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Springleaf Collection - Floor Plans



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SPRING *LEAF*

COLLECTION

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A LEGACY THAT GROWS ON

Nestled in a pristine enclave embraced by reservoirs and lush greenery, this exclusive collection of 10 landed homes offers a rare sanctuary of peace and privacy. Surrounded by nature, it's more than just a residence — it's a place to grow your health, nurture your well-being, and build lasting wealth for generations to come.



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A TIMELESS
INHERITANCE

NATURE & WELLNESS

UPPER & LOWER SELETAR RESERVOIRS

SPRINGLEAF NATURE PARK

THOMSON NATURE PARK

UPPER & LOWER PEIRCE RESERVOIRS

PARK CONNECTOR

SURROUNDED BY PRISTINE NATURE



THE ELITE
COMMUNITY

WINE & DINE

WHEELER'S ESTATE
WILDSEED CAFÉ & BAR
YOUNGS BAR & RESTAURANT
THE SUMMERHOUSE
HANGAR66 CAFÉ

A SHORT DRIVE TO SELETAR AEROSPACE PARK



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THE REFINED LEISURE

COUNTRY CLUBS

SEMBAWANG COUNTRY CLUB

SELETAR COUNTRY CLUB

ORCHID COUNTRY CLUB

SINGAPORE ISLAND COUNTRY CLUB

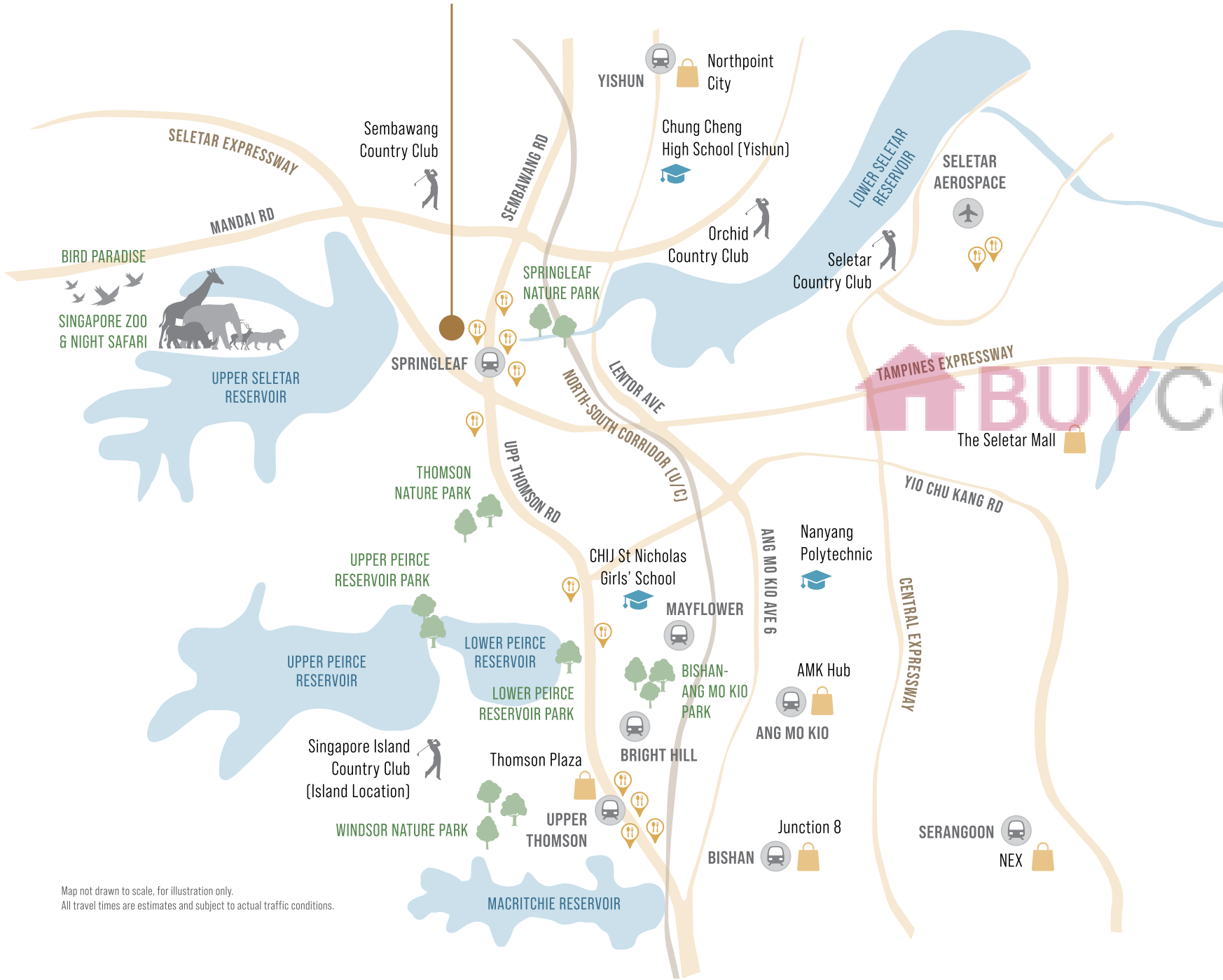
A SHORT DRIVE TO ALL SURROUNDING COUNTRY CLUBS



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SPRINGLEAF

COLLECTION



Map not drawn to scale, for illustration only.
All travel times are estimates and subject to actual traffic conditions.

AT THE HEART OF EASE AND ACCESS

EATERIES/SHOPPING

7 mins walk	Sembawang Road Eateries
11 mins walk	Springleaf Eateries
10 mins drive	Seletar Aerospace Park Eateries
4 MRT stations	Upper Thomson Road Eateries
4 MRT stations	Thomson Plaza
2 MRT stations	Causeway Point
10 MRT stations	Orchard Road
11 mins drive	Northpoint City

COUNTRY CLUB

6 mins drive	Sembawang Country Club
9 mins drive	Seletar Country Club
10 mins drive	Orchid Country Club
15 mins drive	Singapore Island Country Club

EDUCATION

10 mins drive	Chung Cheng High School (Yishun)
12 mins drive	CHIJ St Nicholas Girls' School
13 mins drive	Nanyang Polytechnic

