

Auction & Sales Private Treaty.



SEPTEMBER 2018: RESIDENTIAL

Salespersons to contact:

Tricia Tan, CEA R021904I, 6228 7349 / 9387 9668
Sharon Lee, CEA R027845B, 6228 6891 / 9686 4449
Noelle Tan, CEA R047713G, 6228 7380 / 9766 7797

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LANDED PROPERTIES FOR SALE

* Owner's	** Public Trustee's	*** Estate's	@ Liquidator's	% Receiver's	# Mortgagee's	## Developer's	### MCST's		
S/no	District	Street Name	Tenure	Property Type	Room	Approx. Land / Floor Area (sqft)	Guide Price	Contact Person	Remarks
* 1	D04	8 PEARL ISLAND	Leasehold 99 years wef. 2008	3-Storey Detached Bungalow with Basement, Swimming Pool & Berth	5 + 1	7,287 / 5,830	\$16.XM	Tricia	Waterway view! Exclusive. With lift. Quality finishes with sleek design. Bright & airy. Lifestyle living.
# 2	D04	7 PARADISE ISLAND	Leasehold 99 years wef. 2005	3-Storey Detached Bungalow with Berth and swimming pool	7	9,235 / 10,936	\$14.8M	Sharon	MORTGAGEE SALE Beautiful waterway view! Nice and spacious layout. 7 ensuite bedrooms. Private berth & swimming pool. NS facing. Bright & Breezy. Huge car porch - park more than 4 luxury cars.
# 3	D04	17 CORAL ISLAND	Leasehold 99 years wef. 2005	3-Storey Detached Bungalow with Swimming Pool	4	7,557 / 8,697	\$11.5M	Sharon	MORTGAGEE SALE 4 ensuite bedrooms. Waterway view! Chair lift installed. Bright & airy. Can park 3 cars. Lifestyle living.
* 4	D09	CAIRNHILL ROAD	Freehold	2.5-Storey Terrace with Basement Garage	5	2,085 / 4,701	\$9.95M	Sharon / Noelle	Glamorously designed conservation corner terrace with garage and garden. Refurbishment completed in 2014. Construction cost above \$3M. Conveniently located. Near to Paragon & Newton MRT station. Walking distance to ACS.
* 5	D10	49 HOLLAND GROVE VIEW	Leasehold 99 years wef. 21/04/1994	3-Storey Semi- Detached House with Basement & Swimming Pool	4	2,949 / 3,574	\$3.XM	Sharon	AUCTION 19 SEP 2018 Rectangular in shape. Currently tenanted to expat at \$8,300/month, till Oct 2018. Walking distance to Henry Park Primary School, Anglo-Chinese School (Independent), Cold Storage, Jelita Shopping Centre, and Star Vista. Walking distance to Dover MRT station via nearby footbridge across Sungei Ulu Pandan. Proximity to PIE and AYE.
# 6	D10	5 BELMONT ROAD	Freehold	2-Storey Detached Bungalow with Swimming Pool	4	16,327 / 11,502	\$22.8M	Sharon / Noelle / Teddy	MORTGAGEE SALE Good class bungalow. Walking distance to Holland Village MRT station & Holland Village.
* 7	D10	GCB LAND @ JERVOIS HILL	Freehold	Vacant Land	NIL	15,171	\$2XXX psf	Tricia	Good frontage. Elevated. Last piece of land! Prestigious address, amongst embassies.
* 8	D10	TANGLIN HILL GCB	Freehold	2-Storey Detached Bungalow with Swimming Pool	4	16,446	\$3XM	Teddy / Gwen	New Listing! Rare GCB for sale in Tanglin Hill area. Regular shape land ideal for rebuild. Elevated. One of the most prestigious GCB address. 6 to 8 mins walk to future Napier Road MRT station. Within the embassy area. Walking distance to Tanglin Mall & supermarket. Short distance to Orchard Road, World Heritage Botanic Gardens & Dempsey Hill.
* 9	D10	SIXTH CRESCENT	Freehold	3-Storey Detached Bungalow with Swimming Pool, Attic and Basement	9	6,200 / 15,112	\$17.5M	Sharon / Gwen / Teddy	New Listing! Brand New Detached House Designed by Award Winning Architect - Edmund Ng Architects. House is designed with the usage of concrete walls, timber floors & monochromatic color scheme. Generation house with possibility of configurations to 3 houses (with 3 separate entrances). Double volume ceiling, a bedroom size wine cellar & good size kitchen with high specification finishes.
## 10	D11	DYSON ROAD	Freehold	2.5-Storey Semi-Detached	5	2,153 / 4,133	\$5.58M up	Gwen / Teddy	BRAND NEW! SEMI DETACHED in prestigious District 11, Bukit Timah / Novena Area. Rare to find a Brand New Semi-D of less than \$6M in this area. Good quality finishing & elevated land. 1km within ACS Barker. Nice modern façade & architectural design.
## 11	D11	DYSON ROAD	Freehold	3-Storey Detached Bungalow with Swimming Pool, Attic and Basement	6	5,404 / 9,079	\$12.9M up	Gwen / Teddy	New Listing! Brand New Detached in prime District 11, Bukit Timah / Novena Area. Designed by Award Winning AKA Architect, Kelvin Tan. All huge bedrooms ensuite. 1km within ACS Barker. High quality finishes, with smart home installed.
* 12	D11	BARKER ROAD	Freehold	Enbloc 2 Units of 2- Storey Detached House	4	14,100	\$24M up	Sharon	Walking distance ACS, SCGS & future MRT station.
# 13	D11	BARKER VILLE 45F Barker Road	Freehold	Cluster Semi- Detached House with Private Lift, Roof Terrace & Private Parking Lot	5	3,864	\$3.3M	Gwen / Teddy	MORTGAGEE SALE 5 bedroom + 6 bathroom + dry & wet kitchen + 2 private carpark lot + private lift. Good internal size. Squarish layout. Approx. 600m from ACS Barker. Bukit Timah landed estate.
*** 14	D11	39 MERRYN ROAD	Freehold	2-Storey Detached House	5	9,002	\$11.2M	Sharon / Noelle	ESTATE SALE. AUCTION 19 SEP 2018 Cul-de-sac. Regular in shape. Close proximity to PIE/BKE. Well-connected via public bus services & Stevens MRT station. SCGS within 1KM. SJI, ACS are all within the vicinity. Open house sat/sun by appt
* 15	D14	LORONG 28 GEYLANG	Freehold	3-Storey Terrace House		2,235	AUCTION	Sharon	AUCTION 19 SEP 2018 Walking distance to Aljunied & Dakota MRT stations. Within 1km from supermarkets, Geylang Methodist School (Primary & Secondary) and Chung Cheng High School.

