



# Integrated complex TODTOWN in Minhang, Shanghai debuts its residential units

## 上海闵行综合项目天荟开售住宅

TODTOWN in Minhang, Shanghai is a 35%-owned, large-scale integrated project that is also the first ever transit-oriented integrated development in the mainland. TODTOWN is being built around a public transport node, featuring an all-in-one commercial space, entertainment facilities, residences and leisure activities, accessible within a five- to 10-minute walk.

TODTOWN introduced its residential development Phase 1 – Condos in this early August. Market response has been encouraging with the first batch of 242 residential units completely sold out, generating contracted sales of over RMB2,600 million.

### Transit-oriented integrated development

Located in the key Xinzhuang business hub of southwest Shanghai, TODTOWN is being built atop the current Xinzhuang Metro Station, which serves as an integrated transport node in the area. Xinzhuang Metro Station is an interchange station for existing Shanghai Metro Line 1 and Line 5, as well as the future National Railway Jinshan Line.

Moreover, the bus stops at Xinzhuang Metro Station exit provide more than a dozen routes to various destinations. In addition, the Xinzhuang Interchange connects several main elevated roads including the Shanghai Outer Ring Expressway, Shanghai-Kunming Expressway and Shanghai-Jinshan Expressway, offering speedy, direct access to business hubs like Xujiahui and Hongqiao business district that link directly to Shanghai Hongqiao International Airport or Shanghai Pudong International Airport for flights to the Yangtze River Delta, other mainland provinces and cities, or even destinations across the globe.

TODTOWN boasts a gross floor area of over 371,600 square metres (four million square feet). This multi-phase project will comprise

about 176,500 square metres (1.9 million square feet) of premium residences, about 130,100 square metres (1.4 million square feet) of trendy retail space, about 46,500 square metres (500,000 square feet) of quality offices and a luxury hotel.

### Thoughtful designs and facilities enhance cozy living

Condos, the first of the two residential phases, will comprise 363 residential units in three residential towers. Typical units will range from about 104 to 180 square metres (1,120 to 1,940 square feet) with two bedrooms to three bedrooms (two en-suites). Duplexes with areas from about 221 to 254 square metres (2,380 to 2,730 square feet) will also be available to suit the needs of different families.

TODTOWN is a transit-oriented integrated development comprising residences, a shopping mall, offices and a hotel  
天荟属于以公共交通为导向发展的综合项目·集结住宅·购物商场·写字楼和酒店于一身





The facade is being installed on the Condos buildings (site photo taken in July 2018)  
悦麓现正进行外墙工程 (2018年7月于项目实景拍摄)



TODTOWN Condos enjoyed strong sales during its initial launch  
天荟悦麓备受市场欢迎·开售销量理想

The residential units are designed with smart, practical layouts to suit local lifestyles. Windows will be set in a north-south orientation for improved cross-ventilation with the main living space facing south. Floor-to-ceiling windows will be reserved for the master bedrooms to allow in more natural light. Condos will be handed over to new owners in fine decorations equipped with full-house central air-conditioning and ventilation systems, full-house underfloor heating and multi-security systems, providing a living space that is both safe and comfortable.

The residences will be beautifully enhanced with outdoor landscaping, covering over 32,500 square metres (350,000 square feet). Inspired by Monet's Garden at Giverny, the landscape will feature three different thematic gardens with marvellous visual highlights. This tranquil verdant area will also include an almost 2,000-square-metre (21,500-square-foot) lawn and jogging trail.

#### Construction progressing on schedule

Condos have been topped out with facades now being installed and expected handover by mid-2020. The remaining TODTOWN projects are on schedule. Upon completion of the entire project, TODTOWN will transform the area into a vibrant district and a commercial centre with great vigour.

**集团持有35%权益的上海闵行大型综合项目天荟·属内地首个以公共交通为导向发展的综合项目，以公共交通枢纽作为核心，以五至10分钟步行路程为半径，发展为汇聚商务、娱乐、居住及休闲为一体的综合社区。**

天荟的住宅部分第一期悦麓于今年八月初开售，市场反应热烈，首批共242个住宅单元已经全部售罄，合约销售总额超过人民币26亿元。

#### 以公共交通为导向发展的综合项目

天荟位处上海西南门户莘庄商圈正核心，位于运行中的莘庄地铁站上盖，属于区内的综合交通枢纽。莘庄地铁站为上海地铁1号线及5号线的换乘车站，未来国家铁路金山支线也将在此设站。

此外，莘庄地铁站出口汇集十多条公交线路。区内设有莘庄立交，连接上海外环高速公路、沪昆高速公路及沪金高速公路等主要高架道路，可快速直达徐家汇及虹桥商务区等城市核心商圈，连接上海虹桥国际机场或上海浦东国际机场，连接长三角、全国各省市以至世界各地。

天荟总楼面面积超过371,600平方米（400万平方呎），现正分期发展，包括约176,500平方米（190万平方呎）优质住宅、约130,100平方米（140万平方呎）时尚购物商场、约46,500平方米（500,000平方呎）高级写字楼和一间豪华酒店。

#### 设计配套贴心 居住环境怡人

住宅部分共分两期发展，第一期悦麓由三座住宅大楼组成，总计提供363个住宅单元。标准单元面积由约104至180平方米（1,120至1,940平方呎），由两房至三房两套不等；另设复式单元，面积由约221至254平方米（2,380至2,730平方呎），满足不同家庭需要。

住宅单元户型方正实用，设计满足住户生活习惯为主，南北通透，主要生活空间向南，主人睡房选用落地玻璃窗，为室内引入天然光线。悦麓将全部以精装修标准交楼，配备全屋中央冷气和新风系统、全屋地暖及多重保安等，提供舒适安全的居住环境。

住宅区的户外绿化园林逾32,500平方米（350,000平方呎），以莫奈吉维尼花园为设计灵感，营造出三个不同主题的花园，提供各有特色的景观空间；另有近2,000平方米（21,500平方呎）大草地和缓跑径等，环境翠绿，清静优美。

#### 工程进度理想

悦麓已经平顶，现正进行外墙工程，预计可于2020年中交楼。天荟其他部分正如期施工。待整个项目落成后，天荟必将为区内注入新活力，令其商业发展更加蓬勃。