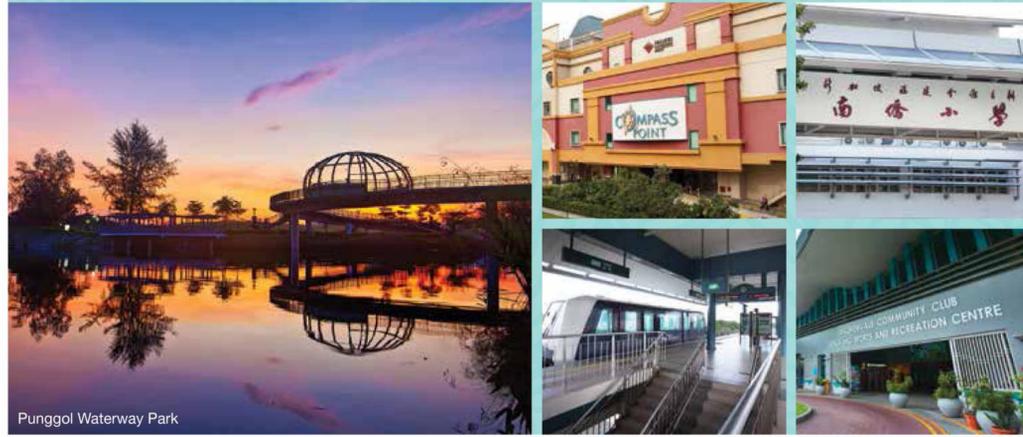
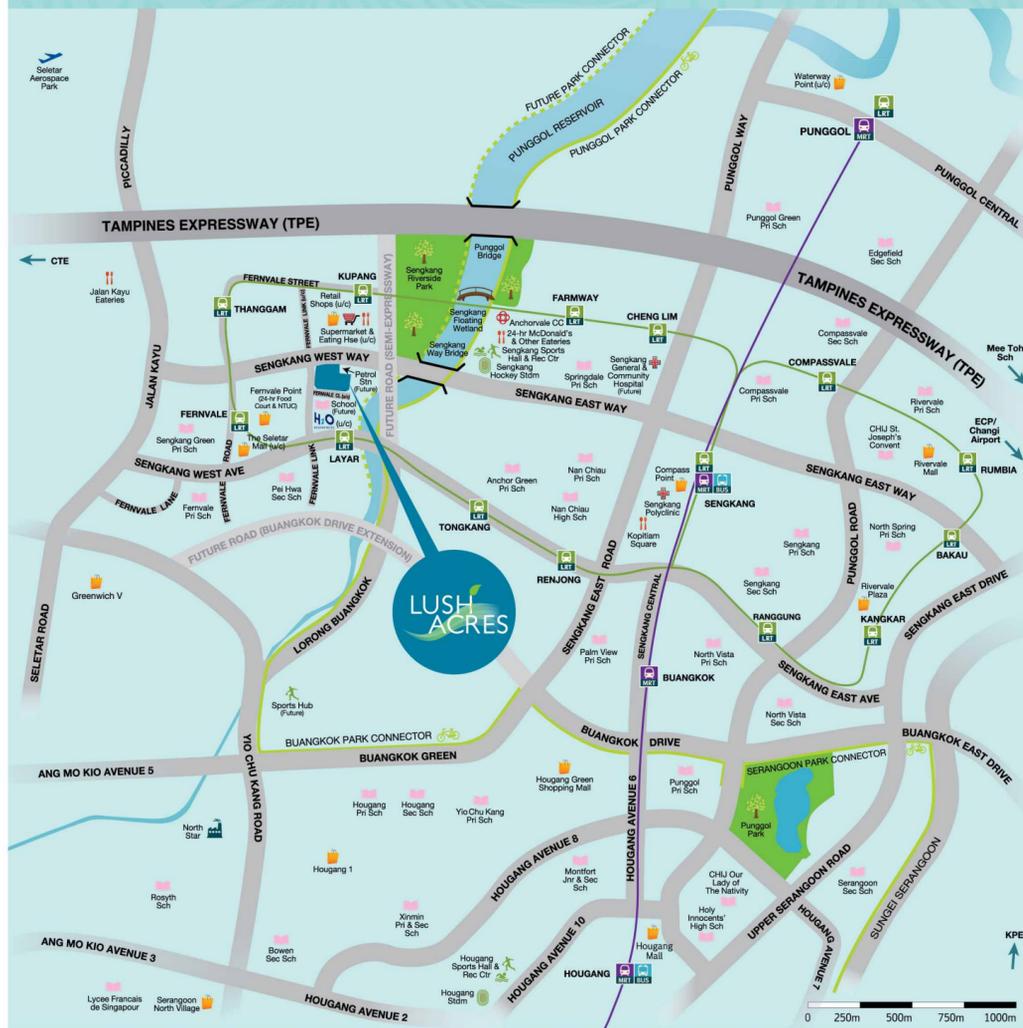


**EVERYTHING YOU NEED AND MORE.**

Less distance, more attractions. The Layar LRT Station, Sengkang MRT Station and Bus Interchange, and major expressways such as the TPE, KPE, SLE and CTE place you at the centre of connectivity. Within short walking distance is Fernvale Point with a 24-hour food court and supermarket.

Unwind at the nearby upcoming Seletar Mall with 6 levels of shopping, dining, entertainment and a Cineplex. Minutes' drive away are the Jalan Kayu enclave, Seletar Aerospace Park and numerous reputable schools such as Fernvale Primary School, Nan Chiau Primary School and Hougang Primary School.



Punggol Waterway Park

**E-Application Period: 13-21 July 2013**  
**Booking Day: 17 August (Sat) 2013**

**E-Application documents required from Applicant:**  
 (a) NRIC (b) Birth certificate (c) Marriage certificate  
 (d) Latest income statements\*

- \$30K CPF Housing Grant for 1st Time Buyer\*
- No Resale Levy for 2nd Time Buyer\*
- Deferred Payment Scheme Available

\*Salaried Personnel - Latest 3 months' income statements  
 \*Commission-based Personnel - Latest 12 months' income statements  
 \*Self-employed Personnel - Latest Notice of Assessment from IRAS (NOA)

\*Terms & conditions apply

**CALL 6247 5565 (SALES GALLERY) / 6877 1818 (CDL ENQUIRIES)**

Sales Gallery: Junction of Sengkang West Way and Fernvale Link  
 (5 mins' walk from Layar LRT Station)



**CITY DEVELOPMENTS LIMITED**



**LUSH ACRES - Awarded the BCA Green Mark Platinum Award**

As a socially responsible corporation, CDL is committed to environmental sustainability. It is the only developer accorded the Built Environment Leadership Platinum Award and Green Mark Platinum Champion Award, and not to mention the first developer honoured with the President's Award for the Environment in Singapore. Sustaining its green efforts, CDL is pleased to bring you yet another of its eco masterpieces - LUSH ACRES.

Vendor (Developer): Verspring Properties Pte Ltd (UEN 201215303G) • Tenure of Land: 99 years from 13 February 2013 • Lot No.: Lot 4735V/ MK 20 • Developer Licence No.: C1047 • Expected Vacant Possession Date: 11 November 2016 • Expected Date of Legal Completion: 11 November 2019

While every reasonable care has been taken in preparing this brochure and in constructing the models and sales gallery/showflats, neither the Vendor nor its agents will be held responsible for any inaccuracies or omissions. All statements are believed to be correct but are not to be regarded as statements or representation of facts. All information and specifications are current at the time of going to press and are subject to such changes as may be required by the vendor. All plans and models are not to scale unless expressly stated and are subject to any amendments which are required or approved by the relevant authorities. Renderings and illustrations are artist's impressions only and photographs are only decor suggestions and cannot be regarded as representations of fact. All areas and other measurements are approximate only and subject to final survey. The Sale and Purchase Agreement embodies all the terms and conditions between the vendor and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the vendor and/or the vendor's agent which are not embodied in the Sale and Purchase Agreement.

This brochure is printed on eco-friendly paper.



**A LUXURIOUS EXECUTIVE CONDO LIKE NO OTHER**



## THE LUXURY OF SPACE.

Introducing Lush Acres, the executive condominium that offers unprecedented space for enjoyment, freedom and privacy with only 380 apartments, and 4 units on each level of the stylish towers.

