

## Private Treaty for Month of JUNE 2016 : RESIDENTIAL

### Salespersons to contact:

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(TT) Tricia Tan, CEA R021904I, 6228 7349 / 9387 9668

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### LANDED PROPERTIES FOR SALE

* Owner	** Trustee	@ Liquidator	% Receiver's Sale	# Mortgagee's	***Estate's Sale	##Developer's				
S/no	District	Street Name	Tenure	Property Type	Rooms	Land/Built Area (sqft)	Guide Price	\$PSF	Contact Person	Remarks
** 1	D10	SIXTH AVENUE	FH	Single storey detached house		12,562sqft	\$15.2M		SL	Trustee's Sale, near Sixth Avenue MRT, currently tenanted to a nursing home.
# 2	D10	4xx SIXTH AVENUE	99	3-storey semi detached house	4+1	3,670 sf/ 2,440 sf	4M		LL	<b>BANK SALE.</b> Good condition. Located just off the main street of 6th Ave. Park & playground at rear
* 3	D13	1X Lorong Selangat	FH	2storey semi detached house	4 +1	3,725	3.9M		SL/TT	Quiet surrounding and primarily residential landed housing. Cluster housing. Nex Shopping Mall & Serangoon MRT station are nearby. View to appreciate!
*** 4	D16	1xx JALAN LANGGAR BEDOK	FH	2 sty Semi - D	4	3,727	3.xxM		SL	walking distanceTanah Merah MRT/Bedok Market Place complex
* 5	D19	2A PARRY AVENUE	999 wef 1886	2 storey Semi-D	5	2,003	\$2.6M		LL	Near Kovan MRT / Rosyth/ Zhonghua Primary School
# 6	D20	35 JALAN TARUM	FH	2½ sty semi-detached	5+2	3461 / 4263	\$4.0M		LL	<b>BANK SALE.</b> Near to future MRT / wet market / food centre. Walking distance to CHIJ St Nicholas school.
# 7	D21	83C HUA GUAN AVENUE	999 wef 1879	2 storey cluster bungalow with attic+basement	4+1	4,219sqft (strata)	\$3.07M		LL	<b>BANK SALE.</b> Cluster bungalow, only \$700+ psf in Bukit Timah area. Private swimming pool and 2 private car park lots. 4+1br (3 ensuite)
* 8	D27	12 JALAN KEMUNING	FH	2 sty intermediate terrace	3	1,705	\$1.9M		LL	Freehold landed house below \$2m! Built approx 2600sft. Walking distance to Sembawang Shopping Ctr and eateries on main road. Ideal for A&A/Re-build.
# 9	D27	27 JALAN KERAYONG	FH	2½ sty Detached	4+1	2,906	\$3M		LL	<b>BANK SALE.</b> Rare Detached in Sembawang Straits Estate, Balinese style with lift & pool. Approx built 2,620sqft

