

NAVA GROVE



Artist's Impression

Jointly Developed by

MCL Land
A Hongkong Land company

 **sinarmas land**

NAVA GROVE



Artist's Impression

Expansive land size of approximately 270,000 sq ft

Over 85% sold — limited two- to five-bedroom residences with private lifts available

Elegant interiors are paired with thoughtful features, including spacious storage and SMEG appliances. Selected units also come with a Steigen automated laundry system and a Wells premium water dispenser

Within 1km of Henry Park Primary School and Pei Tong Primary School*

Nestled amid lush greenery, with Clementi Forest, Dover Forest, and an extensive park connector network at your doorstep

Close to vibrant lifestyle destinations such as Holland Village, The Star Vista, Dempsey Hill, and ION Orchard



Developer / Vendor: Golden Ray Edge 3 Pte. Ltd. (Registration No. 202336667M) • Tenure of Land: 99 years commencing from 13 February 2024 • Lot No.: Lot 07403V MK04 at Pine Grove • Housing Developer's Licence No.: C1503 • Encumbrances: IJ/276145P in favour of Malayan Banking Berhad • Expected Date of Vacant Possession: 14 November 2028 • Expected Date of Legal Completion: 14 November 2031

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Market Trends

How smart homeowners rethink mortgages as rates drop **EP3**

Offshore

Over \$5.5 bil flows into Johor after Johor-Singapore SEZ launch **EP5**

Gains and Losses

Nassim Lodge resale four-bedder nets record \$11.5 mil profit **EP11**

Under the Hammer

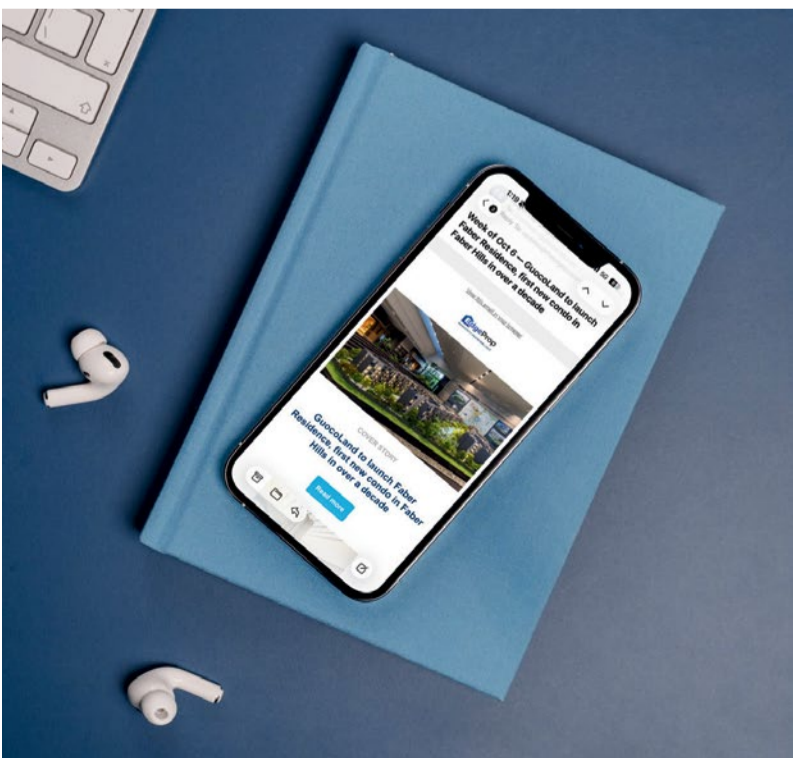
HDB shop once home to Popular bookstore for sale at \$38 mil **EP13**

Sustained Land to preview The Sen in Upper Bukit Timah at prices from \$2,199 psf

Turn to our Cover Story on **Pages 6, 7 and 9.**



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WORLDWIDE HOTELS



Carolyn Choo, CEO and MD of World Hotels (left) and Joon Aun Ooi, president of Asia Pacific, Wyndham Hotels & Resorts

Worldwide Hotels, Wyndham to open Days Inn in Novena

Singaporean hotel group Worldwide Hotels (WWH) and Wyndham Hotels & Resorts have signed a franchise agreement for a hotel in Novena. Under the agreement, Value Hotel Thomson, WWH's 362-unit hotel at 592 Balestier Road, will be converted into the Days Inn by Wyndham Singapore Novena.

The hotel will undergo renovations beginning at the end of 2Q2026, with the rebranded property targeted to open next August. It will include a swimming pool, pool deck, indoor and outdoor fitness areas, and an all-day dining restaurant.

The hotel is within walking distance of Novena MRT Station on the North-South Line. It is also close to top medical facilities such as Thomson Medical Centre, Mount Elizabeth Novena Hospital and Tan Tock Seng Hospital. Carolyn Choo, CEO and managing director of WWH, says that the hotel will target medical tourists, alongside leisure and corporate travellers.

The property adds to Wyndham's existing portfolio in Singapore, which includes the 591-room Wyndham Singapore Hotel and the 300-key Hotel Traveltine Downtown Singapore, which is under the Trademark Collection by Wyndham.

KINN Hospitality unveils women-only capsule hotel, HER Space

Singapore-based hospitality firm KINN Hospitality Concepts has launched its first female-only capsule hotel, HER Space at KINN Capsule. Located at 39 South Bridge Road, the previously mixed-gender KINN Capsule hotel has been converted into a women-only hotel for a limited time starting from Oct 13.

The hotel houses 72 capsules in seven female-only dormitories, with common areas such as two pantries, a laundromat, a dining area and a lounge for guests to interact. Tapping into the growing demand for safe accommodations for solo female travellers, HER Space was designed as an inclusive space that also builds a sense of community among guests.

The property has been renovated, with freshly painted pink walls, and an interactive programme centred around a three-storey Ficus tree, where guests can write empowering messages for others. In terms of security measures, the 24-hour front office team ensures doors are locked after 10pm, and unique door passwords are changed routinely for each guest, with an Igloohome lock for lockers and doors resetting after each stay.

Situated at Boat Quay, the hotel is near tourist attractions and heritage sites, such as the Singapore River and the Merlion Park. It is also within walking distance to Raffles Place and City Hall MRT (on the East-West and North-South Lines)

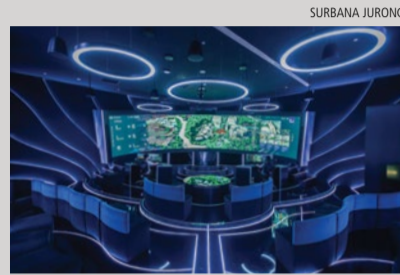


The refreshed KINN Capsule Hotel with its pink walls

and Clarke Quay MRT Stations (North-East Line).

Surbana Jurong marks 10th anniversary with donation, partnerships

Surbana Jurong (SJ) is celebrating its 10th anniversary with new partnerships to mark the milestone. In a press release, the government-owned consultancy company says the partnerships "bring nature, technology and people together", reflecting its commitment to a regenerative future.



The SJ Digital Experience Centre

A partnership with the National Parks Board (NParks) will see SJ donating \$1 million to the Garden City Fund, NParks' registered charity and Institution of a Public Character (IPC). SJ will also contribute up to \$1 million in-kind consultancy support.

NParks dedicated an orchid, the Vanda Surbana Jurong, to mark the occasion. The flower was unveiled at SJ's anniversary celebrations on Oct 14. "We appreciate SJ's support and contribution towards greater nature-positive climate resilience in Singapore," said NParks CEO Hwang Yu-Ning.

As part of the 10th anniversary celebrations, SJ is also expanding its flagship SJ Campus with two new spaces. The first is the SJ Digital Experience Centre, which offers an interactive environment where clients, partners and industry stakeholders can see how SJ tools and platforms can be leveraged to drive efficiency and unlock asset value.

The second new space is the Design and Artificial Intelligence (D•AI) Fab Lab @ SJ, which was established through a partnership with the Singapore University of Technology and Design (SUTD). According to SJ, the space will "bring together industry and academia to nurture 'trilingual' talent", resulting in innovators that are skilled at combining design, AI and domain expertise to create value for their organisations.

"By combining design, data and artificial intelligence, the D•AI Fab Lab @ SJ will give our people and partners a space to experiment, prototype and learn together," says Jason Vollen, global head of innovation at SJ.

Lululemon leases entire office block at Hongkong Land's Westbund Central in Shanghai

Canadian athletic apparel retailer Lululemon has signed a lease for an entire office block at Westbund Central, a mixed-use development by Hongkong Land in Shanghai.

Lululemon's China Store Support Centre, the corporate headquarters for its Mainland China operations, will operate



Lululemon's China Store Support Centre will operate out of a five-storey office block at Westbund Central

out of a five-storey office block at Westbund Central with 96,800 sq ft of space from Oct 27. "Moving into Westbund Central is a meaningful step forward for Lululemon in China, giving us a home that truly reflects our purpose and culture," says San Yan Ng, managing director for Lululemon China.

Stuart Grant, executive director and chief executive of Westbund Central, says that the new China Store Support Centre will provide Lululemon staff with "access to a premium interconnected workspace in the heart of Westbund Central".

Lululemon is not the first sports retailer to lease space at Westbund Central. In August, Adidas announced it would be leasing an 18-storey building with 348,750 sq ft of office space at the development. The handover of the building is scheduled to take place in 1Q2026, with full occupancy expected by 4Q2026.

Westbund Central is a US\$8 billion (\$10.4 billion) development comprising about 1.7 million sqm of prime mixed-use space along Shanghai's Xuhui waterfront. The integrated commercial development includes 240,000 sq m of retail space, 650,000 sq m of Grade A office, 160,000 sq m of luxury residences, two hotels operated by Mandarin Oriental Group and over 50,000 sq m of cultural and art venues.

Units at London project The Verdean for sale from GBP416,500

Units for the latest phase at The Verdean, a residential development in Acton, West London, are being launched for sale to Singapore buyers, according to marketing agent Knight Frank Singapore. Comprising studio, one- and two-bedroom apartments, the units have prices starting from GB416,500 (\$720,860).



An aerial view of The Verdean in West London

The Verdean is a development by UK-based developer Mount Anvil in partnership with housing association Peabody. Located on nearly six acres of 999-year leasehold land, the development comprises 990 residential units, which have been launched in phases since 2020.

The Verdean is located within Zone 3 of Transport for London's fare zones system. It is a short walk away from the Acton Main Line station, which is on the Elizabeth Line. Commuters can get to Paddington Station in six minutes, Heathrow Airport in 18 minutes, and Canary Wharf in 23 minutes. The development is also within commuting distance from several universities and schools.

Designed with a Bauhaus-inspired aesthetic, The Verdean pairs distinctive architecture with landscaped gardens created in collaboration with the Royal Botanic Gardens, Kew. Residents will enjoy an array of amenities, including a private members' club featuring a cinema, lounge, co-working areas, and a Peloton-powered gym.

October BTO launch to offer around 3,300 flats with wait times under three years

The October Build-To-Order (BTO) sales exercise, which will see 9,100 flats offered for sale, will include 3,294 Shorter Waiting Time (SWT) flats, says HDB in an Oct 12 release. SWT flats are those with waiting times of less than three years.

The SWT flats will be offered across four BTO projects in Bedok, Sengkang and Yishun and comprise a mix of two-room flexi to 3Gen flats, along with Community Care Apartments (CCA) for seniors.

The October exercise brings the total number of SWT flats launched in 2025 to 4,690 units, surpassing HDB's earlier target of 4,500 units. HDB plans to roll out around 4,000 SWT flats annually over the next two years to address housing demand and shorten waiting times for buyers.

The SWT units make up over a third of the October BTO launch, signalling "a deliberate shift by HDB to meet evolving buyer needs," says Eugene Lim, key executive officer at ERA Singapore. "By introducing more SWT flats, HDB aims to attract first-time buyers who might otherwise turn to the resale market due to urgency, thereby helping to stabilise resale prices that have been climbing in recent years."

Two of the four SWT projects are located in Yishun, with both having an estimated waiting time of two years and seven months. Yishun Glade, at the corner of Yishun Street 31 and Yishun Ring Road, has 569 units across four 15-storey residential blocks, offering two-room flexi and four-room flats. It features recreational facilities such as a children's playground, fitness stations, a rooftop garden, and a senior care centre. Nearby amenities include Junction 9, Yishun Mall and Yishun Public Library.

The other SWT project in Yishun is Chencharu Grove, located along Bah Soon Pah Road and Chencharu Link. The development has 826 units across six residential blocks, with unit types ranging from two-room flexi to five-room flats. The project is close to Khatib MRT Station on the North-South Line and amenities such as Khatib Central, Wisteria Mall, Northpoint City, and Yishun Hawker Centre.

Lim expects Chencharu Grove to be among the most popular projects for the October BTO exercise, citing its proximity to the MRT station as well as schools such as Peiyong Primary, Naval Base Secondary, and Chung Cheng High (Yishun). He adds that the project will likely attract larger households due to its inclusion of five-room units.

The project will also feature a 418-unit Single Room Shared Facilities (SRSF) public rental block, replacing the pilot site at the former Anderson Junior College hostel along Ang Mo Kio Avenue 8.

In Sengkang, along Fernvale Street, Fernvale Plains will comprise five residential blocks, including a rental block, offering 830 units spanning two-room flexi, four-room, and five-room, along with 207 CCA units. The project will feature shared community spaces such as gardens, fitness stations, and a preschool, and is close to Seletar Mall, Fernvale Community Club, and Compass One. The estimated waiting time is 2 years and 8 months.

The final SWT project, Ping Yi Court, is located along Chai Chee Street in Bedok. It will comprise five 15-storey blocks with 862 units, ranging from two-room flexi to 3Gen flats. Designed around a central courtyard, the development will include amenities such as a preschool, playground, rooftop garden, and fitness stations.

