

THE  
**ESSENCE**  
LIFE IN RHYTHM



General



# About The Essence

The Essence is an 84-unit condominium complex that sits along Chong Kuo Road, part of the Singapore government's designated rejuvenation region.

Nestled in a private residential enclave, it enjoys a low density environment that assures a peaceful lifestyle.







# Life in Rhythm

Specially conceptualised for life's every rhythm,  
The Essence exists together with the dweller in perfect harmony.

Every leaf, every stone, every ray of sunshine is  
perfectly designed for optimum wellbeing.





**AREA ZONE**

	<b>Water Bodies</b>		<b>Nature</b>
	<b>Land</b>		<b>Roads</b>

**MRT**

Springleaf MRT		7
Khatib MRT		12

**ACCESSIBILITY**

CTE		3
SLE		5
BKE		6
Woodlands Checkpoint		12

**NATURE**

Springleaf Nature Park		4
Lower Seletar Reservoir Park		5
Upper Seletar Reservoir Park		2
Lower Peirce Reservoir Park		9
Sembawang Park Connector		12
Upper Peirce Reservoir Park		13
Central Catchment Nature Reserve		14

**LIFESTYLE**

Mandai Integrated Resort		16
Singapore Zoo		12
River Safari		12
Night Safari		12
Bird Park (relocated from Jurong)		12
Rainforest Park		16
Banyan Tree Resort		16

**Golf Courses**

Executive Golf Course @ Upper Seletar Reservoir		2
Orchid Country Club		6
Seletar Country Club		13
Sembawang Country Club		5
Singapore Island Country Club		11

**Important note:**  
All travelling time is approximately calculated in minutes from the property's location



THE  
**ESSENCE**

**SPRINGLEAF MRT**

**KHATIB MRT**

NOT DRAWN TO SCALE





# A haven for nature lovers



Upper Seletar Reservoir Park

Strategically nestled right within **4 major water bodies** with each its own park, The Essence is one with nature. Indulge in strolls through verdant foilage, or take an afternoon respite along calm waters.

Lower Seletar Reservoir Park  
Upper Seletar Reservoir Park  
Lower Peirce Reservoir Park  
Sembawang Park Connector  
Upper Peirce Reservoir Park  
Central Catchment Nature Reserve



Lower Peirce Reservoir Park



Lower Seletar Reservoir Park

# Be a neighbour to Mandai Integrated Resort

With government plans and investment underway to turn the leafy swathe of Mandai into a **126ha eco-tourism hub**, the area will house the famous Singapore Zoo, the River Safari, the Night Safari, the Bird Park, and the new Rainforest Park from as early as 2020.

There will also be **eco-sensitive accommodations** such as camps, tents and family rooms, together with Singapore's very first Banyan Tree resort.



The iconic orangutan in Singapore Zoo



The famous Jia Jia in River Safari



Beautiful and colourful toucan in Jurong Bird Park

# Gateway to important hubs

The **Singapore Rapid Transit System (RTS) Link** is slated to complete by end 2024, which brings greater accessibility and convenience to dwellers of The Essence.



Seafood restaurant on stilts by the beach of Senibong, Johor Bahru at sunset on a low tide

## Direct access to city centre

Just 500m away is the new **Springleaf station** (on the Thomson-East Coast Line), which will be operational by The Essence's TOP.

The **Thomson-East Coast Line** is connected to every current MRT line.

Enjoy direct access to **Orchard and Marina Bay stations**, which are around **20 minutes away** on the Southbound track.

Also, with **Woodlands North station** just 3 stations from Springleaf station (Northbound track), Johor Bahru becomes a convenient destination.



## Convenient routes to other districts

In addition, The Essence is conveniently located a short distance away from the **North-South integrated transport corridor**, which is expected to be completed around 2026. Running parallel to the **Central Expressway (CTE)**, it will greatly reduce time taken for inter-town travel. A cycling path along the entire stretch of the highway will also link up **Park Connector Networks** and the dedicated cycling path networks within HDB towns along the corridor.



# Enjoy a gastronomical adventure

Located near a variety of local and international cuisines, your tastebuds will never be bored!



**YOUNGS Bar & Restaurant**  
Modern European cuisine  
Source: YOUNGS Bar & Restaurant

**The Summerhouse**  
Farm-to-table dining  
Source: The Summerhouse



**Wildseed Café & Bar**  
A place to avoid the crowd  
Source: Wildseed Café & Bar



Source: Wildseed Café & Bar and Poppy Floral Studio



**ORTO**  
A sanctuary for nature lovers, Singapore's first multi-recreational park that is open 24 hours a day  
Source: ORTO



