

Office

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sold for \$58 mil on hot
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CDL launches Quayside Isle — Sentosa Cove's only waterfront retail lifestyle hub — for \$111 mil

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ADVERTISING + MARKETING

ADVERTISING SALES

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8M Real Estate names Jocelyn Hao as CEO

Singapore-based real estate investment firm 8M Real Estate has announced the appointment of Jocelyn Hao as CEO, effective Oct 15. She joins 8M from Starbucks Coffee Company, where she was the general manager for licensing in Asia Pacific (Apac). Before that, she was Starbucks' regional director of operations for Apac.

Hao has been at Starbucks since 2018. Prior to that, her career included roles at Crocs, Uniqlo, Cushman & Wakefield, CBRE and Robinsons Group.

Founded in 2014, 8M has built a reputation in acquiring and restoring heritage shophouses. The firm's website states that its portfolio currently includes over 70 properties valued at more than \$1.5 billion. Many of these properties are conservation shophouses in the Downtown Core areas, such as Amoy Street, Tanjong Pagar, Duxton Hill and Craig Road.

Hao's appointment at 8M fills a role left vacant since October 2023, when co-founder and former CEO Ashish Manchharam exited the business. Manchharam sold his stake in 8M to Hong Kong-based Crane Capital, a subsidiary of the US pension fund Washington State Investment Board, for an undisclosed sum.

In a Sept 1 press release, 8M says Crane has been the company's "founding shareholder and principal owner of 8M since day one", and that it "has provided the strategic capital, foresight, and operational backbone that enabled 8M to grow into what it is today."

8M adds that Hao's appointment as CEO marks "a new era of leadership". "With Jocelyn at the helm, we are confident 8M will continue to push boundaries while staying true to its founding ethos," says Wai Tang, CEO of Crane Capital.

Shophouses in Little India, Kampong Glam and HDB shop at Hong Lim Complex for sale at \$23.7 mil

A portfolio of assets comprising two shophouses in Little India and Kampong Glam, along with an HDB shop at Hong Lim Complex, has been put up for sale via an expression of interest (EOI) exercise." The properties have a combined asking price of \$23.7 million. They can be purchased together or separately, says Adnic Lee, senior associate director of AAG Group at OrangeTee & Tie, who is handling the sale.

The shophouse in Little India is a conservation shophouse located along Dickson Road, near Jalan Besar MRT Station on the East-West Line. Occupying a land area of 1,300 sq ft, the 999-year leasehold property has an estimated built-up area of 3,600 sq ft across two floors and an attic. The property has a guide price of \$11.88 million, which translates to \$3,300 psf on the estimated built-up area.

Lee says the property has been "extensively renovated" by the owner. It is currently tenanted by a cafe on the ground floor and a social and members' club on the second floor, while the attic level is being used as an office.

The Kampong Glam shophouse is located on North Bridge Road. It has a land area of about 1,400 sq ft and a built-up area estimated at around 3,090 sq ft. The two-storey shophouse features an attic and has a 99-year leasehold tenure from 2007. It has a guide price of \$8.8 million, or \$2,847 psf on the estimated built-up area. An F&B operator occupies the shophouse's ground floor, with a beauty and hair salon occupying the upper floors, says Lee.

Meanwhile, the other property for sale is an HDB shop at Hong Lim Complex, a commercial development at Upper Cross Street in Chinatown. The corner unit measures 1,108 sq ft and has an 83-year lease from 1994. It has a guide price of \$2.98 million, or \$2,690 psf.

The unit features dual frontages and comes with F&B approval, says Lee. It is currently leased to a Japanese omakase restaurant and a salad bar. Lee adds



Hao joins 8M Real Estate from Starbucks Coffee Company

that it offers a rental return of 4.38%. As commercial assets, all three properties are available for purchase by foreign buyers and are not subject to Additional Buyer's Stamp Duty.

The EOI will close on Oct 31.

Samty sells two investment pools of Japan multifamily assets worth JPY49 bil

Japanese developer Samty Holdings has announced the sale of two investment pools of multifamily assets developed and owned by the firm. In a Sept 2 release, Samty says the assets were sold to international sovereign wealth funds. Samty will remain as the lead asset manager of both investment pools.

The investment pools encompass 30 newly-built multifamily assets with a gross asset value of JPY49 billion (\$425 million), with 70% located in Tokyo, Osaka and other major cities within Japan.

The first investment pool consists of eight assets that will be managed solely by Samty, while the remaining 22 assets will be co-managed by Samty and Japan real estate investment management firm Alysya Partners.

The deal marks the latest milestone for Samty since its privatisation. In January, global investment firm Hillhouse Investment Management, together with its real asset investment arm, Rava Partners, completed the buyout of Samty, which had been listed on the Tokyo Stock Exchange.

Hillhouse owns Samty alongside Daiwa Securities, Samty's previously largest shareholder, which retained its shares in the company pursuant to the buyout.

In July, Samty announced the closing of its first hotel-focused private real estate fund, with equity totalling JPY17 billion.

Yasuhiro Ogawa, president and CEO of Samty Holdings, says the sale of the two investment pools reflects investors' recognition of opportunities arising from the firm's transformation into an investment platform.

Joe Gagnon, the co-head at Rava Partners, adds that Samty is tapping into robust investor demand for Japanese multifamily assets, while also proving its ability to scale in the accommodation sector. "Following the recent close of their hotel-specific fund, this latest news means that we have cumulatively raised more than JPY100 billion in a short time span," he says.

Strata office unit at Samsung Hub for sale at \$7.82 mil

A strata office unit at Samsung Hub, an office development on Church Street in the CBD, is up for sale. The regular-shaped, 1,765 sq ft office has a guide price of \$7.82 million, which works out to \$4,431 psf. According to Brilliance Capital, the appointed marketing agent for the property, the unit will be sold with vacant possession.

Samsung Hub near Raffles Place is a 999-year leasehold commercial development spanning 30 storeys. It has a fully sheltered route linking it to the Raffles Place MRT Interchange for the North-South and East-West Lines. It is also near Telok Ayer MRT Station on the Downtown Line.

"Samsung Hub remains one of the most coveted strata office developments in Singapore, with demand consistently outstripping supply," says Sammi Lim, founder and executive director of Brilliance Capital.

She adds: "The chance to secure a bite-sized, regular-shaped strata office with vacant possession here is exceptionally rare, and we anticipate strong interest from end-users who value both prestige and long-term capital growth."

Lim has brokered several transactions at Samsung Hub. These include the sale of a 2,562 sq ft unit on the 17th floor for \$11.058 million (\$4,316 psf) on April 14, which set a record psf-price for the development, based on caveats lodged. Lim also handled the sale of 3,595 sq ft on the same floor last September for \$14.8 million (\$4,117 psf).



S-RESIDENCE Takaido EAST, one of Samty Holdings' rental properties in Tokyo

Samsung Hub has seen two other transactions so far this year. Caveats show that a 3,186 sq ft unit on the 12th floor changed hands for \$13.45 million (\$4,221 psf) on April 11, while a 2,906 sq ft unit on the same floor fetched \$12 million (\$4,129 psf) on April 4.

Apac hotel investment volume falls 23% y-o-y in 1H2025: JLL

Asia Pacific (Apac) hotel investments declined in 1H2025 as global macroeconomic uncertainty led to a more cautious investment environment. Research by JLL shows that Apac hotel deals totalled US\$4.7 billion (\$6 billion) in the first half of the year, sliding 23% compared to the same period last year.

"Coming off a high base last year, the level of investment moderation is indicative of a more cautious investment market whereby a realignment of capital sources in the hotel investment landscape is occurring," says Nihat Ercan, CEO of JLL Hotels & Hospitality Group for Apac.

JLL adds that investors were more selective, focusing on more established hospitality markets in the region. A total of 84% of 1H2025 transaction volume occurred in just five countries. Japan topped the list, garnering US\$1.5 billion in hotel transactions. Greater China recorded US\$744 million in hotel investments, followed by Australia (US\$664 million), Singapore (US\$546 million) and South Korea (US\$504 million).

At the same time, the bid-ask spread between buyers and sellers has widened, with sellers holding firm on price expectations and buyers applying greater scrutiny. This, says JLL, has led to extended due diligence periods on both sides of transactions, further contributing to the decline in 1H2025 volume.

Even so, there are bright spots in the market. "In our interactions, although institutional investors remain selective, private capital is moving decisively to secure prime hospitality assets that offer both defensive income characteristics and growth potential, which should ensure an uptick in activity in this year and into next," says Ercan.

According to JLL, private equity firms have boosted capital allocations to hospitality assets, resulting in a 6% y-o-y increase in investment volumes. Capital invested by high-net-worth individuals (HNWIs) into hotels has also surged 54% y-o-y in 1H2025.

JLL expects investment activity to pick up in the second half of the year, resulting in a full-year transaction volume of US\$12.8 billion, up 5% from 2024 figures. "We anticipate private equity funds, family offices, and regional operators with access to private capital to emerge as the most active buyers through year-end as they capitalise on assets requiring operational expertise to maximise value," adds Ercan.

In Singapore, full-year hotel transaction volume is predicted to hit US\$1.2 billion. JLL says investor preferences in the city-state largely fall into two categories: hybrid hotels with extended stay components that attract private equity investments, and luxury boutique hotels that draw HNWIs.

"Singapore's boutique hotel sector continues to attract private capital seeking both diversification and long-term capital value," notes Tan Ling Wei, senior vice president for investment sales at JLL Hotels & Hospitality Group, Singapore.

Knight Frank appoints Apac head of capital markets

Knight Frank has appointed Dan Dixon as head of capital markets for Asia Pacific (Apac). Dixon, who spent 10 years in Knight Frank's London capital markets team, has relocated to Singapore for his new role, which took effect on Sept 1.

The appointment reflects Knight Frank's commitment to expanding its Apac business, the firm says in a press release. "The region continues to attract significant international investor interest, while Asian sovereign wealth funds and institutional investors are actively seeking global diversification opportunities," adds Craig Shute, Knight Frank's CEO for Apac. — *Compiled by Kalynskye Adrian and Atiqah Mokhtar* 



Dixon was previously based in Knight Frank's London capital markets team

Whole floor at VisionCrest Orchard sold for \$58 mil as strata office sales heat up

BY CECILIA CHOW

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An entire strata floor of 14,725 sq ft on the sixth floor of VisionCrest Orchard (formerly VisionCrest Commercial) was recently sold for \$58 million, or \$3,939 psf. The deal was brokered by Alex Chuah, associate director of Huttons Asia, who says the buyer is a local company with global operations.

While striking, this is not the highest price achieved in the development. In July, the ninth level — spanning 14,844 sq ft — was sold for \$60.28 million (\$4,061 psf), according to a transaction filed on the SoReal platform. A year earlier, in July 2024, the eighth level of 14,725 sq ft changed hands for \$59.19 million (\$4,020 psf).

Since VisionCrest Orchard was launched for strata sales in July 2024 by real estate investment managers TE Capital Partners and LaSalle Investment Management, five of the 10 strata office floors (levels five to nine) have been sold. Prices have ranged from about \$57 million to \$60.28 million, with buyers comprising both business occupiers and investors.

VisionCrest Orchard is an 11-storey freehold commercial building with 10 floors of strata-titled office space (levels two to 11) and 11 strata-titled F&B units on the ground floor. To date, about four of the F&B units have been sold at an average price of \$5,100 psf.

The building, formerly known as VisionCrest Commercial, was acquired in November 2023 for \$450 million, or nearly \$3,000 psf, by TE Capital and LaSalle Investment. The partners had earlier executed a put-and-call option agreement. Singapore-listed Metro Holdings later took a 20% effective stake, with TE Capital holding a 29.9% stake and LaSalle, 50.1%. The joint venture refurbished and repositioned the asset before launching it as VisionCrest Orchard in July 2024.

'Steady interest'

"The strata office market is seeing steady interest in 2025," says Huttons' Chuah. Freehold, strata-titled office floors of this scale are rare along the prime Orchard Road belt in District 9.

Last year, the record was set at the Tong Building. In September 2024, three deals were brokered by Savills' Yap Hui Yee: a half-floor unit of 6,867 sq ft on the sixth level sold to Parkway Hospitals for \$31.33 million (\$4,562 psf), while The Hour Glass purchased two half-floor units on the ninth and 10th levels for \$33.5 million (\$4,878 psf) and \$35 mil-



Since their launch in July 2024, half of the strata office floors at VisionCrest Orchard have been taken up at prices ranging from \$57 million to \$60.28 million

lion (\$5,097 psf), respectively. The \$5,097 psf transaction set a new record for strata office space on Orchard Road.

Other prime new offerings in the market include 108 Robinson Road, Cecil Place at 137 Cecil Street, The Golden Mile, and One Sophia.

One Sophia

Situated between Orchard Road and the arts and cultural enclave of Bras Basah, One Sophia comprises a 13-storey commercial block with 122 strata-titled office suites and a two-storey retail podium with 127 strata-titled shops. Beside it is a 367-unit residential tower, The Collective at One Sophia.

The project is a redevelopment of the former Peace Centre and Peace Mansion, undertaken by SingHaiyi and Ultra Infinity, which acquired the 99-year leasehold property en bloc for \$650 million in December 2021. Since its launch in October 2024, 32 strata office units have been

sold, with caveats reflecting prices from \$3.381 million (\$3,569 psf) for a 947 sq ft unit on the 12th floor to \$10.261 million (\$3,036 psf) for a 3,380 sq ft unit on the fifth floor.

