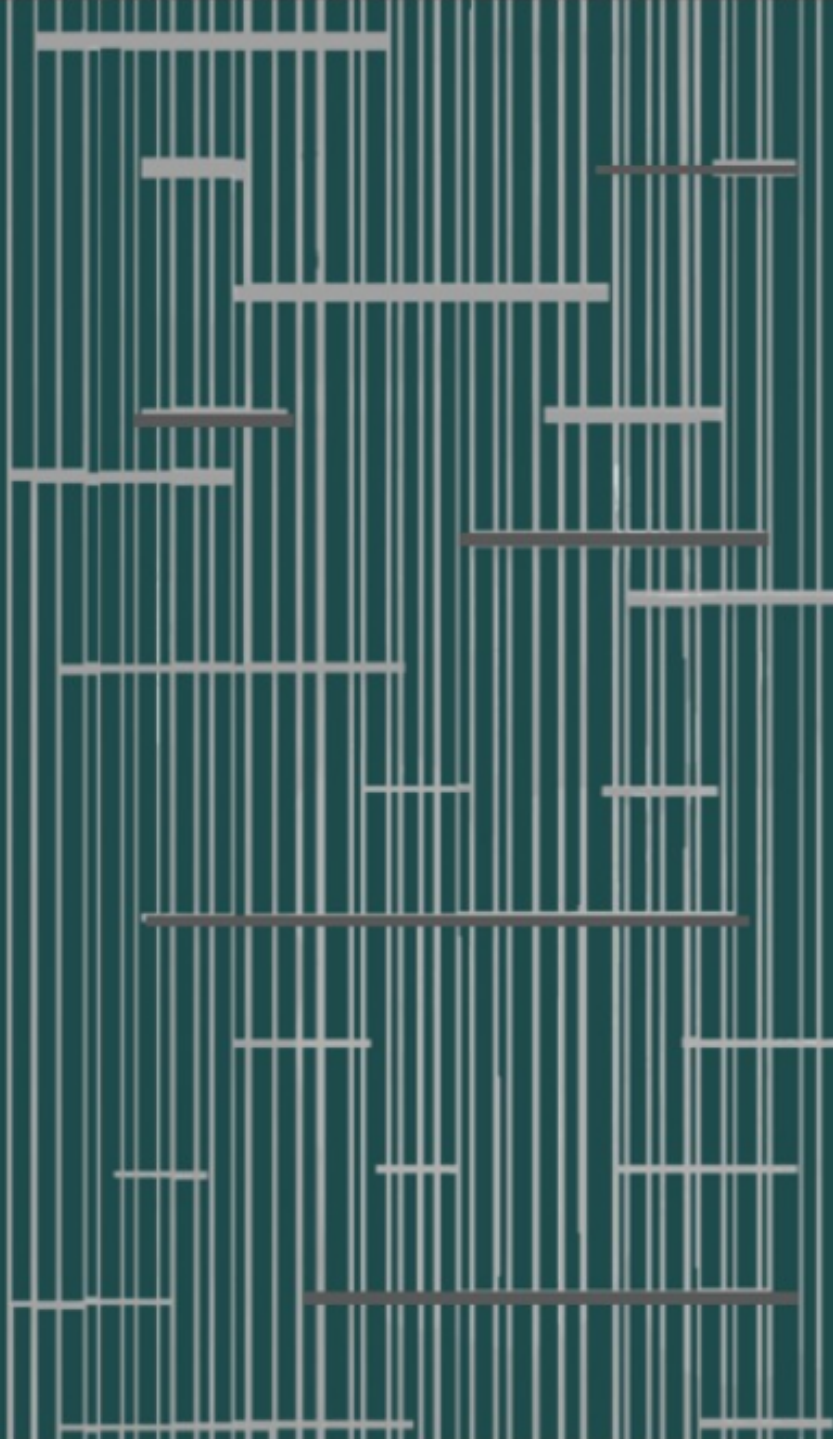# CHUAN PARK

鑫 丰 瑞 府

CHUAN PARK Agenda

a. **SITE INTRODUCTION**
- Development Data
- Views
- Connectivity
- Amenities

b. **ARCHITECTURAL & LANDSCAPE DESIGN**

c. **LAYOUT & UNIT DISTRIBUTION**
- Selling Points
- Unit Distribution Chart
- Floor Plans

d. **COMMON FACILITIES**

e. **UNIT INTERIOR CONCEPT**
- Kitchen Design
- Wardrobe Design
- Smart Features

f. **SHOW UNIT CONCEPT**
- Storey Board for Type B2a
- Storey Board for Type C3b
- Storey Board for Type E1

CHUAN PARK

SITE INTRODUCTION

CHUAN PARK Development Data

SITE

PLANNING PARAMETERS

site area	: 37,215 sqm
plot ratio	: 2.1
max. AMSL	: 70m *(blk 248 & 250)*
	: 80m *(blk 242, 244 & 246)*
GFA	: 78,152 sqm

DEVELOPMENT FIGURES

no. of units	: 916
no. of blocks	: 5
no. of storeys	: 19 *(blk 248 & 250)*
	: 22 *(blk 242, 244 & 246)*
typical floor to floor height	: 2.975m
car parking	: 734 lots + 6 accessible lots

Development planning was submitted before GFA harmonization.
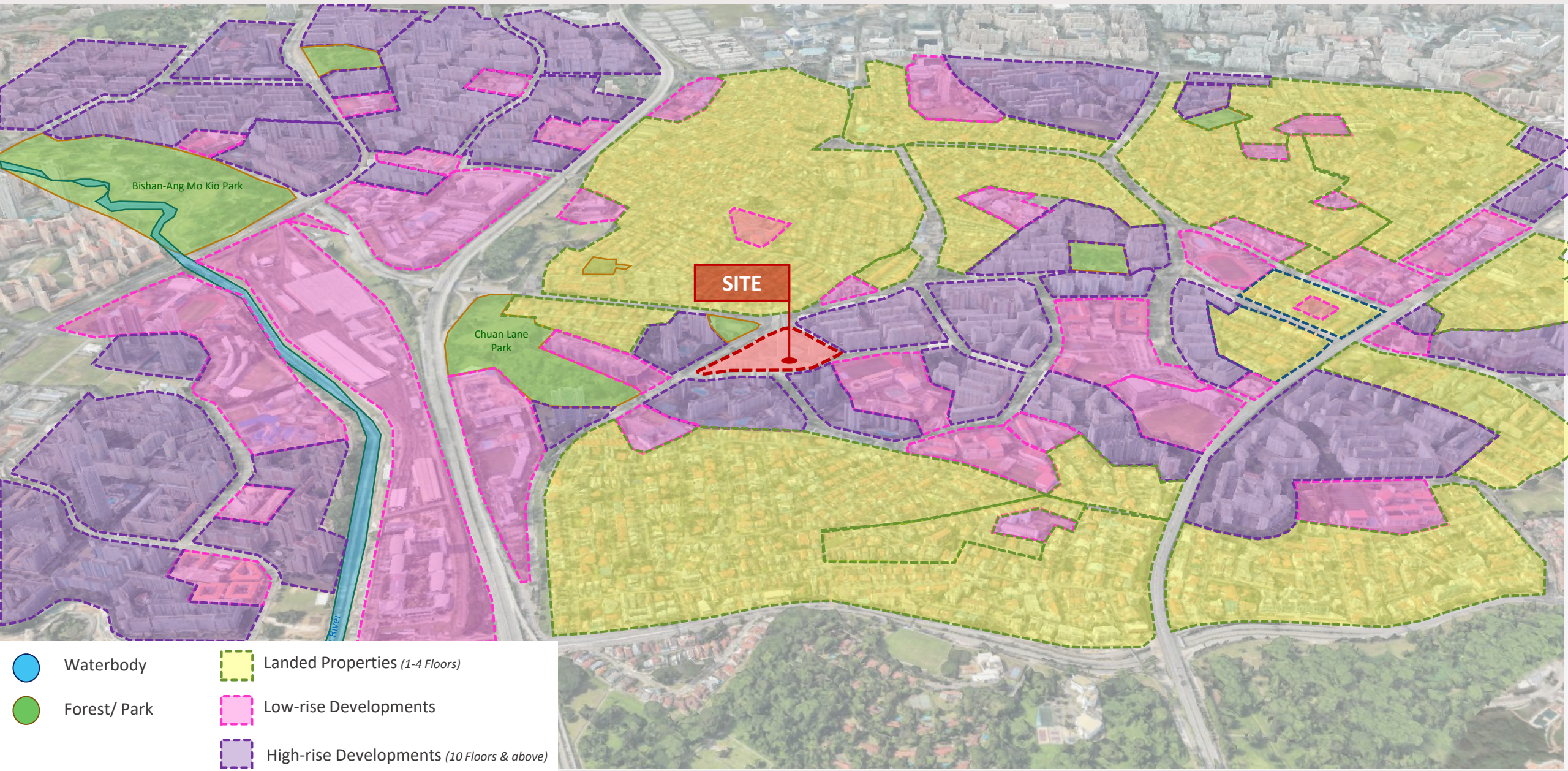*Area includes AC ledges and balcony. RC ledges and voids are excluded from the strata area.*

CHUAN PARK Site Location

SITE

CHUAN PARK Neighboring Building Heights

Bishan-Ang Mo Kio Park

Chuan Lane Park

River

SITE

Waterbody

Forest/ Park

Landed Properties *(1-4 Floors)*

Low-rise Developments

High-rise Developments *(10 Floors & above)*

CHUAN PARK Site Views

VIEW 1
Northern View towards landed properties around Serangoon Garden

VIEW 2
Southern View towards Potong Pasir, National Stadium & Marina Bay area
(From 19th floor onwards)

VIEW 3
South-Eastern View towards Bartley & Bidadari Park

SITE

CHUAN PARK Site Connectivity - Vehicular

SITE

Ang Mo Kio Avenue 3

Hougang Avenue 2

Serangoon Garden Way

Yio Chu Kang Road

Lorong Chuan

Central Expressway (CTE)

Bishan-Ang Mo Kio Park

Bishan Road

Ang Mo Kio Avenue 1

Boundary Road

Upper Serangoon Road

Chuan Lane Park

Serangoon Avenue 2

Lorong Chuan

Serangoon Avenue 3

Ang Mo Kio Avenue 8

Braddell Road

Upper Serangoon Viaduct

Braddell Road

Bartley Road

CHUAN PARK Site Connectivity – MRT Network

NS16 Ang Mo Kio

SITE

Bishan-Ang Mo Kio Park

Chuan Lane Park

NS17 CC15 Bishan

CC14 Lorong Chuan

NE12 CC13 Serangoon

CL MRT Station

NE MRT Station

NS MRT Station

Circle Line

North-East Line

North-South Line

CHUAN PARK Site Amenities

Teck Ghee Primary School

Deyi Secondary School

Faith Bible-Presbyterian Church

Ling Kwang Home For Senior Citizens

Zhonghua Primary School

Church of The Immaculate Heart of Mary

CHIJ Our Lady of Good Counsel

Church of St. Francis Xavier

Townsville Primary School

Peicai Secondary School

SITE

500m

Nanyang Junior College

1km

Yangzheng Primary School

Kuo Chuan Presbyterian Primary School

Australian International School

St. Gabriel's Primary School

St. Gabriel's Secondary School

Lions Home For The Elders

Zhonghua Secondary School

BCA Academy

Zion Bible-Presbyterian Church

Bethel Presbyterian Church

Medical   Educational   Religious

CHUAN PARK Site Amenities – Primary School within 1km

SITE

500m

1km

Zhonghua Primary School

CHIJ Our Lady of Good Counsel

Kuo Chuan Presbyterian Primary School

Yangzheng Primary School

St. Gabriel's Primary School
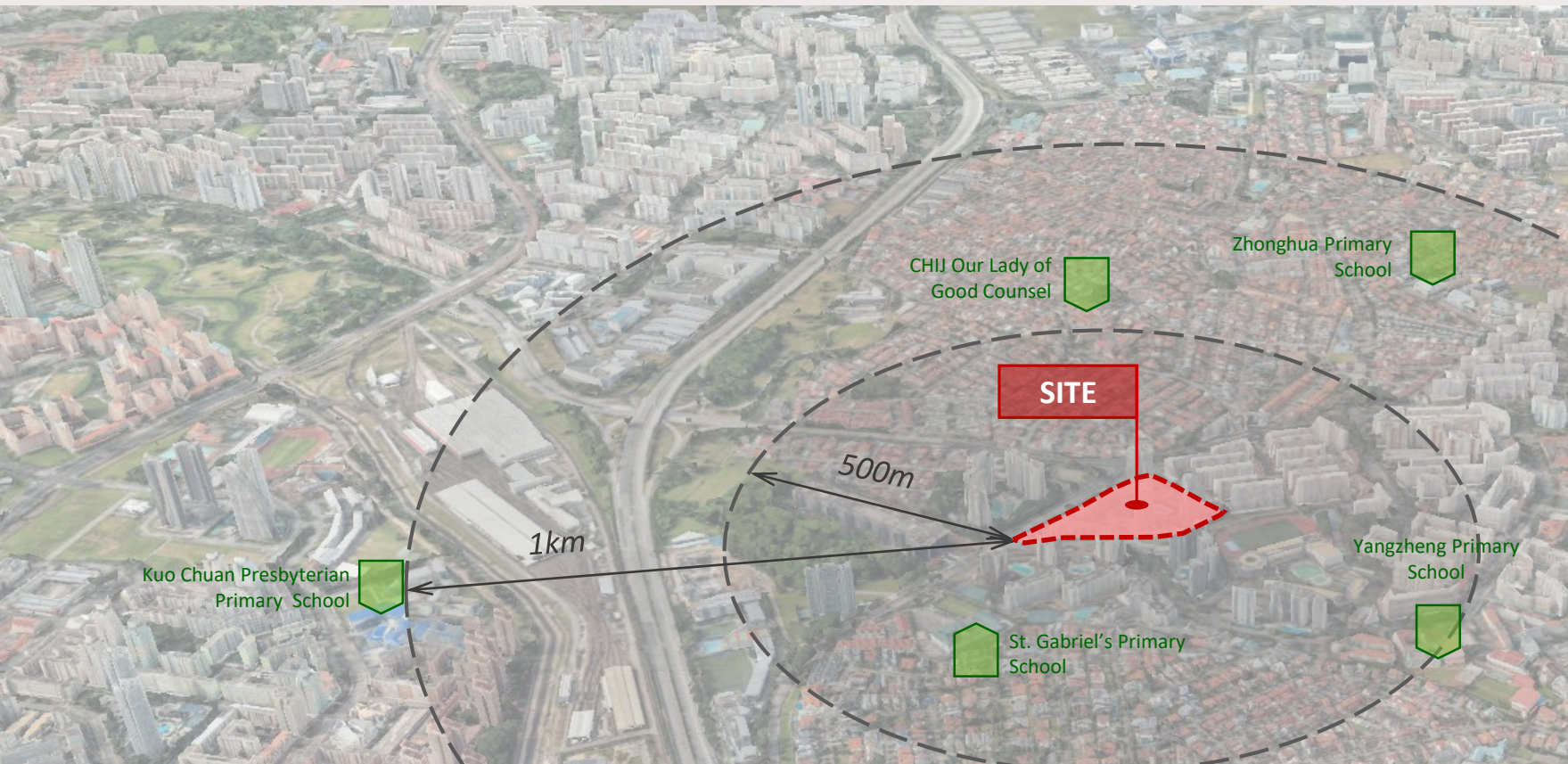
ZHONGHUA PRIMARY SCHOOL
Within 1km radius: **BLOCK 244, 246, 248 & 250**

