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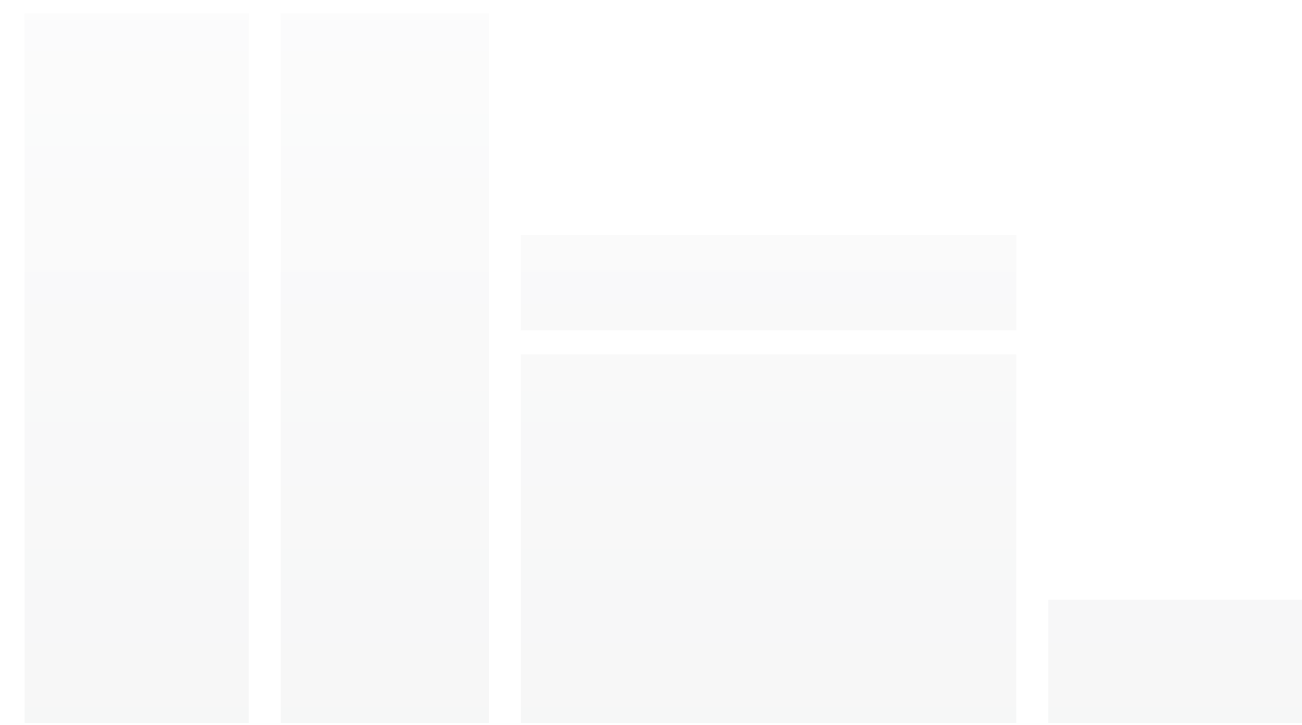


COMMERCIAL

# URBAN LIVING with a touch of village. It's all in the SQUARE.

Serene surroundings with a touch of village charm. Kensington Square offers residents the best of both worlds in a stylish residence. Besides a superb location, there's a plethora of retail, shopping and dining choices, all beckoning at the doorstep. Where everything you need is within easy reach. And that's where potential business opportunities arise.

Welcome to Kensington Square.





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RESIDENTIAL COMMERCIAL



# RETAIL OPPORTUNITIES.

Excellent asset for investment.

With 57 commercial freehold units readily available, opportunities abound at Kensington Square. Retail spaces come in practical sizes that will suit your business needs and they are excellent assets for investment.

As a retailer, you'll have a ready pool of resident-customers, with retail choices that will complement their lifestyle. From indoor cafes to al fresco dining, from beauty and wellness to supermarkets. The business opportunities are as good for you as they are convenient to them.





# SPECTACULAR FRONTAGE.

meets SUPERB LOCATION.

Excellent location and a stunning facade give Kensington Square a truly spectacular frontage that will bring in the buzz. It's your choice location for your business endeavours.

