PARC

KOMO

NATURE.LIFE.COMMUNITY.

YOURS TO OWN FOREVER.

WHEN SUN SHINES

THROUGH THE LEAVES,

LIGHT DANCES, AND

CASTS A GENTLE GLOW.

That's the magic of komorebi.

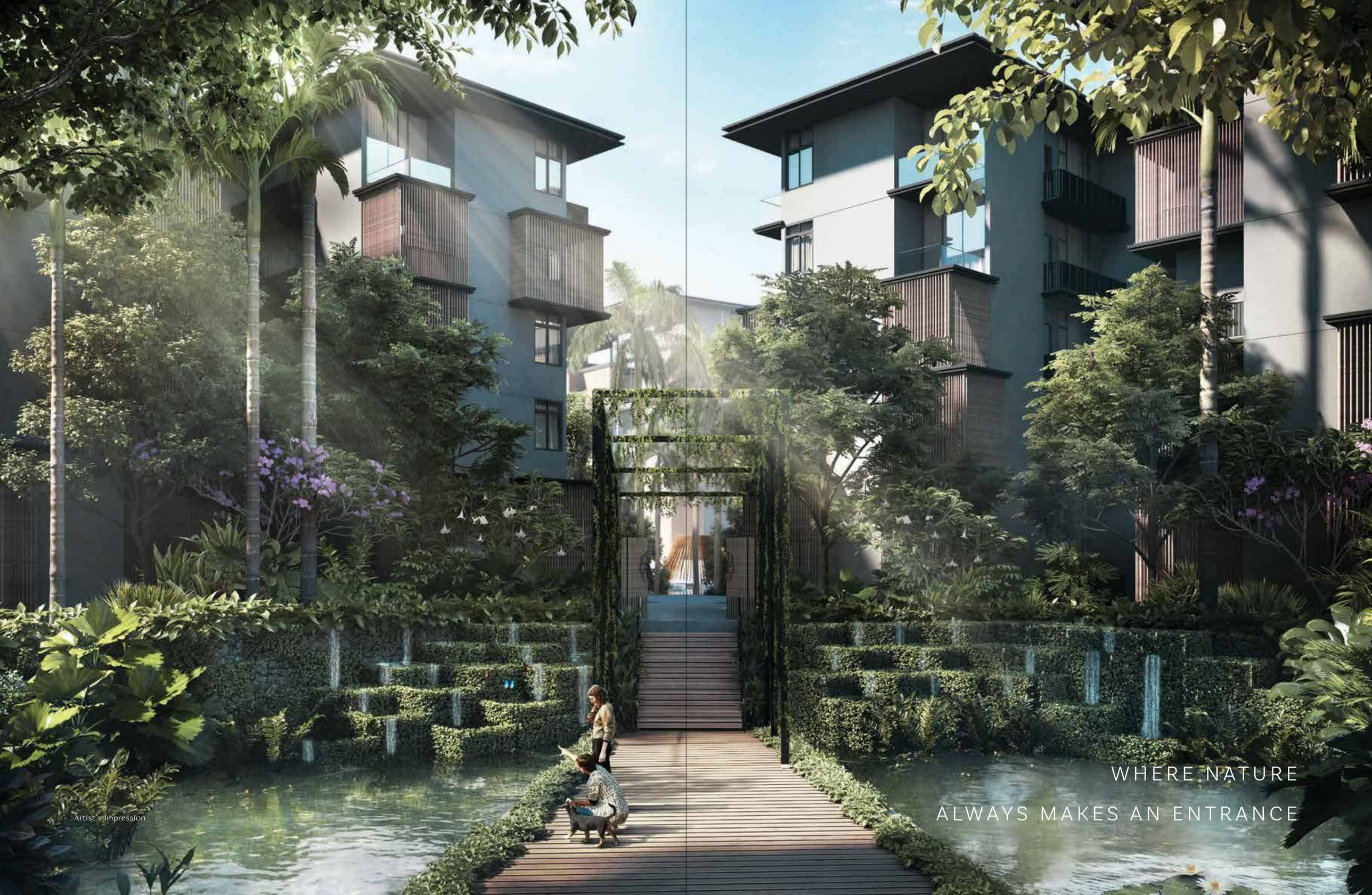
Inspired by the komorebi experience, discover a home carved out from nature and a close-knit community, where every detail is designed to take care of your well-being—yours to enjoy for generations.