NATURE

8 mins walk	Springleaf Nature Park
12 mins walk	Upper Seletar Reservoir Park
6 mins drive	Lower Seletar Reservoir Park
7 mins drive	Bird Paradise
8 mins drive	Thomson Nature Park
9 mins drive	Singapore Zoo
10 mins drive	Night Safari
10 mins drive	Lower Peirce Reservoir Park
12 mins drive	Bishan-Ang Mo Kio Park

CONNECTIVITY

11 mins walk	Springleaf MRT
4 mins drive	Seletar Expressway
6 mins drive	North-South Corridor (U/C)
7 mins drive	Tampines Expressway
8 mins drive	Central Expressway

BUSINESS

12 mins drive	Seletar Aerospace Park
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NEAR TO SPRINGLEAF MRT AND EXPRESSWAYS







THOUGHTFULLY DESIGNED
WITH EVERY DETAIL CONSIDERED



FOR FAMILIES OF ALL AGES

Generously proportioned family spaces for connection, alongside private retreats for individual privacy across generations



ENSUITE LUXURY

Designed with privacy and comfort in mind, these ensuite bathrooms elevate everyday living with understated elegance



GRAND DOUBLE-VOLUME SPACES

High ceilings in the living and dining areas welcome natural light and airflow, creating a bright and uplifting atmosphere



PRIVATE HOME LIFT

Move between floors with ease and comfort – a thoughtful design for every generation



GENEROUS CAR PORCH

A thoughtfully designed, spacious car porch



PRIVATE POOL

A personal sanctuary for peaceful relaxation – available in just 2 exclusive homes



SEAMLESS FLOW FROM INSIDE OUT

Spacious balconies and open terraces blend effortlessly with interior living spaces – perfect for daily relaxation or entertaining



FLEXIBLE SPACES FOR EVOLVING NEEDS

Layouts are designed to adapt. Configure rooms as you grow – from playrooms to home offices or hobby studios



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Tucked away at Meng Suan Road, Springleaf Collection offers unparalleled privacy, set amidst refined luxury. This isn't just a feature — it's a way of life.



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Framed by refined finishes, the open-concept living and dining areas offer a spacious, luxurious setting, perfect for daily comfort and elegant, effortless entertaining.

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GRAND RESIDENCE

SPRINGLEAF COLLECTION

10 EXCLUSIVE HOMES | 3-STOREY PLUS ATTIC
2 PRESTIGIOUS UNITS WITH PRIVATE POOLS | GENEROUS CAR PORCH



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2 PRESTIGIOUS UNITS COME WITH PRIVATE POOL

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PERSONAL SANCTUARY

THIS BESPOKE SPACE IS NOT DESIGNED FOR SHOW, BUT TO COMPLEMENT YOUR PRESTIGIOUS LIFESTYLE. EVERY DETAIL HAS BEEN THOUGHTFULLY CURATED.

BY THE PRISTINE NATURE



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TYPICAL TYPE A

HOUSE NO. 45

LAND AREA
180.72 SQM / 1945.27 SQFT

BUILT-UP AREA
529.28 SQM / 5697.17 SQFT

HOUSE NO. 49

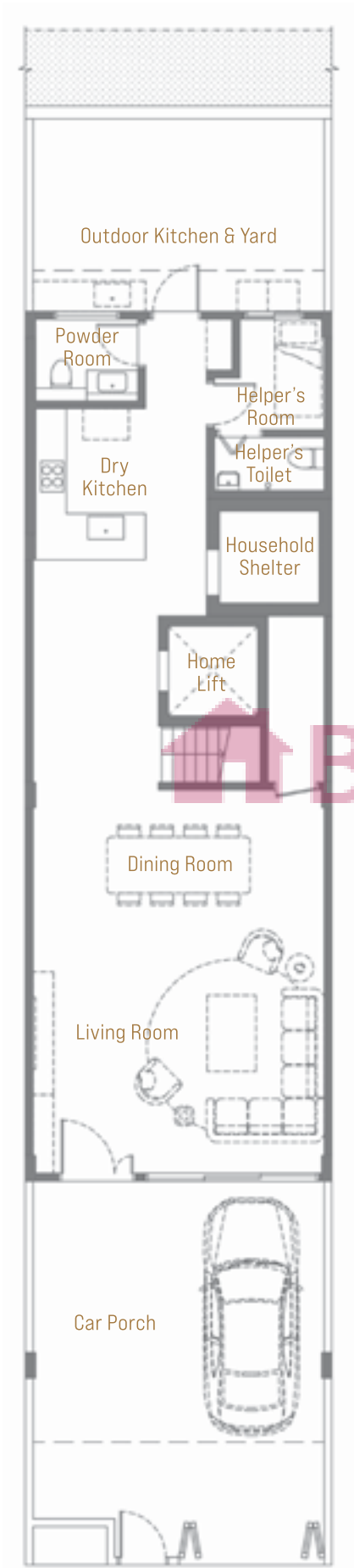
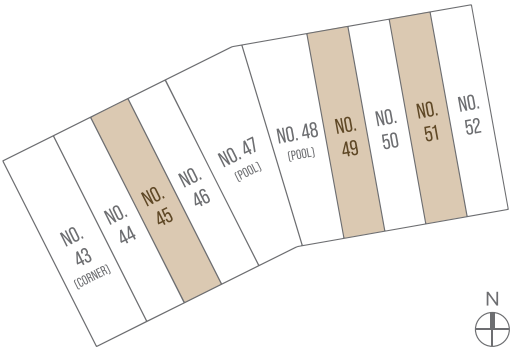
LAND AREA
180.70 SQM / 1945.05 SQFT

