SPRINGLEAF RESIDENCE

GuocoLand

Artist's Impression

The First High-Rise Residence Nestled Against the Springleaf Forest

Built on a sprawling land site, Springleaf Residence is a hideaway home nestled against nature, offering unobstructed views of the surrounding greenery.



Artist's Impression

Connected to the City, Immersed in Nature

Here, luxury is defined by wellness.

Springleaf Residence is a calm haven where meaningful connections—with nature, community, heritage, and yourself—are made.

Enjoy the best of both worlds: idyllic nature and seamless access to the city via the Springleaf MRT station on the Thomson-East Coast Line.



GUOCO TOWER &
WALLICH RESIDENCE

REDEFINING
LUXURY LIVING



Guoco Tower is GuocoLand's first integrated mixed development in Singapore. This prominent building is directly linked to the Tanjong Pagar MRT station and features Grade A offices, six levels of premium retail and F&B spaces, 181 prestigious residential homes at Wallich Residence, the Sofitel Singapore City Centre Hotel, and the Urban Park for community events.

Transforming Cityscapes Through Integrated Mixed Developments

Following the success of Guoco Tower, Guoco Midtown is another distinctive integrated mixed development that has rejuvenated the Beach Road district.

It is a progressive and innovative development that anticipates the community's future lifestyles, enhancing street life and redefining the public and working spaces for a new chapter of urban living.



Shaping the Future of Lentor

GuocoLand, together with our joint venture partner Hong Leong Holdings, is shaping the future of Lentor with four distinctive developments: Lentor Modern, Lentor Hills Residences, Lentor Mansion, and Lentor Central Residences. Each embodies our signature touch—grand arrivals, lush landscapes, and highly efficient layouts that enhance liveability.

Anchored by Lentor Modern—an integrated mixed development with a mall and direct MRT access—our vision is to create a vibrant, well-connected, and people-focused precinct. Through thoughtful placemaking and design, we're building not just homes, but a thriving Lentor community.



Artist's Impression

LENTOR MODERN

Timeless Luxury

GuocoLand's portfolio of luxury homes reflects a deep commitment to exceptional quality, thoughtful design, and innovation.

Our Residence series—comprising Wallich Residence, Leedon Residence, Goodwood Residence, and the upcoming Springleaf Residence—embodies GuocoLand's highest expression of luxury living. Each is a meticulously developed landmark, showcasing GuocoLand's capabilities in creating desirable, timeless homes.



GOODWOOD RESIDENCE



LEEDON RESIDENCE

LUXURY REIMAGINED

With Springleaf Residence, GuocoLand pioneers a new kind of luxury—one defined by wellness and a deep connection to nature.

Located in one of Singapore's most biodiverse neighbourhoods, the development borders Springleaf Forest and the Central Catchment Nature Reserve. This unique setting offers residents the rare chance to live alongside nature in a serene and restorative environment.

Springleaf Residence sits on an expansive land site, replete with a wide array of amenities for residents to explore, unwind, and connect. This includes the conserved former Upper Thomson Secondary School, which will be partly revitalised into residential units and communal facilities.

Tucked away in greenery yet less than 2-minute sheltered walk from Springleaf MRT station, Springleaf Residence offers a blend of tranquillity, accessibility, and modern liveability.

Artist's Impression



Springleaf Residence

A 3.2-hectare development with 77% of the land dedicated to landscaping and facilities.

5 RESIDENTIAL TOWERS
25 storeys
909 modern residences
2-to-5 bedroom units

CONSERVED BUILDING
32 exclusive homes
1-to-3 bedroom units
Springleaf Club with
a Gym, Study Room, & Craft Room

LESS THAN 2-MIN SHELTERED WALK TO SPRINGLEAF MRT STATION

UNOBSTRUCTED VIEWS
of the Springleaf Forest &
Central Catchment Nature Reserve

ABUNDANT FACILITIES
125m Running Track
500m Jogging Trail
100m Heritage Trail
3 Multi-function Rooms in the ECA House
Grand Lawn, Taichi Lawn, & Bocce Ball Lawn
Outdoor Classroom
Tennis Court & Recreational Court
9 Cocoons & Pavilions
10 Sky Terraces

LUSH NATIVE LANDSCAPING
730m Native Forest Corridor
240m Native Forest Belt
157 Plant Species, including
123 Native Species

The information herein is current at the time of publication and is subject to change.



“There are similarities between the Springleaf estate and the Lentor Hills estate. Both are in quiet private landed housing enclaves and are directly served by the Thomson-East Coast MRT line. What is different for Springleaf estate is that it is near to and has great views of the forest and nature areas.”

CHENG HSING YAO
GROUP CHIEF EXECUTIVE OFFICER
GUOCOLAND



SPRINGLEAF MRT STATION

CONNECTING WITH EASE

Travel to the City and Beyond

Springleaf Residence is well-connected to the rest of the city via the Thomson-East Coast Line (TEL), with Springleaf MRT station a two-minute sheltered walk away.

NAPIER – 8 STOPS*



SHENTON WAY – 15 STOPS*



MARINE PARADE – 23 STOPS*



TE4 SPRINGLEAF MRT STATION

LESS THAN 2-MIN
SHELTERED WALK

BUKIT CHAGAR (RTS) (U/C)

JOHOR (MALAYSIA)

WOODLANDS NORTH

WOODLANDS

WOODLANDS SOUTH

LENTOR

STEVENS

NAPIER

ORCHARD

GREAT WORLD

HAVELOCK

OUTRAM PARK

MAXWELL

SHENTON WAY

MARINA BAY

MARINA SOUTH (U/C)

GARDENS BY THE BAY

FOUNDERS' MEMORIAL (U/C)

TANJONG RHU

KATONG PARK

TANJONG KATONG

MARINE PARADE

CHANGI AIRPORT TERMINAL 5 (U/C)



WOODLANDS – 2 STOPS



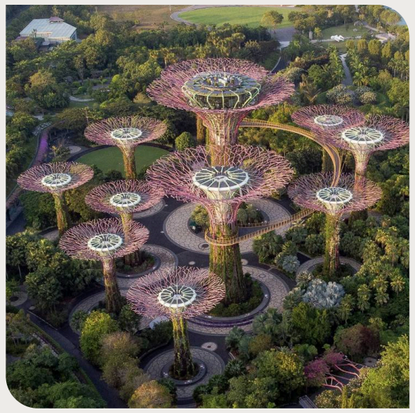
LENTOR – 1 STOP



ORCHARD – 10 STOPS*



MARINA BAY – 16 STOPS*



GARDENS BY THE BAY – 18 STOPS*

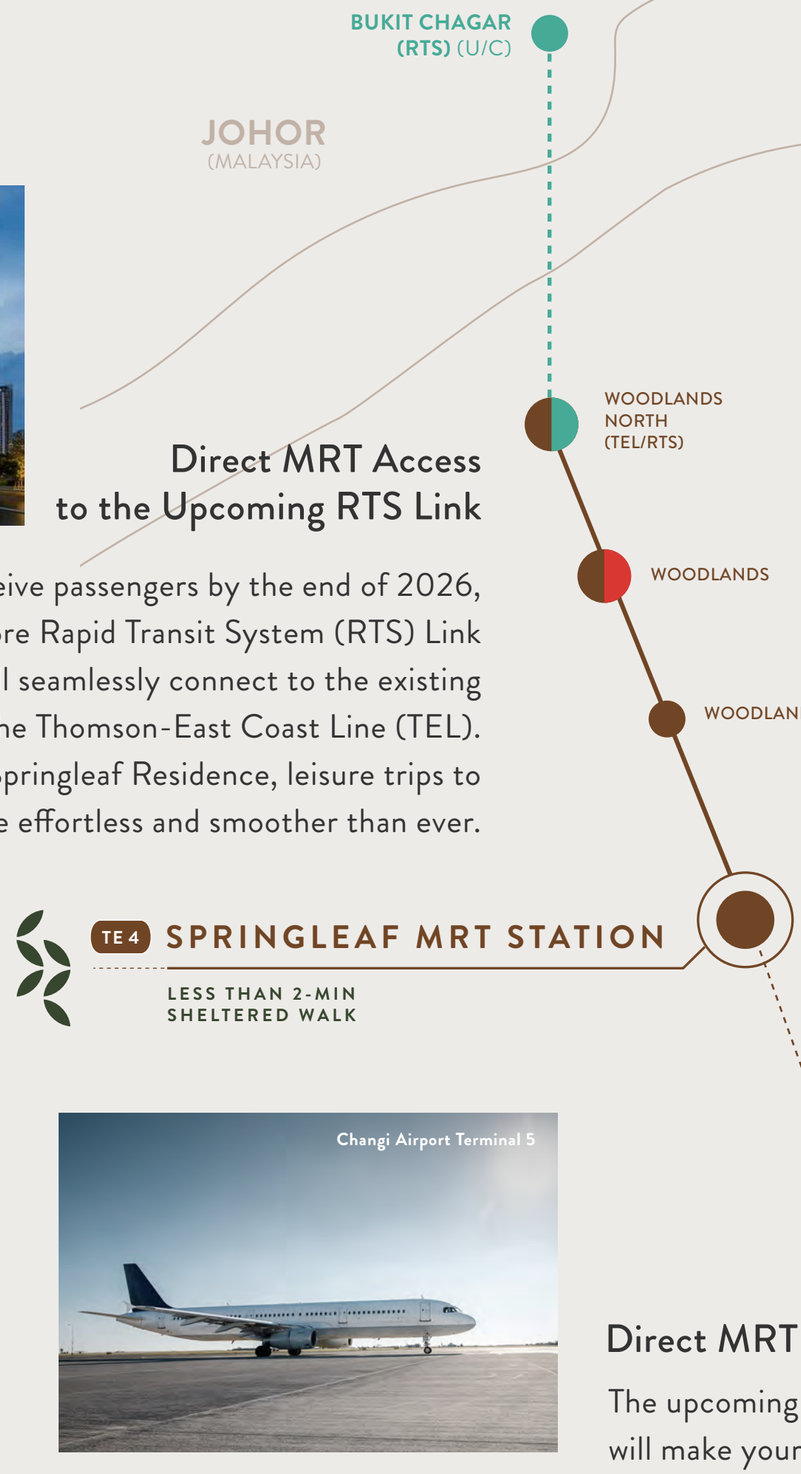
*The number of stops includes Mount Pleasant, Marina South, and Founders' Memorial MRT stations, which are not yet operational at the time of publication.

Look Forward to Faster Commutes and Getaways



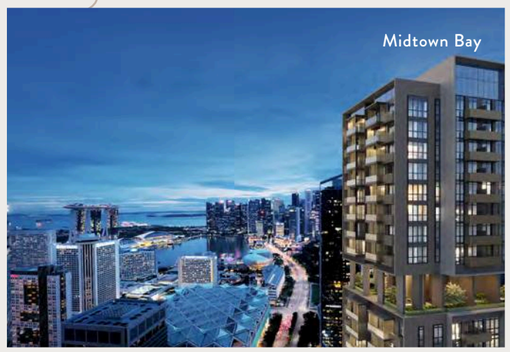
Direct MRT Access to the Upcoming RTS Link

Ready to receive passengers by the end of 2026, the Johor Bahru-Singapore Rapid Transit System (RTS) Link at Woodlands North will seamlessly connect to the existing Woodlands North MRT station on the Thomson-East Coast Line (TEL). Just three stops away from Springleaf Residence, leisure trips to Malaysia will soon be effortless and smoother than ever.



Direct MRT Access to Changi Airport via the TEL

The upcoming Changi Airport Terminal 5 station on the TEL will make your trips more convenient.



Quicker and Greener Commutes to the City

The North-South Corridor (NSC) is a multi-modal transportation corridor that will enhance connectivity from the northern region to the city.

It will provide a direct route from Springleaf to the city, saving bus commuters up to 30 minutes of travelling time.

The NSC features a 7 km recreational Ecological Loop for pedestrians and cyclists that stretches from Mandai, passing through Springleaf Nature Park, to the Bishan-Ang Mo Kio Park. The NSC will be completed in 2029.

Quiet Nature in Every Direction

Avail yourself to the many parks and recreational zones in the vicinity, each with distinct features and settings for various wellness pursuits.



SPRINGLEAF NATURE PARK



LOWER SELETAR RESERVOIR PARK



UPPER SELETAR RESERVOIR PARK

Upper Seletar Reservoir Park
5 min cycle / 3 min drive

Lower Seletar Reservoir Park
10 min cycle / 7 min drive

Springleaf Nature Park
9 min walk / 3 min cycle

Nee Soon Nature Park (U/C)
approx. 5 min walk

An Effortless Link to Green Trails

Thomson Nature Park
13 min cycle / 9 min drive

North-South Corridor Cycling Trunk Route (U/C)
approx. 5 min cycle



Seamless Connection to the City

CONNECTIVITY

Springleaf MRT Station (via sheltered walkway)	< 2-MIN
Khatib MRT Station	12-MIN
Seletar Expressway (SLE)	3-MIN
North-South Corridor (U/C)	8-MIN
Central Expressway (CTE)	10-MIN
Yishun Integrated Transport Hub	14-MIN

RETAIL & F&B

Springleaf Eateries	2-MIN
Future Springleaf Retail Space (TBC)	2-MIN
Lentor Modern Mall	1-STOP
Causeway Point	2-STOPS
Mayflower Shopping & Food Centre	2-STOPS
Thomson Plaza	4-STOPS
Northpoint City	14-MIN
The Woodgrove	14-MIN

NATURE & LEISURE

Springleaf Nature Park	9-MIN
Upper Seletar Reservoir Park	5-MIN
Sembawang Golf Course	7-MIN
Lower Seletar Reservoir Park	10-MIN
Yishun Sport Centre	12-MIN
Thomson Nature Park	13-MIN
Seletar Country Club	7-MIN
Mandai Wildlife Reserve	10-MIN

EDUCATION

Anderson Primary School	1-STOP
CHIJ St Nicholas Girls' School	2-STOPS
Ai Tong School	3-STOPS

HEALTHCARE

Khatib Polyclinic	9-MIN
Khoo Teck Puat Hospital	9-MIN
Ang Mo Kio Polyclinic	12-MIN
Yishun Polyclinic	14-MIN

LEGEND

- THOMSON-EAST COAST LINE
- NORTH-SOUTH LINE
- CIRCLE LINE
- DOWNTOWN LINE
- CROSS ISLAND LINE (U/C)
- SPRINGLEAF LANDED ESTATE
- NORTH-SOUTH CORRIDOR (U/C)

*The estimated traveling time is based on OneMap. Distance is calculated based on the linear distance on OneMap. Map is for illustration purposes only and is not drawn to scale.