NATURE

PUTS BACK

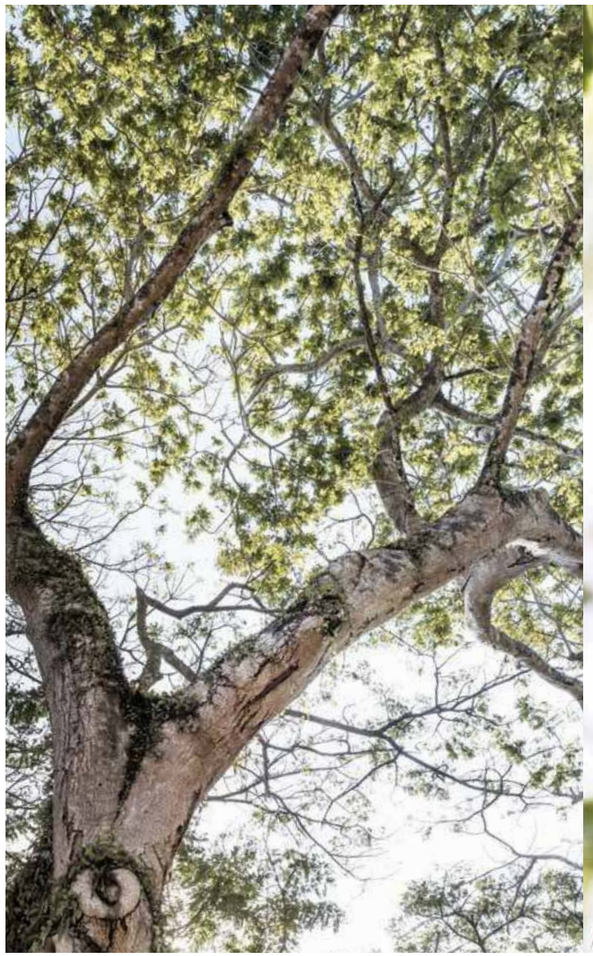
WHAT THE CITY

TAKES AWAY.



Artist's Impression

A NEIGHBOURHOOD THAT'S LUSH WITH LIFE



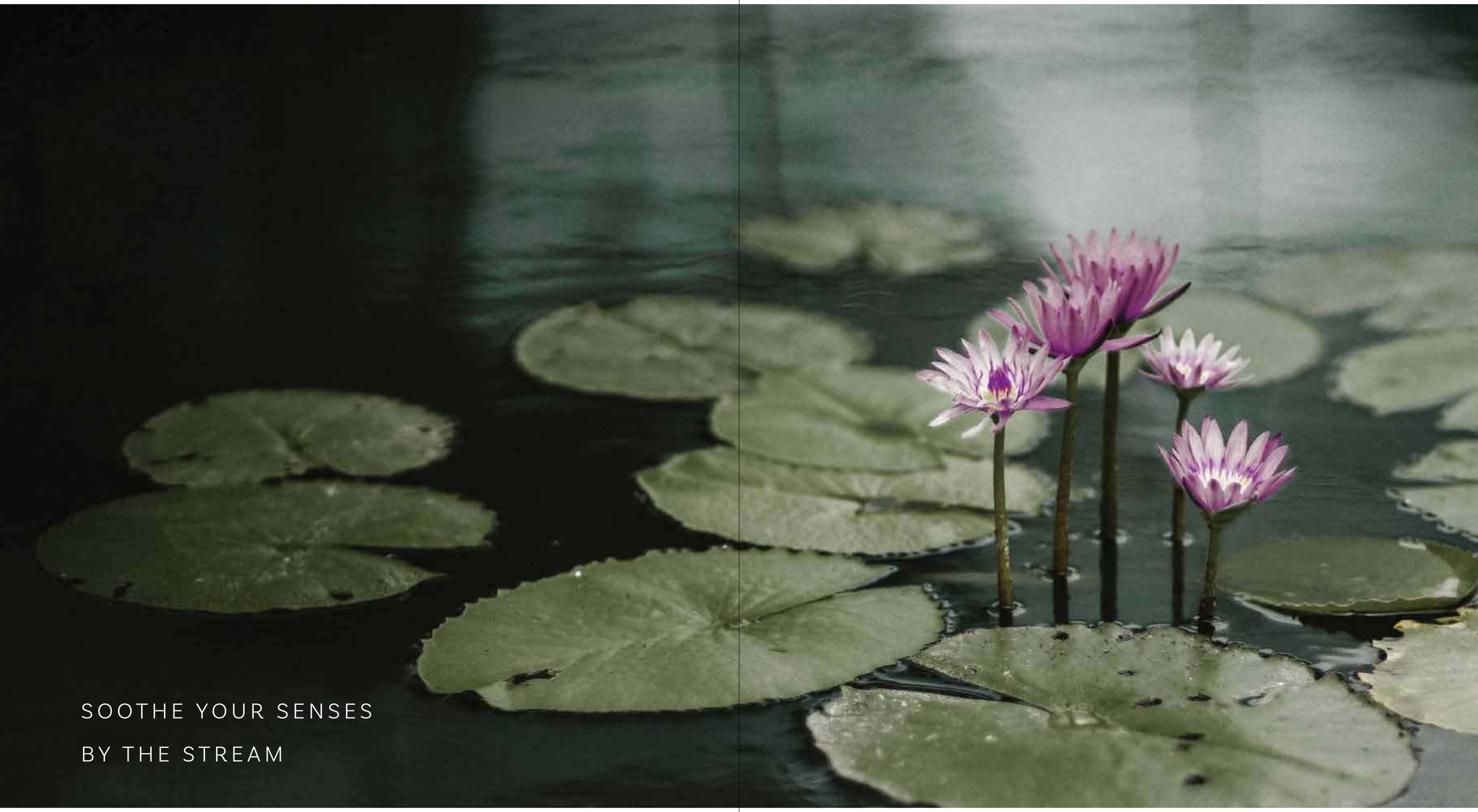
With its beachside locale, rustic charm and slower pace of life, Changi is where you can enjoy a window to the halcyon days of Singapore.

