

LIVE IT UP

IN THE FUTURE
OF THE WEST



THE
ARDEN



With new heights of exclusivity and enjoyment to be found at
our boutique development, this is truly where you can

LIVE IT UP



A HIGHER LEVEL OF MODERN LIVING

Elevate the way you live at your new home along Phoenix Road. Located atop a private housing enclave yet close to myriad retail and transport hubs, this is where you can enjoy generous living space as well as breathtaking views of the lush landscape.

WELCOME TO THE ARDEN

RISE
TO
THE
FOREFRONT
OF WORK,
LIVE AND PLAY

A HOME CENTRED
ON FUTURE LIVING

Be amongst the first to experience all that the future has in store with
a home close to the West Region Master Plan developments and more.



**DISCOVER
FUTURE-READY
OPPORTUNITIES**

With Jurong Lake District shaping up to be the 2nd CBD in Singapore, and Jurong Innovation District spearheading cutting-edge manufacturing, you can now stay close to myriad business opportunities while being at the centre of the future.



**DELIGHT IN UNIQUE
FITNESS FACILITIES
AND LOCAL DELICACIES**

From a sheltered swimming pool and futsal court to a sky running track, the latest SAFRA in the West is home to many first-of-its-kind amenities. And with two new hawker centres coming to Choa Chu Kang, you can look forward to affordable and delectable dining delights only minutes from where you live.



**ENTER NEW WORLDS
OF CONVENIENCE**

You can soon live just a short MRT ride away from Tengah, Singapore's first smart and sustainable town that revolves around nature – as well as Woodlands Regional Centre, the largest economic hub in Singapore's North Region with a diverse platter of retail, business and dining spaces.

REJUVENATED
WOODLANDS
REGIONAL
CENTRE

10 mins
20 mins

SAFRA
CHOA CHU KANG

4 mins
12 mins

THE
ARDEN

FUTURE
JURONG
INNOVATION
DISTRICT

9 mins
32 mins

FUTURE
TENGAH
TOWN

10 mins
14 mins

FUTURE JURONG
LAKE DISTRICT

9 mins
17 mins

STAY AT THE CENTRE OF LIFE AND LEISURE



CONNECTIVITY

- Phoenix LRT - Bukit Panjang MRT (Downtown Line)
- Bukit Panjang Integrated Transport Hub
- Choo Chu Kang MRT (North-South Line & upcoming Jurong Region Line)
- Kranji Expressway - Bukit Timah Expressway



LIFESTYLE

- Junction 10 - Hillion Mall - Bukit Panjang Plaza
- Teck Whye Shopping Centre - Lot One Shoppers' Mall
- HomeTeamNS Bukit Batok - Warren Golf and Country Club
- HillV2 - The Rail Mall - SAFRA Choo Chu Kang



NATURE

- Phoenix Park - Rail Corridor - Pang Sua Park Connector
- Choo Chu Kang Park - Bukit Panjang Butterfly Garden
- Chestnut Nature Park - Zhenghua Nature Park
- Tengah, Forest Town (upcoming)



EDUCATION

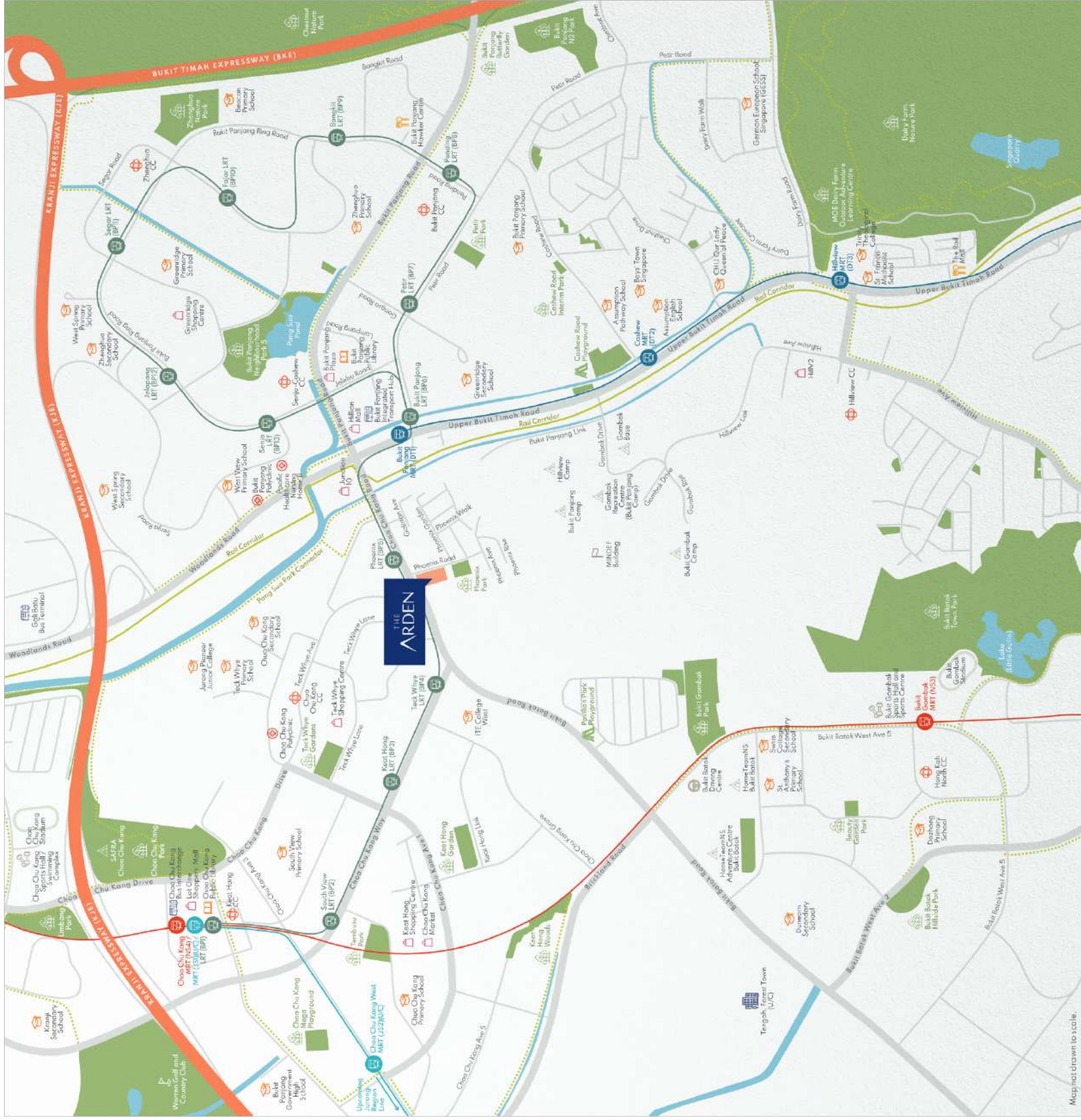
- Primary Schools within 1km -
 - Teck Whye Primary School - West View Primary School
- Primary Schools between 1 - 2km -
 - South View Primary School - St. Anthony's Primary School
 - Bukit Panjang Primary School
- Secondary & Tertiary Schools -
 - Jurong Pioneer Junior College - Bukit Panjang Government High School



BUSINESS

- Jurong Lake District (upcoming) - Jurong Innovation District (upcoming)
- Woodlands Regional Centre (upcoming)

Institutions featured are not the full list of schools.



