

# 21 ANDERSON



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KHENG LEONG CO.

PROPNEX *Lux* 2025





KHENG LEONG CO.

Incorporated in 1949, Kheng Leong Company began operations as an international commodity and spice trading company. Over the years, the company has kept pace with the changing business landscape and has evolved as an investment group with interests in property development and commercial investment.





ERNESTO BEDMAR ARCHITECTS  
pte ltd

Ernesto Bedmar Architects is a Singapore based architectural practice established in 2015, specialising in a wide range of architectural, conservation, landscape and interior designs.

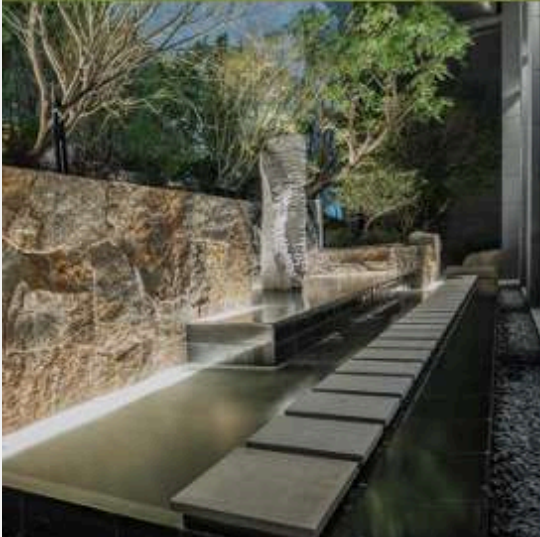
Since its inception, it has always maintained a compact staff of multicultural personalities, designers with a singular desire to explore the relationships of buildings to nature with a particular emphasis on quality design and execution of its diversified portfolio.

# SHUNMYO MASUNO



Shunmyo Masuno is one of the world's preeminent Japanese garden designers, a landscape architect, a professor at Tama Art University and an eighteenth-generation Zen priest at the Kenko-ji Temple in Yokohama.

Renowned for his ability to blend modern design with traditional Japanese design, Shunmyo Masuno has established gardens around the world - traditional and contemporary, urban and rural, public and private - in a wide variety of settings that include temple, office, hotel, and campus venues.





