



LAUNCHING SOON

TENGAH GARDEN

RESIDENCES

The 1st

MEGA MIXED-USE DEVELOPMENT IN
SINGAPORE'S 1ST FOREST TOWNSHIP

DISTRICT 24 . TENGAH GARDEN AVENUE



For Illustration Only

Developed By



Project Details

Project Name	TENGAH GARDEN RESIDENCES
Developer	Hong Leong Holdings GuocoLand CSC Land
Address	Tengah Garden Avenue
Tenure	99
District	24
Site Area	25,446 sqm / 273,906 sq ft
Description	Proposed to offer 863 homes, this first private mixed-use development in Tengah . Enjoy retail convenience at your doorsteps and easy access to the upcoming Hong Kah MRT on the Jurong Region Line.
TOP	Estimated Year 2030
Number of Blocks	Coming Soon
Number of Units	Est 863 Units with 3,000sqm of commercial space at 1 st Storey
Unit Types	1-bedroom to 4-bedroom
Unit Sizes	Coming Soon

Subject to changes



DISCOVER THE TERRIFIC TENGAH GARDEN RESIDENCES

Transformation

Early Mover Advantage

New MRT Line

Green Living

Amenities

High Demand Home



Tengah: Our Future, Our Home

Location

Tengah: Our future, Our Home

TENGAH GARDEN Residences

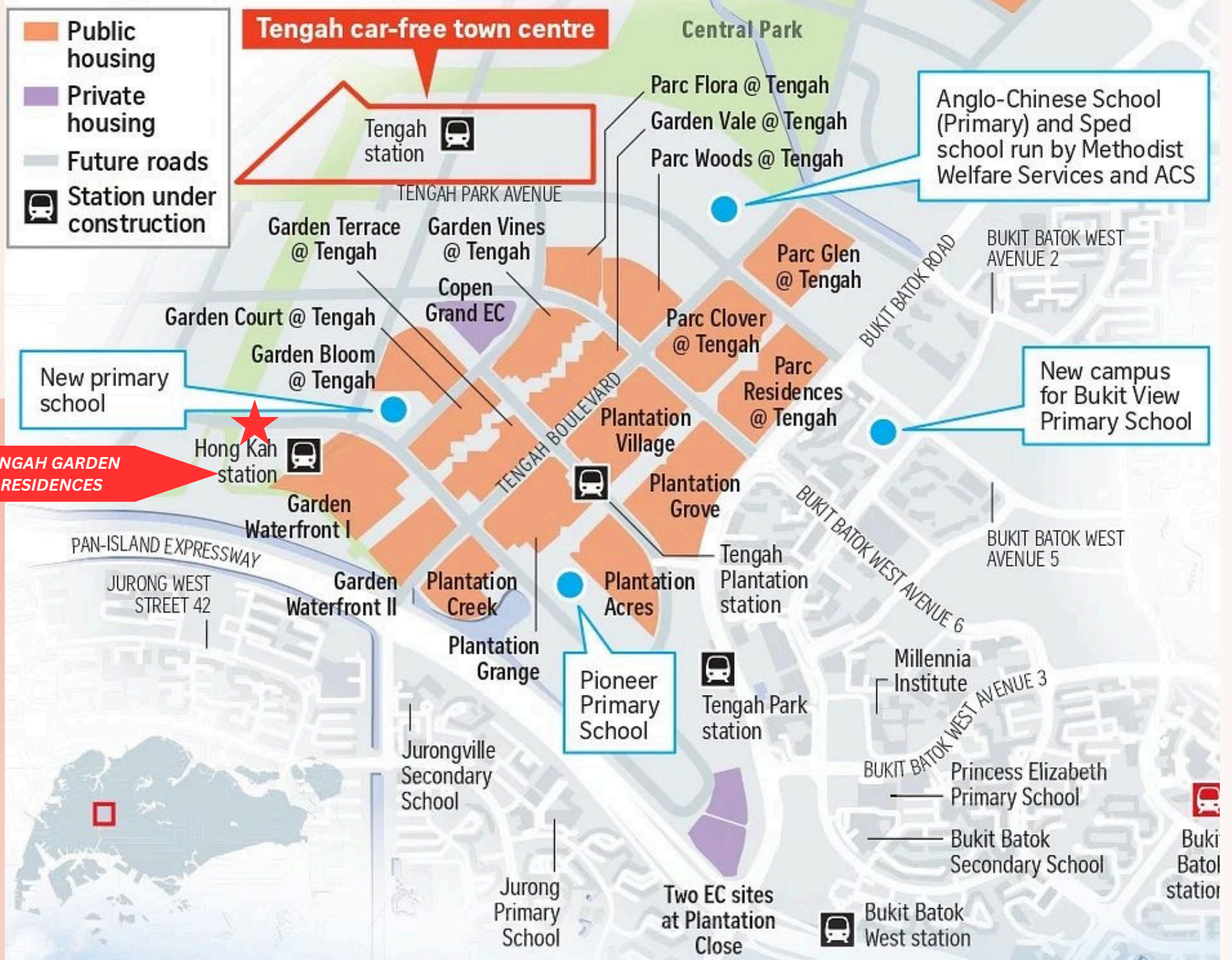


Transformation

Tengah: Our future, Our Home

