



## News Release

19 August 2013

### **BUYERS SNAP UP 76% OF UNITS AT LUSH ACRES LAUNCH – CDL'S NEW EXECUTIVE CONDOMINIUM OPENS WITH A STRONG SHOWING**

City Developments Limited's (CDL) latest Executive Condominium (EC), Lush Acres, opened for booking on Saturday, 17 August 2013 and the exclusive 380-unit project was met with a rousing response from buyers.

Over the weekend, 289 units representing some 76% of the total units were quickly snapped up. About 37% were eligible first-time buyers.

Buyers were presented with a collection of contemporary 3 to 5-bedroom apartments, with suite and premium options for select units. The sizes start from 915 square feet (sq ft) for a 3-bedroom apartment, going up to 1,722 sq ft for a 5-bedroom apartment. The units were sold at an average of \$785 per sq ft, with prices ranging from \$704,000 to \$1,275,200.

Located a short walk to the Layar LRT Station, Lush Acres, which holds the Building and Construction Authority (BCA) Green Mark Platinum status, will house four soaring towers of up to 25 storeys high on its tranquil, verdant grounds.

The development stands out for its low density build-up and thoughtful design, gifting residents the luxury of space in every aspect.

The unique features within Lush Acres also add to its attractiveness – homeowners have the option of a distinctive Balcony Entrance concept which mirrors the entrance experience of landed living, and they can also try their hand at growing fresh vegetables in the the custom-made Agri-Cube Hydroponic Farm, which utilises hygienic hydroponic technology.

Being surrounded by a comprehensive public transport network, an array of amenities and choice educational institutions, Lush Acres serves as an enticing option for homebuyers in search of an exclusive sanctuary, yet with unparalleled amenities right at their doorstep.

Mr Chia Ngiang Hong, CDL's Group General Manager, said, "We are delighted with the healthy interest for Lush Acres EC. Being situated in Sengkang, which is poised to develop into a dynamic locale under the Government's 'Punggol 21' vision, Lush Acres' top draws are undoubtedly its proximity to the Layar LRT Station, the ample amenities nearby and its attractive and affordable pricing. Given the popularity of ECs in Singapore plus the recent hotly contested private residential land sites in the area, buyers of Lush Acres have shown that they are confident of the value that this development offers as well as its potential appreciation."

The Lush Acres Sales Gallery is open from 10am to 7pm daily. For sales enquiries, please call the sales hotline: 6247 5565/ 6247 5515.

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Please refer to the fact sheet enclosed for details on Lush Acres.  
For media queries, please contact:

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# LUSH ACRES

LUXURY EXECUTIVE CONDOMINIUM

## FACT SHEET

DEVELOPMENT DETAILS		
<b>Developer</b>	Verspring Properties Pte. Ltd. (A wholly-owned subsidiary company of City Developments Limited)	
<b>Project Name</b>	Lush Acres (绿盛苑)	
<b>Address</b>	1, 3, 5, 7 Fernvale Close	
<b>Development Layout</b>	Three blocks of 25-storey and one block of 22-storey apartments (total 380 units) with landscape deck, common basement carparks and communal facilities	
<b>Tenure of Land</b>	99 years leasehold with effect from 13 February 2013	
<b>Site Area</b>	Approx. 14,100.80 square metres / 151,781 square feet	
<b>Number of Apartments</b>	380	
<b>Configuration / Sizes</b>	3-Bedroom:	915 – 1,130 square feet: 68 units
	3-Bedroom Suite:	1,055 – 1,399 square feet: 148 units
	4-Bedroom:	1,238 – 1,485 square feet: 48 units
	4-Bedroom Suite:	1,302 – 1,658 square feet: 71 units
	4-Bedroom Premium:	1,356 – 1,690 square feet: 21 units
	5-Bedroom:	1,507 – 1,722 square feet: 24 units

<p><b>Recreational Facilities</b></p>	<p><b>ENTRANCE</b></p> <ul style="list-style-type: none"> <li>▪ Guard House</li> <li>▪ Arrival Plaza</li> <li>▪ Cascading Waterfall</li> </ul> <p><b>SCULPTURAL CLUBHOUSE</b></p> <ul style="list-style-type: none"> <li>▪ Gymnasium</li> <li>▪ The Vista Room (Function Room)</li> <li>▪ Male &amp; Female Changing Rooms with steam rooms</li> </ul> <p><b>VELOCITY</b></p> <ul style="list-style-type: none"> <li>▪ 100m Lap Pool</li> <li>▪ Jacuzzi</li> <li>▪ Timber Sun Deck</li> <li>▪ Aqua Lounge Beds</li> <li>▪ Aqua Bikes</li> <li>▪ Aqua Climbers</li> <li>▪ Raindrops Kiddie Pool</li> <li>▪ Wave Wall</li> </ul> <p><b>TRANQUILITY</b></p> <ul style="list-style-type: none"> <li>▪ Garden Lounge</li> <li>▪ Flora Pond</li> <li>▪ Blossom Garden</li> <li>▪ Agri-Cube Hydroponic Farm</li> </ul> <p><b>VIVACITY</b></p> <ul style="list-style-type: none"> <li>▪ The Green Lounge</li> <li>▪ Pavilion By The Pond</li> <li>▪ Picnic Lawn</li> <li>▪ BBQ On The Garden</li> <li>▪ BBQ On the Deck</li> </ul> <p><b>VITALITY</b></p> <ul style="list-style-type: none"> <li>▪ Tennis Court</li> <li>▪ Jogging Track</li> <li>▪ Outdoor Fitness Corner</li> <li>▪ Kiddie Playland</li> </ul>
<p><b>Estimated Completion</b></p>	<p>2016</p>

