

ENJOY SWIFT ACCESS TO EVERYWHERE

Nestled in the heart of Clementi, your home is perfectly connected to the major hubs and amenities. From seamless MRT links to a variety of retail, dining, and leisure options, everything you need is just moments away.



Actual Drone Shot For Illustration Only.

TRANSPORT

	Car	Bike
AYE	2 mins	
Clementi MRT Station	2 mins	5 mins
Clementi Bus Interchange	3 mins	7 mins
Dover MRT Station	3 mins	9 mins
West Coast MRT Station (U/C)	6 mins	8 mins

WORK

	Car	MRT
International Business Park	9 mins	
one-north	8 mins	3 stops
Singapore Science Park I	8 mins	
Singapore Science Park 2	9 mins	
Jurong Lake District	9 mins	1 stop
Mapletree Business City	12 mins	
Central Business District	16 mins	8 stops

EDUCATION

PRIMARY

	Walking	Car
Pei Tong Primary School	15 mins	3 mins
Clementi Primary School		4 mins
Nan Hua Primary School		4 mins
Fairfield Methodist School (Primary)		6 mins
Qifa Primary School		6 mins
Henry Park Primary School		9 mins

SECONDARY

	Walking	Car
Nan Hua High School	3 mins	
NUS High School of Math & Science	5 mins	3 mins
School of Science and Technology	12 mins	2 mins
Clementi Town Secondary School		3 mins
Fairfield Methodist School (Secondary)		5 mins
Anglo-Chinese School (Independent)		7 mins

TERTIARY

	Walking	Car
Singapore Polytechnic	12 mins	2 mins
Singapore Institute of Management		5 mins
Singapore University of Social Sciences		5 mins
National University of Singapore		6 mins
Ngee Ann Polytechnic		7 mins

INTERNATIONAL

	Walking	Car
International Community School	4 mins	4 mins
Dover Court International School		4 mins
Japanese Kindergarten		7 mins
The Japanese Secondary School		7 mins
UWC South East Asia (Dover Campus)		7 mins
INSEAD Asia Campus		7 mins
Waseda Shibuya Senior High School		8 mins

RETAIL & DINING

	Walking	Car	MRT
321 Clementi	11 mins	2 mins	
West Coast Plaza	11 mins	4 mins	
Grantral Mall @ Clementi	13 mins	4 mins	
The Clementi Mall	14 mins	4 mins	
The Star Vista		6 mins	2 stops
IMM		8 mins	1 stop
JEM / Westgate		8 mins	1 stop
One Holland Village		8 mins	3 stops

NATURE & RECREATION

	Walking	Car	MRT
Clementi Sports Ctr / Hall	6 mins		
Dover Forest Trail	18 mins	3 mins	
Clementi Stadium	14 mins	4 mins	
Clementi Woods Park		5 mins	
Clementi Nature Trail		5 mins	
West Coast Park		6 mins	
Kent Ridge Park		10 mins	
Bukit Timah Nature Reserve		14 mins	
Jurong Lake Gardens		15 mins	2 stops

Source: OneMap
Estimated travel times are subject to traffic condition



- LEGEND:**
- North-South Line
 - East-West Line
 - Circle Line
 - Downtown Line
 - - - Cross Island Line (U/C)
 - - - Jurong Region Line (U/C)
 - Rail Corridor
 - Future Bukit Timah-Rochor Green Corridor
 - Park Connector

ELTA





Artist's Impression

SITE PLAN

LEGEND:

1ST STOREY

THE ARRIVAL

- 1 Guardhouse
- 2 Drop off
- 3 Water Court

THE CANOPY

- 4 Party Pavilion 1
- 5 Cabana
- 6 Grand Lawn
- 7 Lawn
- 8 Swing Garden
- 9 Gardening Corner
- 10 Tea Garden
- 11 Meditation Lawn
- 12 Fitness Corner

THE ADVENTURES

- 13 Party Pavilion 2
- 14 Water Play Pool
- 15 Kid's Playground
- 16 Tennis Court
- 17 Kid's Party Room
- 18 Media Room

ANCILLARY

- A Management Office
- B Accessible Toilet
- C Bicycle Parking
- D Side Gate(s)
- E Bulk Meter
- F Outdoor Genset
- G Driveway to Carpark
- H Service Driveway

3RD STOREY

THE CANOPY

- 19 Function Room 1
- 20 Family Pavilion
- 21 Wellness Pavilion
- 22 Relax Pavilion
- 23 Social Pavilion
- 24 Communal Sky Bridge

ANCILLARY

- B Accessible Toilet

4TH STOREY

THE ELTA CLUB

- 25 Pavilion (Grand Lobby)
- 26 BBQ Pavilion 1
- 27 BBQ Pavilion 2
- 28 Main Pool Deck
- 29 50m Lap Pool
- 30 Pool Side Retreat
- 31 Water Terrace
- 32 Family Deck
- 33 Bubble Pool
- 34 Family Pool
- 35 Spa Seat
- 36 Spa Bed
- 37 Function Room 2
- 38 Gymnasium
- 39 Changing Rooms with Steam Rooms
- 40 Family Lawn
- 41 Lawn