Where the homes are in Tengah

A total of 18 Build-To-Order projects have been launched and three executive condominium locations identified in the up-and-coming "forest town" in the western part of Singapore.



Singapore's first car-free town centre will be integrated with the nearby Central Park.



Transformation

Tengah: Our future, Our Home



Forest town

The first new Housing Board town in two decades, Tengah will be a nature-lover's paradise with green features such as a 5km forest corridor, community farmways and a car-free town centre. Each of its five public housing districts will have a distinctive concept and feel.

PLANNED FEATURES



Car-free town centre
Tengah's car-free town centre, named Market Place, will be set in a lush park with vehicles running underneath instead.



Community farmways
Running through the housing estates, these corridors provide places for residents to play, farm, exercise and enjoy the greenery.



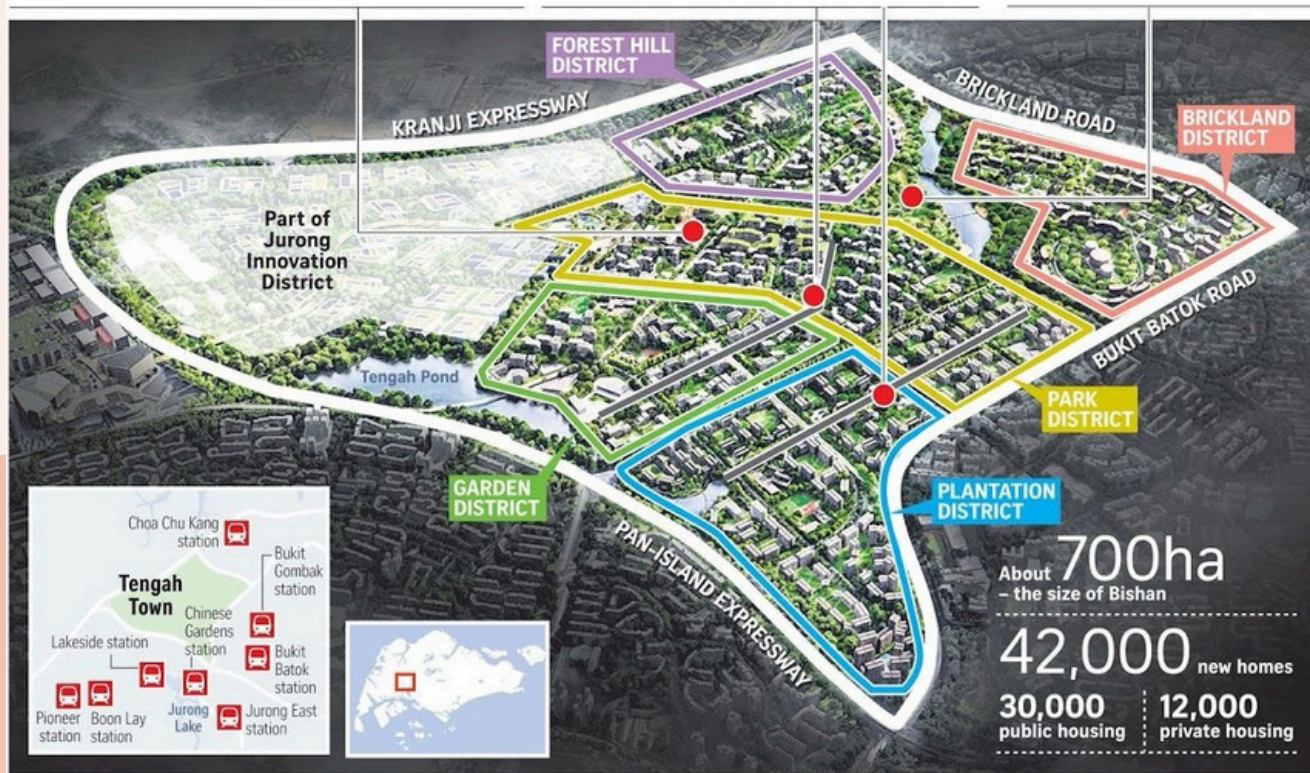
Central Park
At the heart of the town is a 20ha Central Park, with features such as a forest amphitheatre. An existing canal will be transformed into a "forest stream".