Primary School

Find Schools Near a Building | Find Buildings Near a School

- YEW TEE PRIMARY SCHOOL
- YIO CHU KANG PRIMARY SCHOOL
- YISHUN PRIMARY SCHOOL
- YU NENG PRIMARY SCHOOL
- YUHUA PRIMARY SCHOOL
- YUMIN PRIMARY SCHOOL
- ZHANGDE PRIMARY SCHOOL
- ZHENGHUA PRIMARY SCHOOL
- ✓ ZHONGHUA PRIMARY SCHOOL

Legend
— Within 1km
— Between 1 - 2km
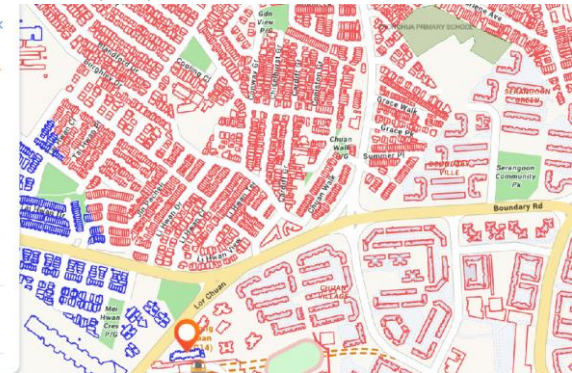
CHIJ OUR LADY OF GOOD COUNSEL
Within 1km radius: **BLOCK 242, 244, 246, 248 & 250**

Primary School

Find Schools Near a Building | Find Buildings Near a School

- CASUARINA PRIMARY SCHOOL
- CATHOLIC HIGH SCHOOL
- CEDAR PRIMARY SCHOOL
- CHANGKAT PRIMARY SCHOOL
- CHIJ (KATONG) PRIMARY
- CHIJ (KELLOCK)
- ✓ CHIJ OUR LADY OF GOOD COUNSEL
- CHIJ OUR LADY OF THE NATIVITY
- CHIJ OUR LADY QUEEN OF PEACE
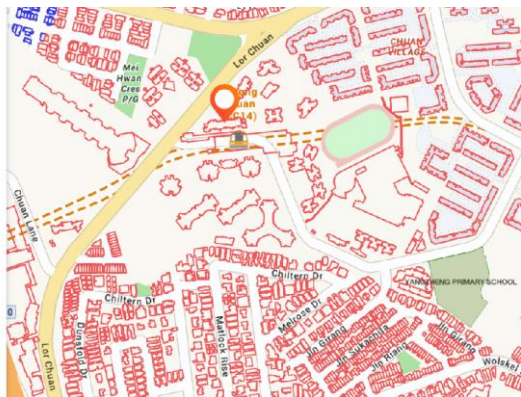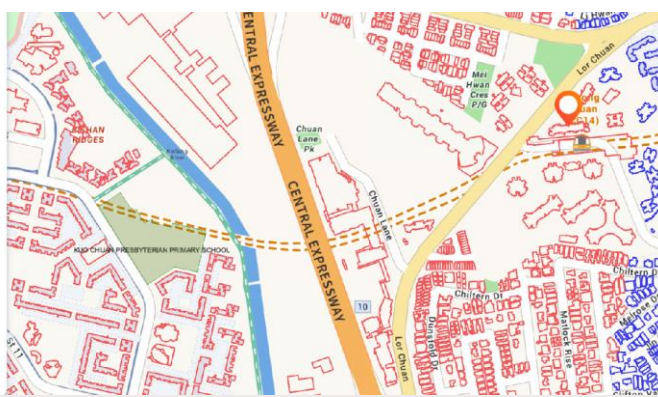
Legend
— Within 1km
— Between 1 - 2km

KUO CHUAN PRESTYTERIAN PRIMARY SCHOOL
Within 1km radius: **BLOCK 242, 244 & 250**

Primary School

Find Schools Near a Building | Find Buildings Near a School

- KEMING PRIMARY SCHOOL
- KHENG CHENG SCHOOL
- KONG HWA SCHOOL
- ✓ KUO CHUAN PRESBYTERIAN PRIMARY SCHOOL
- LAKESIDE PRIMARY SCHOOL
- LIANHUA PRIMARY SCHOOL
- MAHA BODHI SCHOOL
- MARIS STELLA HIGH SCHOOL
- MARSILING PRIMARY SCHOOL
- MARYMOUNT CONVENT SCHOOL

Legend
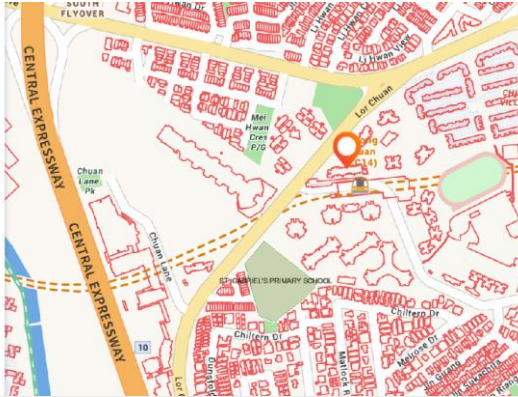— Within 1km
— Between 1 - 2km

ST. GABRIEL'S PRIMARY SCHOOL
Within 1km radius: **BLOCK 242, 244, 246, 248 & 250**

Primary School

Find Schools Near a Building | Find Buildings Near a School

- SCHOOL
- SOUTH VIEW PRIMARY SCHOOL
- SPRINGDALE PRIMARY SCHOOL
- ST. ANDREW'S JUNIOR SCHOOL
- ST. ANTHONY'S CANOSSIAN PRIMARY SCHOOL
- ST. ANTHONY'S PRIMARY SCHOOL
- ✓ ST. GABRIEL'S PRIMARY SCHOOL
- ST. HILDA'S PRIMARY SCHOOL
- ST. JOSEPH'S INSTITUTION JUNIOR
- ST. MARGARET'S SCHOOL (PRIMARY)

Legend
— Within 1km
— Between 1 - 2km

YANGZHENG PRIMARY SCHOOL
Within 1km radius: **BLOCK 242, 244, 246, 248 & 250**

Primary School

Find Schools Near a Building | Find Buildings Near a School

- XINMIN PRIMARY SCHOOL
- XISHAN PRIMARY SCHOOL
- ✓ YANGZHENG PRIMARY SCHOOL
- YEW TEE PRIMARY SCHOOL
- YIO CHU KANG PRIMARY SCHOOL
- YISHUN PRIMARY SCHOOL
- YU NENG PRIMARY SCHOOL
- YUHUA PRIMARY SCHOOL
- YUMIN PRIMARY SCHOOL
- ZHANGDE PRIMARY SCHOOL

Legend
— Within 1km
— Between 1 - 2km

NEX

RETAIL & DINING

	🚌	🚗
NEX	1 stop	4-min
Chomp Chomp Food Centre		5-min
myVillage		5-min
Junction 8	1 stop	6-min
The Woodleigh Mall	2 stops	6-min
Heartland Mall Kovan	2 stops	8-min
Velocity@Novena Square	4 stops	9-min

ION ORCHARD

	🚌	🚗
Thomson Plaza		9-min
Hougang Mall	3 stops	10-min
Plaza Singapura	7 stops	10-min
PLQ Mall	5 stops	10-min
ION Orchard	6 stops	11-min
Suntec City	10 stops	12-min

CENTRAL EXPRESSWAY

CONNECTIVITY

	🚌	🚗
Central Expressway		3-min
Pan Island Expressway		8-min
Ang Mo Kio Ave 1		5-min
Braddell Road		5-min
Upper Serangoon Road		9-min
Bishan Bus Interchange	1 stop	
Serangoon Bus Interchange	1 stop	

NEW TECH PARK

BUSINESS

	🚶	🚌	🚗
New Tech Park	7-min		2-min
Paya Lebar Central		5 stops	10-min
Seletar Aerospace Park			10-min
Raffles Place		9 stops	16-min
Marina Bay Financial Centre		11 stops	16-min

CHUAN PARK
鑫丰瑞府

CC14 **LORONG CHUAN** (1-min walk)

MRT line map:

TE9/CC17 **CALDECOTT** (3 MRT stops) — DT9/CC19 **BOTANIC GARDENS** (4 MRT stops) — EW21/CC22 **BUONA VISTA** (7 MRT stops) — CC23 **ONE-NORTH** (8 MRT stops) — CC24 **KENT RIDGE** (9 MRT stops) — CC27 **LABRADOR PARK** (12 MRT stops) — NE1/CC29 **HARBOURFRONT** (11 MRT stops)

NS16/CR11 **ANG MO KIO** (2 MRT stops) — NS17/CC15 **BISHAN** (1 MRT stop) — NS21/DT11 **NEWTON** (5 MRT stops) — NS22/TE14 **ORCHARD** (6 MRT stops) — NS24/NE6/CC1 **DHOBY GHAUT** (7 MRT stops) — NS25/EW13 **CITY HALL** (8 MRT stops) — NS26/EW14 **RAFFLES PLACE** (9 MRT stops) — NS27/TE20/CE2 **MARINA BAY** (10 MRT stops)

CC2 **BRAS BASAH** (8 MRT stops) — CC3 **ESPLANADE** (9 MRT stops)

NE14/CR8 **HOUGANG** (3 MRT stops) — NE12/CC13 **SERANGOON** (1 MRT stop) — DT26/CC10 **MACPHERSON** (4 MRT stops) — EW8/CC9 **PAYA LEBAR** (5 MRT stops) — DT15/CC4 **PROMENADE** (10 MRT stops) — DT16/CE1 **BAYFRONT** (11 MRT stops)

NANYANG JUNIOR COLLEGE

EDUCATION

	🚶	🚗
Nanyang Junior College	4-min	2-min
St. Gabriel's Pri Sch	5-min	2-min
St. Gabriel's Sec Sch	5-min	2-min
Yangzheng Pri Sch	9-min	2-min
Zhonghua Sec Sch		2-min
Australian Int'l Sch Singapore		3-min

AUSTRALIAN INT'L SCHOOL SINGAPORE

	🚗
Brighton College (Singapore)	3-min
Peicai Sec Sch	4-min
Kuo Chuan Presbyterian Pri Sch	7-min
St. Andrew's Sec Sch	7-min
Kuo Chuan Presbyterian Sec Sch	8-min
St. Andrew's Junior College	8-min

SINGAPORE BOTANIC GARDENS

LEISURE & NATURE

	🚗
Serangoon Stadium	5-min
Serangoon Gardens Country Club	6-min
Bidadari Park	7-min
Bishan-Ang Mo Kio Park	7-min
MacRitchie Treetop Walk Trailhead	9-min

MACRITCHIE RESERVOIR

	🚌	🚗
MacRitchie Reservoir		10-min
National Stadium	8 stops	10-min
Singapore Botanic Gardens	4 stops	12-min
Sungei Serangoon Park Connector		15-min

CHUAN PARK
ARCHITECTURAL & LANDSCAPE DESIGN

By the mountain, by the water, a secluded home retreat from the world...
依山傍水房数间，行也安然，坐也安然

"Lorong" is the Malay word for a lane or alley, while "Chuan" means "Fountain" in Hokkien, an auspicious name
referring to wealth and prosperity.
"Lorong" 源自马来语，意为巷弄；"Chuan"则为泉，源自福建方言，寓意财富与昌盛。

