



THE  
LUMOS  
9 Leonie Hill

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Timeless Value • Luxury Redefined



# Luxury Living in the City

奢华生活 尽在城市中  
FREEHOLD • 永久地契



Located in Singapore's prestigious District 9, The Lumos is a freehold luxury development sited within walking distance of the prime Orchard shopping district.

While the nearby Orchard Road bustles with a diverse selection of retail and F&B options, The Lumos is nestled within a tranquil enclave at 9 Leonie Hill, promising exceptional exclusivity for high-end residential living.

All 53 homes in this 36-storey, single block development have been designed with the utmost care and thought, and selected units feature generous balconies that open up to sweeping views of the surrounding city and beyond.

If you are looking for an ideal combination of metropolitan excitement with suburban serenity, The Lumos – offering timeless value with its freehold tenure and choice location – is the ideal home for you.

永久地契豪华公寓水晶阁，  
位于新加坡高尚的第9邮区，著名的乌节  
购物地带，近在咫尺。

虽然乌节路上繁华热闹，零售与餐饮店林立，  
但水晶阁却坐落在离此一箭之遥的  
利安尼山9号地段，地点格外清幽宁静，  
实为打造高端住宅生活的非凡之选！

水晶阁是楼高36层的单栋公寓，所有53个单位  
皆独具巧思、精心设计。特选单位备有宽敞的  
阳台，周边及城外地区景致尽收眼底。

如果您正寻觅一个既有城市的活力，又有郊区的  
闲情逸趣的住宅，那价值恒久、地契永久及地点  
优越的水晶阁，是您创建家园的不二之选。



# Live, Work and Play in the City

生活，工作与娱乐 尽在城市中



With its central location in the heart of the city, The Lumos enjoys close proximity to the Central Business District at Raffles Place, Marina Bay Financial Centre and Tanjong Pagar, where world-renowned MNCs and financial institutions are located.

Immerse yourself in the splendour of the Orchard shopping district, replete with a wonderful blend of top luxury brands to sprawling departmental stores.

水晶阁地处市区的核心地带，靠近莱佛士坊，滨海湾金融中心与丹絨巴葛一带的中央商业区 - 世界知名跨国公司与金融机构的所在地。

若想满足购物欲，乌节路一带就是购物天堂！除了顶级奢侈品牌之外，这里更有大型百货公司，让您尽享购物之乐。



Ngee Ann City  
義安城

Tangs Shopping Centre  
詩家董购物中心

Shaw House  
邵氏大厦



Clarke Quay  
克拉码头



Dempsey Hill  
登布西路



Singapore Botanic Gardens  
新加坡植物园



Gleneagles Hospital  
鹰阁医院



ISS International School  
ISS国际学校



Chatsworth International School  
采士华国际学校

Off the main Orchard thoroughfare lies a diverse line-up of F&B outlets at Emerald Hill, while the nearby Dempsey Road area offers a carefully curated selection of dining options. Enjoy verdant greenery at the Botanic Gardens, and indulge your senses at the monumental Gardens by the Bay.

Educational institutions in the vicinity include ISS International School, Chatsworth International School, School of the Arts Singapore and Singapore Management University.

With such a combination of commercial, retail and recreational destinations, you can literally live, work and play in the city.