ANCILLARY

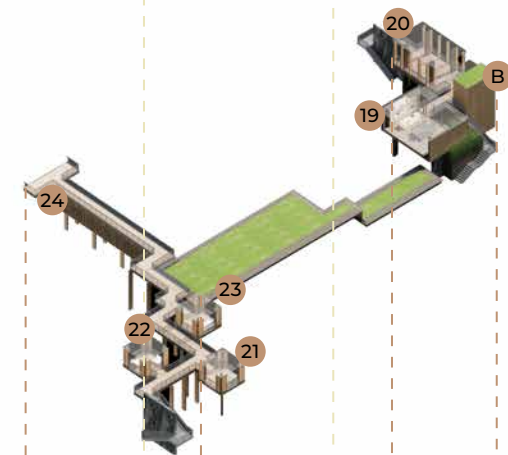
- B Accessible Toilet



4TH STOREY



3RD STOREY



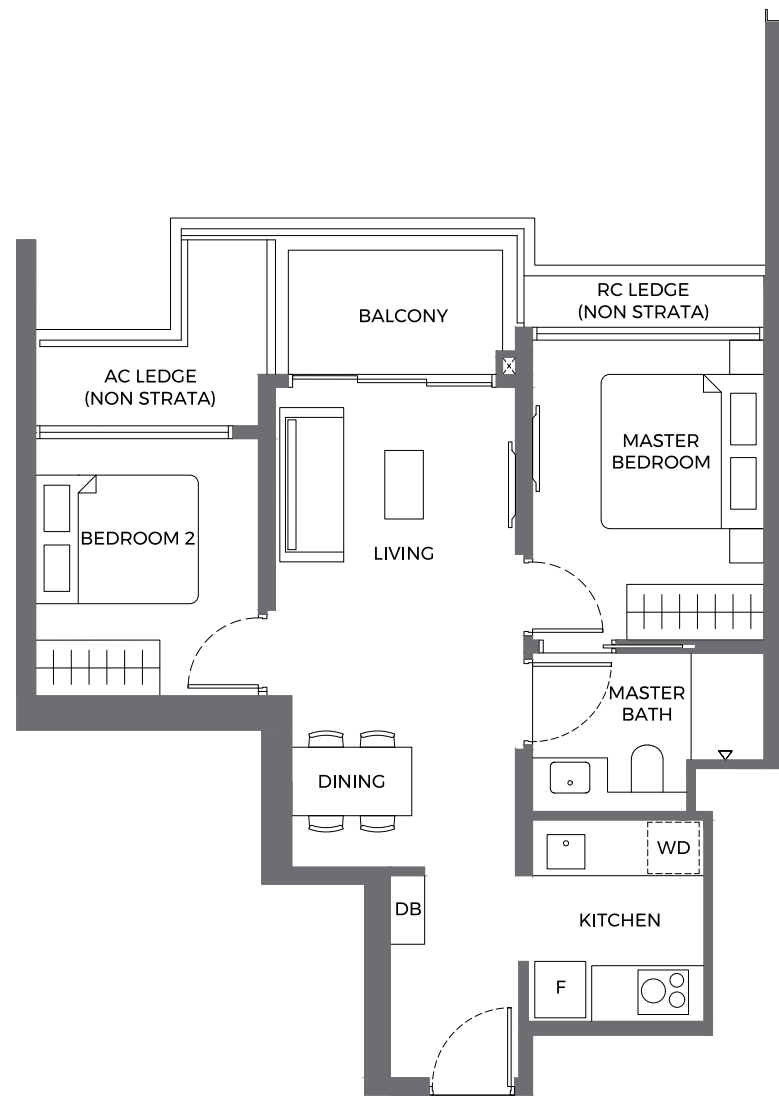
1ST STOREY



ESSENTIAL 2-BEDROOM

TYPE B1

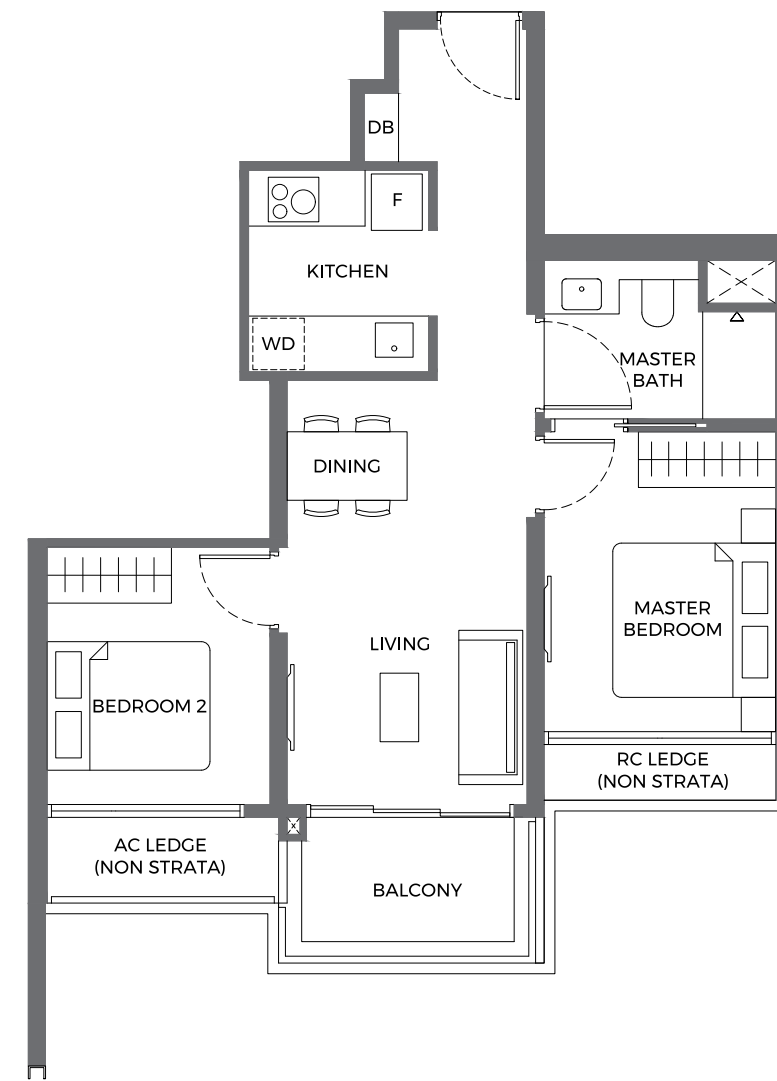
57 SQM / 614 SQFT
12 CLEMENTI AVENUE 1
#05-11 TO #39-11



ESSENTIAL 2-BEDROOM

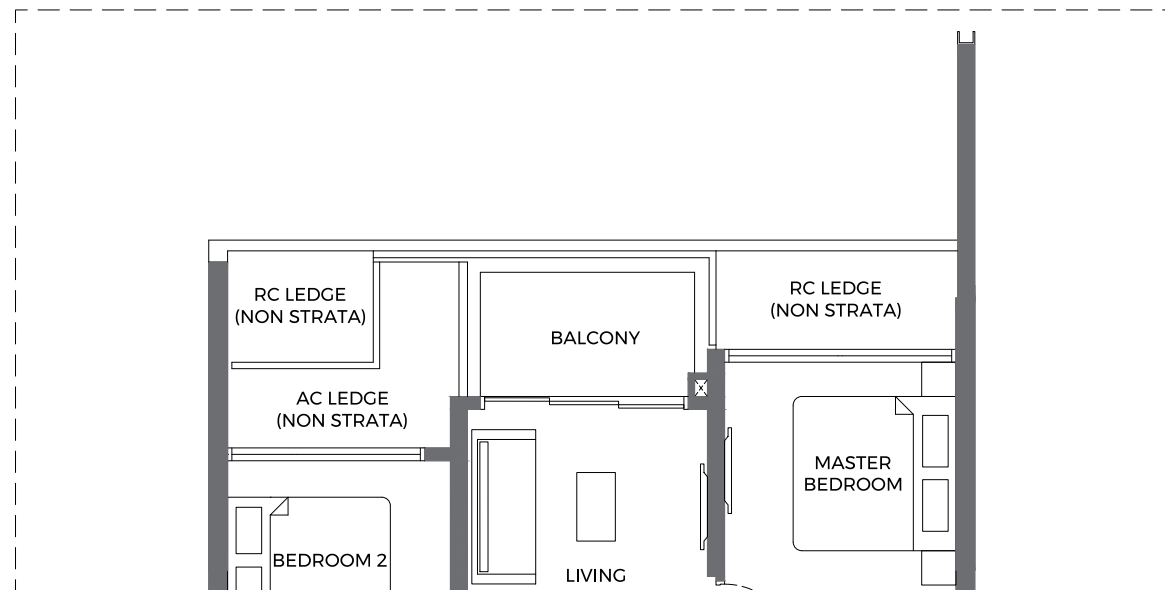
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#05-07 TO #39-07



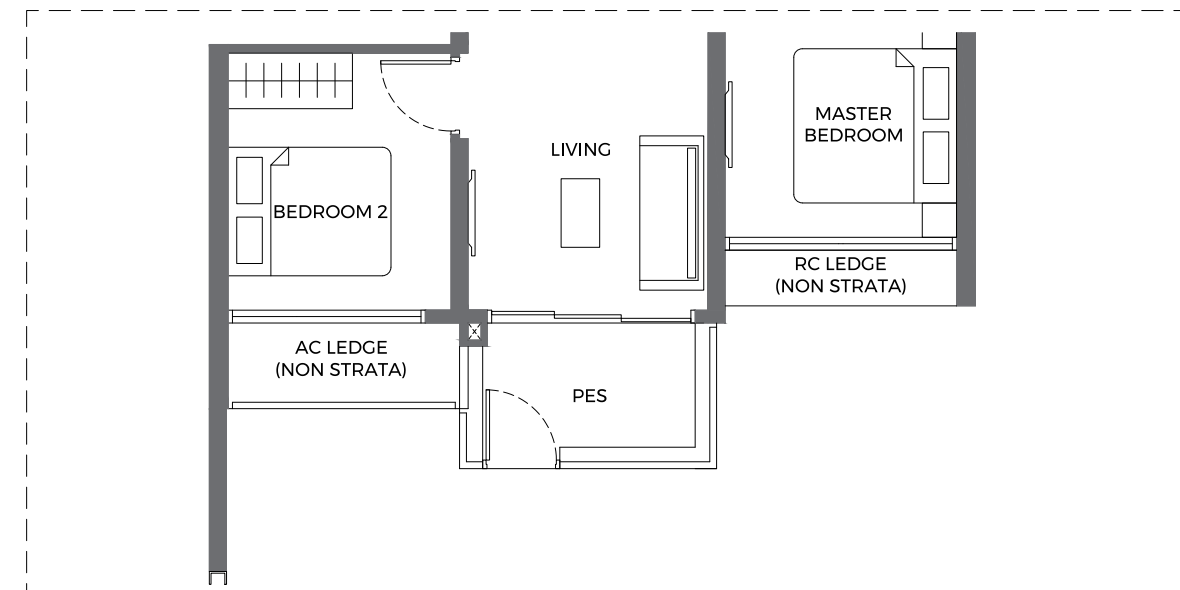
TYPE B1

57 SQM / 614 SQFT
12 CLEMENTI AVENUE 1
#04-11



TYPE B2-PES

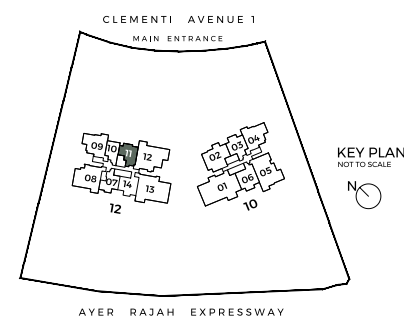
57 SQM / 614 SQFT
12 CLEMENTI AVENUE 1
#04-07



LEGEND: (WHERE APPLICABLE)

- AC AIR-CONDITIONER
- ADR AUTOMATED DRYING RACK
- DB DISTRIBUTION BOARD
- F FRIDGE
- HS HOUSEHOLD SHELTER
- PES PRIVATE ENCLOSED SPACE
- RC REINFORCED CONCRETE
- WD WASHER CUM DRYER
- WI WINE CHILLER
- WC WATER CLOSET
- WDP WATER DISPENSER & PURIFIER

- VOID SPACE (EXCLUDED FROM STRATA AREA)
- WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING) (REFER TO THE CLAUSE PERTAINING TO PREFABRICATED PREFINISHED VOLUMETRIC CONSTRUCTION IN THE SALES & PURCHASE AGREEMENT)

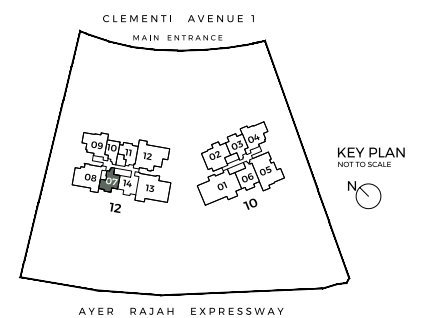


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- ADR AUTOMATED DRYING RACK
- DB DISTRIBUTION BOARD
- F FRIDGE
- HS HOUSEHOLD SHELTER
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ESSENTIAL 2-BEDROOM PREMIUM

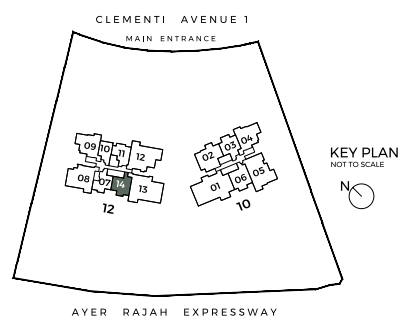
TYPE B3p

65 SQM / 700 SQFT
12 CLEMENTI AVENUE 1
#05-14 TO #39-14



LEGEND: (WHERE APPLICABLE)

