



LEEDON

GREEN

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*Artist's impression*



Leedon Green is an odyssey of curated open spaces and landscaping that offer natural splendor. It seeks to maximize outdoor space to create a truly uplifting environment. Lush with trees and plant life, this is a beautifully crafted sanctuary of undulating landscaped terraces wherein lie pockets of recreational spaces and themed pavilions.



*Artist's impression*





Picturesque and immersed in vistas of expansive surroundings, forested canopies create a cocoon-like setting for wellness therapy pools, lap pools, open lawns and social spaces to interact.

*Artist's impression*





Spa Pavilion

*Artist's impression*





Gymnasium

Artist's impression



Revel in a wondrous world of exalted elevated living, envisioned for those who aspire to live in timeless elegance away from the rush of the world.



*Artist's impression*





Leedon Green's inspired interiors are characterized by generous proportions with a keen understanding of how people like to live.



A bold new concept in garden villa living with a full suite of recreational facilities. Discover for yourself why discerning individuals choose the luxury of villa residence living.



*Artist's impression*





Bukit Timah  
GCB Area

Hwa Chong  
Institution

Raffles Girls'  
Primary  
School

Nanyang  
Primary  
School

Singapore  
Botanic  
Gardens



Marina Bay  
Sands

Dempsey  
Hill

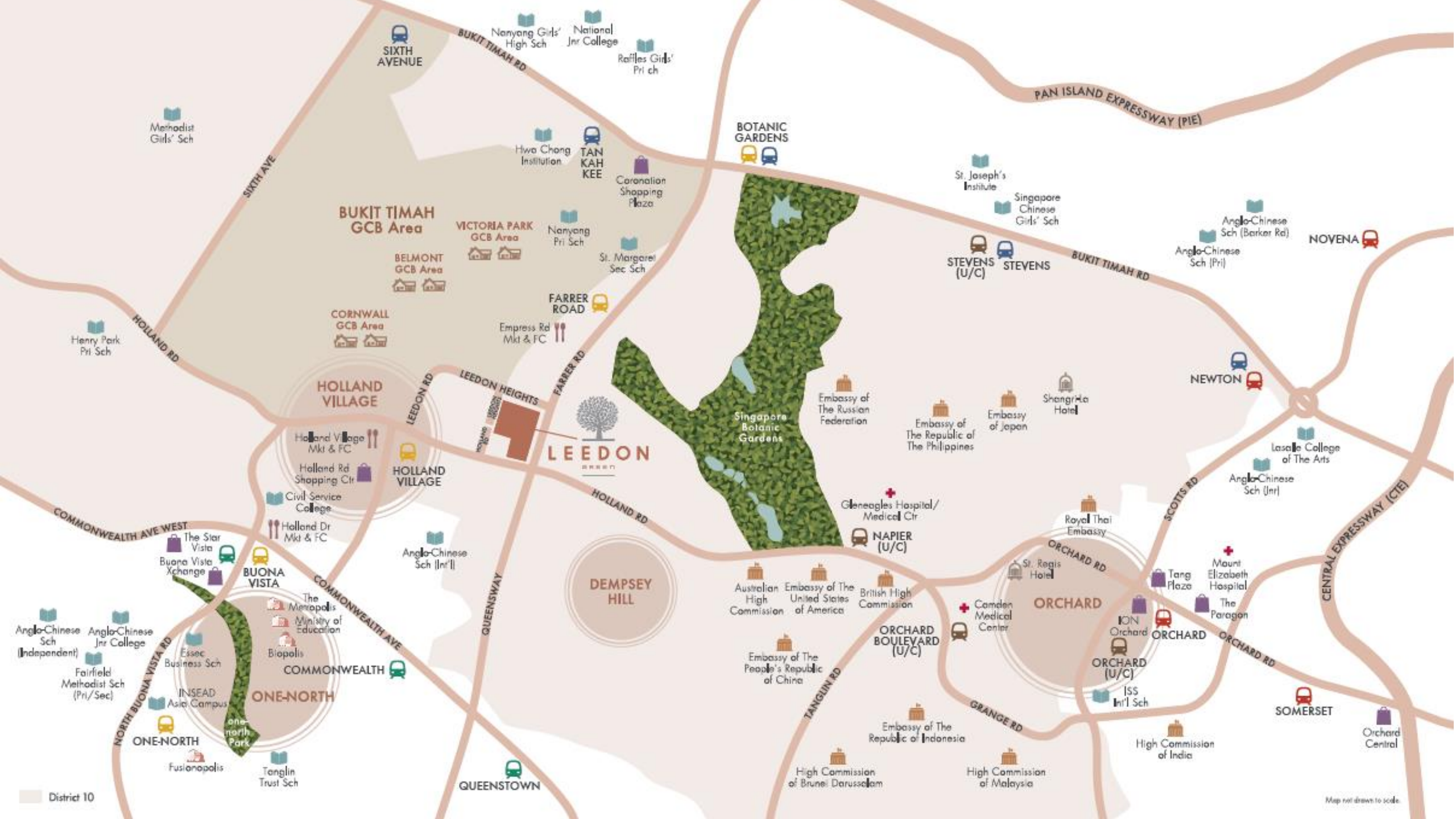
Orchard  
Road

Central  
Business  
District

Tanjong  
Pagar

Sentosa





District 10

Map not drawn to scale.



# WHY LEEDON GREEN:

## Geographical

1. Prime District 10 with coveted address of Leedon Heights
2. Two entrances to the development via Leedon Heights and Holland Road
3. Next to GCB cluster
4. Within 1 - 2km to Nanyang Primary School
5. Near to Nanyang Kindergarten and St James Kindergarten
6. Other education institutions such as Hwa Chong Institution, Nanyang Girls' High School, National Junior College are in the vicinity
7. Excellent connectivity to Farrer Road, Bukit Timah Road, Lornie Road, PIE and AYE
8. Within 10 minutes' walk to Farrer Road MRT
9. Enjoy the nature at Singapore Botanical Gardens, UNESCO World Heritage Site
10. Proximity to Dempsey Hill, a unique lifestyle destination with retail and F&B options

*Subject to confirmation.*



# WHY LEEDON GREEN:

## Development

11. Huge land size of approximately 320,000 sq ft – almost 3 hectares
12. A well-spread of unit mix with 1, 1 + study, 2, 2 + study, 3 and 4 bedroom units
13. Exclusive 3 and 4 bedroom units with utility and private lift
14. Privileged 5 units of Garden Villas - double-storey and come with high ceiling, 4 bedrooms and family room
15. Top-of-the-line fittings and finishes such as imported marble finishes and Antonio Lupi sanitary wares from Italy, Axor and Hansgrohe sanitary fittings from Germany, Ernestomeda kitchen set from Italy, VZUG kitchen appliances from Switzerland and Liebherr fridge from Germany

*Subject to confirmation.*



# FAST FACTS

Project Name : Leedon Green, 绿墩雅苑

Developer : MCL Land and Yanlord Land

Address : 26 – 38 Leedon Heights

Tenure : Freehold

Expected T.O.P. : 31<sup>st</sup> December 2023

*Subject to confirmation*



# FAST FACTS

**No. of Blocks / Storeys :** Condominium housing development comprising of 7 blocks of 12-storey residential flats with landscape deck part 1 / part 2 basement carpark, swimming pools and communal facilities

**Total No. of Units :** 638 residential units

**Site Area :** Approximately 320,000 sq ft (30,000 sq m)

**Car Park :** 510 residential carpark lots and 7 accessible carpark lots

*Subject to confirmation*



# FAST FACTS

Architect : DCA Architects Pte Ltd

Landscape Consultant : Ecoplan Asia Pte Ltd

Interior designer : Ptang Studio Limited

*Subject to confirmation*



# FAST FACTS

<u>Unit Type</u>	<u>Approximate Area</u>	<u>No. of Units</u>	<u>No. of Shares</u>	<u>Estimated Monthly Maintenance Fee</u>
1-bedroom (Type A1 & A2)	474 – 603 sqft	49	5	\$240
1-bedroom + study (Type AS2 & AS3)	538 – 689 sqft	96	5 or 6	\$240 - \$290
2-bedroom (1 bathroom) (Type B1 & B2)	614 – 786 sqft	74	6	\$290
2-bedroom (2 bathrooms) (Type B3, B4 & B5)	700 – 840 sqft	200	6	\$290
2-bedroom + study (Type BS1)	818 – 926 sqft	46	6	\$290
3-bedroom (Type C1)	958 – 990 sqft	33	6	\$290
3-bedroom + utility (Type C2)	1044 – 1163 sqft	45	6	\$290
3-bedroom + utility + private lift (Type C3)	1356 – 1604 sqft	34	7	\$340
4-bedroom + utility + private lift (Type D1)	1496 – 1744 sqft	56	7	\$340
4-bedroom garden villa (Type E1, E2, E3, E4 & E5)	2400 – 2680 sqft	5	8 or 9	\$390 - \$440
		638		

