

Auction & Sales Private Treaty.



AUGUST 2019: RESIDENTIAL

Salespersons to contact:

Tricia Tan, CEA R021904I, 6228 7349 / 9387 9668
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Website: <http://www.knightfrank.com.sg/auction>

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LANDED PROPERTIES FOR SALE

* Owner's	** Public Trustee's	*** Estate's	@ Liquidator's	@@ Bailiff'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	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	\$11.0M	Sharon / Noelle	MORTGAGEE SALE. AUCTION 21 AUG 2019 4 ensuite bedrooms. Waterway view! Chair lift installed. Bright & airy. Can park 3 cars. Lifestyle living. More Info
# 3	D05	3X WEST COAST GREEN	Leasehold 956 years wef. 27/05/1928	2-Storey Intermediate House	4	1,981 / 2,500	VTO	Tricia	MORTGAGEE SALE For A& A or rebuild. Rarely available. Permissible Plot Ratio 1.6. Near NE West Mall. More Info
* 4	D09	CAIRNHILL ROAD	Freehold	2.5-Storey Conservation Corner Terrace with Garden & Basement Garage	3 + Study	2,085 / 4,701	\$12M	Sharon / Noelle	Glamorously designed. Refurbishment completed in 2014. Construction cost above \$3M. Conveniently located. Near to Paragon & Newton MRT. Walking distance to ACS. More Info
# 5	D10	80 BELMONT ROAD	Freehold	Land with 2-Storey Good Class Bungalow with Playground and Swimming Pool	8	27,000 / 15,714	\$40.8M	Sharon	MORTGAGEE SALE GCB off Holland Road. Near cul de sac. Exclusive. Resort styled living. General flat and at the access of road level. Uniquely designed on 2 tiered land. Peaceful and quiet. Near to Botanic Gardens / Holland Village. More Info
# 6	D10	BELMONT ROAD	Freehold	2-Storey Detached Bungalow with Swimming Pool	4	16,327 / 7,524	\$20.5M \$1,255 PSF	Sharon / Noelle / Teddy	MORTGAGEE SALE Good class bungalow. Walking distance to Holland Village MRT station & Holland Village. More Info
# 7	D10	30 CABLE ROAD	Freehold	2-Storey Good Class Bungalow with Swimming Pool	5	12,980 / 5,903	VTO	Sharon / Gwen / Teddy	MORTGAGEE SALE. AUCTION 21 AUG 2019 Good class bungalow area - Chatsworth Park. Walking distance to amenities and eateries in River Valley Road / Valley Point / Great World City. The shopping belt of Orchard is just 5 minutes drive away. Beautiful lawn / garden space. More Info
* 8	D10	HOLLAND PARK VICINITY	Freehold	2-Storey Detached House with Basement / Roof Terrace / Pool	7	7,638 / 10,000	EOI	Tricia	Detached house within GCB area. Fairly new. Iconic house designed by famous architect. Secluded and exclusive house nestled in total nature ambience. 7 bedrooms 6 ensuites. 8 carpark lots @ basement, 22m lap pool & with lift installed. View to appreciate!
* 9	D10	GCB LAND @ JERVOIS HILL	Freehold	Vacant Land	NIL		\$2XXX PSF	Tricia	Good frontage. Elevated. Last piece of land! Prestigious address, amongst embassies.
* 10	D11	LORNIE 18 12M Lornie Road	Freehold	3-Storey Cluster Bungalow with Basement & Lift	4+1+1	4,714	\$4.99M	Noelle / Tricia	4 Bedrooms (ensuites), guest room / helper's room. Vacant possession. Balinese style. Serene / breezy. Well renovated. More Info
* 11	D14	JALAN SINGA	Freehold	2 Storey Semi-Detached House	5	3,661 / 3,041	\$3.7M	Teddy / Sharon	North-East facing. Rectangular-shaped plot. Elevated Land. Within 1 km to Maha Bodhi Sch. Walking distance to Kaki Bukit MRT & Ubi MRT. Short distance to upcoming Paya Lebar Quarters (Shopping Mall).
# 12	D15	XX SIGLAP BANK, FRANKEL ESTATE	Freehold	2-Storey Detached House with Basement	-	4,429 / 5,712	VTO	Tricia	MORTGAGEE SALE A&A or rebuild. Permissible Plot Ratio 1.4. Unobstructive view! More Info
# 13	D15	7X ELITE PARK	Freehold	2-Storey Intermediate House	4	1,624 / 2,500	VTO	Tricia	MORTGAGEE SALE Good location. Needs A& A. Permissible Plot Ratio 1.4. Near Siglap Centre. More Info
# 14	D15	5XX SIGLAP ROAD, OPERA ESTATE	Freehold	2-Storey Semi-Detached House	-	3,531	VTO	Tricia	MORTGAGEE SALE For rebuild. Elevated. Near Bedok Town Centre. Opera Estate Primary School.
# 15	D15	76 DIDO STREET	Freehold	Intermediate Terrace		2,286 / 2,347	\$2.9M	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. Near East Coast Park.
* 16	D15	LANGSAT ROAD	Freehold	New 3-Storey with Roof Garden	5 + 1	1,775 / 3,935	\$3.38M	Tricia / 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. More Info
* 17	D16	5X KEW CRESCENT Kew Green	Leasehold 99 years wef. 21/04/1994	3-Storey Townhouse with Basement & Roof Terrace	6	3,294	\$2.188M	Tricia	AUCTION 21 AUG 2019 TOP 1997. 6 bedrooms, (3 ensuite). Spacious bedroom size. With facilities. Resort living. Ample parking space at basement level. Minutes to Bedok Mall / Food Centre, Singapore Expo, Changi Airport, etc. Foreigners are eligible. More Info
* 18	D18	PASIR RIS AVENUE	Leasehold 99 years wef. 1978	Land with 2-Storey Detached	3 + 1	8,011 / 3,843	\$3.1M	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. More Info

