

Springleaf Residence

A Home in a Forest, A Forest in a Home



SPRINGLEAF
RESIDENCE



Lentor Mansion

THE BUSINESS TIMES

GuocoLand's Lentor Mansion achieves 75% sales at launch; prices from S\$2,104 psf to S\$2,478 psf

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Elysia Tan

Published Sun, Mar 17, 2024 - 05:29 PM

- Top Development
- Landscape Excellence
- Design Excellence
- Marketing Excellence
- Showflat Excellence
- People's Choice



Source: Business Times / [edgeprop.sg](https://www.edgeprop.sg)

The Lentor Estate



Since September 2022

6 New Launches,
5 More to go



Development	Launch Date	No. of Units	Balance Units
Lentor Modern	Sep 1, 2022	605	0
Lentor Hills Residences	Jul 1, 2023	598	2
Hillock Green	Nov 1, 2023	474	21
Lentoria	Mar 1, 2024	267	56
Lentor Mansion	Mar 1, 2024	533	0
Lentor Central Residences	Mar 1, 2025	477	1
Lentor Gardens GLS	TBC	Est. 500	-

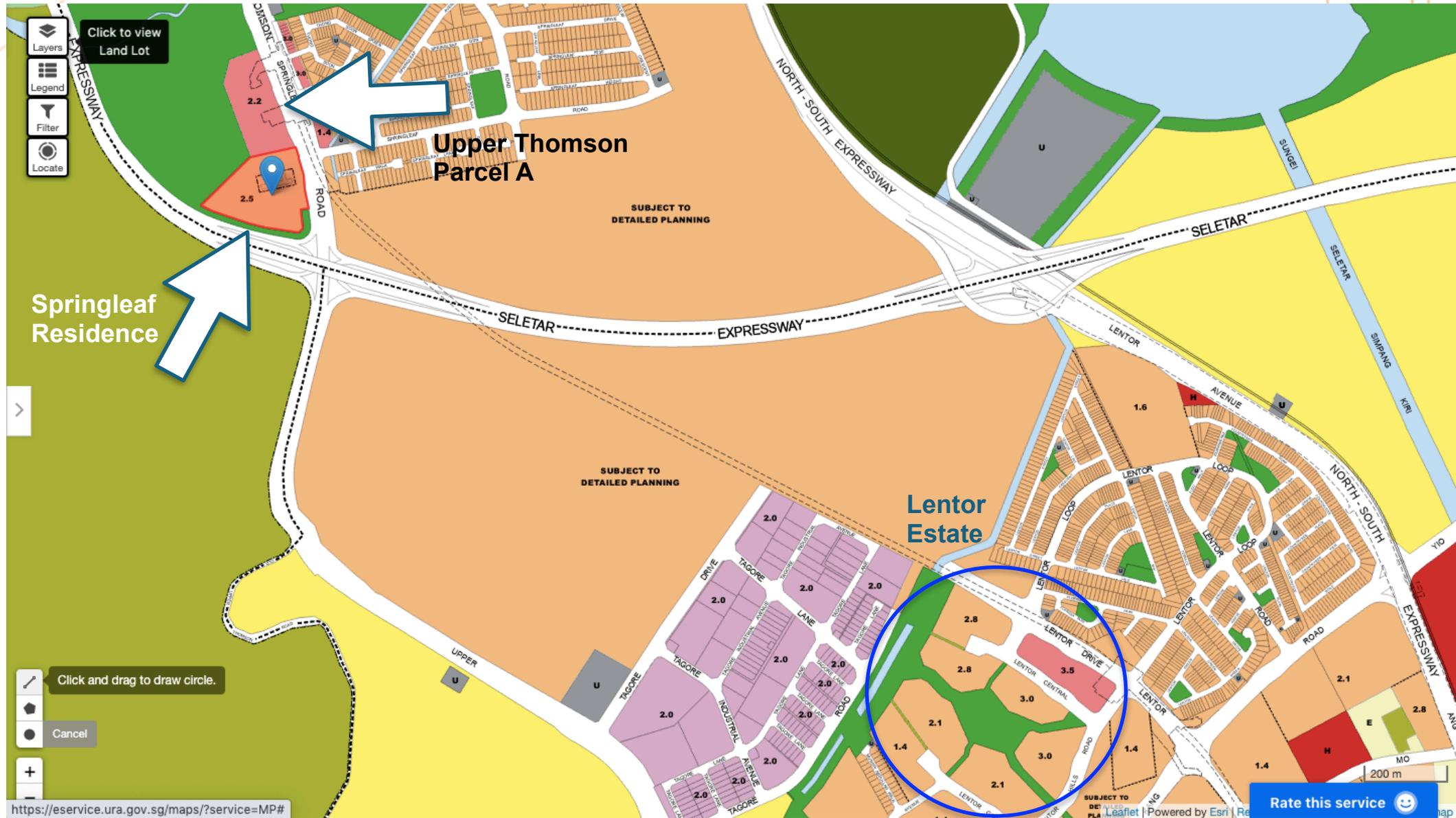
*Accurate as of 21/07/2025

Total Supply	Total Sold
2954	2874

BALANCE 80 UNITS

97.29%
SOLD

Upper Thomson Rd - URA Masterplan



821 UPPER THOMSON ROAD SPRING... R X



821 UPPER THOMSON ROAD SPRING... R X

