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LUCERNE
GRAND

presents



A WEST SIDE STORY

BY CITY DEVELOPMENTS LIMITED





A NEW CHAPTER
IN LAKESIDE LIVING



FOR NEW BEGINNINGS
OF EVERY KIND



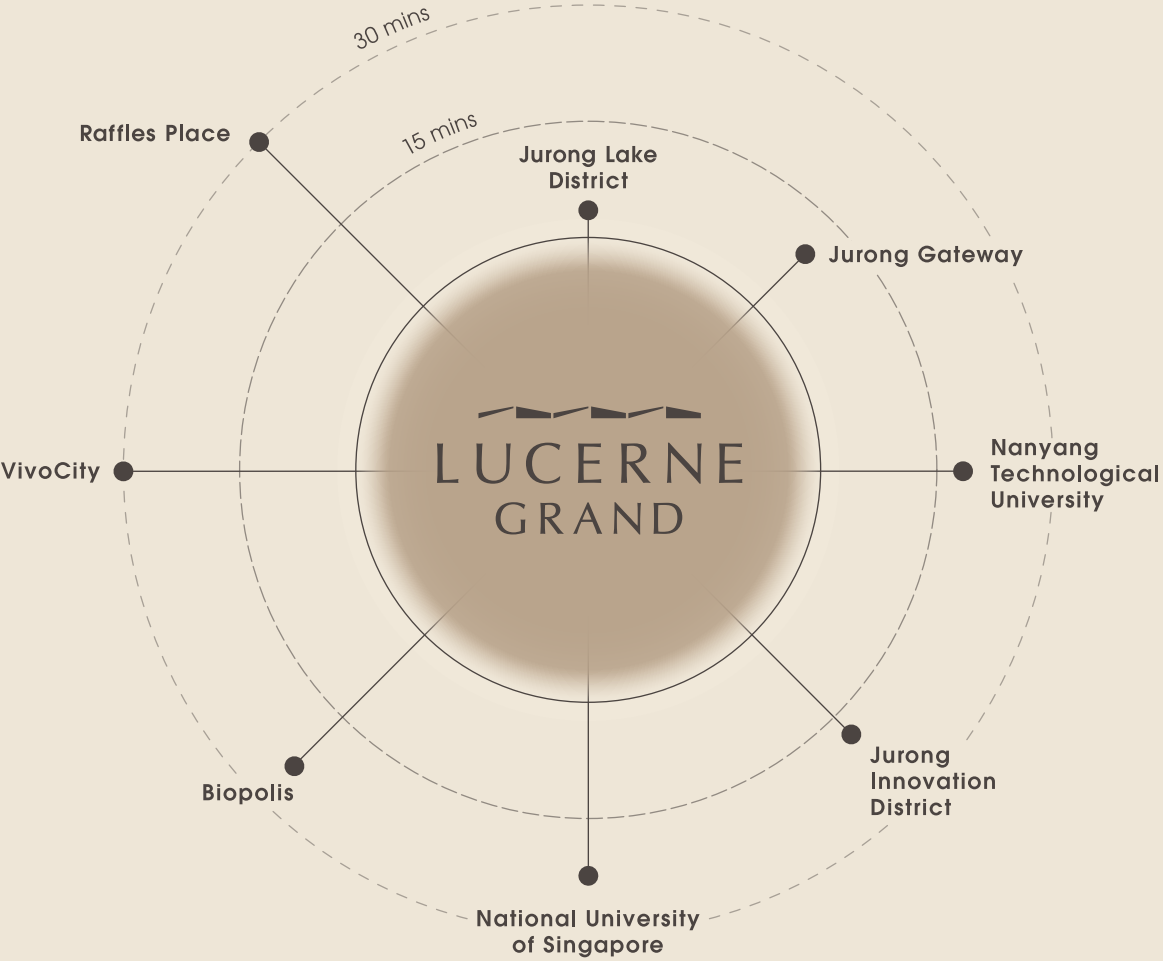
LUCERNE
GRAND

WHERE YOUR
WEST SIDE STORY BEGINS



LIVE AT THE HEART OF WHAT'S NEXT

Perfectly located near Jurong Lake District and steps to Jurong Lake Gardens, Lucerne Grand is both home and gateway to Singapore's largest mixed-use business district outside the city centre. Stay ahead of the curve in a live-work-play district designed for tomorrow, with all of life's essentials at your doorstep. Whether you're seeking tranquil green escapes or active adventures, exciting shopping and dining or rewarding career opportunities – your story starts here at Lucerne Grand.