Notable deals in the CBD

In the CBD, PGIM Real Estate launched its refurbished 12-storey freehold tower, 108 Robinson Road, for strata sales in early 2024. To date, only the third floor remains available. The largest deal was in May this year, when three floors — the eighth, 11th and 12th — totalling 14,252 sq ft were purchased by Kwan Im Thong Hood Cho Temple for \$55.8 million (\$3,915 psf), according to caveats. PGIM had acquired the building for \$143 million in 2021 and extensively refurbished it before launch.

In March this year, the top three floors at 20 Collyer Quay were sold to a GuocoLand subsidiary for \$91.8 million, marking the largest strata office deal in the first half of 2025.

The Golden Mile

At The Golden Mile on Beach Road, three office units of 904 to 1,292 sq ft were sold in March and April this year for \$3.15 million to \$4.76 million, or \$3,484 to \$3,683 psf, based on lodged caveats. The project, which has a 99-year lease from 2024, is part of the conserved Golden Mile Complex redevelopment by Far East Organization, Perennial Holdings, and Sino Land, and includes Aurea, a 45-storey residential tower with 188 units.

According to Huttons' 1H2025 commercial report, the total value of strata office transactions surged to \$700 million in 1H2025 — a 60% jump from \$437.3 million in 1H2024.

"Declining interest rates have created a positive carry for investors and real estate funds, spurring renewed demand in the strata office market," notes Chuah. In 1H2025, 189 strata office units changed hands, up 22.7% y-o-y. **E**



The office lobby of VisionCrest Orchard



An artist's impression of an office space designed with an informal, creative setting

All signs point to a recovery firmly taking hold in Hong Kong's housing market

BY CHERYL ARCIBAL

Hong Kong's home sales remained above the 5,000 level for the sixth consecutive month in August, further strengthening the view that the city's residential property market may have bottomed out.

A total of 5,291 homes were transacted last month, according to data from the Land Registry on Sept 2, continuing a run above 5,000 that started in March. While the volume fell 8.2% compared with 5,766 in July, it was nearly 45% higher than a year ago.

In the first eight months of the year, sales of new and lived-in homes rose 10% from a year earlier to 42,379 — the most for that period in four years, according to data compiled by Midland Realty.

"This year the property market has benefited from multiple favourable factors that have collectively improved market sentiment and driven transactions," said Benny Sham, an analyst at Midland Realty.

Rising rents were encouraging a shift to buying, he said, adding that the Hong Kong stock market's strong performance and reduced stamp duties for properties up to HK\$4 million (\$660,624) were among the factors propelling home sales.

Sham said that although the recent surge in Hibor-linked mortgage rates had put pressure on borrowers and the property market, analysts expect the US Federal Reserve to cut interest rates this month. "This could result in Hong Kong banks following suit by lowering their rates," he said.

The Fed could deliver three back-to-back rate cuts of a quarter point each in September, October and December, Goldman Sachs said in a report last month. Those were likely to be followed by two



A general view of Kowloon photographed from the Sky100 observation deck

quarter-point cuts in 2026, bringing the target rate range to between 3% and 3.25% next year, from the current 4.25% to 4.50%, it said.

Residential transactions are expected to rise 13% to 64,000 this year, helped by lower prices as well as policy support that reduced the stamp duty for homes priced up to HK\$4 million, said Wong Kin-yip, chairman of Midland Holdings, the parent company of Midland Realty. The value of housing deals was likely to rise 5% from a year earlier to HK\$475 billion, he added.

The residential market is on the brink of a turnaround, Morgan Stanley said in a report in June, predicting that home prices would rise 2% in the second half of the

year.

Including sales of office units, shops, industrial spaces and car parking spaces, transactions totalled 6,462 last month, a decline of 10.4% compared with 7,212 in July, the data showed. However, the volume was nearly 37% higher than a year earlier.

The value of the deals last month fell 12.5% to HK\$47.8 billion from July, but was up more than 39% from a year earlier.

In the first eight months of the year, overall transactions rose 12.1% to 50,522, the highest in four years, Sham said. He added that this month's overall property deals were likely to remain above 6,000.

Derek Chan, head of research at Ricacorp Properties, was more

bullish about the market's prospects. He expected transactions to rise 9% in September, potentially surpassing the 7,000 mark.

"The likelihood of an interest-rate cut mid-month and the economy and retail consumption showing signs of stabilisation will further encourage buyers to enter the market, further boosting transaction volumes," he said.

The possible introduction of favourable

property market measures in the policy address this month could help underpin the gains, he added.

Along with the improvement in home sales, the city's lived-in home prices also recorded increments for four consecutive months as of July, with an official index hitting a seven-month high, according to the Rating and Valuation Department. — *South China Morning Post* **E**



Potential buyers and estate agents at the sales office of 33 Kennedy Road, the 71-unit completed project in Wan Chai jointly developed by The Development Studio and Fu Hop Investment, on Aug 10

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Perennial Holdings pioneers Singapore's luxury assisted living sector with its debut private project

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE

BY TIMOTHY TAY
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When Perennial Holdings unveiled its first private assisted living project in Singapore in late August, one of the first enquiries came from a neighbour of executive chairman and CEO Pua Seck Guan.

His neighbour, who is in his 70s, was intrigued by the prospects of luxury living accommodations with five-star hospitality services and facilities, including medical care, rehabilitation, and a wellness centre within the premises.

According to Pua, he is contemplating selling his home and moving into Perennial Living permanently. This way, he does not need to engage a full-time helper, a chauffeur, and other staff, relates Pua. By checking in, all his living and healthcare needs are taken care of, and he would not need to maintain a house. If he were to hire a private live-in nurse, the estimated cost is about \$8,000 per month, notes Pua.

Pua's neighbour exemplifies Perennial Living's target audience — upper-middle-class and affluent individuals, particularly those aged 65 and above, who own homes and are considering transitioning to luxurious senior living with enhanced services.

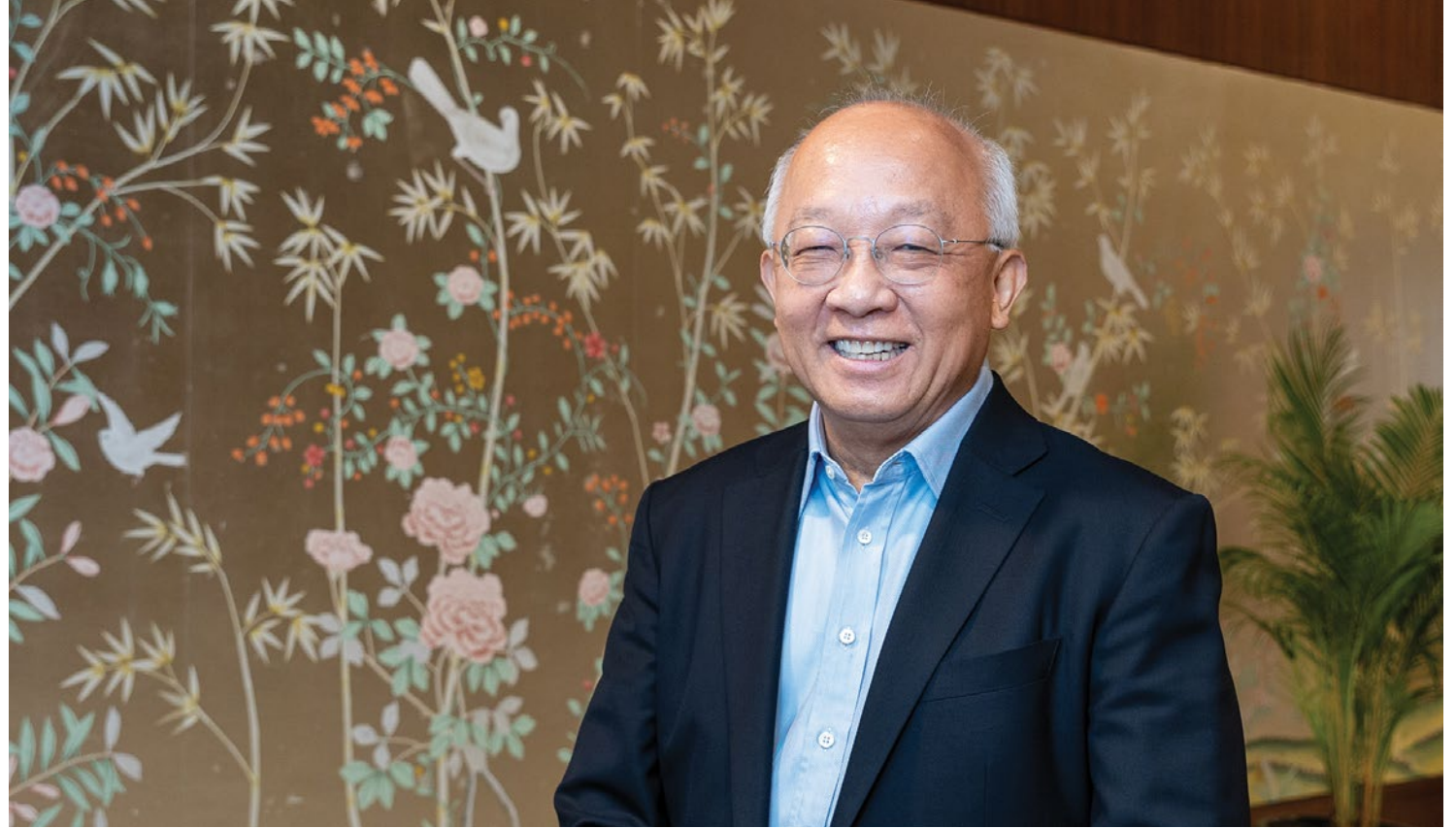
'Promise of high-end amenities, quality living'

Pua believes this group values the promise of high-end amenities and quality of life, even if the living space is smaller than what they are accustomed to. "While we may not be able to offer the same housing size they are used to, we can provide a level of service and quality of life that is better than what they could enjoy in their own home," he says.

Situated at Parry Avenue within the private Rosyth Estate, near Serangoon North, Perennial Living has 200 assisted living suites across 10 five-storey residential blocks and a 100-bed nursing home.

As the property is developed on a government land sale (GLS) site with a 60-year lease and is zoned for residential use, the minimum stay is three months. Suites range from studios, one- and two-bedroom suites, with sizes from 302 to 593 sq ft. Monthly rates start from \$8,900 for a studio to \$17,000 for a two-bedroom suite, under the basic package.

The basic package covers pre-admission medical assessment and six-monthly reviews, twice-monthly consultations with Western or TCM specialists, bi-annual health screenings, and preventive health treatments, including



Pua Seck Guan, executive chairman and CEO of Perennial Holdings

strength training, mild hyperbaric oxygen therapy, and health monitoring devices.

Suites come with private lift access, high ceilings, floor-to-ceiling windows, kitchenettes, and senior-friendly features, including remote-controlled curtains, video call tablets, emergency-equipped bathrooms, and 24/7 smart technologies such as emergency response, fall detection, and motion-sensor lighting.

Hospitality services, facilities

Facial recognition security, optional in-unit CCTV for next-of-kin access, and other safety features enhance peace of mind for residents.

Additional services include treatments with partner medical specialists, nursing care, home medical visits, integrated rehabilitation, a variety of TCM therapies, dental and podiatric care, and preventive wellness treatments. Grooming options are also available.

Residents enjoy personal concierge services, sky terraces, a clubhouse, swimming pool, a karaoke lounge-cum-movie theatre, a multi-purpose room for games, and direct access to a 1.5ha park.

Within the all-day dining restaurant, resi-

dents get to enjoy a variety of nutritious meals crafted by award-winning chefs and in-house dietitians from Wilmar International's central kitchen in consultation with its Culinary Institute in China.

