

A Landmark Development By GuocoLand

SPRINGLEAF RESIDENCE

LUXURY Heritage nature

Springleaf Residence offers a unique blend of nature and convenience. Nestled beside a 30-hectare forest, this 941-unit development boasts unobstructed views of the Central Catchment Nature Reserve and is a mere 2-minute sheltered walk from Springleaf MRT station on the Thomson-East Coast Line.

The development embraces a nature-sensitive design approach to protect and enhance local ecosystems, while preserving part of the former Seletar Institute as a tribute to Singapore's heritage.

PROJECT DETAILS

PROJECT DESCRIPTION

RESIDENTIAL CONDOMINIUM DEVELOPMENT COMPRISING OF 5 BLOCKS OF 25 STOREY BUILDING (TOTAL 941 UNITS) WITH CARPARK, SWIMMING POOL, LANDSCAPE DECK AND COMMUNAL FACILITIES.

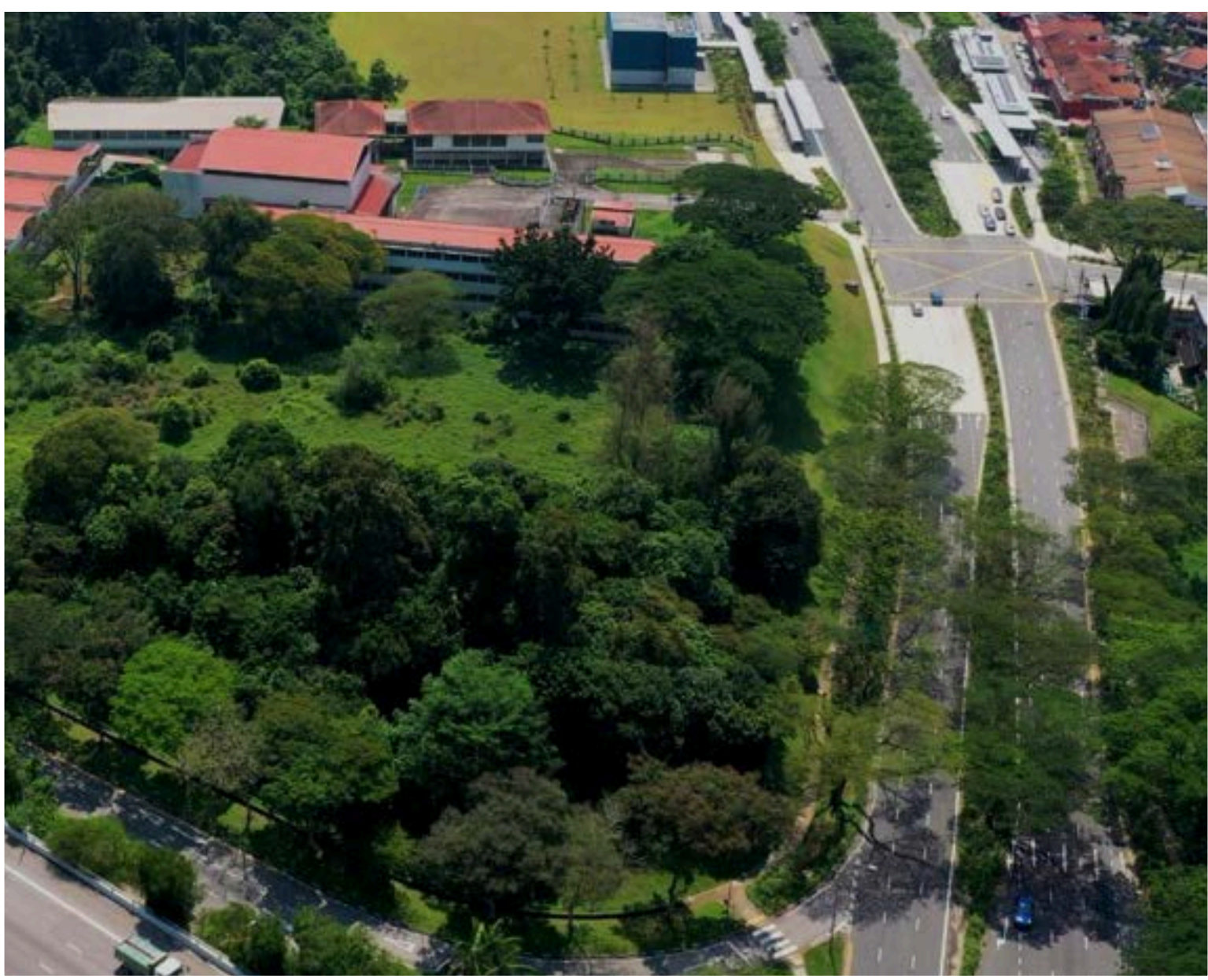
DEVELOPER

GUOCOLAND
AND
HONG LEONG HOLDINGS LIMITED

EXPECTED DATE OF COMPLETION

Estimated 2029

TRANQUIL BY DESIGN



Springleaf Residence offers a unique mix of nature and city living. Set next to a 30-hectare forest and with sweeping views of the Central Catchment Nature Reserve, this 941-unit development is just a quick two-minute sheltered walk from Springleaf MRT station on the Thomson-East Coast Line.

The project takes a nature-sensitive approach, aiming to protect the local environment while celebrating Singapore's heritage. In line with URA's vision as well as efforts to conserve the heritage of the address; the former Seletar Institute buildings will be weaved into the project as part of the communal spaces at the heart of the estate. Springleaf Residence brings together thoughtful design, nature, and history to create a welcoming and vibrant community.

BEYOND AN ESTATE



Building a Thriving Community