在朝气蓬勃的乌节路旁，是景致秀丽、餐饮馆子林立的翡翠山；附近的登布西路餐饮园区则聚集了精心挑选的各式美食佳肴。

新加坡植物园，绿意盎然，是个理想的休闲之处；滨海湾花园，充满奇花异卉，让您的感官获得极大的享受。

附近的教育机构包括ISS国际学校、采士华国际学校、新加坡艺术学院及新加坡管理大学。

水晶阁结合商业、零售及休闲，堪称是多维一体的顶级住宅，让您的生活，工作与娱乐，聚于城市一处。



# Unparalleled Connectivity

四通八达 无与伦比



Espressway  
高速公路



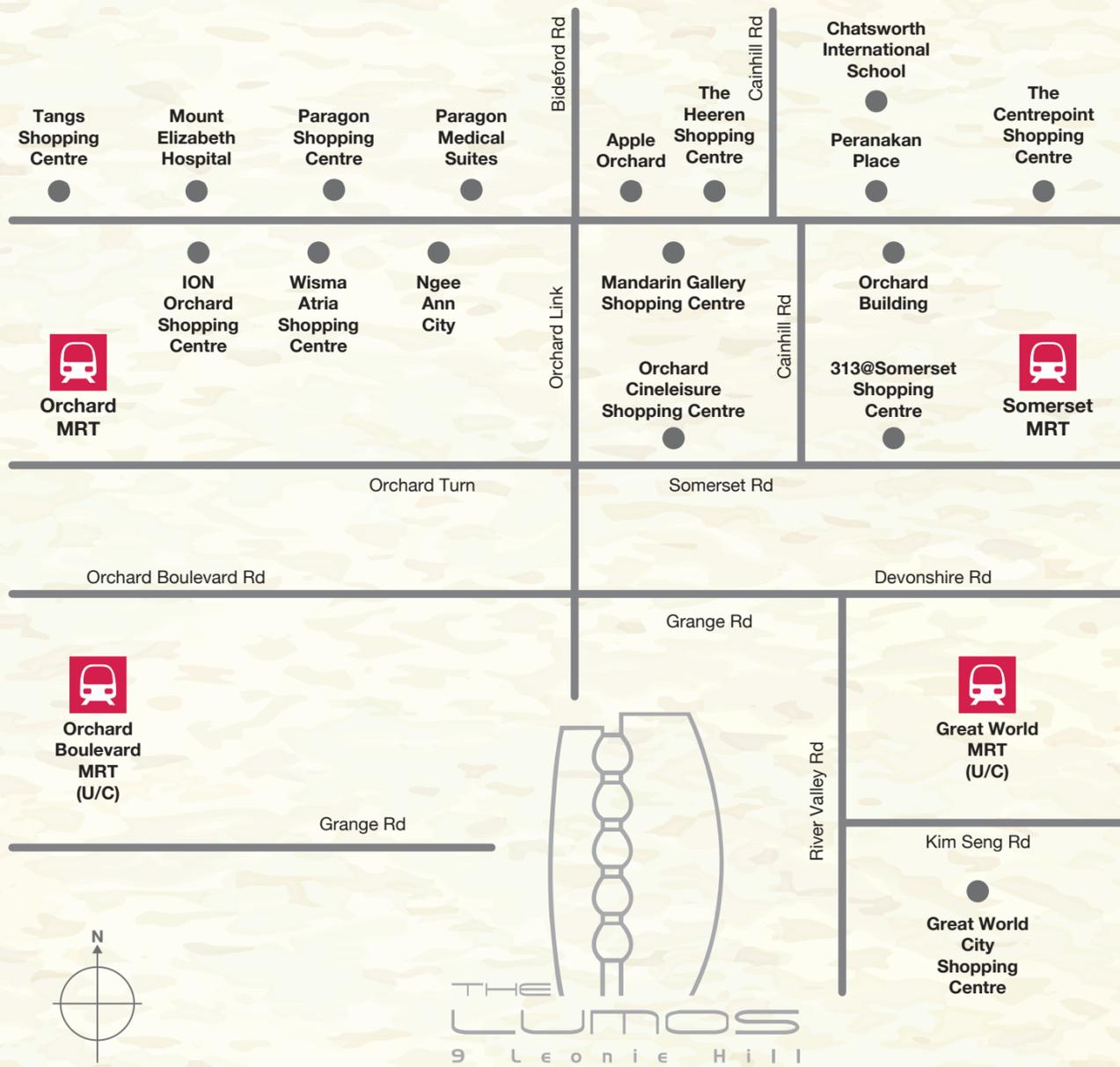
Mass Rapid Transit  
地铁

Only minutes' walk to the Orchard and Somerset train stations on the North/South lines and the upcoming Great World and Orchard Boulevard train stations on the Thomson/East Coast lines, the Lumos offers outstanding accessibility and convenience. Additionally, the nearby Central Expressway makes driving to other parts of the island hassle-free.

Excellent connectivity, combined with a prestigious location at Leonie Hill, makes The Lumos one of the most desired addresses for dynamic city living.

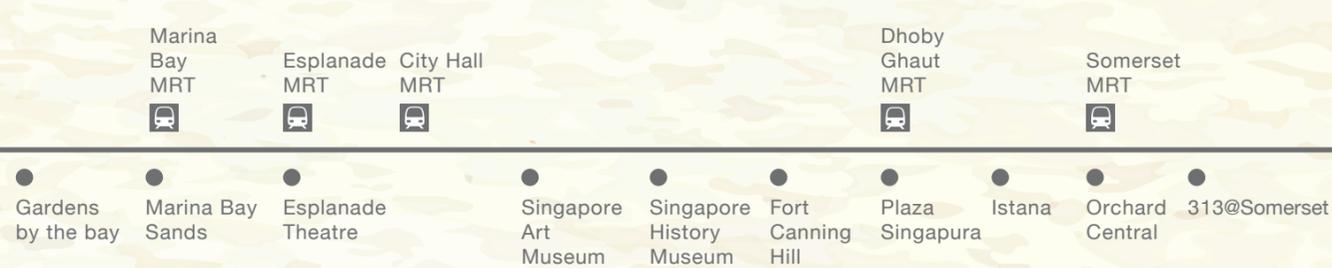
水晶阁地点适中，交通便利，四通八达。仅仅步行数分钟，即可到达南北地铁线上的乌节站与索美塞站，以及即将启用的汤申 - 东海岸地铁线上的大世界站与乌节林荫道站。此外，利用附近的中央高速公路，即可轻松开车前往任何目的地。

卓越的通勤系统及交通网络，结合利安尼山的高尚位置，使水晶阁成为动态城市中最宜居之地。



THE LUMOS  
9 LEONIE HILL

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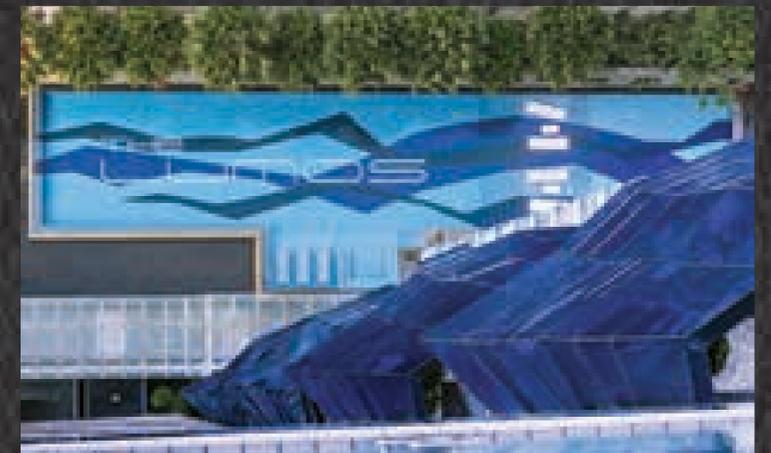
THE  
LUMOS

# Redefining Luxury

奢华的重新定义



Artist's Impression  
设计师构思图



Inspired by the crystal chandelier, the façade of The Lumos is embellished with spiral accents and adorned with glass living pods that allude to embedded gems.

A cascading pool and poolside gym complements the development's exquisite tower, which blends seamlessly with a meticulously designed landscape, while selected units enjoy exclusive access via their own private lift lobbies, redefining the boundaries of luxury living, creating a personal sanctuary for all your needs.