Residents will enjoy convenient access to Kaki Bukit 511 Market and Food Centre, Bedok Mall, and Heartbeat@Bedok, with the Bedok and Kembangan MRT Stations (on the East-West Line) within walking distance. This project has the longest waiting time among the four, at two years and nine months. — *Compiled by Kalynskye Adrian and Atiqah Mokhtar*

How smart homeowners are rethinking their mortgage strategy as rates fall

BY CLIVE CHNG



After a prolonged period of elevated borrowing costs, global central banks led by the US Federal Reserve have begun cutting rates to support a cooling economy.

In Singapore, this easing trend has filtered through the local market: fixed home-loan packages that hovered around 2.80% in mid-2024 have steadily fallen to about 1.55% today. Meanwhile, the benchmark three-month compounded Singapore overnight rate average (3M Sora), which stood at 3.03% earlier this year, has dropped to roughly 1.33%.

For property owners, this isn't just cause for celebration — it's a signal. A reminder that interest-rate cycles move in waves, and that true financial resilience lies not in reacting to the tide, but in learning to ride it. Because beyond chasing a lower rate, savvy homeowners are now optimising their mortgages through liquidity planning, Central Provident Fund (CPF) strategy and even strategic equity deployment.

Where interest rates are headed

To understand why this moment matters, it helps to see where we've come from.

Throughout 2023 and early 2024, mortgage rates climbed sharply as central banks fought stubborn inflation. Many homeowners locked in fixed packages around 2.8% to 3.20%, while floating rates pegged to Sora moved above 3%.

As inflation eased and global growth softened, the Fed pivoted and started cutting rates in mid-2024 and again in September.

Since then, fixed mortgage packages have fallen in sequence:

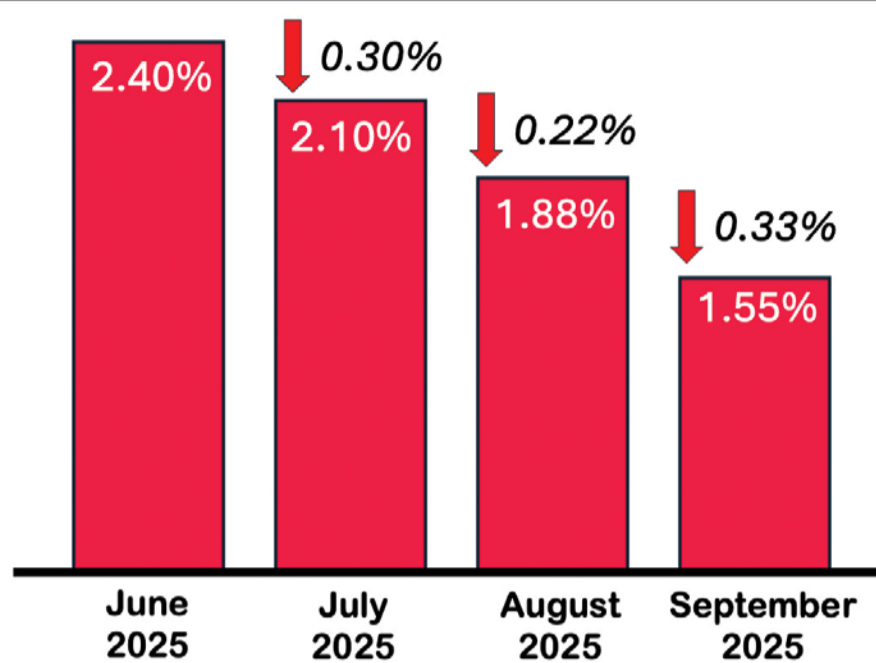
June 2024: 2.40% → July: 2.10% → August: 1.88% → September: 1.55%.

In the same period, the three-month Sora eased from 3.03% in January 2025 to 1.36% by September, reflecting a broader moderation in monetary conditions.

What this means for homeowners is straightforward: the cost of borrowing is falling. But what's less obvious is that opportunities in a declining-rate environment aren't confined to cheaper loans. They extend into how you structure liquidity, manage CPF, and even reallocate equity, all of which can improve long-term financial flexibility.

In a market that's shifting quietly but steadily, the smartest homeowners

Fixed interest rate changes



aren't just celebrating lower rates; they're re-engineering how their money works for them.

Liquidity is the new leverage

One of the most overlooked tools in the mortgage landscape is the interest-offset account, offered by a few offshore banks in Singapore.

Here's how it works:

When you park cash in the linked offset account, that balance effectively reduces the portion of your loan on which interest is charged. For example, if you have a \$500,000 mortgage and \$100,000 parked in your offset account, you're effectively paying interest only on \$430,000.

Seventy per cent of your \$100,000 "offsets" the interest, like earning a risk-free return equal to your mortgage rate. Meanwhile, it keeps your money fully liquid. So, you get access to your money while leveraging on that same cash to reduce your effective mortgage interest rate.

Instead of locking funds in fixed deposits or volatile investments, homeowners can keep liquidity ready for emergencies or opportunities without sacrificing returns.

It's an elegant way to hedge uncertainty while still optimising your cost of debt. But liquidity isn't the only lever homeowners can pull. In fact, for many, their biggest opportunity may be sitting right in their CPF Ordinary Account.

The CPF refund advantage

For decades, CPF Ordinary Account (OA) funds have been the default source for mortgage repayments. It's convenient, automatic, and on the surface, logical. But few realise that this convenience comes with an invisible cost. Every dollar you use from CPF OA to pay for your property accrues 2.5% "accrued interest", money you must eventually refund to CPF OA when you sell. Think of it as a silent liability you owe yourself.

Here's where the math gets interesting: If you've used \$200,000 from CPF OA, that sum accrues \$5,000 of interest each year at 2.5%. With mortgage rates now hovering around 1.55%, homeowners who have spare cash might consider refunding CPF.

Why? By refunding, you're restoring your OA balance, which earns 2.5% virtually guaranteed, while simultane-

ously reducing a loan that costs less. In effect, you're capturing an arbitrage of almost 1% per year, risk-free.

This strategy isn't for everyone, of course. It requires liquidity and discipline. But for those with cash sitting idle in savings accounts yielding below 1%, it's one of the few "sure-win" moves available today.

For homeowners who don't have spare cash but do have property equity, fret not, for there's another way to reposition capital.

Releasing equity

If you own a private property whose value has appreciated, you may be able to extract part of that equity through an equity term loan, a facility pegged to attractive home-loan rates. Used wisely, this can be a powerful financial tool.

Some homeowners draw an equity term loan at around 1.6% to refund CPF (as described above). Others use it to diversify into assets that yield more, such as dividend-paying instruments, or insurance endowments, etc.

For instance, a homeowner who releases \$300,000 of equity at 1.6%

might redeploy part of it into investments yielding 3% to 4%, while retaining liquidity. The key is not to over-leverage, but to reallocate capital intelligently, turning dormant equity into working capital that compounds.

At a time when interest rates are low but uncertainty lingers, such flexibility can spell the difference between being trapped by a mortgage and mastering it.

Breaking the fixed-rate inertia

Lastly, many homeowners who refinanced one to two years ago, today are "locked in" at higher fixed rates, often between 2.8% and 3% and feel helpless watching newer packages plunge below 1.6%. However, being locked in doesn't mean being stuck.

The math can still work in your favour even if it means breaking the lock-in period and being charged a 1.5% penalty for refinancing.

Let's illustrate: On a \$1 million loan locked at a three-year fixed rate at 2.80% in 2024, a homeowner pays approximately \$28,000 per year in interest. There are two more years to go before the homeowner comes out of the lock-in period.

Refinancing to a fixed interest rate of 1.55% offered today would reduce the interest payments to approximately \$15,500, thereby saving \$12,500 per year. Over two years, that's \$25,000 saved. After deducting the \$15,000 penalty (1.5% of \$1 million), the homeowner still gains \$10,000 net over two years, while regaining flexibility and access to future rate cycles.

Of course, this requires careful calculation, taking into account remaining lock-in periods, legal fees, and potential claw-back periods. But the point stands: the cost of inaction can quietly exceed the cost of change.

The bigger picture

Ultimately, the most successful homeowners are not those who simply hunt for the lowest rate but those who understand how to structure their finances around the market cycle.

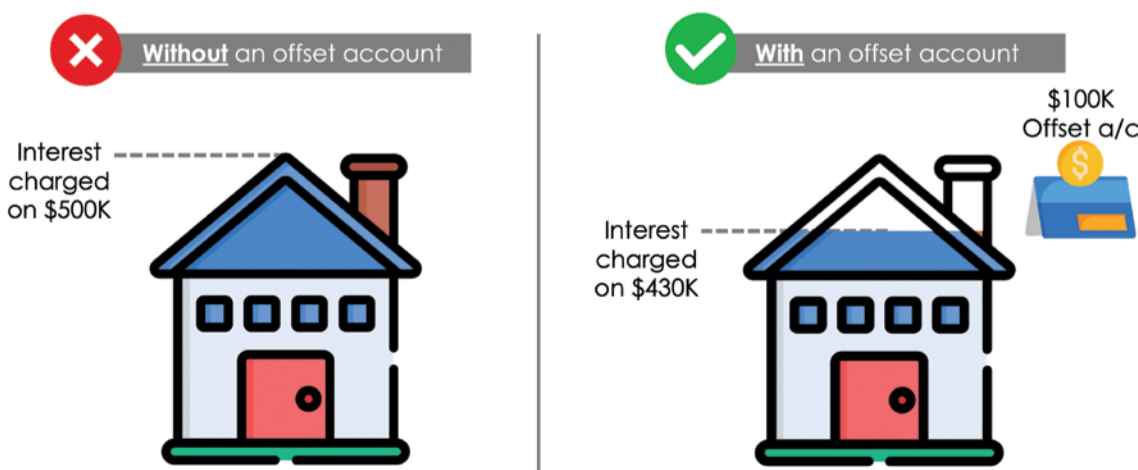
When rates were rising, the goal was stability. Today, as rates fall, the advantage shifts to flexibility. Homeowners who refinance strategically can free up cash flow, while those who use interest-offset or equity-release facilities can build a liquidity buffer for the next phase of the cycle.

And as CPF, savings, and property equity intertwine, the real question isn't "Which bank gives me 0.1% less?" but "How do I align my cash, CPF, and equity, to work in sync?" That is where your portfolio evolves from transactional to transformational.

The environment we're in today is a rare window. Whether you're refinancing to capture lower rates, refunding CPF to earn more, or using equity to unlock new possibilities, the ultimate goal remains the same: to build a structure that supports your life, not just your loan. ■

Clive Chng is the associate director of Redbrick Mortgage Advisory

With and without an offset account



Differentiation key to survival in Singapore's retail landscape: Knight Frank

BY ATIQA H MOKHTAR

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Rents for prime retail spaces in Singapore continued to grow in 3Q2025, albeit at a slower pace. According to a research report by Knight Frank Singapore, average gross rent for prime retail spaces island-wide edged up 0.5% q-o-q last quarter to \$28.40 psf per month (psf pm). This is slower than the 1.2% q-o-q growth recorded in the prior quarter.

Gross rental growth was led by prime retail spaces in the sub-area covering Marina Centre, City Hall and Bugis, which logged 1.3% q-o-q growth to an average of \$27.30 psf pm in 3Q2025. Next was the Orchard sub-area, which grew 0.4% q-o-q to \$31.70 psf pm.

This was followed by suburban prime retail spaces (up 0.3% to \$27 psf pm) and city fringe retail spaces (up 0.1% to \$24.30 psf pm). The average gross rent of prime retail spaces has now grown 2% in the first nine months of the year.

The varying performance across the different areas points to a "two-sided dynamic" in the retail sector, observes Knight Frank in its report. On the one hand, persistent headwinds, including growing rents and rising operating costs, have led to some retailers exiting the market.

This appears particularly prevalent in the F&B industry, with headlines in recent months announcing closures of various eateries ranging from international brands such as Eggslut and Burger & Lobster, local favourites such as Cantonese restaurant Ka-Soh and artisanal bakery Fluff Bakery, and established chains such as the Prive Group.

On the flipside, overall retail activity continued to demonstrate resilience. Data published by the De-



Average gross rent for prime retail spaces island-wide edged up 0.5% q-o-q in 3Q2025

partment of Statistics Singapore show that total retail sales excluding motor vehicles stood at \$7.2 billion for July and August, higher than the \$6.9 billion recorded across April and May.

Knight Frank partly attributes the higher sales to the disbursement of government vouchers, which helped households offset essential daily expenses and free up additional disposable income for discretionary spending. The GST voucher scheme saw eligible Singaporeans receiving up to \$850 in cash in August, on top of the \$600 in SG60 vouchers received in July.

In addition, Singapore's retail scene continues to benefit from a growing inflow of travellers. International visitor arrivals totalled 3.3 million in July and August, rising from the 2.8 million visitors logged in April and May, as well as the 3.1 million visitors registered in July and

August of last year. The higher figure came from both business and leisure travel, supported by MICE (meetings, incentives, conferences and exhibitions) activities and international marketing efforts.

The need to differentiate

The tailwinds have resulted in stable occupancy for prime retail space, with vacated units being swiftly absorbed, says Knight Frank. The resilient activity also extends to the F&B industry, as Singapore continues to be seen as a compelling testing ground. The firm highlights that vacated F&B spaces have been taken up by international chains that can leverage deeper financial resources.

Notable F&B entrants last quarter include American chain Chipotle Mexican Grill, which announced it would open outlets in Singapore and South Korea next year, as well as Australian frozen yoghurt brand Yo-Chi, which opened an outlet at Orchard Central in August.

