

# Work-Life-Environment

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As the proposed property is located at China Singapore Guangzhou Knowledge City (CSGKC), every company can rest assured that a **state-of-the-art, healthy and inspiring work-life-environment** is accessible to its staff – **15-30 minutes' drive from the property and only 3-5 metro stations from Guangzhou city centre.**

Envisioned as a model and catalyst for Guangdong's economic transformation, the 123 sq km **CSGKC is positioned as a unique, vibrant and sustainable city highly attractive to both talents and knowledge-based industries.** In the next 20 years, CSGKC, covering an area of 123 sq km, is expected to house a live-in population of 500,000 and will provide a harmonious 'live, work, learn and play' environment.

The Concept Master Plan of CSGKC, as well as the Urban Design Plan for the Start-Up Area (SUA) was drawn up by renowned architect-planner Dr. Liu Thai-Ker. Development is **planned in an integrated manner comprising hi-tech business parks, residential, commercial, recreational and public amenities – including neighborhood centers.**

Green connectors and water bodies form a network through the entire City, with large green belts dividing it into the Northern, Central and Southern Towns: (1) **Low Carbon Emission** – next generation high tech, IoT, energy saving, and environmental protection will be fully used to build a smart city with low carbon emission. (2) **Ecological City** – in line with the development framework of Guangzhou Eastern City, the CSGKC will build ecological facilities of high-standards and transform itself into a state-level eco-district. (3) **Lingnan Culture** – By adhering to a people-oriented development approach, the CSGKC will highlight oriental charm, Chinese style and Lingnan features, and integrate people, culture, industry and city with the Guangzhou Eastern City.

Especially since Guangzhou is a Tier 1 city and CSGKC is located at the centre of one of the most important future tech regions on the planet (Greater Bay Area), **real estate prices in CSGKC are still very attractive:** RMB 30,000 to 50,000 per square meter.