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S/no	District	Street Name	Tenure	Property Type	Room	Approx. Land / Floor Area (sqft)	Guide Price	Contact Person	Remarks
# 19	D18	33 RIVERINA CRESCENT	Leasehold 99 years wef. 26/06/1996	3-Storey Detached House	5	4,509 / 2,830	\$2.XM	Tricia	MORTGAGEE SALE Within 1km to Pasir Ris MRT. Near Elias Park Pri Sch, Park View Pri Sch & Oversea Family Sch. Within proximity to Elias Mall where amenities are all readily available. More Info
* 20	D19	JALAN HWI YOH	Leasehold 999 years wef. 23/01/1879	Land with a 2-Storey Semi-Detached House	3+1	3,574	VTO	Teddy	North-East facing. Ideal for rebuilt. Rectangular-shaped plot with frontage of about 14 metres. Walking distance to future Serangoon North MRT (Cross Island Line). Nearby Zhong Hua Primary School, Nex Mall. More Info
* 21	D19	JALAN ARIF	Leasehold 999 years wef. 27/12/1875	Land with a 2-Storey Semi-Detached House	4+1	5,065 / 3,027	\$4.8M \$861PSF	Sharon	4 big bedrooms. Well maintained. Ideal for rebuilding to a detached house. Frontage of approx. 12m. Walking distance to Kovan MRT station. More Info
* 22	D19	2 LORONG 1 REALTY PARK People's Garden	Leasehold 999 years wef. 01/01/1879	2.5 Storey Semi-Detached House with Swimming Pool	6	5,065 / 3,027	\$4.3M	Noelle	AUCTION 21 AUG 2019 Can park 3 cars. Near Holy Innocents' Pri & High Sch / Hougang MRT / Interchange / Central / Mall. Renovation 5 years ago. More Info
# 23	D19	68 LORONG AH SOO CERELIA VISTA	Freehold	5-Storey Cluster House with Basement & Attic	6	5,813	\$2.815M	Teddy	MORTGAGEE SALE Unblock view. Quiet. No traffic noise. Low maintenance fee. Near MRT. Near Paya Lebar Methodist Girls' School More Info
* 24	D19	3X JALAN HOCK CHYE Hock Chye Estate	Freehold	2-Storey Semi-Detached House	5+1	4,715 / 4,263	\$4.7M	Tricia	SERIOUS SELLER! Move-in condition. Good size bedrooms. Readily accessible to Hougang / Lorong Ah Soo public housing estate. Food centres / markets and amenities are all within minutes. Walkin distance to Kovan MRT station. More Info
* 25	D20	WESTLAKE AVENUE Westlake Garden	Freehold	2-Storey Detached House	6	10,560 / 4,000	\$9XX PSF	Noelle / Teddy / Gwen	MP 2019: 2-storey semi-d. A&A or redevelopment. Near MacRitchie Reservoir, Caldecott MRT station and Thomson Plaza. More Info
* 26	D22	29 CORPORATION RISE	Leasehold 99 years wef. 12/08/1996	3-Storey Corner Terrace	6	2,157 / 2,922	\$2M	Teddy	AUCTION 21 AUG 2019 Good condition. Regular land shape. Good room size. High ceiling. Spacious living and dining area. Walking distance to Lakeside MRT. More Info
* 27	D23	HILLVIEW GARDEN ESTATE	Leasehold 999 years	2-Storey Detached House with Basement and Attic Level (formally was 2 semi-detached houses)	11 +1	9,032 / 12,960	\$10.5M	Tricia	Nested in a secluded elevated hilltop. Serene, quiet, bright and exclusive environment. North-South facing. With a mix of oriental-western theme, creating a harmony and peaceful ambience. Spacious 11 bedrooms (all attached). Ideal home for multi-generations. Renovated, move-in condition. 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!
* 28	D25	PINEWOOD GROVE	Leasehold 99 years wef. 12/08/1996	3-Storey Detached House with Jacuzzi	3 + 1	7,070 / 6,629	\$4M	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 @ \$9,500/mth. More Info
* 29	D25	PINEWOOD GROVE	Leasehold 99 years wef. 12/08/1996	2-Storey Resort Style Detached House	5 + 1	6,458 / 4,219	\$3.XM	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. More Info
* 30	D26	SPRINGLEAF GARDEN Springleaf Height	Freehold	2-Storey Semi-Detached House	4+1	4,450 / 2,906	\$4.5M (Nego)	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 More Info
* 31	D28	3X JALAN KECHUBONG	Freehold	3-Storey Detached House	8	5,195 / 4,393	\$4.93M	Gwen / Sharon	AUCTION 21 AUG 2019 Master Plan 2014 - Residential 3-storey mixed land. Unblock 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. More Info
# 32	D28	65 SUNRISE AVENUE	Leasehold 99 years wef. 1995	3-Storey Semi-Detached House	4	3,034	\$1.95M	Sau Lai / Teddy	MORTGAGEE SALE Spacious bedrooms all with attached bath. Tranquil and serene locality. Unblock view of the big park and playground. More Info

CONDO / APARTMENT PROPERTIES FOR SALE

* Owner's	** Public Trustee's	*** Estate's	@ Liquidator's	@@ Bailiff'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
# 33	D01	MARINA BAY SUITE #11-01 3 Central Boulevard	Leasehold 99 years wef. 08/03/2007	4-Bedroom Apartment	4	2,680	\$5.18M	Sau Lai / Sharon	MORTGAGEE SALE TOP 2013. With bay view. Good layout. Walking distance to 3 MRT lines. Within CBD area. More Info
# 34	D04	REFLECTIONS @ KEPPEL BAY #04-20 5 Keppel Bay View	Leasehold 99 years wef. 15/03/2006	3-Bedroom Apartment	3	1,604	\$2.6M	Noelle / Gwen	MORTGAGEE SALE. Corner unit. Villa block. Well maintained. Balcony facing NE. Facing Queen's Dock waterway, surrounded by greenery.