Other bright spots in the F&B industry have emerged, with local players surviving or even thriving despite the broader challenges in the sector. For example, Violet Oon Singapore, which relocated its outlet at Jewel Changi Airport to Dempsey Hill in April, recently debuted its new casual dining concept, Bibik Violet, at Temasek Shophouse on Orchard Road. Elsewhere, Japanese-style patisserie Nesuto, known for its Tras Street and Jewel stores selling delicate sweet treats, branched out with a savoury food menu at its newest cafe at Ion Orchard, which opened in August.

These developments underscore the need for retailers to successfully differentiate themselves. "To survive and stand out in Singapore's exacting retail sector, success hinges on differentiation and carving out a unique niche from the mass of look-alike offerings," says Ethan Hsu, head of retail at Knight Frank Singapore.

The rise of online shopping has further compounded the need to stand out. According to Knight Frank,

online sales, which accounted for 5% to 7% of total retail sales before the pandemic, shot up 25% during the circuit breaker. The proportion of online sales has since stabilised to around 12% to 15% post-pandemic.

Still, while e-commerce has become more ubiquitous, bricks-and-mortar stores remain relevant as consumers continue to seek social interaction and sensory experiences, says Hsu. This is especially true for luxury, lifestyle, dining and entertainment segments, which continue to rely on physical spaces. Shoppers also continue to be drawn to curated brand offerings and in-person experiences, which have become staples in the luxury goods and specialised services segments.

Spending across the Causeway

Beyond the duality of the retail landscape in Singapore, Knight Frank's report notes that more Singaporeans are spending their dollars across the Causeway. Citing data from Tourism Johor, the firm notes that Singaporeans made up 12.9 million (78.1%) of visitors to Johor between January and August. This represents a 17% jump over the 11 million recorded across the same period last year.

Separate data from UOB showed that 80% of trips to Johor by its Singapore-issued cardholders in 1H2025 were day trips, with each cardholder spending more than \$100 on average. Applying that percentage and a \$100 average spending amount to the 12.9 million Singaporean visitors to Johor between January and August, it is estimated that some \$1 billion in consumer spending was channelled into Johor by Singapore day-trippers in the first eight months of 2025.

However, while the amount is substantial, Hsu notes that the figure makes up a relatively marginal 3.6% of Singapore's \$28.3 billion total retail sales across that period. "The shopping experiences in Singapore and Johor differ, and both markets can and will continue to maintain and develop their own respective retail positioning, strengths and niches," he adds.

In any case, competition from Johor further supports the impetus for Singapore retailers and landlords to craft unique offerings. "Consumers will always seek variety, wanting different products and services, and will be willing to pay for what they deem to be of value to them," says Hsu. ■

CHARTS: KNIGHT FRANK RESEARCH

Average gross rents of prime retail spaces in 3Q2025

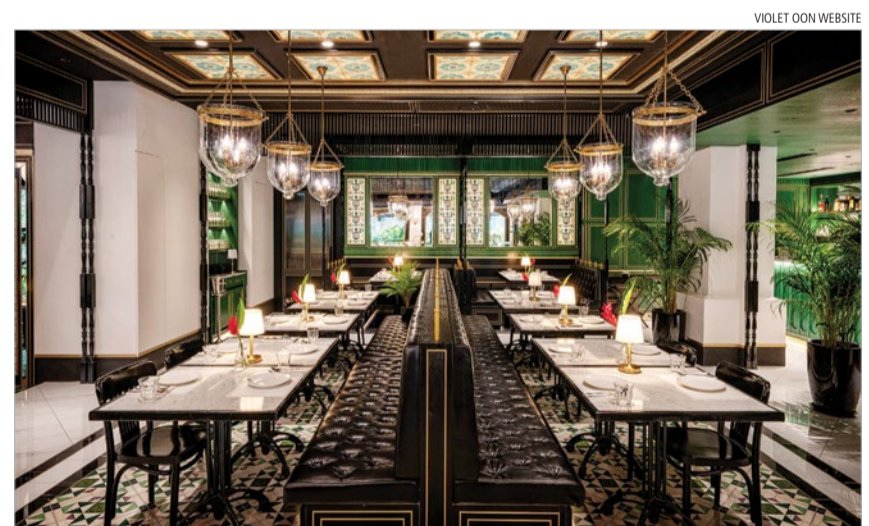
LOCATION	AVERAGE GROSS RENT OF PRIME SPACES (\$\$ PSF PM)	Q-O-Q CHANGE (%)	Y-O-Y CHANGE (%)
Island-wide	\$28.40	0.5%	3.4%
Orchard	\$31.70	0.4%	3.0%
Marina Centre, City Hall, Bugis	\$27.30	1.3%	6.9%
City Fringe	\$24.30	0.1%	2.0%
Suburban	\$27.00	0.3%	2.3%

*Prime retail spaces refer to rental-yielding units between 350 sf and 1,500 sf with the best frontage, connectivity, footfall and accessibility in a mall, typically located on the ground level and/or the basement level of a retail mall that is linked to an MRT station or bus interchange. Average gross rents of prime retail spaces are rounded to the nearest \$50.10.

Monthly retail sales excluding motor vehicles



Note: Monthly retail sales exclude motor vehicles.



Violet Oon Singapore opened its outlet at Dempsey Hill in April

PRIME FREEHOLD RESIDENTIAL LAND ON DUBLIN ROAD, DISTRICT 9

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Over \$5.5 bil flows into Johor following Johor-Singapore SEZ launch

BY TIMOTHY TAY
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Since the Johor-Singapore Special Economic Zone (JS-SEZ) MOU was signed in January 2024, Singapore-based companies have committed over \$5.5 billion in investments into Johor.

The inflow of capital turned Johor into Malaysia's top investment destination over the first six months of this year, with the southern state recording RM56 billion in approved investments from January to June. This contributed to nearly a quarter of Malaysia's total investment volume over the same period.

Most of the RM56 billion (\$17.2 billion) was channelled into investment projects in the JS-SEZ, and the state is on course to surpass RM100 billion in total approved investments by the end of this year, says Johor Chief Minister Onn Hafiz Ghazi, adding that it would mark a new record for the southern Malaysian state.

To further drive SEZ development, Singapore and Malaysia will jointly attract and anchor flagship projects in key sectors like advanced manufacturing, logistics, green industries and digital services.

The ongoing effort to develop the JS-SEZ was presented by Deputy Prime Minister and Minister for Trade and Industry Gan Kim Yong at the Second JS-SEZ Joint Investment Forum on Oct 14. The forum was also attended by Malaysia's Minister of Investment, Trade and Industry Zafrul Abdul Aziz and Onn.

Jointly organised by Singapore and Malaysia, the forum is a platform for businesses to explore how the JS-SEZ could reshape business opportunities, unlock new markets and drive strategic investments. More than 900 business leaders, investors, policymakers and academics from Singapore and Malaysia attended the forum.

Gan says that the success of these flagship projects will showcase how firms can co-locate, grow their business capacity, and expand seamlessly across both sides of the Causeway to tap into regional markets.

"By aligning Johor's industrial



The JS-SEZ makes it possible for companies to be able to operate across both sides of the Causeway as one integrated ecosystem, says Gan

strength and resource potential with Singapore's global connectivity and innovation ecosystem, we strengthen our cross-border partnership and build a growth engine that is greater than the sum of its parts," says Zafrul. He adds that the SEZ also speaks directly to Asean's aspirations for deeper regional market integration and sustainable development.

Boosting SMEs via SEZ

Attracting MNCs to invest in the JS-SEZ will also create business opportunities for the large base of SMEs in Singapore and Malaysia, says Gan. "When multinationals invest here, they create opportunities for local suppliers, logistics firms and service providers to plug into regional and global value chains," he says.

He adds that this will trickle down to generate broader economic benefits and help both national economies build stronger, more resilient industrial ecosystems.

The JS-SEZ has already opened opportunities for some Singapore-based companies, such as agriculture-technology company Archisen, which develops and operates smart indoor vertical farms. The company signed an MOU with Southern Catalyst to de-

velop a 200-acre modern agricultural hub in Sedenak in the Kuldai District in Johor.

Southern Catalyst (SOCAT) is a government-linked entity, wholly owned by Malaysia's Ministry of Finance Incorporated. SOCAT acts as a value creator and national enabler, driving catalytic projects that align with Malaysia's national development priorities and the vision of the JS-SEZ.

Other cross-border partnerships that have been established include Kuehne + Nagel, a global logistics firm, which has developed an integrated transport and logistics network across Singapore and Johor. ResMed, a medical technology firm based in the US and Australia, also operates on both sides of the Causeway.

"These examples show what the JS-SEZ makes possible for companies to be able to operate across both sides of the Causeway as one integrated ecosystem to grow their operations and strengthen their supply chains," adds Gan.

Investor perks

Malaysia has also rolled out new incentives to encourage more private companies to invest in Johor, says Zafrul. These stem from the re-

cord RM470 billion Budget 2026 announced by Malaysia's Prime Minister Anwar Ibrahim on Oct 10.

Under the new Industrial Master Plan 2030 (IMP 2030), Malaysia's Strategic Co-investment Fund will be leveraged as a key financing instrument for Malaysian SMEs who are keen to tap into the growth opportunities in the SEZ. The fund was launched in February with an initial RM131.5 million allocation and received an additional RM200 million under the new budget. The fund's matching ratio has been revised to 1:1 from 1:2, with an interest rate of 0.5%.

"This will encourage better investment leverage in projects that align with the goals for the IMP 2030 and Malaysia's industrial transformation goals," says Zafrul. He adds that SMEs should focus on expanding business capacity, adopting new technologies, and incorporating sustainable standards.

Malaysia has also eased the investor journey with the announcement of the Malaysia Investor Pass, a new multiple-entry visa facility for foreign investors that came into effect in April. Pass holders can visit Malaysia multiple times for up to

six months, with the possibility of an additional six-month extension. "It is designed to facilitate investors' travel and engagements, particularly during project planning and site visits," says Zafrul.

Seamless trade

Singapore and Malaysia will continue to streamline the regulatory process to improve the ease of cross-border flows of goods and professionals between Singapore and Johor. This will be facilitated by the JS-SEZ Joint Project Office in Singapore, comprising MTI, EDB and EnterpriseSG, alongside the Invest Malaysia Facilitation Centre - Johor (IMFC-J).

Since the signing of the JS-SEZ MOU last January, Singapore's JS-SEZ Joint Project Office and its Malaysian counterpart have received over 1,000 enquiries from businesses across sectors like manufacturing, logistics and data centres, all keen to tap into the possibilities of the SEZ.

"At the economic level, the SEZ builds on our complementary strengths: Johor's abundance in talent and resources; Singapore's capital and global connectivity to present a compelling destination for global investments," says Lee Chuan Teck, executive chairman of EnterpriseSG.

In 1Q2026, investors and companies can look forward to the JS-SEZ blueprint, which will set out the SEZ's strategic direction, development roadmap and fiscal incentives. Among the key themes the blueprint will address are transport connectivity between Singapore and Johor to ease the movement of goods and professionals, as well as measures to bolster a pipeline of skilled workers to support companies setting up in the SEZ, says Onn.

The JS-SEZ is a distinctive cross-border initiative that builds on the complementary strengths of both Singapore and Malaysia's economies, and this creates a dynamic economic corridor that can enhance the competitiveness of both our economies, says Gan. "This is about neighbours working side by side to create something stronger together," he adds. ■



Malaysia's Minister of Investment, Trade and Industry, Zafrul Abdul Aziz



Johor is on track to exceed RM100 billion in total approved investments by the end of this year, says Johor Chief Minister Onn Hafiz Ghazi



Ng Hoe Theong, director of AGA Architects (left) and Vincent Chew, director of Sustained Land

PICTURES: SAMUEL ISAAC CHUA/EDGEPROP SINGAPORE

Sustained Land to preview The Sen in Upper Bukit Timah at prices from \$2,199 psf

BY CECILIA CHOW
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When the government land sale (GLS) tender for the De Souza Avenue site closed in July 2024, it drew just two bids. The top bid came from Singapore-based developer Sustained Land, controlled by low-profile real estate mogul Douglas Ong, in a joint venture with Ho Lee Group and Greatview Development.

The partners paid \$278.9 million, or \$841 psf per plot ratio (ppr), for the 99-year leasehold site located just off Jalan Jurong Kechil in the Upper Bukit Timah area (District 21).

“The site presents a unique opportunity to craft a landmark development that combines the best of nature and connectivity,” says Vincent Chew, director of Sustained Land.

Wellness living amid greenery

The new project — The Sen — sits next to Bukit Batok Nature Park and near Bukit Timah Nature Reserve, with the Rail Corridor and other parks such as Hindhede Nature Park, Rifle Range Nature Park and Dairy Farm Nature Park nearby.

“In recent years, the emphasis on health and wellness has grown, and the desire to live near greenery or a nature reserve continues to gain momentum,” notes Mark Yip, CEO of Huttons Asia.

Connectivity is another key draw. Beauty World MRT Station on the Downtown Line is just a six-minute bus ride away, says Kelvin Fong, CEO of PropNex. Nearby malls include Bukit V Mall (within the upcoming Beauty World integrated transport hub), The Rail Mall and HillV2.

