



N  **RTH**
P A R K
Residences

*Our lives are intertwined, flowing seamlessly from one
experience to another ... one story to another.*

Located in Yishun Central 1, North Park Residences is an integrated development, which offers 3 unique benefits. Firstly, it is lauded as the Icon of Yishun by its sheer size and variety of integrated facilities. Through its integration with Northpoint City, residents will take joy in having the 1st community club within the largest mall in the North, a new Town Plaza and Community Garden at their doorstep.

The second uniqueness of the development is Seamless Connectivity. Residents will enjoy direct and sheltered access to Yishun MRT via the new shopping underpass, and the new integrated air-conditioned bus interchange. No longer will they be at the mercy of the weather. Plus, they can reach Orchard Road by MRT within 22 minutes.

Last but not least is that the residents will delight in a Desirable Lifestyle at North Park Residences. There will be over 500 shops and new dining concepts, a childcare centre and Yishun Public Library, all within Northpoint City, and a movie theatre next door.

Featuring 920 units of lifestyle homes with secured lobbies, North Park Residences offers a lush landscape setting with entertainment and refreshing facilities at the gardens on the Level 4 Entertainment Deck, equivalent to the size of two football fields.



Mr. Cheang Kok Kheong
CEO, Frasers Centrepoint Ltd.



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Chapter 1 ANTICIPATION

*The future belongs to those
who believe in the beauty of
their dreams.*





*How the reinvigoration of
Yishun impacts us*

Yishun Master Plan

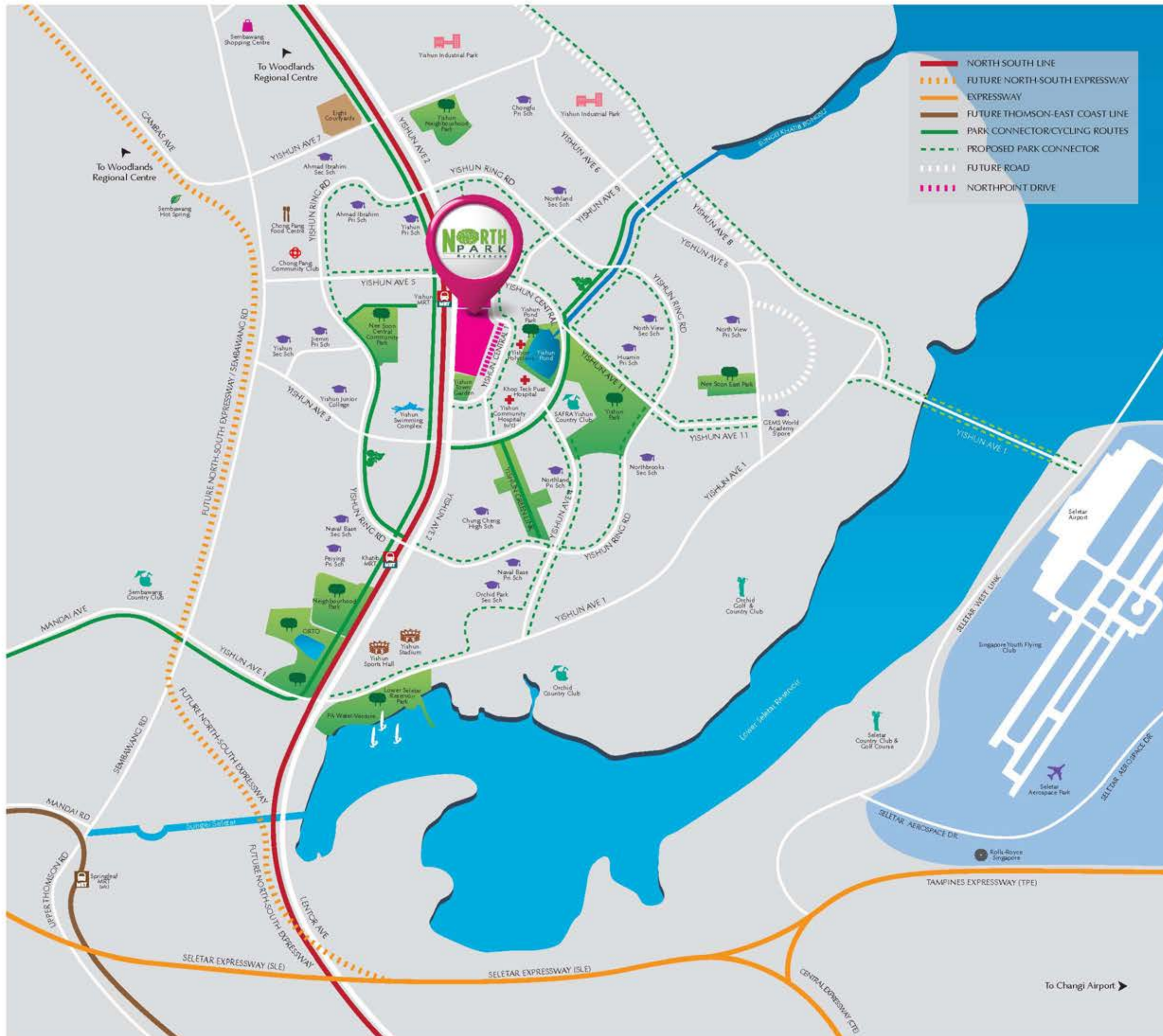
The Lims who have been staying in Yishun for 10 years