Map not drawn to scale.



For illustrative purposes only. Timings stated are estimations and subject to change. The number of MRT stops are from one station to the other, and not the number of stops from The Arden.

STEP UP TO GREATER CONNECTIVITY

A DIRECT LINE TO TWO CBDS

With easy access to every MRT line, you can shorten commuting time to the heart of the city, Jurong Lake District or any other destination around the island.

**THE GREAT OUTDOORS
AT YOUR DOORSTEP**

Walk the line between the past and present at the renewed Rail Corridor where you can revisit cultural landmarks such as the Bukit Timah Truss Bridge or the Tanjong Pagar Railway Station. Alternatively, you can get off the trail and hop on to the many park connectors to explore mountain biking trails and hiking hotspots.



Source: National Parks Board. For illustrative purposes only. Distance and timings stated are estimations and subject to change.



EVERYTHING YOU LOVE IS IN THE NEIGHBOURHOOD

Catch the latest blockbuster, pick up fresh groceries, grab a piping hot cup of Joe, snap Insta-worthy shots and more with an eclectic mix of retailers and lifestyle hubs around you.



BRINGING EDUCATION CLOSER TO YOU

Whether your kids are living their most formative years or on the cusp of adulthood, they can easily commute to school and back with excellent primary to tertiary schools nearby including Jurong Pioneer JC and Bukit Panjang Government High Sch.



UNWIND TO A NEW TIER OF AMENITIES

A SHELTER FROM THE DAILY GRIND

From the moment you enter The Arden, you can bask in serenity with the sounds of rippling water and rustling leaves all around you. Lush yellow-green flora artfully adorn the elevated landscape, giving a glimpse of the tranquil living that awaits within.



**BE ONE
WITH NATURE**

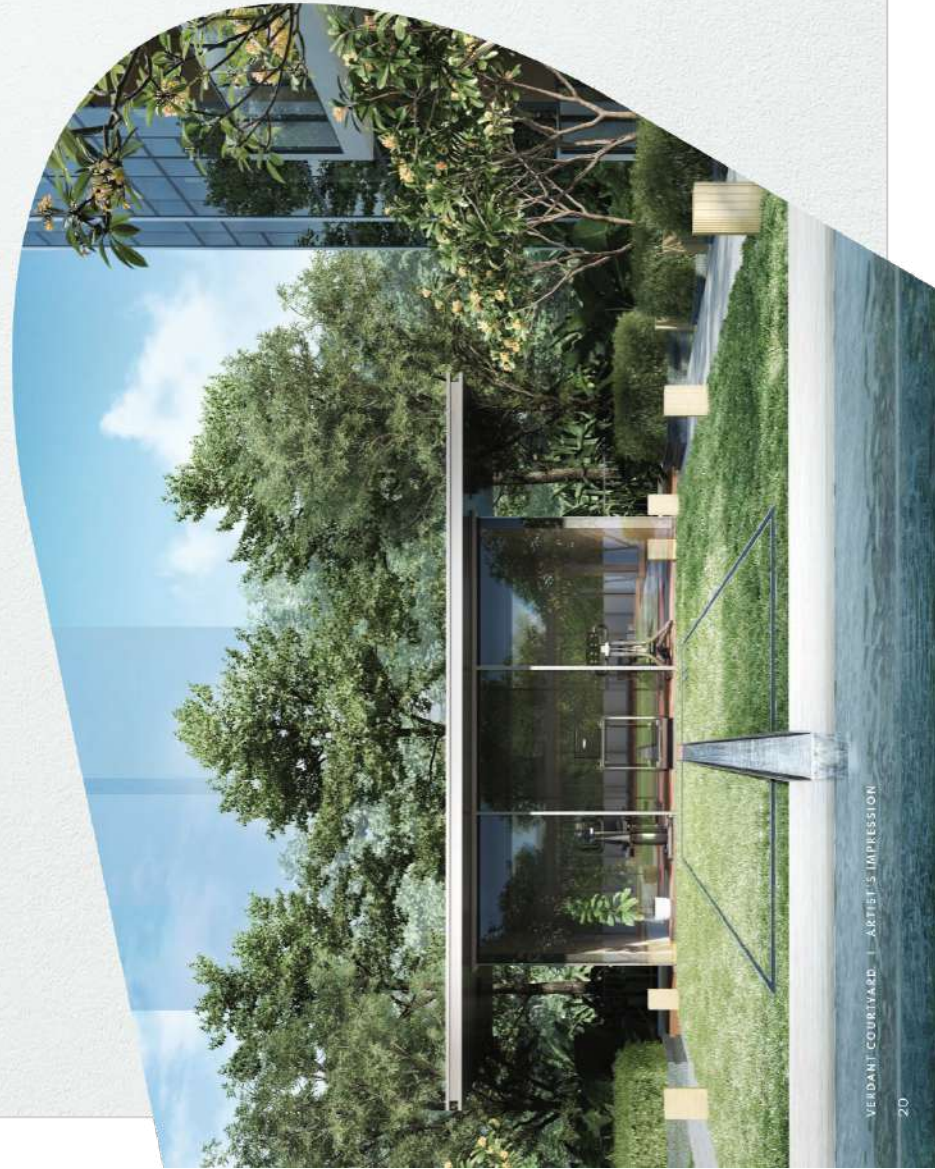
Curated amenities are nestled amidst lush landscaping at The Arden to create a private sanctuary away from the outside world.





ENJOY MORE FUN-FILLED FAMILY MOMENTS

Lounge in the Function Room while your children have a good time splashing about in the Kid's Bubble Pool. Or, join them for a game of tag at the Kid's Playground. With the array of thoughtfully curated amenities at The Arden, you can look forward to more intimate moments with the family.



