
OFFICIAL MARKETING AGENCY
Huttons
SINGAPORE'S LARGEST
PRIVATE REAL ESTATE AGENCY
ESTATE AGENT LICENCE NO.: L3008899K
LENTOR GARDENS
RESIDENCES
The only Lentor address to unite strata landed residences, curated daily conveniences, and childcare centre, seamlessly integrated at your doorstep.
Proven demand at Lentor Precinct, only ~ 1% units of 2,954 units remain.
Discover the refined charm of Lentor Gardens Residences.
Source: Huttons Super App

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THE DEVELOPER

KINGSFORD
鑫丰地产

A TRUSTED BUILDER OF EXCELLENCE AND QUALITY

The Kingsford Group (the "Group") is a premier property developer with established markets in China, Singapore and Australia. In Singapore, the Group has delivered several notable projects, including Kingsford Hillview Peak, Kingsford Waterbay and Normanton Park. The Group's ongoing projects include 142-unit The Hill @ One-North, 916-unit Chuan Park and 937-unit One Marina Gardens.

In recognition of its achievements on various fronts, the Group has received the Singapore Prestige Brand Award – Global Brands in 2019. The Group has also won awards at the PropertyGuru Asia Property Awards (Singapore), such as Best Mega-Scale Condo Development and Best Mega-Scale Condo Landscape Architectural Design for Normanton Park in 2021, as well as Best Transnational Developer, Best Mega Scale Condo Development for Chuan Park and Best Boutique Condo Development for The Hill @ One-North in 2024.













Winner, SPBA - Global Brands



Artist's Impression

ONE MARINA GARDENS



Artist's Impression

CHUAN PARK



Artist's Impression

THE HILL @ ONE-NORTH



Artist's Impression

KINGSFORD WATERBAY



Artist's Impression

NORMANTON PARK



Artist's Impression

KINGSFORD HILLVIEW PEAK

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LOCATION



Source: URA, Huttons Super App

Situated along Lentor Gardens, this 222,161 sqft development features 499 units from 2- to 4-bedroom layouts, including 3 strata terraces, across low- to mid-rise blocks of up to 16 storeys. Enjoy added convenience with an on-site childcare centre and 3 retail shops.

Driven by proximity to Lentor MRT (TEL 5) and continued residential, retail, and green developments, Lentor has seen strong buyer demand, with only about 28 of 2,954 units (1%) remaining unsold as of 23 April 2026, highlighting its growing appeal to both homeowners and investors.

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AMENITIES



Lentor Modern Mall

Artist's Impression
Source: URA

From everyday essentials to leisure and dining, residents of Lentor Gardens Residences enjoy seamless convenience with Lentor Modern Mall, AMK Hub, and Junction 8 just minutes away, bringing a complete lifestyle experience right to your doorstep.

Perfectly positioned within a vibrant enclave, Lentor Gardens Residences invites you to explore the best of the district, from charming neighbourhood shops in Ang Mo Kio to gourmet cafés, local flavors and trendy dining spots in Bishan and Thomson Plaza.



