

P E N *R* I T H



H O M E O F P R E S T I G E A N D H E R I T A G E

THE INSPIRATION

Rooted in the charm of a historic market town in Cumbria, England, Penrith is known for its quaint streets, heritage architecture and enduring sense of community.

Nestled amidst rolling hills and a tranquil lake, it stands as a timeless source of inspiration.

Carrying this distinguished name, PENRITH embodies the same spirit, blending heritage and nature into a sanctuary of refined, contemporary living.

Step into a world of heritage,
nature & serenity



THE STORY

Set along Margaret Drive, PENRITH emerges as the next iconic development in Queenstown. Conceived as Singapore's first satellite town in the 1950s, the estate was named in honour of Queen Elizabeth II's coronation.

The estate pioneered today's urban living, setting benchmarks for community and quality of life.

Over time, Queenstown has evolved into a showcase of urban planning, where homes, schools, parks and centres thrive amidst rich heritage and community spirit.

From a budding beginning
to a timeless legacy



PENRITH

With deep heritage in this enclave, PENRITH brings together prestige, luxury and convenience in one distinguished address.

Featuring two iconic 40-storey towers and 462 exclusive residences, it marks a new chapter that honours generations of community spirit and cultural significance at the heart of the city.

Rising from heritage, defined by luxury

HOME OF PRESTIGE AND HERITAGE



Shaped by the city, centred on you

PENRITH

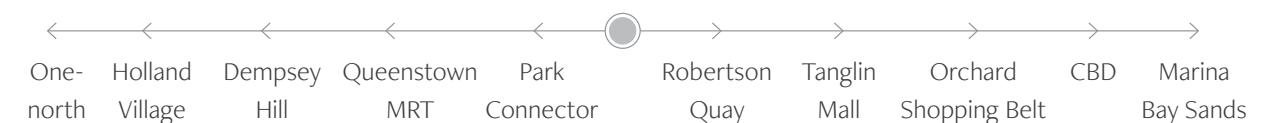




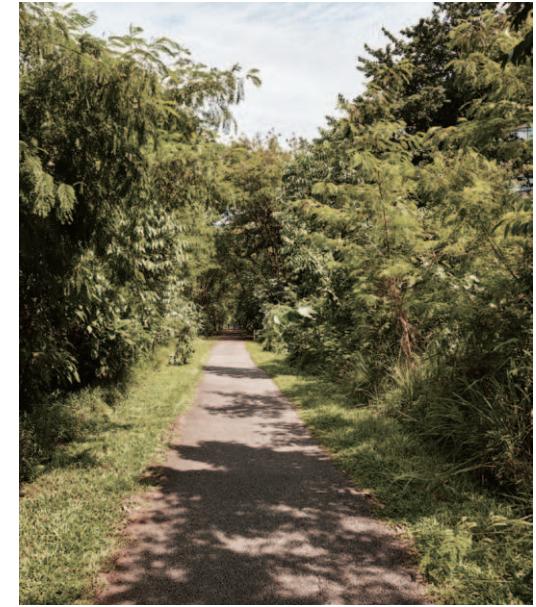
CITY LIVING

Seamless access, effortless commute

At PENRITH, city living flows effortlessly. Whether commuting for work or leisure, convenient access to MRT stations and major expressways keeps the city well within reach. Here, convenience is naturally woven into the rhythm of your surroundings.



A timeless journey woven in heritage



PRIVILEGE

Where convenience meets refinement

City lifestyle puts everything you need just moments away. From heritage flavours and renowned dining to vibrant retail, green spaces and key business and education hubs, life unfolds effortlessly around you.

A curated taste of life



BUSINESS

One-north
Singapore Science Park
Mapletree Business City
Central Business District



GREENERY

Alexandra Canal
Linear Park
Rail Corridor
The Southern Ridges



CONNECTIVITY

Queenstown MRT
Ayer Rajah Expressway
Central Expressway
West Coast Highway



EDUCATION

Queenstown Pri Sch
New Town Pri Sch
Crescent Girls' Sch
Fairfield Methodist Sch (Pri)
Anglo-Chinese JC
National University
of Singapore
Singapore Polytechnic

PENRITH

LIFESTYLE MENU



SHOPPING

IKEA Alexandra
Queensway Shopping Centre
Tiong Bahru Plaza
The Star Vista
Holland Village
Great World City
Tanglin Mall
Orchard Shopping Belt



EATERIES

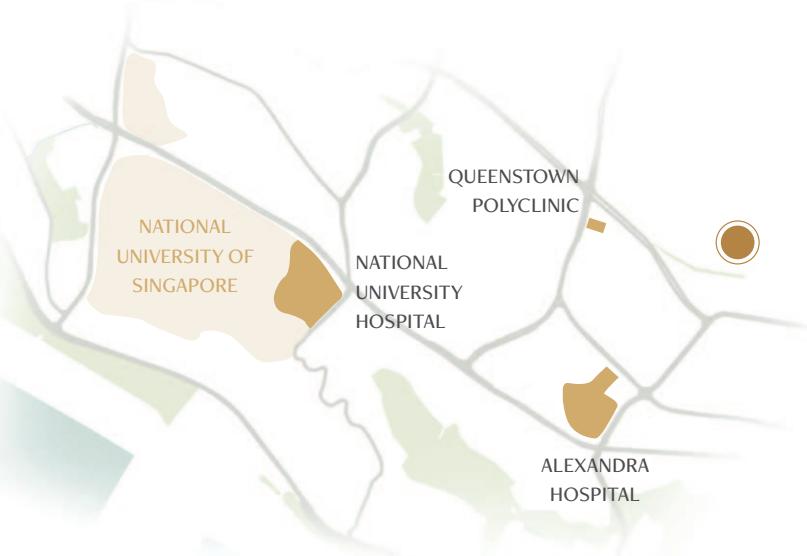
Margaret Drive Hawker Centre
Mei Ling Market & Food Centre
Tanglin Halt Market
Tiong Bahru Market & Food Centre
Redhill Market & Food Centre
Dempsey Hill
Zion Riverside Food Centre
Chinatown

Your home, minutes from
the city's high life



The Health District for a healthier community

The Health District @ Queenstown promotes a culture of healthy living through integrated healthcare, community programmes and lifestyle amenities. Residents can enjoy better health and well-being into their everyday life.



The Greater Southern Waterfront

The Greater Southern Waterfront is a 30km stretch along Singapore's southern coast, 6 times the size of Marina Bay. Spanning 2,000 hectares from Gardens by the Bay East to Pasir Panjang, it will rejuvenate 13 parks, offering new homes, offices, green spaces and lifestyle hubs, transforming port land into a vibrant district.



01 RELOCATION OF PORTS (BY 2040)

Pasir Panjang Terminal will be redeveloped into a new waterfront city for tourism, commercial and residential use.