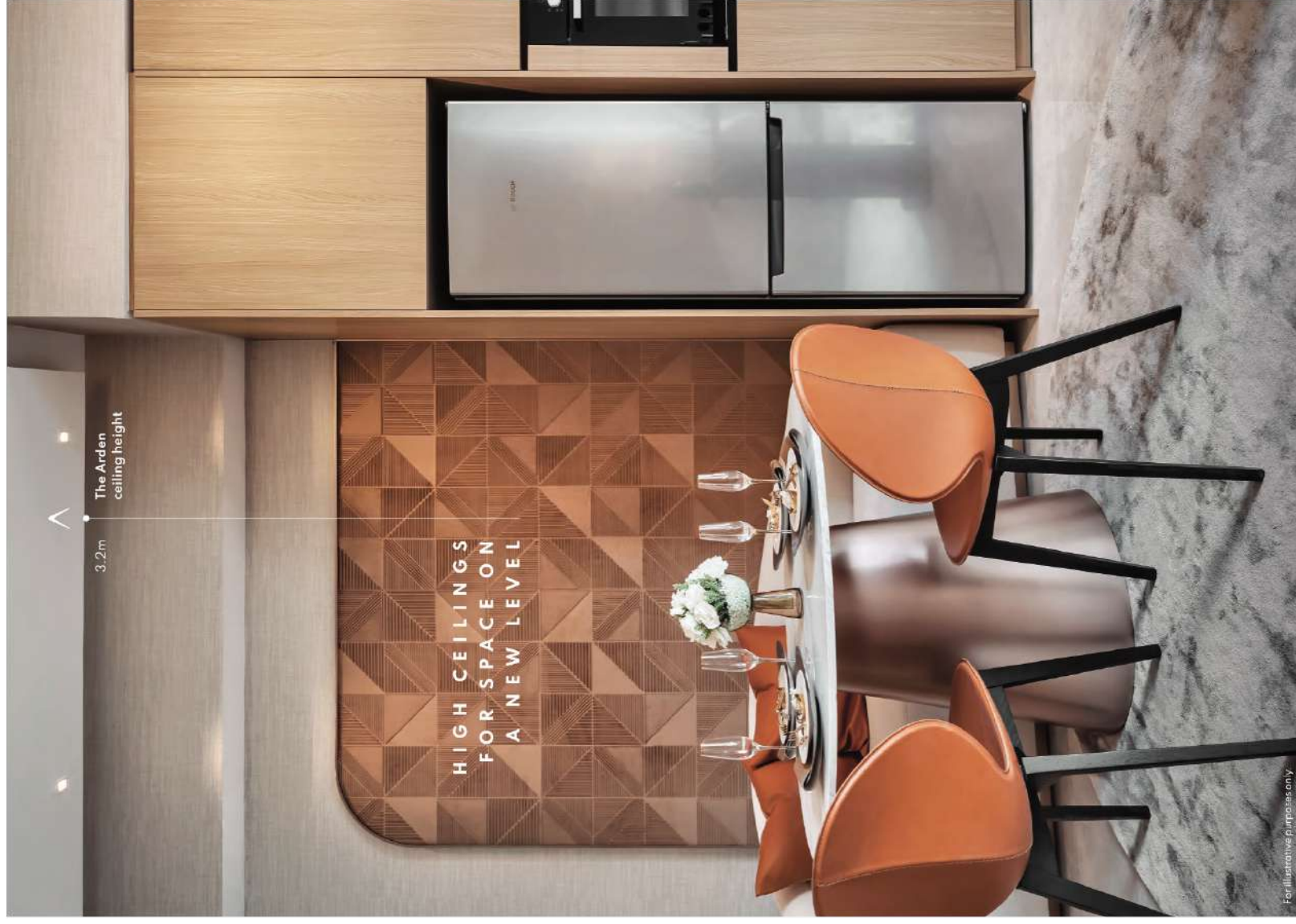
LIVE IN THE LAP OF LUXURY

Pamper your senses with a cooling dip, and let the day's stress melt away amidst the serene ambience and gentle movement of the water.

RAISING THE BAR FOR HOMELIVING

WHERE
FUNCTIONALITY
MEETS STYLE

Built around thoughtful layouts, gracious proportions and elegant design,
The Arden is truly where you can elevate the way you live.