Artist's Impression

A COMMUNITY THRIVING ALONGSIDE NATURE

Rooted in Nature and Wellness

Wellness takes centre stage in Springleaf Residence.

Anticipating a future of wellness-centric lifestyles, these three guiding principles have shaped the design of nature-integrated facilities to support physical, mental, and social well-being.

CONSERVE

COMMUNE

COEXIST



CONSERVE

Springleaf Residence is uniquely located where the former Upper Thomson Secondary School used to be. Its central block and connecting annexe are conserved and converted into homes and facilities.

This landmark brings a sense of school vibrancy and a distinct character to the development, and forms the heart of the resident community.

A Majestic Entrance

A grand sense of arrival begins with
a majestic, conserved raintree.

Artist's Impression

Arrive to a Sense of Heritage

The drop-off is set against the backdrop of the conserved building, shaping an arrival rich in charm and character. From here, a sheltered walkway leads onward to the residential towers beyond.



Artist's Impression

Revitalising Cherished Spaces

A place reimagined and centred around
a Grand Lawn for a community to exercise,
bond, and create lasting memories together.



Artist's Impression

COMMUNE

Springleaf Residence offers thoughtfully designed amenities that invite you to connect with family, friends, and nature. Each space supports a balanced lifestyle for gathering, working, exercising, or simply unwinding.

Where Community Comes Together

The ECA House is a large, distinctive space made for meaningful moments, from family gatherings to community celebrations.



Artist's Impression



Artist's Impression

A Modular Space

The interior of the ECA House includes a Celebrities' Kitchen and three Multi-function Rooms that can be used individually or combined to suit any occasion.

Alfresco Evenings

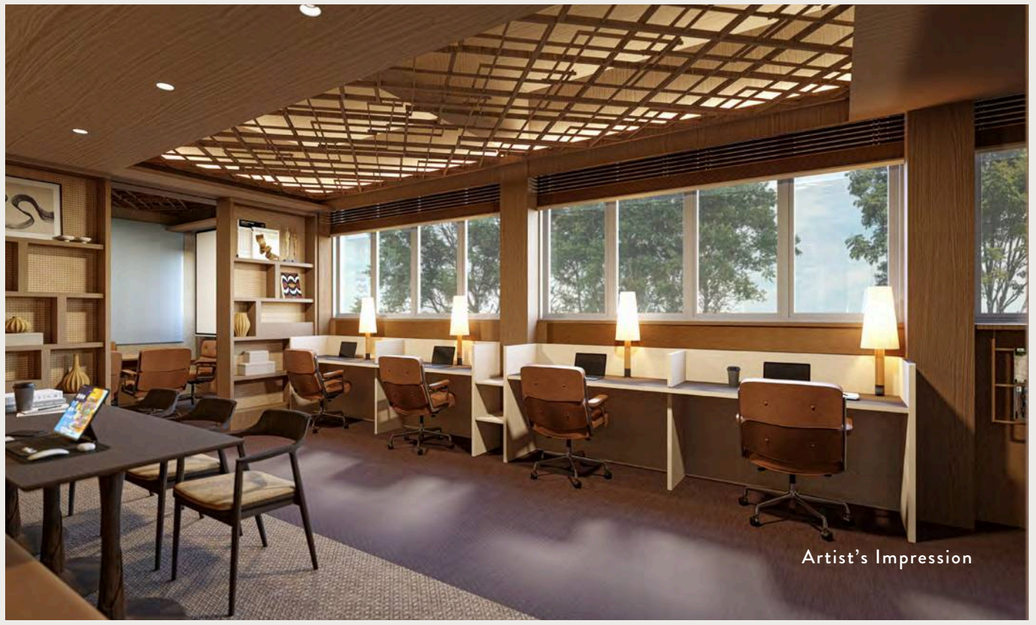
The Dining and Lounge Pavilions are tranquil, open-air spaces to relax and connect.



Artist's Impression



Artist's Impression



Artist's Impression

Rhythms of Productivity and Creativity

Housed within the conserved school annexe, the Springleaf Club features a Gym, a Study Room for quiet work, and a Craft Room for creative activities.

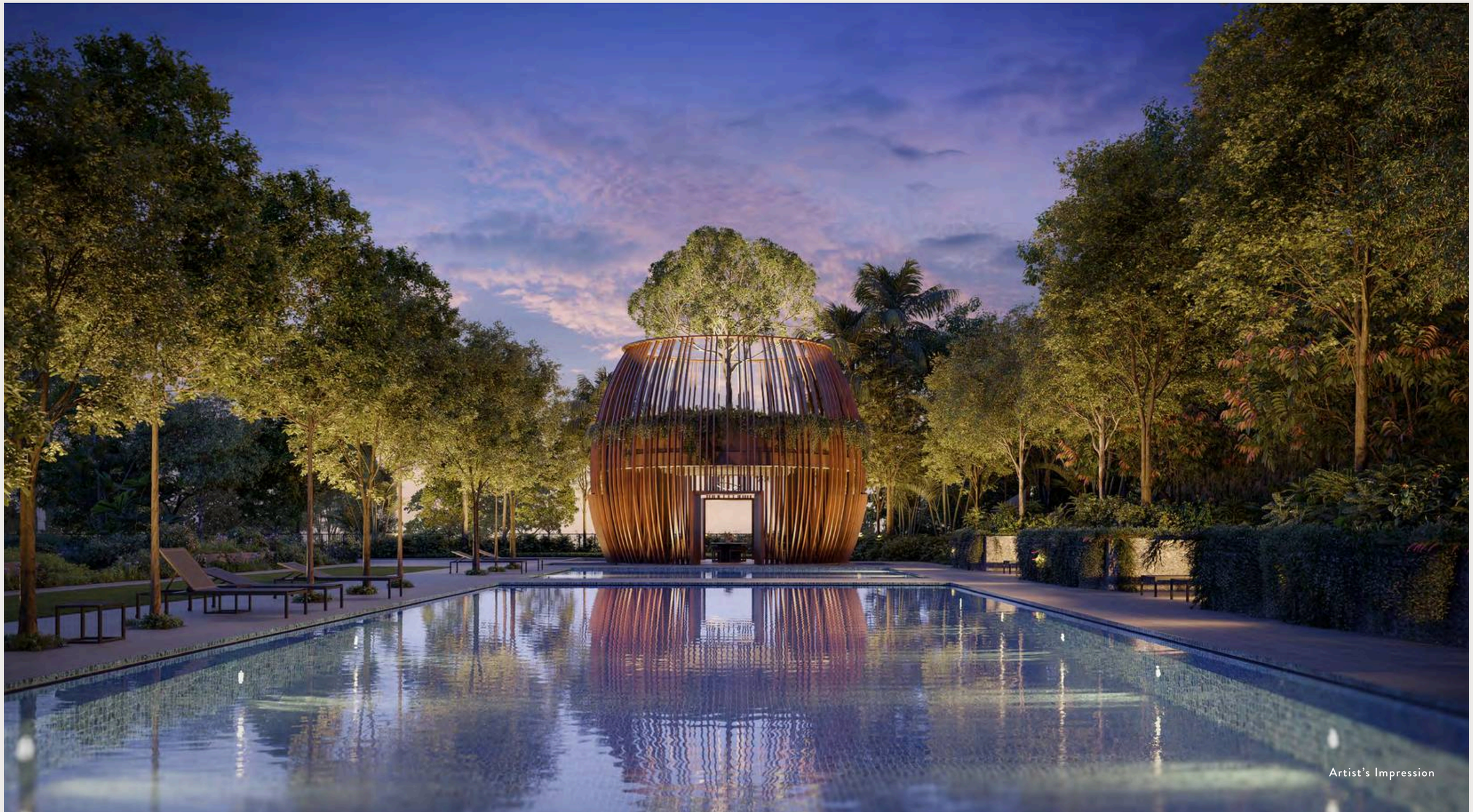
COEXIST

Springleaf Residence is the city's first biodiversity-sensitive development, where nature is essential to its design. Native plant species are thoughtfully integrated throughout, creating the feeling of a forest within a home—and a home within a forest.

Artist's Impression

Nature-Inspired Living

Inspired by bird nests, the Cocoons at Springleaf Residence are outdoor pavilions found throughout the development. Designed in varying sizes and for different functions, their planted roofs feature native greenery to attract birds and pollinators.



Artist's Impression

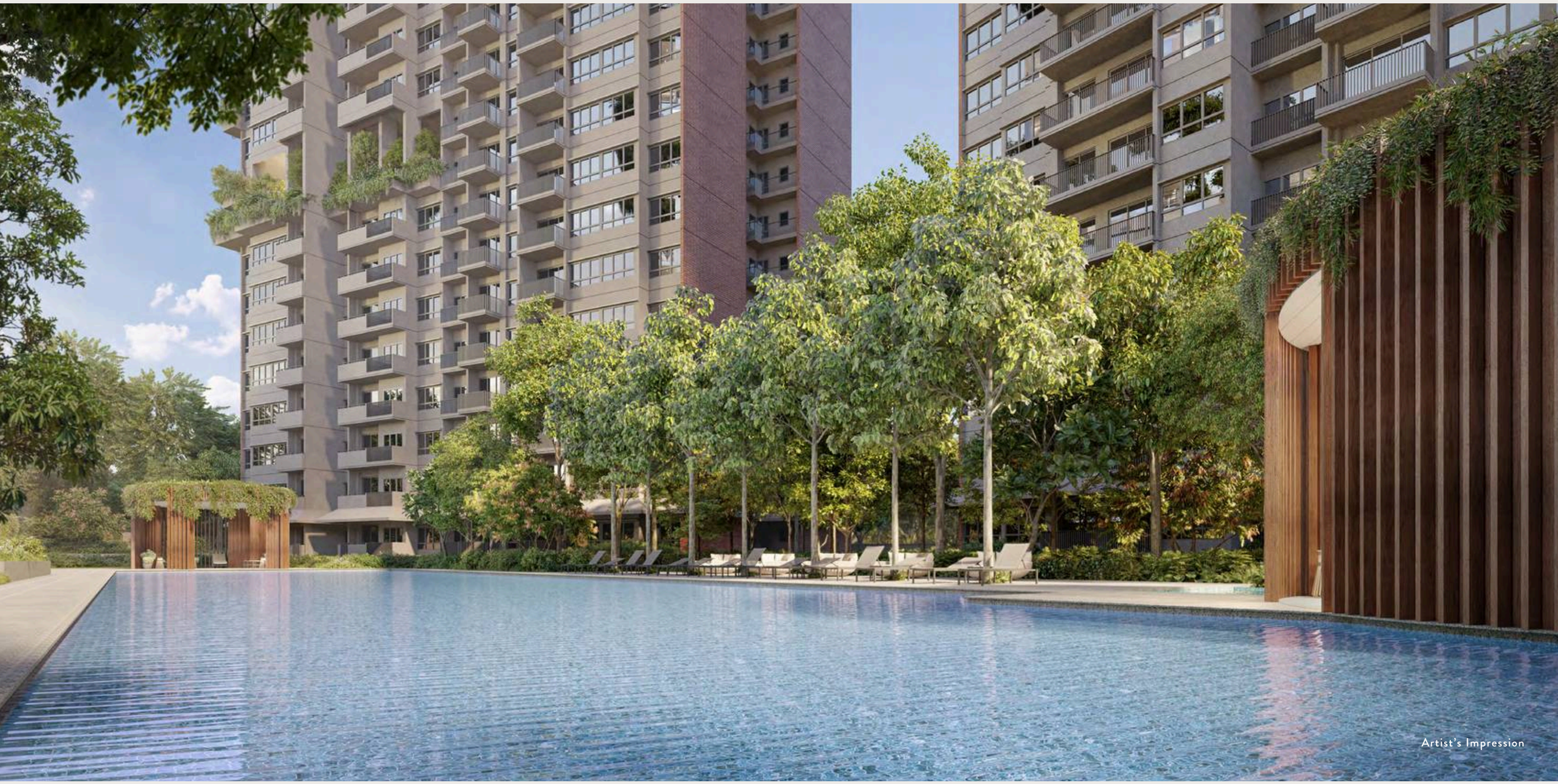
Flow Into Calm

Discover pockets of tranquil spaces across the development—from the soothing Cascades water feature to the Lounge Cocoon—each inviting you to unwind in nature's embrace.