DESIGN INSPIRATION 设计灵感
DERIVING NATURAL LANDSCAPE 效法山水

NEW LIVING ENVIRONMENT AMONG MOUNTAIN AND WATER WITH MODERN TOUCH

用现代设计手法打造山水人居空间

| MOUNTAIN 山间 | WATERFALL 飞瀑 | VALLEY 幽谷 | STREAM 溪流 | LAKE 湖泊 | ISLAND 岛屿 |

DESIGN IMPLEMENTION 灵感应用
INFUSING NATURAL LANDSCAPE 沉浸山水

NEW LIVING ENVIRONMENT **AMONG MOUNTAIN AND WATER** WITH MODERN TOUCH

用现代设计手法打造**山水人居空间**

MOUNTAIN 山间	WATERFALL 飞瀑	VALLEY 幽谷	STREAM 溪流	LAKE 湖泊	ISLAND 岛屿
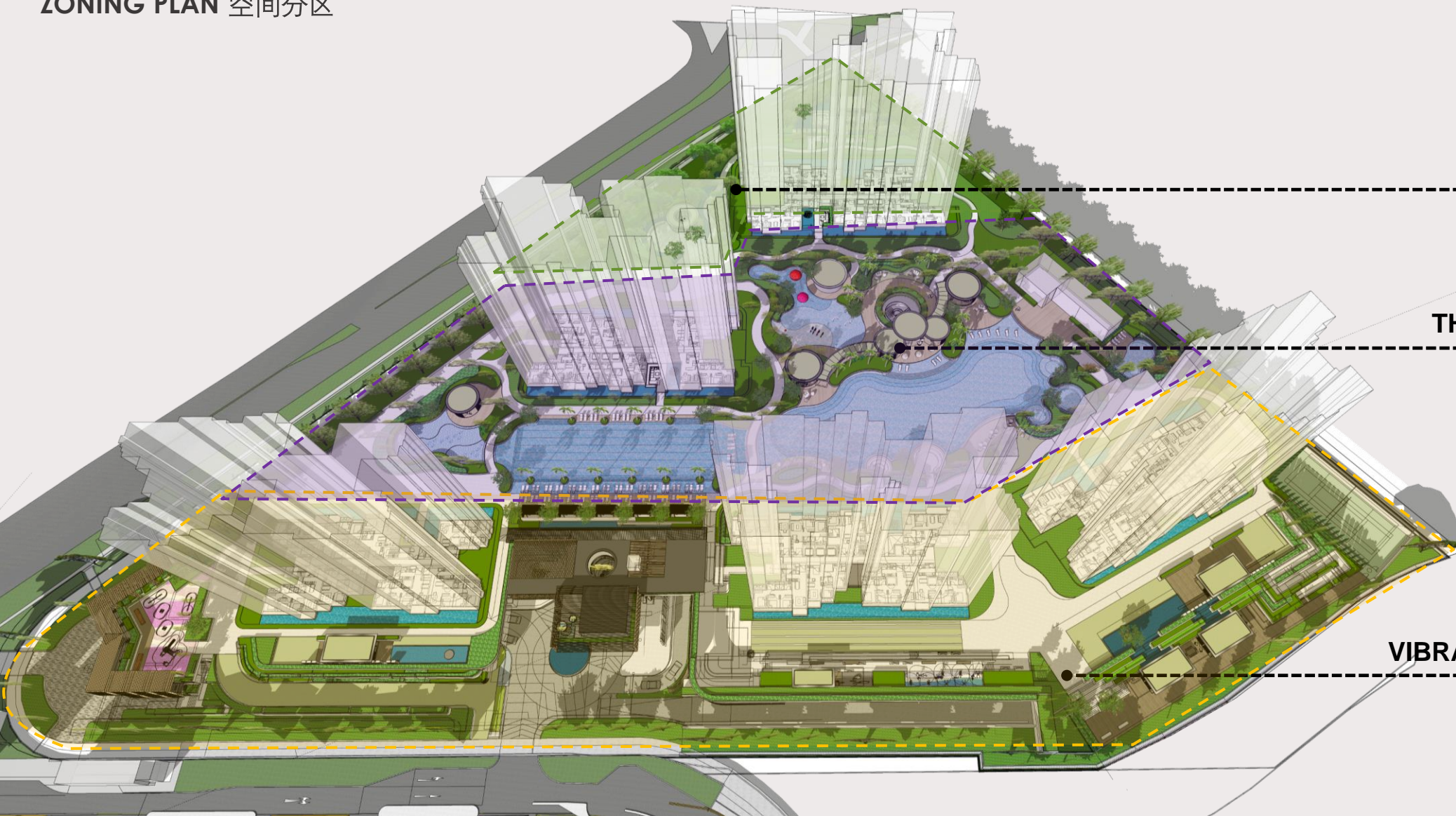
THE FOREST 山林间

THE WATERFRONT 水云间

VIBRANT COURTYARD 庭院间

CHUAN PARK
LAYOUT & UNIT DISTRIBUTION

CHUAN PARK Unit Orientation

SITE PLAN

N

W — E

S

246

244

242

250

248

Unit Orientation

- 🔵 **41 %** North Facing
- 🟣 **41 %** South Facing
- 🟠 **10 %** North-West Facing
- 🟢 **8 %** South-East Facing
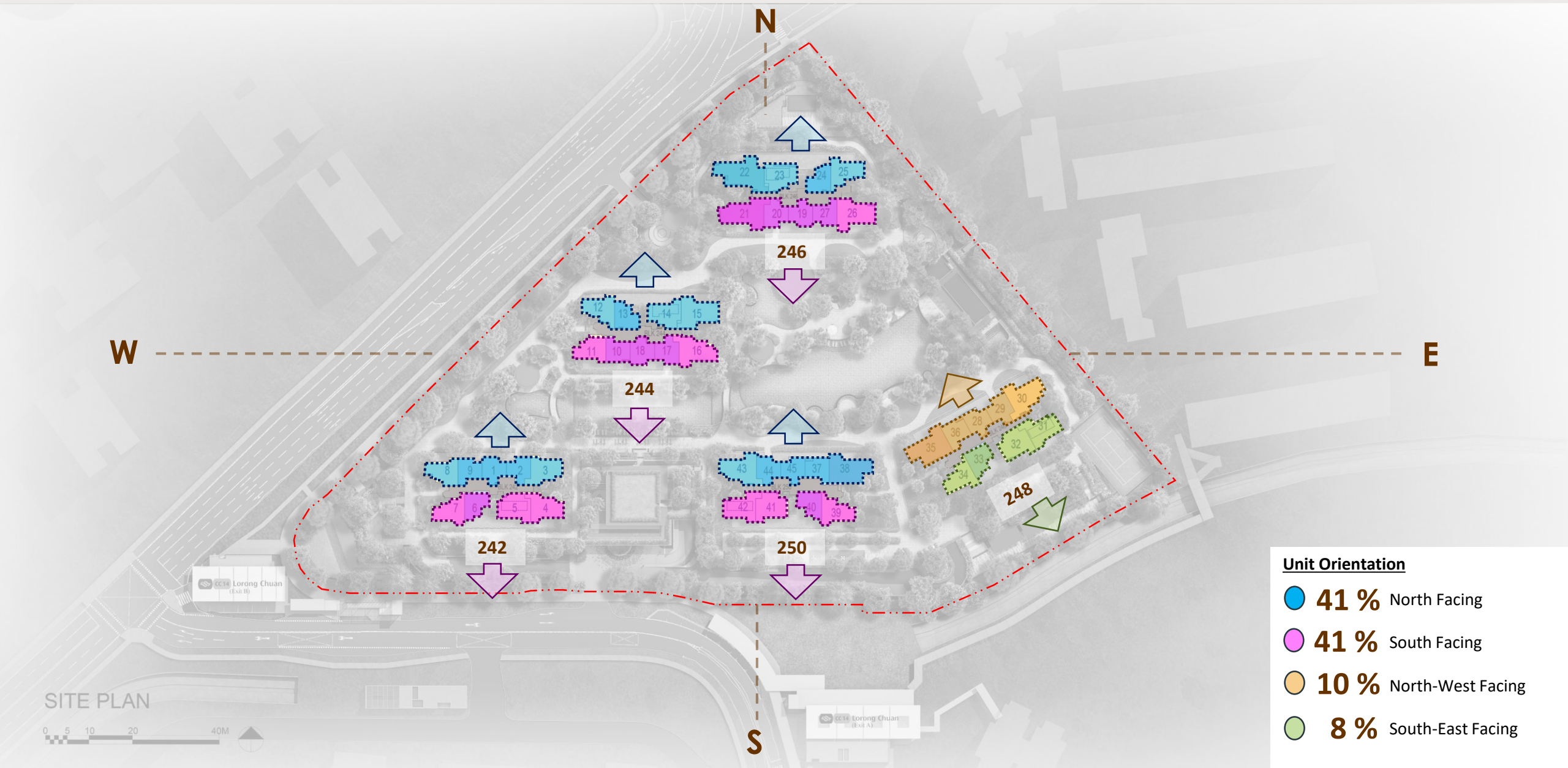
CHUAN PARK — Unobstructed Views & Distance between Residential Blocks

SITE PLAN

CHUAN PARK Unit Views

SITE PLAN

Unit Views

🟠 **70 %** **Outwards Facing** *(Garden & City View)*

🟢 **30 %** **Inwards Facing** *(Garden & Pool View)*
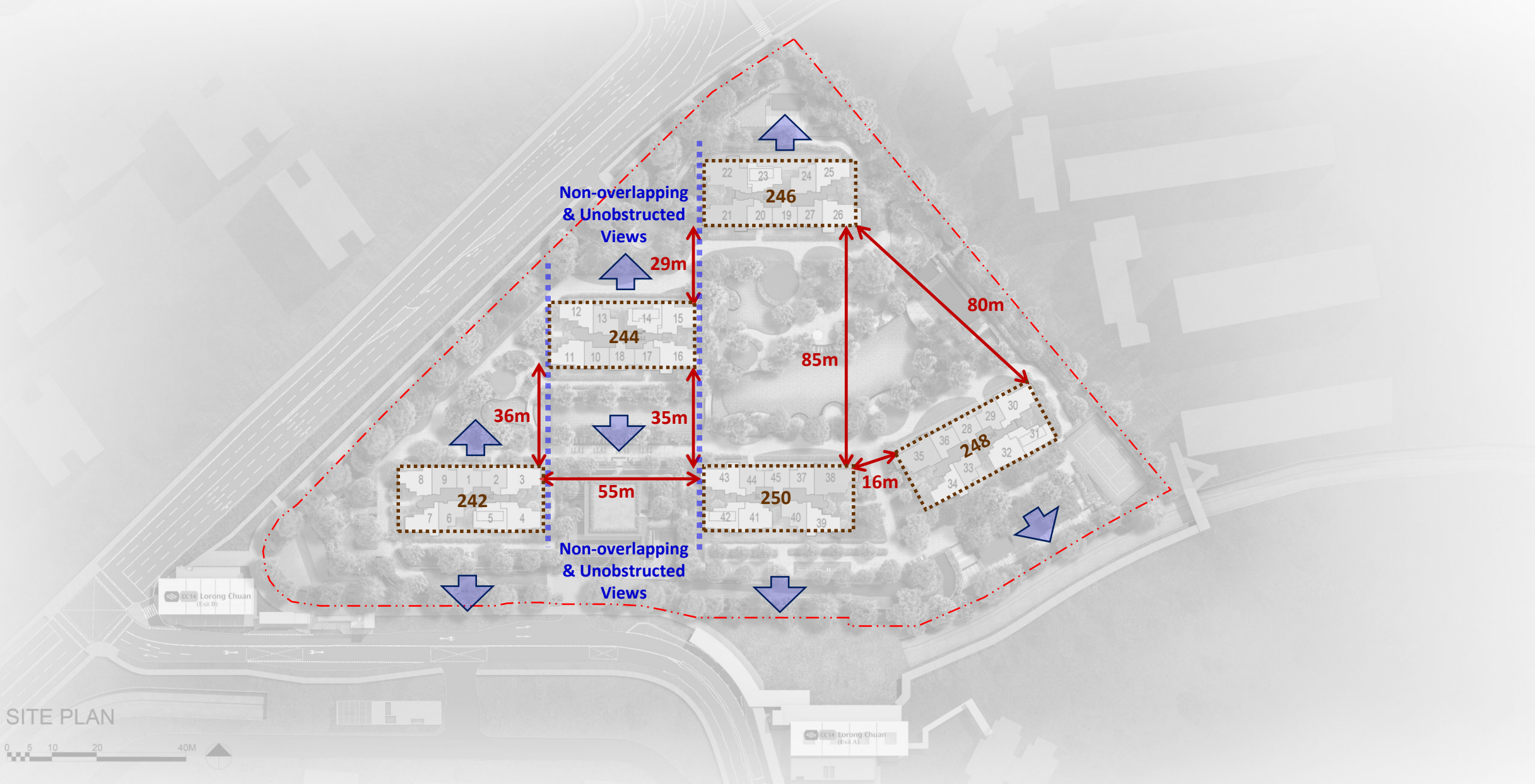
CHUAN PARK Unit Distribution

UNIT TYPES		SIZE (m²)	NO. OF UNITS	PERCENTAGE	
2 Bed 2 Bath	B1/ B1-P	65	99	10.8%	44%
	B1-U	77	5	0.5%	
2 Bed 2 Bath + Study	B2/ B2-P	68	185	20.2%	
	B2-U	81	10	1%	
	B2a/ B2a-P	69	99	10.8%	
	B2a-U	82	5	0.5%	
3 Bed 2 Bath (Classic)	C1/ C1-P	85	42	4.6%	47%
	C1-U	103	2	0.2%	
	C1a/ C1a-P	87	99	10.8%	
	C1a-U	104	5	0.5%	
	C1b/ C1b-P	89	42	4.6%	
3 Bed 2 Bath (Deluxe)	C2/ C2-P	95	78	8.5%	
	C2-U	112	2	0.2%	
	C2a/ C2a-P	96	57	6.2%	
3 Bed 2 Bath (Premium)	C3/ C3-P	112	57	6.2%	
	C3-U	138	3	0.3%	
	C3a/ C3a-P	112	21	2.3%	
	C3a-U	139	1	0.1%	
	C3b/ C3b-P	114	21	2.3%	
	C3b-U	140	1	0.1%	
4 Bed 3 Bath	D1/ D1-P	124	36	4.0%	6.6%
	D1-U	150	2	0.2%	
	D2/ D2-P	129	21	2.3%	
	D2-U	156	1	0.1%	
5 Bed 3 Bath	E1/ E1-P	144	21	2.3%	2.4%
	E1-U	171	1	0.1%	
	TOTAL		916		

Development planning was submitted before GFA harmonization.
Area includes AC ledges and balcony. RC ledges and voids are excluded from the strata area.