MORE HEIGHT
FOR AMBIENCE

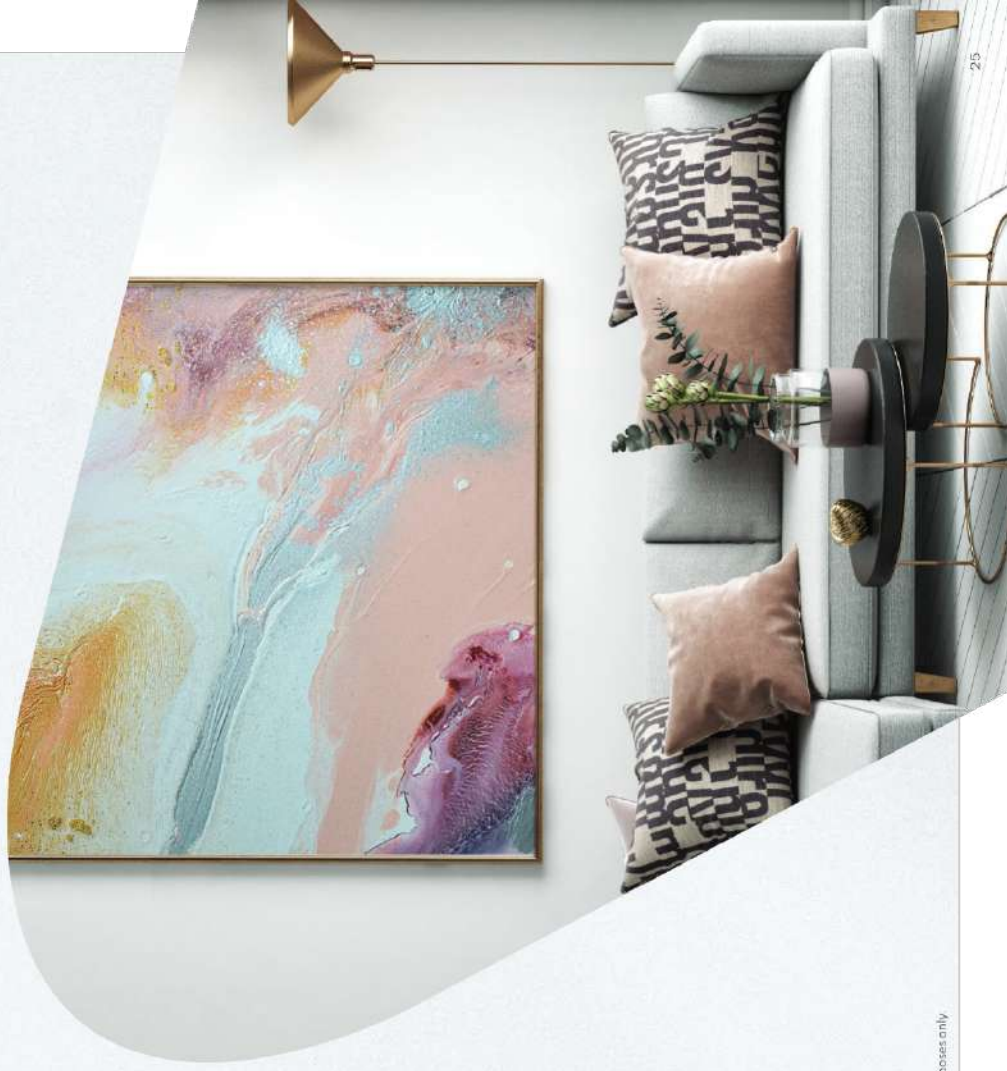


For illustrative purposes only.

MORE SPACE FOR
SELF-DISCOVERY



MORE ROOM
FOR EXPRESSION



For illustrative purposes only.

BE FREE TO

REIMAGINE YOUR SPACE

INDULGE YOUR NEEDS AT EVERY STAGE OF LIFE

Enjoy the freedom to reconfigure two rooms into the space you desire with CoSpace™.



BAR AREA



DINING AREA



MUSIC CORNER



Open the door to new possibilities with CoSpace™, a proprietary Qingjian Realty feature that lets you:

- Transform space according to your needs
- Enjoy spaces that are designed to complement every stage of your life
- Make full use of your imagination in choosing the space that best suits you

CoSpace™ is based around three major components, each dependent on the other:

- CoSpace™ Efficiency maximises your space to the fullest
- CoSpace™ Flexibility lets you create spaces that suit your varying lifestyles
- CoSpace™ Interactivity allows you to enjoy spaces that freely interact with each other



PREMIUM
FITTINGS FOR
CURATED FOR
A NEW TIER
OF LUXURY

Fulfill your masterchef aspirations with premium Bosch appliances, or delight in branded bathroom fittings from hansgrohe and sanitary ware from Roca. With an array of fine fittings and furnishes, life is set to become more luxurious than before.



APPLIANCES:



WARES AND FITTINGS:



SITE PLAN

1ST STOREY

- 1 · POOLVIEW PAVILION
- 2 · 30M LEISURE POOL
- 3 · POOL DECK
- 4 · SPA POOL
- 5 · POOLSIDE PAVILION
- 6 · GYM
- 7 · CHANGING ROOM
- 8 · VERDANT COURTYARD
- 9 · KID'S BUBBLE POOL
- 10 · MEADOW LAWN
- 11 · FAMILY COVE
- 12 · PEDESTRIAN GATE 1

BASEMENT

- 13 · KID'S PLAYGROUND
- 14 · FITNESS CORNER
- 15 · FUNCTION ROOM 1
- 16 · FUNCTION ROOM 2
- 17 · ACCESSIBLE TOILET
- 18 · PEDESTRIAN GATE 2

OTHERS

- A · GUARD HOUSE (AT 1ST STOREY)
- B · BIN CENTRE (AT 1ST STOREY)
- C · MA OFFICE (AT BASEMENT)
- D · SUB STATION (AT BASEMENT)
- E · GEN SET (AT ROOF)
- F · VENTILATION SHAFT

WATER TANK LOCATION (AT ROOF)



0 1 2 3 4 5 10 15 20M

ARTIST'S IMPRESSION

Building Plan Approval No.:
A/2788-04508-2019-BPO1 dated 29-12-2021
A/2788-04508-2019-BPO2 dated 07-03-2022

SCHEMATIC DIAGRAM

BLOCK 2 PHOENIX ROAD SINGAPORE 668156

UNIT	01	02	03	04	05	06	07
5 th Storey	B1(PH)	C1(PH)	D1(PH)	B2(PH)	D2(PH)	C2(PH)	B1(PH)
4 th Storey	B1	C1	D1	B2	D2	C2	B1
3 rd Storey	B1	C1	D1	B2	D2	C2	B1
2 nd Storey	B1	C1	D1	B2	D2	C2	B1
1 st Storey	B1(p)	C1a(p)	D1(p)	B2(p)	D2(p)	C2(p)	B1(p)

BLOCK 4 PHOENIX ROAD SINGAPORE 668158

UNIT	08	09	10	11	12	13	14
5 th Storey	B1(PH)	C2(PH)	D2(PH)	B2(PH)	D1(PH)	C1(PH)	B1(PH)
4 th Storey	B1	C2	D2	B2	D1	C1	B1
3 rd Storey	B1	C2	D2	B2	D1	C1	B1
2 nd Storey	B1	C2	D2	B2	D1	C1	B1
1 st Storey	B1a(p)	C2a(p)	D2(p)	B2(p)	D1(p)	C1a(p)	B1a(p)

BLOCK 6 PHOENIX ROAD SINGAPORE 668159

UNIT	15	16	17	18	19	20	21
5 th Storey	B1(PH)	C2(PH)	D2(PH)	B2(PH)	D1(PH)	C1(PH)	B1(PH)
4 th Storey	B1	C2	D2	B2	D1	C1	B1
3 rd Storey	B1	C2	D2	B2	D1	C1	B1
2 nd Storey	B1	C2	D2	B2	D1	C1	B1
1 st Storey	B1(p)	C2(p)	D2(p)	B2(p)	D1(p)	C1(p)	B1(p)

LEGEND

- 2-BEDROOM CLASSIC
- 3-BEDROOM CLASSIC
- 3-BEDROOM - STUDY COSPACE
- 4-BEDROOM CLASSIC
- 4-BEDROOM + STUDY COSPACE

TYPE B1

61 sqm (657 sqft)

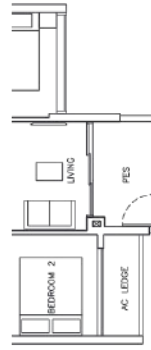
- MIRRORED
- BLOCK 2** #02-01 TO #04-01
- BLOCK 4** #02-08 TO #04-08
- BLOCK 6** #02-15 TO #04-15



TYPE B1(p)

61 sqm (657 sqft)

- MIRRORED
- BLOCK 2** #01-01
- BLOCK 6** #01-15



TYPE B1α(p)

61 sqm (657 sqft)

- MIRRORED
- BLOCK 4** #01-08



TYPE B1(PH)

70 sqm (753 sqft)

- Strata void area of 9 sqm / 96 sqft above living and dining with high volume ceiling of 4600mm high.
- MIRRORED
- BLOCK 2** #05-01
- BLOCK 4** #05-14
- BLOCK 6** #05-21



LEGEND

- WD - Washer cum Dryer
- F - Fridge
- DB - Electrical Distribution Board
- ST - Store
- HS - Household Shelter
- AC Ledge - Air Conditioner Ledge

NOTE

- Area includes AC ledge, balcony, private enclosed space (PES) and strata void (where applicable).
- The above plans and illustrations are subject to change as may be required or approved by the relevant authorities.
- All floor areas are approximate only and subject to final survey.
- Please refer to key plan for orientation.
- Service voids, RC ledges and RC trellis are excluded from strata area.
- The balcony shall not be enclosed. Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to page 4.4 of this brochure.