Track record in China

Perennial has an edge over other players in Singapore, given its track record in China over the past decade, where the company now owns,

CONTINUES ON PAGE EP8

PERENNIAL HOLDINGS



The entrance of Perennial Living (artist's impression)

PERENNIAL HOLDINGS

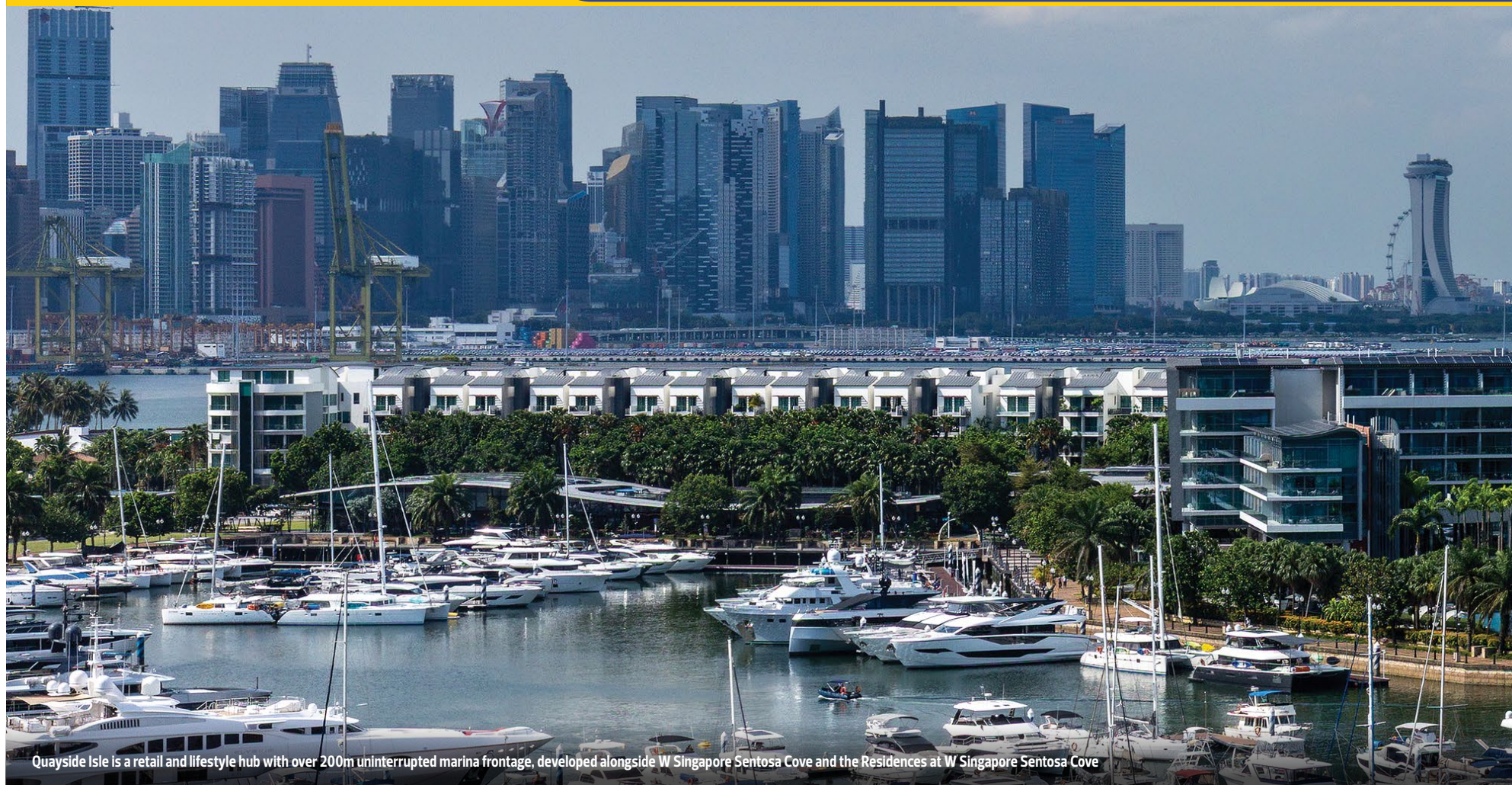


There will be 10 low-rise assisted living blocks connected by sky terraces and link bridges (artist's impression)

PERENNIAL HOLDINGS



The assisted living development will feature a swimming pool and hydrotherapy pool (artist's impression)



Quayside Isle is a retail and lifestyle hub with over 200m uninterrupted marina frontage, developed alongside W Singapore Sentosa Cove and the Residences at W Singapore Sentosa Cove

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE

CDL launches Quayside Isle – Sentosa Cove's only waterfront retail lifestyle hub – for \$111 mil

BY CECILIA CHOW

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David Lee, founder of Greenwood Fish Market, opened his first outlet in Bukit Timah 24 years ago. In 2016, he expanded to Quayside Isle at Sentosa Cove, drawn by its waterfront setting: "It fronts the marina and the boats — my first love."

That passion has fuelled Greenwood Fish Market's growth into a flagship destination at Quayside Isle. Spanning 7,000 sq ft across three and a half units, the outlet seats 220 diners. A family restaurant, it features seven distinct concepts, including Western, Japanese and Asian kitchens, an oyster bar, and the Clipper Bar.

The first year at Quayside Isle was tough — "as with any new location," says Lee — but Greenwood Fish Market soon found its footing. Its loyalty programme helped attract regulars, including those from the mainland. Today, the restaurant serves 250 to 400 pa-

trons on weekends with a record 600 covers in a single day during the Singapore Yacht Show. It holds an annual World Oyster Festival promotion every July and August, and this year, sales of oysters were close to 50,000 in two months, surpassing last year's sales.

Lee recognised early on that Sentosa Cove residents would value variety and convenience. To meet their needs, the outlet features a fresh market selling seafood, meats, and vegetables, alongside a corner deli stocked with cheeses, wines, and in-house-baked breads, including sourdough and rye, as well as cheese buns. "There are 6,000 to 7,000 residents living in Sentosa Cove today," he notes.

His affinity for Sentosa extends beyond his business interests. After renting at the neighbouring Residences at W Singapore Sentosa Cove for eight years, Lee purchased a unit last year. "One balcony looks out to ONE°15 Marina, and the other faces the Cruise Centre and Marina Bay Sands. Where else in Singapore can you get such a view?" he says.

A lifestyle destination

Greenwood Fish Market may be the anchor tenant, but other long-time food and beverage (F&B) operators have also helped cement Quayside Isle as a lifestyle hub. These include Greek restaurant Mykonos, Italian eatery SolePomodoro Trattoria Pizzeria and Blue Lotus Chinese Eating House. Mediterranean restaurant Miska, Thai restaurant Gin Khao, Two Chefs Bar (serving Mexican and Italian cuisine) and Sabio by the Sea (a Spanish grill and tapas bar) add to the mix.

Non-F&B tenants that have been part of the enclave for over a decade include Hera Beauty hair salon, Jason's Deli, Quayside Isle Preparatory School and Straits Wine Company. Newer additions include Common Man Coffee Roasters, Rock Bar Burger and Steakhouse, as well as The Culinary Academy, a dance studio and a martial arts school.

Quayside Isle comprises two blocks — one single-storey, the other double-storey — with a net lettable area (NLA) of 44,121 sq ft. Set

on a site of 89,683 sq ft, it boasts over 200m of prime uninterrupted marina frontage and a 78-lot basement carpark. As of now, over 90% of its retail space is leased.

Quayside Isle up for sale

On Sept 3, joint exclusive marketing agents CBRE and Knight Frank launched Quayside Isle for sale via an expression of interest (EOI) at \$111 million, or \$2,516 psf on NLA. The exercise closes Oct 15.

"The time is ripe to crystallise its value, following the divestment of W Singapore — Sentosa Cove to CDL Hospitality Trusts in 2020 and the strong response to the sale of residences within our Quayside Collection development," says Gerald Yong, chief investment officer of City Developments (CDL).

Completed in 2012, Quayside Isle is part of the integrated development known as The Quayside Collection, which also comprises the 240-room W Singapore Sentosa Cove and the 228-unit Residences at W Singapore Sen-

CITY DEVELOPMENTS



Quayside Isle comprises two commercial blocks with total net lettable area of 44,121 sq ft spread across a 90,000 sq ft site

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



David Lee, founder of Greenwood Fish Market, chose the location at Quayside Isle as it fronts the marina and the boats — his “first love”

CITY DEVELOPMENTS



Gerald Yong, CDL CIO: The time is ripe to crystallise its value, following the divestment of W Singapore — Sentosa Cove to CDL Hospitality Trusts in 2020 and the strong response to the sale of residences within our Quayside Collection development

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



Michael Tay of CBRE: Combined with Sentosa’s landmark initiatives, Quayside Isle is well-positioned for sustained rental and capital appreciation

KNIGHT FRANK SINGAPORE



Melvin Chay of Knight Frank: Quayside Isle offers both resilient daily patronage and upside from growing tourism and events. It’s a rare chance to secure a prime waterfront retail asset with long-term growth potential

tosa Cove. CDL secured the site in 2006 for \$255 million. The site now has 80 years left on its 99-year lease.

“Since opening, Quayside Isle has become the anchor lifestyle hub of the Sentosa Cove marina — fulfilling our vision for this master planned waterfront community,” adds CDL’s Yong.

Positioning for growth

Besides patronage from affluent Sentosa Cove residents, Quayside Isle benefits from steady visitor inflows, given Sentosa’s position as one of Singapore’s top leisure destinations. It also attracts crowds during world-class events such as the Singapore Yacht Show, international regattas, and golf tournaments at Sentosa Golf Club.

The divestment aligns with CDL’s capital

recycling and portfolio optimisation strategy. Last year, CDL divested over \$600 million worth of assets globally, including Singapore’s freehold Cideco Industrial Complex and strata units at Citilink Warehouse Complex, Cititech Industrial Building, Fortune Centre, and Sunshine Plaza.

By Aug 13, CDL had reported over \$1.5 billion in contracted divestments for 1H2025, led by the \$834.2 million sale of its 50.1 % stake in South Beach’s commercial component to joint venture partner IOI Properties Group. Other disposals included its 50% stake in Piccadilly Galleria for just below \$65 million and various strata assets across Singapore.

Sentosa’s transformation

Yong believes Quayside Isle will flourish under new stewardship, buoyed by the trans-

formation taking place on Sentosa Island. “Being the only retail site on Sentosa Cove, Quayside Isle is a trophy waterfront asset with stabilised occupancy and many long-term tenants,” he says.

Sentosa’s transformation is led by Resorts World Sentosa’s \$6.8 billion RWS 2.0 expansion. It includes new hotels with over 700 rooms, the upcoming luxury Laurus hotel, and fresh dining and lifestyle concepts such as the Weave complex. Attractions such as the Singapore Oceanarium, which opened in July, Minion Land (opened in February) at Universal Studios Singapore, and Super Nintendo World (coming soon) further boost the appeal.

The Sentosa-Brani Master Plan, announced in 2019, also envisions a global tourism hub with hotels, waterfront promenades, MICE facilities, and leisure zones, capitalising on

the two islands’ natural tropical landscape. Sensoryscape, a 30,000 sq m experiential attraction, opened in 2024 as part of this longer-term plan.

Singapore welcomed 16.5 million visitors in 2024, with arrivals projected to reach 18.5 million in 2025. “Combined with Sentosa’s landmark initiatives, Quayside Isle is well-positioned for sustained rental and capital appreciation,” says Michael Tay, CBRE’s deputy managing director and head of capital markets.

Melvin Chay, Knight Frank’s senior director of capital markets, adds: “Quayside Isle offers both resilient daily patronage and upside from growing tourism and events. It’s a rare chance to secure a prime waterfront retail asset with long-term growth potential.” ■

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



Greenwood Fish Market, an anchor tenant at Quayside Isle, occupies a 7,000 sq ft area with 220 seating capacity at the single-storey block

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



Crowd at Rock Bar Burger and Steakhouse on a Friday evening

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



Tenants at the two-storey block of Quayside Isle include Mediterranean restaurant Miska, Northern Indian restaurant Shaan and Common Man Coffee Roasters

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



Longtime tenants include Greek restaurant Mykonos and Two Chefs Bar (serving Mexican and Italian cuisine)

Macly Group buys freehold Chiku Mansions en bloc for over \$22 mil

BY CECILIA CHOW
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En bloc sales of freehold boutique redevelopment sites are becoming increasingly rare, says Jeremy Rikas Chiu, group division director at ERA Singapore. He brokered the recent sale of Chiku Mansions, at the junction of Chiku Road and Joo Chiat Place in District 15.

Built in 1983, the freehold Chiku Mansions is a four-storey walk-up block with just nine apartments. It was sold en bloc for over \$22 million, or \$1,180 psf per plot ratio (ppr), slightly above the reserve price of \$22 million (\$1,168 psf ppr). No land betterment charge is payable.

The buyer is Macly Group, a privately held Singapore developer founded in 1987 by Herman Chang. The firm has developed residential, commercial and mixed-use projects.

Although Macly entered the tender exercise late, the developer “showed their confidence by edging out the other competing bids”, says ERA’s Chiu. The tender drew two formal bids and two additional expressions of interest, with attention from both developers and serviced apartment operators.

Macly is expected to redevelop the 13,453 sq ft freehold site into a new boutique residential project of fewer than 20 units. Its recent residential project launches include The Ivera at River Valley (51 units), Jansen House (21 units), and Koon



Chiku Mansions was sold en bloc to Macly Group for just over \$22 million or \$1,180 psf ppr

Seng House (17 units). Macly is also part of a consortium with Roxy-Pacific Holdings and LWH Holdings that developed the 72-unit Hill House at Institution Road and the 87-unit Neu at Novena (87 units).

“In today’s market, most land parcels offered for collective sale are larger and face stiff competition from government land sale (GLS) sites,” ERA’s Chiu observes.

Chiku Mansions’ location in prime District 15 is another draw, given its proximity to popular schools such as Haig Girls’ School and CHIJ Katong Convent, which appeal to families with school-going children.

Nearby, several new freehold boutique projects have been built on former en bloc sites. Claydence on Still Road is an upcoming 28-unit, high-end apartment block. It is

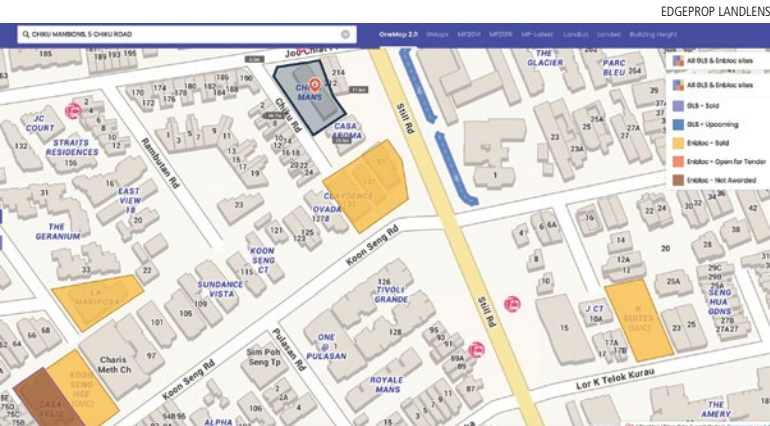
a redevelopment of the former Malacca Hotel. Launched in May 2024, Claydence is 46% sold, with recent transactions ranging from \$2,402 to \$2,551 psf.