BUILT-UP AREA
514.55 SQM / 5538.62 SQFT

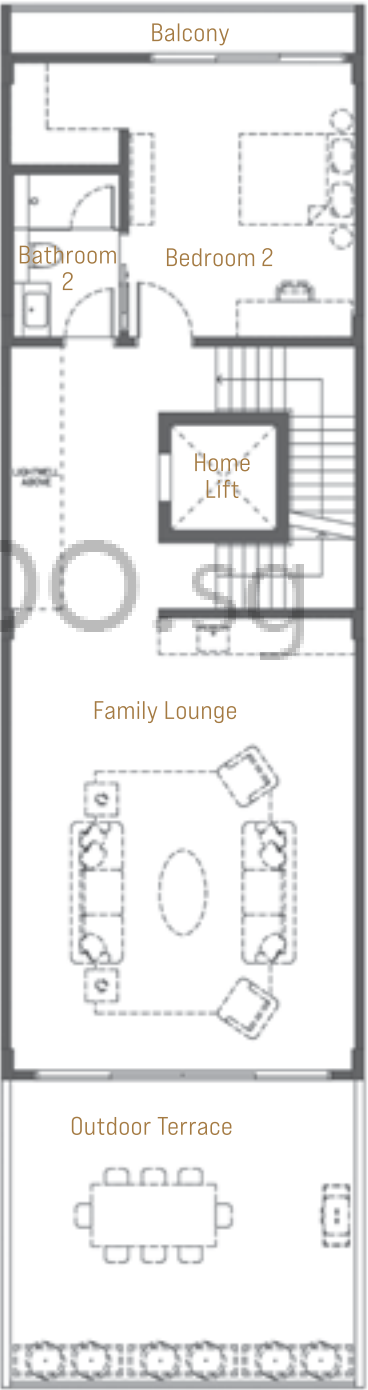
HOUSE NO. 51

LAND AREA
181.37 SQM / 1952.27 SQFT

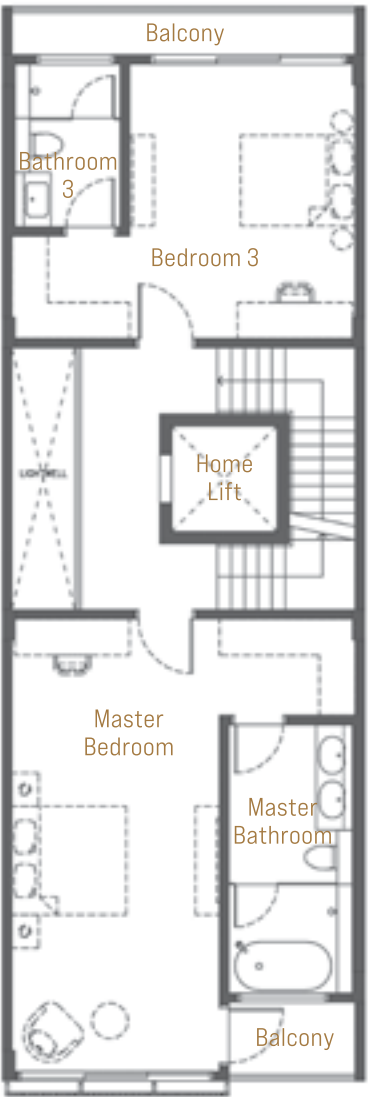
BUILT-UP AREA
516.58 SQM / 5560.47 SQFT



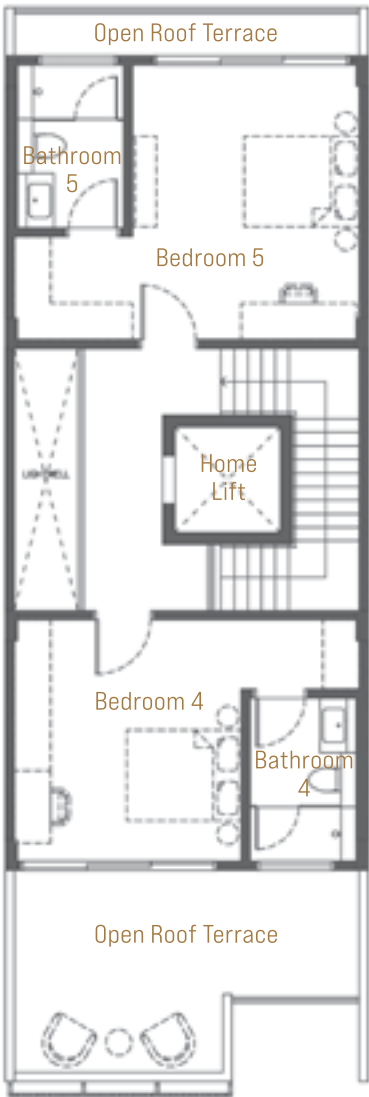
1ST STOREY



2ND STOREY



3RD STOREY



ATTIC STOREY

The plans are subject to change as may be required or approved by the relevant Authorities. Areas are estimate only and are subject to final survey. Please refer to key plan for orientation.



TYPICAL TYPE B

HOUSE NO. 44

LAND AREA
181.12 SQM / 1,949.58 SQFT

BUILT-UP AREA
531.00 SQM / 5,715.68 SQFT

HOUSE NO. 46

LAND AREA
180.58 SQM / 1,943.76 SQFT

BUILT-UP AREA
529.42 SQM / 5,698.68 SQFT

HOUSE NO. 50

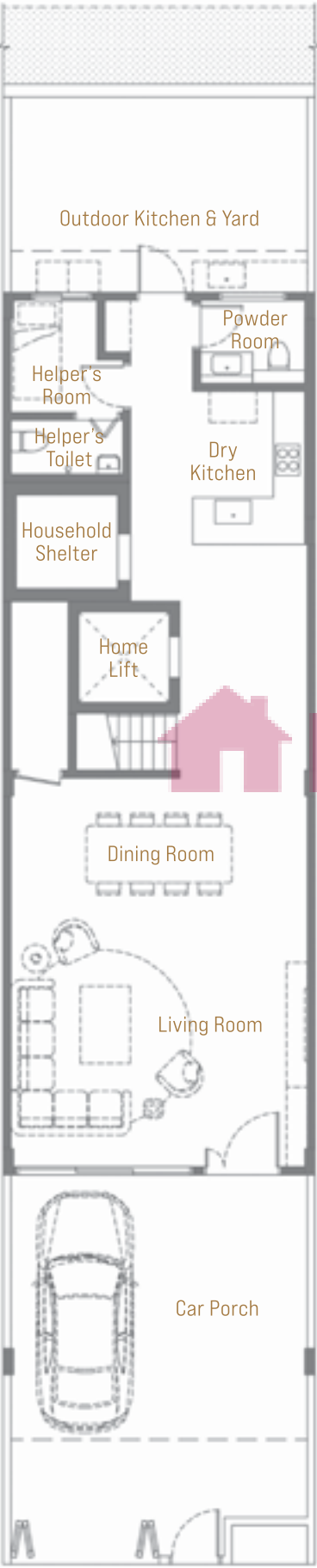
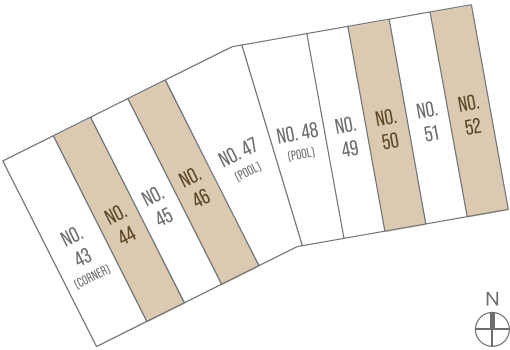
LAND AREA
181.22 SQM / 1,950.65 SQFT

