



NORMANTON

*Park* 鑫悦府

GARDEN HOME OF THE CITY





AN ADDRESS OF  
PRESTIGE AND PROMISE



GREENERY ABOUND,  
INSIDE AND OUTSIDE



Artist's Impression

Cloistered by the natural woodland of Kent Ridge Park, Normanton Park boasts about 60% of ground-level common area covered by lush shrubbery and water bodies. Manicured lawns and glimmering pools from within seamlessly merge with green corridors and a tranquil lake just outside of home.



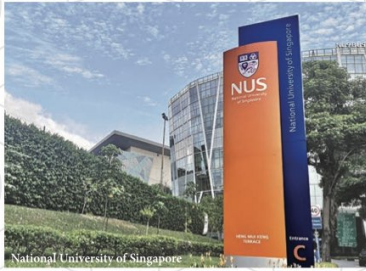
PEAK LIVING WITH  
BREATHTAKING VIEWS



Artist's Impression

Perched atop undulating grounds of Kent Ridge Park, Normanton Park will likely become a distinctive feature of the island-state's southern skyline. All residential towers are elevated 19 metres above ground level to possibly maximise views of the city, lush surrounds or Southern Islands.





### SCHOOLS

National University of Singapore	5 mins
Anglo-Chinese Junior College	6 mins
Anglo-Chinese School (Independent)	6 mins
School of Science and Technology	7 mins
United World College of S.E.A. (Dover Campus)	8 mins
Henry Park Primary School	9 mins
Singapore Polytechnic	10 mins
Singapore University of Social Sciences	11 mins
Hwa Chong Institution	12 mins
Nanyang Girls' High School	14 mins

### TRANSPORT & CONNECTIVITY

Close to major roads such as	
West Coast Highway, AYE, KPE and MCE	
Kent Ridge MRT Station (CCL)	2 mins
Buona Vista MRT Station (EWL & CCL)	6 mins
HarbourFront MRT Station (NEL & CCL)	9 mins
Botanic Gardens MRT Station (DTL & CCL)	10 mins
High-speed Rail Terminus (Future*)	12 mins

### PARKS & GARDENS

Kent Ridge Park	Direct access
HortPark	6 mins
West Coast Park	9 mins
Singapore Botanic Gardens	9 mins

### MEDICAL & WELLNESS

National University Hospital	3 mins
Alexandra Hospital	4 mins
Gleneagles Hospital	10 mins

### SHOPPING, FOOD & BEVERAGE

Khansama	5 mins
Subway	6 mins
Diamond Kitchen	6 mins
Wonderful Xiao Long Bao	6 mins
Starbucks	7 mins
Luck Seng Food Court	8 mins
Best Bites	8 mins

Global Kitchens	3 mins
Ristorante Pietrasanta	5 mins
The Star Vista	6 mins
IKEA Alexandra	6 mins
Alexandra Village Food Centre	8 mins
Holland Village	8 mins
VivoCity	9 mins
Dempsey Hill	11 mins
Ngee Ann City	11 mins
ION Orchard	12 mins
Suntec City	14 mins
Resorts World Sentosa	14 mins

### BUSINESS & WORK

Science Park I	2 mins
Mediapolis	2 mins
Fusionopolis	5 mins
Biopolis	6 mins
Mapletree Business City	7 mins
HarbourFront	10 mins
Jurong Lake District	11 mins
Marina Bay Financial Centre	11 mins
Raffles Place	11 mins
International Business Park	13 mins



Kent Ridge MRT Station	16 mins
Science Park I	7 mins
Kent Ridge Park	Direct access
NORMANTON Park	
National University Hospital	3 mins
Global Kitchens	3 mins
Anglo-Chinese School (Independent)	6 mins
The Star Vista one-north	6 mins
School of Science and Technology	7 mins
Mapletree Business City	7 mins
Holland Village	8 mins
United World College of S.E.A. (Dover Campus)	8 mins
VivoCity	9 mins
West Coast Park	9 mins
Singapore Polytechnic	10 mins
HarbourFront	10 mins
Dempsey Hill	11 mins
Jurong Lake District	11 mins
Central Business District	11 mins
Orchard Road	13 mins
International Business Park	13 mins
Greater Southern Waterfront (Future)	
High-speed Rail Terminus (Future asterisk)	12 mins
Hwa Chong Institution	12 mins
Nanyang Girls' High School	14 mins
Resorts World Sentosa	14 mins



## ENHANCING LOCATIONAL POTENTIAL AND CONNECTIVITY

### 360° COMMUTING EASE TO LIVE, WORK AND PLAY

Making island-wide commuting a breeze is a well-connected network of expressways and transport nodes nearby. Within close proximity are also recreational and retail enclaves, educational institutions, medical hubs, business parks and luxuriant green belts to enrich your life in every way possible.