**Wheeler's Estate**  
Laid-back café experience



**Di Wei Teochew Restaurant**  
Teochew classics









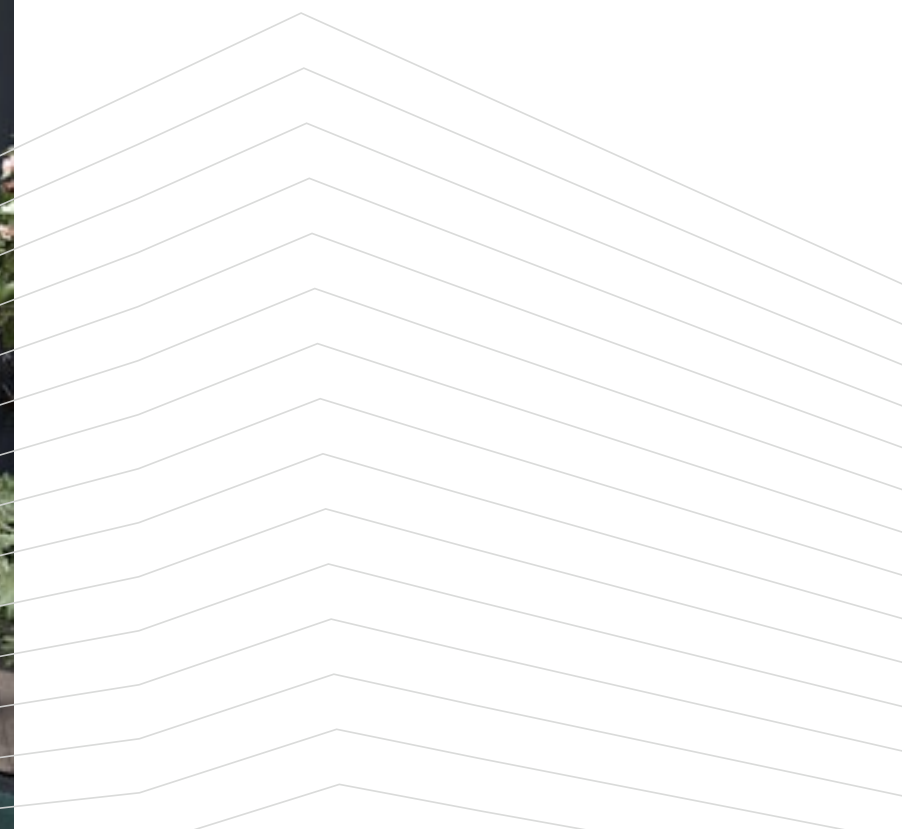
THE ESSENCE

## Lap Pool

Enjoy a refreshing dip in our 40m lap pool, surrounded by flourishing plants

## Pool Deck

Relax and bask in the warm, afternoon sun on our spacious pool deck



# Gymnasium

Get your dose of exercise with our gym weights and cardio machines

# Kids Pool

Let your children play safely with our designated kids pool





## Pool Pavilion

Dine with family and friends with the scenic backdrop of the lap pool and the sunset – great for parties and gatherings with a comfortable seating area

## Contemplation and Serenity Courts

Unwind and take in the fresh air amidst calming greenery with family and friends











2ND STOREY – GYM

THONG BEE ROAD

CHONG KUO ROAD

- |                         |                              |                               |                               |
|-------------------------|------------------------------|-------------------------------|-------------------------------|
| <b>A</b> DROP OFF POINT | <b>F</b> BBQ PAVILION        | <b>K</b> BICYCLE PARKING      | <b>P</b> BIN CENTRE / GEN SET |
| <b>B</b> 40M LAP POOL   | <b>G</b> GYM                 | <b>L</b> PEDESTRIAN SIDE GATE | <b>Q</b> VENTILATION SHAFT    |
| <b>C</b> KIDS POOL      | <b>H</b> CONTEMPLATION COURT | <b>M</b> COVERED LINKWAY      | <b>R</b> BULK WATER METER     |
| <b>D</b> POOL PAVILION  | <b>I</b> SERENITY COURT      | <b>N</b> GUARD HOUSE          |                               |
| <b>E</b> POOL DECK      | <b>J</b> LAWN                | <b>O</b> SUBSTATION           |                               |