BUILT-UP AREA
516.25 SQM / 5,556.92 SQFT

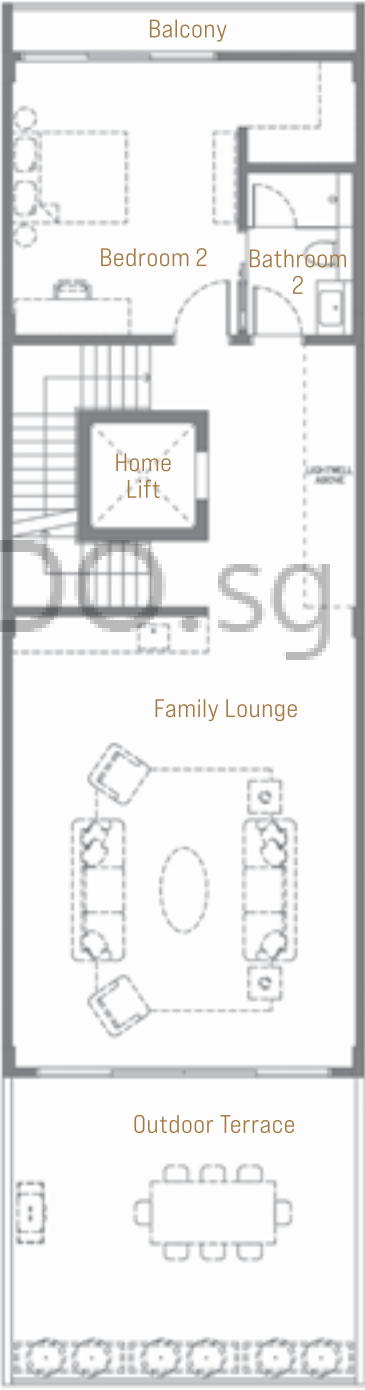
HOUSE NO. 52

LAND AREA
181.56 SQM / 1,954.31 SQFT

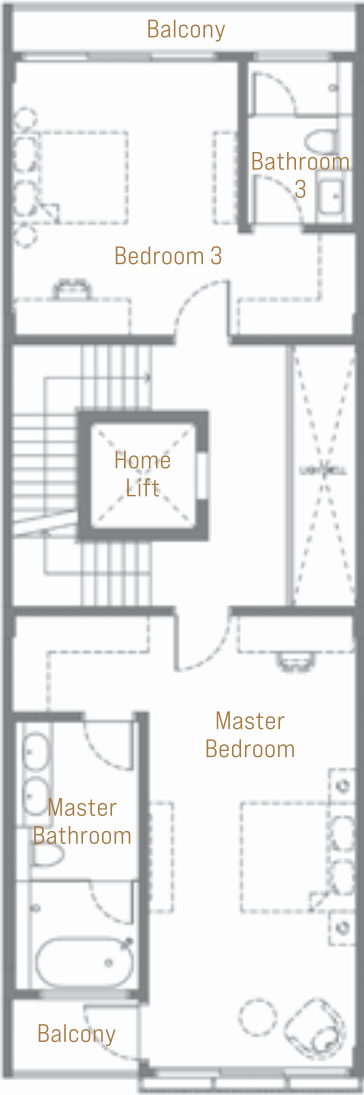
BUILT-UP AREA
517.75 SQM / 5,573.06 SQFT



