



WHERE TIMELESS QUALITIES MAKE FOR TIMELESS LIVING

With its coveted freehold status, Leedon Residence will tell the story of your achievements for generations. Located in District 10's Good Class Bungalow enclave, you'll be connected to shopping and entertainment districts, as well as prestigious schools.

Five hectares of lush greenery offers a 200-metre nature trail, 50-metre lap pool and gourmet kitchen. Created by internationally acclaimed architect Chan Soo Khian of SCDA, Leedon Residence's lofty double-volume living spaces, private balconies and magnificent views will make home as grand as your dreams.

Freehold, District 10

Sprawling 500,000 sq ft land

Luxurious amenities with 200m Forest Walk

Surrounded by Good Class Bungalows

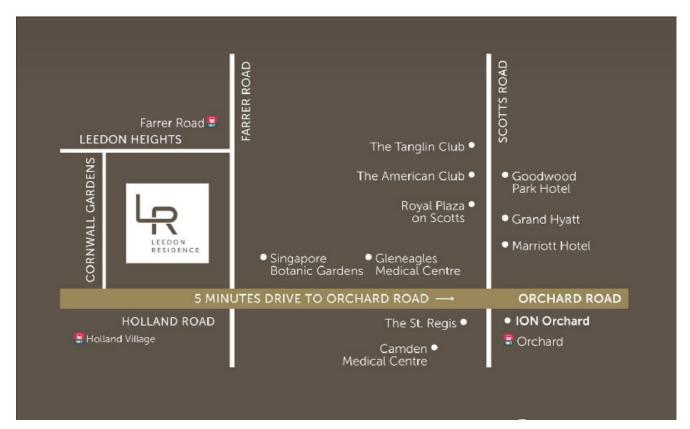
Short walk to Farrer Road MRT

Close proximity to Holland Village (set for intensification by URA)

Attractively priced 2, 3, 4 bedroom and penthouse units







INTERIOR PICTURES





4-Bedroom



Technical Brief

(compiled as at 31st July 2012)

1. Location : 2 - 24 Leedon Heights (District 10)

Postal Codes

Blk 2 - 266228 Blk 6 - 266215 Blk 8 - 266216 Blk 10 - 266217 Blk 12 - 267935 Blk 14 - 267936 Blk 16 - 267937 Blk 18 - 267938 Blk 20 - 266218 Blk 22 - 266219

Blk 24 - 266220

2. Tenure : Freehold

3. TOP : Q1 2015

4. No. of Units : 381 Units

5. Site Area : 48,525.30 sqm / 522,326 sqft

6. Plot Ratio : 1.6

7. Ceiling Height : Typical 2 bedroom: 3m

Typical 3 bedroom: 3m

Typical 4 bedroom: 3m / 6m at the living room

8. Facilities : Arrival Court Reflective Pool

Tree Avenue Pavillions

Kids' Pool Discovery Playground

Lap Pool The Grill
Jacuzzi Fitness Corner
Pool Cabanas The Forest Walk
The Dining Lounge Recreational Garden
The Club Tennis Courts
The Gym Water Features

- include steam rooms Tree Grove

9. Carpark Provision : Approximately 600 lots

10. Estimated Maintenance : \$90 per share value per month

Fee

Туре	Area	Share Value	Est. Maintenance Charges
2 Bedroom	1,044	6	\$540
3 Bedroom	2,088 - 2,131	8	\$720
3+S Bedroom	2,088	8	\$720
4 Bedroom	2,486 - 2,669	9	\$810
5 Bedroom	4,704	12	\$1080
Garden suites 3+S Bedroom	3,789 - 4,047	12	\$1,080
Garden Suites 4 Bedroom	3,401 - 5,285	10 - 14	\$900 - \$1,260
Garden Suites 5 Bedroom	6,566 - 8,051	15 - 18	\$1,350 - \$1,440
Sky Suites 3+S Bedroom	3,283	11	\$990
Sky Suites 4-Bedroom	3,617 - 3,767	11	\$990
Penthouse	5,694 - 6,125	14	\$1,260
Penthouse (Private Lift)	7,007 - 7718	16	\$1,440



11. Project A/C UOB FOR PROJECT A/C NO. 350-369-211-0 OF LEEDON

RESIDENCE DEVELOPMENT PTE. LTD.

Swift Code : **UOVBSGSG** Bank Code: 7375 Branch Code: 001

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12. Architect SCDA Architects Pte Ltd