

Auction & Sales Private Treaty.



DECEMBER 2018: RESIDENTIAL

Salespersons to contact:

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

Gwen Lim, CEA R027862B, 6228 7331 / 9199 2377
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LANDED PROPERTIES FOR SALE

* Owner's	** Public Trustee's	*** Estate's	@ Liquidator's	% Receiver's	# Mortgagee's	## Developer's	### MCST's		
S/no	District	Street Name	Tenure	Property Type	Room	Approx. Land / Floor Area (sqft)	Guide Price	Contact Person	Remarks
* 1	D04	8 PEARL ISLAND	Leasehold 99 years wef. 2008	3-Storey Detached Bungalow with Basement, Swimming Pool & Berth	5 + 1	7,287 / 5,830	\$16.XM	Tricia	Waterway view! Exclusive. With lift. Quality finishes with sleek design. Bright & airy. Lifestyle living.
# 2	D04	17 CORAL ISLAND	Leasehold 99 years wef. 2005	2-Storey Detached Bungalow with Attic and Swimming Pool	4	7,557 / 8,697	\$11.5M	Sharon / Noelle	MORTGAGEE SALE 4 ensuite bedrooms. Waterway view! Chair lift installed. Bright & airy. Can park 3 cars. Lifestyle living.
# 3	D05	2A FABER PARK	Freehold	2 Storey Detached House with Basement, Roof Terrace, Swimming Pool and Lift	5 + 1	6,012 / 10,853	\$7M	Tricia	MORTGAGEE SALE. AUCTION 14 DEC 2018 Elevated, unblocked views. Good sized bedrooms, well-lit naturally. Surrounded by a mixture of condominium apartments and landed homes. Clementi MRT and bus interchange are nearby. 0.34 km to Nan Hua Pri Sch.
* 4	D09	CAIRNHILL ROAD	Freehold	2.5-Storey Conservation Corner Terrace with Garden & Basement Garage	3 + Study	2,085 / 4,701	\$9.95M	Sharon / Noelle	Glamorously designed. Refurbishment completed in 2014. Construction cost above \$3M. Conveniently located. Near to Paragon & Newton MRT. Walking distance to ACS.
# 5	D10	33 LOTUS AVENUE	Freehold	2-Storey Detached House	5	4,647 / 8,036	\$10.8M	Sharon / Gwen	MORTGAGEE SALE. AUCTION 14 DEC 2018 Main door facing North-West. Beautiful garden with pond and inground pool. Huge 5 en-suite bedrooms. Lots of storage space. Big gourmet kitchen. Can park 2-3 cars. Within 2km to many good schools like Raffles Girl's Pri Sch, Nanyang Pri Sch, Henry Park and Methodist Girl's Sch. About 5-10 mins walk to Guthrie House - Cold Storage and eateries. About 10 mins walk to Sixth Avenue MRT (600m away).
* 6	D10	49 HOLLAND GROVE VIEW	Leasehold 99 years wef. 21/04/1994	3-Storey Semi-Detached House with Basement & Swimming Pool	4	2,949 / 3,574	\$3.1M	Sharon / Teddy	Retangular in shape. Walking distance to Henry Park Pri Sch, Anglo-Chinese Sch (Independent), Cold Storage, Jelita Shopping Ctr, Star Vista & Dover MRT station (via nearby footbridge across Sungei Ulu Pandan). Proximity to PIE and AYE.
# 7	D10	5 BELMONT ROAD	Freehold	2-Storey Detached Bungalow with Swimming Pool	4	16,327 / 11,502	\$22.5M	Sharon / Noelle / Teddy	MORTGAGEE SALE Good class bungalow. Walking distance to Holland Village MRT station & Holland Village.
* 8	D10	GCB LAND @ JERVOIS HILL	Freehold	Vacant Land	NIL	15,171	\$2XXX psf	Tricia	Good frontage. Elevated. Last piece of land! Prestigious address. amongst embassies.
* 9	D10	TANGLIN HILL GCB	Freehold	2-Storey Detached Bungalow with Swimming Pool	4	16,446	Price on Ask	Teddy / Gwen / Sharon	New Listing! Rare! Regular shape land ideal for rebuild. Elevated. One of the most prestigious GCB address. 6 to 8 mins walk to future Napier Road MRT. Within embassy area. Short distance to Tanglin Mall, supermarket, Orchard Road, Bontanic Gardens & Dempsey Hill.
* 10	D10	SIXTH CRESCENT	Freehold	3-Storey Detached Bungalow with Swimming Pool, Attic and Basement	9	6,200 / 15,112	\$17.5M	Sharon / Gwen / Teddy	New Listing! Brand New Detached House Designed by Award Winning Architect - Edmund Ng Architects. House is designed with the usage of concrete walls, timber floors & monochromatic color scheme. Generation house with possibility of configurations to 3 houses (with 3 separate entrances). Double volume ceiling, a bedroom size wine cellar & good size kitchen with high specification finishes.
## 11	D11	DYSON ROAD	Freehold	3-Storey Detached Bungalow with Swimming Pool, Attic and Basement	6	5,404 / 9,079	\$12.9M up	Gwen / Teddy	New Listing! Brand New Detached in prime District 11, Bukit Timah / Novena Area. Designed by Award Winning AKA Architect, Kelvin Tan. All huge bedrooms ensuite. 1km within ACS Barker. High quality finishes, with smart home installed.
# 12	D11	BARKER VILLE 45F Barker Road	Freehold	Cluster Semi-Detached House with Private Lift, Roof Terrace & Private Parking Lot	5	3,864	\$3.3M	Gwen / Teddy	MORTGAGEE SALE 5 bedroom + 6 bathroom + dry & wet kitchen + 2 private carpark lot + private lift. Good internal size. Squarish layout. Approx. 600m from ACS Barker. Bukit Timah landed estate.
*** 13	D11	39 MERRY ROAD	Freehold	2-Storey Detached House	5	9,002	\$10.8M	Sharon / Noelle	ESTATE SALE. AUCTION 14 DEC 2018 Cul-de-sac. Regular in shape. Close proximity to PIE/BKE. Well-connected via public bus services & Stevens MRT station. SCGS within 1KM. SJI, ACS are all within the vicinity. Open house sat/sun by appt
* 14	D12	6 BENG WAN ROAD	Leasehold 99 years wef. 20/04/1949	Single Storey Bungalow	3	4,000	\$1.1M	Sharon	AUCTION 14 DEC 2018 Near to Boon Keng MRT station. Rental of \$5,000 per month. Good yield. Regular plot.

