SINGAPORE VIEW

Knight Frank

A COLLECTION OF THE FINEST PROPERTIES & DEVELOPMENTS

JUL - OCT 2019

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SINGAPORE VIEW
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Welcome

The outlook for Singapore's economic growth moderated in the first quarter of 2019, amid uncertainties from escalating trade tensions between China and United States, and the slowing demand of electronics due to the lack of new product lines. The Ministry of Trade and Industry revised its 2019 forecast for Gross Domestic Product downwards to range between 1.5 per cent to 2.5 per cent, against its earlier estimate of 1.5 per cent to 3.5 per cent as at end last year.

Notwithstanding, taking uncertainties in the external environment may present new opportunities. Trade tensions may benefit regional hubs like Singapore, as firms hedge against changes in the geopolitical environment and look to relocate their regional offices. The ongoing Brexit negotiations and the demonstrations in Hong Kong further divert capital investments to Singapore. Backed by political stability and transparency in business, uncertainties abroad are also likely to boost Singapore's appeal to investors, coupled with a good understanding of the micro market to identify market gaps and stay ahead of the curve. It may be a good time for institutional investors to restructure their portfolio and keep a lookout for rare assets which present good value, as sellers are more flexible.

The uncertainty further compounds the challenges faced in the private residential market after cooling measures were implemented with higher Additional Buyers Stamp Duties payable since July 2018. We're seeing a slowdown in sales as it takes longer to sell a property and prospective buyers have become more cautious. Fresh supply coming into the primary market are also providing buyers with more options.

I trust you will enjoy our publication. We welcome your views of the market and are always pleased to share ours.

Danny Yeo
Executive Chairman
Knight Frank Singapore

Market Research Synopsis

Residential

The URA Private Property Price Index declined in Q1 2019, with the sellers in the secondary market under greater pressure to lower their asking prices due to slowing sales. Prices of new projects held up in Q1, and the decline in URA price indices were more reflective of prices of completed properties transacted in the secondary market over the same period. Secondary sale transactions in Q1 2019 dropped to 1,623 units from 2,165 units in Q4 2018. In contrast, the number of new sales declined more moderately than secondary sales, retreating by 7.4% quarter-on-quarter (q-o-q) to 1,681 units in Q1 2019.

We project sales to remain moderate for the rest of 2019 due to the growing mismatch in price expectations between buyers and sellers. Notwithstanding, the recent announcement of the Draft Master Plan 2019 may encourage more sales in areas that are earmarked for future development. Additionally, the property price index for non-landed properties in the Core Central Region (CCR) is likely to improve or stabilise after the announcement of initiatives to rejuvenate the CBD and Orchard Road, and the development of the Greater Southern Waterfront.

> *The recent announcement of the Draft Master Plan 2019 may encourage more sales in areas that are earmarked for future development.*

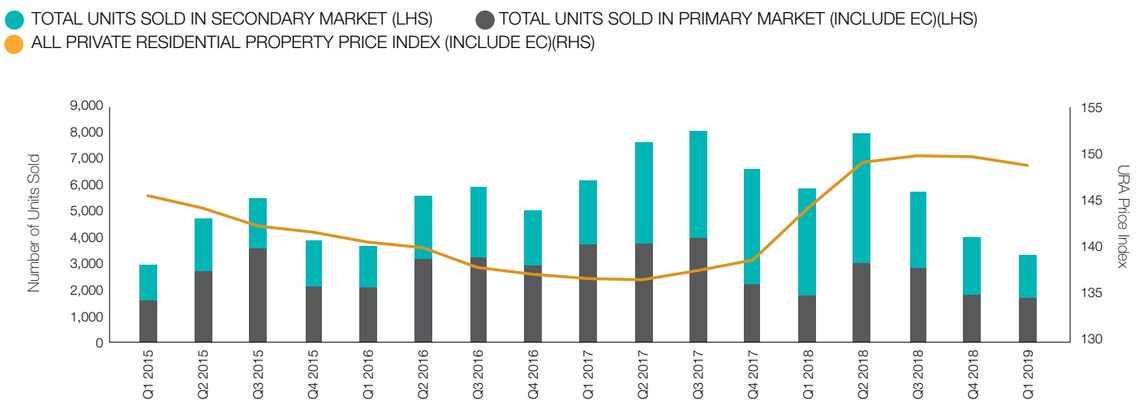
OUTLOOK FOR PRIVATE HOME PRICES

Source: URA, Knight Frank Research

MARKET SEGMENT	ACTUAL (AS AT Q1 2019) Q-O-Q CHANGE	ACTUAL (AS AT Q1 2019) Y-O-Y CHANGE	PROJECTED BY END 2019 (Y-O-Y CHANGE)
NON-LANDED ISLAND-WIDE	-1.0%	2.6%	-1.0% TO 3.0%
NON-LANDED CCR	-2.9%	-1.8%	-1.0% TO 1.0%
NON-LANDED RCR	-0.2%	5.9%	-1.0% TO 4.0%
NON-LANDED OCR	-	3.6%	-1.0% TO 3.0%
LANDED HOMES	1.1%	5.5%	-1.0% TO 1.0%

TOTAL SUPPLY OF PRIVATE HOMES, TOTAL SALES, AND URA PRIVATE RESIDENTIAL PROPERTY PRICE INDEX

Source: URA, REALIS, Knight Frank Research Note: Transaction volume based on caveats lodged as at 1 April 2019.

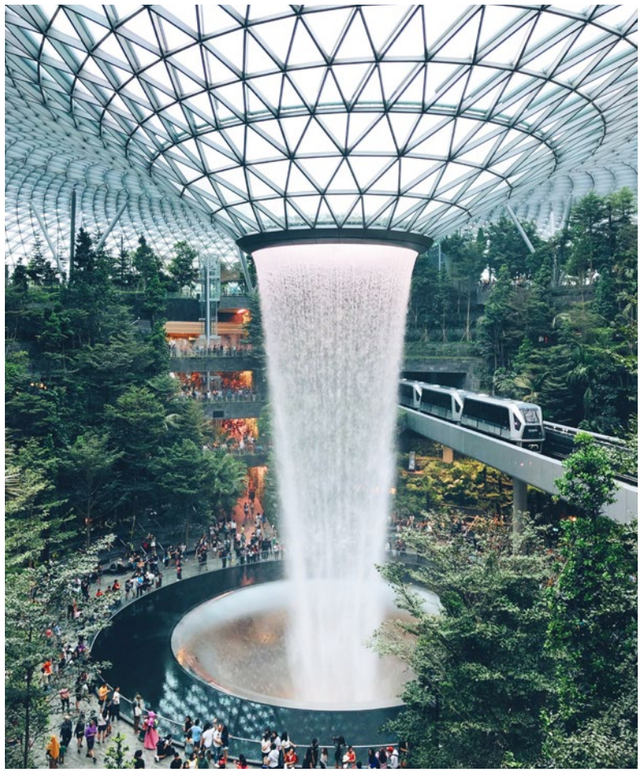


Retail

Prime retail rents remained flat q-o-q in Q1 2019, despite the increase in tourist spending in 2018 and the uptick in retail sales in January 2019. Downside risks remained, as projections of economic growth for Singapore were moderated. Singapore remained vulnerable to trade disputes and the slowing global economy. To stay ahead of the curve, landlords and retailers are focusing on placemaking and curating social destinations, to attract and engage shoppers.

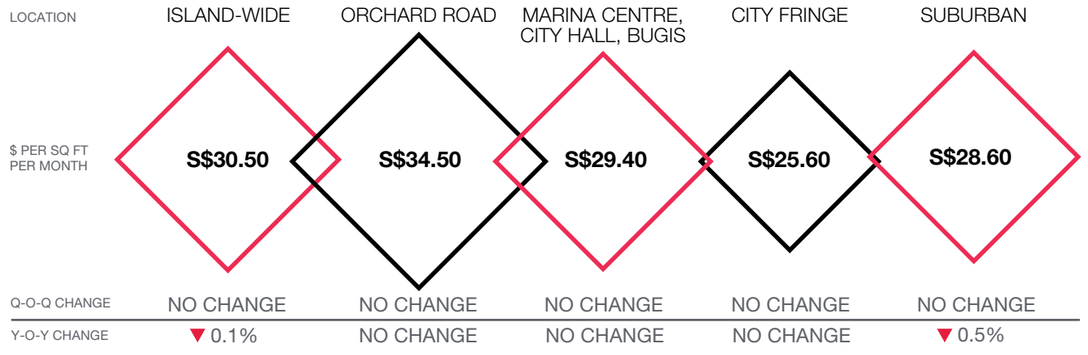
Island-wide prime retail rents remained flat q-o-q in Q1 2019. Whilst retail sales improved in January, it is still premature to conclude that the retail sector has turned the corner. Retailers were largely cautious and likely to refrain from overcommitting on higher rents. Prime rents in the Orchard Road precinct stood at S$34.50 per sq ft per month (psf pm) in Q1 2019, remaining unchanged q-o-q. The lack of new supply within the Orchard precinct helped support prime rents in Orchard Road. Notwithstanding, the uncertain external environment curbed rents from increasing further. Prime rents in the suburban precinct remained flat q-o-q, in Q1 2019. While prime spaces in the suburban precinct remained in high demand, retailers were unwillingly to commit higher rents due to the challenging landscape. The uncertain outlook of the global economy is likely to weigh on retail sales. Knight Frank maintains its forecast and envisages average rents in the Central region to change by 0.0% to -3.0 % year-on-year (y-o-y) in 2019.

> *Landlords and retailers are focusing on placemaking and curating social destinations, to attract and engage shoppers.*



AVERAGE GROSS RENTS OF PRIME RETAIL SPACES*, Q1 2019

Source: Knight Frank Research
* Prime spaces refer to rental-yielding units between 350 and 1,500 sq ft with the best frontage, connectivity, footfall and accessibility in a mall which are typically ground level of a retail mall and/or the basement level of a retail mall that is linked to a MRT or bus station



Office

Office rents continued to trend upwards in Q1 2019, on the back of higher net absorption in 2018. For the whole of 2018, net absorption for the Downtown Core Planning Area was 1.7 million sq ft, or 63.5% higher than the whole of 2017. The strong net absorption was led mainly by the co-working, information and communication, and banking and finance sectors.

In Q1 2019, the occupancy rates for all precincts in the Central Business District (CBD) decreased marginally by 0.7 percentage-points q-o-q to 97.5%. However, landlords held out for higher rents on remaining or upcoming available space, due to high market occupancy and limited new supply. As a result, prime Grade office rents in the Raffles Place/Marina Bay precinct increased by 1.5% q-o-q to S$11.15 psf pm in Q1 2019. The Beach Road/Middle Road and Marina precincts saw the largest increase in rents, by 3.1% and 2.5% q-o-q respectively, led by the higher rents achieved at newer buildings.

Besides coworking office operators, Singapore continues to attract multinational companies (MNCs) and overseas start-ups as a base for the set up of regional offices. For instance, Lime, a California-headquartered mobility solutions start-up, recently set up its Asia-Pacific headquarters in Singapore's CBD.

