

— UNLOCK —

DREAMS

THE ULTIMATE GUIDE TO

EXECUTIVE

CONDOMINIUM



— YOUR EXECUTIVE CONDO JOURNEY STARTS HERE —

TRANSFORMATION OF SEMBAWANG REDEFINING NORTHERN LIVING



Sembawang Hot Spring Park

- The upgraded park provides a distinctive leisure and nature destination rooted in Sembawang's heritage.

Better Regional Connectivity

- The North-South Corridor will connect the North directly to the city while creating more spaces for walking, cycling and community activities.

Major Long-Term Transformation

- A wider North Region rejuvenation, combining new homes, lifestyle amenities, nature and heritage.

New Waterfront Lifestyle District

- Sembawang Shipyard is envisioned as a mixed-use waterfront district that will integrate new homes, lifestyle amenities, public promenades, recreation, and Sembawang's maritime heritage.

Maritime Heritage Preserved

- Future developments will retain and integrate significant maritime structures and stories from Sembawang's naval and shipyard history.

Green & Blue Connectivity

- Sembawang's waterways, parks and Park Connector Network will provide better connections between neighbourhoods and nature.



YISHUN TRANSFORMATION

A BRIGHTER, MORE
CONNECTED TOMORROW

YISHUN 10 Redevelopment

- To be redeveloped into a new mixed-use complex, targeted for completion by mid-2031, adding more commercial and lifestyle offerings to the town centre.

More homes around Yishun MRT

- The area around Yishun MRT will be intensified with hundreds of new homes, including redevelopment of the former bus interchange site.

New Integrated Community Hub

- Chong Pang City is expected to be completed in 2027, with 3 swimming pools, a sheltered running track, market and community facilities, enhancing everyday convenience.

Land-Use Transformation Opportunity

- Orchid Country Club is among the golf courses slated to close by 2030, creating potential for future redevelopment and new uses of the land.

New integrated township precinct

- Chencharu will feature new homes, a park, hawker centre and bus interchange, creating a more complete live-work-play environment.

Waterfront & nature rejuvenation

- URA's plans highlight Lower Seletar as a recreational and waterfront destination, strengthening Yishun's connection to nature and the reservoir.

THE NORTH-SOUTH CORRIDOR



source: LTA

Faster North-to-City Connectivity

- 21.5 km Route: Connects northern estates (Woodlands, Yishun) directly to the Downtown Core and ECP.

Walk-Cycle-Ride (WCR) Vision

- Repurposes surface roads for continuous cycling trunk routes, dedicated bus lanes, and wider footpaths.



source: LTA

Phased Opening Timeline

- The elevated viaduct is targeted to open in phases from 2029, followed by the underground tunnel in phases from 2031.

Supports Future Northern Growth

- Improves connectivity to the SLE, PIE and ECP, while supporting new developments and creating more community spaces along the corridor.



THE NORTH NEXT BIG TRANSFORMATION AT WOODLANDS



source: URA



More Office & Retail Spaces

- Woodlands Central will serve as the North's main commercial hub, with further office and retail development planned.

Work-Learn-Make Hub

- Woodlands Gateway is planned as an employment and manufacturing hub supporting clean production, research, businesses and next-generation jobs.

Green & Sustainable Living

- New developments are expected to incorporate greenery such as sky terraces and roof gardens, supporting a greener urban environment.

Nature, Housing & Waterfront Living

- Housing by the Woods integrates homes with nature around Admiralty Park, while Woodlands Waterfront is planned with a welcoming public realm connected to the waterfront park.

Northern Gateway Economic Hub

- Strengthens Woodlands as an economic hub connecting Singapore, Johor Bahru and the Johor-Singapore Special Economic Zone (SEZ).

Four Distinct Precincts

- Woodlands Regional Centre (WRC) comprises Woodlands Central, Woodlands Gateway, Housing by the Woods and Woodlands Waterfront, each with a different role.

Enhanced Regional Connectivity

- Connectivity is supported by MRT, road links, the redeveloped Woodlands Checkpoint and the upcoming JB-Singapore RTS Link.