Artist's Impression



## TWICE THE FUN IN ONE AMAZING PLACE.

In a spring that never ends, memories never fade. Relish the dramatic view of the cascading waterfall from the Arrival Plaza, and feel the tranquility at the Pavilion by the Pond. Enter The Green Lounge, and experience the sublime feeling of descending into a pool without getting wet. Try your hand at growing fresh vegetables at the innovative Agri-Cube, which offers hydroponic farming in a conducive cool environment. Bond with friends and family at the Picnic Lawn, or cook up a feast barbecuing on the Deck or Garden.

## SITE PLAN



### LEGEND

- 3-BEDROOM
- 3-BEDROOM SUITE
- 4-BEDROOM
- 4-BEDROOM SUITE
- 4-BEDROOM PREMIUM
- 5-BEDROOM

### ENTRANCE

- 1 Guard House
- 2 Arrival Plaza
- 3 Cascading Waterfall

### SCULPTURAL CLUBHOUSE

- 4 Gymnasium
- 5 The Vista Room (Function Room)
- 6 Male & Female Changing Rooms with Steam Rooms

### VELOCITY

- 7 100M Lap Pool
- 8 Jacuzzi
- 9 Timber Sun Deck
- 10 Aqua Lounge Beds
- 11 Aqua Bikes
- 12 Aqua Climbers
- 13 Raindrops Kiddie Pool
- 14 Wave Wall

### TRANQUILITY

- 15 Garden Lounge
- 16 Flora Pond
- 17 Blossom Garden
- 18 Agri-Cube Hydroponic Farm

### VIVACITY

- 19 The Green Lounge
- 20 Pavilion By The Pond

### VITALITY

- 21 Picnic Lawn
- 22 BBQ On The Garden
- 23 BBQ On The Deck
- 24 Tennis Court
- 25 Jogging Track
- 26 Outdoor Fitness Corner
- 27 Kiddie Playland

Disclaimer:  
Please note that the renderings of the units as shown are for illustrative purposes only. The boundary lines of the units set out herein are accordingly not to be taken as a factual representation of the boundary lines of the actual units.



## MORE OF THE FINER THINGS IN LIFE.

Immerse in the refreshing waters of springtime, and take pleasure in their beauty. The landscape of Lush Acres is graced by flowing waters that inspire your mind, and embrace your body. Rise and shine from Aqua Lounge Beds, work out on the Aqua Bikes and Aqua Climbers, or swim in the rare 100m Lap Pool. Stay in the pink of health at the Gymnasium. While you're enjoying yourself, the kids will be thoroughly engrossed at the Raindrops Kiddie Pool. Accentuating the landscape is the Sculptural Clubhouse, with the spacious Vista Room accommodating charming functions overlooking the magnificent pool.



## CLOSE YOUR DOORS AND OPEN UP TO POSSIBILITIES.

Lush Acres is the first executive condominium that introduces a unique Balcony Entrance\* concept that makes coming home every day truly enchanting. Entering your living spaces via the balcony simulates the entrance experience of landed houses. This design not only offers a different living experience, it also generates a distinctive facade design that sets Lush Acres apart from the rest. The option of Classic Entrance\* concept is also available. Functional layouts and windows at both the Living and Dining areas allow ample natural lighting and true cross ventilation for most apartments.

## THE DETAILS ARE SIMPLY PERFECT.

Set the mood for your home, with a selection of Earthy Lux or Light Breeze home finishes. A charming complement of kitchen fittings and premium appliances from Electrolux inspires you with creative homemaking ideas. 4-bedroom Suite, Premium and 5-bedroom apartments also feature both wet and dry kitchens. High quality bath fittings from Teka and sanitary wares from Kale elevate your bathroom with a touch of luxury.

\*For selected units only.

# 3-BEDROOM

# 3-BEDROOM

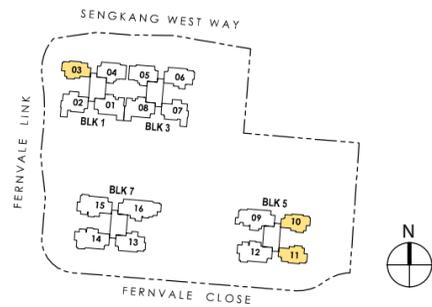
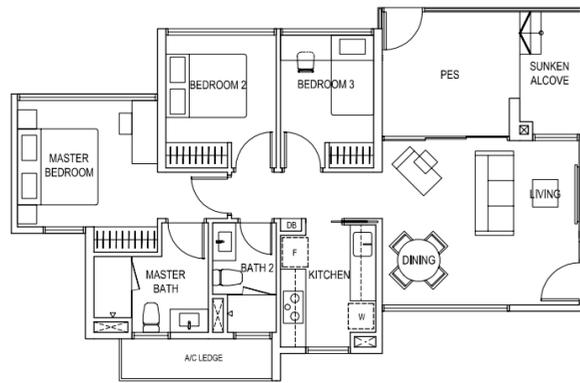
## Classic Entrance

Type A1(p)

90 sq m / 969 sq ft

BLK 1  
#01-03†

BLK 5  
#02-10\*  
#01-11†



Keyplan is not drawn to scale

## Classic Entrance

Type A1a

85 sq m / 915 sq ft

BLK 1  
#02-03, #04-03, #06-03, #08-03,  
#10-03, #12-03, #14-03, #16-03,  
#18-03, #20-03, #22-03, #24-03

BLK 5  
#03-10\*, #05-10\*, #07-10\*, #09-10\*,  
#11-10\*, #13-10\*, #15-10\*, #17-10\*,  
#19-10\*, #21-10\*

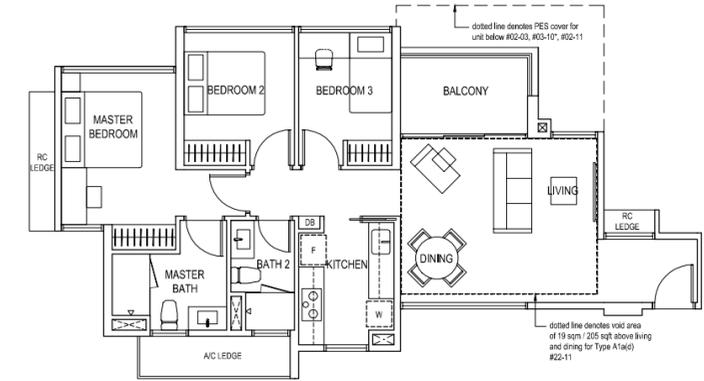
#02-11, #04-11, #06-11, #08-11,  
#10-11, #12-11, #14-11, #16-11,  
#18-11, #20-11

Type A1a(d)

104 sq m / 1119 sq ft

including void area of 19 sq m /  
205 sq ft above living and dining

BLK 5  
#22-11



## Balcony Entrance

Type A1b

86 sq m / 926 sq ft

BLK 1  
#03-03, #05-03, #07-03, #09-03,  
#11-03, #13-03, #15-03, #17-03,  
#19-03, #21-03, #23-03

BLK 5  
#04-10\*, #06-10\*, #08-10\*, #10-10\*,  
#12-10\*, #14-10\*, #16-10\*, #18-10\*,  
#20-10\*

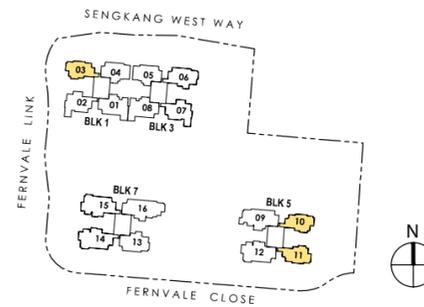
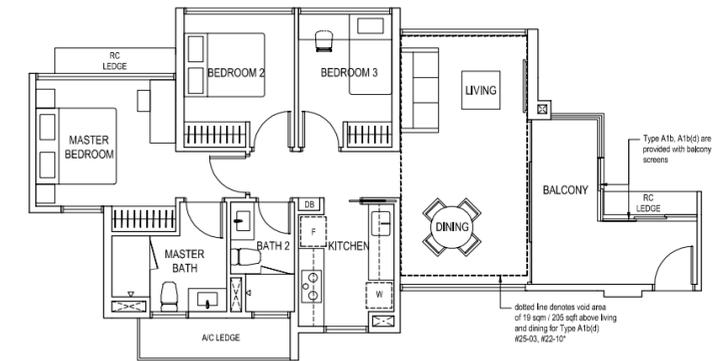
#03-11, #05-11, #07-11, #09-11,  
#11-11, #13-11, #15-11, #17-11,  
#19-11, #21-11

Type A1b(d)

105 sq m / 1130 sq ft

including void area of 19 sq m /  
205 sq ft above living and dining

BLK 1      BLK 5  
#25-03    #22-10\*



Keyplan is not drawn to scale

† Approx. 4.5m floor to ceiling height at living, dining, and bedrooms. Open storage space in different dimensions is provided above Bedroom wardrobe.