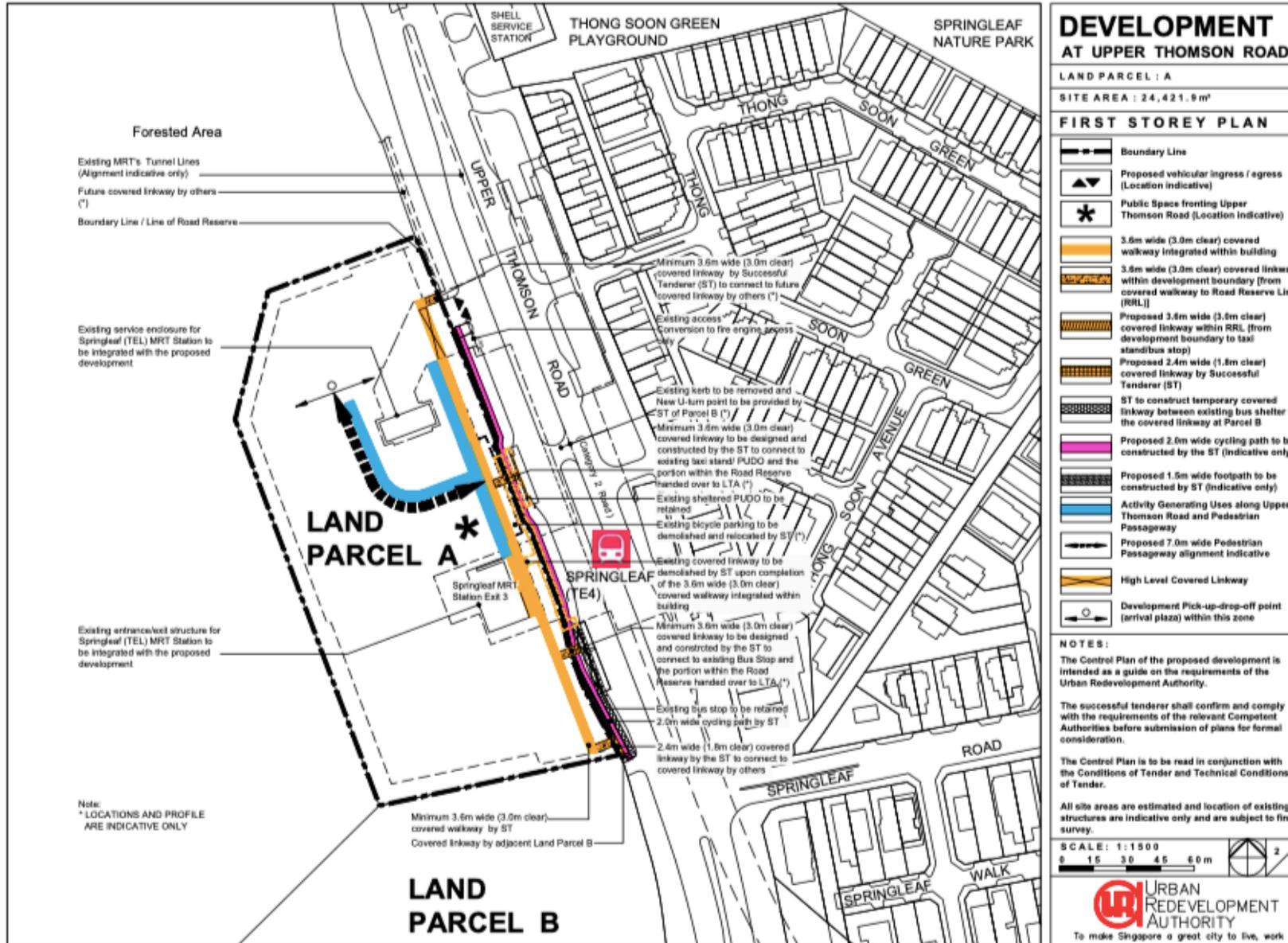


Toggle MP25 / MP19

821 UPPER THOMSON ROAD SPRING... / X



Upper Thomson Rd Parcel A



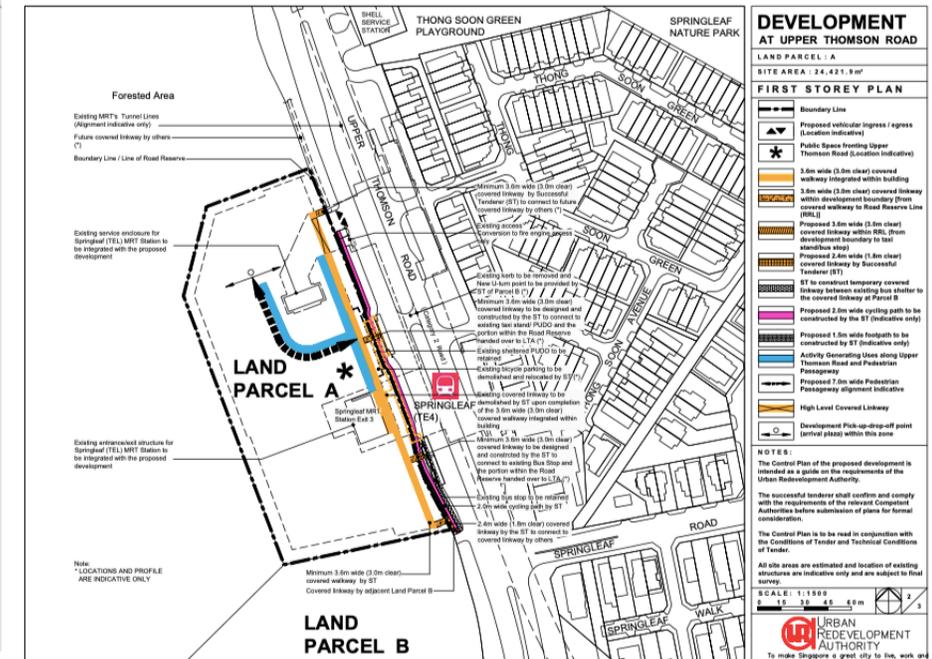
Tender Submission Date:
23 October 2025

Upper Thomson Rd Parcel A



PARAMETERS	PROVISIONS/REQUIREMENTS
Site Area	24,421.9 m ²
Land Use/Zoning	Residential with Commercial at 1 st Storey
Type of Proposed Housing Development	<p>The proposed Land Parcel shall be only for:</p> <ol style="list-style-type: none"> Flats; or A combination of Flats and Serviced Apartments II (SA2). <p>Condominium and strata landed houses are not allowed.</p>
Permissible Gross Floor Area (GFA) and Allowable Uses	<p>Maximum GFA: 53,729 m² Minimum GFA: 48,357 m²</p> <p>Minimum GFA of 1,500 m² and not exceeding 2,000 m² GFA for Commercial uses, comprising:</p> <ol style="list-style-type: none"> Supermarket: minimum GFA of 1,000 m²; Snop and Restaurant uses (inclusive of any Outdoor Refreshment Areas); and Other commercial uses as may be permitted by the Competent Authority under the Planning Act. <p>Early Childhood Development Centre (ECDC): Minimum GFA of 1,000 m²</p> <p>The details are set out in Part IV (Condition 4.2).</p>