Bukit Timah Primary School is within 1km of The Sen. Other nearby educational institutions include Pei Hwa Presbyterian Primary School, Ngee Ann Polytechnic and the Singapore University of



Showflat of a 678 sq ft, two-bedroom unit at The Sen, which is priced from \$1.499 million (\$2,212 psf)

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Project launches in Upper Bukit Timah Area in District 21 since 2018

Project name	Developer(s)	Address	Launch date	No. of units	Percentage of units sold	Tenure	Average launch price (psf)*	TOP	Average Price of Units Sold in 2024-2025YTD**
DAINTREE RESIDENCE	S P SETIA	Toh Tuck Road	July 2018	327	100%	99 years	\$1,710	2022	\$2,064
MAYFAIR GARDENS	OXLEY HOLDINGS	Rifle Range Road	September 2018	215	100%	99 years	\$1,900	2023	\$2,135
MAYFAIR MODERN	OXLEY HOLDINGS	Rifle Range Road	April 2019	171	100%	99 years	\$2,041	2022	\$2,216
VIEW AT KISMIS	ROXY-PACIFIC HOLDINGS AND TE2 DEVELOPMENT (A SUBSIDIARY OF TONG ENG GROUP)	Lorong Kismis	July 2019	186	100%	99 years	\$1,716	2024	\$2,338
FORETT @ BUKIT TIMAH	QINGJIAN REALTY AND PERENNIAL REAL ESTATE HOLDINGS	Toh Tuck Road	August 2020	633	100%	Freehold	\$1,880	2024	\$2,338
VERDALE	CSC LAND GROUP AND COLI (CHINA OVERSEAS LAND & INVESTMENT) SINGAPORE	De Souza Avenue	September 2020	258	100%	99 years	\$1,997	2023	\$2,006
THE LINQ @ BEAUTY WORLD	BBR HOLDINGS	Upper Bukit Timah Road	November 2020	120	100%	Freehold	\$2,165	2024	\$2,741
THE RESERVE RESIDENCES	FAR EAST ORGANIZATION AND SINO GROUP	Jalan Anak Bukit	May 2023	732	98.4%	99 years	\$2,460	2028	\$2,583
8 @ BT	BUKIT SEMBAWANG ESTATES	Bukit Timah Link	September 2024	158	62%	99 years	\$2,719	2027	\$2,798

* Based on average price on its launch weekend

** New sale, subsales and resales transacted from Jan 2024 to 2025YTD



Showflat of a 1,109 sq ft, three-bedroom unit designed by Cynosure Design, which also designed the two-bedroom show unit



The kitchen of a three-bedroom unit



Master bedroom of the three-bedroom unit



Showflat of a four-bedroom plus study unit of 1,453 sq ft designed by Farm Studio



The wet kitchen and dry kitchen of the four-bedroom plus study come fully fitted with Miele appliances

Social Sciences. "Bukit Timah has long been one of Singapore's top education belts," adds Yip.

Absolute prices starting from \$993,900

The Sen is targeted for preview on Oct 31, with the official launch on Nov 15. The private condominium comprises 347 units across five 10-storey blocks.

Three Classic blocks house one- to three-bedroom units sized from 452 sq ft to 1,109 sq ft, totalling 267 units (77%), with nine units per floor.

Two Prestige blocks feature larger layouts — three-bedroom-plus-study and four-bedroom-plus-study units ranging from 1,259 sq ft to 1,453 sq ft. These account for 80 units (23%), with just four units per floor.

Indicative prices start from \$993,900 (\$2,199 psf) for a one-bedder (452 sq ft), \$1.499 million (\$2,212 psf) for a two-bedder (676 sq ft to 732 sq ft), and \$1.936 million (\$2,220 psf) for a three-bedder (872 sq ft to 1,109 sq ft). Prestige units start from \$2.899 million (\$2,299 psf).

"We've put a lot of thought into creating a development that offers genuine value for money," says Chew.

Resort-style, wellness-centric design

Designed by AGA Architects with landscaping by Ecoplan Asia, The Sen is conceived as "a wellness-centric, tropical resort-inspired enclave", says Ng Hoe Theong, director of AGA Architects. Earth tones used for the façade were chosen to complement the surrounding greenery, he adds.

The landscaped deck features a 50m lap pool, family and children's pools, a clubhouse, lounges, and a tennis court. On the rooftops of the three Classic blocks are sky gardens with additional facilities.

Units on the first and top floors boast 3.9m ceiling heights, while intermediate units have 2.85m ceilings. Classic units come fitted with Smeg kitchen appliances and Roca bathroom fittings.

Prestige units feature Miele kitchen appliances and Laufen bathroom fittings, compressed mar-

ble flooring in the living and dining areas, ducted air-conditioning, a dry kitchen with a wine fridge, and a wet kitchen with a double-door refrigerator.

All homes are north-south oriented and include a ceiling fan in the living room. The rooftops are fitted with solar panels that generate electricity for the common areas to reduce energy consumption. The project has achieved BCA Green Mark Platinum (Super Low Energy Building) certification.

As part of the GLS conditions, the development will also include an on-site childcare centre with a separate drop-off point.

Appeal to upgraders and families

Sustained Land's Chew expects The Sen to attract HDB upgraders and empty nesters from nearby landed housing estates who wish to rightsize or purchase homes for their children. "Young families will also be drawn by the proximity to good schools and the greenery of Bukit Timah," he says.

In the neighbouring Toh Yi Gardens HDB estate, 60% of the resale flats that changed hands this year were sold at prices above \$1 million. To Huttons' Yip, it's an indication of strong upgrader potential.

PropNex's Fong notes that the nearby 258-unit Verdale was fully sold within two years of its 2020 launch, despite debuting during the pandemic.

Other launches which are not situated as close to the MRT station in that area have fared well too, adds Fong. For instance, the 633-unit Forett @ Bukit Timah, which was launched in 2020, was sold out in 2023, and the 327-unit Daintree Residence, which hit the market in 2018, was fully sold in 2021.

ERA Singapore CEO Marcus Chu expects similarly strong demand for The Sen. Owners of older leasehold condos in the Hillview and Bukit Batok areas, such as Southaven

CONTINUES ON PAGE EP9



A bedroom converted into a private lounge

Halcyon Real Estate: From boutique start-up to leasing specialists

BY CECILIA CHOW

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When Raymond Ler and Juliann Teo left their corporate jobs to start Halcyon Real Estate in 2009, they weren't taking a leap into the unknown.

The husband-and-wife duo had already spent more than a decade in Singapore's leasing market. Ler focused on residential leasing at Knight Frank for over 10 years, while Teo managed Great Eastern Properties' residential portfolio after five years at Savills, where she cut her teeth in commercial leasing.

"Residential leasing has been our core from the start," says Teo. "When we entered the market, it was still fragmented." The couple saw an opportunity to bring greater structure and professionalism to that segment.

With their complementary skill sets, they co-founded Halcyon Real Estate to focus exclusively on landlord representation. "We positioned ourselves as an extension of developers' marketing teams — without adding to their headcount cost," explains Ler.

According to Ler, it's akin to project sales, but applied to the rental market — where strategy, branding and end-to-end execution matter just as much.

Halcyon's early success quickly caught the attention of industry players. In 2013, JLL acquired the boutique agency as part of its push into residential leasing, expanding the team to 15 staff with Teo at the helm.

By 2019, however, Ler and Teo felt the pull of independence once more.

After six years at JLL, they revived Halcyon Real Estate — and promptly closed 800 leasing transactions that year, double their pre-acquisition annual average of about 400.

Stronghold in Sentosa Cove

From the outset, Halcyon secured mandates that cemented its niche. The firm managed the leasing of Turquoise, a 91-unit luxury condo with waterfront views developed by Ho Bee Land and completed in 2010.

This was followed by Seascape, a 151-unit project jointly developed by Ho Bee Land and Malaysia's IOI Properties, which was completed a year later.

Their biggest coup was Cape Royale, a 302-unit development completed in 2013. For the past 13 years, Halcyon has been its exclusive leasing agent. "It's the only condo in Sentosa Cove with city, marina, and sea views all at once," Ler notes.

Since Cape Royale's launch in 2022, over 40% of its units have been sold. Halcyon con-



Raymond Ler (right) and Juliann Teo, the co-founders of Halcyon Real Estate, at a four-bedroom unit in Cape Royale, where they have been exclusive leasing agents for the past 13 years

tinues to handle leasing for the remaining units on behalf of Ho Bee Land. Cape Royale commands rents in the range of \$5.50 psf per month to \$6.50 psf per month.

For instance, Ler just listed a 3,111 sq ft four-bedroom unit on the first level of Cape Royale at \$20,000 (\$6.43 psf) per month. Meanwhile, an 8,105 sq ft, six-bedroom penthouse has an asking rent of \$49,800 (\$6.14 psf) per month. "The penthouse is the jewel of Cape Royale," he says.

Lifestyle changes post-Covid

These long-term mandates have given them a front-row seat to Sentosa Cove's property cycles. After the pandemic, they witnessed a rebound in both sales and rentals. "The waterfront lifestyle continues to appeal to expatriates," says Ler. "Even when a unit changes hands, many tenants prefer to stay within the enclave rather than leave it."

Teo adds that Sentosa Cove's residential population remains predominantly expatriate, although more Singaporeans are renting to "test-drive" the lifestyle before committing to a purchase.

When the pandemic hit in 2020, the couple pivoted quickly. Virtual video tours became essential for overseas tenants. Demand

shifted toward larger, more spacious homes. "Post-Covid, people valued space and greenery. That trend helped Sentosa Cove rebound strongly," Teo recalls.

Hybrid work also altered leasing behaviour. Tenants who once prioritised central addresses began favouring lifestyle and space over com-

mute times — benefiting waterfront and city fringe projects alike.

Compact city living versus spacious waterfront

While the condos in Sentosa Cove are known for their expansive layouts, newer condos in



One of the main draws of Cape Royale is the view of the marina



The interiors of the unit at Cape Royale were designed by Farm Studio



The fully-fitted kitchen at Cape Royale



The study room of a four-bedroom plus study



The master bedroom features an en suite walk-in wardrobe and bathroom

FROM PAGE EP7

I (completed in 1997) and Parkview Apartments (completed in 1998), could also be looking for newer projects with modern facilities and a fresh 99-year lease, he says.

Since 2018, nine non-landed projects with about 2,800 units have been launched in District 21, which is considered to be part of the Rest of Central Region (RCR). The most recent is the 158-unit 8@BT, launched in September 2024 and 62% sold to date.

While both 8@BT and The Sen are in Upper Bukit Timah, their locations differ, Chu points out. “8@BT is right next to Beauty World MRT Station and sits in a bustling

area,” he says. “Conversely, The Sen is a low-rise development in a tranquil landed enclave that offers privacy, space, and a quieter living environment.”

Sustained Land's first GLS win since 2015

The De Souza Avenue site marks Sustained Land's first GLS acquisition since 2015, when it jointly acquired the site at Potong Pasir with MCC Land. The site has since been developed into the 731-unit The Poiz Residences and The Poiz Centre retail podium, which is linked directly to the Potong Pasir MRT Station. The project was completed in 2018.

Over the past decade, Sustained Land has

remained active, acquiring and redeveloping freehold en bloc sites. These include 3 Cuscaden in prime District 10 (completed 2022); One Meyer and Coastline Residences in District 15 (both completed 2023); and Sky Everton in District 2 (completed 2023). All projects are fully sold.

In 2023, the developer purchased three bungalows at Chancery Hill Road in prime District 11 for \$61.08 million. The sites will be amalgamated and redeveloped into four semi-detached and four detached houses, also designed by AGA Architects. The luxury project is expected to launch next year.

As for The Sen, Huttons' Yip reckons the

land acquisition cost of \$841 psf ppr allows the developer to price the new project more competitively compared to recent launches and completed developments in the Bukit Timah area.

Given its Bukit Timah address, PropNex's Fong estimates the average selling price to hover around \$2,400 psf, based on starting prices from \$2,199 psf.

“The Bukit Timah area remains a desirable place to live, owing to its blend of nature, popular schools, wide-ranging F&B options, and a sense of exclusivity, since the neighbourhood comprises mainly private housing,” says Fong. ■

PERSONALITY

the Core Central Region (CCR) are trending smaller, observes Ler. “At Hyll on Holland, two-bedroom units start from around 570 sq ft; Pullman Residences Newton offers one-bedroom units of about 463 sq ft,

and Midtown Bay's one-bedrooms start from 409 sq ft.”

As units shrink, product differentiation becomes critical, he adds. At Midtown Bay, for instance, Halcyon works with GuocoLand

to lease select apartments to mobile tenants seeking flexible leases. These apartments come with turnkey options that include full furnishing and services such as Wifi, air-conditioning and maintenance, and weekly housekeeping.

Midtown Bay attracts such “mobile tenants” thanks to its location within Guoco Midtown, which integrates offices, retail and F&B offerings, and connects directly to the Bugis MRT Interchange (East-West and Downtown Lines).

Such fully furnished, turnkey one-bedroom apartments at Midtown Bay are commanding monthly rental rates ranging from \$5,000 to \$5,500 or \$12.22 psf to \$13.45 psf.

By comparison, two-bedroom units of 700 sq ft to 800 sq ft have monthly rents between \$5,800 and \$8,500 (\$7.25 psf to \$12.14 psf). “Furnished units with housekeeping services typically fetch the higher end of that range,” says Ler.

“Developers benefit from stronger yields, while we manage the tenancy experience,” he adds. “This approach has gained traction.” Far East Organization, for example, has appointed Halcyon to manage the leasing of 85 apartments at The Scotts Tower, a 231-unit development on Scotts Road.

Market realities

Another shift is the length of leases. Instead of traditional two-year contracts with diplomatic clauses, Teo notes that six- to 12-month leases are becoming more common. She attributes this to global uncertainty, which has made both corporations and expatriates more cautious — hence shorter commitments.

This has also led to some statistical quirks. “Sometimes it's the same tenant renewing a lease multiple times, but it shows up as separate transactions of the same unit,” she explains.

According to CBRE Research, as of 2Q2025, vacancy rates stood at 10.7% in the Core Central Region, 7.2% in the Rest of Central Region, and 5.6% in the Outside Central Region — all higher than the previous quarter. Despite that, the private rental index still rose

0.8% q-o-q, following a 0.4% gain in 1Q2025.

Cumulatively, rents rose 1.2% in 1H2025, clawing back from a 1.9% decline in 2024. Upcoming supply remains tight, with just 4,949 private units slated for completion this year — 41.5% fewer than in 2024. CBRE forecasts islandwide rents to rise 1–3% in 2025.