Forest corridor
The 100m-wide, 5km-long corridor forms part of a larger green network linking the western and central catchment areas.

Smart town
Information technology will guide the development of Tengah, from computer simulations to sensors that capture information such as temperature and humidity.

Walking and cycling
All roads in Tengah will have dedicated walking and cycling paths on both sides.

Transport links
The eventual Jurong Region Line will connect Tengah to the rest of the island.



Source: HOUSING AND DEVELOPMENT BOARD ARTIST'S IMPRESSIONS: HOUSING AND DEVELOPMENT BOARD TEXT: JANICE HENG STRAITS TIMES GRAPHICS

At Tengah Garden Residences, your future home is the centerpiece of Singapore's most ambitious urban evolution.

Tengah is undergoing a massive transformation into Singapore's first "Forest Town," converting 700 hectares of former military training grounds into a smart, sustainable, and car-lite residential district. By 2026, it is developing into a hub with over **14,000** completed HDB flats, new amenities, and integrated green corridors, with major rail connectivity (**Jurong Region Line**) arriving in phases through **2027-2028**.

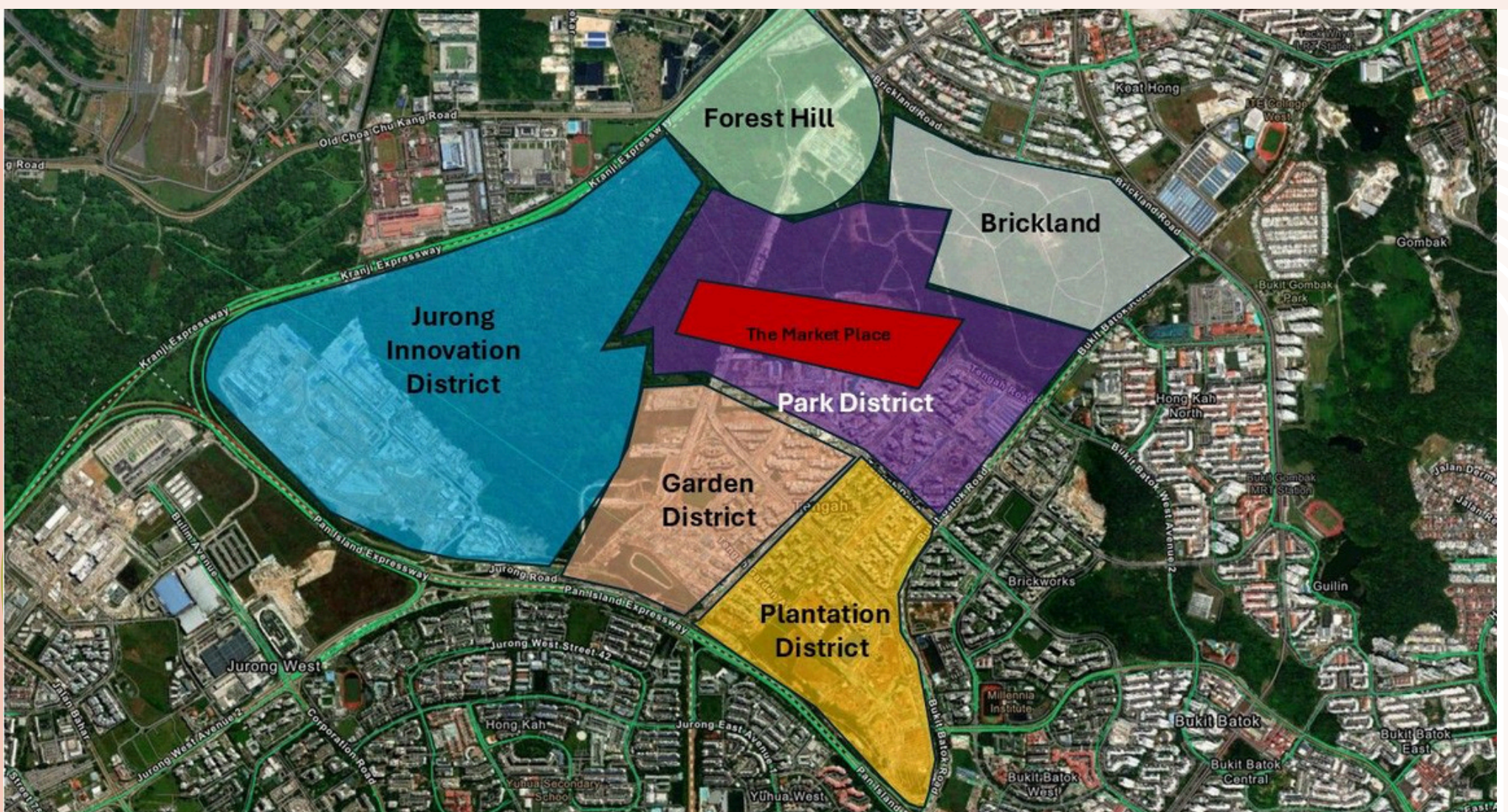


Early Mover