# STUDIO LIAIGRE

## LIAIGRE



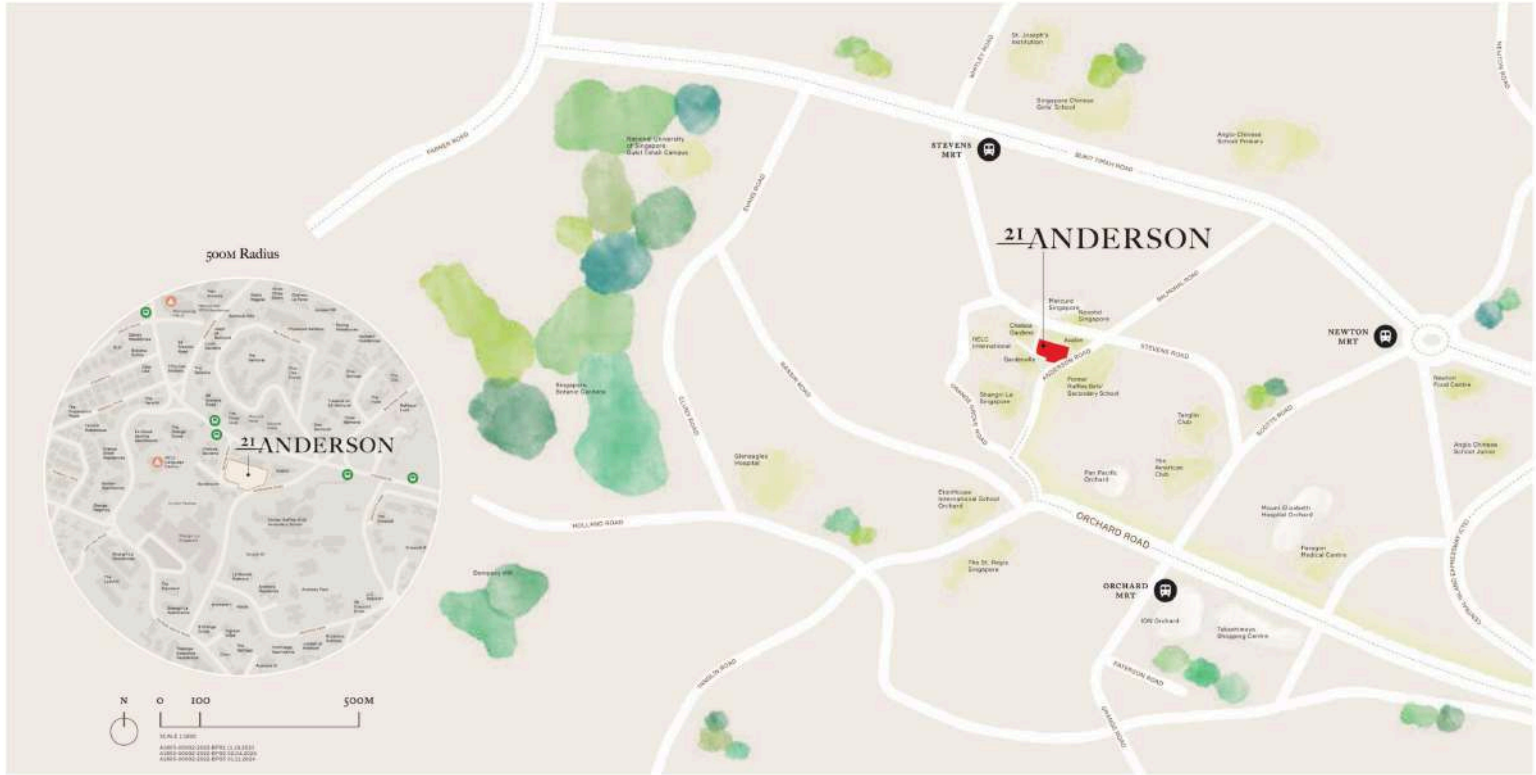
Founded by Christian Liaigre in 1987, Studio Liaigre is based in Paris, France.

Liaigre became the interior designer of choice for fashion legends Calvin Klein, Karl Lagerfeld and Kenzo Takada, as well as a favoured design name in the yachting world.

Studio Liaigre is also an award winner of the prestigious Créateurs Design Awards 2022 in Paris for Best Residential Project In Interior Design.



# LOCATION



Location & Accessibility



# FACT SHEET

Development Name	21 Anderson
Developer	Anderson International Properties Pte Ltd & Raffles Legend Properties Pte Ltd
Company Registration No,	201014504D, 201014502C
Tenure of Land	Freehold
Developer License No,	C1492
Lot and Mukim No.	TS 25 LOTS 01519T & 01851T
BP Numbers	A1805-00002-2022-BP01 A1805-00002-2022-BP02 A1805-00002-2022-BP03
Description:	ADDITION & ALTERATION OF THE EXISTING CONDOMINIUM DEVELOPMENT COMPRISING 1 BLOCK OF 10-STOREY RESIDENTIAL FLATS (TOTAL OF 19 UNITS) WITH 1 BASEMENT CARPARKS, SWIMMING POOL AND COMMUNAL FACILITIES TS25 ON LOT 01519T, 01851T AT 21 ANDERSON ROAD (TANGLIN PLANNING AREA)
Site Area:	4,660.6 m <sup>2</sup> / 50,166 sqft
Address:	21 Anderson Road
No. of Carpark lots	51 Carpark lots (inclusive of 2 EV fast charging lots), 4 Strata Carpark lots, 2 Handicap lot
No. of Blocks & Storeys	1 Block, 10 Storey + Roof
Dates	Expected Date Of Vacant Possession : 30 June 2027 Estimated TOP Date : 4Q 2025 Expected Legal Completion Date : 30 June 2030