For a long time, Yishun was like the forgotten child who failed to catch up with the rapid modernisation of other towns. With the Draft Master Plan 2013, we are pleased to finally see some changes around here, as Yishun strengthens its characteristics as a family-oriented town with a comprehensive suite of amenities.

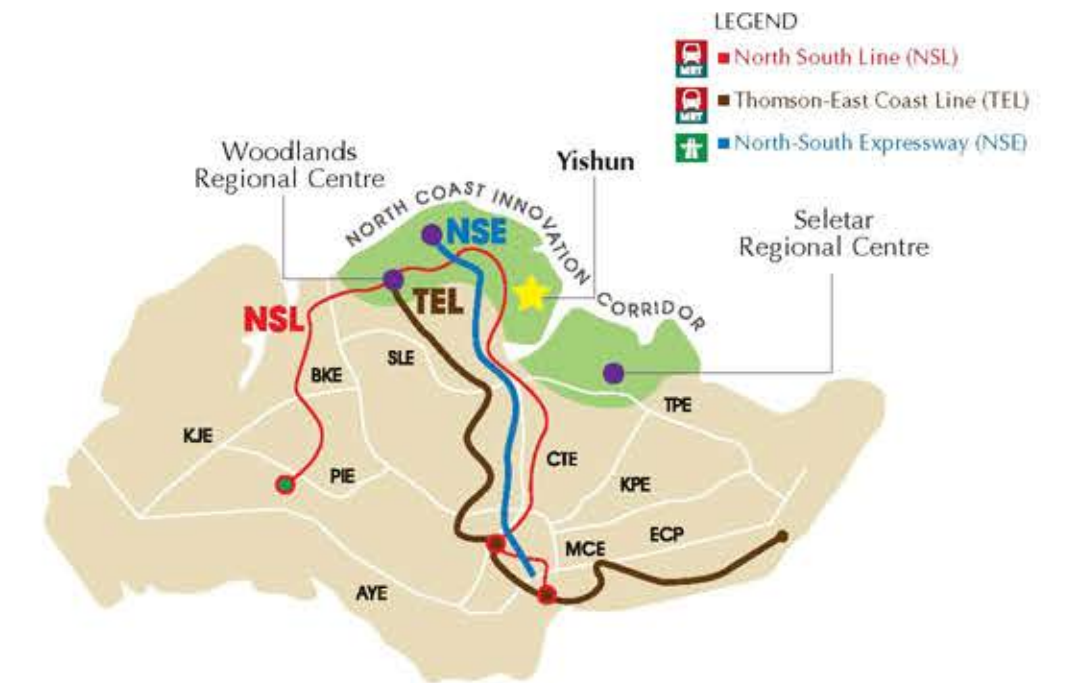
Over the next 4 years, we can look forward to seeing new malls, hawker centres, parks, sports facilities, cycling paths with enhanced connectivity to the transport infrastructure. It is an exciting transformation since there will be more options for us to choose and enjoy.

The rejuvenation of the Yishun town centre can be easily summed up with one integrated development – Northpoint City. Comprising an integrated transport hub that incorporates an air-conditioned bus interchange, a direct shopping underpass to Yishun MRT station, a retail city with over 500 shops and the first community club based in a retail mall, a town plaza, a town garden and a residential development, integration is at best a lackluster word, Northpoint City offers every modern convenience one can think of, all under one roof.