- AC AIR-CONDITIONER
- ADR AUTOMATED DRYING RACK
- DB DISTRIBUTION BOARD
- F FRIDGE
- HS HOUSEHOLD SHELTER
- PES PRIVATE ENCLOSED SPACE
- RC REINFORCED CONCRETE
- WD WASHER CUM DRYER
- WI WINE CHILLER
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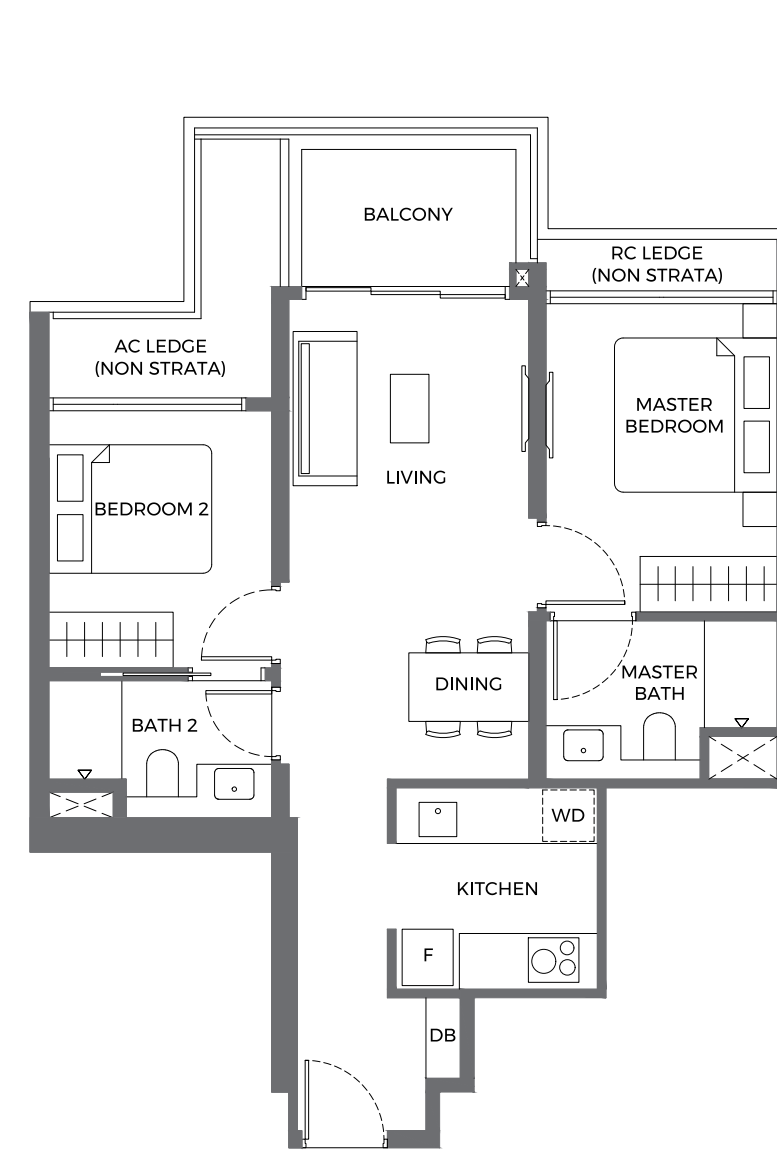


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ESSENTIAL 2-BEDROOM PREMIUM

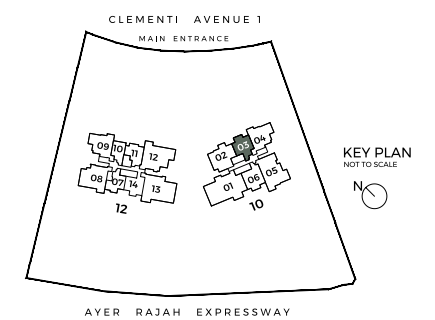
TYPE B4p

65 SQM / 700 SQFT
10 CLEMENTI AVENUE 1
#04-03 TO #39-03



LEGEND: (WHERE APPLICABLE)

- AC AIR-CONDITIONER
- ADR AUTOMATED DRYING RACK
- DB DISTRIBUTION BOARD
- F FRIDGE
- HS HOUSEHOLD SHELTER
- PES PRIVATE ENCLOSED SPACE
- RC REINFORCED CONCRETE
- WD WASHER CUM DRYER
- WI WINE CHILLER
- WC WATER CLOSET
- WDP WATER DISPENSER & PURIFIER
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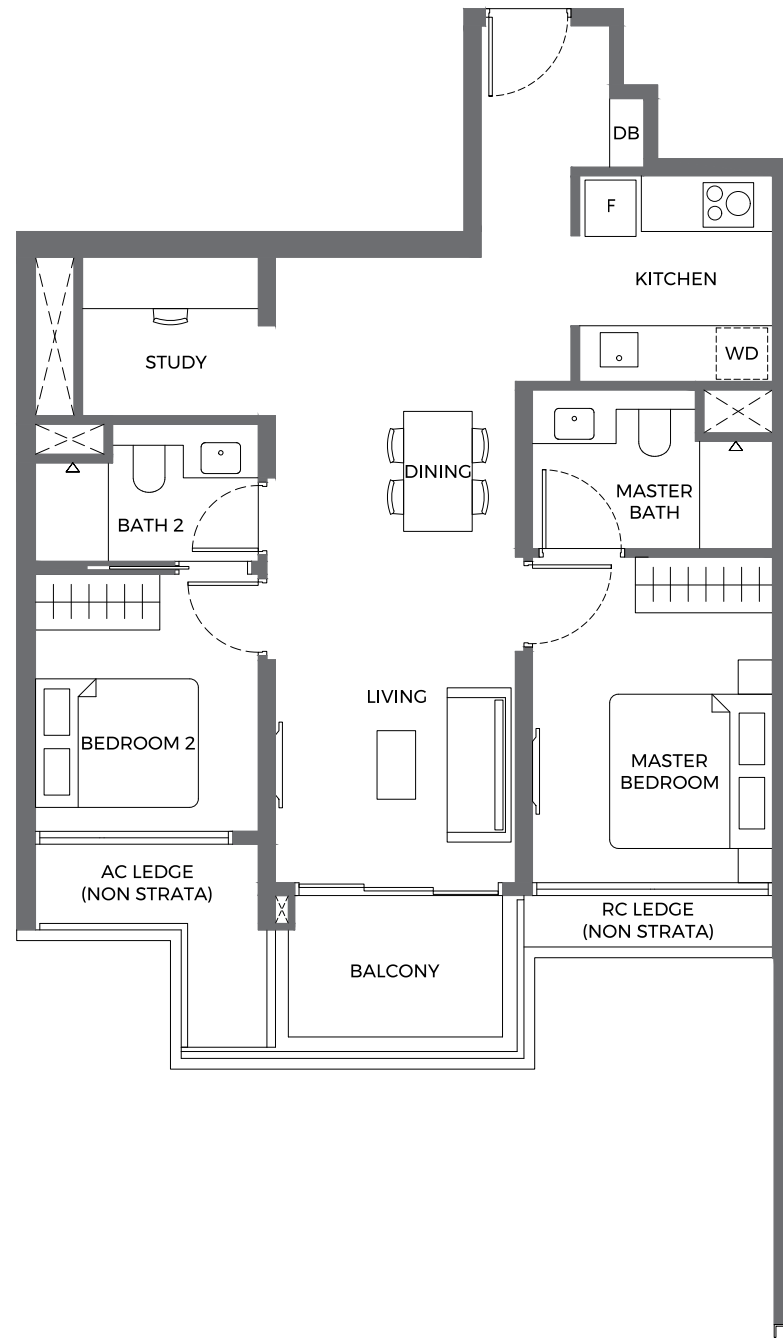


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ESSENTIAL 2-BEDROOM + STUDY

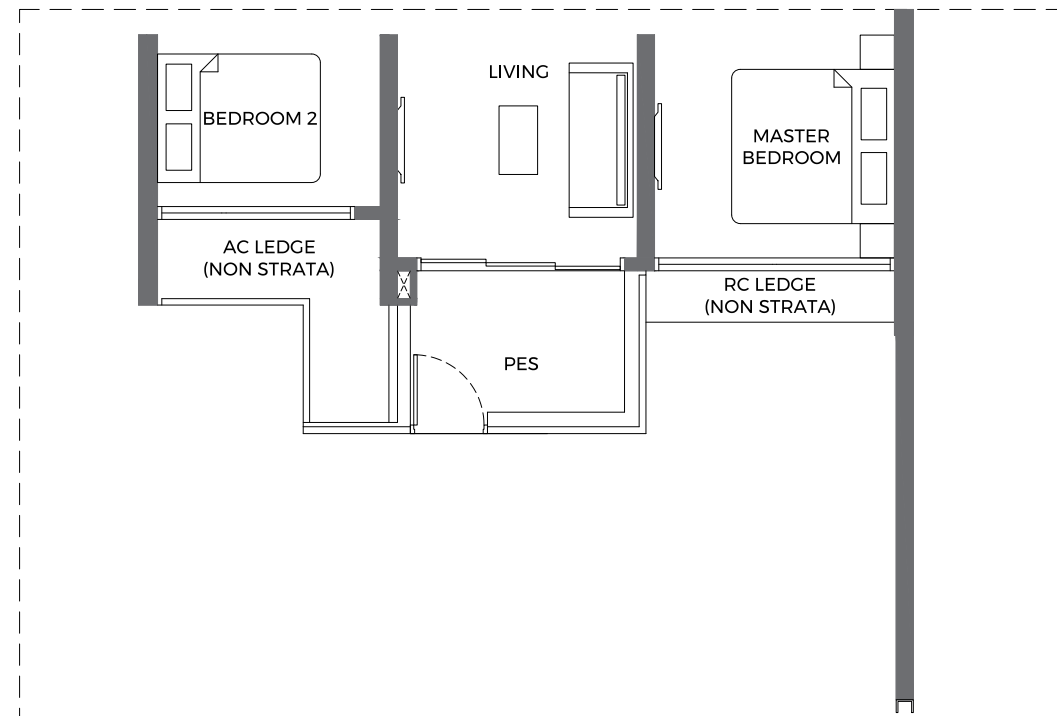
TYPE B5s

75 SQM / 807 SQFT
10 CLEMENTI AVENUE 1
#05-06 TO #39-06



TYPE B5s-PES

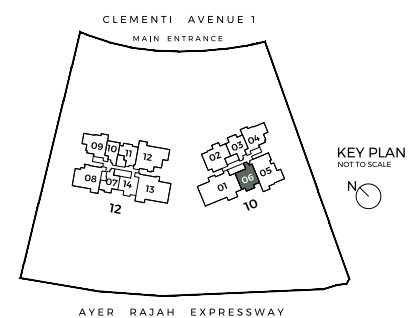
75 SQM / 807 SQFT
10 CLEMENTI AVENUE 1
#04-06



LEGEND: (WHERE APPLICABLE)