水晶阁的设计灵感来自闪亮的水晶吊灯，其建筑外墙饰有螺旋形装饰，室内则有嵌入宝石的玻璃吊灯，柔和高雅，奢华之至。

层叠式泳池与池畔健身房位于公寓塔楼两侧，与精心设计的园林景观完美融合。此外，特选豪华单位更拥有专属的私用电梯大厅。这一切重新定义了奢华生活的高度，让您安心为家人筑造一个奢华、温馨的避风港。



Wheelock Place

Shaw House

ION Orchard  
Shopping Centre

Scotts Square

Tangs  
Shopping Centre

Wisma Atria  
Shopping Centre

Paragon  
Shopping Centre

Ngee Ann City

Mandarin Gallery  
Shopping Centre

Stay home, sit back, relax and soak in the city as you take in the breath-taking view from the private vantage of your balcony.

在您的私人阳台上，饱览令人叹为观止的美景，  
尽享待在家中的怡然自得。您会发现，生活本该如此！



Your Private  
View of the City

独揽城中美景



A Home for all  
Your Needs

打造完美的家



With its freehold tenure, The Lumos offers home ownership of unlimited duration, and is a valuable asset that privileged owners can pass down from generation to generation.

Given the development's excellent location, facilities and amenities, home owners can also expect their properties to appreciate in land-scarce Singapore. A Lumos home is therefore also an ideal option for investors looking for both good rental yield and capital gain.

水晶阁属永久地契，提供无限期的房屋所有权，是业主传承下一代的珍贵资产。

由于水晶阁的位置、设施及设备优越，业主可期待他们的物业在寸土如金的新加坡稳健升值。对寻求良好租金回报与资本收益的投资者而言，水晶阁的奢华住宅也是个投资佳选。

# Siteplan



# SCHEMATIC DIAGRAM

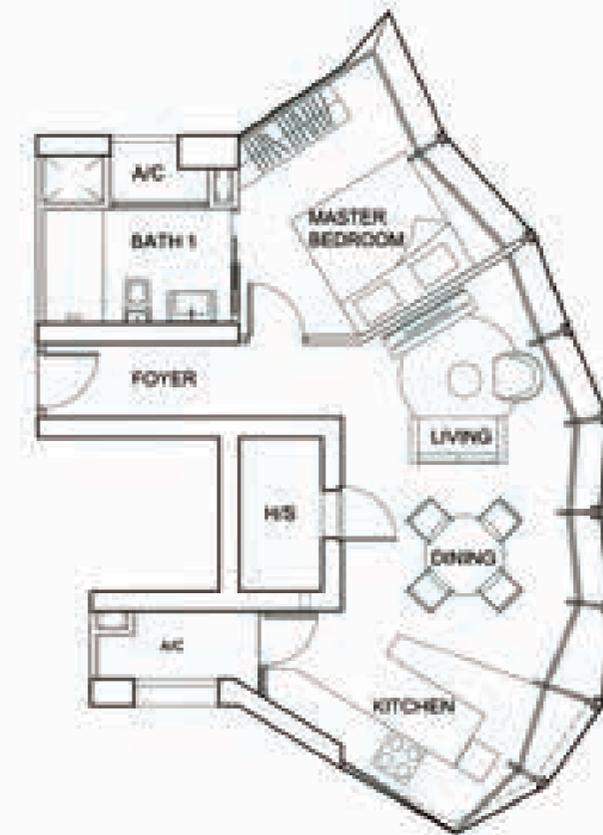
#35-01 Type H (Penthouse)		
#34-01 Type G (Penthouse)		
#32-01 Type E		#32-02 Type F
#30-01 Type E		#30-02 Type F
#28-01 Type E	#28-03 Type B	#28-02 Type F
#26-01 Type E		#26-02 Type F
#24-01 Type E		#24-02 Type F
#22-01 Type E	#22-03 Type B	#22-02 Type F
#20-01 Type E		#20-02 Type F
#18-01 Type E		#18-02 Type F
#16-01 Type E	#16-03 Type B	#16-02 Type F
#14-01 Type E		#14-02 Type F
#13-01 Type C		#13-02 Type D
#12-01 Type C		#12-02 Type D
#11-01 Type C	#11-03 Type A	#11-02 Type D
#10-01 Type C	#10-03 Type A	#10-02 Type D
#09-01 Type C		#09-02 Type D
#08-01 Type C		#08-02 Type D
#07-01 Type C		#07-02 Type D
#06-01 Type C		#06-02 Type D
#05-01 Type C	#05-03 Type A	#05-02 Type D
#04-01 Type C	#04-03 Type A	#04-02 Type D
#03-01 Type C		#03-02 Type D
#02-01 Type C		#02-02 Type D
LIFT LOBBY	LIFT LOBBY	LIFT LOBBY
BASEMENT CARPARK		

- Type A - 1 bedroom
- Type B - 2 bedroom duplex
- Type C - 3 bedroom
- Type D - 4 bedroom
- Type E - 3 bedroom duplex
- Type F - 4 bedroom duplex
- Type G - Penthouse with private pool
- Type H - Penthouse with private pool
- Sky garden

## I Bedroom

### Type A

#10-03, #11-03  
65 sq m (699 sq ft)