#### GREATER SOUTHERN WATERFRONT (FUTURE)

With prime waterfront landmass of over 2,000 hectares, the Greater Southern Waterfront will become Singapore's future CBD as well as a tourist-and-lifestyle destination featuring a 30km waterfront promenade that will include Labrador Park, Marina South, Pulau Brani and Tanjong Pagar.

#### ONE-NORTH

A research and innovation domain in Buona Vista, one-north is rapidly evolving into a high-tech cluster comprising biomedical sciences, Infocomm technology and media industries. Touted as Singapore's Silicon Valley, this thriving hub is one of the key drivers for Singapore's knowledge-based economy.



#### JURONG INNOVATION DISTRICT (FUTURE)

Dubbed the "industrial park of the future", this 600-hectare area is pushing boundaries in advanced manufacturing, robotics, urban solutions, clean technologies and smart logistics. Slated for completion by 2022, it will become a bustling work-and-play locale for a global workforce.



Strategically close to the city centre and Jurong Regional Centre, Normanton Park will likely benefit from a number of major development plans nearby. From urban renewals to the emergence of next-generation business hubs, these future plans can possibly yield new locational advantages.



SPECTACULAR VIEWS,  
GAZING AFAR OR WITHIN



Artist's Impression

150M POOL

A view from the window can be visually rewarding. Look afar at heights to enjoy a possibly spectacular panorama, while a view within may include meandering water bodies interspersed with lush landscaping. Whether on the ground or aloft, a picturesque vision awaits at every turn.



GETAWAY 365 DAYS,  
OVER 100 LIFESTYLE FACILITIES



Every day can be a getaway when being embraced by more than 100 lifestyle facilities. Take a stroll at Amazon Valley; enjoy a mindful moment at Zen Garden; gather for a meal at Dining by The Woods; sweat it out at Botanical Outdoor Fitness. Live life without stepping out of home.



SURROUNDED BY WATER,  
DRENCHED IN RELAXATION



Artist's Impression

BOTANICAL DECK, GYM, 50M LAP POOL,  
FEATURE COURTYARD, EXECUTIVE POOL DECK

With a wide host of water-based facilities and aquatic features, fill your days with cool, sparkling fun. Take a plunge into the 50m Lap Pool or let your children splash out at Kid's Water Play. As night falls, watch these generous water features turn into a calming spectacle to wind down the day.



ENHANCED HOME PRIVACY,  
DIRECT POOL ACCESS




Artist's Impression

TROPICAL POOL

Enjoy enhanced privacy of The Villa Collection. Cuddled by greenery and flanked by Tropical Pool, these villa homes amplify the best of landed homes with gated security and resort comforts. Rare and limited, these villa homes are made for those who desire a home above the rest.



A modern balcony with a glass railing, wooden decking, and a view of a city and the ocean. The balcony is furnished with a dark wicker armchair and a small wooden table with a potted plant. The view shows a dense green forest in the foreground, a city skyline in the middle ground, and the ocean in the background under a blue sky with white clouds.

THOUGHTFUL INTERIORS  
MAKE GREAT HOMES



WHERE LIGHT AND SPACE  
COME ALIVE AT HOME



For illustration only

Standing upon an upland, Normanton Park brings about naturally-enhanced ventilation and scenic views which will create the most cherished moments at home with your loved ones. Unit options span one- to five-bedroom units including penthouses and villa homes of The Villa Collection.