Artist's Impression

Bask in Cool Serenity

Surrounded by a forest inspired landscape, the 50m Lap Pool invites you to dive in for a few refreshing laps or simply a leisurely dip in the waters beneath the open sky.



Artist's Impression



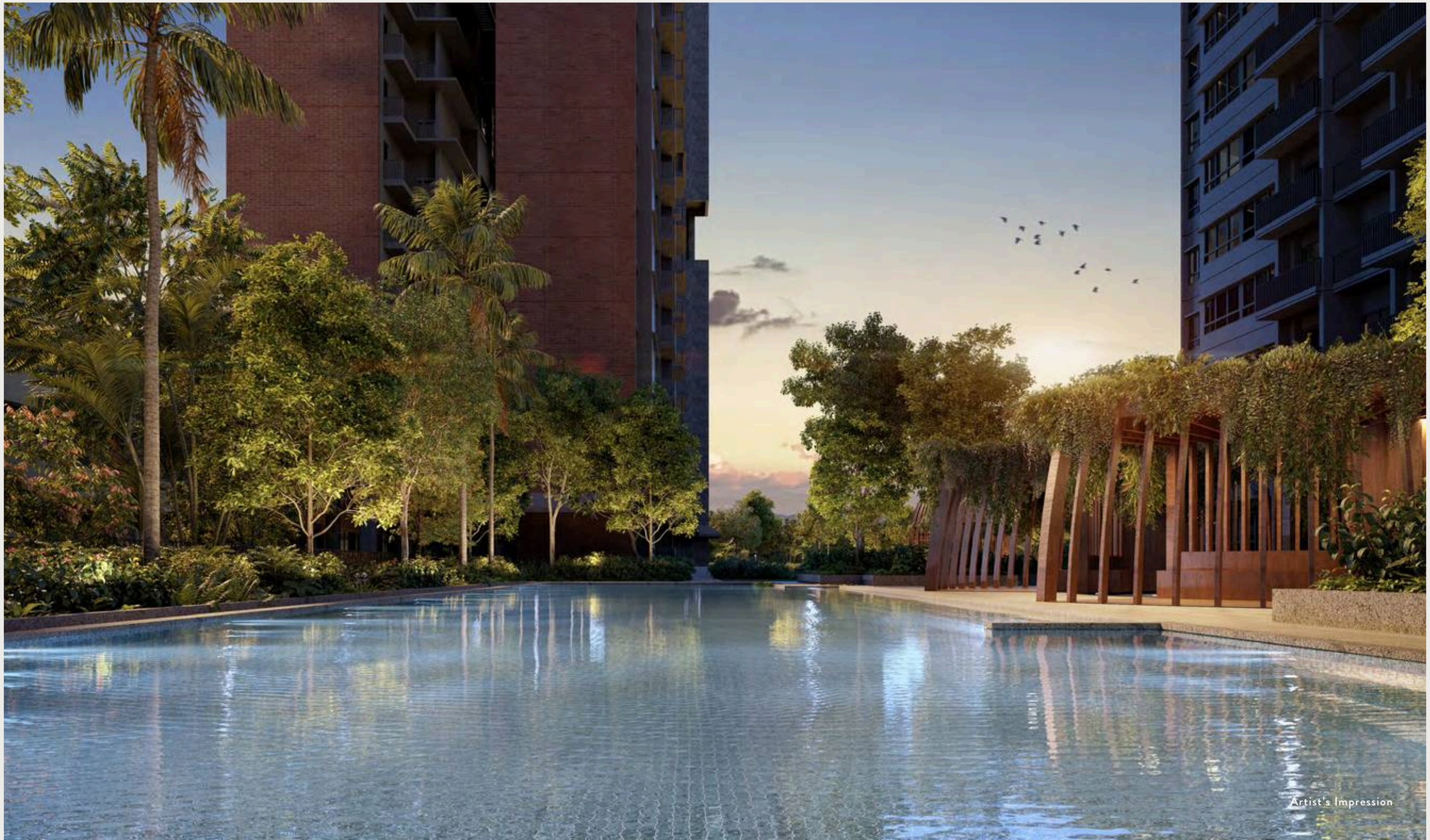
Artist's Impression

From Forest to Home

Experience a seamless extension of the forest from within the development.

Evening Calm by the Water

From the young to the young at heart, everyone can enjoy a water feature thoughtfully designed for them, like the Wading Pool, Hydrotherapy Pool and Spa Pool.



Artist's Impression

Unwind While You Discover

77% of the site is dedicated to amenities and lush landscaping that foster a deeper connection to nature, like the Forest Boardwalk, Outdoor Classroom, and Jogging Trail.



Artist's Impression

Site Plan

GROUND LEVEL

1 Arrival Court
2 Drop-off
3 Forest Drive
4 Guard House
5 Side Gate
6 Heritage Walk
7 Heritage Lift Lobby
8 Springleaf Club
- 8a. Gym (1st Storey)
- 8b. Study Room (2nd Storey)
- 8c. Craft Room (3rd Storey)

9 The ECA House
- 9a. Celebrities' Kitchen
- 9b. Multi-function Room 1
- 9c. Multi-function Room 2
- 9d. Multi-function Room 3

10 Grand Lawn
11 Running Track (125m)
12 Recreational Tennis Court
13 Recreational Court
14 Recreational Bocce Ball Lawn
15 Taichi Lawn
16 Outdoor Gym
17 Tree House Play
18 Allotment Garden
19 50m Lap Pool
20 Spa Pool
21 Hydrotherapy Pool
22 Leisure Pool
23 Wading Pool
24 Pool Terrace
25 Garden Alcove
26 Reflective Pool
27 Outdoor Classroom
28 Cascades
29 Games Lounge
30 Chess Lounge
31 Social Lounge
32 Wellness Lounge
33 Changing Room with Steam Room
34 Grand Cocoon
35 Yoga Cocoon
36 Lounge Cocoon 1
37 Lounge Cocoon 2
38 Lounge Cocoon 3
39 Eco Cocoon
40 Bio-Pond
41 Pets' Cocoon
42 Pets' Play Lawn
43 Dining Pavilion
44 Lounge Pavilion
45 Jogging Trail
46 Forest Boardwalk
47 Rain Garden
48 Forest Trail
- 48a. Forest Bath Alcove
- 48b. Forest Trail
- 48c. Forest Rest
- 48d. Forest Gabion with Gate

49 Bird Hide 1
50 Bird Hide 2
51 Genset

BASEMENT

52 Management Office
53 Bicycle Parking Spaces
54 Bin Centre
55 Substation(s)

Water Tank



BLK 811
9TH & 16TH STOREY



BLK 813
9TH & 16TH STOREY



BLK 815
13TH & 20TH STOREY



BLK 817
9TH & 16TH STOREY



BLK 819
9TH & 16TH STOREY



SKY TERRACE

BLK 811 9TH & 16TH STOREY

1 Sky Lounge
2 Gourmet Lounge
3 Lookout Cocoon
4 Work Corner
5 Chill Out Terrace

BLK 813 9TH & 16TH STOREY

6 Sky Lounge
7 Gourmet Lounge
8 Lookout Cocoon
9 Work Corner
10 Chill Out Terrace

BLK 815 13TH & 20TH STOREY

11 Sky Lounge
12 Gourmet Lounge
13 Lookout Cocoon
14 Work Corner
15 Chill Out Terrace

BLK 817 9TH & 16TH STOREY

16 Sky Lounge
17 Gourmet Lounge
18 Lookout Cocoon
19 Work Corner
20 Chill Out Terrace

BLK 819 9TH & 16TH STOREY

21 Sky Lounge
22 Gourmet Lounge
23 Lookout Cocoon
24 Work Corner
25 Chill Out Terrace



Artist's Impression

NATURE-INFUSED LUXURY LIVING

Unit Distribution Chart

LEGEND

- Type B1, B1-G
  2 Bedroom (Basic)
- Type B2, B2-G
  2 Bedroom (Standard)
- Type C1, C1-G, C2, C2-G
  3 Bedroom (Basic)
- Type C3, C3-G, C4, C4-G, C5, C5-G, C6, C6-G
  3 Bedroom (Standard)
- Type C7, C7-G, C8, C8-G
  3 Bedroom (Plus)
- Type D1, D1-G, D2, D2-G
  4 Bedroom
- Type E1, E1-G, E2, E2-G
  5 Bedroom
- Type AC1
  1 Bedroom @ Conserved Building
- Type BC1
  2 Bedroom @ Conserved Building
- Type CC1
  3 Bedroom @ Conserved Building
- Type CC2, CC2-G
  3 Bedroom @ Conserved Building with Balcony/PES

BLOCK 811

UNIT FLOOR	01	02	03	04	05	06	07	08
25	B2	C3	D1	B2	C1	D1	C8	C1
24	B2	C3	D1	B2	C1	D1	C8	C1
23	B2	C3	D1	B2	C1	D1	C8	C1
22	B2	C3	D1	B2	C1	D1	C8	C1
21	B2	C3	D1	B2	C1	D1	C8	C1
20	B2	C3	D1	B2	C1	D1	C8	C1
19	B2	C3	D1	B2	C1	D1	C8	C1
18	B2	C3	D1	B2	C1	D1	C8	C1
17	B2	C3	D1	B2	SKY TERRACE			
16	B2	C3	D1	B2				
15	B2	C3	D1	B2	C1	D1	C8	C1
14	B2	C3	D1	B2	C1	D1	C8	C1
13	B2	C3	D1	B2	C1	D1	C8	C1
12	B2	C3	D1	B2	C1	D1	C8	C1
11	B2	C3	D1	B2	C1	D1	C8	C1
10	B2	C3	D1	B2	SKY TERRACE			
09	B2	C3	D1	B2				
08	B2	C3	D1	B2	C1	D1	C8	C1
07	B2	C3	D1	B2	C1	D1	C8	C1
06	B2	C3	D1	B2	C1	D1	C8	C1
05	B2	C3	D1	B2	C1	D1	C8	C1
04	B2	C3	D1	B2	C1	D1	C8	C1
03	B2	C3	D1	B2	C1	D1	C8	C1
02	B2	C3					C8	C1
01	B2-G	C3-G					C8-G	C1-G
B1	RESIDENTIAL CARPARK							
B2	RESIDENTIAL CARPARK							

BLOCK 813

UNIT FLOOR	09	10	11	12	13	14	15	16
25	B1	C2	C7	C1	B2	C3	D2	B1
24	B1	C2	C7	C1	B2	C3	D2	B1
23	B1	C2	C7	C1	B2	C3	D2	B1
22	B1	C2	C7	C1	B2	C3	D2	B1
21	B1	C2	C7	C1	B2	C3	D2	B1
20	B1	C2	C7	C1	B2	C3	D2	B1
19	B1	C2	C7	C1	B2	C3	D2	B1
18	B1	C2	C7	C1	B2	C3	D2	B1
17	SKY TERRACE				B2	C3	D2	B1
16					B2	C3	D2	B1
15	B1	C2	C7	C1	B2	C3	D2	B1
14	B1	C2	C7	C1	B2	C3	D2	B1
13	B1	C2	C7	C1	B2	C3	D2	B1
12	B1	C2	C7	C1	B2	C3	D2	B1
11	B1	C2	C7	C1	B2	C3	D2	B1
10	SKY TERRACE				B2	C3	D2	B1
09					B2	C3	D2	B1
08	B1	C2	C7	C1	B2	C3	D2	B1
07	B1	C2	C7	C1	B2	C3	D2	B1
06	B1	C2	C7	C1	B2	C3	D2	B1
05	B1	C2	C7	C1	B2	C3	D2	B1
04	B1	C2	C7	C1	B2	C3	D2	B1
03	B1	C2	C7	C1	B2	C3	D2	B1
02	B1	C2	C7	C1	B2	C3	D2	B1
01	B1-G	C2-G	C7-G	C1-G	B2-G	C3-G	D2-G	B1-G
B1	RESIDENTIAL CARPARK							
B2	RESIDENTIAL CARPARK							

BLOCK 815

UNIT FLOOR	17	18	19	20	21	22	23	24
25	B1	C2	C7	C1	B2	D1	C5	B1
24	B1	C2	C7	C1	B2	D1	C5	B1
23	B1	C2	C7	C1	B2	D1	C5	B1
22	B1	C2	C7	C1	B2	D1	C5	B1
21	SKY TERRACE				B2	D1	C5	B1
20					B2	D1	C5	B1
19	B1	C2	C7	C1	B2	D1	C5	B1
18	B1	C2	C7	C1	B2	D1	C5	B1
17	B1	C2	C7	C1	B2	D1	C5	B1
16	B1	C2	C7	C1	B2	D1	C5	B1
15	B1	C2	C7	C1	B2	D1	C5	B1
14	SKY TERRACE				B2	D1	C5	B1
13					B2	D1	C5	B1
12	B1	C2	C7	C1	B2	D1	C5	B1
11	B1	C2	C7	C1	B2	D1	C5	B1
10	B1	C2	C7	C1	B2	D1	C5	B1
09	B1	C2	C7	C1	B2	D1	C5	B1
08	B1	C2	C7	C1	B2	D1	C5	B1
07	B1	C2	C7	C1	B2	D1	C5	B1
06	B1	C2	C7	C1	B2	D1	C5	B1
05	B1	C2	C7	C1	B2	D1	C5	B1
04	B1	C2	C7	C1	B2	D1	C5	B1
03	B1	C2	C7	C1	B2	D1	C5	B1
02	B1		C7	C1	B2	D1	C5	B1
01	B1-G		CHANGING ROOM	C1-G	B2-G	D1-G	C5-G	B1-G
B1	RESIDENTIAL CARPARK							
B2	RESIDENTIAL CARPARK							