Residential with Commercial at 1st Storey



Springleaf Residence - Unit Mix



Configuration	Type	Size (Sqm)	Size (Sqft)	No. of Units	% of Mix	Subtotal	Configuration	Type	Size (Sqm)	Size (Sqft)	No. of Units	% of Mix	Subtotal		
2-Bedroom (Basic)	B1-G	49	527	5	12%	117	4-Bedroom	D1-G	114	1227	3	15%	138		
	B1	49	527	112				D1	114	1227	110				
2-Bedroom (Standard)	B2-G	60	646	8	23%	215		D2-G	114	1227	1				
	B2	60	646	207				D2	114	1227	24				
					35%	332									
3-Bedroom (Basic)	C1-G	73	786	5	17%	164	5-Bedroom	E1-G	135	1453	2	7%	71		
	C1	73	786	119				E1	135	1453	48				
	C2-G	76	818	1				E2-G	137	1475	1				
	C2	76	818	39				E2	137	1475	20				
3-Bedroom (Standard)	C3-G	84	904	2	13%	121	Conserved Building								
	C3	84	904	48			1-Bedroom	AC1	36	388	8	1%	8		
	C4-G	86	926	1			2-Bedroom	BC1	55	592	8	1%	8		
	C4	86	926	24			3-Bedroom	CC1	104	1119	8	2%	16		
	C5-G	86	926	1				CC2-G	117	1259	2				
	C5	86	926	24				CC2	117	1259	6				
	C6-G	89	958	1											
	C6	89	958	20											
3-Bedroom (Plus)	C7-G	95	1023	2	9%	83									
	C7	95	1023	60											
	C8-G	100	1076	1											
	C8	100	1076	20											
					39%	368	TOTAL						941	100%	941