Integrated Pedestrian Network

- Multi-level sheltered, underground and elevated pedestrian connections will link developments, transport facilities and public spaces.



source: JTC



source: MRT Corp



source: JTC



source: JTC



source: JTC

BUKIT PANJANG

REJUVENATION

Rail Corridor

- Enhanced rail corridor connectivity and active mobility

LRT Upgrading

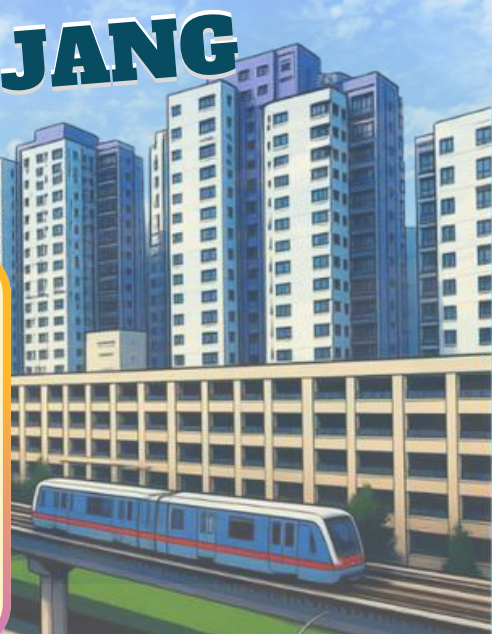
- Improved reliability and capacity for a smoother commute

Downtown Line Extensions

- Bukit Panjang MRT to the North-South Line via Sungei Kadut

New Regional Bus Services

- Direct connection from Senja to Jurong East regional hub



KRANJI REDEVELOPMENT



*A greener,
more connected
future*

New Housing Communities

- Modern, sustainable homes (Former Turf Club City) for a growing Kranji

More Green & Nature Spaces

- Parks, coastal greenery and nature trails for a healthier lifestyle

Better Connectivity

- Improved transport links and easier access to the rest of Singapore

F&B, Retail & Lifestyle Amenities

- More options for dining, shopping, and everyday convenience

Why Choose EC?

More Space • Better Value • Brighter Future

Executive Condominium (EC) – The Perfect Balance of Affordability, Comfort and Long-Term Value.

01



More Affordable Than Private Condos

Enjoy condo-style living at a more accessible price

02



Government Support & Stable Pricing

Backed by the government with strong controls for long-term value

03



5-Years MOP (Featured Projects)

Enjoy a minimum 5-years Minimum Occupation Period before selling

04



Established Neighbourhoods

Strategically located near MRT, shopping, schools, and amenities

05



Modern Facilities

Enjoy a wide range of lifestyle facilities for the whole family

06



Suitable for Families

A great option for HDB upgraders and first-time homeowners with families

07



Your Dream Home Is Possible

An EC is not just a home, it's a step towards a better tomorrow

08



Quality Living Environment

A well-planned living environment designed around comfort, convenience and community living

09



More Homeownership Opportunities

Eligible buyers can explore EC ownership, subject to prevailing HDB eligibility conditions

10



Green & Sustainable Living

Thoughtfully designed with nature, wellness and a healthier lifestyle in mind

11



Better Value Over Time

Potential for long-term value appreciation while enjoying affordable condominium living

12



Strong Investment Potential

Benefit from future capital growth and rental demand

The Smart Choice for Your Next Home

EXECUTIVE CONDOMINIUM PROJECTS IN THE PIPELINE

5 EXECUTIVE CONDOMINIUM PROJECTS

SOLANO GRAND

📍 Senja Close
300 units
2 Blocks of
26/27-Storeys
Land Size: 109,353sqft
Developer: CDL



- Nestled in a tranquil enclave near Bukit Panjang
- Close to Jelapang LRT and future developments
- Surrounded by nature and lifestyle amenities

WYNWOOD GRAND

📍 Woodlands Drive 17
430 units
14 Blocks of 8 storeys
Land Size: 271,330sqft
Developer: CDL



- Spacious low-rise living amidst lush greenery
- Integrated with future amenities and park
- Close to Woodlands South MRT (TEL)

SEMBAWANG ROAD (EC)

📍 Sembawang Road
Approx. 265 units
Land Size: 204,514sqft
Developer: JBE Holdings



- Well-connected location in the heart of Sembawang
- Close to schools, markets and everyday amenities
- Nestled within landed enclave

CLOVELLE OF WOODLANDS

📍 Woodlands Drive 17
Approx. 570 units
Land Size: 290,412sqft
Developer: Sim Lian Group



- Easy access to expressway
- Great connectivity and lifestyle convenience
- Ideal for families and upgraders

MILTONIA CLOSE (EC)

📍 Miltonia Close
Approx. 430 units
Land Size: 166,315sqft
Developer: Hoi Hup Realty

