

# 青建地产(南洋)集团有限公司

青建地产(南洋)集团有限公司是青建集团房地产开发业务的东南亚总部。青建地产专注于住宅、商业和工业领域的地产项目开发。

青建地产(南洋)集团有限公司隶属青建国际控股有限公司(HKEX:1240),是新加坡第一家中国房地产开发企业。公司以新加坡作为主营市场,逐渐向东南亚范围内的其它国家,如缅甸、马来西亚、印度尼西亚等扩展业务范围。经营业态以住宅地产为主,已涉猎DBSS组屋、大众私宅、执行共管公寓、商住混合体等。同时又参与办公楼、工业地产项目的开发。

作为可信赖的开发商,青建地产不断创新,精心设计并打造贴心的家园,为居民带来非凡的居住体验,获得广泛认可。自2013年以来,青建地产六次被BCI评为新加坡“十大知名开发商”,还荣获东南亚地产大奖、FIABCI新加坡地产大奖等多个奖项。注重建设优质房产项目、倡导绿色环保,为居民提供舒适卓越的生活体验,公司开发的多个项目因其在可持续发展方面的杰出贡献而获得了多个建设局绿色建筑标志奖。它在其旗下所有的开发项目中致力推广无障碍通行,使其荣获多个建设局通用设计标志奖项。在项目开发过程中,青建地产不断突破创新,2013年以其创新的CoSpace™(构空间)概念引领地产业的灵活布局,2016年推出了首个带有智能住宅的执行共管公寓——一品尚居,开启了新加坡智能家居的大门。2017年,青建地产在新加坡地产业销售量新加坡排名第一。

在做好主业,积极投入房地产市场开发,促进社会经济增长的同时,青建地产也积极参与多种公益事业和慈善活动,不忘回报社会,尽到自己应尽的企业责任。秉承“建筑艺术精品,创造和谐空间”的集团公司理念,未来的青建地产将一如既往积极参与新加坡的城市建设和景观改善,不断创新,锐意进取,以精品的建筑和精心的服务为客户提供更多质优价廉,舒适满意的居住空间,让青建地产成为新加坡主流房地产企业市场上一个响亮的品牌。

## 奖项和荣誉



BCA Green Mark Gold/Gold Plus



BCA Universal Design Mark Gold/Gold Plus



## 倾听、创新、伴您成长:

Listening, Innovating & Growing with you:



## 发展商



+65 6846 1777  
www.jadescape.com.sg



Developer: Qingjian Realty (Marymount) Pte Ltd (ROC: 201613375Z) • Developer's Licence No.: C1238 • Encumbrances: Mortgage No. IE/938254H in favour of United Overseas Bank Limited • Lot/Mukim No.: Lot 17609L MK 18 at Shunfu Road • Tenure of Land: 99 years leasehold commencing 19 Jun 2018 • Expected Date of Vacant Possession: 9 Jan 2023 • Expected Date of Legal Completion: 9 Jan 2026

While every reasonable care has been taken in preparing this brochure (the "Materials"), the Developer and its agents and their respective servants and contractors do not warrant the accuracy of any of the Materials and shall in no way be held responsible for any inaccuracies in their contents or between the Materials and the actual unit when built. The Developer shall not be bound by any statement, representation or promise (written or oral) by its agents and contractors. All statements and depictions are believed to be correct but are not to be regarded as statements or representations of fact. The Sale and Purchase Agreement shall form the entire agreement between the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale and Purchase Agreement. All information, specifications, layout plans, building plans, location of facilities, finishes and appliance selection and visuals are subject to any changes as may be required and approved by the Architect, Developer and/or by the relevant authority and may be changed without notice. The Materials are not intended to be contractual documents and shall not form part of any offer or contract. Visuals, renderings, illustrations and photography are artist's impressions only and none can be regarded as representation of fact. Floor areas are approximate measurements only and not to scale. It is subject to final survey. The property is subject to inspection by the relevant authorities to comply with current codes of practice.

All information, specifications, rendering, visual representations and plans are current at the time of publication and are subject to change as may be required by us and/or the competent authorities, and shall not form part of any offer or contract nor constitute any warranty by us and shall not be regarded as statements or representations of fact. All plans are subject to amendments as directed and/or approved by the building authorities. The Sale and Purchase Agreement shall form the entire agreement between us as the Developer and the Purchaser, and shall supersede all statements, representations or promises made prior to the signing of the Sale and Purchase Agreement and shall in no way be modified by any statements, representations or promises made by us or the Marketing Agent(s).