## UNIT MIX

UNIT TYPE	DESCRIPTION	STRATA AREA	AC LEDGE AREA	PES / BALCONY / PRT AREA	Planter	Basement Lift lobby and dedicated car park	UNIT NOS.	NO. OF UNITS
2BR-PES	2 Bedroom Apartment	297 sqm <b>3,197 sqft</b>	3 sqm 33 sqft	71 sqm 766 sqft	57 sqm 615 sqft		#01-01 #01-02	2
4BR	4 Bedroom Apartment	417 sqm <b>4,489 sqft</b>	5 sqm 53 sqft	28 sqm 301 sqft	8 sqm 86 sqft		#02-01, #02-02 #03-01, #03-02, #04-01, #04-02 #05-01, #05-02 #06-01, #06-02 #07-01, #07-02 #08-01, #08-02	14
Penthouse	5 Bedroom Penthouse Apartment	971 sqm <b>10,452 sqft</b>	8 sqm 87 sqft	64 sqm 693 sqft	41 476 sqft	Lift : 5 sqm Carpark: 25 sqm	#09-01 #09-02	2
							*Units Under Reserved #02-02 #05-02 #06-01 #06-02 #07-02	5





## 21 ANDERSON UNIT DISTRIBUTION

Lower Roof	5BR (Penthouse) #09-01	5BR (Penthouse) #09-02
L10		
L9		
L8	4BR #08-01	4BR #08-02
L7	4BR #07-01	4BR #07-02
L6	4BR #06-01	4BR #06-02
L5	4BR #05-01	4BR #05-02
L4	4BR #04-01	4BR #04-02
L3	4BR #03-01	4BR #03-02
L2	4BR #02-01	4BR #02-02
L1	2BR – PES #01-01	2BR - PES #01-02