Macly’s own Koon Seng House is on the site of the former East Court Apartments, which the developer acquired en bloc in 2022. Launched in March 2024, Koon Seng House is 59% sold, with units transacting at \$2,235 to \$2,362 psf in recent months.

Another example is La Mariposa, a 17-unit project located on Mangis Road, which was developed on the site of the former Tian Court. Completed in 2022, La Mariposa’s latest resale involved a 1,130 sq ft, three-bedroom unit, which changed hands in January this year for \$2,035 psf.



Chiku Mansions is a four-storey walk-up apartment block built in 1983 with just nine units



Chiku Mansions is situated in prime District 15, a well-established residential area. Other redevelopments of en bloc sites in the vicinity include Claydence, Koon Seng House, K Suites and La Mariposa

At nearby Lorong K Telok Kurau, the newly completed 19-unit K Suites was a redevelopment of the former Li Jiang Gardens, a row of six ter-

raced houses. Launched in April 2023, K Suites is about 58% sold, with units fetching between \$2,323 and \$2,354 psf. **E**

SPOTLIGHT

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manages, and operates over 25,000 beds in medical and eldercare facilities. Of these, 16,000 are operational, with over 9,000 beds in the pipeline across 14 cities in China.

Perennial also operates its eponymous Alzheimer’s Care Village in Xian, China, the world’s sixth dementia care village. Given the expertise, it is able to offer specialised dementia care at Perennial Living in Singapore.

What sets Perennial Living apart is the extent of medical care made possible by the Perennial Wellness facility located within the res-

idence. This includes an integrated approach that combines Western medicine and TCM, rehabilitative therapies, and support for urgent care needs. Perennial is able to integrate medical services through its partnerships with the Tianjin Academy of TCM and the Singapore Chinese Physicians’ Association.

Achieving scale in Singapore

Perennial will also operate a second wellness facility in Singapore. In February, the company won the Singapore Land Authority (SLA) tender for a two-storey colonial house at 106

Jervois Road. The SLA price and quality tender closed last October.

The property at Jervois Road occupies a land area of 64,242 sq ft with an estimated gross floor area of 7,625 sq ft. Perennial will operate the property as Perennial Wellness, offering a comprehensive suite of Western and TCM preventive and post-care treatments for seniors, with a focus on integrative rehabilitation.

While Perennial has achieved a certain level of scale in China as one of the largest private eldercare operators there, Pua notes

that the Singapore private eldercare market is still at a nascent stage. It is also hampered by high land costs, operating costs, and manpower costs.

To achieve scale and operational efficiency in Singapore, Pua estimates that an operator would need to have approximately 2,000 beds. Perennial has invested \$260 million in its pilot Perennial Living at Parry Avenue, which includes the \$71.988 million paid for the site. However, he expects to achieve operational breakeven within three years. **E**



The one-bedroom assisted living showflat



The bathroom of the one-bedroom assisted living showflat

PICTURES: SAMUEL ISAAC CHUA/THE EDGE SINGAPORE

Two-bedder at One Meyer hits new high of \$3,146 psf

BY ASHLEY LO
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One Meyer topped the list of private non-landed properties that reached a new psf-price peak during the week of Aug 15 to 22. This comes with the sale of a 614 sq ft, two-bedroom unit on the 17th floor for \$1.93 million, or \$3,146 psf, on Aug 22.

The transaction marks the first time the development has crossed the \$3,000 psf threshold. It surpasses the previous high of \$2,934 psf set on March 5 from the sub-sale of a similar two-bedroom unit for around \$1.8 million.

In terms of absolute price, the most expensive unit to transact at One Meyer was a 1,033 sq ft, three-bedroom unit which sold for \$2.82 million (\$2,729 psf) in October 2023.

One Meyer is a freehold condo at the junction of Meyer Road and Meyer Place in District 15, located near Katong Park MRT Station on the Thomson-East Coast Line. The boutique development houses 66 residential units, offering a mix of two- and three-bedroom units spanning 614 sq ft to 1,033 sq ft.

Completed in 2023, the development has recorded three resale transactions to date, including the unit sold on Aug 22. Earlier deals include a 1,033 sq ft unit that fetched about \$2.74 million (\$2,650 psf) on May 2, and a 614 sq ft unit that changed hands for \$1.75 million (\$2,852 psf) in October 2024.

Freehold development Cairnhill Residences also hit a new psf-price high during the period in review. This was achieved with the sale of a 1,173 sq ft, three-bedroom unit for \$3.18 million (\$2,710 psf) on Aug 22.

The new psf-price high is 0.6% higher than the development’s previous record of \$2,693 psf that was set last September when a similar 1,173 sq ft unit sold for \$3.16 million.

Completed in 2009, Cairnhill Residences is located on Cairnhill Circle, near Orchard Road in prime District



The new high at One Meyer was achieved when a 614 sq ft unit fetched \$1.93 million on Aug 22



CanningHill Piers saw a new low of \$2,491 psf with the sale of a 1,959 sq ft unit for \$4.88 million on Aug 17

9. The 97-unit development has two 20-storey towers housing a mix of two- to three-bedroom units of 904 sq ft to 1,173 sq ft. It also features four duplex penthouses measuring 2,131 sq ft to 2,497 sq ft, and three-bedroom units with private enclosed spaces on the first floor of between 1,421 sq ft and 1,432 sq ft.

As of Aug 22, Cairnhill Residences has seen one other transaction this year, based on caveats lodged. On Jan 20, the development saw

a 1,163 sq ft, three-bedroom unit change hands for about \$3.12 million (\$2,682 psf).

At the other end of the table, CanningHill Piers set a new psf-price low when developers sold a 1,959 sq ft, four-bedroom unit on the fourth floor for \$4.88 million on Aug 17. The price translates to a record low of \$2,491 psf.

The latest transaction is below the condo’s previous record low of \$2,541 psf when the developer sold

a 1,259 sq ft, three-bedroom unit for \$3.2 million in November 2021 at the project’s launch.

CanningHill Piers is a 99-year leasehold development at Clarke Quay in District 6. The 696-unit condo, which fronts the Singapore River, comprises a 24-storey tower and a 48-storey residential tower linked by a sky bridge.

The development offers one- to five-bedroom apartments measuring between 409 sq ft and 3,972 sq ft, and one penthouse unit of 8,956 sq

ft. Caveats lodged as of Sept 2 show that 685 (98%) of units have been sold. The development is slated for completion in 2026.

Caveats also show that the average transacted price for units at CanningHill Piers has eased since its launch. In 2021, the development recorded 569 transactions at an average price of about \$2,990 psf. In comparison, the development has seen 19 transactions to date this year with an average price of \$2,808 psf. **E**

Project highs (based on psf prices from Aug 15 to 22)

Date (2025)	District	Project name	Address	Property type	Tenure	Area (sq ft)	Price (\$ psf)	Price (\$)
22 Aug 2025	15	ONE MEYER	1MEYER PLACE	APARTMENT	Freehold	614	3,146	1,930,000
22 Aug 2025	9	CAIRNHILL RESIDENCES	31 CAIRNHILL CIRCLE	APARTMENT	Freehold	1,173	2,710	3,180,000
21 Aug 2025	15	8M RESIDENCES	8 MARGATE ROAD	APARTMENT	Freehold	646	2,431	1,570,000
20 Aug 2025	22	J GATEWAY	2 GATEWAY DRIVE	CONDOMINIUM	99 yrs FROM 2012	603	2,306	1,390,000
19 Aug 2025	13	THE TRE VER	68 POTONG PASIR AVENUE 1	CONDOMINIUM	99 yrs FROM 2018	1,012	2,143	2,168,388
22 Aug 2025	16	THE SUMMIT	461 UPPER EAST COAST ROAD	CONDOMINIUM	Freehold	1,238	2,003	2,480,000
21 Aug 2025	23	HILLION RESIDENCES	8 JELEBU ROAD	APARTMENT	99 yrs FROM 2013	1,356	1,954	2,650,000
15 Aug 2025	16	CASA MERAH	54 Tanah Merah Kechil Avenue	APARTMENT	99 yrs FROM 2006	1,238	1,656	2,050,000
20 Aug 2025	8	CLYDES RESIDENCE	78 MERGUI ROAD	APARTMENT	Freehold	1,119	1,653	1,850,000
20 Aug 2025	12	D'LOTUS	10 LORONG AMPAS	APARTMENT	Freehold	1,066	1,642	1,750,000
21 Aug 2025	23	WANDERVALE	363 CHOA CHU KANG AVENUE 3	EXECUTIVE CONDOMINIUM	99 yrs FROM 2014	1,130	1,637	1,850,000
15 Aug 2025	19	TREASURE CREST	52 Anchorvale Crescent	EXECUTIVE CONDOMINIUM	99 yrs FROM 2015	1,249	1,614	2,015,000
22 Aug 2025	19	TWIN WATERFALLS	108 PUNGGOL WALK	EXECUTIVE CONDOMINIUM	99 yrs FROM 2011	1,087	1,600	1,739,988
15 Aug 2025	19	BELLEWATERS	17 Anchorvale Crescent	EXECUTIVE CONDOMINIUM	99 yrs FROM 2013	1,066	1,595	1,700,000
22 Aug 2025	19	THE QUARTZ	63 COMPASSVALE BOW	CONDOMINIUM	99 yrs FROM 2005	1,066	1,584	1,688,000
18 Aug 2025	21	THE RAINTREE	95 Bukit Drive	CONDOMINIUM	99 yrs FROM 2003	1,302	1,582	2,060,000
18 Aug 2025	5	LE HILL CONDOMINIUM	42 PASIR PANJANG HILL	CONDOMINIUM	Freehold	990	1,567	1,552,000
18 Aug 2025	23	THE RAINFOREST	339 Choa Chu Kang Avenue 3	EXECUTIVE CONDOMINIUM	99 yrs FROM 2011	1,238	1,567	1,940,000
22 Aug 2025	27	PARC LIFE	23 SEMBAWANG CRESCENT	EXECUTIVE CONDOMINIUM	99 yrs FROM 2014	1,066	1,562	1,665,000
18 Aug 2025	15	TAIPAN GRAND	501 MARINE PARADE ROAD	APARTMENT	Freehold	1,238	1,527	1,890,000
22 Aug 2025	19	FIORENZA	42 FLORENCE ROAD	APARTMENT	FREEHOLD	840	1,513	1,270,000
22 Aug 2025	28	LUSH ACRES	7 FERNVALE CLOSE	EXECUTIVE CONDOMINIUM	99 YRS FROM 2013	1,507	1,486	2,240,000
21 Aug 2025	19	ECOPOLITAN	130 PUNGGOL WALK	EXECUTIVE CONDOMINIUM	99 YRS FROM 2012	1,055	1,422	1,500,000
22 Aug 2025	18	WATERCOLOURS	29 PASIR RIS LINK	EXECUTIVE CONDOMINIUM	99 YRS FROM 2012	947	1,370	1,298,000
18 Aug 2025	23	MAYSPRINGS	6 PETIR ROAD	APARTMENT	99 yrs FROM 1994	818	1,345	1,100,000
20 Aug 2025	25	FORESTVILLE	30 WOODLANDS DRIVE 16	EXECUTIVE CONDOMINIUM	99 yrs FROM 2012	850	1,317	1,120,000
18 Aug 2025	5	WESTCOVE CONDOMINIUM	12 West Coast Crescent	CONDOMINIUM	99 yrs FROM 1995	1,216	1,306	1,588,888
18 Aug 2025	17	THE EDGEWATER	211 JALAN LOYANG BESAR	CONDOMINIUM	FREEHOLD	1,001	1,247	1,248,000
15 Aug 2025	19	SUNSHINE LODGE	510 UPPER SERANGOON ROAD	APARTMENT	FREEHOLD	786	1,222	960,000
19 Aug 2025	27	SUN PLAZA	30 SEMBAWANG DRIVE	APARTMENT	99 YRS FROM 1996	1,023	1,174	1,200,000
18 Aug 2025	23	REGENT GROVE	54 CHOA CHU KANG NORTH 7	CONDOMINIUM	99 YRS FROM 1997	926	1,156	1,070,000
19 Aug 2025	25	THE WOODGROVE	3 WOODGROVE DRIVE	APARTMENT	99 YRS FROM 1996	872	990	862,888

Project low (based on psf prices from Aug 15 to 22)

Date (2025)	District	Project name	Address	Property type	Tenure	Area (sq ft)	Price (\$ psf)	Price (\$)
17 Aug 2025	6	CANNINGHILL PIERS	1 Clarke Quay #04-11	APARTMENT	99 yrs FROM 2021	1,959	2,491	4,880,000



Cairnhill Residences saw a new psf-price high of \$2,710 psf when a 1,173 sq ft unit sold for \$3.18 million on Aug 22