With innovative and distinctive concepts, our developments extend beyond serving the precinct's current residents, drawing buyers from across Singapore. Creating a strong community is key to shaping a new district identity. Through enhanced connectivity, walkable spaces, people-centric urban design, biophilic elements, and engaging placemaking activities, we aim to uplift the neighbourhood.

Vision for Long-Term Value

The commitment is to create lasting value through transformative projects like Guoco Midtown and Lentor Modern - both being integrated mixed-use development with a shopping mall and MRT access; with Springleaf Residence being the next goal.

Enhancing Liveability Through Thoughtful Design

Every development under GuocoLand's luxury residences collection embodies the hallmark approach: a grand arrival experience, lush resort-inspired landscaping, and layouts that are spacious, efficient, and adaptable to diverse lifestyles.

With these principles, Springleaf Residences is set to become one of Singapore's most sought-after neighbourhoods, blending convenience, community, and enduring value.

INCLUSIVE CONCEPT



Artist impression by MKPL Architects (Source: MKPL Architects)



Artist impression by MKPL Architects (Source: MKPL Architects)

The upcoming buildings and developments will be on disturbed grounds and less sensitive areas. Development will also be carried out in phases to maintain ecological resilience and capitalise on new MRT infrastructure.

Buildings in the upcoming development will have small footprints to minimise habitat loss and come with greener facades. There will be pedestrian-friendly developments with green public spaces too.

Finally, waterways and drainage infrastructure will integrate features from the Active, Beautiful, Clean Waters (ABC Waters) Programme to maintain hydrological integrity.

Source: URA

NATURE'S VERDANT EMBRACE

Nature
lives
with you

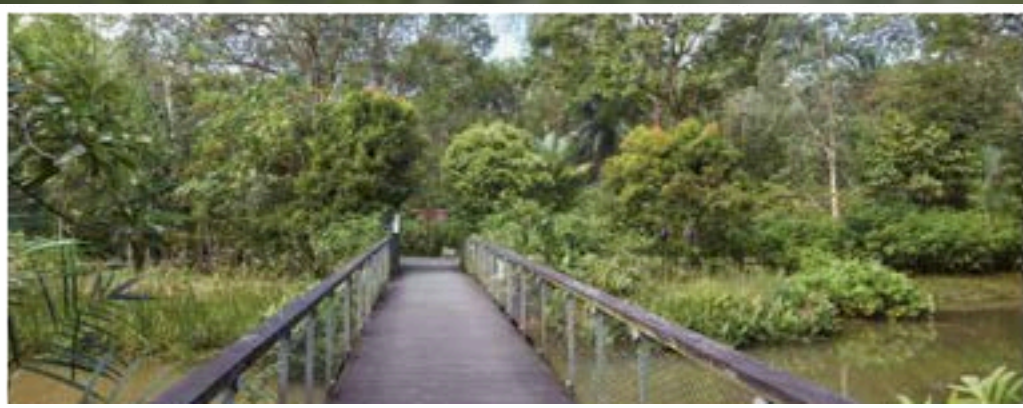
Here, you are surrounded by greenery with
the buzz of the city just minutes away.



