



## IN THE HEART OF CLEMENTI

**321 Clementi** is a seven-level retail development offering approximately 81,400 square feet of retail space. It features a spacious 12,000-square-foot rooftop playground and fitness center with a swimming pool, two levels dedicated to a ten-hall cinema, and two basement car parks. Strategically located in Clementi, 321 Clementi is well-positioned to be the preferred destination for shopping, dining, entertainment, wellness, and all your lifestyle needs.



RETAIL MALL OWNED  
AND MANAGED BY

**ENGWAH**  
GLOBAL

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Singapore 129905

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# ACCESSIBILITY

Ample car park facilities: Nearly 100 parking lots are available within 321 Clementi, along with an adjacent multi-story car park featuring 9 levels, 18 decks, and 551 parking lots.



## LOCATION

### 321 Clementi Ave 3

Sub-Zones in Clementi: Toh Tuck, Sunset Way, Faber, Clementi North, West Coast, Clementi Central, Clementi Woods, Clementi West, and Pandan. It has a good catchment from nearby areas like Bukit Timah, Queenstown, Jurong East, and Bukit Batok.

-  **BY TRAIN : CLEMENTI MRT STATION**
-  **BY BUS : CLEMENTI BUS INTERCHANGE**
-  **BY CAR : AYE EXIT 10B**





# POPULATION

Excellent catchment of estimated 1 million residents

Clementi	: Estimated 91,990 residents
Bukit Timah	: Estimated 77,860 residents
Queenstown	: Estimated 95,930 residents
Jurong East	: Estimated 78,600 residents
Bukit Batok	: Estimated 158,030 residents
Jurong West	: Estimated 262,730 residents
Boon Lay	: Estimated 29,340 residents
Bukit Panjang	: Estimated 138,270 residents
Tanglin	: Estimated 21,810 residents
Bukit Merah	: Estimated 151,250 residents



## UPCOMING RESIDENTIAL DEVELOPMENTS

### 1. One-North Eden (4.4km away from 321 Clementi)

- Expected TOP: 11 March 2025
- Projected Population: 512

### 2. Blossoms by the Park (4.3km away from 321 Clementi)

- Expected TOP: 31 Dec 2026
- Projected Population: 853

### 3. The Lakegarden Residences (7.6km away from 321 Clementi)

- Expected TOP: Aug 2027
- Projected Population: 949

### 4. Pinetree Hill (2.8km away from 321 Clementi)

- Expected TOP: 30 Sep 2027
- Projected Population: 1,612

### 5. The Hill @ One North (4.2km away from 321 Clementi)

- Expected TOP: 31 Dec 2027
- Projected Population: 440

### 6. The Reserve Residences (6.6km away from 321 Clementi)

- Expected TOP: Q1 2028
- Projected Population: 2,269

### 7. SORA (7.4km away from 321 Clementi)

- Expected TOP: 31 Oct 2028
- Projected Population: 1,364

### 8. J'den (6km away from 321 Clementi)

- Expected TOP: 30 Nov 2028
- Projected Population: 1,140

**Total Projected Population:**  
9,139 residents







## VICINITY

Many **tertiary educational institutions** including Ngee Ann Polytechnic, School of Science and Technology, Singapore University of Social Sciences, Singapore Institute of Technology (SIT@NP), Singapore Institute of Technology (SIT@SP), UWC South East Asia Dover Campus, Singapore Polytechnic, and the National University of Singapore.

**Other schools** include Clementi Primary School, Pei Tong Primary School, Nan Hua Primary School, Qifa Primary School, The Japanese Secondary School, Clementi Town Secondary School, New Town Secondary School, Nan Hua High School, Clementi Woods Secondary School, Tanglin Secondary School, ACS Independent, and Nexus International School.

**Public amenities** including Public Library, Clementi Active SG Sports Centre, Clementi Active SG Swimming Complex, Clementi Active SG Stadium, Clementi Polyclinic, and HDB Office.

Many factories and other commercial buildings.







# NEW DEVELOPMENTS

## 1. More business and employment opportunities

The development of the Jurong Lake District (JLD), Jurong Innovation District (JID), and Tuas Port will generate more business and employment opportunities for residents in the region. These projects will create various working environments, enabling residents to work closer to home while also attracting a larger pool of potential tenants for those interested in renting out their units.

