

GuocoLand to launch its fourth Lentor project in Q1

Lentor Modern's residential units are sold out; Lentor Hills Residences and Lentor Mansion almost fully taken up

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GUOCOLAND, along with partners Hong Leong and CSC Land, is set to market Lentor Central Residences in the first quarter of 2025.

The 477-unit development will be GuocoLand's fourth project in

the new Lentor Hills estate.

Pricing details are not yet available.

Lentor Central Residences follows three other projects that were earlier marketed by GuocoLand – with various partners – in the area, where six plots of land have been sold under the Government Land

Sales programme for residential re-development.

A seventh site at Lentor Gardens was released for sale in October 2024; the tender closes this April.

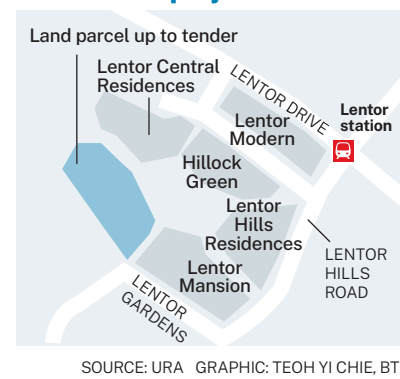
Most of the sites sold so far in the Lentor area are being developed by GuocoLand, Hong Leong and TID.

The first project to be launched was Lentor Modern two-and-a-half years ago; all 605 residential units have since been sold, GuocoLand announced on Monday (Jan 27).

The developer also sold out its 558-unit Midtown Modern in the Bugis area in December 2024.

Over its launch weekend in Sep-

Lentor Hills projects



tember 2022, Lentor Modern sold 84 per cent of its residential units, with prices ranging from S\$1,856 per square foot (psf) to S\$2,538 psf. Slated for completion in the first half of 2026, the integrated

and mixed-use development will be directly connected to Lentor MRT Station on the Thomson-East Coast Line.

The Lentor Modern mall – also expected to open in 2026 – is currently more than 50 per cent leased, said GuocoLand. It will offer a range of food and beverage concepts, as well as medical, beauty and wellness services.

“The response to Lentor Modern and our other developments in the Lentor Hills estate highlights the strong demand for quality premium homes in the area,” said Dora Chng, residential director of GuocoLand.

The developer's second project in the estate was Lentor Hills Residences, which sold half of its 598 units at its launch in July 2023, at an average price of S\$2,080 psf. The project has sold 99 per cent of its units to date, GuocoLand said on Monday.

Three more projects in the area followed Lentor Hills Residences. In November 2023, Hillock Green was launched, selling 27 per cent of its 474 units at S\$2,210 psf. The condominium is being developed by Forsea Holdings, United Engineers and Soilbuild Group.

In March 2024, GuocoLand marketed Lentor Mansion, its third project in the Lentor Hills estate. Seventy-five per cent – or 400 units – of the 533 units were sold at prices ranging from S\$2,104 psf to S\$2,478 psf. Currently, the project is 97 per cent sold, the developer said.

That same month, TID's Lentoria moved 50 units – or about 20 per cent of its 267 units – at an average of S\$2,120 psf at launch.

More developments are also on the way near this growing estate.

A 941-unit project by GuocoLand and Hong Leong in the Upper Thomson area is slated for launch in the second half of this year. Located close to the Lentor Hills estate, the development includes an adapted portion of the original Upper Thomson Secondary School.

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