

NORMANTON  
*Park* 鑫悦府

GARDEN HOME OF THE CITY



AN ADDRESS OF  
PRESTIGE AND PROMISE



GREENERY ABOUND,  
INSIDE AND OUTSIDE



Artist's Impression

Cloistered by the natural woodland of Kent Ridge Park, Normanton Park boasts about 60% of ground-level common area covered by lush shrubbery and water bodies. Manicured lawns and glimmering pools from within seamlessly merge with green corridors and a tranquil lake just outside of home.



PEAK LIVING WITH  
BREATHTAKING VIEWS



Artist's Impression

Perched atop undulating grounds of Kent Ridge Park, Normanton Park will likely become a distinctive feature of the island-state's southern skyline. All residential towers are elevated 19 metres above ground level to possibly maximise views of the city, lush surrounds or Southern Islands.





## SCHOOLS

National University of Singapore	5 mins
Anglo-Chinese Junior College	6 mins
Anglo-Chinese School (Independent)	6 mins
School of Science and Technology	7 mins
United World College of S.E.A. (Dover Campus)	8 mins
Henry Park Primary School	9 mins
Singapore Polytechnic	10 mins
Singapore University of Social Sciences	11 mins
Hwa Chong Institution	12 mins
Nanyang Girls' High School	14 mins

## TRANSPORT & CONNECTIVITY

Close to major roads such as West Coast Highway, AYE, KPE and MCE	
Kent Ridge MRT Station (CCL)	2 mins
Buona Vista MRT Station (EWL & CCL)	6 mins
HarbourFront MRT Station (NEL & CCL)	9 mins
Botanic Gardens MRT Station (DTL & CCL)	10 mins
High-speed Rail Terminus (Future*)	12 mins

## PARKS & GARDENS

Kent Ridge Park	Direct access
HortPark	6 mins
West Coast Park	9 mins
Singapore Botanic Gardens	9 mins

## MEDICAL & WELLNESS

National University Hospital	3 mins
Alexandra Hospital	4 mins
Gleneagles Hospital	10 mins

## SHOPPING, FOOD & BEVERAGE

Khansama	5 mins
Subway	6 mins
Diamond Kitchen	6 mins
Wonderful Xiao Long Bao	6 mins
Starbucks	7 mins
Luck Seng Food Court	8 mins
Best Bites	8 mins

Global Kitchens	3 mins
Ristorante Pietrasanta	5 mins
The Star Vista	6 mins
IKEA Alexandra	6 mins
Alexandra Village Food Centre	8 mins
Holland Village	8 mins
VivoCity	9 mins
Dempsey Hill	11 mins
Ngee Ann City	11 mins
ION Orchard	12 mins
Suntec City	14 mins
Resorts World Sentosa	14 mins

## BUSINESS & WORK

Science Park I	2 mins
Mediapolis	2 mins
Fusionopolis	5 mins
Biopolis	6 mins
Mapletree Business City	7 mins
HarbourFront	10 mins
Jurong Lake District	11 mins
Marina Bay Financial Centre	11 mins
Raffles Place	11 mins
International Business Park	13 mins



Kent Ridge MRT Station 16 mins	Science Park I 7 mins	Kent Ridge Park Direct access	NORMANTON Park 鑫悦府	National University Hospital 3 mins	Global Kitchens 3 mins	Anglo-Chinese School (Independent) The Star Vista one-north 6 mins	Holland Village United World College of S.E.A. (Dover Campus) 8 mins	VivoCity West Coast Park 9 mins	Singapore Polytechnic HarbourFront 10 mins	Dempsey Hill Jurong Lake District Central Business District 11 mins	Greater Southern Waterfront (Future) High-speed Rail Terminus (Future asterisk) Hwa Chong Institution 12 mins	Nanyang Girls' High School Resorts World Sentosa 14 mins
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ENHANCING LOCATIONAL  
POTENTIAL AND CONNECTIVITY

360° COMMUTING EASE  
TO LIVE, WORK AND PLAY

Making island-wide commuting a breeze is a well-connected network of expressways and transport nodes nearby. Within close proximity are also recreational and retail enclaves, educational institutions, medical hubs, business parks and luxuriant green belts to enrich your life in every way possible.



GREATER SOUTHERN  
WATERFRONT  
(FUTURE)

With prime waterfront landmass of over 2,000 hectares, the Greater Southern Waterfront will become Singapore's future CBD as well as a tourist-and-lifestyle destination featuring a 30km waterfront promenade that will include Labrador Park, Marina South, Pulau Brani and Tanjong Pagar.

