

SENGKANG GRAND  
RESIDENCES





# STAY ON TOP OF THE THINGS YOU LOVE



Artist's impression

## INTEGRATED WITH ALL LAYERS OF LIFE

Welcome to an integrated landmark that is set to redefine the joy and convenience of living in Sengkang. Discover a unique home created and curated with all the indulgences you would expect.

Shop for daily essentials and groceries with a mall and supermarket under one roof, and relish the sizzle of a hawker centre right downstairs. An enriching childcare centre is just below your home, as is a brand new community club with a multi-purpose hall perfect for active, sporty lifestyles. With your home sitting above Buangkok MRT and a bus interchange, enjoy seamless connectivity to anywhere across Singapore.



HAWKER CENTRE



CHILDCARE CENTRE



COMMUNITY CLUB



COMMUNITY PLAZA



RETAIL MALL



BUS INTERCHANGE



BUANGKOK MRT STATION

RETAIL SHOPS  
- BASEMENT 1, LEVELS 1 & 2



Artist's impression

CHILDCARE CENTRE  
- LEVEL 2



HAWKER CENTRE  
- LEVEL 2



BUS INTERCHANGE  
- LEVEL 1

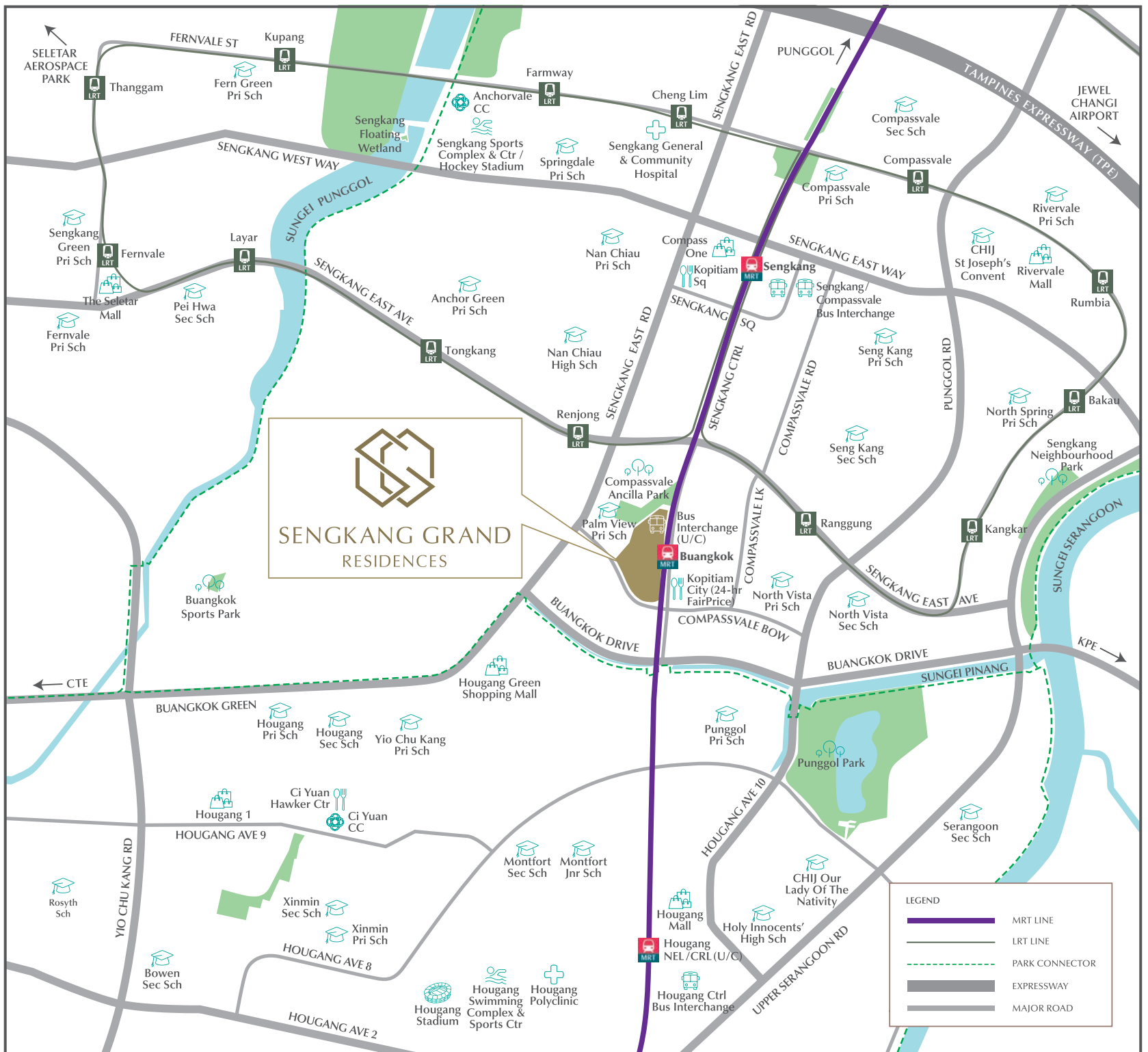


COMMUNITY CLUB  
- LEVELS 1 TO 3



Photo credit: People's Association





# LIVE. PLAY. LEARN. AT THE NEW HEARTBEAT OF SENGGKANG

The privilege of proximity is yours. Renowned schools like Nan Chiau Primary School and CHIJ St. Joseph's Convent are nearby and you are also close to the working hubs of Seletar Aerospace Park. What your appetite with exciting F&B outlets like Wheeler's Estate and The Summerhouse, all easily reachable. The adjacent Compassvale Ancilla Park is just right around the corner.

There is more on the horizon, in line with the URA North-East Region Draft Master Plan. Upcoming developments include the Punggol Digital District, Lorong Halus Industrial Estate and the Singapore Institute of Technology, all of which will open a world of possibilities and job opportunities.



NAN CHIAU PRIMARY SCHOOL





50M LAP POOL

Artist's impression



MAIN FUNCTION ROOM



POOLSIDE BBQ PAVILION

Artist's impression



TRAMPOLINE THRILL

Artist's impression

# THE GOOD LIFE BECKONS WITH A MYRIAD OF THEMED LIFESTYLE CLUBS

Sitting above the integrated development is Sengkang Grand Residences, your private haven featuring five themed clubs to explore. Each has its own immersive facilities to choose from for hours of fun and excitement.

Come together at the Recreation Club, where you can dine under the stars inside the Gourmet or Poolside BBQ Pavilion, and partake in community gardening in the Teepee Gardening area. Then, entertain the little ones at the Adventure Club, which features the vast Trampoline Thrill, the Tower Tree Slide and Playhouse on Lawn.

Have furry friends? Keep them active too at the entertaining Pets' Play.

An adrenaline rush awaits at the Fitness Club, where you can plunge into the 50m Lap Pool and tone up at the Gymnasium overlooking the pool. Rejuvenate the mind and soul at the Wellness Club with its relaxing Aqua Hammock and colour-changing Spectrum Spa Pool. In the Sensory Club, take a stroll by the scenic TreeTop Walk or the Five Senses Garden.

There are also two Clubhouses with function rooms, perfect for all kinds of social gatherings.



LUXURY IS IN THE DETAIL



For Illustration Only

## SPLENDOUR ILLUMINATES EVERY SPACE

With 680 exclusive units across nine residential towers, ranging from 1-bedroom + study to 4-bedroom premium + flexi units, every home is optimally designed for you and your family. Each unit is decorated impeccably in a clean palette of pleasant tones and natural textures. Shape your home however you fancy, with expansive and adaptable living spaces that invite you to be creative with your interior design aspirations.

Branded fittings are incorporated, providing a functional living space the moment you move in. Cook up home-made feasts in your fully-equipped kitchen from De Dietrich, with a cooker hob, hood, oven and refrigerator. A two-in-one washer and dryer, also from De Dietrich, wrings out the hassle in doing laundry. Freshen up as you wind down in the bathroom furnished with branded wares from Hansgrohe and Duravit.