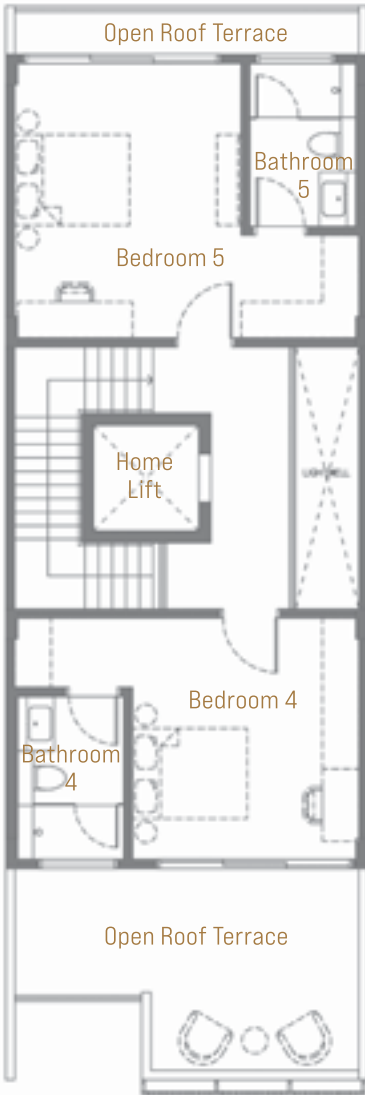
1ST STOREY



2ND STOREY



3RD STOREY



ATTIC STOREY

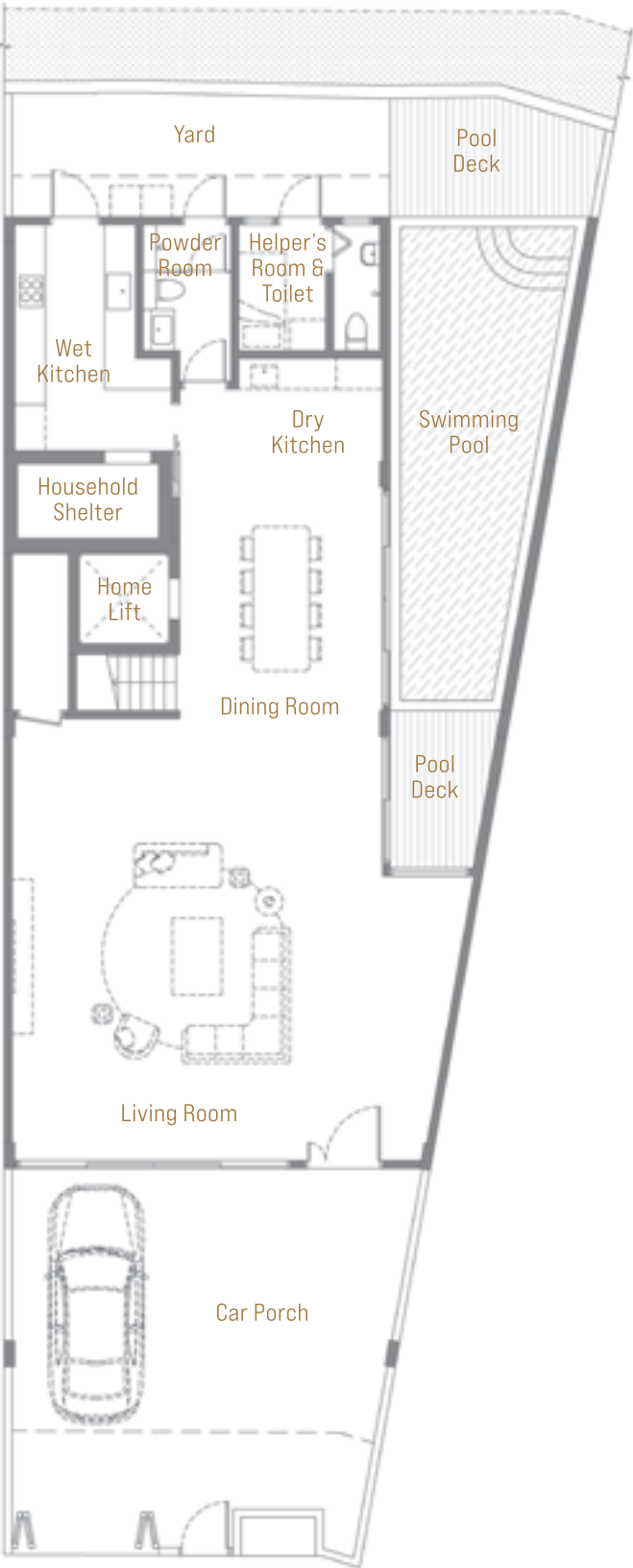
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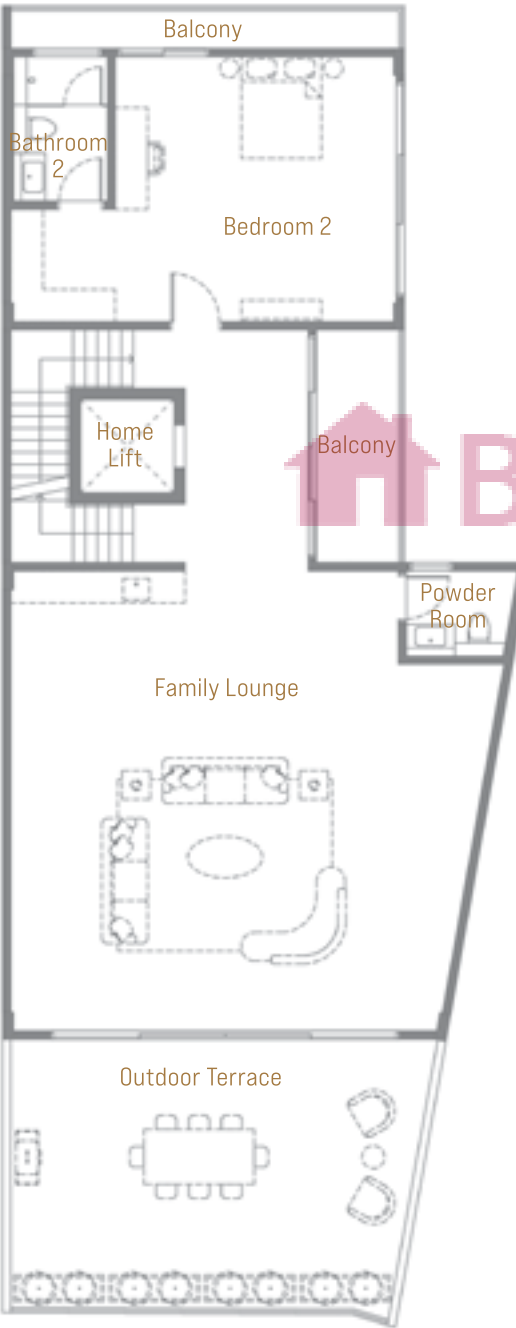
POOL TYPE A

HOUSE NO. 47

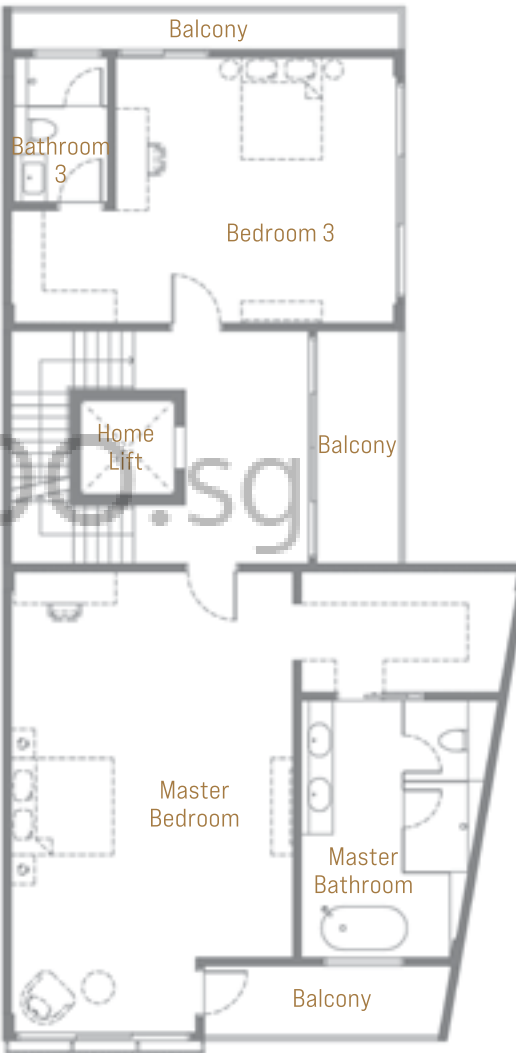
LAND AREA 288.01 SQM / 3,100.14 SQFT
BUILT-UP AREA 779.62 SQM / 8,391.83 SQFT