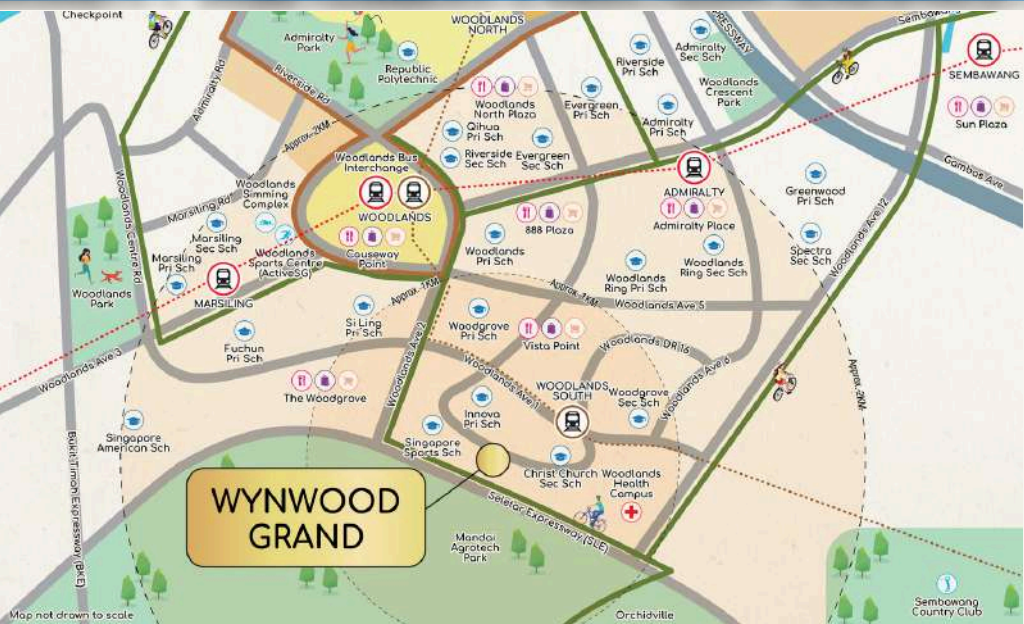


- Thoughtfully designed homes with quality facilities
- Next to Lower Seletar Reservoir
- Tranquil resort living

PROJECT SPOTLIGHT

Wynwood Grand

Woodlands Drive 17 • Woodlands • District 25



430 Units



14 Blocks
8 Storeys



Developer
CDL

PROJECT SPOTLIGHT

Solano Grand

Senja Close • Bukit Panjang • District 23



300 Units



2 Blocks
26/27 Storeys



Developer
CDL

PROJECT SPOTLIGHT

Sembawang Road (EC)

Sembawang Road • Sembawang • District 27



Canberra MRT



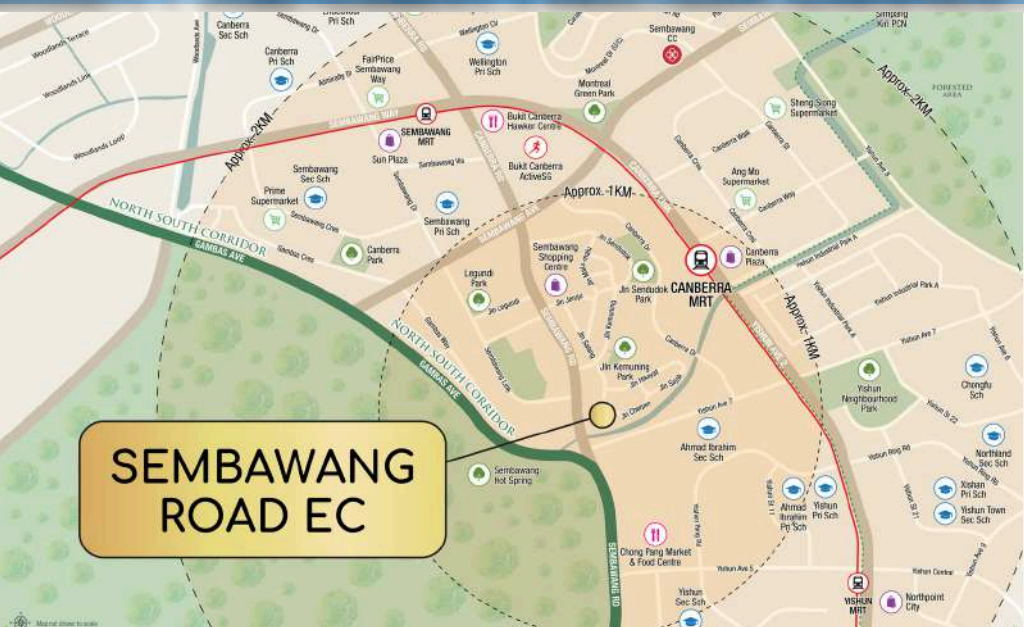
Canberra Plaza



Sembawang Primary School



Woodlands Regional Centre



265 Units
(Approx.)



Blocks &
Storeys (TBA)