\* Mirror image



\* Mirror image



# 3-BEDROOM SUITE

# 3-BEDROOM SUITE

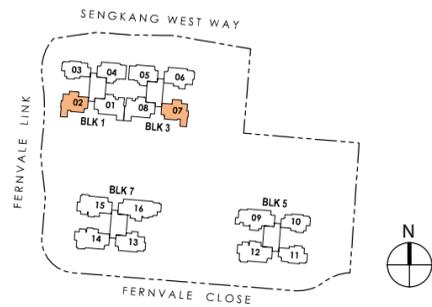
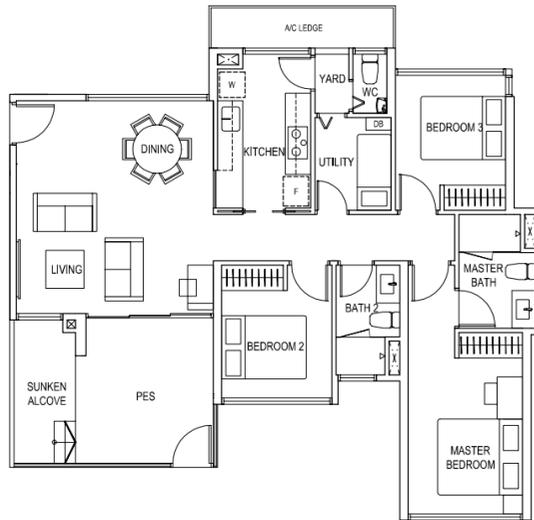
## Classic Entrance

Type A2(p)

112 sq m / 1206 sq ft

BLK 1  
#02-02\*

BLK 3  
#02-07



Keyplan is not drawn to scale

\*Mirror image



## Classic Entrance

Type A2a

105 sq m / 1130 sq ft

BLK 1  
#03-02\*, #05-02\*, #07-02\*, #09-02\*,  
#11-02\*, #13-02\*, #15-02\*, #17-02\*,  
#19-02\*, #21-02\*, #23-02\*

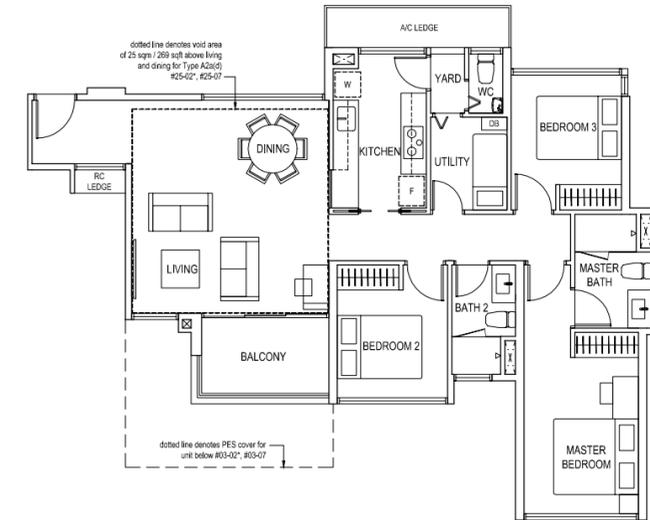
BLK 3  
#03-07, #05-07, #07-07, #09-07,  
#11-07, #13-07, #15-07, #17-07,  
#19-07, #21-07, #23-07

## Type A2a(d)

130 sq m / 1399 sq ft

including void area of 25 sq m /  
269 sq ft above living and dining

BLK 1      BLK 3  
#25-02\*    #25-07



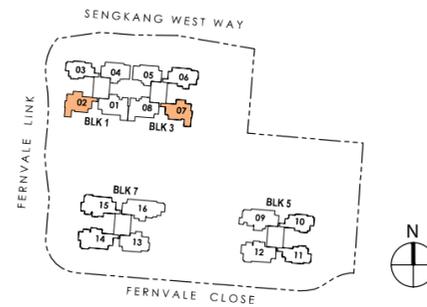
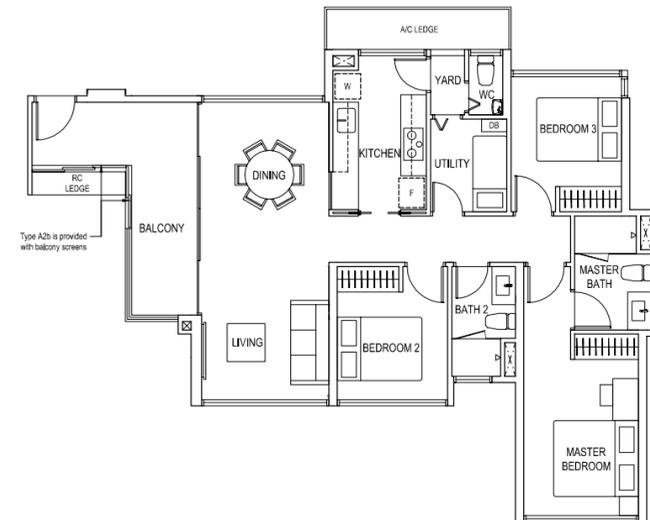
## Balcony Entrance

Type A2b

105 sq m / 1130 sq ft

BLK 1  
#04-02\*, #06-02\*, #08-02\*, #10-02\*,  
#12-02\*, #14-02\*, #16-02\*, #18-02\*,  
#20-02\*, #22-02\*, #24-02\*

BLK 3  
#04-07, #06-07, #08-07, #10-07,  
#12-07, #14-07, #16-07, #18-07,  
#20-07, #22-07, #24-07



Keyplan is not drawn to scale

\*Mirror image



# 3-BEDROOM SUITE

# 3-BEDROOM SUITE

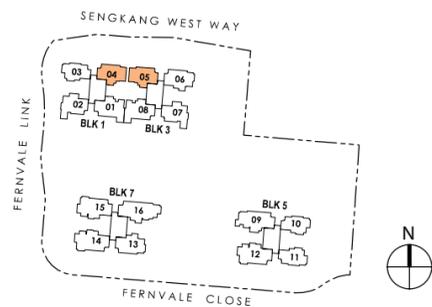
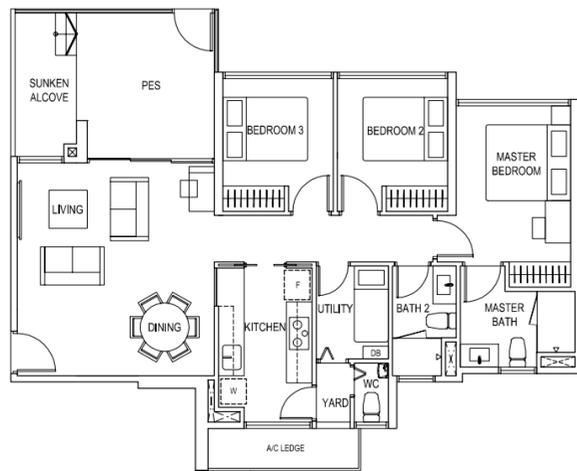
## Classic Entrance

Type A3(p)

108 sq m / 1163 sq ft

BLK 1  
#01-04†

BLK 3  
#01-05\*†



Keyplan is not drawn to scale

† Approx. 4.5m floor to ceiling height at living, dining, and bedrooms. Open storage space in different dimensions is provided above Bedroom wardrobe.