- AC AIR-CONDITIONER
- ADR AUTOMATED DRYING RACK
- DB DISTRIBUTION BOARD
- F FRIDGE
- HS HOUSEHOLD SHELTER
- PES PRIVATE ENCLOSED SPACE
- RC REINFORCED CONCRETE
- WD WASHER CUM DRYER
- WI WINE CHILLER
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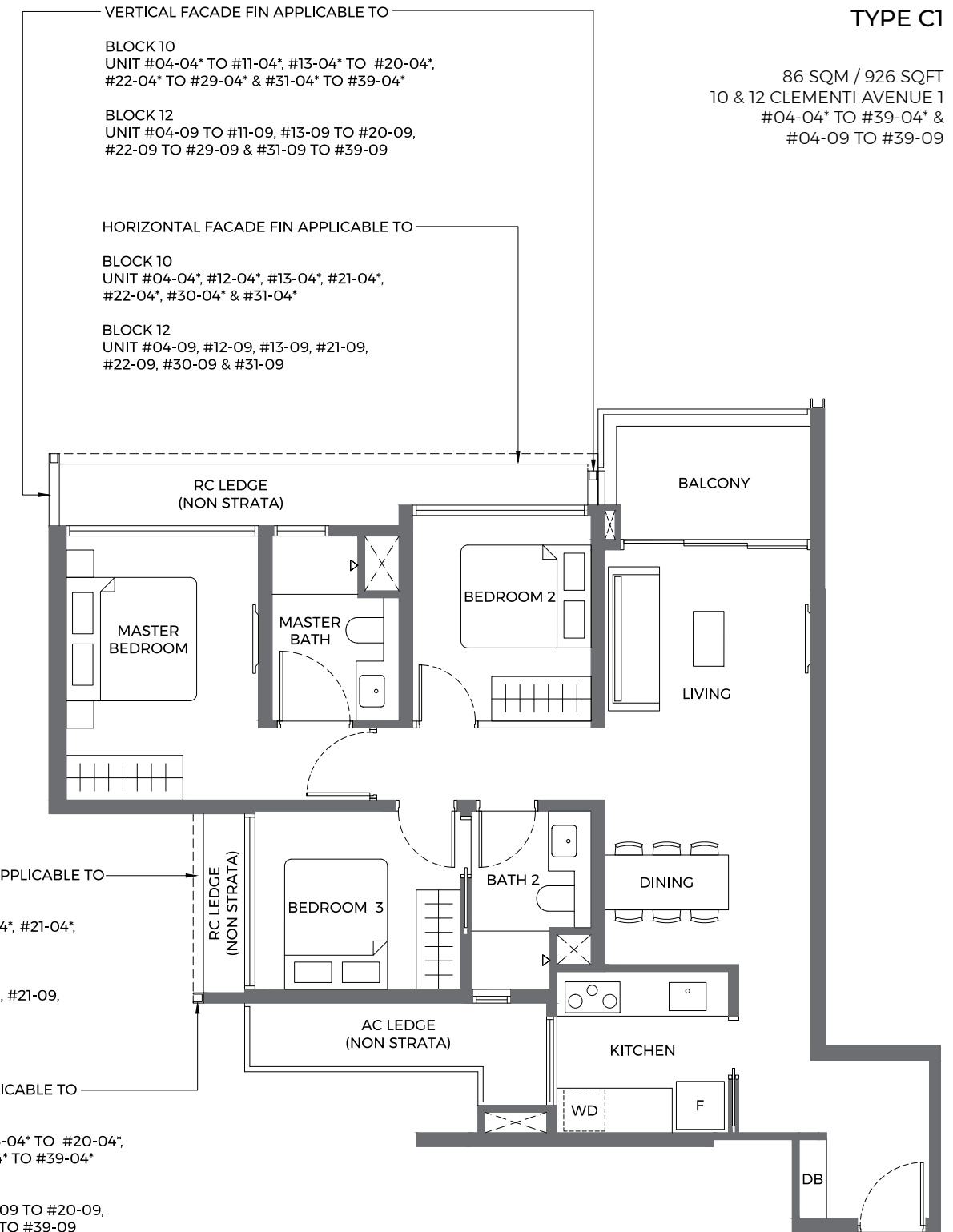


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ELEGANT 3-BEDROOM

TYPE C1

86 SQM / 926 SQFT
10 & 12 CLEMENTI AVENUE 1
#04-04* TO #39-04* &
#04-09 TO #39-09



HORIZONTAL FACADE FIN APPLICABLE TO

BLOCK 10
UNIT #04-04*, #12-04*, #13-04*, #21-04*,
#22-04*, #30-04* & #31-04*

BLOCK 12
UNIT #04-09, #12-09, #13-09, #21-09,
#22-09, #30-09 & #31-09

VERTICAL FACADE FIN APPLICABLE TO

BLOCK 10
UNIT #04-04* TO #11-04*, #13-04* TO #20-04*,
#22-04* TO #29-04* & #31-04* TO #39-04*

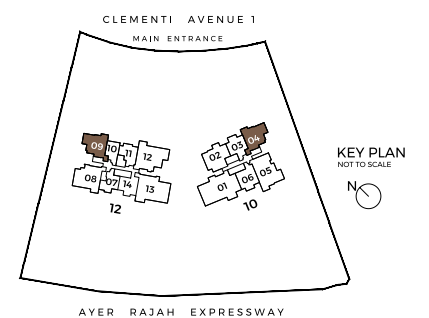
BLOCK 12
UNIT #04-09 TO #11-09, #13-09 TO #20-09,
#22-09 TO #29-09 & #31-09 TO #39-09

LEGEND: (WHERE APPLICABLE)

- AC AIR-CONDITIONER
- ADR AUTOMATED DRYING RACK
- DB DISTRIBUTION BOARD
- F FRIDGE
- HS HOUSEHOLD SHELTER
- PES PRIVATE ENCLOSED SPACE
- RC REINFORCED CONCRETE
- WD WASHER CUM DRYER
- WI WINE CHILLER
- WC WATER CLOSET
- WDP WATER DISPENSER & PURIFIER

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* DENOTES MIRROR IMAGE

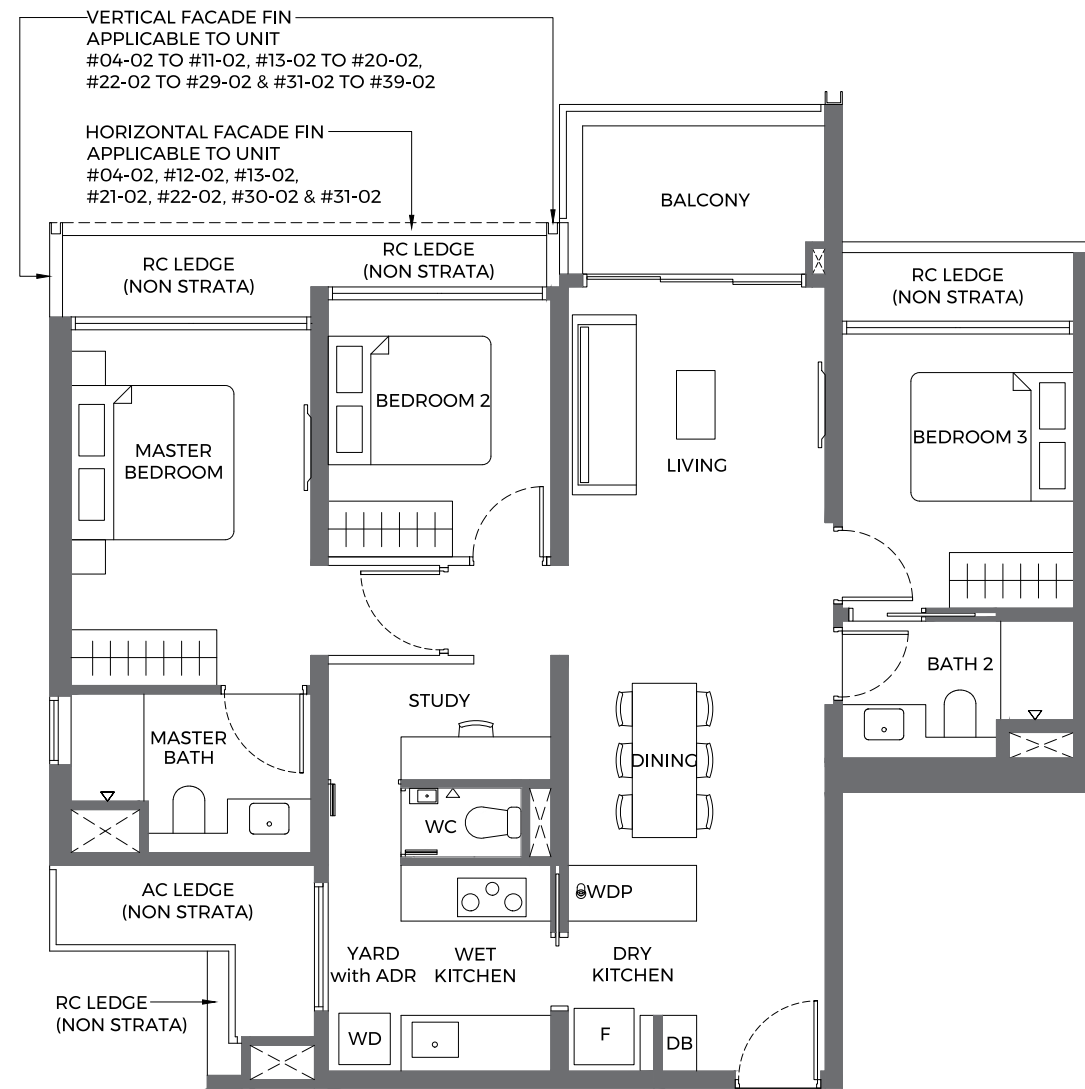


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ELEGANT 3-BEDROOM PREMIUM

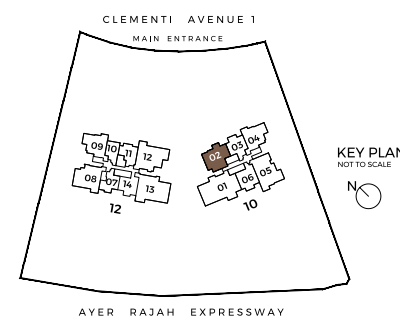
TYPE C2p

95 SQM / 1023 SQFT
10 CLEMENTI AVENUE 1
#04-02 TO #39-02



LEGEND:
(WHERE APPLICABLE)