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S/no	District	Street Name	Tenure	Property Type	Room	Approx. Land / Floor Area (sqft)	Guide Price	Contact Person	Remarks
# 15	D14	EUHABITAT 274 Jalan Eunos	Leasehold 99 years wef. 2010	Townhouse	4	3,380 (Strata)	\$2.98M	Noelle	MORTGAGEE SALE 4 bedroom townhouse with direct pool access, private parking space at basement, private lift to all levels & roof terrace with jacuzzi. Near Kaki Bukit, Ubi & Eunos MRT stations. Foreigners are eligible.
# 16	D15	76 DIDO STREET	Freehold	Intermediate Terrace		2,286 / 2,347	\$3.2M	Teddy / Gwen	MORTGAGEE SALE Ideal for rebuilt. Quiet landed estate. Master Plan Zoning – 2-Storey mixed landed. Near Bedok Mall. Near Kembangan and Bedok MRT stations. Near East Coast Park.
* 17	D15	GOODMAN VICINITY	Freehold	2.5-Storey Detached House	7 + 1	6,276 / 5,987	\$11M (Negotiable)	Tricia	Prestigious and exclusive well designed bungalow. Wide frontage approximate 23 metres. Elevated. Spacious bedrooms, all ensuites. Quiet and serene environment. Bright & Airy. Conveniently located, within minutes walk to Dakota MRT station. Upcoming Katong Park MRT station. Near East Coast Park Beach, and many amenities in the vicinity. 100% move-in condition. Quality finishes.
* 18	D15	12 LORONG G TELOK KURAU	Freehold	2-Storey Semi-Detached House	4	4,498 / 3,301	\$5.4M	Teddy / Gwen	Regular in shape. Frontage approx. 9.5m by Depth approx. 46m. North facing. Quiet and serene environment. Conveniently located, within 5 mins walk to Eunos MRT station, Food Centre and Wet Market. Haig Girls' School and Eunos Primary School are within 1km. Near East Coast Park Beach, Paya Lebar Central Commercial Hub, New Paya Lebar Quarters Shopping Mall, Parkway Parade and 112 Katong Mall.
* 19	D15	85 / 85A LORONG K TELOK KURAU	Freehold	A pair of 3-Storey Semi-Detached House	7	85A - 3,643 / 4,456 85 - 3,493 / 4,456	\$5A-\$4.5M \$5-\$4.3M	Teddy / Gwen	Serious Seller! The subject plot of each unit is nearly trapezoidal in shape which has a width approx. 12m and a length approx. 29m. South facing. Good condition. Move-in condition. Can park 3 cars. 1km to Tao Nan, St. Stephen Primary, CHIJ Katong. Possible to buy the 2 Semi Detached together. Vacant possession.
* 20	D15	LANGSAT ROAD	Freehold	New 3-Storey with Roof Garden	5 + 1	1,775 / 3,935	\$3.4M	Sharon	New terrace house with roof light. Very efficient layout. Good sized bedrooms. High ceiling. Walking distance to Eunos MRT station. TOP 2013. Not stayed in before.
* 21	D15	TANJONG KATONG ROAD	Freehold	2-Storey Terrace		6,042	\$8.8M	Sharon	Ideal for rebuilding. Plot ratio 3. Zoning: Residential.
# 22	D16	42 LUCKY HEIGHTS	Freehold	3-Storey Semi-Detached House (Uncompleted)	5	6,068 / 8,891	\$6.1M	Tricia / Noelle	MORTGAGEE SALE Primarily residential area. Near Bayshore MRT station. Stroll to East Coast Park. Minutes to Parkway Parade / 112 Katong. Host of eateries along East Coast Road. Readily accessible via ECP that connects to all parts of island.
# 23	D16	43 EASTWOOD DRIVE	Leasehold 99 years wef. 1995	2-Storey Semi-Detached House with Attic	5	3,152 / 4,790	\$2.56M	Tricia / Teddy	MORTGAGEE SALE 5 bedroom + 5 bathroom + dry & wet kitchen + car porch for 2 cars. South-East facing. Near future Sungei Bedok MRT station. Good land shape, quiet serene area. Near Beach.
** 25	D17	27 LENGKOK MARIAM	Freehold	2-Storey Bungalow	8	9,978 / 7,000	\$8.8M	Gwen	TRUSTEE SALE Quiet environment. With 8 bedroom & 5 bathroom. Big land to rebuild. Ideal for A&A. Zoning - 3-Storey Bungalow. Ample parking space. Selling with vacant possession.
# 26	D17	PALM ISLES #03-36 36 Flora Drive	Leasehold 99 years wef. 2011	3-Storey Townhouse	5 + 1	3,755	\$2.XM	Tricia / Gwen	MORTGAGEE SALE Foreigners are eligible. Full condo facilities. Near International School. Tampines Mall / White Sand Mall are nearby where a host of amenities are readily available.
* 27	D18	PASIR RIS AVENUE	Leasehold 99 years wef. 1978	Land with 2-Storey Detached	3 + 1	8,011 / 3,843	\$3.5M	Gwen / Teddy	Master Plan 2014 Zoning - 3 storey Semi Detached. Able to subdivide. Downtown East / Giant Mega Mart / Elias Mall / Mega Courts / Overseas Family School & other International Schools are all nearby. Walking distance to Pasir Ris Beach Park and Sea. Resort & Beach Lifestyle! Near Changi Business Park, Changi Airport. Must sell.
*** 28	D19	22 JALAN TANI	Leasehold 999 years wef. 27/12/1875	Land with a Detached House & an Outhouse	NIL	16,339	\$14.38M	Sharon / Noelle	ESTATE SALE 2014 Master Plan Zoning: Residential with a plot ratio of 1.4. Pentagonal in shape. Frontage of about 25- 26m, depth is about 40m & backyard width about 50m. Walking distance to Kovan & Hougang MRT stations. Located near Hougang Mall, Hougang Village & food centre where amenities are readily available.

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S/no	District	Street Name	Tenure	Property Type	Room	Approx. Land / Floor Area (sqft)	Guide Price	Contact Person	Remarks
# 29	D19	18 CARDIFF GROVE	Leasehold 999 years	2.5-Storey Corner Terrace with Private Lift & Swimming Pool	5+1	Approx. 2,648 / 4,300	\$3.88M	Noelle / Tricia	MORTGAGEE SALE Shops, food centres, markets, schools, places of worship and other public amenities are located within close proximity of the subject property. Prominent developments in the area include Chomp Chomp Food Centre, Serangoon Garden Market and Serangoon Gardens Country Club. Accessibility is enhanced by its proximity to Central Expressway, Serangoon and Lorong Chuan MRT stations.
* 30	D23	HILLVIEW GARDEN ESTATE	Leasehold 999 years	2-Storey with Basement and Attic Level	11 +1	9,032 / 12,960	\$10.5M	Tricia	This majestic detached house (formally was 2 semi-detached houses) nestled in a secluded elevated hilltop. Serene, quiet, bright and exclusive environment. North-South facing. With a mix of oriental-western theme, it creates a harmony and peaceful ambience. Spacious 11 bedrooms (all attached) are ideal home for multi-generations. Renovated and move-in condition. Nearby amenities are readily available in Bukit Batok Estate, Hillview vicinity (The Rail Mall, Hill V2 Mall, and Choa Chu Kang Estate. Near Hillview MRT. View to appreciate!
* 31	D23	GREEN HILL ESTATE	Freehold	Land with a Single Storey Detached House	4 + 1	5,998	\$7.2M	Noelle	Set within the Chestnut Avenue GCBA, this rare piece of land is situated within an exclusive, tranquil & serene enclave, surrounded by greeneries. Cul-de-sac. Suits A&A or redevelopment.
* 32	D25	PINEWOOD GROVE	Leasehold 99 years wef. 12/08/1996	3-Storey Detached House with Jacuzzi	3 + 1	7,070 / 6,629	\$3.99M	Sharon / Noelle	3 spacious en-suite bedroom + maid's room and a jacuzzi in a 3-storey detached house. Nice design. Well-connected via SLE / BKE. Amenities readily available at Causeway Point & Woodlands Civic Centre which are within the vicinity. Very close to Singapore American School & Singapore Sports School. Tenanted til 3rd Qtr 2018.
* 33	D25	PINEWOOD GROVE	Leasehold 99 years wef. 12/08/1996	2-Storey Resort Style Detached House	5 + 1	6,458 / 4,219	\$3.7M	Sharon / Noelle	5 spacious en-suite bedroom + maid's room. Well-connected via SLE / BKE. Amenities readily available at Causeway Point & Woodlands Civic Centre which are within the vicinity. Very close to Singapore American School & Singapore Sports School. Tenanted til 4th Qtr 2018.
# 34	D25	11 BEECHWOOD GROVE	Leasehold 99 years	3-Storey Detached House	7	7,707 / 5,395	\$4.42M	Sharon / Noelle	MORTGAGEE SALE Well-connected via SLE / BKE. Amenities readily available at Causeway Point & Woodlands Civic Centre which are within the vicinity. Very close to Singapore American School & Singapore Sports School.
* 35	D26	SPRINGLEAF GARDEN Springleaf Height	Freehold	2-Storey Semi-Detached House	4+1	4,450 / 2,906	\$4.5M (Negotiable)	Tricia	Regular land shape. Spacious layout. Lush of greenery. Quiet & serene environment. Well-connected via SLE / BKE. Future Springleaf MRT station. Eateries readily available in the vicinity. Vacant possession
# 36	D27	27 KERONG LANE	Leasehold 99 years wef. 07/2008	3-Storey Intermediate Terrace House	5 + 1	1,787 / 4,467	\$2.13M	Gwen / Noelle	MORTGAGEE SALE Regular shaped land. Masterplan 2014: 3-Storey Mixed Landed. Short walk to Sembawang Park. Quiet & serene environment. Close proximity to Sembawang MRT station & Sembawang Shopping Centre.
* 37	D27	STRAITS GARDENS Andrew Terrace	Freehold	3-Storey Corner Terrace House	4 + 1	4,251 / 4,124	\$3.98M	Gwen / Noelle	Cul-de-sac. Spacious plot of land with swimming pool. 4 bedroom + Granny's. Short work to Sembawang Park. Quiet and serene environment. Close proximity to Sembawang MRT station & Shopping Centre.
* 38	D28	37 JALAN KECHUBONG	Freehold	3-Storey Detached House	8	5,195 / 4,393	\$6.5M	Gwen / Sharon	AUCTION 14 DEC 2018 Master Plan 2014 - Residential 3-storey mixed land. Unblocked view on level 3. 8 Bedrooms with 2 bedrooms on level 1. Good car porch size & a nice garden space. Cul-De-Sac. Well kept house.