FULLY-EQUIPPED  
KITCHEN

For Illustration Only



BRANDED BATHROOM  
WARES & FITTINGS

For Illustration Only



# EXPLORE YOUR PLAYGROUND



## RECREATION CLUB

1. Circle Lounge
2. BBQ Pavilion
3. Aqua Pod
4. Social Pavilion
5. Poolside BBQ Pavilion
6. Dip Pool
7. Welcome Pavilion
8. Teepee Gardening
9. Gourmet Pavilion

## ADVENTURE CLUB

10. Trampoline Thrill
11. Tower Tree Slide
12. Playhouse on Lawn
13. Kids' Play Pool
14. Mini Golf
15. Animal Sculpture Playground
16. Pets' Play

## FITNESS CLUB

17. Reflexology Path
18. 3G Fitness
19. 50m Lap Pool
20. Yoga Lawn
21. Parkour Gym

## SENSORY CLUB

22. Five Senses Garden
23. Cascading Water Feature
24. TreeTop Walk
25. Water Weir Wall
26. Misty Garden

## WELLNESS CLUB

27. Spectrum Spa Pool
28. Hammock Lawn
29. Aqua Hammock
30. Floating Tea Deck
31. Wellness Spa Pool
32. Swinging Day Bed
33. Bubble Leisure Pool

## MAIN CLUBHOUSE

34. Gymnasium
35. Arrival Lobby
36. Changing Rooms
37. Nursing Room
38. Main Function Room

## SOCIAL CLUBHOUSE

39. Social Function Room
40. Changing Room
41. Social Lounge

## OTHERS

- A. Green Highline Access Gate
- B. Skylight of Sengkang Grand Mall
- C. Bin Centre (Level 1)
- D. Substation (Level 1)
- E. Genset (Level 3)
- F. Guardhouse (Level 3)
- Water Tank (Roof Level)
- Carpark Ventilation (Level 3)

The renderings of the units as shown are for illustrative purposes only. The shading and outline of the unit type only applies to typical units. The boundary lines of the units set out here are not to be taken as a factual representation of the actual units. Kindly refer to the approved BP plans for the actual unit outline/boundary lines.



# CHOOSE YOUR HOME

**BLK 72 COMPASSVALE BOW (544693)**

UNIT FLOOR	01	02	03	04	05	06	07	08
11	B1	C1a	C1	B5PS	B5PS	C3P	C5PF	A1S
10	B1	C1a	C1	B5PS	B5PS	C3P	C5PF	A1S
9	B1	C1a	C1	B5PS	B5PS	C3P	C5PF	A1S
8	B1	C1a	C1	B5PS	B5PS	C3P	C5PF	A1S
7	B1	C1a	C1	B5PS	B5PS	C3P	C5PF	A1S
6	B1	C1a	C1	B5PS	B5PS	C3P	C5PF	A1S
5	B1	C1a	C1	B5PS	B5PS	C3P	C5PF	A1S
4	B1(p)	C1a(p)	C1(p)	B5PS(p)	B5PS(p)	C3P(p)	C5PF(p)	A1S(p)

**BLK 74 COMPASSVALE BOW (544567)**

UNIT FLOOR	09	10	11	12	13	14	15	16
11	A1S	C2	C1	B5PS	B5PS	C3P	C2	A1S
10	A1S	C2	C1	B5PS	B5PS	C3P	C2	A1S
9	A1S	C2	C1	B5PS	B5PS	C3P	C2	A1S
8	A1S	C2	C1	B5PS	B5PS	C3P	C2	A1S
7	A1S	C2	C1	B5PS	B5PS	C3P	C2	A1S
6	A1S	C2	C1	B5PS	B5PS	C3P	C2	A1S
5	A1S	C2	C1	B5PS	B5PS	C3P	C2	A1S
4	A1S(p)	C2(p)	C1(p)	B5PS(p)	B5PS(p)	C3P(p)	C2(p)	A1S(p)

**BLK 76 COMPASSVALE BOW (544568)**

UNIT FLOOR	17	18	19	20	21	22	23	24
12	A1S	C5PF	D1PF	B5PS	B5PS	C1	C1a	B1
11	A1S	C5PF	D1PF	B5PS	B5PS	C1	C1a	B1
10	A1S	C5PF	D1PF	B5PS	B5PS	C1	C1a	B1
9	A1S	C5PF	D1PF	B5PS	B5PS	C1	C1a	B1
8	A1S	C5PF	D1PF	B5PS	B5PS	C1	C1a	B1
7	A1S	C5PF	D1PF	B5PS	B5PS	C1	C1a	B1
6	A1S	C5PF	D1PF	B5PS	B5PS	C1	C1a	B1
5	A1S	C5PF	D1PF	B5PS	B5PS	C1	C1a	B1
4	A1S(p)	C5PF(p)	D1PF(p)	B5PS(p)	B5PS(p)	C1(p)	C1a(p)	B1(p)

**BLK 78 COMPASSVALE BOW (544569)**

UNIT FLOOR	25	26	27	28	29	30	31	32
13	B6PS	B3	C3Pa	C2	B2	B2	C2	D2PF
12	B6PS	B3	C3Pa	C2	B2	B2	C2	D2PF
11	B6PS	B3	C3Pa	C2	B2	B2	C2	D2PF
10	B6PS	B3	C3Pa	C2	B2	B2	C2	D2PF
9	B6PS	B3	C3Pa	C2	B2	B2	C2	D2PF
8	B6PS	B3	C3Pa	C2	B2	B2	C2	D2PF
7	B6PS	B3	C3Pa	C2	B2	B2	C2	D2PF
6	B6PS	B3	C3Pa	C2	B2	B2	C2	D2PF
5	B6PS	B3	C3Pa	C2	B2	B2	C2	D2PF
4	B6PS(p)	B3(p)	C3Pa(p)	C2(p)	B2(p)	B2(p)	C2(p)	D2PF(p)

**BLK 80 COMPASSVALE BOW (544570)**

UNIT FLOOR	33	34	35	36	37	38	39	40
13	B4S	A4S	B2	D2PF	C3Pa	B3	A3S	A1S
12	B4S	A4S	B2	D2PF	C3Pa	B3	A3S	A1S
11	B4S	A4S	B2	D2PF	C3Pa	B3	A3S	A1S
10	B4S	A4S	B2	D2PF	C3Pa	B3	A3S	A1S
9	B4S	A4S	B2	D2PF	C3Pa	B3	A3S	A1S
8	B4S	A4S	B2	D2PF	C3Pa	B3	A3S	A1S
7	B4S	A4S	B2	D2PF	C3Pa	B3	A3S	A1S
6	B4S	A4S	B2	D2PF	C3Pa	B3	A3S	A1S
5	B4S	A4S	B2	D2PF	C3Pa	B3	A3S	A1S
4	B4S(p)	A4S(p)	B2(p)	D2PF(p)	C3Pa(p)	B3(p)	A3S(p)	A1S(p)

**BLK 82 COMPASSVALE BOW (544571)**

UNIT FLOOR	41	42	43	44	45	46	47	48
13	B1	C1a	C1	B5PS	B5PS	D1PF	C5PF	A1S
12	B1	C1a	C1	B5PS	B5PS	D1PF	C5PF	A1S
11	B1	C1a	C1	B5PS	B5PS	D1PF	C5PF	A1S
10	B1	C1a	C1	B5PS	B5PS	D1PF	C5PF	A1S
9	B1	C1a	C1	B5PS	B5PS	D1PF	C5PF	A1S
8	B1	C1a	C1	B5PS	B5PS	D1PF	C5PF	A1S
7	B1	C1a	C1	B5PS	B5PS	D1PF	C5PF	A1S
6	B1	C1a	C1	B5PS	B5PS	D1PF	C5PF	A1S
5	B1	C1a	C1	B5PS	B5PS	D1PF	C5PF	A1S
4	B1(p)	C1a(p)	C1(p)	B5PS(p)	B5PS(p)	D1PF(p)	C5PF(p)	A1S(p)