*Subject to confirmation*



# FAST FACTS

## Ceiling height:

<u>Unit Type</u>	<u>Living / Dining</u>	<u>Bedrooms</u>	<u>Kitchen</u>	<u>Bathrooms</u>
1-bedroom	1 <sup>st</sup> to 11 <sup>th</sup> : 3050 12 <sup>th</sup> floor: 6000	3050	2600	2625
1-bedroom + study				
2-bedroom (1 bathroom)				
2-bedroom (2 bathrooms)				
2-bedroom + study				
3-bedroom				
3-bedroom + utility				
3-bedroom + utility + private lift				
4-bedroom + utility + private lift	4500			
4-bedroom garden villa				

*Subject to confirmation*



# FAST FACTS

## Finishes:

	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Garden Villa
Living / Dining, Family, Study, Kitchen	Tiles		Marble		
Wet Kitchen	Tiles				
Bedrooms	Engineered timber				
Master Bathroom	Marble				
Common Bathroom	-	Tiles	Marble		
Kitchen Color Scheme	“Warm” scheme *		“Cool” scheme *		
Kitchen CounterTop	Large Format Tiles from Italy				

\* Please note that there is no choice of color scheme offered.

*Subject to confirmation*



# FAST FACTS

## Provisions:

	Brand	Country of origin
Kitchen cabinet	Ernestomeda	Italy
Kitchen appliances (including washer and dryer)	VZUG	Switzerland
Fridge	Liebherr	Germany
Sanitary ware	Antonio Lupi	Italy
Sanitary fittings (except W/C)	Axor & Hansgrohe	Germany
Wardrobes	<ul style="list-style-type: none"><li>• Provided for every bedroom</li><li>• Master bedroom's wardrobe door is of textured mirror finish and common bedroom's wardrobe door is of laminate finish</li><li>• Wardrobe interior is of laminate finish for all wardrobes in master and common bedrooms</li><li>• Come with in-built lights</li><li>• Come with in-built dehumidifier</li></ul>	

*Subject to confirmation*



# FAST FACTS

## Provision of appliances:

Unit Types	Appliances
All Type A & Type B units	<ul style="list-style-type: none"><li>• Induction Cooker Hob</li><li>• Cooker Hood</li><li>• Built-in Oven</li><li>• Integrated fridge</li><li>• Washer Cum Dryer</li></ul>
Type C1, C1-P, C2, C2-P, C2-R, C2a, C2a-P, C2a-R,	<ul style="list-style-type: none"><li>• Gas Cooker Hob</li><li>• Cooker hood</li><li>• Built-in Oven</li><li>• Integrated fridge</li><li>• Washer Cum Dryer</li></ul>
Type C3, C3-P, C3-R, D1, D1a, D1a-P, D1a-R	<ul style="list-style-type: none"><li>• Induction Cooker Hob</li><li>• Gas Cooker Hob</li><li>• Cooker Hood</li><li>• Built-in Oven</li><li>• Integrated Dishwasher</li><li>• Integrated Fridge</li><li>• Integrated Wine Fridge</li><li>• Washer</li><li>• Dryer</li></ul>

*Subject to confirmation*



# FAST FACTS

## Provision of appliances:

Unit Types	Appliances
Type E1, E2, E3, E4, E5	<ul style="list-style-type: none"><li>• Induction Cooker Hob</li><li>• Gas Cooker Hob</li><li>• Cooker Hood</li><li>• Built-in Oven</li><li>• Built-in Steamer</li><li>• Built-in Plate Warmer</li><li>• Integrated Fridge</li><li>• Integrated Wine Fridge</li><li>• Integrated Dishwasher</li><li>• Washer</li><li>• Dryer</li></ul>

*Subject to confirmation*



# FAST FACTS

## Air-con provisions:

Unit Types	Appliances
All Type A units	<ul style="list-style-type: none"><li>• Concealed ducted air-conditioning unit to Living / Dining, Study and Bedroom</li></ul>
All other units	<ul style="list-style-type: none"><li>• Concealed ducted air-conditioning unit to Living / Dining, Master Bedroom, Private Lift Lobby and Family Room (where applicable)</li><li>• Exposed wall mounted air-conditioning system to Junior Master Bedroom, Bedroom 2, Bedroom 3, and Study (where applicable)</li></ul>



# FAST FACTS

## Smart Home Provisions:

- Smart air conditioner control modules for all fan coil units
- 1 biometric digital lockset at unit main entrance door
- 1 home surveillance camera
- 1 smart mirror for unit type C3, C3-P, C3-R, D1, D1a, D1a-P, D1a-R, E1, E2, E3, E4, E5
- 1 smart home gateway

*Subject to confirmation*





## SMART HOME

**GATEWAY WITH P/T CAMERA**  
Day/night home monitoring with playback capability

**BIOMETRIC DIGITAL LOCK SET**  
Main door security with break-in and low-battery alerts

**AIR CONDITIONER CONTROL**  
Remote air conditioning control for more energy efficient usage



## SMART GUEST SERVICE

**QR CODE VISITOR ACCESS**  
Quick fuss-free guest entry at the ingress lane

**VIDEO CALL**  
Video-assisted communication with guests at your front door



## SMART COMMUNITY

**CROWD WATCH**  
Real-time views of public spaces at Leedon Green

**FACILITY BOOKING**  
Plan events and book facilities at your fingertips

**SMART PARCEL LOCKER**  
Stores your delivery package using a unique access code

**VEHICLE SEASON PARKING APPLICATION**  
Simplifies your access to Leedon Green's parking facility



### Comprehensive Remote Gateway

Smart home technology keeps everyday security and living conveniences well automated using remote access. Be in full control. Get started with the builtin smart provisions. Add on more functions from a wide range of smart expansions available separately to fit your lifestyle.

### SMART MIRROR

Selected units come with a smart mirror in the kitchen, which transforms into a digital touch screen with an elegant interface. Enjoy seamless connectivity to your favourite sites, catch up on your Instagram stories or watch a cooking tutorial on YouTube to inspire your next family meal.



NETFLIX



YouTube



All residences are fitted and finished to impeccable standards, experience precise attention to detail in bespoke finishings. Delight in the effortless functionality of sleek designer lines and the flawless quality of top lifestyle brands.

ernestomeda

LIEBHERR



antoniolupi

AXOR

hansgrohe



# Smart Mirror



Smart Home Control



Social Media



works with the  
Google Assistant

Voice Assistant



Transport / Food Delivery



New Experience in audio and video entertainment

- \* Apps can be download from Play Store
- \* Subject to compatibility



**LEGEND**

**Storey 1:**

- 1 Arrival Court
- 2 Feature Courtyard
- 3 Lawn
- 4 Tree Top Walk
- 5 Forest BBQ Pavilion
- 6 Entrance Lobby Pavilion
- 7 Grand Dining Room
- 8 Gymnasium & Studio
- 9 Spa Pavilion
- 10 Pool Deck
- 11 Grand Pool
- 12 Lantern Terrace
- 13 Play Pool Deck
- 14 Play Pool
- 15 Play Pool Lawn
- 16 Majestic Tree BBQ Pavilion
- 17 Pedestrian Side Gate
- 18 Lap Pool
- 19 Tranquility Pavilion
- 20 Serenity Pavilion
- 21 Generator Set
- 22 Substation and Bin Centre
- 23 Sensory Walk
- 24 Vehicular Ingress & Egress
- 25 Guard Post

**Basement:**

- 26 Tennis Court
- 27 Playground
- 28 Aqua Fitness Pool
- 29 Foot Reflexology
- 30 Jacuzzi
- 31 Water Lounge