CHUAN PARK Unit Distribution

242 LORONG CHUAN S556744

UNIT	01	02	03	04	05	06	07	08	09
22	B2-m-U	B2-U	C2-m-U	C2-U		B2-m-U	C1a-U	C1-U	B1-U
21	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
20	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
19	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
18	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
17	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
16	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
15	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
14	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
13	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
12	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
11	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
10	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
9	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
8	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
7	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
6	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
5	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
4	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
3	B2-m		C2-m	C2	C2a	B2a-m	C1a	C1	B1
2	B2-m		C2-m	C2	C2a	B2a-m	C1a	C1	B1
1	B2-m-P		C2-m-P	C2-P	C2a-P	B2a-m-P	C1a-P	C1-P	B1-P

244 LORONG CHUAN S556745

UNIT	10	11	12	13	14	15	16	17	18
22	B1-m-U	C1-m-U	C1a-m-U	B2a-U		C3b-U	C3-U	B2-m-U	B2-U
21	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
20	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
19	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
18	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
17	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
16	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
15	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
14	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
13	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
12	B1-m-U	C1-m-U	C1a-m	B2a	C1b	C3b	C3	B2-m-U	B2
11	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
10	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
9	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
8	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
7	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
6	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
5	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
4	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
3	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3		B2
2	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3		B2
1	B1-m-P	C1-m-P	C1a-m-P	B2a-P	C1b-P	C3b-P	C3-P		B2-P

246 LORONG CHUAN S556746

UNIT	19	20	21	22	23	24	25	26	27
22	B2-m-U	B2-U	D2-U	E1-U		B2a-m-U	C1a-U	C3a-U	B1-U
21	B2-m	B2	D2	E1	C1b-m	B2a-m	C1a	C3a	B1
20	B2-m	B2	D2	E1	C1b-m	B2a-m	C1a	C3a	B1
19	B2-m	B2	D2	E1	C1b-m	B2a-m	C1a	C3a	B1
18	B2-m	B2	D2	E1	C1b-m	B2a-m	C1a	C3a	B1
17	B2-m	B2	D2	E1	C1b-m	B2a-m	C1a	C3a	B1
16	B2-m	B2	D2	E1	C1b-m	B2a-m	C1a	C3a	B1
15	B2-m	B2	D2	E1	C1b-m	B2a-m	C1a	C3a	B1
14	B2-m	B2	D2	E1	C1b-m	B2a-m	C1a	C3a	B1
13	B2-m	B2	D2	E1	C1b-m	B2a-m	C1a	C3a	B1
12	B2-m	B2	D2	E1	C1b-m	B2a-m	C1a	C3a	B1
11	B2-m	B2	D2	E1	C1b-m	B2a-m	C1a	C3a	B1
10	B2-m	B2	D2	E1	C1b-m	B2a-m	C1a	C3a	B1
9	B2-m	B2	D2	E1	C1b-m	B2a-m	C1a	C3a	B1
8	B2-m	B2	D2	E1	C1b-m	B2a-m	C1a	C3a	B1
7	B2-m	B2	D2	E1	C1b-m	B2a-m	C1a	C3a	B1
6	B2-m	B2	D2	E1	C1b-m	B2a-m	C1a	C3a	B1
5	B2-m	B2	D2	E1	C1b-m	B2a-m	C1a	C3a	B1
4	B2-m	B2	D2	E1	C1b-m	B2a-m	C1a	C3a	B1
3	B2-m		D2	E1	C1b-m	B2a-m	C1a	C3a	B1
2	B2-m		D2	E1	C1b-m	B2a-m	C1a	C3a	B1
1	B2-m-P		D2-P	E1-P	C1b-m-P	B2a-m-P	C1a-P	C3a-P	B1-P

248 LORONG CHUAN S556747

UNIT	28	29	30	31	32	33	34	35	36
19	B2-m-U	B2-U	C3-m-U			B2a-m-U	C1a-U	D1-m-U	B1-U
18	B2-m	B2	C3-m	C2	C2a	B2a-m	C1a	D1-m	B1
17	B2-m	B2	C3-m	C2	C2a	B2a-m	C1a	D1-m	B1
16	B2-m	B2	C3-m	C2	C2a	B2a-m	C1a	D1-m	B1
15	B2-m	B2	C3-m	C2	C2a	B2a-m	C1a	D1-m	B1
14	B2-m	B2	C3-m	C2	C2a	B2a-m	C1a	D1-m	B1
13	B2-m	B2	C3-m	C2	C2a	B2a-m	C1a	D1-m	B1
12	B2-m	B2	C3-m	C2	C2a	B2a-m	C1a	D1-m	B1
11	B2-m	B2	C3-m	C2	C2a	B2a-m	C1a	D1-m	B1
10	B2-m	B2	C3-m	C2	C2a	B2a-m	C1a	D1-m	B1
9	B2-m	B2	C3-m	C2	C2a	B2a-m	C1a	D1-m	B1
8	B2-m	B2	C3-m	C2	C2a	B2a-m	C1a	D1-m	B1
7	B2-m	B2	C3-m	C2	C2a	B2a-m	C1a	D1-m	B1
6	B2-m	B2	C3-m	C2	C2a	B2a-m	C1a	D1-m	B1
5	B2-m	B2	C3-m	C2	C2a	B2a-m	C1a	D1-m	B1
4	B2-m	B2	C3-m	C2	C2a	B2a-m	C1a	D1-m	B1
3	B2-m	B2	C3-m	C2	C2a	B2a-m	C1a	D1-m	B1
2	B2-m		C3-m	C2	C2a	B2a-m	C1a	D1-m	B1
1	B2-m-P		C3-m-P	C2-P	C2a-P	B2a-m-P	C1a-P	D1-m-P	B1-P

250 LORONG CHUAN S556748

UNIT	37	38	39	40	41	42	43	44	45
19	B1-m-U	D1-U	C1a-m-U	B2a-U			C3-U	B2-m-U	B2-U
18	B1-m	D1	C1a-m	B2a	C2a-m	C2-m	C3	B2-m	B2
17	B1-m	D1	C1a-m	B2a	C2a-m	C2-m	C3	B2-m	B2
16	B1-m	D1	C1a-m	B2a	C2a-m	C2-m	C3	B2-m	B2
15	B1-m	D1	C1a-m	B2a	C2a-m	C2-m	C3	B2-m	B2
14	B1-m	D1	C1a-m	B2a	C2a-m	C2-m	C3	B2-m	B2
13	B1-m	D1	C1a-m	B2a	C2a-m	C2-m	C3	B2-m	B2
12	B1-m	D1	C1a-m	B2a	C2a-m	C2-m	C3	B2-m	B2
11	B1-m	D1	C1a-m	B2a	C2a-m	C2-m	C3	B2-m	B2
10	B1-m	D1	C1a-m	B2a	C2a-m	C2-m	C3	B2-m	B2
9	B1-m	D1	C1a-m	B2a	C2a-m	C2-m	C3	B2-m	B2
8	B1-m	D1	C1a-m	B2a	C2a-m	C2-m	C3	B2-m	B2
7	B1-m	D1	C1a-m	B2a	C2a-m	C2-m	C3	B2-m	B2
6	B1-m	D1	C1a-m	B2a	C2a-m	C2-m	C3	B2-m	B2
5	B1-m	D1	C1a-m	B2a	C2a-m	C2-m	C3	B2-m	B2
4	B1-m	D1	C1a-m	B2a	C2a-m	C2-m	C3	B2-m	B2
3	B1-m	D1	C1a-m	B2a	C2a-m	C2-m	C3	B2-m	B2
2	B1-m	D1	C1a-m	B2a	C2a-m	C2-m	C3		B2
1	B1-m-P	D1-P	C1a-m-P	B2a-P	C2a-m-P	C2-m-P	C3-P		B2-P
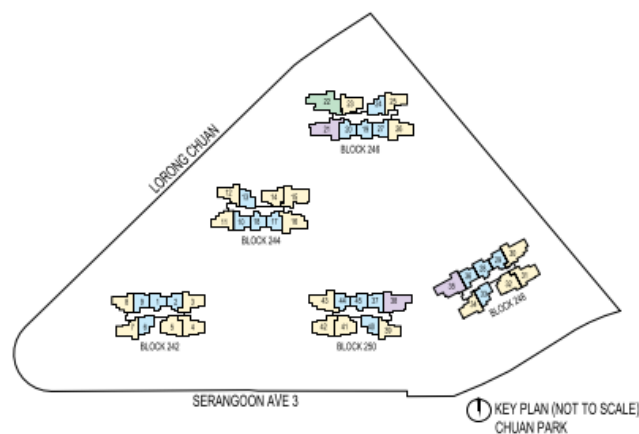
Unit Types

- 2 Bedroom & 2 Bedroom + Study
- 3 Bedroom
- 4 Bedroom
- 5 Bedroom

KEY PLAN (NOT TO SCALE) CHUAN PARK

LORONG CHUAN — SERANGOON AVE 3 — BLOCK 242 — BLOCK 244 — BLOCK 246 — BLOCK 248 — BLOCK 250
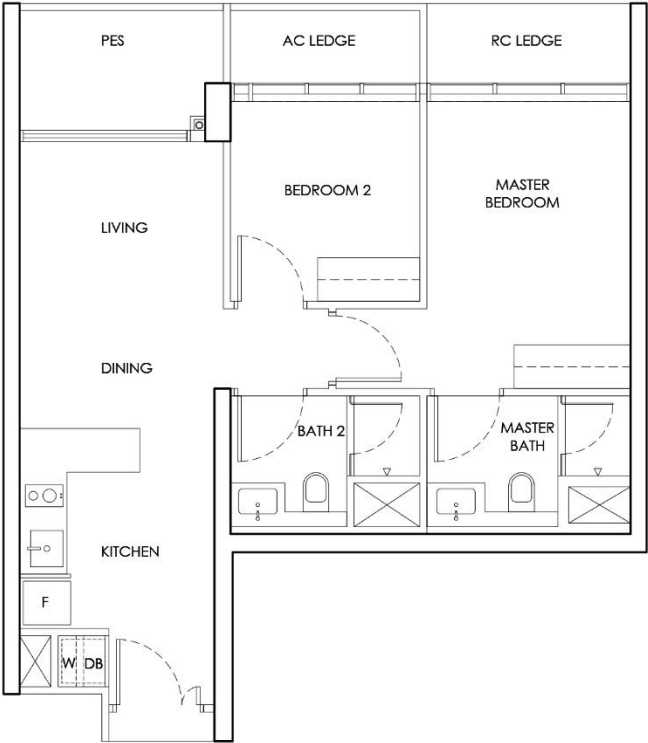
CHUAN PARK Unit Layout Plan – 2 Bed 2 Bath