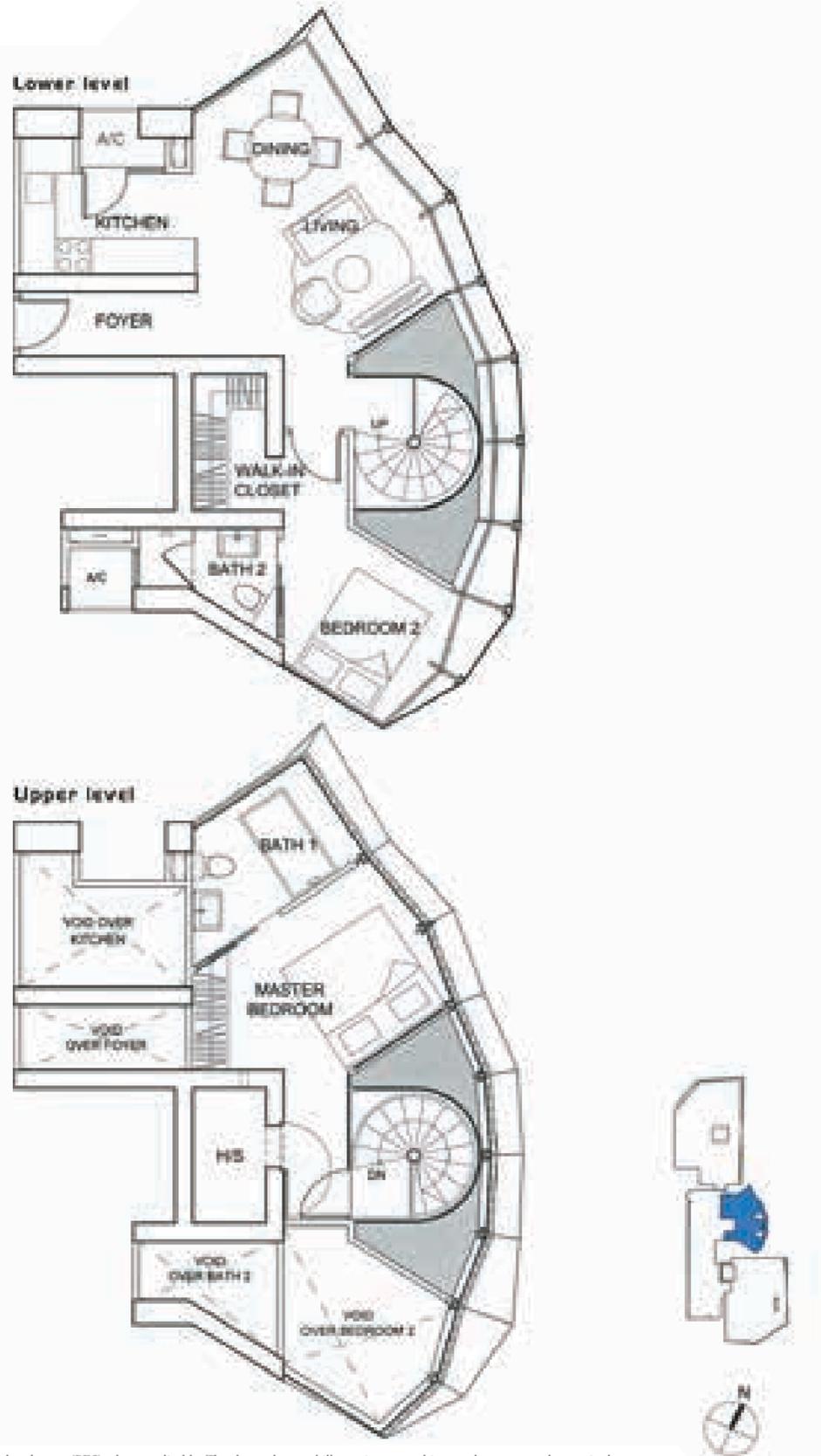
Area includes A/C ledge, Balcony and private enclosed space (PES) where applicable. The above plans and illustrations are subject to change as maybe required or approved by the relevant authorities. All floor areas are approximate only and subject to final survey. Please refer to the key plan for orientation.

面积包括适用的空调壁架、阳台及专属私人空间(PES)。上述平面图。与插图可能会根据相关机构的要求或批准进行修改。所有楼层面积仅为近似值，须经最后测量确定。有关公寓单位的方位，请参阅相关的主要平面图。

## 2 Bedroom Duplex

### Type B

#22-03, #28-03  
109 sq m (1,173 sq ft)