02 EXTENSION OF PASIR PANJANG PARK

A 2.2km section in Pasir Panjang Park will link to a 17km route from Labrador to West Coast Park, expanding walking and cycling spaces.

03 PASIR PANJANG POWER DISTRICT

The underground relocation of the power station frees up space for a new lifestyle and commercial precinct.

04 KEPPEL CLUB REDEVELOPMENT

The 48ha site will be redeveloped with 9,000 units, including 6,000 public flats and 3,000 private homes.

05 LABRADOR NATURE PARK NETWORK

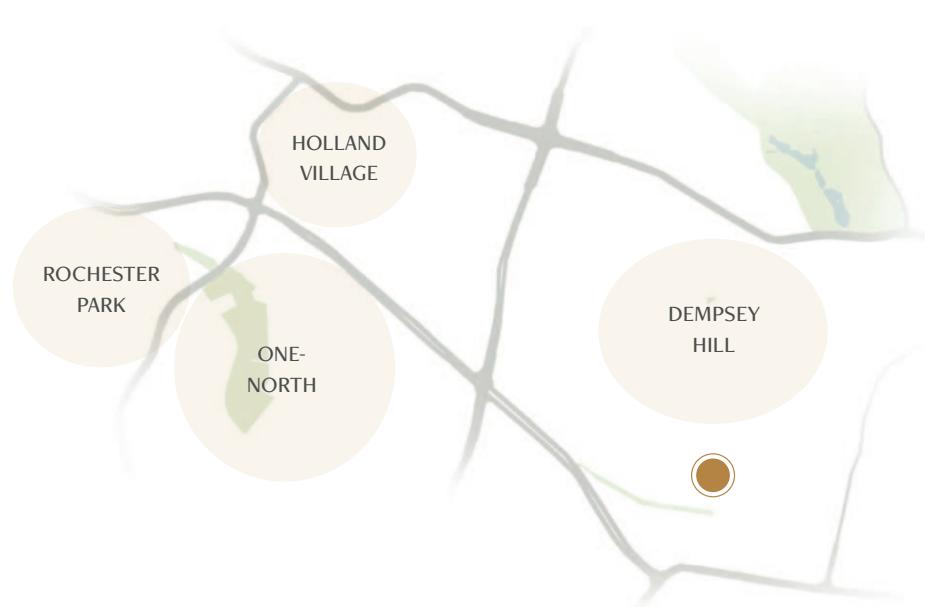
Over 200 hectares of green spaces will be added, expanding Singapore's nature trails and park connectors by 30km.

06 SENTOSA-BRANI MASTER PLAN

The islands will become a leisure destination with world-class attractions, beaches and expanded nature trails.

The vibrant enclave for a life in-sync

Set in an prestigious locale, residents enjoy seamless access to upscale workspaces and a dynamic urban lifestyle. Here, professional growth and personal well-being converge, elevating both your network and work-life balance.



HOLLAND VILLAGE

Holland Village is a vibrant hub of cafes, bars and shops, well known for its dining, shopping, and social scene.

DEMPSEY HILL

A colonial-style destination celebrated for upscale dining, art galleries, and boutique shops. Enjoy 20 restaurants in a welcoming, relaxed setting.

ROCHESTER PARK

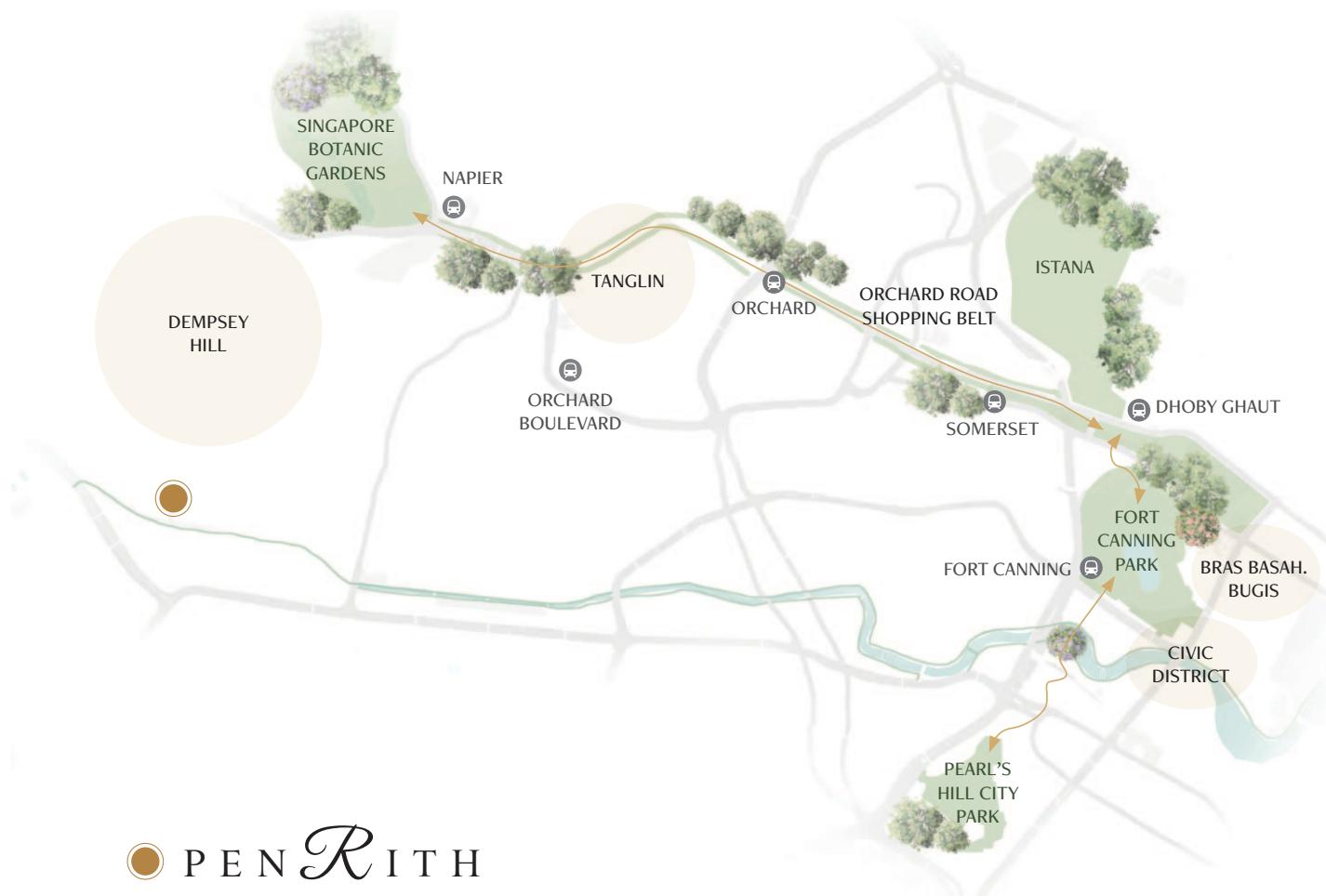
A heritage site where colonial bungalows have been transformed into dining and lifestyle destinations, seamlessly blending history with modern comforts.

