



## News Release

14 March 2013

### **D'NEST – A NATURE INSPIRED LUXURY CONDOMINIUM NEAR PASIR RIS MRT STATION PREVIEWS THIS FRIDAY**

City Developments Limited (CDL) and its joint venture partners Hong Leong Holdings Limited and Hong Realty (Private) Limited, will be unveiling its newest residential launch – D'Nest, located at the popular Pasir Ris enclave. The Preview sales begin this Friday. The 912-unit luxury condominium is minutes' walk to Pasir Ris MRT station and White Sands shopping mall. It features stunning architecture inspired by the best of nature.

D'Nest offers a unique selection of contemporary 1-bedroom to 5-bedroom apartments and sprawling penthouses.

"In today's market, prices for new residential projects launched near MRT stations are generally selling at an average of above S\$1,000 per square foot (psf). We were planning to launch D'Nest at an average of S\$990 psf. However, mindful that some potential buyers may be required to pay the Additional Buyers Stamp Duty (ABSD), we have decided to launch D'Nest at a special early bird average price of S\$920 psf. Early buyers will be able to take advantage of the competitive price and enjoy the benefits of this investment in the medium to long-term," said Mr Chia Ngiang Hong, CDL Group General Manager.

The early bird price is a 7% direct discount on the intended launch price and will be offered at its preview tomorrow. The attractively priced apartments will range from approximately S\$498,000 for a one-bedroom unit, S\$680,000 for two-bedroom units, while 3 and 4-bedroom units will begin from S\$820,000 and S\$1.15 million respectively.

"With the rapid development of business parks, leisure facilities and educational institutions in the East, demand for residences in the area remains healthy. We are familiar with the Pasir Ris precinct and D'Nest will be our fourth development in this vicinity. We believe that D'Nest will similarly find favour with owner-occupiers and investors," added Mr Chia.

CDL's other successful joint venture projects in the Pasir Ris Grove estate include the fully-sold Livia and NV Residences, as well as The Palette, which is 99% sold to date.

Comprising 12 towering blocks, the development is a showpiece that draws its beauty from the concept of a "Green Habitat". Designed by the well-respected Architects 61, the features in the development are inspired by the warmth, protection and privacy that a nest offers. Incorporating organic and eco-friendly design principles, the architecture at D'Nest is environmentally sustainable and provides a seamless integration with its natural surroundings.

Each unit is smartly designed in a variety of layouts which offer intelligent storage solutions, maximising space to suit different family needs. For instance, all 1-bedroom units offer a unique ceiling storage system and an ironing board concealed in a wardrobe that helps save space. The 2- to 5-bedroom apartments offer floor level or bay-window storage options. Residents can also expect quality fittings, with each apartment being fitted with appliances such as a cooker hob, hood, fridge, oven and Hyflux Water Filtration System to supply fresh, purified drinking water.

Uniquely, D'Nest is designed with not one, but three themed Clubhouses that offer an exciting plethora of facilities. The Recreation Nest is where residents can host a private party at the Gourmet Studio for friends or keep the children entertained with art and movies at the Art Studio

and Projection Studio. The Gathering Nest holds the gym and function room, while the Music Nest has Karaoke Studios and Jamming Studio.

On the other hand, features such as the Sky Terraces increase the greenery in the development, not only creating a natural cooling effect that calms the soul but also provides a soothing visual respite. Other unique features include the Lace and Weave Pavilions, as well as the Wing Hammocks and Play Nests – spaces which offer rest amidst tranquil, green landscapes.

Other exciting facilities that characterise this green haven include the extensive Whispering Water Wall, which is set in a well-concealed, lush, sunken garden. The awe-inspiring water wall is both dramatic and calming, with the rhythm of trickling water.

Various aquatic features designed to rejuvenate also dot D’Nest. There are Spa Beds, Aqua Deck, Aqua Gym, a 50-metre Lap Pool, Water Cascade, Spa Sanctuary and Kid’s Waterplay Pool. For the fitness buffs, there is an extensive, verdant Jogging Track with Distance Markings and Tennis Courts. Kids can also join in the fun with the Kids’ Cross Training facility and the Trampoline Thrill.

Housed in an enviable neighbourhood that offers a myriad of amenities, good transport networks and leisure options, D’Nest is an ideal residence for couples and families looking to set up a home. Besides being located conveniently to Pasir Ris MRT station, the Pasir Ris bus interchange and White Sands shopping mall, there is excellent accessibility to the city with major expressways such as the TPE, PIE and ECP, as well as the upcoming Cross Island Line which starts from Changi that will run through Pasir Ris.