### CONDO/ APT/HDB FOR SALE

* Owner	** Trustee	@ Liquidator	% Receiver's Sale	# Mortgagee's	***Estate's Sale	##Developer's					
S/no	District	Street Name	Tenure	Type/ Floor	Rooms	Floor Area (sqft)	Guide Price	\$PSF	Contact Person	Remarks	
* 1	D01	#29-11 PEARLBANK APARTMENT 1 Pearl Bank	99	High floor	2	1,324	\$1.2M		LL	Excellent view towards CBD, partial seaview. Next to Outram MRT. Tenanted \$3.4k/mth till Jan 2018.	
* 2	D01	#33-03 PEARLBANK APARTMENT 1 Pearl Bank	99	High floor	3	1,755	\$1.48M		LL	Very high floor with unblocked view. Dual key concept. Next to Outram MRT. Conservation potential. Currently vacant.	
* 3	D02	#30-05 EON SHENTON 70 Shenton Way	99	High Floor	2	603	AUCTION		TT	AUCTION 19 JULY Superb location! Minutes to MRT. Centrally located. Must Sell!	
* 4	D08	#04-0x SUITES 123 123 Rangoon road	FH	High floor	1	581	\$800K		LL	Good layout. Walking distance to Farrer Park MRT, near shopping malls & amenities	
*** 5	D09	#04-03 THE BEAUMONT 147 Devonshire Road	FH	Mid floor	3	1,948	\$3.55M		LL	ESTATE SALE! Rare, good-sized apartment. Good location! Walk to Orchard Rd, Somerset MRT station and amenities (NTUC, coffee shops) at Killiney Road.	
* 6	D09	#06-xx NOMU 20 Handy Road	FH	Mid floor	2+1	1,389	\$3.08M		LL	formerly 3 bedroom converted to 2bedroom. Walking distance to MRT/Plaza Singapura/ The Cathay. Tenanted Good layout, pool view.	
* 7	D09	#06-xx NOMU 20 Handy Road	FH	Mid floor	3+1	1,389	\$3.08M		LL	Walking distance to MRT/Plaza Singapura/ The Cathay. Tenanted Good layout, pool view.	
* 8	D09	#2x-09 Scotts Square	FH	High floor	2	947	\$2.9M	3000	SL	TOP 2011, Premium unit, Orchard Rd	
# 9	D09	#18-09 OUE Twin Peak	99		3	1604	VTO		SL	MORTGAGEE'S SALE! Superb location! Minutes to Orchard/ ION. Brand New. Must View!	
* 10	D10	#12-XX Waterfall Gardens 12 Farrer Road	FH	High Floor	4	4,811	\$7.XXM		SL	2 level penthouse,TOP 2010. 4+1, Private pool. Walk to Farrer Park MRT.	

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### CONDO/ APT/HDB FOR SALE

\* Owner \*\* Trustee @ Liquidator % Receiver's Sale # Mortgagee's \*\*\*Estate's Sale ##Developer's

