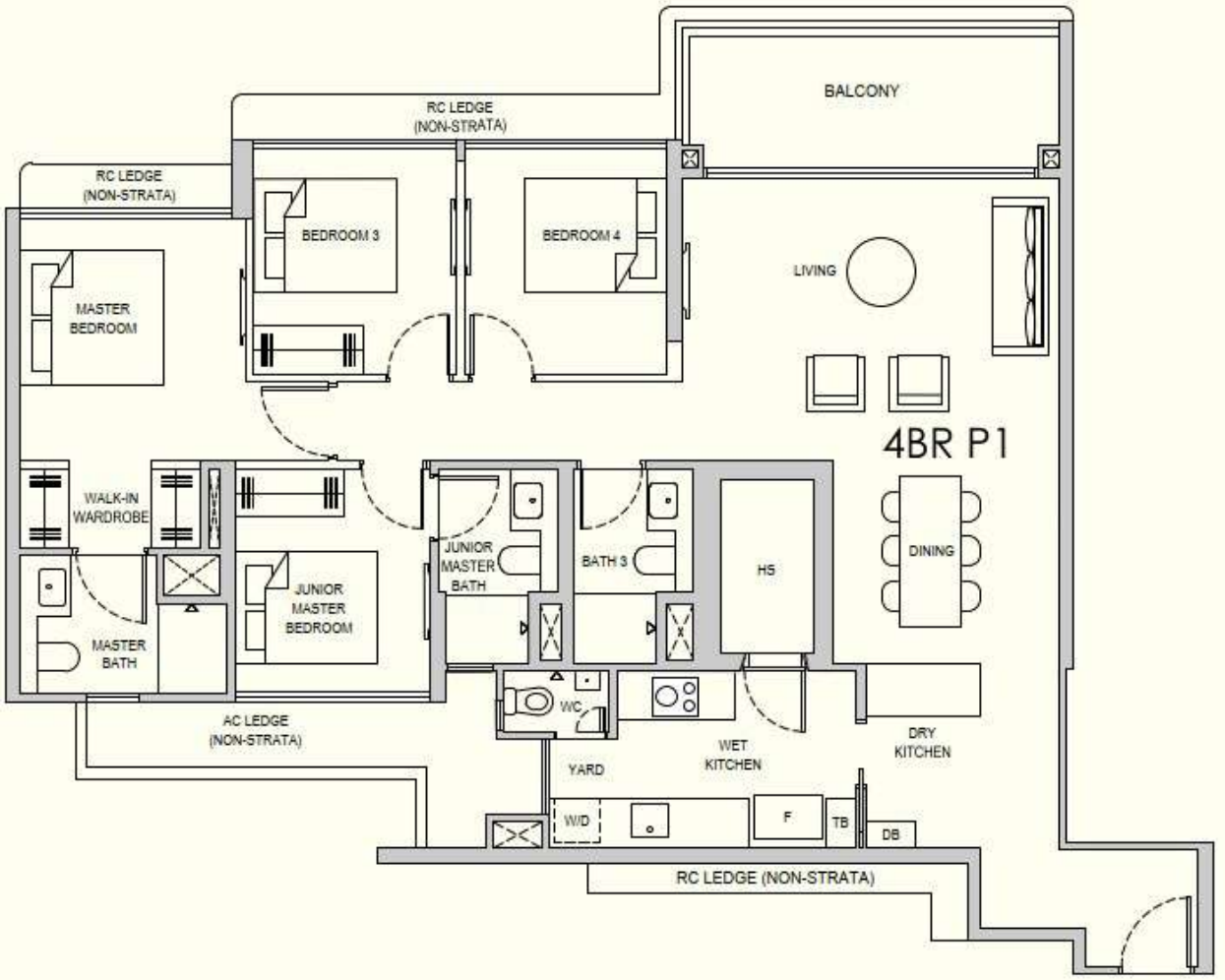
## Unique selling point

- 4-bedroom unit – Wide frontage Living, Dining and Dry kitchen are rectangular continuous space, which opens up to the wide frontage balcony.
- Enclosable Wet kitchen is naturally ventilated and has direct access to Yard and WC.
- Provision of household shelter that able to fit single bed for helper's room or store.
- Junior Master Bedroom with attached bathroom.
- Naturally ventilated Master and Junior master bathroom.
- Master bedroom and Common bedrooms are spacious enough to fit a king and queen-sized bed, respectively.
- Master bedroom with walk-in wardrobe provision.
- Additional dry kitchen island for culinary enthusiast