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* Owner's	** Public Trustee's	*** Estate's	@ Liquidator's	% Receiver's	# Mortgagee's	## Developer's	### MCST's		
S/no	District	Street Name	Tenure	Property Type	Room	Approx. Land / Floor Area (sqft)	Guide Price	Contact Person	Remarks
# 16	D14	EUHABITAT 274 Jalan Eunos	Leasehold 99 years wef. 2010	Townhouse	4	3,380 (Strata)	\$2.98M	Noelle	MORTGAGEE SALE 4 bedroom townhouse with direct pool access, private parking space at basement, private lift to all levels & roof terrace with jacuzzi. Near Kaki Bukit, Ubi & Eunos MRT stations. Foreigners are eligible.
* 17	D15	12 LORONG G TELOK KURAU	Freehold	2-Storey Semi-Detached House	4	4,498 / 3,301	\$5.5M	Teddy / Gwen	AUCTION 19 SEP 2018 Regular in shape. Frontage approx. 9.5m by Depth approx. 46m. North facing. Quiet and serene environment. Conveniently located, within 5 mins walk to Eunos MRT station, Food Centre and Wet Market. Haig Girls' School and Eunos Primary School are within 1km. Near East Coast Park Beach, Paya Lebar Central Commercial Hub, New Paya Lebar Quarters Shopping Mall, Parkway Parade and 112 Katong Mall.
* 18	D15	196 JOO CHIAT TERRACE (Off Still Road)	Freehold	3-Storey Detached House	9 + 1	7,547 / 5,751	\$5.95M	Sharon	Very good sized bedrooms. Almost all attached. Conveniently located. Near to Eunos MRT station & Joo Chiat Complex. Good layout.
* 19	D15	146 LANGSAT ROAD	Freehold	New 3-Storey with Roof Garden	5 + 1	1,775 / 3,935	AUCTION	Sharon	AUCTION 19 SEP 2018 New terrace house with roof light. Very efficient layout. Good sized bedrooms. High ceiling. Walking distance to Eunos MRT station. TOP 2013. Not stayed in before.
* 20	D15	TANJONG KATONG ROAD	Freehold	3 Units of 2-Storey Terrace House		6,042	AUCTION	Sharon	AUCTION 19 SEP 2018 Ideal for rebuilding. Plot ratio 3. Zoning: Residential.
# 21	D16	42 LUCKY HEIGHTS	Freehold	3-Storey Semi-Detached House (Uncompleted)	5	6,068 / 8,891	AUCTION	Tricia / Noelle	MORTGAGEE SALE. AUCTION 19 SEP 2018 Primarily residential area. Near Bayshore MRT station. Stroll to East Coast Park. Minutes to Parkway Parade / 112 Katong. Host of eateries along East Coast Road. Readily accessible via ECP that connects to all parts of island.
# 22	D16	43 EASTWOOD DRIVE	Leasehold 99 years wef. 1995	2-Storey Semi-Detached House with Attic	5	3,152 / 4,790	\$2.56M	Tricia / Teddy	MORTGAGEE SALE 5 bedroom + 5 bathroom + dry & wet kitchen + car porch for 2 cars. South-East facing. Near future Sungei Bedok MRT station. Good land shape, quiet serene area. Near Beach.
* 23	D16	BEDOK ROAD	Freehold	2.5-Storey Semi-Detached	5 + 1	3,669	\$5M	Tricia	3 ensembles. Spacious bedroom. Near Simpang Bedok Food Centre / Eastwood Centre / Bedok Mall / Singapore Expo / SUTD. Future Sungei Bedok MRT station. Currently nearest MRT station is Tanah Merah.
** 24	D17	27 LENGKOK MARIAM	Freehold	2-Storey Bungalow	8	9,978 / 7,000	\$8.8M	Gwen	TRUSTEE SALE Quiet environment. With 8 bedroom & 5 bathroom. Big land to rebuild. Ideal for A&A. Zoning - 3-Storey Bungalow. Ample parking space. Selling with vacant possession.
# 25	D17	PALM ISLES #03-36 36 Flora Drive	Leasehold 99 years wef. 2011	3-Storey Townhouse	5 + 1	3,755	\$2.XM	Tricia / Gwen	MORTGAGEE SALE Foreigners are eligible. Full condo facilities. Near International School. Tampines Mall / White Sand Mall are nearby where a host of amenities are readily available.
* 26	D18	PASIR RIS AVENUE	Leasehold 99 years wef. 1978	Land with 2-Storey Detached	3 + 1	8,011 / 3,843	\$3.5M	Gwen / Teddy	Master Plan 2014 Zoning - 3 storey Semi Detached. Able to subdivide. Downtown East/ Giant Mega Mart / Elias Mall / Mega Courts / Overseas Family School & other International Schools are all nearby. Walking distance to Pasir Ris Beach Park and Sea. Resort & Beach Lifestyle! Near Changi Business Park, Changi Airport. Must sell.
*** 27	D19	22 JALAN TANI	Leasehold 999 years wef. 27/12/1875	Land with a Detached House & an Outhouse	NIL	16,339	\$14.99M	Sharon / Noelle	ESTATE SALE 2014 Master Plan Zoning: Residential with a plot ratio of 1.4. Pentagonal in shape. Frontage of about 25- 26m, depth is about 40m & backyard width about 50m. Walking distance to Kovan & Hougang MRT stations. Located near Hougang Mall, Hougang Village & food centre where amenities are readily available.
* 28	D20	57 SERAYA CRESCENT	Freehold	2-Storey Semi-D with Attic	4+1	2,074 / 1,722	\$3.38M	Noelle	Good location. Near Food centre & Thomson Plaza. Within 1km from CHIJ St Nicholas Girls' School.
* 29	D20	ISLAND GARDENS WALK	Freehold	3-Storey Corner Terrace House	5 + Study	4,564 / 4,500	\$5.XM	Gwen / Teddy	AUCTION 19 SEP 2018 Elevated. Cul-De-Sac. South-East Facing. With a beautiful garden. Bright unit and serene environment. Near to entrance of MacRitchie Tree-Top Trail, Singapore Island Country Club and Bishan Park. Huge 5 bedrooms en-suites + study, 2 family areas and helper's room. Cosy. Move-In condition. Walking distance to future Upper Thomson and Bright Hill MRT stations. Ai Tong School is within one km. CHIJ St Nicholas and Catholic High School is within two km.

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S/no	District	Street Name	Tenure	Property Type	Room	Approx. Land / Floor Area (sqft)	Guide Price	Contact Person	Remarks
* 30	D23	11 ALMOND CRESCENT (Mera Gardens)	Leasehold 99 years wef. 1994	2-Storey Detached House	5 + 1	7,800 / 4,040	\$6.24M	Noelle	5 spacious en-suite bedroom with 1 maid's room. Ample parking. Close to BKE/PIE. Cashew MRT station within walking distance. Amenities readily available at Bukit Panjang Hawker Centre & Bukit Panjang Plaza which are within proximity.
* 31	D23	GREEN HILL ESTATE	Freehold	Land with a Single Storey Detached House	4 + 1	5,998	\$7.2M	Noelle	Set within the Chestnut Avenue GCBA, this rare piece of land is situated within an exclusive, tranquil & serene enclave, surrounded by greeneries. Cul-de-sac. Suits A&A or redevelopment.
* 32	D25	PINEWOOD GROVE	Leasehold 99 years wef. 12/08/1996	3-Storey Detached House with Jacuzzi	3 + 1	7,070 / 6,629	\$3.9-4M	Sharon / Noelle	AUCTION 19 SEP 2018 3 spacious en-suite bedroom + maid's room and a jacuzzi in a 3-storey detached house. Nice design. Well-connected via SLE / BKE. Amenities readily available at Causeway Point & Woodlands Civic Centre which are within the vicinity. Very close to Singapore American School & Singapore Sports School. Tenanted til 3rd Qtr 2018.
* 33	D25	PINEWOOD GROVE	Leasehold 99 years wef. 12/08/1996	2-Storey Resort Style Detached House	5 + 1	6,458 / 4,219	\$3.7M - 3.8M	Sharon / Noelle	AUCTION 19 SEP 2018 5 spacious en-suite bedroom + maid's room. Well-connected via SLE / BKE. Amenities readily available at Causeway Point & Woodlands Civic Centre which are within the vicinity. Very close to Singapore American School & Singapore Sports School. Tenanted til 4th Qtr 2018.
# 34	D25	11 BEECHWOOD GROVE	Leasehold 99 years	3-Storey Detached House	7	7,707 / 5,395	\$4.42M	Sharon / Noelle	MORTGAGEE SALE Well-connected via SLE / BKE. Amenities readily available at Causeway Point & Woodlands Civic Centre which are within the vicinity. Very close to Singapore American School & Singapore Sports School.
* 35	D25	25 BEECHWOOD GROVE	Leasehold 99 years wef. 1995	2-Storey Detached House with Attic, Basement & Swimming Pool	7 + 1	12,900 / 9,500	\$9.68M	Noelle	7 spacious en-suite bedroom + maid's room. Well-connected via SLE / BKE. Amenities readily available at Causeway Point & Woodlands Civic Centre which are within the vicinity. Very close to Singapore American School & Singapore Sports School.
* 36	D25	12 OAKWOOD GROVE	Leasehold 99 years wef. 1995	2-Storey Detached House with Attic & Swimming Pool	7 + 1	8,400 / 7,400	\$6.3M	Noelle	7 spacious en-suite bedroom + maid's room. Well-connected via SLE / BKE. Amenities readily available at Causeway Point & Woodlands Civic Centre which are within the vicinity. Very close to Singapore American School & Singapore Sports School.
# 37	D27	27 KERONG LANE	Leasehold 99 years wef. 07/2008	3-Storey Intermediate Terrace House	5 + 1	1,787 / 4,467	\$2.13M	Gwen / Noelle	MORTGAGEE SALE Regular shaped land. Masterplan 2014: 3-Storey Mixed Landed. Short walk to Sembawang Park. Quiet & serene environment. Close proximity to Sembawang MRT station & Sembawang Shopping Centre.
* 38	D27	STRAITS GARDENS Andrew Terrace	Freehold	3-Storey Corner Terrace House	4 + 1	4,251 / 4,124	\$3.98M	Gwen / Noelle	Cul-de-sac. Spacious plot of land with swimming pool. 4 bedroom + Granny's. Short work to Sembawang Park. Quiet and serene environment. Close proximity to Sembawang MRT station & Shopping Centre.
* 39	D28	37 JALAN KECHUBONG	Freehold	3-Storey Detached House	8	5,195 / 4,393	AUCTION	Gwen / Sharon	AUCTION 19 SEP 2018 Master Plan 2014 - Residential 3-storey mixed land. Unblocked view on level 3. 8 Bedrooms with 2 bedrooms on level 1. Good car porch size & a nice garden space. Cul-De-Sac. Well kept house.