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S/no	District	Street Name	Tenure	Property Type	Room	Approx. Land / Floor Area (sqft)	Guide Price	Contact Person	Remarks
# 35	D04	REFLECTIONS @ KEPPEL BAY #05-58 17 Keppel Bay View	Leasehold 99 years wef. 15/03/2006	4-Bedroom Apartment	4	3,854	VTO	Noelle / Gwen	MORTGAGEE SALE. AUCTION 21 AUG 2019 Premium stack. Master bedroom and living area overlooking the Sea and Marina and can fireworks in Sentosa. Excellent condition. With balcony. Private lift lobby and service lift. Corner unit. Low rise villa blocks. More Info
* 36	D04	THE INTERLACE #02-XX 202 Depot Road	Leasehold 99 years wef. 11/02/2009	3-Bedroom + Family with Big Private Enclose Space	3	3,907	\$3.8M	Tricia	Must Sell! Rare and Unique. Near Anchorpoint, Harbourfront area and ISS Int'l Sch. Supermarket within development. More Info
* 37	D04	TURQUOISE #05-XX 51 Cove Drive	Leasehold 99 years wef. 12/03/2007	3-Bedroom Apartment	3	2,088	\$3M	Noelle / Sharon	Nice layout. Bay view / Sea view / Pool view. Seafront resort lifestyle living. Boating at door step. Home-shelter and utility room. Private lift access. Tenanted till July 2020. More Info
* 38	D04	SEASCAPE #08-XX 59 Cove Way	Leasehold 99 years wef. 2007	2-Storey Penthouse with Swimming Pool and Private Lift	4	2,088	\$9.8M	Noelle / Sharon	AUCTION 21 AUG 2019 TOP 2011. Tenanted. Waterfront resort style living. Good layout. Premium stack. Bedroom with sea view. Luxury condominium. Designer quality amenities. More Info
* 39	D04	THE BERTH BY THE COVE #06-XX 204 Ocean Drive	Leasehold 99 years wef. 2004	2-Storey Sea View Penthouse with Jacuzzi	5	3,315	\$5.35M	Noelle / Sharon	AUCTION 21 AUG 2019 Tenanted. With concierge service. Waterfront resort style living. Premium stack. Private yacht parking. More Info
% 40	D09	THE LAURELS #18-XX 38 Cairnhill Road	Freehold	1-Bedroom (2 units) Apartment	1	549	\$1.6M	Tricia	RECEIVER SALE TOP 2013. High end luxurious finishes. Selling with or without tenancy. Selling individually. Prime location. Walking distance to Orchard. Minutes to Paragon. ACS (Junior) within vicinity. More Info
% 41	D09	THE LAURELS #1X-XX 40 Cairnhill Road	Freehold	4-Bedroom Apartment	4	1,819	\$4.65M	Tricia	RECEIVER SALE Prime location. Walking distance to Orchard. Minutes to Paragon. Tenanted. High End Luxurious Finishes. More Info
# 42	D09	THE LUMOS #07-01 9 Leonie Hill	Freehold	3-Bedroom Apartment	3	1,755	\$3.6M / (\$2,080 PSF)	Gwen / Teddy	MORTGAGEE SALE Prime location. Walking distance to Orchard shopping belt. 5 mins walk to Takashimaya. 500m to Orchard MRT. 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.
# 43	D09	HELIOS RESIDENCES #19-02 15 Cairnhill Circle	Freehold	3-Storey Penthouse with Lift, Jacuzzi and Roof Terrace	5	4,629	\$12.5M	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.
# 44	D09	HELIOS RESIDENCES #19-03 15 Cairnhill Circle	Freehold	3-Storey Penthouse with Lift, Jacuzzi & Roof Terrace	4	3,993	\$7.45M	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. More Info
# 45	D09	THE SCOTTS TOWER #21-03 38 Scotts Road	Leasehold 103 years wef. 2010	2-Bedroom Apartment	2	840	\$2.58M	Teddy / Gwen	MORTGAGEE SALE Prime location. 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. North-East facing. With unblock panoramic greenery view. Pristine condition. Bright. Squarish layout. Good room size.
# 46	D09	BELLE VUE RESIDENCES #05-22 25 Oxley Walk	Freehold	3-Bedroom Duplex Penthouse	3	3,552	\$5.86M	Gwen / Sharon	MORTGAGEE SALE Spacious. Newly renovated, move-in condition. Nicely done up roof terrace with jacuzzi and private garden. Unblocked view. Approx. 10 mins walk to Plaza Singapura & Dhoby Hhaut MRT, Liang Court & Clarke Quay MRT. Within 10 mins drive to Orchard Road, CBD and Suntec. Stroll to Fort Canning Park.
* 47	D09	CAVENAGH HOUSE #04-XX 100 Clemenceau Avenue North	Freehold	3-Bedroom + Study Apartment	3	1,604	\$2.63M	Gwen / Sharon	Selling vacant possession. Original condition. Unblocked greenery view. Quiet facing. Spacious living and bedroom. NS facing. 1 KM TO ACS. More Info
* 48	D09	STARLIGHT SUITES 11 River Valley Close	Freehold	1+1 Bedroom Apartment	1+1	850	\$1.98M	Sau Lai	Tenanted to reputable Japanese company till Feb 2020. Near Great World MRT Station
* 49	D10	ROBIN REGALIA 35 Robin Road	Freehold	2-Bedroom + Study Apartment	2	883	\$1.85M	Teddy / Gwen	High floor with unblock view. No west sun. No balcony (no wastage of space). Proper kitchen with yard. Vacant possession. Walking distance to Stevens MRT. Within 1 km to ACS and SCGS.
* 50	D10	THE ORION 6C Orange Grove Road	Freehold	3-Bedroom Apartment	3	1,507	\$3.35M	Teddy / Gwen	Tenanted till Oct 2019 @ \$6,000/mth. Fully furnished. Good sized bedrooms – common bedrooms can fit queen sized beds. Walking distance to Ion Orchard & Orchard MRT. More Info
* 51	D10	NASSIM PARK RESIDENCES #01-XX 19 Nassim Road	Freehold	4-Bedroom Converted To 3-Bedroom	4 + Study	4,833	\$14.5M	Gwen / Sharon	Selling vacant possession. Nicely renovated with quality finishes by Ong and Ong. Inbuilt Celsius Wine Chiller. Own private pool.