S/no	District	Street Name	Tenure	Type/ Floor	Rooms	Floor Area (sqft)	Guide Price	\$PSF	Contact Person	Remarks
# 11	D11	#18-04 TRILIGHT 7 Newton Road	FH	High Floor	2	1,087	\$2.xM		TT	<b>MORTGAGEE'S SALE!</b> Superb location! Minutes to Newton MRT/Newton Food Centre / Orchard. ACS (Junior / Primary) Schools within 1km. Must View!
* 12	D11	#18-01 NEWTON EDGE 1 Makeway Avenue	FH	Penthouse	2	1,292	\$1.85M		LL	2 storey PH with rooftop jacuzzi, unblock view, designer décor. Walking distance to Newton MRT & Food Ctr
# 13	D11	#13-xx TAN TONG MENG TOWER 370 Thomson road	FH	Apartment	5	3,240	\$3.18M		LL	<b>BANK'S SALE!</b> Selling vacant. Spacious living / rooms
* 14	D14	#08-XX SIMS RESIDENCES 8 Lorong 39 Geylang	99	High floor	2 + private roof terrace	1,873	\$1.XM		TT	<b>SERIOUS SELLER!</b> Corner unit. Tenanted @ \$3.2k till end Feb 2018. Good condition. Minutes to Paya Lebar MRT station. Eateries readily available within the vicinity. Selling with tenancy. Priced to sell!
# 15	D14	#19-06 LE CRESCENDO 233 Paya Lebar Road	FH	High floor	4+1	3,390	\$2.XM		TT	<b>BANK SALE!</b> Penthouse with balcony/open terr. High ceiling. Unblocked View! Near Macpherson MRT/Tai Seng MRT stations. Selling vacant.
# 16	D15	#10-03 Amber Point 1 Amber Road	FH	High floor	3	1,668	AUCTION		TT	<b>BANK'S SALE!</b> Near future MRT. Walking distance to Parkway Parade, next to chinese swimming club.
# 17	D15	#05-03 VERANDA 50 Lorong K Telok Kurau	FH	High floor	2+1	2,099	\$1.4xM		TT	<b>BANK'S SALE!</b> Penthouse with roof terrace. Near 112 Katong / Parkway Parade/Eateries. Tao Nan School nearby. Future Marine Terrace MRT station. Must View.
* 18	D15	#02-XX THE SOVEREIGN 99 Meyer Road	FH	Low Floor	4	2,637	VTO		TT	Good layout. 4 good size bedrooms, all ensuites. Private lift. Greenery view! Eateries along East Coast/ 112 Katong Mall/ Parkway Parade. Future Amber MRT station. Tenanted at \$7650 per month till Feb 2018.
# 19	D19	#05-10 KOVAN GRANDEUR 118 Tampines Road	99	Penthouse	3	1,389	\$1.45M		LL	<b>BANK SALE!</b> 2-level penthouse unit with roof terrace. 2 min drive to Kovan MRT and Heartland Mall.
* 20	D22	#05-XX THE CENTRIS 79 Jurong West Central 3	99	Ground Floor	3	1,722	\$1.55M		LL	Ground floor patio unit. Pool view. Excellent location. Boon Lay MRT and Jurong Point at your doorstep!
# 21	D25	#04-21 WOODHAVEN 73 Woodgrove Avenue	99	High floor	1+study (SOHO)	592	\$6xxk		TT	<b>BANK SALE! Brand New!</b> Good layout. Unblocked view. Minutes to Causeway point/Woodlands Civic Centre/Woodgrove mall/ Sport Hall. American School/ Singapore Sport School nearby. Must View!
# 22	D27	361A GOODLINK PARK Sembawang road	FH	Masionette	4+1	2,120	\$1.3xM		LL	<b>BANK SALE !</b> walk up apartment, good layout with spacious rooms.
# 23	D12	#04-xxx HDB 3"S" Model Blk 28 Jalan Bahagia	99	Low Floor	2	603	\$260k		TT	<b>BANK SALE</b> Near Whampoa market/ Food Centre/ NTUC Fairprice/ Bus Interchange and other amenities.
# 24	D18	#03-xxx HDB 5"I" Model Blk 486A Tampines Avenue 9	99	Low Floor	3	1,378	\$4xxK		TT	<b>BANK SALE</b> Corner. Unblocked! Near future MRT/market/schools.

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## Private Treaty for Month of JUNE 2016 : COMMERCIAL

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### COMMERCIAL PROPERTIES FOR SALE

