



THOMSON RESERVE



A RARE RESERVE. A CONNECTED LIFE.

AN EXCLUSIVE SANCTUARY
IN THE HEART OF THOMSON



LUSH SURROUNDINGS



EXCELLENT CONNECTIVITY



QUALITY LIVING

PRELIMINARY INFO KIT
4TH MAY

ALL INFORMATION SUBJECT TO CHANGE WITHOUT PRIOR NOTICE

ERA PROJECT MARKETING

A WINNING COMBINATION



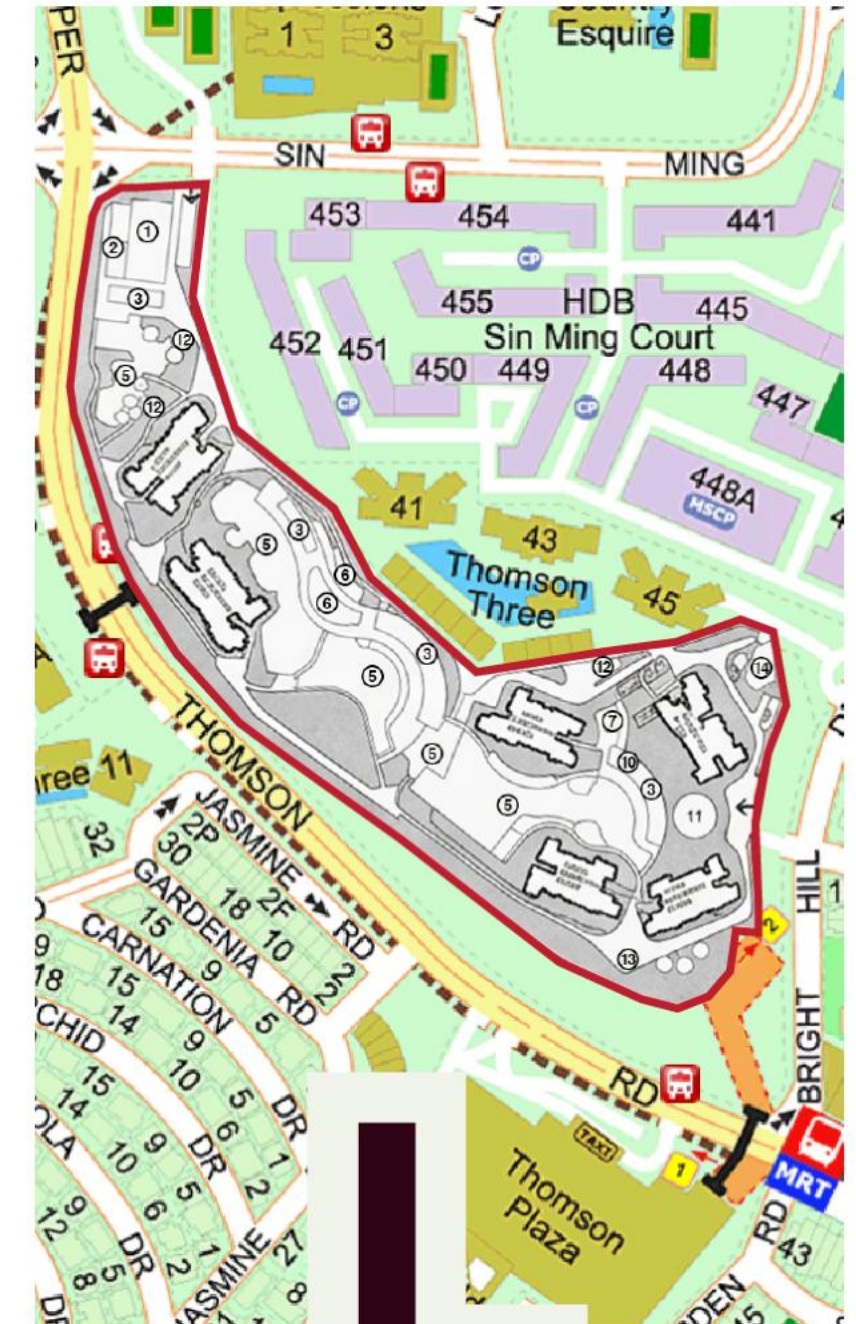
SCHOOL

Within 1KM to Ai Tong



MRT

Doorstep to Upper Thomson MRT



LARGE

1,268 units on 50,000sqm land

1



Prime location surrounded by greenery and close to the city

2



Strong land price advantage at only \$1,178psfppr (harmonized)