DRAPED IN ELEGANCE,  
FURNISHED WITH STYLE

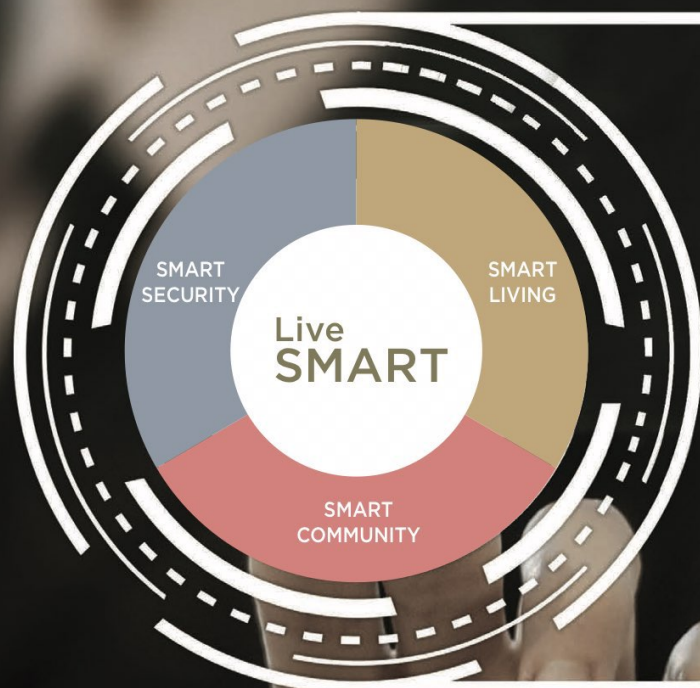


For illustration only

Underscored by efficient design and tasteful furnishing, thoughtfully-conceived interiors instantly make a house become a home. Create memorable family moments with a functional spatial layout and induce a lasting impression with quality home appliances and fittings.



ENJOY INNOVATIONS THAT  
EMPOWER SMART LIVING



#### SMART SECURITY



**SMART DOORBELL**  
You can communicate with visitors through app with live video



**IP CAMERA**  
Keep a watchful eye on the goings-on at home with the audio and video function



**DIGITAL LOCK**  
Enables you to open your door in different ways: key card, pin number, fingerprint and Bluetooth



**INTERCOM**  
Speak to visitors outside your home before granting them access

#### SMART LIVING



**FACE-TO-FACE GREETINGS**  
Welcome your visitors through the lift lobby's video intercom system



**VIRTUAL DOORMAN**  
Unlock your door through app password



**PAYMENT MADE EASY**  
Pay your maintenance fees through app

#### SMART COMMUNITY



**HASSLE-FREE, HOME HELP**  
From house cleaning and choked pipes to air-con maintenance, choose from a curated list of services at your fingertips



**STAY ACTIVE WITH NEW SKILLS**  
Pick up a new sport and learn from certified instructors by selecting your lessons and paying through app



**MINGLE & SOCIALISE**  
Bond with the community and find the right people when you need to reach out to them



**YOUR FOOD, YOUR WAY**  
Order your favourite dishes from a list of caterers and have them delivered to you through app



**24/7 FACILITY BOOKING**  
Select and book your preferred facility whenever, wherever



**DIGITAL NEWS & E-FEEDBACK**  
Stay updated on important news and announcements and leave your feedback for the management

Terms and conditions apply. Services listed may have additional charges.

Embrace smart living through a wide network of home automation, security and lifestyle solutions. Engage a deliveryman while you are away from home. Pay condominium maintenance fees via an app. At the touch of a finger, enable home intelligence for a more fulfilling home life.



A TRULY GOOD DESIGN  
LIES IN ITS DETAILS





# SITE PLAN

## ARRIVAL

- 1 Main Drop-off
- 2 The Grand Deck
- 3 Entrance Court
- 4 Sky Bridge
- 5 Lantern Trail
- 6 The Grand Walk

## TRANQUILITY

- 7 Open Plaza
- 8 Lantern Pavilion
- 9 Chill-out Lawn
- 10 Dining by The Woods
- 11 Family Dining
- 12 Outdoor Dining
- 13 Alfresco Pavilion
- 14 Family Pool Lawn
- 15 Kid's Dining
- 16 Family Cabana
- 17 Waterfront Lawn
- 18 Boutique Lawn
- 19 Spill-out Lawn
- 20 Rolling Lawn
- 21 Serene Lawn
- 22 Amicable Pavilion
- 23 Waterside Pavilion
- 24 Sky Pavilion
- 25 Stream Pavilion
- 26 Central Pavilion
- 27 Oasis Pavilion
- 28 Tea Pavilion
- 29 Japanese Pavilion
- 30 Cove Pavilion
- 31 Western Pavilion
- 32 Feature Courtyard
- 33 Central Courtyard
- 34 Function Rooms
- 35 The Bridge
- 36 Rejuvenating Pavilion

## VITALITY

- 37 Gym
- 38 Outdoor Table Tennis
- 39 Executive Pool Deck
- 40 Tennis Court
- 41 Botanical Outdoor Fitness
- 42 Outdoor IPPT Station
- 43 Fitness Pavilion
- 44 Kid's Water Play
- 45 Kid's Pool
- 46 50m Lap Pool
- 47 Central Deck
- 48 Family Pool
- 49 Wellness Pavilion
- 50 Aqua Gym
- 51 Lap Pool Deck
- 52 Therapy Pool
- 53 Infinity Deck
- 54 Adventure Playground
- 55 Outdoor Trampoline
- 56 Poolside Deck
- 57 Yoga Lawn
- 58 Putting Green
- 59 150m Pool Deck
- 60 150m Pool
- 61 Poolside Pavilion
- 62 Pool Stream
- 63 Basketball Court
- 64 Stream-out Deck
- 65 Tai Chi Lawn
- 66 Toddler's Playground
- 67 Aqua Foot Reflexology
- 68 Cove Deck
- 69 Cove Pool
- 70 Water Bed
- 71 Chess Garden
- 72 Changing Room