SITE PLAN



OrangeTee

UPPER THOMSON ROAD



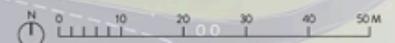
GROUND LEVEL

- | | | | |
|-----|------------------------------|------|-------------------------------|
| 1 | Arrival Court | 31 | Social Lounge |
| 2 | Drop-off | 32 | Wellness Lounge |
| 3 | Forest Drive | 33 | Changing Room with Steam Room |
| 4 | Guard House | 34 | Grand Cocoon |
| 5 | Side Gate | 35 | Yoga Cocoon |
| 6 | Heritage Walk | 36 | Lounge Cocoon 1 |
| 7 | Heritage Lift Lobby | 37 | Lounge Cocoon 2 |
| 8 | Springleaf Club | 38 | Lounge Cocoon 3 |
| 8a. | Gym (1st Storey) | 39 | Eco Cocoon |
| 8b. | Study Room (2nd Storey) | 40 | Bio-Pond |
| 8c. | Craft Room (3rd Storey) | 41 | Pets' Cocoon |
| 9 | The ECA House | 42 | Pets' Play Lawn |
| 9a. | Celebrities' Kitchen | 43 | Dining Pavilion |
| 9b. | Multi-function Room 1 | 44 | Lounge Pavilion |
| 9c. | Multi-function Room 2 | 45 | Jogging Trail |
| 9d. | Multi-function Room 3 | 46 | Forest Boardwalk |
| 10 | Grand Lawn | 47 | Rain Garden |
| 11 | Running Track (125m) | 48 | Forest Trail |
| 12 | Recreational Tennis Court | 48a. | Forest Bath Alcove |
| 13 | Recreational Court | 48b. | Forest Trail |
| 14 | Recreational Bocce Ball Lawn | 48c. | Forest Rest |
| 15 | Taichi Lawn | 48d. | Forest Gabion with Gate |
| 16 | Outdoor Gym | 49 | Bird Hide 1 |
| 17 | Tree House Play | 50 | Bird Hide 2 |
| 18 | Allotment Garden | 51 | Genset |
| 19 | 50m Lap Pool | | |
| 20 | Spa Pool | | |
| 21 | Hydrotherapy Pool | | |
| 22 | Leisure Pool | | |
| 23 | Wading Pool | | |
| 24 | Pool Terrace | | |
| 25 | Garden Alcove | | |
| 26 | Reflective Pool | | |
| 27 | Outdoor Classroom | | |
| 28 | Cascades | | |
| 29 | Games Lounge | | |
| 30 | Chess Lounge | | |

BASEMENT

- | | |
|----|------------------------|
| 52 | Management Office |
| 53 | Bicycle Parking Spaces |
| 54 | Bin Centre |
| 55 | Substation(s) |

Water Tank



Springleaf Residence - The ECA House



Springleaf Residence - Conservation

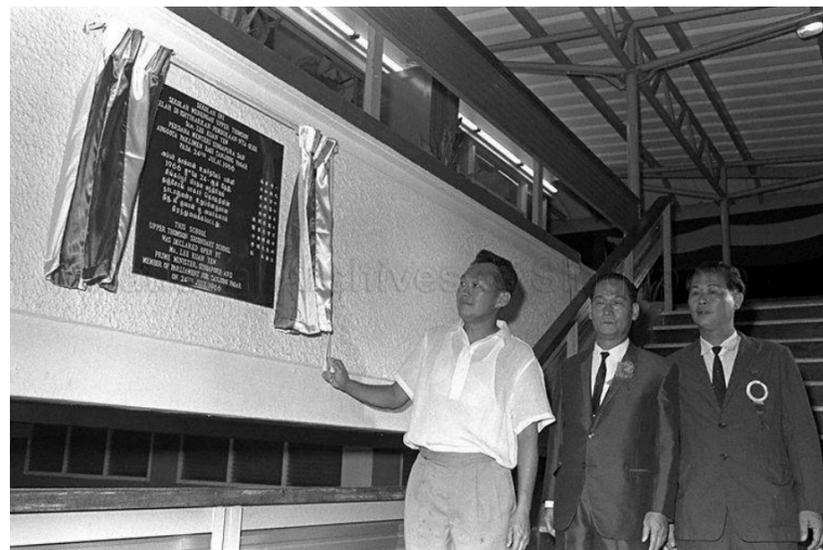
CONSERVATION APPROACHES

BUILDING FACADE

- **Brick texture is incorporated on the building façade** to establish a **visual connection with the adjacent conserved building**, harmonizing the new development with its historical context.
- This thoughtful integration of materials honors the architectural heritage while **elevating the modern tower's aesthetic, blending tradition and innovation into a cohesive design.**



Why is Upper Thomson Rd Secondary School Conserved?