07

06

05

04

03

NORTH  
BLOCK

08

09

10

01

02

18

19

20

11

12

SOUTH  
BLOCK

17

16

15

14

13

THONG BEE ROAD

CHONG KUO ROAD



# Unit Distribution

NORTH BLOCK

	1	2	3	4	5	6	7	8	9	10
<b>5TH</b>	<b>B1-R2</b> (786 sqft)	<b>C2-R</b> (1679 sqft)	<b>B3-R</b> (1001 sqft)	<b>B2-R2</b> (893 sqft)	<b>A1-R</b> (689 sqft)	<b>B2-R1</b> (904 sqft)	<b>B3-R</b> (1001 sqft)	<b>C1-R</b> (1389 sqft)	<b>B1-R1</b> (753 sqft)	<b>A2-R</b> (581 sqft)
<b>4TH</b>	<b>B1</b> (624 sqft)	<b>C2</b> (1259 sqft)	<b>B3</b> (732 sqft)	<b>B2</b> (700 sqft)	<b>A1</b> (538 sqft)	<b>B2</b> (700 sqft)	<b>B3</b> (732 sqft)	<b>C1</b> (1076 sqft)	<b>B1</b> (624 sqft)	<b>A2</b> (538 sqft)
<b>3RD</b>	<b>B1</b> (624 sqft)	<b>C2</b> (1259 sqft)	<b>B3</b> (732 sqft)	<b>B2</b> (700 sqft)	<b>A1</b> (538 sqft)	<b>B2</b> (700 sqft)	<b>B3</b> (732 sqft)	<b>C1</b> (1076 sqft)	<b>B1</b> (624 sqft)	<b>A2</b> (538 sqft)
<b>2ND</b>		<b>C2a</b> (1227 sqft)		<b>B2a</b> (700 sqft)	<b>B4</b> (689 sqft)		<b>B3a</b> (732 sqft)	<b>C1a</b> (1044 sqft)		<b>B5</b> (818 sqft)
<b>1ST</b>		<b>C2a-G</b> (1227 sqft)		<b>B2a-G</b> (700 sqft)	<b>B4-G</b> (689 sqft)		<b>B3a-G</b> (732 sqft)	<b>C1a-G</b> (1044 sqft)		<b>B5-G</b> (818 sqft)

SOUTH BLOCK

	11	12	13	14	15	16	17	18	19	20
<b>5TH</b>	<b>B1-R2</b> (786 sqft)	<b>C2-R</b> (1679 sqft)	<b>B3-R</b> (1001 sqft)	<b>B2-R2</b> (893 sqft)	<b>A1-R</b> (689 sqft)	<b>B2-R1</b> (904 sqft)	<b>B3-R</b> (1001 sqft)	<b>C1-R</b> (1389 sqft)	<b>B1-R1</b> (753 sqft)	<b>A2-R</b> (581 sqft)
<b>4TH</b>	<b>B1</b> (624 sqft)	<b>C2</b> (1259 sqft)	<b>B3</b> (732 sqft)	<b>B2</b> (700 sqft)	<b>A1</b> (538 sqft)	<b>B2</b> (700 sqft)	<b>B3</b> (732 sqft)	<b>C1</b> (1076 sqft)	<b>B1</b> (624 sqft)	<b>A2</b> (538 sqft)
<b>3RD</b>	<b>B1</b> (624 sqft)	<b>C2</b> (1259 sqft)	<b>B3</b> (732 sqft)	<b>B2</b> (700 sqft)	<b>A1</b> (538 sqft)	<b>B2</b> (700 sqft)	<b>B3</b> (732 sqft)	<b>C1</b> (1076 sqft)	<b>B1</b> (624 sqft)	<b>A2</b> (538 sqft)
<b>2ND</b>		<b>C2a</b> (1227 sqft)		<b>B2a</b> (700 sqft)	<b>B4</b> (689 sqft)		<b>B3a</b> (732 sqft)	<b>C1a</b> (1044 sqft)		<b>B5</b> (818 sqft)
<b>1ST</b>		<b>C2a-G</b> (1227 sqft)		<b>B2a-G</b> (700 sqft)	<b>B4-G</b> (689 sqft)		<b>B3a-G</b> (732 sqft)	<b>C1a-G</b> (1044 sqft)		<b>B5-G</b> (818 sqft)

UNIT TYPES

<b>1 Bedroom + Study</b>	<b>538 - 689 sq ft</b>
<b>2 Bedroom</b>	<b>624 - 786 sq ft</b>
<b>2 Bedroom Premium</b>	<b>700 - 1001 sq ft</b>
<b>3 Bedroom</b>	<b>1044 - 1389 sq ft</b>
<b>3 Bedroom Premium</b>	<b>1227 - 1679 sq ft</b>

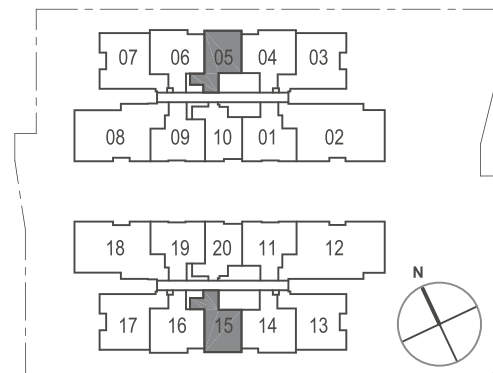
**TYPE A1**

#03-05, #04-05  
#03-15, #04-15(mirror)  
50 sq m / 538 sq ft

**TYPE A1-R**

#05-05  
#05-15 (mirror)  
64 sq m / 689 sq ft  
includes 14 sqm / 151 sq ft void area  
(high ceiling) above living & balcony

# 1 BEDROOM + STUDY



Floor areas are inclusive of PES, balconies, a/c ledges and voids. Floor areas are of approximate measurement and subject to final survey. The plans are subject to changes as required or approved by relevant authorities. The balconies shall not be enclosed unless with approved balcony screens.