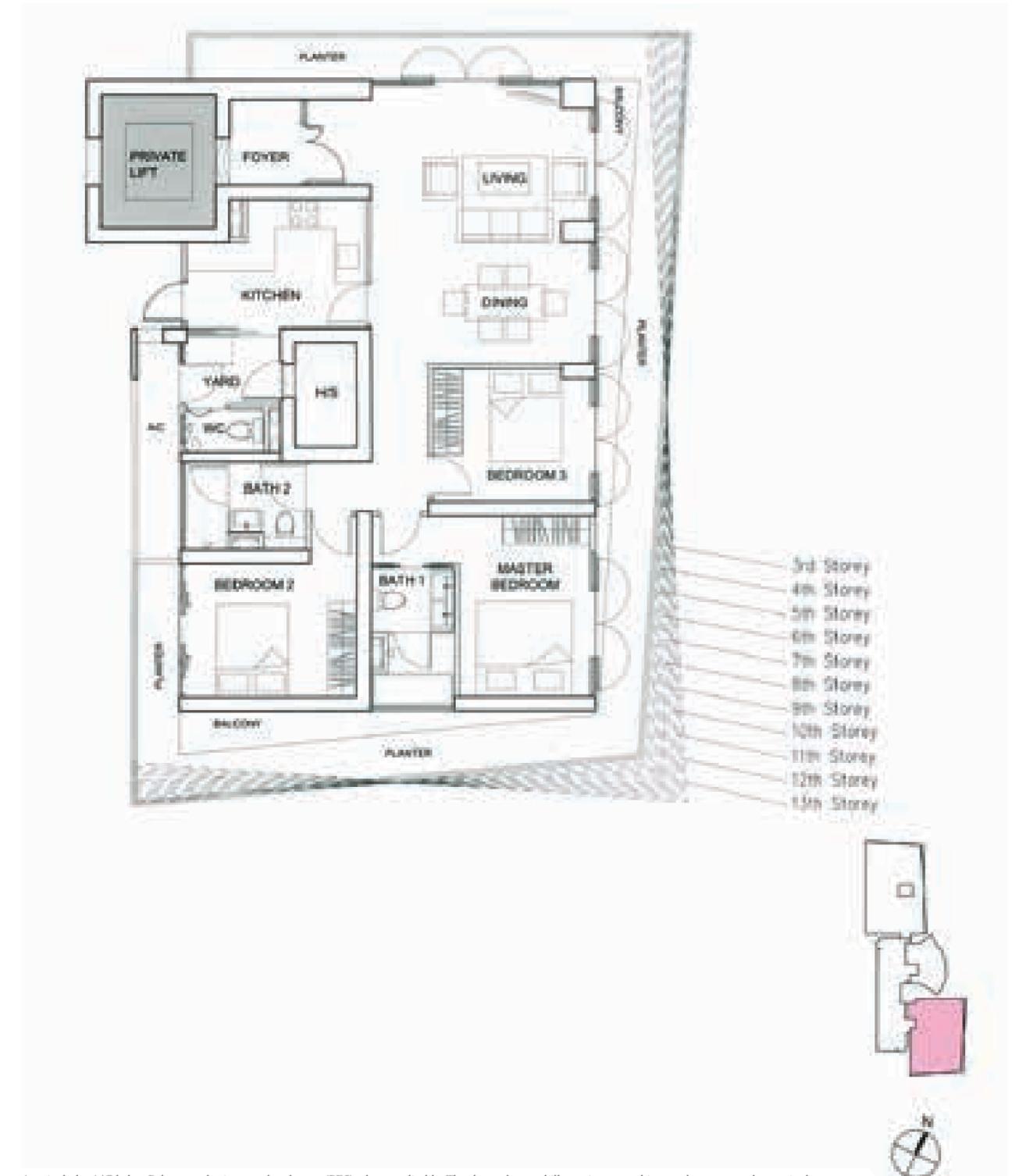
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## 3 Bedroom

### Type C

#02-01, #04-01, #09-01, #10-01, #13-01  
163 sq m (1,754 sq ft)



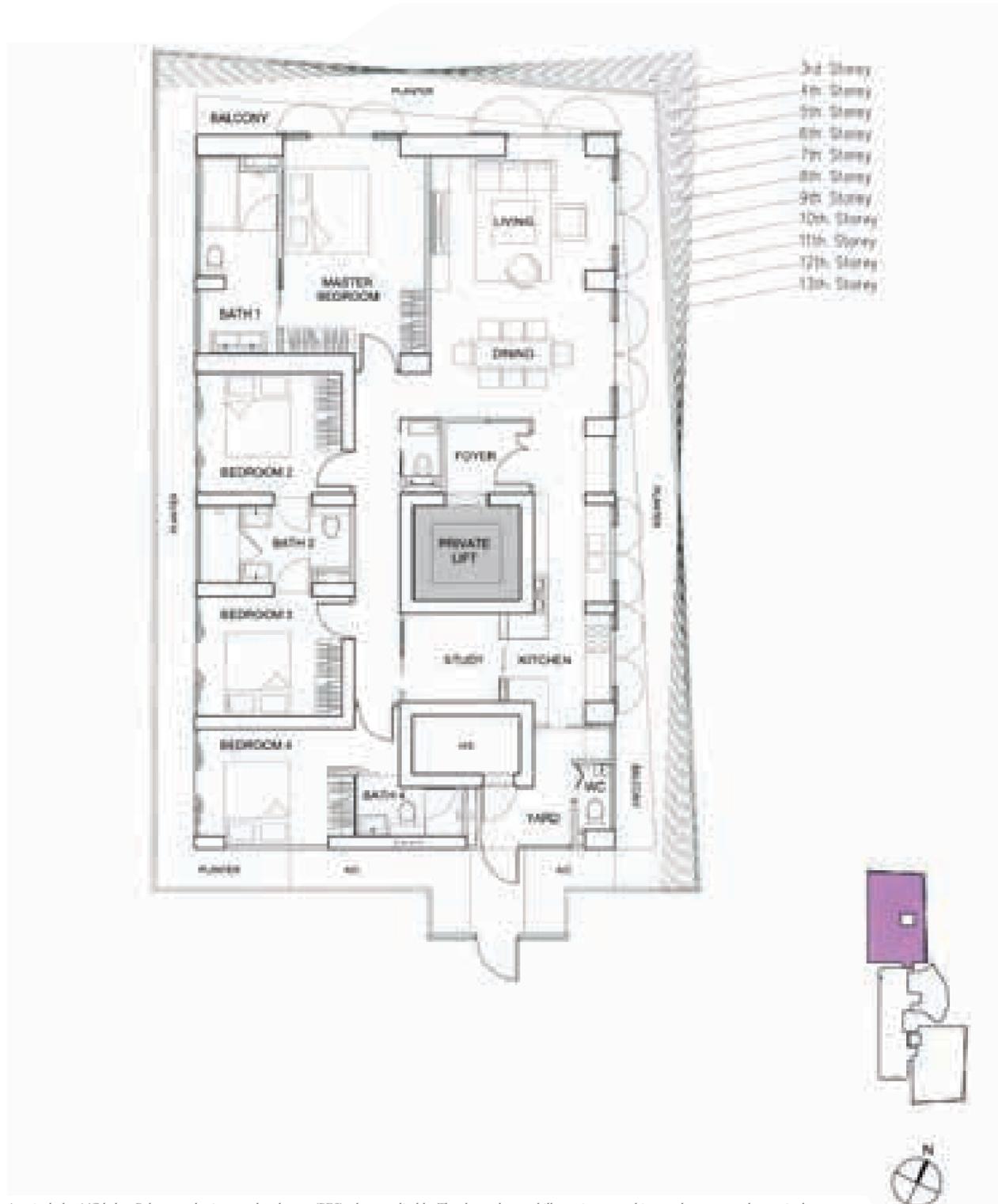
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# 4 Bedroom