PRIME MINISTER LEE KUAN YEW SPEAKING AT THE OPENING OF UPPER THOMSON SECONDARY SCHOOL 24/07/1966

Source: www.nas.gov.sg

Springleaf Residence - Price Matrix



Type	Size	\$2,100.00	\$2,150.00	\$2,200.00	\$2,250.00	\$2,300.00	\$2,350.00	\$2,400.00	\$2,450.00	\$2,500.00
B1	527				\$1,185,750.00	\$1,212,100.00	\$1,238,450.00	\$1,264,800.00	\$1,291,150.00	\$1,317,500.00
B2	646		\$1,388,900.00	\$1,421,200.00	\$1,453,500.00	\$1,485,800.00	\$1,518,100.00	\$1,550,400.00	\$1,582,700.00	\$1,615,000.00
C1	786	\$1,650,600.00	\$1,689,900.00	\$1,729,200.00	\$1,768,500.00	\$1,807,800.00	\$1,847,100.00	\$1,886,400.00	\$1,925,700.00	\$1,965,000.00
C2	818	\$1,717,800.00	\$1,758,700.00	\$1,799,600.00	\$1,840,500.00	\$1,881,400.00	\$1,922,300.00	\$1,963,200.00	\$2,004,100.00	\$2,045,000.00
C3	904	\$1,898,400.00	\$1,943,600.00	\$1,988,800.00	\$2,034,000.00	\$2,079,200.00	\$2,124,400.00	\$2,169,600.00	\$2,214,800.00	\$2,260,000.00
C4/C5	926	\$1,944,600.00	\$1,990,900.00	\$2,037,200.00	\$2,083,500.00	\$2,129,800.00	\$2,176,100.00	\$2,222,400.00	\$2,268,700.00	\$2,315,000.00
C6	958	\$2,011,800.00	\$2,059,700.00	\$2,107,600.00	\$2,155,500.00	\$2,203,400.00	\$2,251,300.00	\$2,299,200.00	\$2,347,100.00	
C7	1023	\$2,148,300.00	\$2,199,450.00	\$2,250,600.00	\$2,301,750.00	\$2,352,900.00	\$2,404,050.00	\$2,455,200.00		
C8	1076	\$2,259,600.00	\$2,313,400.00	\$2,367,200.00	\$2,421,000.00	\$2,474,800.00	\$2,528,600.00			
D1/D2	1227	\$2,576,700.00	\$2,638,050.00	\$2,699,400.00	\$2,760,750.00	\$2,822,100.00				
E1	1453	\$3,051,300.00	\$3,123,950.00	\$3,196,600.00	\$3,269,250.00	\$3,341,900.00				
E2	1475	\$3,097,500.00	\$3,171,250.00	\$3,245,000.00	\$3,318,750.00					
CONSERVED BUILDING										
AC1	388				\$873,000.00	\$892,400.00	\$911,800.00	\$931,200.00	\$950,600.00	\$970,000.00
BC1	592			\$1,302,400.00	\$1,332,000.00	\$1,361,600.00	\$1,391,200.00	\$1,420,800.00	\$1,450,400.00	\$1,480,000.00
CC1	1119	\$2,349,900.00	\$2,405,850.00	\$2,461,800.00	\$2,517,750.00	\$2,573,700.00	\$2,629,650.00	\$2,685,600.00	\$2,741,550.00	
CC2	1259	\$2,643,900.00	\$2,706,850.00	\$2,769,800.00	\$2,832,750.00	\$2,895,700.00	\$2,958,650.00	\$3,021,600.00		

Springleaf Residence

Projected Starting Price*

1 Bedroom (388 sqft)	\$911,800
2 Bed 1 Bath (527 sqft)	\$1,185,750
2 Bed 2 Bath (646 sqft)	\$1,388,900
3 Bed 2 Bath (786 sqft)	\$1,650,600
3 Bed 2 Bath Flex (904 sqft)	\$1,898,400
3 Bed 3 Bath (1023 sqft)	\$2,148,300
4 Bed 3 Bath (1227 sqft)	\$2,576,700
5 Bedroom (1453 sqft)	\$3,051,300

* Projected Starting Price based on starting psf \$2100



Lentor Estate

Entry Price Today*

1 Bedroom (538 sqft)	\$1,308,000
1 Bed + Study (581sqft)	\$1,413,000
2 Bed 1 Bath (657 sqft)	\$1,618,000
2 Bed 2 Bath (732 sqft)	\$1,730,000
3 Bedroom (936 sqft)	\$2,112,000
3 Bed + Study (1259 sqft)	\$2,657,000
4 Bedroom (1206 sqft)	\$2,712,000

* As of 21st July. All units are non-harmonised

How Affordable is a 2 Bedroom?