Lower Pierce Reservoir



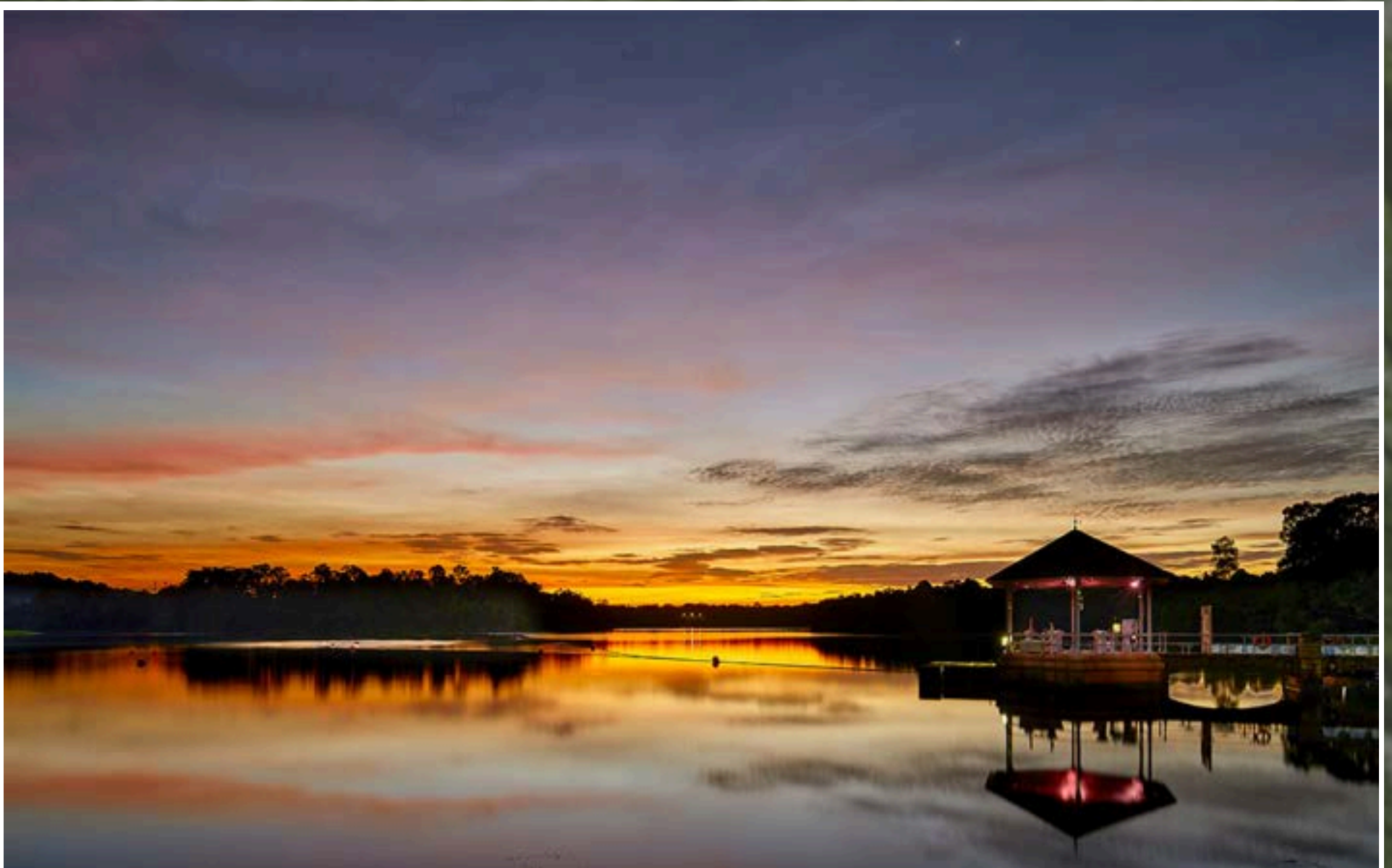
Bishan - Ang Mo Kio Park



Windsor Nature Park



Nestled amidst abundant greenery, residents enjoy the serene beauty of Lower Peirce Reservoir, Thomson Nature Park, and Bishan-Ang Mo Kio Park. This lush sanctuary offers a tranquil escape from city life, where mornings start with the soothing sounds of nature and evenings conclude under a starlit sky.



