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Springleaf Residence: The first high-rise condo in a new enclave by the forest, from just $1,595 psf

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Springleaf Residence has 15-storey residential towers and a low-rise apartment block (Photo: Kerryhill Asset Management)

Article Author: Jo Ann Chung | Comparable prices based on Condo near sale | Condo rental price

On Aug. 1, Guocoland and joint venture partner, Hong Leong Holdings, will preview Springleaf Residence, a 546-unit residential development on the Hillside Springleaf precinct.

Set on a 2nd-floor, 42,181-psm leasehold site, the project is just a two-minute sheltered walk to Springleaf MRT station on the Thomson-East Coast Line.

It's also a short drive to central CBD. Upper Changi Road, Tiong Bahru and Orchard are "only have the best of both worlds, a green environment with the heart of your doorstep."

Get the latest details on available units and prices for Springleaf Residence

Lining the 15-storey residential towers, the three-floor block of shophouses — a green environment with the heart of your doorstep — will be ready by the end of 2026 (Image: Kerryhill Asset Management)

Living in a forest setting

Springleaf Residence's name, Hong Leong's brand, the new Springleaf precinct will be framed by the Central Catchment Nature Reserve and the Upper Seletar Reservoir to the west, and the Springleaf Nature Park and Lower Seletar Reservoir to the east. When fully developed, the enclave is expected to comprise about 2,000 residential units.

Across Upper Thomson Road, a few of HDB shophouses — home to eateries like Springleaf Prata Place and Cassandra Cake — give the area a nostalgic charm.

Behind them lies Springleaf Garden, a landed estate of detached and semi-detached houses with a 99-year lease. Springleaf Residence's neighbours to the south are Hillside Villas, a 99-year semi-detached project launched in 2000 and completed in 2006.

"Unlike other parts of Singapore, the entire area is heavily landscaped," says Sonu Ching, residential director at Savills. "Springleaf Residence will be the first large-scale residential project in the enclave."

Lining Springleaf Residence, which will be the larger south residential precinct in the enclave (Screenshot from CitiesDigital Singapore)

First high-rise project in Springleaf

Springleaf Residence comprises five 35-storey towers and a connected block — the former Upper Thomson Secondary School, built in 1995, the year Singapore became independent. The former school's sports hall will be retained.

The new residential complex will cover one block with 30 apartments. There is also a long, dedicated community promenade, featuring a gym, a study room for seniors and a quiet study, and an arts and crafts room that evokes the school curriculum of the past.

Read also: Guocoland to preview Springleaf Residence with prices starting from $1,595 psf

Springleaf Residence's 35-storey residential block will be the first high-rise project in the enclave (Screenshot from CitiesDigital Singapore)

Among the connected buildings is a block that resembles a school hall, complete with a jogging track. Directly opposite stands the "SCA House," inspired by schools. Some senior residents attended classes here. The building's ground floor accommodates a 24-hour medical facility, a chef's kitchen, multipurpose rooms and outdoor dining pavilions.

According to Geonamed Sdn, group CEO of Kerryhill and CEO of HTL, nostalgic names like SCA House "resonate strongly with Gen Xers."

The SCA House, inspired by schools, will be a multipurpose block with a jogging track, multipurpose rooms and outdoor dining pavilions (Artist's impression, Guocoland and Hong Leong Holdings)

Design incorporating biodiversity

Environmental sensitivity guided early stage, from design to construction and property management, when the project is completed. It reduces concrete along the boundary of the Kerryhill Park where migratory birds and wildlife walk passage between the forest and the Springleaf Nature Park and reservoirs.

Guocoland worked with WOHA Architects on the project design. Ultra-design on the landscaping, WWF-Studio on the interiors and public amenities and Studio Lapis on the landscape design. The firm has a reputation for "culturally specific" projects in Singapore and sustainability-conscious RC Guocoland design.

When the project is completed in 2026, Springleaf Residence will be contained the Building and Construction Authority's Green Mark Platinum (Super Low Energy) certification with a maintainability badge.