Based on estimated price of \$1,200,000 for a 2 Bedroom Basic

Progressive Payment for
Age: 35 yrs old & below

LTV: 75%

Interest rate @ 2.6%p.a

Cash + CPF: \$332,600

**Income Required:
\$7813**

Based on 4% Bank Stress Test

Booking Fee (Cash)	\$60,000
Stamp Duty	\$32,600
S&P Fee	\$180,000
Foundation	\$60,000
Monthly Instalment Upon TOP	\$2,883
Monthly Instalment upon CSC	\$3,604

How Affordable is a 3 Bedroom?



Based on estimated price of \$1,700,000 for a 3 Bedroom Basic

Progressive Payment for
Age: 35 yrs old & below

LTV: 75%

Interest rate @ 2.6%p.a

Cash + CPF: \$479,600

**Income Required:
\$11,069**

Based on 4% Bank Stress Test

Booking Fee (Cash)	\$85,000
Stamp Duty	\$54,600
S&P Fee	\$255,000
Foundation	\$85,000
Monthly Instalment Upon TOP	\$4,084
Monthly Instalment upon CSC	\$5,105

How Affordable is a 4 Bedroom?



Based on estimated price of \$2,600,000 for a 4 Bedroom

Progressive Payment for
Age: 35 yrs old & below

LTV: 75%

Interest rate @ 2.6%p.a

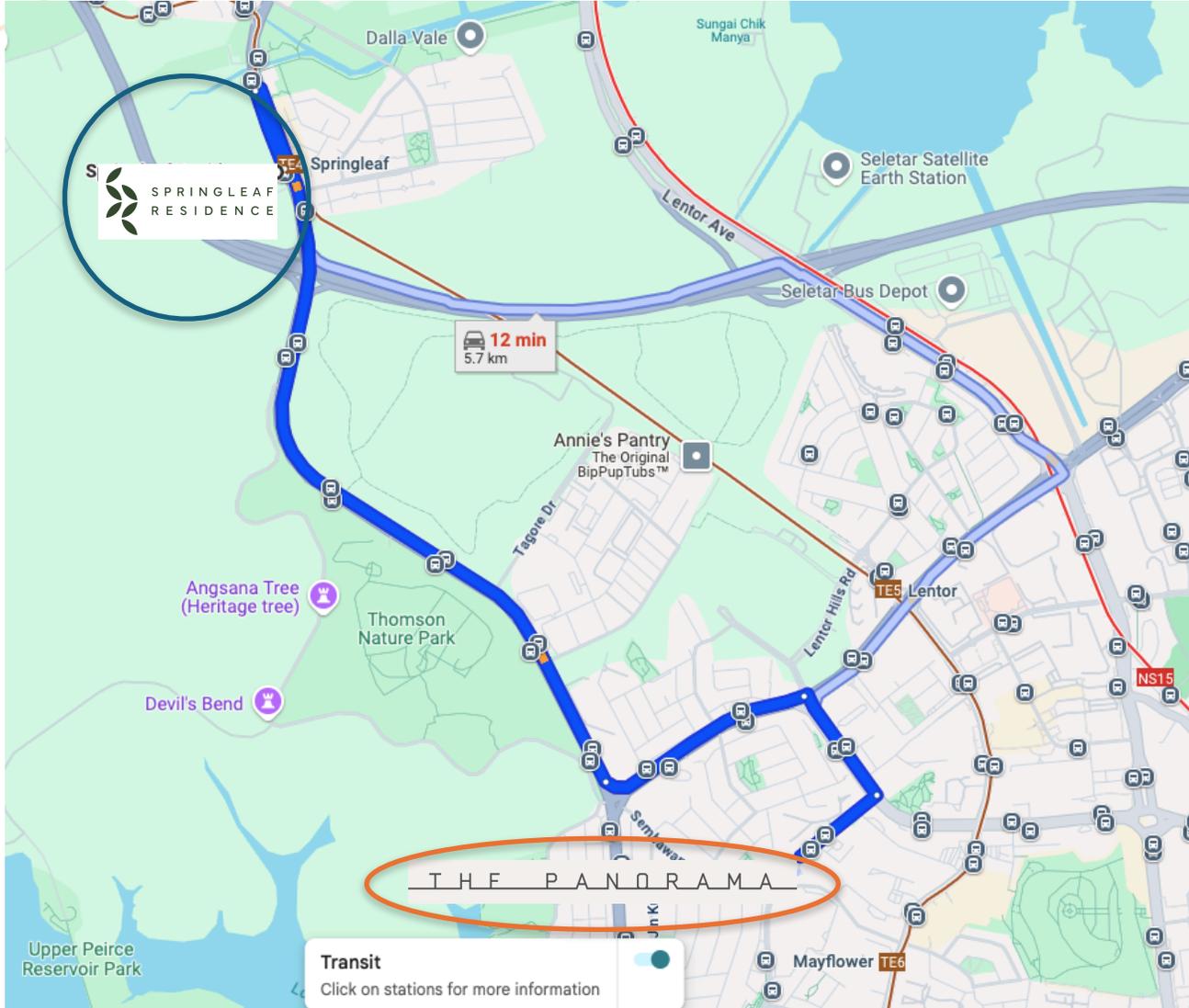
Cash + CPF: \$749,600

**Income Required:
\$16,927**

Based on 4% Bank Stress Test

Booking Fee (Cash)	\$130,000
Stamp Duty	\$99,600
S&P Fee	\$390,000
Foundation	\$130,000
Monthly Instalment Upon TOP	\$6,246
Monthly Instalment upon CSC	\$7,807

Springleaf Residence - Price Analysis



Resale VS New Launch

The Panorama VS Springleaf Residence

99 Yrs Lease Start Date

2013 VS 2024

9 Years Gap

The Panorama VS Springleaf Residence