Source: roots.gov.sg

STEWARDED NATURE

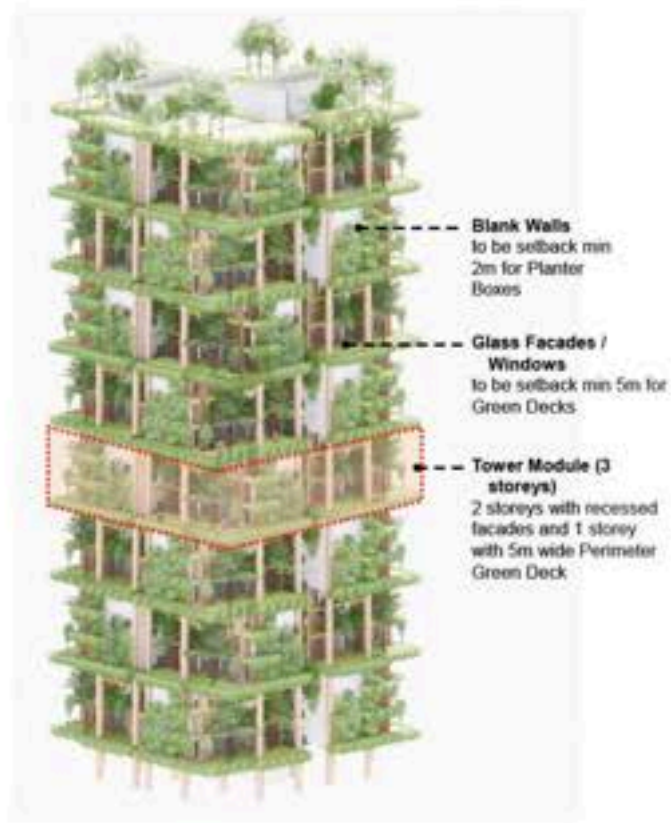


Figure 3-1: Greener facades to minimise bird strikes (Source: MKPL Architects)



Figure 3-2: Designating SCAs and immediate areas as 'No-Go Zones' and targeted tree planting within habitats (Source: STX Landscape Architects)



Figure 7: Existing Landscapes within Springleaf (Source: STX Landscape Architects)

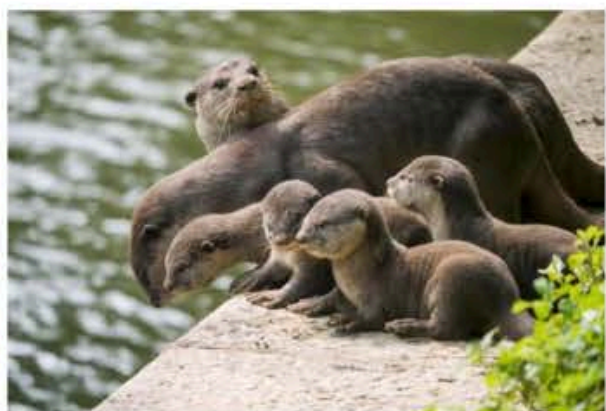


Figure 8-1: Smooth-coated Otter (Source: Max Khoo)



Figure 8-2: Sunda Pangolin (Source: Max Khoo)

A total of 296 animal species were recorded during the baseline study. Among them, 52 are considered important for conservation, including well-known species like the Sunda pangolin and the smooth-coated otter. Many of these conservation-worthy animals made use of the entire Springleaf Forest—except for fish and crustaceans, which were only found in the main stream and swamp forest areas—though each species used the space in different ways.

HONORING HERITAGE



Artist impression of classroom block at Former Seletar Institute as residential flats (Source: MKPL Architects)