\* Mirror image



## Classic Entrance

Type A3a

98 sq m / 1055 sq ft

BLK 1  
#03-04, #05-04, #07-04, #09-04,  
#11-04, #13-04, #15-04, #17-04,  
#19-04, #21-04, #23-04

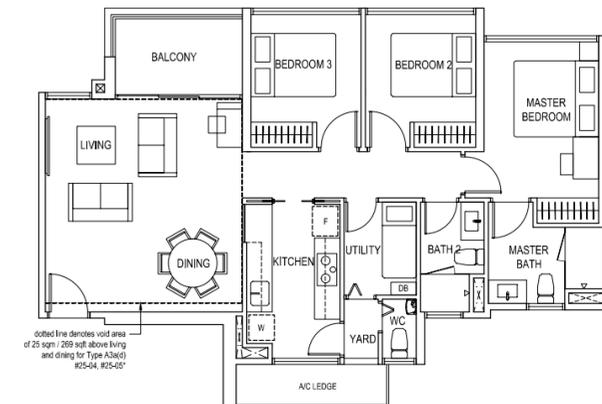
BLK 3  
#03-05\*, #05-05\*, #07-05\*, #09-05\*,  
#11-05\*, #13-05\*, #15-05\*, #17-05\*,  
#19-05\*, #21-05\*, #23-05\*

## Type A3a(d)

123 sq m / 1324 sq ft

including void area of 25 sq m /  
269 sq ft above living and dining

BLK 1      BLK 3  
#25-04    #25-05\*



## Balcony Entrance

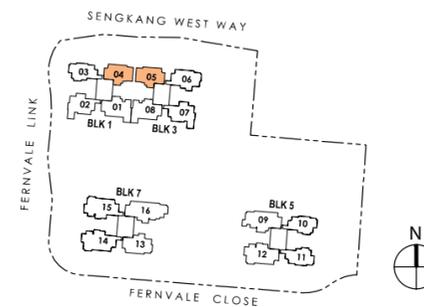
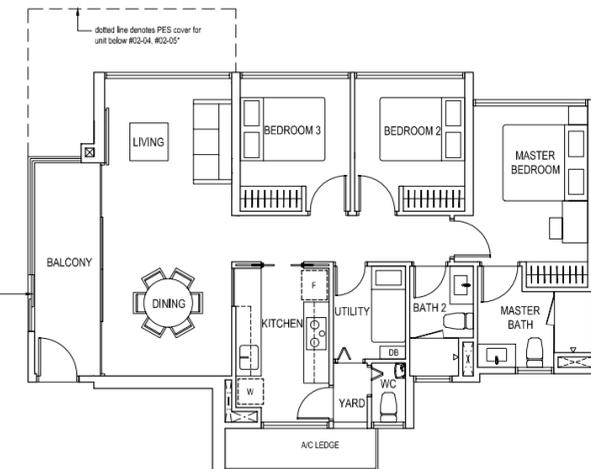
Type A3b

98 sq m / 1055 sq ft

BLK 1  
#02-04, #04-04, #06-04, #08-04,  
#10-04, #12-04, #14-04, #16-04,  
#18-04, #20-04, #22-04, #24-04

BLK 3  
#02-05\*, #04-05\*, #06-05\*, #08-05\*,  
#10-05\*, #12-05\*, #14-05\*, #16-05\*,  
#18-05\*, #20-05\*, #22-05\*, #24-05\*

Type A3b is provided with balcony screens



Keyplan is not drawn to scale

\* Mirror image



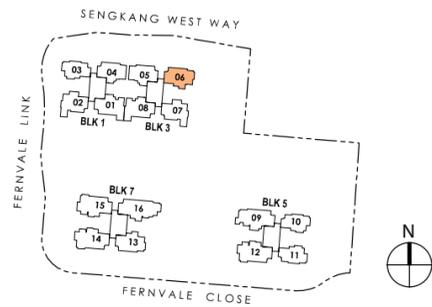
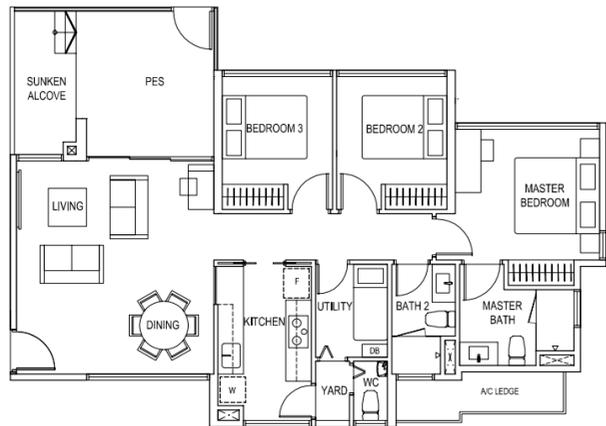
# 3-BEDROOM SUITE

## Classic Entrance

Type A4(p)

109 sq m / 1173 sq ft

BLK 3  
#01-06†



Keyplan is not drawn to scale

† Approx. 4.5m floor to ceiling height at living, dining, and bedrooms. Open storage space in different dimensions is provided above Bedroom wardrobe.



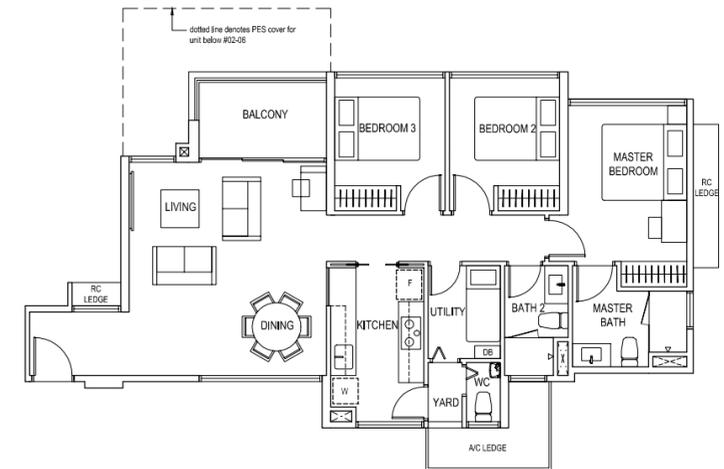
# 3-BEDROOM SUITE

## Classic Entrance

Type A4a

102 sq m / 1098 sq ft

BLK 3  
#02-06, #04-06, #06-06, #08-06,  
#10-06, #12-06, #14-06, #16-06,  
#18-06, #20-06, #22-06, #24-06



## Balcony Entrance

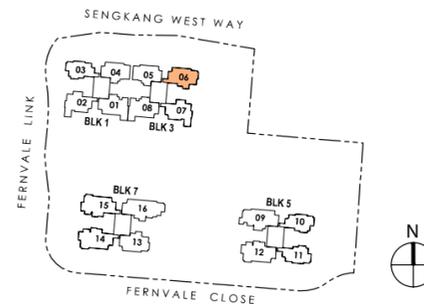
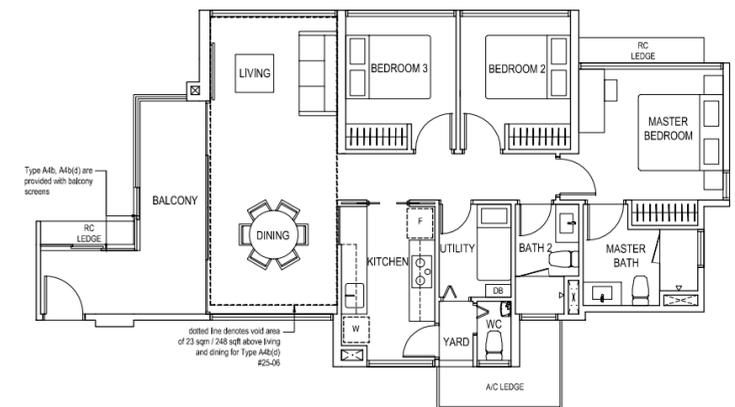
Type A4b

102 sq m / 1098 sq ft

BLK 3  
#03-06, #05-06, #07-06, #09-06,  
#11-06, #13-06, #15-06, #17-06,  
#19-06, #21-06, #23-06

Type A4b(d)  
125 sq m / 1346 sq ft  
including void area of 23 sq m /  
248 sq ft above living and dining