**BLK 84 COMPASSVALE BOW (544572)**

UNIT FLOOR	49	50	51	52	53	54	55	56
13	B1	C1a	C1	B5PS	B5PS	C3P	C5PF	A1S
12	B1	C1a	C1	B5PS	B5PS	C3P	C5PF	A1S
11	B1	C1a	C1	B5PS	B5PS	C3P	C5PF	A1S
10	B1	C1a	C1	B5PS	B5PS	C3P	C5PF	A1S
9	B1	C1a	C1	B5PS	B5PS	C3P	C5PF	A1S
8	B1	C1a	C1	B5PS	B5PS	C3P	C5PF	A1S
7	B1	C1a	C1	B5PS	B5PS	C3P	C5PF	A1S
6	B1	C1a	C1	B5PS	B5PS	C3P	C5PF	A1S
5	B1	C1a		B5PS	B5PS	C3P	C5PF	A1S
4	B1(p)	C1a(p)		B5PS(p)	B5PS(p)	C3P(p)	C5PF(p)	A1S(p)

**BLK 86 COMPASSVALE BOW (544573)**

UNIT FLOOR	58	59	60	61	62	63	64	65	66	67
13	A1S	C5PF	D1PF	B5PS	B5PS	A2S	C4P	C2a	A3S	A1S
12	A1S	C5PF	D1PF	B5PS	B5PS	A2S	C4P	C2a	A3S	A1S
11	A1S	C5PF	D1PF	B5PS	B5PS	A2S	C4P	C2a	A3S	A1S
10	A1S	C5PF	D1PF	B5PS	B5PS	A2S	C4P	C2a	A3S	A1S
9	A1S	C5PF	D1PF	B5PS	B5PS	A2S	C4P	C2a	A3S	A1S
8	A1S	C5PF	D1PF	B5PS	B5PS	A2S	C4P	C2a	A3S	A1S
7	A1S	C5PF	D1PF	B5PS	B5PS	A2S	C4P	C2a	A3S	A1S
6	A1S	C5PF	D1PF	B5PS	B5PS	A2S	C4P	C2a	A3S	A1S
5	A1S	C5PF	D1PF	B5PS	B5PS	A2S	C4P		A3S	A1S
4	A1S(p)	C5PF(p)	D1PF(p)	B5PS(p)	B5PS(p)	A2S(p)	C4P(p)		A3S(p)	A1S(p)

**BLK 88 COMPASSVALE BOW (544574)**

UNIT FLOOR	68	69	70	71	72	73	74	75
11	B1	C1a	C1	B5PS	B5PS	C1	C5PF	A1S
10	B1	C1a	C1	B5PS	B5PS	C1	C5PF	A1S
9	B1	C1a	C1	B5PS	B5PS	C1	C5PF	A1S
8	B1	C1a	C1	B5PS	B5PS	C1	C5PF	A1S
7	B1	C1a	C1	B5PS	B5PS	C1	C5PF	A1S
6	B1	C1a	C1	B5PS	B5PS	C1	C5PF	A1S
5	B1	C1a	C1	B5PS	B5PS	C1	C5PF	A1S
4	B1(p)	C1a(p)	C1(p)	B5PS(p)	B5PS(p)	C1(p)	C5PF(p)	A1S(p)

**LEGEND**

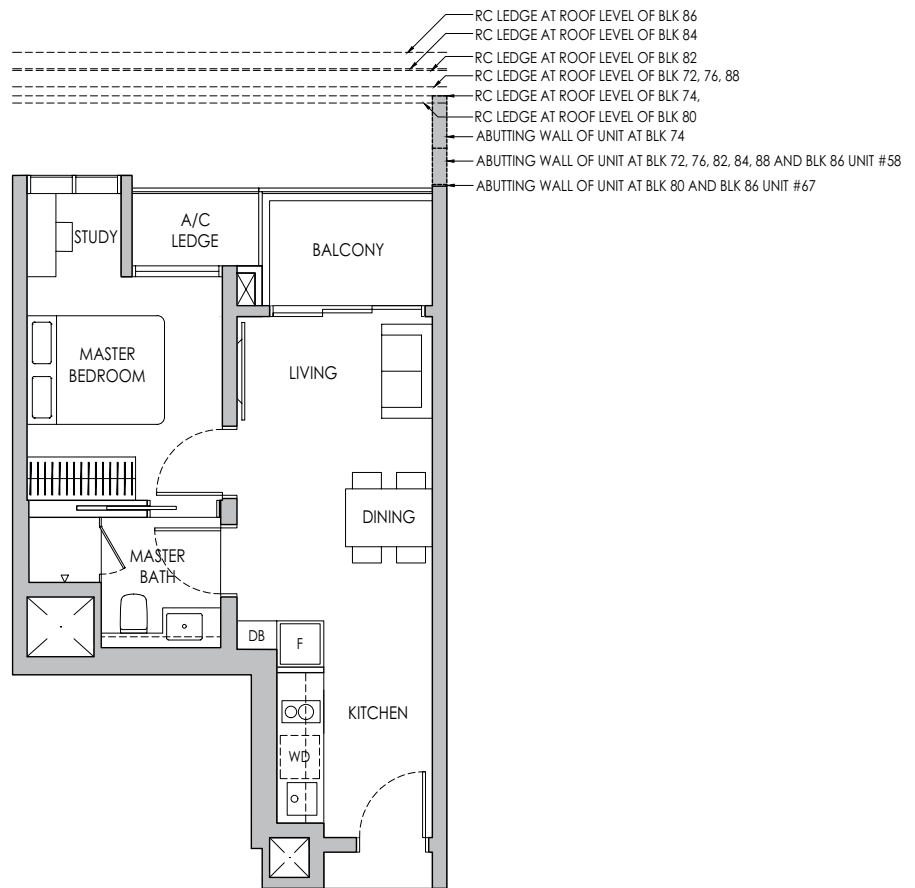
- 1-BEDROOM + STUDY
- 2-BEDROOM
- 3-BEDROOM
- 4-BEDROOM PREMIUM + FLEXI
- 2-BEDROOM + STUDY
- 3-BEDROOM PREMIUM
- 2-BEDROOM PREMIUM + STUDY
- 3-BEDROOM PREMIUM + FLEXI

# 1-BEDROOM + STUDY

## Type A1S

44 sq m / 474 sq ft

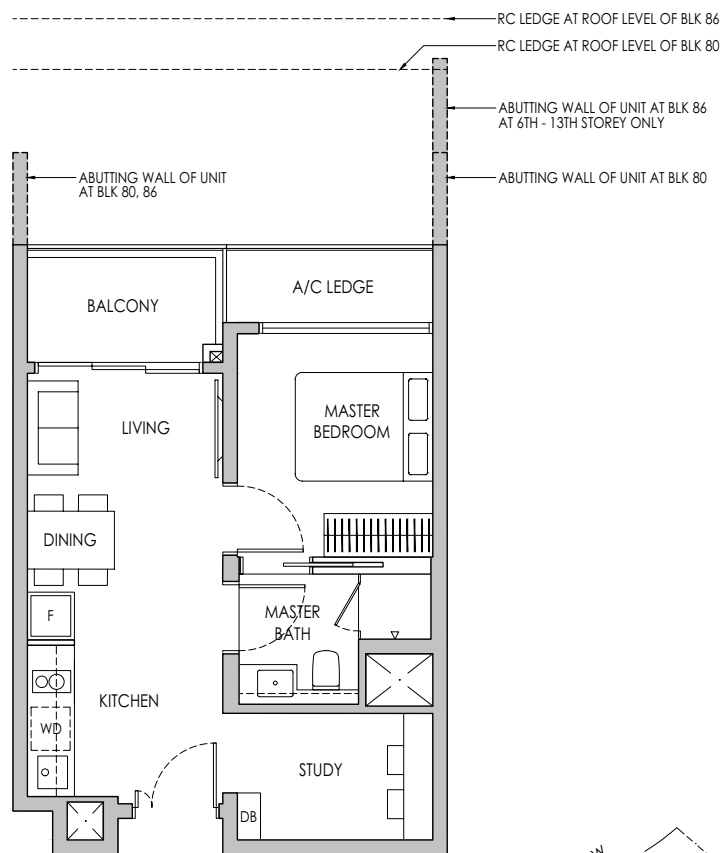
- BLK 72 #05-08\* - # 11-08\*
- BLK 74 #05-09 - #11-09 / #05-16\* - #11-16\*
- BLK 76 #05-17 - #12-17
- BLK 80 #05-40\* - #13-40\*
- BLK 82 #05-48\* - #13-48\*
- BLK 84 #05-56\* - #13-56\*
- BLK 86 #05-58 - #13-58 / #05-67\* - #13-67\*
- BLK 88 #05-75\* - #11-75\*