## SENSORY

- 73 Forest Corridor
- 74 Botanical Pavilion
- 75 Botanical Walk
- 76 Vertical Forest
- 77 Tropical Pool
- 78 Tropical Forest Walk
- 79 Botanical Lawn
- 80 Hammock Garden
- 81 Amazon Island
- 82 Tropical Pavilion
- 83 Palm Grove
- 84 Lake Corridor
- 85 Amazon Lawn
- 86 Amazon Valley
- 87 Maze Garden
- 88 Forest Trail
- 89 Spice Garden
- 90 Bamboo Grove
- 91 Island Pavilion
- 92 Forest Pavilion
- 93 Rainforest Corridor
- 94 Rainforest Deck
- 95 Heliconia Walk
- 96 Herb Garden
- 97 Sensory Trail
- 98 Plumeria Court
- 99 Firefly Garden
- 100 Fern Garden
- 101 Fern Deck
- 102 Tropical Courtyard
- 103 Stream Trail
- 104 Spa Valley
- 105 Spa Seats
- 106 Water Stream Pavilion
- 107 Zen Garden
- 108 Swing Garden
- 109 Amazon Bridge
- 110 Botanical Deck

## OTHERS

- A Guardhouse / Guard Post
- B Pedestrian Side Gate
- C Electrical Substation
- D Bin Centre
- E Generator Set
- F Dog House
- G Bus Stop 1 and 2
- H Primary Entrance
- I Temporary Secondary Entrance
- J Future Secondary Entrance
- K Shop
- L Restaurant
- M Maintenance and Fire Engine Access Only





### SCHEMATIC DIAGRAM

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- |   |                     |   |                      |
|---|---------------------|---|----------------------|
|  | 1-bedroom           |  | 4-bedroom            |
|  | 1-bedroom + Study   |  | 4-bedroom Premium    |
|  | 1-bedroom Penthouse |  | 4-bedroom Penthouse  |
|  | 2-bedroom           |  | 5-bedroom            |
|  | 2-bedroom + Study   |  | 5-bedroom Penthouse  |
|  | 2-bedroom Premium   |  | The Villa Collection |
|  | 2-bedroom Penthouse |  | Commercial units     |
|  | 3-bedroom           |   |                      |
|  | 3-bedroom Premium   |   |                      |
|  | 3-bedroom Penthouse |   |                      |