TYPE B1-P
2 Bedroom

Typical = 65 sqm
Upper   = 77 sqm

Area includes AC ledges and balcony.
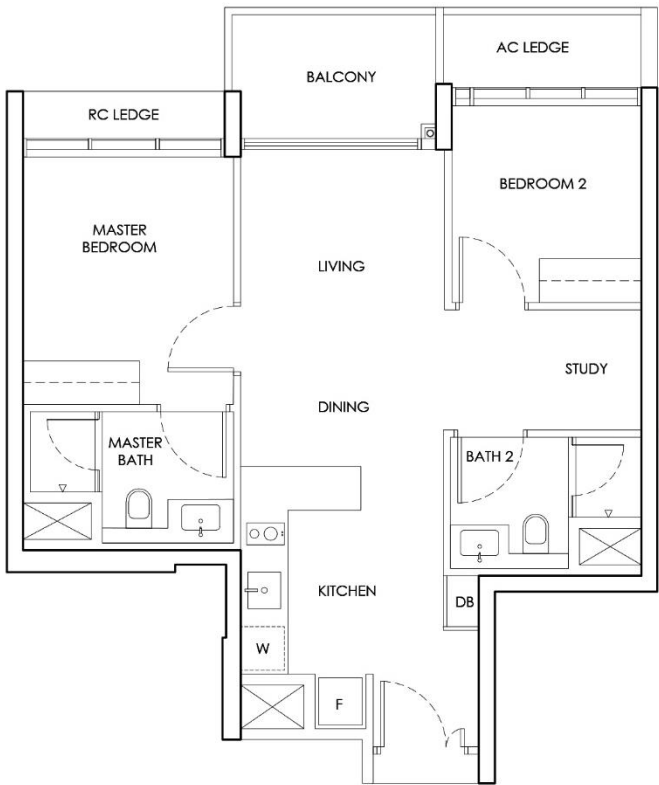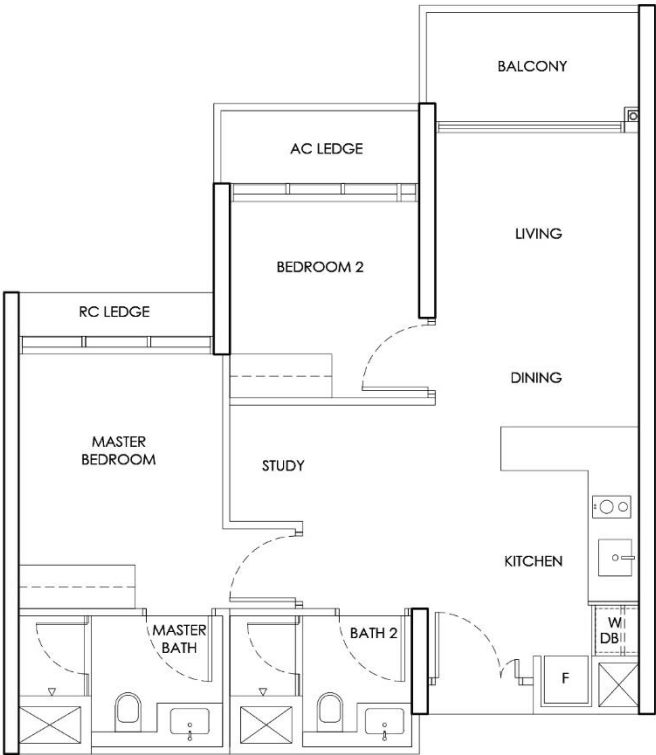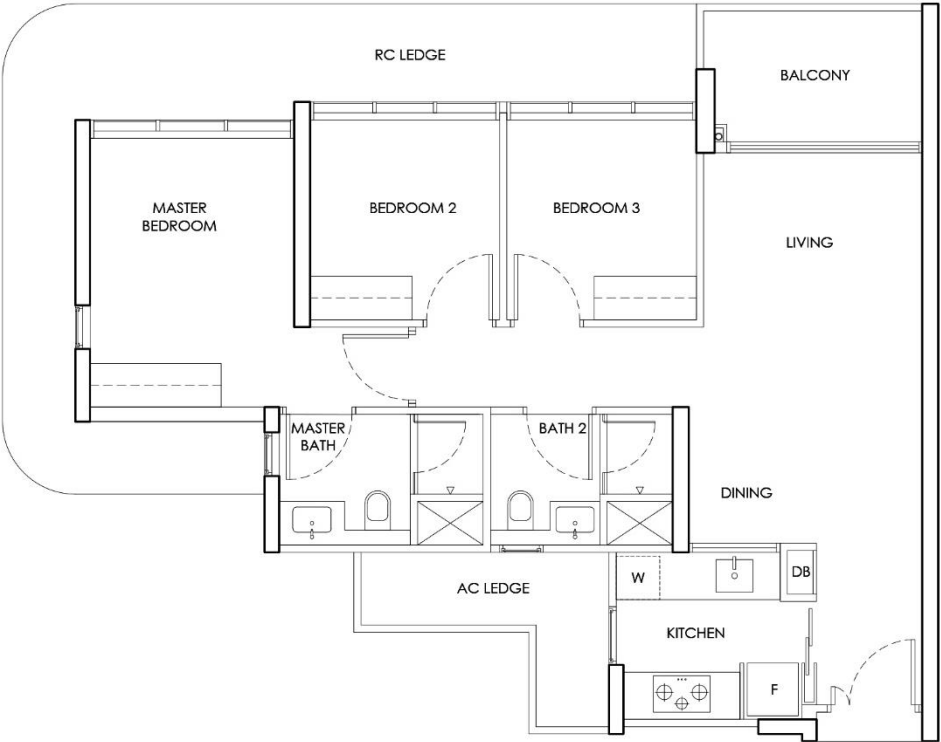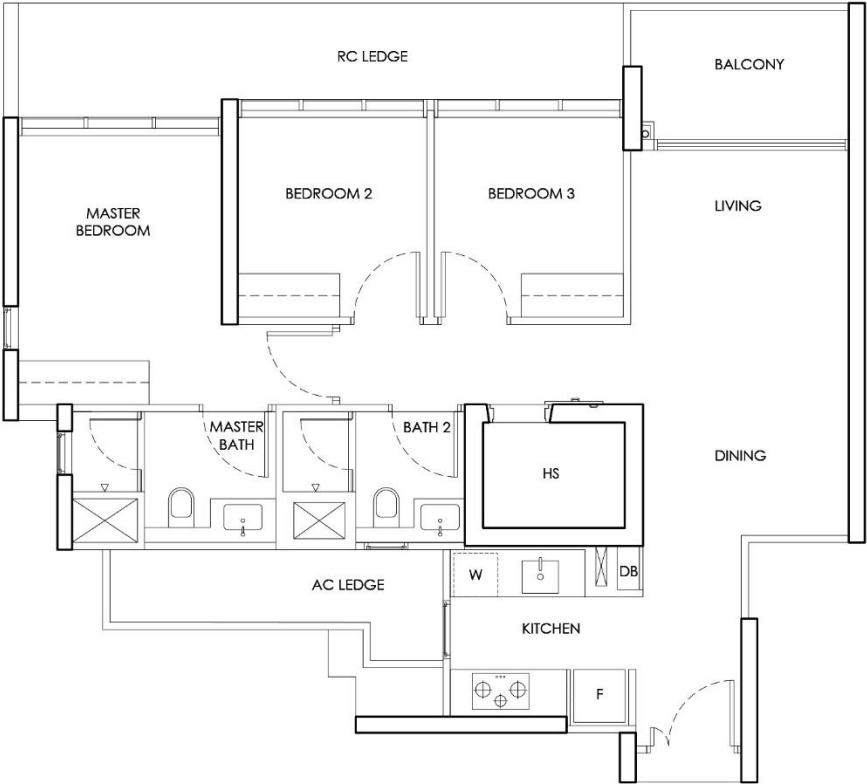*RC ledges and voids are excluded from the strata area.*

PES

AC LEDGE

RC LEDGE

LIVING

BEDROOM 2

MASTER
BEDROOM

DINING

BATH 2

MASTER
BATH

KITCHEN

F

W DB

0   1   3   5

CHUAN PARK Unit Layout Plan – 2 Bed 2 Bath + Study

TYPE B2
2 Bedroom

Typical = 68 sqm
Upper   = 81 sqm

Area includes AC ledges and balcony.
RC ledges and voids are excluded from the strata area.

BALCONY

AC LEDGE

RC LEDGE

MASTER
BEDROOM

LIVING

BEDROOM 2

STUDY

DINING

MASTER
BATH

BATH 2

KITCHEN

DB

W

F

0   1   3   5

TYPE B2a-m
2 Bedroom

2 BEDROOM SHOW UNIT

Typical = 69 sqm
Upper   = 82 sqm

Area includes AC ledges and balcony.
RC ledges and voids are excluded from the strata area.

BALCONY

AC LEDGE

LIVING

BEDROOM 2

RC LEDGE

DINING

MASTER
BEDROOM

STUDY

KITCHEN

MASTER
BATH

BATH 2

W
DB

F

0   1   3   5

CHUAN PARK Unit Layout Plan – 3 Bed 2 Bath (*Classic*)

TYPE C1
3 Bedroom

Typical = 85 sqm
Upper = 103 sqm

Area includes AC ledges and balcony.
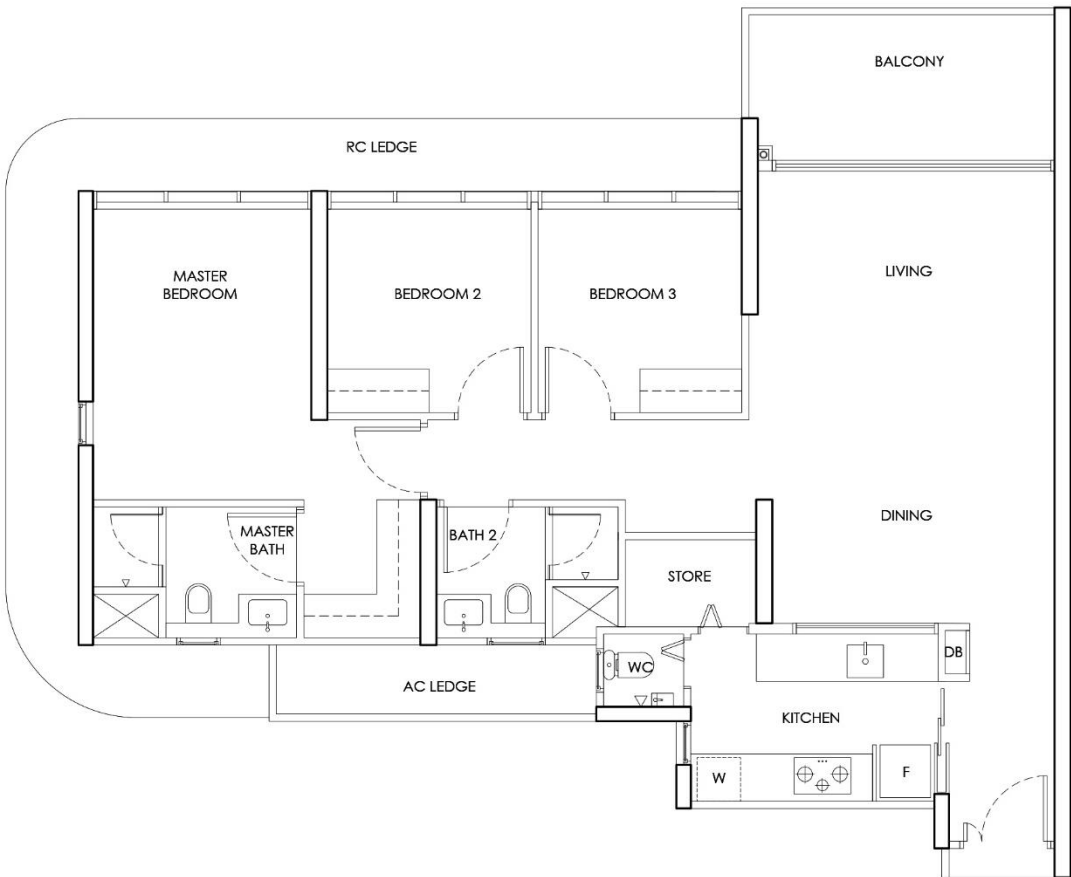*RC ledges and voids are excluded from the strata area.*

RC LEDGE
BALCONY
MASTER BEDROOM
BEDROOM 2
BEDROOM 3
LIVING
MASTER BATH
BATH 2
DINING
AC LEDGE
W
DB
KITCHEN
F

0 1 3 5

TYPE C1a
3 Bedroom

Typical = 87 sqm
Upper = 104 sqm

Area includes AC ledges and balcony.
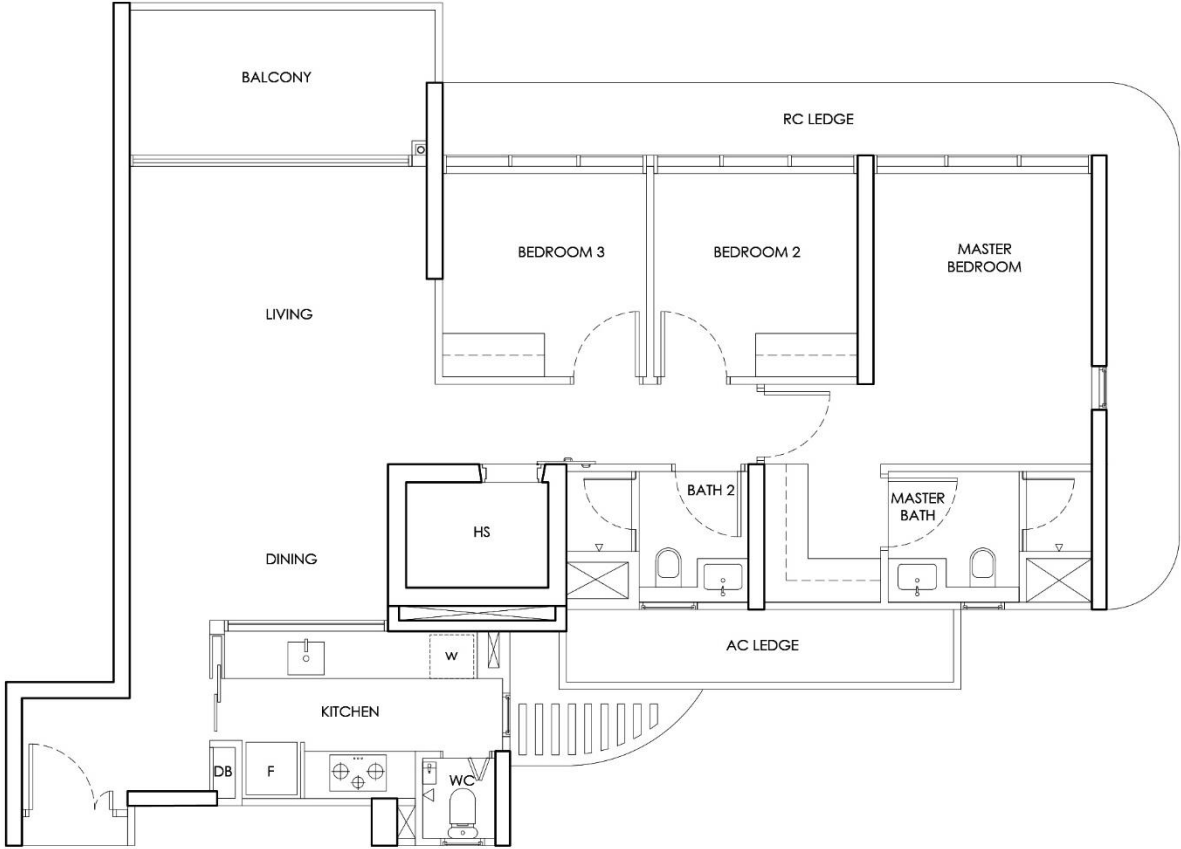*RC ledges and voids are excluded from the strata area.*