“On the ground, it may feel like rents have eased, but official indices still point to stability,” says Teo. She expects rents to hold at current levels or even rise moderately through the rest of the year. ■



The master bedroom with ensuite balcony



The master bathroom

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The Scotts Tower one-bedder hit record price low of \$1,828 psf

BY TIMOTHY TAY
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The sale of a one-bedroom SOHO unit at The Scotts Tower has set a new psf-price low for the week of Sept 30 to Oct 7. This was achieved after the 657 sq ft unit on the 10th floor of the prime District 9 condo transacted for \$1.2 million (\$1,828 psf) on Oct 2.

This is the first time in nearly five years that a unit at The Scotts Tower has changed hands for less than \$1,800 psf.

The transaction that set the previous psf-price low at the development involved a 646 sq ft, one-bedder on the ninth floor that changed hands for \$1.2 million (\$1,858 psf) when it was sold in November 2020.

There have been four resale transactions at The Scotts Tower so far this year, including the most recent sale on Oct 2.

An 850 sq ft two-bedroom unit on the 10th floor was sold for \$1.82 million (\$2,140 psf) on Jan 13, followed by an 872 sq ft two-bedroom unit on the 20th floor that transacted for \$1.9 million (\$2,179 psf) on May 5. Another 872 sq ft two-bedder also changed hands for \$1.83 million (\$2,099 psf) when it was sold on Sept 18.

Based on a compilation of resale caveats by *EdgeProp Singapore*, prices at The Scotts Tower have been on a downward trajectory for more than a decade. The 103-year leasehold project was launched for sale in December 2011 at an average price of \$3,600 psf, but prices dipped to about \$2,300 psf by December 2021. Today, the average price at the condo is about \$2,050 psf.

Completed in 2016, The Scotts Tower is a 231-unit, 31-storey condo that occupies a prominent corner of Scotts Road and Cairnhill Road. The condo is close to Newton and Orchard

Road, and landmark buildings in the vicinity include The Tanglin Club, The American Club, Goodwood Park Hotel, and Sheraton Towers Singapore.

Designed by Dutch architect Ben van Berkel of UNStudio, The Scotts Tower was designed as a “vertical city”. It has a mix of one- to three-bedroom apartments with sizes from 624 sq ft to 1,389 sq ft. It also has three-bedroom penthouses and four-bedroom penthouses with sizes from 2,174 sq ft to 3,315 sq ft.

Meanwhile, the sale of a 4,176 sq ft four-bedroom unit at Nassim Lodge topped the list of condos that set record psf-price highs during the week. The second-floor unit transacted for \$14.5 million (\$3,472 psf) when it was sold on Oct 2.

Based on URA caveats, there have only been three recorded transactions at Nassim Lodge to date. The previous recorded sale was a 4,478 sq ft unit on the first floor, which changed hands for \$10 million (\$2,233 psf) in July 2022.

Nassim Lodge is a freehold development at 7 Nassim Road in prime District 10. Completed in 1984, the development comprises six 4-bedroom apartments and two four-bedroom penthouses.

There are a few freehold developments in the area that were developed in the 1980s and are still standing. The closest is St Martin’s, an apartment block at 1 St Martin’s Drive off Tanglin Road. According to caveats, the average price at St Martin’s is about \$2,474 psf.

More recent luxury developments along Nassim Road include the 100-unit freehold Nassim Park Residences (completed in 2011), the 101-unit, 99-year leasehold 19 Nassim (completed in 2023) and the 14-unit freehold Les Maisons Nassim (completed in 2023).

Also topping the charts over the



The 657 sq ft one-bedder at The Scotts Tower was sold for \$1.2 million (\$1,828 psf) on Oct 2



The 4,176 sq ft unit at Nassim Lodge fetched \$14.5 million (\$3,472 psf) when it was sold on Oct 2



Ardor Residence is an uncompleted boutique project; it set a new psf-price high of \$2,578 psf on Sept 30

seven-day period from Sept 30 to Oct 7 was the uncompleted Ardor Residence. It hit a new psf-price high after a 1,292 sq ft unit was sold for \$3.33 million (\$2,578 psf) on Sept 30.

A freehold boutique development by Chinese developer Nanshan Group, Ardor Residence is located on Haig Road in District 15. The 35-unit project launched for sale in March 2024 and only managed to move one unit — a 980 sq ft three-bedder for \$2.41 million (\$2,465 psf). According to caveats, only four more units were sold throughout the rest of 2024.

However, sales significantly picked up at the start of this year, with the development selling about 21 units (60%) at an average price of \$2,454 psf. In terms of absolute price, the most expensive unit sold at Ardor Residence is a 1,518 sq ft unit on the

third floor, which fetched \$3.8 million (\$2,510 psf) when it was sold on April 26.

There are four more new projects in the Tanjong Katong area. The Continuum on Thiam Siew Avenue is the only freehold project. The 99-year leasehold projects are Emerald of Katong and Tembusu Grand along Jalan Tembusu, and Grand Dunman on Dunman Road.

Tembusu Grand was the first to launch in April 2023, and the 638-unit development is nearly sold out after selling 624 units (97%) while commanding an average price of \$2,392 psf.

The 816-unit The Continuum and the 1,008-unit Grand Dunman followed soon after that year, launching in May and July 2023, respectively. The Continuum has sold 611 units (74%) at \$2,881 psf, while Grand Dunman has moved 867 units (86%) at \$2,524 psf.

The 846-unit Emerald of Katong entered the market in November 2024 and achieved stellar sales, moving more than 835 units (98.7%) over its two-day weekend sales launch. The project set an average price of \$2,621 psf. According to caveats, fewer than four units remain unsold. ■

TABLES: EDGEPROP SINGAPORE

Project highs (based on psf prices from Sept 30 to Oct 7)



Date (2025)	District	Project name	Address	Property type	Tenure	Area (sq ft)	Price (\$ psf)	Price (\$)
Oct 2	10	NASSIM LODGE	7 NASSIM ROAD	APARTMENT	Freehold	4,176	3,472	14,500,000
Sep 30	15	ARDOR RESIDENCE	181 HAIG ROAD	APARTMENT	Freehold	1,292	2,578	3,330,000
Oct 3	9	TIARA	1 KIM SENG WALK	CONDOMINIUM	Freehold	893	2,574	2,300,000
Oct 3	20	AMO RESIDENCE	23 ANG MO KIO RISE	APARTMENT	99 yrs from 2021	1,044	2,524	2,635,000
Sep 30	12	GEM RESIDENCES	1 LORONG 5 TOA PAYOH	CONDOMINIUM	99 yrs from 2015	1,313	2,154	2,828,888
Oct 3	5	THE PARC CONDOMINIUM	5 WEST COAST WALK	CONDOMINIUM	Freehold	1,421	2,041	2,900,000
Sep 30	5	TWIN VEW	93 WEST COAST VALE	APARTMENT	99 yrs from 2017	1,066	1,994	2,125,000
Sep 30	23	PHOENIX RESIDENCES	85 PHOENIX AVENUE	APARTMENT	99 yrs from 2019	1,033	1,887	1,950,000
Oct 2	12	RIVERBAY	23 MAR THOMA ROAD	APARTMENT	999 yrs from 1882	926	1,705	1,578,000
Oct 1	19	THE SPRINGBLOOM	143 SERANGOON AVENUE 3	CONDOMINIUM	99 yrs from 1995	1,647	1,700	2,800,000
Oct 3	19	TREASURE CREST	50 ANCHORVALE CRESCENT	EXECUTIVE CONDOMINIUM	99 yrs from 2015	1,346	1,672	2,250,000
Sep 30	19	WATERBAY	45A EDGEFIELD PLAINS	EXECUTIVE CONDOMINIUM	99 yrs from 2012	1,141	1,617	1,845,000
Oct 3	10	DYNASTY LODGE	269B SIXTH AVENUE	APARTMENT	Freehold	1,884	1,609	3,030,000
Oct 2	21	HIGH OAK CONDOMINIUM	11 TOH TUCK ROAD	CONDOMINIUM	99 yrs from 1996	1,195	1,490	1,780,000
Oct 2	21	KILAT CENTRE	33 LORONG KILAT	APARTMENT	Freehold	1,227	1,483	1,820,000
Sep 30	11	MANDALAY MANSION	15 MINBU ROAD	APARTMENT	Freehold	2,088	1,355	2,828,888
Oct 6	23	HILLTOP GROVE	134 HILLVIEW AVENUE	CONDOMINIUM	99 yrs from 1996	1,238	1,188	1,470,000

Project lows (based on psf prices from Sept 30 to Oct 7)



Date (2025)	District	Project name	Address	Property type	Tenure	Area (sq ft)	Price (\$ psf)	Price (\$)
Oct 2	9	THE SCOTTS TOWER	38 SCOTTS ROAD	CONDOMINIUM	103 yrs from 2010	657	1,828	1,200,000
Sep 30	5	THE HILL @ONE-NORTH	15 SLIM BARRACKS RISE	APARTMENT	99 yrs from 2022	947	2,073	1,963,675

Resale four-bedder at Nassim Lodge makes record \$11.5 mil profit

PICTURES: SAMUEL ISAAC CHUA/EDGEPROP SINGAPORE

BY ASHLEY LO
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The sale of a four-bedroom unit at Nassim Lodge was the most profitable resale transaction during the week of Sept 30 to Oct 7. The seller of the 4,176 sq ft unit took home a record profit of \$11.5 million (383%) when it was sold on Oct 2 for \$14.5 million (\$3,472 psf).

The unit had been previously purchased for around \$3 million (\$799 psf) in May 1998. The seller reaped an annualised profit of 5.5% after holding the unit for over 27 years.

Completed in 1984, Nassim Lodge is a freehold condo located at 7 Nassim Road in prime District 10. According to Raymond Ler, co-founder of Halcyon Real Estate, the eight-unit boutique development was formerly known as Seven Nassim.

The project is located along the prestigious Nassim Road, just off Tanglin Road in the Orchard Road neighbourhood. It is in the vicinity of luxury hotels, such as St Regis Hotel, Artyzen and Conrad Singapore Orchard, as well as shopping malls such as Claymore Connect, Delfi Orchard and Palais Renaissance.

The latest transaction is just the third since Jan 1, 1995, when URA Realis caveat data began. Before this transaction, the last unit that changed hands at Nassim Lodge was a larger 4,478 sq ft, four-bedroom unit on the first level that sold for \$10 million (\$2,233 psf) in July 2022.

"Transactions are few at Nassim Lodge due to the rarity of such a boutique development," says Jacqueline Wong, executive director and founder of boutique real estate consultancy JQT Private. "It has just eight units — six apartments and two penthouses,



The 4,176 sq ft unit at Nassim Lodge was sold for \$14.5 million (\$3,472 psf) on Oct 2

coupled with its 'creme de la creme' location."

Meanwhile, the sale of a three-bedroom unit at Sixth Avenue Ville recorded the second-highest gain during the period under review. The 1,550 sq ft unit on the first floor fetched \$3.1 million (\$2,000 psf) on Sept 30. The seller acquired the unit in December 2000 for about \$1.27 million (\$819 psf). Thus, they made a gain of around \$1.83 million after owning the unit for almost 25 years. This translates to a capital gain of 144.2% for the seller.

The latest deal marks the most profitable resale transaction recorded to date at the development. It surpasses the previous record of \$1.71 million, set by a 1,572 sq ft, three-bedroom unit that sold for around \$3.25 million (\$2,068 psf) in May 2023. The seller, who bought the unit in May 1999 for \$1.54 million (\$978 psf), made an annualised gain of 3.2% after holding the unit for almost 24 years.

Sixth Avenue Ville is a freehold condo located along Sixth Avenue in prime District 10. Completed in

1999, the development comprises a single four-storey block, which houses 49 units. It offers a mix of one- to four-bedroom units, spanning 710 sq ft to 2,540 sq ft.

Excluding the Sept 30 transaction, there have been two other resale deals at Sixth Avenue Ville so far this year, one of which yielded a profit. A smaller 1,270 sq ft, three-bedroom unit on the second floor reaped a profit of \$1.63 million when it changed hands for \$2.88 million (\$2,267 psf) on Feb 3.

On the other hand, the most unprofitable transaction during the week was the sale of a four-bedroom unit at Cliveden at Grange. The 2,842 sq ft unit on the 17th floor fetched around \$9 million (\$3,167 psf) on Oct 6. The unit had previously changed hands in July 2007 for \$10.38 million (\$3,653 psf), resulting in a loss of \$1.38 million (13.3%) for the seller after owning the unit for slightly over 18 years.

Three other units have transacted at Cliveden at Grange this year, with two resulting in losses. The seller of a similar 2,842 sq ft unit on the fourth floor incurred a loss of \$2.04 million



A five-bedroom unit at Sixth Avenue Ville fetched \$3.1 million on Sept 30, netting the seller a \$1.83 million gain



The seller of a 2,842 sq ft unit at Cliveden at Grange made a loss of \$1.38 million when it changed hands for \$9 million on Oct 6

when the unit was sold for \$7.8 million (\$2,745 psf) on March 21. Before that, a 2,153 sq ft, three-bedroom unit was transacted for \$4.8 million (\$2,230 psf) on Jan 6, resulting in a loss of around \$3.06 million.