ONE-NORTH

An innovation hub in Singapore, centred on research, technology and enterprise, home to global companies and dynamic workspaces.

Orchard Road reimaged in green

Orchard Road is transforming into a vibrant 6km green corridor, enhancing the city's natural beauty while fostering a stronger sense of community. Everyone is welcome to connect, unwind, and be part of a shared urban experience.



OPEN RITH

SOURCE

https://www.straitstimes.com/lifestyle/home-design/art-gallery-sky-taxis-and-seawater-lagoons-experts-say-endless-possibilities?utm_source=chatgpt.com, <https://www.ura.gov.sg/Corporate/Planning/Master-Plan/>

SOURCE

<https://www.ura.gov.sg/Corporate/Media-Room/Media-Releases/pr20-09>
<https://www.nparks.gov.sg/news/news-detail/plans-for-a-green-connection-from-orchard-to-singapore-river-unveiled>

An arrival framed by
the grandeur of the city



At PENRITH, every arrival makes an impression. From the elegant grand entrance to panoramic skyline views, each moment reminds you that the city's finest is yours to behold. You will enjoy a home of distinction, elevated by thoughtful design, prestige and presence.



Inspired by nature, crafted for life

Standing as a central feature inspired by the meandering lakes in Penrith, this tranquil oasis offers a peaceful retreat. Whether for a leisurely swim or quiet moments by the water, it brings the essence of Penrith's natural beauty into everyday living.

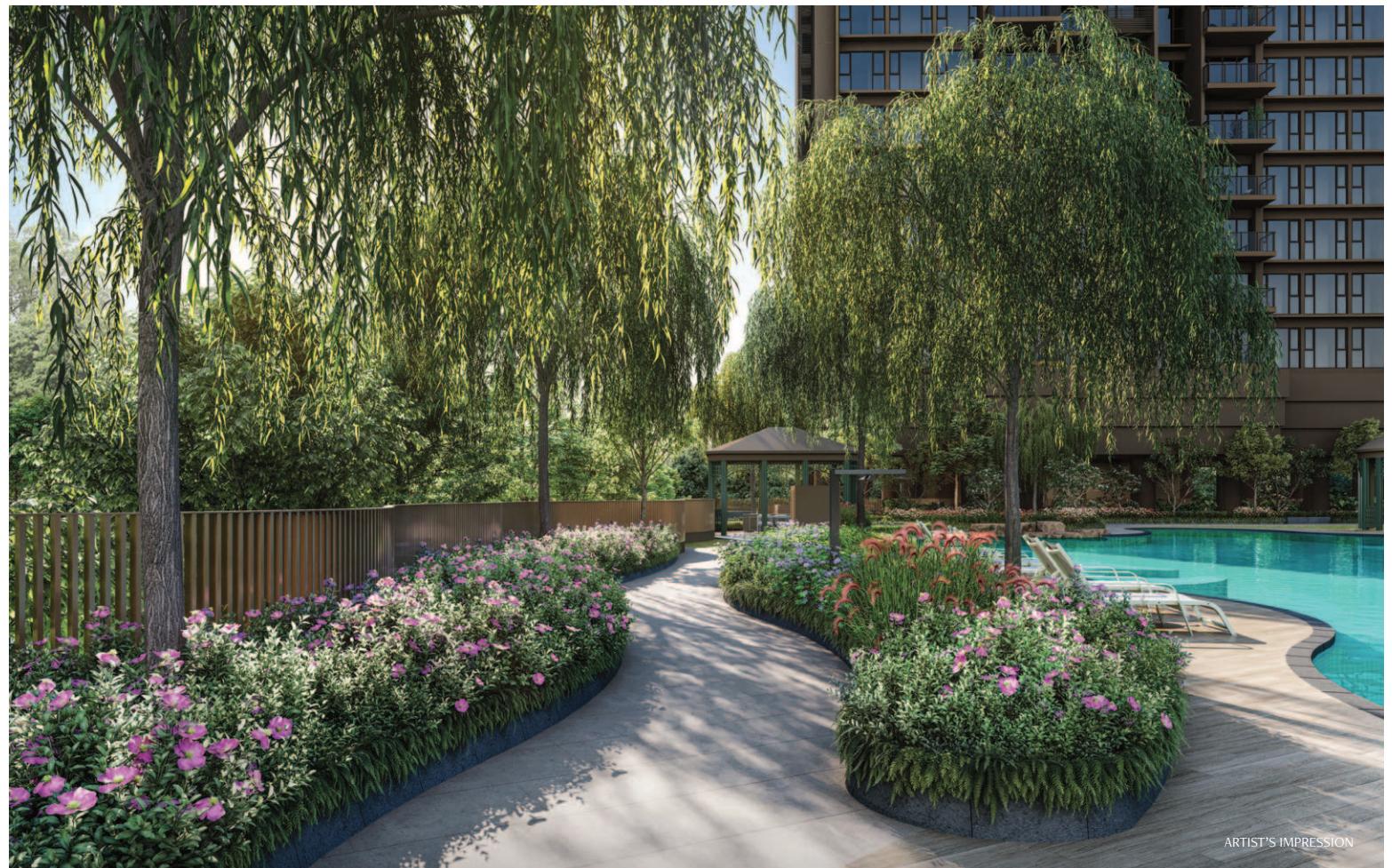




Bringing a world of experiences to your home

Wellness defined in full bloom





LIFE'S A BED OF ROSES

Wander through a serene rose garden where timeless elegance blossoms at every turn. Unwind in graceful pavilions and let the ritual of afternoon tea, inspired by English tradition, bring you to a world of calm and refinement.

An English garden at home



POOLSIDE ELEGANCE

Set against the backdrop of crystal-clear waters and refined surroundings, the clubhouse offers a space to celebrate life. Pop champagne or light up glittering fireworks, every moment here is made to be savoured.

Celebrate life in style





Sunrise to sunset, indulgence is never compromised at PENRITH. From a refreshing daylight dip to serene moonlit swims, the pool offers a tranquil escape where every experience is crafted for your enjoyment.





THE SKY SANCTUARY

Elevated above the city, where panoramic views meet quietude, every moment here is infused with serenity and sophistication. Immerse yourself in a lifestyle of unparalleled luxury and mindful indulgence.

A world of calm in the clouds

HOME OF PRESTIGE AND HERITAGE





Designed for both everyday comfort and special gatherings, the living and dining area offers a seamless, open layout that invites light, space, and connection. Here, refined finishes meet thoughtful design, creating the perfect setting to relax, entertain and enjoy life's moments together.

The art of everyday comfort





Every detail within the home reflects refinement, from the selection of premium materials to the precision of its craftsmanship.

Sleek fittings, carefully curated textures, and refined finishes come together to create interiors of timeless elegance.