BLOCK 817

UNIT FLOOR	25	26	27	28	29	30	31	32
25	C1	C6	C7	C1	B2	E1	C4	B1
24	C1	C6	C7	C1	B2	E1	C4	B1
23	C1	C6	C7	C1	B2	E1	C4	B1
22	C1	C6	C7	C1	B2	E1	C4	B1
21	C1	C6	C7	C1	B2	E1	C4	B1
20	C1	C6	C7	C1	B2	E1	C4	B1
19	C1	C6	C7	C1	B2	E1	C4	B1
18	C1	C6	C7	C1	B2	E1	C4	B1
17	SKY TERRACE				B2	E1	C4	B1
16					B2	E1	C4	B1
15	C1	C6	C7	C1	B2	E1	C4	B1
14	C1	C6	C7	C1	B2	E1	C4	B1
13	C1	C6	C7	C1	B2	E1	C4	B1
12	C1	C6	C7	C1	B2	E1	C4	B1
11	C1	C6	C7	C1	B2	E1	C4	B1
10	SKY TERRACE				B2	E1	C4	B1
09					B2	E1	C4	B1
08	C1	C6	C7	C1	B2	E1	C4	B1
07	C1	C6	C7	C1	B2	E1	C4	B1
06	C1	C6	C7	C1	B2	E1	C4	B1
05	C1	C6	C7	C1	B2	E1	C4	B1
04	C1	C6	C7	C1	B2	E1	C4	B1
03	C1	C6	C7	C1	B2	E1	C4	B1
02	C1	C6	C7	C1	B2	E1	C4	B1
01	C1-G	C6-G	C7-G	C1-G	B2-G	E1-G	C4-G	B1-G
B1	RESIDENTIAL CARPARK							
B2	RESIDENTIAL CARPARK							

BLOCK 819

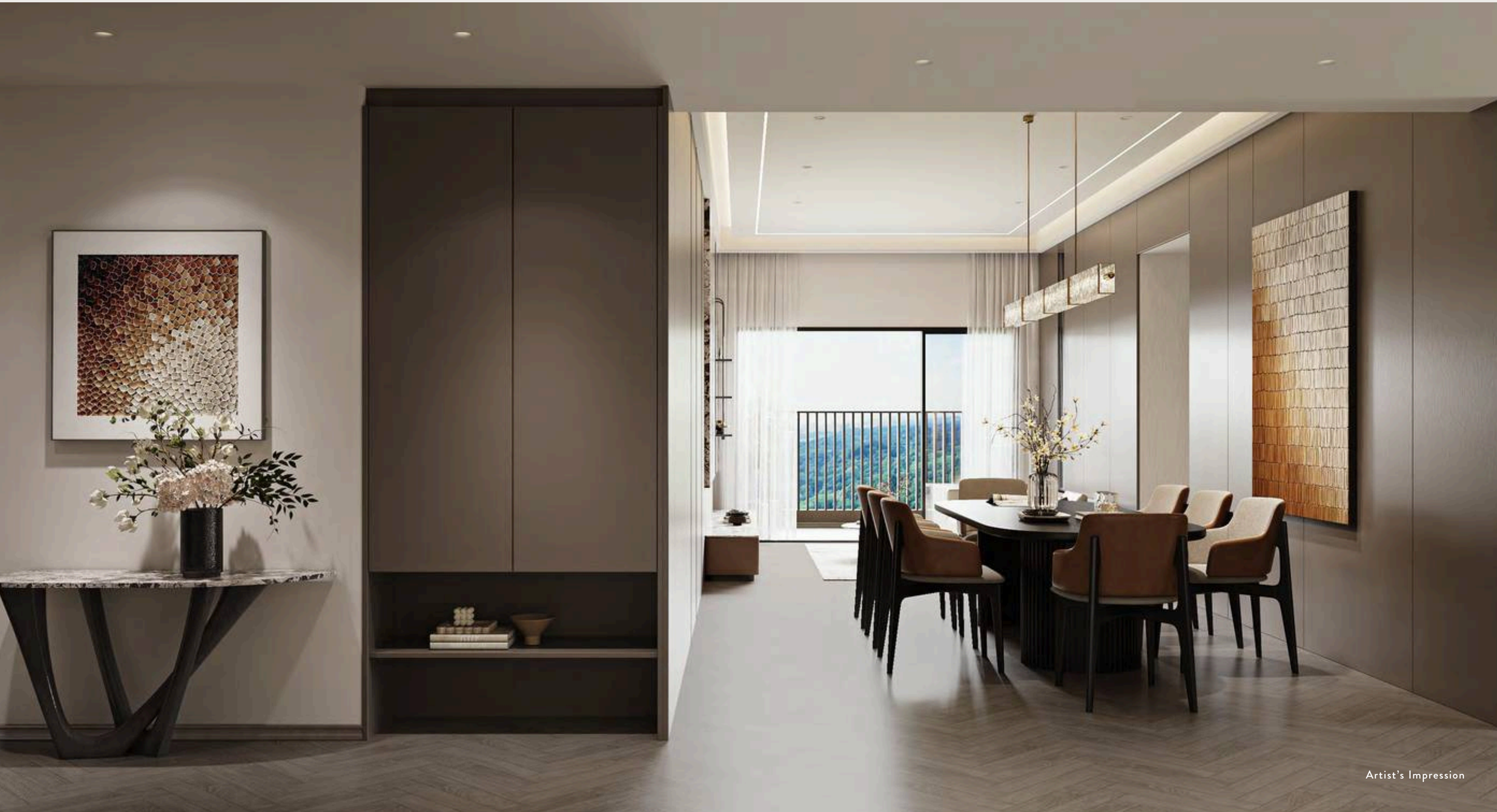
UNIT FLOOR	33	34	35	36	37	38	39	40
25	B2	E1	D1	B2	B2	E2	D1	B2
24	B2	E1	D1	B2	B2	E2	D1	B2
23	B2	E1	D1	B2	B2	E2	D1	B2
22	B2	E1	D1	B2	B2	E2	D1	B2
21	B2	E1	D1	B2	B2	E2	D1	B2
20	B2	E1	D1	B2	B2	E2	D1	B2
19	B2	E1	D1	B2	B2	E2	D1	B2
18	B2	E1	D1	B2	B2	E2	D1	B2
17	B2	E1	D1	B2	SKY TERRACE			
16	B2	E1	D1	B2				
15	B2	E1	D1	B2	B2	E2	D1	B2
14	B2	E1	D1	B2	B2	E2	D1	B2
13	B2	E1	D1	B2	B2	E2	D1	B2
12	B2	E1	D1	B2	B2	E2	D1	B2
11	B2	E1	D1	B2	B2	E2	D1	B2
10	B2	E1	D1	B2	SKY TERRACE			
09	B2	E1	D1	B2				
08	B2	E1	D1	B2	B2	E2	D1	B2
07	B2	E1	D1	B2	B2	E2	D1	B2
06	B2	E1	D1	B2	B2	E2	D1	B2
05	B2	E1	D1	B2	B2	E2	D1	B2
04	B2	E1	D1	B2	B2	E2	D1	B2
03	B2	E1	D1	B2	B2	E2	D1	B2
02	B2	E1	D1	B2	B2	E2	D1	B2
01	B2-G	E1-G	D1-G	B2-G	B2-G	E2-G	D1-G	B2-G
B1	RESIDENTIAL CARPARK							
B2	RESIDENTIAL CARPARK							

BLOCK 821

41	42	43	44	45	46	47	48	
CC1	BC1	AC1	CC2	CC2	AC1	BC1	CC1	SPRINGLEAF CLUB
CC1	BC1	AC1	CC2	CC2	AC1	BC1	CC1	
CC1	BC1	AC1	CC2	CC2	AC1	BC1	CC1	
CC1	BC1	AC1	CC2-G	CC2-G	AC1	BC1	CC1	

A Retreat, Right at Home

Coming home to Springleaf Residence is a return to a true sanctuary, secluded from the urban landscape. The development is designed for wellness, and its interiors are consciously crafted for spacious and versatile living.



Artist's Impression

2 Bedroom

TYPE B1-G

49 SQ M / 527 SQ FT

INCLUSIVE OF 4 SQM PES

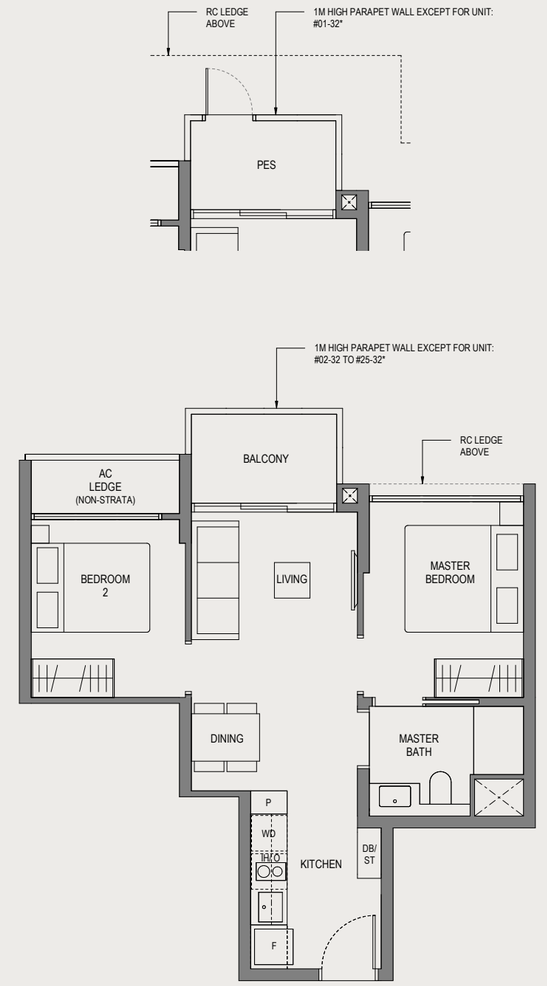
BLOCK	UNIT
813	#01-09 #01-16*
815	#01-17 #01-24*
817	#01-32*

TYPE B1

49 SQ M / 527 SQ FT

INCLUSIVE OF 4 SQM BALCONY

BLOCK	UNIT
813	#02-09 to #08-09 #11-09 to #15-09 #18-09 to #25-09 #02-16* to #25-16*
815	#02-17 to #12-17 #15-17 to #19-17 #22-17 to #25-17 #02-24* to #25-24*
817	#02-32* to #25-32*



*MIRROR IMAGE

LEGEND

F – Fridge

P – Pantry

O – Oven

IH – Induction Hob

WD – Washer Dryer

DB – Distribution Board

ST – Store

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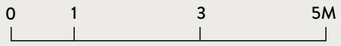
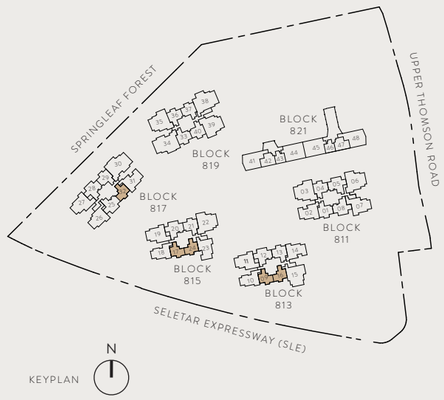




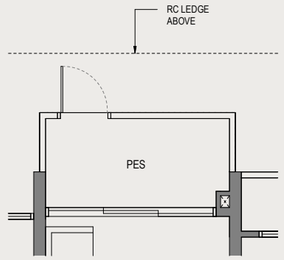
2 Bedroom

TYPE B2-G

60 SQ M / 646 SQ FT

INCLUSIVE OF 5 SQM PES

BLOCK	UNIT
811	#01-01
813	#01-13
815	#01-21
817	#01-29
819	#01-33 #01-36* #01-37 #01-40*



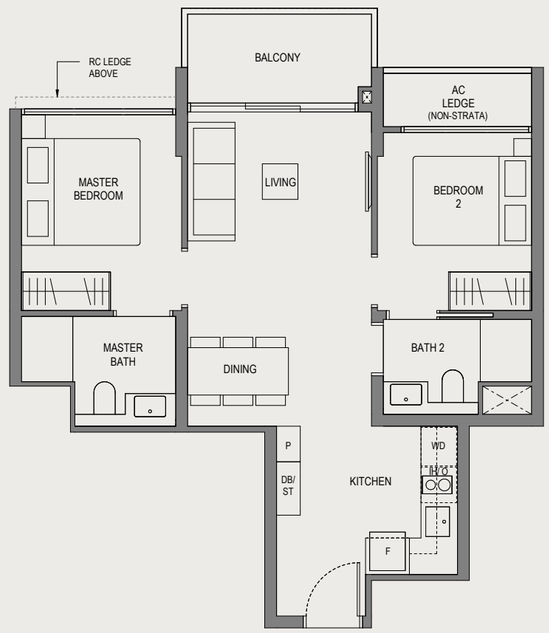
APPLICABLE TO TYPE B2-G

TYPE B2

60 SQ M / 646 SQ FT

INCLUSIVE OF 5 SQM BALCONY

BLOCK	UNIT
811	#02-01 to #25-01 #03-04* to #25-04*
813	#02-13 to #25-13
815	#02-21 to #25-21
817	#02-29 to #25-29
819	#02-33 to #25-33 #02-36* to #25-36* #02-37 to #08-37 #11-37 to #15-37 #18-37 to #25-37 #02-40* to #08-40* #11-37 to #15-37 #18-37 to #25-37 #02-40* to #08-40* #11-40* to #15-40* #18-40* to #25-40*