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* 52	D10	ANGULLIA PARK RESIDENCES @ ORCHARD #03-03 5 Cuscaden Walk	Freehold	3-Bedroom Apartment	3	1,539	\$3.8xM	Sau Lai	No noon sun. Orchard MRT, Wheelock Place and Ion orchard are just across the road. More Info
* 53	D10	THE LADYHILL #03-XX 1 Lady Hill Road	Freehold	4-Bedroom Apartment	4	2,271	\$5.98M	Gwen / Sharon	Vacant possession. Greenery facing in living & bedrooms. No wastage of space. Minimum outdoor space. High quality materials. Ample parking for residents and visitors. Locker space at the basement carpark for additional storage space. More Info
* 54	D10	THE LADYHILL #04-XX 1 Lady Hill Road	Freehold	4+Study Bedroom Apartment	4 + Study	3,842	\$8.5M	Gwen / Sharon	4 bedroom penthouse, Tastefully renovated. Face greenery, Vacant possession.
* 55	D10	FOUR SEASONS PARK 10 Cuscaden Walk	Freehold	4+1 Bedroom Apartment	4 + 1	2,261	\$6.3M	Sharon	Good layout. Tenanted. Walking distance to Orchard Boulevard MRT / Orchard Road / Shopping Mall. Just outside CBD.
### 56	D10	DE LENTE #01-02 104 Holland Road	Freehold	2-Bedroom Apartment	2	861	\$1.13M	Noelle	MCST SALE. AUCTION 21 AUG 2019 Walking distance to Holland Village MRT, Holland Village and Anglo-Chinese School (Int'l).
# 57	D10	THE SIENA #03-02 31 Tan Kim Cheng Road	Leasehold 99 years wef. 2013	2-Bedroom + Study Apartment	2 + Study	797	\$1.45M	Gwen	MORTGAGEE SALE. AUCTION 21 AUG 2019 Within 5-10 minutes' to Botanic Gardens MRT and Farrer Road MRT. Near good schools such as St. Margaret's Sec Sch & Nanyang Pri Sch.
* 58	D11	TRILIGHT #29-08 9 Newton Road	Freehold	4-Bedroom Penthouse	4	5,801 (Include void 419 sqft)	\$14M	Gwen / Sharon	A 4 bedroom penthouse unit with a roof terrace / swimming pool located on the 29th and 30th storey of a 30-storey block within a residential development known as Trilight.
# 59	D12	ROCCA BALESTIER #18-02 221 Balestier Road	Freehold	2-Storey Penthouse	1	1,873	\$1.45M	Sau Lai	MORTGAGEE SALE Panoramic view. Nearest MRT stations are Novena & Toa Payoh station. More Info
* 60	D14	EUHABITAT 208 Jalan Eunos #01-XX	Leasehold 99 years wef. 06/12/2010	1-Bedroom Loft	1	624	\$8XXK	Tricia	SERIOUS SELLER! With direct jacuzzi access. Full condo facilities. Near Kaki Bukit, Ubi & Eunos MRT. All genuine offers will be consider!
# 61	D14	EDENZ SUITES #02-04 21 Lorong 28 Geylang	Freehold	1-Bedroom Apartment	1	495	\$650K	Sau Lai	MORTGAGEE SALE Well kept. Aljunied MRT is 10 mins' walk away. Short drive to CBD area.
* 62	D15	BUTTERWORTH 8 #06-XX 2 Butterworth Lane	Freehold	3-Bedroom Apartment	3+1	1,346	\$2.355M	Tricia	Great location with easy access to town & CBD area. Unblocked View. Only unit in the condo windows opening to N-S facing. Breezy throughout whole year. Minutes to One KM. Paya Lebar Square/ MRT/ City Plaza are nearby. Many amenities and easy public transportations available. More Info
# 63	D15	COTE D'AZUR #13-XX 70 Marine Parade Road	Leasehold 99 years wef. 25/07/2001	2-Bedroom Apartment	2	1,109	\$1,3XX PSF	Tricia	MORTGAGEE SALE Seaview / Pool view. Birght & breezy. Development is next to Parkway Parade and future Marine Parade MRT station. Schools nearby include Tao Nan, Cananadian Int'l Schl / Tanjong Katong Girls' Sch, etc. Many eateries along East Coast Road. Minutes to East Coast Park & CBD. More Info
# 64	D15	ISUITES #16-11 38 Ipoh Lane	Freehold	High Floor	1 + 1	1,076	\$1.38M	Tricia	MORTGAGEE SALE Walking distance to Dakota & Paya Lebar MRT. Schools nearby include Tanjong Katong Sec Sch, Tanjong Katong Girls' Sch & S'pore Korean Sch. Near Tanjong Katong shopping mall. More Info
# 65	D15	SIGLAP V #04-16 2 First Street	Freehold	2-Bedroom + Study Penthouse	2+ Study	958	\$1.26M	Gwen / Teddy	MORTGAGEE SALE Big master bedroom. No roof terrace. Eateries & supermarket are nearby. Walking distance to future Siglap MRT station. Near seaside. Expats rental location, minutes to Raffles Place, Changi Business Park & Airport.
# 66	D15	TROPICS @ HAIGSVILLE #05-03 3 Haigsville Drive	Freehold	1-Bedroom Apartment	1	581	\$720K	Teddy / Noelle	MORTGAGEE SALE High floor. Unblock view. South-East facing. Near Paya Lebar MRT. Within 1km to Tanjong Katong Pri Sch and Haig Girls' Sch. Near Parkway Parade. More Info
# 67	D16	COSTA DEL SOL #24-29 82 Bayshore Road	Leasehold 99 years wef. 1997	High Floor	2	947	\$1.29M	Gwen / Sau Lai	MORTGAGEE SALE With partial sea view and greenery view. Good sized bedrooms. No ECP noise. No balcony. Next to future Bayshore MRT station. Shuttle bus to Parkway Parade and Bedok MRT station. More Info
* 68	D16	URBAN VISTA #01-43 22 Tanah Merah Kechil Link	Leasehold 99 years wef. 2012	2-Bedroom	2	678	\$970K	Sau Lai	MORTGAGEE SALE High ceiling. TOP around 2016. North-South facing. Next to Tanah Merah MRT.
# 69	D16	THE BAYSHORE #03-03 28 Bayshore Road	Leasehold 99 years wef. 31/05/1993	2-Bedroom Apartment	2	980	\$870K	Noelle	MORTGAGEE SALE. AUCTION 21 AUG 2019 Bright & spacious. Original condition. Full condominium facilities. Nearby Temasek Pri, Haig Girls', Bedok Green Pri, Temasek JC, Temasek Sec & Victoria Sch. Near Bedok Point, Siglap Shopping Ctr & Bedok Mall. More Info
* 70	D17	PALM ISLES #03-33 36 Flora Drive	Leasehold 99 years wef. 2011	3-Storey Townhouse	5 + 1	3,800	\$2.5M	Tricia	2 carpark lots in front of the house. Tenanted @ \$7.8k till Dec 2020. Foreigners are eligible. More Info

Auction & Sales Private Treaty.



AUGUST 2019: RESIDENTIAL

Salespersons to contact:

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CONDO / APARTMENT PROPERTIES FOR SALE

* Owner's	** Public Trustee's	*** Estate's	@ Liquidator's	@@ Bailiff'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	D17	PARC OLYMPIA #02-13 52 Flora Drive	Leasehold 99 years wef. 25/01/2012	Low Floor	2	797	\$800K	Gwen / Teddy	Rarely available. No PIE noise. Privacy. No west sun. Good size bedroom. Shuttle bus to MRT. Full condo facilities.
* 72	D17	PARC OLYMPIA #07-XX 50 Flora Drive	Leasehold 99 years wef. 25/01/2012	2-Bedroom Apartment	2	797	\$800K	Tricia	AWARD WINNING DEVELOPMENT. Unblocked and greenery view. Quiet facing. Shuttle Bus provided to Tampines. Full condo facilities including basketball court / skating deck. Convenience store in the development. More Info
* 73	D17	OCEANFRONT SUITES #02-XX 173 Jalan Loyang Besar	Leasehold 946 years wef. 1937	1-Bedroom Apartment	1	409	\$650K	Sau Lai	Walk to Pasir Ris Beach Park. Designer deco. About 2 years old. Only about 10 minutes' bus ride to Pasir Ris MRT Station. More Info
# 74	D18	LIVIA #02-26 73 Pasir Ris Grove	Leasehold 99 years wef. 07/01/2008	3-Bedroom Apartment	3	1,324	\$1.15M	Tricia	MORTGAGEE SALE Minutes to White Sands Shopping Mall / MRT, Sheng Siong and Overseas Family School. More Info
# 75	D18	MODENA #10-13 37 Simei Street 4	Leasehold 99 years	3 Bedroom Apartment	3	1,539	\$1.38M	Noelle	MORTGAGEE SALE Sidegate opposite Simei MRT Station and East Point Mall. Market, food centre, shops in close vicinity. 5min walk to Changi General Hospital. Mins drive to Changi Business Park, Changi Airport, Tampines Mall, Tampines One. Well-connected via Pan Island Expressway (PIE). More Info
# 76	D19	RIVERSAILS #10-22 8 Upper Serangoon Cres	Leasehold 99 years wef. 7/12/2011	3-Bedroom Apartment	3	1,108	\$1.15M	Sau Lai	MORTGAGEE SALE Full height windows. Good condition. North-East facing, no noon sun. Nearest MRT stations are Buangkok and Hougang. More Info
# 77	D19	FLO RESIDENCE #06-28 13 Punggol Field Walk	Leasehold 99 years wef. 2011	Apartment	2	861	\$805K	Sau Lai	MORTGAGEE SALE Move-in condition. 2 bathrooms. Walk to Punggol Plaza and Market. More Info
# 78	D19	KOVAN GRANDEUR #02-08 118 Tampines Road	Leasehold 99 years wef. 2010	Apartment	1	366	\$493K	Sau Lai	MORTGAGEE SALE Face South. Close to Kovan MRT. More Info
* 79	D20	SKY HABITAT #30-11 9 Bishan Street 15	Leasehold 99 years	2-Bedroom Apartment	2	710	\$1,199,999	Teddy	Super high floor. Squarish layout. North facing. Unblock panoramic view. 3 mins to Bishan MRT and Bus Interchange. Near Raffles Institution. Near Junction 8 where food and amenities are readily available. More Info
# 80	D22	WESTMERE #19-03 77 Jurong East Street 13	Leasehold 99 years wef. 26/06/1996	3+1-Bedroom Apartment	3	1,205	\$1.0M	Teddy	MORTGAGEE SALE High floor. Squarish layout. Panoramic lake view. Estimated market rental about \$3,000/- per month. Near Jem and Westgate. Walking distance Jurong East MRT and Bus Interchange. More Info
# 81	D27	YISHUN EMERALD #10-19 28 Canberra Drive	Leasehold 99 years wef. 16/02/1998	3-Bedroom Apartment	3	1,195	\$8XXK	Teddy	MORTGAGEE SALE Canberra MRT (U/C). SE facing. Full facilities. High floor. Garden facing. Good layout. Big bedroom, living and dining. More Info