DONE DEALS



Residential transactions with contracts dated Aug 19 to 26

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)	TRANSACTIONED PRICE (\$)	NETT PRICE (\$ PSF)	UNIT PRICE (\$ PSF)	COMPLETION DATE	TYPE OF SALE
District 01									
MARINA BAY RESIDENCES	Condominium	99 years	Aug 20	1,076	2,320,000	-	2,155	2010	Resale
MARINA BAY RESIDENCES	Condominium	99 years	Aug 21	732	1,730,000	-	2,364	2010	Resale
ONE MARINA GARDENS	Apartment	99 years	Aug 23	721	2,094,151	-	2,904	Uncompleted	New Sale
ONE MARINA GARDENS	Apartment	99 years	Aug 23	969	2,760,168	-	2,849	Uncompleted	New Sale
ONE MARINA GARDENS	Apartment	99 years	Aug 24	646	1,799,999	-	2,787	Uncompleted	New Sale
THE SAIL @ MARINA BAY	Apartment	99 years	Aug 19	936	2,260,000	-	2,413	2008	Resale
V.ON SHENTON	Apartment	99 years	Aug 19	484	1,065,000	-	2,199	2017	Resale
District 02									
SKYSUITES@ANSON	Apartment	99 years	Aug 21	667	1,480,000	-	2,218	2014	Resale
THE ARRIS	Apartment	Freehold	Aug 25	980	2,300,000	-	2,348	2002	Resale
District 03									
CENTRAL GREEN CONDOMINIUM	Condominium	99 years	Aug 22	947	1,562,800	-	1,650	1995	Resale
COMMONWEALTH TOWERS	Condominium	99 years	Aug 19	474	905,000	-	1,911	2017	Resale
EMERALD PARK	Condominium	99 years	Aug 22	926	1,455,000	-	1,572	1993	Resale
MARGARET VILLE	Apartment	99 years	Aug 22	527	1,110,000	-	2,105	2021	Resale
PRINCIPAL GARDEN	Condominium	99 years	Aug 25	786	1,711,000	-	2,177	2018	Resale
PROMENADE PEAK	Condominium	99 years	Aug 19	657	1,780,837	-	2,712	Uncompleted	New Sale
PROMENADE PEAK	Condominium	99 years	Aug 19	527	1,481,700	-	2,809	Uncompleted	New Sale
PROMENADE PEAK	Condominium	99 years	Aug 20	1,421	4,747,600	-	3,341	Uncompleted	New Sale
PROMENADE PEAK	Condominium	99 years	Aug 20	527	1,413,067	-	2,679	Uncompleted	New Sale
PROMENADE PEAK	Condominium	99 years	Aug 21	1,076	3,052,600	-	2,836	Uncompleted	New Sale
PROMENADE PEAK	Condominium	99 years	Aug 22	667	2,041,900	-	3,060	Uncompleted	New Sale
QUEENS	Condominium	99 years	Aug 20	1,195	2,200,888	-	1,842	2002	Resale
RIVIERE	Apartment	99 years	Aug 19	2,002	6,050,000	-	3,022	2023	Resale
STIRLING RESIDENCES	Apartment	99 years	Aug 20	764	1,838,000	-	2,405	2022	Resale
STIRLING RESIDENCES	Apartment	99 years	Aug 20	657	1,400,000	-	2,132	2022	Resale
STIRLING RESIDENCES	Apartment	99 years	Aug 21	441	1,014,000	-	2,298	2022	Resale
District 04									
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	Aug 26	1,281	2,450,000	-	1,913	2004	Resale
CORALS AT KEPPEL BAY	Condominium	99 years	Aug 21	1,496	3,330,000	-	2,226	2016	Resale
TERRA 8	Terrace	Freehold	Aug 21	2,906	3,380,000	-	1,163	2008	Resale
THE REEF AT KING'S DOCK	Condominium	99 years	Aug 22	484	1,110,000	-	2,292	2024	Sub Sale
District 05									
BLOOMSBURY RESIDENCES	Apartment	99 years	Aug 21	678	1,654,000	-	2,439	Uncompleted	New Sale
BLOOMSBURY RESIDENCES	Apartment	99 years	Aug 21	1,173	2,848,000	-	2,427	Uncompleted	New Sale
BLOOMSBURY RESIDENCES	Apartment	99 years	Aug 21	1,421	3,804,000	-	2,677	Uncompleted	New Sale
BLOOMSBURY RESIDENCES	Apartment	99 years	Aug 22	689	1,858,000	-	2,697	Uncompleted	New Sale
BLOOMSBURY RESIDENCES	Apartment	99 years	Aug 24	678	1,679,000	-	2,476	Uncompleted	New Sale
BLOSSOMS BY THE PARK	Apartment	99 years	Aug 20	1,507	3,438,000	-	2,281	Uncompleted	New Sale
CLAVON	Apartment	99 years	Aug 19	1,690	3,650,000	-	2,160	2024	Sub Sale
CLAVON	Apartment	99 years	Aug 22	764	1,550,888	-	2,029	2024	Sub Sale
NORMANTON PARK	Apartment	99 years	Aug 19	1,066	2,280,000	-	2,140	2023	Sub Sale
NORMANTON PARK	Apartment	99 years	Aug 21	1,098	2,500,000	-	2,277	2023	Sub Sale
NORMANTON PARK	Apartment	99 years	Aug 22	517	956,000	-	1,850	2023	Sub Sale
NORMANTON PARK	Apartment	99 years	Aug 25	721	1,510,000	-	2,094	2023	Sub Sale
ONE-NORTH EDEN	Apartment	99 years	Aug 20	786	1,850,000	-	2,354	2024	Resale
ONE-NORTH RESIDENCES	Apartment	99 years	Aug 26	1,432	2,650,000	-	1,851	2009	Resale
PARC CLEMATIS	Apartment	99 years	Aug 20	1,044	2,630,000	-	2,519	2023	Resale
PARC CLEMATIS	Apartment	99 years	Aug 26	904	2,170,000	-	2,400	2023	Resale
TERRA HILL	Apartment	Freehold	Aug 19	807	2,245,000	-	2,781	Uncompleted	New Sale
TERRA HILL	Apartment	Freehold	Aug 21	678	1,928,000	-	2,843	Uncompleted	New Sale
TERRA HILL	Apartment	Freehold	Aug 22	1,076	2,698,000	-	2,507	Uncompleted	New Sale
THE MAYLEA	Condominium	Freehold	Aug 21	1,658	2,630,000	-	1,587	2008	Resale
THE SORRENTO	Condominium	Freehold	Aug 20	1,378	1,800,000	-	1,306	2015	Resale
THE TRILINQ	Condominium	99 years	Aug 19	1,109	1,730,000	-	1,560	2017	Resale
WHISTLER GRAND	Apartment	99 years	Aug 20	764	1,468,000	-	1,921	2022	Resale
District 07									
CITY GATE	Apartment	99 years	Aug 20	700	1,420,000	-	2,030	2018	Resale
SOUTHBANK	Apartment	99 years	Aug 19	614	1,180,000	-	1,923	2010	Resale
District 08									
CITY LOFT	Apartment	Freehold	Aug 26	355	690,000	-	1,943	2012	Resale
CLYDES RESIDENCE	Apartment	Freehold	Aug 20	1,119	1,850,000	-	1,653	2005	Resale
District 09									
ASPEN HEIGHTS	Condominium	999 years	Aug 21	1,324	3,060,000	-	2,311	1998	Resale
CAIRN HILL RESIDENCES	Apartment	Freehold	Aug 22	1,173	3,180,000	-	2,710	2009	Resale
HILL HOUSE	Apartment	999 years	Aug 21	753	2,195,000	-	2,913	Uncompleted	New Sale
IRWELL HILL RESIDENCES	Apartment	99 years	Aug 19	667	1,940,000	-	2,907	2024	Sub Sale
KOPAR AT NEWTON	Apartment	99 years	Aug 22	689	1,740,000	-	2,526	2023	Resale
LIV ON SOPHIA	Apartment	Freehold	Aug 21	538	1,208,000	-	2,245	2016	Resale
MARTIN PLACE RESIDENCES	Condominium	Freehold	Aug 21	1,044	2,915,000	-	2,792	2011	Resale
NEWTON EDGE	Apartment	Freehold	Aug 19	624	1,280,000	-	2,050	2011	Resale
ORCHARD SOPHIA	Apartment	Freehold	Aug 21	581	1,557,000	-	2,679	Uncompleted	New Sale
PARC EMILY	Condominium	Freehold	Aug 26	1,001	2,088,888	-	2,087	2008	Resale
RIVER GREEN	Apartment	99 years	Aug 19	657	1,985,000	-	3,023	Uncompleted	New Sale
RIVER GREEN	Apartment	99 years	Aug 19	657	2,000,000	-	3,046	Uncompleted	New Sale
RIVER GREEN	Apartment	99 years	Aug 19	657	1,963,000	-	2,990	Uncompleted	New Sale
RIVER GREEN	Apartment	99 years	Aug 19	657	1,974,000	-	3,006	Uncompleted	New Sale
RV ALTITUDE	Apartment	Freehold	Aug 25	441	1,270,000	-	2,878	2023	Resale
SCOTTS SQUARE	Apartment	Freehold	Aug 20	624	1,800,000	-	2,883	2011	Resale
SCOTTS SQUARE	Apartment	Freehold	Aug 21	1,249	4,080,000	-	3,268	2011	Resale
STARLIGHT SUITES	Apartment	Freehold	Aug 19	560	1,218,000	-	2,176	2014	Resale
THE MORNINGSIDE	Apartment	Freehold	Aug 25	1,776	3,830,000	-	2,156	1992	Resale
THE ROBERTSON OPUS	Apartment	999 years	Aug 21	1,023	3,404,000	-	3,329	Uncompleted	New Sale
THE ROBERTSON OPUS	Apartment	999 years	Aug 22	980	3,301,000	-	3,370	Uncompleted	New Sale
THE ROBERTSON OPUS	Apartment	999 years	Aug 23	431	1,380,000	-	3,205	Uncompleted	New Sale
THE ROBERTSON OPUS	Apartment	999 years	Aug 23	1,152	3,720,000	-	3,230	Uncompleted	New Sale
THE ROBERTSON OPUS	Apartment	999 years	Aug 24	721	2,386,000	-	3,308	Uncompleted	New Sale