## 2. Improved connectivity with more transportation networks

Improved connectivity through expanded transportation networks is set to benefit the Western region, which will be served by six rail lines by 2035. Clementi residents, in particular, will enjoy quicker commutes, gaining easier access to employment, recreational, and leisure areas. Additionally, the future Jurong East Integrated Transport Hub (ITH) will enhance convenience by enabling seamless transfers between different modes of transport for all commuters.

## 3. New recreational spaces

The development of the Jurong Lake District (JLD) will introduce new leisure and recreational clusters around Jurong Lake, designed to complement its unique lakeside and garden setting. Additionally, the ongoing creation of the 24-km Rail Corridor, which spans from the Northern to the Southern regions of Singapore, will link even more recreational sites to the area, enhancing accessibility and outdoor options for residents and visitors alike.



# THE PERFECT MALL FOR YOUR BUSINESS

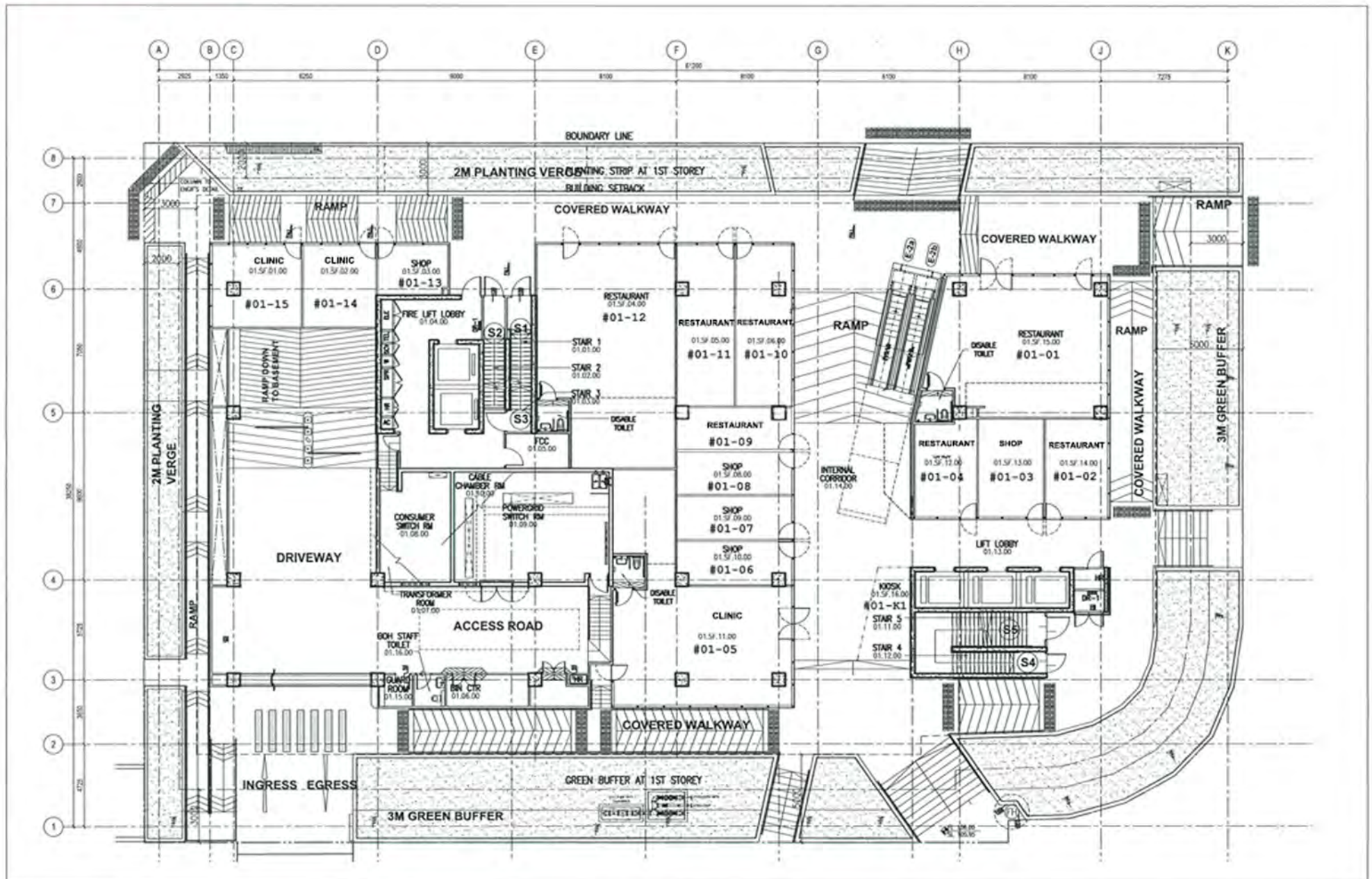
## LEASING PROGRAMME

**321 Clementi** is positioned as a contemporary and exciting mid-market mall that is ideal for an array of brands that cater to retail, F&B, leisure, wellness, entertainment, and education.



Please contact our leasing specialists at [leasing@engwah.com.sg](mailto:leasing@engwah.com.sg).