INTELLIGENCE AT HOME

Experience a home that anticipates your needs. From automated lighting and climate control to seamless security and connectivity, every feature is designed to make daily living effortless, convenient and truly modern.



Smart Gateway

Standalone hub to access and control Z-Wave compatible smart devices in your home via a mobile app*.



Digital Lockset

Unlock your main door using PIN / Key or via a mobile app*.



Smart Air Con Control

Control, check and set the temperature in the Living/Dining and Master Bedroom via a mobile app*.



IMPRESSION ONLY

FUTURE EXPANSION

Designed for future growth, your smart home can be easily expanded using compatible Z-Wave technology*.



Smart Air Conditioning

Additional remote access to other bedrooms.



Home Security Camera

Efficient monitoring of home environment.



Smart Power Plug

Touch-free control of wall sockets for safer usage and energy savings.



Smart Lighting Control

Set the mood or switch off lights when not in use.



Smart Home Appliances

Fuss-free control of digital-enabled devices and machines.



Smart Curtains & Blinds Control

Wake up or roll down smart-wired window shades.

*Compatible smartphone/tablet, internet connection and Wi-Fi system required, to be provided separately by user.

Facilities at 1st storey

- 1 Arrival Court
- 2 Garden Alcove
- 3 Scented Garden Alcove
- 4 Tranquility Patio
- 5 Iris Lounge
- 6 3-Generation Fitness Zone
- 7 Adult Fitness Zone
- 8 Recreation Plaza
- 9 Children's Play Zone, consisting of:
 - Rolling Lawn
 - Splash Pool (Water surface area approx. 35 m²)
 - Pool Pavilion With BBQ
- 10 Children's Playground
- 11 Outdoor Camping Ground
- 12 Tennis Court (1 no., Hard court)
- 13 Early Childhood Development Centre, consisting of:
 - Early Childhood Development Centre
 - Playground (Open to sky)
 - Drop-off
 - Carpark & Accessible Carpark Lots (Open to sky)
- 14 Pedestrian Side Gate (3 nos.)
- 15 Guard House

Facilities at landscape deck at 2nd storey

- 16 Clubhouse (2 storey), consisting of:
 - Function Room (2 nos.)
 - Library
 - Reading Room
 - Gym
 - Games Room
 - Lounge
 - Changing Room (Male & female changing room, each with steam room)
 - BBQ Terrace
- 17 Swimming Pool Zone, consisting of:
 - Swimming Pool (Water surface area approx. 825 m²)
 - Pool Terrace
 - Aqua Deck
 - Lake Pool Alcove
 - Wading Deck
 - Spa Seats
- 18 Sun Deck
- 19 Tea Tree Grove
- 20 Fern Garden Trail
- 21 Water Lily Pond
- 22 Rose Sanctuary
- 23 Picnic Lawn (3 nos.)
- 24 Willow Lane
- 25 Garden Gazebo
- 26 Spice Trail
- 27 Outdoor Reading Alcove
- 28 Tea Pavilion

Ancillary facilities at basement

- 29 Bicycle Park (Mezzanine level)
- 30 Services Area, consisting of:
 - a. Substation (Basement)
 - b. Bin Centre (Basement)
 - c. Generator (Basement)



Facilities at roof garden, at 40th storey of block 72

- 37 Juniper Lounge
- 38 Hammock Deck
- 39 Horizon Terrace
- 40 Stargazing Deck
- 41 Sky Dining Terrace With BBQ
- 42 Accessible Toilet

Facilities at roof garden, at 40th storey of block 70

- 31 Outdoor Reading Lounge
- 32 Yoga Lawn
- 33 Sunset Terrace
- 34 Scented Garden
- 35 Alfresco Dining With BBQ
- 36 Accessible Toilet



2-Bedroom

2-Bedroom Premium

3-Bedroom

3-Bedroom Premium

4-Bedroom

4-Bedroom Premium



BP NO.: A1909-00025-2024-BP01 APPROVED ON 29 AUG 2025

Ventilation Shaft (VS)

Water Tank Position (Roof Level)

Existing Tree to be Retained and Protected

Existing Trees at Adjacent Land with tree crowns encroaching over the land

The encroaching tree crowns are allowed to remain over the said land without any fee or charge whatsoever, and permit the respective owner(s) of the adjacent land or any person authorised by such owner(s) to have reasonable access over or through the said land for the purpose of maintaining the encroaching tree crowns until such time when the encroaching tree crowns are removed or the adjacent land is redeveloped, whichever is the earlier.

MARGARET DRIVE

70 MARGARET DRIVE
(S)149926

	#40-01 (2)b	#40-02 (3)c	ROOF TOP GARDEN			#40-06 (3)a
40						
39	#39-01 (2)b	#39-02 (3)c	#39-03 (4)b	#39-04 (2)a	#39-05 (4)a	#39-06 (3)a
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01			LOBBY			
B1			LOBBY		CARPARK	

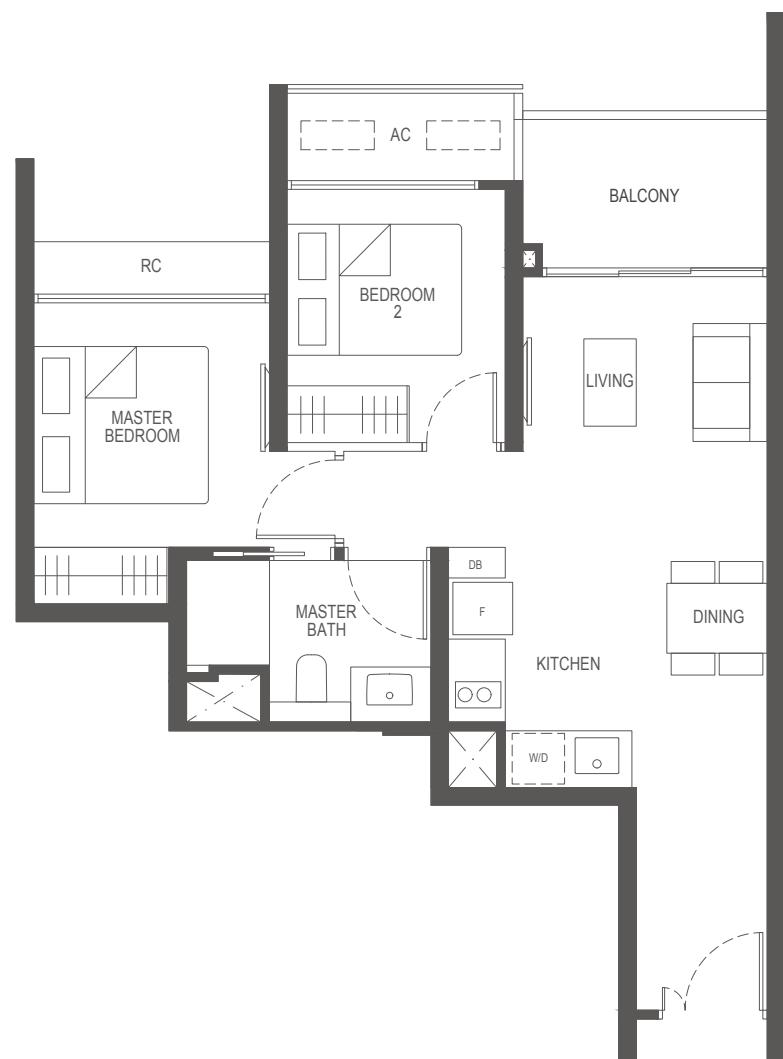
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2 - BEDROOM