*MIRROR IMAGE

LEGEND

F	– Fridge	WD	– Washer Dryer
P	– Pantry	DB	– Distribution Board
O	– Oven	ST	– Store
IH	– Induction Hob		

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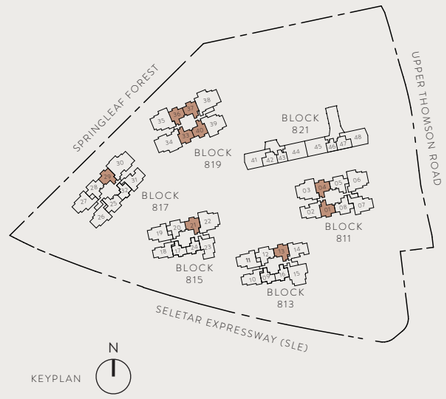
PROJECT REFERENCE NO.: A1709-A0050-2024
DATED: 18 JULY 2025





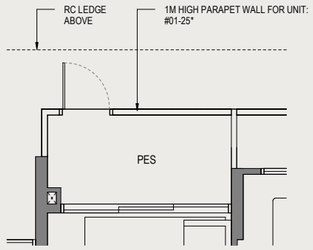
3 Bedroom

TYPE C1-G

73 SQ M / 786 SQ FT

INCLUSIVE OF 5 SQM PES

BLOCK	UNIT
811	#01-08
813	#01-12
815	#01-20
817	#01-25* #01-28



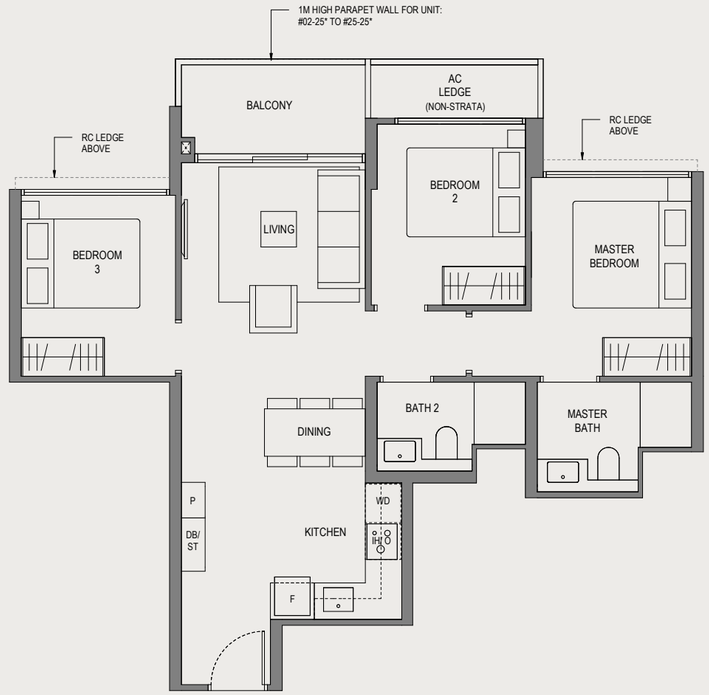
APPLICABLE TO TYPE C1-G

TYPE C1

73 SQ M / 786 SQ FT

INCLUSIVE OF 5 SQM BALCONY

BLOCK	UNIT
811	#03-05* to #08-05* #11-05* to #15-05* #18-05* to #25-05* #02-08 to #08-08 #11-08 to #15-08 #18-08 to #25-08
813	#02-12 to #08-12 #11-12 to #15-12 #18-12 to #25-12
815	#02-20 to #12-20 #15-20 to #19-20 #22-20 to #25-20
817	#02-25* to #08-25* #11-25* to #15-25* #18-25* to #25-25* #02-28 to #08-28 #11-28 to #15-28 #18-28 to #25-28



*MIRROR IMAGE

LEGEND

F – Fridge

P – Pantry

O – Oven

IH – Induction Hob

WD – Washer Dryer

DB – Distribution Board

ST – Store

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DATED: 18 JULY 2025

0 1 3 5M



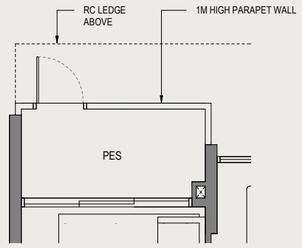
3 Bedroom

TYPE C2-G

76 SQ M / 818 SQ FT

INCLUSIVE OF 5 SQM PES

BLOCK	UNIT
813	#01-10



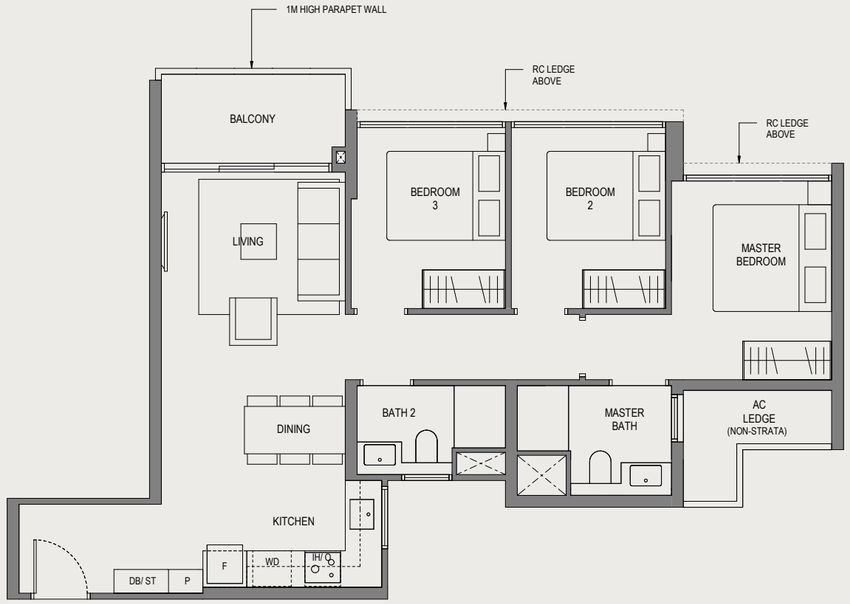
APPLICABLE TO TYPE C2-G

TYPE C2

76 SQ M / 818 SQ FT

INCLUSIVE OF 5 SQM BALCONY

BLOCK	UNIT
813	#02-10 to #08-10 #11-10 to #15-10 #18-10 to #25-10
815	#03-18 to #12-18 #15-18 to #19-18 #22-18 to #25-18



LEGEND

F – Fridge
P – Pantry
O – Oven
IH – Induction Hob
WD – Washer Dryer
DB – Distribution Board
ST – Store

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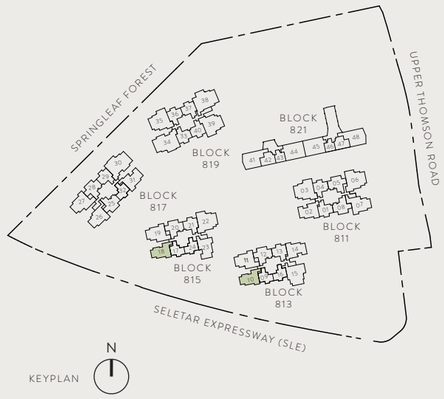
0 1 3 5M



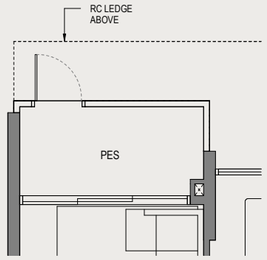
3 Bedroom

TYPE C3-G

84 SQ M / 904 SQ FT

INCLUSIVE OF 5 SQM PES

BLOCK	UNIT
811	#01-02
813	#01-14



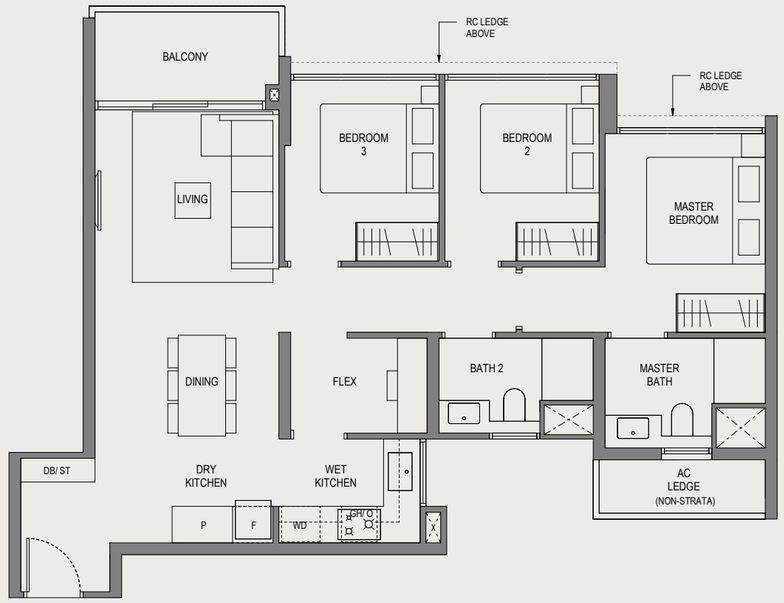
APPLICABLE TO TYPE C3-G

TYPE C3

84 SQ M / 904 SQ FT

INCLUSIVE OF 5 SQM BALCONY

BLOCK	UNIT
811	#02-02 to #25-02
813	#02-14 to #25-14



LEGEND

F – Fridge

P – Pantry

O – Oven

GH – Gas Hob

WD – Washer Dryer

DB – Distribution Board

ST – Store

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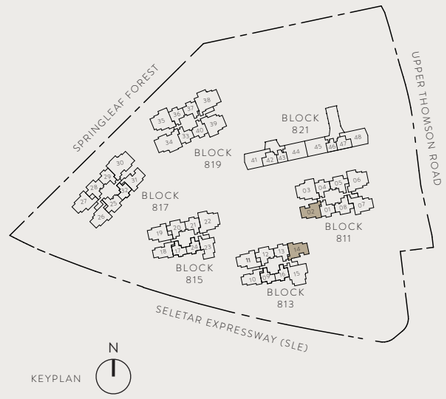
DATED: 18 JULY 2025

0 1 3 5M



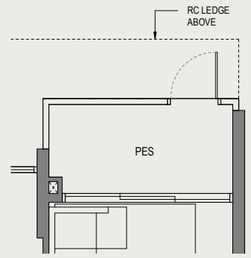
3 Bedroom

TYPE C4-G

86 SQ M / 926 SQ FT

INCLUSIVE OF 5 SQM PES

BLOCK	UNIT
817	#01-31



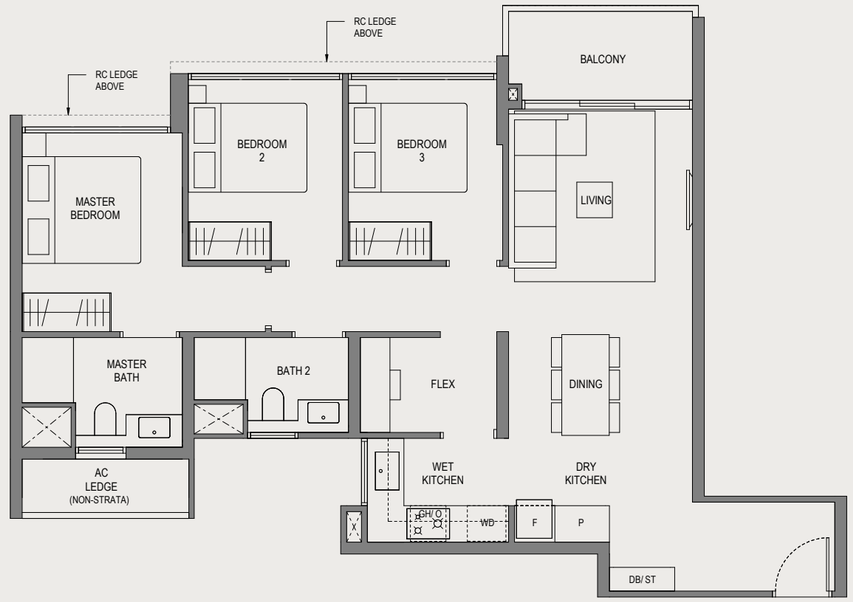
APPLICABLE TO TYPE C4-G

TYPE C4

86 SQ M / 926 SQ FT

INCLUSIVE OF 5 SQM BALCONY

BLOCK	UNIT
817	#02-31 to #25-31



LEGEND

F – Fridge

P – Pantry

O – Oven

GH – Gas Hob

WD – Washer Dryer

DB – Distribution Board

ST – Store

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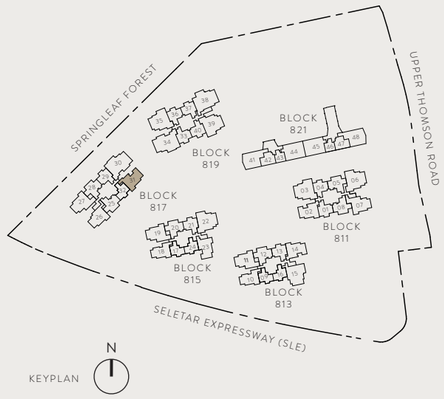
DATED: 18 JULY 2025