BLK 3  
#25-06



Keyplan is not drawn to scale

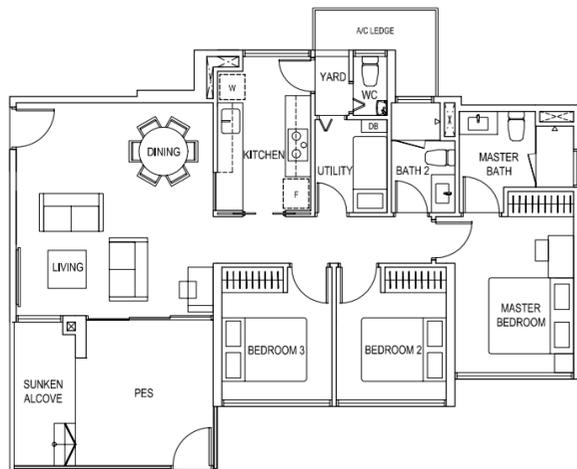


# 3-BEDROOM SUITE

# 3-BEDROOM SUITE

Classic Entrance  
 Type A5(p)  
 109 sq m / 1173 sq ft

BLK 7  
 #01-13<sup>†</sup>

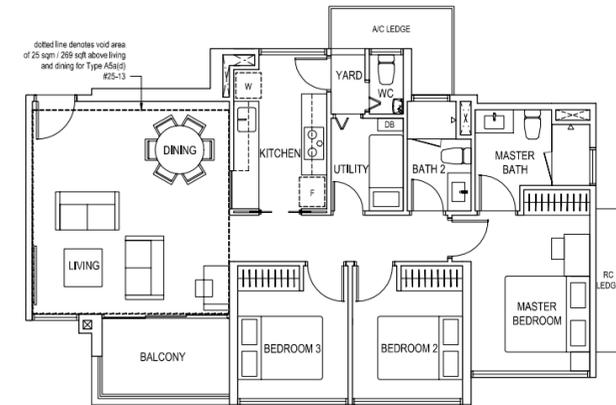


Classic Entrance  
 Type A5a  
 98 sq m / 1055 sq ft

BLK 7  
 #03-13, #05-13, #07-13, #09-13,  
 #11-13, #13-13, #15-13, #17-13,  
 #19-13, #21-13, #23-13

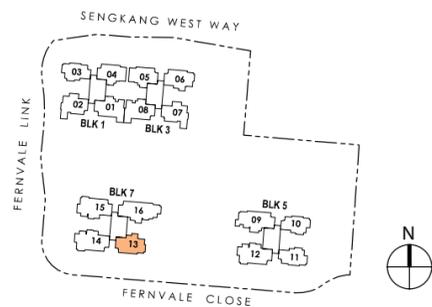
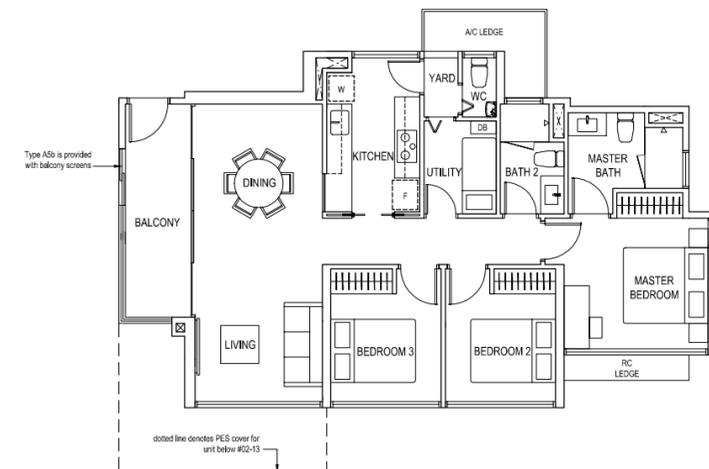
Type A5a(d)  
 123 sq m / 1324 sq ft  
 including void area of 25 sq m /  
 269 sq ft above living and dining

BLK 7  
 #25-13



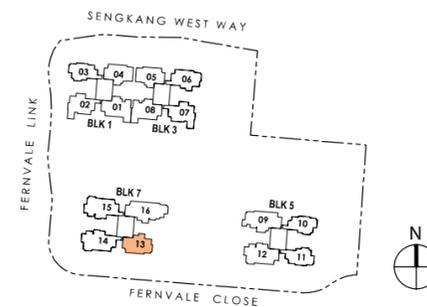
Balcony Entrance  
 Type A5b  
 99 sq m / 1066 sq ft

BLK 7  
 #02-13, #04-13, #06-13, #08-13,  
 #10-13, #12-13, #14-13, #16-13,  
 #18-13, #20-13, #22-13, #24-13



Keyplan is not drawn to scale

<sup>†</sup> Approx. 4.5m floor to ceiling height at living, dining, and bedrooms. Open storage space in different dimensions is provided above Bedroom wardrobe.



Keyplan is not drawn to scale



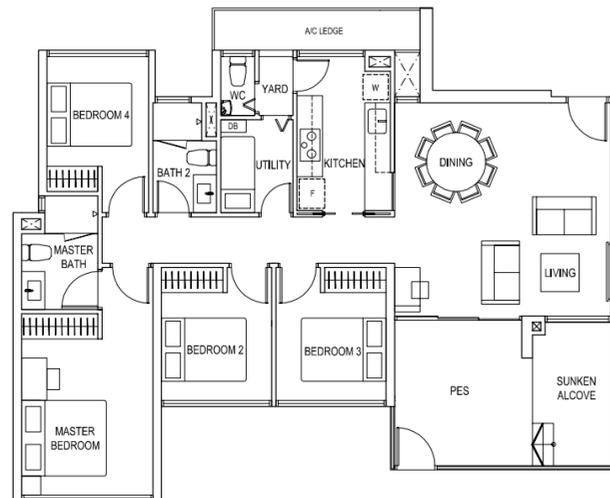
## Classic Entrance

Type B1(p)

127 sq m / 1367 sq ft

BLK 1  
#02-01\*

BLK 3  
#02-08



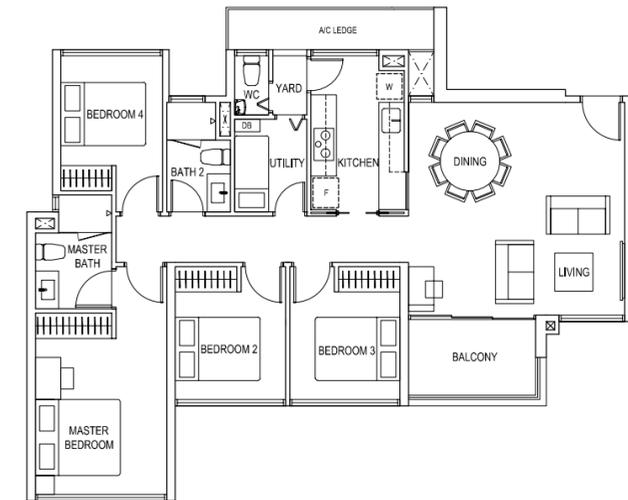
## Classic Entrance

Type B1a

115 sq m / 1238 sq ft

BLK 1  
#04-01\*, #06-01\*, #08-01\*, #10-01\*,  
#12-01\*, #14-01\*, #16-01\*, #18-01\*,  
#20-01\*, #22-01\*, #24-01\*

BLK 3  
#04-08, #06-08, #08-08, #10-08,  
#12-08, #14-08, #16-08, #18-08,  
#20-08, #22-08, #24-08



## Balcony Entrance

Type B1b

115 sq m / 1238 sq ft

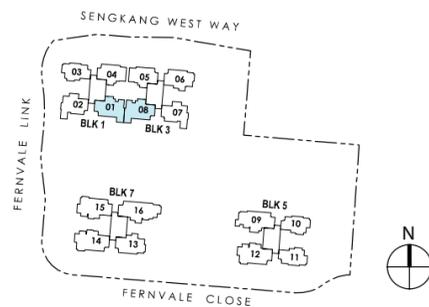
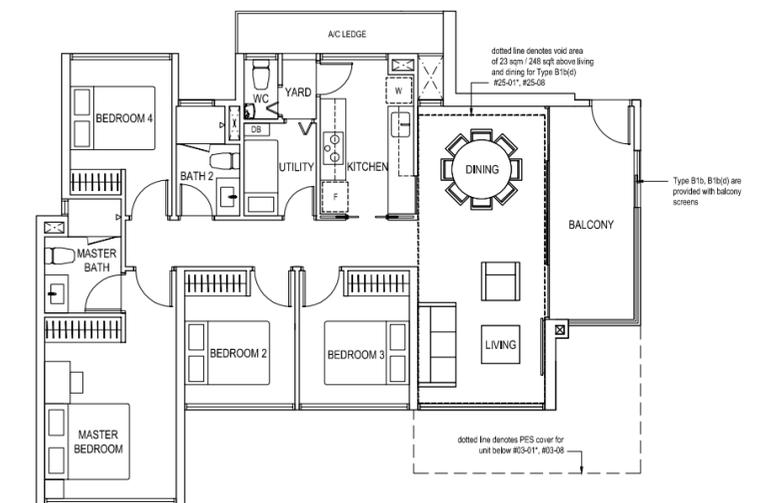
BLK 1  
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#11-01\*, #13-01\*, #15-01\*, #17-01\*,  
#19-01\*, #21-01\*, #23-01\*