2 - BEDROOM PREMIUM

TYPE (2)a
57 SQM / 614 SQFT

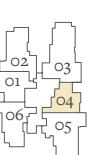
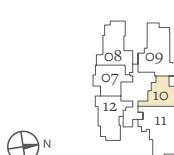
#02-04 TO #39-04
#02-10 TO #39-10



LEGEND

- F FRIDGE
- DB DISTRIBUTION BOARD
- W/D CLOTHES WASHER CUM DRYER
- RC REINFORCED CONCRETE LEDGE (NON-STRATA AREA)
- AC AIRCON LEDGE (NON-STRATA AREA)
- AIRCON CONDENSER
- SERVICES VOID SPACE (NON-STRATA AREA)
- RAINWATER DOWNPipe SHAFT SPACE (NON-STRATA AREA)
- WALL NOT ALLOWED TO BE HACKED OR ALTERED
(INCLUDING BY WAY OF DRILLING)
- WALL THICKNESS IS 100MM-300MM (EXCLUDED FINISHES)
- NON-STRUCTURAL WALL

Printing may alter the scale of the drawing.
Please verify the scale on the above scale bar.



TYPE (2)b

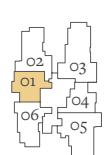
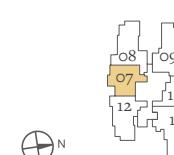
#02-01 TO #40-01
#02-07 TO #40-07



LEGEND

- F FRIDGE
- DB DISTRIBUTION BOARD
- W/D CLOTHES WASHER CUM DRYER
- ST STORAGE CABINET
- RC REINFORCED CONCRETE LEDGE (NON-STRATA AREA)
- AC AIRCON LEDGE (NON-STRATA AREA)
-  AIRCON CONDENSER
-  SERVICES VOID SPACE (NON-STRATA AREA)
-  RAINWATER DOWNPipe SHAFT SPACE (NON-STRATA AREA)
-  WALL NOT ALLOWED TO BE HACKED OR ALTERED
(INCLUDING BY WAY OF DRILLING)
-  WALL THICKNESS IS 100MM-200MM (EXCLUDED FINISHES)
-  NON-STRUCTURAL WALL

A horizontal scale bar with tick marks at 0, 1, 2, 3, and 4. The segments between the tick marks are labeled with their respective values: 0, 1, 2, 3, and 4. The scale bar is black with white tick marks and labels.

