

News Release

1 October 2024

CDL UNVEILS NORWOOD GRAND IN CHAMPIONS WAY, WOODLANDS WITH PREVIEWS STARTING FRIDAY, 4 OCTOBER 2024

- **348-unit residence in the established Woodlands neighbourhood, within a five-minute walk to Woodlands South MRT station and near the future RTS link**
- **Marks the first luxury private residential launch in Woodlands since 2012**
- **Strategically located close to Woodlands Regional Centre – the largest future economic hub in the north**
- **Attractive pricing from S\$988,000 for a one-bedroom plus study**

City Developments Limited (CDL) will commence the preview of Norwood Grand – a 348-unit residential development located in Champions Way – from Friday, 4 October 2024. Sales bookings are scheduled to begin on Saturday, 19 October 2024. Set amidst lush greenery and natural landscapes, Norwood Grand is conceived as a serene retreat combining modern living with nature's beauty and brings a new level of luxury to the North region.

A good mix of apartment types is available, ranging from 495 square feet (sq ft) for a one-bedroom plus study to 1,335 sq ft for a four-bedroom premium plus study unit. Apartments are attractively priced from:

- S\$988,000 for a one-bedroom plus study (495 sq ft)
- S\$1.238 million for a two-bedroom (624 sq ft)
- S\$1.698 million for a three-bedroom deluxe (883 sq ft)
- S\$2.238 million for a four-bedroom deluxe plus study (1,173 sq ft)

Woodlands is one of the towns undergoing rejuvenation under the Ministry of National Development's Remaking Our Heartland (ROH) programme. It is envisioned to be the largest economic hub in Singapore's North region with the development of Woodlands Regional Centre under the Urban Redevelopment Authority (URA) Master Plan 2019. Norwood Grand is strategically located near this future hub, which will house the Northern Agri-Tech and Food Corridor, and the Woodlands Health Campus.

Mr Sherman Kwek, CDL's Group Chief Executive Officer, said, "We are thrilled to preview Norwood Grand, the first new luxury private residential launch in Woodlands in over 12 years. As an area poised for rapid growth, Woodlands is transforming into a dynamic hub with new infrastructure and excellent connectivity to the city and Johor Bahru via various transport nodes. Norwood Grand offers unparalleled convenience, combining luxury, sustainability, comfort and thoughtful design. The prime location and access to amenities in one of Singapore's most promising districts will offer compelling value to homeowners."

Unmatched Connectivity and Convenience

Norwood Grand is well-connected to other parts of Singapore via the Seletar Expressway (SLE), Bukit Timah Expressway (BKE) and the future North-South Corridor. It is within a five-minute walk to Woodlands South MRT station on the Thomson-East Coast Line (TEL), providing residents with direct access to the CBD and Orchard shopping belt. Woodlands South MRT station is one stop to

Woodlands Integrated Transport Hub, consisting of Woodlands MRT station (TEL/North-South Line) and Woodlands Bus Interchange.

Additionally, it is two stops to Woodlands North MRT station (TEL), which has direct access to the future Rapid Transit System (RTS) Link that offers a light rail transit shuttle service to Bukit Chagar station in Johor Bahru, Malaysia.

Apart from the convenience of an Early Childhood Development Centre (ECDC) at its doorstep, Norwood Grand is also near numerous education institutions like Innova Primary School, Christ Church Secondary School, Singapore Sports School, Singapore American School, Republic Polytechnic and the future Yishun Innova Junior College, as well as lifestyle amenities such as ACE The Place Community Club, Causeway Point, Vista Point, Woodlands North Plaza, Woods Square, Woodlands Civic Centre and Kampung Admiralty.

Luxurious and Comfortable Living

Green spaces are integrated across the development, offering over 20 recreational facilities, including a Treetop Walk, a luxurious Grand Club, a social deck, two BBQ pavilions, a function room, a 50-metre lap pool, a gymnasium, a tennis court and a Treehouse Playground. Each apartment features quality carpentry, with high-end wares from Geberit and fittings by Hansgrohe as well as premium kitchen appliances from Bosch and Samsung.

Smart and Sustainable Home

Designed with sustainability in mind, Norwood Grand is targeting to attain the Green Mark Platinum Super Low Energy by Building and Construction Authority (BCA) under the newly launched Green Mark (GM2021) Criteria with the Whole Life Carbon and Maintainability Badge.