BLK 3  
#03-08, #05-08, #07-08, #09-08,  
#11-08, #13-08, #15-08, #17-08,  
#19-08, #21-08, #23-08

Type B1b(d)

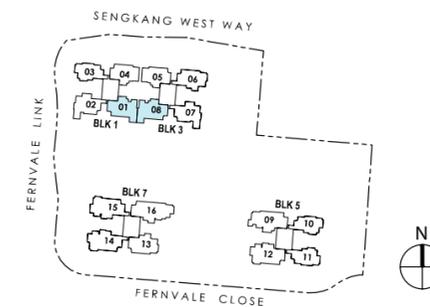
138 sq m / 1485 sq ft  
including void area of 23 sq m /  
248 sq ft above living and dining

BLK 1    BLK 3  
#25-01\*    #25-08



Keyplan is not drawn to scale

\*Mirror image



Keyplan is not drawn to scale

\*Mirror image



# 4-BEDROOM SUITE

## Classic Entrance

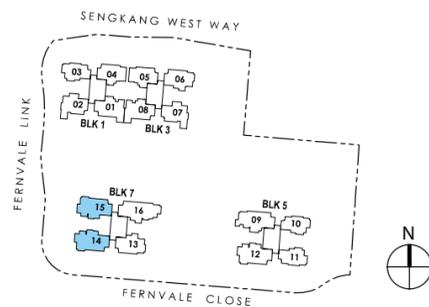
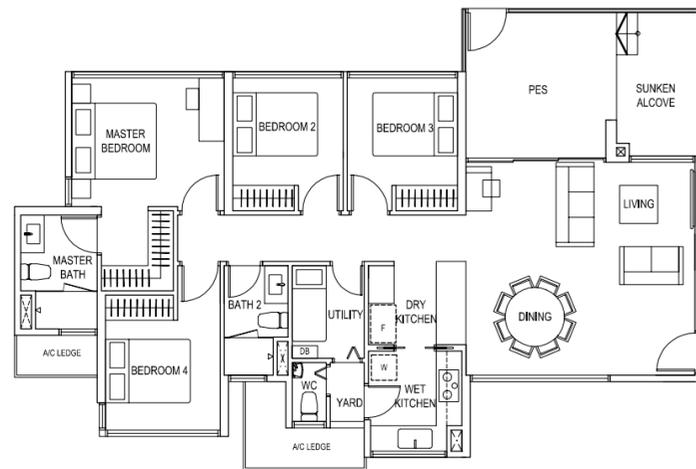
Type B2(p)

134 sq m / 1442 sq ft

BLK 7

#01-14\*†

#02-15



Keyplan is not drawn to scale

† Approx. 4.5m floor to ceiling height at living, dining, and bedrooms. Open storage space in different dimensions is provided above Bedroom wardrobe.

\* Mirror image



# 4-BEDROOM SUITE

## Classic Entrance

Type B2a

125 sq m / 1346 sq ft

BLK 7

#02-14\*, #04-14\*, #06-14\*, #08-14\*, #10-14\*, #12-14\*, #14-14\*, #16-14\*, #18-14\*, #20-14\*, #22-14\*, #24-14\*

#03-15, #05-15, #07-15, #09-15, #11-15, #13-15, #15-15, #17-15, #19-15, #21-15, #23-15

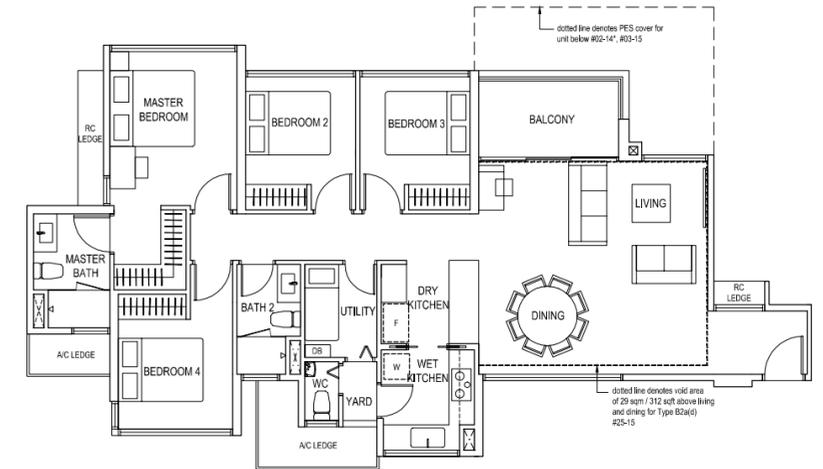
Type B2a(d)

154 sq m / 1658 sq ft

including void area of 29 sq m / 312 sq ft above living and dining

BLK 7

#25-15



## Balcony Entrance

Type B2b

125 sq m / 1346 sq ft

BLK 7

#03-14\*, #05-14\*, #07-14\*, #09-14\*, #11-14\*, #13-14\*, #15-14\*, #17-14\*, #19-14\*, #21-14\*, #23-14\*

#04-15, #06-15, #08-15, #10-15, #12-15, #14-15, #16-15, #18-15, #20-15, #22-15, #24-15

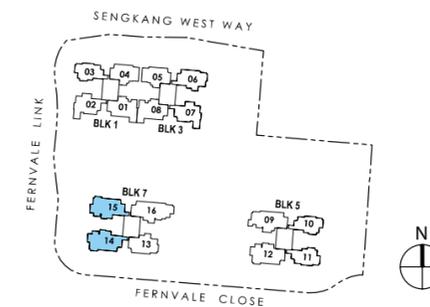
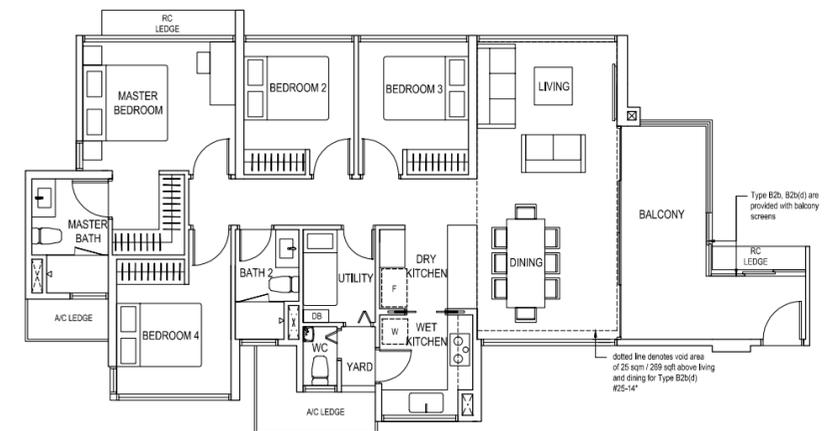
Type B2b(d)

150 sq m / 1615 sq ft

including void area of 25 sq m / 269 sq ft above living and dining

BLK 7

#25-14\*



Keyplan is not drawn to scale

\* Mirror image



# 4-BEDROOM SUITE

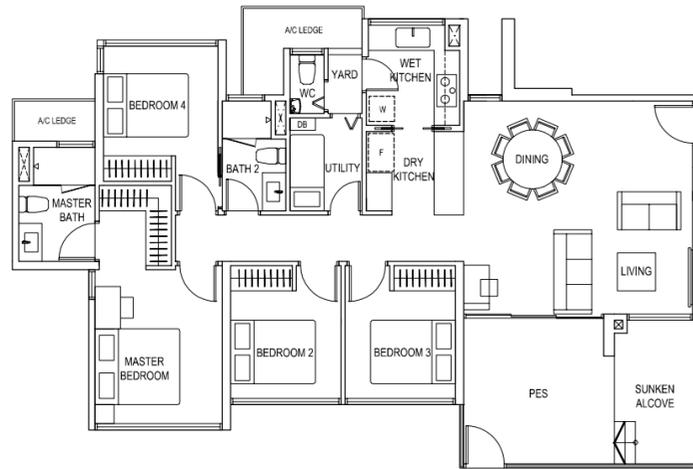
# 4-BEDROOM SUITE

## Classic Entrance

Type B3(p)