It will also be faster and easier travelling downtown or to other regions of Singapore with the new Springleaf MRT station along the upcoming Thomson-East Coast Line and the building of new roads, from Yishun Avenue 8 to the improved Yishun Avenue 1, which connects to Seletar West Link as an alternative route to CTE, TPE and SLE. At the same time, the junction of Lentor Avenue and Yishun Avenue 1 will be improved to enable smoother traffic flow.



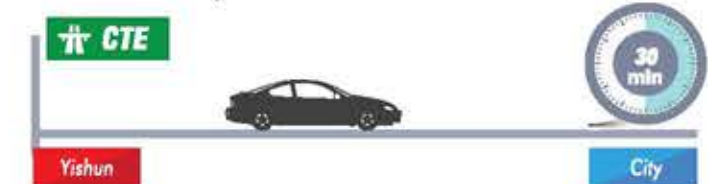
Conveniences that will improve your life



Time taken



Time taken today



Time Taken 2020. Save up to 30% of travelling time.



The new icon of Yishun set to transform the way you live

Residents in the North

"Finally the largest mall in the North with over 500 retail and dining options! I can meet my friends here for a dinner and a weekend of shopping. Best of all, there's Wi-Fi access, which means I can upload my pictures to Facebook instantly."

Sharon Teo, frequent shopper

"It makes us proud to stay in Yishun, as we can enjoy Singapore's first community club within a shopping mall, the largest town plaza, and movies next door!"

Uncle Jim and Auntie Lily, active retirees

"It's my one-stop destination for all my lifestyle needs, from retail and grocery shopping to dining and community activities. Besides, travelling to town is a breeze! It's the only integrated development that allows me to reach Orchard within 22 minutes via the direct North South MRT line."

Patricia, working mother of two

"With a town garden and lots of lush greenery, it's an ideal place where I can relax my body and get inspired to do some brainstorming."

Tan Kiat Pang, eco advocate

"Now I can go to Yishun Public Library after school at GEMS World Academy! Afterwards, I can splash around at the water fountains. Having 2 playgrounds means twice the fun!"

Bryan, age 10



Northpoint City

Yishun's new icon and landmark

Singapore's first integrated development with residences, shopping mall, Yishun MRT and bus interchange, community club and town plaza, Northpoint City appeals to everyone with its comprehensive checklist for convenience, comfort, and lifestyle needs.



Artist's impression



Northpoint City

Your one-stop
destination -
over 500 F&B
and retail outlets

The largest suburban mall in the North, Northpoint City offers a wide range of retail experiences and friendly venues for family, friends and the community.

Artist's impression

Enjoy seamless connectivity like never before



Integrated Transport Hub

Evonne, savvy commuter in her 20s

Staying above the largest integrated transport hub in the North will give me plenty of time saving and utmost convenience on a daily basis.

On weekdays, it will feel like a breeze commuting to work. With Singapore's warm weather, the new air-conditioned bus interchange will seem like a luxury, especially when it is located within Northpoint City. I can enjoy my breakfast in the mall before strolling to the air-conditioned bus interchange or to Yishun MRT station via the shopping underpass. And maybe, do a bit of shopping before work. It's a sure way to beat those morning blues!

For my Dad who's driving, the future North-South Expressway will provide an alternative route to CTE and reduce the traffic load on Thomson Road and Marymount Road. This is connectivity at its best!



A community that grows closer naturally

The Great Outdoors

Neighbours and friends in Yishun

"The best parks, natural greenery and wildlife can be found in my tranquil neighbourhood. It's the ideal place to 'grow' my family."

Mr. Leong, family man

"Being a cycling enthusiast and a history buff, I want to share my cycling passion with my teenage kids. Starting from Khatib MRT station, we will cycle along Yishun Ave 2 to Simpang Kiri park connector, and stop at the Singapore Naval Base. This route will allow us to see the old 'black and white' private homes built in the 1920s, the entrance of a WWII bunker, and the Johor Straits."

Abdullah Ibrahim, father of three

"Bottle Tree Park holds fond memories for me so I'm glad that it has been transformed into a 24-hour leisure park now called ORTO with F&B outlets. Now my family has another entertainment venue for prawning, fishing, paintball and futsal over the weekend!"

