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Project Information

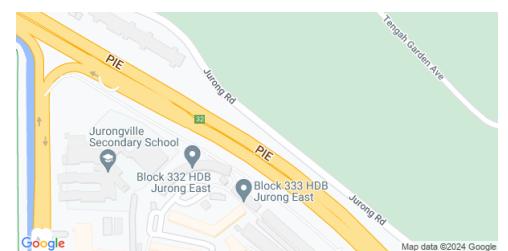
Developer	Lumina Grand 显丰嘉园
Type	Executive Condominium
Total	512
EXP Top	31 March 2029
Address	1, 5, 7, 9, 11, 13, 15, 17, 19, 21 Bukit Batok West Avenue 5
Location	D23 - Bukit Batok / Bukit Panjang
Country	Singapore
Tenure	99 years commencing from 27 December 2022



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				

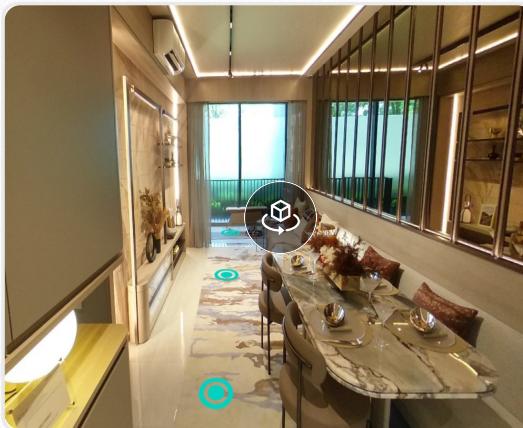
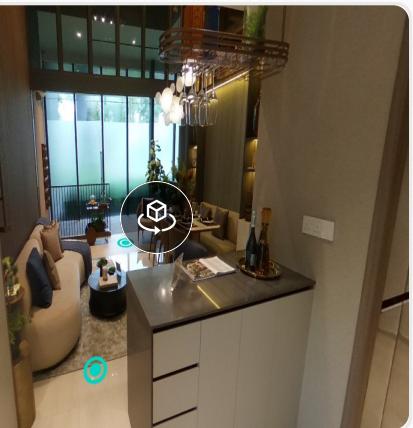
As of 28 December 2023

*Exclude GST and subject to change

GALLERY



VIRTUAL TOUR



SITE AND FLOOR PLAN

EVERYTHING YOU WANT
AND LOVE IS HERE



Clubhouse 1 (with Gourmet Kitchen)
Artist's impression

A welcoming space for friends and family to get together



50m Lap Pool
Artist's impression

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

SITE PLAN

WELCOME

- Arrival Court
- Welcome Lobby
- ReActive Pond
- Zen Garden

EXPLORE

- Urban Farming
- Crafting Pavilion
- Botanical Patio
- Fun Lawn
- BBQ Pavilion
- Yoga Lawn
- ReAxology Walk

PLAY

- Kids Play
- Recreation Pavilion
- Fitness Zone
- Kids Explore
- Garden Path
- Tranquil Garden
- Social Lawn
- Tennis Court
- Residents' Music Room
- Social Room
- Residents' Dance Room
- Games Room

GATHER (Level 2)

- Gymnasium
- Reading Lounge
- Reading Lounge 2
- Clubhouse 2
- Green Aisle
- Relaxation Deck

ANCILLARY

- Guardhouse
- Side Gate
- Entrance to Basement Carpark
- Genset (Basement) with Trellis
- Substation (Basement)
- Bin Centre (Basement)
- Feature Ramp
- Bicycle Parking (Basement)
- Bicycle Parking (Level 1)
- 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

subway_station

Bukit Gombak BUKit Batok

shopping_mall

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

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

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 鮓亭 8 Degree Lounge - Bukit Batok Delisnacks Siam Square Mookata - Best Mookata Restaurant in Singapore
Vie Bistro Encik Tan Eastern Rice Dumpling

bus_station

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

hospital

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
3-BEDROOM
Type A2-PH



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



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

3-BEDROOM
Type A1-P
Type A1
Type A1-PH



Type A2-P
Type A2
3-BEDROOM
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
3-BEDROOM
Type A2-PH



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

Type A2-P
Type A2
3-BEDROOM
Type A2-PH



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



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

3-BEDROOM
Type A1-P
Type A1
Type A1-PH



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



AVAILABLE UNITS

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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