HDB PROPERTIES FOR SALE

* Owner's	** Public Trustee's	*** Estate's	@ Liquidator's	@@ Bailiff'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
# 82	D05	HDB 5-ROOM 605 Clementi West Street 1 #08-48	Leasehold 99 years	High Floor	4	1,281	\$515K	Tricia / Noelle	MORTGAGEE SALE Near to West Coast Plaza and Sheng Siong where amenities are readily available. More Info
# 83	D13	HDB 4-ROOM 140 Potong Pasir Avenue 3 #05-244	Leasehold 99 years	Mid Floor	3	1,141	\$550K	Tricia / Noelle	MORTGAGEE SALE Walking distance to Potong Pasir MRT station. Nearby schools include St. Andrew Junior Sch / Sec Sch / JC, and Stamford American Intl Sch.
# 84	D16	HDB 5-ROOM 111 Bedok North Road #02-327	Leasehold 99 years wef. 1978	Low Floor	4	1,259	\$470K	Tricia / Noelle	MORTGAGEE SALE Walking distance to Bedok Reservoir MRT station and Fengshan Market and Food Centre where amenities are available. More Info
# 85	D20	HDM 3-ROOM 346 Ang Mo Kio Ave 3 #05-2258	Leasehold 99 years wef. 1978	Mid Floor	2	786	\$290K	Tricia / Noelle	MORTGAGEE SALE Close to Ang Mo Kio MRT station and AMK Hub where amenities are available. More Info
# 86	D20	HDB 3-ROOM 417 Ang Mo Kio Avenue 10 #07-1017	Leasehold 99 years wef. 1979	Mid Floor	2	797	\$300K	Tricia / Noelle	MORTGAGEE SALE Close to Hawker / Market / Schools. Nice & quiet environment. Regular layout. Original condition. More Info
# 87	D22	HDB 3-ROOM 434 Jurong West Street 42 #02-536	Leasehold 99 years wef. 1984	Low Floor	2	797	\$275K	Tricia / Noelle	MORTGAGEE SALE Near Hua Yi Sec Sch, Jurongville Sec Sch, Canadian Intl Sch, and more. Walking distance to Market & Hawker Ctr, and Lakeside MRT.
# 88	D22	HDB 4-ROOM 681C Jurong West Central 1 #05-80	Leasehold 99 years	Mid Floor	3	1,001	\$380K	Tricia / Noelle	MORTGAGEE SALE Walking distance to Boon Lay MRT. Nearby schools include Boon Lay Sec Sch, River Valley High Sch

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HDB PROPERTIES FOR SALE

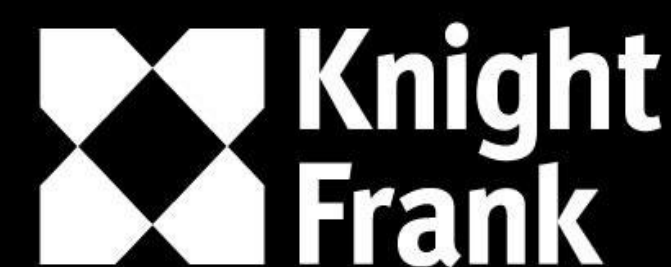
S/no	District	Street Name	Tenure	Property Type	Room	Approx. Land / Floor Area (sqft)	Guide Price	Contact Person	Remarks
# 89	D25	HDB EXECUTIVE APARTMENT (JUMBO) 331 Woodlands Avenue 1 #06-413	Leasehold 99 years wef. 1994	Mid Floor	4	1,894	\$655K	Tricia / Noelle	MORTGAGEE SALE Original condition. Walking distance to Marsiling MRT. Nearby schools include Fuchun Pri & Sec Sch and Singapore American School. More Info
# 90	D25	HDB 5-ROOM 555 Woodlands Drive 53 #02-33	Leasehold 99 years	Low Floor	4	1,291	\$426K	Tricia / Noelle	MORTGAGEE SALE Walking distance to Woodlands South MRT. Nearby sch include Woodlands Ring Pri / Sec, Woodgrove Sec Sch and Woodlands Pri Sch.

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COMMERCIAL PROPERTIES FOR SALE