**Sky Terrace:**

- 32 Sky Terrace Bar
- 33 Family Cabana

*Subject to confirmation*





Block 26 Leedon Heights Singapore 266221

Level Unit	1	2	3	4	5	6	7	8					
12	B1a 614 sq ft	D1 1496 sq ft	C2 1044 sq ft	B5 710 sq ft	B5 710 sq ft	C1 958 sq ft	C2a 1044 sq ft	AS1 538 sq ft					
11	B1a 614 sq ft	D1 1496 sq ft	C2 1044 sq ft	B5 710 sq ft	B5 710 sq ft	C1 958 sq ft	C2a 1044 sq ft	AS1 538 sq ft					
10	B1a 614 sq ft	D1 1496 sq ft	C2 1044 sq ft	B5 710 sq ft	B5 710 sq ft	C1 958 sq ft	C2a 1044 sq ft	AS1 538 sq ft					
9	B1a 614 sq ft	D1 1496 sq ft	C2 1044 sq ft	B5 710 sq ft	B5 710 sq ft	C1 958 sq ft	C2a 1044 sq ft	AS1 538 sq ft					
8	B1a 614 sq ft	D1 1496 sq ft	C2 1044 sq ft	B5 710 sq ft	B5 710 sq ft	C1 958 sq ft	C2a 1044 sq ft	AS1 538 sq ft					
7	B1a 614 sq ft	D1 1496 sq ft	C2 1044 sq ft	B5 710 sq ft	B5 710 sq ft	C1 958 sq ft	C2a 1044 sq ft	AS1 538 sq ft					
6	B1a 614 sq ft	D1 1496 sq ft	C2 1044 sq ft	B5 710 sq ft	B5 710 sq ft	C1 958 sq ft	C2a 1044 sq ft	AS1 538 sq ft					
5	B1a 614 sq ft	D1 1496 sq ft	C2 1044 sq ft	B5 710 sq ft	B5 710 sq ft	C1 958 sq ft	C2a 1044 sq ft	AS1 538 sq ft					
4	B1a 614 sq ft	D1 1496 sq ft	C2 1044 sq ft	B5 710 sq ft	B5 710 sq ft	C1 958 sq ft	C2a 1044 sq ft	AS1 538 sq ft					
3	B1a 614 sq ft	D1 1496 sq ft	C2 1044 sq ft	B5 710 sq ft	B5 710 sq ft	C1 958 sq ft	C2a 1044 sq ft	AS1 538 sq ft					
2	B1a 614 sq ft	D1 1496 sq ft						C2a 1044 sq ft	AS1 538 sq ft				
1								E4 2680 sq ft					

Block 28 Leedon Heights Singapore 266222

Level Unit	9	10	11	12	13	14	15	16
12	B1-R 753 sq ft	B3-R 818 sq ft	D1a-R 1744 sq ft	B5b-R 840 sq ft	B5-R 840 sq ft	BS1a-R 926 sq ft	C2a-R 1163 sq ft	AS1-R 678 sq ft
11	B1 614 sq ft	B3 700 sq ft	D1a 1496 sq ft	B5b 710 sq ft	B5 710 sq ft	BS1a 818 sq ft	C2a 1044 sq ft	AS1 538 sq ft
10	B1 614 sq ft	B3 700 sq ft	D1a 1496 sq ft	B5b 710 sq ft	B5 710 sq ft	BS1a 818 sq ft	C2a 1044 sq ft	AS1 538 sq ft
9	B1 614 sq ft	B3 700 sq ft	D1a 1496 sq ft	B5b 710 sq ft	B5 710 sq ft	BS1a 818 sq ft	C2a 1044 sq ft	AS1 538 sq ft
8	B1 614 sq ft	B3 700 sq ft	D1a 1496 sq ft	B5b 710 sq ft	B5 710 sq ft	BS1a 818 sq ft	C2a 1044 sq ft	AS1 538 sq ft
7	B1 614 sq ft	B3 700 sq ft	D1a 1496 sq ft	B5b 710 sq ft	B5 710 sq ft	BS1a 818 sq ft	C2a 1044 sq ft	AS1 538 sq ft
6	B1 614 sq ft	B3 700 sq ft	D1a 1496 sq ft	B5b 710 sq ft	B5 710 sq ft	BS1a 818 sq ft	C2a 1044 sq ft	AS1 538 sq ft
5	B1 614 sq ft	B3 700 sq ft	D1a 1496 sq ft	B5b 710 sq ft	B5 710 sq ft	BS1a 818 sq ft	C2a 1044 sq ft	AS1 538 sq ft
4	B1 614 sq ft	B3 700 sq ft	D1a 1496 sq ft	B5b 710 sq ft	B5 710 sq ft	BS1a 818 sq ft	C2a 1044 sq ft	AS1 538 sq ft
3	B1 614 sq ft	B3 700 sq ft	D1a 1496 sq ft	B5b 710 sq ft	B5 710 sq ft	BS1a 818 sq ft	C2a 1044 sq ft	AS1 538 sq ft
2			D1a 1496 sq ft	B5b 710 sq ft	B5 710 sq ft	BS1a 818 sq ft	C2a 1044 sq ft	
1			D1a-P 1615 sq ft	B5b-P 775 sq ft	B5-P 775 sq ft	BS1a-P 872 sq ft	C2a-P 1076 sq ft	



Block 30 Leedon Heights Singapore 266223

Level/ Unit	17	18	19	20	21	22	23	24
12	AS1c-R 678 sq ft	B3-R 818 sq ft	C3-R 1604 sq ft	B5b-R 840 sq ft	B5-R 840 sq ft	C2-R 1163 sq ft	BS1-R 926 sq ft	B1d-R 753 sq ft
11	AS1c 538 sq ft	B3 700 sq ft	C3 1356 sq ft	B5b 710 sq ft	B5 710 sq ft	C2 1044 sq ft	BS1 818 sq ft	B1d 614 sq ft
10	AS1c 538 sq ft	B3 700 sq ft	C3 1356 sq ft	B5b 710 sq ft	B5 710 sq ft	C2 1044 sq ft	BS1 818 sq ft	B1d 614 sq ft
9	AS1c 538 sq ft	B3 700 sq ft	C3 1356 sq ft	B5b 710 sq ft	B5 710 sq ft	C2 1044 sq ft	BS1 818 sq ft	B1d 614 sq ft
8	AS1c 538 sq ft	B3 700 sq ft	C3 1356 sq ft	B5b 710 sq ft	B5 710 sq ft	C2 1044 sq ft	BS1 818 sq ft	B1d 614 sq ft
7	AS1c 538 sq ft	B3 700 sq ft	C3 1356 sq ft	B5b 710 sq ft	B5 710 sq ft	C2 1044 sq ft	BS1 818 sq ft	B1d 614 sq ft
6	AS1c 538 sq ft	B3 700 sq ft	C3 1356 sq ft	B5b 710 sq ft	B5 710 sq ft	C2 1044 sq ft	BS1 818 sq ft	B1d 614 sq ft
5	AS1c 538 sq ft	B3 700 sq ft	C3 1356 sq ft	B5b 710 sq ft	B5 710 sq ft	C2 1044 sq ft	BS1 818 sq ft	B1d 614 sq ft
4	AS1c 538 sq ft	B3 700 sq ft	C3 1356 sq ft	B5b 710 sq ft	B5 710 sq ft	C2 1044 sq ft	BS1 818 sq ft	B1d 614 sq ft
3	AS1c 538 sq ft	B3 700 sq ft	C3 1356 sq ft	B5b 710 sq ft	B5 710 sq ft	C2 1044 sq ft	BS1 818 sq ft	B1d 614 sq ft
2	AS1c 538 sq ft	B3 700 sq ft	C3 1356 sq ft	B5b 710 sq ft	B5 710 sq ft	C2 1044 sq ft	BS1 818 sq ft	B1d 614 sq ft
1			C3-P 1485 sq ft	B5b-P 775 sq ft	B5-P 775 sq ft	C2-P 1076 sq ft		