3



Integrated lifestyle with direct link to Thomson Plaza via MRT

4



Unobstructed panoramic landed and greenery views

5



Crafted by tier 1 developers, an new landmark in Singapore's skyline



THOMSON
Reserve



THOMSON

Reserve

THOMSON
PLAZA

UPPER
THOMSON

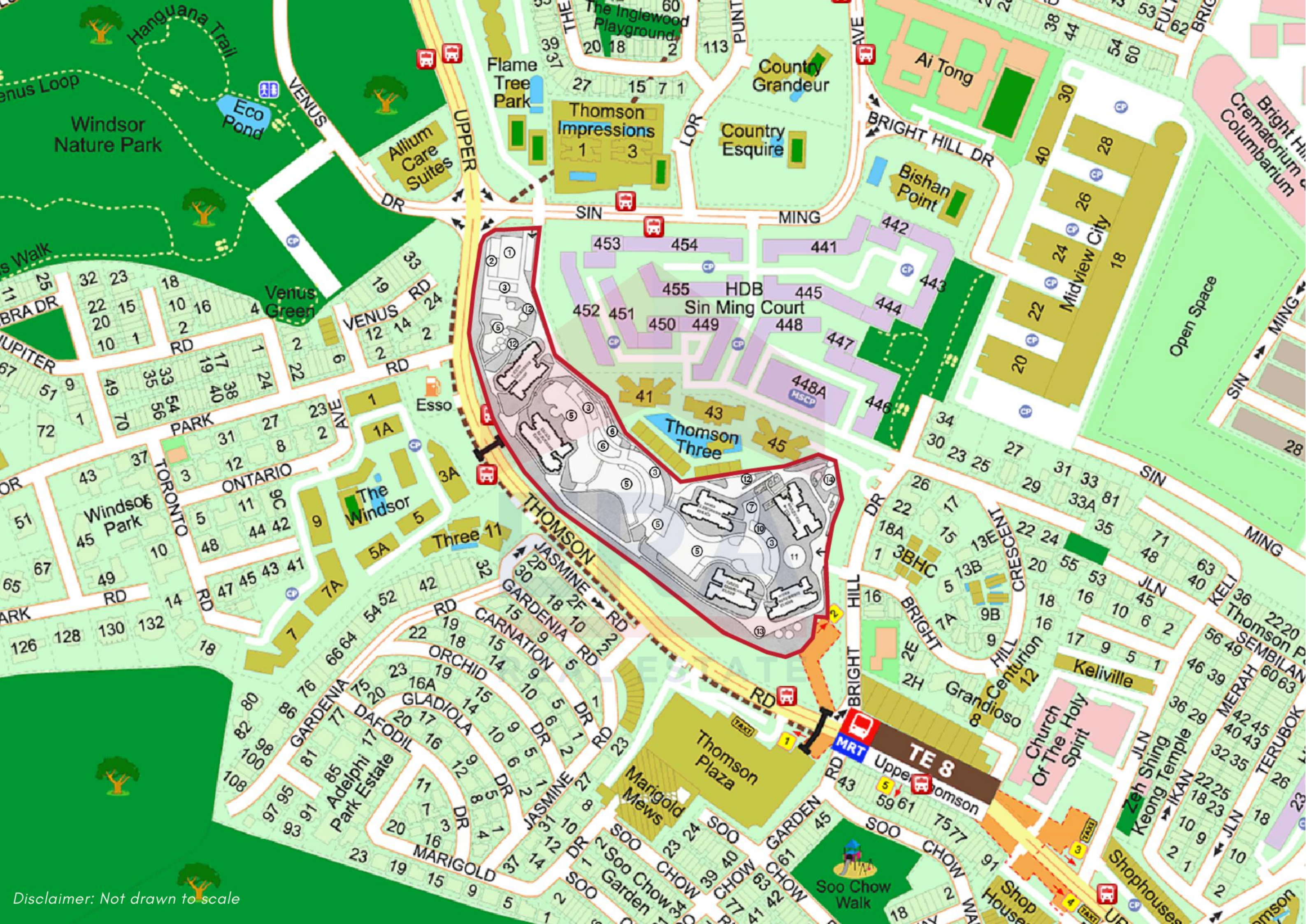
SIN MING AVE

UPPER THOMSON ROAD

BRIGHT HILL DR

AI TONG
SCHOOL

Disclaimer: Not drawn to scale



Disclaimer: Not drawn to scale

THOMSON RESERVE

Project Name

BRIGHT HILL DRIVE

Address

1,268 (EST)

Number of Units

540,434 SQFT (EST)

Site Area

TBC

Estimated TOP



SITE PLAN



LEGEND

- 1 TENNIS COURT
- 2 MULTI-PURPOSE COURT
- 3 CLUBHOUSE
- 4 BBQ PAVILION
- 5 SWIMMING POOL
- 6 KIDS POOL / PLAY ZONE
- 7 BIN CENTRE AT BASEMENT
- 8 ELECTRICAL SUBSTATION & TRANSFORMER ROOMS AT BASEMENT
- 9 GENSET
- 10 GYM
- 11 PICK UP & DROP OFF
- 12 PAVILION
- 13 PLAYGROUND
- 14 FITNESS CORNER

Disclaimer: For internal circulation only. Preliminary DRAFT site plan sent to residents nearby. Subject to change without prior notice. Colours are purely for illustration purposes only and do not reflect actual site plan by developer.