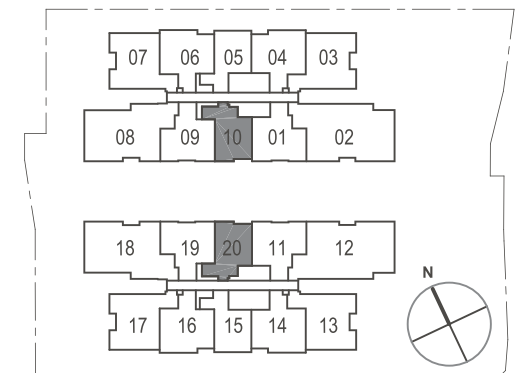
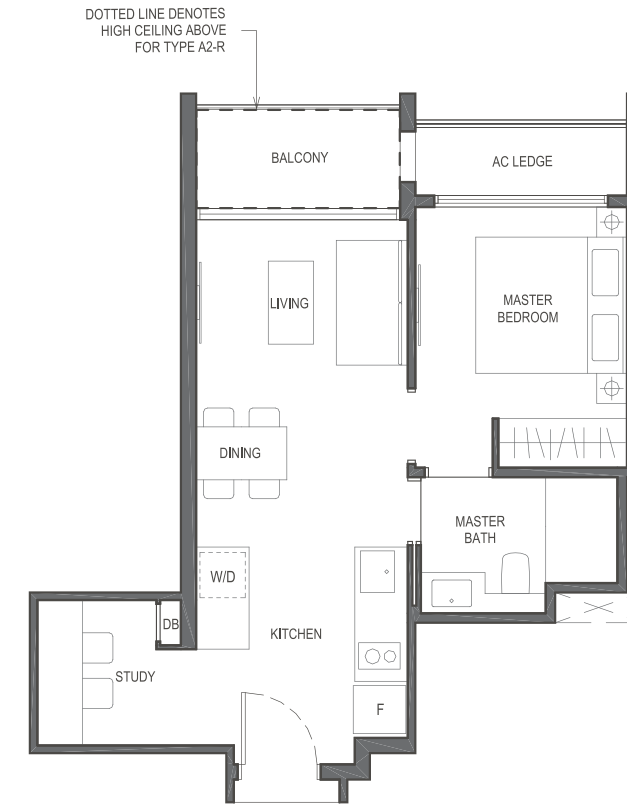
**TYPE A2**

#03-20, #04-20  
#03-10, #04-10 (mirror)  
50 sq m / 538 sq ft

**TYPE A2-R**

#05-20  
#05-10 (mirror)  
54 sq m / 581 sq ft  
includes 4 sqm / 43 sq ft void area  
(high ceiling) above balcony

# 1 BEDROOM + STUDY



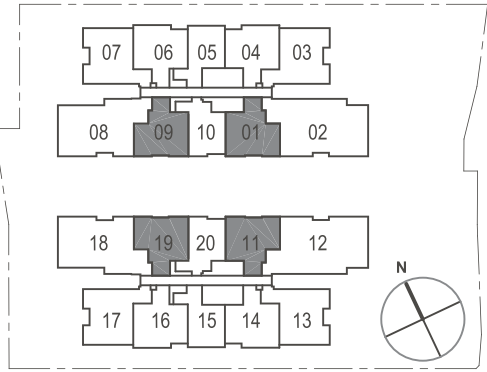
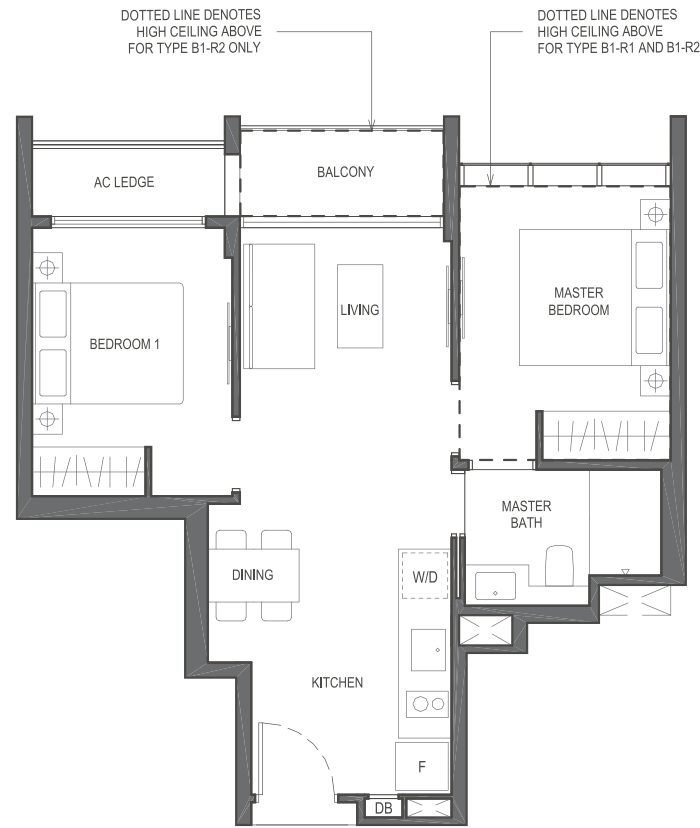
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# 2 BEDROOM

