

The Coco Palms Paradise



Join in on a scintillating paradise called Coco Palms. It's a ground-breaking enterprise of two leaders in Singapore real estate, City Developments Ltd. and Hong Leong Holdings Ltd. These two titans unite to transform a private residential estate in Pasir Ris Grove, the last available plot nearest the Pasir Ris MRT Station. The forthcoming 99-year mixed-use property is intended for twelve mid-rise blocks, featuring 944 residences and 6 shop units, up for completion in 2019.

A world of wonder is bound to unfold: Imagine contemporary architecture surrounded by tropical island bliss. As the site stretches across 446,857 square feet, it's about the size of three football fields; the huge expanse of land can accommodate a spacious residential enclave with rolling gardens and captivating waterscapes.

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The main entrance will welcome you warmly with rows of palm trees, then usher you into a most delightful resort-style environment. You won't believe you're just minutes from the city centre, as you stand before the luxurious greenery and the pacifying waterfalls.

Coco Palms is a place where fun, fantasy and creativity are celebrated. As a purveyor of the elevated lifestyle, the development will have over 60 facilities for your enjoyment, including a wave pool, sky terraces, and a spa sanctuary. Health buffs will surely love the sports areas like the aqua gym, or the marked jogging track. For your children, there will be a cross training facility, a kiddie pool and play areas. There will also be a golf simulator, a skating rink, gardens, function rooms, lounge areas, and picnic lawns, where you can strengthen ties with all the special people in your life. Afterward, you can unleash your originality at the music jamming studio, the art workshop, or the Karaoke studio.

Lifestyle Choices at Coco Palms

Coco Palms lets you recreate your lifestyle in just the way you want it to be. The development presents the following upgrades to your way of living:

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- 137 One Bedroom Units (463 – 624 sq ft)

- 249 Two Bedroom Units (743 – 1,195 sq ft)

- 228 Three Bedroom Compact Unit (904 – 1,249 sq ft)

- 69 Three Bedroom Standard (1,098 sq ft – 1,432 sq ft)

- 71 Four Bedroom Compact Unit (1,259 – 1,668 sq ft)

- 87 Four Bedroom Standard (1,378 – 1,722 sq ft)

There will also be Dual Key units, which are perfect if you'd like to stay close with your parents, or if you expect a lot of stay-in guests. Otherwise, you can use the extra space as a home office or a rental unit:

- 29 Three Bedroom Dual Key Suite (1,152 – 1561 sq ft)

- 24 Four Bedroom Dual Key Suite (1,464 – 1,475 sq ft)



- 33 Five Bedroom Dual Key Suite (1,744 – 2,142 sq ft)

You might even want a swanky penthouse so you can really live it up. Coco Palms will have seventeen penthouse lofts, with the number of bedrooms varying from three to six. These units will have a total floor area between 1,744 and 3,111 sq ft. Home units are designed to have a generously-spaced layout, quality finishing, and a balcony. Each shall come complete with a water heating system, air conditioning, cooker hob and hood, and an intercom.

At Coco Palms, you can even open your business near where you live, so you can bid farewell to the rush hour. The development has 6 commercial units that are perfect for retail shops, spanning from 603 sq ft to a spacious 1,012 sq ft.

For your convenience, there will also be a basement carpark with 950 parking spaces. This includes 12 family spaces, 12 spots for handicap-accessible parking, 24 spots for electric cars, and 4 washing bays.

Unparalleled Convenience

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The coastal town of Pasir Ris is a treat for everyone living there, because everything you need is within a one-kilometer radius. Just a mere five-minute walk away from Coco Palms is White Sands Shopping Centre, where you can go for a bit of leisure time. Beside it are the Pasir Ris MRT Station and the bus interchange. By the time you move in, there will also be a new food market and hawker centre, a child care centre, and a supermarket.

Numerous lifestyle, retail and dining choices are all yours to enjoy: head on over to White Sands, Tampines Mall, Elias Mall, Eastpoint Mall, Century Square, Tampines Point, Changi Point, West Plaza, or Loyang Point for some shopping. For your home needs, you can go to Ikea, Giant, or Courts. The area is also dotted with restaurants and eateries, all the way up to the sea coast.

Make some memories with your family at Downtown East, Wild Wild Wet Water Park, Escape Theme Park, or Pasir Ris Beach. If you'd like a bit of physical activity, you can try the Sports and Recreation Centre. For your regular doses of fresh air and nature, you can visit Tampines River, Tampines Eco Green or the mountain bike trail. There's also a nice fishing pond nearby. At Pasir Ris Park, you can even go picnicking, bird-watching, swimming, skating, biking, or kayaking.

With all the nearby schools, you can equip your children with an education that will secure a good future for them. Within a one-kilometer radius are Elias Park Primary, Coral Primary, Coral Secondary, Meridian JC and Zulfa Kindergarten. If you don't mind going just a little farther, you can send your children to Park View Primary, White Sands Primary, Tampines North Primary,



Loyang Primary, Gongshang Primary, Pasir Ris Crest, Siglap Secondary, Hai Sing Catholic School, or the Japanese School. For their tertiary education, they can enroll in UWCSEA, or Singapore University of Technology and Design.

Whenever you need to drive to other destinations on the island, you'll have an easy, breezy time of it. Coco Palms is quite near the East Coast Parkway, the Pan-Island Expressway, Tampines Expressway, as well as the Bukit Timah Expressway. You can also catch an MRT at Bukit Panjang, or an LRT at Petir.

An A-One Investment

A prime property such as Coco Palms is sure bet when it comes to capital appreciation; it's also a winning choice for rental units. You'll have a bottomless supply of tenants from the nearby commercial and industrial centres like Pasir Ris Water Fab Park, Tampines Water Fab Park, Loyang Industrial Park, Tampines Regional Centre, and Changi Business Park. Being close to the Changi International Airport and the Singapore Expo also earns plus points.

How amazing would it be to own a slice of paradise in a beachside town? You'll have a marvelous life ahead of you, believe it. Now go ahead and dream of those sparkling blue waters and topical

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Paul Ho is the editor of www.PropertyBuyer.com.sg, www.iCompareloan.com and www.SingaporeHomeLoan.net and he holds a Masters of Business Administration from a reputable university. He is passionate about helping people enhance their wealth through financial literacy and in making money work harder for them.

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