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CONDO / APARTMENT PROPERTIES FOR SALE

* Owner's	** Public Trustee's	*** Estate's	@ Liquidator's	% Receiver's	# Mortgagee's	## Developer's	### MCST's		
S/no	District	Street Name	Tenure	Property Type	Rooms	Approx. Land / Floor Area (sqft)	Guide Price	Contact Person	Remarks
* 40	D01	THE SAIL @ MARINA BAY #06-23 6 Marina Boulevard	Leasehold 99 years	Mid Floor	3	1,259	\$2.6M	Gwen / Teddy	Prime location. Centrally located among the Grade A office. Good layout. Link to 2 MRT stations. South facing.
# 41	D02	SPOTTISWOODE RESIDENCES #22-08 48 Spottiswoode Park Road	Freehold	High Floor	1	603	\$1.25M	Tricia	MORTGAGEE SALE Spacious layout. High floor. Close proximity to Outram Park MRT Station & future Cantonment MRT Station, Vivocity, Resort World Sentosa, Gardens By The Bay, Central Business District. Selling with vacant possession.
* 42	D03	QUEEN @ 10 STIRLING ROAD	Leasehold 99 years	High Floor	3	1,194	\$1.66M	Sharon	Premium stack. Unlocked view. Tenanted @ \$4,200/mth till April 2019. Good view. Near MRT station.
* 43	D07	DUO RESIDENCES #06-XX	Leasehold 99 years wef. 07/2011	Low Floor	1 + Study	689	\$1.5M	Tricia	New listing. Tenanted @ \$3.5K/mth. Close proximity to Bugis MRT station. Minutes to CBD area. Many eateries. Expats choice!
# 44	D09	HELIOS RESIDENCES #19-03 15 Cairnhill Circle	Freehold	3-Storey Penthouse with Lift, Jacuzzi & Roof Terrace	4	3,993	\$8.1M	Sharon	MORTGAGEE SALE. AUCTION 19 SEP 2018 Prime location! TOP 2011. Minutes away from Newton MRT station. Short walk to RGS, ACS, ISS International School & Chatsworths International School. Close proximity to the vibrant Orchard Road shopping belt, Ion Orchard, Takashimaya, The Paragon & Wisma Atria.
* 45	D09	HIJAUAN #04-06 63 Cavenagh Road	Freehold	2-Bedrooms Apartment	2	732	AUCTION	Noelle	AUCTION 19 SEP 2018 Living area extends out to the balcony that oversees the greenery. Conveniently located right outside Orchard Shopping Belt. Next to footbridge link to Orchard Road & Somerset MRT station. Minutes walk to Dhoby Ghaut MRT station & Plaza Singapura. Well-connected to other parts of the island via CTE. Schools in proximity includes Chatsworth International School, St. Margaret's Primary School, Anglo-Chinese Junior School (Newton) and Singapore Management School.
* 46	D10	THE ORION 6C Orange Grove Road	Freehold	Mid Floor	3	1,507	\$3.6M	Teddy / Gwen	Fully furnished. Tasteful renovation done. 3 good size bedroom. Unblock view looking at greenery. Rare location on Orchard Road. Walking distance to Orchard MRT station. Walk to Orchard Ion, Tangs, Isetan, Paragon & Takashimaya. Tenanted.
* 47	D15	LUSH ON HOLLAND HILL #04-03 21 Holland Hill	Freehold	Mid Floor	3	1,507	\$2.8M	Teddy / Gwen	New Listing! Prime Freehold 3 bedroom below \$3m. Walking Distance to Holland Village MRT station. Huge Living and Dining area. Move-in condition. Serene environment. Near Orchard Road, Dempsey Hill, Bontanic Gardens, One-North Business Park. 300m to ACS International School (Holland Village)
# 48	D13	AVON PARK #13-11 1 Youngberg Terrace	Freehold	Penthouse	6	4,521	\$4.38M	Teddy / Gwen	MORTGAGEE SALE EN-BLOC potential. Rarely available! Serene. Tranquil. Unblock panoramic view. Huge bedroom, living & dining. Extensive built-up. Located beside Woodleigh MRT station. 1 MRT station to Nex Mall. In the heart of new Bidadari estate. Within 1km to Maris Stella High, St Andrews Junior, American International School & St Andrew's Village.
* 49	D14	THE ARIZON #04-02 538 Geylang Road	Freehold	Penthouse		1,765	AUCTION	Teddy	AUCTION 19 SEP 2018 Located near Aljunied MRT station. Sims Avenue Centre and Junction Food Place are within close proximity. Currently tenanted.
# 50	D14	88 LORONG MARICAN #05-01	Freehold	Duplex	1 + Study	600	\$750K	Tricia	MORTGAGEE SALE Low density. Quiet surrounding, within residential landed estate. Minutes to CBD area, readily connected to various expressways. With facilities.
# 51	D15	ISUITES #16-11 38 Ipoh Lane	Freehold	High Floor		1,076	AUCTION	Tricia	Mortgagee Sale. AUCTION 19 SEP 2018 Walking distance to Dakota and Paya Lebar MRT stations. Schools in the vicinity include Tanjong Katong Secondary School, Tanjong Katong Girls' School and Singapore Korean School. Near to Tanjong Katong shopping mall for amenities such as retail, supermarkets, restaurants, banks, and more.
* 52	D15	TIVOLI GRANDE #05-07 126 Koon Seng Road	Freehold	Penthouse	3	1,528	\$1.75M	Teddy / Gwen	1km to Tao Nan Primary. Near 112 Katong & Marine Parade. Eateries & supermarket are nearby. Unblock view. North-East facing.
# 53	D15	VENTURA VIEW #05-06 16 Rambutan Road	Freehold	Penthouse	1	1,410	\$1.10M	Teddy / Noelle	MORTGAGEE SALE Duplex with roof terrace. Close proximity to OneKM, Singapore Post Centre, Eunos MRT station & PIE.