**TYPE B1**  
 #03-01, #04-01, #03-19, #04-19  
 #03-09, #04-09(mirror)  
 #03-11, #04-11 (mirror)  
 58 sq m / 624 sq ft

**TYPE B1-R1**  
 #05-09 (mirror)  
 #05-19  
 70 sq m / 753 sq ft  
 includes 12 sqm / 129 sq ft void area  
 (high ceiling) above master bedroom

**TYPE B1-R2**  
 #05-01  
 #05-11 (mirror)  
 73 sq m / 786 sq ft  
 includes 15 sqm / 161 sq ft void area  
 (high ceiling) above master bedroom & balcony

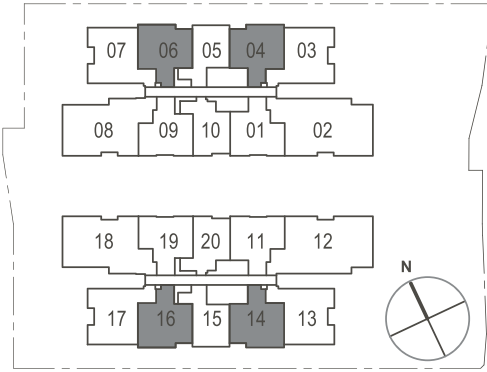
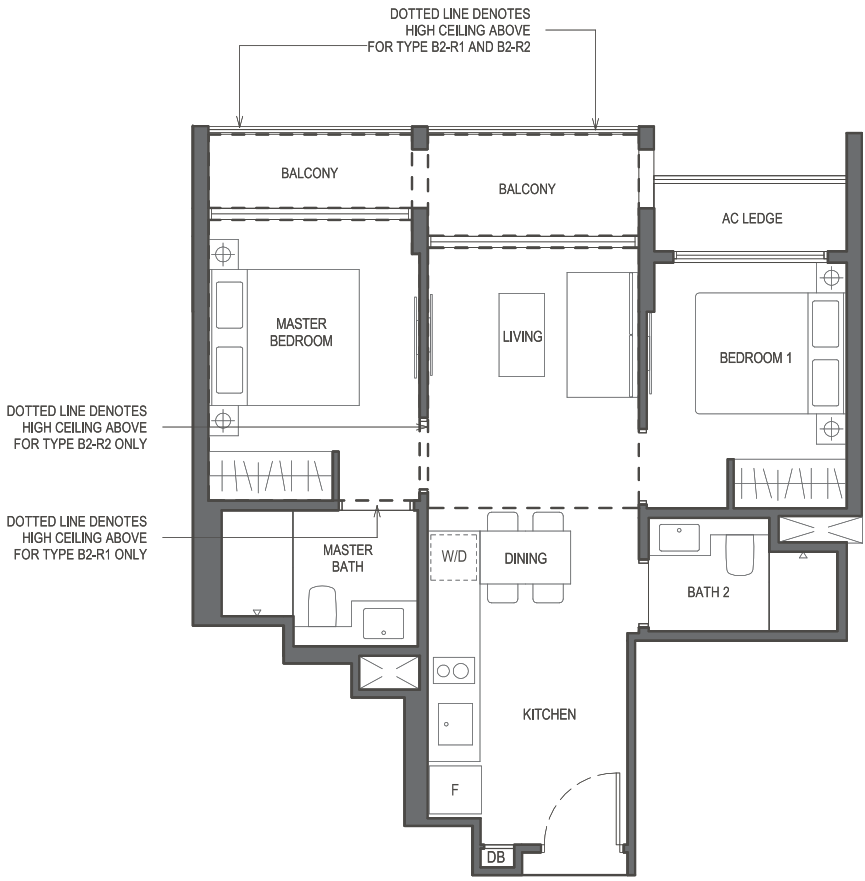


# 2 BEDROOM PREMIUM

**TYPE B2**  
 #03-04, #04-04 (mirror)  
 #03-16, #04-16(mirror)  
 #03-06, #04-06, #03-14, #04-14  
 65 sq m / 700 sq ft

**TYPE B2-R1**  
 #05-06  
 #05-16 (mirror)  
 84 sq m / 904 sq ft  
 includes 19 sqm / 205 sq ft void area  
 (high ceiling) above master bedroom & balcony

**TYPE B2-R2**  
 #05-04 (mirror)  
 #05-14  
 83 sq m / 893 sq ft  
 includes 18 sqm / 194 sq ft void area  
 (high ceiling) above living & balcony