Scenic, long stretches of road take you on adventures past hundred-year-old trees and kampong-style boardwalks rich with flora and fauna that have inspired the lush landscaping of Parc Komo and the adjoining Komo Shoppes.

AN INVITING SENSE OF ARRIVAL

PARC KOMO DROP-OFF

A rich gardenscape awaits your arrival. The drop-off is flanked by a series of soothing water features, with the relaxing sound of cascading water welcoming you home.



SOOTHE YOUR SENSES

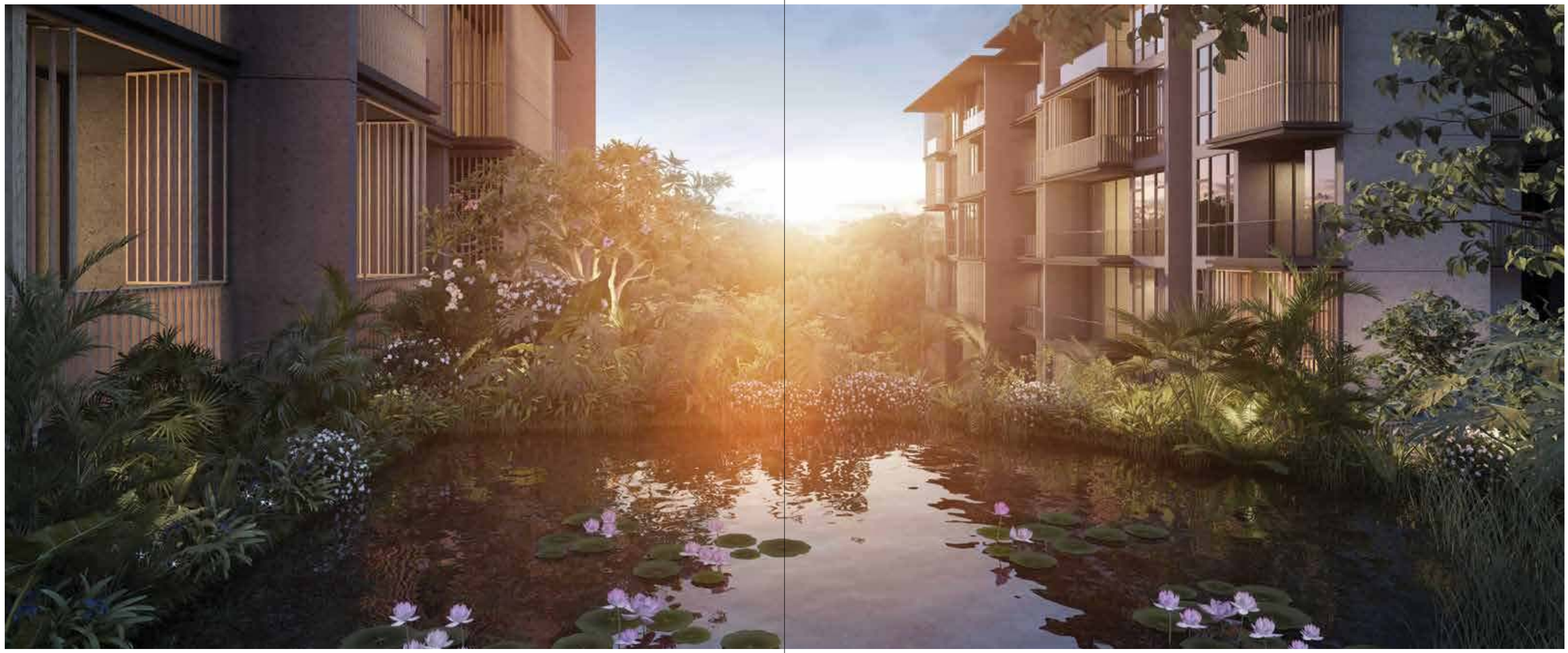
BY THE STREAM

Artist's Impression

VERANDA STREAM

Escape to a verdant brook and bioswale surrounded by a vibrant tapestry of flowers and foliage. As you venture over the cool stone path, feel your mood lighten under the beautiful komorebi effect as sunlight gently streams through the treetops onto the boardwalk below.

EVENING HOURS ARE BEST SPENT WITH NATURE'S WONDERS



NIGHT WATER LILY POND

Bask in the warm evening glow at the Sunset Deck and the adjoining Night Water Lily Pond. Like glittering stars across the night sky, these elegant lilies only bloom in the night, gently reflecting the moonlight.

IT'S NOT THE NUMBER

OF HOURS IN YOUR LIFE,

BUT THE LIFE

IN YOUR HOURS.

DISCOVER ALL
THAT YOUR HOME HAS TO OFFER

Artist's Impression

RETREAT & REVITALISE
IN A POOLSIDE GROTTO

GROTTO

On days that call for a spot of solitude, take a dip in the sparkling leisure pool and relax in the Grotto hidden under the boughs of sculptural trees. The fragrant flowering trees elevate a laid-back afternoon swim into a luxurious spa experience.

THE BEST PARTIES
START WITH A SPLASH

Artist's Impression

Artist's Impression

POOL PARTY PAVILION AND LOUNGE

For those who love to entertain, the Pool Party Pavilion is the perfect place to have a great time. With its sunken lounge and therapeutic jacuzzi, there's no better place to spend quality time with friends and family.