* Owner's	** Public Trustee's	*** Estate's	@ Liquidator's	@@ Bailiff's	% Receiver's	# Mortgagee's	## Developer's	### MCST's
S/NO District	Street Name	Tenure	Property Type	Tenancy	Approx. Land / Floor Area (sqft)	Guide Price	Contact Person	Remark
* 1 D01	3X HONGKONG STREET	Leasehold 99 years wef. 01/01/1951	5-Storey Intermediate Shophouse (Conservation)	Partial	1,669 / 5,726	\$7.5M	Tricia	MP 2014: Commercial. PR: 4.2. Foreigners are eligible. No ABSD and No GST. Redevelopment potential. Great location. Minutes to Clarke Quay area. More Info
* 2 D01	SHOPHOUSE @ SOUTH BRIDGE ROAD	Leasehold 99 years wef. 27/11/1992	3-Storey Intermediate Shophouse (Conservation)	NIL	2,847 / 7,276	\$17.8M	Tricia	Full commercial. Next to Chinatown MRT. Facing main road, behind ample public carpark lots.
# 3 D02	EON SHENTON #01-19 70 Shenton Way	Leasehold 99 years wef. 2011	Retail Shop	NIL	183	\$7XXK	Tricia	MORTGAGEE SALE. AUCTION 21 AUG 2019 Mixed development with office, resident apartments and shops. Superb location! Near Tanjong Pagar MRT station. Central Business District. No GST is payable. Sell vacant and on an "As-is" basis. More Info
# 4 D02	EON SHENTON #01-12 70 Shenton Way	Leasehold 99 years wef. 2011	Retail Shop	NIL	172	\$815K	Tricia	MORTGAGEE SALE Mixed development with office, resident apartments and shops. Superb location! Near Tanjong Pagar MRT station. Central Business District. No GST is payable. More Info
* 5 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.
* 6 D03	161 BUKIT MERAH CENTRAL	Leasehold 83 years wef. 1996	HDB Shophouse	YES	1,587	\$1.75M	Sharon	Existing is a popular bakery shop. Tastefully renovated. Face road. Selling with tenancies GST is not applicable. More Info
* 7 D03	36 BEO CRESCENT	Leasehold 75 years wef. 1995	HDB Shophouse	YES	1,206	\$1.75M	Sharon	Neighbourhood centre. Tenanted to clinic till 2021. Near multi-storey car park. >4.5 % yield. GST is not applicable. More Info
* 8 D03	1 JALAN BUKIT MERAH #01-4510	Leasehold 89 years wef. 01/01/1993	HDB Shophouse	YES	1,367	\$1.72M	Teddy	Good human traffic. Located at ABC market. Near IKEA n Queensway Shopping Centre. Minutes to Raffles Place. Currently tenanted @ \$4,900 per month.
* 9 D03	QUEENSWAY SHOPPING CENTRE #03-11/29/30 1 Queensway	Freehold	Retail Shop (3 units)	Yes	7,654	EOI	Tricia	Enbloc potential. High footfall & yield. Faces escalator / foyer. Currently use as retail shops. F&B provisions; previously operated as a food court. Sale & lease back option. Rare opportunity!
* 10 D03	QUEENSWAY SHOPPING CENTRE #02-08 1 Queensway	Freehold	Retail Shop	NIL	398	Auction	Sau Lai	AUCTION 21 AUG 2019 Rare freehold shop for sale. No GST. More Info
# 11 D05	NEWEST #01-K20 1 West Coast Drive	Leasehold 956 years wef. 1928	Retail Shop	NIL	151	\$580K	Teddy	MORTGAGEE SALE. AUCTION 21 AUG 2019 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. More Info
# 12 D05	NEWEST #01-K27 1 West Coast Drive	Leasehold 956 years wef. 1928	Retail Shop	NIL	161	\$688K	Teddy	MORTGAGEE SALE. AUCTION 21 AUG 2019 Within Newest Shopping Mall. 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. More Info
# 13 D06	PENINSULA PLAZA #05-40 111 North Bridge Road	Leasehold 999 years wef. 1829	Retail Shop	NIL	570	\$1.395M	Sau Lai	MORTGAGEE SALE Prominent shop frontage, facing escalator and concourse. Water point and floor trap provided. No GST. More Info
* 14 D07	FORTUNE CENTRE #03-XX 190 Middle Road	Leasehold 99 years wef. 1980	Retail Shop	NIL	441	\$868K	Sau Lai	At Waterloo Street. Face restaurant. With water point & window. No GST. More Info
# 15 D07	SIM LIM SQUARE #03-50 / 73 1 Rochor Canal Rd	Leasehold 99 years wef. 1983	Retail Space	NIL	689	\$4XXX PSF	Tricia	MORTGAGEE SALE Full glass door, carpeted. Next to Rochor MRT station. GST is applicable. More Info
* 16 D07	3XX BEACH ROAD	Leasehold 99 years wef. 2005	2-Storey F&B Shophouse	YES	1,392 / 2,400	\$4.6M	Sau Lai	Full commercial. Permanent approval for restaurant use. Tenanted for use as restaurant and karaoke lounge. Next to City Gate. More Info
* 17 D08	XX VEERASAMY ROAD Off Serangoon Road	Freehold	2-Storey F&B Shophouse	YES	1,950 / 3,700	\$5.6M	Sau Lai	With front court yard. Full commercial. Opposite hotel and restaurant. Tenanted for F&B use till July 2021. More Info
* 18 D08	12 DICKSON ROAD	Leasehold 999 years / 99 years	2-Storey Prewar Intermediate Shophouse with Attic	NIL	1,417 / 3,041	\$3.2M	Gwen / Sharon	Rare. Unique functional layout. Original pre-war condition. High ceiling. Owner not GST registered. Walk to MRT. More Info
* 19 D09	RV POINT #B1-03 233 River Valley Road	Leasehold 999 years	Strata Retail Shop	YES	161	\$549K	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.
* 20 D09	FAR EAST PLAZA #05-XX 14 Scotts Road	Freehold	Strata Retail Shop	YES	327	\$1.4M	Gwen	MOTIVATED SELLER! Owner not GST registered. No water point. Tenanted till 2020.

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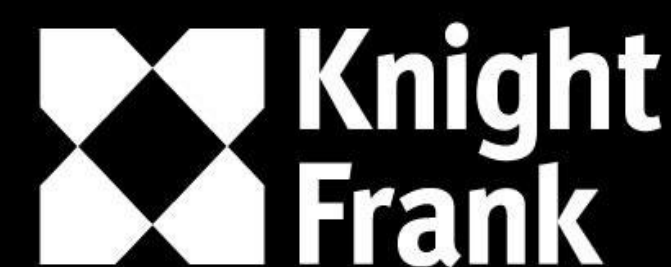
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COMMERCIAL PROPERTIES FOR SALE