## Type A3S

47 sq m / 506 sq ft

- BLK 80 #05-39 - #13-39
- BLK 86 #05-66\* - #13-66\*



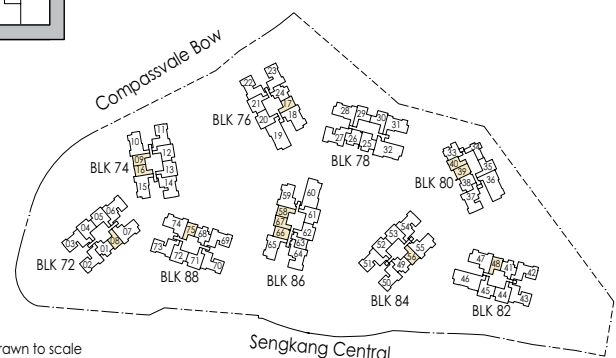
\* Mirror Image



Area includes air-con (A/C) ledge, private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the keyplan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen.



Keyplan is not drawn to scale



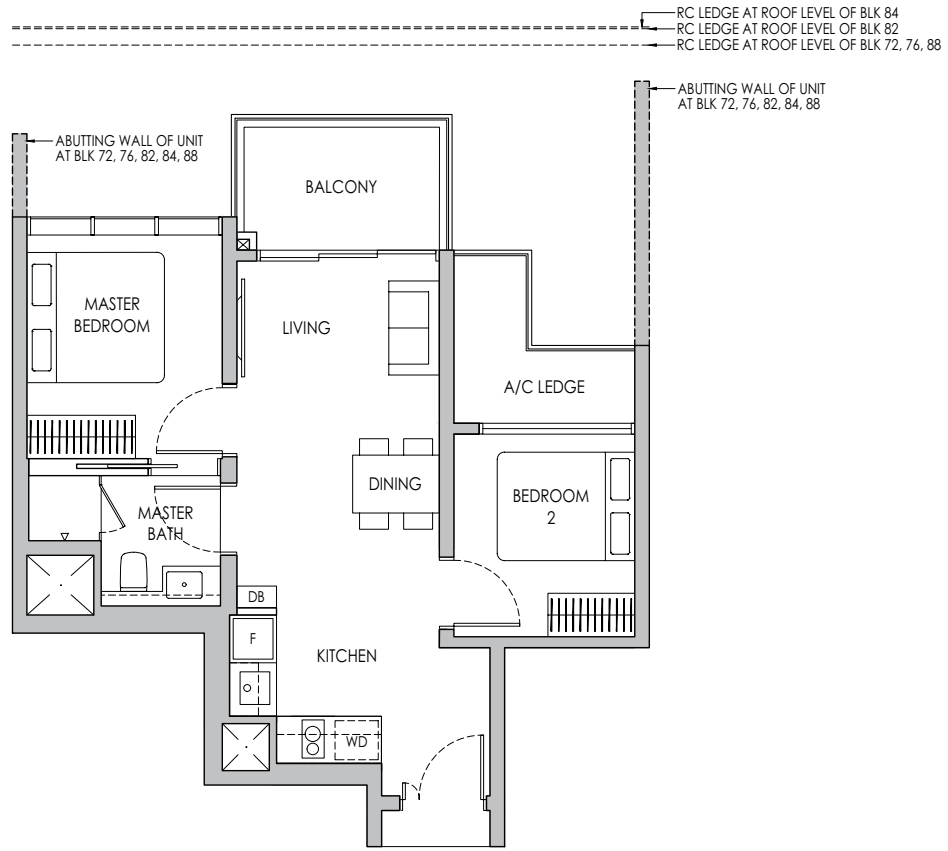


# 2-BEDROOM

## Type B1

58 sq m / 624 sq ft

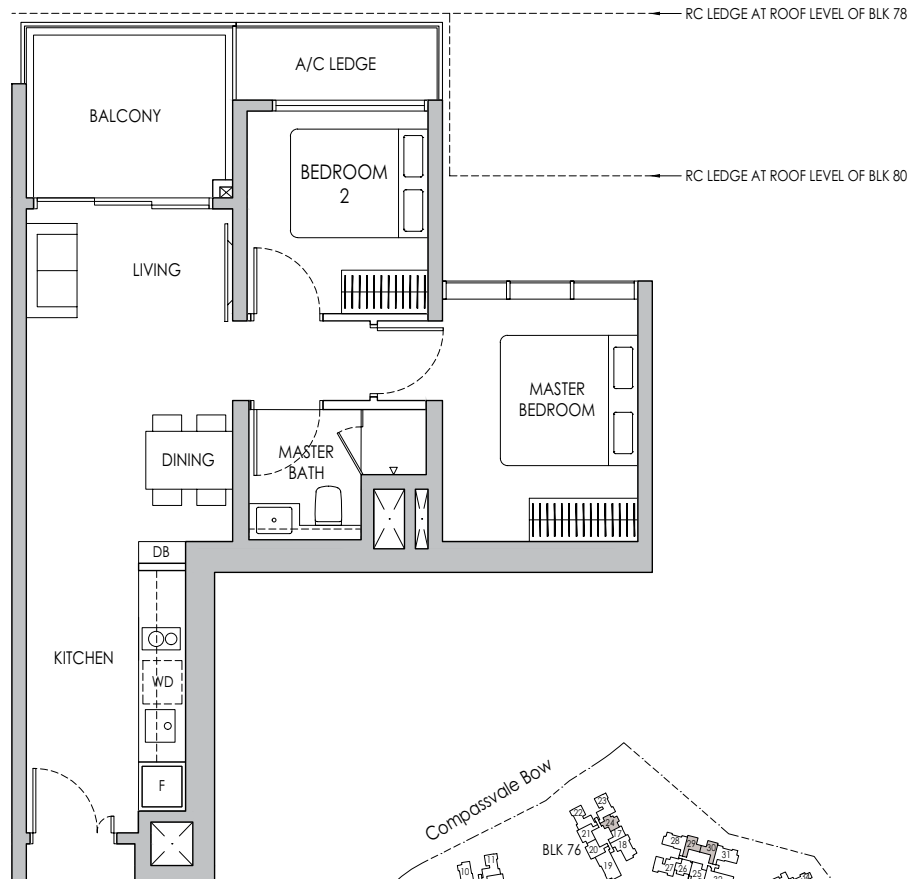
- BLK 72 #05-01 - #11-01
- BLK 76 #05-24\* - #12-24\*
- BLK 82 #05-41 - #13-41
- BLK 84 #05-49 - #13-49
- BLK 88 #05-68 - #11-68



## Type B2

63 sq m / 678 sq ft

- BLK 78 #05-29 - #13-29, #05-30\* - #13-30\*
- BLK 80 #05-35\* - #13-35\*



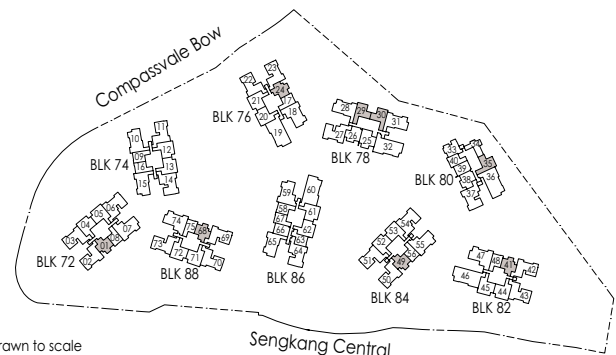
\* Mirror Image



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Keyplan is not drawn to scale