3 Bedroom Comparison



AC Ledge - 5sqm

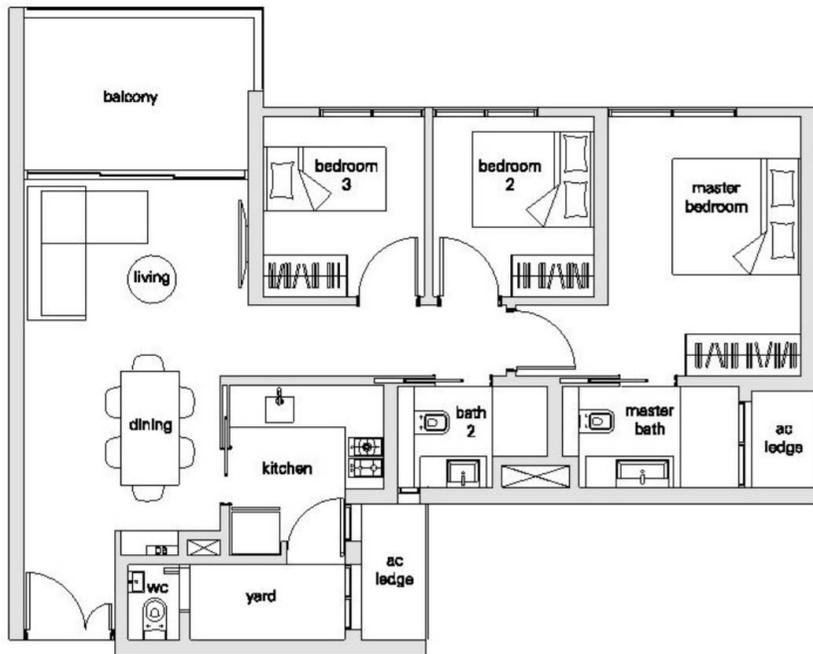
Type 3a
94sqm / 1012sqft
Block 8
#01-02 to #19-02

Harmonised Sqft
958 sqft



Harmonised Sqft
904 sqft

The Panorama VS Springleaf Residence



AC Ledge - 5sqm

Type 3a
94sqm / 1012sqft
Block 8
#01-02 to #19-02

Harmonised Sqft
958 sqft

Recent Transaction

THE PANORAMA

\$2.080m (\$2056psf) | 1012 sqf
8 Ang Mo Kio Avenue 2 #06-05
D20 Condo 30-05-2025 Pte

After Harmonisation

THE PANORAMA

\$2.080m (\$2171 psf) | 958 sqf
8 Ang Mo Kio Avenue 2 #06-05
D20 Condo 30-05-2025 Pte

Thomson View enbloc - Future Selling Price?



High Court approves \$810m Thomson View sale; biggest collective sale since Chuan Park

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The deal had been put on hold on May 22, after lawyers representing the Thomson View collective sale committee made errors in documents.

ST PHOTO: JASON QUAH

**Future PSF @
\$26XX?**

The site was acquired by a powerhouse consortium consisting of UOL Group, Singapore Land (SingLand), and CapitaLand Development (CLD). Their redevelopment plans are ambitious – they plan to redevelop the site into a **1,240-unit residential project** – a huge transformation from its current state.

The **S\$810 million deal**, translating to **S\$1,178 psf ppr**, includes land betterment charges and a lease upgrading premium for a fresh 99-year term.

Lakeside Drive GLS -

Future Selling Price?