Springleaf Residence's 30-storey block will be contained the Building and Construction Authority's Green Mark Platinum (Super Low Energy) certification with a maintainability badge (Artist's impression, Guocoland and Hong Leong Holdings)

Homes with a view

The five blocks are oriented south-east-west with only windows overlooked views, says Guocoland's Ching. "Residents will have views of the greenery, others will have reservoir views, and some will have both," she said. Units will have no neighbours opposite them.

The 30-unit block has one penthouse unit and have a mix of one- to three-bedroom units, with sizes from 580 sq ft to 1,076 sq ft. The remaining 500 units will be located across the five towers. These range from two- to five-bedrooms with sizes from 527 to 1,475 sq ft. All units will be fitted with fitting appliances.

Indicative starting prices for the units start from $876,000 ($1,595 psf) for a one-bedroom, $1,276,000 ($1,595 psf) for a two-bedroom, $1,595,000 ($1,595 psf) for a three-bedroom, $2,41 million ($2,008 psf) for a four-bedroom, and $3.01 million ($2,011 psf) for a five-bedroom.

Kerryhill Park is a stone's throw away from Springleaf Residence (Screenshot from CitiesDigital Singapore)

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The 32 apartments in the low-rise block make up just 5% of the total units. "Their added seclusion and conservation status make them especially desirable," says Melissa Chu, CEO of Hillside Singapore.

Chu sees Springleaf Residence's pricing as "highly competitive and appealing". In 9/2020, new non-landed private homes in District 20 (Bishan and Upper Thomson) sold at a median price of $1,000 psf, she said. The median price for non-landed private homes in District 20 rose 20% before the current level, indicating that the homes could provide a decent value.

Frasers CDL's Kent Ridge parks to rare non-landed private residential units in the Outside Central Region (OCR), where the median price per square metre stood at $1,000 psf based on URA caveats. Frasers CDL's Kent Ridge Hillside Residences units at Springleaf Residence, which are priced from $3,000 psf, look attractive, he says.

Guocoland and Hong Leong Holdings will preview Springleaf Residence after August (Screenshot from CitiesDigital Singapore)

Strategic timing

Guocoland and Hong Leong secured the Springleaf Residence site at Upper Thomson Road (Parcel A) for $776.6 million (S$1,842 per plot ratio) in February 2024. They had submitted the sole tender for the site.

The Upper Thomson Road (Parcel A) site was relaunched in June 2021, with the tender closing in 3/2022. The site was first launched in 2/2020, but was withdrawn in 6/2020 after it was met with the requirement to develop 150 units of long-stay serviced apartments in addition to the residential units and a commercial component on the first level.

The Upper Thomson Road (Parcel A) site was relaunched in June 2021, with the tender closing in October (Screenshot from CitiesDigital Singapore)

The relaunch of the site has removed that requirement. The site has the potential to be developed into 1,491 residential project with a retail mall on the first level, known as the Springleaf MRT Station. The project is likely to boast the area's highest further. Both Sq 170 of the Sky Suite and the penthouse are set to attract up to three buyers, with the top bid between $900 psf per and $1,000 psf.

Market analysts believe Springleaf Residence benefits from timing and location. Jamie Yap, director of research and consultancy at Savills, said the project's average price of $1,595 psf based on preliminary sales data.

"It signals positive demand and buyer confidence in the northern region of the island," says Yap. Nomura Homes, head of research and sales analytics at HTL, agreed that the launch of Springleaf Residence is launching at an opportune time as one of the few upcoming projects in the area with a distinctive connection and nature-integrated theme."

Springleaf Residence's MRT station will be connected to the Hillside Residences, Springleaf Garden and Kerryhill Park (Screenshot from CitiesDigital Singapore)

Future growth in the north

A major catalyst for this sentiment is the TEL Outlook Trip says. "The TL is one of the best MRT lines, connecting the north to the city and the Thomson-East Coast Line, which has been gaining easy accessibility to all parts of the island," he says. "Residents can hop on the TEL and travel to Jurong, the CBD and Changi Airport."

