



FACTSHEET

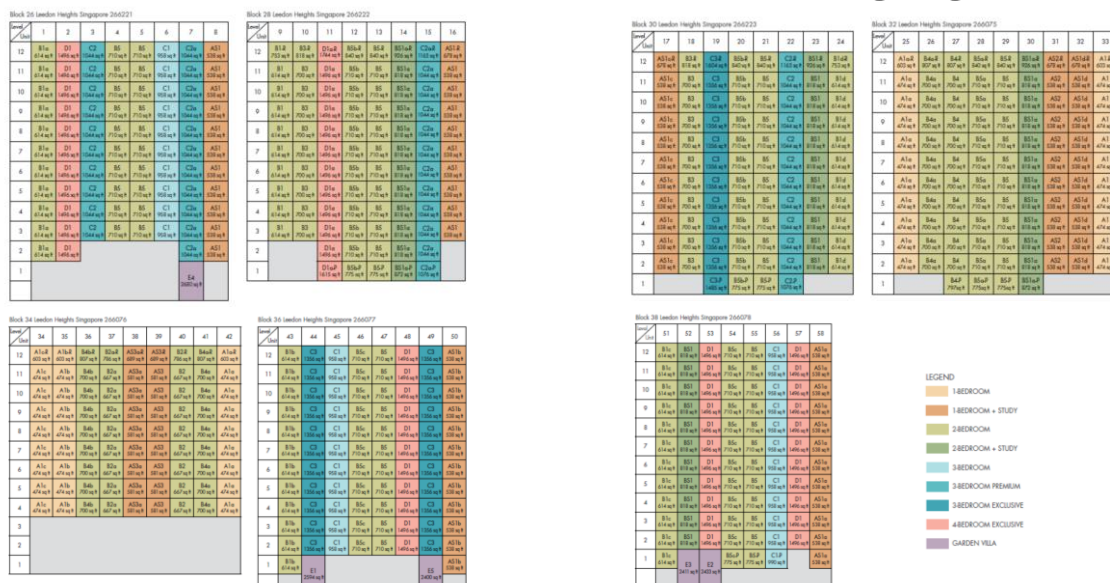
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PROJECT DETAILS	
Project Name	Leedon Green, 绿墩雅苑
Developer	MCL Land and Yanlord Land
Location / Address	26 – 38 Leedon Heights
District	10
Description of Property	Condominium housing development comprising of 7 blocks of 12-storey residential flats with landscape deck part 1 / part 2 basement carparks, swimming pools and communal facilities
No. of Units	638
Tenure of Land	Freehold
Expected Vacant Possession	31 st December 2023
Site Area	Approximately 320,000 sq ft (30,000 sq m)
Carpark Lots	510 residential carpark lots and 7 accessible carpark lots
Architect	DCA Architects Pte Ltd
Landscape Consultant	Ecoplan Asia Pte Ltd
Main Contractor	T.B.A
M&E Engineer	T.B.A
C&S Engineer	T.B.A
Project Interior Designer	Ptang Studio Limited
Maintenance Fees	\$240 to \$440 (\$48/Share value)
Project Account Details	T.B.A

UNIT MIX

UNIT TYPES	EST. AREA (sqft)	TOTAL UNITS	MAINTENANCE FEES
1-Bedroom	474 to 603	49 (7.68%)	\$240
1-Bedroom + Study	538 to 689	96 (15.04%)	\$240 / \$290
2-Bedroom (1 Bath)	614 to 786	74 (11.6%)	\$290
2-Bedroom (2 Bath)	700 to 840	200 (31.35%)	\$290
2-Bedroom + Study	818 to 926	46 (7.21%)	\$290
3-Bedroom	958 to 990	33 (5.17%)	\$290
3-Bedroom + Utility	1044 to 1163	45 (7.05%)	\$290
3-Bedroom + Utility + Pte Lift	1356 to 1604	34 (5.33%)	\$340
4-Bedroom + Utility + Pte Lift	1496 to 1744	56 (8.78%)	\$340
4-Bedroom Garden Villa	2400 to 2680	5 (0.78%)	\$390 / \$440
Total Units:		638	