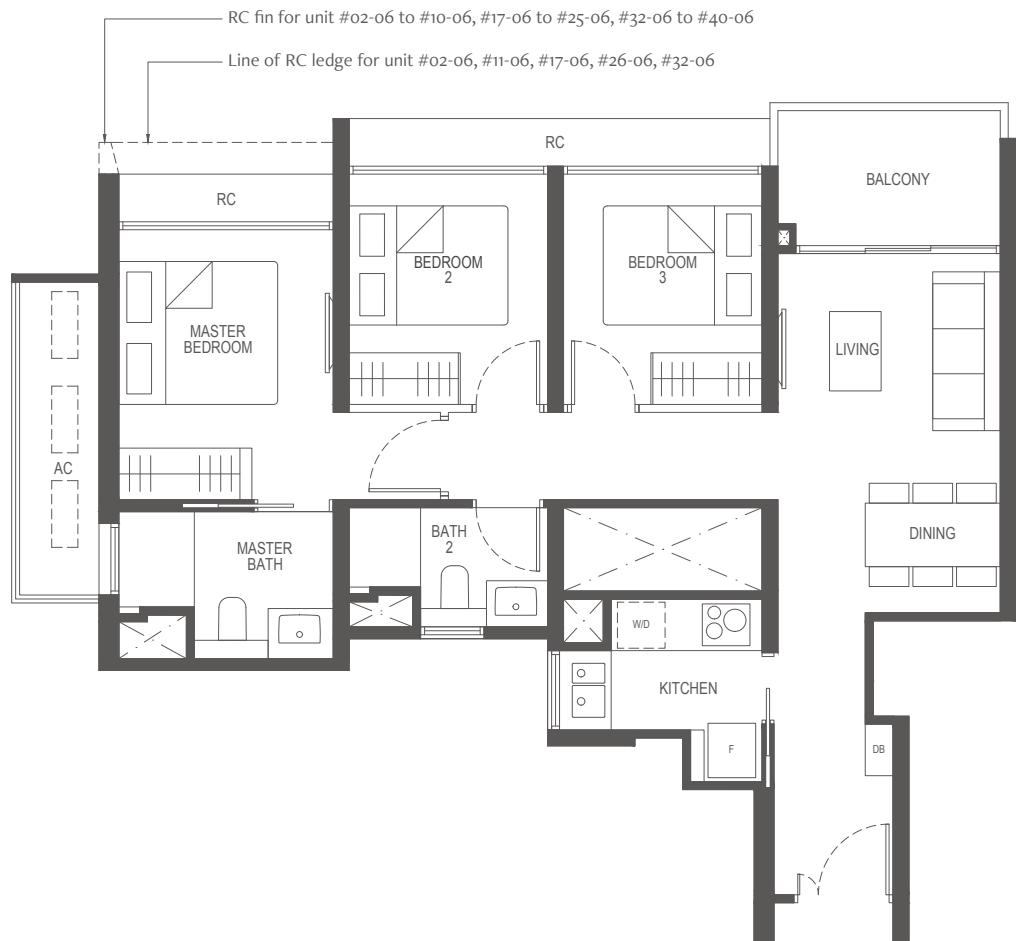


3 - B E D R O O M

TYPE (3)a

73 SQM / 786 SQFT

#02-06 TO #40-06
#02-12 TO #40-12

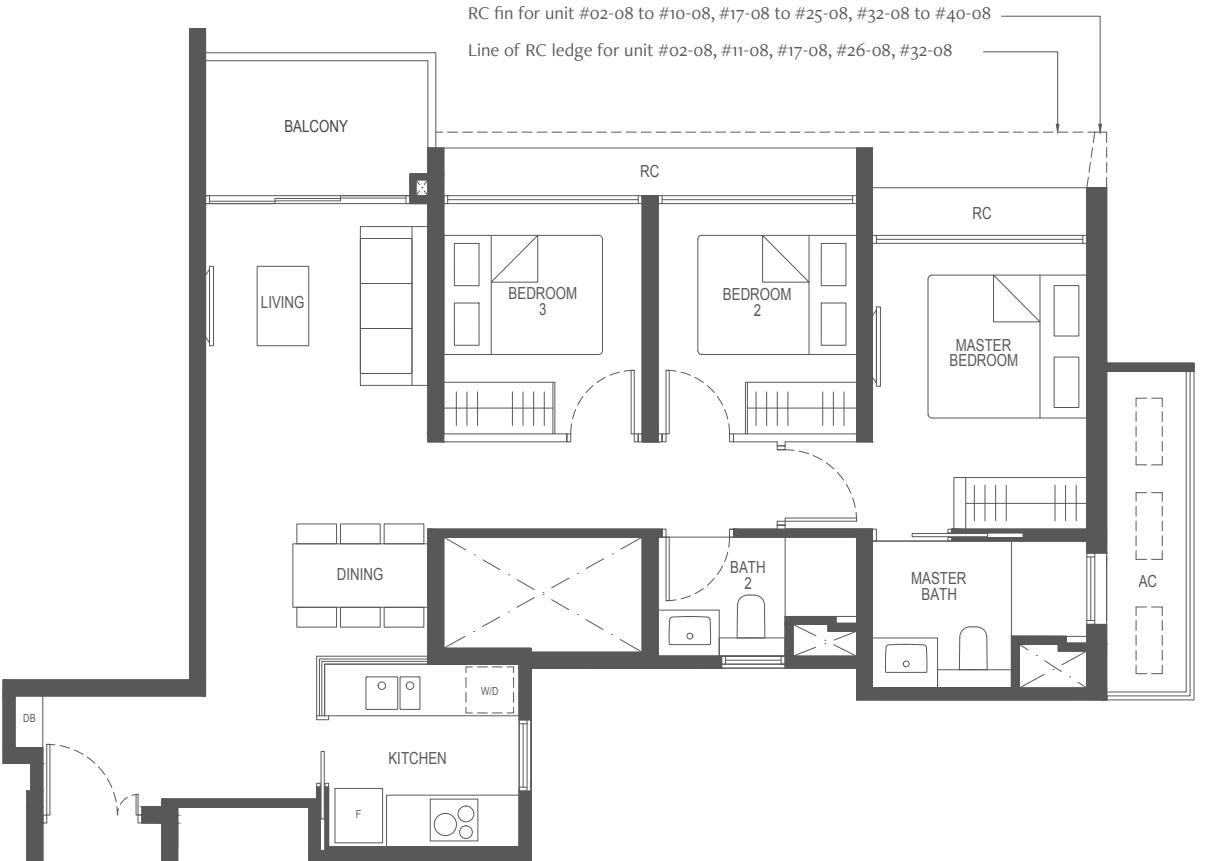


3 - B E D R O O M

TYPE (3)b

79 SQM / 850 SQFT

#02-08 TO #40-08



LEGEND

- F FRIDGE
- DB DISTRIBUTION BOARD
- W/D CLOTHES WASHER CUM DRYER
- RC REINFORCED CONCRETE LEDGE (NON-STRATA AREA)
- AC AIRCON LEDGE (NON-STRATA AREA)
- AIRCON CONDENSER
- SERVICES VOID SPACE (NON-STRATA AREA)
- RAINWATER DOWNPipe SHAFT SPACE (NON-STRATA AREA)
- WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING)
- WALL THICKNESS IS 100MM-250MM (EXCLUDED FINISHES)
- NON- STRUCTURAL WALL

Printing may alter the scale of the drawing.
Please verify the scale on the above scale bar.

The balcony shall not be enclosed. Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to page "APPROVED SCREEN FOR BALCONY" of this brochure.

LEGEND

- F FRIDGE
- DB DISTRIBUTION BOARD
- W/D CLOTHES WASHER CUM DRYER
- RC REINFORCED CONCRETE LEDGE (NON-STRATA AREA)
- AC AIRCON LEDGE (NON-STRATA AREA)
- AIRCON CONDENSER
- SERVICES VOID SPACE (NON-STRATA AREA)
- RAINWATER DOWNPipe SHAFT SPACE (NON-STRATA AREA)
- WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING)
- WALL THICKNESS IS 100MM-250MM (EXCLUDED FINISHES)
- NON- STRUCTURAL WALL

Printing may alter the scale of the drawing.
Please verify the scale on the above scale bar.

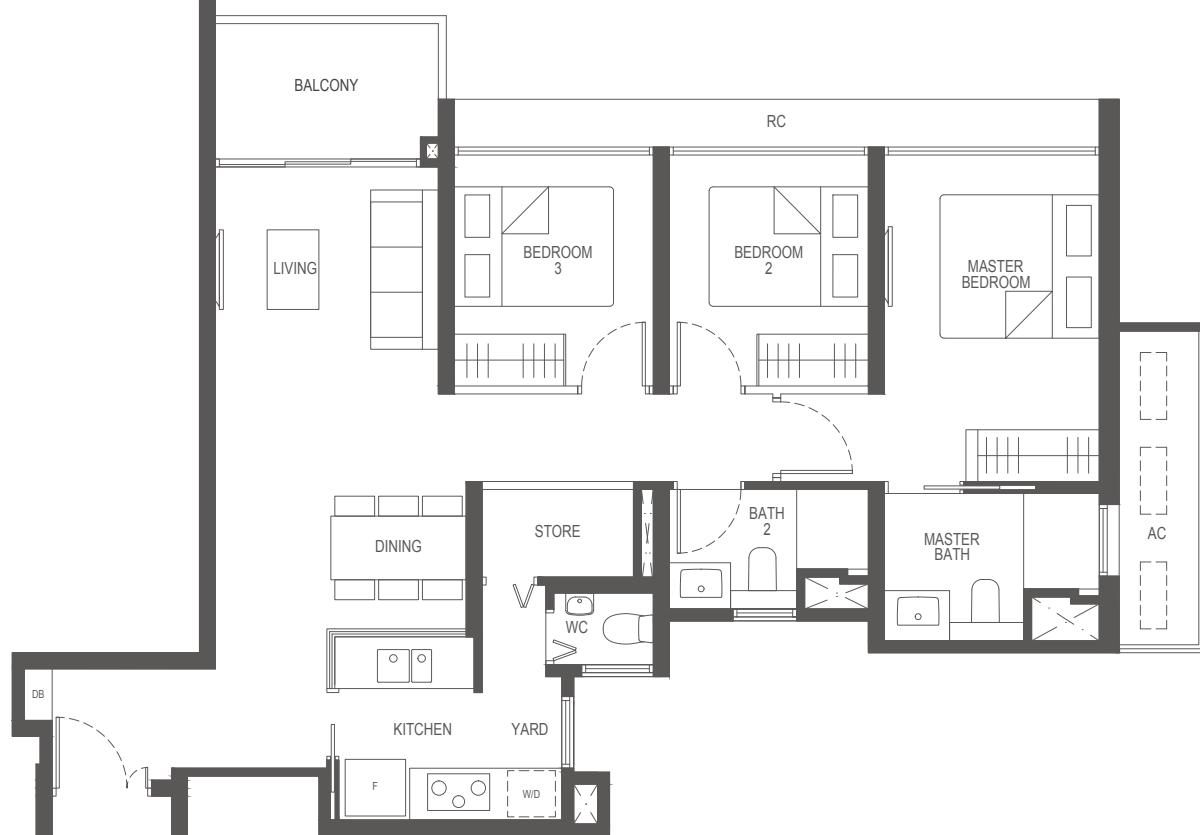
The balcony shall not be enclosed. Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to page "APPROVED SCREEN FOR BALCONY" of this brochure.