BALCONY
RC LEDGE
LIVING
BEDROOM 3
BEDROOM 2
MASTER BEDROOM
BATH 2
MASTER BATH
AC LEDGE
DINING
F
AC LEDGE
KITCHEN
W
DB

0 1 3 5
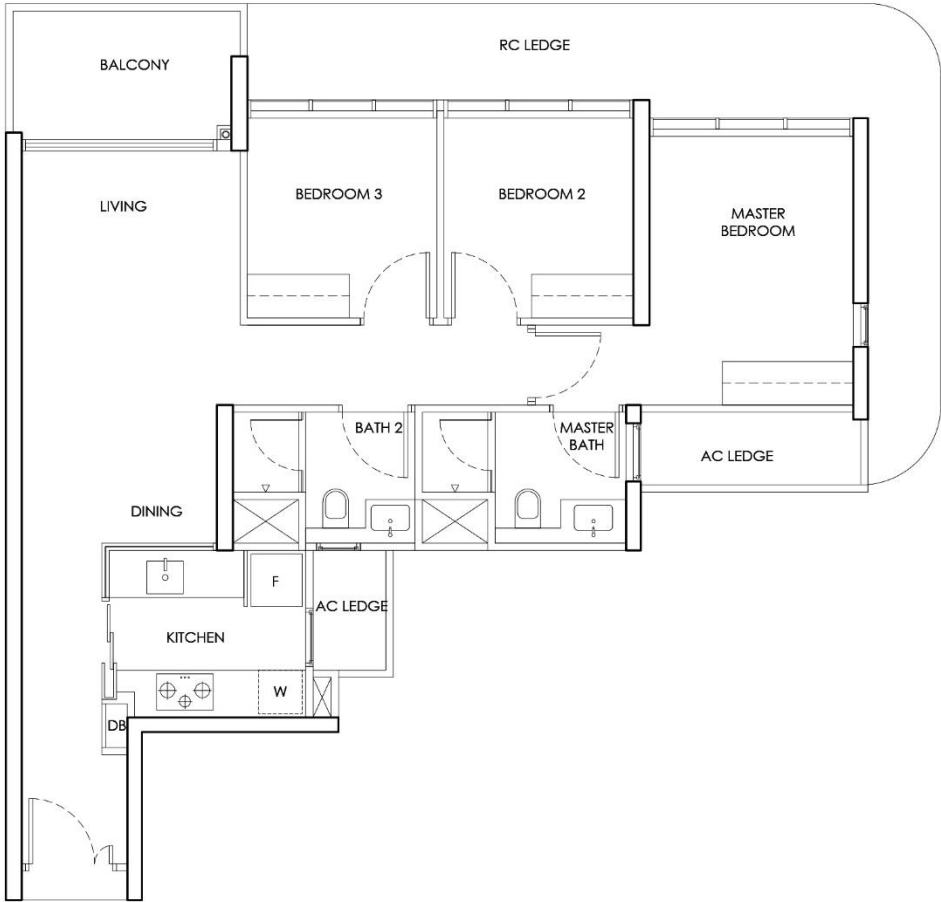
CHUAN PARK Unit Layout Plan – 3 Bed 2 Bath (*Classic*)

TYPE C1b
3 Bedroom

Typical = 89 sqm

Area includes AC ledges and balcony.
RC ledges and voids are excluded from the strata area.

RC LEDGE

BALCONY

MASTER
BEDROOM

BEDROOM 2

BEDROOM 3

LIVING

MASTER
BATH

BATH 2

HS

DINING

AC LEDGE

W

DB

KITCHEN

F

0　1　3　5

CHUAN PARK Unit Layout Plan – 3 Bed 2 Bath (*Deluxe*)

TYPE C2
3 Bedroom

Typical = 95 sqm
Upper   = 112 sqm

Area includes AC ledges and balcony.
RC ledges and voids are excluded from the strata area.
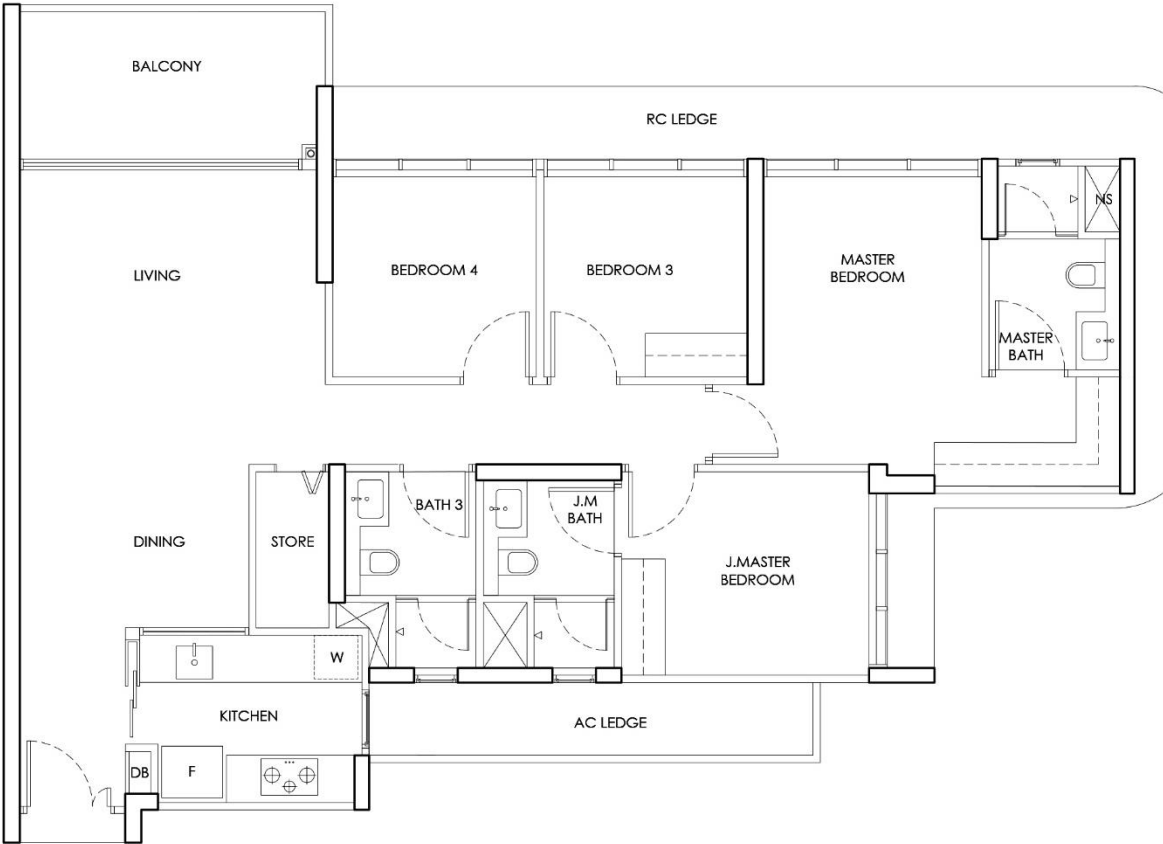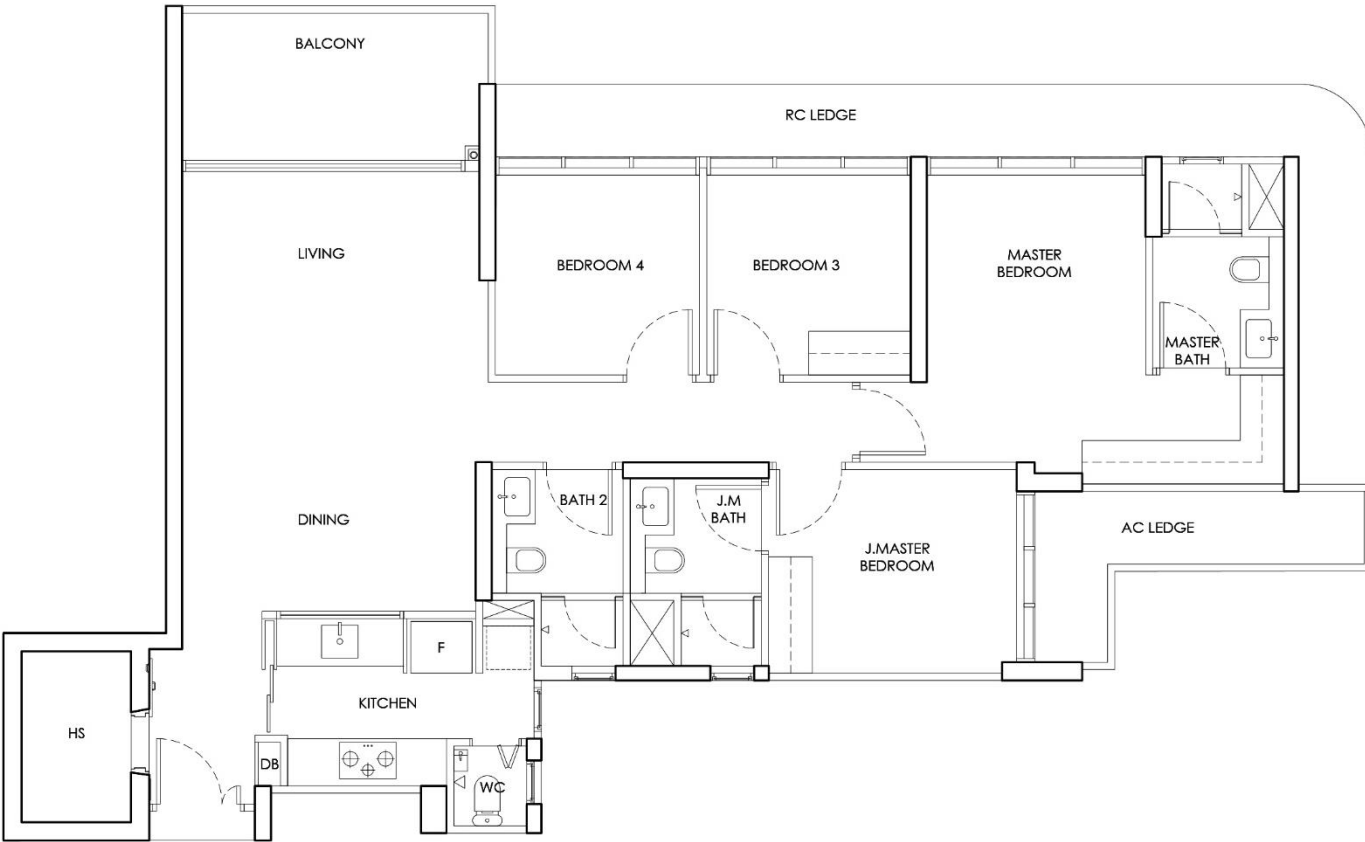
RC LEDGE

BALCONY

MASTER BEDROOM

BEDROOM 2

BEDROOM 3

LIVING

MASTER BATH

BATH 2

HS

DINING

AC LEDGE

WC

F

W

KITCHEN

DB

0 1   3   5
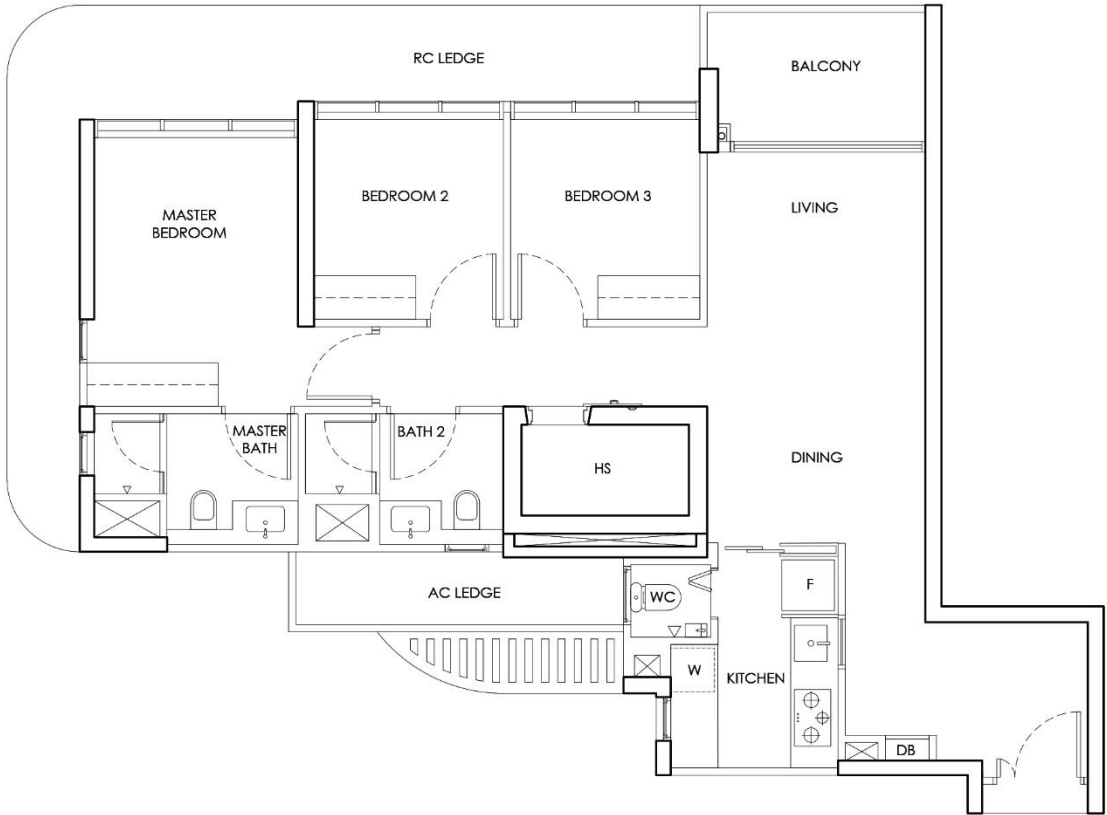
TYPE C2a
3 Bedroom

Typical = 96 sqm

Area includes AC ledges and balcony.
RC ledges and voids are excluded from the strata area.