Leong Shin Ming, grew up in Khatib

"The \$6 million Kampung Kampus will make a fascinating educational tour. The farming plots, padi field, camping grounds, amphitheatre, and heritage centre are great opportunities for my school children to learn about our environment."

Mrs. Tan, primary school teacher

"I can't wait to organise the next community trip to the new Mandai nature reserve, which consists of Singapore Zoo, River Safari and Night Safari, and possibly, the future Singapore Bird Park and jungle themed zoo! It's going to be so wild and exciting!"

Eileen Loh, volunteer with Residents' Committee

Chapter 2

ENTHUSIASM

*What you're doing today
brings you closer to where you
want to be tomorrow.*





First Community Club in Shopping Mall

Uncle Chan and Mdm. Lee, neighbours and classmates in computer course

We are so pleased to know that the new Nee Soon Central Community Club will be located within Northpoint City. Besides making it convenient and accessible for us staying in Yishun to participate in community activities and events at the community club, it also makes our neighbourhood more vibrant and exciting.

Northpoint City is also home to the Yishun Public Library, which gives us the opportunity to read and learn, whenever we want. In addition, we can enjoy Wi-Fi connectivity, another plus for helping us to get ahead in our computer class.



Learning is as convenient as shopping

The largest “playing field” for our desirable lifestyles

Town Plaza

Lydia and Mindy, neighbours and line dancing enthusiasts

Living in the same estate, we will always attend line dancing classes together, twice a week. It's also easier to encourage each other to stay active and live healthily. In fact, we have even gone for yoga in the park and street dancing lessons.

With the new community club, town plaza with alfresco F&B kiosks, and town garden, we are looking forward to new activities happening on a larger scale. The large town plaza is going to add more vibrancy to our lives while engaging the residents living in the vicinity.



Artist's Impression



*15.5km cycling path connects us
to nature and more*

Cycling Path Network

Hanson and Kelly, part of a Cycling Club

Yishun has always been popular with cyclists. As one of the first seven towns to have their own intra-town cycling networks expanded and upgraded, Yishun presents residents with a smarter, more viable and sustainable mode of transport.

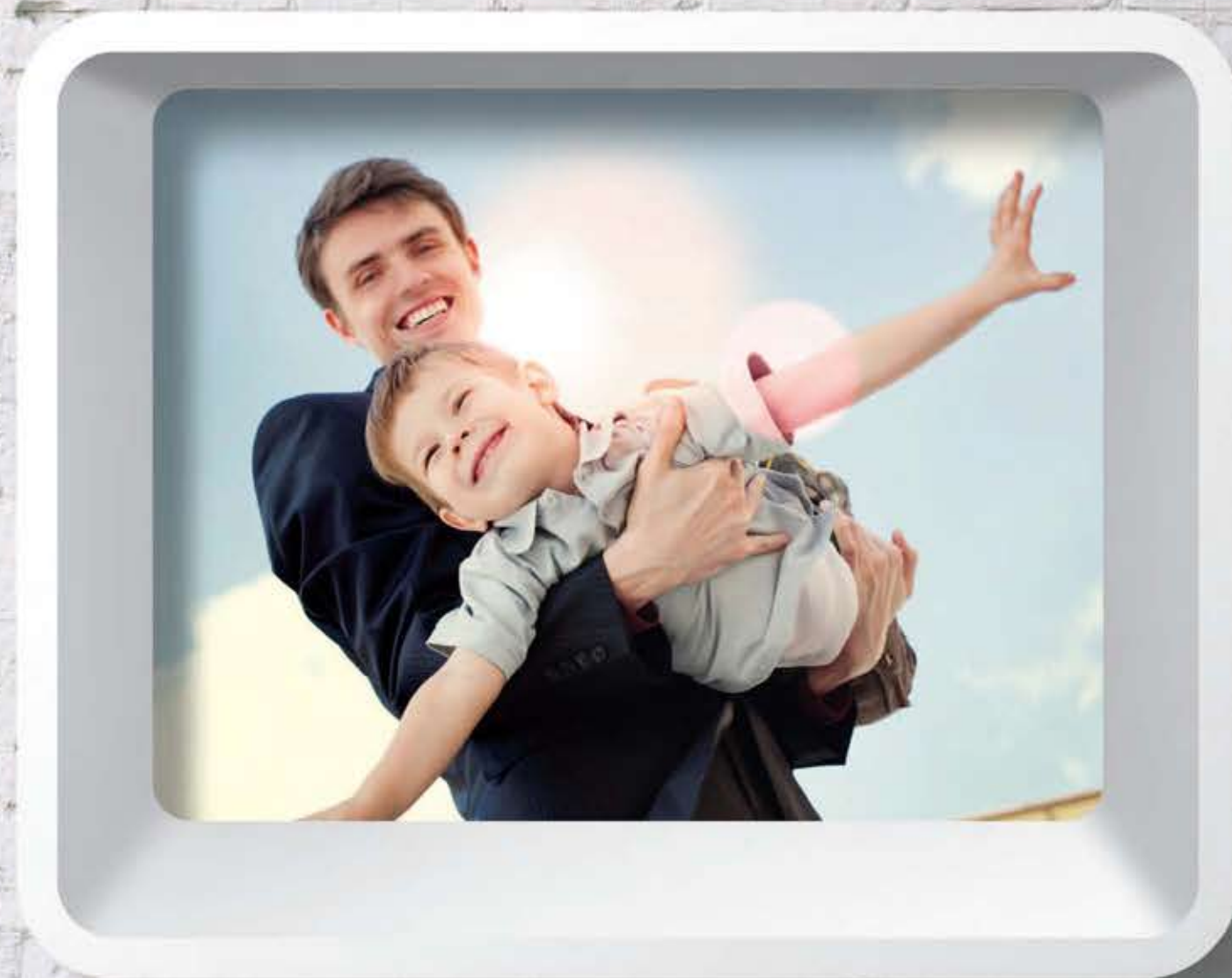
Measuring 15.5km, the dedicated cycling path in Yishun brings about greater convenience and safety to cyclists and pedestrians. An estimated 10km cycling path runs below or along the overhead MRT track, stretching from Marsiling and Woodlands estates, all way to Khatib. This route provides access to shopping centres such as Causeway Point, Sun Plaza, and Yishun Industrial Park.