## Type D

#02-02, #03-02, #04-02, #05-02, #06-02, #08-02, #09-02  
226 sq m (2,432 sq ft)



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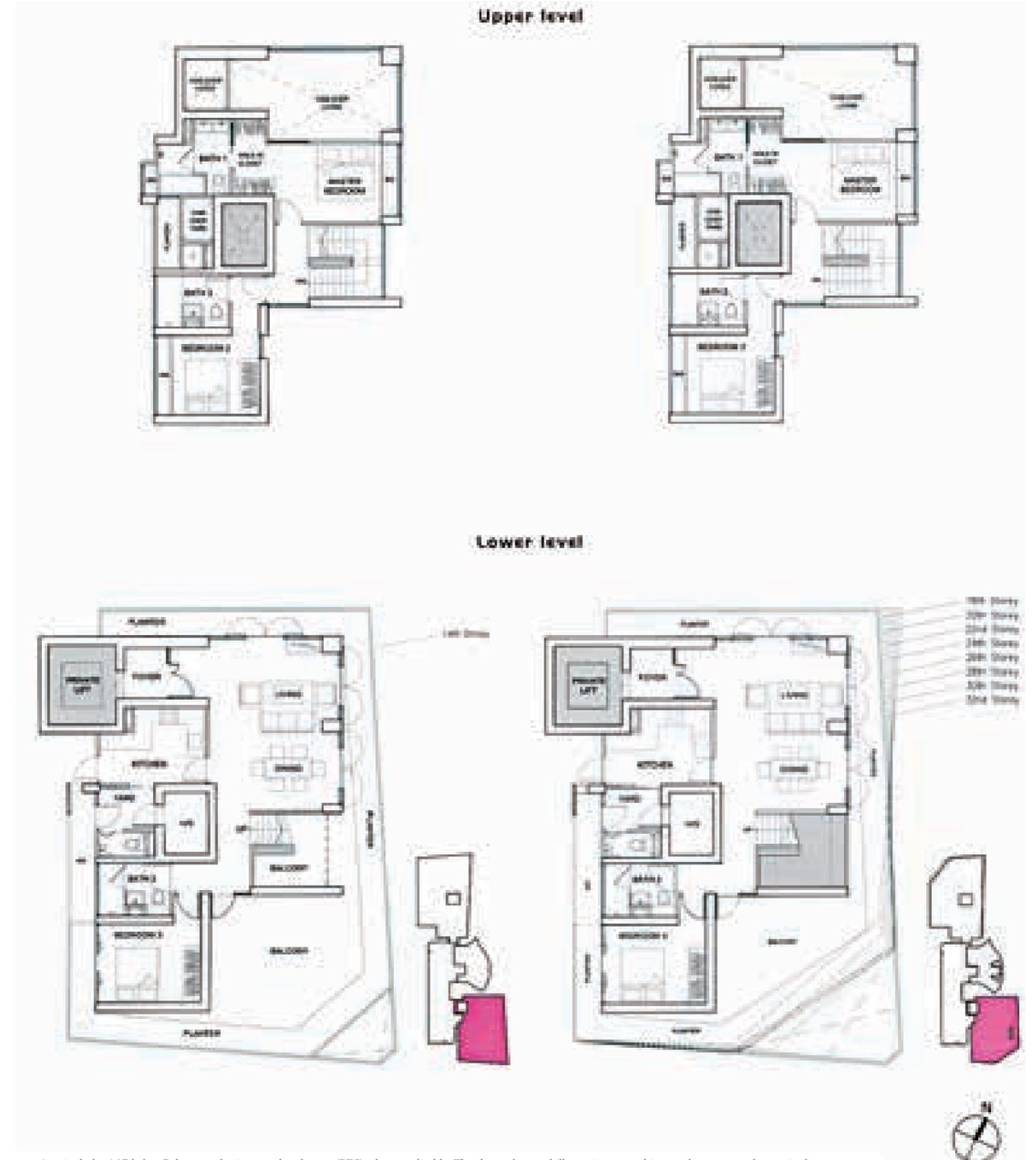
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# 3 Bedroom Duplex

## Type E

#14-01 : 241 sq m (2,593 sq ft)

#16-01, #18-01 : 232 sq m (2,496 sq ft)  
#20-01, #22-01, #24-01, #26-01 : 233 sq m (2,507 sq ft)  
#28-01 : 234 sq m (2,518 sq ft)  
#30-01 : 231 sq m (2,486 sq ft)  
#32-01 : 227 sq m (2,443 sq ft)