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* 39	D01	THE SAIL @ MARINA BAY #06-23 6 Marina Boulevard	Leasehold 99 years	Mid Floor	3	1,259	\$2.6M	Gwen / Teddy	Prime location. Centrally located among the Grade A office. Good layout. Link to 2 MRT stations. South facing.
* 40	D03	TANGLIN VIEW	Leasehold 99 years wef. May 1997	High Floor	4+1	2,325	\$3.3M	Gwen / Teddy	Rare. Beautifully renovated. Move-in condition. Panoramic unblock greenery view. Full Miele Modern Gourmet Kitchen. Walking distance to Redhill MRT station. Mins to Orchard Road and Raffles Place. See to believe how perfect this unit is.
* 41	D04	THE INTERLACE #02-XX 202 Depot Road	Leasehold 99 years wef. 11/02/2009	3-Bedrooms + Family with Big Private Enclose Space	3	3,907	\$3.88M	Tricia	Must Sell! Rare and Unique. Near Anchorpoint, Harbourfront area and ISS Int'l Sch. Supermarket within development.
* 42	D07	DUO RESIDENCES #06-XX	Leasehold 99 years wef. 07/2011	Low Floor	1 + Study	689	\$1.5M	Tricia	New listing. Tenanted @ \$3.5K/mth. Close proximity to Bugis MRT station. Minutes to CBD area. Many eateries. Expats choice!
# 43	D09	THE LUMOS #07-01 9 Leonie Hill	Freehold	3-Bedroom Apartment	3	1,755	\$3.7M / \$2108psf only	Gwen / Teddy	MORTGAGEE SALE. AUCTION 14 DEC 2018 Prime location. Walking distance to Orchard shopping belt. 5 mins walk to Takashimaya. 500m to Orchard MRT station. 3-Bedrooms + Utility room + 3 Bathroom. North facing. Bright and windy. Private lift access. City view of Orchard Road. High End Luxurious Finishes with Gaggenau Appliances.
# 44	D09	HELIOS RESIDENCES #19-03 15 Cairnhill Circle	Freehold	3-Storey Penthouse with Lift, Jacuzzi & Roof Terrace	4	3,993	\$7.98M	Gwen / Sharon	MORTGAGEE SALE Prime location! TOP 2011. Minutes away from Newton MRT station. Short walk to RGS, ACS, ISS International School & Chatsworths International School. Close proximity to the vibrant Orchard Road shopping belt, Ion Orchard, Takashimaya, The Paragon & Wisma Atria.
* 45	D09	HIJAUAN #04-06 63 Cavenagh Road	Freehold	2-Bedrooms Apartment	2	732	\$1.9M	Noelle	Living area extends out to the balcony that oversees the greenery. Conveniently located right outside Orchard Shopping Belt. Next to footbridge link to Orchard Road & Somerset MRT station. Minutes walk to Dhoby Ghaut MRT station & Plaza Singapura. Well-connected to other parts of the island via CTE. Schools in proximity includes Chatsworth International School, St. Margaret's Primary School, Anglo-Chinese Junior School (Newton) and Singapore Management School.
* 46	D09	VISIONCREST #04-07 35 Oxley Rise	Freehold	2-Bedroom Apartment with Balcony	2	1,324	\$2.3M	Sharon	AUCTION 14 DEC 2018 Prime location. Walking distance to Plaza Singapura, Centrepoint, Dhoby Ghaut and Somerset MRT. Near SOTA, Chatsworth International School, NAFA and St. Margaret's Primary School.
# 47	D09	THE SCOTTS TOWER #21-03 38 Scotts Road	Leasehold 103 years wef. 2010	Apartment		840	\$2.75M	Teddy	MORTGAGEE SALE Prime Orchard Road location, walking distance to Orchard Ion, Takashimaya and Paragon. Walking distance to Orchard and Newton MRT. High specs luxury finishes, stone feature wall, Gaggenau oven, fridge, coffee maker, steamer oven, hob, hood and dishwasher. Include wine fridge as well. North-East facing. With unblock panoramic greenery view. High floor. Pristine condition. Bright. Squarish layout. Good room size Tenanted till 2019. Well kept. Beautiful layout & quiet facing. Minutes to Newton MRT station. ACS & RGS within close proximity. Condominium facilities include swimming pool, tennis court, playground, fitness gym & BBQ area. TOP 2013.
* 48	D10	GOODWOOD RESIDENCE #04-XX 261 Bukit Timah Road	Freehold	3-Bedroom Apartment	3	1,970	\$4.98M	Noelle / Sharon	Close to the Singapore Botanic Gardens, Gleneagles Hospital and Camden Medical Centre. It is also just minutes walk to the vibrant Orchard Road shopping and entertainment belt. Near to Orchard MRT station. Nearby schools include Raffles Girls' School, ACS Junior, ISS International School.
* 49	D10	THE BOULEVARD RESIDENCES 6 Cuscaden Walk	Freehold	3 + 1 Bedroom Apartment	3 + 1	2,034	\$5.3M	Sharon	Living area extends out to the balcony that oversees the greenery. Conveniently located right outside Orchard Shopping Belt. Next to footbridge link to Orchard Road & Somerset MRT station. Minutes walk to Dhoby Ghaut MRT station & Plaza Singapura. Well-connected to other parts of the island via CTE. Schools in proximity includes Chatsworth International School, St. Margaret's Primary School, Anglo-Chinese Junior School (Newton) and Singapore Management School.
* 50	D10	THE ORION 6C Orange Grove Road	Freehold	Mid Floor	3	1,507	\$3.6M	Teddy / Gwen	

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* 51	D11	SOLEIL @ SINARAN #04 6 Sinaran Drive	Leasehold 99 years wef. 23/10/2006	Low Floor	2	1,442	\$1.9XM	Noelle	Beautiful 2 bedroom loft apartment. Tenanted till Sept 2019. SE facing. Abundance of amenities readily available at the nearby Novena MRT, Square 2, Velocity @ Novena Sq, United Square, Goldhill Plaza/Shpg Ctr, Courtyard By Marriott, Mt Elizabeth Hospital, Balestier, etc.
# 52	D12	OKIO RESIDENCES #16-02 262 Balestier Road	Freehold	1-Bedroom Apartment	1	431	\$720K	Teddy	MORTGAGEE SALE. AUCTION 14 DEC 2018 Good condition. North facing. Bosch appliances. Unblock panoramic view. Near eateries and wet market. Minutes to Novena and Orchard Road.
# 53	D13	AVON PARK #13-11 1 Youngberg Terrace	Freehold	Penthouse	6	4,521	\$4.2M	Teddy / Gwen	MORTGAGEE SALE EN-BLOC potential. Rarely available! Serene. Tranquil. Unblock panoramic view. Huge bedroom, living & dining. Extensive built-up. Located beside Woodleigh MRT station. 1 MRT station to Nex Mall. In the heart of new Bidadari estate. Within 1km to Maris Stella High, St Andrews Junior, American International School & St Andrew's Village.
# 54	D14	88 LORONG MARICAN #05-01	Freehold	Duplex	1 + Study	600	\$7XXX	Tricia	MORTGAGEE SALE Low density. Quiet surrounding, within residential landed estate. Minutes to CBD area, readily connected to various expressways. With facilities.
# 54	D15	SUITES @ AMBER #12-03 30 Amber Road	Freehold	Duplex	2 + Study	915	\$1.6XM	Tricia	MORTGAGEE SALE Seaview! Small development. Quiet surrounding. Minutes to Parkway Parade, 112 Katong, and many eateries along East Coast Road. East Coast Park / future Amber MRT station. Short drive away to Central Business District area, readily connected to various expressways.
* 55	D15	AMBER RESIDENCES #21-03 50 Amber Road	Freehold	3-Storey Penthouse with Swimming Pool & Playground @ Roof Top	4+1	5,113	\$1XXX PSF	Tricia	Seaview! Living in the sky! Quality finishes. Minutes to Parkway Parade / 112 Katong. Stroll to East Coast Park with many eateries. Within 200m to future Amber MRT / underground mall. Schools nearby include Tao Nan Pri, Dunman High. Selling with tenancy @ \$13.5K/month.
* 56	D15	LUSH ON HOLLAND HILL #04-03 21 Holland Hill	Freehold	Mid Floor	3	1,507	\$2.8M	Teddy / Gwen	New Listing! Prime Freehold 3 bedroom below \$3m. Walking Distance to Holland Village MRT station. Huge Living and Dining area. Move-in condition. Serene environment. Near Orchard Road, Dempsey Hill, Botanic Gardens, One-North Business Park. 300m to ACS
# 57	D15	ISUITES #16-11 38 Ipoh Lane	Freehold	High Floor	1 + 1	1,076	\$1.38M	Tricia	MORTGAGEE SALE Walking distance to Dakota and Paya Lebar MRT stations. Schools in the vicinity include Tanjong Katong Secondary School, Tanjong Katong Girls' School and Singapore Korean School. Near to Tanjong Katong shopping mall for amenities such as retail, supermarkets, restaurants, banks, and more.
* 58	D15	TIVOLI GRANDE #05-07 126 Koon Seng Road	Freehold	Penthouse	3	1,528	\$1.75M	Teddy / Gwen	1km to Tao Nan Primary. Near 112 Katong & Marine Parade. Eateries & supermarket are nearby. Unblock view. North-East facing.
# 59	D15	VENTURA VIEW #05-06 16 Rambutan Road	Freehold	Penthouse	1	1,410	\$1.10M	Teddy / Noelle	MORTGAGEE SALE Duplex with roof terrace. Close proximity to OneKM, Singapore Post Centre, Eunos MRT station & PIE.
* 60	D15	SIGLAP V #02-21 2 First Street	Freehold	Low Floor	1 + Study	517	\$750K	Gwen / Teddy	New Listing! Serious Seller. Study room is big enough to use as children's room. Eateries & supermarket are nearby. Walking distance to future Siglap MRT station. Near seaside. Expats rental location, minutes to Raffles Place, Changi Business Park & Airport.
* 61	D15	SIGLAP V #02-22 2 First Street	Freehold	Low Floor	1 + Study	517	\$750K	Gwen / Teddy	New Listing! Serious Seller. Study room is big enough to use as children's room. Eateries & supermarket are nearby. Walking distance to future Siglap MRT station. Near seaside. Expats rental location, minutes to Raffles Place, Changi Business Park & Airport.
* 62	D15	GRAND DUCHESS #03 130 St Patrick Road	Freehold	3rd Floor	3+1	1,389	\$2.6M	Sharon	Master bedroom facing greenery. TOP 2010. Tenanted till Feb 2019. Walking distance to future MRT station & market. 1 km to Tao Nan School, CHIJ Katong (Primary) & Ngee Ann Primary School. Efficient layout.
# 63	D16	URBAN VISTA #08-04 2 Tanah Merah Kechil Link	Leasehold 99 years wef. 2012	Mid Floor	2	592	\$866K	Tricia	MORTGAGEE SALE Brand New. Just TOP! Good investment property. 1 min to Tanah Merah MRT station. Near Changi Business Park & Bedok Mall.