ONE-NORTH

A research and innovation domain in Buona Vista, one-north is rapidly evolving into a high-tech cluster comprising biomedical sciences, Infocomm technology and media industries. Touted as Singapore's Silicon Valley, this thriving hub is one of the key drivers for Singapore's knowledge-based economy.



JURONG INNOVATION  
DISTRICT (FUTURE)

Dubbed the "industrial park of the future", this 600-hectare area is pushing boundaries in advanced manufacturing, robotics, urban solutions, clean technologies and smart logistics. Slated for completion by 2022, it will become a bustling work-and-play locale for a global workforce.



Strategically close to the city centre and Jurong Regional Centre, Normanton Park will likely benefit from a number of major development plans nearby. From urban renewals to the emergence of next-generation business hubs, these future plans can possibly yield new locational advantages.



SPECTACULAR VIEWS,  
GAZING AFAR OR WITHIN



Artist's Impression

150M POOL

A view from the window can be visually rewarding. Look afar at heights to enjoy a possibly spectacular panorama, while a view within may include meandering water bodies interspersed with lush landscaping. Whether on the ground or aloft, a picturesque vision awaits at every turn.



GETAWAY 365 DAYS,  
OVER 100 LIFESTYLE FACILITIES



Every day can be a getaway when being embraced by more than 100 lifestyle facilities. Take a stroll at Amazon Valley; enjoy a mindful moment at Zen Garden; gather for a meal at Dining by The Woods; sweat it out at Botanical Outdoor Fitness. Live life without stepping out of home.



SURROUNDED BY WATER,  
DRENCHED IN RELAXATION



Artist's Impression

BOTANICAL DECK, GYM, 50M LAP POOL,  
FEATURE COURTYARD, EXECUTIVE POOL DECK

With a wide host of water-based facilities and aquatic features, fill your days with cool, sparkling fun. Take a plunge into the 50m Lap Pool or let your children splash out at Kid's Water Play. As night falls, watch these generous water features turn into a calming spectacle to wind down the day.



ENHANCED HOME PRIVACY,  
DIRECT POOL ACCESS



Artist's Impression

TROPICAL POOL

Enjoy enhanced privacy of The Villa Collection. Cuddled by greenery and flanked by Tropical Pool, these villa homes amplify the best of landed homes with gated security and resort comforts. Rare and limited, these villa homes are made for those who desire a home above the rest.





THOUGHTFUL INTERIORS  
MAKE GREAT HOMES



WHERE LIGHT AND SPACE  
COME ALIVE AT HOME



For illustration only

Standing upon an upland, Normanton Park brings about naturally-enhanced ventilation and scenic views which will create the most cherished moments at home with your loved ones. Unit options span one- to five-bedroom units including penthouses and villa homes of The Villa Collection.