SCALE



KEY PLAN
NOT TO SCALE

TYPE B2

67 sqm (721 sqft)

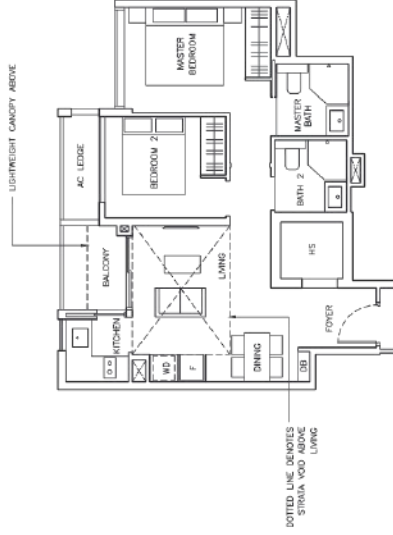
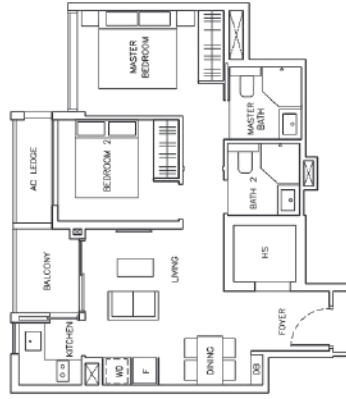
MIRRORED

BLOCK 4

#02-11 TO #04-11

BLOCK 6

#02-18 TO #04-18



TYPE B2(PH)

76 sqm (818 sqft)

MIRRORED

BLOCK 2

#05-04

BLOCK 4

#05-11

BLOCK 6

#05-18

Strata void area of 9 sqm / 97 sqft above living with high volume ceiling of 4600mm high.

TYPE B2(p)

67 sqm (721 sqft)

MIRRORED

BLOCK 4

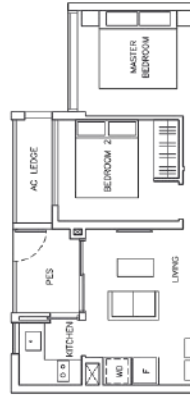
#01-11

BLOCK 2

#01-04

BLOCK 6

#01-18



NOTE

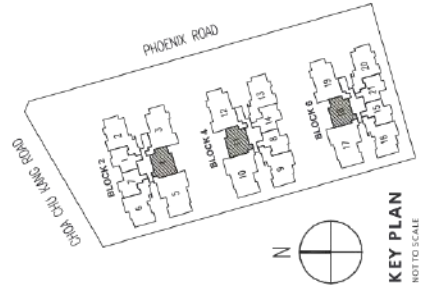
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LEGEND

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- F - Fridge
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- ST - Store
- HS - Household Shelter
- AC Ledge - Air Conditioner Ledge



SCALE



KEY PLAN
NOT TO SCALE

TYPE CI
94 sqm (1012 sqft)

MIRRORED

BLOCK 4
#02-13 TO #04-13

BLOCK 6
#02-20 TO #04-20



TYPE CI(p)
94 sqm (1012 sqft)

BLOCK 6
#01-20



TYPE CIα(p)
94 sqm (1012 sqft)

MIRRORED

BLOCK 4
#01-13

BLOCK 2
#01-02



TYPE CI(PH)

106 sqm (1141 sqft)

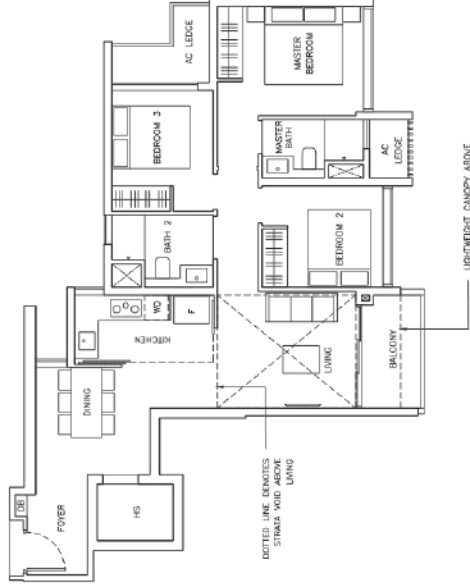
Strata void area of 12 sqm / 129 sqft above living with high volume ceiling of 4600mm high.

MIRRORED

BLOCK 2
#05-02

BLOCK 4
#05-13

BLOCK 6
#05-20



NOTE

- Area includes AC ledge, balcony, private enclosed space (PES) and strata void (where applicable).
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LEGEND

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- F - Fridge
- DB - Electrical Distribution Board
- ST - Store
- HS - Household Shelter
- AC Ledge - Air Conditioner Ledge



SCALE

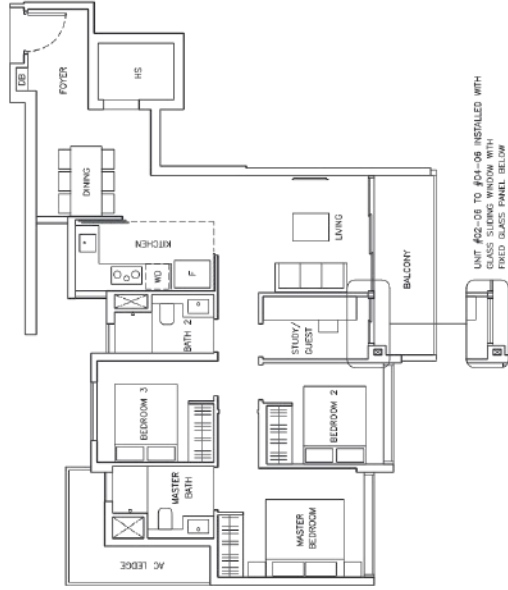


KEY PLAN
NOT TO SCALE

TYPE C2
103 sqm (1109 sqft)