Net new absorption is expected to continue being led by coworking space operators, who are already in advanced negotiations for approximately 83,000 sq ft of office space in the CBD in Q1 2019. Notwithstanding, secondary space from firms relocating to newer buildings will moderate the increase in rents. Barring any acute economic shocks, office rents are expected to increase by 8% to 10%, given the low vacancy levels.

AVERAGE OFFICE RENTALS, BY KEY PRECINCTS IN Q1 2019

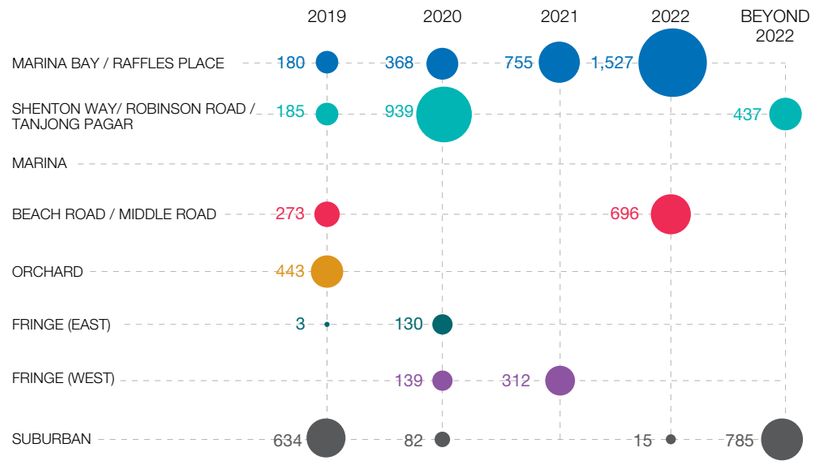
Source: Knight Frank Office Advisory
• Rents are based on transacted leases • Rents are based on a lease term of at least three years • Rents are expressed as values rounded to nearest 10 cent • Rents are estimated based on leases of a whole-floor office space on the mid-floor levels of office properties and taking into account rent free period and other concessions
[1]The sharp increase in average office rents in Paya Lebar was due to the inclusion of Paya Lebar Quarters in our basket.

LOCATION	Gross Effective Monthly Rents ($ psf pm)	Q-O-Q change	Vacancy of Office Space (%)	Percentage Points
RAFFLES PLACE/ MARINA BAY GRADE A+	$12.10 - $12.60	1.7%	2.3%	0.4 pp
RAFFLES PLACE/ MARINA BAY GRADE A	$10.00 - $10.50	2.3%	3.1%	1.7 pp
SHENTON WAY/ ROBINSON ROAD/ TANJONG PAGAR GRADE A	$9.30 - $9.80	1.3%	2.3%	1.6 pp
MARINA GRADE A	$9.60 - $10.10	2.5%	2.1%	0.3 pp
ORCHARD GRADE A	$8.50 - $9.00	1.2%	1.9%	1.1 pp
BEACH ROAD / MIDDLE ROAD GRADE A	$9.20 - $9.70	3.1%	1.9%	0.1 pp
CITY FRINGE WEST - ALEXANDRA / HARBOUFRONT	$6.40 - $6.90	1.5%	3.3%	-0.6 pp
CITY FRINGE NORTH - NOVENA / NEWTON	$7.00 - $7.50	-	2.1%	-0.4 pp
CITY FRINGE EAST - PAYA LEBAR	$6.20 - $6.70	0.5%	8.0%	1.5 pp
SUBURBAN EAST	$4.40 - $4.90	-	3.9%	1.7 pp
SUBURBAN WEST	$5.10 - $5.60	0.6%	5.8%	5.8 pp

"Net new absorption is expected to continue being led by coworking space operators.

UPCOMING OFFICE SUPPLY ('000 SQ FT GROSS), AS AT Q1 2019

Source: URA (as at Q1 2019), Knight Frank Research



Industrial

Singapore's manufacturing output improved marginally by 0.7% y-o-y in February 2019. Output from the biomedical manufacturing sector increased the most by 13.3% in February, supported by the expansion of the pharmaceutical sector and sustained export demand from the medical technology sector. Separately, output from the electronics and precision engineering sectors decreased by 1.1% y-o-y and 14.9% y-o-y respectively.

Based on Knight Frank's basket of industrial properties, average rents for island-wide industrial space stayed unchanged q-o-q, at S$2.00 psf pm in Q1 2019, amid the uncertain environment. The market is largely stable, with upcoming supply expected to match demand for space. On a y-o-y basis, there were more tenancies concluded in January to February 2019 for warehouses, increasing by 0.5%. The vacancy rate for warehouses have also steadily declined, from 12.5% in Q3 2017 to 10.5% in Q4 2018.

The outlook of the manufacturing sector continues to be weighed down by the slowing output demand and geopolitical tensions. Notwithstanding, there is greater optimism that a trade agreement can be attained between China and United States. Overall, Knight Frank projects that the industrial rents stay flat, barring any external shocks.

AVERAGE MONTHLY GROSS RENTALS FOR CONVENTIONAL INDUSTRIAL SPACE, BY KEY CLUSTERS

Source: Knight Frank Research
* Range of rentals are estimated based on the average of minimum and maximum transacted rentals derived. * Only rents of units on upper floors are included

INDUSTRIAL CLUSTER	MONTHLY GROSS RENTALS (UPPER-FLOOR, S$ PER SQ FT)		Q-O-Q CHANGE
	Q4 2018	Q1 2019	
Kaki Bukit – Ubi – Paya Lebar – Eunos	$2.10	$2.10	No change
Macpherson – Tai Seng – Defu	$1.60	$1.60	No change
Kallang – Geylang – Bendemeer	$3.20	$3.20	No change
Bukit Merah – Alexandra – Jalan Kilang – Pasir Panjang	$2.70	$2.70	No change
Serangoon – Ang Mo Kio – Lorong Chuan – Toa Payoh – Pemimpin	$1.80	$1.80	No change
Clementi – Toh Tuck – Bukit Batok	$1.60	$1.60	No change
Pioneer – Tuas	$1.65	$1.65	No change
Woodlands – Sembawang – Admiralty – Yishun	$1.40	$1.40	No change
Average	$2.00	$2.00	No change
Business Park Space (Island-wide)	$4.30	$4.32	0.5%

Advisory Services

Consultancy

Tapping the rich expertise and varied experience of our multiple service lines, Knight Frank Consultancy is a leader in delivering innovative solutions to individuals, private corporations and public sector agencies facing issues in land and property matters.

Over the past five years, we have led numerous studies and advisory assignments covering diverse areas such as market forecasts, highest and best use analysis, project feasibility, consumer research, master planning, product design, financial modelling, investment consulting, and asset allocation.

Our consulting professionals bring rigour, attention to detail, broad understanding of commercial realities, deep market insights and creativity to clients' requirements.

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Research

Knight Frank's research covers the breadth and depth of the real estate sector, backed by a team of research professionals that navigate complex planning and development issues and requirements, identifying potential risks before they arise and proposing optimal and relevant strategies for your assets.

The team is committed to providing quality market intelligence that matters to the industry through regular research bulletins, commentaries, media columns, property supplements and knowledge sharing at public seminars and exclusive events.

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Valuation & Advisory

With a track record of more than 79 years in Singapore, Knight Frank's Valuation & Advisory team grows from strength to strength. We are proud to have served many clients who have placed their trust in our competence, integrity and professionalism by staying with us year after year. Our experienced, well-respected and dedicated Valuation & Advisory team regularly appraises properties for mortgage, sale or purchase, public listing, financial reporting, rental reviews, litigation and statutory valuations. Today, we are on the valuation panel of nearly every leading bank and financial institution in Singapore.

Recently, Knight Frank has been appointed for the following valuations:

- **CapitaLand Commercial Trust** – valuation of One George Street, a Grade A office building with net lettable area of approximately 440,000 sq ft, and CapitaSpring, an integrated development comprising Grade A office floors and modern serviced residences, currently under construction.
- **CapitaLand Mall Trust** - portfolio valuation of five retail malls and a mixed development, with a combined net lettable area of about 2.1 million sq ft.
- **UOL Group Limited** – portfolio valuation of seven office, retail and serviced suites developments.
- **Sabana Shari'ah Compliant Industrial REIT** - portfolio valuation of ten of their industrial properties comprising high-tech industrial buildings, general industrial buildings and warehouse & logistics buildings.

Additionally, we undertake instructions to provide advice for rental valuations and statutory valuations involving property tax and land acquisition. In several cases, this has resulted in significant tax savings for our clients.

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Auction & Sales

Cable Road

2-STOREY DETACHED HOUSE WITH ATTIC AND SWIMMING POOL

CABLE ROAD / D10
MORTGAGEE SALE

GUIDE PRICE
SGD 23 M

The subject property is located at the western side of Cable Road, near its junction with Jervois Road, within the Chatsworth Park Good Class Bungalow Area.

Within the locality is an exclusive and choice residential area with detached houses with extensive compounds. The property is located within close proximity to amenities such as the Orchard Road shopping belt and within walking distance to amenities located at River Valley Road, Valley Point and Great World City. It is also a short distance away from the city centre.

The subject land is almost trapezoidal in shape with a frontage of about 24 metres on to Cable Road and an average depth of about 49 metres.

- Tenure : Freehold
- Land Area : Approx. 1,205.9 sq m / 12,980 sq ft
- Floor Area : Approx. 564.4 sq m / 5,903 sq ft
- Beautiful lawn with ample garden space

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Langsat Road

3-STOREY TERRACE HOUSE WITH ROOF GARDEN

LANGSAT ROAD / D15
FOR SALE

GUIDE PRICE
SGD 3.38 M

The subject property is located at Langsat Road, off Still Road and Changi Road. The locality is mainly residential in nature, flanked by landed and low rise apartments, as well as condominium developments.

Eunos MRT station is within walking distance from the subject property. Many amenities are readily available around the vicinity, at nearby malls such as I12 Katong, Parkway Parade, SingPost Centre and Paya Lebar Square.

- Tenure : Freehold
- Land Area : Approx. 165 sq m / 1,775 sq ft
- Floor Area : Approx. 365.6 sq m 3,935 sq ft
- 5 + 1 Good sized Bedrooms
- TOP : 2013
- Has not been occupied before
- Very efficient layout with high ceiling
- Walking distance to Eunos MRT station

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Westlake Gardens

WESTLAKE AVENUE / D20
FOR SALE

GUIDE PRICE
SGD 9.9 M

CORNER 2-STOREY DETACHED HOUSE

The subject property is a 2-storey detached house erected on a regular shaped plot of land comprising two lots, with a splayed corner.

The property is located within walking distance to MacRitchie Reservoir and a well served bus stop, and is a stone's throw away from Marymount. Reputable schools within the vicinity includes Marymount Convent School, Ai Tong School, Raffles Institution, Catholic High School and Raffles Girls' School (under construction).

It is within close proximity to Thomson Plaza and Shunfu Mart Market & Hawker Centre, where food and amenities are readily available.

- Tenure : Freehold
- Land Area: Approx. 9XX sq m / 10,XXX sq ft
- Frontage is approx. 22m
- Zoned : 2-Storey Semi-Detached
- Suits A&A or redevelopment

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Jalan Kechubong

JALAN KECHUBONG / D28
FOR SALE

GUIDE PRICE
SGD 5.18 M

CUL-DE-SAC 3-STOREY SEMI-DETACHED WITH 8 BEDROOMS

The immediate locality is a pleasant residential area with easy access to the CTE, and is within walking distance to Punggol Park Connector. Enjoy unblocked views on the third level.