134 sq m / 1442 sq ft

BLK 5  
#01-12<sup>†</sup>

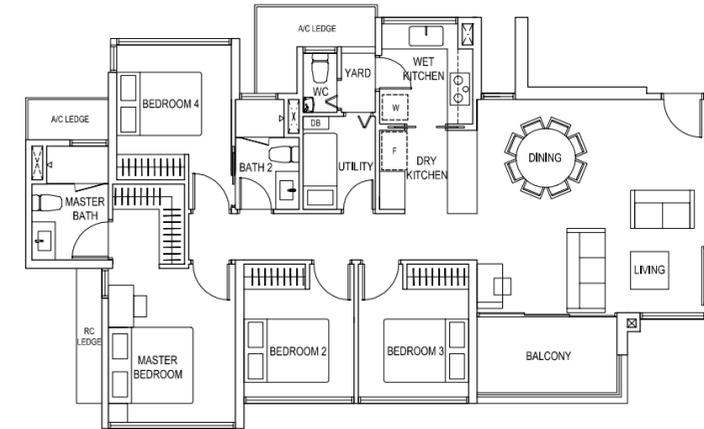


## Classic Entrance

Type B3a

121 sq m / 1302 sq ft

BLK 5  
#03-12, #05-12, #07-12, #09-12,  
#11-12, #13-12, #15-12, #17-12,  
#19-12, #21-12

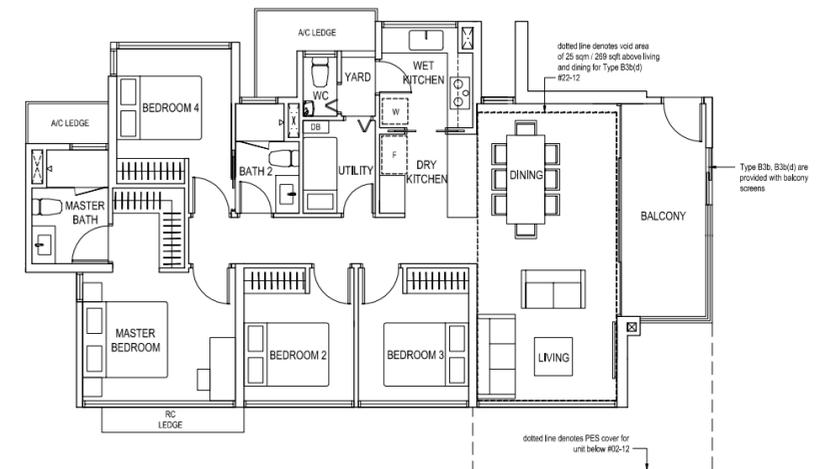


## Balcony Entrance

Type B3b

121 sq m / 1302 sq ft

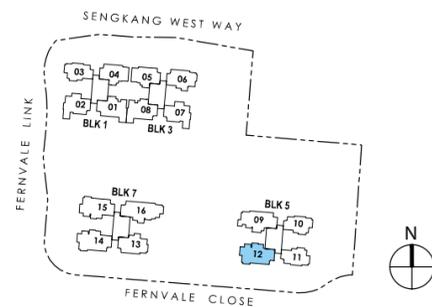
BLK 5  
#02-12, #04-12, #06-12, #08-12,  
#10-12, #12-12, #14-12, #16-12,  
#18-12, #20-12



## Type B3b(d)

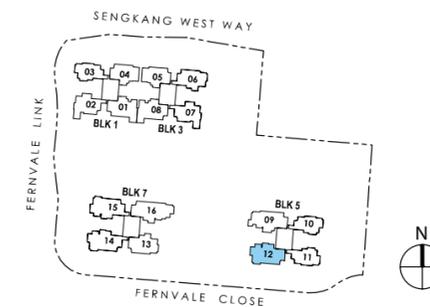
146 sq m / 1572 sq ft  
including void area of 25 sq m /  
269 sq ft above living and dining

BLK 5  
#22-12



Keyplan is not drawn to scale

<sup>†</sup> Approx. 4.5m floor to ceiling height at living, dining, and bedrooms. Open storage space in different dimensions is provided above Bedroom wardrobe.



Keyplan is not drawn to scale



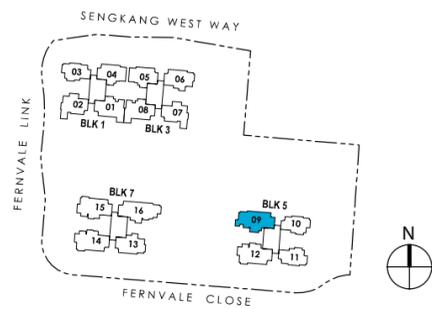
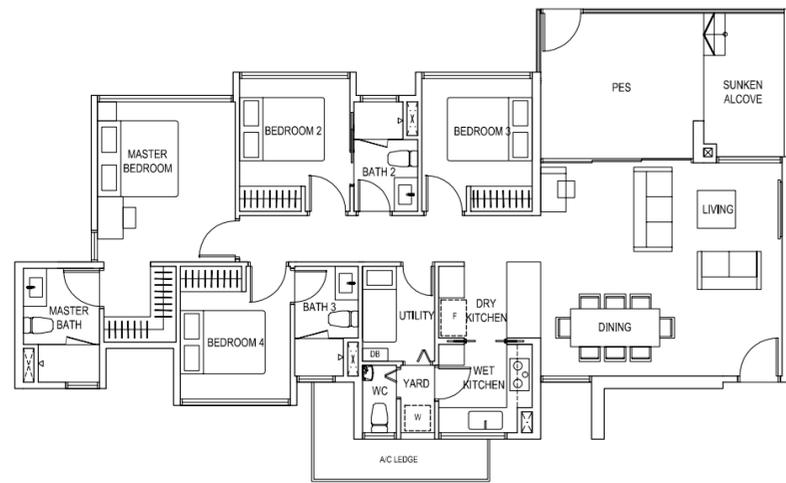
# 4-BEDROOM PREMIUM

## Classic Entrance

Type B4(p)

140 sq m / 1507 sq ft

BLK 5  
#02-09



Keyplan is not drawn to scale

0 1 2 3 4 METRES

# 4-BEDROOM PREMIUM

## Classic Entrance

Type B4a

126 sq m / 1356 sq ft

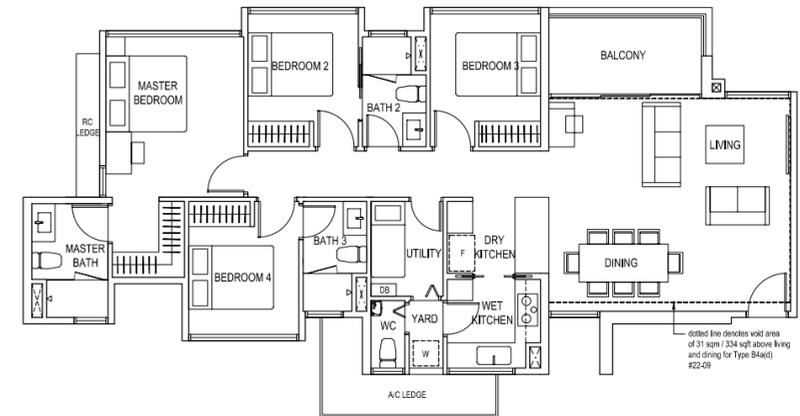
BLK 5  
#04-09, #06-09, #08-09, #10-09,  
#12-09, #14-09, #16-09, #18-09,  
#20-09

