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# Project Information

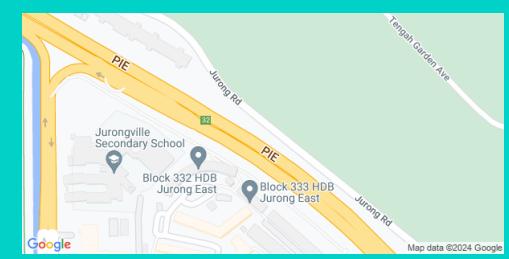
Developer	Lumina Grand 显丰嘉园
Type	Executive Condominium
Total	512
EXP Top	31 March 2029
Address	1, 5, 7, 9, 11, 13, 15, 17, 19, 21 Bukit Batok West Avenue 5
Location	D23 - Bukit Batok / Bukit Panjang
Country	Singapore
Tenure	99 years commencing from 27 December 2022



## Lumina Grand 显丰嘉园

D23 - Bukit Batok / Bukit Panjang

Address: 1, 5, 7, 9, 11, 13, 15, 17, 19, 21 Bukit Batok West Avenue 5, Singapore 250294



# Description

Lumina Grand is an Executive Condominium Housing Development Comprises 2 Blocks of 12-Storey & 9 Blocks of 13-Storey Apartments with 2 Levels of Basement Carpark, Tennis Court, Swimming Pool, Landscape Deck, Clubhouse & Communal Facilities.



## Estimated Maintenance Fees

UNIT TYPE	NO. OF UNITS	ESTIMATED AREA (SQ FT) TYPICAL & PES UNITS	ESTIMATED AREA (SQ FT) TOP FLOOR UNITS	SHARE VALUE	ESTIMATED MAINTENANCE FEES (\$63 PER SHARE VALUE PER MONTH)*
3-BEDROOM	104	936	1109	6	\$378
3-BEDROOM PREMIUM	202	969 - 980	1119 - 1173	6	\$378
4-BEDROOM	155	1141 - 1270	1324 - 1453	7	\$441
5-BEDROOM	51	1496	1711	7	\$441
TOTAL	512				

As of 28 December 2023

\*Exclude GST and subject to change

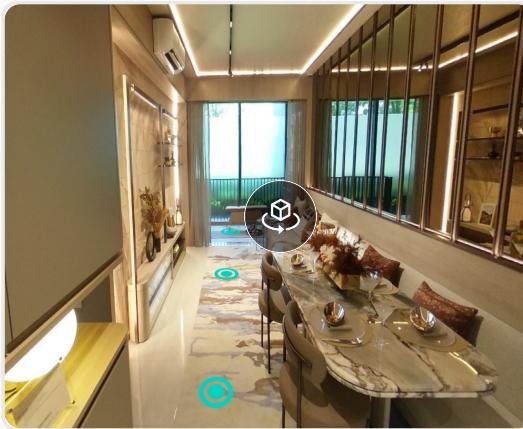
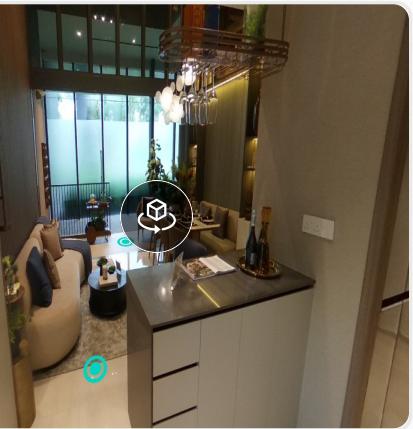
# GALLERY

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# VIRTUAL TOUR

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# SITE AND FLOOR PLAN

EVERYTHING YOU WANT  
AND LOVE IS HERE



A welcoming space for friends and family to get together



Let go of the day's stress with a relaxing soak

## SITE PLAN

### WELCOME

1. Arrival Court
2. Welcome Lobby
3. ReActive Pond
4. Zen Garden

### EXPLORE

5. Urban Farming
6. Crafting Pavilion
7. Botanical Patio
8. Fun Lawn
9. BBQ Pavilion
10. Yoga Lawn
11. ReAxeology Walk

### PLAY

12. Kids Play
13. Recreation Pavilion
14. Fitness Zone
15. Kids Explore
16. Garden Path
17. Tranquil Garden
18. Social Lawn
19. Tennis Court
20. Residents' Music Room
21. Social Room
22. Residents' Dance Room
23. Games Room

- GATHER (Level 2)
  - 34. Gymnasium
  - 35. Reading Lounge
  - 36. Reading Lounge 2
  - 37. Clubhouse 2
  - 38. Green Aisle
  - 39. Relaxation Deck

- ANCILLARY
  - A. Guardhouse
  - B. Side Gate
  - C. Entrance to Basement Carpark
  - D. Genset (Basement) with Trellis
  - E. Substation (Basement)
  - F. Bin Centre (Basement)
  - G. Feature Ramp
  - H. Bicycle Parking (Basement)
  - I. Bicycle Parking (Level 1)
  - J. Ventilation Shaft (Level 1)
  - Water Tank (Roof)

0 10 20 30 40m



The renderings of the units as shown are for illustrative purposes only. The shading and outline of the units do not represent the actual type or size of the units. The boundary lines of the units set out here are to be taken as a representation of the actual units. Kindly refer to the approved BP plans for the actual unit outline/boundary lines.