In conjunction with this environment-friendly movement, Northpoint City has allocated 300 sheltered parking lots for bicycles. Now we can reduce our carbon footprint in an enjoyable and economical way.

Chapter 3

OPTIMISM

*The best way to predict the
future is to create it.*





Leverage the new buzz of economic activities

Two New Exciting Regional Centres

James Tan, entrepreneur of a hi-tech start-up

Yishun enjoys the opportunities of two new exciting regional centres, Woodlands Regional Centre and Seletar Regional Centre. Both are located within the North Coast Innovation Corridor, which has been slated to become an innovative, economic corridor buzzing with ideas, creative design and new technologies.

Woodlands has been set to become a premier waterfront park while Seletar Regional Centre has the potential to grow to two times that of Tampines Regional Centre. Located next to it is the impressive Seletar Aerospace Park, the region's aviation hub with its wealth of endless opportunities in training, research and development. Stretching further is the Punggol Creative Cluster, a hotbed of ideas and new technologies.

As Singapore places more focus in a knowledge-based nation, it gives me more reasons to invest in a location that has all the competitive advantages, including resources, logistics and an efficient business environment.



* Source: URA Master Plan - North Region and MND

From childcare to tertiary, to international



Schools Close to Home

*Mr. and Mrs. Tommy Oehlers,
parents of two children age 5 and 13*

GEMS World Academy is one of my options to enroll our son, as it is a premium international school, catering to students from Pre-K to Grade 10. In 2017, the school will be extended to Grade 12. The other choice would be the well-established Chongfu Primary School, which is known for the students' academic accomplishments and also provides opportunities for my son to integrate with the local community.

Our elder daughter is already studying at Chung Cheng High School, which is a secondary school with SAP status. The school has been producing students with consistently good O-level results as well as outstanding non-academic endeavours.



Active aging starts with planning ahead

Silver Lifestyle

Mr. and Mrs. Wong, stepping into the Pioneer Generation

Without a doubt, Singapore is facing an aging population. With the rising cost of living, we do not want to stress out our next generation financially and physically.

Given a choice, we would still prefer to live near our grown-up children.

That's why a TRIO (dual-key) layout is ideal for our needs. Staying next door maintains privacy and allows the entire family to cultivate better relationships. At the same time, we can spend more time with the grandkids, bringing them to the public library, shopping malls and playgrounds.

