

Lentor Hills Residences to start preview at prices from S\$945,000

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LENTOR Hills Residences will start previews on Saturday (Jun 24), with sales bookings scheduled to begin on Jul 8, said Hong Leong Holdings in a press release.

Lentor Hills Residences is the second project to come to market in the new Lentor Hills estate, which will eventually house five new condominiums totalling some 3,500 units.

The 99-year leasehold project, on an 184,461 square feet (sq ft) site, features 598 residential units across five towers.

Prices are pitched from S\$945,000 for one-bedroom units, about S\$1.36 million for two-bedders, S\$1.82 million for three-bedders, and from just under S\$2.54 million for four-bedder units. Dual-key apartments start at S\$2.64 million.

Apartment sizes range from 452 sq ft for one-bedroomers, to 1,399 sq ft for four-bedroom units. Dual-key apartments are available from 1,302 sq ft to 1,399 sq ft, the release issued on Wednesday (Jun 21) said.

On a per square foot (psf) basis, prices at Lentor Hills Residences start at S\$1,834 psf.

The first new Lentor project to be sold, GuocoLand's Lentor Modern, moved 508 units or 84 per cent of its 605 units over its launch weekend in September 2022, at prices ranging from S\$1,856 psf to S\$2,538 psf. The site was acquired in 2021 for S\$784.1 million or S\$1,204 psf per plot ratio.

Lentor Hills Residences is being built by Hong Leong with partners GuocoLand and TID, on land acquired in early 2022 for S\$585.6 million or S\$1,060 psf ppr. The development will feature a childcare centre and is expected to obtain its temporary occupation permit in December 2026.

Three more condo projects are in the pipeline from government land sale sites in the area. Two are on sites tendered in September 2022, acquired by Yanlord for S\$1,108 psf ppr, and by Hong Leong and Mitsui Fudosan for S\$1,130 psf ppr. The most recent site to be sold went to Hong Leong and GuocoLand for S\$985 psf ppr in April 2023.