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Noelle Tan, CEA R047713G, 6228 7380 / 9766 7797

Gwen Lim, CEA R027862B, 6228 7331 / 9199 2377
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CONDO / APARTMENT PROPERTIES FOR SALE

* Owner's	** Public Trustee's	*** Estate's	@ Liquidator's	% Receiver's	# Mortgagee's	## Developer's	### MCST's		
S/no	District	Street Name	Tenure	Property Type	Room	Approx. Land / Floor Area (sqft)	Guide Price	Contact Person	Remarks
* 64	D16	EASTWOOD CENTRE #04-01 20 Eastwood Road	Leasehold 99 years wef. 1995	Penthouse	4	2,928	\$1.6XM	Tricia	Duplex penthouse with roof terrace. Low maintenance. Cold Storage at door step. Hawker across the road. Near future MRT station.
# 65	D19	D'ZIRE #05-06 12 Robey Crescent	Leasehold 999 years	Penthouse	2	1,421	\$1.4M	Teddy	MORTGAGEE SALE. Rare Unblock Landed View. Treeline Street View. Close to Kovan & Hougang MRT. Locality in tranquil landed estate. Near Nex, Heartland Mall & Hougang Mall. Easy access to CTE & KPE. Low maintenance fee. City fringe area.
# 66	D19	KENSINGTON SQUARE #05-19 2 Jalan Lokam	Freehold	High Floor 2-Storey Penthouse	2	914	\$1.13M	Noelle	MORTGAGEE SALE Squarish layout. With condo facilities. Gaint supermarket / restaurants within the development.
* 67	D20	THREE 11 #01-06 311 Upper Thomson Road	Freehold	3-Bedroom with Patio	3	1,001	\$1.7M	Noelle	Near Marymount MRT station. Within 1km to Ai Tong School, and within 1-2km to CHIJ St. Nicholas Girls' School. It is also near Thomson Plaza Shopping Malls for an array of amenities such as grocery and retail shopping, banks, eateries and more. Vehicle owners can take Thomson Road and Central Expressway (CTE) to get to the business hub or shopping district in the city. Tenanted.
# 68	D25	ROSEWOOD SUITES #05-14 63 Rosewood Drive	Leasehold 99 years wef. 2008	3-Bedrooms Duplex Penthouse	3	1,981	\$1.25M	Noelle	MORTGAGEE SALE Selling with vacant possession on an "as is where is basis". Good condition. Near Woodlands MRT station, Causeway Point and Singapore Sports School.
# 69	D25	LA CASA 50 Woodlands Drive #02-01	Leasehold 99 years wef. 2004	Low Floor	3	1,141	\$800K	Teddy / Gwen	MORTGAGEE SALE One of the cheapest 3-bedroom unit in the market. Squarish layout. Good room size. South facing. Fantastic condo facilities, with 5 pools, a gym & 2 tennis court.
# 70	D28	SELETAR SPRINGS #02-04 106 Gerald Drive	Leasehold 99 years wef. 1997	Apartment	3	1,410	\$1.1M	Noelle	MORTGAGEE SALE Spacious layout. North facing. Short drive to Fernvale Point and Hougang Green Shopping Mall. Close to Buangkok MRT. Not far from several schools such as Nan Chiau High Sch, Yio Chu Kang Pri Sch, Anchor Green Pri and Hougang Sec Sch.

HDB PROPERTIES FOR SALE

* Owner's	** Public Trustee's	*** Estate's	@ Liquidator's	% Receiver's	# Mortgagee's	## Developer's	### MCST's		
S/no	District	Street Name	Tenure	Property Type	Room	Approx. Land / Floor Area (sqft)	Guide Price	Contact Person	Remarks
# 71	D03	HDB 3-ROOM 92 Commonwealth Drive #01-728	Leasehold 99 years wef. 1967	Low Floor	2	624	\$267K	Tricia / Noelle	MORTGAGEE SALE Walking distance to Commonwealth MRT station. Near Anglo-Chinese School (Intl)
# 72	D04	HDB 4-ROOM 109A Depot Road #02-83	Leasehold 99 years	Low Floor	3	1,076	\$570K	Tricia / Noelle	MORTGAGEE SALE Near to Alexandra Village Food Centre and Redhill Market where amenities are available. Near to Redhill MRT station.
# 73	D05	HDB 5-ROOM 605 Clementi West Street 1 #08-48	Leasehold 99 years	High Floor	4	1,281	\$569K	Tricia / Noelle	MORTGAGEE SALE Near to West Coast Plaza and Sheng Siong where amenities are readily available.
* 74	D07	HDB 3-ROOM - UPGRADED WITH A UTILITY ROOM 3 Beach Road #08-XXX	Leasehold 99 years wef. 1979	High Floor	2 + 1	731	\$350K	Tricia	MORTGAGEE SALE Simple. Move-in condition. Unblocked. Breezy. Very good location. Hawker & market are nearby. Lavender & Nicoll MRT stations are within reach. EIP affected.
# 75	D14	HDB 4-ROOM 30 Cassia Crescent #01-10	Leasehold 99 years	Low Floor	3	1,087	\$560K	Tricia / Noelle	MORTGAGEE SALE Within walking distance to Old Airport Road Food Centre and Fairprice, where amenities are available. Near to Mountbatten MRT station.
# 76	D16	HDB 5-ROOM 111 Bedok North Road #02-327	Leasehold 99 years wef. 1978	Low Floor	4	1,259	\$485K	Tricia / Noelle	MORTGAGEE SALE Walking distance to Bedok Reservoir MRT station and Fengshan Market and Food Centre where amenities are available.
# 77	D16	HDB 3-ROOM 117 Bedok Reservoir Road #03-54	Leasehold 99 years wef. 1985	Low Floor	2	753	\$300K	Tricia / Noelle	MORTGAGEE SALE Walking distance to Kaki Bukit MRT station.
# 78	D16	HDB 3-ROOM (NG) 701 Bedok Reservoir North Road #03-3562	Leasehold 99 years	Low Floor	2	732	\$330K	Tricia / Noelle	MORTGAGEE SALE Quiet surrounding. Near amenities like supermarkets, coffeshops, schools, etc. Minutes to PIE.