## 4-BEDROOM

TYPE 4BR P1
126 sqm / 1356 sqft

#01-32 to #08-32
#10-32 to #16-32



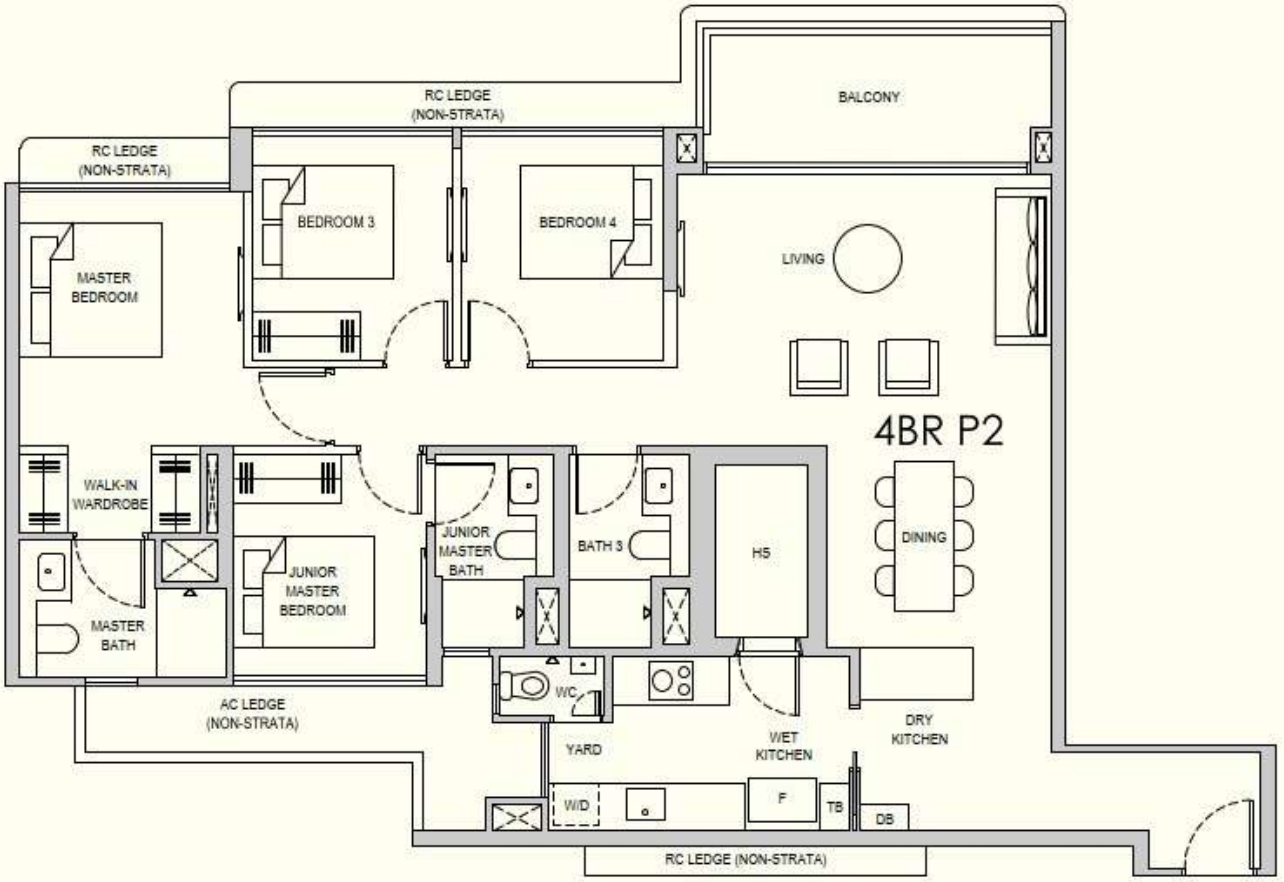
# 4-BEDROOM

## TYPE 4BR P2

125 sqm / 1346 sqft

#01-23 to #08-23
#10-23 to #16-23

#01-27 to #08-27* (Mirror)
#10-27 to #16-27* (Mirror)