Thomson Plaza

Source: LinkREIT



AMK Hub

Source: LinkREIT

Lentor Gardens Shops
~ 1 min walk

Lentor Modern Mall
~ 7 mins walk

Thomson Plaza
~ 9 mins drive

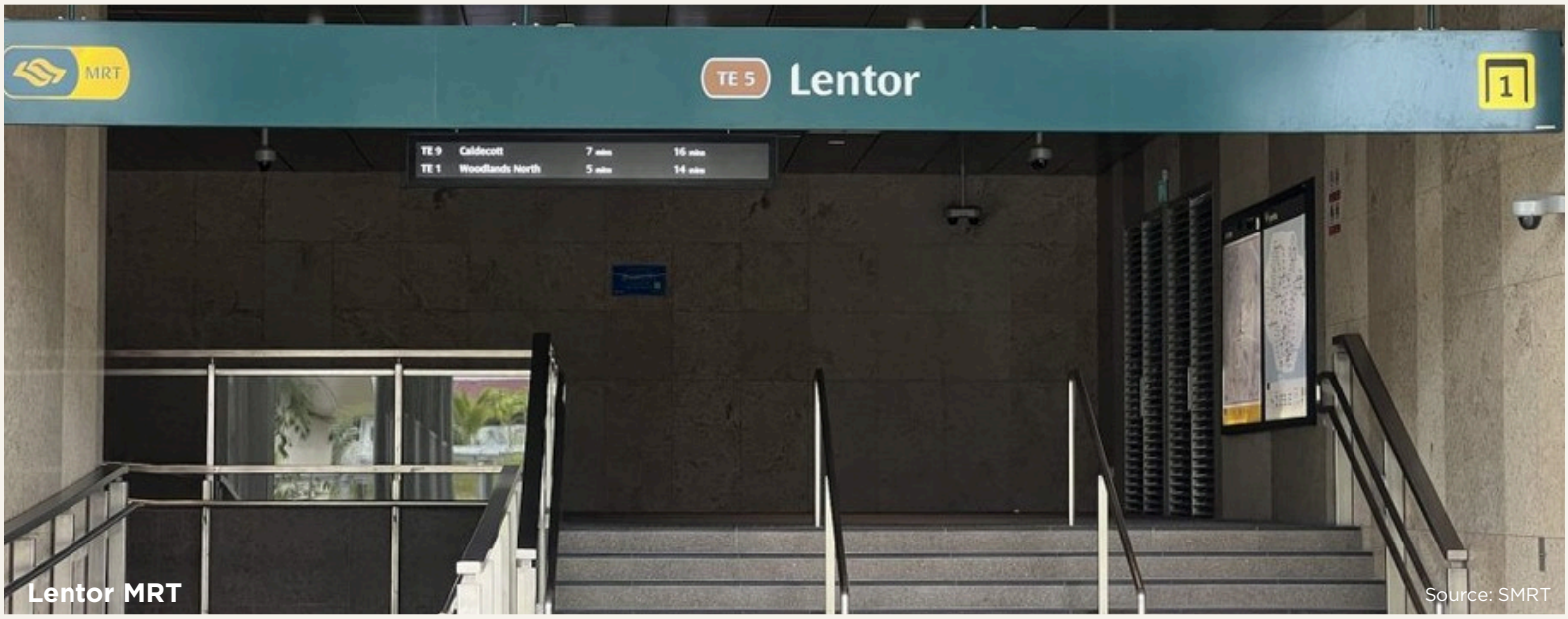
Springleaf Eateries
~ 9 mins drive

Ang Mo Kio Hub
~10 mins drive

Junction 8
~ 15 mins drive

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CONNECTIVITY



Lentor MRT

Source: SMRT

Just a 7-min walk from Lentor Gardens Residences to Lentor MRT (TEL 5), placing you on a single line that directly connects Singapore's key landmarks. The TEL runs as a straight spine from the North → Orchard → CBD → Marina Bay → East Coast — putting everything within seamless reach from Lentor.

Drivers also enjoy quick access to CTE, SLE and the upcoming North–South Corridor.



Source: LTA

The Future North-South Corridor


Source: LTA


Source: LTA

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PARKS & RECREATION



Upcoming Hillock Park

Artist's Impression
Source: URA

Living in Lentor Gardens Residences is like being immersed in verdant nature itself. With the upcoming Hillock Park at the heart of the estate, this new green oasis will seamlessly blend into the residential landscape, offering scenic walking trails, elevated boardwalks, and pockets of tranquil rest spots.

Beyond that, it is just a short distance from larger natural treasures such as Lower Peirce Reservoir Park, Upper Thomson Nature Park, and the Central Catchment Nature Reserve, perfect for weekend hikes, wildlife spotting, or peaceful morning jogs beneath the canopy. Living in Lentor Gardens Residences promises natural serenity right at your doorstep.