It makes business sense to be right at the heart of it all. Take full advantage of its superb connectivity to enhance your business and maximise your return on investment.





# Connecting you to OPPORTUNITIES.

Urban amenities for convenience. The charms of greenery for relaxation. Your business is at the centre of every connection you need, bringing you unbeatable accessibility.

- MRT**
  - 8 mins walk to Bartley MRT
  - 1 stop to Serangoon MRT
  - 2 stops to Kovan MRT
  - 3 stops to Bishan MRT
  - 4 stops to Ang Mo Kio MRT
- EXPRESSWAYS**
  - CTE – 5 mins drive
  - KPE – 5 mins drive
  - PIE – 7 mins drive
  - ECP – 11 mins drive
  - TPE – 12 mins drive
- RETAIL/F&B**
  - NEX
  - Chomp Chomp
  - Junction 8
  - Ang Mo Kio hub
  - Toa Payoh HDB hub
  - Bedok Point
  - Orchard Road
  - Bugis Junction
- BUSINESS/INDUSTRIAL**
  - Paya Lebar iPark
  - Defu Industrial Park
  - Kaki Bukit Industrial Park
  - Ubi Industrial Park
  - Macpherson Industrial Complex
  - Central Business District
- EDUCATION**
  - Within 1 km**
    - Paya Lebar Methodist Girls' School
    - Maris Stella High School
  - Within 2 km**
    - Cedar Primary School
    - Xinghua Primary School
    - Yangzheng Primary School
  - Other schools nearby**
    - St Gabriel's Secondary School
    - Yuying Secondary School
    - Peicai Secondary School
    - Nanyang Junior College
    - St Andrew's Secondary School
    - Zhonghua Primary School
    - Holy Innocents' Primary School
    - Kong Hwa School
    - St Andrew's Junior College
    - St Gabriel's Primary School
    - Guangyang Primary School
    - Kuo Chuan Presbyterian Primary School
- HOSPITALS/MEDICAL CENTRES**
  - Mount Alvernia Hospital
  - East Shore Hospital
  - Changi General Hospital
  - Saint Andrew's Community Hospital
- RECREATION**
  - Serangoon Stadium
  - Serangoon Swimming Complex
  - Bedok Reservoir
  - MacRitchie Reservoir
  - East Coast Park





# PRIME LOCATION.

Excellent amenities.

Close to MRT, reputable schools, industrial parks, shopping and amenities. That's what makes Kensington Square an excellent choice for your business.



SHOPPING • INDUSTRIES



MRT • EXPRESSWAYS



SCHOOLS • AMENITIES





LIFESTYLE



SHOPPING • RETAIL



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# SHOPS close to your heart and YOUR CUSTOMERS.

Own a retail space where customers are just steps away from your shop day after day. Splash your creativity and imagination. Create the retail shop you've always wanted to have. And Kensington Square retail mall is the perfect canvas for your entrepreneurial dreams.







# DRAFT EVERYDAY ESSENTIALS.

Right at the heart of it all.  
Whether residents are looking for their daily essentials, something to whip up a healthy meal or the occasional specialised ingredients for a gourmet spread, your conveniently located supermarket is their answer.

SUPERMARKET • GOURMET STORES



# URBAN BEAUTY & WELLNESS.

Bring your beauty and wellness expertise and turn it into a business at Kensington Square. You will be providing hassle-free lifestyle needs with an array of beauty and wellness shops right at their doorstep. The pursuit of health and beauty has never been this convenient.



WELLNESS • BEAUTY

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# DINING STYLES.

Discerning tastes.

From a simple afternoon snack to a gourmet dining experience, culinary choices abound at Kensington Square. There's an amazing array of experiences to suit any palate, occasion and budget.



CASUAL MEALS



QUICK BITES • PASTRIES



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# CULINARY DELIGHTS.

The choice is yours to provide.

The variety of culinary opportunities should bring out the entrepreneur in you. Own your dream F & B outlet and you'll be part of a buzzing culinary scene that caters to residents as well as neighbouring estates.

CASUAL DINING • CULINARY



F & B • DINING



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# Easy drop-off, EASY ACCESS.

For residents and customers, the elegant and wide drive-way presents a perfect introduction to Kensington Square retail mall.



The above plans are subjected to changes as maybe approved by relevant authorities. Plans are not drawn to scale.