**Unique selling point**

- 4-bedroom unit – Wide frontage Living, Dining and Dry kitchen are rectangular continuous space, which opens up to the wide frontage balcony.
- Enclosable Wet kitchen is naturally ventilated and has direct access to Yard and WC.
- Naturally ventilated Master and Junior master bathroom.
- Provision of household shelter that able to fit single bed for helper's room or store.
- Master bedroom and Common bedrooms are spacious enough to fit a king and queen-sized bed, respectively.
- Master bedroom with walk-in wardrobe provision.
- Additional dry kitchen island for culinary enthusiast

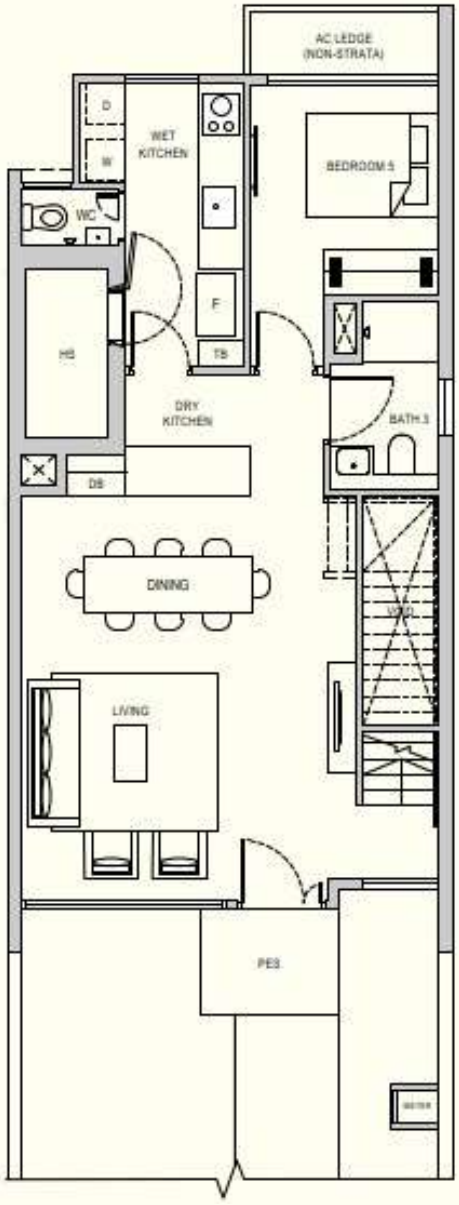
# STRATA TERRACE HOUSE

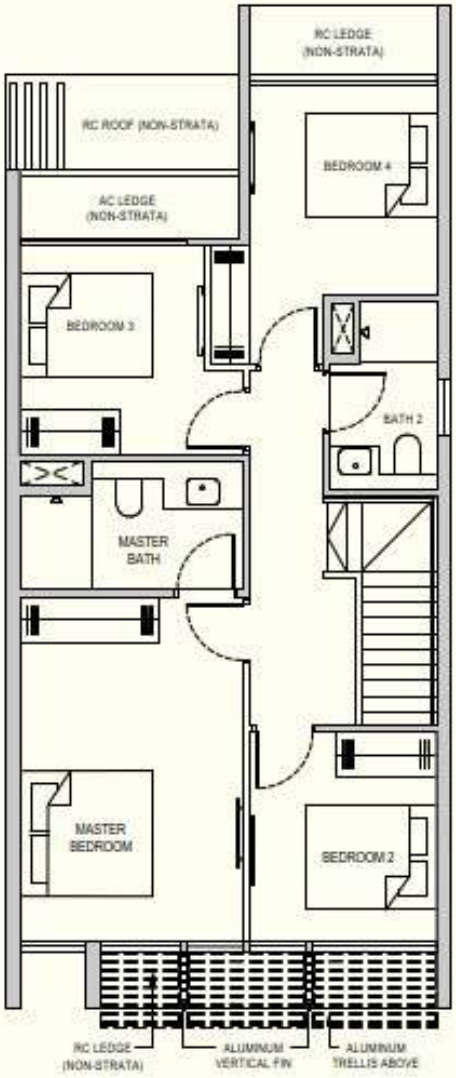
LENTOR GARDENS
RESIDENCES
森下论多花园

## TERRACE

### TERRACE 1
139 sqm / 1496 sqft

#72



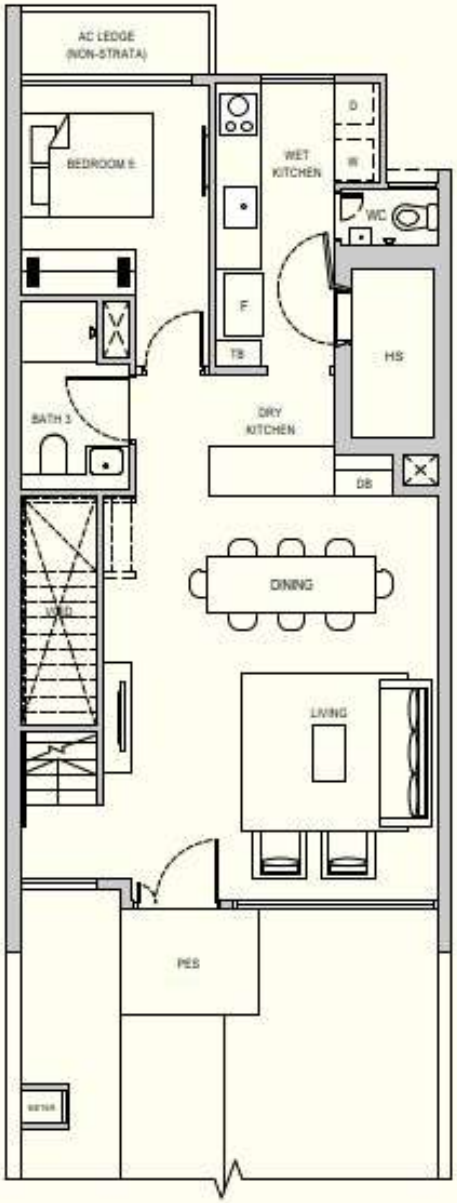


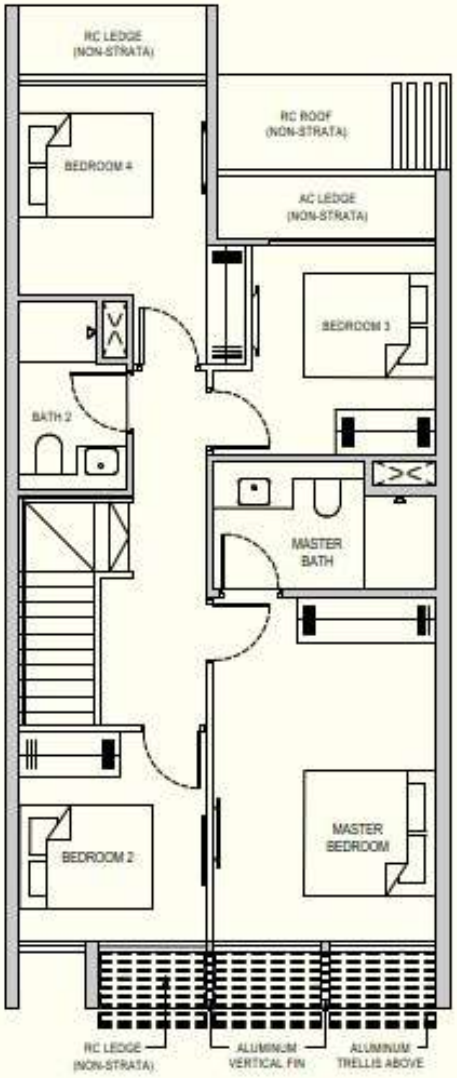