DRAPED IN ELEGANCE,  
FURNISHED WITH STYLE

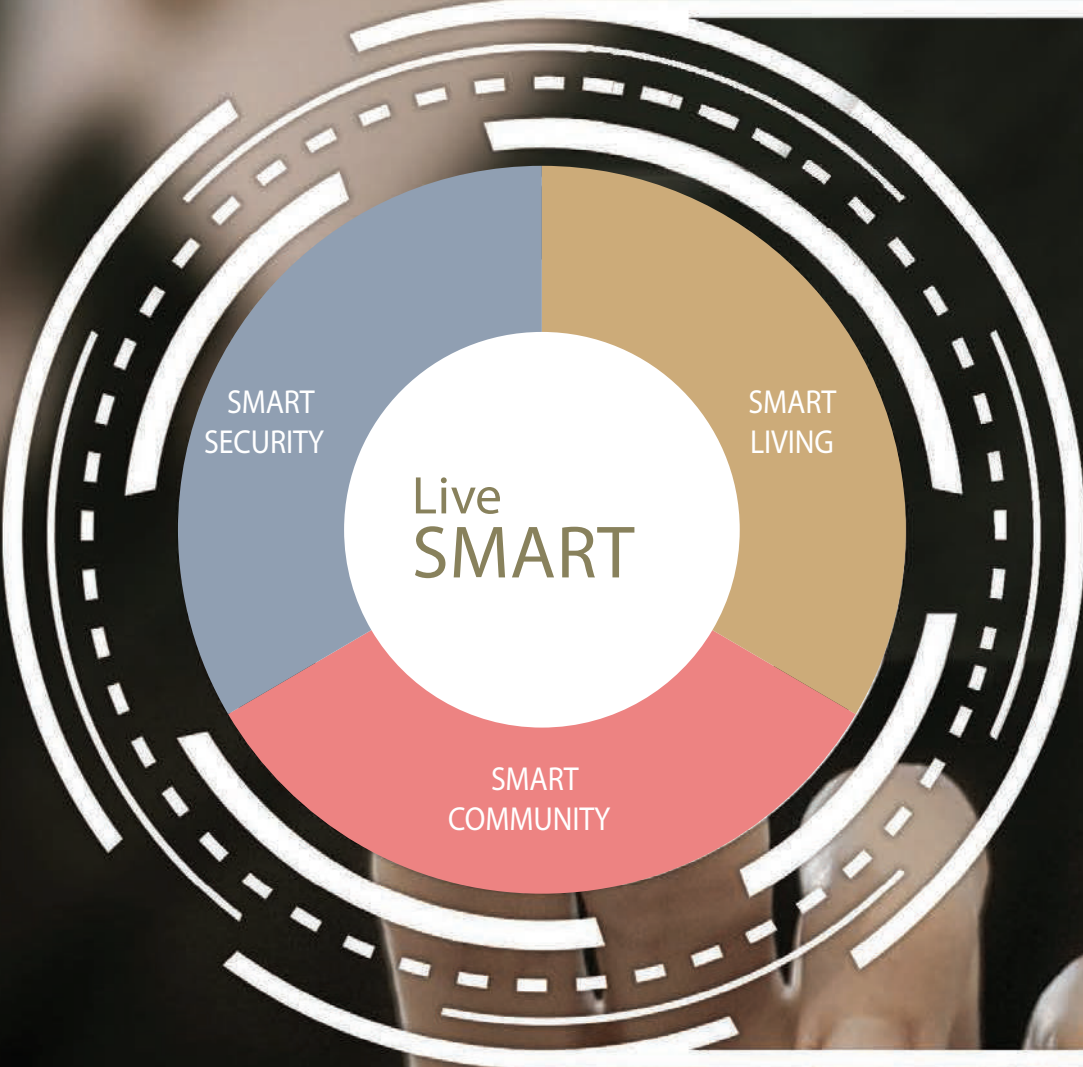


For illustration only

Underscored by efficient design and tasteful furnishing, thoughtfully-conceived interiors instantly make a house become a home. Create memorable family moments with a functional spatial layout and induce a lasting impression with quality home appliances and fittings.



ENJOY INNOVATIONS THAT  
EMPOWER SMART LIVING



SMART SECURITY



**SMART DOORBELL**  
You can communicate with visitors through app with live video



**IP CAMERA**  
Keep a watchful eye on the goings-on at home with the audio and video function



**DIGITAL LOCK**  
Enables you to open your door in different ways.



**INTERCOM**  
Speak to visitors outside your home before granting them access

SMART LIVING



**FACE-TO-FACE GREETINGS**  
Welcome your visitors through the lift lobby's video intercom system



**VIRTUAL DOORMAN**  
Unlock your door through app password



**PAYMENT MADE EASY**  
Pay your maintenance fees through app

SMART COMMUNITY



**HASSLE-FREE, HOME HELP**  
From house cleaning and choked pipes to air-con maintenance, choose from a curated list of services at your fingertips



**STAY ACTIVE WITH NEW SKILLS**  
Pick up a new sport and learn from certified instructors by selecting your lessons and paying through app



**MINGLE & SOCIALISE**  
Bond with the community and find the right people when you need to reach out to them



**YOUR FOOD, YOUR WAY**  
Order your favourite dishes from a list of caterers and have them delivered to you through app



**24/7 FACILITY BOOKING**  
Select and book your preferred facility whenever, wherever



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

Terms and conditions apply. Services listed may have additional charges.

Embrace smart living through a wide network of home automation, security and lifestyle solutions.  
Engage a deliveryman while you are away from home. Pay condominium maintenance fees via an app.  
At the touch of a finger, enable home intelligence for a more fulfilling home life.