BALCONY

RC LEDGE

LIVING

BEDROOM 3

BEDROOM 2

MASTER BEDROOM

DINING

BATH 2

MASTER BATH

HS

DB

WC

AC LEDGE

KITCHEN

F

W
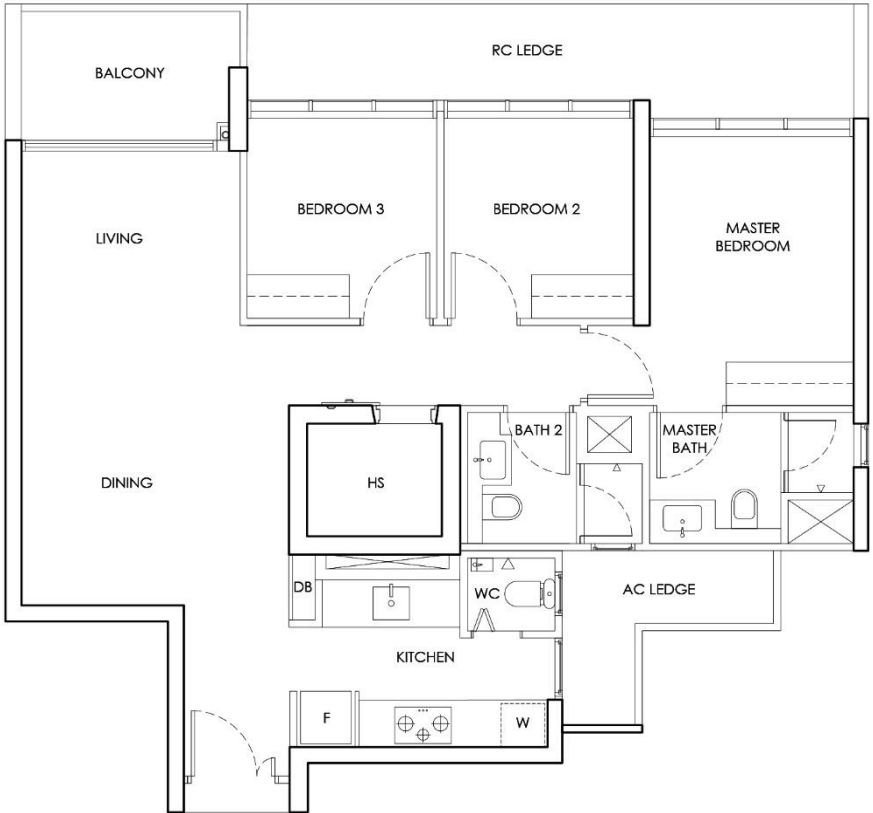
0 1   3   5

CHUAN PARK Unit Layout Plan – 3 Bed 2 Bath (*Premium*)

TYPE C3
3 Bedroom

Typical = 112 sqm
Upper   = 138 sqm

Area includes AC ledges and balcony.
RC ledges and voids are excluded from the strata area.

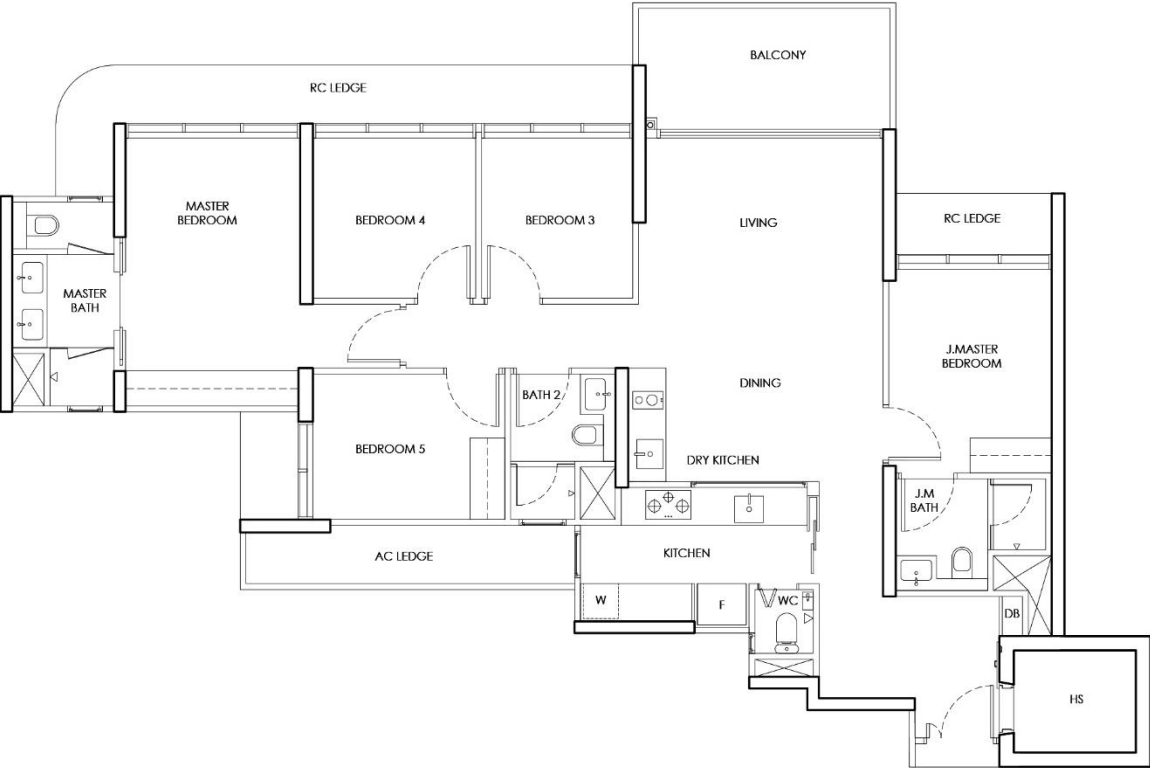BALCONY

RC LEDGE

MASTER BEDROOM

BEDROOM 2

BEDROOM 3

LIVING

MASTER BATH

BATH 2

DINING

AC LEDGE

F   W

KITCHEN

WC

DB

HS
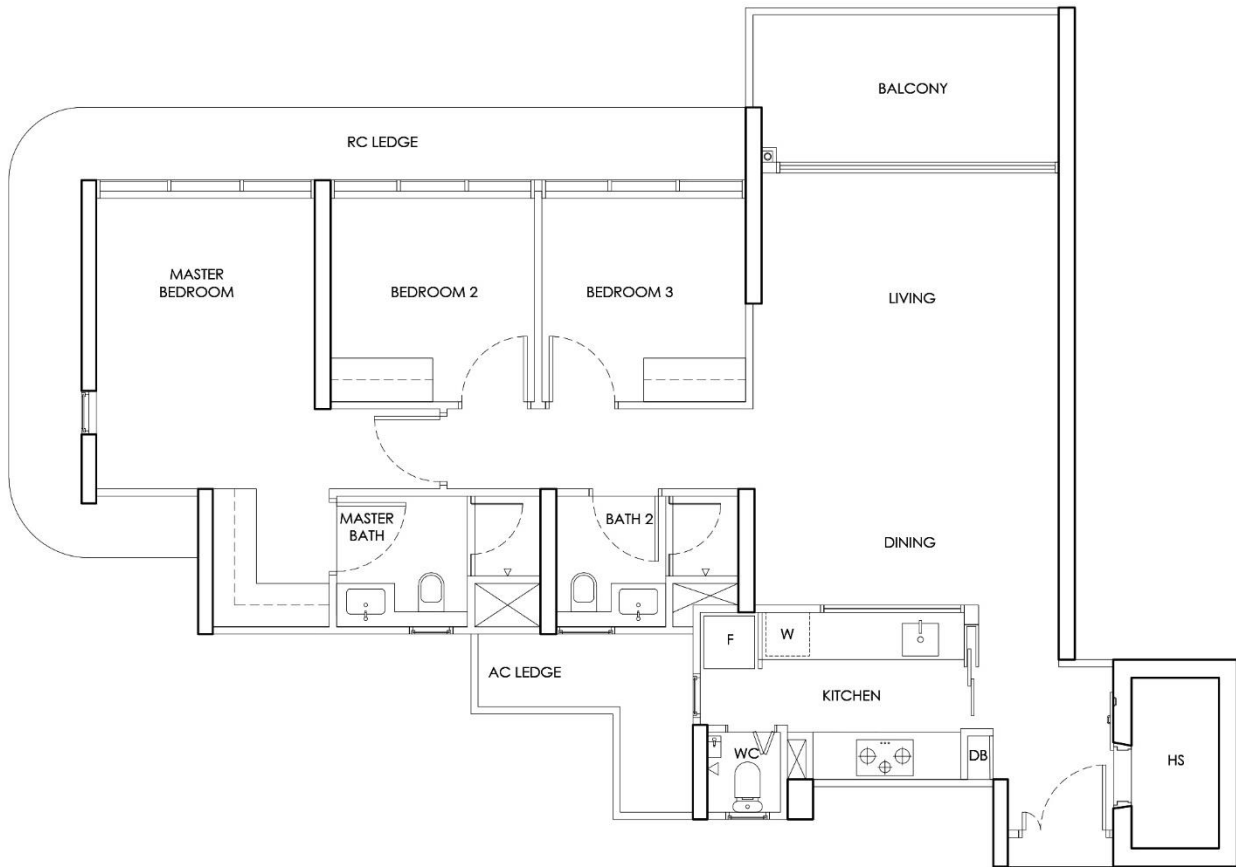
0   1   3   5

TYPE C3a
3 Bedroom

Typical = 112 sqm
Upper   = 139 sqm

Area includes AC ledges and balcony.
RC ledges and voids are excluded from the strata area.

BALCONY

RC LEDGE

MASTER BEDROOM

BEDROOM 2

BEDROOM 3

LIVING

MASTER BATH

BATH 2

STORE

DINING

AC LEDGE

WC

DB

KITCHEN

W

F

0   1   3   5

CHUAN PARK Unit Layout Plan – 3 Bed 2 Bath (*Premium*)

TYPE C3b
3 Bedroom

3 BEDROOM SHOW UNIT

Typical = 114 sqm
Upper = 140 sqm

Area includes AC ledges and balcony.
RC ledges and voids are excluded from the strata area.

BALCONY

RC LEDGE

BEDROOM 3

BEDROOM 2

MASTER BEDROOM

LIVING

DINING

HS

BATH 2

MASTER BATH

AC LEDGE

KITCHEN

W

DB

F

WC

0   1   3   5

CHUAN PARK Unit Layout Plan – 4 Bed 3 Bath

TYPE D1
4 Bedroom

Typical = 124 sqm
Upper   = 150 sqm

Area includes AC ledges and balcony.
RC ledges and voids are excluded from the strata area.

BALCONY

RC LEDGE

LIVING

BEDROOM 4

BEDROOM 3

MASTER BEDROOM

NS

MASTER BATH

DINING

STORE

BATH 3

J.M BATH

J.MASTER BEDROOM

W

KITCHEN

DB

F

AC LEDGE

0 1   3   5

TYPE D2
4 Bedroom

Typical = 129 sqm
Upper   = 156 sqm

Area includes AC ledges and balcony.
RC ledges and voids are excluded from the strata area.

BALCONY

RC LEDGE

LIVING

BEDROOM 4

BEDROOM 3

MASTER BEDROOM

MASTER BATH

DINING

BATH 2

J.M BATH

J.MASTER BEDROOM

AC LEDGE

HS

KITCHEN

DB

F

WC

0 1   3   5

CHUAN PARK Unit Layout Plan – 5 Bed 3 Bath

TYPE E1
5 Bedroom

5 BEDROOM SHOW UNIT

Typical = 144 sqm
Upper   = 171 sqm

Area includes AC ledges and balcony.
RC ledges and voids are excluded from the strata area.

BALCONY

RC LEDGE

MASTER
BEDROOM

BEDROOM 4

BEDROOM 3

LIVING

RC LEDGE

MASTER
BATH

J.MASTER
BEDROOM

BEDROOM 5

BATH 2

DINING

DRY KITCHEN

J.M
BATH

AC LEDGE

KITCHEN

W

F

WC

DB

HS

CHUAN PARK
COMMON FACILITIES

CHUAN PARK Common Facilities

1ST STOREY

1. FUNCTION ROOM
2. LAWN
3. RESPITE DECK
4. RESIDENTIAL COURTYARD
5. 50M LAP POOL
6. WATER LOUNGE
7. POOLSIDE CABANAS & POOLSIDE WALK
8. OASIS POOL
9. OASIS DECK
10. RECESSED LOUNGES
11. RELAXATION DECK & RELAXATION LAWN
12. OASIS COVES & OASIS JACUZZI
13. GYM
14. HYDROTHERAPY COVE
15. KIDS ADVENTURE WATER
16. POOLSIDE PAVILIONS & POOLSIDE DECK
17. BOTANICAL DECK
18. KIDS PLAYGROUND
19. KIDS CLUB
20. KIDS WADING POOL
21. TENNIS COURT
22. GARDEN PAVILION
23. ORCHARD PAVILION
24. TRANQUIL ENCLAVE
25. FOREST PAVILION
26. FOREST SERENITY
27. RIVERSIDE PAVILIONS
28. RIVERSIDE PLAZA
29. ADULT FITNESS CORNER
30. ELDERLY FITNESS CORNER
31. YOGA DECK
32. FOYER LOBBY
33. CHANGING ROOMS
34. COMMON TOILET
35. VENTILATION SHAFT

ROOF LEVEL

36. WATER TANK

BASEMENT 1

A. ENTRANCE
B. ARRIVAL COURTYARD
C. STUDY ROOM
D. DROP-OFF
E. BICYCLE PARKING LOTS
F. GUARD HOUSE
G. PEDESTRIAN SIDE GATES
H. ELECTRICAL SUBSTATION
I. COMMERCIAL UNIT
J. GENERATOR SET
K. MAINTENANCE / SERVICE ACCESS
L. FIRE ENGINE ACCESS
M. COMMON LIFT TO E-DECK
N. COMMON TOILET
O. MANAGEMENT OFFICE
P. OPEN PLAZA
Q. GUARD POST
R. BIN CENTRE

SITE PLAN

0 5 10 20 40M

CC14 Lorong Chuan (Exit B)

CC14 Lorong Chuan (Exit A)

LORONG CHUAN

SERANGOON AVENUE 3

CHUAN PARK
Common Facilities – Arrival Courtyard

1ST STOREY
1. FUNCTION ROOM
2. LAWN
3. RESPITE DECK
4. RESIDENTIAL COURTYARD
5. 50M LAP POOL
6. WATER LOUNGE
7. POOLSIDE CABANAS & POOLSIDE WALK
8. OASIS POOL
9. OASIS DECK
10. RECESSED LOUNGES
11. RELAXATION DECK & RELAXATION LAWN
12. OASIS COVES & OASIS JACUZZI
13. GYM
14. HYDROTHERAPY COVE
15. KIDS ADVENTURE WATER
16. POOLSIDE PAVILIONS & POOLSIDE DECK
17. BOTANICAL DECK
18. KIDS PLAYGROUND
19. KIDS CLUB
20. KIDS WADING POOL
21. TENNIS COURT
22. GARDEN PAVILION
23. ORCHARD PAVILION
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25. FOREST PAVILION
26. FOREST SERENITY
27. RIVERSIDE PAVILIONS
28. RIVERSIDE PLAZA
29. ADULT FITNESS CORNER
30. ELDERLY FITNESS CORNER
31. YOGA DECK
32. FOYER LOBBY
33. CHANGING ROOMS
34. COMMON TOILET
35. VENTILATION SHAFT