*\*Subject to changes and final approval*



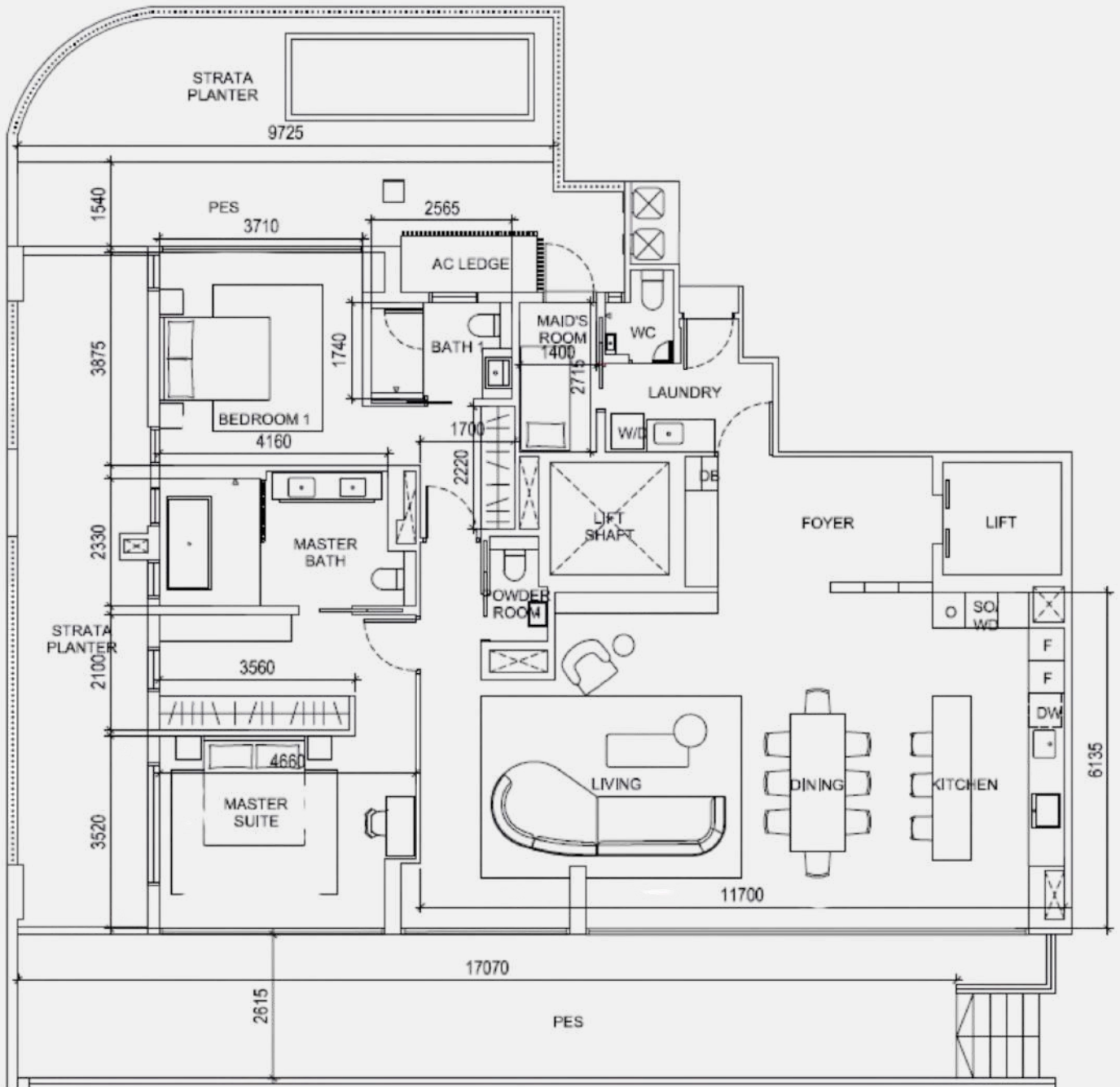
# SITE PLAN





**2 BR-PES**

**3,197 SQFT / 297 SQM**



\*Subject to changes and final approval

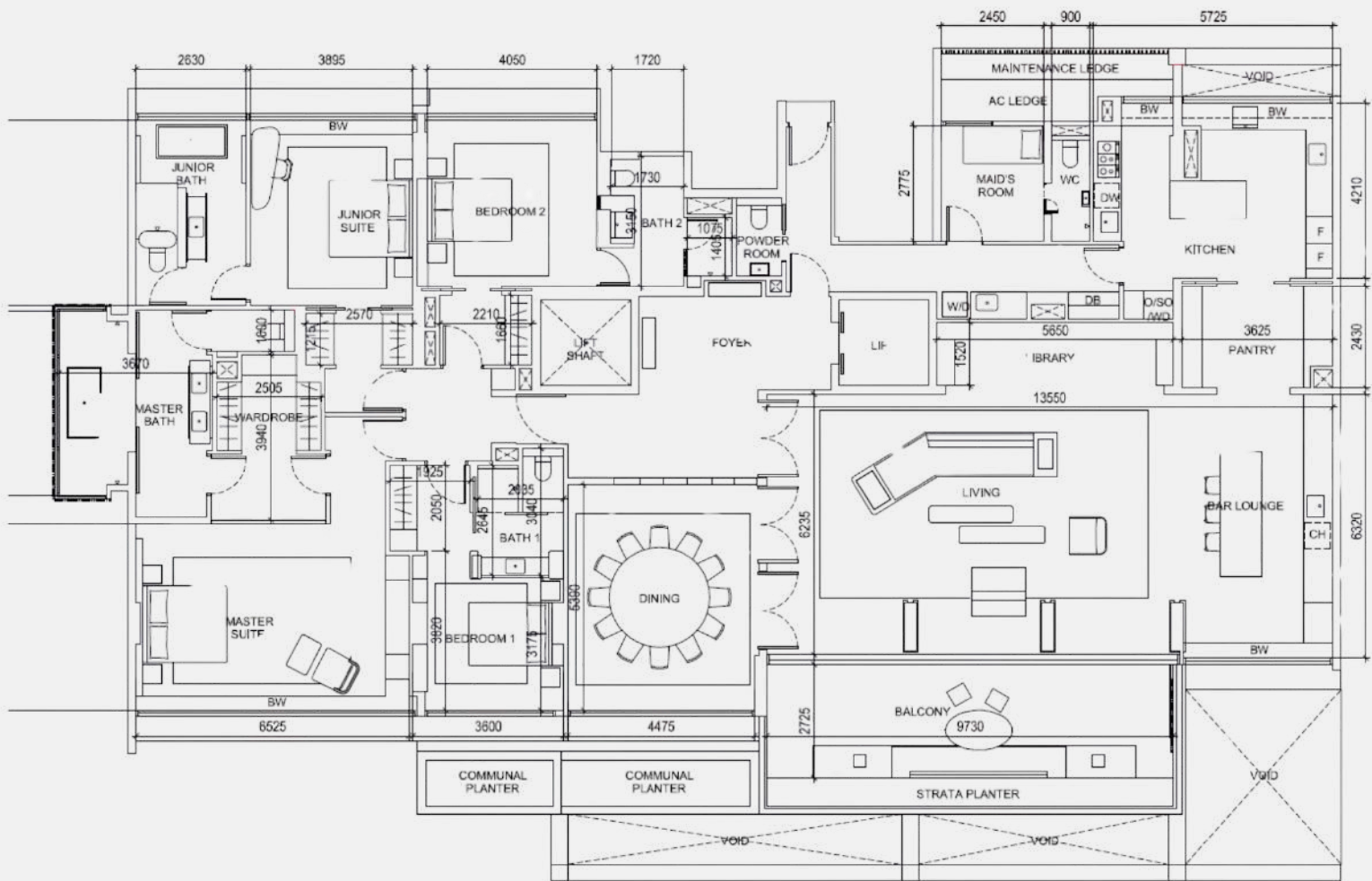