*Travel times by car are estimates and for reference only

YOUR LAKESIDE ADDRESS WITH ISLANDWIDE ACCESS

CONNECTIVITY

- Lakeside MRT Station
- Jurong East MRT Interchange
- Boon Lay MRT Station
- Pan Island Expressway (PIE)
- Ayer Rajah Expressway (AYE)

PARKS & RECREATION

- Jurong Lake Gardens
- Jurong East Sports & Recreation Centre
- Science Centre (U/C)
- ActiveSG Sport Village @ Jurong Town
- SAFRA Clubhouse Jurong

WORK

- Jurong Lake District
- Jurong Innovation District
- Jurong Gateway Hub
- International Business Park

RETAIL & DINING

- Jurong Point
- JEM
- Westgate
- IMM Building
- Boon Lay Shopping Centre
- Taman Jurong Shopping Centre

LEARN

- Lakeside Primary School
- Rulang Primary School
- Shuqun Primary School
- Boon Lay Garden Primary School
- Yuan Ching Secondary School
- River Valley High School
- Yuhua Secondary School
- Nanyang Technological University (NTU)
- Jurong Pioneer Junior College (U/C)



GO PLACES IN A JIFFY



Lakeside MRT Station at your doorstep

EXPLORE AT YOUR LEISURE



Within earshot of nature's pulse



LAKESIDE MRT STATION
Getting around the island is fuss-free, with connectivity via Lakeside MRT station and key transport hub Jurong East MRT Interchange located just 2 stations away.



NEW SCIENCE CENTRE
Imagination comes alive as the new Science Centre draws curious minds and learners from across the city.



PASSION WAVE @ JURONG LAKE GARDENS
For adrenaline lovers or fun in the water and sun, Passion Wave @ Jurong Lake Gardens is just a short stroll away on foot.



JURONG INNOVATION DISTRICT
Singapore's next-generation industrial hub focusing on advanced manufacturing and smart technologies.



CHINESE GARDEN
For unhurried days, the nearby Chinese Garden featuring iconic pavilions and bridges, offers a calming and picturesque respite from the bustling city.



CAFES AND RESTAURANTS
A curated line-up of specialty cuisines and artisanal coffee by the lake or in the malls means that a treat or two is never far away.



JAPANESE GARDEN
A serene sanctuary inspired by traditional Japanese landscapes, tranquil ponds and lush greenery for quiet and peaceful reflection.



WET MARKETS
Make a trip to the lively Boon Lay Place Market and Food Village or Yuhua Market and Hawker Centre for the freshest produce.



JURONG LAKE GARDENS
Singapore's first national garden in the heartlands, this 90-hectare oasis offers ample green spaces for both relaxation and outdoor activities.



SCHOOLS AND UNIVERSITIES
Families can look forward to a range of nearby educational institutions, from Rulang Primary School and Shuqun Primary School to River Valley High School and the prestigious Nanyang Technological University.

CYCLING PATHS AND PARK CONNECTORS
Enjoy effortless islandwide cycling through Singapore's well-connected park connector network, offering safe, scenic and convenient routes.



MAKE A SPLASH

REVEL IN AN ARRAY OF
RECREATIONAL OPTIONS



TAKE IT SLOW

ESCAPE TO SERENE GARDENS
AND TRANQUIL NOOKS



YOUR HOME, YOUR RETREAT

LUCERNE CLUBHOUSE | AND LAP POOL



LUCERNE GRAND

WHERE COMING HOME
IS LIKE GOING AWAY

Arrive in style, or depart with intent. Bathed in warm lighting and crowned by an elegant, patterned ceiling, the grand drop-off makes coming home a welcoming sight at the end of your daily endeavours. Spacious, private and elegantly demarcated, feel the stresses of the day slip away as you pull into the driveway.

PLAY TO YOUR OWN RHYTHM

Whether you are working out solo in the air-conditioned comforts of the pool side Gymnasium, or letting your furkids have fun at the Pets Garden, each facility is designated for rest or play, disconnect or interact, individually or with the community – all at your own pace.



GYMNASIUM

ARTIST'S IMPRESSION

LUCERNE CLUBHOUSE I



KIDS SPLASH POOL AND LUCERNE CLUBHOUSE II

ARTIST'S IMPRESSION



OUTDOOR FITNESS, WELLNESS GARDEN AND PETS GARDEN

ARTIST'S IMPRESSION



GOURMET PAVILION I

ARTIST'S IMPRESSION

GROCERIES, MINUS THE RUN



Supermarket convenience, right downstairs



Lucerne Galleria, located at Level 1, makes convenience part of home. With a supermarket alongside F&B and retail options*, everyday essentials, spontaneous bites or grocery shopping are all right at your doorstep.

**Tenant mix subject to confirmation*

ARTIST'S IMPRESSION

THE DAY IS YOURS
TO EXPLORE

A HOME THAT'S YOURS TO ADORE



ARTIST'S IMPRESSION ONLY. ACTUAL VIEWS MAY VARY DEPENDING ON THE LOCATION OF THE UNIT, FLOOR LEVEL, ORIENTATION, PREVAILING SITE CONDITIONS, SURROUNDING DEVELOPMENTS (BOTH PRESENT AND FUTURE), LANDSCAPING, WEATHER CONDITIONS AND OTHER FACTORS. THE DEVELOPER DOES NOT GUARANTEE THAT ANY UNIT WILL ENJOY THE VIEW DEPICTED, OR THAT SUCH VIEW WILL REMAIN AVAILABLE OR UNOBSTRUCTED IN THE FUTURE.