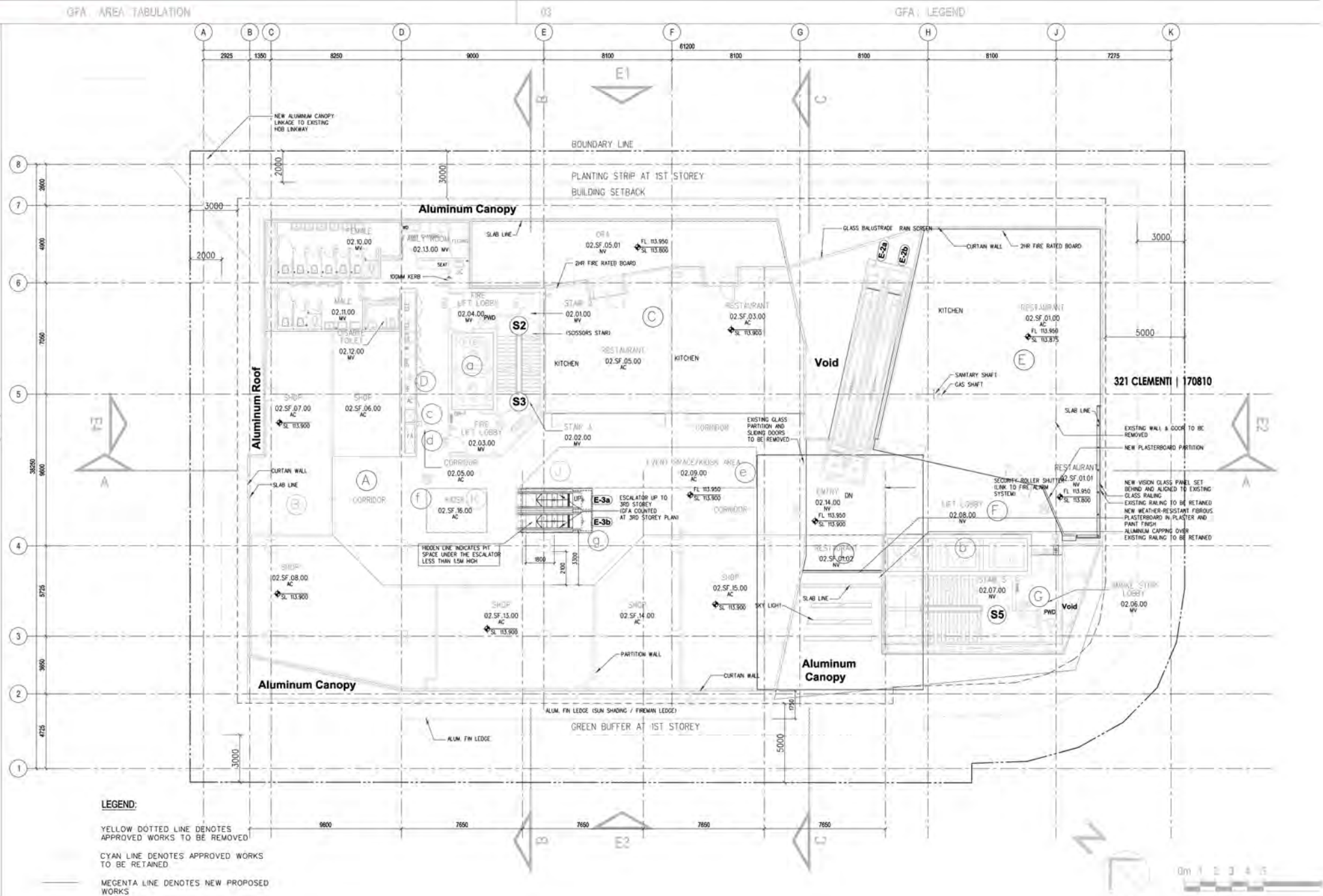
# LEVEL 1



1ST STOREY PLAN  
SCALE - 1 : 200