Level 1
Garden, Good-sized Car Porch area, Living, Dining, Kitchen, Yard, Helper's Room and 2 Bedrooms and Toilet

Level 2
Huge ensuite Master Bedroom, 2 Bedrooms with common bathroom and Family area

Level 3
Huge ensuite Master Bedroom, 2 Bedrooms with common bathroom and Family area

- Tenure : Freehold
- Land Area : Approx. 482.6 sq m / 5,195 sq ft
- Floor Area : Approx. 482.6 sq m / 5,200 sq ft
- 2014 Master Plan Zoning:
  "Residential" 3-Storey Mixed Landed

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Four Seasons Park

10 CUSCADEN WALK #04-XX / D10
FOR SALE

GUIDE PRICE
SGD 6.0 M

4-BEDROOM APARTMENT

Four Seasons Park, a condominium development comprising a 28-storey block with basement (Block 1) and two 27-storey blocks with basements (Block 2 and 3), accommodating a total of 198 apartments and 4 penthouses.

The subject property is located at the south-western junction of Orchard Boulevard and Cuscaden Walk, just outside the Central Business District's traffic restricted zone, approximately 4.0 km from the city centre. The immediate locality is a good class residential area comprising high-rise apartments and condominium developments.

- Tenure : Freehold
- Floor Area: Approx. 210 sq m / 2,260 sq ft
- Tenanted
- Maintenance Fee : SGD 1,100 per month

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Reflections @ Keppel Bay

KEPPEL BAY VIEW / D04
MORTGAGEE SALE

GUIDE PRICE
SGD 2.6 M / 8.8 M / 3.98 M

3- & 4-BEDROOM APARTMENT

Reflections at Keppel Bay comprises of over 1,000 apartment units, 34 penthouses and 1 super penthouse. Communal facilities and mini-mart available within the development.

- Tenure : 99-year Leasehold (wef 2006)

#04-XX, Blk 5
- Floor Area : Approx. 149 sq m / 1,604 sq ft
- Corner unit in one of the villa blocks
- Balcony faces North-East and Queen's Dock waterway, surrounded by greenery

#05-XX, Blk 17
- Floor Area : Approx. 358 sq m / 3,854 sq ft
- With private lift and exclusive service lift
- Sea view and yacht club view, and view of fireworks
- Excellent condition
- Corner unit in one of the villa blocks

#35-XX, Blk 29
- Floor Area : Approx. 196 sq m / 2,110 sq ft
- 360-degree, panoramic views of the marina, sea, city and Mount Faber
- Vacant. Selling on as-is-where-is basis.

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Marina Bay Suites

3 CENTRAL BOULEVARD / D01
MORTGAGEE SALE

GUIDE PRICE
SGD 5.65 M

4-BEDROOM APARTMENT WITH BAY VIEW

Marina Bay Suites is a condominium development comprising a 66-storey block and 221 units of apartments.

The subject property is located along Central Boulevard off Raffles Quay, within the city centre. The immediate vicinity comprises commercial developments, and on the north-eastern side sits the Marina Bay Sands Integrated Resort.

Accessibility to other parts of Singapore is enhanced by its proximity to Raffles Place MRT station interchange and the Downtown station. Additionally, accessibility to the ECP is just around the corner.

- Tenure : 99-year Leasehold (wef 2007)
- Floor Area : Approx. 249 sq m / 2,680 sq ft
- 4-Bedroom with family area
- TOP : 2013
- Good layout with bay view
- Walking distance to 3 MRT stations

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The Ladyhill

1 LADY HILL ROAD / D10
FOR SALE

GUIDE PRICE
SGD 5.98 M / 8.5 M

The subject property is located at Lady Hill Road, off Orange Grove Road. It is located in a prestigious residential area comprising Good Class Bungalows and several embassies interspersed by some apartment / condominium developments.

- Tenure : Freehold
- Ample parking for residents and visitors
- Locker space available in the basement carpark for additional storage space

#03-XX, 4-Bedroom Apartment

- Floor Area : Approx. 211 sqm / 2,271 sq ft
- Vacant possession
- Greenery facing views from living room and bedrooms
- No wastage of space. Minimum outdoor space.
- High quality materials

#04-XX, 4-Bedroom + Study Penthouse

- Floor Area : Approx. 357 sqm / 3,842 sq ft
- Tenanted : $15,000 per month till July 2019
- Tastefully renovated

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Helios Residences

CAIRNHILL CIRCLE / D09
MORTGAGEE SALE

GUIDE PRICE
SGD 7.45 M / 12.5 M

3-STOREY PENTHOUSES

Helios Residences is a residential development which comprises two 20-storey blocks with a total of 140 units of apartment and 3 penthouses. It is located at the western side of Cairnhill Circle, off Orchard Road, just outside the traffic-restricted zone of the Central Business District.

- Tenure : Freehold
- TOP : 2011
- Minutes away from Newton MRT station
- Short walk to Raffles Girls' School, Anglo Chinese School, ISS International School & Chatsworths International School
- Close proximity to the vibrant Orchard Road shopping belt

#19-XX (4-Bedroom Penthouse)
- Floor Area : Approx. 371 sq m / 3,993 sq ft

#19-XX (5-Bedroom Penthouse)
- Floor Area : Approx. 430 sq m / 4,629 sq ft

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Turquoise

51 COVE DRIVE / D04
FOR SALE

GUIDE PRICE
SGD 3 M

3-BEDROOM APARTMENT

The subject property is located within Sentosa Cove, at the eastern shore of Sentosa, an island south of mainland Singapore. It is about five minutes' drive from Harbourfront MRT station, 15 minutes' from the financial district of Raffles Place/Shenton Way and 25 minutes' from Changi International Airport. Accessibility to other parts of Singapore is enhanced by its proximity to major expressways such as the CTE, AYE and ECP.

- Tenure : 99-year Leasehold (wef 2007)
- Floor Area : Approx. 194 sq m / 2,088 sq ft
- Nice layout
- Bay view / Sea view / Pool view
- Seafront resort lifestyle living
- Home-shelter and utility room
- Private lift access
- Selling with tenancy till July 2020

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The Claymore

25 CLAYMORE ROAD / D09
FOR SALE

GUIDE PRICE
SGD 7.5 M

3-BEDROOM APARTMENT

The subject development is bounded by Claymore Road, Claymore Hill and Draycott Drive, off Orchard Road / Scotts Road, and approximately 4.5 km from the city centre.

The immediate locality comprises of luxurious apartments, interspersed with commercial buildings, hotels, private clubs and embassies.

- Tenure : Freehold
- Floor Area : Approx. 249 sq m / 2,680 sq ft
- Tenanted : Till Jan 2021
- Walking distance to Orchard Road shopping belt and MRT station
- Just outside CBD
- En-bloc potential

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ORANGE GROVE ROAD / D10
FOR SALE

GUIDE PRICE
SGD 3.35 M

The Orion

3-BEDROOM APARTMENT

The subject property is within minutes' walk to Orchard MRT Station and the vibrant Orchard Road shopping district. It is also close to Singapore Botanic Gardens and esteemed clubs like Tanglin Club and The Pines Club.

- Tenure : Freehold
- Floor Area : Approx. 140 sq m / 1,507 sq ft
- Tenanted : Till Oct 2019
- Fully furnished
- Good sized bedrooms – common bedrooms can fit queen sized beds
- Walking distance to ION Orchard & Orchard MRT station

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19 NASSIM ROAD / D10
FOR SALE

GUIDE PRICE
FROM SGD 14.5 M

Nassim Park Residences

4 BEDROOMS + STUDY + PRIVATE POOL

Nassim Park Residences is a luxury condominium development which comprises 100 apartments and duplex penthouses, located at a prime location near the Orchard Road shopping belt.

- Tenure : Freehold
- Floor Area : Approx. 449 sq m / 4,883 sq ft
- Within Nassim Good Class Bungalow enclave
- Selling vacant possession
- Nicely renovated with quality finishes by Ong and Ong
- In-built Celsius wine chiller
- Two common bedrooms has been combined into one big bedroom

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Cavenagh House

3-BEDROOM APARTMENT

The subject development is bounded by Clemenceau Avenue North and Cavenagh Road, just outside the fringe of the traffic-restricted zone of the Central Business District, and approximately 2.5 km from the City Centre. Within a few minutes' drive away are the popular Orchard Road shopping belt, Newton MRT station and the Newton Food Centre. A stone's throw away is the CTE, providing easy access to the city and other areas.

- Tenure : Freehold
- Floor Area : Approx. 149 sq m / 1,604 sq ft
- Selling vacant possession in original condition
- North-South facing
- Spacious living and bedroom
- 1 km to Anglo Chinese School

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Honolulu Tower

4-BEDROOM APARTMENT

The subject development is located on the southern side of Bukit Timah Road, next to the junction of Keng Chin Road. The immediate locality is residential in nature, comprising mainly private landed housing and condominium / apartment developments.

A few minutes' drive away are Newton MRT station, access to the PIE, CTE and the Orchard Road shopping belt.

- Tenure : Freehold
- Floor Area : Approx. 541 sq m / 5,823 sq ft
- High floor facing quiet environment
- Minutes' to Newton & Stevens MRT stations, Anglo-Chinese School (Barker Road) and Singapore Chinese Girls's School
- Rarely Available

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GUIDE PRICE
SGD 2.66 M

100 CLEMENCEAU AVE NORTH / D09
FOR SALE

GUIDE PRICE
SGD 8.1 M

341 BUKIT TIMAH ROAD / D10
MORTGAGEE SALE

36 BEO CRESCENT / D03
FOR SALE

GUIDE PRICE
SGD 1.75 M

Beo Crescent

HDB SHOPHOUSE

The surrounding area is residential in nature, comprising the Bukit Ho Swee, Tiong Bahru and Bukit Merah estates. Schools, food centres, markets and Tiong Bahru Plaza are located nearby. Tiong Bahru MRT station is within walking distance from the subject property. It is accessible to other parts of Singapore via the CTE and AYE.

- Tenure : 75-year Leasehold (wef 1995)

TRADING AREA
- Floor Area : Approx. 49 sq m / 527 sq ft

LIVING QUARTER
- Floor Area : Approx. 63 sq m / 678 sq ft
- Tenanted : Clinic, till 2021
- >4.5 % yield
- GST is not applicable
- Near multi-storey carpark

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Far East Plaza

STRATA RETAIL SHOP

The locality is a prime shopping-cum-tourist district in Singapore. Orchard MRT station is within walking distance from the subject development and it is a stone's throw away from the PIE and CTE expressways.

- Tenure : Freehold
- Floor Area : Approx. 30.4 sq m / 327 sq ft
- Owner not GST registered
- No water point
- Tenanted : Till 2020

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GUIDE PRICE
SGD 1.4 M

14 SCOTTS ROAD / D09
FOR SALE

NORTH BRIDGE ROAD / D06
MORTGAGEE SALE

GUIDE PRICE
SGD 1.395 M

Peninsula Plaza

SHOP

The Peninsula Plaza is a 30-storey mixed-used building comprising of a 5-storey retail podium and a 24-storey office block.