# JadeScape

GARDEN HOMES at SHUNFU

顺福轩



效果图

# 新加坡 全岛中心位置

## 周边概览

- 公交车站
- 购物中心
- 美食广场
- 学校
- 国际学校
- 图书馆
- 社区俱乐部
- 高尔夫球场
- 运动中心
- 医院/医疗中心
- 公园

## 学校

### 小学

1公里以内

- 公教中学(附小)

1公里至2公里以内

- 爱同小学
- 茂乔小学
- 光洋小学
- 国专长老会小学
- 擎青学校
- 玛丽蒙女子小学
- 德义小学
- 城景小学

2公里以上

- 圣婴女校(大巴窰)
- 静山小学
- 圣加俾尔小学

### 中学 & 高等教育

- 茂乔中学
- 培德中学
- 碧苑中学
- 公教中学
- 圣婴女子中学(大巴窰)
- 崇文中学
- 科廷大学新加坡校区
- 德义中学
- 诺雅初级学院(修建中)
- 光洋中学
- 国专长老会中学
- 美华中学
- 培雅中学
- 莱佛士女子中学(修建中)
- 莱佛士书院
- 圣若瑟书院国际学校
- 惠厉中学

## 地铁交通

- 南北地铁线
- 地铁环线
- 汤申-东海岸地铁线(修建中)
- 跨岛线(修建中)
- 高速公路
- 南北交通廊道(修建中)
- 中央高速公路(CTE)
- 泛岛高速公路(PIE)

## 公园连道网络



## 国际学校

- 澳洲国际学校
- 环球印度国际学校
- 斯坦福美国学校

## 医院 & 医务中心

- 安薇尼亚山医院
- 大巴窰综合诊疗所

## 购物中心 & 美食中心

- 宏茂桥城
- 碧山北购物中心
- 碧山第8站
- 新民巷美景城
- 顺福小贩中心
- 新民广场
- 汤申大厦
- 大巴窰建屋发展局中心

8分钟  
步行  
汤申路上段  
地铁站(修建中)/  
汤申大厦

3分钟  
步行  
玛丽蒙  
地铁站



1 地铁站  
碧山  
地铁换乘站/  
碧山第8站购物中心

1 地铁站  
光明山  
地铁换乘站

2 地铁站  
宏茂桥地铁站/  
宏茂桥城

3 地铁站  
大巴窰地铁站/  
大巴窰建屋发展局中心

6 地铁站  
乌节  
购物带

16分钟  
车程至  
中央商务区



# 优质生活体验 一切近在咫尺



## 优美的周边环境

位于汤中-碧山有地住宅区精华地段  
毗邻麦里芝蓄水池  
靠近爱同小学、公教中学及莱佛士书院等知名学府

## 优越的交通网络

位置优越, 连接4条地铁线路, 出行快捷方便  
仅需数分钟可达南北交通廊道



## 优雅的生活方式

超过100种设施。两个俱乐部会所、网球场及游泳池  
全智能生活和管理的私人住宅

## 优异的空间规划

低密度生活、豪华景观设计  
1至5房单位均有宽敞的空间布局

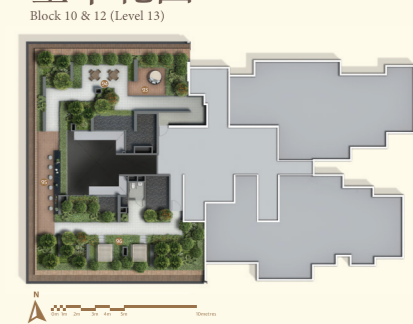
## 平面图



Building Plan No. A1149-03725-2017-BP01 dated 23 Jul 2018  
Building Plan No. A1149-03725-2017-BP02 dated 05 Sep 2018