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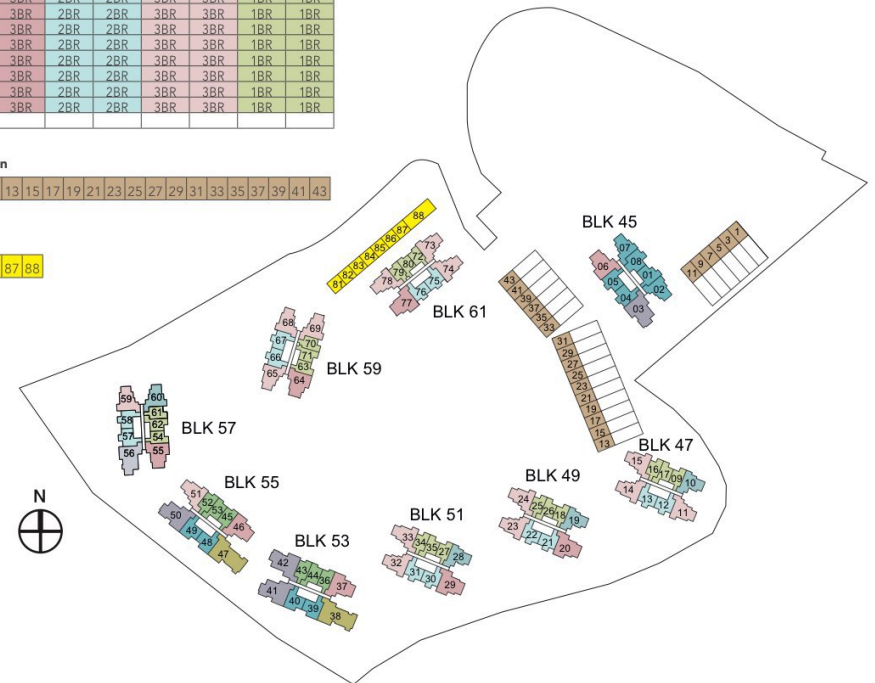
Block 45								
	1	2	3	4	5	6	7	8
24	2BR-2BH	2BR-2BH	4BR-2BH	2BR-2BH	2BR-2BH	3BR-2BH	2BR-2BH	2BR-2BH
23	2BR-2BH	2BR-2BH	4BR-2BH	2BR-2BH	2BR-2BH	3BR-2BH	2BR-2BH	2BR-2BH
22	2BR-2BH	2BR-2BH	4BR-2BH	2BR-2BH	2BR-2BH	3BR-2BH	2BR-2BH	2BR-2BH
21	2BR-2BH	2BR-2BH	4BR-2BH	2BR-2BH	2BR-2BH	3BR-2BH	2BR-2BH	2BR-2BH
20	2BR-2BH	2BR-2BH	4BR-2BH	2BR-2BH	2BR-2BH	3BR-2BH	2BR-2BH	2BR-2BH
19	2BR-2BH	2BR-2BH	4BR-2BH	2BR-2BH	2BR-2BH	3BR-2BH	2BR-2BH	2BR-2BH
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16	2BR-2BH	2BR-2BH	4BR-2BH	2BR-2BH	2BR-2BH	3BR-2BH	2BR-2BH	2BR-2BH
15	2BR-2BH	2BR-2BH	4BR-2BH	2BR-2BH	2BR-2BH	3BR-2BH	2BR-2BH	2BR-2BH
14	2BR-2BH	2BR-2BH	4BR-2BH	2BR-2BH	2BR-2BH	3BR-2BH	2BR-2BH	2BR-2BH
13	2BR-2BH	2BR-2BH	4BR-2BH	2BR-2BH	2BR-2BH	3BR-2BH	2BR-2BH	2BR-2BH
12	2BR-2BH	2BR-2BH	4BR-2BH	2BR-2BH	2BR-2BH	3BR-2BH	2BR-2BH	2BR-2BH
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9	2BR-2BH	2BR-2BH	4BR-2BH	2BR-2BH	2BR-2BH	3BR-2BH	2BR-2BH	2BR-2BH
8	2BR-2BH	2BR-2BH	4BR-2BH	2BR-2BH	2BR-2BH	3BR-2BH	2BR-2BH	2BR-2BH
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6	2BR-2BH	2BR-2BH	4BR-2BH	2BR-2BH	2BR-2BH	3BR-2BH	2BR-2BH	2BR-2BH
5	2BR-2BH	2BR-2BH	4BR-2BH	2BR-2BH	2BR-2BH	3BR-2BH	2BR-2BH	2BR-2BH
4	2BR-2BH	2BR-2BH	4BR-2BH	2BR-2BH	2BR-2BH	3BR-2BH	2BR-2BH	2BR-2BH
3	2BR-2BH	2BR-2BH	4BR-2BH	2BR-2BH	2BR-2BH	3BR-2BH	2BR-2BH	2BR-2BH
2	2BR-2BH	2BR-2BH	4BR-2BH	2BR-2BH	2BR-2BH	3BR-2BH	2BR-2BH	2BR-2BH
1								

## The Villa Collection

1	3	5	7	9	11	13	15	17	19	21	23	25	27	29	31	33	35	37	39	41	43
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### Commercial units

81	82	83	84	85	86	87	88
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## DEVELOPER PROFILE



Kingsford Development was incorporated in 2011 by China-based Kingsford Group. Since entering the real estate industry in 2000, the Kingsford Group has developed a number of commercial and residential projects in China.

In 2012, Kingsford Development commenced property development in Singapore with Kingsford Hillview Peak, a 512-unit condominium at Hillview Avenue. It then went on to develop Kingsford Waterbay, a mixed-use development at Upper Serangoon View comprising a 1,165-unit condominium and retail shops.

Kingsford Development won the Singapore Prestige Brand Award – Global Brands in 2019.



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Developer: Kingsford Huray Development Pte Ltd (UEN: 201714101W) • Housing Developer's Licence No.: C1315 • Lot/Mukim No.: Lots 1960T & 5187X MK 3 Normanton Park (Queenstown Planning Area) • Tenure of land: 99 years commencing from 22 July 2019 • Encumbrances to which the land is subject: Mortgage in favour of United Overseas Bank Limited (IF/291891) & IF/291816U) • Building Plan No.: A1805-00003-2017-BP03 dated 13 January 2020 • Expected date of vacant possession: 31.12.2023 • Expected date of legal completion: 30.12.2026.