It is located close to the Central Business District and Orchard Road shopping belt. Notable developments in the vicinity include High Street Centre, High Street Plaza, The Adelphi, Capitol Piazza, Raffles City Shopping Centre, Supreme Court and Parliament House.

- Tenure : 999-year Leasehold
- Floor Area : 53 sq m / 570 sq ft
- Prominent shop frontage, facing escalator and concourse
- Unit with window and water point
- No GST
- Vacant possession
- Within walking distance to City Hall MRT station

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Dickson Road

2-STOREY PREWAR INTERMEDIATE SHOPHOUSE WITH ATTIC

The subject property comprises four lots, which collectively form a rectangular plot with a frontage of about 4.5 metres on to Dickson Road. The average plot depth is about 28.0 metres. It is slightly elevated above the level of Dickson Road and has a flat contour generally. Abutting the rear boundary of the subject property is a back lane.

- Tenure : 999-year Leasehold (wef 1859) for Land Area, 1,329 sq ft and 99-year Leasehold (wef 1930) for rear small lots at 67.8 sq ft
- Floor Area : Approx. 282.5 sq m / 3,041 sq ft (excluding 5 footway of about 8.8 sq m / 95 sq ft)
- 2014 Master Plan Zoning : Commercial
- Owner is not GST registered

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GUIDE PRICE
SGD 3.2 M

DICKSON ROAD, D08
FOR SALE

SERANGOON AVE 4 / D20
FOR SALE

GUIDE PRICE
SGD 1.6X M

214 Serangoon Avenue 4

HDB SHOPHOUSE

The subject property faces the main road, located in front of a bus stop. It is within close proximity to NEX shopping mall where amenities are readily available, and Serangoon MRT station.

- Tenure : 90-year Leasehold (wef 1994)
- Floor Area : Approx. 156.8 sq m / 1,688 sq ft
- Good frontage and visibility
- Tenanted : $6,350 per month
- Good returns
- GST is not applicable

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Westlink Techpark

A 2-STOREY INTERMEDIATE
TERRACE FACTORY

The subject property is located at the north-eastern side of Tuas View Walk 1, off Tuas South Avenue 6, within Westlink Techpark in the Jurong Extension – an area designed for future expansion into a commercial, industrial and leisure hub. Access to other parts of the island is facilitated by the AYE, PIE and West Coast Highway. The Second Link to Tanjong Kupang Checkpoint, Malaysia is just around the corner.

- Tenure : 60-year Leasehold (wef 1996)
- Land Area : Approx. 672 sq m / 7,233 sq ft
- Floor Area : Approx. 937 sq m / 10,086 sq ft
- 2014 Master Plan Zoning : “Business 2”
- Subject to GST
- Selling vacant & on an “As-is” condition
- Workers’ dormitory was approved previously for 48 pax (Secondary)
- GST is applicable

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GUIDE PRICE
SGD 2.8 M

12X TUAS VIEW WALK 1 / D22
LIQUIDATOR SALE

35 TUAS VIEW WALK 2 / D22
MORTGAGEE SALE

GUIDE PRICE
SGD 5.XX M

35 Tuas View Walk 2

B2 DETACHED FACTORY

The subject property is located along Tuas View Walk 2, off Tuas View Link. It is situated primarily within the Tuas industrial estate, near the future Tuas Mega Port. Parking lots are available within its own compound. Public bus services are available, and the nearest MRT station is Tuas West Road. Accessibility is greatly enhanced by the AYE, PIE and Tuas Checkpoint.

- Tenure : 60-year Leasehold (wef 1996)
- Land Area : Approx. 1,440.6 sq m / 15,507 sq ft
- Floor Area : Approx. 2,010.4 sq m / 21,640 sq ft
- 2014 Master Plan Zoning : “Business 2” Warehousing / Production / Office
- URA granted written permission for workers’ dormitory for 115 pax (Ancillary)
- Good corporate image
- Selling on an “As-is” basis
- GST is applicable

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56 Pandan Road

BUSINESS 2 FACTORY
FOR SALE BY TENDER

The subject property is located along Pandan Road, off Jalan Buroh, approximately 14.5 km from the city centre at Raffles Place. The subject property is also located in close proximity to West Coast Highway and AYE. Public transport is readily available along Pandan Road. The surrounding developments generally comprise both purpose-built as well as JTC standard factories.

- Tenure : 25-year Leasehold (wef 2012, with a further term of 25 years)
- Land Area : Approx. 6,110.9 sq m / 65,777.2 sq ft
- Floor Area : Approx. 15,272.78 sq m / 164,394.8 sq ft
- Ancillary workers’ dormitory approval for 100 workers granted till November 2020
- Master Plan Zoning (2014) : “Business 2”
- Selling on an “As-Is” condition
- GST is applicable

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GUIDE PRICE
PRICE ON APPLICATION

56 PANDAN ROAD / D22
RECEIVER SALE

81 TAGORE LANE / D26
FOR SALE

GUIDE PRICE
FROM SGD 550 PSF

TAG. A

B1 FACTORY

A 4-storey multi-user light industrial building with basement car park and rooftop garden, a canteen and 2 20-footer container loading bays. Recreational facilities include a 50m infinity edge pool, indoor gym, basketball half court, BBQ pits, rooftop pavilions and courtyard lawn. The subject development is well connected via the SLE.

- Tenure : Freehold
- High ceiling with mezzanine (Floor to Floor : 5.95 m)
- Owners for all units are GST registered

#03-02, #03-03

- Floor Area: Approx. 236 sq m / 2,540 sq ft each unit (including strata void area of 87 sq m)
- #03-02, Tenanted : $2.7 K per month
- #03-03, Vacant Possesion

#01-07

- Floor Area: Approx. 273 sq m / 2,938 sq ft (including strata void area of 76 sq m)

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GUIDE PRICE
SGD 12 M

6X / 8X SELETAR AEROSPACE VIEW
D28 MORTGAGEE SALE

Seletar Aerospace View

B2 FACTORY

The property is located along Seletar Aerospace View, off Seletar Aerospace Drive and within the Seletar Aerospace Park. Primarily industrial in nature, it comprises of a JTC specialized industrial park, aircraft hangars and colonial bungalows. Public transport facilities are available along Seletar Aerospace Drive, and it is easily accessible to the TPE (SLE).

- 2014 Masterplan Zoning : Business 2 with plot ratio of 1.0
- Selling "As-is-where-is" basis
- Sale is subjected to JTC's approval

6X SELETAR AEROSPACE VIEW

- Tenure : 29-year Leasehold (wef 01 Dec 2011)
- Floor Area : Approx. 1,674 sq m / 18,019 sq ft
- Comprises a single-storey hangar with a 2-storey training facility & roof terrace

8X SELETAR AEROSPACE VIEW

- Tenure : 30-year Leasehold (wef 01 Dec 2010)
- Floor Area : Approx. 6,029 sq m / 64,896 sq ft
- Comprises a 2-storey hangar with ancillary offices and roof terrace

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Industrial

Delivering optimal real estate solutions for Industrial spaces.

At Knight Frank, we trade in innovative solutions, delivering marketing and leasing strategies, and providing the best development consultancy and investment advice. From advising owners on procuring business spaces to helping tenants locate the ideal workplace, our breadth of properties range from conventional warehouses and factories to high-tech business spaces. Recognising the uniqueness of each company's space needs, we are committed to furnishing sound advice backed by intelligence that's on the pulse of the latest market trends and conditions.

FOR MORE INFORMATION,
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Our Services

SALES & INVESTMENT

- Advisory services: Includes governmental policies and tendering of sites
- Owner or buyer representation
- Investment deals – Sales and leaseback
- Portfolio acquisition and disposal: Development and redevelopment of industrial buildings and land

LEASING

- Tenant procurement: Includes JTC, REITs and private owner properties
- Tenant representation
- Yield projections
- Lease renewal and restructuring

PROJECT CONSULTANCY

- Built-to-suit (BTS) projects
- Building repositioning and enhancement
- Site search and selection
- Project marketing
- Advice on current design and specifications of industrial buildings

Investment & Capital Markets

Leshan Gardens

LORONG 32 GEYLANG, D14
FOR SALE

RESIDENTIAL REDEVELOPMENT OPPORTUNITY

Leshan Gardens is a residential redevelopment site located off Geylang Road. The site is easily accessible via major arterial roads and expressways such as Geylang Road, Guillemard Road and the KPE expressway. It is strategically located in close proximity to the rejuvenated Paya Lebar business hub. Prominent shopping and entertainment amenities including Paya Lebar Square, Kinex, the newly refurbished Singapore Post Centre and the upcoming Paya Lebar Quarters are within close proximity.

- Tenure : 104-year Leasehold
- Site Area : Approx. 1,854.5 sq m / 19,961 sq ft
- 2014 Master Plan Zoning :
  "Residential" with Gross Plot Ratio 2.8
- Less than 10 minutes' drive to Paya Lebar business hub
- Within 1km radius from established schools such as Geylang Methodist School (Primary) and Kong Hwa School
- Within walking distance to F&B establishments along Geylang Road and Guillemard Road

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409 – 419 Upper East Coast Road

UPPER EAST COAST ROAD, D16
FOR SALE

FREEHOLD RESIDENTIAL REDEVELOPMENT OPPORTUNITY

409-419 Upper East Coast Road is a freehold landed development, comprising of 6 strata landed homes. The site is easily accessible via major arterial roads and expressways such as Upper East Coast Road, Marine Parade Road, PIE and ECP. The development boasts a short 3-minute walk to the upcoming Bayshore MRT station, which is set to be part of the new Thomson-East Coast Line that will be completed by 2024.

- Tenure : Freehold
- Site Area : Approx. 1,251.1 sq m / 13,467 sq ft
- Site : Approx. 48 m width x 25 m depth
- 2014 Master Plan Zoning :
  "Residential, 3-storey mixed landed"
- Subject to approvals from relevant authorities, potential redevelopment for 3 pairs of semi-detached houses
- Possible alienation of adjoining state land

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Beauty World Plaza

UPPER BUKIT TIMAH ROAD, D21
FOR SALE

COMMERCIAL AND RESIDENTIAL REDEVELOPMENT OPPORTUNITY ADJOINING MRT ENTRANCE

Beauty World Plaza is a mixed-use commercial and residential development comprising a single block with 61 retail units and 30 residential units, with a site area of 2,305.6 sq m (approx. 24,817 sq ft).

Beauty World MRT station, which conveniently abuts the development, has full sheltered access to its entrance. Major arterial roads as well as expressways such as the Pan Island Expressway (PIE), Bukit Timah Road, Dunearn Road, Clementi Road and Ayer Rajah Expressway (AYE) provide seamless connectivity to other parts of Singapore.

An Integrated Transport Hub has also been proposed in URA's Draft Master Plan 2019, and will be conveniently located less than 200 metres from the development.