# DRAFT FLOOR PLANS

21 ANDERSON

4 BR

4,498 SQFT / 417 SQM

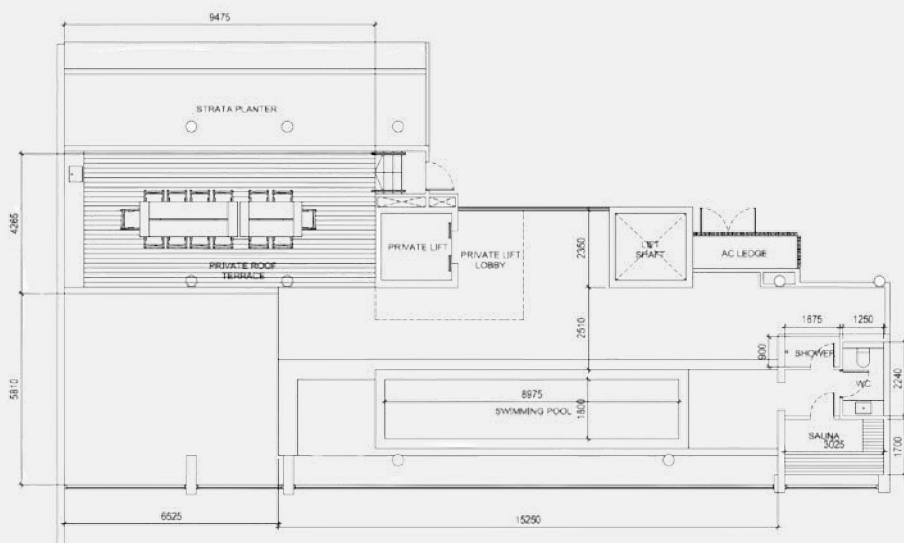
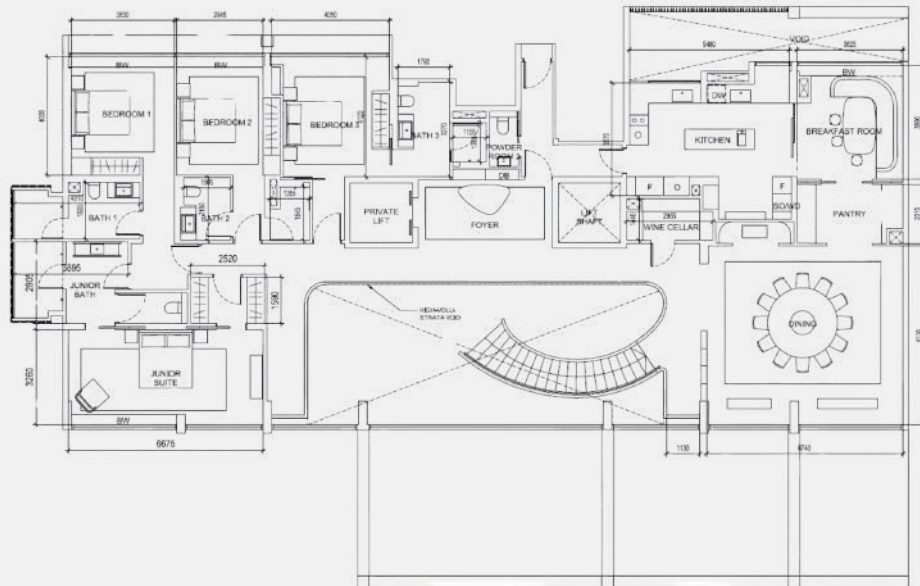
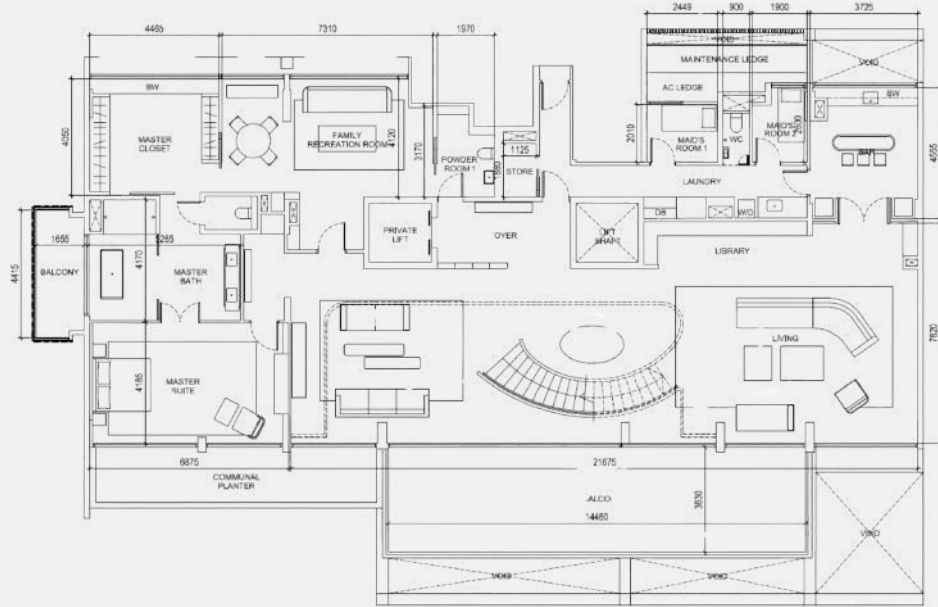


