


# GuocoLand and Hong Leong Holdings to preview Lentor Mansion on March 1, prices to start from \$2,082 psf

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The 533-unit Lentor Mansion will be the fifth new condo in the Lentor Hills estate. Previews begin Friday, March 1 (Photo: GuocoLand)

Mainboard listed developer GuocoLand and its joint-venture partner Hong Leong Holdings will preview their latest private residential project in Lentor on Friday, March 1.

The 533-unit Lentor Mansion will be the fifth new condo in the Lentor Hills estate following the already-launched projects — Lentor Modern, Lentor Hills Residences, and Hillock Green. The next to launch is Lentoria, which will hold its opening sales weekend on March 2.

Lentor Mansion will comprise three 16-storey towers and three 8-storey blocks on a 2.2ha site along Lentor Gardens.

The design of Lentor Mansion is inspired by colonial-era black-and-white bungalows. This is reflected in the aesthetics of the double-storey clubhouse that holds function rooms and shared workspaces, and serves as the drop-off point for residents to receive guests.



**Inspired by colonial-era black-and-white bungalows, the double-storey clubhouse holds function rooms and shared workspaces, and serves as the drop-off point for residents to receive guests (Photo: GuocoLand)**

Other condo amenities include a 50m swimming pool, a gym, a sprawling lawn, a 223m forest trail, “glamping” sites, various outdoor pavilions, a tennis court, and a 6,458 sq ft early childhood development centre.

Lentor Mansion is also a five-minute walk to Lentor MRT Station on the Thomson-East Coast Line (TEL). This connects residents to Bukit Timah, Botanic Gardens, Orchard Road, Marina Bay, the CBD, and eventually the East Coast, when TEL Stage 4 is completed in 1H2024. Nearby schools include Anderson Primary School and CHIJ St Nicholas Girls’ School, which are both within 1km of Lentor Mansion.

The development will comprise a mix of two- to five-bedroom units that range from 527 to 1,507 sq ft. It will be the first new condo to offer a five-bedroom unit layout, as previous projects have only offered up to four-bedroom unit types.

Lentor Mansion will also be the first private residential development to be launched under new URA guidelines requiring units to be sold based on liveable space. In practice, this means that areas such as air-con ledges can no longer be included when calculating the psf price.

GuocoLand and Hong Leong have indicated that the units at Lentor Mansion will start from \$2,082 psf.

GuocoLand's first project in the Lentor Hills estate, Lentor Modern, has sold 98% of its 605 units to date since its launch in September 2022. Its second project, Lentor Hills Residences, has sold 77% of its 598 units to date since its launch in July 2023.