A TRULY GOOD DESIGN  
LIES IN ITS DETAILS





SITE PLAN

ARRIVAL		VITALITY		SENSORY		OTHERS	
1	Main Drop-off	37	Gym	73	Forest Corridor	A	Guardhouse / Guard Post
2	The Grand Deck	38	Outdoor Table Tennis	74	Botanical Pavilion	B	Pedestrian Side Gate
3	Entrance Court	39	Executive Pool Deck	75	Botanical Walk	C	Electrical Substation
4	Sky Bridge	40	Tennis Court	76	Vertical Forest	D	Bin Centre
5	Lantern Trail	41	Botanical Outdoor Fitness	77	Tropical Pool	E	Generator Set
6	The Grand Walk	42	Outdoor IPPT Station	78	Tropical Forest Walk	F	Ventilation Shaft
TRANQUILLITY		43	Fitness Pavilion	79	Botanical Lawn	G	Bus Stop 1 and 2
7	Open Plaza	44	Kid's Water Play	80	Hammock Garden	H	Primary Entrance
8	Lantern Pavilion	45	Kid's Pool	81	Amazon Island	I	Temporary Secondary Entrance
9	Chill-out Lawn	46	50m Lap Pool	82	Tropical Pavilion	J	Future Secondary Entrance
10	Dining by The Woods	47	Central Deck	83	Palm Grove	K	Shop
11	Family Dining	48	Family Pool	84	Lake Corridor	L	Restaurant
12	Outdoor Dining	49	Wellness Pavilion	85	Amazon Lawn	M	Maintenance and Fire Engine Access Only
13	Alfresco Pavilion	50	Aqua Gym	86	Amazon Valley	N	Future Pedestrian Gate
14	Family Pool Lawn	51	Lap Pool Deck	87	Maze Garden		
15	Kid's Dining	52	Therapy Pool	88	Forest Trail		
16	Family Cabana	53	Infinity Deck	89	Spice Garden		
17	Waterfront Lawn	54	Adventure Playground	90	Bamboo Grove		
18	Boutique Lawn	55	Outdoor Trampoline	91	Island Pavilion		
19	Spill-out Lawn	56	Poolside Deck	92	Forest Pavilion		
20	Rolling Lawn	57	Yoga Lawn	93	Rainforest Corridor		
21	Serene Lawn	58	Putting Green	94	Rainforest Deck		
22	Amicable Pavilion	59	150m Pool Deck	95	Heliconia Walk		
23	Waterside Pavilion	60	150m Pool	96	Herb Garden		
24	Sky Pavilion	61	Poolside Pavilion	97	Sensory Trail		
25	Stream Pavilion	62	Pool Stream	98	Plumeria Court		
26	Central Pavilion	63	Basketball Court	99	Firefly Garden		
27	Oasis Pavilion	64	Stream-out Deck	100	Fern Garden		
28	Tea Pavilion	65	Tai Chi Lawn	101	Fern Deck		
29	Japanese Pavilion	66	Toddler's Playground	102	Tropical Courtyard		
30	Cove Pavilion	67	Aqua Foot Reflexology	103	Stream Trail		
31	Western Pavilion	68	Cove Deck	104	Spa Valley		
32	Feature Courtyard	69	Cove Pool	105	Spa Seats		
33	Central Courtyard	70	Water Bed	106	Water Stream Pavilion		
34	Function Rooms	71	Chess Garden	107	Zen Garden		
35	The Bridge	72	Changing Room	108	Swing Garden		
36	Rejuvenating Pavilion			109	Amazon Bridge		
				110	Botanical Deck		









DEVELOPER PROFILE



Kingsford Development was incorporated in 2011 by China-based Kingsford Group. Since entering the real estate industry in 2000, the Kingsford Group has developed a number of commercial and residential projects in China.

In 2012, Kingsford Development commenced property development in Singapore with Kingsford Hillview Peak, a 512-unit condominium at Hillview Avenue. It then went on to develop Kingsford Waterbay, a mixed-use development at Upper Serangoon View comprising a 1,165-unit condominium and retail shops.

Kingsford Development won the Singapore Prestige Brand Award – Global Brands in 2019.



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Developer: Kingsford Huray Development Pte Ltd (UEN: 201714101W) • Housing Developer's Licence No.: C1315 • Lot/Mukim No.: Lots 1960T & 5187X MK 3 Normanton Park (Queenstown Planning Area) • Tenure of land: 99 years commencing from 22 July 2019 • Encumbrances to which the land is subject: Mortgage in favour of United Overseas Bank Limited (IF/291891J & IF/291816U) • Building Plan No.: A1805-00003-2017-BP03 dated 13 January 2020 • Expected date of vacant possession: 31.12.2023 • Expected date of legal completion: 30.12.2026.