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HDB PROPERTIES FOR SALE

* Owner's	** Public Trustee's	*** Estate's	@ Liquidator's	% Receiver's	# Mortgagee's	## Developer's	### MCST's		
S/no	District	Street Name	Tenure	Property Type	Room	Approx. Land / Floor Area (sqft)	Guide Price	Contact Person	Remarks
# 79	D18	HDB 3-ROOM 271 Tampines Street 21 #05-113	Leasehold 99 years	Mid Floor	2	850 (include recess area)	\$368K	Tricia / Noelle	MORTGAGEE SALE Near Tampines Central where a host of amenities are readily accessible. Minutes to PIE/ ECP.
# 80	D20	HDM 3-ROOM 346 Ang Mo Kio Avenue 3 #05-2258	Leasehold 99 years wef. 1978	Mid Floor	2	786	\$345K	Tricia / Noelle	MORTGAGEE SALE Close to Ang Mo Kio MRT station and AMK Hub where amenities are available.
# 81	D20	HDB 3-ROOM 417 Ang Mo Kio Avenue 10 #07-1017	Leasehold 99 years wef. 1979	Mid Floor	2	797	\$310K	Tricia / Noelle	MORTGAGEE SALE Close to Hawker / Market / Schools. Nice & quiet environment. Regular layout. Original condition.
# 82	D20	HDB 3-ROOM 110 Ang Mo Kio Avenue 4 #10-54	Leasehold 99 years wef. 1978	High Floor	2	721	\$298K	Tricia / Noelle	MORTGAGEE SALE Nearest to Yio Chu Kang MRT. Walking distance to Mayflower Market and Food Centre. Close to Mayflower Pri Sch, CHIJ St. Nicholas Sch & Anderson JC.
# 83	D20	HDB 4-ROOM (SIMPLIFIED) 167 Bishan Street 13 #04-224	Leasehold 99 years wef. 1988	Low Floor	3	904	\$500K	Tricia / Noelle	MORTGAGEE SALE Superb location! Walking distance to Junction 8 & MRT station. Chinese ratio filled.
# 84	D22	HDB EXECUTIVE FLAT 369 Yung An Road #09-03	Leasehold 99 years	High Floor	4	1,657	\$620K	Tricia / Noelle	MORTGAGEE SALE Good size. 4 big spacious bedrooms. Near amenities. View to appreciate.
# 85	D22	HDB 5-ROOM 814 Jurong West Street 81 #12-198	Leasehold 99 years	Top Floor	3	1,302	\$391K	Tricia / Noelle	MORTGAGEE SALE Coffeeshops / shops nearby.
# 86	D22	HDB 4-ROOM 725 Jurong West Ave 5 #09-168	Leasehold 99 years	High Floor	3	1,119	\$334K	Tricia / Noelle	MORTGAGEE SALE Near to Westwood Primary School and Boon Lay Secondary School. Walking distance to Pioneer Mall, Gek Poh Shopping Centre & Sheng Siong Supermarket. Short walk to Jurong Point & Boon Lay MRT station.
# 87	D22	HDB 4-ROOM 925 Jurong West Street 92 #06-99	Leasehold 99 years wef. 1988	Mid Floor	3	1,108	\$323K	Tricia / Noelle	MORTGAGEE SALE Walking distance to Pioneer MRT station, Pioneer Mall and Jurong West Hawker Centre.
# 88	D22	HDB 3-ROOM 114 Ho Ching Road #08-66	Leasehold 99 years wef. 1971	Mid Floor	2	721	\$250K	Tricia / Noelle	MORTGAGEE SALE Walking distance to Taman Jurong Shopping Centre, Market & Food Centre. Nearby schools include Jurong Sec Sch and Lakeside Pri Sch.
# 89	D23	HDB 4-ROOM 423 Bukit Batok West Avenue 2 #03-151	Leasehold 99 years	Low Floor	3	1,012	\$350K	Tricia / Noelle	MORTGAGEE SALE Near Bukit Gombak MRT station.
# 90	D23	HDB 4-ROOM 250 Bukit Batok East Avenue 5 #03-146	Leasehold 99 years	Low Floor	3	1,109	\$380K	Tricia / Noelle	MORTGAGEE SALE Near Bukit Batok MRT station. It is also near to West Mall where amenities are readily available.
# 91	D23	HDB 5-ROOM 473 Segar Road #04-320	Leasehold 99 years	Low Floor	4	1,205	\$401K	Tricia / Noelle	MORTGAGEE SALE Near to Fajar Shopping Centre, Greenwich Shopping Centre & Sheng Siong Supermarket.
# 91	D25	HDB EXECUTIVE APARTMENT (JUMBO) 331 Woodlands Ave 1 #06-413	Leasehold 99 years wef. 1994	Mid Floor	5	1,894	\$655K	Tricia / Noelle	MORTGAGEE SALE Walking distance to Marsiling MRT station, Sheng Siong Supermarket and FairPrice Finest.
# 92	D25	HDB 4-ROOM 627 Woodlands Avenue 6 #03-874	Leasehold 99 years	Low Floor	3	1,033	\$340K	Tricia / Noelle	MORTGAGEE SALE Near Admiralty & Woodlands MRT stations. Nearby schools include Woodlands Ring Primary & Secondary School. Minutes from Causeway Point where a host of amenities are readily available.
# 93	D25	HDB 5-ROOM 538 Woodlands Drive 16 #11-139	Leasehold 99 years wef. 2000	High Floor	4	1,302	\$435K	Tricia / Noelle	MORTGAGEE SALE Walking distance to Woodlands South MRT (U/C). Schools nearby include Woodgrove Pri & Sec Sch, Innova Pri Sch & JC.
# 94	D25	HDB 4-ROOM 539 Woodlands Drive 16 #07-127	Leasehold 99 years wef. 2000	Mid Floor	3	1,087	\$355K	Tricia / Noelle	MORTGAGEE SALE Walking distance to Woodlands South MRT (U/C). Schools nearby include Woodgrove Pri & Sec Sch, Innova Pri Sch & JC.
# 95	D27	HDB 4-ROOM (PREMIUM) 296 Yishun Street 20 #03-21	Leasehold 99 years	Low Floor	3	1,001	\$395K	Tricia / Noelle	MORTGAGEE SALE Good location. Nearby all amenities. Neighbourhood Centre.
* 96	D27	HDB EXECUTIVE APARTMENT 293 Yishun Street 22 #03-XXX	Leasehold 99 years wef. 1992	High Floor	4	1,754	\$680K	Tricia	SERIOUS SELLER! Well renovated. Rarely available. Wet markets / supermarkets / shops / coffeeshops / clinics / banks all are downstairs of the block. Superb location!
# 97	D27	HDB 3-ROOM 706 Yishun Avenue 5 #07-186	Leasehold 99 years	Mid Floor	2	732	\$275K	Tricia / Noelle	MORTGAGEE SALE Near to Yishun MRT station and Northpoint City where amenities are available.

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COMMERCIAL PROPERTIES FOR SALE

S/NO	District	Description	Tenure	@ Liquidator's	Tenancy	% Receiver's	# Mortgagee's	## Developer's	### MCST's
						Approx. Land / Floor Area (sqft)	Guide Price	Contact Person	Remark
* 1	D03	161 BUKIT MERAH CENTRAL	Leasehold 83 years wef. 1996	HDB Shophouse	YES	1,587	\$1.88M	Sharon / Noelle	Existing is a popular bakery shop. Tastefully renovated. Face road. Selling with tenancies GST is not applicable.
* 2	D03	131 JALAN BUKIT MERAH	Leasehold 81 years wef. 1994	HDB Shophouse	YES	1,506	\$1.5M	Tricia	MOTIVATED SELLER! Total tenancy rate collected \$4.8K per month. GST is not applicable.
* 3	D03	149 SILAT AVENUE	Leasehold 85 years wef. 1996	HDB Shophouse	YES	1,593	\$1.7M	Tricia	MOTIVATED SELLER! Monthly rental \$6.1K. GST is not applicable.
* 4	D03	ALEXIS #01-XX 354 Alexandra Road	Freehold	Retail Space	NIL	1,475	\$5.6M	Noelle	Ground floor retail shop. Facing main road with good frontage. Queenstown MRT station & Ikea in close proximity. GST is applicable. Also for rent asking \$8,260 per month.
* 5	D03	28 JALAN BUKIT MERAH	Leasehold 73 years wef. 1993	HDB Shop	YES	900	\$1.5XM	Tricia	Good location. Shop unit. No ABSD. GST is not applicable. Tenancy rate collected \$5K per month before GST.
* 6	D03	36 BEO CRESCENT	Leasehold 75 years wef. 1995	HDB Shophouse	YES	1,206	\$1.8M	Sharon / Noelle	Neighbourhood centre. Tenanted to clinic till 2021. Near multi-storey car park. >4.5 % yield. GST is not applicable.
* 7	D03	1 JALAN BUKIT MERAH #01-4510	Leasehold 89 years wef. 01/01/1993	HDB Shophouse	YES	1,376	\$1.72M	Teddy	AUCTION 14 DEC 2018 Good human traffic. Located at ABC market. Near IKEA n Queensway Shopping Centre. Minutes to Raffles Place. Currently tenanted @ \$4,900 per month.
# 8	D05	NEWEST #01-K20 1 West Coast Drive	Leasehold 956 years wef. 1928	Retail Shop	NIL	151	\$620K	Teddy	MORTGAGEE SALE Within Newest Shopping Mall. Fully air-conditioned area. Ample parking space. Ideal for retail industry. Upcoming area with a lot of new condos which adds to the crowd of the mall in West Coast
# 9	D06	HIGH STREET CENTRE #B1-XX 1 North Bridge Road	Leasehold 99 years wef. 2/6/1969	Shop Space	NIL	990	\$1.2M	Tricia	MORTGAGEE SALE Corner unit. Superb location! Near to Clarke Quay MRT station. GST is applicable. All genuine offers consider.
* 10	D06	HIGH STREET CENTRE #B1-XX 1 North Bridge Road	Leasehold 99 years wef. 2/6/1969	Shop Space	NIL	323	\$4XXK	Tricia	Last Call! Superb location! Near to Clarke Quay MRT station. GST is applicable. Enbloc potential.
* 11	D06	HIGH STREET CENTRE #B1-1X/3X 1 North Bridge Road	Leasehold 99 years wef. 2/6/1969	2 Shop Units (back-to-back)	NIL	624	\$875K	Sharon	Near to Clarke Quay MRT station. Near to several eateries and also within reasonable distance to Cold Storage Supermarket.
# 12	D07	SIM LIM SQUARE #03-06 1 Rochor Canal Rd	Leasehold 99 years wef. 1983	Retail Space	NIL	409	\$1M	Tricia	MORTGAGEE SALE Full glass door, carpeted, window with external view. Next to Rochor MRT station. GST is applicable.
* 13	D07	SUNSHINE PLAZA #10-03 91 Bencoolen Street	Leasehold 99 years wef. 19/03/1997	Office	YES	1,098	\$2.XM	Tricia	Near to Bencoolen MRT. Mixed development with office, shopping and residential area. Good layout.
* 14	D09	RV POINT #B1-03 233 River Valley Road	Leasehold 999 years	Strata Retail Shop	YES	161	\$499K	Noelle	Close to Dhoby Ghaut and Clarke Quay MRT stations. Schools nearby include River Valley Primary and Outram Secondary. Walking distance to UE Shopping Mall where amenities are available. Vehicle owners can take River Valley Road, Orchard Road and Central Expressway to get to the business hub or shopping district in the city.
* 15	D11	NOVENA REGENCY #01-11 275 Thomson Road	Freehold	2 Shop Units (side by side)	NIL	657	\$3.9XM	Tricia	MOTIVATED SELLER! Superb Location! Suits service / F & B trades. Minutes to Novena MRT station. These 2 units are for restaurant usage with kitchen / grease traps fittings. Can be sold individually or jointly.
* 16	D11	NOVENA REGENCY #01-12 275 Thomson Road	Freehold	2 Shop Units (side by side)	NIL	657	\$3.9XM	Tricia	MORTGAGEE SALE
# 17	D12	ONE DUSUN RESIDENCES #01-38 1 Jalan Dusun	Freehold	A Shop Unit	NIL	151	\$6XXK	Tricia	Near many food establishments / Zhong Shan Mall / hotel and other amenities along Balestier Road. Amongst are private and public housing estates. Suit most service trades. Near Novena MRT station.
* 18	D12	125 LORONG 2 TOA PAYOH #01-XXX	Leasehold 75 years wef. 1994	2-Storey HDB Shophouse	YES	1,302	\$1.95M	Noelle	Next to coffeeshop within a neighbourhood centre. Heavy human traffic. Ample parking space. Near Braddell MRT station. Tenanted. GST is not applicable.
* 19	D14	4/6 LORONG 12 GEYLANG	Freehold	Land with 2 Units of Intermediate Terraces	NIL	1,820 / 1,838	\$7.XM	Sharon	AUCTION 14 DEC 2018 Master Plan Zoning: Commercial / Institution with gross plot ratio of 2.8. Rectangular in shape. Walking distance to Aljunied MRT station.
* 20	D14	THE ARIZON #02-02 538 Geylang Road	Freehold	Office	YES	1,055	\$1.15M	Teddy	Ideal for Association. Serious Seller! 6mins to Aljunied MRT station. Sims Avenue Centre and Junction Food Place are within close proximity. Currently tenanted. With toilet, pantry, and window. Regular Layout. Side by side units possible to purchase together to have 2110sf office.