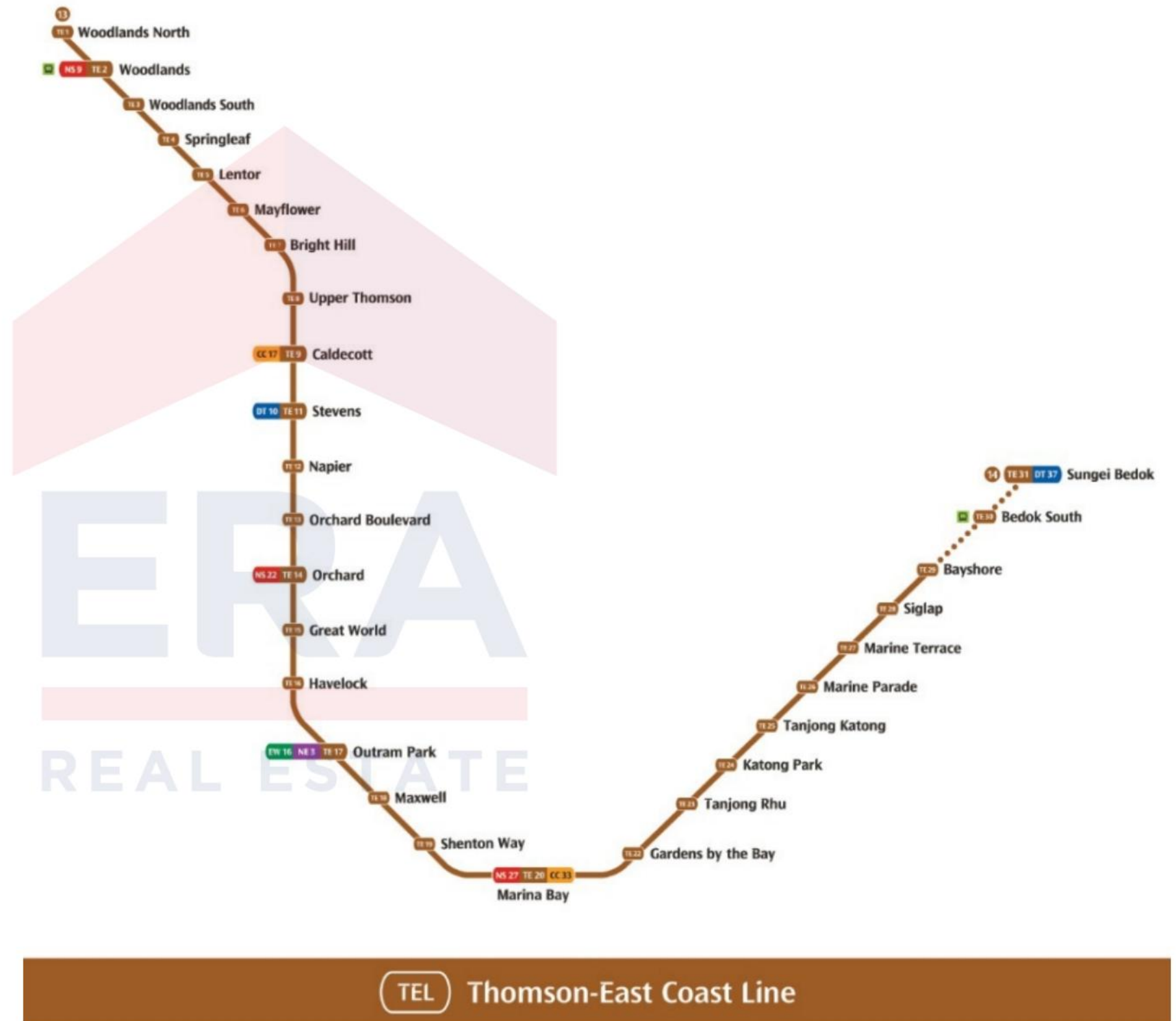
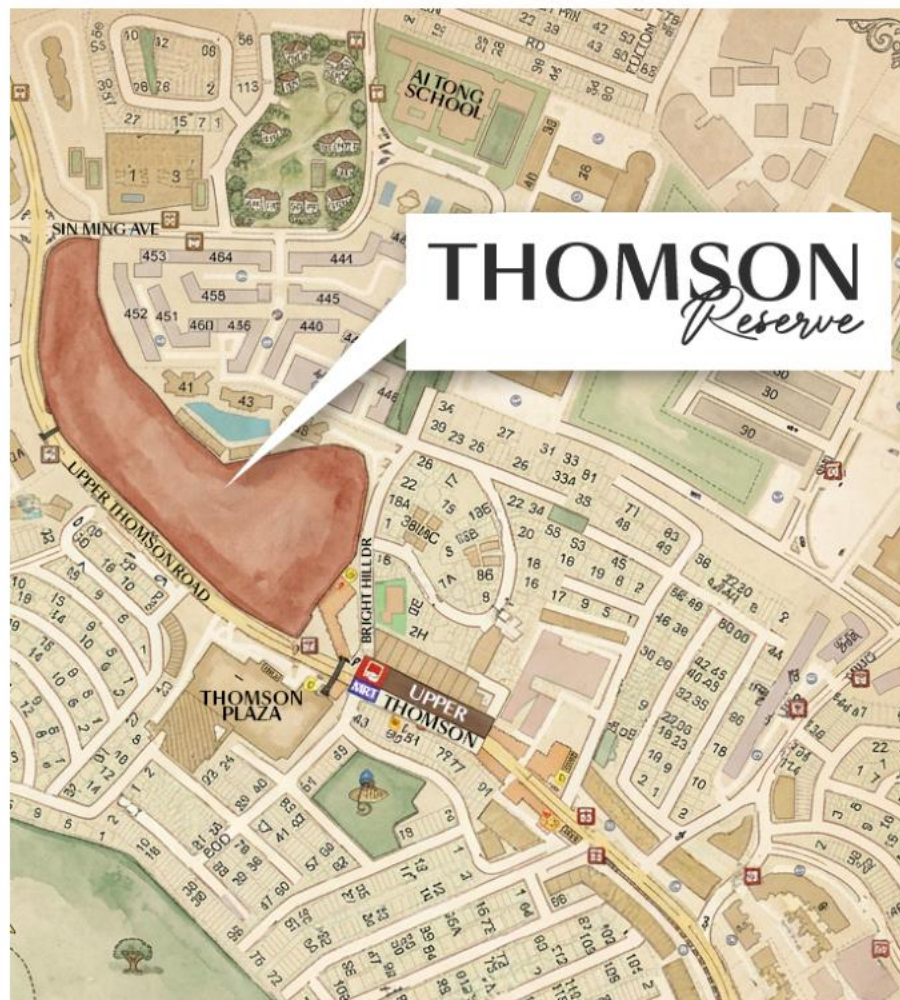
AI TONG SCHOOL