FOR ILLUSTRATION ONLY

THE PERFECT SETTING FOR YOUR NEXT CHAPTER

Lucerne Grand homes are designed as an extension of the lifestyles you love, and the people that you hold dear. Thoughtfully designed layouts with functional spaces across a selection of 2-bedroom to 4-bedroom premium + entertainment units allow homeowners to strike their ideal balance between inspiration and opulence.

Suited to intimate meals and lively gatherings alike, thoughtfully appointed kitchens feature quality fittings and finishes, complemented by modern appliances such as the oven, refrigerator, hob and hood. The provision of a washer-dryer brings added ease to daily living.



FOR ILLUSTRATION ONLY

WHERE YOU FEEL TRULY AT HOME

For your most personal moments, there is understated comfort in an amplified sense of space and clever design touches.

In the master bedrooms, a dedicated accessories cabinet within the wardrobes keeps your prized possessions organised and within easy reach. In the bathrooms, elegant vanity counters create a refined, dedicated setting for daily routines. When even the finer details such as carefully selected fittings are highly functional and aesthetic, you just know that home is more than just a place of being – it is a new chapter waiting to be experienced.



SMART LIVING AT YOUR FINGERTIPS

With a suite of smart technologies, enjoy effortless comfort, control and peace of mind, whether you are home or away.

SMART HOME



SMART DIGITAL LOCKSET

Enjoy the convenience of locking or unlocking the door remotely. You can also use PIN, biometrics, key or access card.



SMART LIGHTING CONTROL AT FOYER

Schedule the lights to come on automatically or check if you have forgotten to turn them off.



SMART SURVEILLANCE

Enjoy the added security of remote surveillance with an IP camera.



SMART HOME GATEWAY

Connects all compatible smart home devices, allowing you to control them remotely via the Smart Home app on your mobile device.



SMART AIR-CON CONTROL AT LIVING ROOM AND MASTER BEDROOM

Turn on the air-conditioning remotely and have the home cooled in preparation for your return.

SMART COMMUNITY



SMART BOOKING

Check on the availability and pay for the booking of facilities.



SMART AUDIO VIDEO TELEPHONY

Let visitors announce their arrival at the lift lobby so you can let them in with a simple tap.



SMART INVITE

Pre-register your visitors and generate a QR invite to allow them easy entry into the development.

Smart Home Disclaimer

Smart Home: The unit will be provided with the following items: (a) smart home system gateway, (b) air-conditioning controls for living room and master bedroom air-conditioner units, (c) smart lighting control module for foyer lighting point, (d) smart digital lockset, (e) smart IP camera (collectively, "SMART Home System"). The make, model, brand, design and technology of the SMART Home System to be supplied and installed in the actual unit may differ from the above illustration and are subject to change. Terms and conditions apply. Buyers are required to liaise with the smart home vendor to make all arrangements for the set-up, configuration, subscription and use of the SMART Home System and for any queries, maintenance and/or upgrade issues with the SMART Home System. Additional items/devices which are not listed above are not included in SMART Home System and may be purchased from the smart home vendor directly and installed at buyers' own costs after the handover of the unit.



FOR ILLUSTRATION ONLY

A GREENER WAY OF LIFE

Take pride in a home conferred the prestigious BCA Green Mark Platinum Super Low Energy certification for its efforts to tread lighter on the planet.



CLIMATE RESPONSIVE DESIGN

- Building shape maximises area while encouraging natural ventilation in common area
- Building façade majorly North-South orientated to reduce solar heat gain and improve natural ventilation potential
- Façade ledges and residential unit balconies provide shade for the interiors



ENVIRONMENTAL QUALITY AND PROTECTION

- Use of environmentally friendly and sustainable materials certified by approved local certification bodies, reducing carbon footprint
- Low Volatile Organic Compounds (VOC) / SGBP-certified 4-tick material finishes in all residential unit interiors and majority common areas to ensure healthy indoor air quality
- Landscape and water features at the podium reduce urban heat build-up at the public realm to create a cooler and comfortable environment
- Inverted C-shaped massing ensures all units have visual access to greenery



ENERGY-EFFICIENT FEATURES

- Energy-efficient air-conditioning system for all residential units
- Alternative Cooling Technologies (ACT) deployed in key common areas such as Clubhouse and management office
- Energy-efficient lighting design with use of LED lighting and motion sensors at designated common areas
- Energy-efficient lifts with regenerative drive, Variable Voltage Variable Frequency (VVVF) drive and sleep function mode
- Provision of renewable energy to offset partial designated common area electricity consumption
- Biophilic design with high greenery provision and extensive amenities such as gardens, community facilities for restorative activity



OTHER GREEN FEATURES

- Smart home with smart community system for residents' comfort and convenience
- Carbon monoxide sensors to modulate car park ventilation
- Provision of EV charging stations to reduce carbon footprint and emissions
- Provision of bicycle parking lots to promote green transport and a healthy lifestyle
- Pneumatic waste collection and disposal system
- Recycling bins for collection of recyclable waste