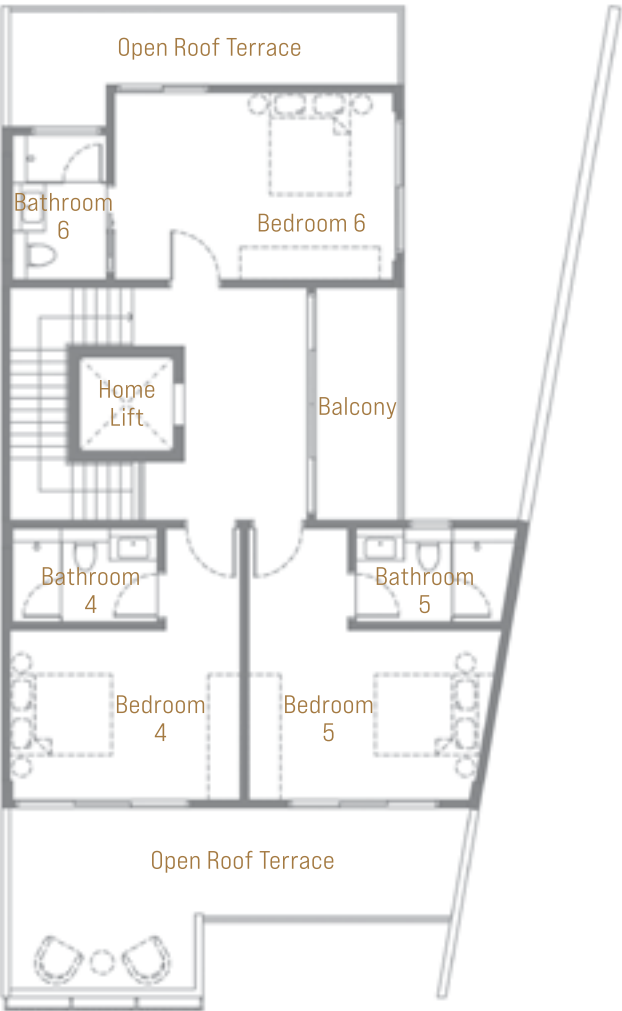
1ST STOREY



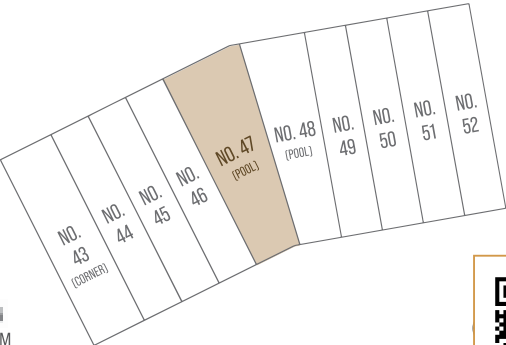
2ND STOREY



3RD STOREY



ATTIC STOREY



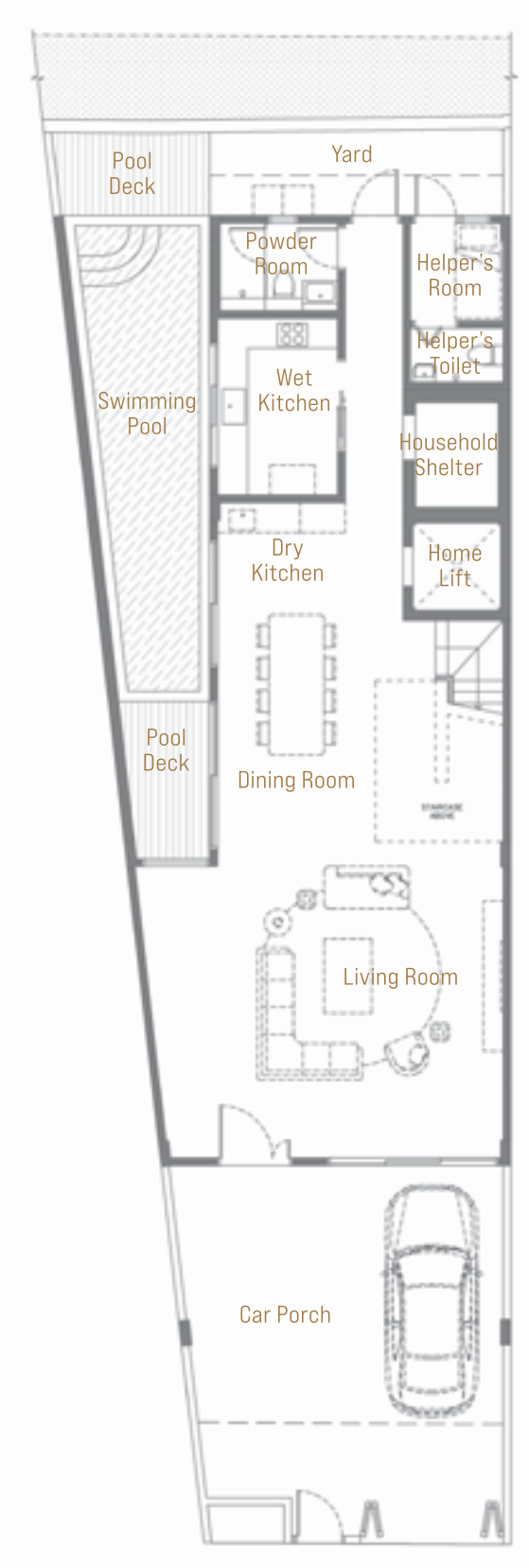
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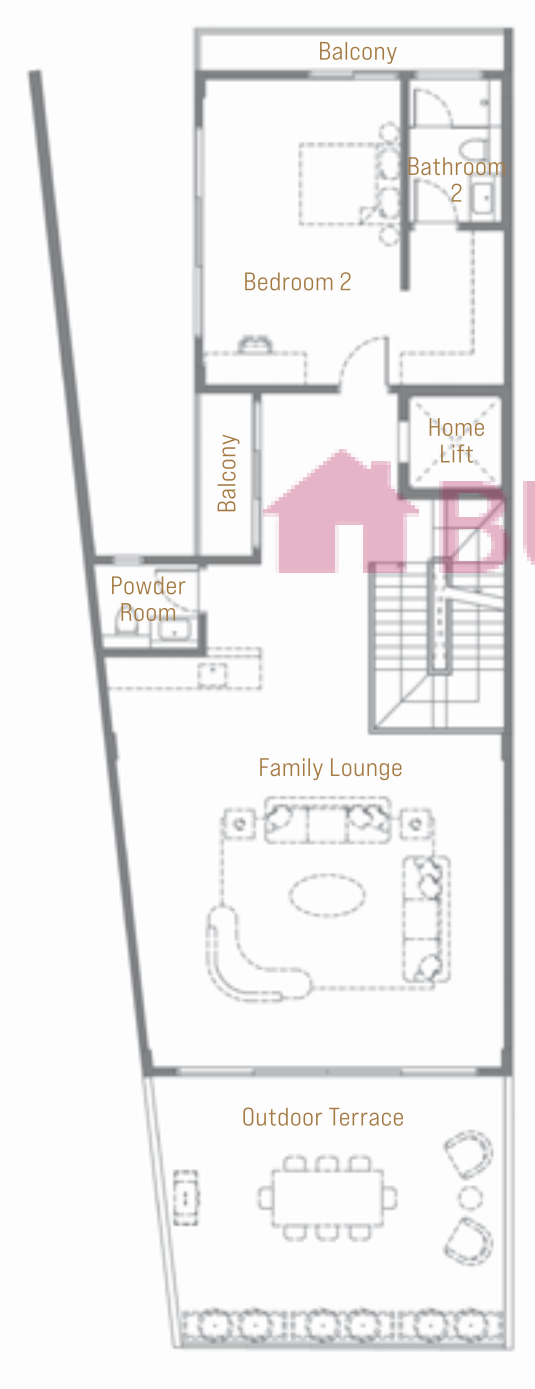
POOL TYPE B