- AC AIR-CONDITIONER
- ADR AUTOMATED DRYING RACK
- DB DISTRIBUTION BOARD
- F FRIDGE
- HS HOUSEHOLD SHELTER
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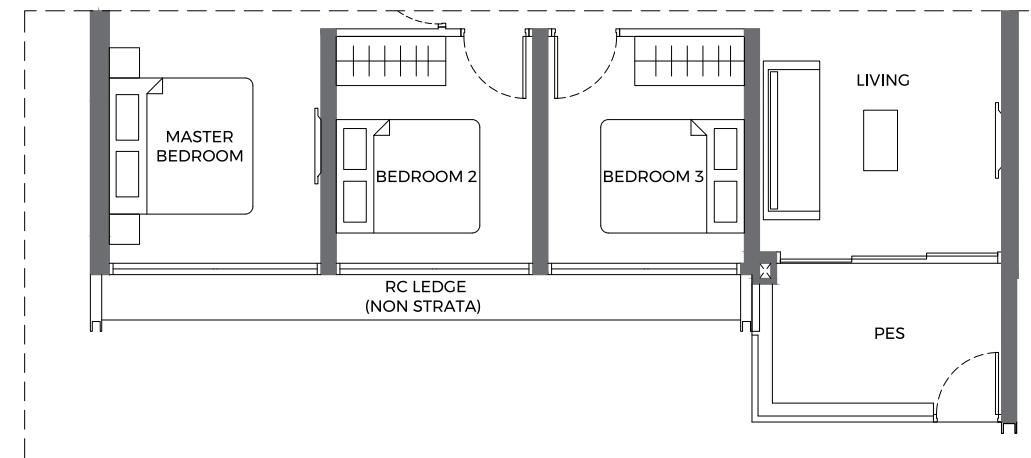
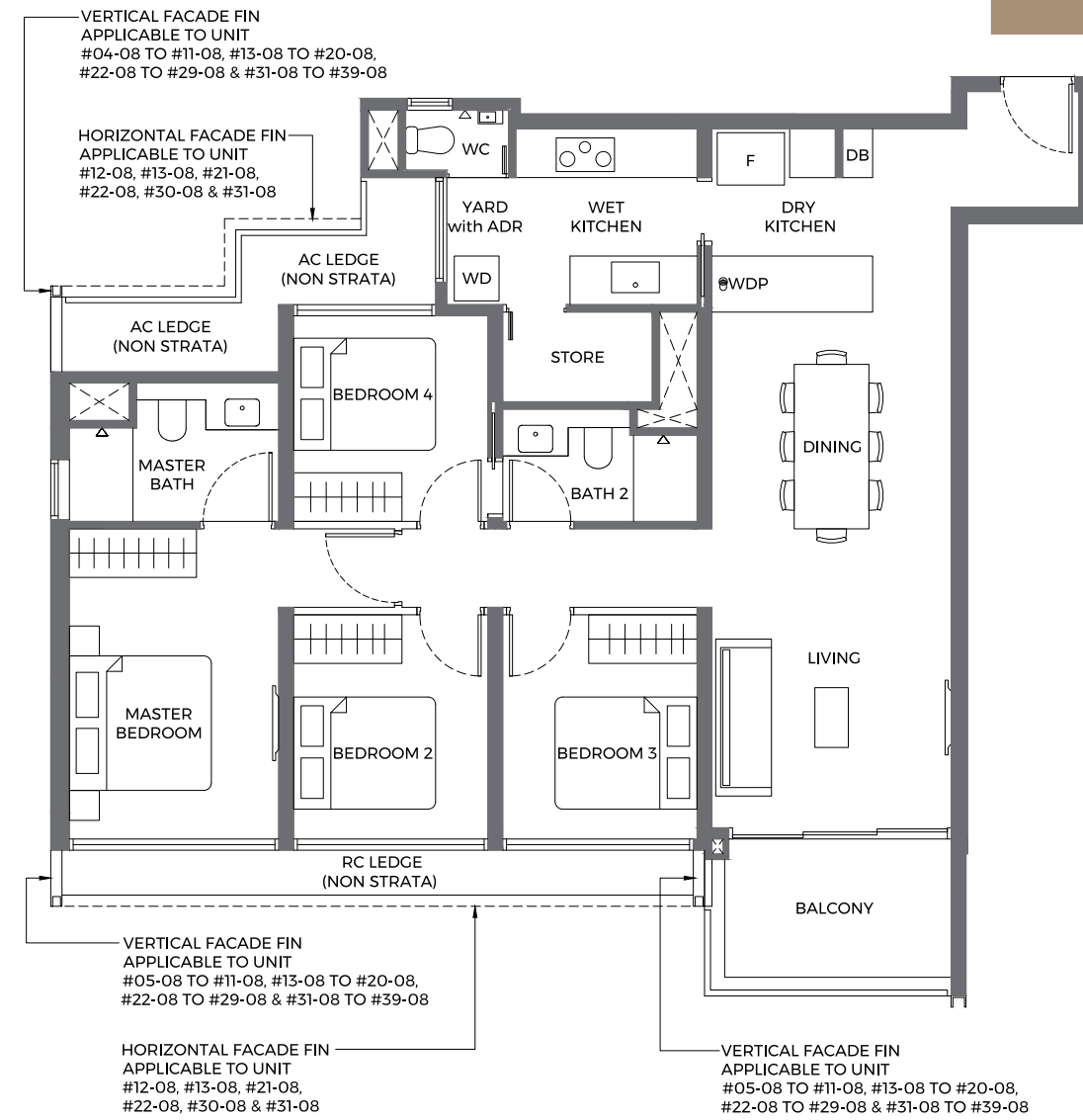


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EXCLUSIVE 4-BEDROOM

TYPE D1

110 SQM / 1184 SQFT
12 CLEMENTI AVENUE 1
#05-08 TO #39-08

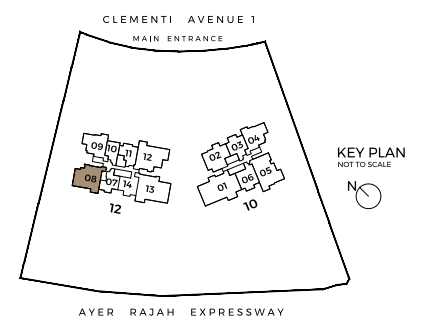


TYPE D1-PES

110 SQM / 1184 SQFT
12 CLEMENTI AVENUE 1
#04-08

LEGEND:
(WHERE APPLICABLE)

- AC AIR-CONDITIONER
- ADR AUTOMATED DRYING RACK
- DB DISTRIBUTION BOARD
- F FRIDGE
- HS HOUSEHOLD SHELTER
- PES PRIVATE ENCLOSED SPACE
- RC REINFORCED CONCRETE
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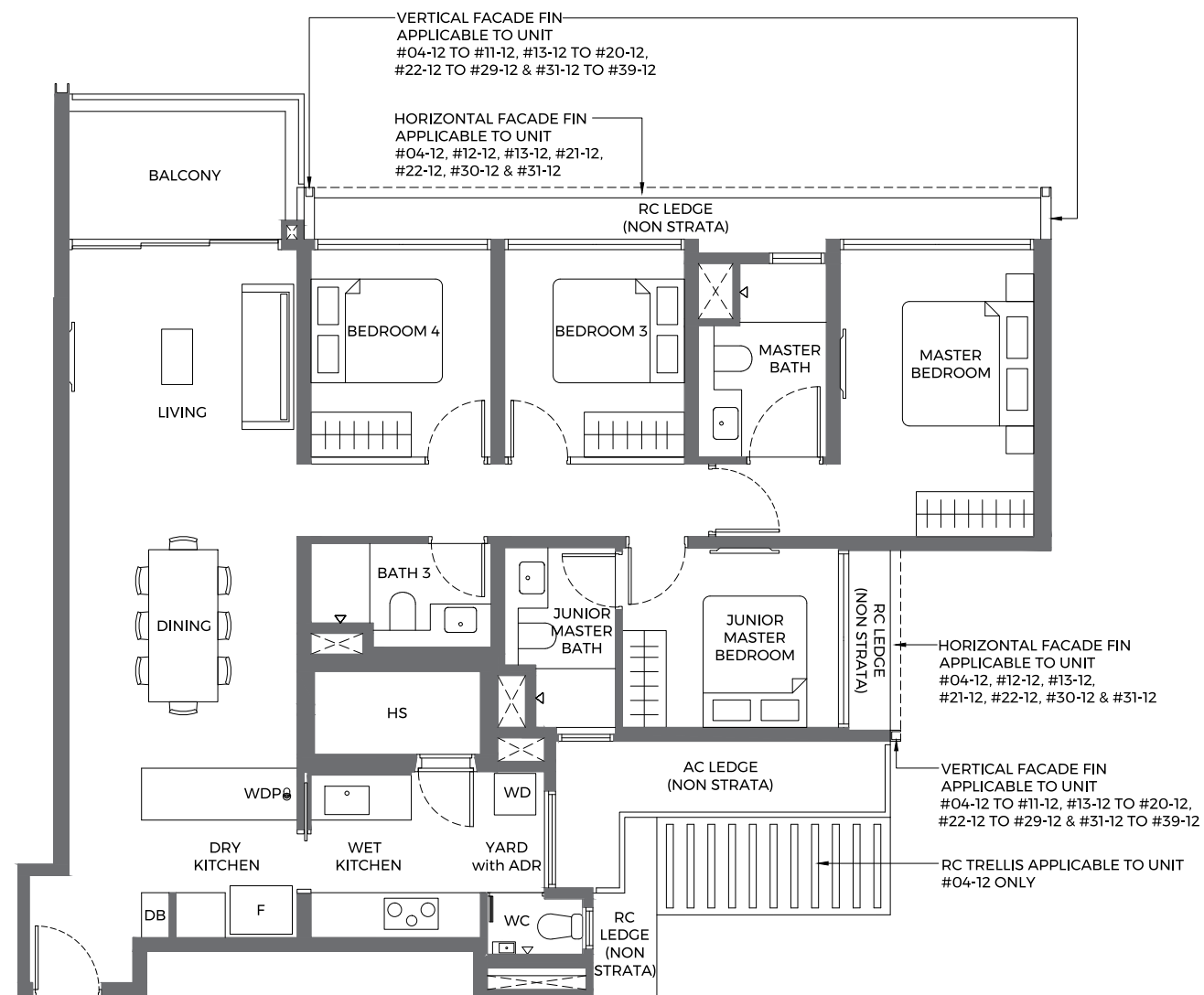