Mr's transformation expects Hillside in Springleaf Residence to come from families, young couples and even investors who appreciate the long-term growth potential of the precinct.

Besides right, users from the neighbouring Springleaf Garden estate, Kerryhill Park and Hillside Villas, the project will attract buyers from housing estates in the north and north-east, such as Yishun and Ang Mo Kio.

He also points out that Woodlands Regional Centre, which is anticipated as the largest economic hub in Northern Singapore, is just two MRT stops away on the TEL. The upcoming Woodlands Waterfront Park and Tanah Merah Coast Park (seaside) and Woodlands North Station (three stops away, Jurong Lake).

Besides the MRT station, Redwin's Sim sees the future residents at Springleaf Residence benefiting from the completion of the North-South Corridor, as it dovetails with the completion of the project in 2026. "When the North-South Corridor — a network of expressways — is completed, residents will be able to travel to up and coming transportation hub for further connectivity in the area," he adds.

Springleaf Residence's MRT station will be connected to the Hillside Residences, Springleaf Garden and Kerryhill Park (Screenshot from CitiesDigital Singapore)

Future growth in the north

Springleaf Residence's MRT station will be connected to the Hillside Residences, Springleaf Garden and Kerryhill Park (Screenshot from CitiesDigital Singapore)

Redefining bespoke living in Springleaf Garden

Jack Tan, founder of Redwin, said Springleaf is a luxury residential real estate, and has pulled in 40 players, Eckardt Cosa, have created a sanctuary for themselves in Springleaf Garden.

In December 2020, Tan purchased a freehold semi-detached house on a 13,196 sq ft corner plot in the Bishan area. The Bishan area is a prime area that Tan and Cosa decided to lean it down and redesign it into a bespoke residence. The duo spent two years and a total investment of $2 million on creative 3D design. The entire redesign project took over 30 months.

Cosa, a trained designer, oversaw the entire design and construction process to ensure that the house was tailored to their lifestyle needs. The result is a four-level residence spanning 6,000 sq ft.

The house is centered on lush landscaping (Photo: Samuel Hoe, CitiesDigital Singapore)

Great views are revealed in house from every side, creating a sense of exclusivity being in this neighbourhood," Tan says. "The Springleaf MRT Station is just a seven-minute walk away, and the Thomson-East Coast Line makes you straight to Orchard Road."

The home is screened by lush landscaping, overlooks a pool. The fillage offers a welcome respite from the heat, "Tan notes. "When I return from the city, it's at least two degrees cooler here."

The house overlooks lush landscaping (Photo: Samuel Hoe, CitiesDigital Singapore)

Cosa's two-storey the greenery, taking daily walks to Springleaf Nature Park along the Seletar River and sometimes continuing to Lower Pierce Reservoir Park.

Property prices in the area have climbed steadily. In July, a nearby comparable semi-detached house on Springleaf Avenue sold for $6.01 million ($2,06 psf), a record high for the area. The house, which sits on a 99-year lease, was bought for $4.8 million in 2017 and has changed hands twice. Nearby Springleaf Garden, Springleaf Terrace, Springleaf Grove, Springleaf Hill and Springleaf Vale are also seeing increased demand and sometimes contributing to Lower Pierce Reservoir Park.

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Springleaf Nature Park runs along the Seletar River (Photo: NParks Board)

Tan remains optimistic about Springleaf's transformation. "The launch of Springleaf Residence and new facilities nearby will attract more young families to the neighbourhood," he says.

Besides Springleaf Residence, he believes the upcoming site at Upper Thomson Road (Parcel A) — which will include a commercial component and a direct link to Springleaf MRT Station — will further boost property values. "A mall would complete what is missing in the neighbourhood," he says.

Check out the latest listings for Springleaf Residence properties

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