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# DRAFT FLOOR PLANS

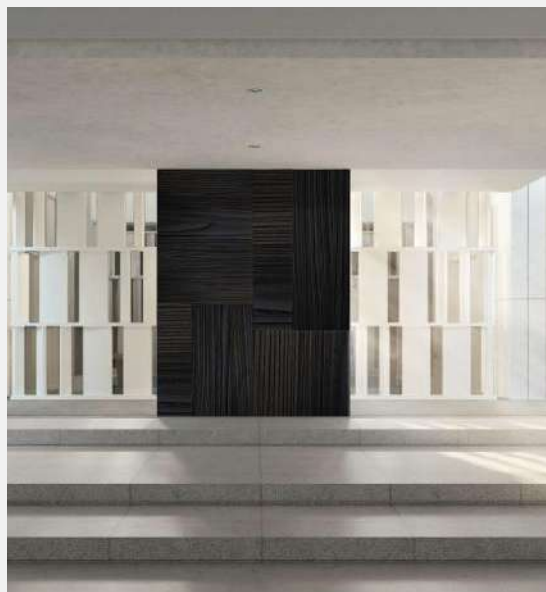
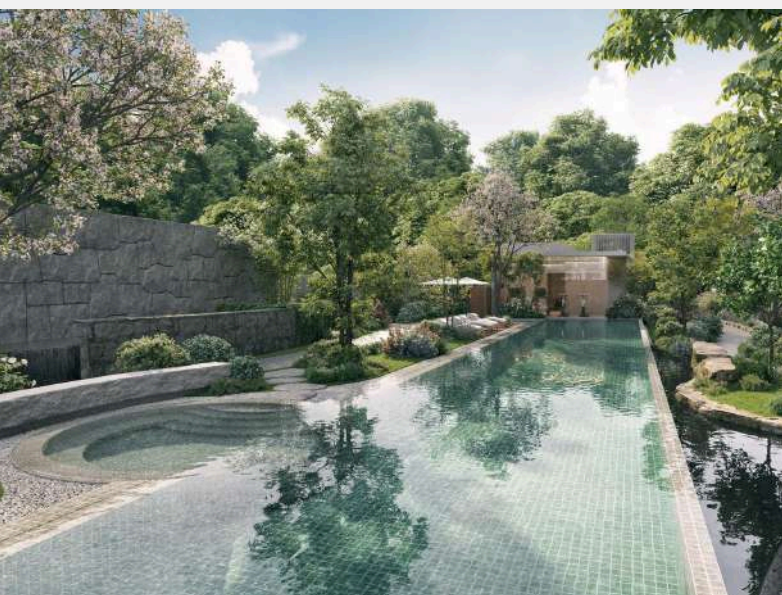
**5 BR (PENTHOUSE)**  
**10,452 SQFT / 971 SQM**