- |              |             |             |
|--------------|-------------|-------------|
| 1. 落客区       | 32. 50米无边泳池 | 63. 养生阁     |
| 2. 礼宾台       | 33. 泳池休闲区   | 64. 南洋风情    |
| 3. 正门广场      | 34. 林荫大道    | 65. 宠物角     |
| 4. 雕塑庭院      | 35. 跌水景观    | 66. 太极草坪    |
| 5. 休闲草坪      | 36. 香草花园    | 67. 芭蕉花园    |
| 6. 西部庭院      | 37. 派对草坪    | 68. 吊床花园    |
| 7. 西侧中庭阁     | 38. 烧烤亭 A&B | 69. 团圆阁     |
| 8. 特色树庭院     | 39. 放松草坪    | 70. 休闲健身区   |
| 9. 东部庭院      | 40. 泡泡小溪    | 71. 幼儿天地    |
| 10. 东侧中庭阁    | 41. 迷宫花园    | 72. 竹林      |
| 11. 剧院       | 42. 私语花园    | 73. 室外足浴    |
| 12. 卡拉OK 1&2 | 43. 探索乐园    | 74. 模拟高尔夫   |
| 13. 中庭庭院     | 44. 森林小径    | 75. 盥洗室     |
| 14. 宁静亭      | 45. 森林小溪    | 76. 更衣室     |
| 15. 网球场 1&2  | 46. 中式雅居    | 77. 翡翠厅     |
| 16. 户外训练区    | 47. 慢跑小径    | 78. 绿宝石厅    |
| 17. 炭烧区      | 48. 宁静池     | 79. 中庭阁     |
| 18. 高尔夫球场    | 49. 更衣室     | 80. 树叶花园    |
| 19. 瀑布走廊     | 50. 山顶健身房   | 81. 泳池休闲区   |
| 20. 娱乐室      | 51. 贵宾会所    | 82. 50米天际泳池 |
| 21. 蓝宝石厅     | 52. 温泉足浴    | 83. 水疗按摩椅   |
| 22. 红宝石厅     | 53. 森林瀑布    | 84. 日光浴     |
| 23. 更衣室      | 54. 日式茶阁    | 85. 莲灯岛     |
| 24. 儿童俱乐部    | 55. 蝴蝶小径    | 86. 休憩区     |
| 25. 儿童泳池     | 56. 生态池     | 87. 休闲吧     |
| 26. 儿童泳池休闲区  | 57. 禅意东方    | 88. 水中健身区   |
| 27. 日出草坪     | 58. 锦鲤池     | 89. 喷泉泳池    |
| 28. 感官小径     | 59. 跌水瀑布    | 90. 健身房     |
| 29. 日出亭      | 60. 温泉按摩浴   | 91. 俱乐部会所   |
| 30. 灯笼小径     | 61. 桑拿室     | 92. 更衣室     |
| 31. 日出小溪     | 62. 蒸汽浴室    |             |

## 空中花园



- 空中花园 Block 10 & 12 (Level 13)
- 93. 空中躺椅
  - 94. 休闲雅座
  - 95. 观景台
  - 96. 空中凉亭

Water Tank Location

# 1 BEDROOM

## TYPE A

527 sqft (49 sqm)

### Block 4

#02-14 to #23-14  
#02-13 to #23-13 (Mirrored)  
#02-15 to #23-15 (Mirrored)

### Block 10

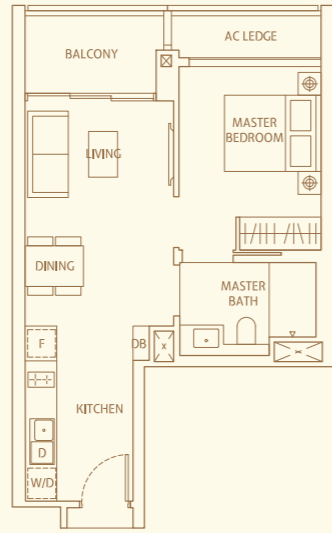
#02-38 to #21-38

### Block 12

#02-44 to #22-44

### Block 16

#02-57 to #21-57  
#02-59 to #21-59  
#02-58 to #21-58 (Mirrored)



# 2 BEDROOM DELUXE

## TYPE B2

764 sqft (71 sqm)

### Block 2

#02-01 to #23-01  
#02-09 to #23-09 (Mirrored)

### Block 4

#02-10 to #23-10  
#02-18 to #23-18 (Mirrored)

### Block 6

#02-23 to #23-23  
#02-22 to #23-22 (Mirrored)

### Block 8

#02-31 to #23-31  
#02-30 to #23-30 (Mirrored)

### Block 10

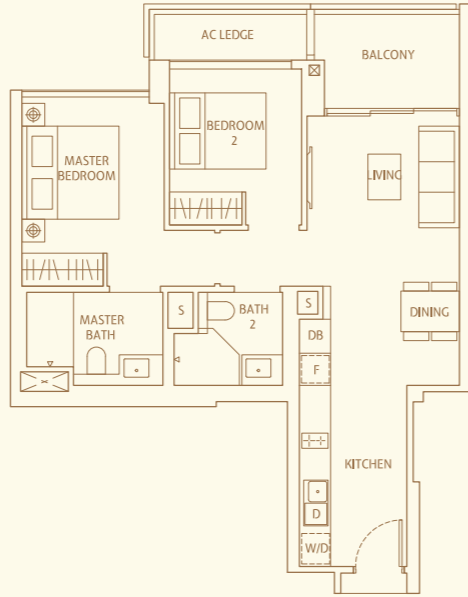
#02-35 to #22-35

### Block 12

#02-41 to #23-41

### Block 16

#02-54 to #21-54  
#02-62 to #21-62 (Mirrored)