PROJECT NAME	PROPERTY TYPE	TENURE	SALE DATE (2025)	FLOOR AREA (SQ FT)	TRANSACTIONED PRICE (\$)	NETT PRICE (\$ PSF)	UNIT PRICE (\$ PSF)	COMPLETION DATE	TYPE OF SALE
UP@ROBERTSON QUAY	Apartment	99 years	Aug 20	570	1,110,000	-	1946	2015	Resale
WATERFORD RESIDENCE	Apartment	999 years	Aug 20	2,196	3,580,000	-	1630	2010	Resale
District 10									
19 NASSIM	Apartment	99 years	Aug 20	646	2,072,000	-	3,208	2023	Resale
CASABELLA	Condominium	Freehold	Aug 26	1,292	2,980,000	-	2,307	2005	Resale
CORONATION GROVE	Condominium	999 years	Aug 25	1,916	3,108,000	-	1,622	1985	Resale
DUKE'S GARDEN	Semi-Detached	999 years	Aug 20	3,786	11,380,000	-	3,006	1980	Resale
FOURTH AVENUE RESIDENCES	Apartment	99 years	Aug 20	1,475	3,888,000	-	2,637	2022	Resale
GRANGE RESIDENCES	Condominium	Freehold	Aug 21	2,583	8,500,000	-	3,290	2004	Resale
JUNIPER HILL	Apartment	Freehold	Aug 22	657	1,978,200	-	3,013	2022	Resale
NAMLY GROVE	Detached	Freehold	Aug 19	8,406	26,500,000	-	3,153	-	Resale
ONE CHATSWORTH	Apartment	Freehold	Aug 22	3,401	6,500,000	-	1,911	1976	Resale
RV RESIDENCES	Condominium	999 years	Aug 22	678	1,630,000	-	2,404	2015	Resale
ST REGIS RESIDENCES SINGAPORE	Apartment	999 years	Aug 19	2,153	5,382,500	-	2,500	2008	Resale
THE SIENA	Apartment	99 years	Aug 26	753	1,360,000	-	1,805	2016	Resale
UPPERHOUSE AT ORCHARD BOULEVARD	Apartment	99 years	Aug 24	474	1,545,000	-	3,262	Uncompleted	New Sale
UPPERHOUSE AT ORCHARD BOULEVARD	Apartment	99 years	Aug 24	700	2,361,000	-	3,374	Uncompleted	New Sale
District 11									
AMARYLLIS VILLE	Condominium	99 years	Aug 22	980	2,100,000	-	2,144	2004	Resale
CAPITOL PARK	Detached	Freehold	Aug 25	13,906	55,000,000	-	3,955	1958	Resale
HILLCREST ARCADIA	Condominium	99 years	Aug 21	1,798	2,388,888	-	1,329	1980	Resale
RESIDENCES @ EVELYN	Condominium	Freehold	Aug 21	1,109	2,718,000	-	2,452	2007	Resale
District 12									
CRADLE S	Apartment	Freehold	Aug 21	581	980,000	-	1,686	2015	Resale
D LOTUS	Apartment	Freehold	Aug 20	1,066	1,750,000	-	1,642	2008	Resale
EIGHT RIVERSUITES	Condominium	99 years	Aug 22	700	1,398,000	-	1,998	2016	Resale
EIGHT RIVERSUITES	Condominium	99 years	Aug 25	936	1,755,000	-	1,874	2016	Resale
GLOBAL VILLE	Apartment	Freehold	Aug 22	678	970,000	-	1,430	2000	Resale
JUI RESIDENCES	Apartment	Freehold	Aug 26	710	1,340,000	-	1,886	2021	Resale
KALLANG RIVERSIDE	Apartment	Freehold	Aug 22	517	1,168,000	-	2,261	2018	Resale
OKIO	Apartment	Freehold	Aug 25	570	968,000	-	1,697	2015	Resale
RAIAH TOWERS	Apartment	Freehold	Aug 25	2,088	2,965,000	-	1,420	1983	Resale
RIVERBAY	Apartment	999 years	Aug 22	947	1,543,888	-	1,630	2014	Resale
THE ARCADY AT BOON KENG	Apartment	Freehold	Aug 19	980	2,598,000	-	2,652	Uncompleted	New Sale
THE ORIE	Condominium	99 years	Aug 21	1,367	3,617,000	-	2,646	Uncompleted	New Sale
District 13									
DUNSFOLD 18	Detached	Freehold	Aug 25	4,209	4,100,000	-	974	2009	Resale
MEDALLION	Detached	Freehold	Aug 25	3,305	3,188,888	-	965	2009	Resale
OASIS @ MULBERRY	Terrace	Freehold	Aug 25	1,703	4,838,000	-	2,841	2006	Resale
PARK COLONIAL	Condominium	99 years	Aug 19	463	980,888	-	2,119	2021	Resale
PARK COLONIAL	Condominium	99 years	Aug 20	1,346	2,770,000	-	2,059	2021	Resale
THE POIZ RESIDENCES	Apartment	99 years	Aug 21	840	1,860,000	-	2,215	2018	Resale
THE POIZ RESIDENCES	Apartment	99 years	Aug 22	1,184	2,610,000	-	2,204	2018	Resale
THE TRE VER	Condominium	99 years	Aug 19	1,012	2,168,388	-	2,143	2022	Resale
THE TRE VER	Condominium	99 years	Aug 21	797	1,500,000	-	1,883	2022	Resale
THE TRE VER	Condominium	99 years	Aug 25	753	1,500,000	-	1,991	2022	Resale
District 14									
D GALLERY	Apartment	Freehold	Aug 26	1,023	1,675,000	-	1,638	2006	Resale
DAKOTA RESIDENCES	Condominium	99 years	Aug 20	1,023	2,050,000	-	2,005	2010	Resale
ELUHABITAT	Condominium	99 years	Aug 20	614	840,000	-	1,369	2015	Resale
ELUHABITAT	Condominium	99 years	Aug 26	527	700,000	-	1,327	2015	Resale
LENGKONG SATU	Semi-Detached	Freehold	Aug 20	4,306	5,589,188	-	1,298	-	Resale
PALMERA EAST	Apartment	Freehold	Aug 25	431	750,000	-	1,742	2012	Resale
PARC ESTIA	Apartment	99 years	Aug 25	452	965,000	-	2,135	2022	Resale
REZI 24	Apartment	Freehold	Aug 22	700	1,168,888	-	1,671	2023	Resale
District 15									
8M RESIDENCES	Apartment	Freehold	Aug 21	646	1,570,000	-	2,431	2016	Resale
91 MARSHALL	Apartment	Freehold	Aug 26	377	705,000	-	1,871	2014	Resale
AMBER HOUSE	Apartment	Freehold	Aug 24	980	2,990,220	-	3,053	Uncompleted	New Sale
AMBER PARK	Condominium	Freehold	Aug 21	1,302	3,788,888	-	2,909	2023	Resale
AMBER PARK	Condominium	Freehold	Aug 25	753	2,120,000	-	2,814	2023	Resale
CASUARINA COVE	Condominium	99 years	Aug 25	1,496	2,400,000	-	1,604	1996	Resale
DUNMAN VIEW	Condominium	99 years	Aug 22	1,346	2,050,000	-	1,524	2004	Resale
HERITAGE EAST	Apartment	Freehold	Aug 22	463	790,000	-	1,707	2012	Resale
MANDARIN GARDENS	Condominium	99 years	Aug 26	732	980,000	-	1,339	1986	Resale
ELITE TERRACE	Semi-Detached	Freehold	Aug 21	3,985	7,180,000	-	1,802	-	Resale
LORONG J TELOK KURAU	Semi-Detached	Freehold	Aug 21	2,589	5,700,000	-	2,202	1998	Resale
FOWLIE ROAD	Terrace	Freehold	Aug 22	1,744	4,438,800	-	2,546	1952	Resale
NEPTUNE COURT	Apartment	99 years	Aug 21	1,636	1,910,000	-	1,167	1975	Resale
ONE MEYER	Apartment	Freehold	Aug 22	614	1,930,000	-	3,146	2023	Resale
SEVENTY SAINT PATRICK'S	Condominium	Freehold	Aug 20	732	1,680,000	-	2,295	2016	Resale
THE BELVEDERE	Condominium	Freehold	Aug 20	1,378	3,620,000	-	2,627	2007	Resale
THE SEAFRONT ON MEYER	Condominium	Freehold	Aug 22	2,110	5,280,000	-	2,503	2010	Resale
WATER PLACE	Condominium	99 years	Aug 22	1,216	2,170,000	-	1,784	2004	Resale
WATER PLACE	Condominium	99 years	Aug 25	1,216	2,380,000	-	1,957	2004	Resale
District 16									
BAYWATER	Condominium	99 years	Aug 20	1,518	2,188,888	-	1,442	2006	Resale
CHANGI GREEN	Condominium	Freehold	Aug 22	1,001	1,288,000	-	1,287	1998	Resale
D MANOR	Terrace	99 years	Aug 25	2,723	2,430,000	-	892	2000	Resale
ECO	Condominium	99 years	Aug 19	689	950,000	-	1,379	2017	Resale
GRANDEUR PARK RESIDENCES	Condominium	99 years	Aug 20	893	1,708,000	-	1,912	2020	Resale
MISTRAL PARK	Terrace	Freehold	Aug 26	1,984	4,280,000	-	2,157	1994	Resale
JALAN HAJI SALAM	Terrace	Freehold	Aug 20	2,612	5,380,000	-	2,059	-	Resale
UPPER EAST COAST ROAD	Semi-Detached	Freehold	Aug 22	8,065	8,000,000	-	992	-	Resale
THE BAYSHORE	Condominium	99 years	Aug 21	1,432	2,150,000	-	1,502	1997	Resale
THE GLADES	Condominium	99 years	Aug 21	678	1,200,000	-	1,770	2016	Resale
THE GLADES	Condominium	99 years	Aug 22	667	1,200,000	-	1,798	2016	Resale
THE SUMMIT	Condominium	Freehold	Aug 22	1,238	2,480,000	-	2,003	1991	Resale
URBAN VISTA	Condominium	99 years	Aug 19	441	730,000	-	1,654	2016	Resale
WATERFRONT GOLD	Condominium	99 years	Aug 19	872	1,300,000	-	1,491	2014	Resale
WATERFRONT KEY	Condominium	99 years	Aug 25	1,324	2,270,000	-	1,715	2012	Resale
District 17									
DAHLIA PARK CONDOMINIUM	Condominium	Freehold	Aug 20	1,270	1,470,000	-	1,157	2003	Resale
EDELWEISS PARK CONDOMINIUM	Condominium	Freehold	Aug 25	689	770,000	-	1,118	2006	Resale
FERRARIA PARK CONDOMINIUM	Condominium	Freehold	Aug 26	1,399	1,735,000	-	1,240	2009	Resale
HEDGES PARK CONDOMINIUM	Condominium	99 years	Aug 21	484	700,000	-	1,445	2015	Resale
HEDGES PARK CONDOMINIUM	Condominium	99 years	Aug 22	484	697,000	-	1,439	2015	Resale
KASSIA	Condominium	Freehold	Aug 21	753	1,591,000	-	2,112	Uncompleted	New Sale
LOYANG VILLAS	Terrace	99 years	Aug 22	1,615	2,650,000	-	1,641	1996	Resale
PARC KOMO	Apartment	Freehold	Aug 21	484	850,000	-	1,755	2023	Resale
PARC OLYMPIA	Condominium	99 years	Aug 21	1,485	1,730,000	-	1,165	2015	Resale
District 18									
CITYLIFE@TAMPINES	EC	99 years	Aug 21	4,349	3,700,000	-	851	2016	Resale
COCO PALMS	Condominium	99 years	Aug 22	904	1,600,000	-	1,770	2018	Resale
D NEST	Condominium	99 years	Aug 20	936	1,420,000	-	1,516	2017	Resale
DOUBLE BAY RESIDENCES	Condominium	99 years	Aug 26	1,270	1,820,000	-	1,433	2012	Resale
PARKTOWN RESIDENCE	Apartment	99 years	Aug 22	1,679	3,841,000	-	2,287	Uncompleted	New Sale
PASIR RIS 8	Apartment	99 years	Aug 21	775	1,650,000	-	2,129	2025	Sub Sale
Q BAY RESIDENCES	Condominium	99 years	Aug 20	527	740,000	-	1,403	2016	Resale
RIPPLE BAY	Condominium	99 years	Aug 25	3,076	1,400,000	-	1,301	2015	Resale
SAVANNAH CONDO PARK	Condominium	99 years	Aug 20	2,045	2,120,000	-	1,037	2005	Resale
SEA HORIZON	EC	99 years	Aug 19	1,152	1,478,000	-	1,283	2016	Resale
SIMEI GREEN CONDOMINIUM	EC	99 years	Aug 21	1,399	1,380,000	-	986	1999	Resale
THE ALPS RESIDENCES	Condominium	99 years	Aug 25	689	1,000,088	-	1,452	2019	Resale
THE PALETTE	Condominium	99 years	Aug 21	883	1,388,888	-	1,574	2015	Resale
THE SANTORINI	Condominium	99 years	Aug 25	1,184	1,710,000	-	1,444	2017	Resale
THE TAMPINES TRILLIANT	EC	99 years	Aug 20	1,012	1,762,500	-	1,742	2015	Resale