Cliveden at Grange is a freehold

condo along Grange Road in prime District 10. Completed in 2011, the development comprises 110 residential units spread across four residential blocks. It offers a mix of three- to five-bedroom units measuring 2,153 sq ft to 6,028 sq ft. ■

Top gains and losses from Sept 30 to Oct 7

EdgeProp

Most profitable deals

	PROJECT	DISTRICT	AREA (SQ FT)	SOLD ON (2025)	SALE PRICE (\$ PSF)	BOUGHT ON	PURCHASE PRICE (\$ PSF)	PROFIT (\$)	PROFIT (%)	ANNUALISED PROFIT (%)	HOLDING PERIOD (YEARS)
1	NASSIM LODGE	10	4,176	Oct 02, 2025	3,472	May 18, 1998	799	11,497,229	383.0	5.9	27.4
2	SIXTH AVENUE VILLE	10	1,550	Sept 30, 2025	2,000	Dec 01, 2000	819	1,830,550	144.2	3.7	24.8
3	MANDALAY MANSION	11	2,088	Sept 30, 2025	1,355	Nov 1, 1997	496	1,793,592	173.2	3.7	27.9
4	THE SPRINGBLOOM	19	1,647	Oct 01, 2025	1,700	Apr 17, 2008	644	1,739,232	164.0	5.7	17.5
5	REGENCY PARK	10	3,649	Oct 06, 2025	2,316	Jul 07, 2022	1,864	1,649,348	24.2	6.9	3.3
6	THE PARC CONDOMINIUM	5	1,421	Oct 03, 2025	2,041	Mar 15, 2010	777	1,796,144	162.7	5.4	15.6
7	THE SHELFORD	11	1,442	Oct 02, 2025	2,565	Nov 25, 2010	1,546	1,469,398	65.9	3.5	14.9
8	QUEENS	3	1,184	Oct 06, 2025	1,926	Aug 23, 2000	771	1,367,520	149.8	3.7	25.1
9	THE PARC CONDOMINIUM	5	1,507	Sept 30, 2025	1,991	Jan 10, 2011	1,100	1,342,737	81.0	4.1	14.7
10	TIARA	9	1,302	Oct 01, 2025	2,495	Dec 01, 2017	1,574	1,199,142	58.5	6.1	7.8
11	THE SUNNY SPRING	14	1,001	Sept 30, 2025	1,686	Apr 23, 2004	489	1,198,197	244.8	5.9	21.5
12	THE CLEARWATER	16	1,335	Oct 07, 2025	1,401	Jul 09, 2009	547	1,140,090	156.1	6	16.3
13	LEONIE PARC VIEW	9	2,013	Sept 30, 2025	2,796	Jun 18, 2021	2,236	1,127,280	25.0	5.4	4.3
14	ASPEN HEIGHTS	9	1,582	Oct 02, 2025	2,244	Mar 12, 2013	1,548	1,101,072	45.0	3	12.6
15	TIARA	9	893	Oct 03, 2025	2,574	Jul 22, 2009	1,366	1,078,744	88.4	4	16.2

Non-profitable deals

	PROJECT	DISTRICT	AREA (SQ FT)	SOLD ON (2025)	SALE PRICE (\$ PSF)	BOUGHT ON	PURCHASE PRICE (\$ PSF)	LOSS (\$)	LOSS (%)	ANNUALISED LOSS (%)	HOLDING PERIOD (YEARS)
1	CLIVEDEN AT GRANGE	10	2,842	Oct 06, 2025	3,167	Jul 17, 2007	3,653	1,381,212	13.3	0.8	18.2
2	THE SCOTTS TOWER	9	657	Oct 02, 2025	1,828	Sept 12, 2012	3,833	1,317,285	52.3	5.5	13.1
3	THE BERTH BY THE COVE	4	1,453	Oct 01, 2025	1,387	Jul 26, 2010	1,930	788,979	28.1	2.2	15.2
4	HALLMARK RESIDENCES	10	2,960	Oct 01, 2025	1,642	Nov 25, 2014	1,794	449,920	8.5	0.8	10.9
5	REFLECTIONS AT KEPPEL BAY	4	1,690	Oct 06, 2025	1,675	Feb 05, 2018	1,816	238,290	7.8	1.1	7.7

Source: URA, EdgeProp Singapore

Note: 1. Computed based on URA caveat data as at Oct 14 for private non-landed houses transacted between Sep 30 to Oct 7
2. The profit and loss computation excludes transaction costs such as stamp duties

DONE DEALS

Residential transactions with contracts dated Sep 30 to Oct 7

Singapore – by postal district

LOCALITIES **DISTRICTS**

City & Southwest	1 to 8
Orchard/Tanglin/Holland	9 and 10
Newton/Bukit Timah/Clementi	11 and 21
Balestier/MacPherson/Geylang	12 to 14
East Coast	15 and 16
Changi/Pasir Ris	17 and 18
Serangoon/Thomson	19 and 20
West	22 to 24
North	25 to 28



PROJECT NAME	PROPERTY TYPE	TENURE	SALE DATE (2025)	LAND AREA / FLOOR AREA (SQ FT)	TRANSACTION PRICE (\$)	NETT PRICE (\$ PSF)	UNIT PRICE (\$ PSF)	COMPLETION DATE	TYPE OF SALE
District 01									
ONE MARINA GARDENS	Apartment	99 years	Oct 2	1,238	3,790,882	-	3,062	Uncompleted	New Sale
ONE MARINA GARDENS	Apartment	99 years	Oct 3	1,647	5,118,277	-	3,108	Uncompleted	New Sale
ONE MARINA GARDENS	Apartment	99 years	Oct 4	1,012	3,043,183	-	3,008	Uncompleted	New Sale
RIVERWALK APARTMENTS	Apartment	99 years	Oct 2	818	1,435,000	-	1,754	1985	Resale
THE CLIFT	Apartment	99 years	Oct 1	506	1,030,000	-	2,036	2011	Resale
THE SAIL @ MARINA BAY	Apartment	99 years	Oct 1	657	1,068,000	-	1,627	2008	Resale
UNION SQUARE RESIDENCES	Apartment	99 years	Sep 30	743	2,308,000	-	3,108	Uncompleted	New Sale
V ON SHENTON	Apartment	99 years	Oct 6	1,055	2,018,000	-	1,913	2017	Resale
District 02									
BLAIR PLAIN CONSERVATION AREA	Terrace	Freehold	Oct 6	1,283	4,000,000	-	3,118	-	Resale
ICON	Apartment	99 years	Oct 2	700	1,180,000	-	1,687	2007	Resale
ICON	Apartment	99 years	Oct 6	581	1,040,000	-	1,789	2007	Resale
SKYSUITES@ANSON	Apartment	99 years	Oct 2	700	1,600,000	-	2,287	2014	Resale
District 03									
ALEX RESIDENCES	Apartment	99 years	Oct 2	1,023	2,260,000	-	2,210	2017	Resale
ALEXIS	Apartment	Freehold	Oct 2	592	930,000	-	1,571	2012	Resale
AVENUE SOUTH RESIDENCE	Apartment	99 years	Sep 30	1,496	3,475,000	-	2,323	2023	Resale
COMMONWEALTH TOWERS	Condominium	99 years	Sep 30	441	958,000	-	2,171	2017	Resale
COMMONWEALTH TOWERS	Condominium	99 years	Oct 7	689	1,678,888	-	2,437	2017	Resale
QUEENS	Condominium	99 years	Oct 6	1,184	2,280,000	-	1,926	2002	Resale
STIRLING RESIDENCES	Apartment	99 years	Oct 2	1,055	2,560,000	-	2,427	2022	Resale
District 04									
CORALS AT KEPPEL BAY	Condominium	99 years	Oct 3	904	1,800,000	-	1,991	2016	Resale
HARBOURLIGHTS	Apartment	Freehold	Oct 3	818	1,520,000	-	1,858	1997	Resale
REFLECTIONS AT KEPPEL BAY	Condominium	99 years	Oct 6	1,690	2,830,000	-	1,675	2011	Resale
SKYLINE RESIDENCES	Condominium	Freehold	Oct 6	829	1,988,888	-	2,400	2015	Resale
THE BERTHY BY THE COVE	Condominium	99 years	Oct 1	1,453	2,015,000	-	1,387	2006	Resale
THE REEF AT KING'S DOCK	Condominium	99 years	Oct 3	431	1,088,000	-	2,527	2024	Sub Sale
THE RESIDENCES AT W SINGAPORE	Condominium	99 years	Oct 6	3,240	5,731,600	-	1,769	2011	Resale
District 05									
BLOOMSBURY RESIDENCES	Apartment	99 years	Sep 30	678	1,683,000	-	2,482	Uncompleted	New Sale
BLUE HORIZON	Condominium	99 years	Oct 6	969	1,330,000	-	1,373	2005	Resale
KENT RIDGE HILL RESIDENCES	Apartment	99 years	Oct 2	743	1,520,000	-	2,047	2023	Resale
LORONG SARI	Semi-Detached	Freehold	Oct 2	2,971	5,700,000	-	1,919	1994	Resale
NORMANTON PARK	Apartment	99 years	Sep 30	915	1,820,000	-	1,989	2023	Sub Sale
NORMANTON PARK	Apartment	99 years	Oct 3	732	1,410,000	-	1,926	2023	Sub Sale
ONE-NORTH RESIDENCES	Apartment	99 years	Oct 2	1,076	1,350,000	-	1,254	2009	Resale
PARC CLEMATIS	Apartment	99 years	Oct 1	452	920,000	-	2,035	2023	Resale
PARC CLEMATIS	Apartment	99 years	Oct 3	452	880,000	-	1,947	2023	Resale
PARC CLEMATIS	Apartment	99 years	Oct 6	915	2,100,000	-	2,295	2023	Resale
PARC CLEMATIS	Apartment	99 years	Oct 6	915	2,185,000	-	2,388	2023	Resale
PARC RIVERA	Condominium	99 years	Oct 6	646	1,150,000	-	1,781	2019	Resale
SEAHILL	Condominium	99 years	Oct 1	936	1,550,000	-	1,655	2016	Resale
THE CLEMATIS CANOPY	Apartment	99 years	Sep 30	732	1,420,000	-	1,940	2019	Resale
THE HILL @ ONE-NORTH	Apartment	99 years	Sep 30	947	1,963,675	-	2,073	Uncompleted	New Sale
THE PARC CONDOMINIUM	Condominium	Freehold	Sep 30	1,507	3,000,000	-	1,991	2010	Resale
THE PARC CONDOMINIUM	Condominium	Freehold	Oct 3	1,421	2,900,000	-	2,041	2010	Resale
THE TRILINQ	Condominium	99 years	Oct 3	1,765	2,800,000	-	1,586	2017	Resale
TWIN VIEW	Apartment	99 years	Sep 30	1,066	2,125,000	-	1,994	2021	Resale
District 07									
CONCOURSE SKYLINE	Apartment	99 years	Sep 30	883	1,800,000	-	2,039	2014	Resale
SOUTH BEACH RESIDENCES	Apartment	99 years	Oct 1	2,121	7,500,000	-	3,537	2016	Resale
THE M	Apartment	99 years	Oct 1	721	1,930,000	-	2,676	2023	Resale
District 08									
28 RC SUITES	Apartment	Freehold	Sep 30	807	1,220,000	-	1,511	2016	Resale
THE OTRON RESIDENCES	Apartment	Freehold	Sep 30	667	1,168,888	-	1,751	2017	Resale
District 09									
ASPEN HEIGHTS	Condominium	999 years	Oct 2	1,582	3,550,000	-	2,244	1998	Resale
ESPADIA	Apartment	Freehold	Oct 2	689	1,630,000	-	2,366	2013	Resale
HILL HOUSE	Apartment	999 years	Oct 2	431	1,298,000	-	3,015	Uncompleted	New Sale
LEONIE PARC VIEW	Apartment	Freehold	Sep 30	2,013	5,628,000	-	2,796	2009	Resale
MACKENZIE 138	Apartment	Freehold	Oct 1	807	1,360,000	-	1,685	2006	Resale
NEWTON EDGE	Apartment	Freehold	Oct 1	581	1,220,000	-	2,099	2011	Resale
ORCHARD SOPHIA	Apartment	Freehold	Oct 1	635	1,712,070	-	2,696	Uncompleted	New Sale
OXLEY EDGE	Apartment	Freehold	Oct 1	1,184	1,810,000	-	1,529	2016	Resale
RIVER GREEN	Apartment	99 years	Oct 3	527	1,782,000	-	3,379	Uncompleted	New Sale
RIVER GREEN	Apartment	99 years	Oct 5	603	2,103,000	-	3,489	Uncompleted	New Sale
ST THOMAS SUITES	Condominium	Freehold	Oct 3	2,605	5,900,000	-	2,265	2010	Resale
STARLIGHT SUITES	Apartment	Freehold	Oct 3	850	1,640,000	-	1,929	2014	Resale
THE ROBERTSON OPUS	Apartment	999 years	Oct 3	721	2,620,000	-	3,633	Uncompleted	New Sale
THE ROBERTSON OPUS	Apartment	999 years	Oct 4	990	3,364,000	-	3,397	Uncompleted	New Sale
THE SCOTT'S TOWER	Condominium	103 years	Oct 2	657	1,200,000	-	1,828	2016	Resale
TIARA	Condominium	Freehold	Oct 1	1,302	3,250,000	-	2,495	1995	Resale
TIARA	Condominium	Freehold	Oct 3	893	2,300,000	-	2,574	1995	Resale
VISIONCREST	Apartment	Freehold	Oct 2	915	2,250,000	-	2,459	2007	Resale
District 10									
21 ANDERSON	Condominium	Freehold	Oct 3	3,197	9,430,000	-	2,950	Uncompleted	New Sale
21 ANDERSON	Condominium	Freehold	Oct 4	4,489	22,700,000	-	5,057	Uncompleted	New Sale
CLIVEDEN AT GRANGE	Condominium	Freehold	Oct 6	2,842	9,000,000	-	3,167	2011	Resale
D LEEDEON	Condominium	99 years	Oct 2	1,496	3,050,000	-	2,039	2014	Resale
DYNASTY LODGE	Apartment	Freehold	Oct 3	1,884	3,030,000	-	1,609	1985	Resale
FONTANA HEIGHTS	Condominium	Freehold	Oct 3	3,455	6,000,000	-	1,736	1985	Resale
HALLMARK RESIDENCES	Condominium	Freehold	Oct 1	2,960	4,860,000	-	1,642	2015	Resale
LEEDON GREEN	Condominium	Freehold	Oct 6	700	2,180,000	-	3,116	2023	Sub Sale
LOFT @ NATHAN	Apartment	Freehold	Sep 30	377	788,000	-	2,092	2014	Resale
MOUNT SINAI	Semi-Detached	999 years	Sep 30	3,729	8,900,000	-	2,387	-	Resale
KENG CHIN ROAD	Semi-Detached	Freehold	Sep 30	2,178	8,000,000	-	3,674	2019	Resale
CORONATION ROAD WEST	Semi-Detached	Freehold	Oct 6	4,714	10,700,000	-	2,270	-	Resale
NASSIM LODGE	Apartment	Freehold	Oct 2	4,176	14,500,000	-	3,472	1984	Resale
NATHAN RESIDENCES	Apartment	Freehold	Sep 30	592	1,015,000	-	1,883	2013	Resale
ONE BALMORAL	Condominium	Freehold	Sep 30	969	2,500,000	-	2,581	2016	Resale
REGENCY PARK	Condominium	Freehold	Oct 6	3,649	8,450,000	-	2,316	1987	Resale
RIDGEWOOD	Condominium	999 years	Oct 2	2,002	3,670,000	-	1,833	1981	Resale
SHAMROCK PARK	Semi-Detached	Freehold	Sep 30	5,634	14,580,000	-	2,588	-	Resale
SIXTH AVENUE VILLE	Condominium	Freehold	Sep 30	1,550	3,100,000	-	2,000	1999	Resale
SOMMERVILLE PARK	Condominium	Freehold	Oct 3	1,948	4,320,000	-	2,217	1985	Resale
STELLAR RV	Apartment	Freehold	Oct 2	614	1,100,000	-	1,793	2015	Resale
TANGLIN REGENCY	Condominium	99 years	Oct 7	850	1,460,000	-	1,717	1998	Resale
THE MONTANA	Apartment	Freehold	Oct 1	947	2,000,000	-	2,111	2002	Resale
THE TRIZON	Condominium	Freehold	Oct 1	1,346	2,928,000	-	2,176	2012	Resale
UPPERHOUSE AT ORCHARD BOULEVARD	Apartment	99 years	Oct 1	2,056	7,209,000	-	3,506	Uncompleted	New Sale
UPPERHOUSE AT ORCHARD BOULEVARD	Apartment	99 years	Oct 2	474	1,509,000	-	3,186	Uncompleted	New Sale
UPPERHOUSE AT ORCHARD BOULEVARD	Apartment	99 years	Oct 4	700	2,331,000	-	3,332	Uncompleted	New Sale