- Thomson Reserve is within 1KM to Ai Tong, one of Singapore's most popular and competitive Primary schools to get into.
- Based on recent ballot history, alumnus (2A) as well as parent volunteers / grassroots (2B) within 1KM stand a good chance and general applications (2C) have to be within 1KM to even have a chance of balloting.

Year	Phase 1	2A(1)	2A(2)	2B	2C
2022					
↳ Vacancy	240	110	-	20	42
↳ Applied	130	146	-	48	86
↳ Taken	130	110 SC>2	-	20 SC<1	42 SC<1
2023					
↳ Vacancy	240	126	-	22	45
↳ Applied	114	120	-	56	78
↳ Taken	114	120	-	22 SC<1	45 SC<1
2024					
↳ Vacancy	240	108	-	20	41
↳ Applied	132	141	-	53	94
↳ Taken	132	108 SC>2 60/27	-	20 SC<1 46/20	41 SC<1 85/41
2025					
↳ Vacancy	240	109	-	20	43
↳ Applied	131	134	-	62	81
↳ Taken	131	109 SC>2 54/29	-	20 SC<1 56/20	43 SC<1 76/43

DOORSTEP TO MRT

- Upper Thomson MRT at your doorstep.
- From there, it is 5 stops to Orchard and 9 – 11 stops to CBD and Marina Bay.



LAND PRICE ADVANTAGE

THE BUSINESS TIMES 50

UOL, SingLand and CapitaLand complete S\$810 million Thomson View en bloc deal

The residents stand to receive between S\$2.2 million and S\$4.9 million each, depending on the size of their unit

Summarise

Share

Bookmark

More

Add BT as a preferred source



Ry-Anne Lim

Published Thu, Oct 2, 2025 · 10:16 PM

[阅读简体中文版 \(beta\)](#)



Thomson View, a 99-year leasehold development, comprises 200 apartments, 54 townhouses and a shop unit on a 5-hectare site. PHOTO: BT FILE

- Land acquired at low land price of \$1,178psfppr.

Location	Region	Site Area (m2)	No. of Bids	PSFPPR	Planning Area
Thomson Reserve	RCR	50,208		\$1,178	Bishan
Kallang Close	RCR	11,456.30	4	\$1,415	Kallang
Dover Drive	RCR	13,517.20	6	\$1,556	Queenstown
Lentor Central	OCR	15,925.80	5	\$1,278	Ang Mo Kio
Tanjong Rhu Road	RCR	12,239.30	5	\$1,455	Kallang
Dairy Farm Walk	OCR	29,444.20	5	\$962	Bukit Panjang
Bedok Rise	OCR	20,293.60	10	\$1,330	Bedok
Bukit Timah Road	CCR	5,899.20	8	\$1,820	Newton
Telok Blangah Road	RCR	13,689.30	3	\$1,326	Bukit Merah
Upper Thomson Road (Parcel A)	OCR	24,421.90	5	\$1,062	Yishun
Dorset Road	RCR	10,399.00	9	\$1,338	Kallang
Chuan Grove (1H2025)	OCR	14,514.30	5	\$1,331	Serangoon
Holland Link	CCR	17,069.00	5	\$1,432	Bukit Timah
Chuan Grove	OCR	15,831.50	7	\$1,376	Serangoon
Dunearn Road	CCR	13,491.90	9	\$1,410	Bukit Timah
Lakeside Drive	OCR	13,485.10	6	\$1,132	Jurong West

LAND PRICE ADVANTAGE

- Recent site in Lentor 3 stations down and much further from city already at \$1,278psfppr.