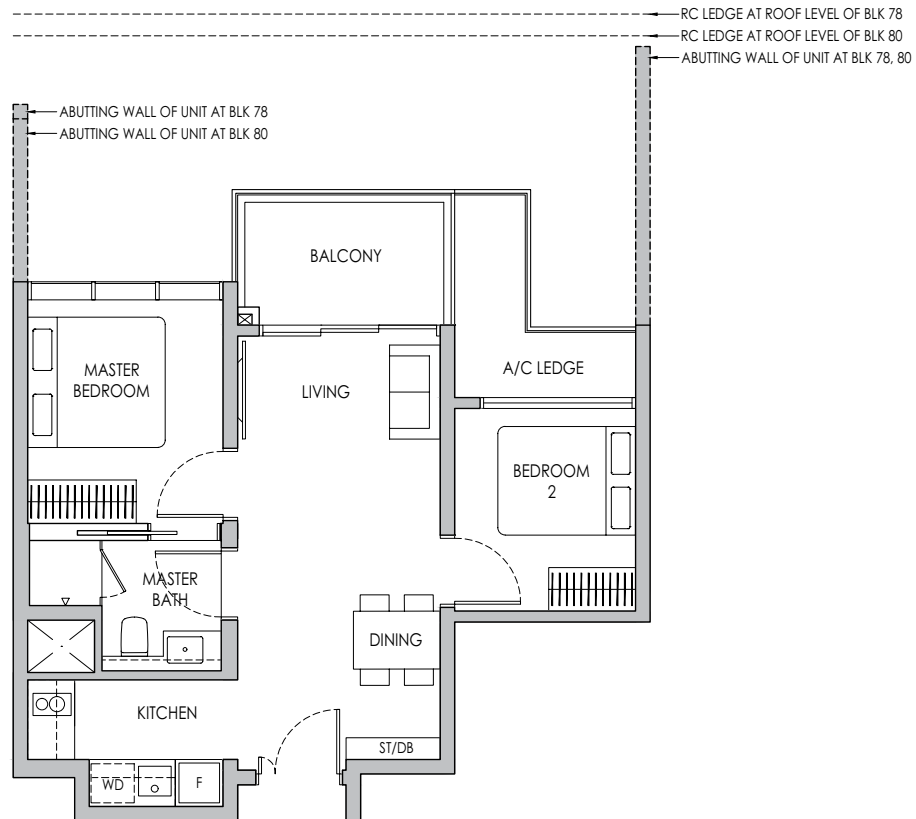


# 2-BEDROOM

## Type B3

58 sq m / 624 sq ft

BLK 78 #05-26 - #13-26  
BLK 80 #05-38\* - #13-38\*

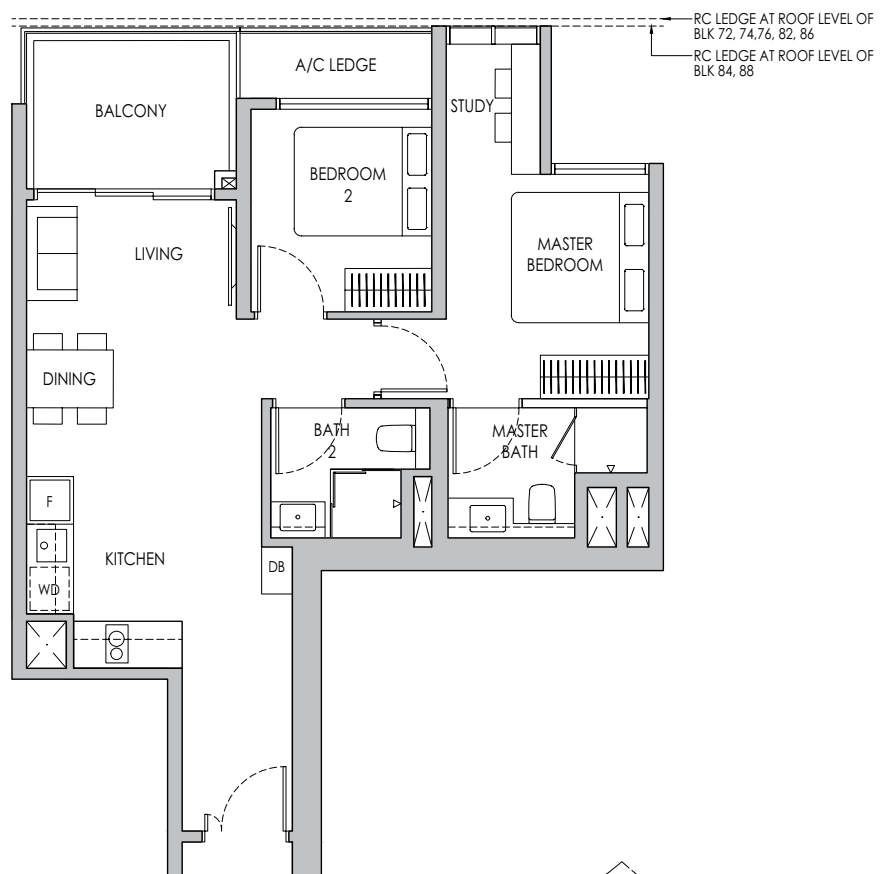


# 2-BEDROOM PREMIUM + STUDY

## Type B5PS

71 sq m / 764 sq ft

BLK 72 #05-04 - #11-04, #05-05\* - #11-05\*  
BLK 74 #05-12 - #11-12, #05-13\* - #11-13\*  
BLK 76 #05-20 - #12-20, #05-21\* - #12-21\*  
BLK 82 #05-44 - #13-44, #05-45\* - #13-45\*  
BLK 84 #05-52 - #13-52, #05-53\* - #13-53\*  
BLK 86 #05-61 - #13-61, #05-62\* - #13-62\*  
BLK 88 #05-71 - #11-71, #05-72\* - #11-72\*



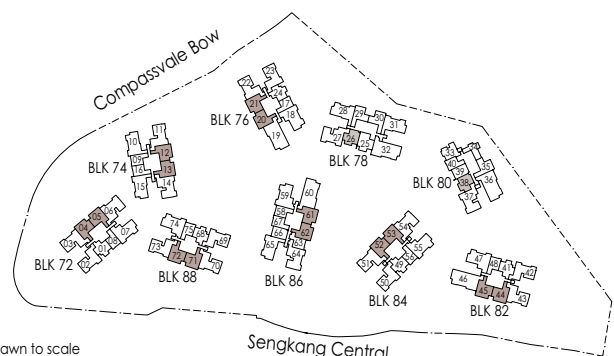
\* Mirror Image



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Keyplan is not drawn to scale