Block 32 Leedon Heights Singapore 266075

Level/ Unit	25	26	27	28	29	30	31	32	33
12	A1a-R 603 sq ft	B4a-R 807 sq ft	B4-R 807 sq ft	B5a-R 840 sq ft	B5-R 840 sq ft	BS1a-R 926 sq ft	AS2-R 678 sq ft	AS1d-R 678 sq ft	A1-R 603 sq ft
11	A1a 474 sq ft	B4a 700 sq ft	B4 700 sq ft	B5a 710 sq ft	B5 710 sq ft	BS1a 818 sq ft	AS2 538 sq ft	AS1d 538 sq ft	A1 474 sq ft
10	A1a 474 sq ft	B4a 700 sq ft	B4 700 sq ft	B5a 710 sq ft	B5 710 sq ft	BS1a 818 sq ft	AS2 538 sq ft	AS1d 538 sq ft	A1 474 sq ft
9	A1a 474 sq ft	B4a 700 sq ft	B4 700 sq ft	B5a 710 sq ft	B5 710 sq ft	BS1a 818 sq ft	AS2 538 sq ft	AS1d 538 sq ft	A1 474 sq ft
8	A1a 474 sq ft	B4a 700 sq ft	B4 700 sq ft	B5a 710 sq ft	B5 710 sq ft	BS1a 818 sq ft	AS2 538 sq ft	AS1d 538 sq ft	A1 474 sq ft
7	A1a 474 sq ft	B4a 700 sq ft	B4 700 sq ft	B5a 710 sq ft	B5 710 sq ft	BS1a 818 sq ft	AS2 538 sq ft	AS1d 538 sq ft	A1 474 sq ft
6	A1a 474 sq ft	B4a 700 sq ft	B4 700 sq ft	B5a 710 sq ft	B5 710 sq ft	BS1a 818 sq ft	AS2 538 sq ft	AS1d 538 sq ft	A1 474 sq ft
5	A1a 474 sq ft	B4a 700 sq ft	B4 700 sq ft	B5a 710 sq ft	B5 710 sq ft	BS1a 818 sq ft	AS2 538 sq ft	AS1d 538 sq ft	A1 474 sq ft
4	A1a 474 sq ft	B4a 700 sq ft	B4 700 sq ft	B5a 710 sq ft	B5 710 sq ft	BS1a 818 sq ft	AS2 538 sq ft	AS1d 538 sq ft	A1 474 sq ft
3	A1a 474 sq ft	B4a 700 sq ft	B4 700 sq ft	B5a 710 sq ft	B5 710 sq ft	BS1a 818 sq ft	AS2 538 sq ft	AS1d 538 sq ft	A1 474 sq ft
2	A1a 474 sq ft	B4a 700 sq ft	B4 700 sq ft	B5a 710 sq ft	B5 710 sq ft	BS1a 818 sq ft	AS2 538 sq ft	AS1d 538 sq ft	A1 474 sq ft
1			B4-P 797sq ft	B5a-P 775sq ft	B5-P 775sq ft	BS1a-P 872 sq ft			



Block 34 Leedon Heights Singapore 266076

Level/ Unit	34	35	36	37	38	39	40	41	42
12	A1c-R 603 sq ft	A1b-R 603 sq ft	B4b-R 807 sq ft	B2a-R 786 sq ft	AS3a-R 689 sq ft	AS3-R 689 sq ft	B2-R 786 sq ft	B4a-R 807 sq ft	A1a-R 603 sq ft
11	A1c 474 sq ft	A1b 474 sq ft	B4b 700 sq ft	B2a 667 sq ft	AS3a 581 sq ft	AS3 581 sq ft	B2 667 sq ft	B4a 700 sq ft	A1a 474 sq ft
10	A1c 474 sq ft	A1b 474 sq ft	B4b 700 sq ft	B2a 667 sq ft	AS3a 581 sq ft	AS3 581 sq ft	B2 667 sq ft	B4a 700 sq ft	A1a 474 sq ft
9	A1c 474 sq ft	A1b 474 sq ft	B4b 700 sq ft	B2a 667 sq ft	AS3a 581 sq ft	AS3 581 sq ft	B2 667 sq ft	B4a 700 sq ft	A1a 474 sq ft
8	A1c 474 sq ft	A1b 474 sq ft	B4b 700 sq ft	B2a 667 sq ft	AS3a 581 sq ft	AS3 581 sq ft	B2 667 sq ft	B4a 700 sq ft	A1a 474 sq ft
7	A1c 474 sq ft	A1b 474 sq ft	B4b 700 sq ft	B2a 667 sq ft	AS3a 581 sq ft	AS3 581 sq ft	B2 667 sq ft	B4a 700 sq ft	A1a 474 sq ft
6	A1c 474 sq ft	A1b 474 sq ft	B4b 700 sq ft	B2a 667 sq ft	AS3a 581 sq ft	AS3 581 sq ft	B2 667 sq ft	B4a 700 sq ft	A1a 474 sq ft
5	A1c 474 sq ft	A1b 474 sq ft	B4b 700 sq ft	B2a 667 sq ft	AS3a 581 sq ft	AS3 581 sq ft	B2 667 sq ft	B4a 700 sq ft	A1a 474 sq ft
4	A1c 474 sq ft	A1b 474 sq ft	B4b 700 sq ft	B2a 667 sq ft	AS3a 581 sq ft	AS3 581 sq ft	B2 667 sq ft	B4a 700 sq ft	A1a 474 sq ft
3									
2									
1									

Block 36 Leedon Heights Singapore 266077

Level/ Unit	43	44	45	46	47	48	49	50
12	B1b 614 sq ft	C3 1356 sq ft	C1 958 sq ft	B5c 710 sq ft	B5 710 sq ft	D1 1496 sq ft	C3 1356 sq ft	AS1b 538 sq ft
11	B1b 614 sq ft	C3 1356 sq ft	C1 958 sq ft	B5c 710 sq ft	B5 710 sq ft	D1 1496 sq ft	C3 1356 sq ft	AS1b 538 sq ft
10	B1b 614 sq ft	C3 1356 sq ft	C1 958 sq ft	B5c 710 sq ft	B5 710 sq ft	D1 1496 sq ft	C3 1356 sq ft	AS1b 538 sq ft
9	B1b 614 sq ft	C3 1356 sq ft	C1 958 sq ft	B5c 710 sq ft	B5 710 sq ft	D1 1496 sq ft	C3 1356 sq ft	AS1b 538 sq ft
8	B1b 614 sq ft	C3 1356 sq ft	C1 958 sq ft	B5c 710 sq ft	B5 710 sq ft	D1 1496 sq ft	C3 1356 sq ft	AS1b 538 sq ft
7	B1b 614 sq ft	C3 1356 sq ft	C1 958 sq ft	B5c 710 sq ft	B5 710 sq ft	D1 1496 sq ft	C3 1356 sq ft	AS1b 538 sq ft
6	B1b 614 sq ft	C3 1356 sq ft	C1 958 sq ft	B5c 710 sq ft	B5 710 sq ft	D1 1496 sq ft	C3 1356 sq ft	AS1b 538 sq ft
5	B1b 614 sq ft	C3 1356 sq ft	C1 958 sq ft	B5c 710 sq ft	B5 710 sq ft	D1 1496 sq ft	C3 1356 sq ft	AS1b 538 sq ft
4	B1b 614 sq ft	C3 1356 sq ft	C1 958 sq ft	B5c 710 sq ft	B5 710 sq ft	D1 1496 sq ft	C3 1356 sq ft	AS1b 538 sq ft
3	B1b 614 sq ft	C3 1356 sq ft	C1 958 sq ft	B5c 710 sq ft	B5 710 sq ft	D1 1496 sq ft	C3 1356 sq ft	AS1b 538 sq ft
2	B1b 614 sq ft	C3 1356 sq ft	C1 958 sq ft	B5c 710 sq ft	B5 710 sq ft	D1 1496 sq ft	C3 1356 sq ft	AS1b 538 sq ft
1	B1b 614 sq ft	E1 2594 sq ft					E5 2400 sq ft	AS1b 538 sq ft



Block 38 Leedon Heights Singapore 266078

Level/ Unit	51	52	53	54	55	56	57	58
12	B1c 614 sq ft	BS1 818 sq ft	D1 1496 sq ft	B5c 710 sq ft	B5 710 sq ft	C1 958 sq ft	D1 1496 sq ft	AS1a 538 sq ft
11	B1c 614 sq ft	BS1 818 sq ft	D1 1496 sq ft	B5c 710 sq ft	B5 710 sq ft	C1 958 sq ft	D1 1496 sq ft	AS1a 538 sq ft
10	B1c 614 sq ft	BS1 818 sq ft	D1 1496 sq ft	B5c 710 sq ft	B5 710 sq ft	C1 958 sq ft	D1 1496 sq ft	AS1a 538 sq ft
9	B1c 614 sq ft	BS1 818 sq ft	D1 1496 sq ft	B5c 710 sq ft	B5 710 sq ft	C1 958 sq ft	D1 1496 sq ft	AS1a 538 sq ft
8	B1c 614 sq ft	BS1 818 sq ft	D1 1496 sq ft	B5c 710 sq ft	B5 710 sq ft	C1 958 sq ft	D1 1496 sq ft	AS1a 538 sq ft
7	B1c 614 sq ft	BS1 818 sq ft	D1 1496 sq ft	B5c 710 sq ft	B5 710 sq ft	C1 958 sq ft	D1 1496 sq ft	AS1a 538 sq ft
6	B1c 614 sq ft	BS1 818 sq ft	D1 1496 sq ft	B5c 710 sq ft	B5 710 sq ft	C1 958 sq ft	D1 1496 sq ft	AS1a 538 sq ft
5	B1c 614 sq ft	BS1 818 sq ft	D1 1496 sq ft	B5c 710 sq ft	B5 710 sq ft	C1 958 sq ft	D1 1496 sq ft	AS1a 538 sq ft
4	B1c 614 sq ft	BS1 818 sq ft	D1 1496 sq ft	B5c 710 sq ft	B5 710 sq ft	C1 958 sq ft	D1 1496 sq ft	AS1a 538 sq ft
3	B1c 614 sq ft	BS1 818 sq ft	D1 1496 sq ft	B5c 710 sq ft	B5 710 sq ft	C1 958 sq ft	D1 1496 sq ft	AS1a 538 sq ft
2	B1c 614 sq ft	BS1 818 sq ft	D1 1496 sq ft	B5c 710 sq ft	B5 710 sq ft	C1 958 sq ft	D1 1496 sq ft	AS1a 538 sq ft
1	B1c 614 sq ft	E3 2411 sq ft	E2 2433 sq ft	B5cP 775 sq ft	B5-P 775 sq ft	C1-P 990 sq ft		AS1a 538 sq ft