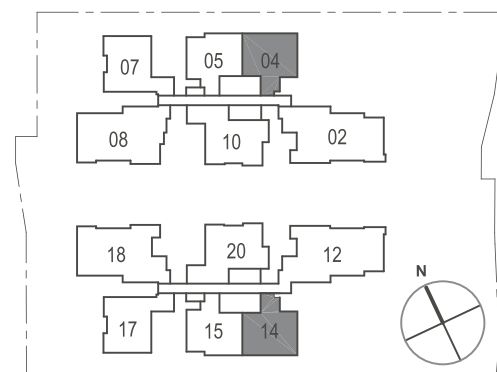
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**TYPE B2a**  
 #02-04  
 #02-14 (mirror)  
 65 sq m / 700 sq ft

**TYPE B2a-G**  
 #01-04  
 #01-14 (mirror)  
 65 sq m / 700 sq ft

# 2 BEDROOM PREMIUM

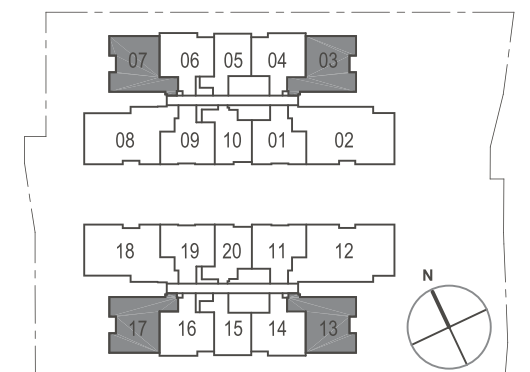


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**TYPE B3**  
 #03-07, #04-07, #03-13, #04-13  
 #03-03, #04-03 (mirror)  
 #03-17, #04-17 (mirror)  
 68 sq m / 732 sq ft

**TYPE B3-R**  
 #05-07, #05-13  
 #05-03, #05-17 (mirror)  
 93 sq m / 1001 sq ft  
 includes 25 sqm / 269 sq ft void area  
 (high ceiling) above bedroom 1, living & balcony

# 2 BEDROOM PREMIUM



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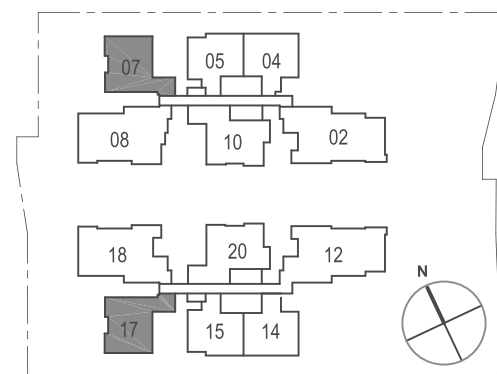
**TYPE B3a**  
 #02-07  
 #02-17 (mirror)  
 68 sq m / 732 sq ft

**TYPE B3a-G**  
 #01-07  
 #01-17 (mirror)  
 68 sq m / 732 sq ft

# 2 BEDROOM PREMIUM



TYPE B3a-G



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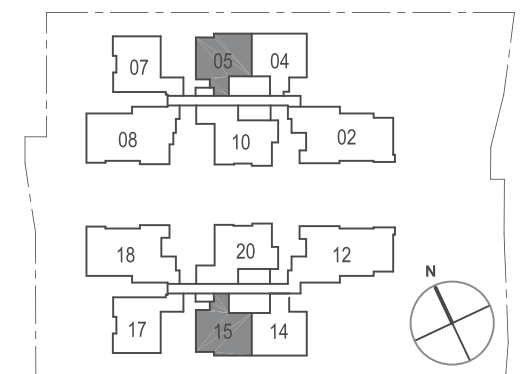
**TYPE B4**  
 #02-05  
 #02-15 (mirror)  
 64 sq m / 689 sq ft

**TYPE B4-G**  
 #01-05  
 #01-15 (mirror)  
 64 sq m / 689 sq ft

# 2 BEDROOM PREMIUM



TYPE B4-G



Floor areas are inclusive of PES, balconies, a/c ledges and voids. Floor areas are of approximate measurement and subject to final survey.  
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 The balconies shall not be enclosed unless with approved balcony screens.