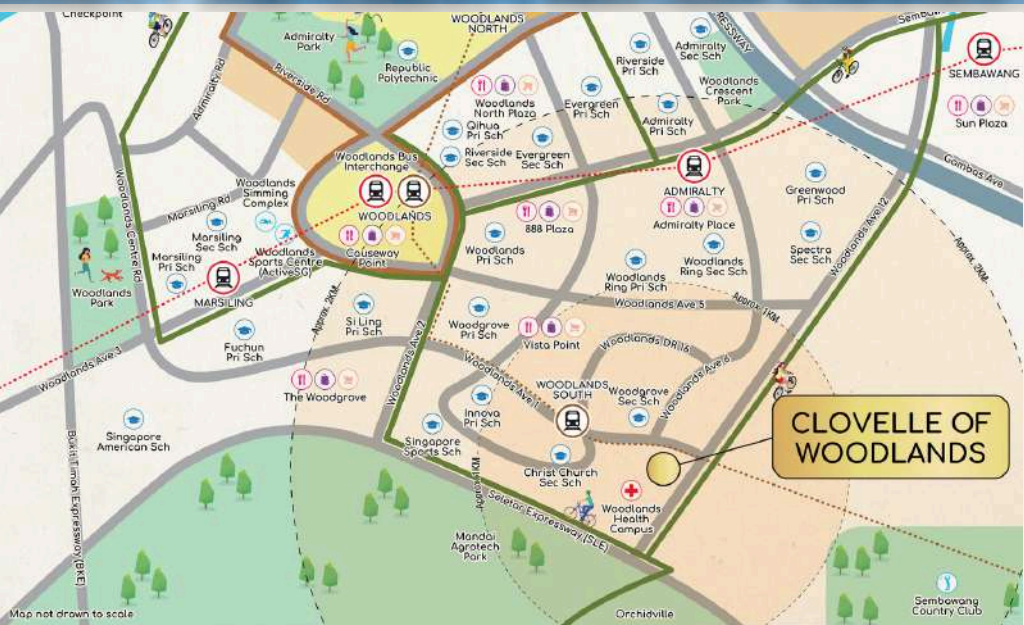


Developer
JBE Holdings

PROJECT SPOTLIGHT

Clovelle of Woodlands

Woodlands Drive 17 • Woodlands • District 25



570 Units (Approx.)



Blocks & Storeys (TBA)



**Developer
Sim Lian Group**

PROJECT SPOTLIGHT

Miltonia Close (EC)

Miltonia Close • Yishun • District 27



430 Units (Approx.)



Blocks & Storeys (TBA)



**Developer
Hoi Hup Realty**

12 Benefits of EC Ownership

Established Neighbourhoods.
Brighter Futures.



More Space
For Your Family



Established
Neighbourhoods



Quality
Lifestyle

Your Future Home
Starts Here

- **1 NO ABSD**
No ABSD Payable
For HDB Upgraders
- **2 NO SELLER STAMP DUTY**
Owner Occupied Estate
No Investors Price Hike
- **3 NO 2nd LOAN RESTRICTION**
Up To 75% LTV
Full CPF Usage
- **4 EC 5 YEARS MOP**
10 Years MOP For
Prime & Plus HDB Flats
- **5 NO ETHNIC RESTRICTION**
No Restriction On Race
When Buying OR Selling
- **6 DEFERRED PAYMENT SCHEME**
Pay 20% Down Payment
80% Deferred Till TOP
- **7 SPECIAL BRIDGING LOAN**
Unlock Existing
HDB Flat Value
- **8 ASSET PROGRESSION**
Using properties over
time to grow your wealth
- **9 PRICE SUBSIDIES**
Lower Land Cost
CPF Housing Grant
- **10 BUY FIRST SELL LATER**
Can Buy First, Sell
Later Lesser Upfront
- **11 CONDO LIFESTYLE LIVING**
Full Condo Facilities
Low Entry Price
- **12 NO SUBSIDY RECOVERY**
Subsidy Recovery For Prime
& Plus HDB Upon Selling

Disclaimer: Subject to the features and specifications of each respective project.

Enquire Now!

Discover how Executive Condominium
can be your perfect next step.



Spacious
Homes



Prime
Locations



Quality
Lifestyle



A Brighter
Future

YOUR NEXT HOME IN THE NORTH

Live Well. Grow Together.

5 Locations • 5 Different lifestyle propositions



JASON SIM
R052528Z
82822486

Huttons

**SINGAPORE'S LARGEST
PRIVATE REAL ESTATE AGENCY**

ESTATE AGENT LICENCE NO.: L3008899K

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