HOUSE NO. 48

LAND AREA 235.10 SQM / 2,530.62 SQFT
BUILT-UP AREA 651.34 SQM / 7011.02 SQFT



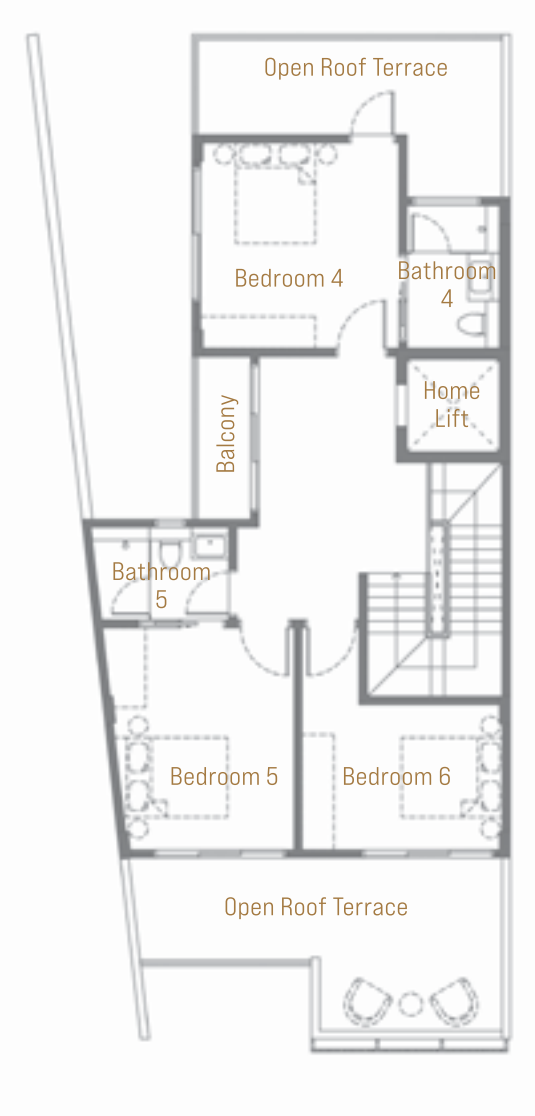
1ST STOREY



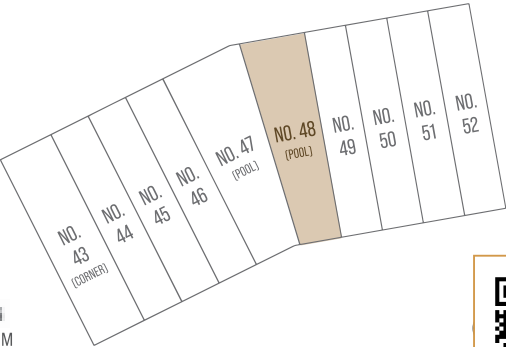
2ND STOREY



3RD STOREY



ATTIC STOREY



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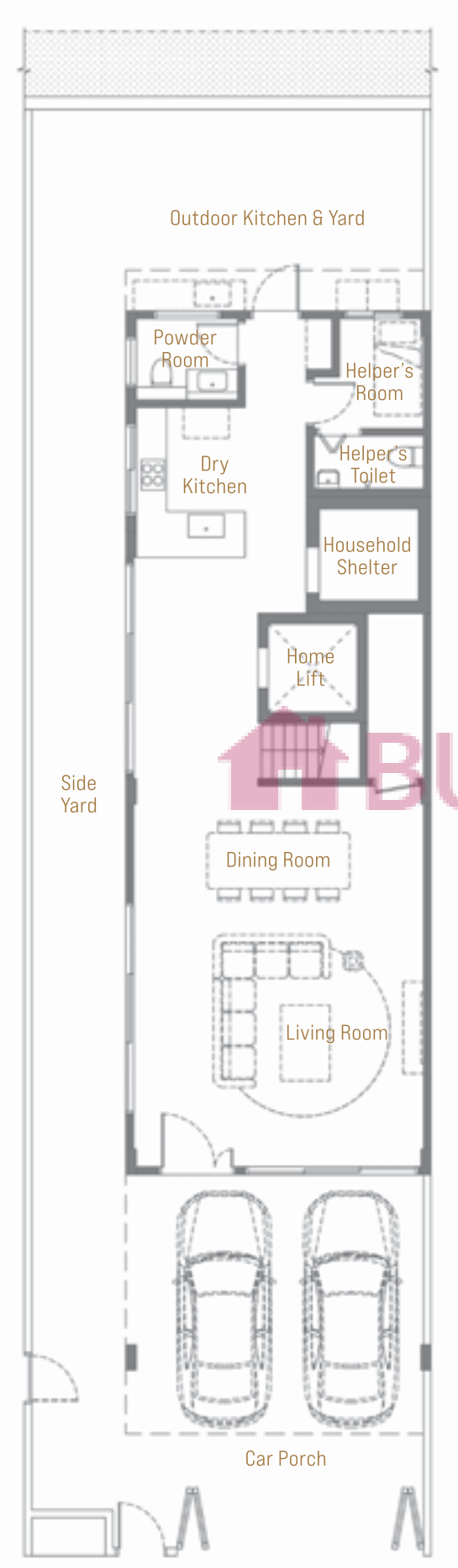
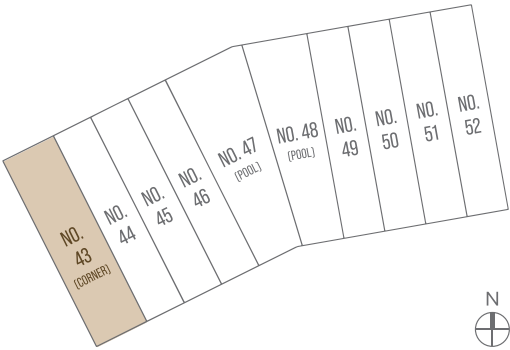