0 1 3 5M



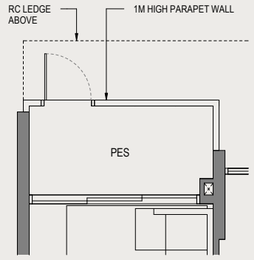
3 Bedroom

TYPE C5-G

86 SQ M / 926 SQ FT

INCLUSIVE OF 5 SQM PES

BLOCK	UNIT
815	#01-23



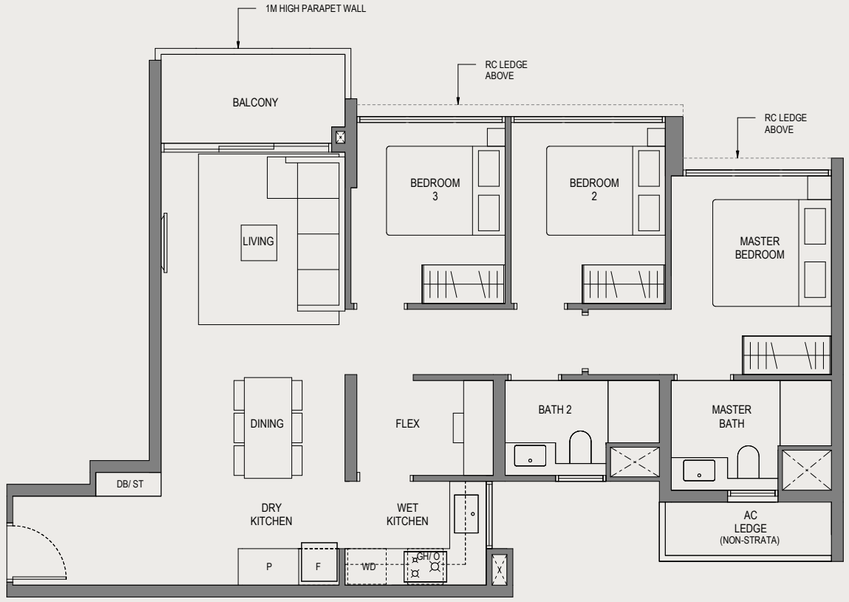
APPLICABLE TO TYPE C5-G

TYPE C5

86 SQ M / 926 SQ FT

INCLUSIVE OF 5 SQM BALCONY

BLOCK	UNIT
815	#02-23 to #25-23



LEGEND

F – Fridge

P – Pantry

O – Oven

GH – Gas Hob

WD – Washer Dryer

DB – Distribution Board

ST – Store

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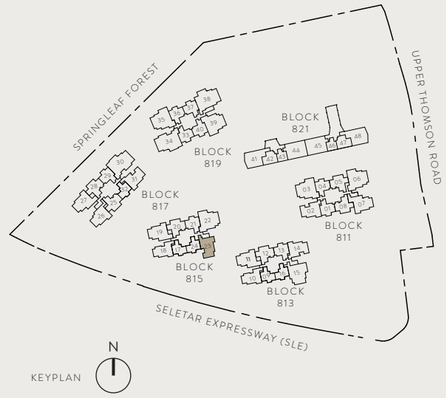
0 1 3 5M



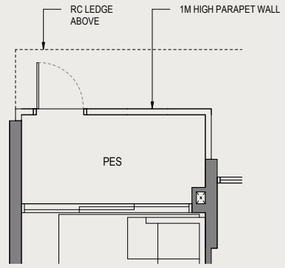
3 Bedroom

TYPE C6-G

89 SQ M / 958 SQ FT

INCLUSIVE OF 5 SQM PES

BLOCK	UNIT
817	#01-26



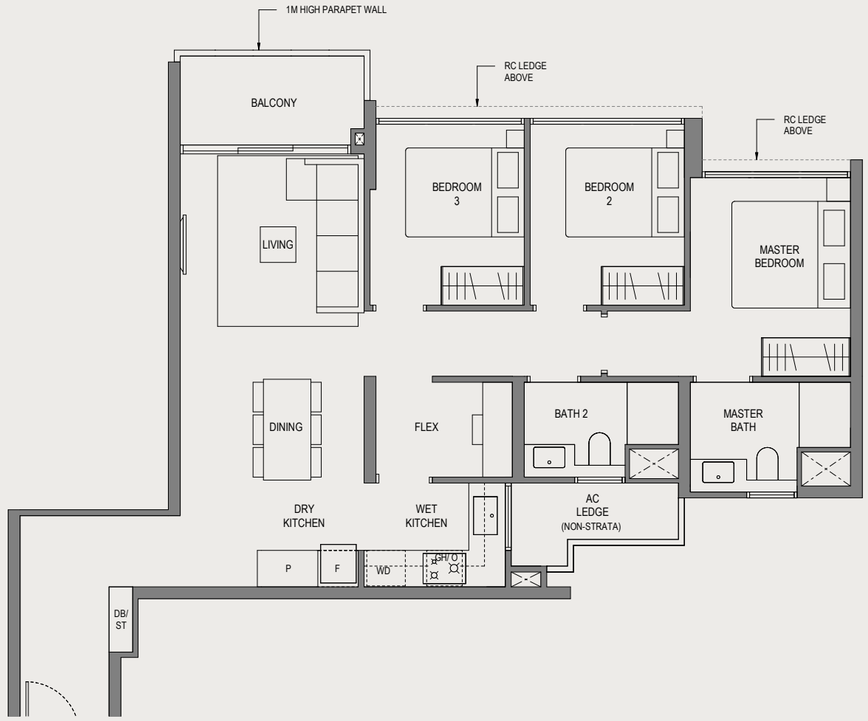
APPLICABLE TO TYPE C6-G

TYPE C6

89 SQ M / 958 SQ FT

INCLUSIVE OF 5 SQM BALCONY

BLOCK	UNIT
817	#02-26 to #08-26 #11-26 to #15-26 #18-26 to #25-26



LEGEND

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P – Pantry

O – Oven

GH – Gas Hob

WD – Washer Dryer

DB – Distribution Board

ST – Store

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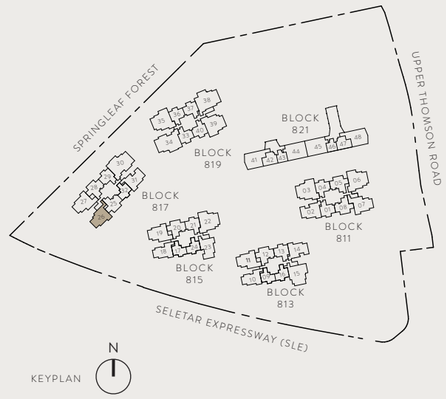
0 1 3 5M



3 Bedroom

TYPE C7-G

95 SQ M / 1023 SQ FT

INCLUSIVE OF 5 SQM PES

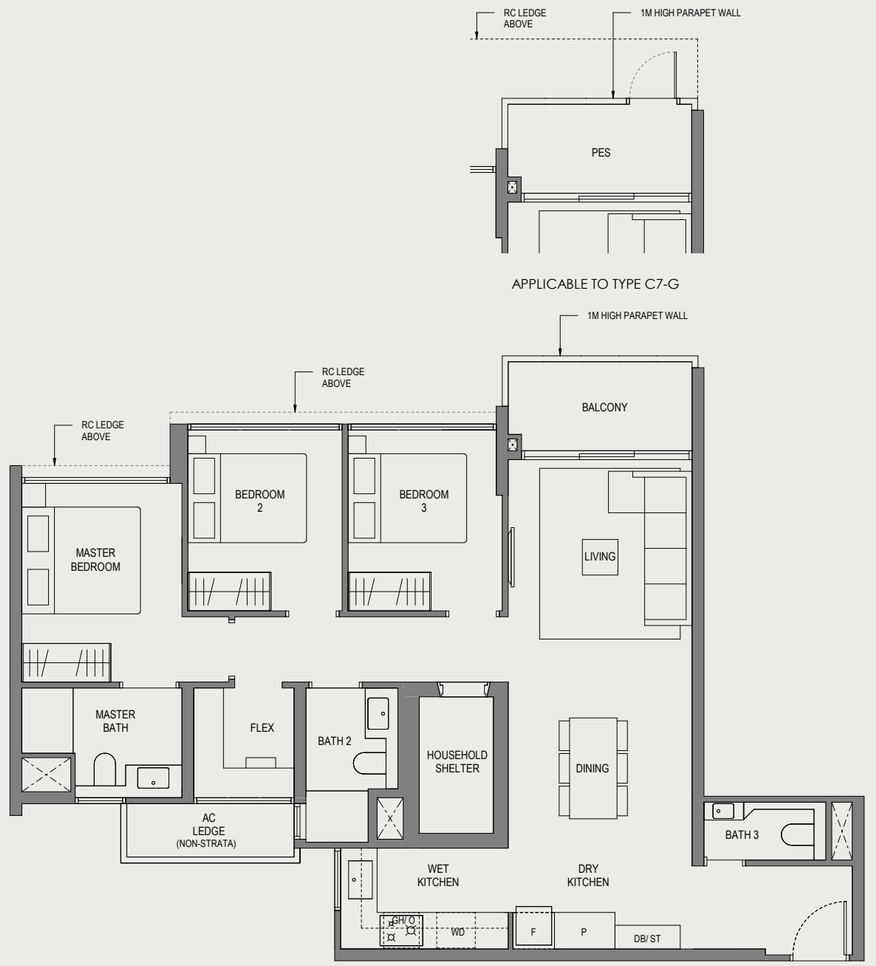
BLOCK	UNIT
813	#01-11
817	#01-27

TYPE C7

95 SQ M / 1023 SQ FT

INCLUSIVE OF 5 SQM BALCONY

BLOCK	UNIT
813	#02-11 to #08-11 #11-11 to #15-11 #18-11 to #25-11
815	#02-19 to #12-19 #15-19 to #19-19 #22-19 to #25-19
817	#02-27 to #08-27 #11-27 to #15-27 #18-27 to #25-27



LEGEND

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P – Pantry

O – Oven

GH – Gas Hob

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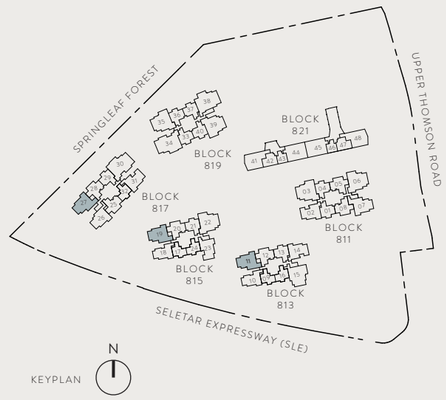
0 1 3 5M



3 Bedroom

TYPE C8-G

100 SQ M / 1076 SQ FT

INCLUSIVE OF 5 SQM PES

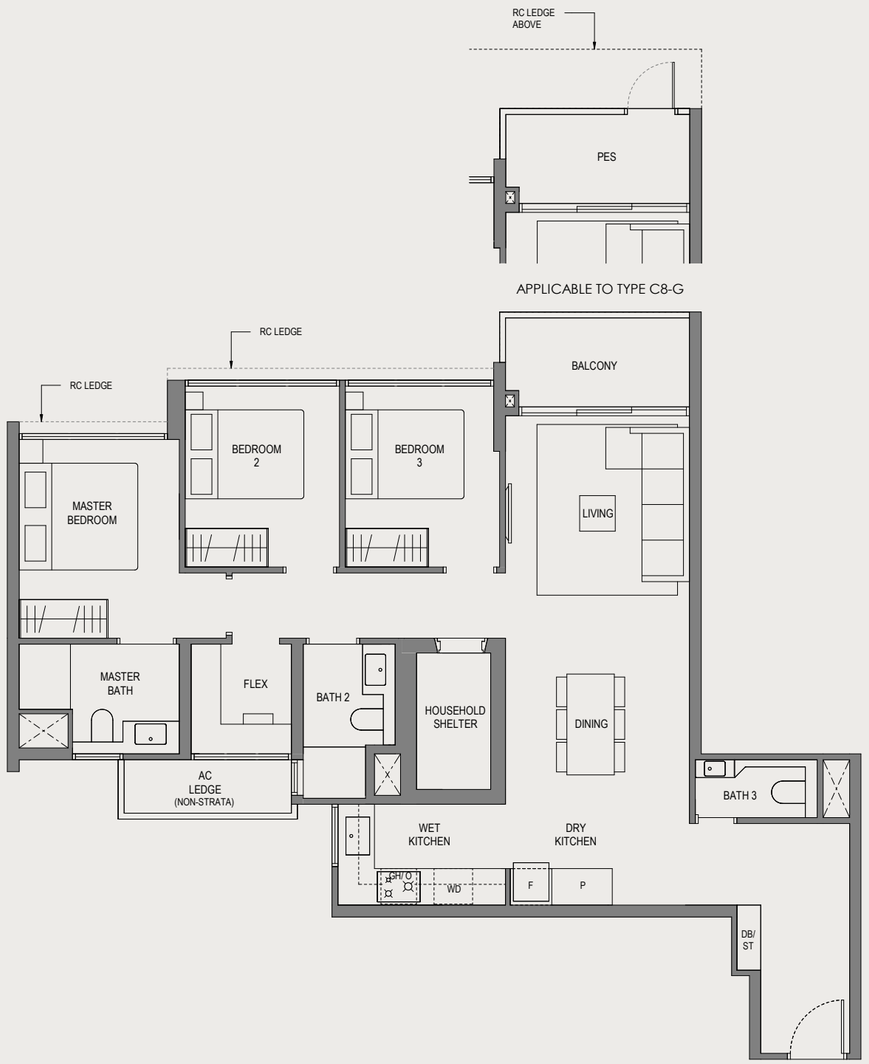
BLOCK	UNIT
811	#01-07

TYPE C8

100 SQ M / 1076 SQ FT

INCLUSIVE OF 5 SQM BALCONY

BLOCK	UNIT
811	#02-07 to #08-07 #11-07 to #15-07 #18-07 to #25-07



LEGEND

F – Fridge

P – Pantry

O – Oven

GH – Gas Hob

WD – Washer Dryer

DB – Distribution Board

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PROJECT REFERENCE NO.: A1709-A0050-2024
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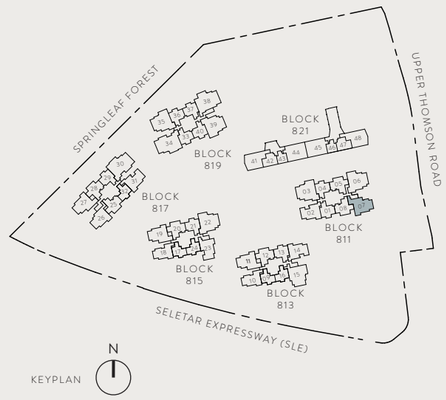