DIAGRAMMATIC CHART



CEILING HEIGHT

Unit Type	Living / Dining	Bedroom	Kitchen	Bathroom
1 Bedroom	#01 to #11: 3.05m #12: 6m	3.05m	2.6m	2.625m
1 Bedroom + Study				
2 Bedroom (1 Bath)				
2 Bedroom (2 Bath)				
2 Bedroom + Study				
3 Bedroom				
3 Bedroom + Utility				
3 Bedroom + Utility + Pte Lift				
4 Bedroom + Utility + Pte Lift				
Garden Villa	4.5m			

FINISHES

	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Garden Villa		
Living / Dining, Family, Study, Kitchen	Porcelain Tiles		Marble				
Wet Kitchen	Tiles						
Bedrooms	Engineering Timber						
Master Bedroom	Marble						
Common Bathroom	n.a.	Tiles	Marble				
Kitchen Color Scheme	“Warm”		“Cool”				
Kitchen Counter Top	Large format tiles from Italy						

PROVISIONS

	Brand	Country of Origin
Kitchen Cabinet	Ernestomeda	Italy
Kitchen Appliances (including Washer & Dryer)	VZUG	Switzerland
Refrigerator	Liebherr	Germany
Sanitary Wares	Antonio Lupi	Italy
Sanitary Fittings (except WC)	Axor & Hansgrohe	Germany
Wardrobes	• Provided for every bedroom • Master bedroom's wardrobe door is of textured mirror finish and common bedroom's wardrobe door is of laminate finish • Wardrobe interior is of laminate finish for all wardrobes in master and common bedrooms • Come with in-built lights • Come with in-built dehumidifier	
Air Conditioning	• All Type A Units: Concealed ducted air-conditioning unit to Living / Dining, Study and Bedroom • All Other Unit Types: Concealed ducted air-conditioning unit to Living / Dining, Master Bedroom, Private Lift Lobby and Family Room (where applicable) Exposed wall mounted air-conditioning system to Junior Master Bedroom, Bedroom 2, Bedroom 3, and Study (where applicable)	
Smart Home Provisions	• Smart air conditioner control modules for all fan coil units • 1 biometric digital lockset at unit main entrance door • 1 home surveillance camera • 1 smart mirror for unit type C3, C3-P, C3-R, D1, D1a, D1a-P, D1a-R, E1, E2, E3, E4, E5 • 1 smart home gateway	

OTHERS

Waste Disposal System	Pneumatic waste conveyance system
No. of lifts per block	02
Lift Lobbies	Basement lobbies are air conditioned and secured with access control Typical Lift Lobbies are naturally ventilated
Location of water tanks	Roof top of respective blocks
Carpark	Carpark barrier system : IU system Carpark height clearance : 2.4m
Landscape coverage	Approximately 38%
Provision of balcony screens	Not provided
Acoustic measures	Subject to the requirements of the relevant authorities, certain units and/or areas may be provided with acoustic blinds and/or other appropriate acoustic measures
Provision of water point at PES and balcony	Provided at PES but not at balcony
Provision of town gas	Provided for unit type C1, C1-P, C2, C2-P, C2-R, C2a, C2a-P, C2a-R, C3, C3-P, C3-R, D1, D1a, D1a-P, D1a-R, E1, E2, E3, E4, E5
Water heater	Hot water supply from electric storage type water heater to kitchen and bathroom except WC
Intercom system	Audio and video intercom system and visitors' calls can be directed to mobile phones / tablets
Security features	- access control to facilities deck - resident can only access to their block and level, except for access to common facilities at Block 34 - private lift units will access the facilities deck from lift lobbies at Basement 1