A SWIMMING GOOD TIME

50M LAP POOL

Set in the midst of greenery, the intimate Lap Pool calls to mind a river running through the forest, a quiet space for you to get away from it all.

Artist's Impression

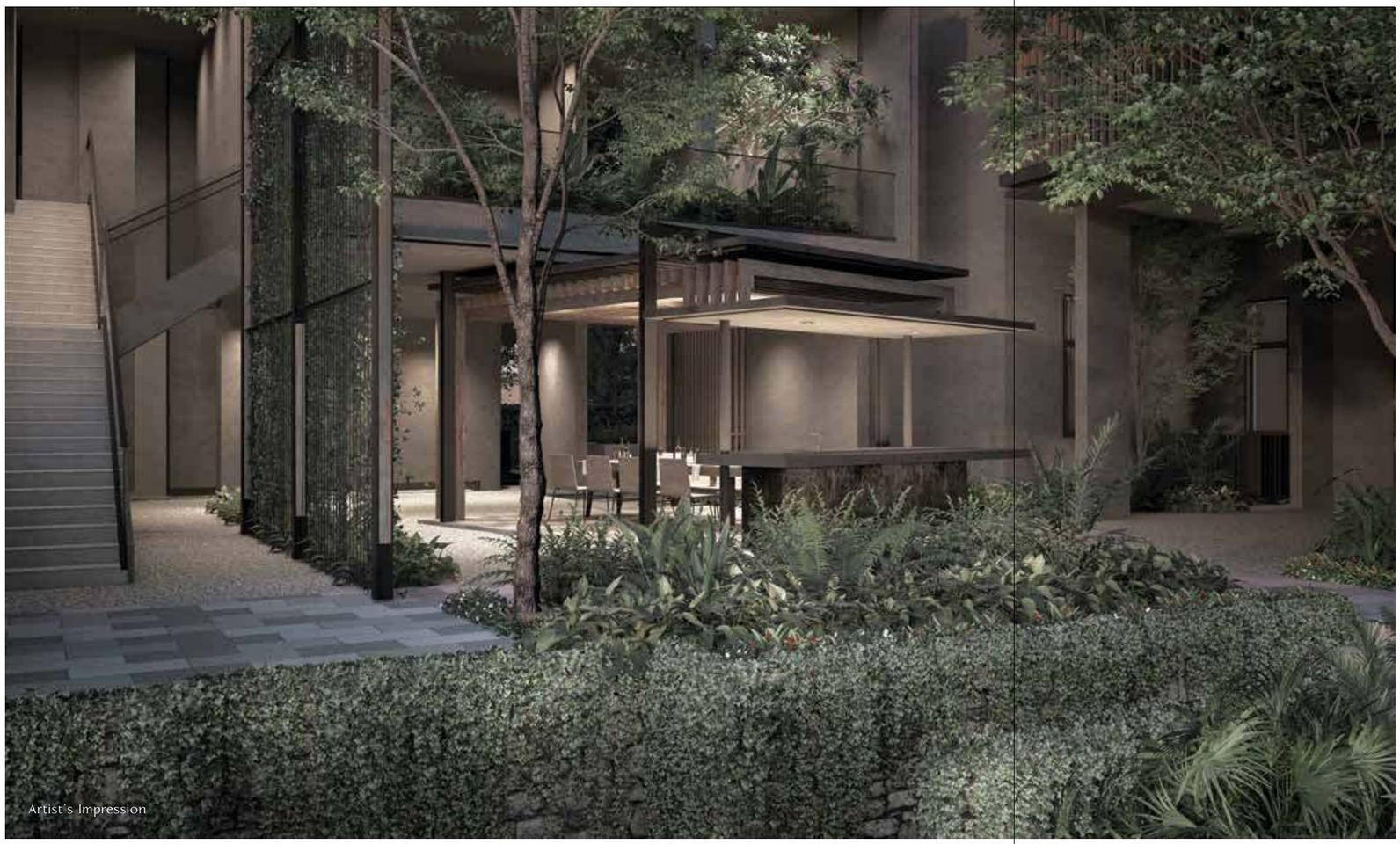
SPACE APLENTY FOR COOKOUTS AND WORKOUTS

Artist's Impression

KOMO CLUB AND GYM

The spacious Komo Club and Gym offer panoramic vistas of the serene 50m lap pool on one side, and an idyllic stream on the other.