Residential transactions with contracts dated Aug 19 to 26

PROJECT NAME	PROPERTY TYPE	TENURE	SALE DATE (2025)	LAND AREA/ FLOOR AREA (SQ FT)	TRANSACTIONED PRICE (\$)	NETT PRICE (\$ PSF)	UNIT PRICE (\$ PSF)	COMPLETION DATE	TYPE OF SALE
TREASURE AT TAMPINES	Condominium	99 years	Aug 25	861	1,570,000	-	1823	2023	Resale
VUE 8 RESIDENCE	Condominium	99 years	Aug 19	1,733	2,080,000	-	1,200	2017	Resale
WATERCOLOURS	EC	99 years	Aug 22	947	1,298,000	-	1,370	2014	Resale
WATERVIEW	Condominium	99 years	Aug 22	786	1,228,000	-	1,563	2014	Resale
WATERVIEW	Condominium	99 years	Aug 25	1,130	1,870,000	-	1,655	2014	Resale
District 19									
AFFINITY AT SERANGOON	Apartment	99 years	Aug 21	1,453	2,638,888	-	1,816	2023	Resale
AFFINITY AT SERANGOON	Apartment	99 years	Aug 25	1,453	2,650,000	-	1,824	2023	Resale
AFFINITY AT SERANGOON	Apartment	99 years	Aug 26	1,076	2,134,000	-	1,983	2023	Resale
AUSTVILLE RESIDENCES	EC	99 years	Aug 25	1,033	1,500,000	-	1,452	2014	Resale
BELLEWATERS	EC	99 years	Aug 21	1,130	1,610,000	-	1,425	2017	Resale
BOATHOUSE RESIDENCES	Condominium	99 years	Aug 26	1,238	1,660,000	-	1,341	2015	Resale
BOTANIQUE AT BARTLEY	Condominium	99 years	Aug 26	1,033	2,260,000	-	2,187	2019	Resale
CHUAN PARK	Condominium	99 years	Aug 20	732	2,034,200	-	2,779	Uncompleted	New Sale
CHUAN PARK	Condominium	99 years	Aug 22	1,227	3,309,200	-	2,697	Uncompleted	New Sale
CHUAN PARK	Condominium	99 years	Aug 22	1,227	3,231,800	-	2,634	Uncompleted	New Sale
CHUAN PARK	Condominium	99 years	Aug 22	1,023	2,690,100	-	2,631	Uncompleted	New Sale
COMPASS HEIGHTS	Apartment	99 years	Aug 22	2,347	2,500,000	-	1,065	2002	Resale
DZIRE	Apartment	999 years	Aug 21	517	795,000	-	1,539	2014	Resale
ECOPOLITAN	EC	99 years	Aug 21	1,055	1,500,000	-	1,422	2016	Resale
ECOPOLITAN	EC	99 years	Aug 25	1,216	1,680,000	-	1,381	2016	Resale
FIORENZA	Apartment	Freehold	Aug 22	840	1,270,000	-	1,513	2011	Resale
FRAGRANT GARDENS	Apartment	Freehold	Aug 22	850	1,118,000	-	1,315	1991	Resale
GOLDEN HILL ESTATE	Terrace	Freehold	Aug 22	2,277	4,800,000	-	2,108	1976	Resale
HUNDRED PALMS RESIDENCES	EC	99 years	Aug 20	1,130	2,090,000	-	1,849	2019	Resale
JEWEL @ BUANGKOK	Condominium	99 years	Aug 21	721	1,265,000	-	1,754	2016	Resale
KINGSFORD WATERBAY	Apartment	99 years	Aug 19	1,109	1,570,000	-	1,416	2018	Resale
KOVAN ESQUIRE	Apartment	Freehold	Aug 25	1,001	1,560,000	-	1,558	1998	Resale
KOVAN RESIDENCES	Condominium	99 years	Aug 19	1,259	2,480,000	-	1,969	2011	Resale
NOUVELLE PARK	Condominium	Freehold	Aug 19	1,496	1,818,000	-	1,215	1994	Resale
OASIS GARDEN	Condominium	Freehold	Aug 22	1,389	1,730,000	-	1,246	2009	Resale
PRESTO@UPPER SERANGOON	Apartment	Freehold	Aug 25	431	748,000	-	1,737	2016	Resale
PRIVE	EC	99 years	Aug 20	829	1,270,000	-	1,532	2013	Resale
PRIVE	EC	99 years	Aug 20	1,087	1,685,000	-	1,550	2013	Resale
RIVERFRONT RESIDENCES	Apartment	99 years	Aug 19	463	780,000	-	1,685	2023	Resale
RIVERFRONT RESIDENCES	Apartment	99 years	Aug 22	517	810,000	-	1,568	2023	Resale
SERANGOON GARDEN ESTATE	Terrace	999 years	Aug 20	2,801	4,838,000	-	1,727	1995	Resale
SERANGOON GARDEN ESTATE	Terrace	999 years	Aug 22	1,841	4,400,000	-	2,390	-	Resale
SERANGOON GARDEN ESTATE	Semi-Detached	999 years	Aug 26	2,164	5,350,000	-	2,473	-	Resale
SERANGOON GARDEN ESTATE	Terrace	999 years	Aug 26	2,800	5,965,000	-	2,131	-	Resale
SUITES @ PAYA LEBAR	Apartment	Freehold	Aug 25	1,389	1,480,000	-	1,066	2013	Resale
THE FLORENCE RESIDENCES	Apartment	99 years	Aug 20	936	1,550,000	-	1,655	2023	Resale
THE GARDEN RESIDENCES	Apartment	99 years	Aug 21	452	830,000	-	1,836	2021	Resale
THE GARDEN RESIDENCES	Apartment	99 years	Aug 21	614	1,170,000	-	1,907	2021	Resale
THE GAZANIA	Condominium	Freehold	Aug 22	463	930,000	-	2,009	2022	Resale
THE QUARTZ	Condominium	99 years	Aug 22	1,066	1,688,000	-	1,584	2009	Resale
THE SUNNYDALE	Condominium	99 years	Aug 22	1,561	1,910,000	-	1,224	2001	Resale
THE VALES	EC	99 years	Aug 21	753	1,170,000	-	1,553	2017	Resale
TWIN WATERFALLS	EC	99 years	Aug 21	1,119	1,736,000	-	1,551	2015	Resale
TWIN WATERFALLS	EC	99 years	Aug 22	1,087	1,739,988	-	1,600	2015	Resale
WATERTOWN	Apartment	99 years	Aug 19	570	1,030,000	-	1,805	2017	Resale
WATERWOODS	EC	99 years	Aug 22	1,281	1,900,000	-	1,483	2015	Resale
District 20									
ARTISAN 8	Apartment	Freehold	Aug 21	667	1,598,000	-	2,394	Uncompleted	New Sale
ARTISAN 8	Apartment	Freehold	Aug 21	667	1,628,000	-	2,439	Uncompleted	New Sale
ARTISAN 8	Apartment	Freehold	Aug 21	398	998,000	-	2,506	Uncompleted	New Sale
ARTISAN 8	Apartment	Freehold	Aug 21	700	1,606,000	-	2,295	Uncompleted	New Sale
ARTISAN 8	Apartment	Freehold	Aug 21	721	1,768,000	-	2,452	Uncompleted	New Sale
ARTISAN 8	Apartment	Freehold	Aug 21	1,184	2,688,000	-	2,270	Uncompleted	New Sale
ARTISAN 8	Apartment	Freehold	Aug 21	1,259	2,798,000	-	2,222	Uncompleted	New Sale
ARTISAN 8	Apartment	Freehold	Aug 21	721	1,718,000	-	2,382	Uncompleted	New Sale
ARTISAN 8	Apartment	Freehold	Aug 21	1,249	2,628,000	-	2,105	Uncompleted	New Sale
ARTISAN 8	Apartment	Freehold	Aug 21	1,023	2,348,000	-	2,296	Uncompleted	New Sale
ARTISAN 8	Apartment	Freehold	Aug 21	678	1,695,000	-	2,500	Uncompleted	New Sale
ARTISAN 8	Apartment	Freehold	Aug 21	850	2,029,000	-	2,386	Uncompleted	New Sale
GOLDEN HILL PARK CONDOMINIUM	Condominium	Freehold	Aug 21	1,335	2,964,000	-	2,221	2004	Resale
JADESCAPE	Condominium	99 years	Aug 25	764	1,750,000	-	2,290	2022	Resale
THE GARDENS AT BISHAN	Condominium	99 years	Aug 26	1,206	2,150,000	-	1,783	2004	Resale
THOMSON GRAND	Condominium	99 years	Aug 26	1,507	2,500,000	-	1,659	2015	Resale
District 21									
BINJAI CREST	Terrace	99 years	Aug 22	3,563	3,060,000	-	859	2004	Resale
CLEMENTI PARK	Condominium	Freehold	Aug 25	1,184	1,780,000	-	1,503	1985	Resale
DAINTREE RESIDENCE	Condominium	99 years	Aug 19	667	1,345,000	-	2,015	2022	Resale
DAINTREE RESIDENCE	Condominium	99 years	Aug 20	667	1,350,000	-	2,023	2022	Resale
ENG KONG PARK	Terrace	Freehold	Aug 19	1,983	4,430,000	-	2,234	-	Resale
FORETT@BUKIT TIMAH	Apartment	Freehold	Aug 22	570	1,310,000	-	2,296	2024	Resale
HONG KONG PARK	Semi-Detached	999 years	Aug 19	5,703	11,800,000	-	2,069	-	Resale
SUNSET WAY	Semi-Detached	Freehold	Aug 22	3,199	8,550,000	-	2,673	-	Resale
NAVA GROVE	Condominium	99 years	Aug 22	1,550	4,040,600	-	2,607	Uncompleted	New Sale
PINETREE HILL	Condominium	99 years	Aug 19	1,216	3,102,000	-	2,550	Uncompleted	New Sale
RIDGEVALE GARDENS	Semi-Detached	Freehold	Aug 21	2,310	5,300,000	-	2,294	1996	Resale
THE BEVERLY	Apartment	Freehold	Aug 26	1,765	3,250,000	-	1,841	2012	Resale
THE CASCADIA	Condominium	Freehold	Aug 21	883	1,925,000	-	2,181	2010	Resale
THE HILLFORD	Apartment	60 years	Aug 20	398	601,000	-	1,509	2016	Resale
District 22									
J GATEWAY	Condominium	99 years	Aug 20	603	1,390,000	-	2,306	2016	Resale
LAKEHOLMZ	Condominium	99 years	Aug 25	1,313	1,700,000	-	1,295	2005	Resale
LAKESIDE GROVE	Terrace	99 years	Aug 19	2,150	3,088,000	-	1,437	1999	Resale
PARC OASIS	Condominium	99 years	Aug 21	1,227	1,520,000	-	1,239	1994	Resale
PARC VISTA	Condominium	99 years	Aug 19	1,076	1,220,000	-	1,133	1997	Resale
THE LAKEFRONT RESIDENCES	Condominium	99 years	Aug 25	1,001	1,748,888	-	1,747	2014	Resale
THE MAYFAIR	Condominium	99 years	Aug 25	1,173	1,320,000	-	1,125	2000	Resale
WESTWOOD RESIDENCES	EC	99 years	Aug 21	947	1,270,000	-	1,341	2017	Resale
WESTWOOD RESIDENCES	EC	99 years	Aug 22	1,152	1,630,000	-	1,415	2017	Resale
District 23									
FORESQUE RESIDENCES	Condominium	99 years	Aug 20	1,130	1,788,000	-	1,582	2014	Resale
HILLION RESIDENCES	Apartment	99 years	Aug 21	1,356	2,650,000	-	1,954	2017	Resale
HILLSTA	Condominium	99 years	Aug 21	1,001	1,340,000	-	1,339	2016	Resale
LE QUEST	Apartment	99 years	Aug 25	936	1,500,000	-	1,602	2020	Resale
MAYS PRINGS	Apartment	99 years	Aug 20	1,302	1,530,000	-	1,175	1998	Resale
MICASA	Condominium	99 years	Aug 19	990	1,230,000	-	1,242	2012	Resale
PALM GARDENS	Condominium	99 years	Aug 25	1,206	1,310,000	-	1,087	2000	Resale
REGENT GROVE	Condominium	99 years	Aug 21	1,195	1,150,000	-	963	2000	Resale
REGENT GROVE	Condominium	99 years	Aug 22	1,173	1,170,000	-	997	2000	Resale
SOL ACRES	EC	99 years	Aug 21	570	830,000	-	1,455	2018	Resale
THE ARDEN	Apartment	99 years	Aug 21	1,012	1,854,000	-	1,832	Uncompleted	New Sale
THE HILLIER	Apartment	99 years	Aug 22	592	865,000	-	1,461	2016	Resale
THE HILLIER	Apartment	99 years	Aug 25	624	930,000	-	1,490	2016	Resale
THE SKYWOODS	Condominium	99 years	Aug 21	1,346	2,300,000	-	1,709	2016	Resale
THE SKYWOODS	Condominium	99 years	Aug 22	1,173	2,100,000	-	1,790	2016	Resale
TREE HOUSE	Condominium	99 years	Aug 22	861	1,300,000	-	1,510	2013	Resale
VILLA VERDE	Terrace	99 years	Aug 19	1,615	2,490,000	-	1,542	2000	Resale
VILLA VERDE	Terrace	99 years	Aug 21	1,615	2,200,000	-	1,363	2000	Resale
WANDERVALE	EC	99 years	Aug 21	1,130	1,850,000	-	1,637	2018	Resale
District 24									
OTTO PLACE	EC	99 years	Aug 19	904	1,554,000	-	1,719	Uncompleted	New Sale

PROJECT NAME	PROPERTY TYPE	TENURE	SALE DATE (2025)	LAND AREA/ FLOOR AREA (SQ FT)	TRANSACTIONED PRICE (\$)	NETT PRICE (\$ PSF)	UNIT PRICE (\$ PSF)	COMPLETION DATE	TYPE OF SALE
OTTO PLACE	EC	99 years	Aug 19	904	1,647,000	-	1,822	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	904	1,597,000	-	1,766	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	872	1,493,000	-	1,712	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	872	1,512,000	-	1,734	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	872	1,524,000	-	1,748	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	872	1,550,000	-	1,778	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	1,012	1,891,000	-	1,869	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	1,012	1,857,000	-	1,835	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	1,012	1,757,000	-	1,736	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	947	1,704,000	-	1,799	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	947	1,726,000	-	1,822	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	947	1,660,000	-	1,752	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	947	1,638,000	-	1,729	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	947	1,653,000	-	1,745	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	947	1,719,000	-	1,815	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	947	1,667,000	-	1,760	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	947	1,740,000	-	1,837	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	947	1,697,000	-	1,792	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	947	1,597,000	-	1,686	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	947	1,638,000	-	1,729	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	872	1,579,000	-	1,811	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	872	1,493,000	-	1,712	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	1,195	1,986,000	-	1,662	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	904	1,554,000	-	1,719	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	904	1,638,000	-	1,812	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	904	1,641,000	-	1,815	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	904	1,603,000	-	1,773	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	904	1,563,000	-	1,729	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	904	1,591,000	-	1,760	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	904	1,554,000	-	1,719	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	1,195	2,046,000	-	1,712	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	1,195	2,215,000	-	1,854	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	1,195	2,046,000	-	1,712	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	1,195	2,158,000	-	1,806	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	1,195	1,995,000	-	1,670	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	1,195	1,977,000	-	1,655	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	904	1,672,000	-	1,849	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	904	1,660,000	-	1,836	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	872	1,619,000	-	1,857	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	872	1,612,000	-	1,849	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	872	1,473,000	-	1,689	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	1,195	2,157,000	-	1,805	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	1,195	1,939,000	-	1,623	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	1,195	2,045,000	-	1,712	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	1,195	1,957,000	-	1,638	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	1,195	2,104,000	-	1,761	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	1,195	2,085,000	-	1,745	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	1,195	2,007,000	-	1,680	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	1,195	2,003,000	-	1,676	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	1,195	2,082,000	-	1,743	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	1,195	2,091,000	-	1,750	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	1,195	2,120,000	-	1,774	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	1,195	2,040,000	-	1,707	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	1,195	2,111,000	-	1,767	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	947	1,793,000	-	1,893	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	1,195	2,157,000	-	1,805	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	1,195	2,130,000	-	1,783	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	1,195	2,177,000	-	1,822	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	1,195	2,205,000	-	1,845	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	1,195	2,045,000	-	1,712	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	1,195	2,111,000	-	1,767	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	1,195	2,064,000	-	1,727	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	947	1,741,000	-	1,838	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	947	1,793,000	-	1,893	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	947	1,661,000	-	1,754	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	947	1,676,000	-	1,769	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	947	1,654,000	-	1,746	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	947	1,646,000	-	1,738	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	947	1,771,000	-	1,870	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	947	1,684,000	-	1,778	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	947	1,778,000	-	1,877	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	947	1,764,000	-	1,862	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	947	1,757,000	-	1,855	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	1,012	1,757,000	-	1,736	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	1,195	2,065,000	-	1,728	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	1,195	2,037,000	-	1,705	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	1,195	2,178,000	-	1,823	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	1,195	1,995,000	-	1,670	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	1,195	2,046,000	-	1,712	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	1,195	2,046,000	-	1,712	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	1,195	2,158,000	-	1,806	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	1,195	2,059,000	-	1,723	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	947	1,808,000	-	1,909	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	947	1,662,000	-	1,755	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	904	1,562,000	-	1,728	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	904	1,681,000	-	1,859	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	904	1,656,000	-	1,832	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	904	1,643,000	-	1,817	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	904	1,593,000	-	1,762	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	958	1,672,000	-	1,745	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	958	1,665,000	-	1,738	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	958	1,680,000	-	1,754	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	1,195	2,046,000	-	1,712	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	1,195	2,158,000	-	1,806	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	1,012	1,781,000	-	1,760	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	936	1,732,000	-	1,850	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	936	1,726,000	-	1,843	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	936	1,697,000	-	1,812	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	936	1,733,000	-	1,851	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	872	1,514,000	-	1,736	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	872	1,483,000	-	1,701	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	872	1,470,000	-	1,686	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	872	1,507,000	-	1,728	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	872	1,532,000	-	1,757	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	904	1,572,000	-	1,739	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	904	1,610,000	-	1,781	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	1,012	1,857,000	-	1,835	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	1,012	1,865,000	-	1,843	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	936	1,704,000	-	1,820	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	936	1,653,000	-	1,765	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	936	1,719,000	-	1,836	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	936	1,711,000	-	1,827	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	936	1,645,000	-	1,757	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	936	1,645,000	-	1,757	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	936	1,638,000	-	1,749	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 19	872	1,507,000	-	1,728	Uncompleted	New Sale

Freehold terraced factory on Tagore Lane for sale from \$8.5 mil

BY ASHLEY LO
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A freehold terraced factory at 108 Tagore Lane will be on the block at ETC’s upcoming property auction on Sept 24. The property is an owner’s sale and has an indicative price starting from \$8.5 million, which works out to around \$1,950 psf on its land area of approximately 4,360 sq ft.