# 3 BEDROOM DELUXE

## TYPE C2a

1012 sqft (94 sqm)

### Block 4

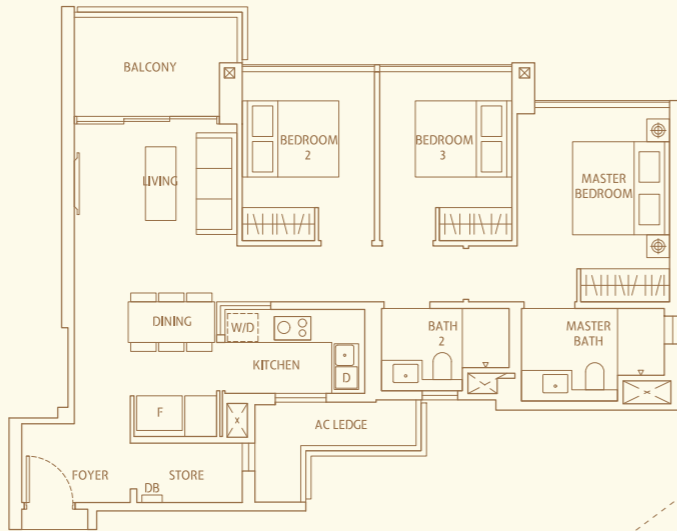
#02-11 to #09-11  
#02-12 to #09-12 (Mirrored)

### Block 6

#02-20 to #09-20  
#02-21 to #09-21 (Mirrored)

### Block 8

#02-28 to #09-28  
#02-29 to #09-29 (Mirrored)

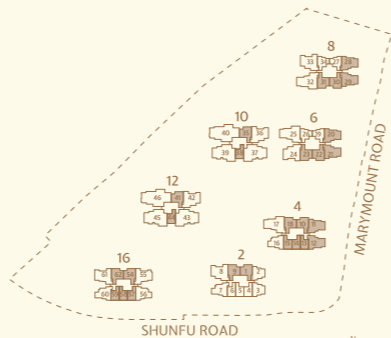


### LEGEND

[W/D]	WASHER CUM DRYER	[D]	DISHWASHER	[F]	INTEGRATED FRIDGE
[S]	SERVICE SHAFT EXCLUDED FROM STRATA AREA	[F]	FRIDGE		

**NOTE**  
FOR INFORMATION OF VARYING LENGTH OF DIVIDING WALL BETWEEN ADJACENT UNITS AND/OR FACADE FEATURES VISIBLE TO UNITS, WHERE APPLICABLE, AND NOT DEPICTED IN THE UNIT FLOOR PLAN, PLEASE REFER TO THE RESPECTIVE BLOCK PLAN(S).

AREA INCLUDES A/C LEDGE, BALCONY AND PRIVATE ENCLOSED SPACE (PES) WHERE APPLICABLE. THE ABOVE PLANS AND ILLUSTRATIONS ARE SUBJECT TO CHANGE AS MAYBE REQUIRED OR APPROVED BY THE RELEVANT AUTHORITIES. ALL FLOOR AREAS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION.



Key plan is not drawn to scale

# 4 BEDROOM SUITE

## TYPE DP

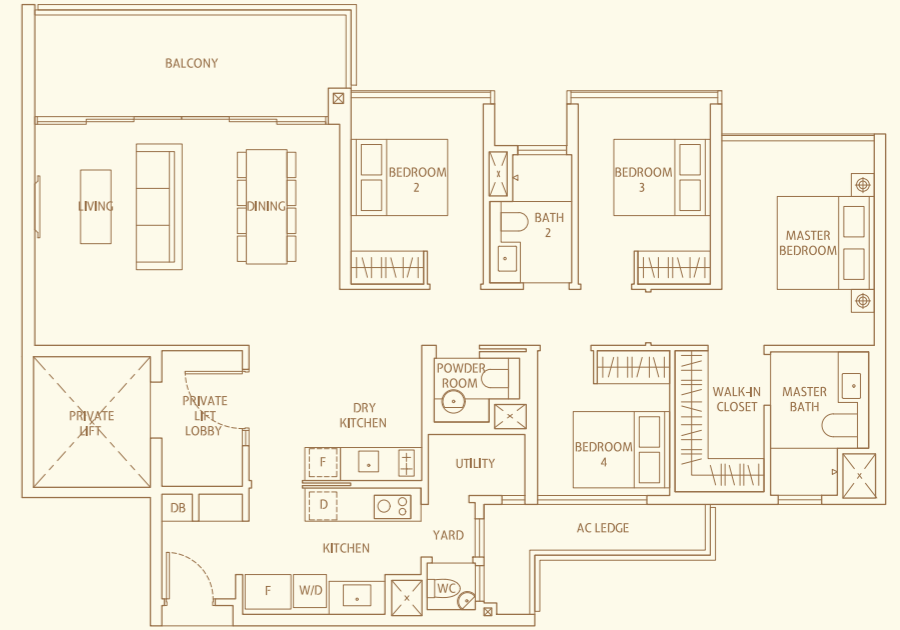
1647 sqft (153 sqm)