Upcoming Hillock Park
~ 1 min walk

Lower Peirce Reservoir Park
~ 10 mins drive

Upper Thomson Nature Park
~ 7 mins drive

Central Catchment Nature Reserve
~ 15 mins drive

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EDUCATION


Anderson Primary School Source: MOE

Upcoming Childcare Centre
~ 1 min walk

Anderson Primary School
~ 4 mins drive

CHIJ St. Nicholas Girls' School
~ 4 mins drive

Presbyterian High School
~ 7 mins drive

Lentor Gardens Residences is nestled within an established educational enclave, offering families the rare advantage of growing alongside their children's academic journey.

From reputable primary schools such as Anderson Primary School and CHIJ St. Nicholas Girls' School, to esteemed secondary institutions like Presbyterian High School, the area continues to support higher education with Eunoia Junior Colleage, Nanyang Polytechnic, ITE College Central (Ang Mo Kio), and Anderson–Serangoon Junior College nearby.

This seamless progression from preschool through primary, secondary, and tertiary education makes Lentor an ideal ground for families seeking long-term stability, convenience, and a future-focused living environment where every stage of learning is well supported.



CHIJ St. Nicholas Girls' School Source: MOE


Presbyterian High School Source: MOE

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PROJECT INFO

Tenure	99-Year Leasehold
District	26
Site Area	20,639.4 sqm | 222,161 sqft
Plot Ratio	2.1
Maximum GFA	43,343 sqm | 466,540 sqft
Proposed Total No. of Units	499
Proposed Total No. of Blocks	4
Proposed No. of Storey	3 blocks of 16-storey, 1 block of 8-storey residential flats and 3 units of 2-storey strata terrace
Planning Area	Ang Mo Kio Planning Area
Unit Type	2-Bed 2-Bath: 646 - 732 sqft* 3-Bedroom: 872 - 1,012 sqft* 4-Bedroom: 1,184 - 1,356 sqft* 3 Strata Terraces: 1,496 sqft* 3 Shops: 463 & 474 sqft*
Expected Date of Completion	1st Quarter 2029