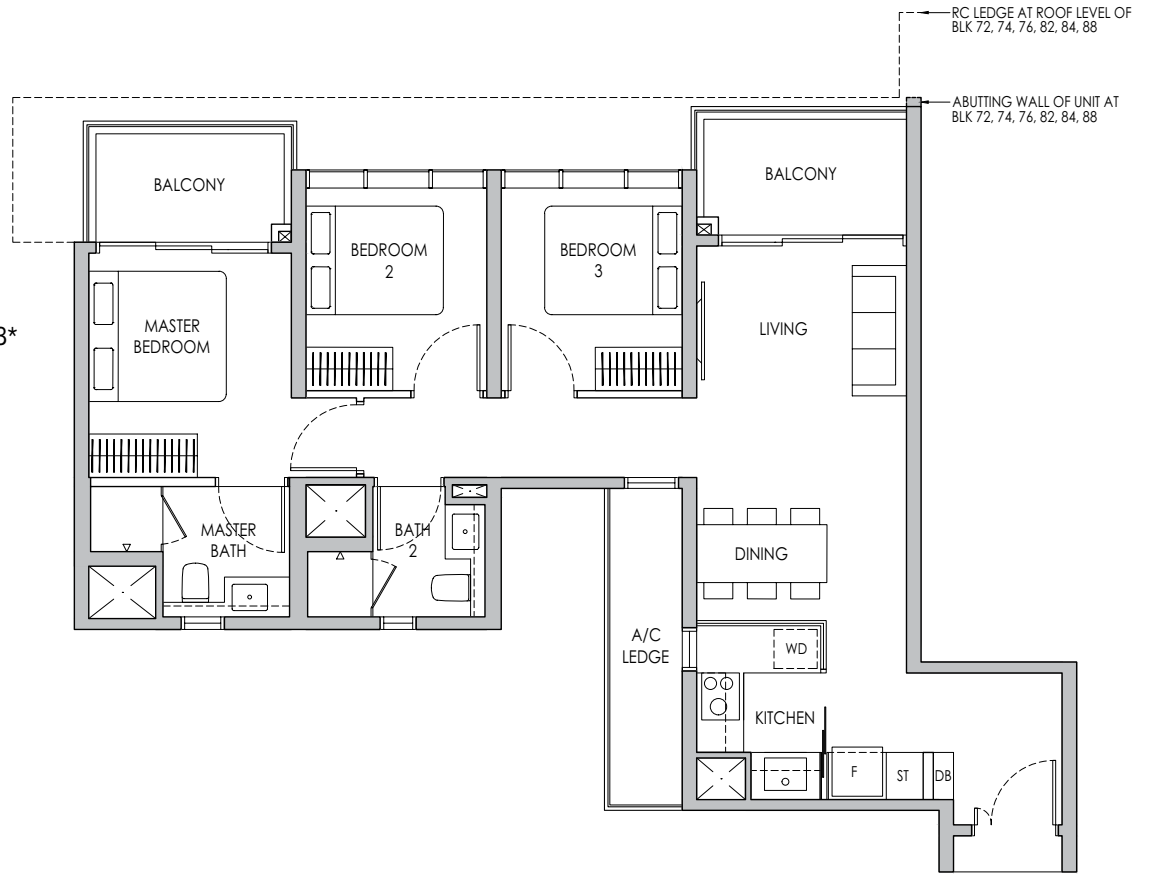


# 3-BEDROOM

## Type C1

87 sq m / 936 sq ft

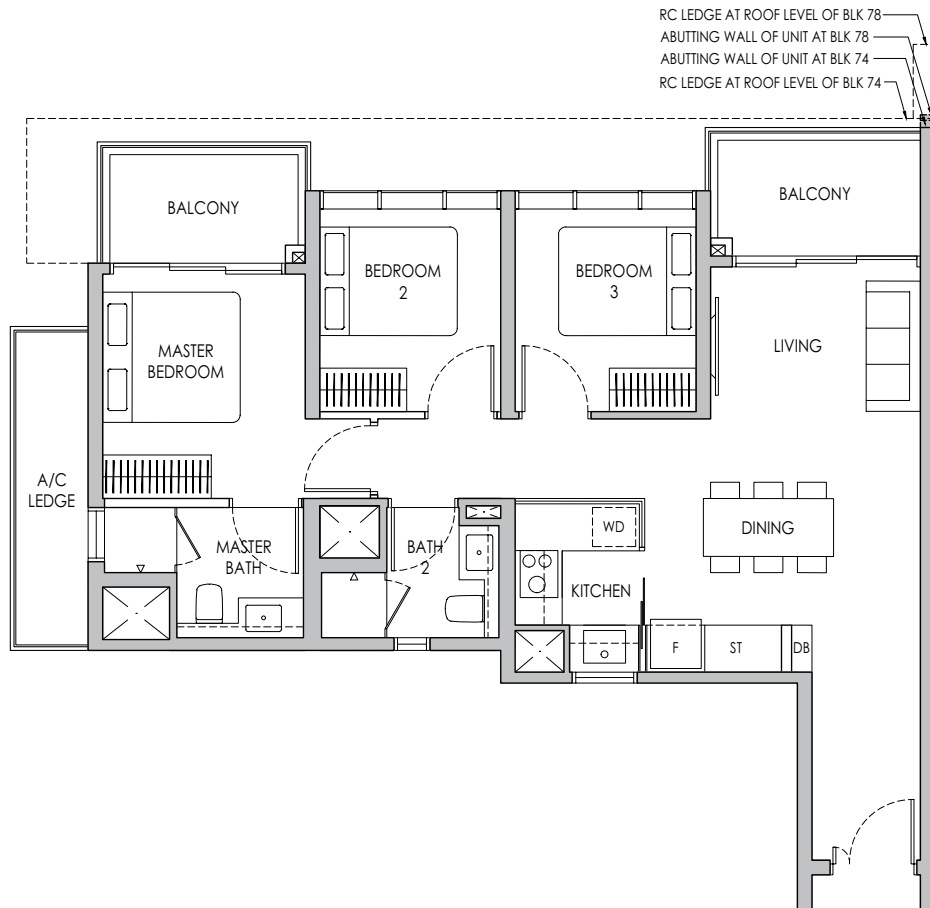
- BLK 72 #05-03 - #11-03
- BLK 74 #05-11 - #11-11
- BLK 76 #05-22\* - #12-22\*
- BLK 82 #05-43 - #13-43
- BLK 84 #06-51 - #13-51
- BLK 88 #05-70 - #11-70, #05-73\* - #11-73\*



## Type C2

87 sq m / 936 sq ft

- BLK 74 #05-10\* - #11-10\*, #05-15 - #11-15
- BLK 78 #05-28 - #13-28, #05-31\* - #13-31\*



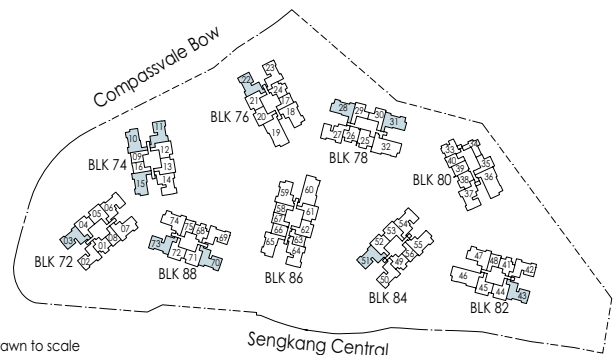
\* Mirror Image



Area includes air-con (A/C) ledge, private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the keyplan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen.