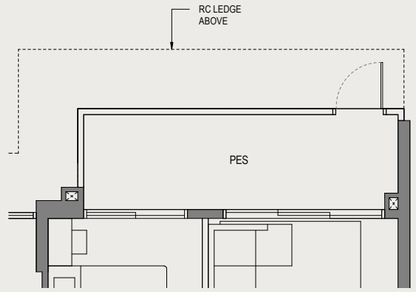
4 Bedroom

TYPE D1-G

114 SQ M / 1227 SQ FT

INCLUSIVE OF 9 SQM PES

BLOCK	UNIT
815	#01-22*
819	#01-35 #01-39



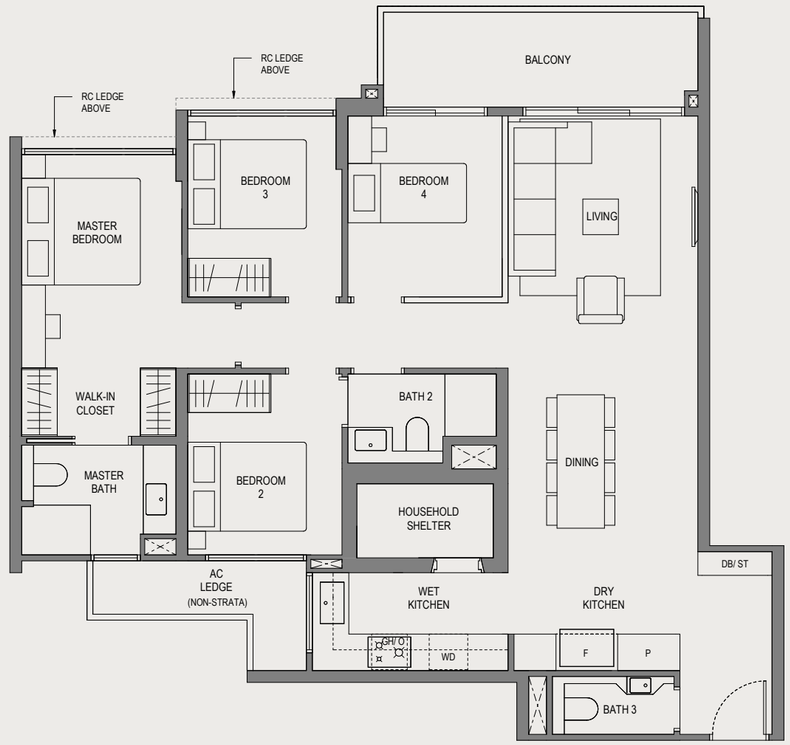
APPLICABLE TO TYPE D1-G

TYPE D1

114 SQ M / 1227 SQ FT

INCLUSIVE OF 9 SQM BALCONY

BLOCK	UNIT
811	#03-03 to #25-03 #03-06* to #08-06* #11-06* to #15-06* #18-06* to #25-06*
815	#02-22* to #25-22*
819	#02-35 to #25-35 #02-39 to #08-39 #11-39 to #15-39 #18-39 to #25-39



*MIRROR IMAGE

LEGEND

F	– Fridge	WD	– Washer Dryer
P	– Pantry	DB	– Distribution Board
O	– Oven	ST	– Store
GH	– Gas Hob		

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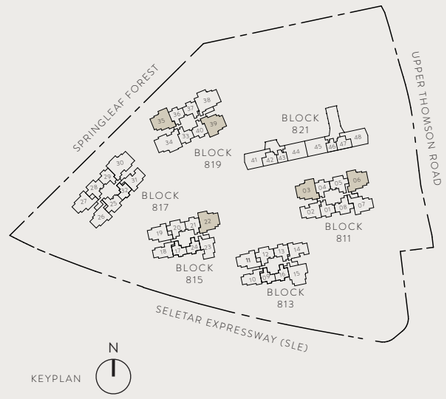
BUILDING PLAN CX ES NO.: ES20250314-50002-CG01
PROJECT REFERENCE NO.: A1709-A0050-2024
DATED: 18 JULY 2025

0 1 3 5M



4 Bedroom

TYPE D2-G

114 SQ M / 1227 SQ FT

INCLUSIVE OF 9 SQM PES

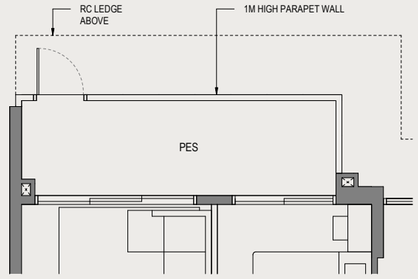
BLOCK	UNIT
813	#01-15

TYPE D2

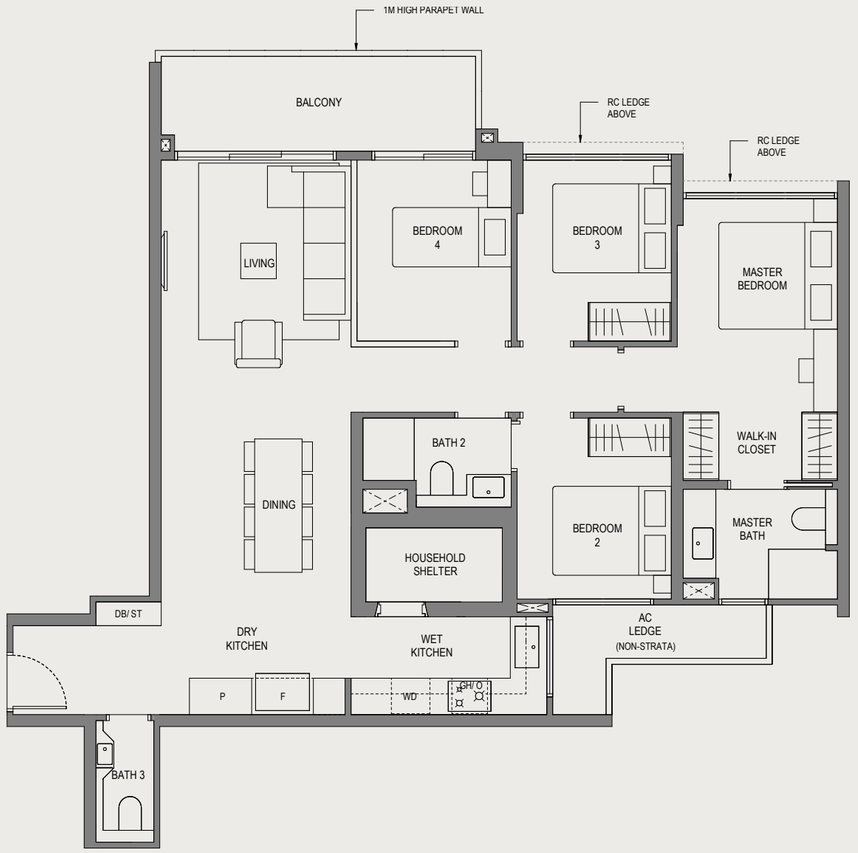
114 SQ M / 1227 SQ FT

INCLUSIVE OF 9 SQM BALCONY

BLOCK	UNIT
813	#02-15 to #25-15



APPLICABLE TO TYPE D2-G



LEGEND

F – Fridge

P – Pantry

O – Oven

GH – Gas Hob

WD – Washer Dryer

DB – Distribution Board

ST – Store

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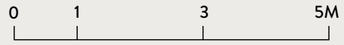
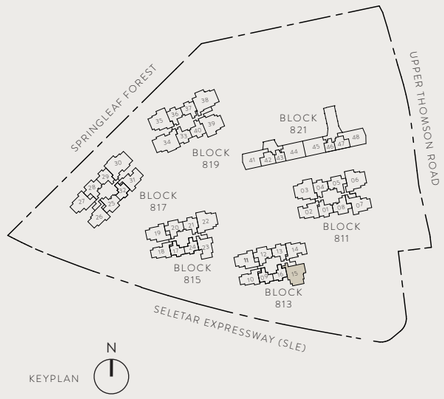




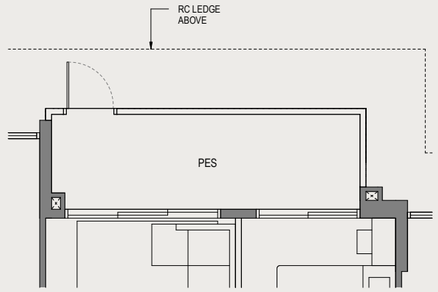
5 Bedroom

TYPE E1-G

135 SQ M / 1453 SQ FT

INCLUSIVE OF 9 SQM PES

BLOCK	UNIT
817	#01-30
819	#01-34



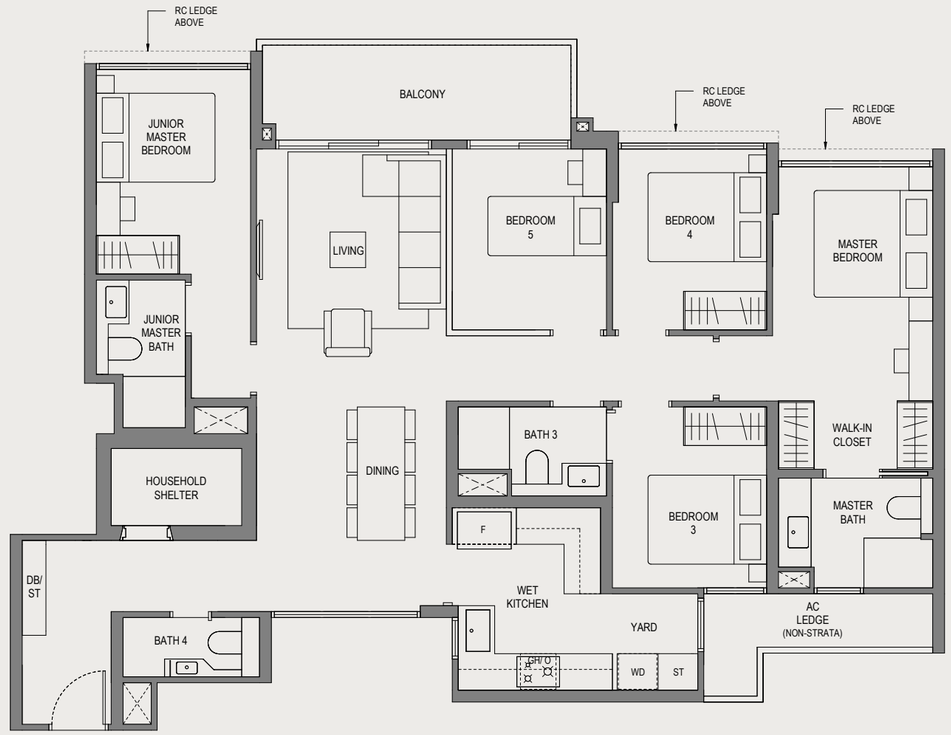
APPLICABLE TO TYPE E1-G

TYPE E1

135 SQ M / 1453 SQ FT

INCLUSIVE OF 9 SQM BALCONY

BLOCK	UNIT
817	#02-30 to #25-30
819	#02-34 to #25-34



LEGEND

F – Fridge

GH – Gas Hob

O – Oven

WD – Washer Dryer

DB – Distribution Board

ST – Store

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BUILDING PLAN CX ES NO.: ES20250314-50002-CG01
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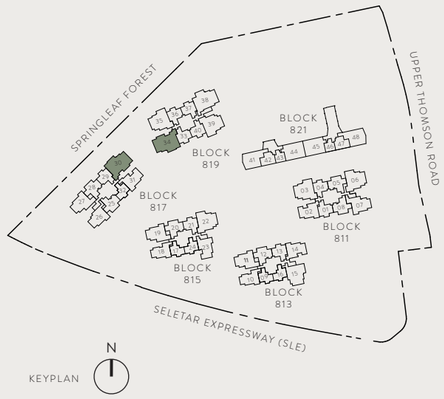
DATED: 18 JULY 2025

