

Springleaf Residence drew over 2,500 groups during three days of preview

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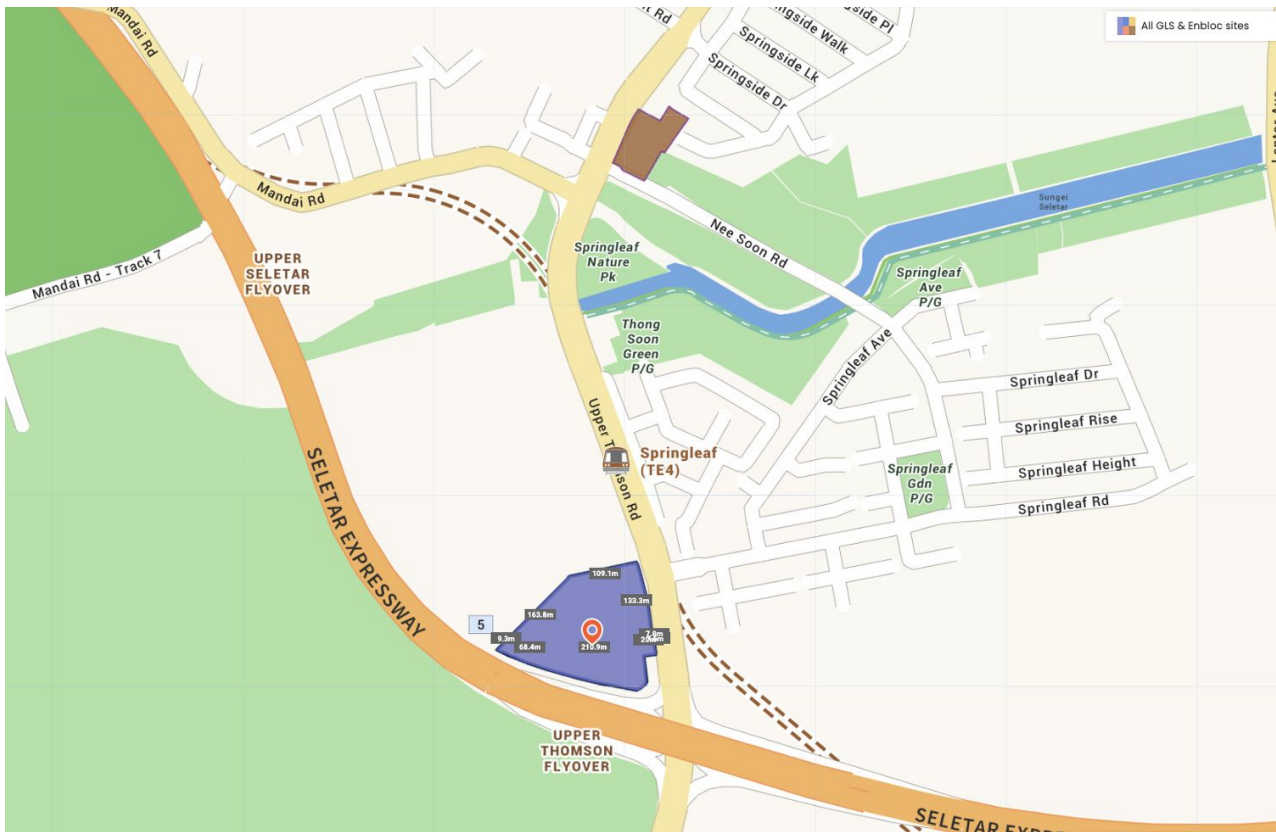
The crowd at Springleaf Residence sales gallery over the three-day preview from August 1 to 3

The opening preview of the 941-unit Springleaf Residence drew more than 2,500 groups of visitors from August 1 to 3, according to joint developers GuocoLand and Hong Leong Holdings.

Visitors included singles, young couples, families seeking larger homes, and Gen Xers interested in resizing. Residents from the nearby private landed housing estate were also among the visitors.

Many prospects were Gen Xers, as Springleaf Residence occupies the former site of Upper Thomson Secondary School, which opened in 1965. The school was later renamed North View Secondary School and relocated to Yishun in 1988. Seletar Institute then occupied the site until it closed in 1997.

Joint venture partners GuocoLand and Hong Leong Holdings purchased the 344,700 sq ft, 99-year leasehold site in a government land sales (GLS) tender in April 2024, for \$779.6 million or \$905 psf per plot ratio (ppr).



The 344,700 sq ft, 99-year leasehold site purchased by GuocoLand and Hong Leong Holdings that will be developed into the new 941-unit Springleaf Residence (Source: EdgeProp Landlens)

Part of the four-storey blocks of the former school buildings will be conserved and converted into 32 apartments. The apartments are a mix of one- to three-bedroom units, with sizes ranging from 388 sq ft to 1,259 sq ft.

There will also be five new 25-storey blocks on the site, with a mix of two- to five-bedroom condo units. Sizes range from 527 sq ft to 1,475 sq ft.

A special wing in the conserved block has been designated for community activities, featuring a gym, a study room for remote work or quiet study, and an arts and crafts room. The grand lawn in front of the conservation block is reminiscent of a school field.

A new block on the opposite side of the lawn is named “ECA House”, and will be fitted with a kitchen and three function rooms with pavilions for gatherings. The name ECA, short for extra-curricular activities, is likely to resonate with Gen X visitors.

Indicative starting prices for units at Springleaf Residence start from \$878,000 (\$2,263 psf) for a one-bedroom; \$1.08 million (\$2,046 psf) for a two-bedroom; \$1.62 million (\$2,058 psf) for a three-bedroom; \$2.45 million (\$1,995 psf) for a four-bedroom, and \$3.02 million (\$2,077 psf) for a five-bedroom.

The launch of Springleaf Residence is scheduled for August 16.