\* Owner's Sale # Mortgagee's Sale % Receiver's Sale

S/NO	District	Description	Tenure	Property Type	Tenancy	Land/Flr Area (Approx sqft)	Guide Asking	Contact Person	Remark	
*	1	D03	#02-16 Alexandra Central 321 Alexandra Road	99 Yrs wef 2012	Retail Shop	430	\$1.7M Up	LL	Comes with waterpoint. GST Payable. F&B use subject to approval.	
*	2	D03	Blk 710A AMK Central	86 yrs wef 1993	1 level HDB Shop currently used as a family restaurant	NIL	\$4.2M	SL	Walking distance to AMK MRT Station, tenanted .	
*	3	D03	Blk 711 AMK Ave 8 #01-XXX	86 yrs wef 1993	1 storey HDB Kiosk shop	NIL	\$3.5M	SL	Selling with vacant possession	
*	4	D06	#03-15 High Street Centre 1 North Bridge Road	99 yrs wef 1969	Dual frontage Retail Shop	409	AUCTION	CG	Walk to MRT. Near Lift. NO GST payable	
*	5	D06	#03-22 High Street Centre 1 North Bridge Road	99 yrs wef 1969	Retail Shop	247	AUCTION	CG	Walk to MRT. Near Lift. NO GST payable	
*	6	D07	#02-xx FORTUNE CENTRE	99 yrs wef 1980	Shop mall	YES	VTO	TT	Tenanted at \$2.4k per month. Sell vacant or with tenancy. No GST. Serious seller!	
*	7	D09	#03-XX FAR EAST SHOPPING CENTRE 545 Orchard Road	999 yrs wef 1871	Shop mall	-	AUCTION	TT	Good location. Sell vacant or with tenancy. No GST. Serious seller!	
*	8	D07	#04-73 Sim Lim Square 1 Rochor Canal Rd	99 yrs wef 1983	Retail Space	YES	\$3.88M	LL	Tenanted \$14,000/mth. Good frontage/traffic. Next to escalator. No GST.	
#	9	D07	#01-29 Sim Lim Square 1 Rochor Canal Rd	99 yrs wef 1983	Retail Space	NIL	\$2.4M	LL	Bank's Sale. Walking distance to future Rochor MRT Station.	
*	10	D07	Rowell Road	FH	2 adjoining 3 storey shophouse with terrace	Yes	1108/1091 respectively	\$3.85 M each	SL	Full commercial ,near Farrer Pk MRT (\$3.85M each)
#	11	D10	#B1-06/07 Ming Arcade 21 Cuscaden Road	FH	Retail Space	NIL	194 sf & 172 sf	\$848K	LL	Rare freehold retail/commercial units in Orchard area. 2 adjoined units. Total 366 sf.
#	12	D12	#01-95 HDB Shop Blk 3 St George's Road	80 yrs wef 1995	HDB Shop with Living Quarter	NIL	Approx 1389sqft	\$1.XM	TT	BANK SALE! Ample parkings. Separate access to Living Quarter. Boon Keng MRT/wet market/food centre / shops. No GST. Must Sell!
*	13	D15	3XX JOO CHIAT ROAD	FH	2-storey shophouse with attic, corner	Yes	Approx 914/1800 sqft	\$4M	TT	Full commercial , ample parking. Near to Katong. Tenanted to F&B operator. Sell with tenancy. No GST. Rare!
*	14	D21	#02-21 Bt Timah Plaza 1 Jalan Anak Bukit	99 yrs wef 1976	Retail Space	NIL	355 sf	\$788K	LL	#02 near escalator. Recently refurbished mall with a host of ammenities. Near Beauty World MRT (Downtown Line 2).
*	15	D21	#B1-52/52B/52C Bt Timah Plaza 1 Jalan Anak Bukit	99 yrs wef 1976	Retail Space	NIL	1496 sf, 603 sf & 603 sf	\$5.8M	LL	3 units (side-by-side), with water point and floor trap. Recently refurbished mall with a host of ammenities. Near Beauty World MRT (Downtown Line 2). Can be sold individually
*	16	D22	41x Jurong West Street 42	88 yrs wef 1995	Single level HDB shop	YES	1,270	\$1.4M	SL	Selling below value.
*	17	D25	Blk 302 Woodlands St 31 #01-XXX	99 yrs wef 1992	2 storey HDB Shophouse	NIL	1,959	\$3.3M	SL	Selling with vacant possession. Shop area: 93sqm Apt area: 89sqm

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## Private Treaty for Month of JUNE 2016 : INDUSTRIAL

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### INDUSTRIAL PROPERTIES FOR SALE