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COMMERCIAL PROPERTIES FOR SALE

S/NO	District	Description	Tenure	Property Type	Tenancy	% Receiver's Approx. Land / Floor Area (sqft)	# Mortgagee's Guide Price	Contact Person	## Developer's	### MCST's	Remark
* 21	D14	THE ARIZON #02-03 538 Geylang Road	Freehold	Office	YES	1,055	\$1.15M	Teddy			Ideal for Association. Serious Seller! 6mins to Aljunied MRT station. Sims Avenue Centre and Junction Food Place are within close proximity. Currently tenanted. With toilet, pantry, and window. Regular Layout. Side by side units possible to purchase together to have 2110sf office.
* 22	D14	THE ARIZON #01-01 to #01-09 538 Geylang Road	Freehold	9 Shop Units	NIL	From 635 to 914.9 Total: 7,544	\$22M	Sharon			AUCTION 14 DEC 2018 Near Aljunied MRT, Sims Avenue Ctr and Junction Food Place. Individual unit sale can be considered.
* 23	D14	16 UPPER BOON KENG #01-XXXX	Leasehold 80 years wef. 1994	2-Storey HDB Shophouse	YES	1,313	\$2.18M	Teddy / Gwen			Rare! Good crowd. Ample parking space. Tenanted > 4% yield. At \$8330 rental. Near Kallang MRT station. Neighbourhood Centre for Boon Keng, Kallang & Aljunied Area. Near Kallang Light Industrial Area. GST is not applicable.
# 24	D14	MILLAGE #02-22 55 Changi Road	Freehold	Retail Space	NIL	129	\$4XXK	Tricia			MORTGAGEE SALE Mixed development (Commercial / Residential). Central location. Retail shop unit suits service trade.
# 25	D15	SOHO LIFE #01-16 216 Joo Chiat Road	Freehold	Retail Space	NIL	355	\$900K	Tricia			MORTGAGEE SALE Facing Joo Chiat Road. Column free and toilet within the unit. Eateries such as Dunman Food Centre nearby. Ample public carpark. Tembeling Centre / 112 Katong & Parkway Parade are within the vicinity.
# 26	D16	EAST VILLAGE #01-43 430 Upper Changi Road	Freehold	Retail Space	NIL	366	\$1.3M	Noelle			MORTGAGEE SALE Suits F&B / Retail. Located along the walkway towards the supermarket.
# 27	D16	ECO #04-58 283 Bedok South Avenue 3	Leasehold 99 years wef. 2012	Retail Shop	NIL	883	\$1.35M	Noelle			MORTGAGEE SALE Nestled within an established private residential estate that offers 748 residential units with 5 different lifestyles – SOHO, Suite, Loft, Condominium and Townhouse, all within one gated community. Near to Tanah Merah MRT station.
## 25	D16	THE GLADES 20 Bedok Rise #01-69	Leasehold 99 years	Retail Shop	NIL	560	AUCTION	Tricia			DEVELOPER SALE. AUCTION 14 DEC 2018 A retail shop unit within a residential development that offers 726 residential units. This retail shop is near to swimming pool / club house / BBQ area whereby the gathering point for all activities. Highly visible. Suitable for trades such as minimart, services, etc. Tanah Merah MRT station is within minutes from development. Rare opportunity for a start up business! GST is applicable.
* 28	D16	509 BEDOK NORTH STREET 3	Leasehold 84 years wef. 1994	2-Storey HDB Shophouse (End Unit)	YES	1,786	\$2M	Noelle			Conveniently located within neighbourhood centre. Rare with huge trading area. Wider than standard frontage (3 shopfronts). To be sold subject to existing tenancies. Fronting car park entrance. Ample parking space. Seller not GST registered.
* 29	D16	203 BEDOK NORTH STREET 1	Leasehold 84 years wef. 1992	HDB Shophouse	YES	1,647	\$2.85M	Sharon			Tenanted @ \$9K till 2018. Near Bedok mall and Bedok MRT station. Fronting road.
* 30	D18	462 TAMPINES STREET 44 #01-XX	Leasehold 91 years wef. 1995	HDB Shophouse	YES	1,474	\$2.48M	Teddy / Gwen			One of the longest Remaining Tenure for leasehold HDB Shophouse. High Human Traffic and Vehicle Traffic facing Tampines Avenue 9. Good exposure, and easily notice by passer by. In front of Tampines Junior College and sure pass through area to walk to Tampines East MRT station. Tenanted to Anchor Tenant Cold Storage, Stable Rental Returns. GST is not applicable.
* 31	D19	X SIMON ROAD	Freehold	3-Storey Intermediate Shophouse	YES	1,400 / 2,917	\$4.5M	Tricia			Rarely available! Heavy human traffic. Minutes to Kovan MRT station. Near Hougang Super Bowl / Heartland Mall / Food Market / Eateries along Upper Serangoon Road / and many other amenities. Master Plan Zoning: Commercial / Residential. GST is not applicable. Partial tenancy at \$9.6k per month.
% 32	D19	SPAZIO @ KOVAN #02-01 767 Upper Serangoon Road	Freehold	Shop	NIL	710	\$1.85M	Tricia			RECEIVER SALE Brand New! Just TOP. Central location. Amenities within the vicinity. Selling with vacant possession. GST is applicable.
# 33	D19	KENSINGTON SQUARE #01-04 2 Jalan Lokam	Freehold	Retail Space	NIL	237	\$8XXK	Tricia			MORTGAGEE SALE Brand New! Gaint supermarket / restaurant within the development. Mixed development (Commercial / Residential). Primarily residential estate. Retail shop unit suits service trade / showroom. Fronting road / carpark entrance. Must Sell!
* 34	D19	THE MIDTOWN #01-51 1187 Upper Serangoon Road	Leasehold 99 years wef. 24/01/2013	Retail Shop	YES	420	AUCTION	Tricia			AUCTION 14 DEC 2018 TOP 2016. Proximity to neighbourhood public housing estates. Fronting main road & in front of the bus stop. Currently tenanted @ \$9,240 p/m. Sale is subject to GST.

Auction & Sales Private Treaty.