LENTOR GARDENS
RESIDENCES
森干伦多花园

# TERRACE

## TERRACE 2
139 sqm / 1496 sqft

#70



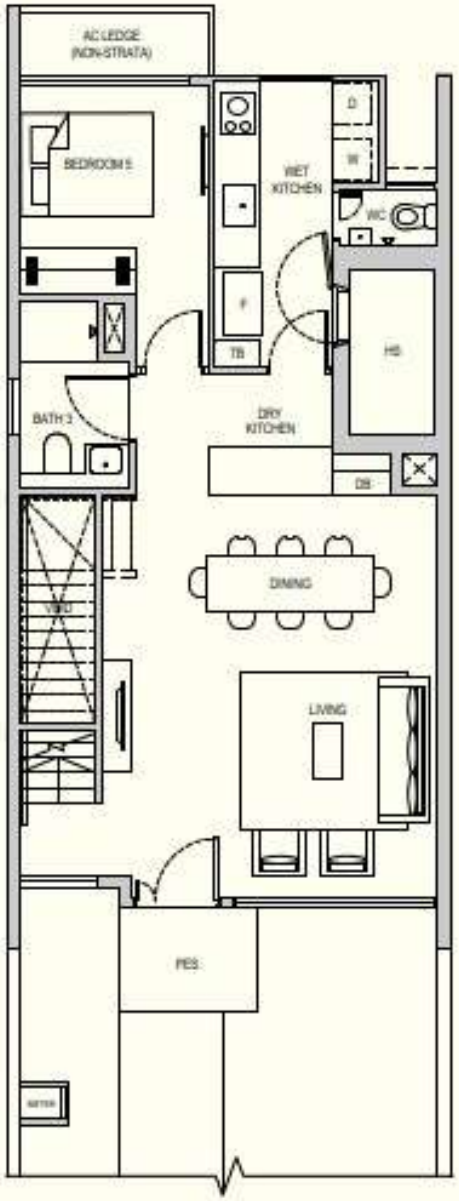



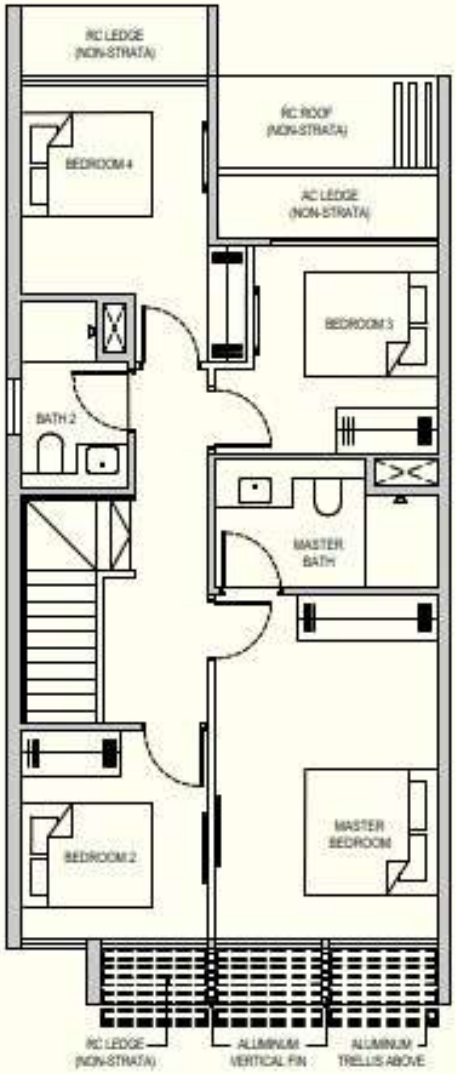



# STRATA TERRACE HOUSE

LENTOR GARDENS
RESIDENCES
森干伦多花园

## TERRACE







### TERRACE 3
139 sqm / 1496 sqft

#68

LENTOR GARDENS
RESIDENCES
鑫 丰 伦 多 花 园

# Project Unique Selling Point

# USP

LENTOR GARDENS RESIDENCES
森丰伦多花园

**Investment & Location**

- **$350+ PSF lower land cost** than the latest Lentor parcel, providing strong value protection.
- **Walking distance** to Lentor MRT.
- **Directly borders** Future Hillock Park, Linear Park, and Green Link.

**Architecture & Site Design**

- **Non-PPVC project in Lentor:** Features hackable internal walls for flexibility.
- **100% park or pool views:** Zero units face undesirable directions.
- **Lentor's longest pool footprint:** Features a 75m Skyline Pool and 50m Lap Pool.

**Unit Efficiency**

- **Dumbbell layout:** Eliminates hallway waste; positions bedrooms on opposite sides for maximum privacy.
- **Continuous living & dining:** Straight rectangular layout opening directly to the balcony.
- **True-sized rooms:** Easily fits a King bed in the master and a Queen bed in the common room.
- **Smart niches:** Separated kitchen alcove to hide cooking mess, plus a dedicated study/library nook.

**Amenities & Conveniences**

- **On-site shops & childcare:** Integrated commercial retail shops and an Early Childhood Development Centre for doorstep convenience.
- **Full-scale facilities:** Includes a full tennis court, yoga studio, gym, and clubhouse.

**Strata Landed Exclusivity**

- **Only Lentor project with terrace houses:** The sole development in the entire enclave to offer highly coveted and affordable strata terrace units.