The three-storey terraced factory is located within the Sindo Industrial Estate, and occupies land zoned for Business 1 (B1) with a gross plot ratio of 2.0.

The property has a built-up area totalling 7,911 sq ft and is fitted with a side staircase leading to the upper floors. It includes self-contained toilets on each level and comes with a parking space accommodating three to four cars.

Robert Foo, associate director of auction and sales at ETC, expects the property to draw interest from small and medium-sized enterprises. “The property is suited for construction-related businesses, such as the assembling of construction equipment, precision engineering and distributors of industrial products,” he says.

The second floor, Foo notes, could potentially serve as an office, while the third floor may be utilised as storage or warehouse space.

Sindo Industrial Estate is a freehold B1 industrial area bordered by Tagore Industrial Avenue and Tagore Lane in Dis-



The three-storey terraced factory is situated within Sindo Industrial Estate



PICTURES: ETC

The property has a built-up area of 7,911 sq ft and features a side staircase providing access to the upper floors

trict 26. The area has a mix of industrial properties, including terraced factories and strata-titled warehouses, says Foo.

The estate is located within a short drive from several lifestyle hubs, including Ang Mo Kio (AMK) Hub at Ang Mo Kio Avenue 3 and Thomson Plaza on Upper Thomson Road. It also has close access to the Seletar Expressway.

Based on lodged caveats, the latest industrial transaction that occurred in the area was the sale of a strata unit at 9@Tagore, a freehold multiple-user factory at 9 Tagore Lane. The 4,585 sq ft unit on the fourth floor was sold for

\$2.35 million (\$512 psf) on July 25.

Before that, a single-user factory along Tagore Industrial Avenue transacted for \$9.8 million, or \$1,833 psf on its land area of around 5,348 sq ft, on July 16.

In March, a freehold four-storey factory at 162 Tagore Lane, which houses Privilege Motors’ headquarters and flagship showroom, was launched for sale via private treaty for \$23.8 million, or \$1,619 psf on its floor area of 14,701 sq ft. The property currently remains on the market at a revised guide price of \$21.8 million (\$1,483 psf). **E**

DONE DEALS

Residential transactions with contracts dated Aug 19 to 26

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
FROM PAGE EP11									
OTTO PLACE	EC	99 years	Aug 20	904	1,641,000	-	1,815	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 20	904	1,603,000	-	1,773	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 20	904	1,629,000	-	1,802	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 20	904	1,572,000	-	1,739	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 20	872	1,593,000	-	1,827	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 20	872	1,568,000	-	1,798	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 20	1,012	1,848,000	-	1,826	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 20	947	1,748,000	-	1,845	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 20	872	1,540,000	-	1,766	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 20	904	1,581,000	-	1,749	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 20	904	1,681,000	-	1,859	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 20	904	1,660,000	-	1,836	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 20	904	1,617,000	-	1,788	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 20	904	1,591,000	-	1,760	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 20	904	1,578,000	-	1,745	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 20	904	1,617,000	-	1,788	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 20	904	1,654,000	-	1,829	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 20	904	1,666,000	-	1,843	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 20	904	1,623,000	-	1,795	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 20	904	1,647,000	-	1,822	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 20	904	1,641,000	-	1,815	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 20	872	1,499,000	-	1,719	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 20	1,195	2,139,000	-	1,790	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 20	1,195	2,073,000	-	1,735	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 20	947	1,654,000	-	1,746	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 20	947	1,598,000	-	1,687	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 20	1,195	2,139,000	-	1,790	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 20	1,195	2,168,000	-	1,815	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 20	1,195	2,016,000	-	1,687	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 20	1,195	1,994,000	-	1,669	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 20	1,195	2,027,000	-	1,697	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 20	1,195	2,036,000	-	1,704	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 20	1,195	2,195,000	-	1,837	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 20	947	1,654,000	-	1,746	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 20	947	1,668,000	-	1,761	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 20	904	1,688,000	-	1,867	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 20	904	1,568,000	-	1,734	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 20	1,195	2,037,000	-	1,705	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 20	936	1,756,000	-	1,875	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 20	872	1,520,000	-	1,743	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 20	872	1,558,000	-	1,787	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 20	872	1,526,000	-	1,750	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 20	936	1,733,000	-	1,851	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 20	936	1,748,000	-	1,867	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 20	872	1,526,000	-	1,750	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 20	872	1,483,000	-	1,701	Uncompleted	New Sale
OTTO PLACE	EC	99 years	Aug 22	947	1,733,000	-	1,830	Uncompleted	New Sale
District 25									
FORESTVILLE	EC	99 years	Aug 20	850	1,120,000	-	1,317	2016	Resale
NORTHOKES	EC	99 years	Aug 22	2,271	1,830,000	-	806	2000	Resale
THE WOODGROVE	Apartment	99 years	Aug 19	872	862,888	-	990	1998	Resale
District 26									
BULLION PARK	Condominium	Freehold	Aug 22	1,238	1,765,000	-	1,426	1993	Resale
LENTORIA	Condominium	99 years	Aug 24	1,346	3,410,400	-	2,535	Uncompleted	New Sale
SEASONS PARK	Condominium	99 years	Aug 21	1,292	1,760,000	-	1,363	1997	Resale
SPRINGLEAF GARDEN	Semi-Detached	Freehold	Aug 25	3,668	4,888,000	-	1,332	1989	Resale
SPRINGLEAF GARDEN	Semi-Detached	Freehold	Aug 25	4,971	6,200,000	-	1,247	1988	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
SPRINGLEAF GARDEN	Semi-Detached	Freehold	Aug 25	3,599	5,100,000	-	1,417	1984	Resale
SPRINGLEAF RESIDENCE	Apartment	99 years	Aug 19	646	1,390,000	-	2,152	Uncompleted	New Sale
SPRINGLEAF RESIDENCE	Apartment	99 years	Aug 19	1,023	2,157,000	-	2,109	Uncompleted	New Sale
SPRINGLEAF RESIDENCE	Apartment	99 years	Aug 19	1,023	2,154,000	-	2,106	Uncompleted	New Sale
SPRINGLEAF RESIDENCE	Apartment	99 years	Aug 23	1,227	2,624,000	-	2,138	Uncompleted	New Sale
District 27									
CANBERRA CRESCENT RESIDENCES	Apartment	99 years	Aug 19	797	1,527,000	-	1,917	Uncompleted	New Sale
CANBERRA CRESCENT RESIDENCES	Apartment	99 years	Aug 19	883	1,701,700	-	1,928	Uncompleted	New Sale
CANBERRA CRESCENT RESIDENCES	Apartment	99 years	Aug 19	797	1,606,300	-	2,017	Uncompleted	New Sale
CANBERRA CRESCENT RESIDENCES	Apartment	99 years	Aug 19	797	1,597,400	-	2,005	Uncompleted	New Sale
CANBERRA CRESCENT RESIDENCES	Apartment	99 years	Aug 20	990	1,985,200	-	2,005	Uncompleted	New Sale
CANBERRA CRESCENT RESIDENCES	Apartment	99 years	Aug 20	797	1,530,000	-	1,921	Uncompleted	New Sale
CANBERRA CRESCENT RESIDENCES	Apartment	99 years	Aug 20	1,163	2,151,700	-	1,851	Uncompleted	New Sale
CANBERRA CRESCENT RESIDENCES	Apartment	99 years	Aug 20	1,163	2,229,500	-	1,918	Uncompleted	New Sale
CANBERRA CRESCENT RESIDENCES	Apartment	99 years	Aug 20	667	1,337,000	-	2,003	Uncompleted	New Sale
CANBERRA CRESCENT RESIDENCES	Apartment	99 years	Aug 21	667	1,326,000	-	1,987	Uncompleted	New Sale
CANBERRA CRESCENT RESIDENCES	Apartment	99 years	Aug 21	667	1,362,500	-	2,042	Uncompleted	New Sale
CANBERRA CRESCENT RESIDENCES	Apartment	99 years	Aug 21	667	1,347,000	-	2,018	Uncompleted	New Sale
CANBERRA CRESCENT RESIDENCES	Apartment	99 years	Aug 22	990	1,993,000	-	2,013	Uncompleted	New Sale
CANBERRA CRESCENT RESIDENCES	Apartment	99 years	Aug 22	797	1,523,600	-	1,913	Uncompleted	New Sale
CANBERRA CRESCENT RESIDENCES	Apartment	99 years	Aug 22	667	1,359,100	-	2,037	Uncompleted	New Sale
CANBERRA CRESCENT RESIDENCES	Apartment	99 years	Aug 23	990	1,988,000	-	2,007	Uncompleted	New Sale
CANBERRA CRESCENT RESIDENCES	Apartment	99 years	Aug 23	990	1,974,000	-	1,993	Uncompleted	New Sale
CANBERRA CRESCENT RESIDENCES	Apartment	99 years	Aug 23	667	1,333,100	-	1,998	Uncompleted	New Sale
CANBERRA CRESCENT RESIDENCES	Apartment	99 years	Aug 23	872	1,704,525	-	1,955	Uncompleted	New Sale
CANBERRA CRESCENT RESIDENCES	Apartment	99 years	Aug 23	797	1,519,000	-	1,907	Uncompleted	New Sale
CANBERRA CRESCENT RESIDENCES	Apartment	99 years	Aug 23	797	1,597,400	-	2,005	Uncompleted	New Sale
CANBERRA CRESCENT RESIDENCES	Apartment	99 years	Aug 23	797	1,586,400	-	1,992	Uncompleted	New Sale
CANBERRA CRESCENT RESIDENCES	Apartment	99 years	Aug 23	797	1,629,600	-	2,046	Uncompleted	New Sale
CANBERRA CRESCENT RESIDENCES	Apartment	99 years	Aug 23	883	1,757,300	-	1,991	Uncompleted	New Sale
CANBERRA CRESCENT RESIDENCES	Apartment	99 years	Aug 24	883	1,731,700	-	1,962	Uncompleted	New Sale
CANBERRA CRESCENT RESIDENCES	Apartment	99 years	Aug 24	797	1,598,300	-	2,007	Uncompleted	New Sale
CANBERRA CRESCENT RESIDENCES	Apartment	99 years	Aug 24	667	1,350,400	-	2,023	Uncompleted	New Sale
CANBERRA CRESCENT RESIDENCES	Apartment	99 years	Aug 24	667	1,356,900	-	2,033	Uncompleted	New Sale
CANBERRA CRESCENT RESIDENCES	Apartment	99 years	Aug 24	667	1,330,300	-	1,993	Uncompleted	New Sale
PARCLIFE	EC	99 years	Aug 22	1,055	1,470,000	-	1,394	2018	Resale
PARCLIFE	EC	99 years	Aug 22	1,066	1,665,000	-	1,562	2018	Resale
PARCLIFE	EC	99 years	Aug 25	753	1,158,888	-	1,538	2018	Resale
SIGNATURE AT YISHUN	EC	99 years	Aug 22	1,098	1,338,000	-	1,219	2017	Resale
SKYPARK RESIDENCES	EC	99 years	Aug 22	1,238	1,728,888	-	1,397	2016	Resale
SUN PLAZA	Apartment	99 years	Aug 19	1,023	1,200,000	-	1,174	2000	Resale
YISHUN SAPPHIRE	Condominium	99 years	Aug 21	2,045	2,095,000	-	1,024	2001	Resale
District 28									
LUSH ACRES	EC	99 years	Aug 22	1,507	2,240,000	-	1,486	2016	Resale
PARC BOTANICA	Condominium	99 years	Aug 21	861	1,295,000	-	1,504	2022	Resale
RIVERTREES RESIDENCES	Apartment	99 years	Aug 25	732	1,190,000	-	1,626	2017	Resale
SELETAR HILLS ESTATE	Semi-Detached	999 years	Aug 20	3,549	4,600,000	-	1,296	-	Resale
THE GREENWICH	Condominium	99 years	Aug 25	614	850,888	-	1,387	2014	Resale

Source: URA Realis. Updated Sept 2, 2025.
EC stands for executive condominium

DISCLAIMER:
The Edge Property shall not be responsible for any loss or liability arising directly or indirectly from the use of, or reliance on, the information provided therein