GRILL
AND GATHER


Artist's Impression

BARBECUE PAVILION

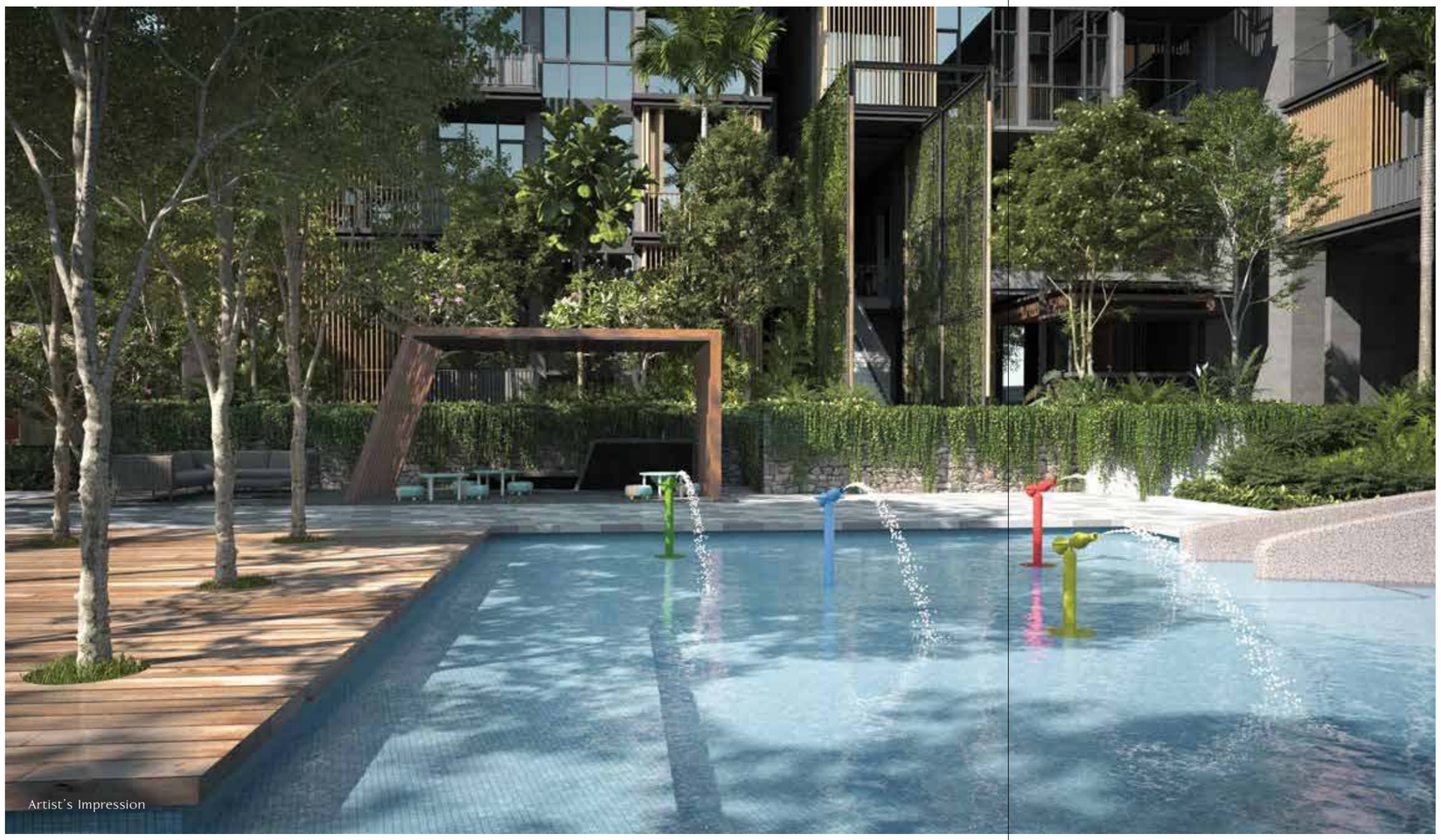
Whether it's a lively cookout at high noon or a relaxed dinner party, the fully-equipped barbecue pavilion is where bonds are made over a great meal.

WIND DOWN
BY THE POOL

POOLSIDE CABANA AND LOUNGE PAVILION

Every day can be a lazy Sunday with plenty of space to relax by the poolside. Enjoy balmy, sunny days and lounge about the wooden pool deck—your private retreat to indulge in.

FOR THE YOUNG
AND YOUNG AT HEART


Artist's Impression

KIDS' POOL & SLIDE

Let your children make a splash at the Kids' Aqua Slide and Kids' Water Play. Adventure awaits your tiny tots at this water playground which promises many afternoons of fun in the sun for the whole family.

KIDS' CLUB

Designed to encourage sharing and mingling between children of all ages, the Kids' Club is a fun place to host memorable birthday parties and play dates.

A GARDEN OF MANY WONDERS

Artist's Impression

HERB PAVILION

Indulge in slow living with myriad shared spaces teeming with life. Spice up your home-cooked meals with fresh herbs from the Herb Pavilion and urban farming plots.

A NOOK IN THE WOODS

Artist's Impression

READING PODS

Laze under dappled light in airy reading nooks that resemble treehouses. Complete your escape from the city with a book.

ROMANCE UNDER THE STARS

GLAMPING

Experience the great outdoors at the rustic glamping grounds. Here, indulge in a mellow evening with your loved ones beneath the night sky.

Artist's Impression

A WEALTH OF ACTIVITIES

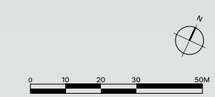
FIRST STOREY SITE PLAN

Parc Komo offers more than just your ordinary facilities—meticulously designed zones allow for restful contemplation and more active pursuits. With so many activities to choose from, your days and nights will always be in the constant embrace of lush greenery.