# ARTIST'S IMPRESSIONS ARCHITECTURE, LANDSCAPE & INTERIOR

21 ANDERSON





# ARTIST'S IMPRESSIONS

## 2 BR & 4 BR

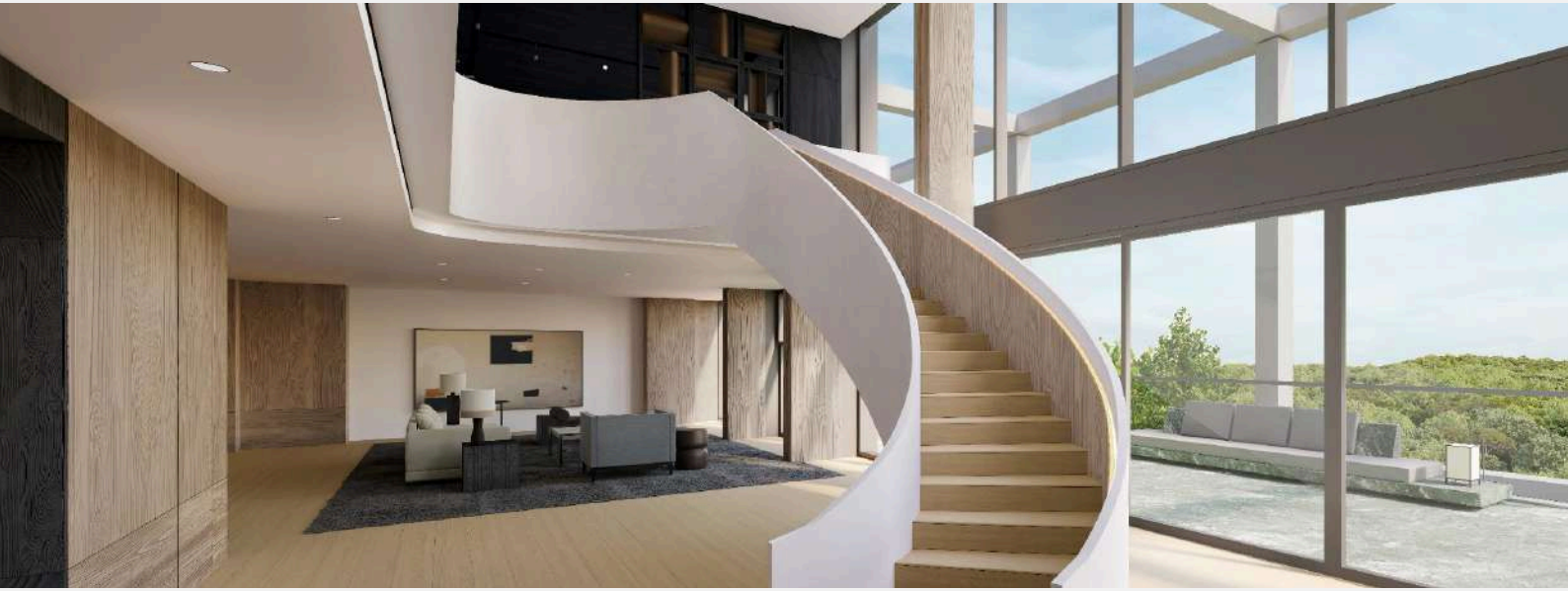
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# ARTIST'S IMPRESSIONS 5 BR PENTHOUSE

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DEVELOPED BY



KHENG LEONG CO.

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DESIGNER ARCHITECT

Ernesto Bedmar Architects

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LANDSCAPE ARCHITECT

Shunmyo Masuno

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INTERIOR DESIGN

Studio Liaigre

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MARKETING AGENCY



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