### Block 10

#02-39 to #12-39  
#16-39 to #21-39  
#02-37 to #21-37 (Mirrored)

### Block 12

#02-45 to #12-45  
#16-45 to #22-45  
#02-43 to #22-43 (Mirrored)



# 5 BEDROOM SUITE

## TYPE EP

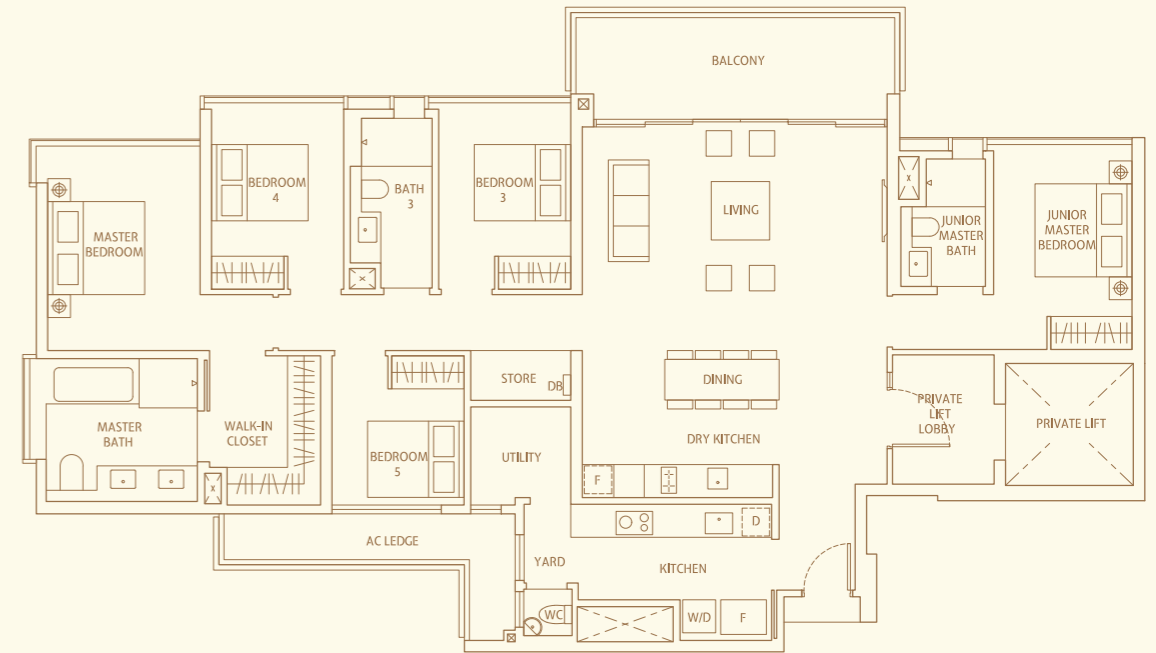
2099 sqft (195 sqm)

### Block 10

#02-40 to #12-40  
#16-40 to #22-40

### Block 12

#02-46 to #12-46  
#16-46 to #23-46

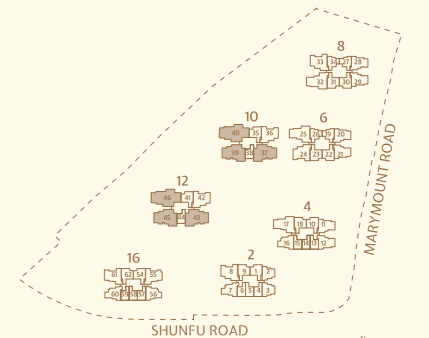


### LEGEND

[F]	INTEGRATED FRIDGE	[F]	FRIDGE	[W/D]	WASHER AND DRYER
[D]	DISHWASHER				

**NOTE**  
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Key plan is not drawn to scale