# NEARBY AMENITIES

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## subway\_station

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Bukit Gombak    BUKit Batok

## shopping\_mall

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Dress Publisher    Tom & Stefanie    Le Quest Shopping Mall    Plantation Plaza    West Mall    Bukit Batok West Shopping Centre    潮州卤味    Alprop Pte. Ltd.  
Sunshine Place    Bukit Batok Town Centre    Bullion International    Everstyle Trading    Keat Hong Shopping Centre

## school

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Swiss Cottage Secondary School    Princess Elizabeth Primary School    Bukit Batok Secondary School    Hillgrove Secondary School    Crest Secondary School  
YWCA Preschool @ Bukit Gombak    PCF Sparkletots @ Bukit Batok Blk 118    Matrix Math Bukit Batok  
PCF BUKIT GOMBAK SPARKLETOTS INFANT CARE & CHILD CARE CENTRE    Dazhong Primary School    MOE Kindergarten @ Dazhong  
Dulwich College (Singapore)    The Enrichment Classroom - Gombak    St. Anthony's Primary School    Eden School    Advanced Montessori Bukit Batok West  
Fun Learners' School - Bukit Batok Tuition Centre    Kumon Asia and Oceania Pte Ltd - Bukit Batok St. 31    PCF Sparkletots @ Hong Kah North Blk 338  
PCF Sparkletots @ Bukit Gombak Blk 535

## restaurant

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Canadian 2 For 1 Pizza    Halal Caterers Singapore    Pizza Hut Delivery - Bukit Batok    Subway    Buffet Singapore    Air Pasang Food Court    Ding Ji  
Burger King (West Mall)    Dajie Makan Place - Halal Chicken Rice & Niang Dou Fu    Shell    Pizza Hut Express    Srisun Express Bukit Batok    Subway  
Tsukiji Men Don Tei 鮭亭    8 Degree Lounge - Bukit Batok    Delisnacks    Siam Square Mookata - Best Mookata Restaurant in Singapore    Vie Bistro    Encik Tan  
Eastern Rice Dumpling

## bus\_station

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Blk 303    Opp Blk 120    Aft Bt Batok Stn/Blk 628    Blk 109    Blk 102    Blk 644    Blk 253

# hospital

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Neecare Medical Centre    The Aesthetics Medical Clinic - CSC Bukit Batok    Ren Ci @ Bukit Batok St. 52 (Nursing Home)  
Heah Endoscopy and Piles Centre (Bukit Batok)    St Luke's Hospital    Island Family Clinic (Bukit Batok)    Island Family Clinic (Keat Hong)  
CIP for JZ at Bukit Gombak    Chua Medical Clinic and Surgery    Blue Cross Thong Kheng Home    Diaverum Choa Chu Kang Dialysis Centre  
Orient Dental Clinic Jurong East Blk 345

# FLOOR PLAN

## 3-BEDROOM

Type A1-P  
Type A1  
Type A1-PH



Type A2-P  
Type A2  
Type A2-PH



3-BEDROOM PREMIUM  
Type A3P-P  
Type A3P  
Type A3P-PH



## 3-BEDROOM

Type A1-P  
Type A1  
Type A1-PH



Type A2-P  
Type A2  
Type A2-PH



3-BEDROOM PREMIUM  
Type A4P-P  
Type A4P  
Type A4P-PH



## 3-BEDROOM

Type A2-P  
Type A2  
Type A2-PH



3-BEDROOM PREMIUM  
Type A3P-P  
Type A3P  
Type A3P-PH



# AVAILABLE UNITS

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Type	Size(sqft)	Floor Price	#Units
3 Bedroom	936.0-1109.0	\$1,349,000	104
3 Bedroom Premium	969.0-980.0	\$1,400,000	202
4 Bedroom	1152.0-1442.0	\$1,641,000	155
5 Bedroom	1496.0-1711.0	\$2,115,000	51

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Registered Parties will be eligible for our Immediate Developer Appointed Marketing Pricing in addition to live updates of the advancement. Submit your Expression of Interest online and be a proud owner at the Lumina Grand 显丰嘉园!

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