FIRST STOREY

1 Parc Komo Drop Off
2 Bioswale Portal
3 Cascading Terraces
4 Bioswale Pond
5 Courtyard
6 Komo Club
7 Alfresco Terrace I
8 Alfresco Terrace II
9 Courtyard Estuary
10 Pool Deck
11 50m Lap Pool
12 Kids' Playground
13 Pink Blossom
14 Yoga Deck
15 Verdura Patio
16 Veranda Stream
17 Forest Trail
18 Water Hammock
19 Poolside Cabana
20 Lodge Pavilion
21 Palm Grove
22 Sensory Spa Jet
23 Grotto
24 Pool Party Pavilion
25 Party Lounge
26 Party Pool
27 Aqua Lounge

THIRD STOREY SITE PLAN



28 Leisure Pool
29 Kids' Water Play
30 Kids' Aqua Slide
31 Kids' Pool
32 Kids' Club
33 Sun Deck
34 Leisure Deck
35 BBQ Pavilion
36 Working Pod
37 Reading Pod
38 Tea Pod
39 Hedge Garden
40 Fitness Park
41 Herb Pavilion
42 Glamping
43 Meadow Garden
44 Swing Garden
45 Changing Room
46 Parcel Santa (Basement)
47 Bicycle Hub (Basement)

SECOND STOREY

48 Gymnasium
49 Morning Garden
50 Daybeds
51 Midnight Garden*
52 Peacock Garden*

THIRD STOREY

53 Night Water Lily Pond
54 Moonlight Patio
55 Sunset Deck
56 Meditation Deck
57 Secret Water Patio
58 Giant Chess Set
59 Foot Reflexology Path
60 Garden Patio

CL – Covered Linkway
GS – Genset (Basement)
SS – Substation (1st Storey)
SG – Side Gate (1st Storey)
BC – Bin Centre (1st Storey)
GH – Guard House (1st Storey)
MO – Management Office (1st Storey)
KD – Komo Shoppes Drop Off (Basement)

*Midnight Garden and Peacock Garden accessible by staircase only.

A NEIGHBOURHOOD

GROWS OUT OF

CLOSE CONNECTIONS

BETWEEN KINDRED SPIRITS.

A LIFESTYLE HUB
RIGHT AT YOUR DOORSTEP

Artist's Impression

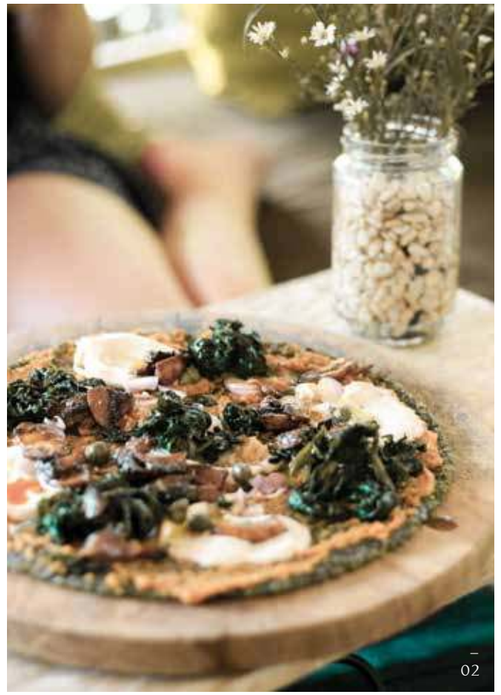
THE NEW HEART OF THE NEIGHBOURHOOD

KOMO SHOPPES

Seamlessly integrated within the development, Komo Shoppes serves both the residents and surrounding community as a vibrant, new neighbourhood hub. Enjoy a well-curated mix of dining, shopping and lifestyle options including a gourmet grocer and dedicated services for your kids and pets.

01 – Kids' Enrichment Schools
02 – Cafes & Restaurants
03 – Pet-grooming Services
04 – Gourmet Grocer
05 – Health & Wellness

01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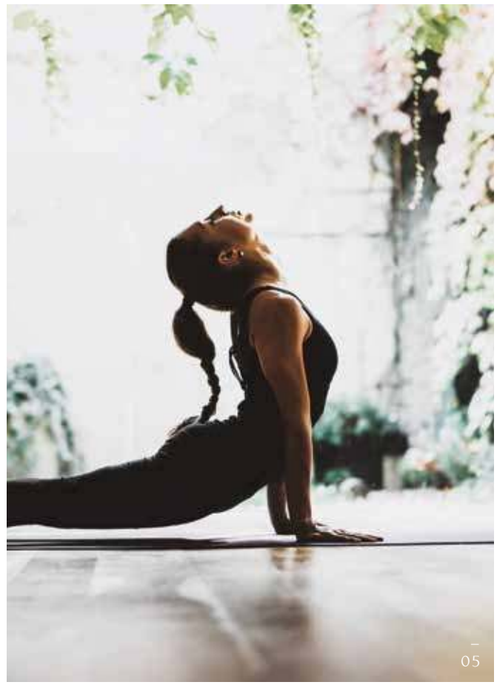
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WHERE ALL THAT MATTERS IS WITHIN REACH

Artist's Impression

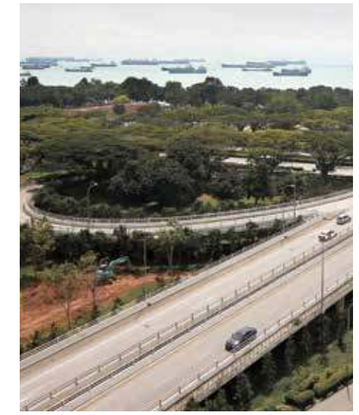

Image courtesy of Jewel Changi Airport Devt.