CORNER TYPE

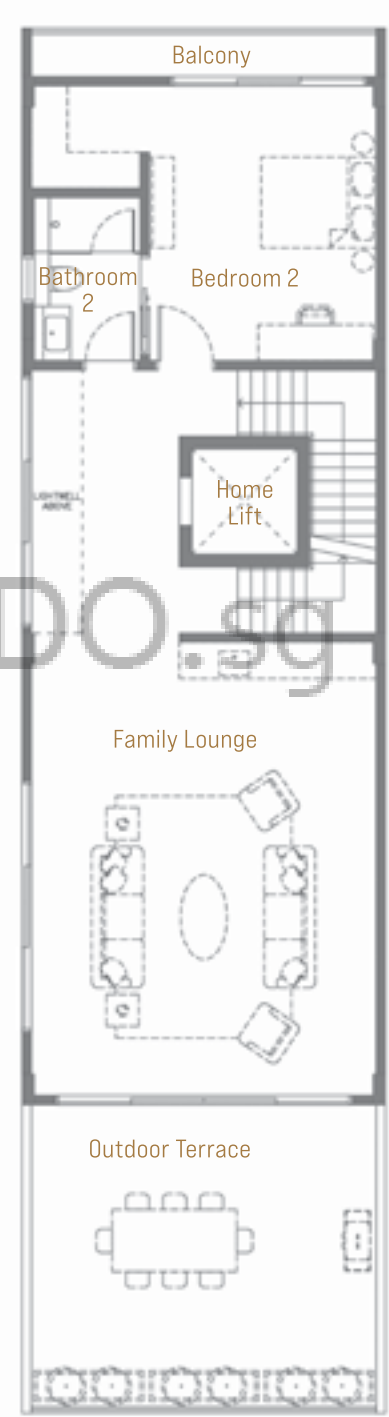
HOUSE NO. 43

LAND AREA
244.61 SQM / 2,632.98 SQFT

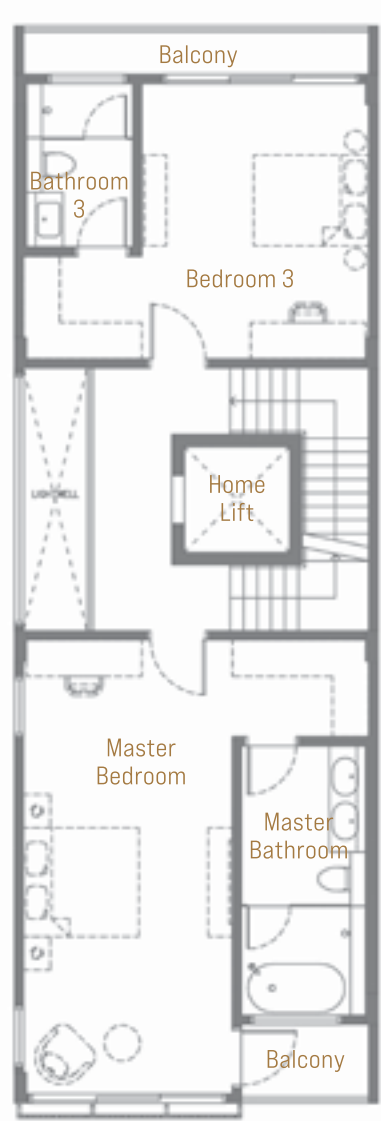
BUILT-UP AREA
601.05 SQM / 6,469.70 SQFT



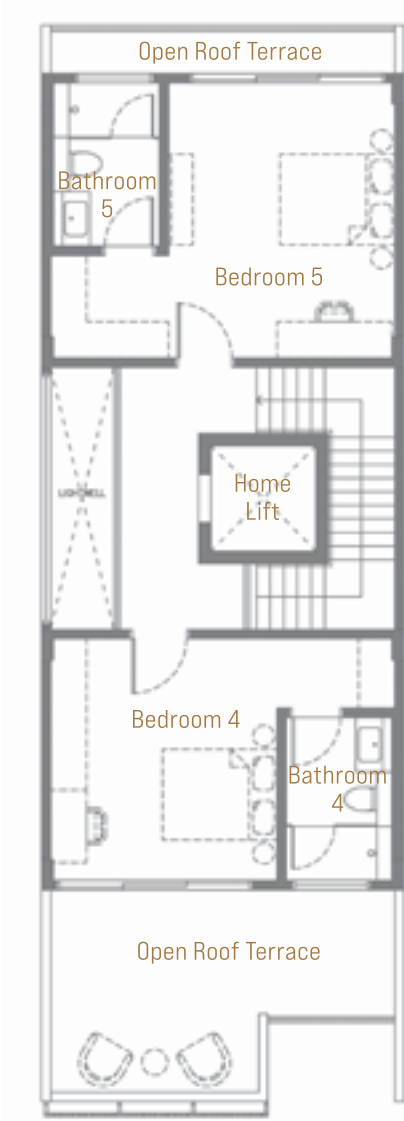
1ST STOREY



2ND STOREY



3RD STOREY



ATTIC STOREY

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OUR MILESTONES



5 JALAN CHENGAM



44 CHISELHURST GROVE



17 JALAN CHENGAM



24 JALAN CHENGAM



7 MUGLISTON WALK



34 & 54 BOWMONT GARDENS



21/23/25 JALAN HAROM SETANGKAI



9 JEDBURGH GARDENS

Artist Impressions

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