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* 54	D15	SIGLAP V #02-21 2 First Street	Freehold	Low Floor	1 + Study	517	\$770K	Gwen / Teddy	AUCTION 19 SEP 2018 New Listing! Serious Seller. Eateries & supermarket are nearby. Walking distance to future Siglap MRT station. Near seaside. Expats rental location, minutes to Raffles Place, Changi Business Park & Airport.
* 55	D15	SIGLAP V #02-22 2 First Street	Freehold	Low Floor	1 + Study	517	\$770K	Gwen / Teddy	AUCTION 19 SEP 2018 New Listing! Serious Seller. Eateries & supermarket are nearby. Walking distance to future Siglap MRT station. Near seaside. Expats rental location, minutes to Raffles Place, Changi Business Park & Airport.
* 56	D15	GRAND DUCHESS #03 130 St Patrick Road	Freehold	3rd Floor	3+1	1,389	\$2.6M	Sharon	Master bedroom facing greenery. TOP 2010. Tenanted till Feb 2019. Walking distance to future MRT station & market. 1 km to Tao Nan School, CHIJ Katong (Primary) & Ngee Ann Primary School. Efficient layout.
# 57	D16	URBAN VISTA #08-04 2 Tanah Merah Kechil Link	Leasehold 99 years wef. 2012	Mid Floor	2	592	\$912K	Tricia	MORTGAGEE SALE Brand New. Just TOP! Good investment property. 1 min to Tanah Merah MRT station. Near Changi Business Park & Bedok Mall.
* 58	D16	EASTWOOD CENTRE #04-01 20 Eastwood Road	Leasehold 99 years wef. 1995	Penthouse	4	2,928	\$1.6XM	Tricia	Duplex penthouse with roof terrace. Low maintenance. Cold Storage at door step. Hawker across the road. Near future MRT station.
# 59	D17	DAHLIA PARK #01-34 7 Flora Drive	Freehold	Ground Floor	3 + Utility	1,345	\$1.08M	Tricia	MORTGAGEE SALE Suits ground floor lovers. Near to Pasir Ris Beach Park / Downtown East. Changi Airport / Expo / White Sand & Tampines Central are within minutes away from the development.
# 60	D18	RIPPLE BAY #13-45 10 Pasir Ris Link	Leasehold 99 years wef. 10/08/2011	Single Level 5- Bedroom Penthouse	5	2,131	AUCTION	Noelle/ Teddy	MORTGAGEE SALE. AUCTION 19 SEP 2018 New Listing! Rare 5-bedroom Single level Penthouse. Unblock seawiew unit. Good condition with good size bedrooms. Squarish layout. Full condominium facilities. Within 5 mins walk to the seaside. 5 mins to Downtown East. Near Overseas Family School. Near Changi Business Park and Changi Airport.
# 61	D19	D'ZIRE #05-06 12 Robey Crescent	Leasehold 999 years	Penthouse	2	1,421	\$1.4M	Teddy	MORTGAGEE SALE Rare Unblock Landed View. Treeline Street View. Close to Kovan & Hougang MRT station. Locality in tranquil landed estate. Near Nex Mall, Heartland Mall and Hougang Mall. Easy access to CTE & KPE. Low maintenance fee. City fringe area.
# 62	D19	KENSINGTON SQUARE #05-19 2 Jalan Lokam	Freehold	High Floor 2-Storey Penthouse	2	914	\$1.13M	Noelle	MORTGAGEE SALE Squarish layout. With condo facilities. Gaint supermarket / restaurants within the development.
* 63	D20	THREE 11 #01-06 311 Upper Thomson Road	Freehold	3-Bedroom with Patio	3	1,001	AUCTION	Noelle	AUCTION 19 SEP 2018 Nearby to Marymount MRT station and not far from several schools like Ai Tong School, Anglo-Chinese School and Pierce Secondary School. It is also nearby to Thomson Plaza Shopping Malls for an array of amenities such as grocery and retail shopping, banks, eateries and more. Vehicle owners can take Thomson Road and Central Expressway (CTE) to get to the business hub or shopping district in the city.
* 64	D23	THE PETALS #10-22 93 Hillview Avenue	Freehold	Penthouse with Roof Terrace	2	1,905	\$760 psf	Tricia	SERIOUS SELLER! Unblocked & greenery view! Lifestyle living! Near Hill V2 / Bukit Panjang Plaza / Beauty World & Hillview MRT station.
# 65	D25	ROSEWOOD SUITES #05-14 63 Rosewood Drive	Leasehold 99 years wef. 2008	3-Bedrooms Duplex Penthouse	3	1,981	\$1.25M	Noelle	MORTGAGEE SALE Selling with vacant possession on an "as is where is basis". Good condition. Near Woodlands MRT station, Causeway Point and Singapore Sports School.
# 66	D25	LA CASA 50 Woodlands Drive #02-01	Leasehold 99 years wef. 2004	Low Floor	3	1,141	\$818K	Teddy / Gwen	MORTGAGEE SALE One of the cheapest 3-bedroom unit in the market. Squarish layout. Good room size. South facing. Fantastic condo facilities, with 5 pools, a gym & 2 tennis court.

Auction & Sales Private Treaty.