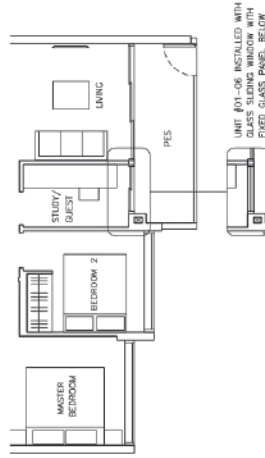
MIRRORED
BLOCK 4
#02-09 TO #04-09

BLOCK 6
#02-16 TO #04-16



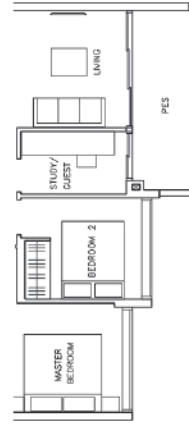
TYPE C2(p)
103 sqm (1109 sqft)

MIRRORED
BLOCK 6
#01-16



TYPE C2a(p)
103 sqm (1109 sqft)

BLOCK 4
#01-09



TYPE C2(PH)

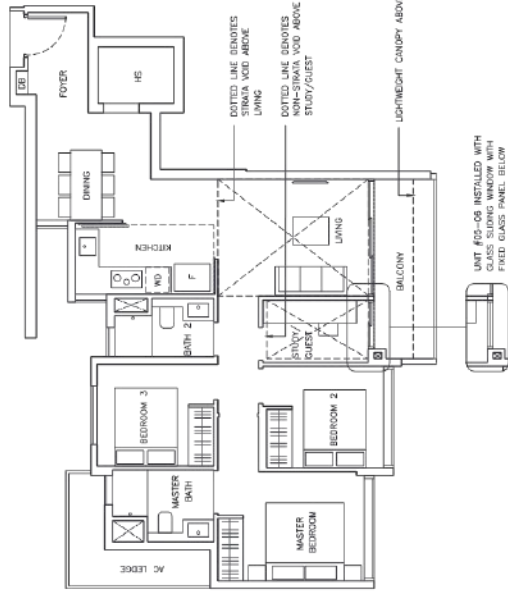
116 sqm (1249 sqft)

Strata void area of 13 sqm / 140 sqft above living with high volume ceiling of 4600mm high.

MIRRORED
BLOCK 2
#05-06

BLOCK 4
#05-09

BLOCK 6
#05-16



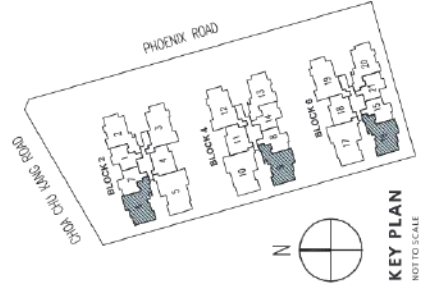
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LEGEND

- WD - Washer cum Dryer
- F - Fridge
- DB - Electrical Distribution Board
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- AC Ledge - Air Conditioner Ledge



TYPE D1
112 sqm (1206 sqft)

MIRRORED

BLOCK 2

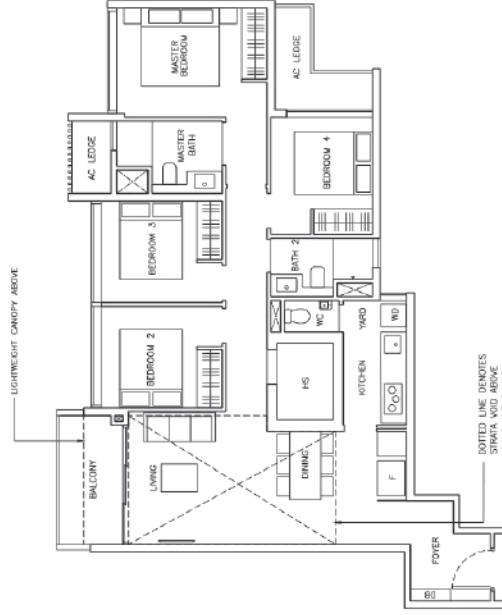
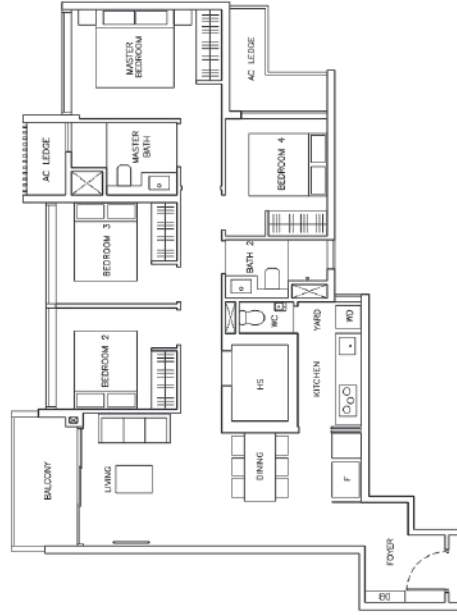
#02-03 TO #04-03

BLOCK 4

#02-12 TO #04-12

BLOCK 6

#02-19 TO #04-19



TYPE D1(PH)

131 sqm (1410 sqft)

Strata void area of 19 sqm / 204 sqft above living and dining, with high volume ceiling of 4600mm high.

MIRRORED

BLOCK 2

#05-03

BLOCK 4

#05-12

BLOCK 6

#05-19

TYPE D1(p)

112 sqm (1206 sqft)

MIRRORED

BLOCK 2

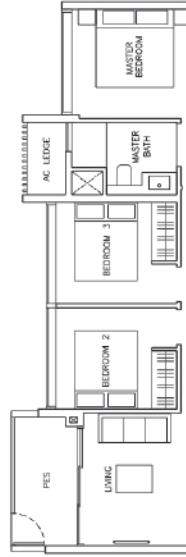
#01-03

BLOCK 4

#01-12

BLOCK 6

#01-19



NOTE

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LEGEND

- WD - Washer cum Dryer
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- HS - Household Shelter
- AC Ledge - Air Conditioner Ledge



SCALE



KEY PLAN
NOT TO SCALE

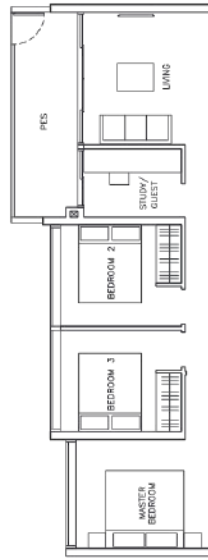
TYPE D2
129 sqm (1389 sqft)