PROJECT NAME	PROPERTY TYPE	TENURE	SALE DATE (2025)	LAND AREA / FLOOR AREA (SQ FT)	TRANSACTION PRICE (\$)	NETT PRICE (\$ PSF)	UNIT PRICE (\$ PSF)	COMPLETION DATE	TYPE OF SALE
District 11									
26 NEWTON	Apartment	Freehold	Sep 30	560	1,280,000	-	2,287	2016	Resale
8 BASSEIN	Apartment	Freehold	Oct 7	2,250	2,650,000	-	1,178	2015	Resale
CAPITOL PARK	Semi-Detached	Freehold	Sep 30	4,407	10,000,000	-	2,269	1968	Resale
EYVE DERBYSHIRE	Apartment	Freehold	Oct 2	936	2,400,000	-	2,563	2024	Resale
LUCIDA	Apartment	Freehold	Oct 3	1,066	1,760,000	-	1,652	2011	Resale
MANDALAY MANSION	Apartment	Freehold	Sep 30	2,088	2,828,888	-	1,355	-	Resale
MONTEBLEU	Condominium	Freehold	Oct 2	807	1,600,000	-	1,982	2010	Resale
PAVILION 11	Condominium	Freehold	Oct 6	958	2,060,000	-	2,150	2009	Resale
SANCTUARY@NEWTON	Apartment	Freehold	Oct 2	807	2,215,000	-	2,744	Uncompleted	New Sale
THE SHELFORD	Condominium	Freehold	Oct 2	1,442	3,700,000	-	2,565	2005	Resale
District 12									
EIGHT RIVERSUITES	Condominium	99 years	Sep 30	1,195	2,050,000	-	1,716	2016	Resale
EIGHT RIVERSUITES	Condominium	99 years	Oct 1	1,033	1,858,000	-	1,798	2016	Resale
GEM RESIDENCES	Condominium	99 years	Sep 30	1,31					

HDB shop once home to Popular bookstore for sale at \$38 mil

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A 17,825 sq ft HDB shop in Marine Parade Promenade will be on the block for \$38 million at Knight Frank's next property auction on Oct 30. An owner's sale, the asking price works out to approximately \$2,132 psf.

The single-storey retail unit is on the second floor of 86 Marine Parade Central in District 15. The property has an 83-year lease from 1993. Hence, it has a remaining lease of 51 years.

The unit was leased to Popular bookstore for over 37 years before the store closed in June 2023. After Popular's closure, it was briefly leased to an events company but has since remained vacant for several months, according to Knight Frank.

Sharon Lee, head of auction and sales at Knight Frank Singapore, says that large-sized HDB strata retail units are rarely on the market because the government halted sales of these single-storey units in 1998, and new supply has been very limited since then. "Retail owner-occupiers and investors typically seek out these types of properties because they are usually well-located within established mature resi-



The asking price of the retail unit at Marine Parade Central is \$2,132 psf

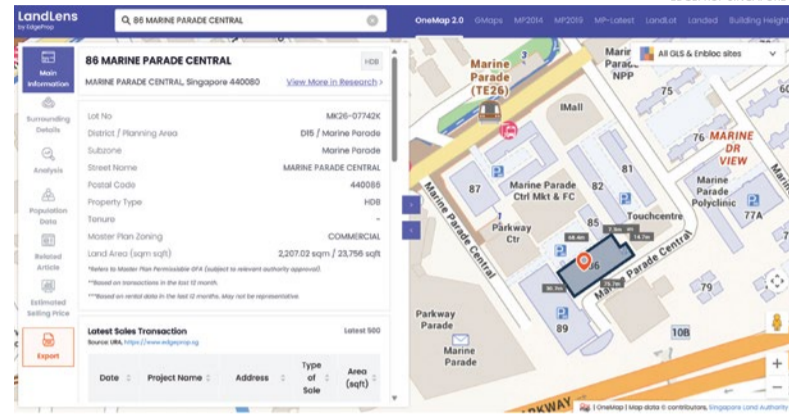
dential estates," she adds.

Marine Parade Promenade is the commercial town centre for residents living in Marine Parade and the East Coast. The estate comprises six commercial blocks with retail shops that surround Marine Parade Central Market and Food Centre. Nearby is the FairPrice Finest supermarket, which Lee says has been around for nearly 40 years. "It used to be on the first level of Block 86, just below the Popular

bookstore, before moving to the opposite block," she recalls.

The Marine Parade Public Library, first opened in 1978, was previously housed in a two-storey block opposite the supermarket before relocating to the Marine Parade Community Complex in 2000. It is slated to reopen in the new Marine Parade Community Building in 1Q2026.

Other commercial complexes in the vicinity include Parkway Cen-



A map of 86 Marine Parade Central viewed with EdgeProp Singapore's LandLens tool

tre, Parkway Parade and the new iMall shopping centre.

The area's public transport accessibility was significantly enhanced after the Marine Parade MRT Station (Thomson-East Coast Line) opened in June 2024. Lee says that the unit's proximity to the station will add to its appeal and long-term value proposition. Marine Parade MRT Station also serves several nearby private residential and commercial developments, including Parkway Parade, Roxy Square and i12 Katong.

Besides the Marine Parade HDB estate, there are also private condos nearby, such as Amber 45, The Shore Residences and The Sea

View as well as landed homes in the neighbourhood of Mountbatten Road.

"We expect this unit to appeal to a diverse range of buyers," says Lee. "Investors such as real estate funds, family offices, and foreign buyers may be attracted by its long-term capital appreciation potential, while end-users like retail chains or mixed-use developers could repurpose the space for their own operations."

Given the size and layout of the retail unit, the new owner could explore various uses — such as F&B, a showroom, or a co-working space — subject to approval, she adds. ■

DONE DEALS

Residential transactions with contracts dated Sep 30 to Oct 7

PROJECT NAME	PROPERTY TYPE	TENURE	SALE DATE (2025)	LAND AREA/ FLOOR AREA (SQ FT)	TRANSACTION PRICE (\$)	NETT PRICE (\$ PSF)	UNIT PRICE (\$ PSF)	COMPLETION DATE	TYPE OF SALE
THE SPRINGBLOOM	Condominium	99 years	Oct 1	1,647	2,800,000	-	1,700	1999	Resale
THE VALES	EC	99 years	Oct 1	1,270	2,018,000	-	1,589	2017	Resale
THE VALES	EC	99 years	Oct 3	904	1,398,888	-	1,547	2017	Resale
TREASURE CREST	EC	99 years	Oct 3	1,346	2,250,000	-	1,672	2018	Resale
WATERBAY	EC	99 years	Sep 30	1,141	1,845,000	-	1,617	2016	Resale
WATERBAY	EC	99 years	Oct 2	2,056	2,398,888	-	1,167	2016	Resale
District 20									
AMO RESIDENCE	Apartment	99 years	Oct 3	1,044	2,635,000	-	2,524	Uncompleted	Sub Sale
ARTISAN 8	Apartment	Freehold	Oct 2	700	1,680,000	-	2,401	Uncompleted	New Sale
HORIZON GARDENS	Terrace	99 years	Oct 2	3,035	2,858,888	-	942	2002	Resale
JADESCAPE	Condominium	99 years	Sep 30	646	1,480,000	-	2,292	2022	Resale
JADESCAPE	Condominium	99 years	Oct 7	527	1,042,800	-	1,977	2022	Resale
SEMBAWANG HILLS ESTATE	Terrace	Freehold	Oct 6	1,501	4,150,000	-	2,766	1995	Resale
THE GARDENS AT BISHAN	Condominium	99 years	Oct 1	893	1,500,000	-	1,679	2004	Resale
THE GARDENS AT BISHAN	Condominium	99 years	Oct 2	1,152	2,150,000	-	1,867	2004	Resale
District 21									
AIRVIEW PARK	Semi-Detached	Freehold	Sep 30	3,202	5,700,000	-	1,780	1960	Resale
BEAUTY WORLD CENTRE	Apartment	99 years	Oct 6	1,873	2,200,000	-	1,175	-	Resale
DAINTREE RESIDENCE	Condominium	99 years	Oct 3	775	1,600,000	-	2,064	2022	Resale
HIGH OAK CONDOMINIUM	Condominium	99 years	Oct 2	1,195	1,780,000	-	1,490	1999	Resale
KILAT CENTRE	Apartment	Freehold	Oct 2	1,227	1,820,000	-	1,483	1989	Resale
MAYFAIR MODERN	Condominium	99 years	Oct 1	517	1,070,000	-	2,071	2022	Resale
NAVIA GROVE	Condominium	99 years	Oct 4	1,335	3,428,300	-	2,569	Uncompleted	New Sale
PINETREE HILL	Condominium	99 years	Oct 4	1,733	4,437,000	-	2,560	Uncompleted	New Sale
PINETREE HILL	Condominium	99 years	Oct 5	1,216	3,020,000	-	2,483	Uncompleted	New Sale
SIGNATURE PARK	Condominium	Freehold	Oct 2	1,055	1,748,888	-	1,658	1998	Resale
District 22									
LAKE GRANDE	Condominium	99 years	Oct 6	753	1,260,000	-	1,672	2019	Resale
LAKEVILLE	Condominium	99 years	Sep 30	732	1,300,000	-	1,776	2017	Resale
LAKEVILLE	Condominium	99 years	Oct 2	1,141	2,098,000	-	1,839	2017	Resale
PARC VISTA	Condominium	99 years	Oct 3	1,055	1,200,000	-	1,138	1997	Resale
THE FLORVALE	EC	99 years	Oct 3	1,238	1,383,000	-	1,107	2000	Resale
THE LAKEGARDEN RESIDENCES	Apartment	99 years	Oct 1	1,356	2,750,600	-	2,028	Uncompleted	New Sale
THE LAKEGARDEN RESIDENCES	Apartment	99 years	Oct 1	1,356	2,912,800	-	2,148	Uncompleted	New Sale
THE LAKEGARDEN RESIDENCES	Apartment	99 years	Oct 2	1,109	2,277,600	-	2,054	Uncompleted	New Sale
THE LAKEGARDEN RESIDENCES	Apartment	99 years	Oct 2	1,356	3,013,300	-	2,222	Uncompleted	New Sale
THE LAKEGARDEN RESIDENCES	Apartment	99 years	Oct 2	1,356	2,996,700	-	2,210	Uncompleted	New Sale
THE LAKEGARDEN RESIDENCES	Apartment	99 years	Oct 3	678	1,590,000	-	2,345	Uncompleted	New Sale
THE LAKESHORE	Condominium	99 years	Oct 2	1,119	1,650,000	-	1,474	2007	Resale
THE LAKESHORE	Condominium	99 years	Oct 3	1,109	1,735,000	-	1,565	2007	Resale
WESTMERE	EC	99 years	Oct 3	1,206	1,428,000	-	1,185	1999	Resale
District 23									
BLOSSOM RESIDENCES	EC	99 years	Sep 30	1,356	1,830,000	-	1,349	2014	Resale
HILLTOP RESIDENCES	Apartment	99 years	Oct 3	463	820,000	-	1,772	2017	Resale
HILLTOP GROVE	Condominium	99 years	Oct 6	1,238	1,470,000	-	1,188	2001	Resale
HILLVIEW REGENCY	Condominium	99 years	Oct 6	1,130	1,380,000	-	1,221	2006	Resale
INZ RESIDENCE	EC	99 years	Oct 3	1,012	1,458,888	-	1,442	2019	Resale
LE QUEST	Apartment	99 years	Oct 3	710	1,185,000	-	1,668	2020	Resale
MERAWOODS	Condominium	999 years	Oct 3	1,346	2,028,000	-	1,507	1999	Resale
MIDWOOD	Condominium	99 years	Sep 30	484	850,000	-	1,755	2023	Resale
PALM GARDENS	Condominium	99 years	Oct 7	1,216	1,275,000	-	1,048	2000	Resale
PAVILION PARK	Semi-Detached	Freehold	Sep 30	2,153	4,550,000	-	2,114	2003	Resale
PHOENIX RESIDENCES	Apartment	99 years	Sep 30	1,033	1,950,000	-	1,887	2025	Sub Sale
SOL ACRES	EC	99 years	Oct 2	495	803,000	-	1,622	2018	Resale
THE LANAI	Condominium	999 years	Oct 6	947	1,580,000	-	1,668	2014	Resale
THE SKYWOODS	Condominium	99 years	Sep 30	947	1,600,000	-	1,689	2016	Resale