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EXCLUSIVE 4-BEDROOM PREMIUM

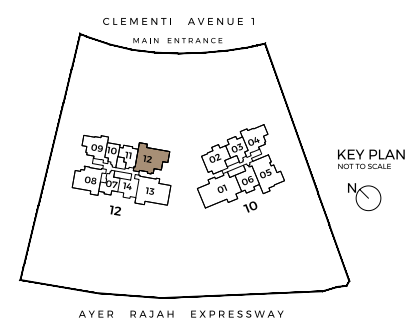
TYPE D2p

122 SQM / 1313 SQFT
12 CLEMENTI AVENUE 1
#04-12 TO #39-12



LEGEND: (WHERE APPLICABLE)

- AC AIR-CONDITIONER
- ADR AUTOMATED DRYING RACK
- DB DISTRIBUTION BOARD
- F FRIDGE
- HS HOUSEHOLD SHELTER
- PES PRIVATE ENCLOSED SPACE
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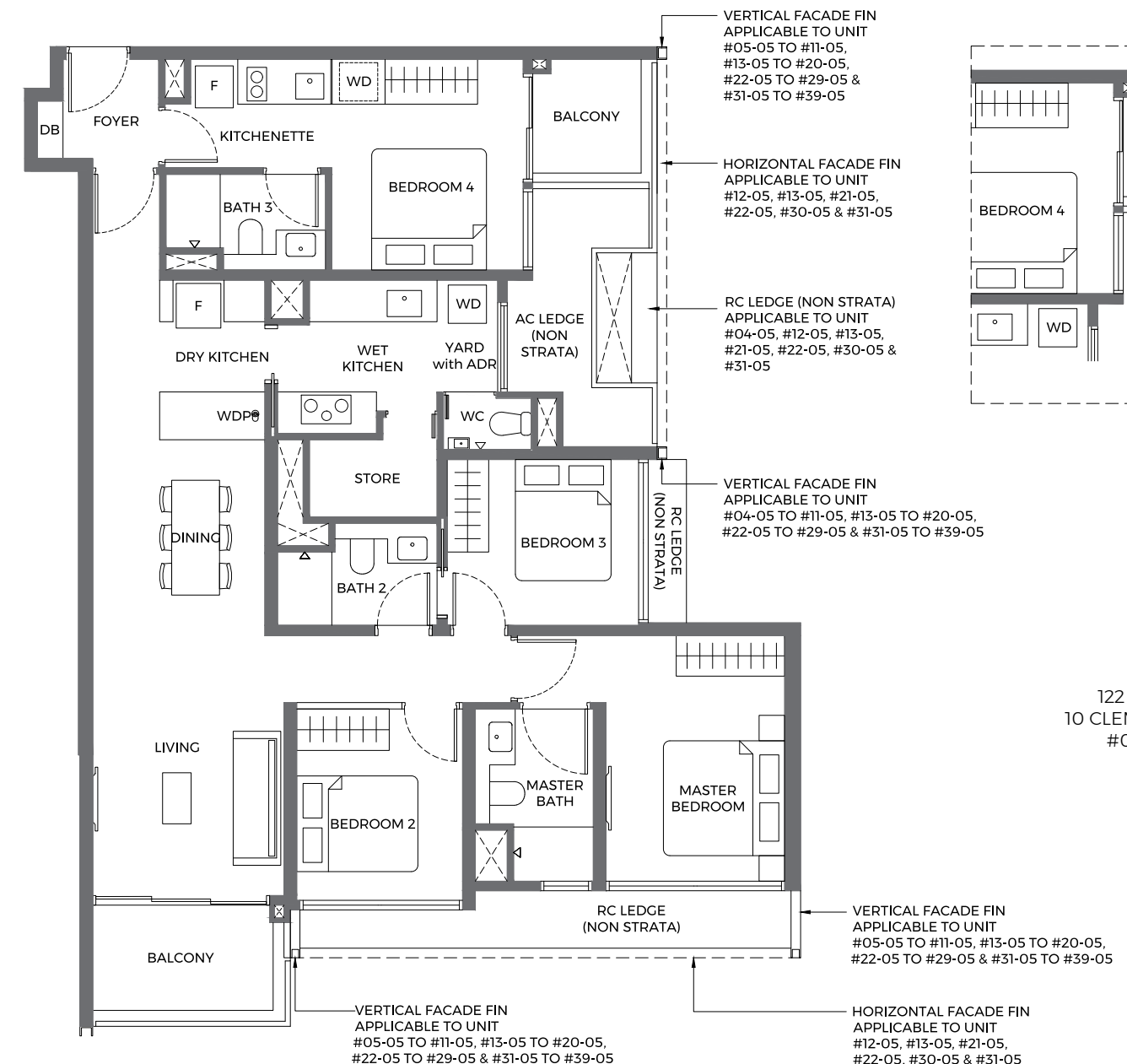


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EXCLUSIVE 4-BEDROOM DUAL KEY

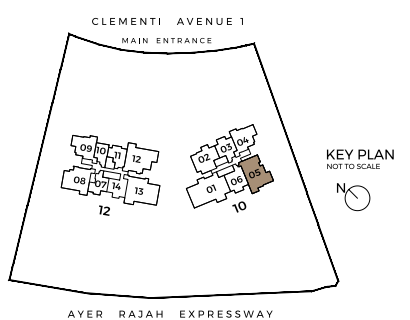
TYPE D3k

122 SQM / 1313 SQFT
10 CLEMENTI AVENUE 1
#05-05 TO #39-05

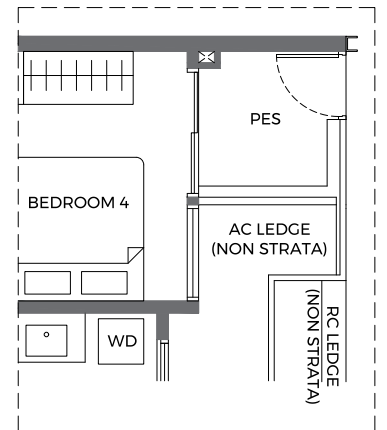


LEGEND: (WHERE APPLICABLE)

- AC AIR-CONDITIONER
- ADR AUTOMATED DRYING RACK
- DB DISTRIBUTION BOARD
- F FRIDGE
- HS HOUSEHOLD SHELTER
- PES PRIVATE ENCLOSED SPACE
- RC REINFORCED CONCRETE
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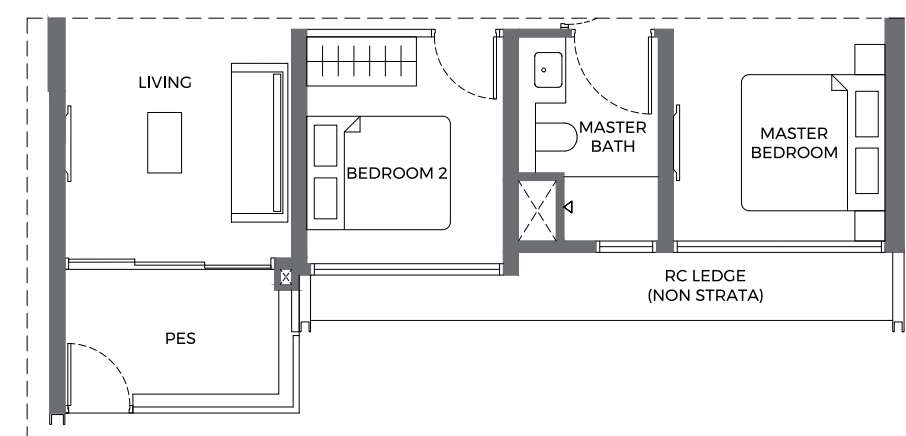