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Tengah Garden early movers benefit from lower entry prices in Singapore's first "Forest Town," with high capital appreciation potential as the area matures into a sustainable, car-lite hub. Early projects like Tengah Garden Avenue (mixed-use) offer proximity to the upcoming **Hong Kah MRT Station (JRL)**, green corridors, and future commercial amenities.



New MRT (JRL)



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JRL Stage 1 (2027) :

Choa Chu Kang, Choa Chu Kang West, Tengah, Hong Kah, Corporation, Jurong West, Bahar Junction, Boon Lay, Gek Poh, and Tawas.

JRL Stage 2 (2028) :

Tengah Plantation, Tengah Park, Bukit Batok West, Toh Guan, Jurong East, Jurong Town Hall, and Pandan Reservoir.

JRL Stage 3 (2029) :

Enterprise , Tukang, Jurong Hill, Jurong Pier, Nanyang Gateway, Nanyang Crescent, Peng Kang Hill,

(Please refer to official announcements from the Land Transport Authority (LTA))

New MRT (JRL)



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Tengah Garden Residences is uniquely defined by its doorstep access to Jurong Region Line (JRL). Positioned directly beside the **Hong Kah MRT Station (JS4)**, the development offers a level of convenience that seamlessly bridges the gap between a tranquil forest retreat and the pulse of Singapore's second CBD.