3 - BEDROOM PREMIUM

TYPE (3)c

87 SQM / 936 SQFT

#02-02 TO #40-02



3 - BEDROOM PREMIUM

TYPE (3)d

99 sqm / 1066 sqft

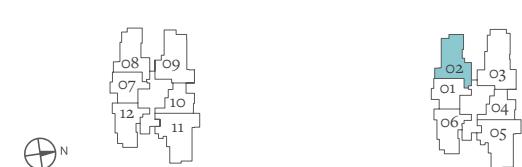
#02-09 TO #39-09



LEGEND

- F FRIDGE
- DB DISTRIBUTION BOARD
- W/D CLOTHES WASHER CUM DRYER
- WC WATER CLOSET
- RC REINFORCED CONCRETE LEDGE (NON-STRATA AREA)
- AC AIRCON LEDGE (NON-STRATA AREA)
- AC AIRCON CONDENSER
- SV SERVICES VOID SPACE (NON-STRATA AREA)
- RD RAINWATER DOWNPipe SHAFT SPACE (NON-STRATA AREA)
- WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING)
- WALL THICKNESS IS 100MM-250MM (EXCLUDED FINISHES)
- NON- STRUCTURAL WALL

Printing may alter the scale of the drawing.
Please verify the scale on the above scale bar.



LEGEND

- F FRIDGE
- DB DISTRIBUTION BOARD
- W CLOTHES WASHER
- D DRYER
- ST STORAGE CABINET
- WC WATER CLOSET
- RC REINFORCED CONCRETE LEDGE (NON-STRATA AREA)
- AC AIRCON LEDGE (NON-STRATA AREA)
- AC AIRCON CONDENSER
- SV SERVICES VOID SPACE (NON-STRATA AREA)
- RD RAINWATER DOWNPipe SHAFT SPACE (NON-STRATA AREA)
- WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING)
- WALL THICKNESS IS 100MM-300MM (EXCLUDED FINISHES)
- NON- STRUCTURAL WALL

Printing may alter the scale of the drawing.
Please verify the scale on the above scale bar.

4 - B E D R O O M

TYPE (4)a

109 SQM / 1173 SQFT

#02-05 TO #39-05

#02-11 TO #39-11



4 - B E D R O O M P R E M I U M

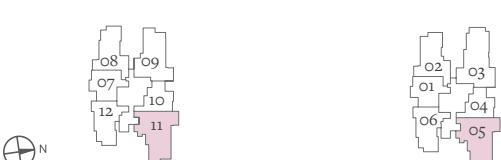
TYPE (4)b

119 SQM / 1281 SQFT

#02-03 TO #39-03

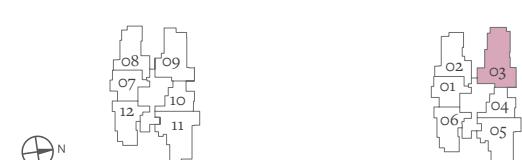


Printing may alter the scale of the drawing.
Please verify the scale on the above scale bar.