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TYPE D3k-PES

122 SQM / 1313 SQFT
12 CLEMENTI AVENUE 1
#04-05



EXCLUSIVE
4-BEDROOM +
STUDY

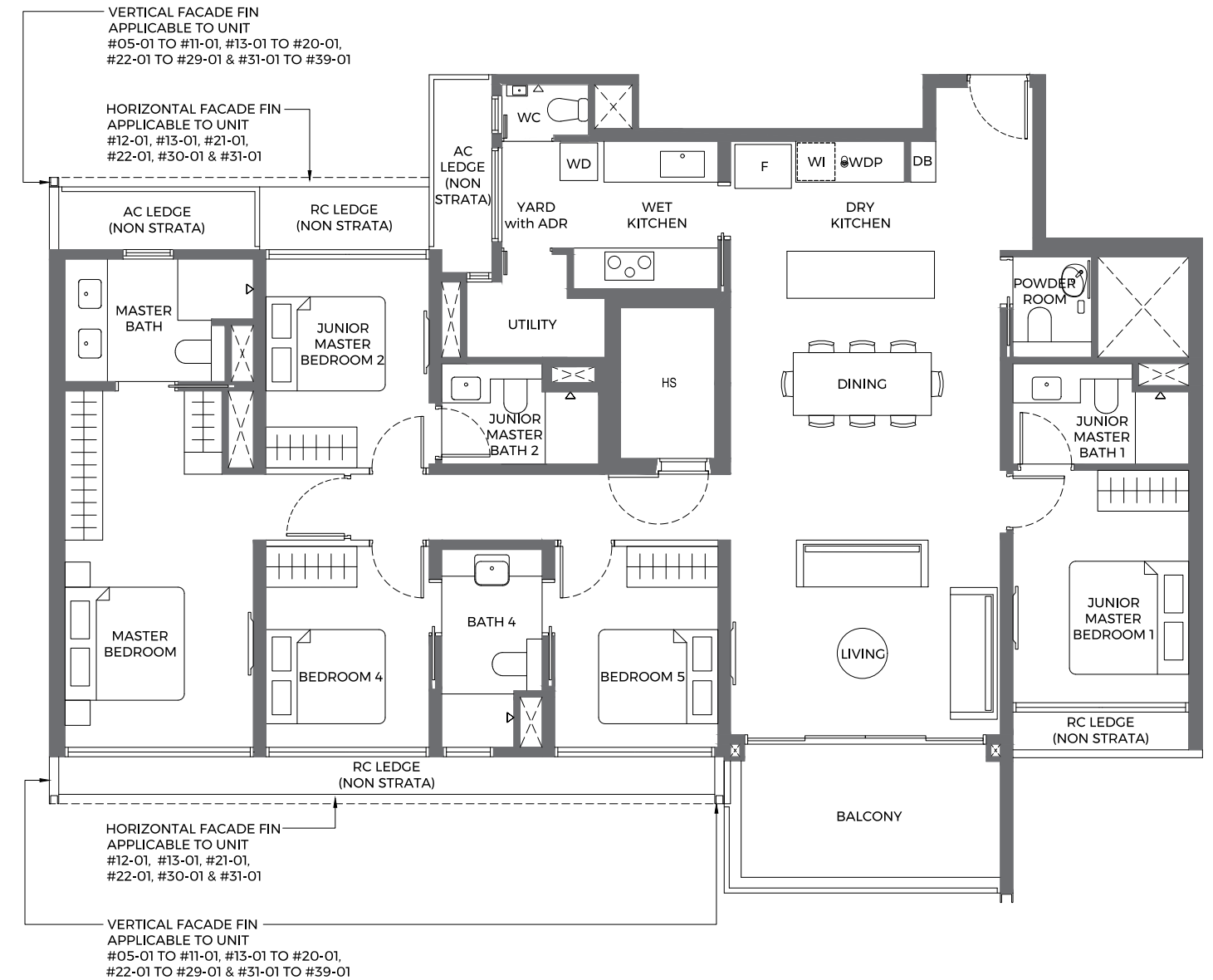
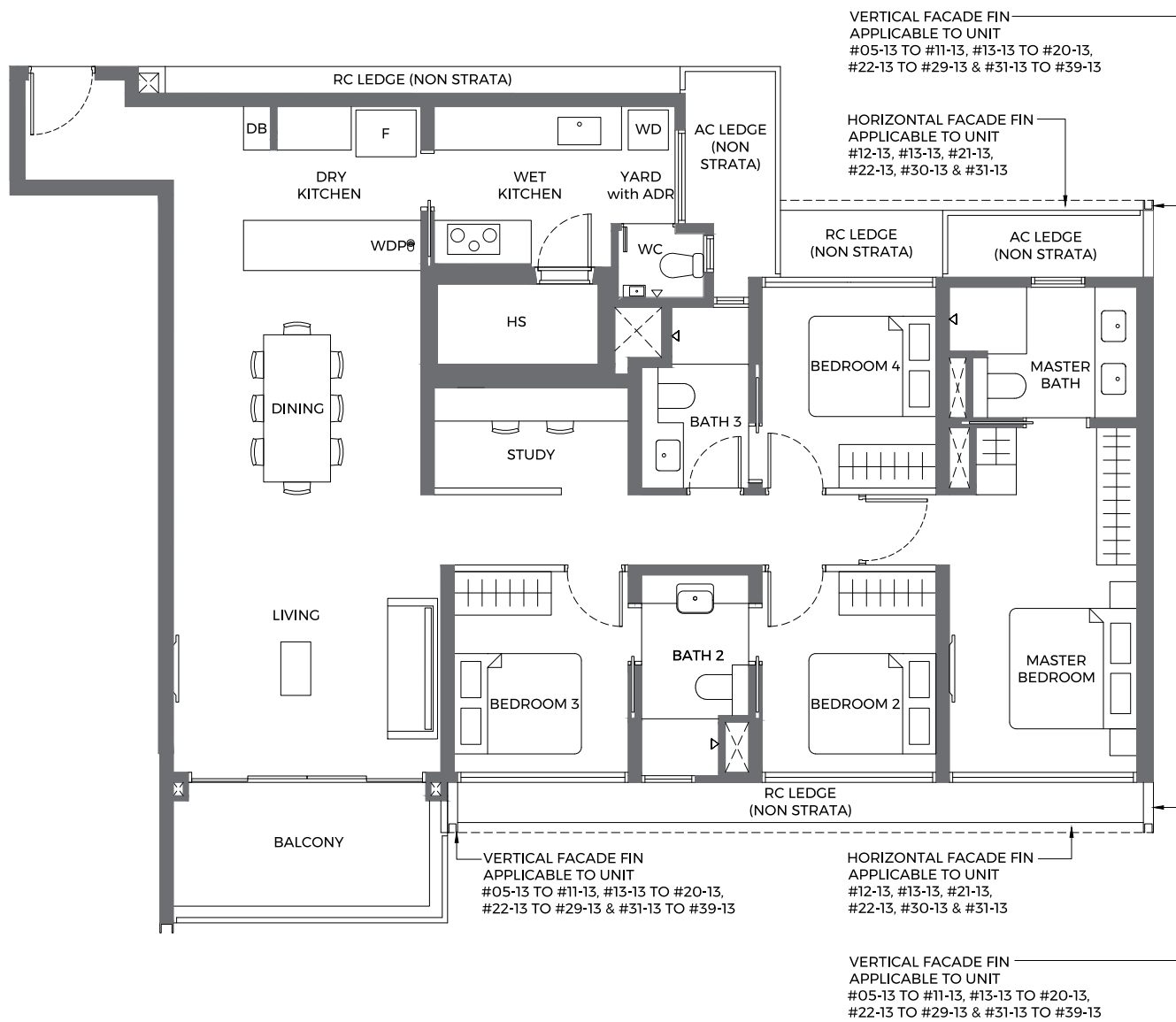
EXQUISITE
5-BEDROOM

TYPE D4s

TYPE E1

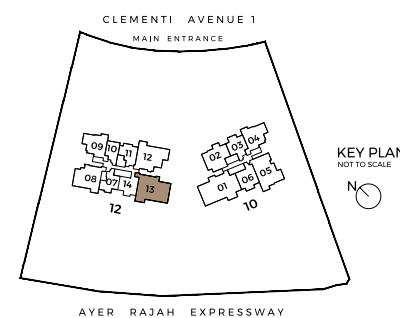
140 SQM / 1507 SQFT
12 CLEMENTI AVENUE 1
#05-13 TO #39-13

165 SQM / 1776 SQFT
10 CLEMENTI AVENUE 1
#05-01 TO #39-01



LEGEND:
(WHERE APPLICABLE)

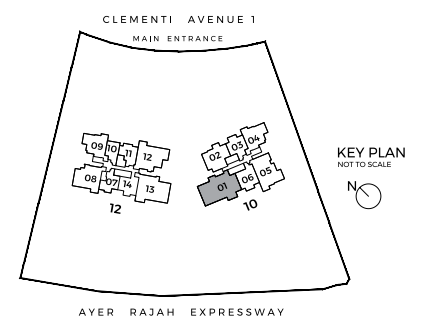
- AC AIR-CONDITIONER
- ADR AUTOMATED DRYING RACK
- DB DISTRIBUTION BOARD
- F FRIDGE
- HS HOUSEHOLD SHELTER
- PES PRIVATE ENCLOSED SPACE
- RC REINFORCED CONCRETE
- WD WASHER CUM DRYER
- WI WINE CHILLER
- WC WATER CLOSET
- WDP WATER DISPENSER & PURIFIER
- VOID SPACE (EXCLUDED FROM STRATA AREA)
- WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING) (REFER TO THE CLAUSE PERTAINING TO PREFABRICATED PREFINISHED VOLUMETRIC CONSTRUCTION IN THE SALES & PURCHASE AGREEMENT)



DISCLAIMER: Area includes balcony or PES where applicable and excludes, among others, the AC ledge and RC ledge. Please refer to the key plan for orientation. All floor plans are approximate measurements only and are subject to government re-survey. The balcony or PES shall not be enclosed unless with the approved balcony or PES screen. The cost of screen and installation shall be borne by the purchaser.

LEGEND:
(WHERE APPLICABLE)

- AC AIR-CONDITIONER
- ADR AUTOMATED DRYING RACK
- DB DISTRIBUTION BOARD
- F FRIDGE
- HS HOUSEHOLD SHELTER
- PES PRIVATE ENCLOSED SPACE
- RC REINFORCED CONCRETE
- WD WASHER CUM DRYER
- WI WINE CHILLER
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A LEGACY OF SUCCESS, CRAFTED WITH EXCELLENCE



INNOVATE,
CREATE, CONNECT
Experience the new way of living

BUILDING YOUR WORLD,
YOUR WAY
Your story told, with every space



Established in 1963, MCL Land is a member of the Jardine Matheson Group under Hongkong Land Holdings, a major listed property investment, management and development group. The Group owns and manages more than 850,000 sq. m. of prime office and luxury retail property in key Asian cities, principally in Hong Kong, Singapore, Beijing and Jakarta. Its properties hold industry leading green building certifications and attract the world's foremost companies and luxury brands as tenants.

As a leading residential developer with an extensive portfolio of quality developments in Singapore and Malaysia, MCL Land continues to evolve with practical and innovative residential solutions and creating long-term sustainable value. Notable developments include Nava Grove, Tembusu Grand, Copen Grand, Piccadilly Grand, Leedon Green, Parc Esta and Margaret Ville in Singapore, as well as Sfera, Quinn, Seri Riana and Riana Green East in Wangsa Maju, Kuala Lumpur, Malaysia.