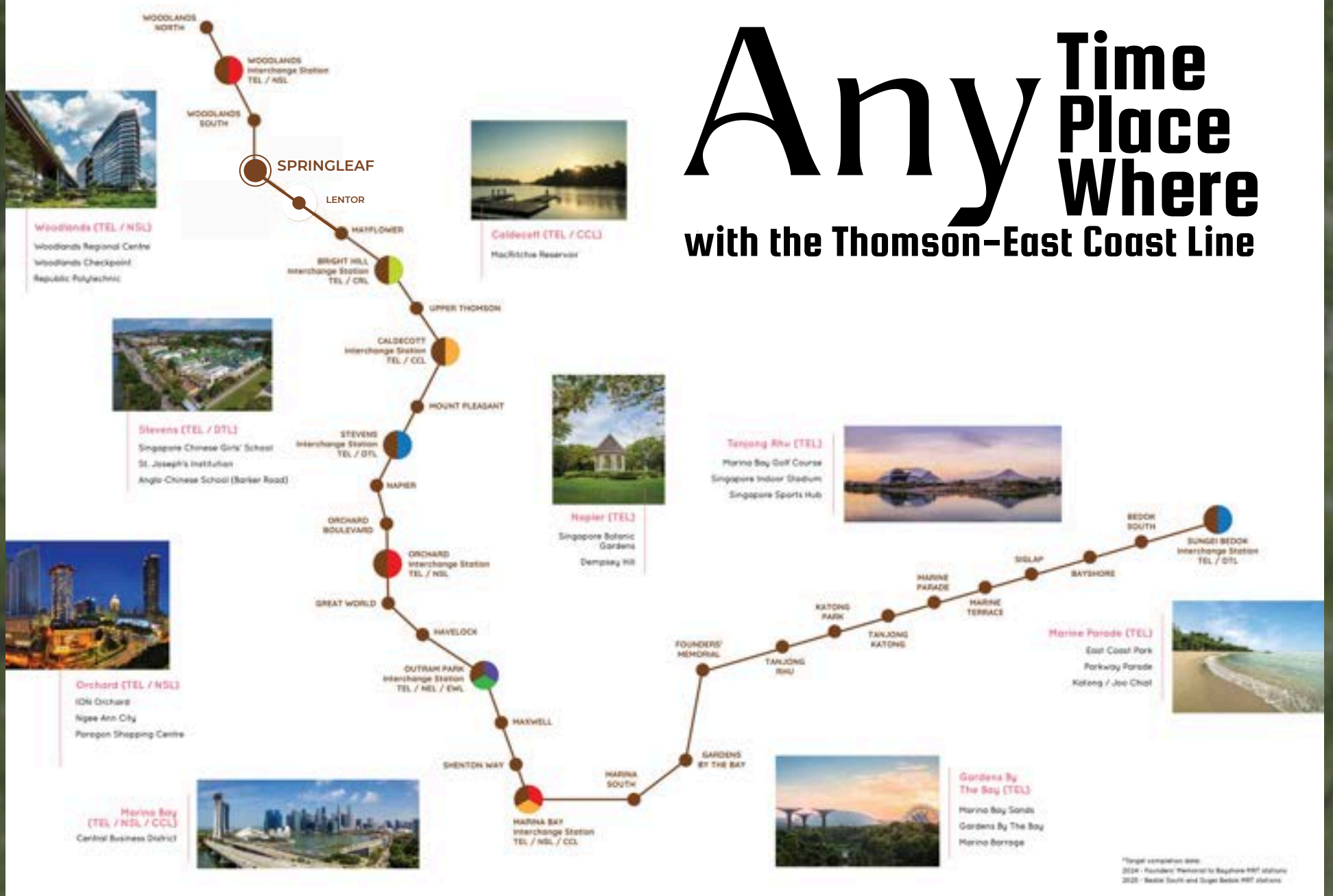
Recognising the historical value of this area, URA also asked the consultants to explore incorporating existing buildings of heritage significance into the future development envisioned.

The consultants proposed integrating these existing buildings meaningfully as communal and recreational spaces. For example, the former Seletar Institute buildings has been reimagined as a mix of residential flats and communal spaces forming the community heart of the development, while the former Nee Soon Post Office is integrated with the surrounding greenery to form a public park