Keyplan is not drawn to scale





# 3-BEDROOM PREMIUM

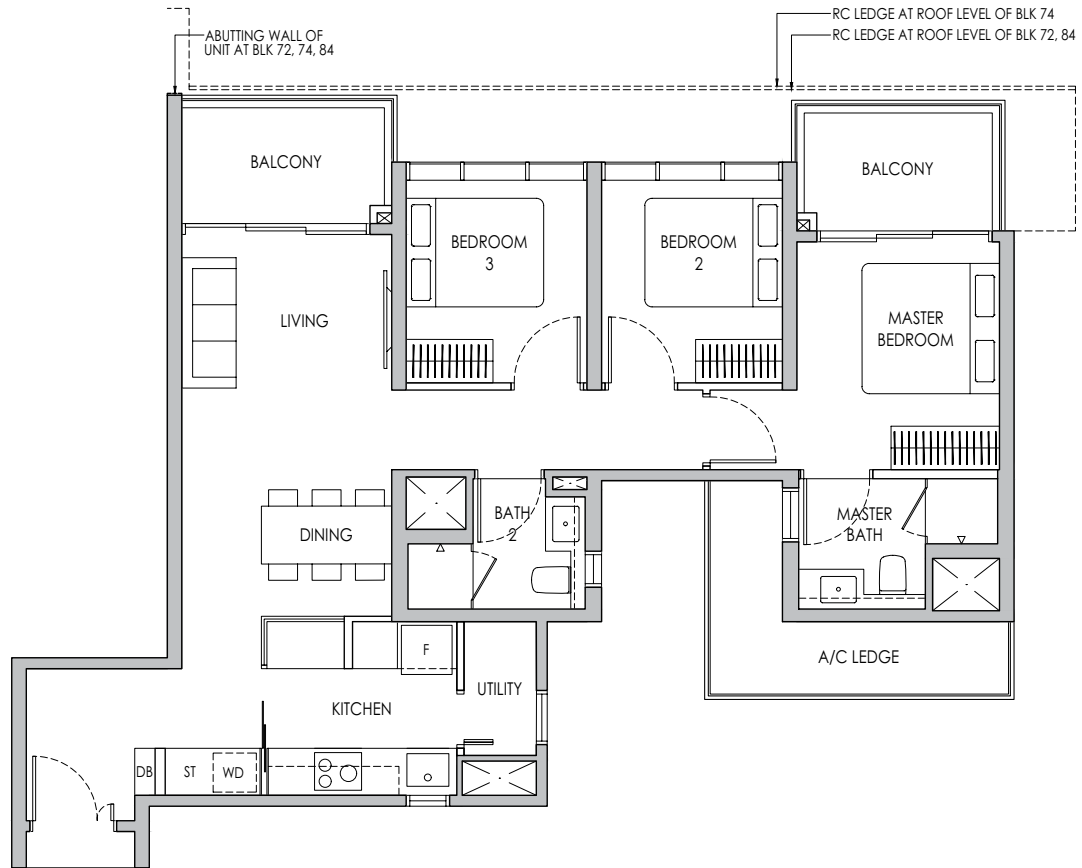
## Type C3P

95 sq m / 1023 sq ft

BLK 72 #05-06 - #11-06

BLK 74 #05-14 - #11-14

BLK 84 #05-54 - #13-54



# 3-BEDROOM PREMIUM + FLEXI

## Type C5PF

94 sq m / 1012 sq ft

BLK 72 #05-07 - #11-07

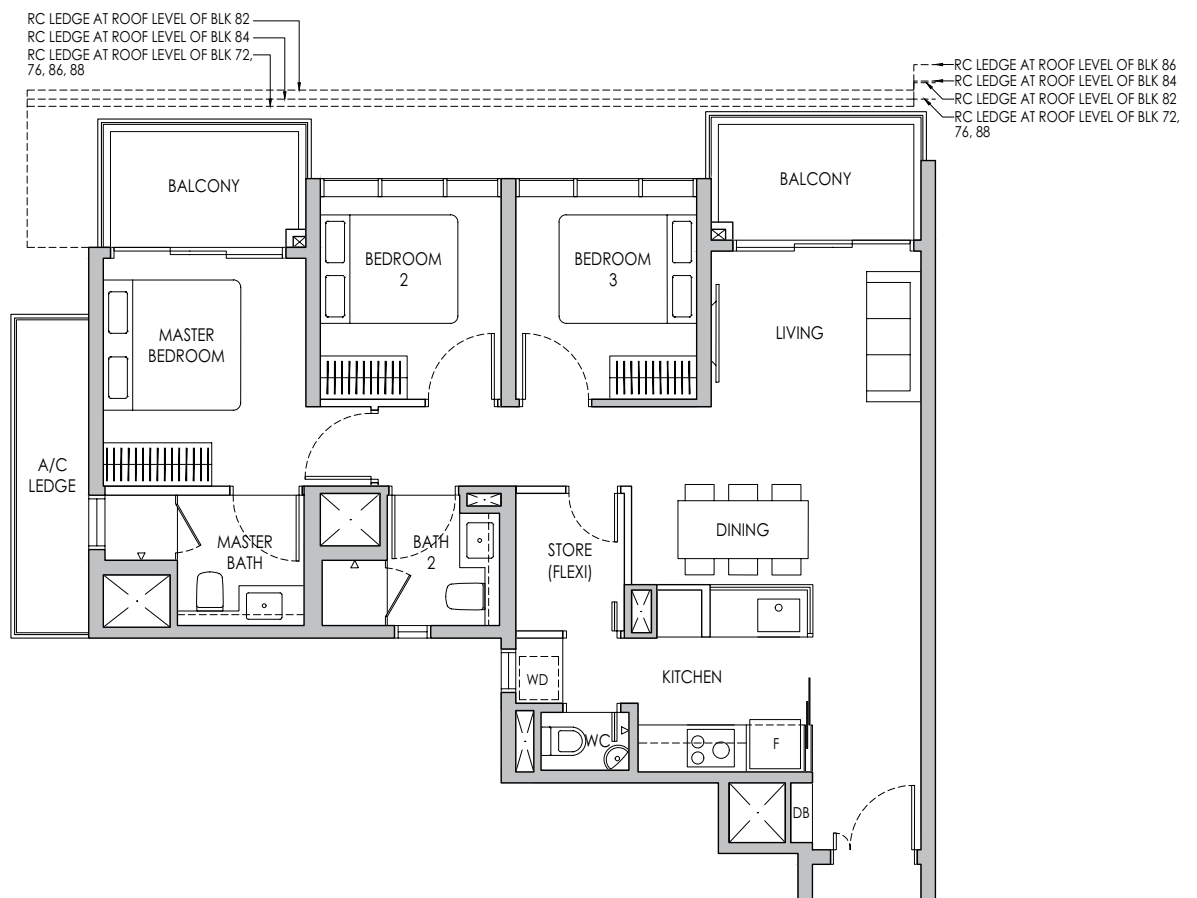
BLK 76 #05-18\* - #12-18\*

BLK 82 #05-47 - #13-47

BLK 84 #05-55 - #13-55

BLK 86 #05-59\* - #13-59\*

BLK 88 #05-74 - #11-74



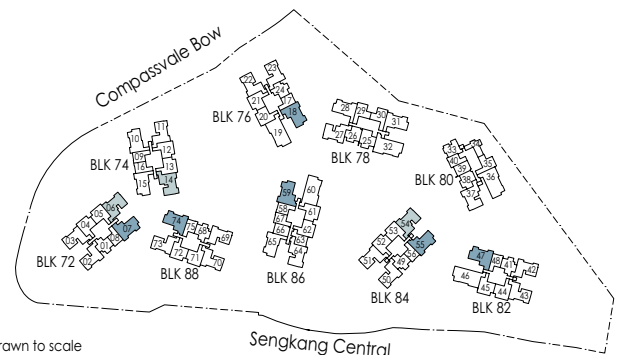
\* Mirror Image



Area includes air-con (A/C) ledge, private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the keyplan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen.