With North Park Residences located within walking distance to the Khoo Teck Puat Hospital and the community hospital, we find it more convenient and hassle-free to conduct our bi-yearly health screenings. Plus, with the nearby parks and gardens, a healthy and relaxed lifestyle goes without saying.



Chapter 4

EXCITEMENT

*Some of the best days of our
lives haven't happened yet.*



Integrated Homes in Northpoint City

920 lifestyle homes, from studio to 5-bedroom units, designed for every family configuration, set within a lush green environment with water features, and filled with an ensemble of dream facilities.



Concierge

Emily Kang, the unofficial organiser of parties

All of us need a helping hand at one time or another, and having concierge services at home is a huge help.

As a working mother with an active social lifestyle, I always have this long and never-ending list of to-dos, from picking up my dry cleaning to awaiting delivery of my online shopping sprees. Thanks to the concierge service, I find myself focusing less on the smaller things and spending more quality time with my family.



A warm welcome, followed by “Can I help you?”

- *Laundry Pick-up Service*
- *Pick-up Service for Online Shopping Spree*
- *Taxi Booking Service*



My paradise of greens and blues

Nestled within an island of waterfalls, the Function Room with a lawn provides a green private retreat for your special events.

North Park Gardens

Josie Wong, age 7, avid photographer

I counted a total of 88 photo-taking opportunities, where I can snap beautiful pictures of my experiences and adventures at the three gardens, namely Waterfall Garden, Fountain Garden and Springwater Garden.

My favourite Adventure Cove is nestled within the Waterfall Garden, where I meet my best friend at the Splash Pool and challenge each other at the rope concorde climbers.

The rest of my family members can be spotted enjoying themselves at the other Coves. Dad's having a game of tennis, and my noisy teenage sister's entertaining her friends at the Party Pavilion.



Your ultimate resort-like indulgence

Kids can enjoy fun and innovative playtime at the **Adventure Cove**, and parents can keep an eye on their kids while having a BBQ session at the nearby BBQ Lounge and Pavilion.

Discover pockets of energising or pampering moments at the **Entertainment Cove**. Enjoy the refreshing Waterfall Pool, exercise at the Aquagym and soak in the therapeutic Spa.

The **Party Cove** offers an excellent venue for your parties at the Party Pavilion overlooking an opulent Party Lawn. Remember to bring your swimwear for a dip at the Party Pool with its Spa and Aqua Seats.

Enjoy the joys of outdoors at the **Alfresco Cove**. Immerse your senses at the Waterfall cascades outside the Function Room, or treat your friends to a juicy grilled meal at the Grill Pavilion.



WATERFALL GARDEN

Waterfall Garden. A host of mesmerising experiences that inspires a resort feel with four different Coves for family interaction, pampering moments, partying venues, and alfresco dining opportunities.



Your perfect pampering days

Feel right at home at the **Fountain Cove**, where the gurgling Fountain Plaza provides a soothing and welcoming presence.

Relive your memories of luxury holidays at the **Spa Cove**, where you can indulge in the Spa Cabana, Spa Pool, swinging Hammock and Spa Seats.

Take fitness to a new level at the **Energy Cove** with its 50-metre Lap Pool, surrounded by a generous Water Deck and Pool Deck. A Reading Lounge and Living Patio offers residents an expansive view of the impressive pool.



FOUNTAIN GARDEN

Fountain Garden. A wealth of impressive facilities that soothes the mind and body with three pampering Coves for relaxation, rejuvenation, and plenty of "me" moments.



Springwater Garden

Artist's Impression

Chapter 5 ENJOYMENT

*There's more to savour
when you plan the itinerary.*

SPRINGWATER GARDEN

Springwater Garden. An abundance of nature's best offerings that welcomes you warmly into three tranquil and family-friendly Coves for days and nights, filled with bliss and peace.



Your complete chill-out experience

The **Water Play Cove** provides ample relaxation space. Enjoy sunny afternoons at the Water Play Pavilion and Pool, or appreciate the serenity of nature in the swaying Hammock Garden.

Weekends are best spent at the **Family Cove**, where your family will delight in the Picnic Lawn, Koi Pond and a Children's Playground in the Spring Garden.

The **Spring Cove** features the best ways to unwind. The Spring Cove offers a holistic relaxation experience with its Aquatic Pond and Heated Spa Pool, while the Spring Villa with a waterfront setting and a private Fragrance Garden serves your entertainment needs luxuriously.