THE BUSINESS TIMES 50

SINGAPORE PROPERTY

GuocoLand-led group tops Lentor Central site tender, with S\$1,278 psf ppr bid above expectations

State tender for the private housing site garners five bids

Summarise Share Add BT as a preferred source

Kalpna Rashiwala
Published Tue, Mar 3, 2026 - 06:00 PM — Updated Wed, Mar 4, 2026 - 12:02 AM

[阅读简体中文版 \(beta\)](#)

Lentor Hills Estate

Project Name	Location	Price per sq ft	Tender Close Date
Lentor Central Residences	Lentor Central	S\$982 psf ppr	September 2023 tender close
Lentor Central	Lentor Central	S\$1,278 psf ppr	Mar 3, 2026 tender close
Lentor Moder	Lentor Moder	S\$1,204 psf ppr	July 2021 tender
Hillock G	Lentor C	S\$1,108 psf ppr	September 2021 tender
Lentor Gardens Residences	Lentor Gardens	S\$920 psf ppr	April 2025 tender close
Lentor Hills Resid	Lentor Hills Road	S\$1,060 psf ppr	January 2022 tender
Lentor Mansion	Lentor Gardens	S\$985 psf ppr	April 2023 tender close
Lentoria	Lentor Hills Road P1	S\$1,130 psf ppr	September 2022 tender

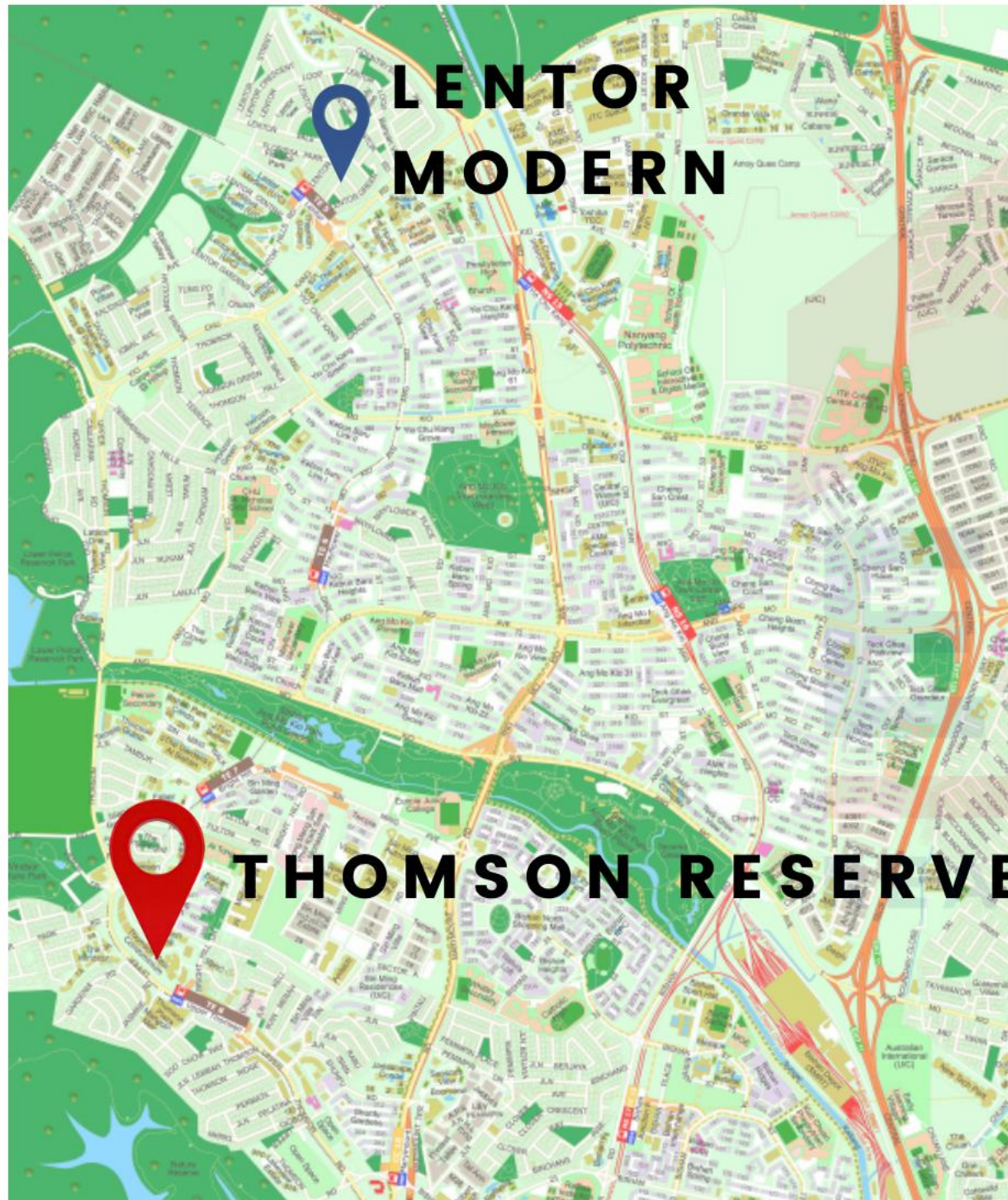
SOURCE: PROPNEY RESEARCH, URA GRAPHIC: TEOH