CONNECTIONS, CONNECTIONS

Stay well-connected with the rest of the island, with the PIE, TPE, and ECP only a short drive away. You're also well-connected with the world, with Changi Airport a quick 5-minutes by car.

Get around easily with the upcoming Loyang MRT Station (Cross Island Line) minutes away, and conveniently located bus services. A dedicated shuttle bus service* provides a comfortable commute to nearby MRT stations. Or hop on a bike and explore all that the east has to offer on the island-wide park connectors.

*Shuttle bus services will be provided for 2 years upon T.O.P. or until MCST is formed, whichever is earlier.

RECREATION

Take a leisurely stroll along Changi Point's coastal boardwalk, get in touch with the great outdoors at nature parks nearby, tee off at one of the many country clubs, or spend a fun-filled day at one of the water-themed activity centres around. With the upcoming waterfront development in the South, residents at Parc Komo will have a lot to look forward to in the future.

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06 – Changi Boardwalk
07 – Changi Golf Club
08 – Changi Sailing Club
09 – Civil Service Club @ Changi
10 – Park Connector
11 – Pulau Ubin
12 – Laguna National Golf & Country Club

FOOD

From hidden eateries to buonissimo Italian fare, Changi has it all. Have a feast at the famed Changi Village Hawker Centre with its smorgasbord of local delights, or take it slow at the cosy cafes and microbreweries nearby.

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13 – Little Island Brewery Co.
14 – The Coastal Settlement
15 – Changi Village Seafood
16 – Chock Full Of Beans
17 – Changi Village Hawker Centre

SHOPPING

You're never far from retail therapy. Not only will you enjoy the convenience of Komo Shoppes at your doorstep, Parc Komo is surrounded by shopping amenities—including Jewel Changi Airport, where you can embark on a retail journey like no other. You'll be a short drive away from the largest Nike store in Southeast Asia, an 11-screen cinema, Singapore's first Shake Shack and a Pokémon Centre!

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18 – IKEA
19 – Downtown East
20 – Tampines Mall
21 – White Sands Mall
22 – Jewel Changi Airport
23 – Changi City Point

SCHOOLS AND BUSINESS PARKS

There is no shortage of good schools in this neighbourhood. With an abundance of international and tertiary institutions located close by, you and your children can take it easy in the mornings.

Landlords-to-be can look forward to burgeoning rental opportunities, with Changi being developed as a business gateway. Not only are Changi Business Park and Changi International Logispark a stone's throw away, Changi Aviation Park and the upcoming Changi East Industrial Zone promise a much more vibrant and thriving economic hub.

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24 – Changi Business Park
25 – Changi North International Logispark
26 – Singapore University of Technology and Design
27 – Temasek Polytechnic
28 – United World College South East Asia (East Campus)

AROUND THE NEIGHBOURHOOD

SCHOOL

Dunman Secondary School
East Spring Primary School
East Spring Secondary School
Hai Sing Catholic School
ITE College East
Japanese School Singapore (Changi Campus)
Loyang View Secondary School
Middleton International School
Ngee Ann Secondary School
One World International School
Overseas Family School
Pasir Ris Crest Secondary School
Pasir Ris Primary School
Poi Ching School
SIA Training Centre
Singapore Aviation Academy
Singapore University of Technology & Design (SUTD)
Tampines JC
Tanjong Katong Primary School
Temasek JC
Temasek Polytechnic
Temasek Primary School
Temasek Secondary School
United World College of South East Asia (East Campus)
Victoria JC
Victoria School
White Sands Primary School

SHOP

Bedok Mall
Bedok Point
Changi City Point
Century Square
COURTS Megastore
Eastpoint Mall
IKEA Tampines
Giant Hypermarket
Jewel Changi Airport
Loyang Point
Our Tampines Hub
Tampines One
Tampines Mall
White Sands Mall

NATURE

Bedok Reservoir Park
Changi Boardwalk
Changi Beach Park
East Coast Park
Forest Adventure
Gallop Stable@Pasir Ris
Pasir Ris Park Mangrove Boardwalk
Pasir Ris Park
Pasir Ris Playground
Pasir Ris Town Park
Pulau Ubin
Sea Shell Park
Sun Plaza Park
Tampines Eco Green Park
Tampines Leisure Park
Tampines Quarry

PLAY

Aranda Country Club
Bedok Jetty
Changi Museum
Changi Point Coastal Walk
Changi Sailing Club
Civil Service Club
D' Resort Downtown East
Heartbeat@Bedok
Johore Battery
Laguna National Golf & Country Club
National Sailing Center
National Service Resort & Country Club
SAFRA Tampines
Singapore Expo
Singapore Wake Park (SWP)
Tanah Merah Country Club
Water Venture (Bedok Reservoir)
Water Venture (East Coast)
Water Venture (Pasir Ris)
Wild Wild Wet
Downtown East

WORK

Changi Business Park
Changi International Logispark (North)
Loyang Industrial Park

