

# GuocoLand to preview Springleaf Residence with prices starting from \$1,995 psf

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Springleaf Residence is located less than a 2-min sheltered walk from Springleaf MRT Station on the Thomson-East Coast Line. (Photo: GuocoLand)

GuocoLand will preview its newest project, the 941-unit Springleaf Residence in District 26, on Aug 1. Prices at the 99-year leasehold development are expected to start from \$878,000 (\$2,263 psf) for a 388 sq ft one-bedroom unit, to \$3.02 million (\$2,077 psf) for a 1,453 sq ft five-bedroom unit.

Located along Upper Thomson Road in the Springleaf neighbourhood, the new project is next to the Central Catchment Nature Reserve and Springleaf MRT Station on the Thomson-East Coast Line. The neighbourhood comprises low-rise landed estates, and the new project will be the first high-rise condo in the area.

Springleaf Residence is close to Lentor, an area familiar to GuocoLand, which has directly developed four of the seven new projects in that private residential estate. “There are similarities between the Springleaf estate and Lentor Hills estate,” says Cheng Hsing Yao, group CEO of GuocoLand. “Both are in quiet private landed housing enclaves and are directly served by the Thomson-East Coast Line.”

A side gate and sheltered walkway link the project to Springleaf MRT Station, and the Thomson-East Coast Line connects residents to the Central Business District, Orchard Road, Marina Bay and the East Coast.

Springleaf Residence is jointly developed with Hong Leong Holdings. The project comprises five 25-storey residential towers featuring a mix of two- to five-bedroom units, as well as a four-storey residential block with one- to three-bedroom units.



Part of the former Upper Thomson Secondary School has been conserved and converted into 32 homes. (Photo: GuocoLand)

Units in the five residential towers range from two- to five-bedroom units of 527 sq ft to 1,475 sq ft. The development will also feature two sky terraces in each tower, and the landscaping in each space consists of different species of flora.

Dora Chng, residential director of GuocoLand, says: “Working with our consultants, we have prioritised designing homes with efficient layouts and flexibility of use in mind, and facilities that support residents’ wellness and community bonding.”

The low-rise residential block is a conserved building that was part of the former Upper Thomson Secondary School. The repurposed building will feature 32 units, comprising one- to three-bedroom units of 388 to 1,259 sq ft, with two new lift cores that will each serve four units. The building will also house three key residential facilities — a gym, a co-working study room and a craft space with fully kitted kitchens.

Leaning into the area’s proximity to protected forests, 77% of the site has been set aside for landscaping and facilities. A focal point in the condominium is the sprawling Grand Lawn, which is ringed by a running track and fronts the resident clubhouse, featuring three function rooms and two dining pavilions. Other facilities offered at the condo include four swimming pools, including a 50m lap pool, a tennis court, a recreational half-basketball court and a children’s playground.

Springleaf Residence is expected to be completed in 2029 and will attain BCA’s Green Mark Platinum (Super Low Energy) certification with a maintainability badge upon completion.