The eighth site in Lentor Hills Estate, the tender for which closed on Tuesday (Mar 3), can yield 560 private homes. GRAPHIC: TEOH YI CHIE, BT

[SINGAPORE] A state tender for a private housing site near Lentor MRT station drew a higher-than-expected top bid on Tuesday (Mar 3).

STRONG ENTRY PRICE

- Lentor Modern sub-sale already achieved \$2,588psf for non-harmonized development.



Date	Area (sqft)	Bedrooms	Price (\$\$ psf)	Price (\$\$)	Type of Sale
14 APR 2026	980	3	2,389	2,340,000	Sub Sale
2 APR 2026	678	2	2,182	1,480,000	Sub Sale
2 APR 2026	732	2	2,568	1,880,000	Sub Sale
1 APR 2026	980	3	2,297	2,250,000	Sub Sale
27 MAR 2026	990	3	2,297	2,275,000	Sub Sale
26 MAR 2026	1,130	3	2,477	2,800,000	Sub Sale
9 MAR 2026	990	3	2,499	2,475,000	Sub Sale
3 MAR 2026	1,130	4	2,318	2,620,000	Sub Sale
20 FEB 2026	732	2	2,473	1,810,000	Sub Sale
20 FEB 2026	732	2	2,541	1,860,000	Sub Sale

- \$2,588 + 5% = \$2,717psf (harmonized)
- Sub-sale (2nd hand)
- 3 MRT stations down
- OCR
- Much further from city
- Thomson Reserve will definitely be attractively priced.

INTEGRATED LIFESTYLE HOMES

- Everything you need within easy reach.



THOMSON PLAZA



MACRITCHIE RESERVOIR

UNOBSTRUCTED PANORAMIC VIEWS



**BLOCK 451
SIN MING COURT
9TH FLOOR**



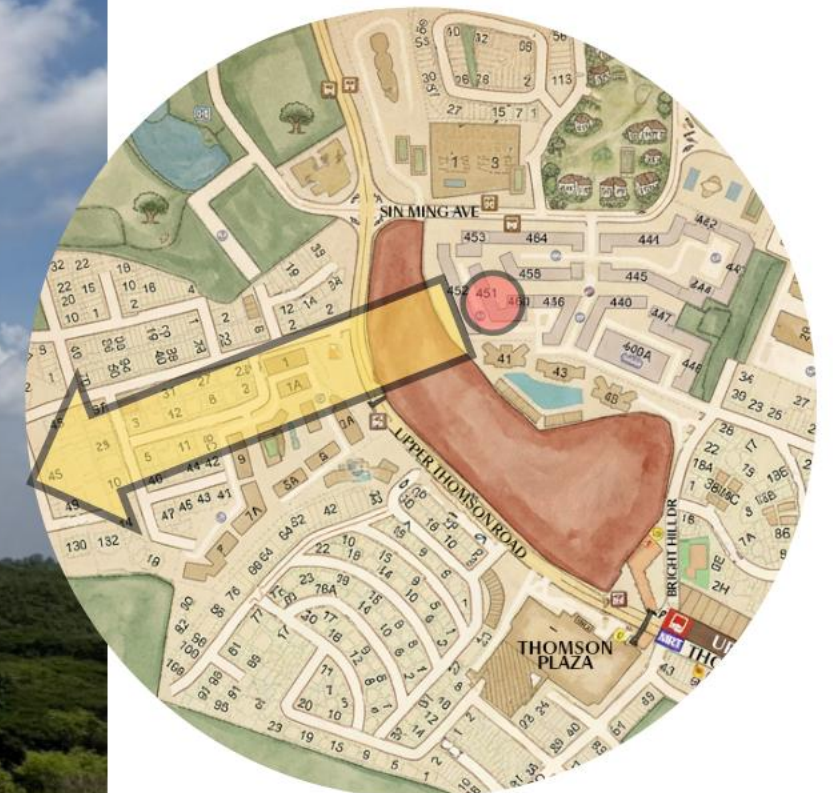
Disclaimer: Not drawn to scale. All views are estimated and for illustration purposes only. Does not represent actual views from Thomson Reserve