* Owner's	** Public Trustee's	*** Estate's	@ Liquidator's	@@ Bailiff's	% Receiver's	# Mortgagee's	## Developer's	### MCST's	
S/NO	District	Street Name	Tenure	Property Type	Tenancy	Approx. Land / Floor Area (sqft)	Guide Price	Contact Person	Remark
* 21	D11	NOVENA REGENCY #01-11 275 Thomson Road	Freehold	2 Shop Units	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 straps fittings. Can be sold individually or jointly.
* 22	D11	NOVENA REGENCY #01-12 275 Thomson Road	Freehold	(side by side)	NIL	657	\$3.9XM	Tricia	
# 23	D12	ONE DUSUN RESIDENCES #01-38 1 Jalan Dusun	Freehold	A Shop Unit	NIL	151	\$5XXK	Tricia	MORTGAGEE SALE Near many food establishments / Zhong Shan Mall / hotel and other amenities along Balestier Road. Amongst are private and public housing estates. Suit most service trades. Near Novena MRT station.
# 24	D13	TAI SENG POINT #01-04 11 Irving Place	Freehold	Retail Shop Unit	NIL	301	\$1.39M	Sau Lai	MORTGAGEE SALE Corner dual frontages. Within 5 mins' walk to Tai Seng MRT station. GST is payable.
* 25	D14	GUTHRIE BUILDING #02-XX 150 Changi Road	Freehold	Office	NIL	1,302	\$1.5M	Sau Lai	Approx 5 minutes' walk to Eunos MRT. With window and 2 entrance doors. No GST payable. More Info
# 26	D14	EUHABITAT #01-09 190 Jalan Eunos	Leasehold 99 years wef. 2010	Retail Shop	NIL	990	\$1.73M	Sau Lai	MORTGAGEE SALE Shop with toilet. Within the 748 units condo development. Wide glass frontage. Can sell together with unit #01-12 Euhabitat. More Info
# 27	D14	EUHABITAT #01-12 190 Jalan Eunos	Leasehold 99 years wef. 2010	Retail Shop	NIL	861	\$1.52M	Sau Lai	MORTGAGEE SALE Can sell together with unit #01-09 Euhabitat. More Info
# 28	D14	MILLAGE #02-22 55 Changi Road	Freehold	Retail Space	NIL	129	\$395K	Tricia	MORTGAGEE SALE Mixed development (Commercial / Residential). Central location. Retail shop unit suits service trade. More Info
# 29	D14	CENTROPOD @ CHANGI #01-42 80 Changi Road	Freehold	Shop	NIL	215	\$670K	Gwen	MORTGAGEE SALE TOP 2015. Near escalator. Two units side by side available. Near Eunos MRT, Katong, Geylang Serai, OneKM Mall and Paya Lebar Sq.
# 30	D14	CENTROPOD @ CHANGI #01-43 80 Changi Road	Freehold	Shop	NIL	226	\$652K	Gwen	MORTGAGEE SALE TOP 2015. Near escalator. With waterpoint. Two units side by side available. Close proximity to Eunos MRT, Katong, Geylang Serai, OneKM Mall and Paya Lebar Square.
* 31	D14	CENTROPOD @ CHANGI #05-04 80 Changi Road	Freehold	Office	NIL	603	\$930K	Gwen	High ceiling that can create loft. Water point within unit. Walking distance to Eunos MRT and good transport network. Facilities – Gym, Conference Room, Swimming Pool for Owner / Tenant use. More Info
# 32	D14	ICON @ CHANGI #B1-28 228 Changi Road	Freehold	Shop	NIL	129	\$320K	Gwen	MORTGAGEE SALE Walking distance to Eunos MRT & Bus Interchange. Near toilet. With waterpoint.
* 33	D14	219 GEYLANG ROAD	Freehold	2-Storey Intermediate Conservation Shophouse with a 4-Storey Rear Extension and a Lift	YES	1,273 / 3,400	\$4.XXM	Sharon	Tenanted. MP 2014: Commercial. Heavy traffic. Along Geylang Road near Lor 7. Owner is not GST registered. More Info
# 34	D14	HEXACUBE #B1-08 160 Changi Road	Freehold	Shop	NIL	441	\$956K	Sau Lai	MORTGAGEE SALE With toilet and waterpoint. Opposite Eunos MRT and bus interchange. Near to a upcoming mega development named Paya Lebar Quarter. GST is payable. More Info
# 35	D14	HEXACUBE #01-11 160 Changi Road	Freehold	Shop	NIL	258	\$850K	Sau Lai	MORTGAGEE SALE With toilet. No GST. Corner unit next to main entrance and driveway. More Info
# 36	D15	SOHO LIFE #02-13 216 Joo Chiat Road	Freehold	Office	NIL	549	\$785K	Sau Lai	MORTGAGEE SALE. AUCTION 21 AUG 2019 An office with toilet within a 6-storey retail cum office development. Near Paya Lebar Quarter. More Info
# 37	D15	274 EAST COAST ROAD	Freehold	2-Storey Conservation Shophouse	NIL	1,353	Auction	Sau Lai	MORTGAGEE SALE. AUCTION 18 SEP 2019 Zoned "Residential with Commercial On 1st Storey." Prominent location, near junction of Still Road and East Coast Road.
# 38	D16	EAST VILLAGE #01-43 430 Upper Changi Road	Freehold	Retail Space	NIL	366	\$1.22M	Noelle	MORTGAGEE SALE Suits F&B / Retail. Located along the walkway towards the supermarket. More Info
# 39	D16	ECO #04-58 283 Bedok South Avenue 3	Leasehold 99 years wef. 2012	Retail Shop	NIL	883	\$1.18M	Noelle	MORTGAGEE SALE Nestled within an established private residential estate that offers 748 residential units with 5 different lifestyles – SOHO, Suite, Loft, Condo & Townhouse, all within one gated community. Near Tanah Merah MRT.

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S/NO District	Street Name	Tenure	Property Type	Tenancy	Approx. Land / Floor Area (sqft)	Guide Price	Contact Person	Remark
* 40 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.
* 41 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 balance tenure for leasehold HDB Shophouse. Good human traffic and vehicle traffic facing Tampines Ave 9. Good exposure, easily notice by passer by. In front of Tampines Junior College and sure pass through area to walk to Tampines East MRT. Tenanted to Anchor Cold Storage (stable rental returns). GST is not applicable.
% 42 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.
# 43 D19	SPAZIO @ KOVAN #02-02 767 Upper Serangoon Road	Freehold	Shop	NIL	657	\$1.45M	Tricia	MORTGAGEE SALE Just TOP. Central location. Amenities within the vicinity. Selling with vacant possession. GST is applicable.
# 44 D19	KENSINGTON SQUARE #01-04 2 Jalan Lokam	Freehold	Retail Space	NIL	237	\$780K	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! More Info
* 45 D19	THE MIDTOWN #01-51 1187 Upper Serangoon Road	Leasehold 99 years wef. 24/01/2013	Retail Shop	YES	420	\$2.4M	Tricia	TOP 2016. Proximity to neighbourhood public housing estates. Fronting main road & in front of the bus stop. Currently tenanted @ \$9,240/mth. Sale is subject to GST.
* 46 D20	214 SERANGOON AVENUE 4	Leasehold 90 years wef. 1994	HDB Shophouse	YES	1,688	\$1.6XM	Tricia	MOTIVATED SELLER! Good frontage. Tenanted at \$6,350 per month. Good returns. GST is not applicable.
* 47 D20	157 ANG MO KIO AVE 4 #01-564	Leasehold 86 years wef. 1/10/1994	2-Storey HDB Shophouse	NIL	1,819	\$2.XM	Sau Lai	Main road facing. Corner unit near lift. Price negotiable.
* 48 D20	THOMSON IMPERIAL COURT #B1-XX 200 Upper Thomson Road	Freehold	Shop Unit	YES	11,011	EOI	Tricia	Enbloc potential. High footfall & yield. Road facing. Currently rented to Sheng Siong Supermarket. F&B potential. Primarily residential estates. Rare opportunity!
* 49 D21	THE HILLFORD #01-61 182 Jalan Jurong Kechil	Leasehold 60 years	Retail Shop Unit	NIL	506	\$2,XXX psf	Tricia	AUCTION 21 AUG 2019 TOP 2016. Integrated development with 18 commercial shops & 281 residential units. Minutes' to Beauty World MRT station.
* 50 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 unit. Double frontage. Ample parking. F&B / restaurant approved. Upcoming 2nd Central Business District in Jurong Lakeside. Tenanted @ \$15,200/mth till 31 July 2020. GST is payable.
# 51 D23	SUITES @ BUKIT TIMAH #01-43 68 Jalan Jurong Kechil	Freehold	Retail Shop	NIL	118	\$460K	Teddy / Noelle	MORTGAGEE SALE Within Suites @ Bukit Timah. Walking distance to Beauty World MRT. Fully air-conditioned area. Ample parking space. Ideal for specialise retail services like Salon, pedicure & manicure. With waterpoint within the unit.
* 52 D25	WOODGROVE CONDOMINIUM #01-63 & #01-64 4 Woodgrove Drive	Leasehold 99 years	Retail Shop Unit	NIL	280 (each unit)	\$338K (each unit)	Noelle	AUCTION 21 AUG 2019 Selling individually. Both units comes with water point, corner unit and with double frontages. 1 door facing swimming pool, and the other facing clubhouse. More Info