Keyplan is not drawn to scale





# 4-BEDROOM PREMIUM + FLEXI

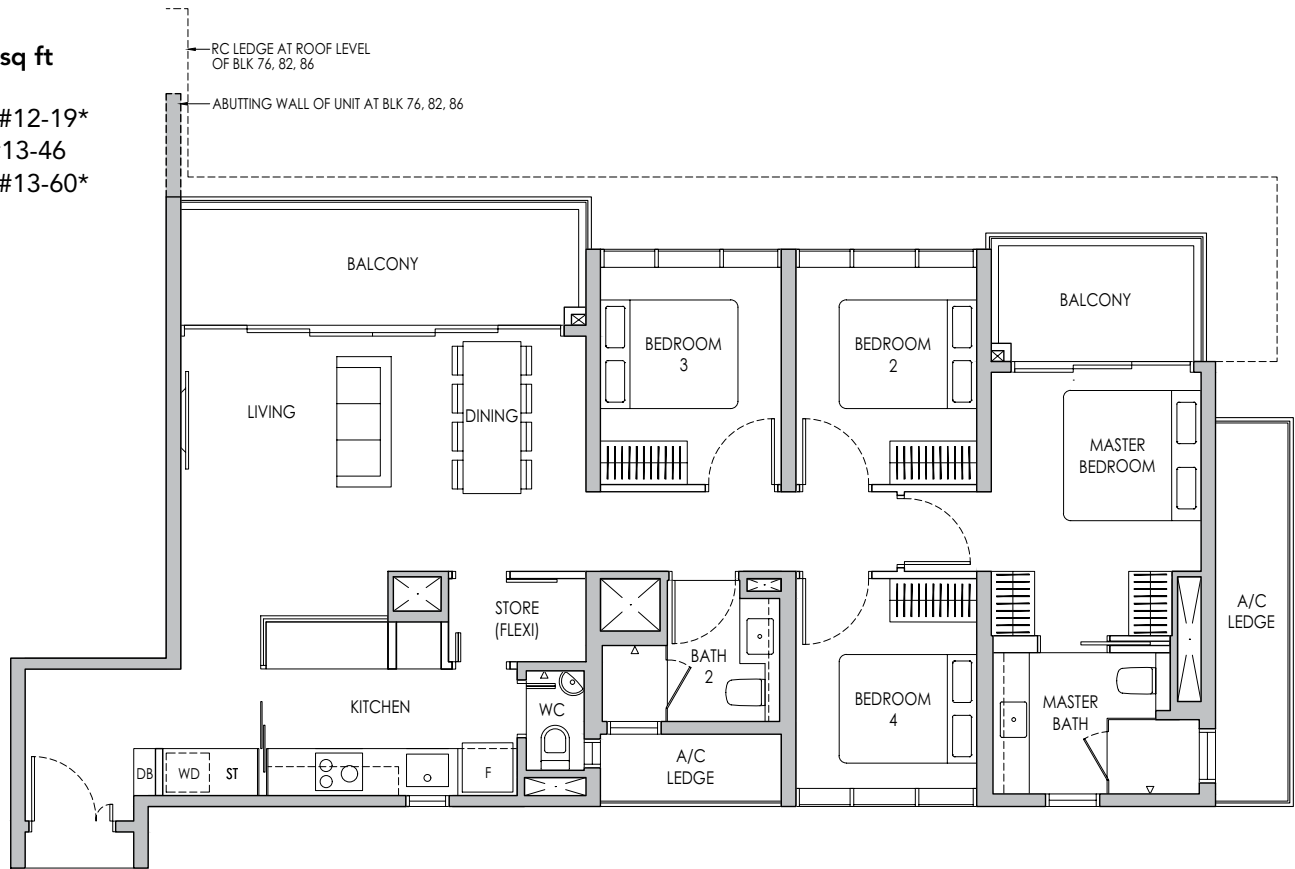
## Type D1PF

123 sq m / 1324 sq ft

BLK 76 #05-19\* - #12-19\*

BLK 82 #05-46 - #13-46

BLK 86 #05-60\* - #13-60\*

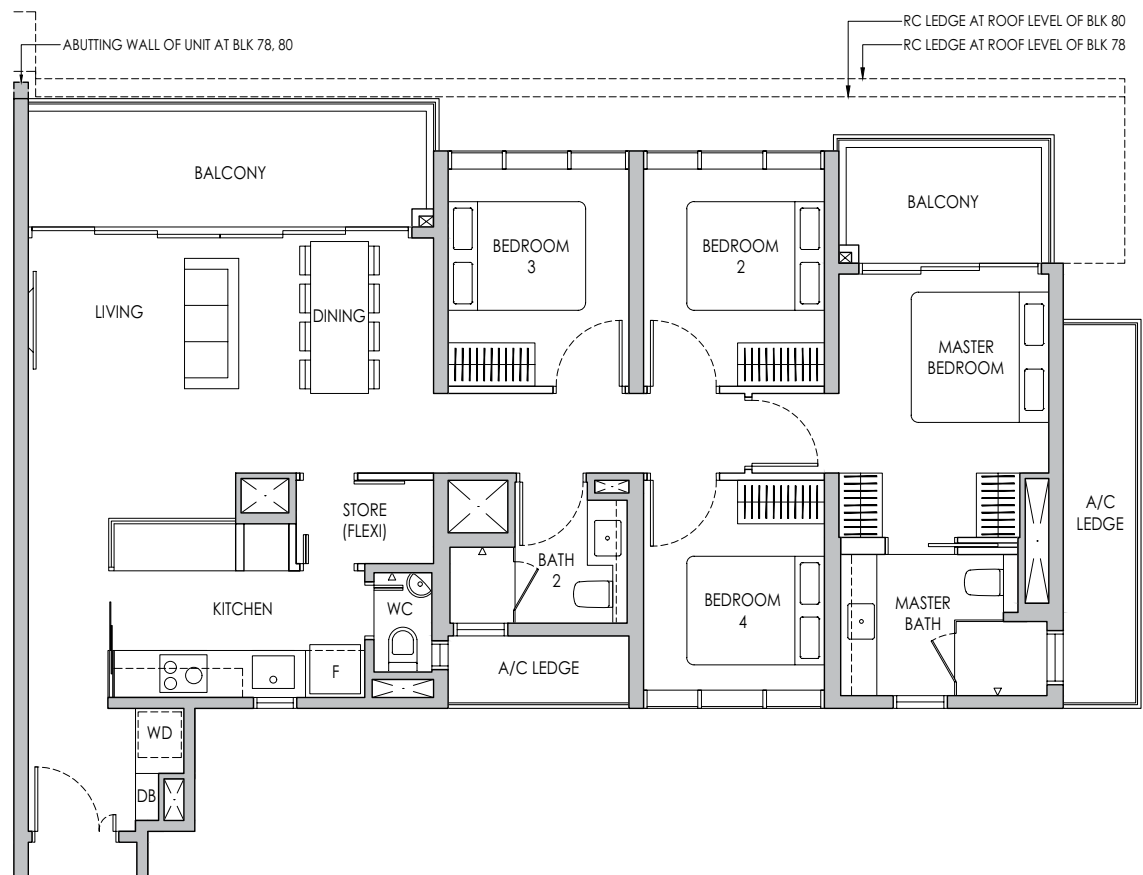


## Type D2PF

122 sq m / 1313 sq ft

BLK 78 #05-32\* - #13-32\*

BLK 80 #05-36 - #13-36



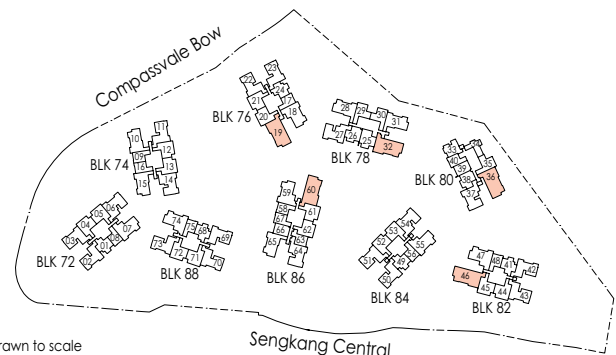
\* Mirror Image



Area includes air-con (A/C) ledge, private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the keyplan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen.



Keyplan is not drawn to scale





JOINTLY DEVELOPED BY:



**CITY  
DEVELOPMENTS  
LIMITED**

Developer: Siena Residential Development Pte. Ltd. (Registration No. 201820720R) and Siena Trustee Pte. Ltd. (as Trustee Manager of Siena Commercial Trust) (Registration No. 201820736N) • Housing Developer's Licence No.: C1322 • Vendor: Siena Residential Development Pte. Ltd. • Tenure of Land: Leasehold tenure of 99 years commencing from 13 November 2018 • Encumbrances: Caveat registered in favour of DBS Bank Ltd. • Lot No.: Lot 3103M MK 21 (excluding Lot 70015N MK 21, part of Lot 80003L MK 21, Community Club lot, Hawker Centre lot and Bus Interchange lot) • Expected Date of Vacant Possession: 30 November 2023 • Expected Date of Legal Completion: 30 November 2026

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This brochure is printed on eco-friendly paper, October 2019