- Tenure : 999-year Leasehold
- Site Area : Approx. 2,305.6 sq m / 24,817 sq ft
- 2014 Master Plan Zoning :
  Commercial & Residential, with Gross Plot Ratio of 3.0
- No Development Charge payable; PAFS not required
- In-principle approval for commercial & serviced apartments

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537 / 539 Upper Changi Road

UPPER CHANGI ROAD, D16
FOR SALE

FREEHOLD RESIDENTIAL REDEVELOPMENT SITE

The site comprises four freehold single-storey houses. It has a site area of 1,413.2 sq m (approx. 15,212 sq ft). Under the Master Plan 2014, the site is zoned for "Residential, 3-storey mixed-landed". The site is regular in shape and enjoys dual frontage onto Upper Changi Road and Jalan Angin Laut respectively.

The subject site is nestled within an exclusive landed residential enclave and is in close proximity to the Eastpoint Mall, Singapore Expo and Changi City Point. Expo MRT Interchange, Simei MRT station (East-West Line) and Upper Changi MRT station (Downtown Line) are also located within the vicinity of the property.

- Tenure : Freehold
- Site Area : Approx. 1,413.2 sq m / 15,212 sq ft
- 2014 Master Plan Zoning :
  "Residential, 3-storey mixed landed"
- Potential to redevelop into semi-detached / terrace houses, subject to authorities' approval

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55 Broadway

LONDON SW1, UNITED KINGDOM
FOR SALE

LANDMARK CENTRAL LONDON REFURBISHMENT OR REDEVELOPMENT OPPORTUNITY

As one of Westminster's most prominent landmark buildings, 55 Broadway offers a range of repositioning opportunities on receipt of vacant possession in 2020. 55 Broadway is rich in heritage as recognised by its Grade I listing.

55 Broadway comprises office accommodation arranged over the first to tenth floors, sitting above the retail parade and entrance to St. James's Park Underground Station on the ground floor, with plant and storage at basement level.

55 Broadway benefits from an enviable Central London location. It neighbours St. James's Park to the north, Westminster and the heart of Central Government to the east, and Victoria Station and the regeneration of Victoria Street to the south.

- A new 150 year long leasehold interest
- 184,621 sq ft NIA (253,907 sq ft GIA) of office accommodation and 12 retail units
- Significant potential to reposition the current office and retail offering, and enhance the sense of arrival
- Benefits from planning permission and listed building consent for a residential-led mixed-use conversion into 112 apartments
- Potential for alternative uses subject to obtaining the necessary consents

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Office Advisory

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Navigating tomorrow's workplace

In an age of disruption, the office space leasing decision has become ever-more complex and business critical for occupiers. For office space owners, understanding the new dynamics of demand for office space has never been more important. Increasing workforce mobility due to technology has conversely made people interaction at the workplace even more critical to business outcomes.

At Knight Frank, we bring occupiers professional advice beyond leasing office space, as it is the only physical component capable of nurturing organisational collaboration and innovation, necessary for competing in an age of unprecedented business change and disruption.

Reaching an informed decision

As organisations respond to nurturing collaborative and innovative outcomes at work, a typography of workplace settings is essential in embodying this transformation.

At Knight Frank, we bring a holistic process in bridging the gaps between the workplace of today and tomorrow, balancing costs against needs that support and influences a range of wider strategic considerations such as productivity, brand promotion, the attraction and retention of talent. The office space decision is increasingly one of strategic importance and more about people than brick and mortar in nurturing successful workplace and business outcomes.

Matching the right spaces

For the office space owner, rent will not be considered in isolation by occupiers such that overall workplace outcomes are compromised.

Apart from efficient floor plates and a conducive workplace environment, having complementary communal amenities and scalability within a building is key to occupiers in navigating tomorrow's workplace.

At Knight Frank, we understand occupiers and matching the demand for office space perfectly.

Property Asset Management

FOR MORE INFORMATION ON ASSET AND STRATA MANAGEMENT,
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Asset Management

Our Asset Management team manages more than 8 million square feet of space encompassing retail malls, offices, business spaces, industrial buildings and residential properties. We provide a complete range of management services aimed at increasing the yield and capital value of the properties. This includes leasing and tenant management, facilities management, marketing communications, finance and human resource management across commercial, retail and residential assets. We also offer specialised retail services, including mall repositioning and consultancy, trade mixes, tenant mixes and asset enhancement initiatives. We are committed to providing you with bespoke, creative solutions that will enhance and protect your property investments, drive revenue, reduce operating costs, minimise risk and ensure optimal tenant retention and increased occupancy. We are committed to real tangible results.

Strata Management

Our Strata Management Team has gained vast knowledge and experience in the property management industry; managing estates between the range of 10 to 1,300 units. We also provide advice to property developers on the implications of development plans on maintenance charges and handover services. Beyond these, owners of strata units who reside overseas, or are trustees, corporations and high-net-worth individuals, engage our landlord-tenant services, including leasing, resale, rent collection and general management.

SLA Properties
45 Marang Road

Sembawang Shopping Centre

Principal Garden

Lakeville

NTUC Income Properties
Income @ Tampines

Hillion Mall

The Criterion

D'Nest

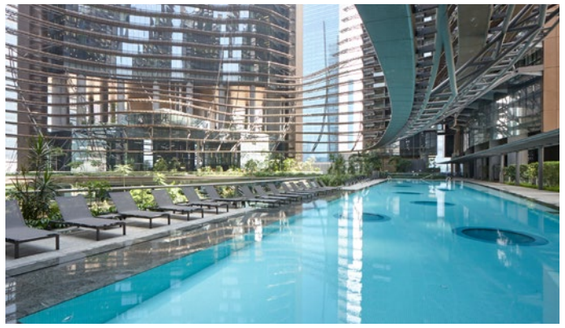
Residential Local Developments

Artist's Impression

Marina One Residences

21 & 23 MARINA WAY, D01
FOR SALE

GUIDE PRICE :
PRICE ON APPLICATION



AN AWARD-WINNING MASTERPIECE

Marina One is an integrated development that places you on the pulse of Singapore's vibrant Central Business District and beyond. Comprising luxury residences, unique retail offerings and Grade-A offices, Marina One is nestled amongst lush greenery and green parks.

Marina One Residences is seamlessly connected to four MRT lines (North-South, Circle, Downtown and the upcoming Thomson line) and is easily accessible from major expressways. With island-wide connectivity, Marina One Residences is conveniently located to everything you want and possibly need.

- Tenure : 99-year Leasehold
- 1 to 4-Bedroom Apartments & Penthouses
- 657 sq ft - 8,708 sq ft
- Total Units : 1,042
- Developed by : M+S Pte Ltd

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Queens Peak

DUNDEE ROAD, D03
For Sale

GUIDE PRICE :
3-BR FROM SGD 1,627,000

Perfectly positioned in a highly sought after area due to its proximity to the city and CBD, Queens Peak is one of the long awaited residential developments amongst homebuyers and property investors. The development is blessed with excellent connectivity, has plenty of educational institutions in the area and enjoys the distinct character and tranquility of Queenstown. For the health conscious and nature lovers, there is also a lot to look forward to. Hortpark, Singapore Botanic Gardens, Delta Sports Complex, Queenstown Stadium are located within a distance of less than 2 km.

- Tenure : 99-year Leasehold
- 1 to 5-Bedroom Apartments & Penthouses
- 431 sq ft - 4,768 sq ft
- Total units : 736
- Developed by : HY Realty (Dundee) Pte Ltd
- Directly connected to Queenstown MRT station

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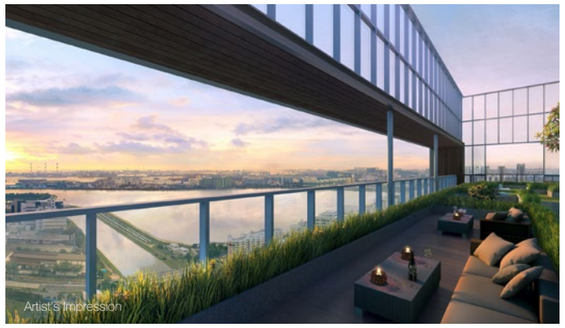
Twin VEW

WEST COAST VALE, D05
FOR SALE

GUIDE PRICE :
4-BR + STUDY FROM SGD 1,864,000



Two modern, 36-storey towers in clean lines and generous use of glass fenestration rise to form timeless and chic architecture by the river edge, amidst lush greenery. Within the landscape spaces are calming cascading contours inspired by rice paddy fields, offering residents endless indulgence of wellness and relaxation. The rejuvenating swimming pool, gymnasium, dining pavilions and the dining villas are well positioned towards the splendid Pandan River, capturing precious moments of residents and their time shared with loved ones.

- Tenure : 99-year Leasehold
- 1 to 4-Bedroom Apartments & Penthouses
- Size : 484 sq ft - 2,088 sq ft
- Total units : 520
- Developed by :
  CSC Land Group (Singapore) Pte Ltd

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M5

JALAN MUTIARA, D10
FOR SALE

GUIDE PRICE :
PRICE ON APPLICATION

Cradled in the heart of the city, M5 is surrounded by commercial hubs and hipster hotspots. Encircled by a dense transport network, M5 is a few minutes' drive to Orchard Road, Singapore's premier shopping belt. Also a stone's throw away from many prestigious educational institutions and suburban malls, M5 is the perfect location to live, work and play.

- Tenure : Freehold
- 1 to 2-Bedroom Units & Penthouses
- Size : 441 sq ft - 1,474 sq ft
- Total units : 33
- Developed by : TTH Development Pte Ltd
  (an Amara Group company)

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10 Evelyn

10 EVELYN, D11
FOR SALE

GUIDE PRICE :
PRICE ON APPLICATION

A five-storey boutique residence, 10 Evelyn is designed by acclaimed architect Mok Wei Wei and developed by the award-winning hospitality and lifestyle group, Amara Holdings Limited. The development is located on Evelyn Road – a stone's throw away from the bustle of Orchard Road, Novena and Bukit Timah, and within reach of several top primary and secondary schools and some of Singapore's best healthcare services.

10 Evelyn is designed to offer residents the intimacy and lush tranquillity of a village, with seamless connectivity and exquisite modern touches of luxury living.

- Tenure : Freehold
- 1 to 2-Bedroom Apartments & 3-Br Penthouses
- 495 sq ft - 1,432 sq ft
- Total Units : 56
- Developed by : Creative Investments Pte Ltd (Amara Holdings)

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The Woodleigh Residence

13,15,17,19,21,23,25,27,29,31,33
BIDADARI PARK DRIVE, D13
FOR SALE

GUIDE PRICE :
2-BR FROM SGD 1,009,000

THE WOODLEIGH RESIDENCES, THE INTEGRATED DEVELOPMENT THAT IS THE JEWEL OF BIDADARI

Built above The Woodleigh mall and a transportation hub, residents will enjoy direct access to Woodleigh MRT station, and Singapore's first air-conditioned underground bus interchange. This Japan-inspired development comes with a wide offering of unique facilities, including a sunken courtyard and an Onsen that overlooks the lush Bidadari Park and Alkaff Lake. This rare integrated development is located within the Central Region of Singapore, making it easily accessible to the Central Business District and world renowned Orchard Road shopping belt.