## Type B4a(d)

157 sq m / 1690 sq ft

including void area of 31 sq m /  
334 sq ft above living and dining

BLK 5  
#22-09

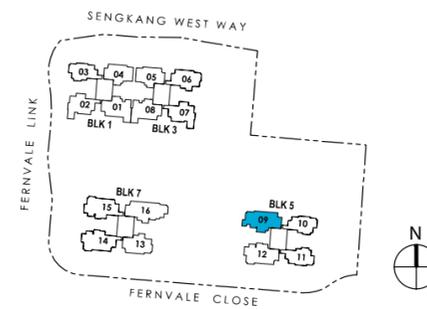
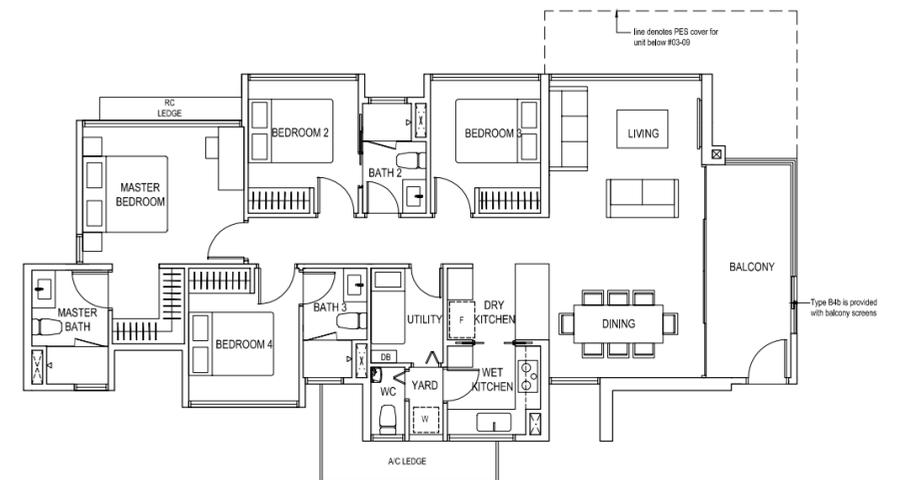


## Balcony Entrance

Type B4b

127 sq m / 1367 sq ft

BLK 5  
#03-09, #05-09, #07-09, #09-09,  
#11-09, #13-09, #15-09, #17-09,  
#19-09, #21-09



Keyplan is not drawn to scale

0 1 2 3 4 METRES

# 5-BEDROOM

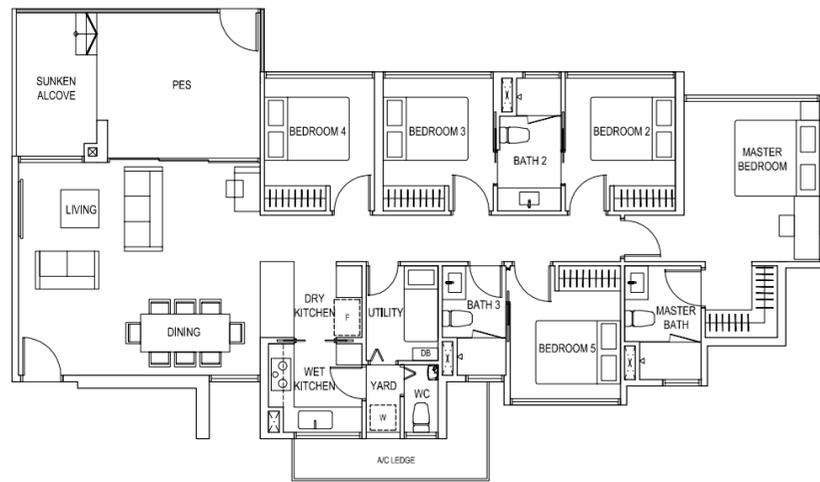
# 5-BEDROOM

## Classic Entrance

Type C1(p)

153 sq m / 1647 sq ft

BLK 7  
#02-16

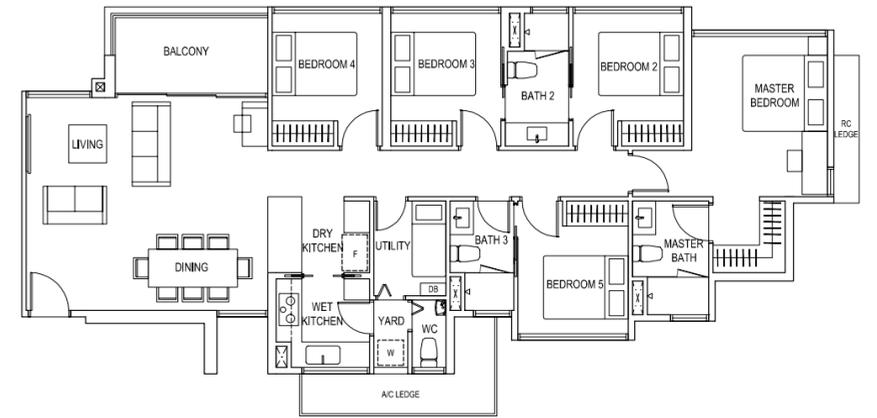


## Classic Entrance

Type C1a

140 sq m / 1507 sq ft

BLK 7  
#04-16, #06-16, #08-16, #10-16,  
#12-16, #14-16, #16-16, #18-16,  
#20-16, #22-16, #24-16

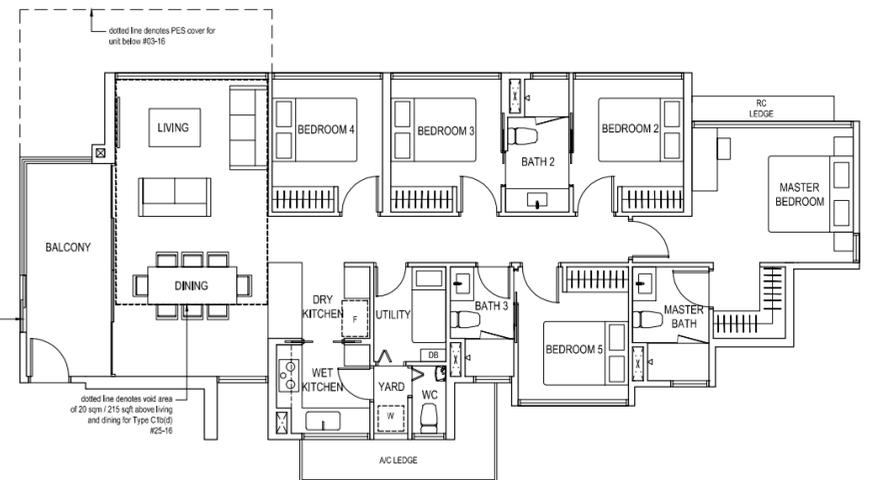


## Balcony Entrance

Type C1b

140 sq m / 1507 sq ft

BLK 7  
#03-16, #05-16, #07-16, #09-16,  
#11-16, #13-16, #15-16, #17-16,  
#19-16, #21-16, #23-16



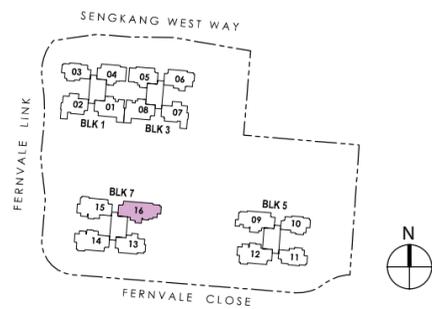
## Type C1b(d)

160 sq m / 1722 sq ft  
including void area of 20 sq m /  
215 sq ft above living and dining

BLK 7  
#25-16

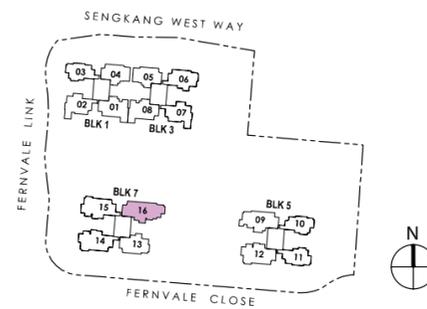
Type C1b, C1b(d) are  
provided with balcony  
screens

dotted line denotes void area  
of 20 sqm, 215 sq ft above living  
and dining for Type C1b(d)  
#25-16



Keyplan is not drawn to scale

0 1 2 3 4 METRES



Keyplan is not drawn to scale

0 1 2 3 4 METRES