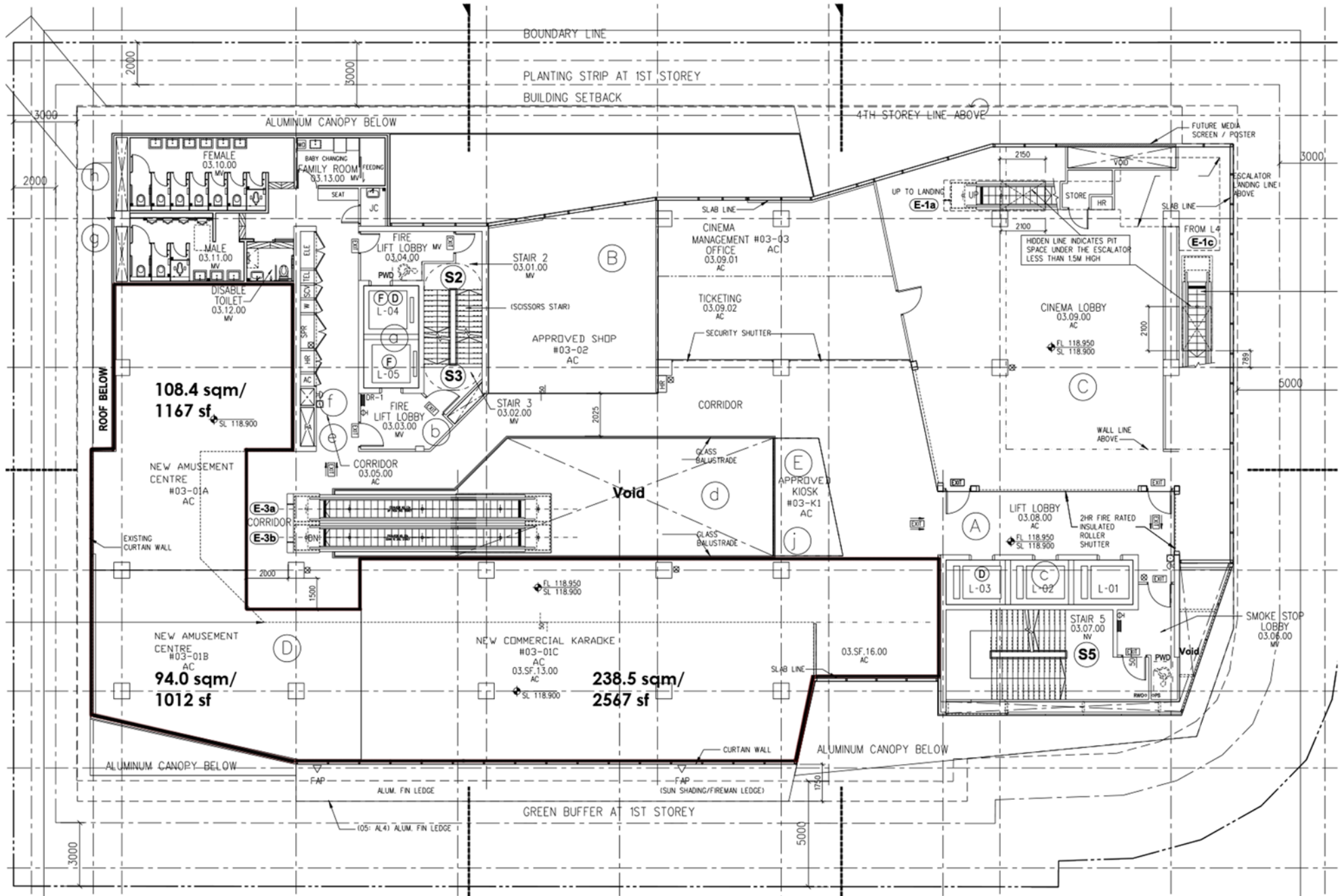


## LEVEL 2





## LEVEL 3





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