

News Release

27 July 2015

THE BROWNSTONE – BEST-SELLING EXECUTIVE CONDOMINIUM (EC) IN 2015

- *185 units snapped up over launch weekend, highest among EC launches this year*
- *Units sold at an average of about S\$810 psf*
- *Attractive pricing offers extraordinary value, given its excellent location right next to the upcoming Canberra MRT station and development potential in the area*

Bookings for The Brownstone Executive Condominium (EC) commenced on Saturday, 25 July 2015. Over the launch weekend, 185 units were snapped up. This makes The Brownstone to-date the best-selling EC launched in 2015. About 65% were eligible first-time buyers.

Comprising 638 apartments, the chic New York-inspired EC offers a diverse mix of unit types, ranging from a 732 square feet (sq ft) 2-bedroom apartment to 1,711 sq ft 5-bedroom penthouse. The units were sold at an average of about S\$810 per square foot (psf), with prices starting from S\$596,000 for a two-bedroom, S\$695,200 for a three-bedroom, S\$835,200 for a four-bedroom and S\$1.316 million for a penthouse. All unit types, particularly the 3- and 4-bedroom apartments enjoyed good take-up rates. The 5-bedroom penthouses are sold out.

The strong interest in The Brownstone is driven by its accessibility to the MRT network and development prospects of its neighbourhood. It is the only new EC project directly next to an MRT station. Canberra MRT station is expected to open the same year The Brownstone is slated for completion.

In today's market, EC projects are priced at about S\$800 psf on average. Property consultants have consistently indicated a 10% to 20% premium for well-located projects situated close to an MRT station. In addition, resale prices of completed new private condominiums in the same vicinity are transacting at about S\$1,000 psf. Comparatively, the pricing for The Brownstone makes it one of the most well-valued developments around.

Mr Chia Ngiang Hong, Group General Manager of City Developments Limited (CDL) said, "Given today's highly competitive EC market, we are very pleased with the robust take-up rate for The Brownstone, which reflects the strong attributes of this project. With the North of Singapore poised to transform into a lifestyle and commercial hub, The Brownstone's convenient location just beside the upcoming Canberra MRT station, and its attractive pricing, offers significant upside for homebuyers."

EC homebuyers were also attracted to The Brownstone's lush landscaping and thematic recreational facilities, which include many luxurious pools, a junior skating ring and social gardens. Designed as a luxury EC, apartments are furnished with premium fittings and appliances from brands like Hansgrohe, Mitsubishi and Whirlpool.

The Brownstone is being developed by CDL and TID Pte. Ltd. As Singapore's property pioneer, with over 50 years of track record, The Brownstone is CDL's seventh EC project, after The Florida, Nuovo, The Esparis, Blossom Residences, The Rainforest and Lush Acres, all of which are fully sold.

The Brownstone Sales Gallery, located beside Sembawang MRT station, is open from 10am to 7pm daily. For enquiries, please call the sales hotline: (65) 6877 8212 / 6877 8213.

Please refer to the fact sheet enclosed for details on The Brownstone.

For media queries, please contact:

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Luxury Executive Condominium

FACT SHEET

DEVELOPMENT DETAILS		
Developer	Canvey Developments Pte Ltd (A joint venture between City Developments Limited and TID Pte. Ltd.)	
Project Name	The Brownstone (雅尚苑)	
Address	Canberra Drive	
Development Layout	8 blocks of 10- to 12-storey residential apartments with landscape, 5-storey carpark with roof garden and communal facilities	
Tenure of Land	99 years leasehold with effect from 28 April 2014	
Site Area	Approximately 28,562.5 square metres (sqm) / 307,447 square feet (sq ft)	
Number of Apartments	638	
Configuration / Sizes	2-Bedroom:	732 – 850 sq ft: 42 units
	3-Bedroom:	883 – 1,130 sq ft: 282 units
	3-Bedroom Premium:	958 – 1,130 sq ft: 146 units
	4-Bedroom:	1,055 – 1,356 sq ft: 162 units
	5-Bedroom Penthouse:	1,668 – 1,711 sq ft: 6 units
Recreational Facilities	<ol style="list-style-type: none"> 1. ARRIVAL <ul style="list-style-type: none"> ▪ Guard House ▪ Arrival Plaza ▪ Clubhouse Drop-off ▪ Canberra Link Gate 2. CLUBHOUSE <ul style="list-style-type: none"> ▪ Function Room ▪ Pavilion ▪ Male and Female Changing Rooms 3. KIDDIE PLAY <ul style="list-style-type: none"> ▪ Kiddie Play Pool ▪ Kiddie Splash Pool ▪ Playground* 4. FEASTING <ul style="list-style-type: none"> ▪ Sky Barbeque 1* ▪ Sky Barbeque 2* ▪ Sky Barbeque 3* 	

	<p>5. SANCTUARY</p> <ul style="list-style-type: none"> ▪ Reflexology Path ▪ Jasmine Spa ▪ Social Pool ▪ Swing Garden <p>6. ACTIVE LIVING</p> <ul style="list-style-type: none"> ▪ 50m Lap Pool ▪ 30m Lap Pool ▪ Sun Deck ▪ Pets' Play ▪ Aqua Deck ▪ Tennis Court* ▪ Junior Skating Rink* ▪ Outdoor Fitness Station* ▪ Gymnasium* ▪ Basketball Half Court* ▪ Male and Female Changing Rooms with Steam Rooms <p>7. NATURE</p> <ul style="list-style-type: none"> ▪ Wellness Social Garden* ▪ Spice Social Garden* ▪ Fruit Social Garden* ▪ Cooling Herbs Social Garden* ▪ Sensory Garden ▪ Lawn Vista ▪ Courtyard Garden ▪ Lawn ▪ Hanging Bosque ▪ Botanicube <p>* Located on Sky Deck</p>
Estimated Completion	2019

CONSULTANTS	
Architect	ADDP Architects LLP
Project Interior Design	Index Design Pte Ltd
Landscape Consultant	Coen Design International Pte Ltd
M&E Engineer	United Project Consultants Pte Ltd
C&S Engineer	KTP Consulting Engineers 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.