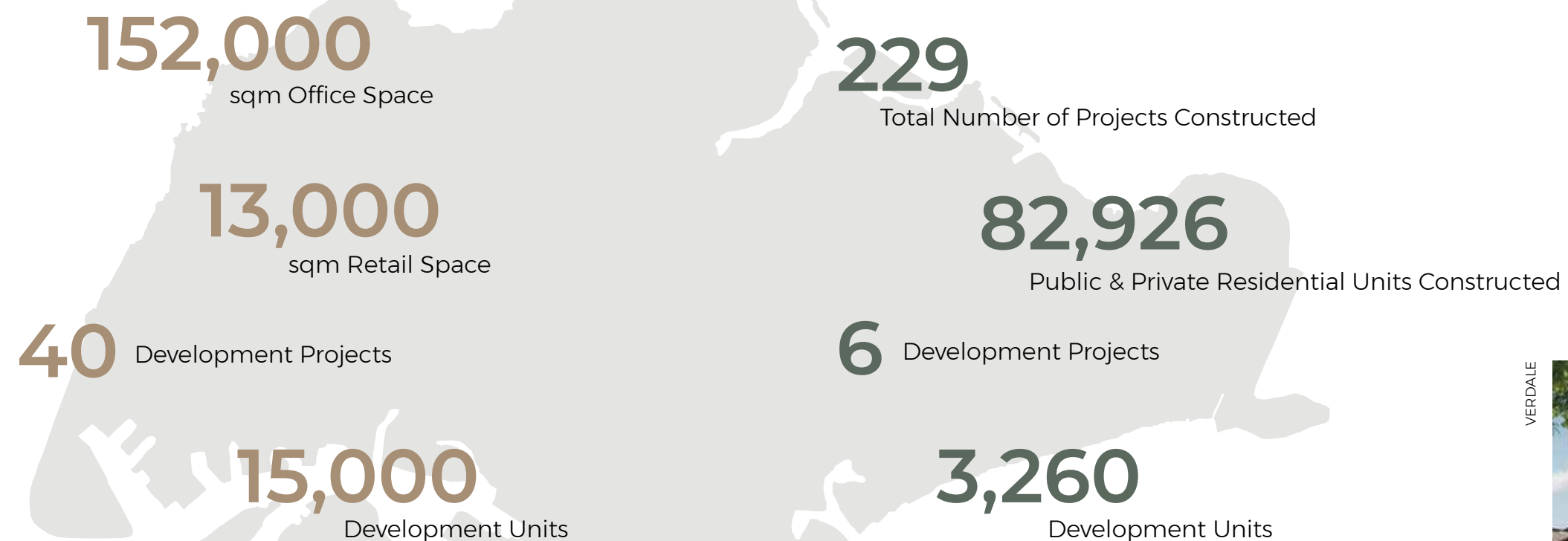
www.mcland.com

CSC Land Group is a subsidiary of China Construction (South Pacific) Development Co Pte Ltd (CCDC), a BCA-registered contractor of AI status with extensive experience in quality construction projects.

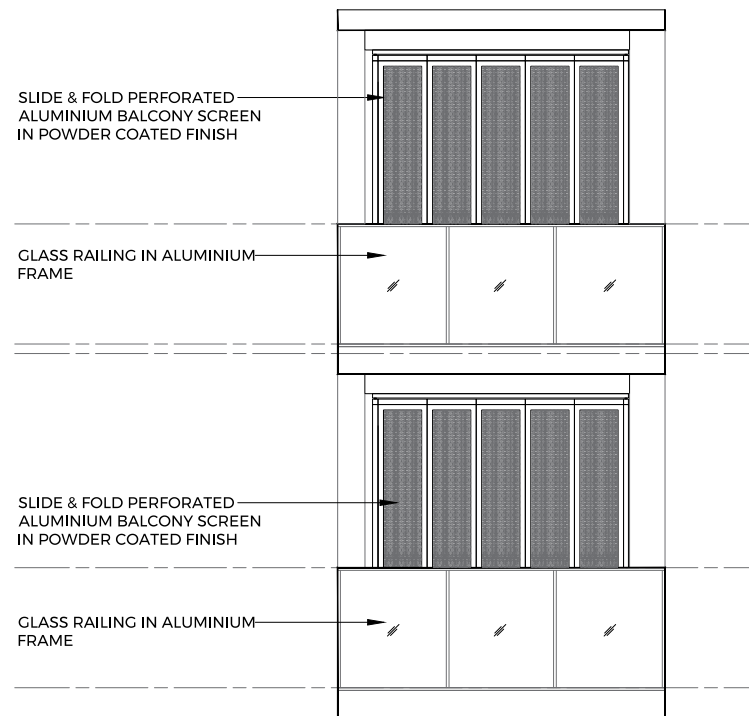
We aspire to build your world, the way you want, where you want. CSC Land Group is building a world where people and communities can fulfil their aspirations. We do this by envisioning possibilities to enrich assets, our people and support the environment for a thriving and sustainable world. CSC Land Group develops spaces with empathy - an ability to understand and listen. Our assets are high on value, functionality, balanced with good design and a sense of purpose. We believe that our customers' homes are not just homes, they are their world and we are building them, their way.

Every space tells a story. And every story, including yours, is unique. Everyone needs their own space, built their way. CSC Land Group develops spaces that are tailored for every stage of our customers' lives. Spaces that allow them to live their life story to the fullest. We listen to the stories of our customers and through our developments, bring them to life.

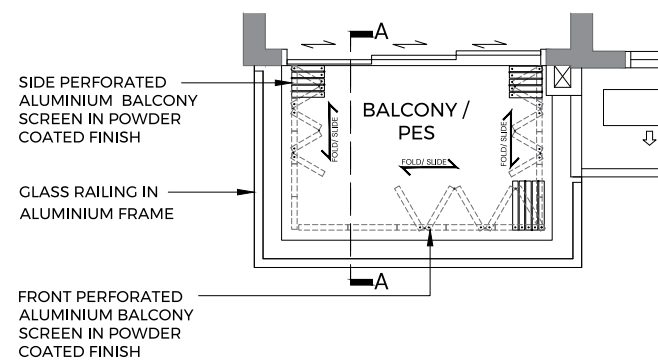
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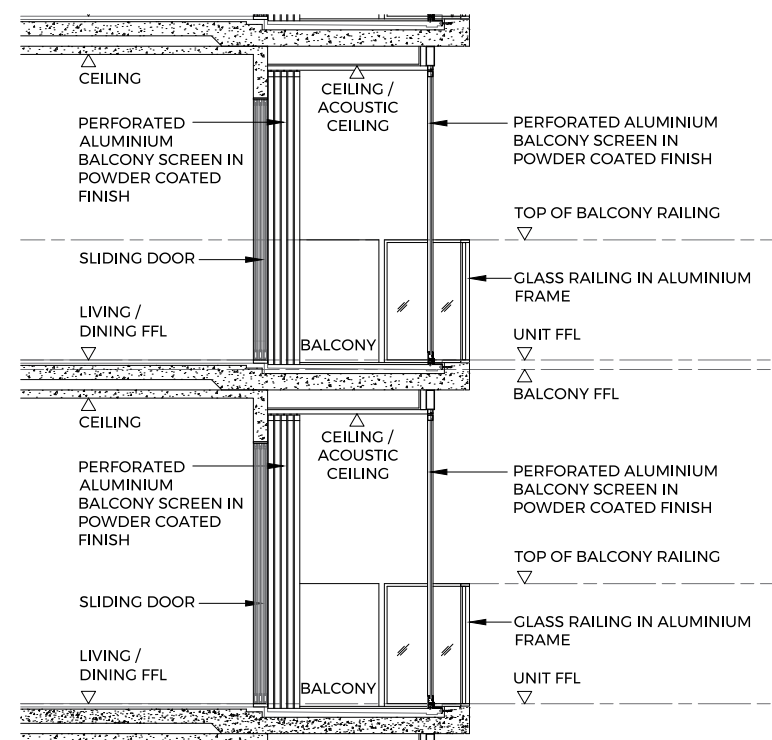
APPROVED BALCONY SCREEN



TYPICAL BALCONY / PES SCREEN ELEVATION



TYPICAL BALCONY / PES PLAN



TYPICAL BALCONY / PES SCREEN (SECTION A-A)

NOTES:

1. The balcony and private enclosed space (PES) shall not be enclosed unless with approved typical balcony / PES screen.
2. The balcony / PES screen must be capable of being drawn open or fully retracted and allow ventilation at all times, even when the screen is fully drawn.
3. The cost of screen and installation shall be borne by the purchaser.

DISCLAIMER: This is not an as-built drawing. Any measurements stated or depicted in the plan are approximate measurements and are subject to final survey.

Vendor (Developer): HC Land (Clementi) Pte. Ltd. (Registration No. 202346026C) · Housing Developer's Licence No.: C1501 · Tenure of Land: Leasehold of 99 years commencing from 13 February 2024 · Lot No.: Lot 05668V MK 03 at Clementi Avenue 1 · Encumbrances on the Land: Mortgage IJ/289195A in favour of DBS Bank Ltd · Expected Date of Vacant Possession: 31 March 2029 · Expected Date of Legal Completion: 31 March 2032

While reasonable care has been taken in the preparation of this brochure and in the construction of the scale models and the sales gallery/show-flats, neither the developer nor its agents will be held responsible for any inaccuracies or omissions. To the extent permissible by law, the statements, information and depictions in this brochure may not be relied upon as statements or representations of fact, offers or warranties (whether expressly or impliedly) by the developer or the developer's agents and they are not intended to form any part of the contract for the sale of the housing units. In particular, visual representations such as renderings, illustrations, pictures and drawings are artists' impressions only and photographs are only decor suggestions and cannot be regarded as representations of fact. The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied/to be supplied shall be provided subject to the developer's architect's selection, market availability and at the sole discretion of the developer. All information and specifications contained in this brochure are current at the time of printing and are subject to such changes as are required by the relevant authorities or the developer. 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. All areas and measurements stated in the brochure are approximate only and subject to final survey. The Sale and Purchase Agreement embodies all the terms and conditions between the developer 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 developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement.

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