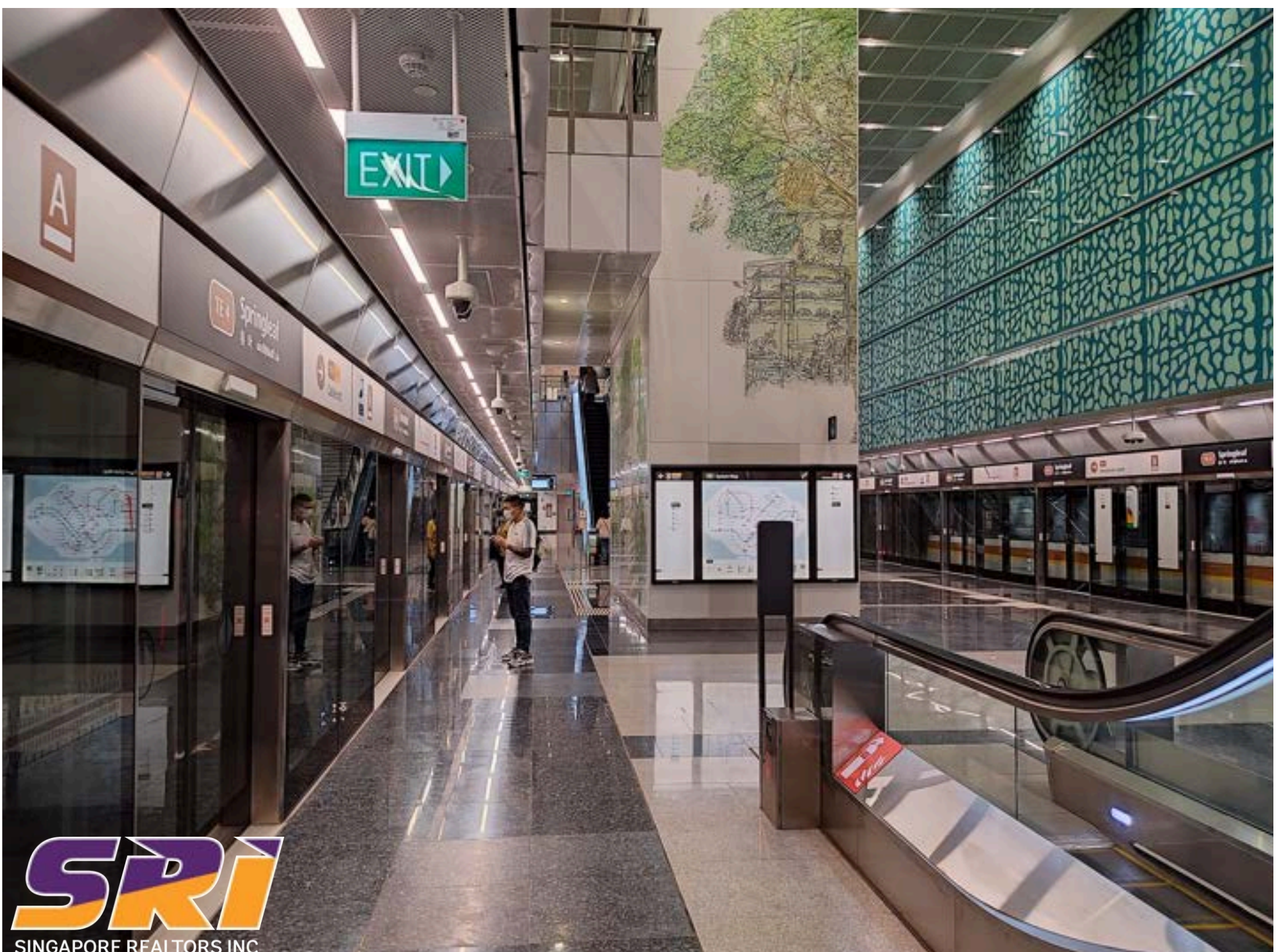


EFFORTLESS URBAN ACCESS

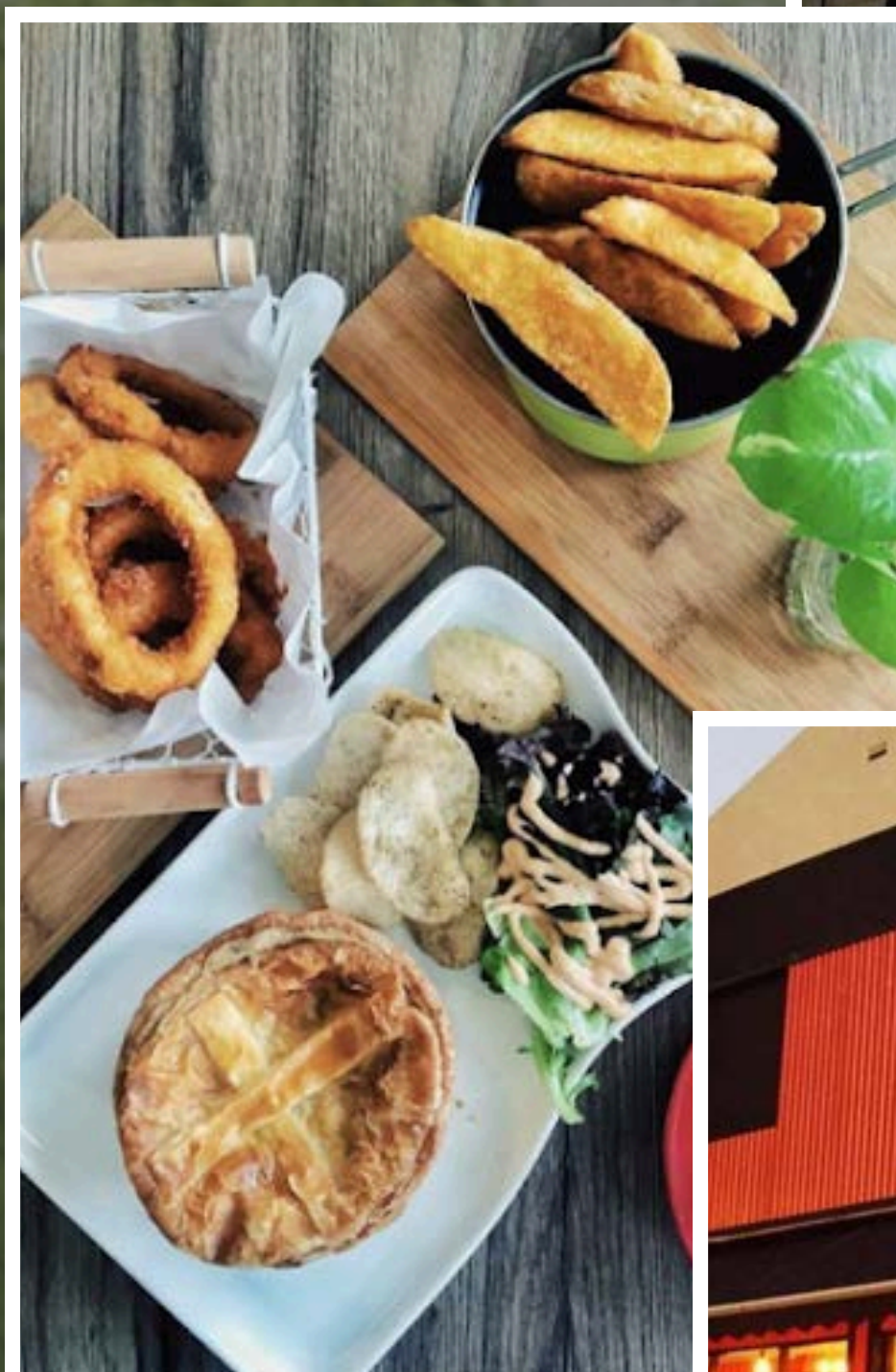
Any ^{Time}
Place ^{Where}
with the Thomson-East Coast Line



Located in the peaceful heart of District 26, SPRINGLEAF RESIDENCE is a mere 2-minute sheltered walk from Springleaf MRT station on the Thomson-East Coast Line



REFINED. CALM.CONNECTED.



Nestled in the serene charm of Springleaf, a curated selection of cafés and eateries await. From artisanal coffee houses to cozy local diners, each spot offers a unique experience. Whether you're after a quiet morning brew or a laid-back brunch, Springleaf blends refined taste with calm, connected living.

CRAFTING EXCELLENCE FOR DECADES



For over five decades, we have redefined luxury living through a legacy of reliability and quality. With a distinguished portfolio spanning more than 130 residential developments, we have established ourselves as a leader in creating homes that embody timeless elegance, innovative design, and unparalleled craftsmanship.

THE DEVELOPERS

A prestigious development by a partnership of reputable developers:
GuocoLand and Hong Leong Holdings.



GuocoLand Limited (“GuocoLand”) and its subsidiaries (“the Group”) is a leading real estate group that is focused on its twin engines of growth in Property Investment and Property Development communities. The Group has a strong track record in creating distinctive integrated mixed developments and premium residential properties that uplift and transform their local neighbourhoods.



Hong Leong Holdings, a subsidiary of the Hong Leong Group, is one of Singapore’s most established developers, celebrated for creating premium residential, commercial, and mixed-use properties. With a strong emphasis on innovation and sustainability, the company has built a lasting reputation for delivering exceptional developments that stand the test of time.