Owner	** Trustee	@ Liquidator	% Receiver's Sale	# Mortgagee's	***Estate's Sale	##Developer's					
S/NO	District	Project/Street Name		Tenure	Property Type	Tenancy	Land/Fir Area(sqft)	Guide Asking	\$PSF	Contact Person	Remark
*	1	D03	#04-XX APEX @ HENDERSON 201 Henderson Road	Freehold	B1 Factory	NIL	3,401 (void 1416sf)	3,060,000/-		TT	Light Industrial development conveniently situated in central location. Modern design & concept incorporating to a lifestyle hub. Redhill MRT station. TOP soon.
*	2	D03	#02-XX Henderson Industrial Park 203 Henderson Road	Freehold	Warehouse	NIL	4,370	\$3.5M		SL	Selling with vacant possession.
*	3	D05	#04-xx PANTECH BUSINESS HUB 196 Pandan Loop	99 wef Jan '84	27 Factory	NIL	3,153	VTO		TT	No GST payable. Fitted with corporate image office set up. Dual access. Near passenger & cargo lifts. Tenanted. Only \$3xxpsf! Sell with tenancy.
#	4	D05	#05-xx PANTECH BUSINESS HUB 194 Pandan Loop	99 wef Jan '84	27 Factory	NIL	2,098	VTO		TT	BANK SALE! Dual access. Corner with windows. Sell vacant. Serious seller!
#	5	D14	#01-31 FIRST EAST CENTRE 10 Kaki Bukit Road 2	30 years leasehold	B2 Factory	NIL	2,303	\$6xxK		TT	BANK SALE! Flatted factory unit. With mezzanine level, toilet within the unit. Suitable for car repair workshops, other engineering usages. Must Sell!
@	6	D14	46 Kaki Bukit Crescent	60 yrs wef sep 93	4 sty B2 Factory	Nil	6740/16k	Auction		SL	LIQUIDATOR'S SALE! 4 storey B2 int terrace with lift, good corporate image
#	7	D22	#4-151 ENTERPRISE HUB 48 Toh Guan Road East	60yrs wef 1/12/1997	Factory with mezzanine	NIL	4,026	\$1.xM		TT	BANK'S SALE! Own parking lots/loading & unloading bay. Sell vacant. Primarily Industrial Estate . Near IMM / MRT. Must Sell!
*	8	D22	POINEER JUNCTION #01-xx, 3 Soon Lee Street	30 years wef 2011	Strata factory		1,098	Priced to sell!		TT	B1 factory. Ramp up. Selling with tenancy. GST payable.
*	9	D22	POINEER JUNCTION #05-xx, 3 Soon Lee Street	30 years wef 2011	Strata factory		958	Priced to sell!		TT	B1 factory. Ramp up. Selling with tenancy. GST payable.
*	10	D22	TUAS VIEW CLOSE "Tradelink Place" (off South Ave 3 & 8)	60 yrs wef July 96	2 sty det B2 factory		13,485	\$5.18M		SL	No annual rent payable, no investment criteria ,plot ratio 2.5 for future expansion, wide frontage
*	11	D23	MIDVIEW BUILDING #08-17/18/19, 50 Bukit Batok Street 23	60 yrs wef 13/03/1997	B1 factory		6,577	AUCTION		TT	AUCTION 19 JULY. B1 factory. Selling 3 units collectively.
*	12	D25	#04-01, ADMIRALTY IND PARK 23 Woodlands Industrial Park E1	60yrs wef 1995	B2 Factory	NIL	1,808	\$518K		LL	Must Sell! B2 strata factory, unit next to passenger lift. 2 cargo lifts. Bal 40 yrs. No GST
*	13	D27	NORTHLINK BUILDING 10 Admiralty Street	60 years wef 09/10/1999	B2 Ramp-up Factory	NIL	5,188	PRICE NEGOTIATION		TT	Corner unit. Sell vacant or sell & leaseback possible. GST payable.
#	14	D27	#07-10, NORTHPOINT BIZHUB 2 Yishun Industrial St 1	60yrs wef 2009	B1 Factory	NIL	2,647	\$650K		LL	BANK SALE! B1 ramp-up factory with mezzanine. 2 private lots/loading bay
#	15	D27	#03-15, NORTHPOINT BIZHUB 2 Yishun Industrial St 1	60yrs wef 2009	B1 Factory	NIL	2,572	\$690K		LL	BANK SALE! B1 ramp-up factory with mezzanine. Corner unit. 2 private lots/loading bay

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