Amenities



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Experience the best of Tengah at **Plantation Plaza, 5-Storey centre more than 10,000sqft . 75 shops** including supermarket , foodcourt, fast food and more. The town's first and premier neighbourhood centre. Shop, dine, and unwind in a modern, green setting that provides essential amenities for Tengah residents and visitors alike.



Green Living



Tengah: Our Future, Our Home

5KM FOREST CORRIDOR FOR TREKKING



Life at Tengah is defined by a **"Forest at your Doorstep"** experience, where the boundaries between modern luxury and the natural world are intentionally blurred. Residents enjoy the Garden District's 20-hectare Central Park, a **5km-long, 100m-wide ecological pathway** that runs along the edge of the town, transforming daily commutes into restorative walks through native flora and community urban farms.

LOWERED TEMPERATURES THANKS TO STRATEGICALLY-ARRANGED BLOCKS AND TREES



SG 1ST CAR-FREE TOWN WITH UNDERGROUND ROADS



Tengah, developed by HDB, is Singapore's **first "car-free"** town centre, featuring underground roads to prioritize ground-level pedestrian, cyclist, and recreational spaces. Designed for sustainability, the central area encourages walking and cycling with dedicated paths, creating a safer, greener, and pedestrian-friendly environment integrated with nature.



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SG 1ST CAR-FREE TOWN WALKING & CYCLING AROUND



Tengah is built in such a way that **walking and cycling your way around town will be more convenient**. Instead of roads, you'll find plenty of pavements and cycling tracks to lead you from your homes to the shops or MRT stations. Having roads and these **carbon-emitting** machines underground also means more green spaces above ground to inch towards eco-living.



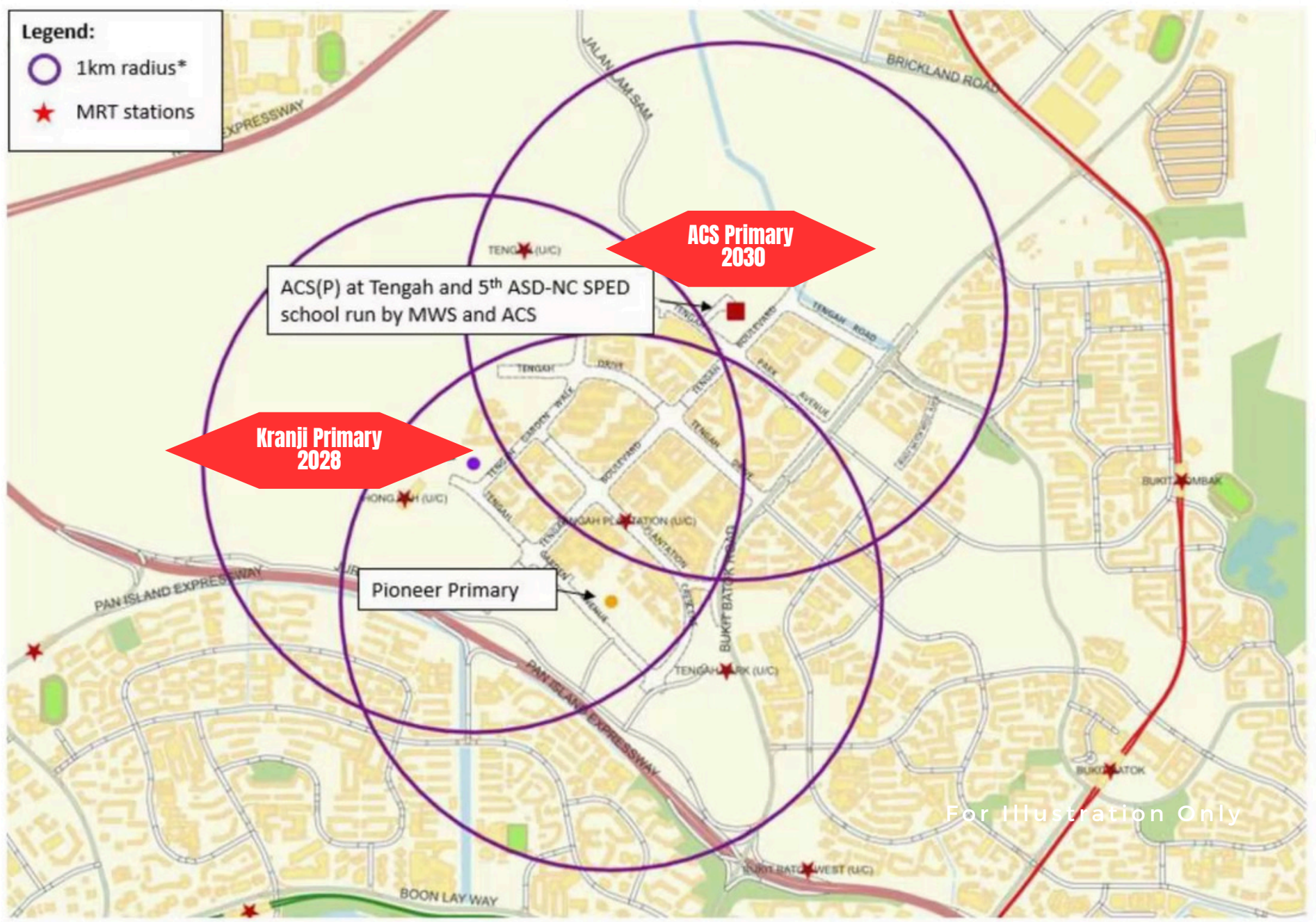
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Schools