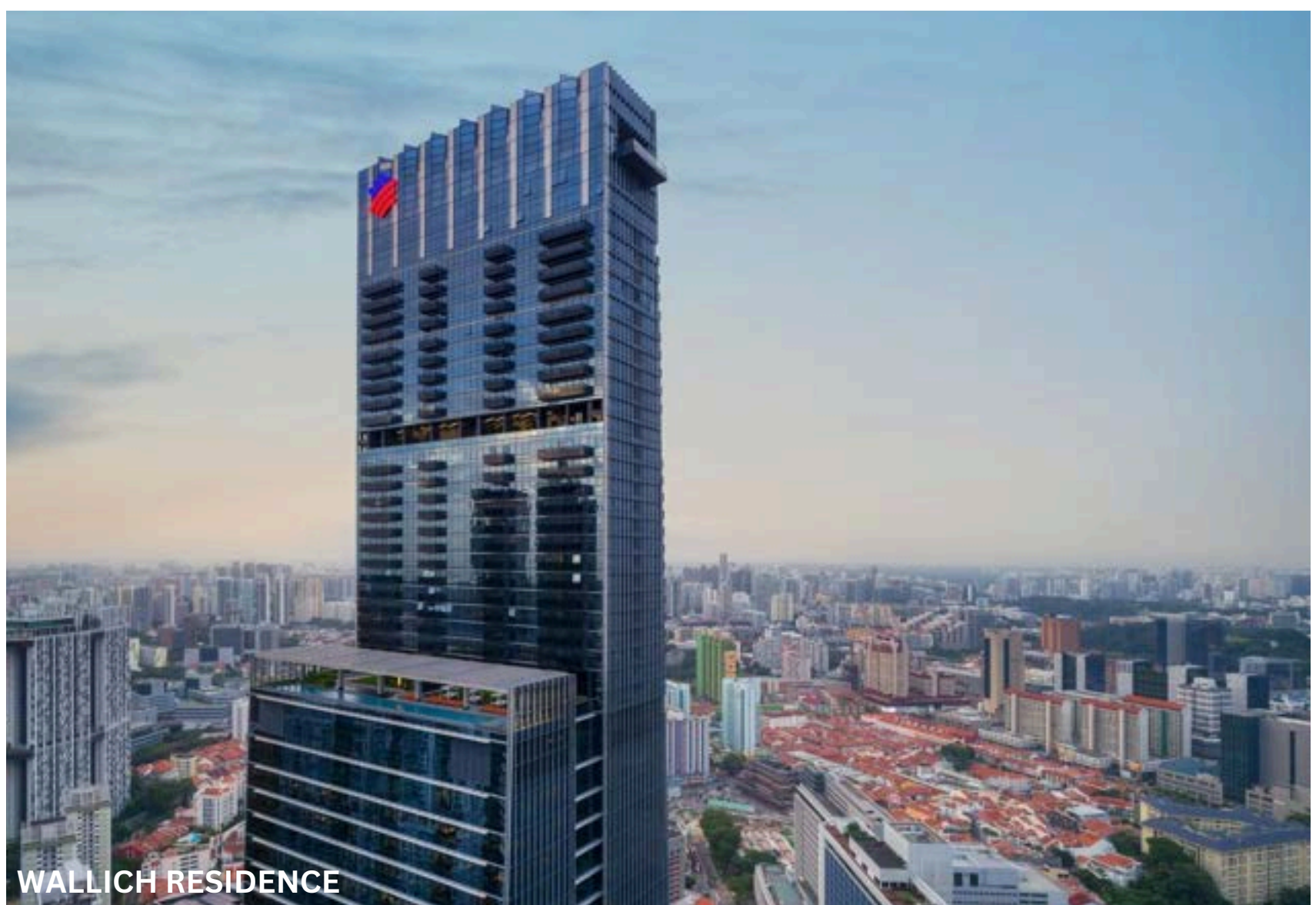
STELLAR TRACK RECORD



LEEDON RESIDENCE



GOODWOOD RESIDENCE



WALLICH RESIDENCE



MARTIN MODERN



MIDTOWN MODERN



LENTOR MANSION

SPRINGLEAF RESIDENCE

JOINTLY DEVELOPED BY:



GuocoLand Limited

A Member of the Hong Leong Group



HONG LEONG
HOLDINGS LIMITED
豐隆實業有限公司

OFFICIAL MARKETING AGENCY:



SINGAPORE REALTORS INC

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