SEPTEMBER 2018: RESIDENTIAL

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HDB PROPERTIES FOR SALE

* Owner's	** Public Trustee's	*** Estate's	@ Liquidator's	% Receiver's	# Mortgagee's	## Developer's	### MCST's		
S/no	District	Street Name	Tenure	Property Type	Rooms	Approx. Land / Floor Area (sqft)	Guide Price	Contact Person	Remarks
* 67	D07	HDB 3-ROOM - UPGRADED WITH A UTILITY ROOM 3 Beach Road #08-XXX	Leasehold 99 years wef. 1979	High Floor	2 + 1	731	\$399K	Tricia	SERIOUS SELLER! Simple. Move-in condition. Unblocked. Breezy. Very good location. Hawker & market are nearby. Lavender & Nicoll MRT stations are within reach. EIP affected.
# 68	D12	HDB 3-ROOM (SIMPLIFIED) 35 Jalan Bahagia #04-244	Leasehold 99 years wef. 1971	Low Floor	2	603	\$250K	Tricia / Noelle	MORTGAGEE SALE Rarely available. Central location. Food Centre / Market / Schools are nearby. Public transports are readily accessible.
# 69	D14	HDB 3-ROOM 121 Paya Lebar Way #05-2869	Leasehold 99 years wef. 1980	Mid Floor	2	732	\$310K	Tricia / Noelle	MORTGAGEE SALE Short walk to MacPherson Market & Food Centre. Near to MacPherson & Aljunied MRT stations.
# 70	D16	HDB 3-ROOM (NG) 701 Bedok Reservoir North Road #03-3562	Leasehold 99 years	Low Floor	2	732	\$330K	Tricia / Noelle	MORTGAGEE SALE Quiet surrounding. Near amenities like supermarkets, coffeeshops, schools, etc. Minutes to PIE.
# 71	D20	HDB 3-ROOM 417 Ang Mo Kio Ave 10 #07-1017	Leasehold 99 years wef. 1979	Mid Floor	2	797	\$310K	Tricia / Noelle	MORTGAGEE SALE Close to Hawker / Market / Schools. Nice & quiet environment. Regular layout. Original condition.
# 73	D20	HDB 3-ROOM 110 Ang Mo Kio Ave 4 #10-54	Leasehold 99 years wef. 1978	High Floor	2	721	\$298K	Tricia / Noelle	MORTGAGEE SALE Nearest to Yio Chu Kang MRT station. Walking distance to Mayflower Market and Food Centre. Close to Mayflower Primary School, CHIJ St. Nicholas School & Anderson JC.
# 72	D20	HDB 4-ROOM (SIMPLIFIED) 167 Bishan Street 13 #04-224	Leasehold 99 years wef. 1988	Low Floor	3	904	\$500K	Tricia	MORTGAGEE SALE Superb location! Walking distance to Junction 8 & MRT station. Chinese ratio filled.
# 74	D22	HDB EXECUTIVE FLAT 369 Yung An Road #09-03	Leasehold 99 years	High Floor	4	1,657	\$620K	Tricia / Noelle	MORTGAGEE SALE Good size. 4 big spacious bedrooms. Near amenities. View to appreciate.
# 75	D22	HDB 5-ROOM 814 Jurong West Street 81 #12-198	Leasehold 99 years	Top Floor	3	1,302	\$400K	Tricia / Noelle	MORTGAGEE SALE Coffeeshops / shops nearby.
# 76	D22	HDB 3-ROOM (SIMPLIFIED) 213 Boon Lay Place #03-39	Leasehold 99 years wef. 1974	Low Floor	3	710	\$235K	Tricia / Noelle	MORTGAGEE SALE Conveniently located with amenities within the vicinity.
# 77	D23	HDB 4-ROOM (4A MODEL) 428 Choa Chu Kang Ave 4 #02-204	Leasehold 99 years	Low Floor	3	1,130	\$3XXK	Tricia / Noelle	MORTGAGEE SALE Shops / Coffeeshops / Schools are all nearby. Readily accessible via public transport / MRT.
# 78	D25	HDM 5-ROOM 624A Woodlands Drive 52 #03-11	Leasehold 99 years wef. 1998	Low Floor	4	1,302	\$400K	Tricia / Noelle	MORTGAGEE SALE Near to Admiralty & Woodlands MRT stations. Nearby schools include Evergreen Secondary School, Woodlands Ring Primary & Secondary School. Minutes from Causeway Point where a host of amenities are readily available.
# 79	D25	HDB 4-ROOM 627 Woodlands Avenue 6 #03-874	Leasehold 99 years	Low Floor	3	1,033	\$340K	Tricia / Noelle	MORTGAGEE SALE Near to Admiralty & Woodlands MRT stations. Nearby schools include Woodlands Ring Primary & Secondary School. Minutes from Causeway Point where a host of amenities are readily available.
# 80	D25	HDB 4-ROOM 745 Woodlands Close #02-744	Leasehold 99 years wef. 1997	Low Floor	3	1,109	\$328K	Tricia / Noelle	MORTGAGEE SALE Spacious living hall with spacious 3 bedrooms. Mins walk to Amenities / mini mart / Admiralty MRT station. Close to Evergreen Primary School, Evergreen Secondary School and Admiralty Primary School. Original condition.
# 81	D25	HDB 4-ROOM 758 Woodlands Avenue 6 #02-50	Leasehold 99 years wef. 1998	Low Floor	3	1,109	\$308K	Tricia / Noelle	MORTGAGEE SALE Conveniently located near to Kou Fu & Woodlands Mart with amenities readily available.
# 82	D25	HDM 5-ROOM 824 Woodlands St 81 #03-08	Leasehold 99 years	Low Floor	4	1,302	\$435K	Tricia / Noelle	MORTGAGEE SALE Near to Admiralty & Woodlands MRT stations. Nearby schools include Evergreen Secondary School and Republic Polytechnic. Minutes from Causeway Point where a host of amenities are readily available.
# 83	D27	HDB 4-ROOM (PREMIUM) 296 Yishun Street 20 #03-21	Leasehold 99 years	Low Floor	3	1,001	\$395K	Tricia / Noelle	MORTGAGEE SALE Good location. Nearby all amenities. Neighbourhood Centre.
* 84	D27	HDB 4-ROOM (SIMPLIFIED) 624 Yishun Ring Rd #03-XXXX	Leasehold 99 years	Low Floor	3	893	\$338K	Tricia / Noelle	SERIOUS SELLER! Conveniently located within 270m to Khatib MRT station. Opposite 24Hrs NTUC, eateries, & etc.
* 85	D27	HDB EXECUTIVE APARTMENT 293 Yishun Street 22 #03-XXX	Leasehold 99 years wef. 1992	High Floor	4	1,754	\$680K	Tricia	SERIOUS SELLER! Well renovated. Rarely available. Wet markets / supermarkets / shops / coffeeshops / clinics / banks all are downstairs of the block. Superb location!

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SEPTEMBER 2018: COMMERCIAL

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COMMERCIAL PROPERTIES FOR SALE