- Tenure : 99-year Leasehold
- 2 to 4-Bedroom Apartments
- 570 sq ft - 1,475 sq ft
- Total Units : 667
- Developed by : Kajima Development Pte Ltd & Singapore Press Holdings Ltd

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Park Place Residences at PLQ

PAYA LEBAR, D14
FOR SALE

GUIDE PRICE :
FROM SGD 1,6XX PSF

Paya Lebar Quarter, Singapore's most progressive city precinct located at the heart of the URA's urban regeneration masterplan for Paya Lebar. Three world-class office towers offering exclusive 429-unit premier residences, next generation workspaces and more than 200 retailers with indoor and alfresco dining experiences sit amidst lush green, connected spaces. Directly linked to Paya Lebar MRT station, the interchange of the East-West Line and Circle Line, it will be the closest commercial hub to the CBD, with superb transport connections across Singapore.

- Tenure : 99-year Leasehold
- 1 to 3-Bedroom Premium
- Size : 474 sq ft - 1,367 sq ft
- Total units : 429
- TOP Date : 31 December 2020
- Developed by : Lendlease

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Affinity at Serangoon

SERANGOON NORTH AVENUE 1, D19
FOR SALE

GUIDE PRICE :
1-BR FROM SGD 712,000

Affinity at Serangoon is conveniently located just one street away from Serangoon North station, one of the 12 new MRT stations on the Cross Island line. The 14-storey high, 1,052-unit development offers magnificent unblocked views of Serangoon's landed housing enclave, and offers 88 unique facilities and 5 retail shops within its compound. There is a variety of housing options, ranging from 1 to 4 bedroom type condominium units and 40 exclusive strata landed houses.

- Tenure : 99-year Leasehold
- 1 to 4-Bedroom Apartments, Penthouses & Strata Landed Houses
- Size : 474 sq ft - 2,357 sq ft
- Total units : 1,052 & 5 Retail Shops

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Residential
International Developments

Daintree Residence

TOH TUCK ROAD, D21
FOR SALE

GUIDE PRICE :
2-BR FROM SGD 1,088,100

Sleek and sculptural, the articulated façade of Daintree Residence is reminiscent of the terrain of a quarry, creating a stunning composition that is technically cutting-edge yet naturally elegant. Five storeys in height with just 327 exclusive apartments, the development is linked by a 330-metre-long TreeTop Walk that is teeming with lifestyle facilities to pamper your every need.

- Tenure : 99-year Leasehold
- 1 to 4-Bedroom Apartments
- Size : 538 sq ft - 1,539 sq ft
- Total units : 327
- Developed by : Setia (Bukit Timah) Pte Ltd

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Caledonian Road

ISLINGTON, LONDON, UNITED KINGDOM
FOR SALE

GUIDE PRICE :
GBP 625,000 ONWARDS

A HOT NEW ADDRESS FOR THE NEIGHBOURHOOD

London Square Caledonian Road is designed for stylish city living, offering a range of stylish, high specification 1 and 2 bedroom apartments of quality. Excellent connections are a key feature, with the Caledonian Road tube station only 4 minutes' walk away and Leicester Square a further 10 minutes away. This is an historic area of central London with amazing potential, between the spectacular regeneration zone just north of King's Cross, and the long-established sought after neighbourhood of Islington. London Square Caledonian Road is in exactly the right place to feel the benefits of both.

- Tenure : 999-year Leasehold
- 1 to 2-Bedrooms Apartments
- Built Up Area : 649 sq ft onwards
- Total Units : 52
- Estimated Completion Date : Q3 /Q4 2019
- Developer : London Square

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Lincoln Square

COVENT GARDEN, LONDON,
UNITED KINGDOM
FOR SALE

GUIDE PRICE :
GBP 1,290,000 ONWARDS

A RARE OASIS

Lincoln Square provides a unique opportunity to own a luxury residence in one of London's finest neighbourhoods. Located on a rare island site, adjacent to the London School of Economics, the building also has views of the adjacent Royal Courts of Justice, New Court chambers and Lincoln's Inn Fields. Skilfully brought together by a world class team featuring architecture by PLP Architecture, landscaping by Gustafson Porter, and interior design by Patricia Urquiola, and Bowler James Brindley, the development also provides over 18,000 sq ft of exceptional private leisure facilities. Included within these are a private residents cinema, 25 metre lap pool and gymnasium, residents club room and library, two flexible private dining rooms, snooker room, games/kids' room, private meeting rooms and spa facilities. The development also benefits from a 24 hour concierge and private car parking.

- Tenure : 999-year Leasehold
- 1 to 3-Bedroom Apartments and Penthouse Apartments
- Built-up Area : 701 sq ft onwards
- Total Units : 221
- Estimated Completion Date : Q1 2019
- Developer : Lodha

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Hampstead Manor

KIDDERPORE AVENUE, LONDON,
UNITED KINGDOM
FOR SALE

GUIDE PRICE :
GBP 740,000 ONWARDS

CONTEMPORARY HOMES WITH TIMELESS, CLASSICAL APPEAL

Located on a leafy road only moments from the centre of Hampstead Village, the outstanding new development Hampstead Manor embraces all of the qualities that have long made NW3 one of the most desirable British postcodes. The 156 distinguished residences at Hampstead Manor range from studio apartments to four bedroom homes. From crisp contemporary apartments to the immaculate conversion of landmark Grade II listed buildings, the skill demonstrated across the whole development makes Hampstead Manor a unique example of British artistry and imagination.

The Hampstead Manor spa and gym is situated in Willoughby. Facilities include a swimming pool, sauna, experience shower, spa and gym with a range of contemporary equipment. The development is ideally located, a leafy 15-minute stroll from Hampstead underground station, which provides Northern line services to the centre.

- Tenure : 999-year Leasehold
- 1, 2 & 3-Bedroom Apartments
- Built-up Area : 526 sq ft onwards
- Total Units : 156
- Estimated Completion Date : Q4 2018
- Developer : Mount Anvil

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Three Waters

GILLENDER STREET, LONDON,
UNITED KINGDOM
FOR SALE

GUIDE PRICE :
GBP 475,592 ONWARDS

MINUTES FROM THE CITY, METRES FROM THE WATER

The Three Waters of Bow Creek, the River Lea and the Limehouse Cut meet in London's fastest-growing area. Our studio, one, two and three-bedroom homes put you minutes from the city and metres from the water.

Three Waters is zone 2 living with zone 1 journey times. The Tube and DLR are in walking distance, taking you to the latest restaurant or bar, to the can't-miss-it lecture, to the must-see screening, or to catch that plane. Get to the city and Canary Wharf in as little as 12 minutes. At Three Waters, you can enjoy your city as much as your neighbourhood.

The homes at Three Waters give you cityscapes with headspace – a raised garden, roof terrace and generous private balconies offer views of the city, and with water surrounding the properties, you'll enjoy triple the tranquillity.

- Tenure : 999-year Leasehold
- 1 to 3-Bedroom Apartments
- Built-up Area : 439 sq ft onwards
- Total Units : 307
- Estimated Completion Date : Q1 2022
- Developer : Mount Avril

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Oval Village

KENNINGTON OVAL, LONDON,
UNITED KINGDOM
FOR SALE

GUIDE PRICE :
GBP 606,000 ONWARDS

OVAL VILLAGE IS AN OASIS OF CALM IN THE HEART OF LONDON: A VILLAGE IN THE CITY

Amidst the iconic buildings, bustling high streets and bright lights of Britain's capital, a new kind of neighbourhood is taking root.

Built on the two-hectare site of a former gasworks — just a ten-minute walk from Vauxhall, Oval and Kennington stations — the new residential development has all the charm, character and community of English village life, without losing the buzz of the city.

- Tenure : 999-year Leasehold
- 1 to 3-Bedrooms Apartments
- Built Up Area : 50 sq m onwards
- Estimated Completion Date : Q2 2023
- Developer : Berkeley Homes

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One Blackfriars

SOUTHWARK, LONDON, UNITED KINGDOM
FOR SALE

GUIDE PRICE :
GBP 12,500,000 ONWARDS

A MODERN AND IMPRESSIVE NEW LANDMARK ON THE SKYLINE OF LONDON, LOCATED ON THE WORLD FAMOUS RIVER THAMES.

One Blackfriars is a modern and impressive sculptural addition to the skyline of London. The building will offer buyers a truly luxurious lifestyle with spacious interiors and the very best views across the River Thames, including the Houses of Parliament, St Paul's Cathedral, the London Eye and further.

- Tenure : 999-year Leasehold
- 3-Bedroom Apartments
- Built Up Area : 289 sq m onwards
- Total Units : 274
- Estimated Completion Date : Q1 2019
- Developer : St George PLC

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111 West 57th Street

CENTRAL PARK SOUTH, NEW YORK, USA
FOR SALE

GUIDE PRICE :
USD 18,000,000 ONWARDS

OF ALL THE NEW TOWERS, IT IS THE ONLY ONE THAT GETS EVEN MORE DELICATE AS IT RISES, ENDING NOT WITH A CLIMACTIC CROWN BUT BY ALMOST DISAPPEARING INTO THE SKY

111 West 57th Street is a contemporary landmark rising at a historic address. Perfectly centered on Central Park, its tower will soar 1,428 feet to offer 360-degree views of unparalleled symmetry and drama. 111 will be an intimate collection of 46 full floor and duplex condominium residences, featuring monumental ceiling heights and thoughtfully crafted interiors by acclaimed interior design specialists Studio Sofield. A tower façade fabricated in terracotta, glass and bronze filigree by modern masters SHoP Architects celebrates the traditions of craftsmanship and materiality preserved in the reimagined Steinway Hall.

- Tenure : Freehold
- 3 to 4-Bedrooms Apartments
- Built Up Area : 359 sq m onwards
- Total Units : 46
- Estimated Completion Date : Q1 2020
- Developer : JDS Development, Property Markets Group, Spruce Capital Partners

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The XI

A NEW ARCHITECTURAL ACCORD IS REALIZED THROUGH AN EXTRAORDINARY COLLABORATION BETWEEN THE WORLD'S MOST VISIONARY MINDS

The most innovative experts in architecture, design, art, hospitality and development unite from across fields to create a most extraordinary collaboration. A meeting of the world's most visionary minds gives rise to a new pinnacle of engineering achievement.

As the tallest buildings in West Chelsea, The XI offers sweeping Hudson River and skyline views, all in the cultural forefront of New York City. No. I, standing 400 feet tall, features condominium residences designed by award-winning firm Gabellini Sheppard Associates. Tower No. X, standing 300 feet tall, features condominium residences with interiors designed by renowned Parisian firm Gilles & Boissier.

WEST CHELSEA, NEW YORK, USA
FOR SALE

GUIDE PRICE :
USD 2,800,000 ONWARDS

- Tenure : Freehold
- 1 to 4-Bedrooms Apartments
- Built Up Area : 81 sq m onwards
- Total Units : 236
- Estimated Completion Date : Q1 2020
- Developer : HFZ Capital

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No. 75 Kenmare

SOPHISTICATED, WORLDLY, LIVING ON THE EDGE

An urban enclave at the peak of its creative evolution welcomes its newest visionary. The heart of NoLita beats with an unprecedented residence.

The collection of 1 to 4 bedroom residences at 75 Kenmare, born out of the collective vision of Lenny Kravitz's design firm and architect Andre Kikoski introduces the new look of luxury in the heart of NoLIta - a uniquely enigmatic and artistically charged neighborhood in downtown Manhattan, perched at the intersection of four distinct cultural epicenters – SoHo, NoHo, the Lower East Side and Little Italy.