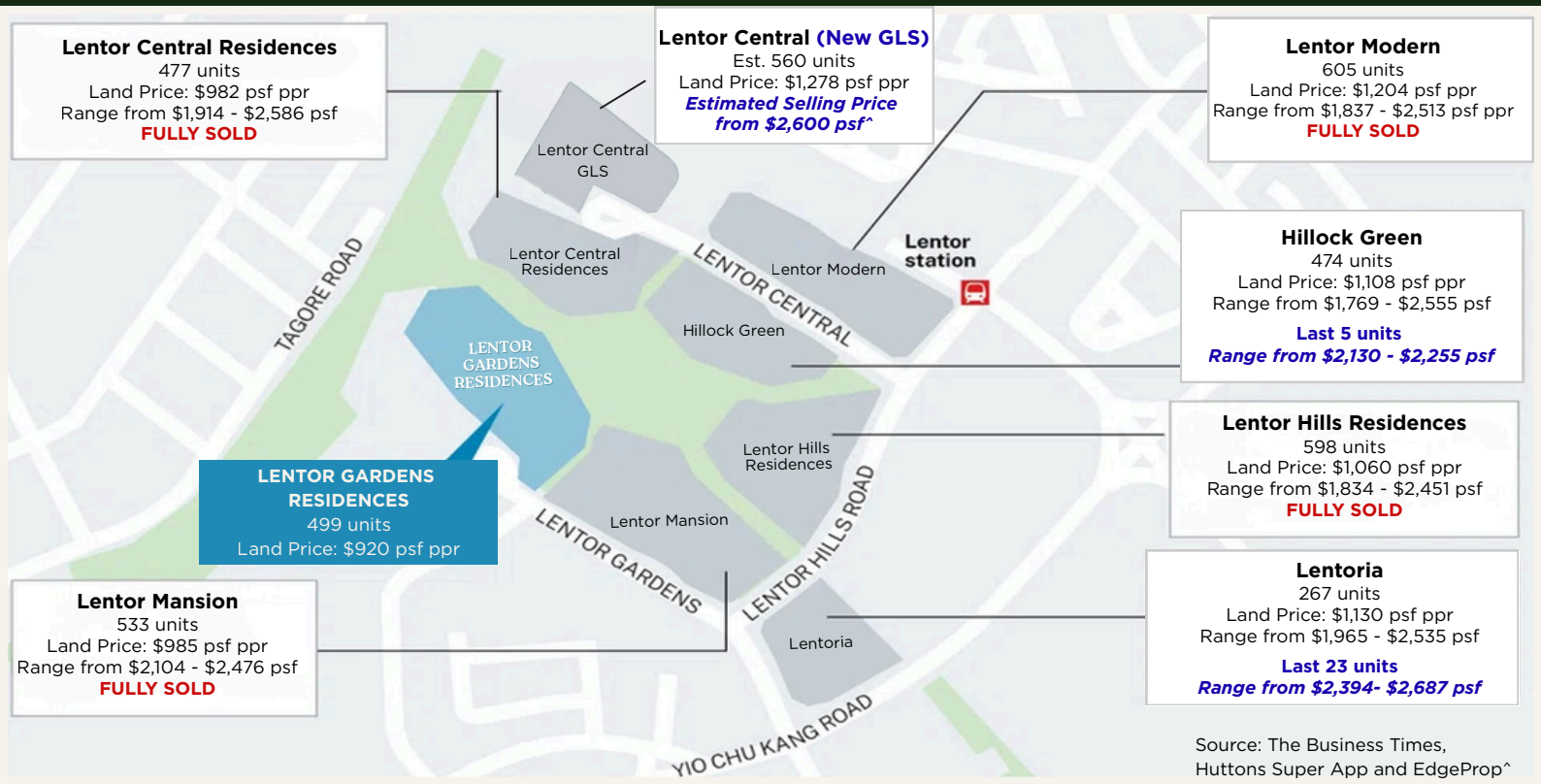
PROJECT TEAM

Developer	Kingsford Lentor Project Pte Ltd
Architect	P&T Consultants Pte Ltd
Landscape Architect	Ecoplan Asia Pte Ltd
Builder	QJI – GCC Joint Venture

**Estimate sizes, subject to change.*

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PROVEN DEMAND UNDERSCORES LENTOR GARDENS RESIDENCES' STRATEGIC ADVANTAGE



Source: The Business Times, Huttons Super App and EdgeProp^

Robust demand is evident across the Lentor precinct, with most new launches fully sold despite higher land and launch prices.

- 5 out of 7 Lentor developments are **FULLY SOLD,** including Lentor Modern, Lentor Hills Residences, Lentor Central Residences, and Lentor Mansion, many achieved sell-outs shortly after launch.

Why Lentor Gardens Residences stands out distinctly?

- It has the lowest land price in the precinct at $920 psf ppr, compared to surrounding sites acquired at $982–$1,278 psf ppr.
- This lower land cost translates into more attractive entry pricing and stronger value positioning for buyers.
- With 499 units, it strikes a balanced scale- large enough for full facilities, yet not overly dense.

Importantly, the strong take-up of earlier Lentor launches has validated buyer confidence in the precinct's transformation, MRT-led connectivity, and long-term growth potential. This creates a proven demand environment rather than speculative optimism.

As remaining choices in Lentor narrow and prices in earlier projects climb into the $2,130–$2,687 psf range, Lentor Gardens Residences is well-positioned to benefit from:

- Spillover demand from buyers who missed earlier launches
- Price catch-up potential as the precinct matures
- Heightened scarcity value as the final few plots are developed

This confirms a track record of success. Lentor Gardens Residences enters the market with the advantage of proven demand, competitive land cost, and a precinct that buyers have already voted for with their wallets.

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UNIQUE SELLING POINTS

Low Land Cost
$920 PSF PPR



Efficient
Layout



Renowned Developer
Kingsford



Walking Distance
to Lentor MRT



Convenient
Amenities





Strong Investment
Potential



Excellent
Connectivity



On-site
Childcare & Shops



Next to Upcoming
Hillock Park &
Linear Park



Attractive
Entry Prices

Target Preview: 04 July 2026

An exclusive unveiling of Lentor Garden Residences' vision, growth, and long-term potential.

Contact Me to Register Your Interest:

Seeking Indication of Interest.

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