ERA PROJECT MARKETING
ALL INFORMATION SUBJECT TO CHANGE WITHOUT PRIOR NOTICE

UNOBSTRUCTED PANORAMIC VIEWS



**BLOCK 451
SIN MING COURT
9TH FLOOR**



Disclaimer: Not drawn to scale. All views are estimated and for illustration purposes only. Does not represent actual views from Thomson Reserve

ERA PROJECT MARKETING
ALL INFORMATION SUBJECT TO CHANGE WITHOUT PRIOR NOTICE

UNOBSTRUCTED PANORAMIC VIEWS



**BLOCK 451
SIN MING COURT
9TH FLOOR**



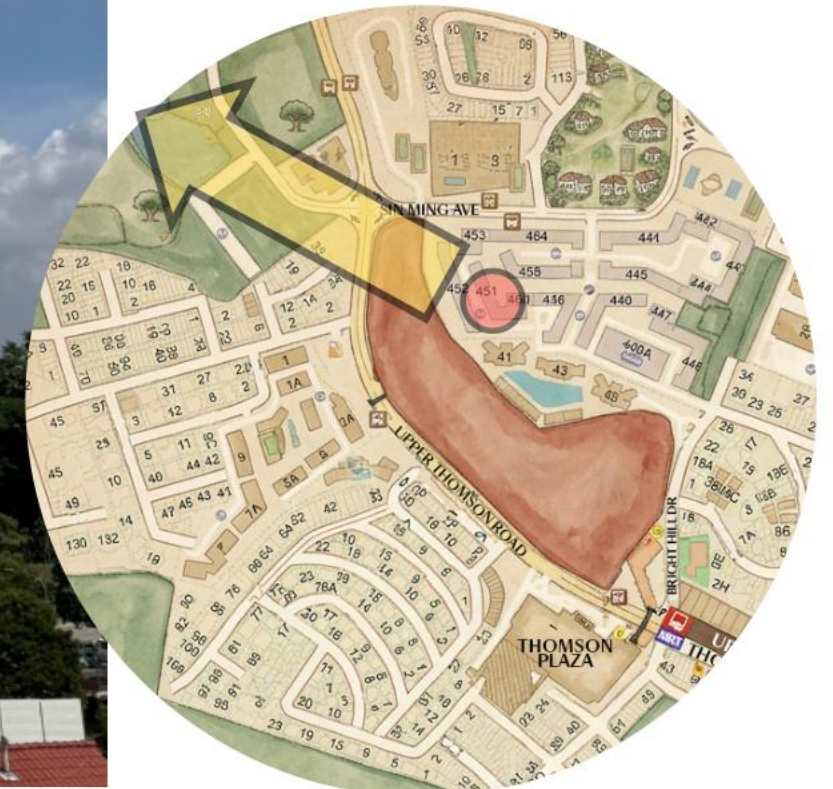
Disclaimer: Not drawn to scale. All views are estimated and for illustration purposes only. Does not represent actual views from Thomson Reserve

ERA PROJECT MARKETING
ALL INFORMATION SUBJECT TO CHANGE WITHOUT PRIOR NOTICE

UNOBSTRUCTED PANORAMIC VIEWS



**BLOCK 451
SIN MING COURT
9TH FLOOR**



Disclaimer: Not drawn to scale. All views are estimated and for illustration purposes only. Does not represent actual views from Thomson Reserve

ERA PROJECT MARKETING
ALL INFORMATION SUBJECT TO CHANGE WITHOUT PRIOR NOTICE

UNOBSTRUCTED PANORAMIC VIEWS



**BLOCK 453
SIN MING COURT
15TH FLOOR**



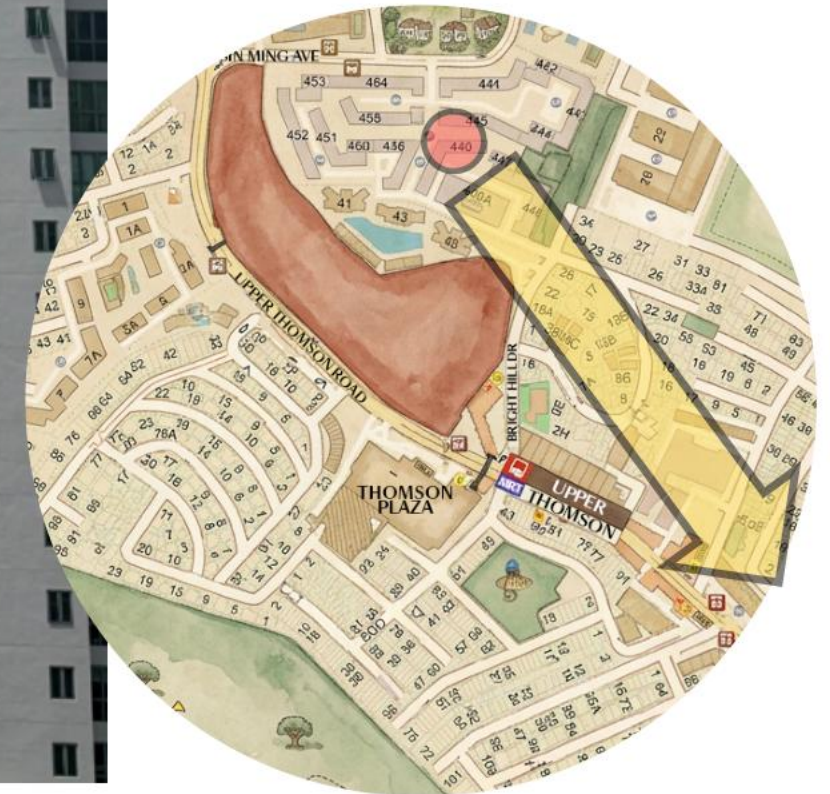
Disclaimer: Not drawn to scale. All views are estimated and for illustration purposes only. Does not represent actual views from Thomson Reserve