The development uses solar photovoltaic panels on the roofs to partially replace energy for the day-to-day operations of various common areas. Its design, layout and orientation take into consideration the site’s natural attributes and integrate passive cooling design architecture to enhance energy efficiency and natural ventilation. Units are designed to minimise direct west-facing orientation and optimise natural ventilation for thermal comfort.

The Norwood Grand Sales Gallery, located along Sembawang Vista (next to Sembawang MRT station and Sun Plaza), is open from 4 October 2024, 10.00 am to 7.00 pm. Marketing agents are ERA, Huttons, PropNex, OrangeTee & Tie and SRI. For enquiries, please call the sales hotline: +65 6877 1818.

Issued by City Developments Limited (Co. Regn. No. 196300316Z)

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norwood grand

FACT SHEET

DEVELOPMENT DETAILS			
Developer	CDL Stellar Pte. Ltd. (Wholly-owned subsidiary of City Developments Limited)		
Project Name	Norwood Grand (景林嘉园)		
Location	2, 6, 8 and 10 Champions Way 4 Champions Way – Early Childhood Development Centre (ECDC)		
Development Layout	4 blocks of 11-storey residential development with an ECDC		
Tenure of Land	99 years leasehold from 18 December 2023		
Land Area	Approximately 14,432.5 sqm		
Number of Apartments	348 <i>* With 283 carpark lots (inclusive of two lots for ECDC, three electric vehicle charging lots and three accessible lots) and 87 bicycle lots</i>		
Unit Mix	Unit Type	Units Area	No. of Units
	1-Bedroom + Study	495 sq ft	31 units
	2-Bedroom (2 Bath) 2-Bedroom + Ensuite Study 2-Bedroom + Study	624 sq ft 667 sq ft 710 sq ft	131 units
	3-Bedroom Deluxe 3-Bedroom + Study 3-Bedroom Premium + Study	872 – 883 sq ft 904 sq ft 1,044 sq ft	88 units
	4-Bedroom Deluxe + Study 4-Bedroom Premium + Study	1,173 sq ft 1,313 – 1,335 sq ft	98 units
	Recreational Facilities	<p>Welcome</p> <ol style="list-style-type: none"> 1. Arrival Plaza 2. Water Courtyard 3. Grand Drop-off <p>Tranquillity</p> <ol style="list-style-type: none"> 4. Reflective Pond 5. Garden Walk 6. Tranquil Lawn 7. Tranquil Swing <p>Aqua</p> <ol style="list-style-type: none"> 8. Aqua Deck 9. Kids Pool 10. 50m Lap Pool 11. Pool Deck 	

	<p>Grand Club</p> <p>12. Gymnasium (2nd Storey) 13. Dance Studio (2nd Storey) 14. Changing Room (with Steam Room) 15. Function Room</p> <p>Social</p> <p>16. Family Lounge 17. Social Deck 18. BBQ Pavilion (East) 19. BBQ Pavilion (West) 20. Tennis Court</p> <p>Nature & Nurture</p> <p>21. Cabana Garden 22. Treetop Walk (2nd Storey) 23. Treehouse Playground 24. Swing Garden 25. Yoga Lawn 26. Early Childhood Development Centre (1st & 2nd Storey)</p> <p>Ancillary</p> <p>A. Guardhouse B. Management Office C. Entrance to Basement Carpark D. Outdoor Genset E. Bin Centre (Basement) F. Substation (Basement) G. Side Gate H. Entrance to Early Childhood Development Centre & Service Driveway I. Ventilation Shaft J. Bicycle Parking (Basement) K. Water Tank (Roof)</p>
Expected Vacant Possession Date	31 March 2030
CONSULTANTS	
Architect	ADDP Architects LLP
Landscape Consultant	Ecoplan Asia Pte. Ltd.
Builder	Woh Hup (Private) Ltd
Project Interior Designer	Index Design Pte Ltd
M&E Engineer	Belmacs Pte Ltd
C&S Engineer	TW Asia Consultants Pte Ltd

LOCATION MAP



Norwood Grand Sales Gallery	Norwood Grand – Actual Site
Next to Sembawang MRT station and Sun Plaza	2, 6, 8 and 10 Champions Way 4 Champions Way (ECDC)

All information in the Fact Sheet is current at the time of release and is subject to such changes as required by the developer or the relevant authorities.