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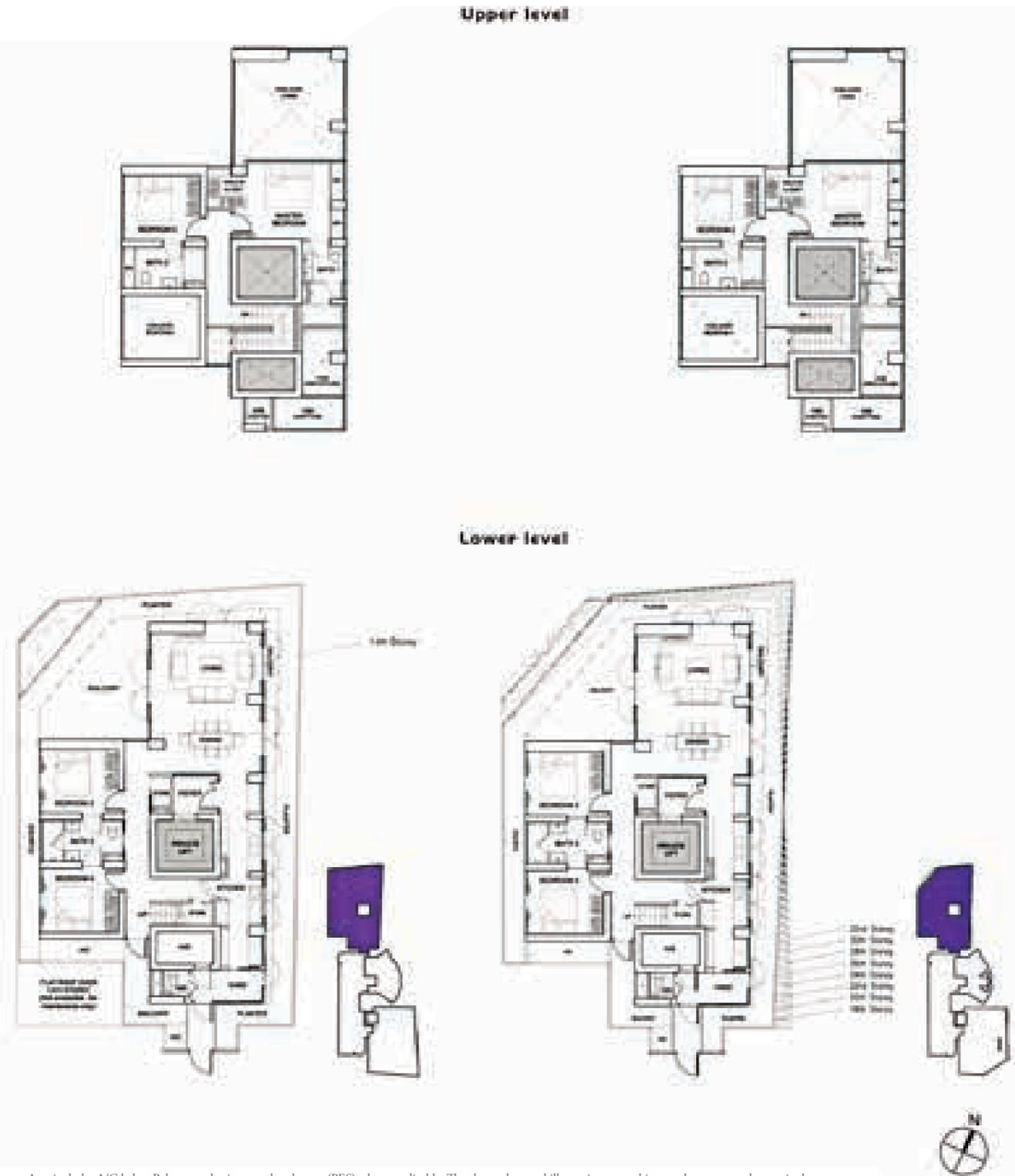
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# 4 Bedroom Duplex

## Type F

#14-02 : 318 sq m (3,422 sq ft)

- #16-02 : 307 sq m (3,303 sq ft)
- #18-02, #20-02 : 310 sq m (3,336 sq ft)
- #24-02 : 309 sq m (3,325 sq ft)
- #26-02 : 310 sq m (3,336 sq ft)
- #30-02 : 304 sq m (3,271 sq ft)
- #32-02 : 300 sq m (3,228 sq ft)



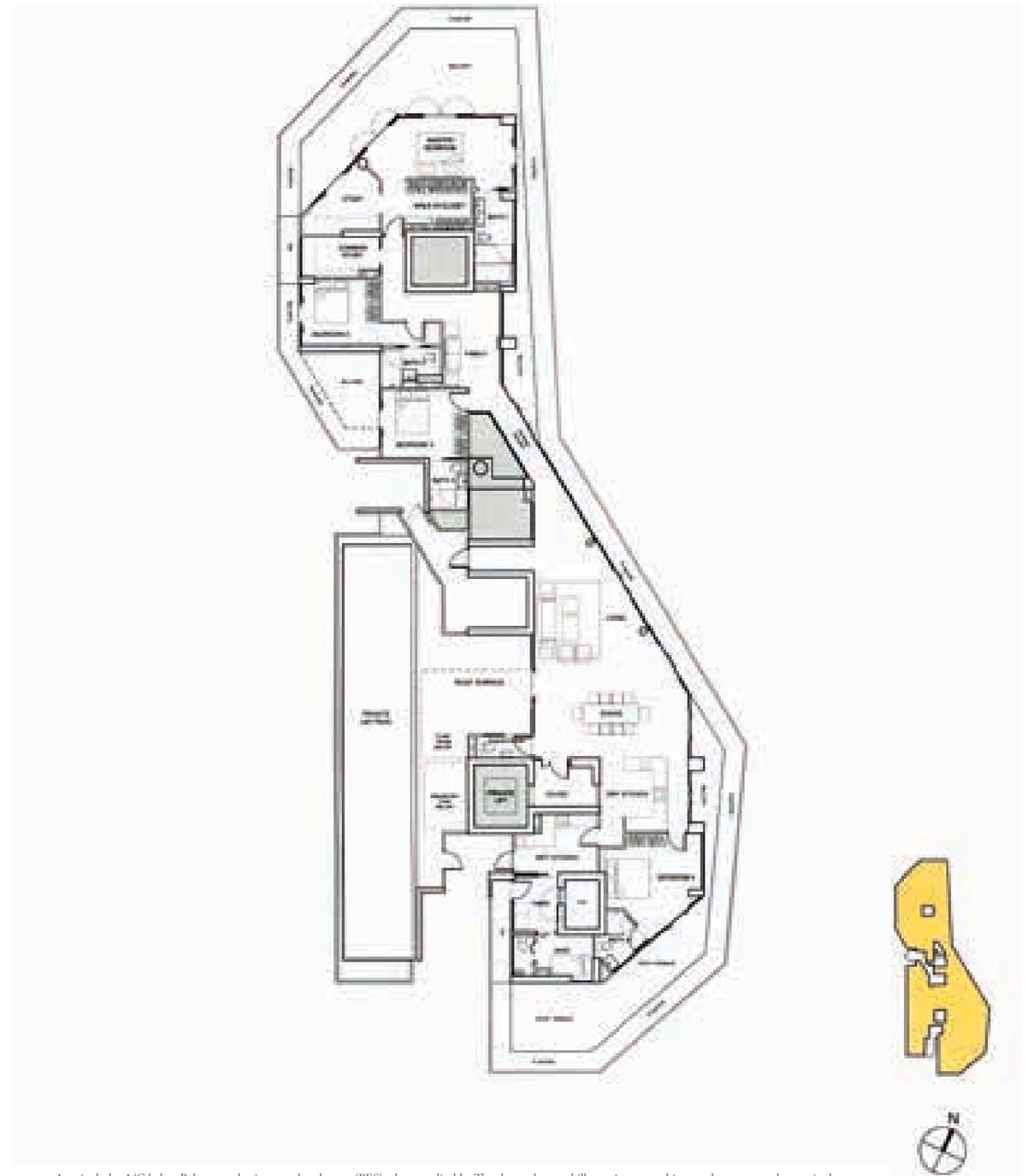
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# Penthouse with Private Pool

