



**CITY
DEVELOPMENTS
LIMITED**

News Release

20 October 2024

**84% OF UNITS AT NORWOOD GRAND SNAPPED UP ON LAUNCH WEEKEND
– BEST-PERFORMING NEW LAUNCH IN 2024**

- **292 out of 348 units (84%) sold at an average selling price of S\$2,067 psf**
- **Almost all homebuyers are Singaporeans and PRs**
- **Homebuyers drawn to the development’s proximity to Woodlands Regional Centre, as well as within a 5-minute walk to Woodlands South MRT and excellent connectivity to amenities**

City Developments Limited (CDL) commenced sales for Norwood Grand on Saturday, 19 October 2024. As at 6.00 pm on Sunday, 20 October 2024, 292 units (84% of the 348-unit project) have been sold at an average selling price (ASP) of S\$2,067 per square foot (psf). This is the first luxury private residential launch in Woodlands since 2012.

Almost all homebuyers (99.7%) are Singaporeans and Permanent Residents (PRs) from China, India and Malaysia. All unit types have been sold with only four-bedroom premium plus study units remaining.

Norwood Grand is located at Champions Way in the established Woodlands neighbourhood, within a five-minute walk to Woodlands South MRT station and near the future Rapid Transit System (RTS) link. It is also close to Woodlands Regional Centre, the largest future economic hub in the north. Offering a wide range of unit types, 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) and S\$2.238 million for a four-bedroom deluxe plus study (1,173 sq ft).

Mr Sherman Kwek, CDL’s Group Chief Executive Officer, said, “We are delighted with the strong take-up for Norwood Grand, which reflects the exciting growth prospects and transformation of the area into a vibrant economic hub. As the new gem in the burgeoning Woodlands neighbourhood, we are confident that Norwood Grand will appeal to buyers who value convenience and connectivity – and see the benefits in being part of one of Singapore’s most promising districts.”

Apart from excellent connectivity to the city centre and Johor Bahru through various transport options, Norwood Grand offers easy access to a wide array of conveniences, including an Early Childhood Development Centre (ECDC) at its doorstep and 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.

True Luxury in the New North

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. 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.

Combining luxury, sustainability, comfort and thoughtful design, apartments feature quality carpentry, with high-end wares from Geberit and fittings by Hansgrohe as well as premium kitchen appliances from Bosch and Samsung.

Apartments are also equipped with a Smart Home Gateway system that connects all smart appliances including a smart digital lockset, smart surveillance, as well as smart air conditioning and lighting controls. Residents will be able to access a Smart Community system that provides convenience for hosting visitors and booking facilities and enjoy thoughtfully provided services such as a smart parcel station and fuss-free season parking application.

The Norwood Grand Sales Gallery, located along Sembawang Vista (next to Sembawang MRT station and Sun Plaza), is open from 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 or visit <https://www.cdlhomes.com.sg/norwoodgrand>.

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

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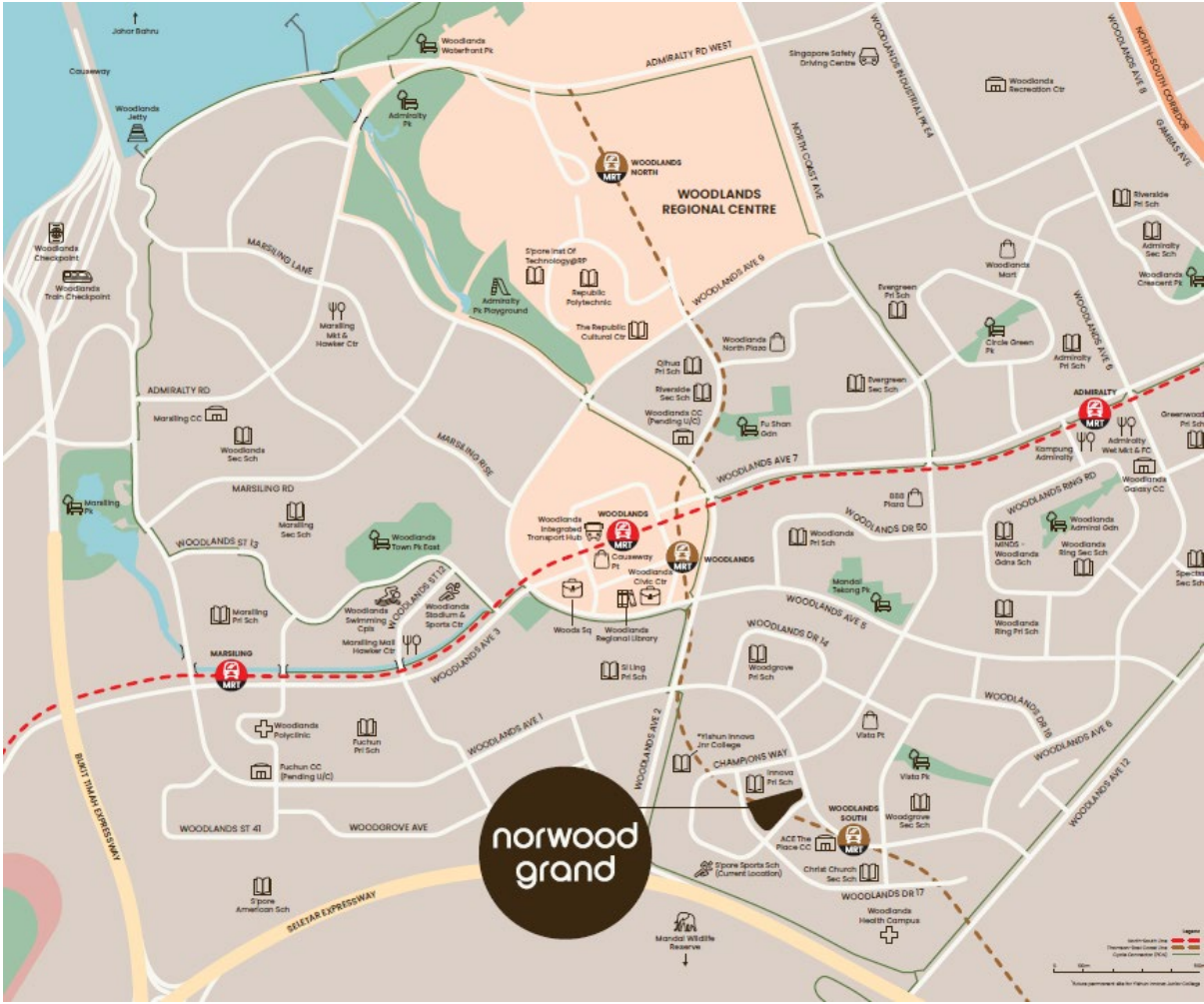
norwood grand

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> <ul style="list-style-type: none"> 12. Gymnasium (2nd Storey) 13. Dance Studio (2nd Storey) 14. Changing Room (with Steam Room) 15. Function Room <p>Social</p> <ul style="list-style-type: none"> 16. Family Lounge 17. Social Deck 18. BBQ Pavilion (East) 19. BBQ Pavilion (West) 20. Tennis Court <p>Nature & Nurture</p> <ul style="list-style-type: none"> 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>Ancillary</p> <ul style="list-style-type: none"> 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)
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



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