<b>CONSULTANTS</b>	
<p><b>Architect</b></p>	<p>ADDP Architects LLP</p>
<p><b>Project Interior Design</b></p>	<p>Index Design Pte Ltd</p>
<p><b>Landscape Consultant</b></p>	<p>Site Concepts International Pte Ltd</p>
<p><b>M&amp;E Engineer</b></p>	<p>United Project Consultants Pte Ltd</p>
<p><b>C&amp;S Engineer</b></p>	<p>LSW Consulting Engineers Pte Ltd</p>

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

## LUSH ACRES – A CDL ECO-FRIENDLY QUALITY HOME



Lush Acres, CDL's latest Executive Condominium (EC) project, has been awarded the Building and Construction Authority (BCA) Green Mark Platinum Award (2013). This eco masterpiece has been cleverly designed to incorporate energy and water efficient features and innovative unit layouts which provide true cross ventilation. In addition, the lobbies in the development utilise natural ventilation, reducing the overall

need for air conditioning, and units have been arranged in the favourable North-South orientation to reduce sun glare, ensuring living spaces are bright yet cooling at the same time.

As a socially-responsible corporation, CDL is committed to environmental sustainability. It is the only developer to be accorded the Built Environment Leadership Platinum Award, Green Mark Platinum Champion Award and the prestigious President's Award for the Environment in Singapore.

CDL will be investing 4% of the total construction cost into the provision of the development's green innovations. Altogether, Lush Acres' green infrastructure is expected to result in energy savings of approximately 2.8 million kWh per year and total water savings of approximately 62,000 m<sup>3</sup> per year.

GREEN FEATURES	BENEFITS
<p><b>Designed for Energy Efficiency</b></p> <ul style="list-style-type: none"> <li>• Passive architectural design with good building orientation (North-South direction)</li> <li>• Cross ventilation design for living and dining rooms for most units</li> <li>• Cool paint used for all East- West facing walls</li> <li>• Energy efficient "4-ticks" air-conditioners provided to all units</li> <li>• Provision of gas water heaters</li> <li>• Energy efficient lifts</li> <li>• All lift lobbies have natural ventilation and ample natural lighting</li> </ul>	<ul style="list-style-type: none"> <li>• Minimise solar heat gain</li> <li>• Improve indoor comfort level</li> <li>• Reflect heat, hence minimising heat gain</li> <li>• Enjoy energy savings from energy efficient air-conditioners</li> <li>• Reduce electricity consumption</li> <li>• Minimise use of mechanical ventilation, reducing electricity consumption</li> <li>• Achieve overall energy savings of approx. 2.8 million kWh per year, which translates to approximately S\$728,000 savings annually based on current tariffs</li> </ul>

<p><b>Designed for Water Efficiency</b></p> <ul style="list-style-type: none"> <li>• Water efficient fittings with “excellent” to “very good” PUB WELS ratings provided for all units</li> </ul>	<ul style="list-style-type: none"> <li>• Minimise water wastage and increase the overall water usage efficiency of each apartment</li> <li>• Achieve overall water savings of approximately 62,000 m<sup>3</sup> per year</li> </ul>
<p><b>Implementation of Sustainable Construction Methodology and Good Indoor Environmental Quality</b></p> <ul style="list-style-type: none"> <li>• Extensive use of prefabrication such as prefabricated bathrooms, dry walls and precast concrete.</li> <li>• Use of low Volatile Organic Compounds (VOC) paints for all internal walls to improve indoor air quality</li> <li>• 100% naturally ventilated wet areas such as bathrooms, yards and kitchens</li> <li>• Use of non-chemical termite treatment system</li> <li>• Provision of compost bins to collect organic waste for recycling</li> </ul>	<ul style="list-style-type: none"> <li>• Encourages recycling to protect the environment</li> </ul>
<p><b>Other Green Features and Innovations</b></p> <ul style="list-style-type: none"> <li>• Introduction of the innovative Agri-Cube Hydroponic Farm to grow fresh vegetables in a conducive, cool environment</li> <li>• Use of pneumatic waste collection and disposal system at open ventilation areas</li> <li>• Provision of Electrical Vehicle charging points</li> </ul>	<ul style="list-style-type: none"> <li>• Promote healthy and green living, encourage community gardening and support national food resilience</li> <li>• Improve hygiene and efficiency of refuse collection with a less labour intensive collection system</li> <li>• Encourages the usage of eco-friendly electric vehicles</li> </ul>

# LOCATION MAP