DECEMBER 2018: COMMERCIAL

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COMMERCIAL PROPERTIES FOR SALE

S/NO	District	Description	Tenure	Property Type	Tenancy	% Receiver's Approx. Land / Floor Area (sqft)	Guide Price	Contact Person	## Developer's	### MCST's	Remark
* 35	D20	246P/Q UPPER THOMSON ROAD	Freehold	2-Storey Full Commercial Shophouse with Mezzanine Level	NIL	1,702 / 2,497	\$6.XM	Sharon			AUCTION 14 DEC 2018 Rarely available! Prime location. 125m to Upper Thomson MRT station (U/C). Fronting main road. Full commercial use. Foreigners are eligible. No ABSD. Owner not GST registered.
* 36	D20	501 BISHAN ST 11	Leasehold 99 years wef. 1992	Ground Floor	NIL	1,313 (613 / 700)	\$3.8M	Sharon			Face road. Near to bus stop and Bishan MRT station. Good footfall. GST is applicable.
# 37	D20	603 ANG MO KIO AVENUE 5	Leasehold 85 years wef. 1994	HDB Shophouse	YES	1,593	\$1.5M	Tricia			MORTGAGEE SALE Tenanted at \$5,450 per month. Ample parking. GST is not applicable.
* 38	D20	214 SERANGOON AVENUE 4	Leasehold 90 years wef. 1994	HDB Shophouse	YES	1,688	\$1.7M	Tricia			MOTIVATED SELLER! Good frontage. Tenanted at \$6,350 per month. Good returns. GST is not applicable.
* 39	D21	KING ALBERT PARK	Freehold	Retail Shop	NIL	172	\$1.18M	Noelle			Squarish unit for easy furnishing. Double frontage for effective retail area. For all business types. Next to lift. Walking distance to Ngee Ann Polytechnic, Methodist Girls School & 2 bus stops from SIM University. Mixed development of condo & retail.
* 40	D22	262 JURONG EAST STREET 24 #01-XXX	Leasehold 88 years wef. 01/07/1994	2-Storey HDB Shophouse	YES	3,681 (excl 1,200 sqft approx, ORA)	\$4.XXM	Tricia			Corner. Tenanted @ \$15.2K per month from 1 Jun 2017 (3 years + 3 years) to a restaurant. Ample parking space. Up & coming URA masterplan - Jurong East, together with Jurong Lake, offers an exciting opportunity to be developed into the biggest lakeside destination for business and leisure. The two areas are jointly known as the Jurong Lake District.
# 41	D23	SUITES @ BUKIT TIMAH #01-43 68 Jalan Jurong Kechil	Freehold	Retail Shop	NIL	118	\$489K	Teddy			MORTGAGEE SALE Retail Shop Unit within Suites @ Bukit Timah. Walking Distance to Beauty World MRT station. Fully air-conditioned area. Ample parking space. Ideal for specialise retail services like Salon, pedicure & medicure. With waterpoint within the unit.

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DECEMBER 2018: INDUSTRIAL

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INDUSTRIAL PROPERTIES FOR SALE

* Owner's	** Public Trustee's	*** Estate's	@ Liquidator's	% Receiver's	# Mortgagee's	## Developer's	### MCST's		
S/NO	District	Project/Street Name	Tenure	Property Type	Tenancy	Approx. Land / Floor Area (sqft)	Guide Asking	Contact Person	Remark
* 1	D14	CITY WAREHOUSE #01-XX 5 Kaki Bukit Road 2	Leasehold 60 years wef. 1981	B2 Factory	NIL	8,000	\$1.8XM / \$2XX PSF	Tricia	SERIOUS SELLER! Factory / workshop. Near to Ubi MRT station. Floor to ceiling height - 4.5m to 9m. 40" container loading. Direct loading. GST is applicable. Good corporate image.
* 2	D14	LORONG 19 GEYLANG	Freehold	B1 Factory	NIL	3,633 / 12,076	\$14.5M	Sharon	DETACHED FACTORY. Good corporate image. View to offer. Rarely available. Walking distance to Aljunied MRT station.
* 3	D14	PAYA UBI INDUSTRIAL PARK #01-56 53 Ubi Ave 1	Leasehold 60 years wef. 10/03/1997	B1 Factory	YES	6,760	\$1.99M	Noelle	Terrace style B1 factory. Good frontage & private lift. Close to Eunos, MacPherson & Paya Lebar MRT stations. Amenities are nearby. Near to several eateries such as Kopitiam at 10 Ubi Crescent & BLK 325 Coffeeshop. GST is not applicable.
* 4	D14	ATRIX 82 Lorong 23 Geylang (Off Aljunied)	Freehold	B1 Factory	YES	1,700	\$1.4XM / \$830 PSF	Sharon	Tenanted to a designer who has renovated this factory space like a showroom. Walkway to Paya Lebar MRT station. > 3% yield till 2020.
* 5	D14	EXCALIBUR CENTRE #05-03/04 71 Ubi Cres	Leasehold 60 years wef. 05/07/1997	B1 Factory	NIL	5,102	\$450 PSF	Tricia / Noelle	Near Ubi MRT station. Convenient location. Column free. Ample parking space. GST is applicable.
* 6	D14	EXCALIBUR CENTRE #05-07 71 Ubi Cres	Leasehold 60 years wef. 05/07/1997	B1 Factory	NIL	2,572	\$450 PSF	Tricia / Noelle	
# 7	D14	OXLEY BIZHUB #03-15 61 Ubi Road 1	Leasehold 60 years wef. 2010	B1 Factory	NIL	1,141	\$680K	Tricia	MORTGAGEE SALE. AUCTION 14 DEC 2018 Ramp up. Tai Seng MRT station. GST is applicable.
* 8	D14	AUTOMOBILE MEGAMART (AML) #02-18 61 Ubi Avenue 2	Leasehold 30 years wef. 1995	B1 Factory	YES	3,000	\$680K	Gwen / Teddy	AUCTION 14 DEC 2018 New listing! Rare unit. Ideal for car showroom. Prominent location to get your pre-owned & new cars. Good frontage beside Vincar. Ideal location to expand your business if you are in the car trade. GST is applicable.
# 9	D14	BIZHUB 28 #04-03 28 Senang Crescent	Freehold	B1 Flatted Factory	NIL	1,970	\$1.18M	Noelle	MORTGAGEE SALE. AUCTION 14 DEC 2018 Near to Kembangan MRT station. Several eateries nearby. Accessible via New Upper Changi Road, Chai Chee Drive and Pan Island Expressway.
@ 10	D17	LOYANG INDUSTRIAL ESTATE 3 Loyang Walk	30 yrs wef 01/02/1996 + 26 yrs	2-Storey Intermediate JTC B2 Factory.	NIL	13,923sqft / 10,093sqft	TENDER	Tricia	LIQUIDATOR SALE! TENDER CLOSING 18 JAN 2019, 3:00PM Current set up as ancillary office / production / warehouse. Own carparks / loading & unloading. Land rent payable. GST payable. Sell "As-is-where-is" basis. Sale subjected to JTC's approval.
# 10	D20	MIDVIEW CITY #06-111 26 Sin Ming Lane	Leasehold 60 years wef 23/01/2008	Factory	NIL	1,496	\$750K	Noelle	MORTGAGEE SALE Close to Marymount MRT station and several eateries located at nearby buildings such as Kola Food Centre and 7 Stars Kopitiam. It is also close to Thomson Plaza and Sin Ming Plaza for an array of amenities such as grocery and retail shopping, banks and more.
# 11	D20	NORTHSTART @ AMK #09-56 7030 Ang Mo Kio Avenue 5	Leasehold 60 years wef. 2007	Industrial / Warehouse	NIL	1,959	\$835K	Noelle	MORTGAGEE SALE Owner is GST registered.
# 11	D22	8 @ TRADEHUB 21 #11-01 8 Boon Lay Way	Leasehold 60 years wef. 10/12/2003	A Ramp-Up Factory Unit	NIL	1,927	\$920K	Tricia	MORTGAGEE SALE "Business 1" usage. Selling with vacant possession & on "As-is-where-is" basis. Primarily industrial estate. Coffeeshops / ATM and many amenities in the development. GST is applicable.
* 12	D22	8 @ TRADEHUB 21 #06-XX 8 Boon Lay Way	Leasehold 60 years wef. 10/12/2003	A Ramp-Up Factory Unit	NIL	1,894	\$890K	Tricia/Noelle	OWNER SALE "Business 1" usage. Selling with vacant possession & on "As-is-where-is" basis. Primarily industrial estate. Coffeeshops / ATM and many amenities in the development. GST is applicable.
% 13	D22	ECO-TECH @ SUNVIEW #07-20 1 Sunview Road	Leasehold 30 years wef. 25/01/2013	A Ramp-Up Factory Unit	NIL	2,605	\$400K	Tricia	RECEIVER SALE "Business 2" usage. Selling with vacant possession & on "As-is-where-is" basis. Primarily industrial estate. Eateries within the vicinity. GST is applicable.