LEGEND

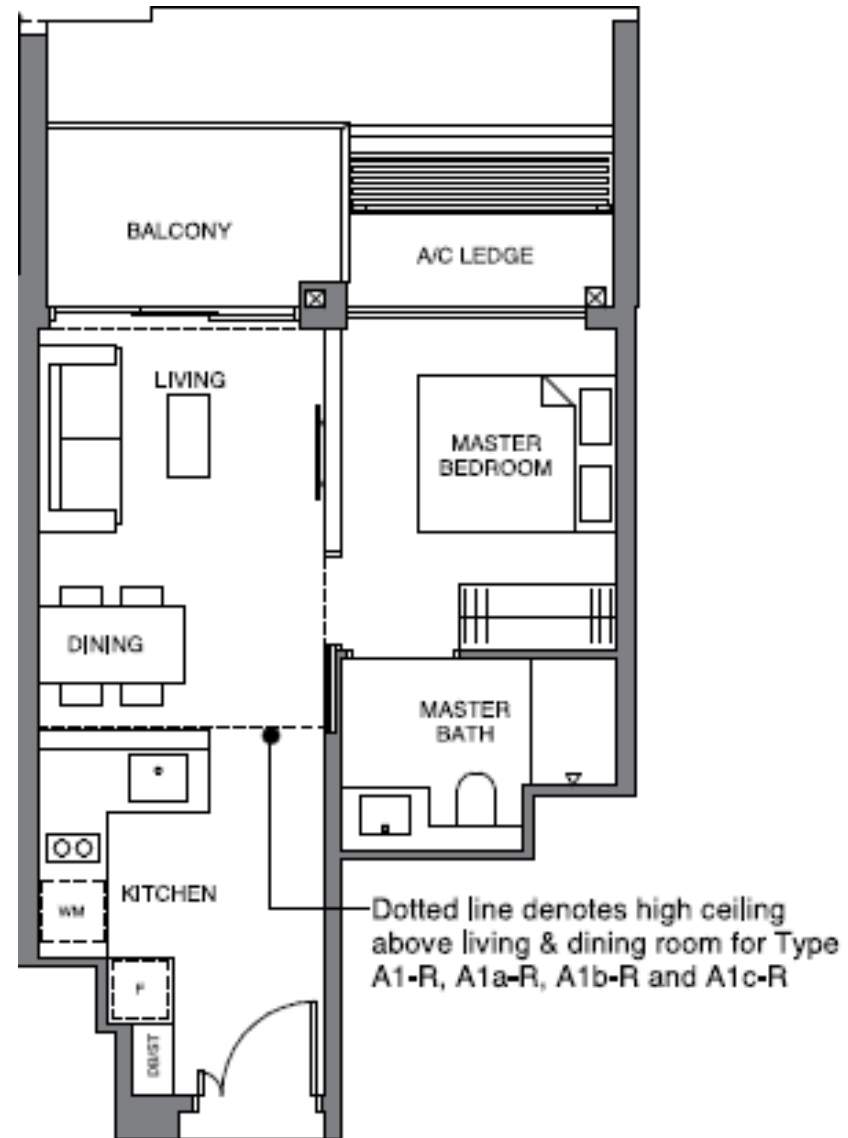
	1-BEDROOM
	1-BEDROOM + STUDY
	2-BEDROOM
	2-BEDROOM + STUDY
	3-BEDROOM
	3-BEDROOM PREMIUM
	3-BEDROOM EXCLUSIVE
	4-BEDROOM EXCLUSIVE
	GARDEN VILLA



1-bedroom

Type A1

474 sqft



*Subject to confirmation.*

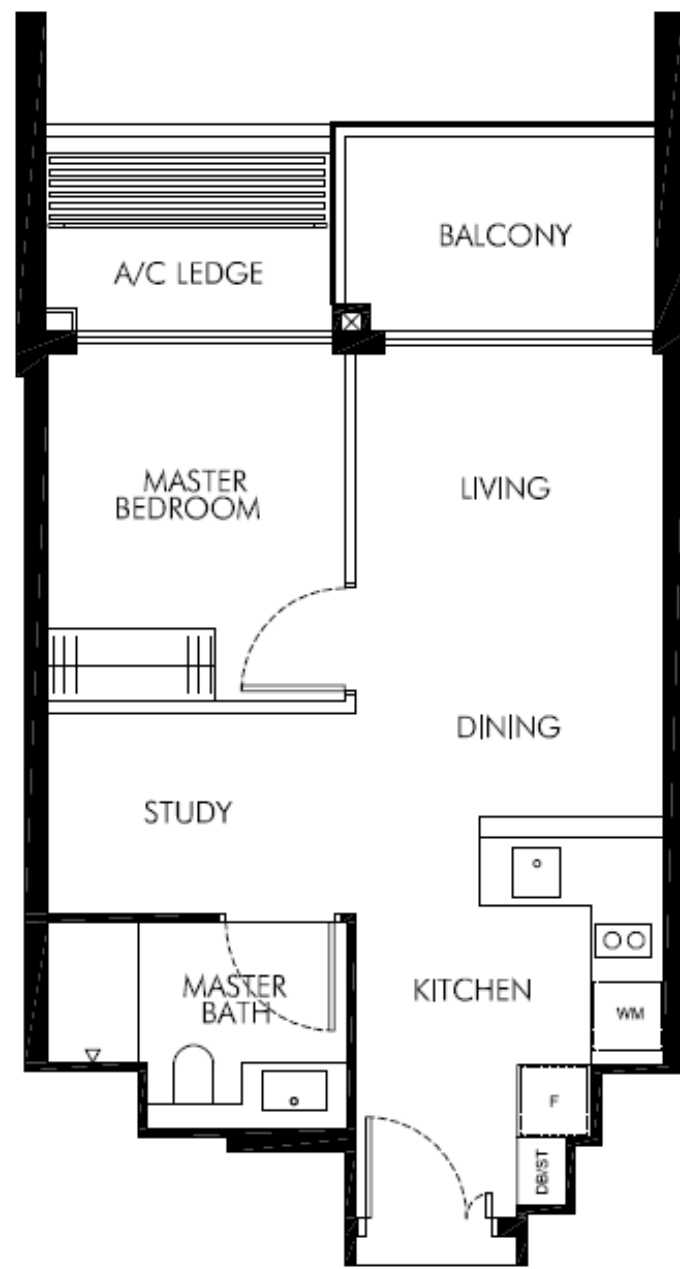


# SHOW UNIT:

1-bedroom + study

Type AS1c

538 sqft



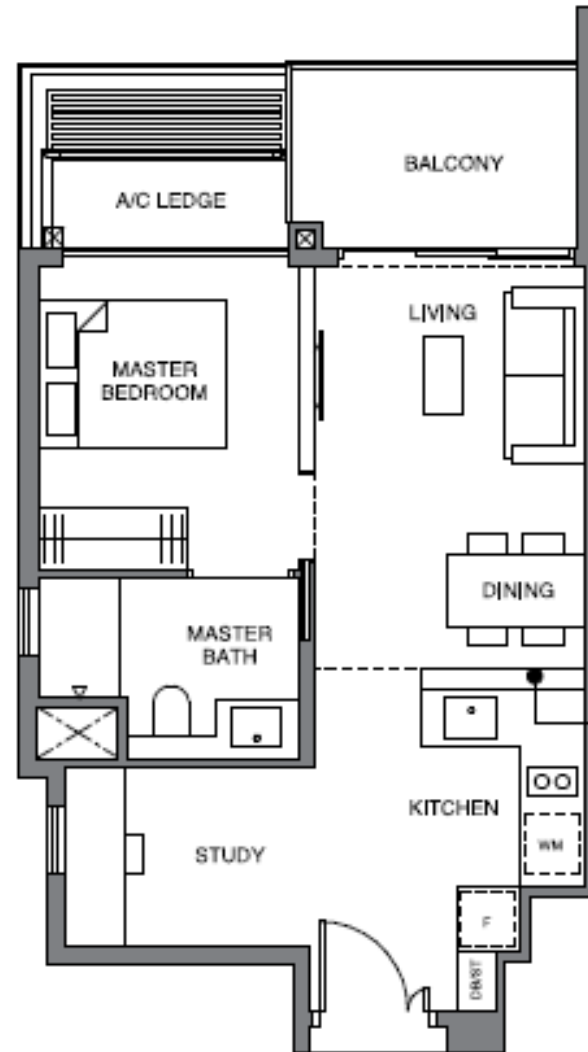
*Subject to confirmation.*



1-bedroom + study

Type AS2

538 sqft



*Subject to confirmation.*



2-bedroom (1 bathroom)