**TYPE B5**

#02-20  
#02-10 (mirror)  
76 sq m / 818 sq ft

**TYPE B5-G**

#01-20  
#01-10 (mirror)  
76 sq m / 818 sq ft

# 2 BEDROOM PREMIUM



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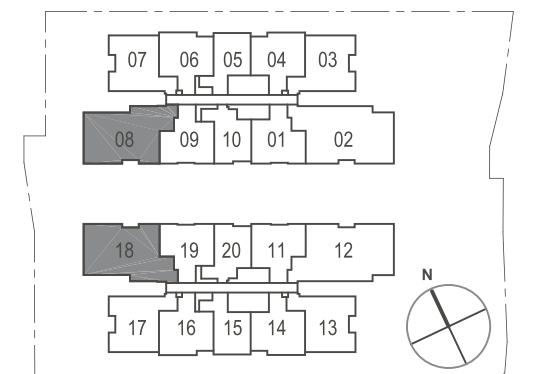
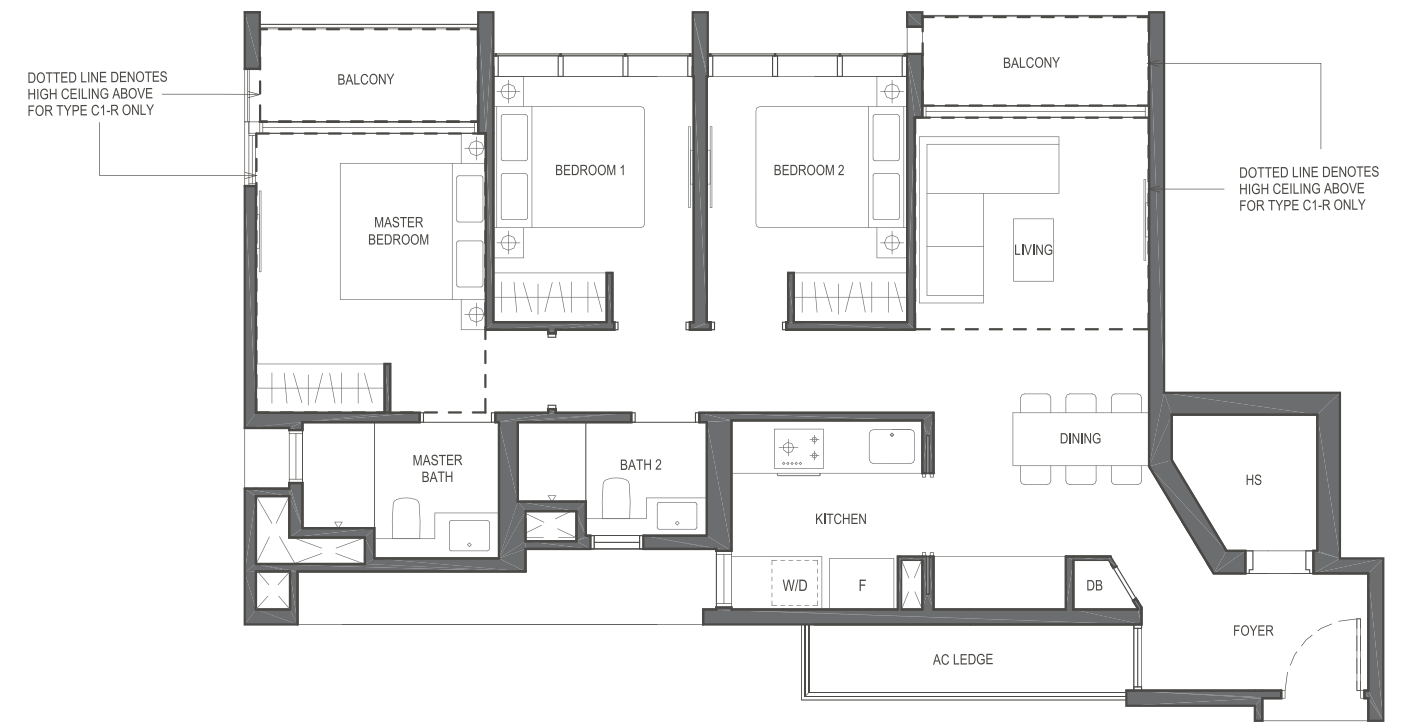
**TYPE C1**

#03-18, #04-18  
#03-08, #04-08 (mirror)  
100 sq m / 1076 sq ft

**TYPE C1-R**

#05-18  
#05-08 (mirror)  
129 sq m / 1389 sq ft  
includes 29 sqm / 312 sq ft void area  
(high ceiling) above master bedroom,  
living & balcony

# 3 BEDROOM



Floor areas are inclusive of PES, balconies, a/c ledges and voids. Floor areas are of approximate measurement and subject to final survey. The plans are subject to changes as required or approved by relevant authorities. The balconies shall not be enclosed unless with approved balcony screens.

**TYPE C1a**  
 #02-18  
 #02-08 (mirror)  
 97 sq m / 1044 sq ft

**TYPE C1a-G**  
 #01-18  
 #01-08 (mirror)  
 97 sq m / 1044 sq ft

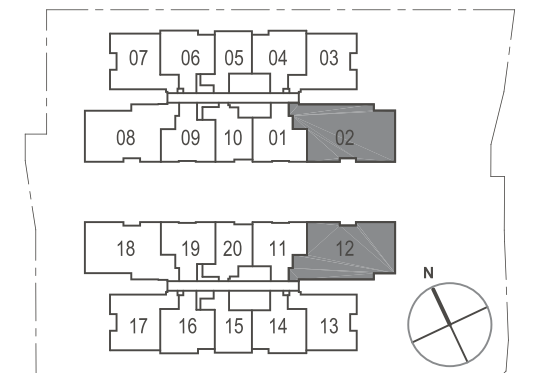
# 3 BEDROOM



**TYPE C2**  
 #03-12, #04-12  
 #03-02, #04-02 (mirror)  
 117 sq m / 1259 sq ft

**TYPE C2-R**  
 #05-12  
 #05-02 (mirror)  
 156 sq m / 1679 sq ft  
 includes 39 sqm / 420 sq ft void area  
 (high ceiling) above living/dining,  
 bedroom 1 & balconies