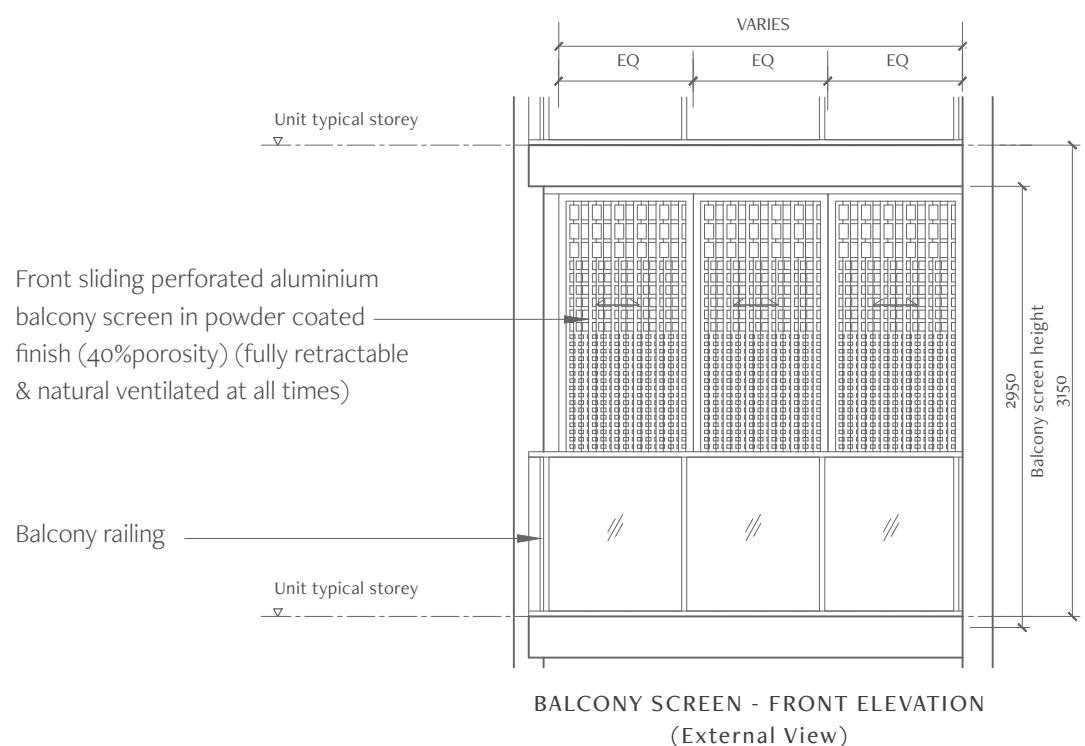
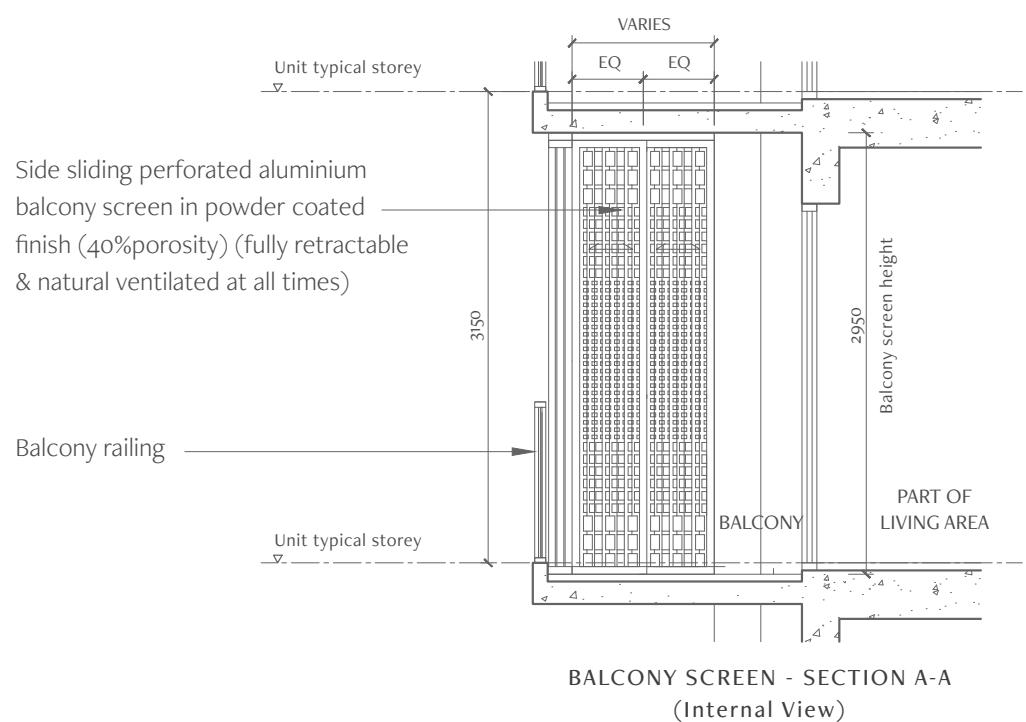
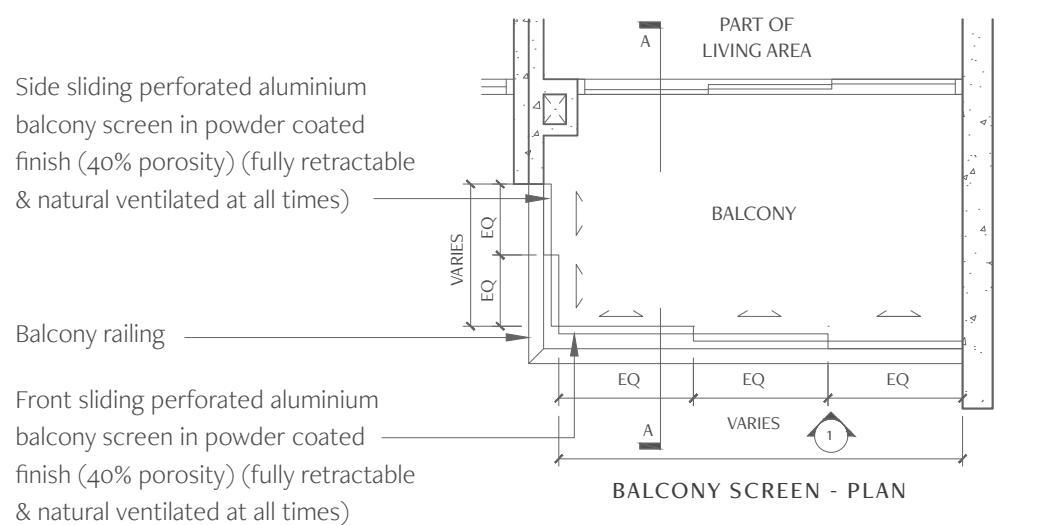
The balcony shall not be enclosed. Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to page "APPROVED SCREEN FOR BALCONY" of this brochure.

The balcony shall not be enclosed. Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to page "APPROVED SCREEN FOR BALCONY" of this brochure.



APPROVED

SCREEN
FOR
BALCONY



BALCONY SCREEN NOTICE

1. The balcony shall not be enclosed unless with the approved balcony screen as shown above.
2. The balcony screen will not be provided in the units except where purchasers have opted for the approved balcony screen to be pre-installed and made payment in respect thereof. Purchasers who wish to install the approved balcony screen after taking over their respective units will have to bear the costs of the screen and the installation thereof.
3. The proposed balcony screen shall be porous enough to allow for natural ventilation at all time even when the screen are fully drawn closed. The proposed balcony screen shall also be capable of being drawn open or retracted fully.
4. On-site verification is necessary to obtain actual measurement prior to fabrication and installation of the approved balcony screen.



Hong Leong Holdings Limited (HLHL) was established in 1968 as the privately-held property development and investment arm of the Hong Leong Group.

As one of the pioneers of real estate development in Singapore, HLHL has since emerged as a major player in the industry with nearly 100 residential properties and a portfolio of 10 commercial projects under its management.

Driven by a forward-thinking vision, HLHL remains committed to continuous growth and innovation while upholding the highest standards in design, customer service, and sustainability. HLHL takes pride in shaping some of Singapore's most distinctive and iconic residential developments in Singapore.

**HONG REALTY
(PRIVATE) LIMITED**

Incorporated in 1962, Hong Realty (Private) Limited is a property development and investment holding company of Hong Leong Group.

Headquartered in Singapore, Hong Realty has been involved in numerous en-bloc acquisitions and residential development projects, including The Avenir, Amber Park, Midwood and Coco Palms.



A Leading Developer in Integrated Mixed-Use Developments

GuocoLand is an award-winning real estate company that distinguishes itself through its quality developments with innovative design and concepts. In Singapore, GuocoLand has successfully developed close to 40 residential projects, yielding more than 11,000 homes that have garnered numerous awards and accolades.

GuocoLand has a stellar track record in developing large-scale, integrated mixed-use developments and high-end residential developments. The Group invests in ambitious undertakings that have rejuvenated districts, shaped communities and transformed cityscapes.

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SINGAPORE'S LARGEST
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ESTATE AGENT LICENCE NO: L300889K



HONG LEONG
HOLDINGS LIMITED
豐隆實業有限公司

HONG REALTY
(PRIVATE) LIMITED

GuocoLand

Developer: Margaret Rise Development Pte. Ltd. (UEN: 202434335Z) • Developer's Licence No.: C1536 • Tenure of Land: Leasehold (99 years commencing from 4th November 2024)
• Encumbrances: Paramount mortgage in favour of United Overseas Bank Limited (as security trustee) • Expected date of Notice of vacant possession under the sale & purchase agreement: No later than 1 April 2031 • Expected date of legal completion: No later than 1 April 2034 or 3 years after the date of delivery of vacant possession, whichever is earlier
• Lot No.: Lot 05803T of MK 3 at Margaret Drive

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