D’Nest is also a short drive to IKEA, Giant and Courts which are one-stop shops for home essentials. Leisure options abound as Downtown East is within easy reach and is ideal for family recreational activities with its theme park, bowling and cinema facilities. On the other hand, Gallop Stable at Pasir Ris Park offers horse riding activities for a more unique escape from urban life.

A wide array of schools are also located nearby, including Coral Primary School, Parkview Primary School, Hai Sing Catholic School, Meridian Junior College, United World College of South East Asia and the upcoming Singapore University of Technology and Design.

Most attractively, the Changi Airport, Changi Business Park, Tampines Wafer Fab Park and the Pasir Ris Wafer Fab Park are also within easy reach of D’Nest, bolstering its popularity with professionals and expatriates who work in these vicinities, offering the potential to command competitive rental yields.

The D’Nest Sales Gallery is open from 9.30am to 6.00pm daily. For enquiries, please call the sales hotline: (65) 6583 1811.

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Please refer to the fact sheet enclosed for details on D’Nest.

For media queries, please contact:

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## FACT SHEET

DEVELOPMENT DETAILS		
<b>Developer</b>	Hong Realty (Private) Limited (In joint venture with City Developments Limited and Hong Leong Holdings Limited)	
<b>Project Name</b>	D'Nest (鸣翠苑)	
<b>Address</b>	Pasir Ris Grove	
<b>Development Layout</b>	12 blocks of 11/12/13-storey residential apartments with basement car parks, swimming pools and expansive communal facilities	
<b>Tenure of Land</b>	99 years leasehold with effect from 20 October 2010	
<b>Site Area</b>	Approx 41,275 square metres / 444,284 square feet	
<b>Number of Apartments</b>	912	
<b>Configuration / Sizes</b>	1-Bedroom:	484 – 570 square feet: 158 units
	2-Bedroom:	753 – 1,012 square feet: 224 units
	3-Bedroom:	936 – 1,270 square feet: 218 units
	3-Bedroom Suite:	1,130 – 1,496 square feet: 79 units
	4-Bedroom:	1,270 – 1,636 square feet: 83 units
	4-Bedroom Suite:	1,410 – 1,798 square feet: 120 units
	5-Bedroom Dual Key:	1,765 – 2,379 square feet: 20 units
	Penthouse:	2,723 – 3,455 square feet: 10 units

**Recreational Facilities**

**1. Clubhouse 1 - Recreation Nest**

- Play Studio
- Art Studio
- Projection Studio
- Gourmet Studio
- Multi-purpose Room

**2. Clubhouse 2 - Gathering Nest**

- Gymnasium
- Function Room
- Male and Female Changing Rooms with Steam Rooms

**3. Clubhouse 3 - Music Nest**

- Jamming Studio
- Karaoke Studios
- Games Studio
- Multi-purpose Studio

**4. Arrival Plaza**

- Guard House
- Waiting Pavilion

**5. RELAX**

- Signature Sculpture
- Tree-lined Boulevard
- Landform Garden
- Labyrinth Hammock
- Sky Terraces at selected blocks
- Party Deck
- Weave Pavilions
- Lace Pavilions
- Play Nests
- Relaxation Courtyards
- BBQ Decks
- Biopond
- Twinkling Laguna
- Light Sculpture
- Summit Walk
- Wing Hammocks
- Sculpture Garden
- Picnic Lawns
- Outdoor Alfresco Grill & Bar
- Hammock Garden

**6. REFRESH**

- Aqua Gym
- Island Spa
- Leisure Dip Pool and Reflective Pool
- Whispering Water Wall
- Lattice Pavilions and Walks
- Spa Sanctuary
- Kid's Waterplay Pool
- Spa Beds
- 50m Lap Pool
- Sun and Aqua Decks
- Water Cascade and Garden
- Bubbling Pool

	<b>7. REVITALISE</b> <ul style="list-style-type: none"> <li>▪ Fitness Stations</li> <li>▪ Winding Net</li> <li>▪ Trampoline Thrill</li> <li>▪ Skating Rink</li> <li>▪ Jogging Track with Distance Markings</li> <li>▪ Sunken Tennis Courts</li> <li>▪ Kid's Cross Training</li> </ul>
<b>Estimated Completion</b>	2017

<b>CONSULTANTS</b>	
<b>Architect</b>	Architects 61 Pte Ltd
<b>Project Interior Design</b>	ADDP Architects LLP
<b>Landscape Consultant</b>	COEN Design International Pte Ltd
<b>M&amp;E/C&amp;S Engineer</b>	Parsons Brinckerhoff Pte Ltd

*All information contained in the Fact Sheet is current at time of release, and is subject to such changes as are required by the developer or the relevant authorities.*