# 3 BEDROOM PREMIUM



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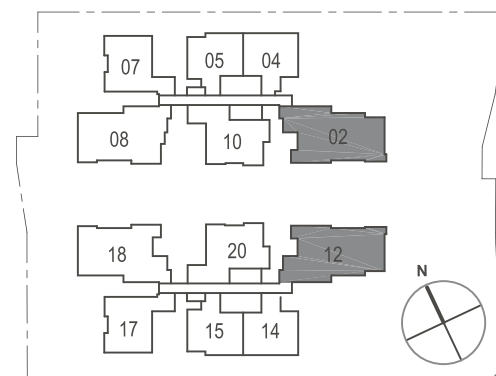


**TYPE C2a**  
 #02-12  
 #02-02 (mirror)  
 114 sq m / 1227 sq ft

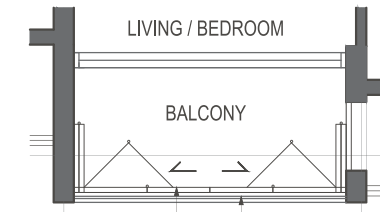
**TYPE C2a-G**  
 #01-12  
 #01-02 (mirror)  
 114 sq m / 1227 sq ft

# 3 BEDROOM PREMIUM

# BALCONY SCREEN

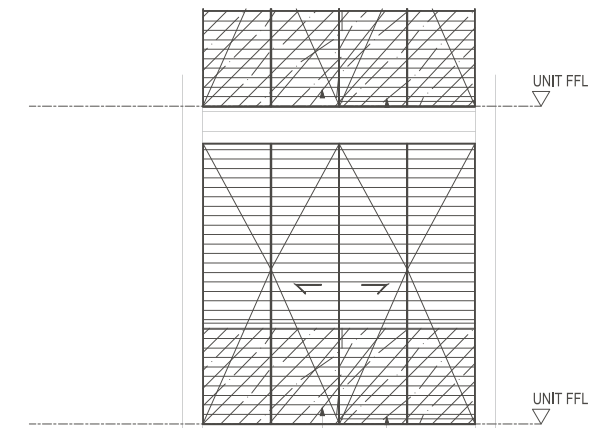


PLAN



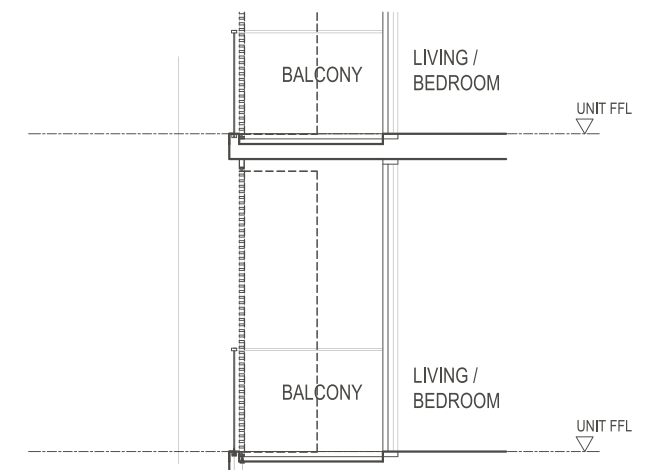
FULLY RETRACTABLE ALUMINIUM  
 FRAMED SLIDE AND FOLD SCREEN  
 PANELS (OPTIONAL)  
 GLASS RAILING

ELEVATION



FULLY RETRACTABLE ALUMINIUM  
 FRAMED SLIDE AND FOLD SCREEN  
 PANELS (OPTIONAL)  
 GLASS RAILING

SECTION



GLASS RAILING  
 FULLY RETRACTABLE ALUMINIUM  
 FRAMED SLIDE AND FOLD SCREEN  
 PANELS (OPTIONAL)

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THE  
**ESSENCE**  
LIFE IN RHYTHM

LUXURY PROPERTIES BY



**Lian Soon Holdings Pte Ltd**



Developer: Chong Kuo Development Pte Ltd (UEN No. 201806112Z). Developer Licence: C1291. Lot no.: MK13-06293L, Chong Kuo Road. Land Tenure: 99 years commencing from 04 May 2018. Expected Date of Vacant Possession: 6 February 2023. Expected Date of Legal Completion: 6 February 2026 or 3 years after the date of delivery of vacant possession of the property, whichever is earlier.

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