LOWER MANHATTAN, NEW YORK, USA
FOR SALE

GUIDE PRICE :
USD 1,695,000 ONWARDS

- Tenure : Freehold
- 1 to 4-Bedrooms Apartments
- Built Up Area : 689 sq ft onwards
- Total Units : 38
- Estimated Completion Date : Q1 2019
- Developer : DHA Capital

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The Centrale

MIDTOWN EAST, NEW YORK, USA
FOR SALE

GUIDE PRICE :
USD 1,850,000 ONWARDS

THE CENTRALE EVOKES THE CLASSIC FEEL OF OLD NEW YORK, YET UNDENIABLY MODERN.

At 71 stories, The Centrale takes its place alongside Midtown Manhattan's most iconic buildings, encompassing a collection of 124 classic yet undeniable modern residences, envisioned by Champalimaud. The Centrale's exterior design by Pelli Clarke Pelli Architects, builds upon classic Art Deco architecture with contemporary elements thoughtfully displayed throughout, such as the lightly reflective glass façade articulated with facets of terracotta chevrons. The Centrale reveals its base, body and crown from street to the sky with crystalline switchbacks, creating a dynamic rhythm of angled reflections of the surrounding Midtown landscape.

- Tenure : Freehold
- 1 to 4-Bedrooms Apartments
- Built Up Area : 72 sq m onwards
- Total Units : 124
- Estimated Completion Date : Q3 2019
- Developer : Ceruzzi Properties

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Muze @ PICC

PULAU PINANG, MALAYSIA
FOR SALE

GUIDE PRICE :
RM 1,063,000 ONWARDS

A VISIONARY MASTERPIECE, PICC IS THE NEW BEACON IN THE NORTH THAT REPRESENTS PENANG'S VIBRANT CULTURE AND CUTTING-EDGE INGENUITY

PICC (Penang International Commercial City) is slated to be the new epicentre for commerce. It is one of the largest smart developments, comprising offices, a shopping centre, medical facilities, a hotel, serviced apartments and luxury residences. The first phase, Muze, features two sleek freehold residential towers with 52 to 58 storeys and a total of 846 units. This residence features a variety of layout choices that combine luxury living with flexibility and practicality, designed for progressive urbanites to fulfil every aspiration.

- Tenure : Freehold
- 3 to 4-Bedrooms Apartments
- Built Up Area : 1,087 sq ft onwards
- Total Units : 846
- Estimated Completion Date : Q1 2019
- Developer: Hunza Group

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Lakeside

TE KAUWHATA, NEW ZEALAND
FOR SALE

GUIDE PRICE :
NZD 545,000 ONWARDS

LIFE IS BETTER BY THE WATER

An exciting new residential community is coming to the banks of Lake Waikare, less than a kilometre from Te Kauwhata's charming village centre.

Lakeside will see for the first time public access provided to the banks of Lake Waikare thanks to the creation of over 5km of walking and cycle trails within 185 acres of dedicated reserve land. Lakeside is also within easy reach of bustling Hamilton and beachy Tauranga. With large shopping and service precincts available less than forty minutes' drive away via the new Waikato expressway, all the necessities in life are just a stone's throw away.

- Tenure : Freehold
- 3 to 4-Bedroom House and Land
- Built Up Area : 137 sq m onwards
- Total Units : 272
- Estimated Completion Date : Q3 2020
- Developer : Winton

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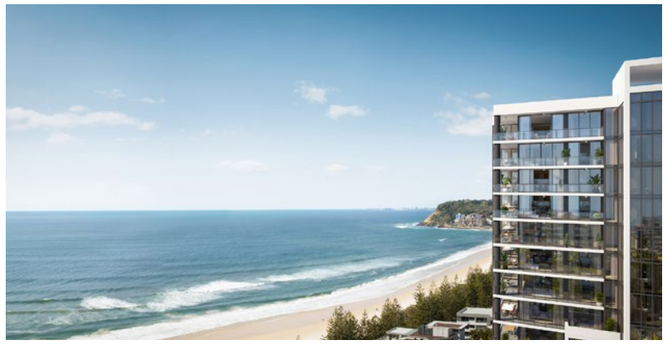

Sandbar Burleigh

GOLD COAST, QUEENSLAND, AUSTRALIA
FOR SALE

GUIDE PRICE :
AUD 525,000 ONWARDS

LIVE ELEGANTLY. LIVE LUXURIOUSLY. LIVE LEISURELY. LIVE BURLEIGH.

Introducing Sandbar - a collection of luxurious two and three bedroom apartments overlooking beautiful Burleigh Beach. With an extensive vista spanning from Coolangatta to Surfers Paradise, Sandbar encompasses breathtaking views of the coast and hinterland.

A selection of 163 apartments across 26 levels, Sandbar is an elegant representation of contemporary style and function. Spacious living areas with floor to ceiling glass invite natural light and subtle ocean breezes, while it's neutral, beach-inspired colour palette promotes a calming sense of home.

Featuring an entire level dedicated to recreation, Sandbar offers unrivalled amenities for residents and their guests. A fully equipped gym, yoga deck, residents lounge, covered BBQ area and pool show how life here, is how it's meant to be.

- Tenure : Freehold
- 2 to 3-Bedroom Apartments
- Built Up Area : 90 sq m onwards
- Total Units: 163
- Estimated Completion Date : Late 2020
- Developer : Morris Property Group

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Sabina Applecross

PERTH, AUSTRALIA
FOR SALE

GUIDE PRICE :
AUD 420,000 ONWARDS

APPLECROSS AFFLUENCE

Colourful, cultured and sophisticated, Applecross is one of Perth's most desirable waterside locations. Sabina Applecross features 173 stylish residences and resort-style amenities with 1 to 3 bedrooms for sale. Your moment to own this enviable address has arrived - find out what it takes.

- Tenure : Freehold
- 1 to 3-Bedroom Apartments
- Built Up Area: 570 sq ft onwards
- Total Units : 173
- Estimated Completion Date : Early - Mid 2020
- Developer : Finbar Group Limited

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Australia 108

SOUTHBANK BOULEVARD,
MELBOURNE, AUSTRALIA
FOR SALE

GUIDE PRICE :
AUD 572,000 ONWARDS

WE ARE ALL BORN WITH THE ABILITY TO SOAR, BUT ONLY THE BRAVE TRUSTS THEIR WINGS

Australia's tallest tower will go where no development has gone before, offering a cloudbreaking lifestyle 319 metres above the glittering Melbourne streetscape. With the city's amenities within easy reach below and the boundless freedom of endless sky above, those who reside here will be part of a world that few others can imagine.

Australia 108 is a highly sculptural residential tower unlike any other in Australia. Its slender form is highlighted at the higher levels by a golden starburst expression and then morphs into a curvaceous profile against the sky. The starburst which contains the resident facilities is inspired by the Commonwealth Star on the Australian flag and is an obvious celebration of the sense of community within the building.

- Tenure : Freehold
- 1 to 3-Bedroom Apartments & Penthouses
- Built-up Area : 42.4 sq m onwards
- Total Units : 1,105
- Estimated Completion Date : Mid 2020
- Developer : World Class Group

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One Barangaroo

SYDNEY, AUSTRALIA
FOR SALE

GUIDE PRICE :
PRICE ON APPLICATION

WE ALL HARBOUR A LITTLE ENVY

Soaring above the Sydney skyline, One Barangaroo takes London architecture, furnishes it with Manhattan interiors, garnishes tastefully with Balinese landscape design and infuses with a global dining precinct par excellence.

Blessed with natural beauty and a gorgeous climate, Sydney has matured wonderfully since the 'best Olympics ever' and now boasts a dining, arts and entertainment scene to rival any capital city. The parks, beaches and waterways define Sydney's outdoor lifestyle, while the proximity to Asia keeps the city connected to the growth engines of the world. In an uncertain world, this city beside the harbour has become the city everyone wants to live in.

- Tenure : 99-year Leasehold
- 2 to 5-Bedrooms Apartments
- Built Up Area : 153 sq m onwards
- Total Units : 82
- Estimated Completion Date: 2020 / 2021
- Developer : Crown Resorts

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The Royal Atlantis Residences

THE PALM, DUBAI,
UNITED ARAB EMIRATES
FOR SALE

GUIDE PRICE :
AED 6,995,000 ONWARDS

THE NEW ICONIC RESIDENCES IN DUBAI

Located on The Palm, and adjacent to the iconic Atlantis The Palm Resort, The Royal Atlantis Residences include a selection of two, three, four and five-bedroom homes, Sky courts, Penthouses and Garden Suites. The Royal Atlantis Residences, destined to become a world-renowned address, will be home to only the privileged few. Breathtaking architectural design features contemporary living spaces cantilevered into the Arabian sky. Soaring high above the waters of the Arabian Gulf, The Royal Atlantis Residences will stir the senses and marvel the mind. With uninterrupted views towards the ocean or across the waters of The Palm towards the Dubai skyline, these residences will be an unparalleled home for families and an exceptional place where friends and guests will love to stay. Adorned with a wealth of beautiful bespoke interior design, each home is a haven of space and joy.

- Tenure : Freehold
- 2 to 5-Bedrooms Apartments, Penthouses & Garden Suites
- Built Up Area : 1,438 sq ft onwards
- Total Units : 231
- Estimated Completion Date : Q3 2019
- Architecture: Kohn Pedersen Fox (KPF)

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No. 1 Charlottenburg

CHARLOTTENBURG, BERLIN, GERMANY
FOR SALE

GUIDE PRICE :
EUR 229,000 ONWARDS

FOR THOSE WHO APPRECIATE THE FINER THINGS IN LIFE

No.1 Charlottenburg is a world-class, waterfront residential development in the heart of the vibrant city of Berlin. Positioned on the banks of the River Spree, No.1 Charlottenburg is located in one of the most sought after districts in Berlin, within walking distance to the famous Tiergarten Park, iconic shopping avenue Ku'damm and Berlin's most famous concert and opera houses.

The riverfront location provides easy access to the centre of Berlin and is excellently served by the city's main railway stations. The architecture is characterised by an innovative design and simple elegance to provide residents with a refined and tranquil waterside home. The new riverfront scheme will consist of 2 prestigiously designed statement tower buildings and 13 elegant townhouses grouped around a beautifully landscaped green garden which flows to the riverbank.

- Tenure : Freehold
- 1 to 3-Bedrooms Apartments
- Built Up Area : 39.3 sq m onwards
- Total Units : 272
- Estimated Completion Date : Q2 2019
- Developer : Cannon & Cannon

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Pure

FRIEDRICHSHAIN, BERLIN, GERMANY
FOR SALE

GUIDE PRICE :
EUR 189,000 ONWARDS

PURE OASIS - AN ISLAND A WORLD AWAY

In the vibrant district of Friedrichshain, a whole new world of entertainment, shopping, work-life and lifestyle businesses, hip Berlin start-ups and labels with an international reputation is opening. At the same time, visitors from all over the world are flocking to the East Side Gallery and the surrounding neighbourhoods where the food and nightlife entice with a pure Berlin flair.