Type B1

614 sqft



*Subject to confirmation.*



2-bedroom (2 bathrooms)

Type B5

710 sqft



*Subject to confirmation.*

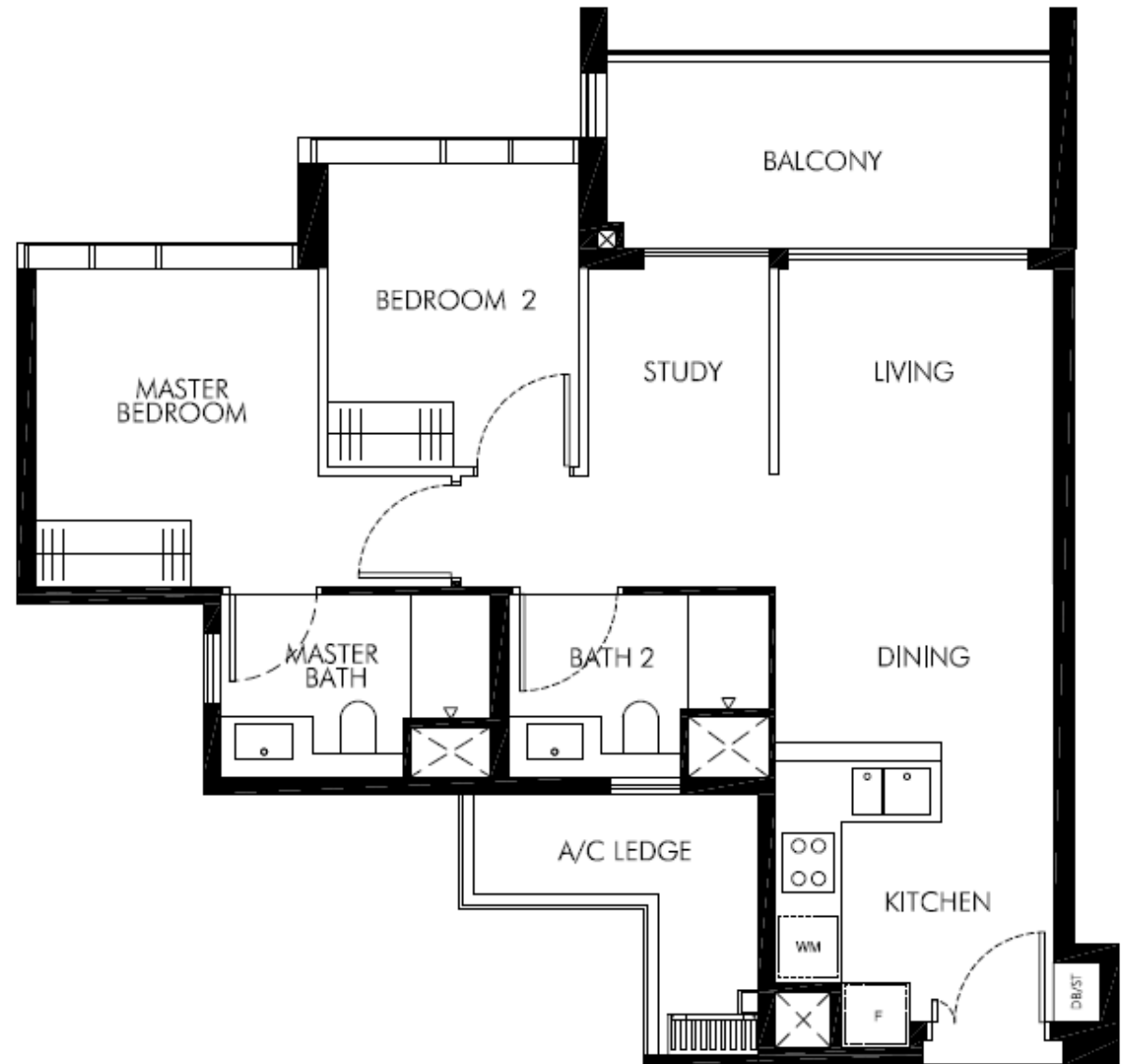


# SHOW UNIT:

2-bedroom + study

Type BS1

818 sqft



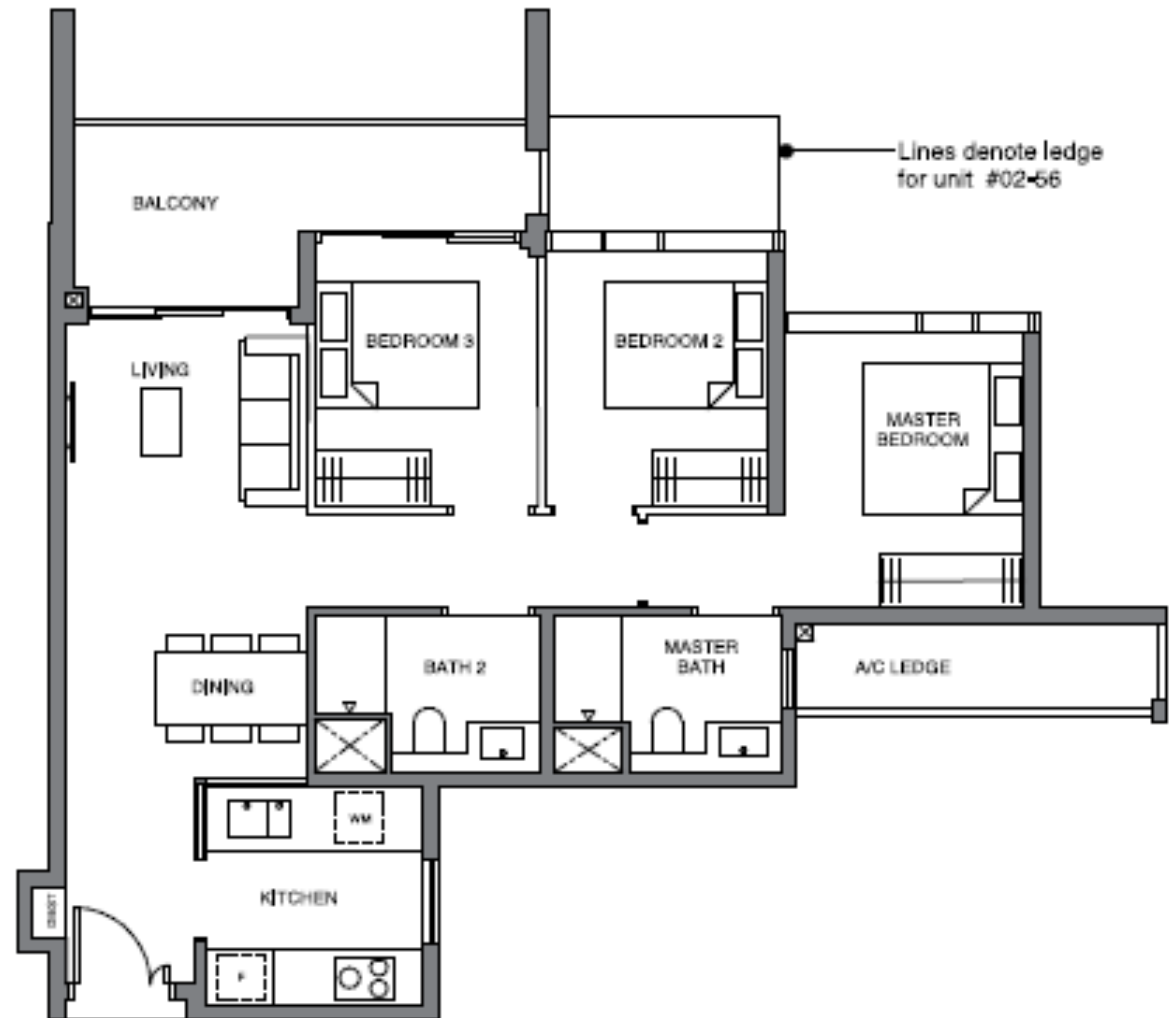
*Subject to confirmation.*



3-bedroom

Type C1

958 sqft



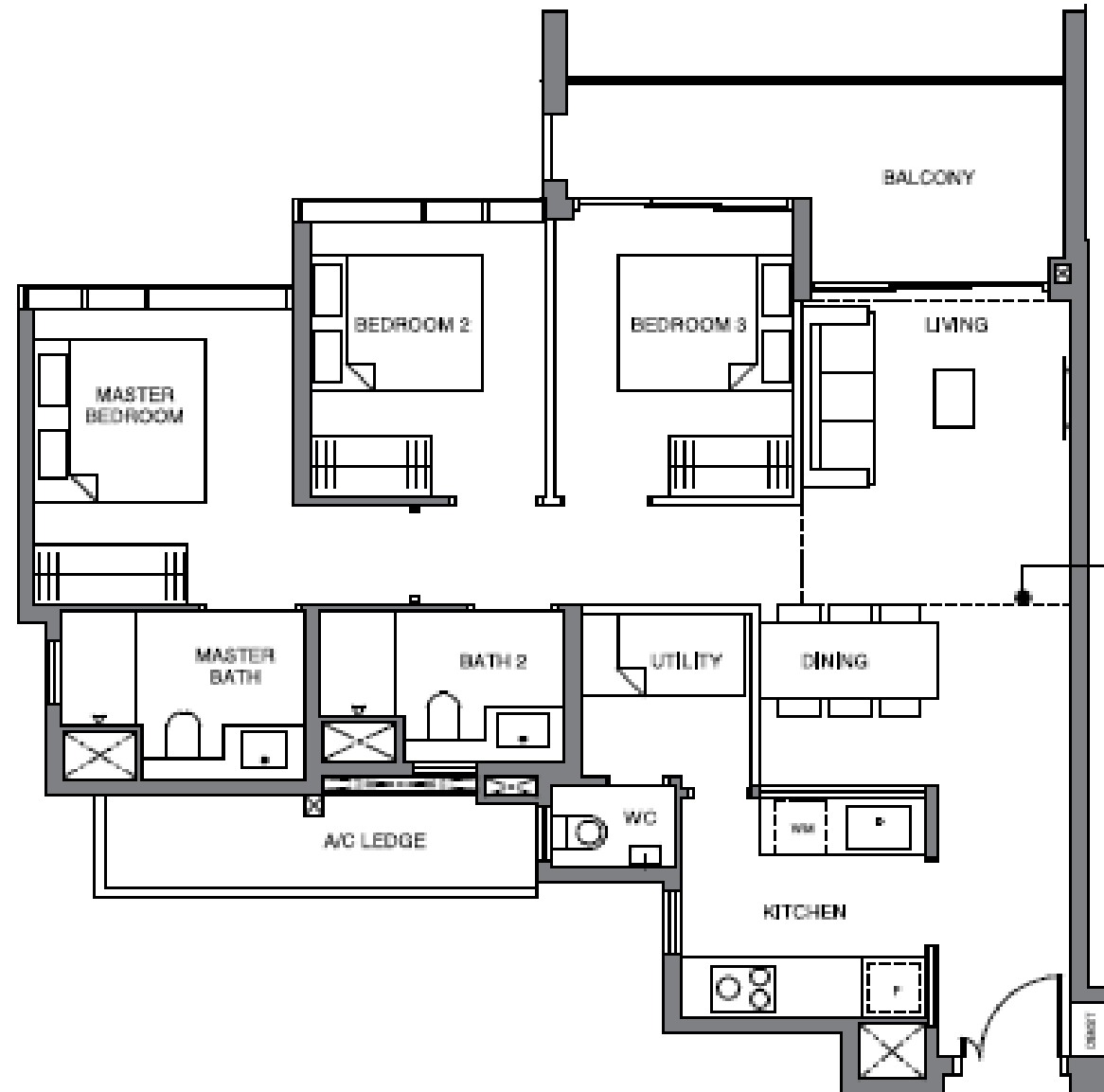
*Subject to confirmation.*



3-bedroom + utility

Type C2

1,044 sqft



*Subject to confirmation.*

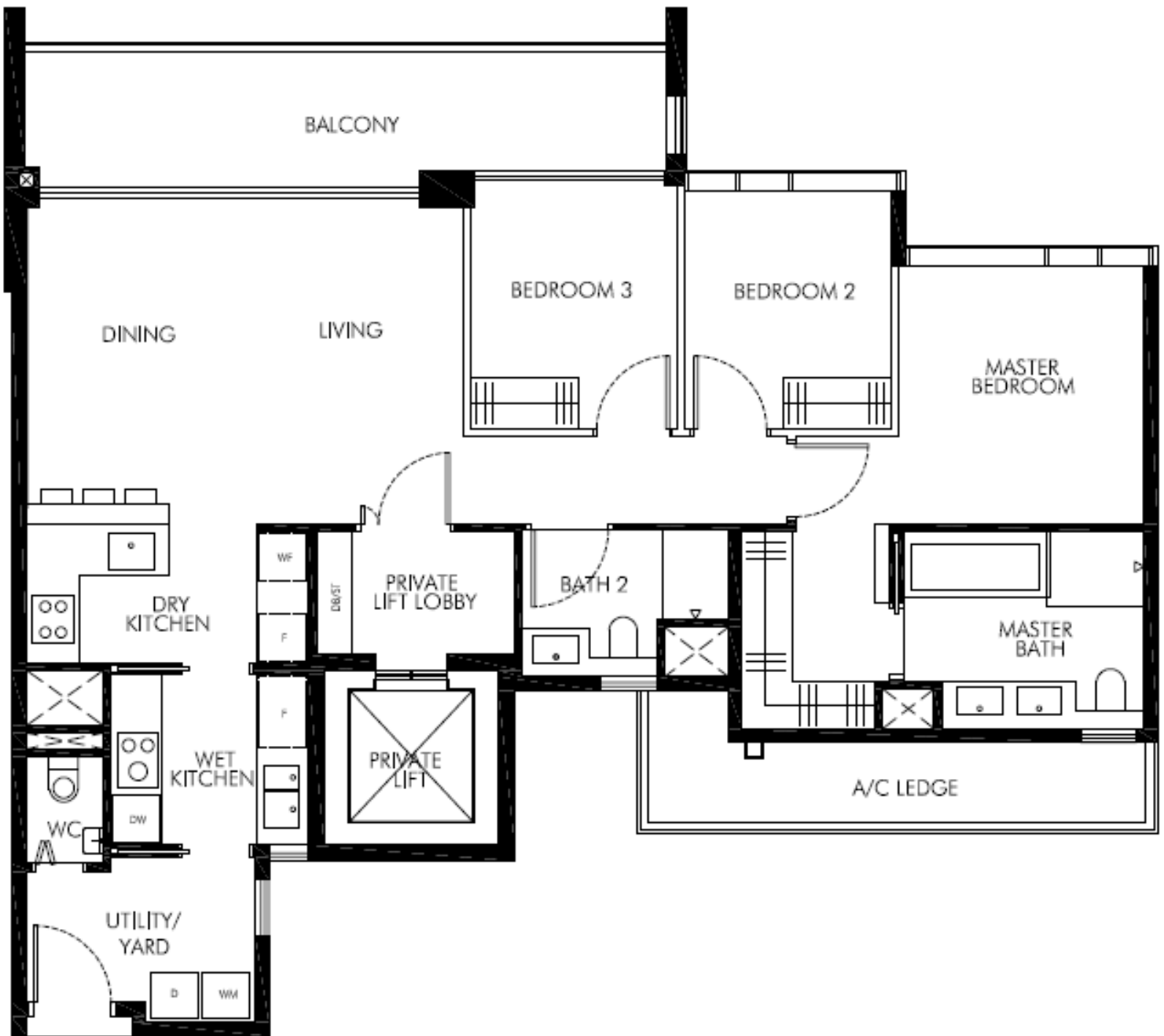


# SHOW UNIT:

3-bedroom + utility + private lift

Type C3

1,356 sqft



# SHOW UNIT:

4-bedroom + utility + private lift

Type D1

1,496 sqft



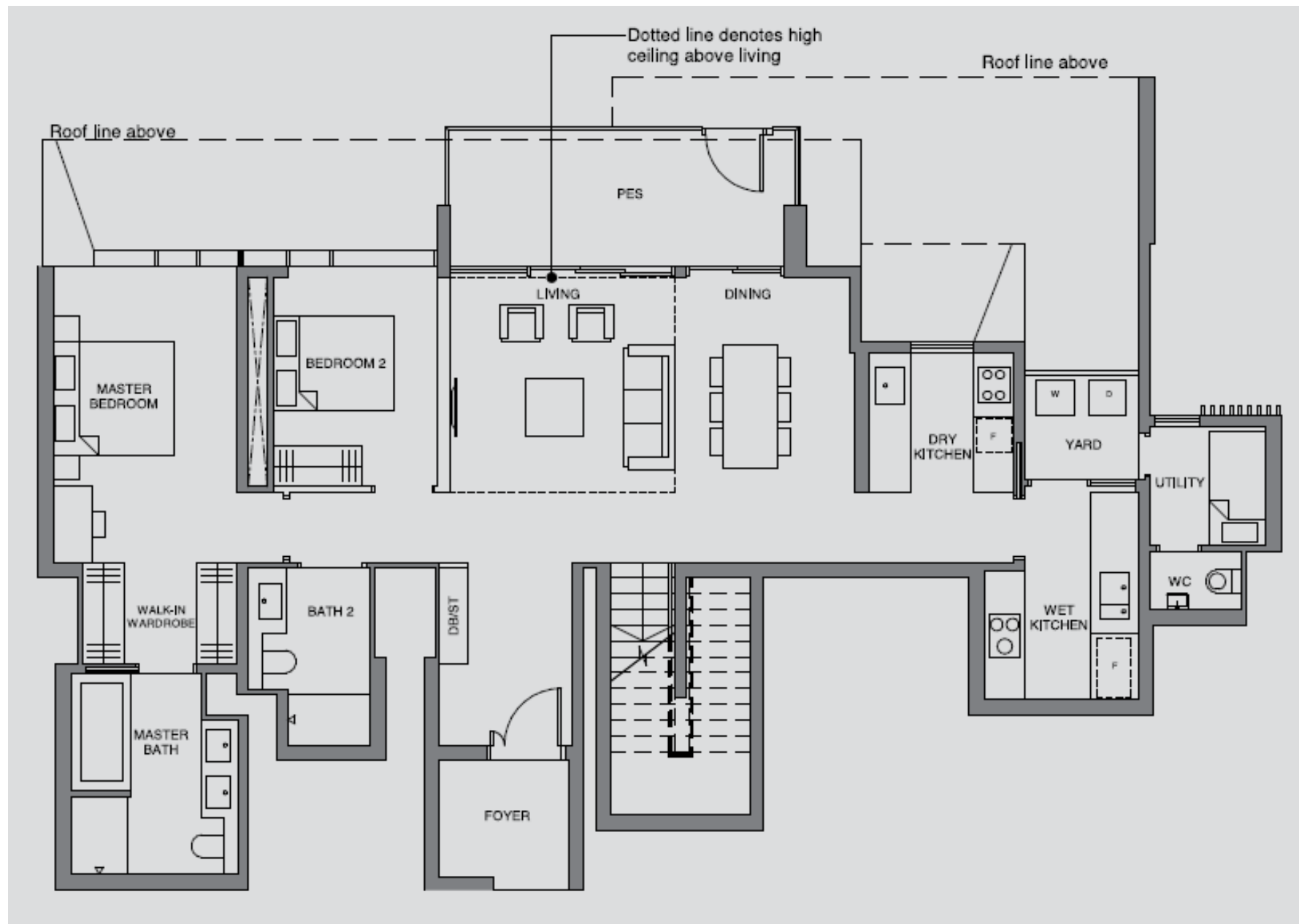


# Garden Villa

Type E5

2,400 sqft

Lower level



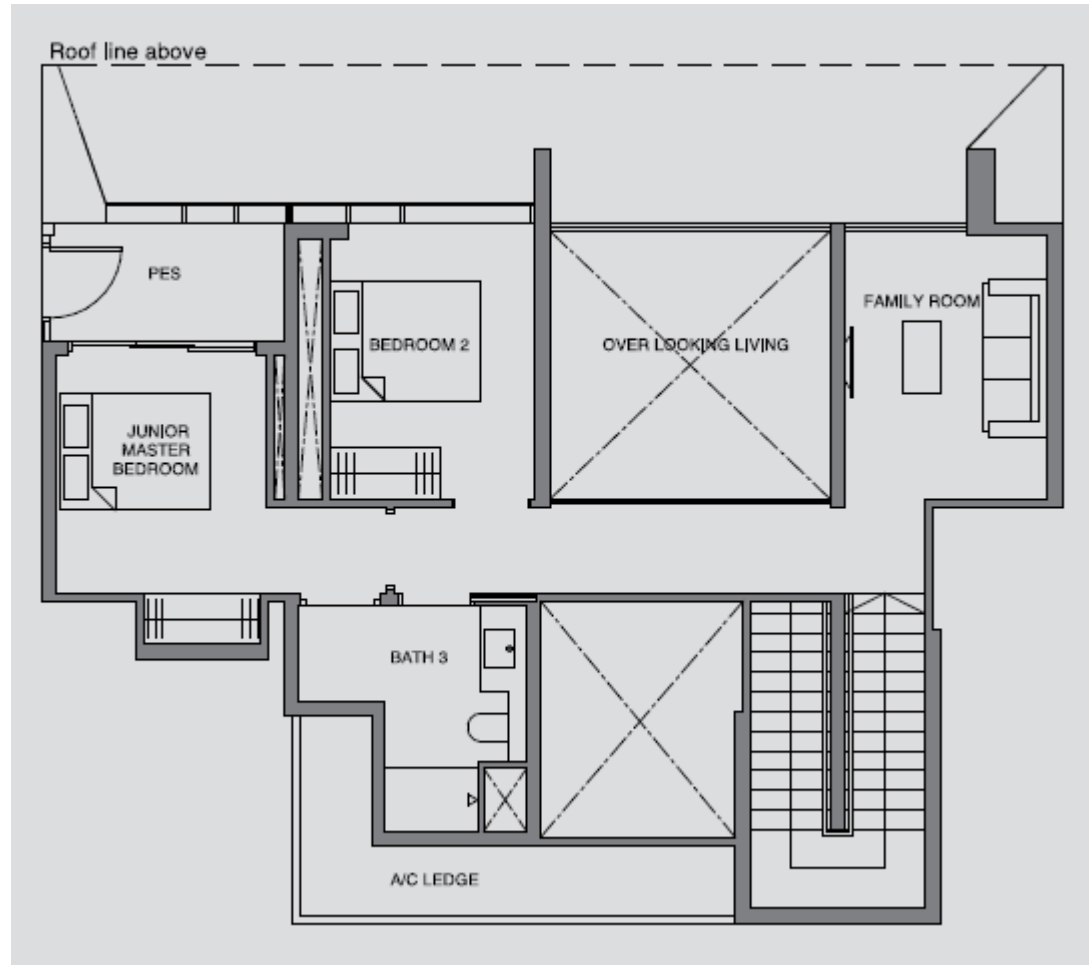
*Subject to confirmation.*

Garden Villa

Type E5

2,400 sqft

Upper level



*Subject to confirmation.*



# FAST FACTS

- Waste disposal system : Pneumatic waste conveyance system