MIRRORED
BLOCK 2 #02-05 TO #04-05
BLOCK 4 #02-10 TO #04-10
BLOCK 6 #02-17 TO #04-17



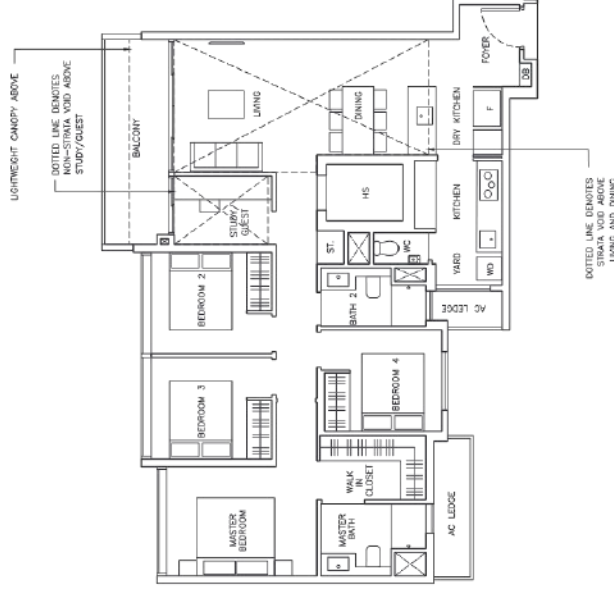
TYPE D2(p)
129 sqm (1389 sqft)

MIRRORED
BLOCK 2 #01-05
BLOCK 4 #01-10
BLOCK 6 #01-17



TYPE D2(PH)
152 sqm (1636 sqft)

Strata void area of 23 sqm / 247 sqft above living and dining, with high volume ceiling of 4600mm high.
MIRRORED
BLOCK 2 #05-05
BLOCK 4 #05-10
BLOCK 6 #05-17



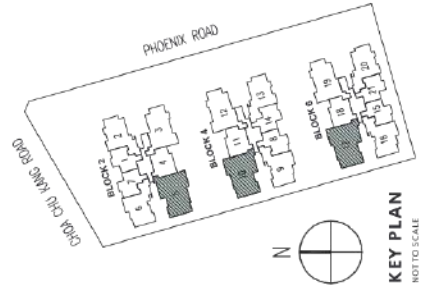
NOTE

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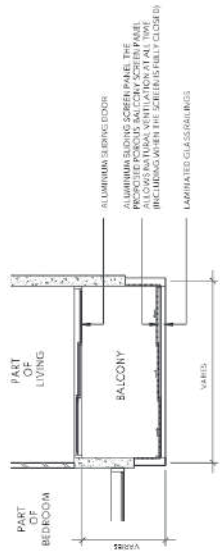


LEGEND

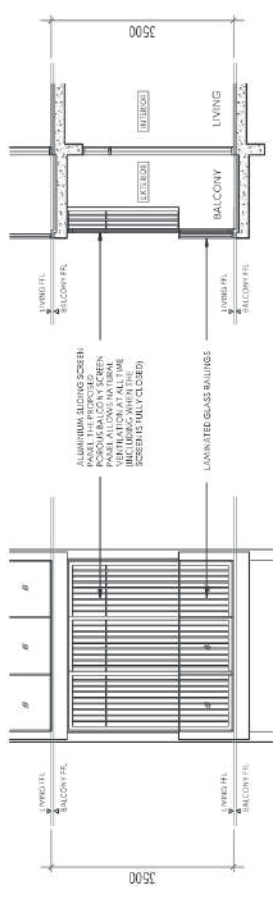
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BALCONY SCREEN DESIGN



TYPICAL RETRACTABLE BALCONY SCREEN - PLAN



TYPICAL RETRACTABLE BALCONY SCREEN - ELEVATION

TYPICAL RETRACTABLE BALCONY SCREEN - SECTION



BALCONY SCREEN NOTE

- Balcony(ies) (if any) and Private Enclosed Space(s) (if any) in the unit is/are not to be enclosed, either partially or in full, except with the approved balcony screens.
- The installation and cost of such screens shall be at the Purchaser's own cost and expense.