CDL submits top bid of \$1,132 psf ppr for Lakeside Drive GLS site

By Atiqah Mokhtar / EdgeProp Singapore | June 3, 2025 5:41 PM SGT



25% Higher than
Springleaf Residence
Land price

Bidders	Name of tenderer	Bid price	Bid price (psf per plot ratio)
1	City Developments	\$ 608,000,000	\$ 1,132
2	Frasers Property and Mitsubishi Estate Asia	\$ 550,555,555	\$ 1,025
3	CapitaLand Development and Sing Holdings	\$ 529,008,819	\$ 985
4	Wee Hur Holdings	\$ 503,900,000	\$ 938
5	Hong Leong Holdings and TID	\$ 495,178,540	\$ 922
6	Sim Lian Group	\$ 488,195,000	\$ 909

The Lakeside Drive site is a 145,314 sq ft plot that is zoned for **residential with commercial at the first storey** use. The site has a gross plot ratio of 3.6 and can yield 575 residential units and 10,764 sq ft of commercial space. It is adjacent to the Lakeside MRT Station on the East-West Line.

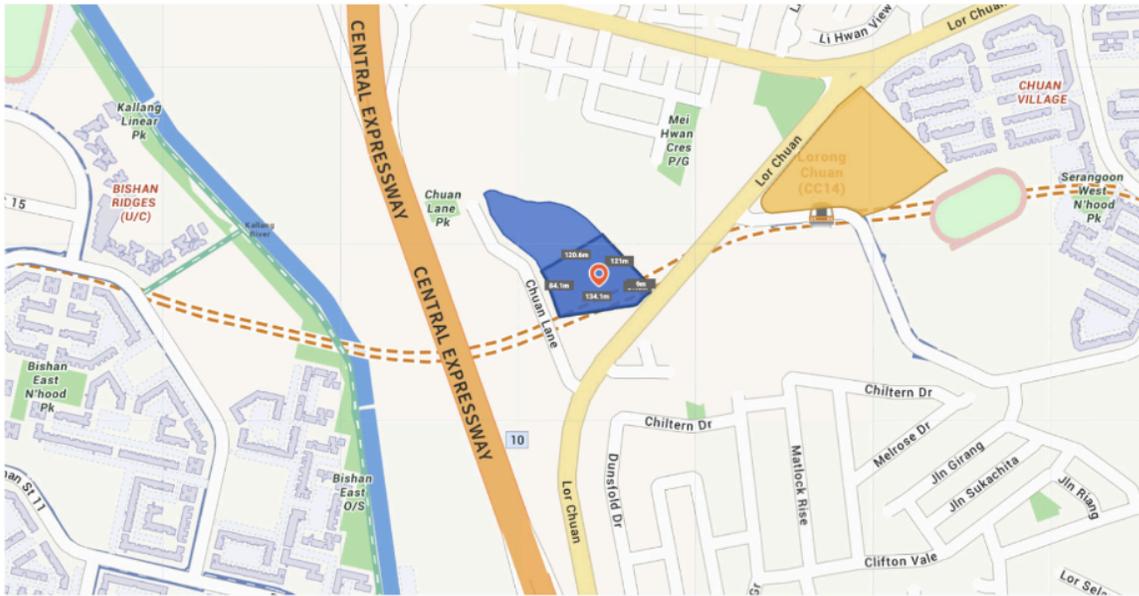
Chuan Grove GLS -

Future Selling Price?



Sing Holdings–Sunway Developments JV tops seven bids for Chuan Grove GLS site at \$1,376 psf ppr

By Atiqah Mokhtar / EdgeProp Singapore | July 8, 2025 5:35 PM SGT



A map showing the Chuan Grove site (bottom, outlined in black). It is next to another GLS site that is currently up for tender (Picture: EdgeProp LandLens)

52% Higher than
Springleaf Residence
Land price

Ranking	Developer	Bid price	Bid price (psf per plot ratio)
1	Sing Holdings and Sunway Developments	\$ 703,600,000	\$ 1,376
2	City Developments	\$ 655,500,000	\$ 1,282
3	Sim Lian Group	\$ 655,000,000	\$ 1,281
4	Kingsford Development	\$ 639,570,000	\$ 1,251
5	China Overseas Land & Investment	\$ 615,000,000	\$ 1,203
6	Hong Leong Holdings and TID	\$ 598,504,178	\$ 1,171
7	CK Asset Holdings	\$ 512,000,000	\$ 1,001

The Chuan Grove plot is one of two residential GLS sites that have been launched for sale in the area. A neighbouring plot, which can yield about 505 units, was launched for tender in May, with the tender slated to close on Sept 4.

Springleaf Residence Conclusion



Springleaf Residence is not just about the First Mover Advantage.

This is your Last Chance to buy a New Launch Near MRT at an Unbeatable Price!