## Type G

#34-01 : 551 sq m (5,929 sq ft)



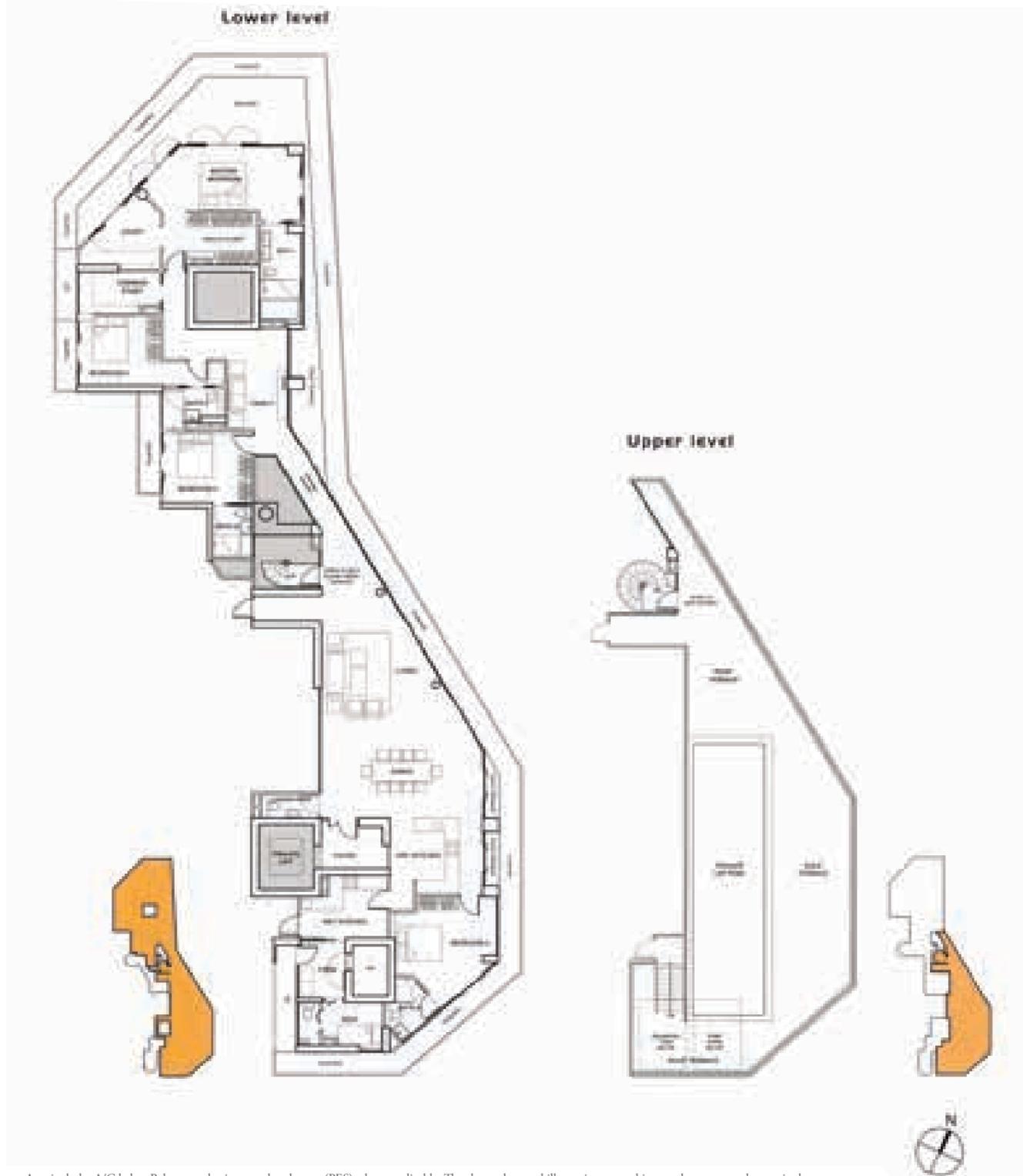
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# Penthouse with Private Pool

## Type H

#35-01 : 531 sq m (5,714 sq ft)



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.

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[www.thelumos.com.sg](http://www.thelumos.com.sg)

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