* Owner's	** Public Trustee's	*** Estate's	@ Liquidator's	% Receiver's	# Mortgagee's	## Developer's	### MCST's	
S/NO District	Description	Tenure	Property Type	Tenancy	Approx. Land / Floor Area (sqft)	Guide Price	Contact Person	Remark
# 1 D01	176 TELOK AYER STREET	Leasehold 999 years	3-Storey Conservation Shophouse with Attic	NIL	1,185 / 4,327	\$8.XM	Sharon / Tricia	MORTGAGEE SALE Heavy traffic. Limited supply. GST is not applicable. Refurbished with lift.
* 2 D03	131 JALAN BUKIT MERAH	Leasehold 81 years wef. 1994	HDB Shophouse	YES	1,506	\$1.5M	Tricia	MOTIVATED SELLER! Total tenancy rate collected \$4.8K per month. GST is not applicable.
* 3 D03	149 SILAT AVENUE	Leasehold 85 years wef. 1996	HDB Shophouse	YES	1,593	\$1.7M	Tricia	MOTIVATED SELLER! Monthly rental \$6.1K. GST is not applicable.
* 4 D03	ALEXIS #01-XX 354 Alexandra Road	Freehold	Retail Space	NIL	1,475	\$5.6M	Noelle	Ground floor retail shop. Facing main road with good frontage. Queenstown MRT station & Ikea in close proximity. GST is applicable. Also for rent asking \$8,260 per month.
* 5 D03	28 JALAN BUKIT MERAH	Leasehold 73 years wef. 1993	HDB Shop	YES	900	\$1.5XM	Tricia	Good location. Shop unit. No ABSD. GST is not applicable. Tenancy rate collected \$5K per month before GST.
* 6 D03	36 BEO CRESCENT	Leasehold 75 years wef. 1995	HDB Shophouse	YES	1,206	\$1.9M	Sharon / Noelle	AUCTION 19 SEP 2018 Neighbourhood centre. Tenanted to clinic till 2021. Near multi-storey car park. >4.5 % yield. GST is not applicable.
* 7 D06	HIGH STREET CENTRE #B1-XX 1 North Bridge Road	Leasehold 99 years wef. 2/6/1969	Shop Space	NIL	990	\$1.2M	Tricia	Corner unit. Superb location! Near to Clarke Quay MRT station. GST is applicable. All genuine offers consider.
# 8 D07	SIM LIM SQUARE #03-06 1 Rochor Canal Rd	Leasehold 99 years wef. 1983	Retail Space	NIL	409	VTO	Tricia	MORTGAGEE SALE Full glass door, carpeted, window with external view. Next to Rochor MRT station. GST is applicable.
* 9 D09	RV POINT #B1-03 233 River Valley Road	Leasehold 999 years	Strata Retail Shop	YES	183	AUCTION	Noelle	AUCTION 19 SEP 2018 Close to Dhoby Ghaut and Clarke Quay MRT stations. Schools nearby include River Valley Primary and Outram Secondary. Walking distance to UE Shopping Mall where amenities are available. Vehicle owners can take River Valley Road, Orchard Road and Central Expressway to get to the business hub or shopping district in the city.
* 10 D11	NOVENA REGENCY #01-11 275 Thomson Road	Freehold	2 Shop Units (side by side)	NIL	657	AUCTION	Tricia	AUCTION 19 SEP 2018 MOTIVATED SELLER! Superb Location! Suits service / F& B trades. Minutes to Novena MRT station. These 2 units are for restaurant usage with kitchen / grease traps fittings. Can be sold
* 11 D11	NOVENA REGENCY #01-12 275 Thomson Road	Freehold		NIL	657	AUCTION	Tricia	MORTGAGEE SALE Near many food establishments / Zhong Shan Mall / hotel and other amenities along Balestier Road. Amongst are private and public housing estates. Suit most service trades. Near Novena MRT station.
# 12 D12	ONE DUSUN RESIDENCES #01-38 1 Jalan Dusun	Freehold	A Shop Unit	NIL	151	\$6XXK	Tricia	Next to coffeeshop within a neighbourhood centre. Heavy human traffic. Ample parking space. Near Braddell MRT station. Tenanted. GST is not applicable.
* 13 D12	125 LORONG 2 TOA PAYOH #01-XXX	Leasehold 75 years wef. 1994	2-Storey HDB Shophouse	YES	1,302	\$1.95M	Noelle	AUCTION 19 SEP 2018 Located near Aljunied MRT station. Sims Avenue Centre and Junction Food Place are within close proximity. Currently tenanted.
* 14 D14	THE ARIZON #02-02 538 Geylang Road	Freehold	Office	YES	1,055	AUCTION	Teddy	AUCTION 19 SEP 2018 Located near Aljunied MRT station. Sims Avenue Centre and Junction Food Place are within close proximity. Currently tenanted.
* 15 D14	THE ARIZON #02-03 538 Geylang Road	Freehold	Office	YES	1,055	AUCTION	Teddy	AUCTION 19 SEP 2018 Located near Aljunied MRT station. Sims Avenue Centre and Junction Food Place are within close proximity. Currently tenanted.
* 16 D14	16 UPPER BOON KENG #01-XXXX	Leasehold 80 years wef. 1994	2-Storey HDB Shophouse	YES	1,313	\$2.1M	Teddy / Gwen	Rare! Good crowd. Ample parking space. Tenanted > 4% yield. Near Kallang MRT station. Neighbourhood Centre for Boon Keng, Kallang & Aljunied Area. Near Kallang Light Industrial Area. GST is not applicable.
# 17 D14	MILLAGE #02-22 55 Changi Road	Freehold	Retail Space	NIL	129	\$4XXK	Tricia	MORTGAGEE SALE Mixed development (Commercial / Residential). Central location. Retail shop unit suits service trade.
* 18 D14	2XX GEYLANG ROAD	Freehold	3-Storey Shophouse	YES	1,066 / 657 / 657	\$3.85M	Sharon	Ground floor shop / upper floors used as residential near Lorong 12. Master Plan 2014. Commercial. ABSD applies. Tenanted @ \$11.2K
# 19 D15	SOHO LIFE #01-16 216 Joo Chiat Road	Freehold	Retail Space	NIL	355	\$900K	Tricia	MORTGAGEE SALE Facing Joo Chiat Road. Column free and toilet within the unit. Eateries such as Dunman Food Centre nearby. Ample public carpark. Tembeling Centre / 112 Katong & Parkway Parade are within the vicinity.
# 20 D16	EAST VILLAGE #01-43 430 Upper Changi Road	Freehold	Retail Space	NIL	366	\$1.35M	Noelle	MORTGAGEE SALE Suits F&B / Retail. Located along the walkway towards the supermarket.

Auction & Sales Private Treaty.



SEPTEMBER 2018: COMMERCIAL

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COMMERCIAL PROPERTIES FOR SALE

* Owner's	** Public Trustee's	*** Estate's	@ Liquidator's	% Receiver's	# Mortgagee's	## Developer's	### MCST's	
S/NO District	Description	Tenure	Property Type	Tenancy	Approx. Land / Floor Area (sqft)	Guide Price	Contact Person	Remark
* 21 D16	509 BEDOK NORTH STREET 3	Leasehold 84 years wef. 1994	2-Storey HDB Shophouse (End Unit)	YES	1,786	\$2.38M	Noelle	AUCTION 19 SEP 2018 Conveniently located within neighbourhood centre. Rare with huge trading area. Wider than standard frontage (3 shopfronts). To be sold subject to existing tenancies. Fronting car park entrance. Ample parking space. Seller not GST registered.
* 22 D16	203 BEDOK NORTH STREET 1	Leasehold 84 years wef. 1992	HDB Shophouse	YES	1,647	\$2.85M	Sharon	Tenanted @ \$9K till 2018. Near Bedok mall and Bedok MRT station. Fronting road.
* 23 D18	462 TAMPINES STREET 44 #01-XX	Leasehold 84 years wef. 1995	HDB Shophouse	YES	1,474	\$2.5M	Teddy / Gwen	One of the Highest Remaining Tenure for leasehold HDB Shophouse. High Human Traffic and Vehicle Traffic facing Tampines Avenue 9. Good exposure, and easily notice by passer by. In front of Tampines Junior College and sure pass through area to walk to Tampines East MRT station. Tenanted to Anchor Tenant Cold Storage, Stable Rental Returns. GST is not applicable.
* 24 D19	X SIMON ROAD	Freehold	3-storey intermediate shophouse	YES	1,400 / 2,917	\$4.5M	Tricia	Rarely available! Heavy human traffic. Minutes to Kovan MRT station. Near Hougang Super Bowl / Heartland Mall / Food Market / Eateries along Upper Serangoon Road / and many other amenities. Master Plan Zoning: Commercial / Residential. GST is not applicable. Partial tenancy at \$9.6k per month.
% 25 D19	SPAZIO @ KOVAN #02-01 767 Upper Serangoon Road	Freehold	Shop	NIL	710	AUCTION	Tricia	RECEIVER SALE. AUCTION 19 SEP 2018 Brand New! Just TOP. Central location. Amenities within the vicinity. Selling with vacant possession. GST is applicable.
* 26 D19	1012/1012A/1012B UPPER SERANGOON ROAD	Freehold	3-Storey Corner Shophouse		2,329 / 5,037	AUCTION	Sharon	AUCTION 19 SEP 2018 Zoning: Commercial and Residential. Walking distance from Kovan MRT station. Minutes drive to Central Expressway, Kallang Paya Lebar Expressway and Tampines Expressway which provide easy access to other parts of Singapore.
# 27 D19	KENSINGTON SQUARE #01-04 2 Jalan Lokam	Freehold	Retail Space	NIL	237	\$8XXK	Tricia	MORTGAGEE SALE Brand New! Gaint supermarket / restaurant within the development. Mixed development (Commercial / Residential). Primarily residential estate. Retail shop unit suits service trade / showroom. Fronting road / carpark entrance. Must Sell!
* 28 D19	777 UPPER SERANGOON ROAD #01	Freehold	Strata Shop	Yes	4,424	\$5.8M	Sharon	Main road frontage. Ground floor shop with basement. Tenanted. GST is applicable.
* 29 D20	501 BISHAN ST 11	Leasehold 99 years wef. 1992	Ground Floor	NIL	1,313 (613 / 700)	\$3.8M	Sharon	Face road. Near to bus stop and Bishan MRT station. Good footfall. GST is applicable.
# 30 D20	603 ANG MO KIO AVENUE 5	Leasehold 85 years wef. 1994	HDB Shophouse	YES	1,593	\$1.65M	Tricia	MORTGAGEE SALE Tenanted at \$5,450 per month. Ample parking. GST is not applicable.
* 31 D20	214 SERANGOON AVENUE 4	Leasehold 90 years wef. 1994	HDB Shophouse	YES	1,688	\$1.7M	Tricia	MOTIVATED SELLER! Good frontage. Tenanted at \$6,350 per month. Good returns. GST is not applicable.
* 29 D21	KING ALBERT PARK	Freehold	Retail Shop	NIL	172	\$1.18M	Noelle	Squarish unit for easy furnishing. Double frontage for effective retail area. For all business types. Next to lift. Walking distance to Ngee Ann Polytechnic, Methodist Girls School & 2 bus stops from SIM University. Mixed development of condo & retail.
* 30 D22	262 JURONG EAST STREET 24 #01-XXX	Leasehold 88 years wef. 01/07/1994	2-Storey HDB Shophouse	YES	3,681 (excl 1,200 sqft approx, ORA)	\$4.XXM	Tricia	Corner. Tenanted @ \$15.2K per month from 1 Jun 2017 (3 years + 3 years) to a restaurant. Ample parking space. Up & coming URA masterplan - Jurong East, together with Jurong Lake, offers an exciting opportunity to be developed into the biggest lakeside destination for business and leisure. The two areas are jointly known as the Jurong Lake District.
# 31 D23	SUITES @ BUKIT TIMAH #01-43 68 Jalan Jurong Kechil	Freehold	Retail Shop	NIL	118	\$510K	Noelle	MORTGAGEE SALE Retail shop.