- No. of lifts per block : 2
- Lift lobbies : Basement lobbies are air conditioned and secured with access control  
Typical Lift Lobbies are naturally ventilated
- Location of water tanks : Roof top of respective blocks



# FAST FACTS

Carpark barrier system : IU system

Carpark height clearance : 2.4m

Site coverage : Approximately 27%



# FAST FACTS

**Provision of balcony screens:**  
Not provided.

**Acoustic measures:**

Subject to the requirements of the relevant authorities, certain units and/or areas may be provided with acoustic blinds and/or other appropriate acoustic measures.



# FAST FACTS

**Provision of water point at PES and balcony:**

Provided at PES but not at balcony.

**Provision of town gas:**

Provided for unit type C1, C1-P, C2, C2-P, C2-R, C2a, C2a-P, C2a-R, C3, C3-P, C3-R, D1, D1a, D1a-P, D1a-R, E1, E2, E3, E4, E5.

**Water heater:**

Hot water supply from electric storage type water heater to kitchen and bathroom except WC.



# FAST FACTS

## Intercom system:

Audio and video intercom system and visitors' calls can be directed to mobile phones / tablets.

## Security features:

- access control to facilities deck
- resident can only access to their block and level, except for access to common facilities at Block 34
- private lift units will access the facilities deck from lift lobbies at Basement 1



# FAST FACTS

Project account :

UOB for Project A/C No. 451-310-099-4 of Asia Radiant Pte. Ltd.

Entity's name	Asia Radiant Pte. Ltd.
Bank name	United Overseas Bank Limited
Bank address	80 Raffles Place 1 UOB Plaza Singapore 048624
Bank account no.	Project account 451-310-099-4
Swift code	UOVBSGSG
Bank code	7375
Branch code	001

*Subject to confirmation*





LEEDON

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UNVEILING SOON IN JANUARY 2020.**

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