ERA PROJECT MARKETING
ALL INFORMATION SUBJECT TO CHANGE WITHOUT PRIOR NOTICE

UNOBSTRUCTED PANORAMIC VIEWS



BLOCK 448
SIN MING COURT
9TH FLOOR



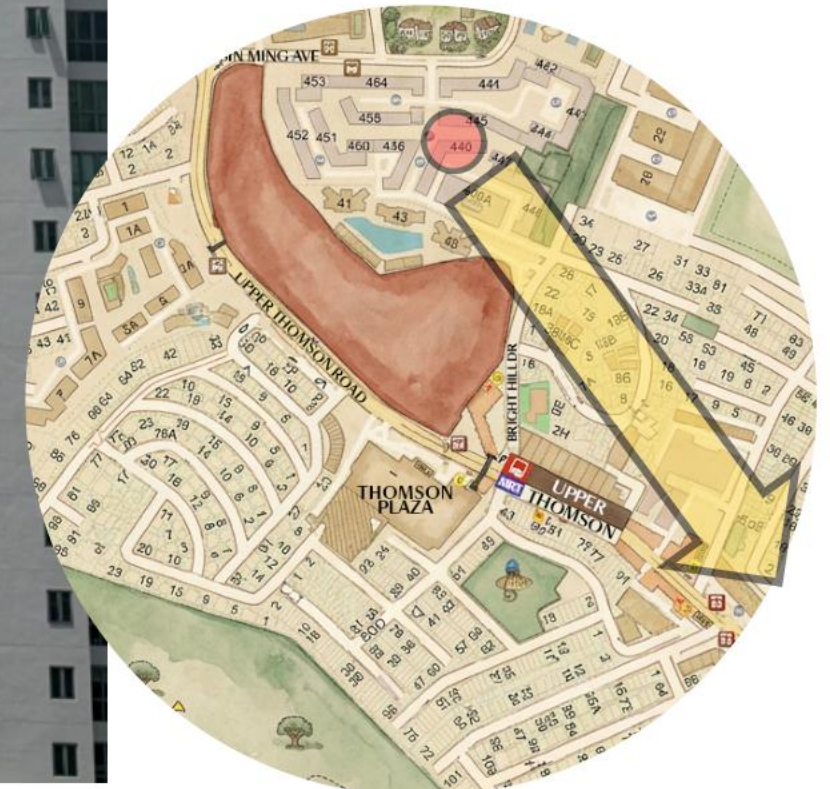
Disclaimer: Not drawn to scale. All views are estimated and for illustration purposes only. Does not represent actual views from Thomson Reserve

ERA PROJECT MARKETING
ALL INFORMATION SUBJECT TO CHANGE WITHOUT PRIOR NOTICE

UNOBSTRUCTED PANORAMIC VIEWS



BLOCK 448
SIN MING COURT
9TH FLOOR



Disclaimer: Not drawn to scale. All views are estimated and for illustration purposes only. Does not represent actual views from Thomson Reserve

ERA PROJECT MARKETING
ALL INFORMATION SUBJECT TO CHANGE WITHOUT PRIOR NOTICE

A PREMIUM DEVELOPMENT BY:



REAL ESTATE

DEVELOPER TRACK RECORD



WATTEN
HOUSE



UPPERHOUSE



PARKTOWN
RESIDENCE



J'DEN



LYDENWOODS



SKYE AT HOLLAND

TARGET PREVIEW SEP / OCT 2026



DEVELOPER'S APPOINTED SALES TEAM



PROPERTY PORTFOLIO
CONSULTATION



PROPERTY MARKET
INSIGHTS AND ANALYSIS



FINANCIAL PLANNING AND
RESTRUCTURING



UNIT SELECTION AND EXIT
STRATEGY



THOMSON RESERVE

PRELIMINARY INFO KIT 4TH MAY

