



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

## 上海閔行綜合項目天薈開售住宅

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 four million square feet. This multi-phase

project will comprise about 1.9 million square feet of premium residences, about 1.4 million square feet of trendy retail space, about 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 1,120 to 1,940 square feet with two bedrooms to three bedrooms (two en-suites). Duplexes with areas from about 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 天薈屬於以公共交通為導向發展的綜合項目·集結住宅·購物商場·寫字樓和酒店於一身



Rendering 效果圖



The facade is being installed on the Condos buildings (site photo taken in July 2018)  
悅麗現正進行外牆工程 (2018年7月於項目實景拍攝)



TODTOWN Condos enjoyed strong sales during its initial launch  
天薈悅麗備受市場歡迎，開售銷情理想

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 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 a 21,500-square-foot-plus 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.

集團持有35%權益的上海閔行大型綜合項目天薈，屬內地首個以公共交通為導向發展的綜合項目，以公共交通樞紐作為核心，以五至10分鐘步行路程為半徑，發展為匯聚商務、娛樂、居住及休閒為一體的綜合社區。

天薈的住宅部分第一期悅麗於今年八月初開售，市場反應熱烈，首批共242個住宅單位已經全部售罄，合約銷售總額超過人民幣26億元。

#### 以公共交通為導向發展的綜合項目

天薈位處上海西南門戶莘莊商圈正核心，位於運行中的莘莊地鐵站上蓋，屬於區內的綜合交通樞紐。莘莊地鐵站為上海地鐵1號線及5號線的換乘車站，未來國家鐵路金山支線也將在此設站。

此外，莘莊地鐵站出口匯集十多條公交線路。區內設有莘莊立交，連接上海外環高速公路、滬昆高速公路及滬金高速公路等主要高架道路，可快速直達徐家匯及虹橋商務區等城市核心商圈，連接上海虹橋國際機場或上海浦東國際機場，連繫長三角、全國各省市以至世界各地。

天薈總樓面面積超過400萬平方呎，現正分期發展，包括約190萬平方呎優質住宅、約140萬平方呎時尚購物商場、約500,000平方呎高級寫字樓和一間豪華酒店。

#### 設計配套貼心 居住環境怡人

住宅部分共分兩期發展，第一期悅麗由三座住宅大樓組成，合共提供363個住宅單位。標準單位面積由約1,120至1,940平方呎，由兩房至三房兩套不等；另設複式單位，面積由約2,380至2,730平方呎，適合不同家庭需要。

住宅單位間隔方正實用，設計滿足住戶生活習慣為主，南北通透，主要生活空間向南，主人睡房選用落地玻璃窗，為室內引入天然光線。悅麗將全部以精裝修標準交樓，配備全屋中央冷氣和新風系統、全屋地暖及多重保安等，提供舒適安全的居住環境。

住宅區的戶外綠化園林逾350,000平方呎，以莫奈吉維尼花園為設計靈感，營造出三個不同主題的花園，提供各有特色的景觀空間；另有逾21,500平方呎大草地和緩跑徑等，環境翠綠，清靜優美。

#### 工程進度理想

悅麗已經平頂，現正進行外牆工程，預計可於2020年中交樓。天薈其他部分正如期施工。待整個項目落成後，天薈勢將為區內注入新活力，令其商業發展更加蓬勃。