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SEPTEMBER 2018: INDUSTRIAL

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INDUSTRIAL PROPERTIES FOR SALE

* Owner's	** Public Trustee's	*** Estate's	@ Liquidator's	% Receiver's	# Mortgagee's	## Developer's	### MCST's		
S/NO	District	Project/Street Name	Tenure	Property Type	Tenancy	Approx. Land / Floor Area (sqft)	Guide Asking	Contact Person	Remark
* 1	D14	CITY WAREHOUSE #01-XX 5 Kaki Bukit Road 2	Leasehold 60 years wef. 1981	B2 Factory	NIL	8,000	\$1.8XM / \$2XX PSF	Tricia	SERIOUS SELLER! Factory / workshop. Near to Ubi MRT station. Floor to ceiling height - 4.5m to 9m. 40" container loading. Direct loading. GST is applicable. Good corporate image.
* 9	D14	LORONG 19 GEYLANG	Freehold	B1 Factory	NIL	3,633 / 12,076	AUCTION	Sharon	AUCTION 19 SEP 2018 DETACHED FACTORY. Good corporate image. View to offer. Rarely available. Walking distance to Aljunied MRT station.
* 2	D14	PAYA UBI INDUSTRIAL PARK #01-56 53 Ubi Ave 1	Leasehold 60 years wef. 10/03/1997	B1 Factory	YES	6,760	\$1.99M	Noelle	Terrace style B1 factory. Good frontage & private lift. Close to Eunos, MacPherson & Paya Lebar MRT stations. Amenities are nearby. Near to several eateries such as Kopitiam at 10 Ubi Crescent & BLK 325 Coffeeshop. GST is not applicable.
* 3	D14	ATRIX 82 Lorong 23 Geylang (Off Aljunied)	Freehold	B1 Factory	YES	1,700	\$1.4XM / \$830 PSF	Sharon	Tenanted to a designer who has renovated this factory space like a showroom. Walkway to Paya Lebar MRT station. > 3% yield till 2020.
* 4	D14	KB INDUSTRIAL BUILDING #01-32 10 Kaki Bukit Road 1	Leasehold 60 years wef. 09/01/1995	A Ground Floor Factory / Workshop Unit, "Business 2"	YES	5,048	AUCTION	Tricia	AUCTION 19 SEP 2018 MOTIVATED SELLER! Unit comes with parking space & toilets within. Primarily industrial estate. Amenities nearby and public transports readily available. Currently tenanted at \$9,000 monthly. Can be sold with or without tenancy. GST is applicable.
* 5	D14	BARTLEY BIZ CENTRE #01-XX 15 Kaki Bukit Road	Leasehold 30 years wef. 2011	3-Storey B2 Factory	YES	4,758	\$1.3XM	Tricia	SERIOUS SELLER! Currently tenanted. Ideal for car workshop, carpentry, engineering, etc. Walking distance to Kaki Bukit MRT station. Good corporate image.
* 6	D14	BARTLEY BIZ CENTRE #01-XX 13 Kaki Bukit Road 4	Leasehold 30 years wef. 2011	3-Storey B2 Factory	YES	4,811	\$1.6M	Sharon	Currently tenanted @ \$6.5K. Ideal for car workshop, carpentry, engineering, etc. Walking distance to Kaki Bukit MRT station. Good corporate image.
* 7	D14	EXCALIBUR CENTRE #05-03/04 71 Ubi Cres	Leasehold 60 years wef. 05/07/1997	B1 Factory	NIL	5,102	\$450 PSF	Tricia / Noelle	Near Ubi MRT station. Convenient location. Column free. Ample parking space. GST is applicable.
* 8	D14	EXCALIBUR CENTRE #05-07 71 Ubi Cres	Leasehold 60 years wef. 05/07/1997	B1 Factory	NIL	2,572	\$450 PSF	Tricia / Noelle	
### 10	D14	BIZLINK CENTRE #03-18 59 Ubi Avenue 1	Leasehold 60 years wef. 10/03/1997	B1 Factory	YES	1,065	From \$400K	Noelle	MCST SALE. AUCTION 19 SEP 2018 Close to Macpherson and Paya Lebar MRT stations, bus stops & eateries. Accessible via Paya Lebar Road, Ubi Avenue 2 and Pan Island Expressway.
# 11	D14	UBI TECHPARK #07-30 10 Ubi Crescent	Leasehold 60 years wef. 05/07/1997	A "Business 1" Flatted Factory Unit	NIL	1,572	AUCTION	Noelle	MORTGAGEE SALE. AUCTION 19 SEP 2018 It is situated to the south of HDB flatted factory building and north of Eunos Industrial Estate. The Ubi / Jalan Eunos HDB Estates are located nearby. Easy access to other parts of the island via Macpherson, Paya Lebar and Eunos MRT stations, Eunos Bus Interchange and the Pan-Island Expressway. Selling vacant possession, and on "As-is-where-is" basis. Owner is GST registered.
# 12	D14	OXLEY BIZHUB #03-15 61 Ubi Road 1	Leasehold 60 years wef. 2010	B1 Factory	NIL	1,141	\$680K	Tricia	MORTGAGEE SALE Ramp up. Tai Seng MRT station. GST is applicable.
# 13	D14	AUTOMOBILE MEGAMART (AML) #02-18 61 Ubi Avenue 2	Leasehold 30 years wef. 1995	B1 Factory	YES	3,000	\$690K	Gwen / Teddy	AUCTION 19 SEP 2018 New listing! Rare unit. Ideal for car showroom. Prominent location to get your pre-owned & new cars. Good frontage beside Vincar. Ideal location to expand your business if you are in the car trade. GST is applicable.
# 14	D14	BIZHUB 28 #04-03 28 Senang Crescent	Freehold	B1 Flatted Factory	NIL	1,970	\$1.18M	Noelle	MORTGAGEE SALE Near to Kembangan MRT station. Several eateries nearby. Accessible via New Upper Changi Road, Chai Chee Drive and Pan Island Expressway.
# 15	D20	SING INDUSTRIAL COMPLEX #04-07 32 Ang Mo Kio Industrial Park 2	Leasehold 60 years wef. 18/10/1982	Factory Unit	NIL	1,227	\$280K	Tricia	MORTGAGEE SALE Primarily industrial estate. Minutes to CTE & Ang Mo Kio MRT station. Selling "As-is" basis.
% 16	D22	ECO-TECH @ SUNVIEW #07-20 1 Sunview Road	Leasehold 30 years wef. 25/01/2013	A Ramp-Up Factory Unit	NIL	2,605	AUCTION	Tricia	RECEIVER SALE. AUCTION 19 SEP 2018 "Business 2" usage. Selling with vacant possession & on "As-is-where-is" basis. Primarily industrial estate. Eateries within the vicinity. GST is applicable.
# 17	D22	JURONG FOODHUB #06-19 15 Jalan Tepong	Leasehold 23 years wef. 2008	Industrial / Warehouse	NIL	2,594	\$580K	Tricia	MORTGAGEE SALE. AUCTION 19 SEP 2018 Rare! Food zone factory. Ramp up. Central kitchen. GST is not applicable.