0 1 3 5M



5 Bedroom

TYPE E2-G

137 SQ M / 1475 SQ FT

INCLUSIVE OF 9 SQM PES

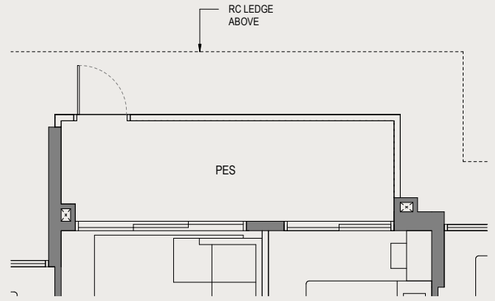
BLOCK	UNIT
819	#01-38

TYPE E2

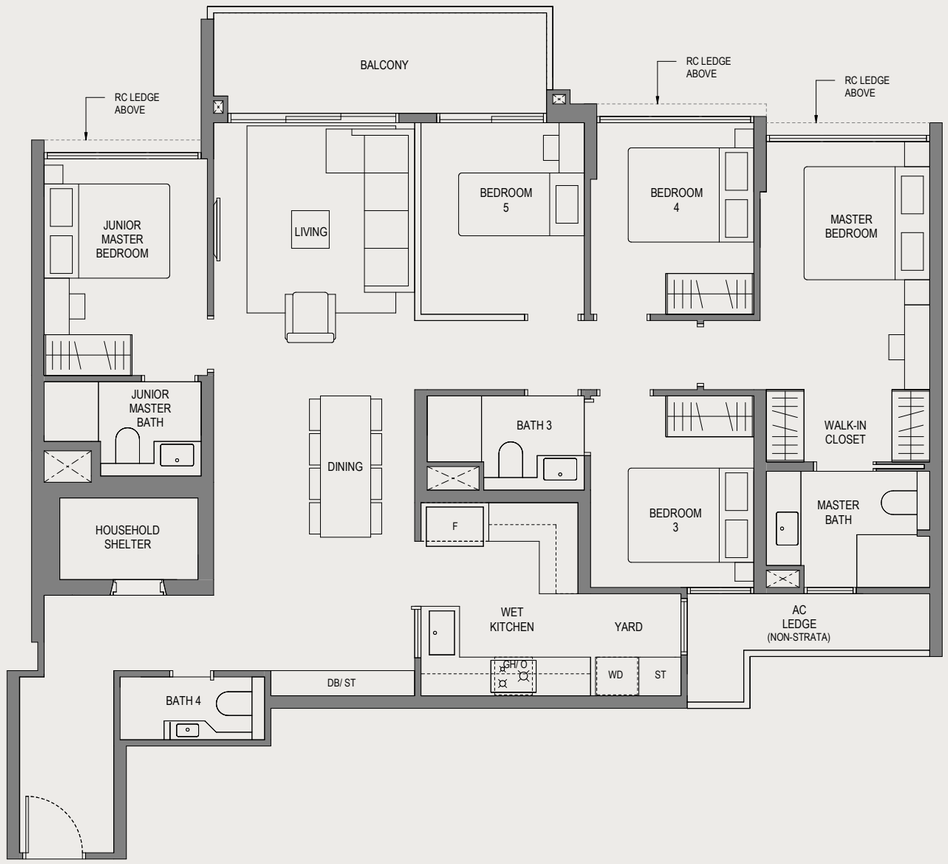
137 SQ M / 1475 SQ FT

INCLUSIVE OF 9 SQM BALCONY

BLOCK	UNIT
819	#02-38 to #08-38 #11-38 to #15-38 #18-38 to #25-38



APPLICABLE TO TYPE E2-G



LEGEND

F – Fridge

GH – Gas Hob

O – Oven

WD – Washer Dryer

DB – Distribution Board

ST – Store

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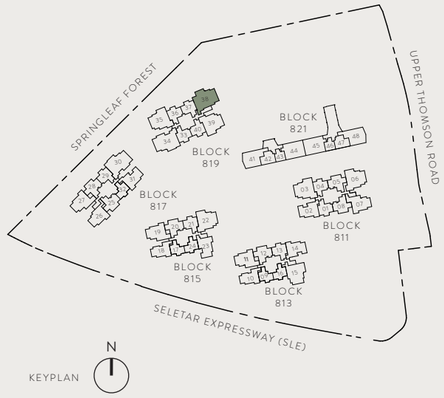
0 1 3 5M

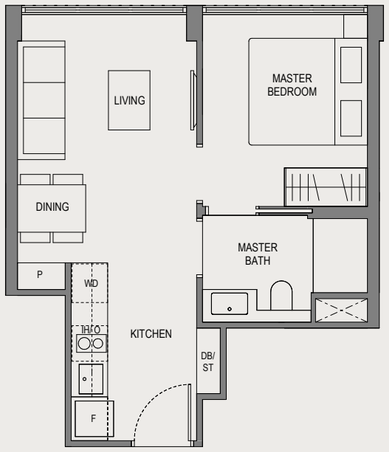


1 Bedroom

TYPE AC1

36 SQ M / 388 SQ FT

BLOCK	UNIT
821	#01-43* to #04-43* #01-46 to #04-46



*MIRROR IMAGE

LEGEND

F – Fridge
P – Pantry
O – Oven
IH – Induction Hob
WD – Washer Dryer
DB – Distribution Board
ST – Store

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BUILDING PLAN CX ES NO.: ES20250314-50002-CG01
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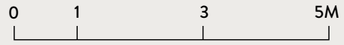


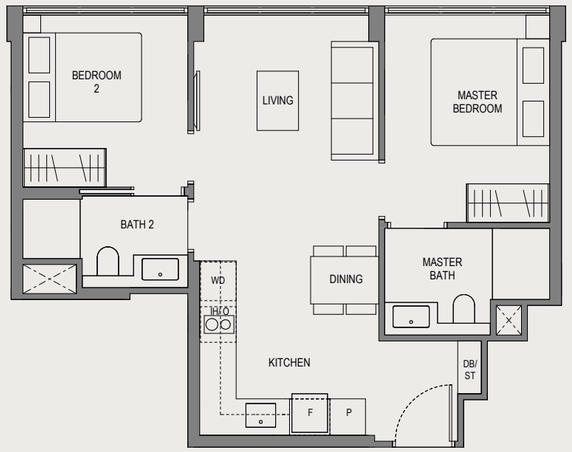


2 Bedroom

TYPE BC1

55 SQ M / 592 SQ FT

BLOCK	UNIT
821	#01-42* to #04-42* #01-47 to #04-47



*MIRROR IMAGE

LEGEND

F – Fridge
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O – Oven
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WD – Washer Dryer
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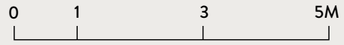



3 Bedroom

TYPE CC1

104 SQ M / 1119 SQ FT

BLOCK	UNIT
821	#01-41* to #04-41* #01-48 to #04-48



*MIRROR IMAGE

LEGEND

F – Fridge
GH – Gas Hob
O – Oven
WD – Washer Dryer
DB – Distribution Board
ST – Store

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DATED: 18 JULY 2025

0 1 3 5M



3 Bedroom

TYPE CC2-G

117 SQ M / 1259 SQ FT

INCLUSIVE OF 20 SQM PES

BLOCK	UNIT
821	#01-44* #01-45

TYPE CC2

117 SQ M / 1259 SQ FT

INCLUSIVE OF 20 SQM BALCONY

BLOCK	UNIT
821	#02-44* to #04-44* #02-45 to #04-45



*MIRROR IMAGE

LEGEND

F	– Fridge	WD	– Washer Dryer
GH	– Gas Hob	DB	– Distribution Board
O	– Oven	ST	– Store

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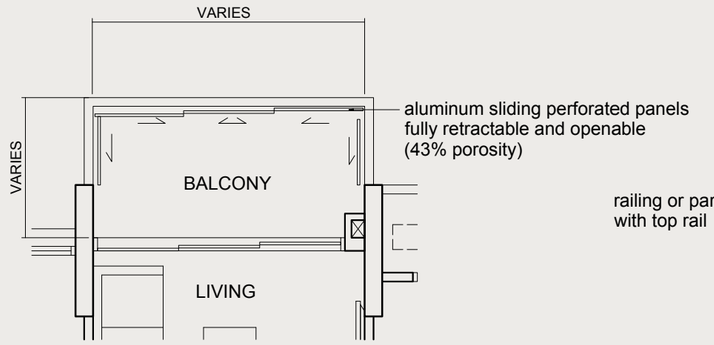
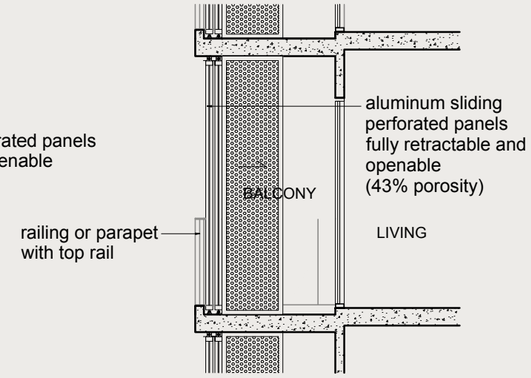
0 1 3 5M



Balcony Screen Details

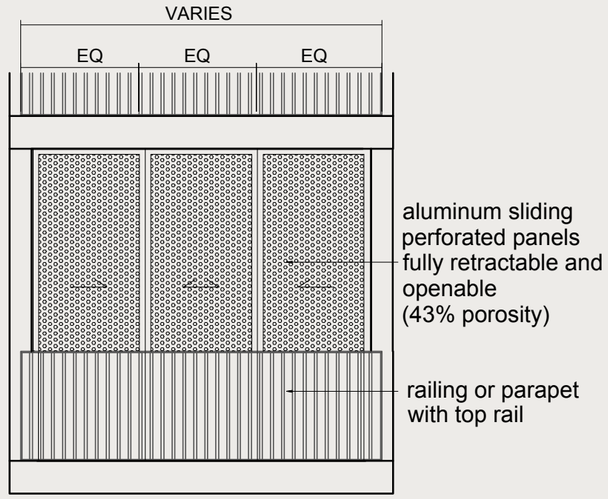


TYPICAL SLIDING BALCONY SCREEN - PLAN

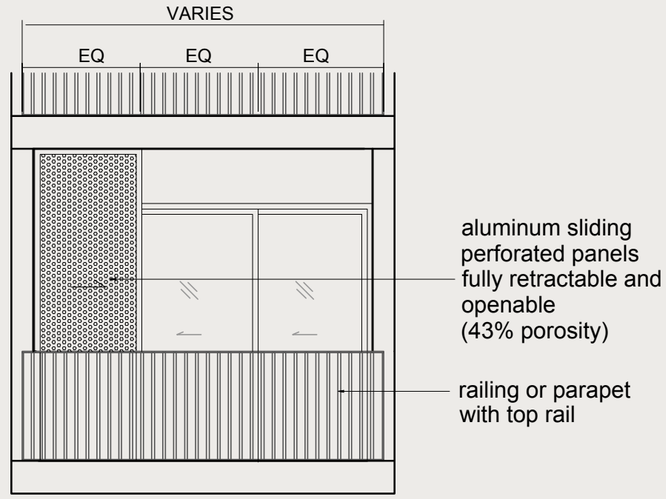


TYPICAL SLIDING BALCONY SCREEN - SECTION

NOTES:
1. BALCONY SCREEN IS NOT PROVIDED FOR THIS DEVELOPMENT.
2. THE BALCONY/PES SHALL NOT BE ENCLOSED UNLESS WITH THE SCREEN APPROVED BY THE RELEVANT AUTHORITIES.
3. FINAL SELECTION OF MATERIAL, COLOUR AND DETAILING OF THE SCREEN IS SUBJECT TO MCST APPROVAL.
4. APPROVAL FROM THE VENDOR OR THE MANAGEMENT CORPORATION (WHEN FORMED) IS REQUIRED BEFORE INSTALLATION.
5. OWNER MAY OPT TO PRE-INSTALL THE SCREEN.
6. ALL INSTALLATION FEES TO BE BORNE BY THE OWNER.
7. MEASUREMENTS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.



TYPICAL SLIDING BALCONY SCREEN (CLOSED) - ELEVATION



TYPICAL SLIDING BALCONY SCREEN (OPENED) - ELEVATION

Disclaimer: This is not an "as-built" plan. Any measurements stated or depicted in this drawing are approximate measurements and are subject to final survey.

Trusted Brands and Fittings

Indulge in luxury living with quality fittings that elevate your home.

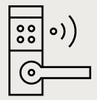




Smart Home



Smoke detector



Smart digital main door lockset



Motion sensor for foyer lighting



Wireless control of fan coil



Wireless control of lighting

For Illustration Purposes Only



NAME OF HOUSING PROJECT: SPRINGLEAF RESIDENCE · NAME OF HOUSING DEVELOPER: SPRINGLEAF RESIDENCE PTE. LTD. (CO. REG. NO. 202418049C) · LICENCE NO. OF HOUSING DEVELOPER: C1523 · TENURE OF LAND: LEASEHOLD ESTATE OF 99 YEARS COMMENCING ON 15 JULY 2024 · ENCUMBRANCES ON LAND: MORTGAGE IN FAVOUR OF OVERSEA-CHINESE BANKING CORPORATION LIMITED · LOCATION OF THE HOUSING PROJECT: LOT 02072L OF MK 14 AT UPPER THOMSON ROAD · EXPECTED DATE OF VACANT POSSESSION: 31 DECEMBER 2031 · EXPECTED DATE OF LEGAL COMPLETION: 31 DECEMBER 2034.

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