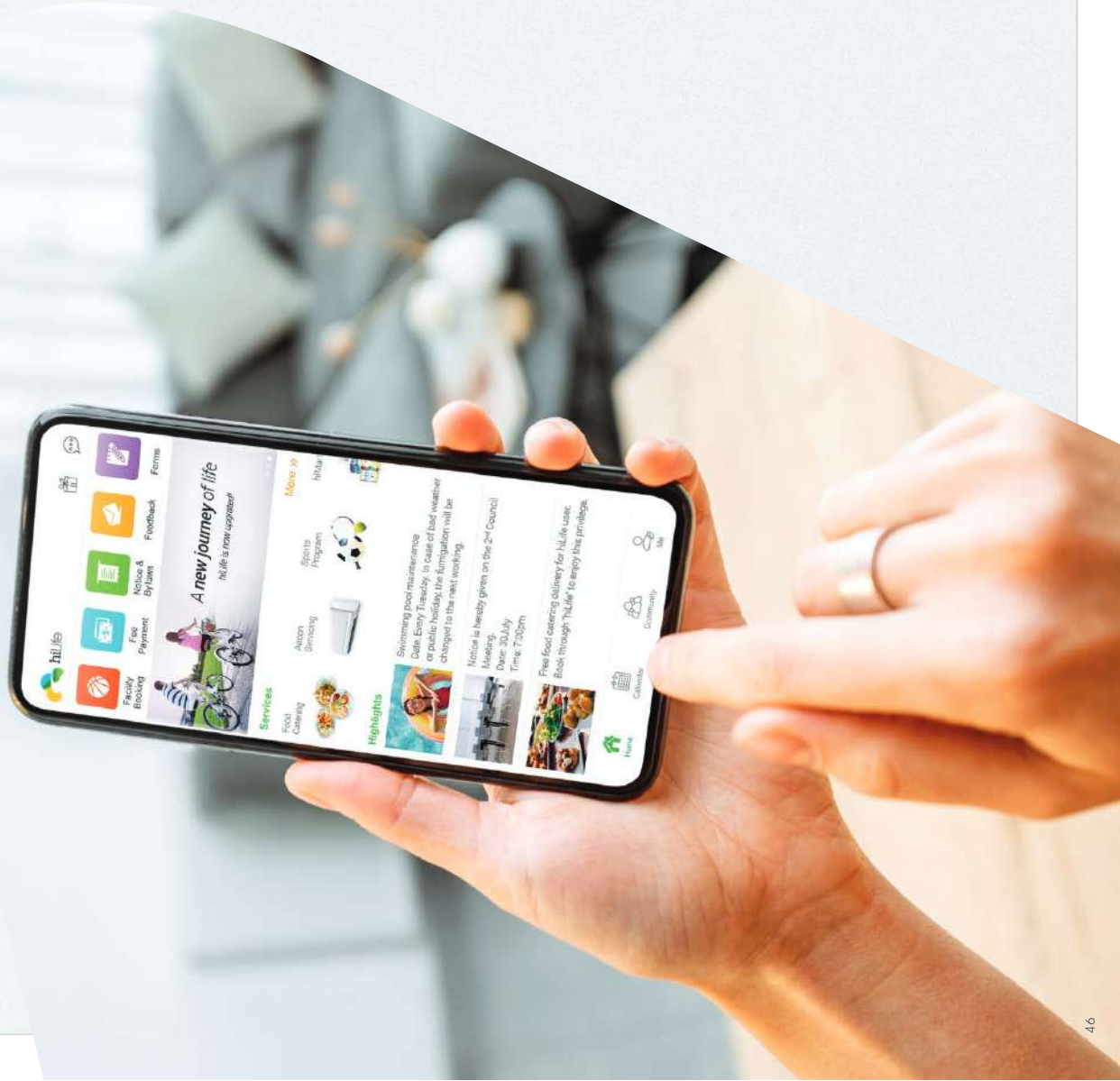


SCALE

LEVEL UP YOUR HOME SMARTS

EASE LIFE WITH EFFORTLESS CONTROL

Embrace one-touch convenience with an interconnected network of home automation, security features and lifestyle enhancements at your fingertips.



INSPIRED LIVING



KEEP FIT, STAY ACTIVE

Take your pick from Zumba, Yoga, Pilates or Dance classes.



UNLIMITED PRIVILEGES

Enjoy exclusive deals and promotions.



LEARN NEW SKILLS

Learn to swim safely from experienced and certified instructors.

VIRTUAL CONCIERGE



24/7 FACILITY BOOKING

Make a booking for your desired facility whenever, wherever.



PAYMENT MADE EASY

Pay your maintenance fees through the app.



HASSLE-FREE HOME HELP

Choose from a list of services that include house cleaning, air-conditioner maintenance and more.

ONE-TOUCH CONVENIENCE



SMART GATEWAY

The heart of smart living technology.



YOUR VIRTUAL DOORMAN

Unlock your doors remotely.



PRE-ARRIVAL COOLING

Your home is cooled to the right temperature even before you arrive.

Disclaimer: The content above is subject to terms and conditions. Homeowners will be required to log in via the phone application to access the functions and services listed above. Inspired Living services and Virtual Concierge are subject to change without prior notice and additional charges may apply.

**FROM A MULTI-AWARD
WINNING DEVELOPER**

Qingjian Realty (South Pacific) Group Pte Ltd ("Qingjian Realty") is the Southeast Asian regional headquarters for Qingjian Group's real estate development arm. Qingjian Realty focuses on property development in the residential, commercial and industrial sectors.

The trusted developer constantly looks for new ways to provide well-designed and thought-out homes that complement the lifestyles of homeowners. In 2013, Qingjian Realty led the industry in flexible layout options with its innovative CoSpace™ concept. It also paved the way for smart living in Singapore with the launch of The Visionaire, Singapore's first executive condominium with smart homes. JadeScope, the well-acclaimed 2018 mega-scale development, set the standard for dynamism in a residential space. While the 2020 Forreit at Bukit Timah launch raised the bar further – featuring the largest freehold land that also accentuates the harmonious coalescence between architecture and the luxuriant foliage landscape.

Qingjian Realty's commitment to quality, innovative homes has been widely recognised with multiple awards. It has received the BCI Asia Top Ten Award for many years, and has amassed various awards from the Southeast Asia Property Awards, Asia Property Awards and FIABCI-Singapore Property Awards. Qingjian Realty has also been conferred multiple BCA Green Mark Awards for its sustainability efforts.



DEVELOPER:



OFFICIAL MARKETING AGENCY

Huttons
SINGAPORE'S LARGEST
PRIVATE REAL ESTATE AGENCY

ESTATE/AGENT LICENSE NO. 13008939K

Developer: QJOC Realty (Phoenia) Pte. Ltd. (UEN: 20192886N) | Housing Developer's License No.: C148 | Encumbrances: Covenant/Mortgage(s) in favour of United Overseas Bank Limited | Location: Lots 016531, 01654C, 01655M, 01694M-PTMK 10 at Phoenix Road | Tenure of Land: 99 years commencing from 14 July 2023 | Expected Date of Vacant Possession: 30 September 2027 | Expected Date of Legal Completion: 30 September 2030

While every reasonable care has been taken in preparing this brochure, specifications, constructing the sales models, and sales gallery/showflat (the "Materials"), the Developer and its agents and their respective servants and contractors do not warrant the accuracy of any of the Materials and shall in no way be held responsible for any inaccuracies in their contents or between the Materials and the actual unit when built. The Developer shall not be bound by any statement, representation or promise (written or oral) by its agents and contractors. All statements and depictions are believed to be correct but are not to be regarded as statements or representations of fact. The Sale and Purchase Agreement shall form the entire agreement between the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to signing of the Sale and Purchase Agreement. All information, specifications, layout plans, building plans, location of facilities, finishes and appliance selection and visuals are subject to any changes as may be required and approved by the Architect. Developer and/or by the relevant authorities and may be changed without notice. The Materials are not intended to be contractual documents and shall not form part of any offer or contract. Visuals, renderings, illustrations, models, showflat, display and photography are artist's impressions only and none can be regarded as representation of fact. Floor areas are approximate measurements only and not to scale. It is subject to final survey. The property is subject to inspection by the relevant authorities to comply with current codes of practice.

All information, specifications, renderings, visual representations and plans are current at the time of publication and are subject to change as may be required by us and/or the competent authorities, and shall not form part of any offer or contract nor constitute any warranty by us and shall not be regarded as statements or representations of fact. All plans are subject to amendments as directed and/or approved by the building authorities. The Sale and Purchase Agreement shall form the entire agreement between us as the Developer and the Purchaser, and shall supersede all statements, representations or promises made prior to the signing of the Sale and Purchase Agreement and shall in no way be modified by any statements, representations or promises made by us or the Marketing Agent(s).