TRANSPORT

Bayshore MRT (U/C)
Bedok MRT
Bedok Reservoir MRT
Bedok North MRT
Bedok South MRT (U/C)
Changi Airport MRT
Expo MRT
Kembangan MRT
Loyang MRT (U/C)
Marine Terrace MRT (U/C)
Pasir Ris East MRT (U/C)
Pasir Ris MRT
Siglap MRT (U/C)
Simei MRT
Sungei Bedok MRT (U/C)
Tampines MRT
Tampines East MRT
Tampines North MRT (U/C)
Tampines West MRT
Tanah Merah MRT
Upper Changi MRT
Xilin MRT (U/C)
East Coast Parkway (ECP)
Pan Island Expressway (PIE)
Tampines Expressway (TPE)
Changi Point Ferry Terminal
Loyang Jetty
Pulau Ubin Jetty
Tanah Merah Ferry Terminal

AIRPORT

Changi Airport

HEALTH

Changi General Hospital

FOOD

Changi Village Hawker Centre
East Coast Lagoon Food Village
Smith Marine

THERE’S NOTHING

LIKE STAYING

AT HOME

FOR REAL COMFORT.

LIVING WELL
IS ALL IN THE DETAILS

Artist's Impression

Artist's Impression

Artist's Impression

Choose from a selection of one- to five-bedroom apartments spread across the estate. Each apartment block is surrounded by extensive greenery, allowing you to experience the simple pleasures of slow living every day.

Inside your home, discover touches inspired by nature. Every apartment is tastefully appointed with elegant finishes and fittings that reflect the estate's natural textures. From sophisticated glazed tiles, quality timber floors to fine marble, it's these subtle details that turn a home into a place of respite. For those who like to cook up a storm, the kitchen is outfitted with a suite of sleek appliances from Bosch.

YOUR
RESTFUL ABODE

Artist's Impression

Artist's Impression

Discover natural luxury in a home designed to complement and elevate your lifestyle. In addition to the airy, spacious bedrooms, luxuriate in bathrooms equipped with stylish, quality fittings from Duravit and Hansgrohe.

A HOME THAT PAMPERS AND PLEASES

No expense has been spared to create a home that takes care of all your needs, so you'll have more time to live and play. An E-Concierge is at your beck and call, always ready to assist you in controlling your home, booking residential services or even arranging external services.

SMART HOME
PERFECT HOME

Digital Lock
- Lock & unlock door via fingerprint, PIN number, mobile app & key
- Fire emergency alert

Smart Home Hub
Control center of your smart home system

Air-Con Control
- Control temperature via mobile app
- Pre-cool your home

Smoke Detector
- Real-time alarm
- Fire safety features

Optional
- Smart Door Bell • IP Camera • Window/Door Sensor • Lighting Control • Motion Sensor • Smart Curtain

SMART COMMUNITY
PERFECT COMMUNITY

Prime Neighbourhood

Facility Booking At Your Fingertips

Management Feedback

Group Communication Within Community

Visitor Management System

RETAIL & REWARDS
MORE TO EXPLORE

Smart Retail
- Exclusive services & promotions via app
- Perks & privileges

Smart Rewards
- Multi mall rewards program via app
- Redeem exclusive deals & benefits

NEVER MISS A DELIVERY

With the Smart Parcel Station, say goodbye to the inconvenience of having to reschedule a delivery or an extra trip to the post office.

READY, SET, RIDE

Enjoy the convenience of a bicycle maintenance hub right at your doorstep that provides a place to fix or hose off your bike or personal mobility device after a long day of adventuring at Pulau Ubin or cycling around the neighbouring park connectors.

AWARD WINNING DEVELOPER

Artist's Impression

Artist's Impression

Artist's Impression

CEL DEVELOPMENT

MEMBER OF CHIP ENG SENG GROUP

CEL Development Pte. Ltd. (CEL) is a wholly-owned subsidiary of Chip Eng Seng Corporation Ltd, a public listed company in Singapore since 1999.

Spearheading the Group's portfolio in property development, CEL has over the years established itself as one of the industry's fastest rising names. With development projects in Singapore, Australia and Vietnam, CEL has established impressive growth in recent years.

Being a dynamic organisation, we've built our success on the foundations of solid ethical practices and quality standards supported by our vast expertise in the areas of construction, property development and property investment.

With a strong synthesis of youth and experience in our ranks, we are able to leverage on these expertise as a Group to continually push benchmarks in construction and quality, much akin to our corporate vision.

CEL's vision: "To be a leading multi-discipline property development company of choice, one that is synonymous with creating quality homes with outstanding build quality and investment value, thereby creating sustainable value to its shareholders and customers and being a socially responsible corporate organisation."

And with our valued standard practices and dynamic approach, we aim to scale higher heights in the coming years and strive to deliver our promise of quality homes for today and tomorrow.

For sales enquiries, please call

(65) 6100 3838

enquiries@parckomo.com.sg

www.parckomo.com.sg

Name of Developer: CEL Real Estate Development Pte. Ltd. (UEN: 200408555N) • Housing Developer's Licence No: C1325 • Tenure of Land: Estate in Perpetuity • Encumbrances on the Land: Caveat(s) / Mortgage(s) in favour of Oversea-Chinese Banking Corporation Limited • Expected Date of Vacant Possession: 04 June 2023 • Expected Date of Legal Completion: 04 June 2026 • Location: Lots 1146A & 1147K of Mukim 31 at Jalan Mariam/Upper Changi Road North

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Date of print: MAY 2019

CEL DEVELOPMENT

MEMBER OF CHIP ENG SENG GROUP