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Locations of the three primary schools in Tengah



Anglo-Chinese School (Primary) is scheduled to relocate from Barker Road to a new campus in Tengah and **open in 2030**. The new Tengah campus will be a co-educational school, accepting both boys and girls for the first time in its history. It will begin operations with a Primary 1 cohort in 2030. The new school at Tengah will admit both boys and girls.

Kranji Primary School will relocate to a new campus in the Tengah area in **2028**. The school will not admit new Primary 1 students at its current Choa Chu Kang location from 2024 to 2026, with the first intake at the new site occurring via the 2027 P1 Registration Exercise.

High Demand Home

Tengah: Our Future, Our Home



Tengah is quickly emerging as one of Singapore's most promising **future residential towns**, attracting strong interest from both home upgraders and property investors.

For upgraders, Tengah presents a rare opportunity to enter a brand-new township at an early development stage. Looking at past **success stories like Punggol and Jurong East**, early buyers benefited from significant value growth as infrastructure and amenities matured over time.

As Singapore's **first smart and sustainable Forest Town**, Tengah is designed with **car-free town centres**, green corridors, and smart living features. These lifestyle elements strongly appeal to younger families and support long-term resale demand.

Strategically located next to the Jurong Lake District — Singapore's upcoming second CBD — Tengah is well positioned to benefit from new business hubs, lifestyle attractions, and job opportunities that will drive housing demand.

With the upcoming Jurong Region Line enhancing connectivity, entering Tengah today allows buyers to position themselves early in a township with **strong transformation and long-term growth potential**.

Renowned Developer



Hong Leong Holdings Limited (HLHL), and GuocoLand stands as a trailblazer in Singapore's property scene. Renowned for transforming skylines with nearly **100 stunning residential developments and 8 commercial projects**, HLHL is celebrated for its commitment to quality, innovation, and modern luxury. As one of the most sought-after developers, it continues to set the standard for stylish, high-end living in Singapore's most coveted neighborhoods.



Penrose



The Avenir



Lentor Hill Residences



Midwood



Lentor Mansion

Home

SITE MAP

ARCHITECTURE

FLOOR PLANS



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COMING SOON...





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RESIDENCES



Contact Us!

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