ROOF LEVEL
36. WATER TANK

BASEMENT 1
A. ENTRANCE
B. ARRIVAL COURTYARD
C. STUDY ROOM
D. DROP-OFF
E. BICYCLE PARKING LOTS
F. GUARD HOUSE
G. PEDESTRIAN SIDE GATES
H. ELECTRICAL SUBSTATION
I. COMMERCIAL UNIT
J. GENERATOR SET
K. MAINTENANCE / SERVICE ACCESS
L. FIRE ENGINE ACCESS
M. COMMON LIFT TO E-DECK
N. COMMON TOILET
O. MANAGEMENT OFFICE
P. OPEN PLAZA
Q. GUARD POST
R. BIN CENTRE

SITE PLAN

0 5 10 20 40M

Artist's Impression

CHUAN PARK Common Facilities – Kids Wading Pool & Garden Pavilion

SITE PLAN

0 5 10 20 40M

CHUAN PARK

Common Facilities – Kids Wading Pool & Garden Pavilion

Artist's Impression

CHUAN PARK
Common Facilities – 50 Lap Pool

1ST STOREY
1. FUNCTION ROOM
2. LAWN
3. RESPITE DECK
4. RESIDENTIAL COURTYARD
5. 50M LAP POOL
6. WATER LOUNGE
7. POOLSIDE CABANAS & POOLSIDE WALK
8. OASIS POOL
9. OASIS DECK
10. RECESSED LOUNGES
11. RELAXATION DECK & RELAXATION LAWN
12. OASIS COVES & OASIS JACUZZI
13. GYM
14. HYDROTHERAPY COVE
15. KIDS ADVENTURE WATER
16. POOLSIDE PAVILIONS & POOLSIDE DECK
17. BOTANICAL DECK
18. KIDS PLAYGROUND
19. KIDS CLUB
20. KIDS WADING POOL
21. TENNIS COURT
22. GARDEN PAVILION
23. ORCHARD PAVILION
24. TRANQUIL ENCLAVE
25. FOREST PAVILION
26. FOREST SERENITY
27. RIVERSIDE PAVILIONS
28. RIVERSIDE PLAZA
29. ADULT FITNESS CORNER
30. ELDERLY FITNESS CORNER
31. YOGA DECK
32. FOYER LOBBY
33. CHANGING ROOMS
34. COMMON TOILET
35. VENTILATION SHAFT

ROOF LEVEL
36. WATER TANK

BASEMENT 1
A. ENTRANCE
B. ARRIVAL COURTYARD
C. STUDY ROOM
D. DROP-OFF
E. BICYCLE PARKING LOTS
F. GUARD HOUSE
G. PEDESTRIAN SIDE GATES
H. ELECTRICAL SUBSTATION
I. COMMERCIAL UNIT
J. GENERATOR SET
K. MAINTENANCE / SERVICE ACCESS
L. FIRE ENGINE ACCESS
M. COMMON LIFT TO E-DECK
N. COMMON TOILET
O. MANAGEMENT OFFICE
P. OPEN PLAZA
Q. GUARD POST
R. BIN CENTRE

SITE PLAN

0   5   10   20   40M

Artist's Impression

Artist's Impression

CHUAN PARK Common Facilities – Oasis Pool

1ST STOREY
1. FUNCTION ROOM
2. LAWN
3. RESPITE DECK
4. RESIDENTIAL COURTYARD
5. 50M LAP POOL
6. WATER LOUNGE
7. POOLSIDE CABANAS & POOLSIDE WALK
8. OASIS POOL
9. OASIS DECK
10. RECESSED LOUNGES
11. RELAXATION DECK & RELAXATION LAWN
12. OASIS COVES & OASIS JACUZZI
13. GYM
14. HYDROTHERAPY COVE
15. KIDS ADVENTURE WATER
16. POOLSIDE PAVILIONS & POOLSIDE DECK
17. BOTANICAL DECK
18. KIDS PLAYGROUND
19. KIDS CLUB
20. KIDS WADING POOL
21. TENNIS COURT
22. GARDEN PAVILION
23. ORCHARD PAVILION
24. TRANQUIL ENCLAVE
25. FOREST PAVILION
26. FOREST SERENITY
27. RIVERSIDE PAVILIONS
28. RIVERSIDE PLAZA
29. ADULT FITNESS CORNER
30. ELDERLY FITNESS CORNER
31. YOGA DECK
32. FOYER LOBBY
33. CHANGING ROOMS
34. COMMON TOILET
35. VENTILATION SHAFT

ROOF LEVEL
36. WATER TANK

BASEMENT 1
A. ENTRANCE
B. ARRIVAL COURTYARD
C. STUDY ROOM
D. DROP-OFF
E. BICYCLE PARKING LOTS
F. GUARD HOUSE
G. PEDESTRIAN SIDE GATES
H. ELECTRICAL SUBSTATION
I. COMMERCIAL UNIT
J. GENERATOR SET
K. MAINTENANCE / SERVICE ACCESS
L. FIRE ENGINE ACCESS
M. COMMON LIFT TO E-DECK
N. COMMON TOILET
O. MANAGEMENT OFFICE
P. OPEN PLAZA
Q. GUARD POST
R. BIN CENTRE

SITE PLAN

0 5 10   20   40M

Artist's Impression

CHUAN PARK
Common Facilities – Poolside Walk & Cabanas

1ST STOREY
1. FUNCTION ROOM
2. LAWN
3. RESPITE DECK
4. RESIDENTIAL COURTYARD
5. 50M LAP POOL
6. WATER LOUNGE
7. POOLSIDE CABANAS & POOLSIDE WALK
8. OASIS POOL
9. OASIS DECK
10. RECESSED LOUNGES
11. RELAXATION DECK & RELAXATION LAWN
12. OASIS COVES & OASIS JACUZZI
13. GYM
14. HYDROTHERAPY COVE
15. KIDS ADVENTURE WATER
16. POOLSIDE PAVILIONS & POOLSIDE DECK
17. BOTANICAL DECK
18. KIDS PLAYGROUND
19. KIDS CLUB
20. KIDS WADING POOL
21. TENNIS COURT
22. GARDEN PAVILION
23. ORCHARD PAVILION
24. TRANQUIL ENCLAVE
25. FOREST PAVILION
26. FOREST SERENITY
27. RIVERSIDE PAVILIONS
28. RIVERSIDE PLAZA
29. ADULT FITNESS CORNER
30. ELDERLY FITNESS CORNER
31. YOGA DECK
32. FOYER LOBBY
33. CHANGING ROOMS
34. COMMON TOILET
35. VENTILATION SHAFT

ROOF LEVEL
36. WATER TANK

BASEMENT 1
A. ENTRANCE
B. ARRIVAL COURTYARD
C. STUDY ROOM
D. DROP-OFF
E. BICYCLE PARKING LOTS
F. GUARD HOUSE
G. PEDESTRIAN SIDE GATES
H. ELECTRICAL SUBSTATION
I. COMMERCIAL UNIT
J. GENERATOR SET
K. MAINTENANCE / SERVICE ACCESS
L. FIRE ENGINE ACCESS
M. COMMON LIFT TO E-DECK
N. COMMON TOILET
O. MANAGEMENT OFFICE
P. OPEN PLAZA
Q. GUARD POST
R. BIN CENTRE

Artist's Impression

Artist's Impression

CHUAN PARK
Common Facilities – Kids Adventure Water & Kids Club

1ST STOREY
1. FUNCTION ROOM
2. LAWN
3. RESPITE DECK
4. RESIDENTIAL COURTYARD
5. 50M LAP POOL
6. WATER LOUNGE
7. POOLSIDE CABANAS & POOLSIDE WALK
8. OASIS POOL
9. OASIS DECK
10. RECESSED LOUNGES
11. RELAXATION DECK & RELAXATION LAWN
12. OASIS COVES & OASIS JACUZZI
13. GYM
14. HYDROTHERAPY COVE
15. KIDS ADVENTURE WATER
16. POOLSIDE PAVILIONS & POOLSIDE DECK
17. BOTANICAL DECK
18. KIDS PLAYGROUND
19. KIDS CLUB
20. KIDS WADING POOL
21. TENNIS COURT
22. GARDEN PAVILION
23. ORCHARD PAVILION
24. TRANQUIL ENCLAVE
25. FOREST PAVILION
26. FOREST SERENITY
27. RIVERSIDE PAVILIONS
28. RIVERSIDE PLAZA
29. ADULT FITNESS CORNER
30. ELDERLY FITNESS CORNER
31. YOGA DECK
32. FOYER LOBBY
33. CHANGING ROOMS
34. COMMON TOILET
35. VENTILATION SHAFT

ROOF LEVEL
36. WATER TANK

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SITE PLAN

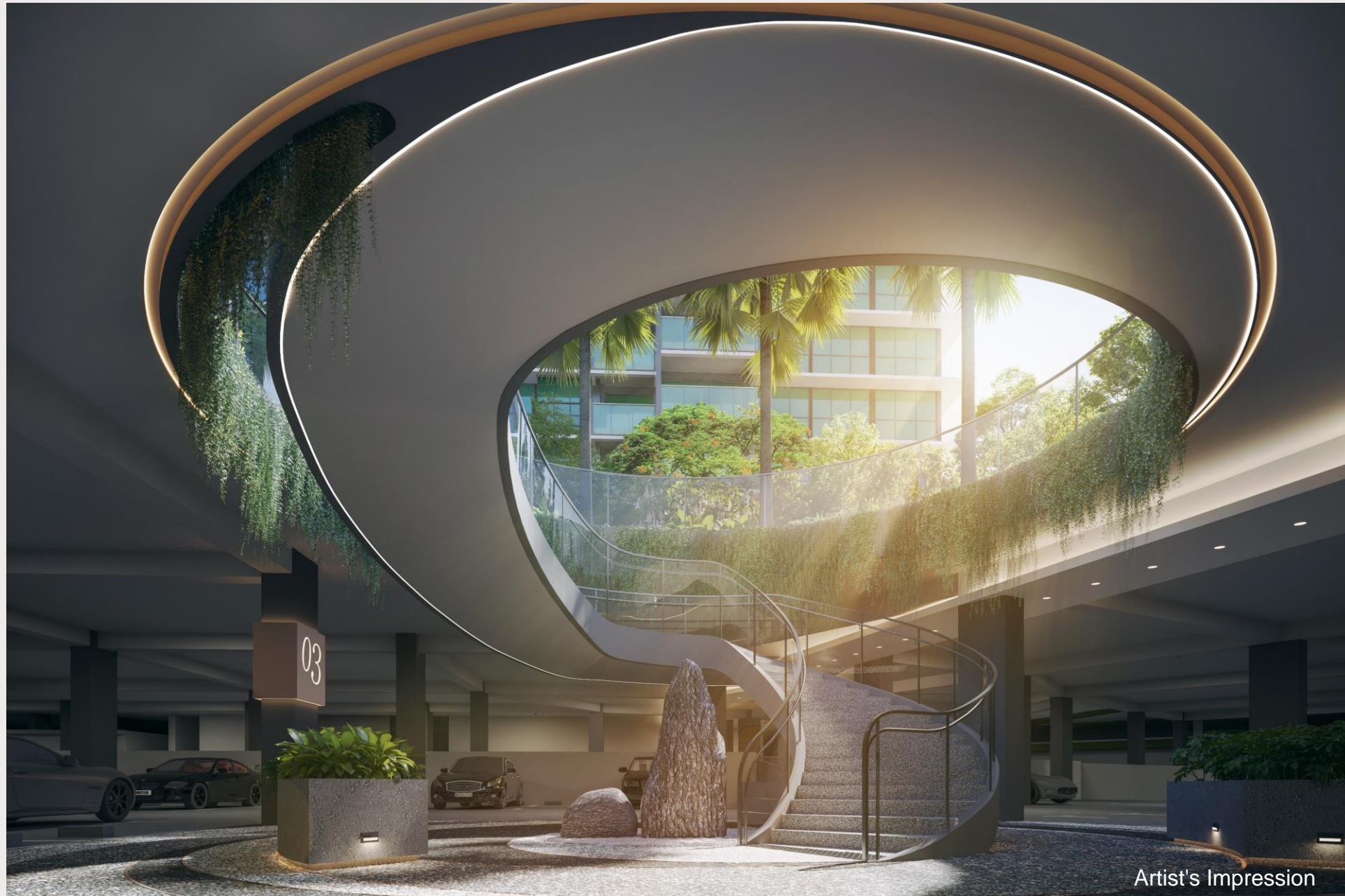0 5 10   20   40M

Artist's Impression

Artist's Impression

CHUAN PARK
UNIT INTERIOR CONCEPT

SMARTER HOME, BETTER LIFESTYLE

Enhance your lifestyle with cutting-edge technology integrated into your home. Featuring efficient smart systems, daily tasks are simplified and a life of ease is further elevated. Enjoy seamless convenience and enhanced security, all at your fingertips.

24/7 FACILITY BOOKING
Select and book your preferred facility any time.

DIGITAL LOCK
Use your phone to check if your door is securely locked.

FACE-TO-FACE GREETINGS
Welcome your guests through the lift lobby's video intercom system.

DIGITAL NEWS & E-FEEDBACK
Stay updated on important news and announcements and leave your feedback for the management.

CHUAN PARK
SHOW UNIT CONCEPT

Thank you