Auction & Sales Private Treaty.



SEPTEMBER 2018: INDUSTRIAL

Salespersons to contact:

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INDUSTRIAL PROPERTIES FOR SALE

* Owner's	** Public Trustee's	*** Estate's	@ Liquidator's	% Receiver's	# Mortgagee's	## Developer's	### MCST's		
S/NO	District	Project/Street Name	Tenure	Property Type	Tenancy	Approx. Land / Floor Area (sqft)	Guide Asking	Contact Person	Remark
% 18	D22	X TUAS SOUTH STREET 15	Leasehold 17 years 10 mths wef. 16/02/2013	JTC Detached Factory	Partial Tenancy	215,278 / 150,849	\$2XM	Tricia	RECEIVER SALE Current authorized use for prefabrications / repairs, servicing of marine parts, etc. Any change of usage is subjected to approval from JTC. Land rent payable is \$69,482 p/m. Property tax payable is \$185,200 p/a. Approved for worker dormitory (ancillary) for 96 pax. Near West MRT station.
% 19	D22	21 TUAS WEST AVENUE	Leasehold 30 years wef. 16/02/1997. Option for a further 28 years	4-Storey JTC Purpose Built Detached Industrial Building	NIL	43,069 / 55,152	\$6.XM	Tricia	RECEIVER SALE Current authorized use for manufacture of light hardware. E.g. stud rails, anchors, spreader beams, load rated capacity braces, etc. Only except with prior consent in writing from JTC. Near Tuas West MRT station.
*	D22	TUAS LINK 1	Leasehold 30 years + 30 years wef. 12/1993	Corner B2 JTC Detached Factory	NIL	53,852 / 38,980	\$10.XM	Sharon	B2 dual frontage factory. Walking distance to Tuas West Road MRT station. Current 0.72 with allocable plot ratio of 1.4.
*	D22	ISPACE #03-XX 7 Soon Lee Street	Leasehold 30 years wef. 05/03/2012	B2 Factory	NIL	1,938	VTO	Tricia	MOTIVATED SELLER! Ramp up factory. Primarily industrial estate. Dual access. Corner unit. Floor loading 12.5KN/m2. Ceiling height 6m. GST is applicable.
#	D22	PIONEER JUNCTION #03-23 3 Soon Lee Street	Leasehold 30 years wef. 7/3/2011	Flatted Factory Unit	NIL	1,098	\$370K	Noelle	MORTGAGEE SALE Own toilet area. Located near Boon Lay Interchange, Pioneer & Boon Lay MRT stations. Amenities easily accessible at Jurong Point, Sheng Siong Supermarket, Gek Poh Shopping Centre & Pioneer Mall. It is also well-connected via PIE & AYE.
#	D22	ACE @ BUROH #04-14 2 Buroh Crescent	Leasehold 30 years wef. 22/7/2013	Strata B2 Ramp Up	NIL	3,466	\$8XXK	Tricia	MORTGAGEE SALE. AUCTION 19 SEP 2018 Corporate image. Joo Koon vicinity. Near to Pioneer MRT station. Selling "As-is" basis. GST is applicable.
*	D22	TUAS LOT #01-XX 50 Tuas Avenue 11	Leasehold 30 years wef. 15/2/2008	Strata B2 Factory	NIL	4,940	\$699K	Tricia	MUST SELL! Easy loading / unloading. Approx. 8.8m ceiling height. Dual access. Selling "As-is" basis. GST is applicable.
#	D22	TUAS LOT #01-XX 50 Tuas Avenue 11	Leasehold 30 years wef. 15/2/2008	Strata B2 Factory	NIL	5,834	\$8XXK	Tricia	MORTGAGEE SALE Easy loading / unloading. Approx. 8.8m ceiling height. Dual access. Selling "As-is" basis. GST is applicable.
*	D22	TRADE LINK PLACE 25 Tuas View Close (off South Ave 3 & 8)	Leasehold 60 years wef. 09/07/1996	Single Storey Detached Factory with Mezzanine	YES	15,532	\$5M	Noelle	AUCTION 19 SEP 2018 MOTIVATED SELLER! Primarily "Business 2" industrial estate. Plot ratio 2.5. Regular land, wide frontage, 37m by 39m. No annual rent payable. No investment criteria. Ideal for redevelopment. Tenanted till June 2019. Seller is GST registered.
#	D22	T99 #04-07 9 Tuas South Avenue 10	Leasehold 30 years wef. 2013	B2 Factory	NIL	7,664	\$1.6M	Tricia	MORTGAGEE SALE Ramp up. Just TOP! New! Coffeeshop within the development. Carpark at door step. Easy loading / unloading.
%	D23	ENTERPRISE CENTRE #03-23 20 Bukit Batok Crescent	Leasehold 60 years wef. 13/3/1997	A Ramp-Up Factory Unit	NIL	3,574	AUCTION	Tricia	RECEIVER SALE. AUCTION 19 SEP 2018 "Business 2" usage. Selling with vacant possession & on "As-is-where-is" basis. Primarily industrial estate. Eateries & amenities within the vicinity. GST is applicable.
#	D23	WCEGA PLAZA #09-60 1 Bukit Batok Crescent	Leasehold 60 years wef. 1997	Ramp-Up Factory Unit	NIL	3,186	\$707K	Teddy	MORTGAGEE SALE 20 ft / 40 ft container. Near eateries. Close to Bukit Batok MRT station. Easy access via PIE & AYE.
#	D25	ADMIRALTY INDUSTRIAL PARK #05-09 38 Woodlands Industrial Park E1	Leasehold 60 years wef. 09/01/1995	Ramp-Up B2 Factory	NIL	3,079	\$7XXK	Tricia	MORTGAGEE SALE Primarily industrial estate. Easy Loading / unloading in front of the unit. With toilet. Selling "As-is" basis.
*	D27	ARK @ GAMBAS #08-05 7 Gambas Crescent	Leasehold 60 years	B1 Factory	YES	1,604	AUCTION	Noelle	AUCTION 19 SEP 2018 Bounded by Gambas Crescent, Gambas Avenue and Woodlands Avenue 10, approximately 20.0 km from the City Centre. Predominantly industrial use. The Bukit Timah Expressway, Seletar Expressway, Sembawang MRT station are within a few minutes' drive. Tenanted at \$2,300 per month.
*	D27	NORTH VIEW BIZHUB #04-10 6 Yishun Industrial Street 1	Leasehold 30 years wef. 2012	Ramp-Up B1 Factory	NIL	1,800	\$450K	Noelle	MUST SELL! Parking lots in front of doorstep for loading convenience. Wide driveway of up to 9m and broad ramp width of up to 12m. Near Yishun MRT station. GST is applicable.

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