PROJECT NAME	PROPERTY TYPE	TENURE	SALE DATE (2025)	LAND AREA/ FLOOR AREA (SQ FT)	TRANSACTION PRICE (\$)	NETT PRICE (\$ PSF)	UNIT PRICE (\$ PSF)	COMPLETION DATE	TYPE OF SALE
TREE HOUSE	Condominium	99 years	Oct 7	1,152	1,730,000	-	1,502	2013	Resale
District 24									
OTTO PLACE	EC	99 years	Sep 30	904	1,593,000	-	1,762	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Oct 4	872	1,528,000	-	1,753	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Oct 4	904	1,647,000	-	1,822	Uncompleted	New Sale
District 25									
BELLEWOODS	EC	99 years	Oct 6	1,346	1,860,000	-	1,382	2017	Resale
FORESTVILLE	EC	99 years	Sep 30	1,087	1,313,000	-	1,208	2016	Resale
WOODSVALE	EC	99 years	Oct 6	1,292	1,188,000	-	920	2000	Resale
District 26									
LENTOR HILLS RESIDENCES	Apartment	99 years	Oct 3	958	2,180,000	-	2,276	Uncompleted	Sub Sale
LENTORIA	Condominium	99 years	Oct 1	958	2,350,000	-	2,453	Uncompleted	New Sale
SPRINGLEAF RESIDENCE	Apartment	99 years	Sep 30	1,227	2,515,000	-	2,050	Uncompleted	New Sale
SPRINGLEAF RESIDENCE	Apartment	99 years	Sep 30	1,475	3,475,000	-	2,356	Uncompleted	New Sale
SPRINGLEAF RESIDENCE	Apartment	99 years	Oct 1	904	2,070,000	-	2,289	Uncompleted	New Sale
SPRINGLEAF RESIDENCE	Apartment	99 years	Oct 1	646	1,457,000	-	2,256	Uncompleted	New Sale
SPRINGLEAF RESIDENCE	Apartment	99 years	Oct 1	527	1,202,000	-	2,279	Uncompleted	New Sale
SPRINGLEAF RESIDENCE	Apartment	99 years	Oct 1	926	2,049,000	-	2,213	Uncompleted	New Sale
SPRINGLEAF RESIDENCE	Apartment	99 years	Oct 1	926	2,121,000	-	2,291	Uncompleted	New Sale
SPRINGLEAF RESIDENCE	Apartment	99 years	Oct 1	786	1,825,000	-	2,323	Uncompleted	New Sale
SPRINGLEAF RESIDENCE	Apartment	99 years	Oct 1	1,023	2,273,000	-	2,223	Uncompleted	New Sale
SPRINGLEAF RESIDENCE	Apartment	99 years	Oct 1	646	1,462,000	-	2,264	Uncompleted	New Sale
SPRINGLEAF RESIDENCE	Apartment	99 years	Oct 1	646	1,457,000	-	2,256	Uncompleted	New Sale
SPRINGLEAF RESIDENCE	Apartment	99 years	Oct 3	1,227	2,874,000	-	2,342	Uncompleted	New Sale
District 27									
1 CANNBERRA	EC	99 years	Sep 30	1,023	1,280,000	-	1,252	2015	Resale
CANNBERRA CRESCENT RESIDENCES	Apartment	99 years	Oct 4	990	2,003,500	-	2,023	Uncompleted	New Sale
CANNBERRA RESIDENCES	Condominium	99 years	Oct 2	1,152	1,158,000	-	1,005	2013	Resale
EUPHONY GARDENS	Condominium	99 years	Sep 30	1,281	1,230,000	-	960	2001	Resale
NINE RESIDENCES	Apartment	99 years	Oct 6	1,356	1,680,000	-	1,239	2015	Resale
NORTH PARK RESIDENCES	Apartment	99 years	Sep 30	570	950,888	-	1,667	2018	Resale
NORTH PARK RESIDENCES	Apartment	99 years	Oct 2	431	800,000	-	1,858	2018	Resale
SKIES MILTONIA	Condominium	99 years	Sep 30	969	1,238,888	-	1,279	2016	Resale
SKYPARK RESIDENCES	EC	99 years	Sep 30	1,313	2,038,888	-	1,553	2016	Resale
SKYPARK RESIDENCES	EC	99 years	Oct 3	1,302	1,875,000	-	1,440	2016	Resale
THE CANOPY	EC	99 years	Sep 30	1,173	1,350,000	-	1,151	2014	Resale
THE CANOPY	EC	99 years	Oct 6	1,023	1,200,000	-	1,174	2014	Resale
THE COMMODORE	Condominium	99 years	Oct 3	624	1,120,000	-	1,794	2024	Sub Sale
THE VISIONAIRE	EC	99 years	Oct 7	980	1,420,000	-	1,450	2018	Resale
THE WISTERIA	Apartment	99 years	Oct 2	549	798,000	-	1,454	2018	Resale
THE WISTERIA	Apartment	99 years	Oct 3	1,173	1,700,000	-	1,449	2018	Resale
District 28									
H2O RESIDENCES	Condominium	99 years	Oct 3	883	1,250,000	-	1,416	2015	Resale
SELETAR HILLS ESTATE	Terrace	999 years	Sep 30	1,845	3,820,000	-	2,071	2007	Resale
SUNRISE GARDENS	Condominium	99 years	Oct 2	990	1,028,888	-	1,039	1998	Resale
SUNRISE GARDENS	Condominium	99 years	Oct 6	926	1,018,000	-	1,100	1998	Resale
THE TOPIARY	EC	99 years	Oct 3	2,013	2,955,888	-	1,468	2016	Resale

Source: URA Realis. Updated Oct 14, 2025.

EC stands for executive condominium

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Properties for Sale

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\$8,650,000

Grange Residences

D9 91 GRANGE ROAD | FREEHOLD
Unit size (sq ft): 2,583 | Bedroom: 4

Harmeet Singh Bedi
RED DOT ADVISORY SERVICE PTE. LTD.
R070842Z
65 9030 6807

Enjoy sophisticated city living at Grange Residences, an exclusive freehold development in the heart of District 9. This high-floor, 4-bedroom unit spans an impressive 2,583 sqft, offering expansive living areas filled with abundant natural light, creating a refreshing and uplifting atmosphere.



\$1,560,000 (negotiable)

Sims Urban Oasis

D14 4 SIMS DRIVE | 99 YEARS
Build-up (sq ft): 603 | Land size (sq ft): 300

This vibrant and lively, newly renovated ground unit is perfectly positioned for maximum foot traffic and visibility, it's near bus-stop and 300m to MRT. Expect customers from nearby condo or hdb residents. Current usage is fnb and can change of use to retail.

Yeo Ai Ling (Aileen)
ORANGETEE & TIE PTE. LTD.
R011746G
65 9641 4098



starting from \$5,120,000

Terraced House

D18 COASTA VILLA | FREEHOLD
Build-up (sq ft): 4,027 | Land size (sq ft): 1,862

Beachfront Collection – Costa Villa at Jalan Loyang Besar. 8 units of brand new 999-year landed homes (Inter, Corner & Semi-D) with 5 & 6 bedrooms. Directly by the beach, walking distance to Downtown East & amenities. The cheapest brand new landed homes in Singapore – don't miss out!

Geryl Lim
ORANGETEE & TIE PTE. LTD.
R014783H
65 9278 7772



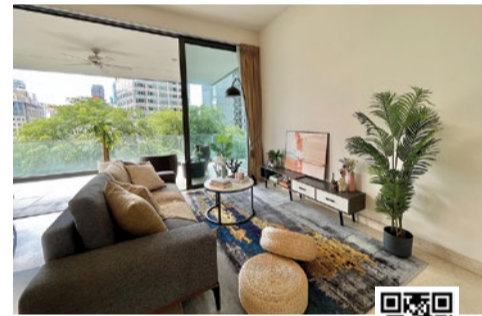
\$4,600,000

The Coast at Sentosa Cove

D4 OCEAN DRIVE | 99 YEARS
Unit size (sq ft): 2,928 | Bedroom: 4

Ground Floor | 4-Room Ensuities | Ocean View
Indulge in stunning coastal living with a touch of Swiss minimalism. Enjoy a picturesque ocean view & a spacious terrace with direct pool access. This smart home offers the perfect blend of tranquility & modern living!

Elaine Goh
ERA REALTY NETWORK PTE. LTD.
R042676A
65 9777 8788



\$5,280,000

Urban Suites

D9 HULLET ROAD | FREEHOLD
Unit size (sq ft): 1,615 | Bedroom: 3

Rare Premium Stack | Luxurious Lifestyle
The biggest 3-room unit that comes with a helper room and bombshelter, strategically located within close proximity to elite schools (ACS), MRTs & top-notch amenities. Enjoy the convenience of city living with a touch of tranquility & greenery, making it a prime investment!

Elaine Goh
ERA REALTY NETWORK PTE. LTD.
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65 9777 8788



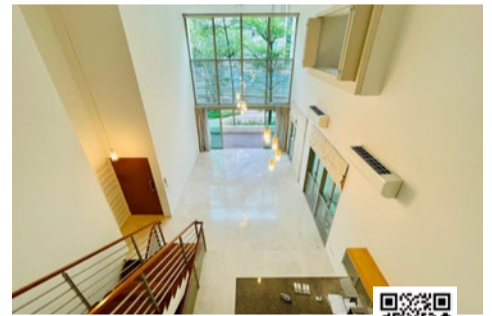
\$8,880,000

Gallop Green

D10 WOLLERTON PARK | FREEHOLD
Unit size (sq ft): 3,229 | Bedroom: 5

5-Room Single Level | Direct Access To Botanic Gardens
A rare gem on a huge single-floor spanning 3,229 sqft with 5 rooms 4 ensuite and a family area with well equipped dry and wet kitchen. Nestled in a tranquil and serene haven with Farrer Road MRT just 0.5 km away and within 1 km to Nanyang Primary School.

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ERA REALTY NETWORK PTE. LTD.
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65 9777 8788



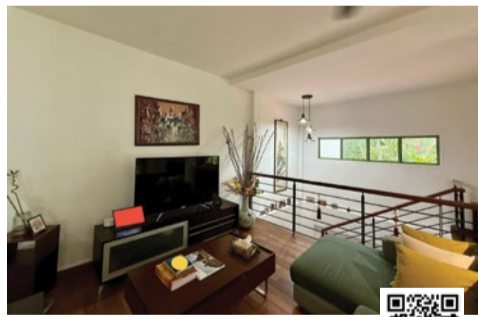
\$5,680,000

Glentrees

D10 MOUNT SINAI LANE | 999 YEARS
Unit size (sq ft): 3,671 | Bedroom: 5

Within 1 Km to Henry Park Pri Sch | Foreigner Eligible
A rare chance to own this stunning Townhouse 2-storey + basement perfect for families. This home has 4 rooms + study, bombshelter & helper's quarter. Enjoy landed living with family room, courtyard & double-volume ceiling, with direct garden & pool views.

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ERA REALTY NETWORK PTE. LTD.
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65 9777 8788



\$14,800,000

Semi-detached House

D10 MOUNT SINAI | 999 YEARS
Build-up (sq ft): 5,200 (approx)
| Land size (sq ft): 5,500 (approx)

Detached Size | Within 1 Km to Henry Park Pri Sch
A rare elevated 2-storey + basement Semi-Detached, spanning 5,500 sqft of land, with 6 room ensuities, double volume family area & well equipped dry & wet kitchen, with potential to add a pool & an attic. Nestled on a quiet street with street parking, adjacent to Mount Sinai Park.

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65 9777 8788



\$9,888,888

Beaufort on Nassim

D10 NASSIM ROAD | FREEHOLD
Unit size (sq ft): 3,681 | Bedroom: 3

Penthouse Duplex | Rooftop Terrace | Private Pool
A rare freehold Penthouse duplex right in Nassim! A private lift, 3 bedroom ensuities plus a study, and designed with dry and wet kitchen. With just a few minutes' walk from Orchard Road and Botanic Gardens, it is also close to Napier and Orchard Boulevard MRT.

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R042676A
65 9777 8788



\$5,680,000

Rivergate

D9 ROBERTSON QUAY | FREEHOLD
Unit size (sq ft): 1,722 | Bedroom: 3

Rare Premium Corner | 0.5 km to River Valley Pri Sch
The biggest 3-room with stunning Singapore river & pool view from balconies, bedrooms & kitchen! Only 0.5 km to Great World & Havelock MRT. This property has 3 rooms, 2 baths, bombshelter, helper bath & store room. Huge living & dining with enclosed kitchen & yard.

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R042676A
65 9777 8788

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