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INDUSTRIAL PROPERTIES FOR SALE

* Owner's	** Public Trustee's	*** Estate's	@ Liquidator's	% Receiver's	# Mortgagee's	## Developer's	### MCST's		
S/NO	District	Project/Street Name	Tenure	Property Type	Tenancy	Approx. Land / Floor Area (sqft)	Guide Asking	Contact Person	Remark
% 14	D22	X TUAS SOUTH STREET 15	Leasehold 17 years 10 mths wef. 16/02/2013	JTC Detached Factory	Partial Tenancy	215,278 / 150,849	\$2XM	Tricia	RECEIVER SALE Current authorized use for prefabrications / repairs, servicing of marine parts, etc. Any change of usage is subjected to approval from JTC. Land rent payable is \$69,482 p/m. Property tax payable is \$185,200 p/a. Approved for worker dormitory (ancillary) for 96 pax. Near West MRT station.
# 15	D22	PIONEER JUNCTION #01-01 3 Soon Lee Street	Leasehold 30 years wef. 7/3/2011	Industrial Factory Unit	NIL	2,207	\$9XXK	Tricia	MORTGAGEE SALE Dual frontage, road-facing. Washroom available within unit. Eateries within the development. 5 minutes' walk away from Pioneer MRT station.
# 16	D22	PIONEER JUNCTION #03-23 3 Soon Lee Street	Leasehold 30 years wef. 7/3/2011	Flatted Factory Unit	NIL	1,098	\$370K	Noelle	MORTGAGEE SALE Own toilet area. Located near Boon Lay Interchange, Pioneer & Boon Lay MRT stations. Amenities easily accessible at Jurong Point, Sheng Siong Supermarket, Gek Poh Shopping Centre & Pioneer Mall. It is also well-connected via PIE & AYE.
# 16	D22	PIONEER CENTRE #02-30 1 Soon Lee Street	Leasehold 30 years wef. 10/03/2010	Ramp-Up Factory	NIL	1,485	AUCTION	Tricia	MORTGAGEE SALE. AUCTION 14 DEC 2018 Floor loading of 10 kN/m2. Access upper storeys via 2 passenger lifts, 1 passenger/fire lift & concrete staircase. Ample parking within the development. Near Joo Koon, Pioneer & Boon Lay MRT.
# 17	D22	PIONEER CENTRE #04-60 1 Soon Lee Street	Leasehold 30 years wef. 10/03/2010	Ramp-Up Factory	NIL	1,485	AUCTION	Tricia	MORTGAGEE SALE. AUCTION 14 DEC 2018 Floor loading of 10 kN/m2. Access upper storeys via 2 passenger lifts, 1 passenger/fire lift & concrete staircase. Ample parking within the development. Near Joo Koon, Pioneer & Boon Lay MRT.
# 18	D22	ACE @ BUROH #04-14 2 Buroh Crescent	Leasehold 30 years wef. 22/7/2013	Strata B2 Ramp Up	NIL	3,466	\$8XXK	Tricia	MORTGAGEE SALE Corporate image. Joo Koon vicinity. Near to Pioneer MRT station. Selling "As-is" basis. GST is applicable.
* 19	D22	TUAS LOT #01-XX 50 Tuas Avenue 11	Leasehold 30 years wef. 15/2/2008	Strata B2 Factory	NIL	4,940	\$699K	Tricia	MUST SELL! Easy loading / unloading. Approx. 8.8m ceiling height. Dual access. Selling "As-is" basis. GST is applicable.
# 20	D22	TUAS LOT #01-XX 50 Tuas Avenue 11	Leasehold 30 years wef. 15/2/2008	Strata B2 Factory	NIL	5,834	\$6XXK	Tricia	MORTGAGEE SALE Easy loading / unloading. Approx. 8.8m ceiling height. Dual access. Selling "As-is" basis. GST is applicable.
# 21	D22	T99 #04-07 9 Tuas South Avenue 10	Leasehold 30 years wef. 2013	B2 Factory	NIL	7,664	\$1.85M	Tricia	MORTGAGEE SALE Ramp up. Just TOP! New! Coffeeshop within the development. Carpark at door step. Easy loading / unloading.
# 22	D22	LW TECHNOCENTRE #02-02 31 Toh Guan Road East	Leasehold 60 years wef. 1997	Ramp-Up Factory	NIL	1,001	\$390K	Noelle	MORTGAGEE SALE Close to Bukit Batok & Jurong East MRT. Several eateries located at nearby buildings such as Foodhub at Enterprise Hub & Canteen at Toh Guan Centre.
# 23	D23	ENTERPRISE CENTRE #03-23 20 Bukit Batok Crescent	Leasehold 60 years wef. 13/3/1997	A Ramp-Up Factory Unit	NIL	3,574	\$850K	Tricia	MORTGAGEE SALE "Business 2" usage. Selling with vacant possession & on "As-is-where-is" basis. Primarily industrial estate. Eateries & amenities within the vicinity. GST is applicable.
# 24	D23	WCEGA PLAZA #05-46 & #05-47 1 Bukit Batok Crescent	Leasehold 60 years wef. 13/03/1997	B1 Factory	NIL	#05-46: 2,562 #05-47: 2,605	\$1.35M	Teddy	MORTGAGEE SALE Near eateries. It is fully renovated to an office with a reception, meeting room and 3 toilets. 4 parking lots. Close to Bukit Batok MRT station. Easy access via PIE & AYE.
# 25	D23	WCEGA PLAZA #09-60 1 Bukit Batok Crescent	Leasehold 60 years wef. 13/03/1997	Ramp-Up B1 Factory Unit	NIL	3,186	\$707K	Teddy	MORTGAGEE SALE 20 ft / 40 ft container. Near eateries. With mezzanine office with manager room and director room. Bright Unblock View Unit. Close to Bukit Batok MRT station. 2 carpark lot. Easy access via PIE & AYE.

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INDUSTRIAL PROPERTIES FOR SALE

* Owner's	** Public Trustee's	*** Estate's	@ Liquidator's	% Receiver's	# Mortgagee's	## Developer's	### MCST's		
S/NO	District	Project/Street Name	Tenure	Property Type	Tenancy	Approx. Land / Floor Area (sqft)	Guide Asking	Contact Person	Remark
# @ 26	D25	NORTH LINK BUILDING 10 Admiralty Street #02-04	Leasehold 60 years wef. 09/10/1999	Ramp-Up B2 Factory	YES / NO	5,188	\$890k	Tricia	MORTGAGEE Primarily industrial estate. Easy Loading / unloading in front of the unit. With toilet. 6m ceiling height. Floor loading 10KN/m2. Selling "As-is" basis. GST is payable.
* 27	D26	TAG. A #03-02 81 Tagore Lane	Freehold	B1 Factory	YES	2,357	\$1.55M	Noelle	Tenanted @ \$2,700/mth. Owner is GST registered. Recreational facilities provided within development.
* 28	D26	TAG. A #03-03 81 Tagore Lane	Freehold	B1 Factory	NIL	2,357	\$1.55M	Noelle	Owner is GST registered. Recreational facilities provided within development.
* 29	D27	ARK @ GAMBAS #08-05 7 Gambas Crescent	Leasehold 60 years	B1 Factory	YES	1,604	\$600K	Noelle	AUCTION 14 DEC 2018 Bounded by Gambas Crescent, Gambas Avenue and Woodlands Avenue 10. Predominantly industrial use. The Bukit Timah Expressway, Seletar Expressway, Sembawang MRT station are within a few minutes' drive. Tenanted at \$2,300/month.
* 28	D27	NORTH VIEW BIZHUB #04-10 6 Yishun Industrial Street 1	Leasehold 30 years wef. 2012	Ramp-Up B1 Factory	NIL	1,800	\$450K	Noelle	MUST SELL! Parking lots in front of doorstep for loading convenience. Wide driveway of up to 9m and broad ramp width of up to 12m. Near Yishun MRT station. GST is applicable.
% 29	D28	JTC AEROSPACE @ SELETAR 8X Seletar Aerospace View	Leasehold 30 years wef 01/12/2010	B2 Factory	Partial Tenancy	64,896	AUCTION 23 JAN 2019	Tricia	RECEIVER SALE! AUCTION 23 JAN 2019 2-storey hangar with ancillary offices and roof terrace known as General Aviation Centre. Master Plan Zoning (2014): Business 2 with plot ratio 1.0. Lent rent is payable. Authorised Use : Development of a proposed hangar cum ancillary facilities within the proposed General Aviation Centre, for the carrying out of maintenance, repair & overhaul ("MRO") of general aviation aircrafts of up to a weight of 5.7 ton, which is used for general aviation activities such as training, leisure/hobby flying and medivac as well as ancillary training and office uses only. Selling on an "As-is-where-is" basis. Sale subjected to JTC's approval.
% 30	D28	JTC AEROSPACE @ SELETAR 6X Seletar Aerospace View	Leasehold 29 years wef 01/12/2011	B2 Factory	Partial Tenancy	18,019	AUCTION 23 JAN 2019	Tricia	RECEIVER SALE! PUBLIC AUCTION 23 JAN 2019 1-storey hangar with a 2-storey training facilities and roof terrace. Master Plan Zoning (2014) : Business 2 with plot ratio 1.0. Lent rent is payable. Authorised Use : Development of secondary hangar within the proposed General Aviation Centre, to carry out maintenance, repair and overhaul ("MRO") of general aviation aircraft of up to a weight of 5.7 ton, which is used for general aviation activities such as training, leisure /hobby flying and medivac only. Selling on an "As-is-where-is" basis. Sale is subjected to JTC's approval.

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