Amid the inspiring bustle of the metropolis, around a lovingly landscaped garden courtyard, a pleasant refuge that lends its inhabitants peace and energy for the vibrant life outside its front entrance is emerging. The enduring, timeless elegance of the architecture and the stylish serenity of the materials and surfaces sourced with self-assured taste create this pure reflection of a distinctive residential lifestyle. Each apartment is an expression of a distinctive housing culture. Intelligent floor plans provide an optimal sense of space, carefully chosen materials and selected fittings ensure a stylistically confident appearance.

- Tenure : Freehold
- 1 to 4-Bedrooms Apartments
- Built Up Area : 42.7 sq m onwards
- Total Units : 185
- Estimated Completion Date : Q4 2021
- Developer : PREMIUM Immobilien Deutschland GmbH

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Yu Kiroro

HOKKAIDO, JAPAN
FOR SALE

GUIDE PRICE :
JPY 74,000,000 ONWARDS

BE A STEP AWAY FROM THE WORLD'S FINEST POWDER SNOW

Yu Kiroro is truly a game changing ski resort development, representing complete immersion in the Kiroro luxury lifestyle – an opportunity to awake to epic powder snow right on your doorstep, or enjoy your own sanctuary retreat whenever you need it.

Yu Kiroro offers owners all the beauty, simplicity and personal attention of Kiroro Resort, balanced with the private seclusion of a home in one of the world's most remarkable ski destinations.

- Tenure : Freehold
- 1 to 3-Bedrooms Apartments & 2 Penthouses
- Built Up Area : 667 sq ft onwards
- Total Units : 108
- Estimated Completion Date : December 2019
- Developer : Kiroro Resort Holdings Co. Ltd

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The Maples

NISEKO, JAPAN
FOR SALE

GUIDE PRICE :
PRICE ON APPLICATION

TAKE A LEAP OF FAITH

The Maples is situated at the beautiful Hirafu, home to some of the world's best powder. With a breath-taking view of Mount Yotei, this freehold development will be ideal for families, young professionals and investors looking for a second home within Asia.

- Tenure : Freehold
- Built-up Area :
  Studio : 34.02 sq m onwards
  2-Bedroom : 68.5 sq m onwards
  3-Bedroom : 102.34 sq m onwards
- Total Units : 69
- Completion Date : December 2018
- Developer : Keimin Investments Pte Ltd
  (an associate company of Cathay Organisation Pte Ltd)
- Ski in and ski out (Ace Family Run)
- Fully furnished

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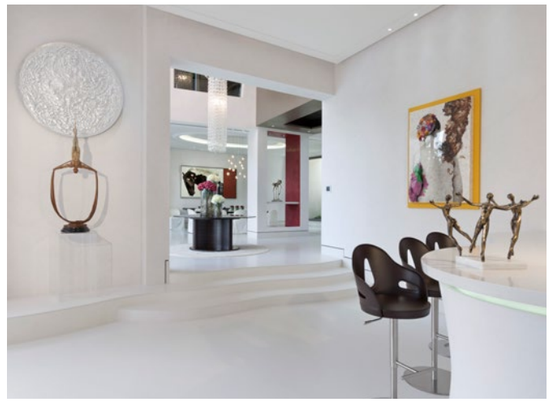
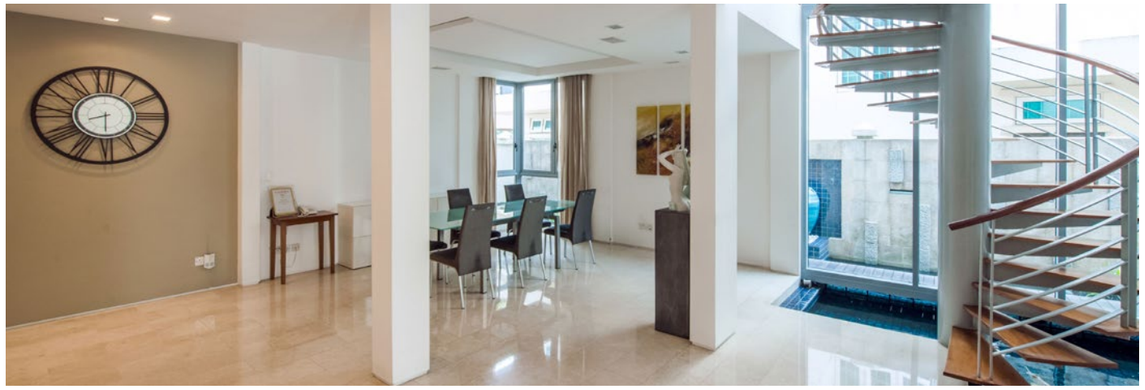
Residential Prime Sales





33 Cove Drive

COVE DRIVE, D04
FOR SALE

GUIDE PRICE :
FROM SGD 25 M ONWARDS

AN AWARD WINNING HOME DESIGNED BY US-BASED ARCHITECT RICHARD LANDRY, DUBBED BY THE NEW YORK TIMES AS “THE KING OF MEGA-MANSION”.

This unique home comes with an expansive living and dining room, a large master bedroom, 4 ensuite bedrooms, a cinema, wine cellar and good outdoor space.

33 Cove Drive is located in District 04 in Sentosa Cove – a residential enclave nestled on an island off the coast of Singapore. Located near the bustling Quayside Isle in Sentosa Island, it offers a gastronomic selection for all occasions, be it business lunches, romantic dinners, intimate family gatherings or after work cocktails.

- Tenure : 99-year Leasehold
- Detached House
- Site Area : Approx. 12,000 sq ft

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50 Mount Sinai Avenue

MOUNT SINAI AVENUE, D10
FOR SALE

GUIDE PRICE :
FROM SGD 7.5 M ONWARDS

A BESPOKE SEMI-DETACHED LOCATED AT MOUNT SINAI AVENUE

A two storey semi-detached house with entrance foyer, living and dining areas, entertainment room, dry and wet kitchens and 5 spacious bedrooms.

Retail outlets, eating establishments and other amenities are available nearby at Cold Storage Jelita Shopping Centre, Holland Village and Ghim Moh HDB estate.

Educational Institutes such as Henry Park Primary School and Eunoia Junior College are located within the vicinity as well.

Public transport facilities are readily available along Holland Road, with Dover MRT Station a few minutes’ walk away. For drivers, access to other parts of the island is enhanced via proximity of the AYE and PIE.

- Tenure : Freehold
- Two-storey Semi-Detached House
- Land Area : 4,185 sq ft

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Retail

Change Alley Mall

FORMER CHEVRON HOUSE

30 RAFFLES PLACE, D01
FOR LEASE

Change Alley Mall is located in the Central Business District of Singapore. The building is currently undergoing the Asset Enhancement Initiative (AEI) and is targeted to be completed by end of Quarter 1 of 2020.

Upon the completion of the AEI, Change Alley Mall will be a reinvention of the past, constructing the new with modern materials and exquisite craftsmanship. Exuding the charm of a French shopping arcade, one gets a sense of wonderment as they transverse through the passage of ornate arches, columns and elegant shopfronts. The commercial development comprises of a retail podium from food and beverage options, to retail shops and office spaces. Transiting from an outdoor cityscape to semi-indoor streetscape, the stimulated skylight at the through block link illuminates the arcade, creating a pleasant environment. The mall will serve as a place of comfort and relaxation for the working community before and after work.

Change Alley Mall is connected via direct underground access to Raffles Place MRT Station.

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Disclaimer : Subject to final changes

Mr. D.I.Y

TOA PAYOH LORONG 4,
FAIRPRICE #01-674, D12
SUCCESSFULLY LEASED

MR.D.I.Y. is the largest home improvement retailer with more than 750 stores across Singapore and Asia-Pacific, including Malaysia, Thailand, Brunei, Indonesia and Philippines. MR.D.I.Y serves more than 180 million customers yearly at all their stores, as well as through their online store.

With a broad range of item categories including Hardware, Household, Electrical, Car Accessories, Stationery, Toys, Gifts, Sports, Jewellery & Cosmetics and Apparel in each store, MR.D.I.Y. offers wide selections of more than 20,000 types of products. The company's vision is to become the largest home improvement retailer in Asia Pacific, holding true to its company motto: "Always low prices".

MR.D.I.Y. is open daily from 10am to 10pm.

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SuzyAmeer

BUANGKOK SQUARE #01-24/25, D19
SUCCESSFULLY LEASED

SuzyAmeer was founded in 2011, with a mission to bring Halal food products and groceries to families and busy individuals. They offer a variety of high-quality in-house products, ranging from frozen food to daily necessities.

To meet the demands of customers, they have also set up an e-commerce store to allow customers to purchase products online and have them conveniently delivered to their doorstep.

In 2019, they opened their second outlet at Buangkok Square, with the aim of bringing quality halal food products and convenience to the neighbourhood.

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Dobi Express

BUANGKOK SQUARE #01-11, D19
SUCCESSFULLY LEASED

Laundromat Café is the creative vision of a team of professionals committed to providing a new laundry experience. A value, self-service laundromat cum cafe concept serves up a comfortable and relaxing ambience, where customers can socialize while enjoying a cup of speciality ice-cream. Pastries, desserts and freshly brewed coffee is also available for those waiting for their laundry to be completed.

The partners of this venture are Dobi Express Pte Ltd and Fro Roll Pte Ltd. Dobi Express owns and operates more than 10 laundromat outlets dotted throughout Singapore, while Fro Roll operates an ice cream dessert café at The Venue Shoppes. Fro Roll also offers ice cream roll mobile kiosks for private and corporate events.

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Ortus

APERIA MALL
#01-40, D12
SUCCESSFULLY LEASED

BY GRIND COFFEE

Ortus by GRIND COFFEE is in the business of Nurture.Nourish.Flourish., also its motto and key pillars. The cafe is a specialty coffee provider, offering single origins coffee and beverages, yummy delicious grills and drinks at the bar. The inclusive cafe is also able to accommodate childcare and handicapped needs, as well as the setup of events. Grind Coffee is also looking to expand and nurture new owners keen to own their own cafe, from seed to cup. From strength to strength, the coffee trading and bulk business is the heart and soul of Grind Coffee.

Joelle Oon (CEA Reg No: 017287E)
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About the Group

LOCALLY EXPERT, GLOBALLY CONNECTED

Headquartered in London, Knight Frank has 523 offices in 60 markets across the globe, powered by more than 18,000 people. Operating in locations where our clients need us to be, we provide a worldwide service that's locally expert and globally connected.

THERE'S A HUMAN ELEMENT IN THE WORLD OF PROPERTY THAT IS TOO EASILY OVERLOOKED.

Founded in 1940, Knight Frank Singapore is one of the country's first real estate companies. Backed by a wealth of 79 years of experience, we are privileged to have been entrusted with multi-million dollar projects across government and private sectors, in both local and international markets.

We believe that inspired teams naturally provide excellent and dedicated client service. Therefore, we've created a workplace where our people's professional and personal well-being is enhanced. The result is that our people are more motivated, ensuring your experience with us is the best that it can be.

We build long-term relationships, which allow us to provide personalised, clear and considered advice on all areas of property in all key markets. We believe in creating and maximising value for our clients through integrated and innovative solutions, ensuring every client is matched to the property that suits their needs best – be it commercial or residential.

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