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INDUSTRIAL PROPERTIES FOR SALE

S/NO	District	Street Name	Tenure	Property Type	Tenancy	Approx. Land / Floor Area (sqft)	Guide Asking	Contact Person	Remark
# 1	D03	CENTRAL-LINK #04-08 8 Jalan Kilang Barat	Leasehold 99 years wef. 1962	B1 Factory	NIL	1,066	\$7XXK	Tricia	MORTGAGEE SALE "Business 1" usage. Selling with vacant possession & on "As-is-where-is" basis. Primarily industrial estate. With toilet. GST is applicable. More Info
# 2	D05	PANTECH BUSINESS HUB #02-21 196 Pandan Loop	Leasehold 99 years wef. 27/01/1984	B2 Factory	NIL	2,325 (incl 1,162 mezzanine level)	Auction	Tricia	MORTGAGEE SALE. AUCTION 21 AUG 2019 "Business 1" usage. Factory / warehouse. Selling with vacant possession & on "As-is-where-is" basis. Primarily industrial estate. Next to lift lobby. Nearest MRT is Clementi station. More Info
* 3	D05	CITILINK WAREHOUSE COMPLEX #03-XX 102F Pasir Panjang Road	Freehold	B1 Factory	-	1,851 (Tenated) / 2,260 (Vacant)	\$850 PSF	Tricia	"Business 1" usage. 2 units. Selling with vacant possession / tenancy. Good floor plate. GST is applicable.
* 4	D14	LORONG 19 GEYLANG	Freehold	B1 Factory	NIL	3,633 / 12,076	VTO	Tricia / Sharon	MORTGAGEE SALE Detached factory. Good corporate image. View to offer. Rarely available. Walking distance to Aljunied MRT.
* 5	D14	KB INDUSTRIAL BUILDING #03-XX 10 Kaki Bukit Road 1	Leasehold 60 years wef. 09/01/1995	Ramp-up B2 Factory	NIL	4,542	\$1.2XM	Tricia	MORTGAGED SELLER 3-sty B2 factory with lift. Upgraded Power supply to 3 phase. Hoisting installed. Primarily industrial estate. Accessible via PIE/Braddell expressway.
* 6	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.
* 7	D14	EXCALIBUR CENTRE #05-07 71 Ubi Cres	Leasehold 60 years wef. 05/07/1997	B1 Factory	NIL	2,572	\$390 PSF	Noelle	Near Ubi MRT station. Convenient location. Column free. Ample parking space. GST registered. More Info
# 8	D14	BIZHUB 28 #04-03 28 Senang Crescent	Freehold	B1 Flatted Factory	NIL	1,970	\$990K	Noelle	MORTGAGEE SALE Near to Kembangan MRT. Several eateries nearby. Accessible via New Upper Changi Road, Chai Chee Drive and Pan Island Expressway. More Info
### 9	D14	BIZLINK CENTRE #03-18 59 Ubi Avenue 1	Leasehold 60 years wef. 10/03/1997	B1 Factory	YES	1,065	From \$405K	Noelle	MCST SALE. AUCTION 21 AUG 2019 Close to Ubi, Macpherson & Paya Lebar MRT stations, bus stops & eateries. Accessible via Paya Lebar Road, Ubi Avenue 2 & PIE. Selling with or without vacant possession, and on "As-is-where-is" basis. More Info
* 10	D14	GEMINI @ SIMS #05-XX 2 Sims Close	Freehold	B1 Factory	NIL	2,992	VTO	Tricia	AUCTION 21 AUG 2019 TOP 2016. Corner unit with attached toilet. 6m ceiling height. Vehicular ramp-up. 5 mins walk to Aljunied MRT station. Food centre / eateries / shops available in Sims Drive housing estate. More Info
# 11	D14	GEMINI @ SIMS #06-01 2 Sims Close	Freehold	B1 Factory	NIL	2,949	\$1.73M	Teddy	MORTGAGEE SALE TOP 2016. Close to brand new. High ceiling of 6m. Ramp-up. Ample parking right outside the unit. 5 minutes to Aljunied MRT. More Info
* 12	D14	VERTEX #01-14 / #01-15 33 Ubi Avenue 3	Leasehold 60 years wef. 01/01/2007	B1 Light Industrial Factory	YES	6,092	VTO	Teddy	Ground floor unit. Good shop front. Fully fitted. High rental yield of close to 6%. Rental @ \$17,120 per month. Able to park 2 cars outside the unit. Low maintenance fee. More Info
@ 13	D17	LOYANG INDUSTRIAL ESTATE 3 Loyang Walk	Leasehold 30 years wef. 01/02/1996 + 26 years	2-Storey Intermediate JTC B2 Factory	NIL	13,923 / 10,093	\$3.XM	Tricia	LIQUIDATOR SALE 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.
# 14	D20	MIDVIEW CITY #01-104 24 Sin Ming Lane	Leasehold 60 years wef. 2008	Factory	NIL	1,378	\$1.2M	Noelle	MORTGAGEE SALE Ground floor showroom with full glass frontage. Regular layout. Parking at doorstep. Ample basement/surface parking. Owner is GST registered. More Info
# 15	D22	ACE @ BUROH #04-03 2 Buroh Crescent	Leasehold 30 years wef. 25/01/2013	Ramp-Up B2 Factory	YES	3,476	\$800K	Sau Lai	MORTGAGEE SALE With mezzanine level, toilet and 2 vehicle lots. Ceiling height 8m approx. TOP around 2017. Tenanted \$3,000 till Nov 2019. GST is payable. More Info
* 16	D22	ECO-TECH @ SUNVIEW #02-XX 1 Sunview Road	Leasehold 30 years wef. 22/7/01/2013	Ramp-Up B2 Factory	YES	2,605	\$535K	Sau Lai	No GST. With mezzanine level, toilet and 2 vehicle lots. Ceiling height 6.3m approx. TOP around 2017. Tenanted \$2,xxx/mth or vacant possession if requested. More Info
# 17	D22	ECO-TECH @ SUNVIEW #04-48 1 Sunview Road	Leasehold 30 years wef. 25/01/2013	Ramp-Up Factory	NIL	2,605	\$480K	Tricia	MORTGAGEE SALE Good ceiling height. With mezzanine level / toilets. 24-hour access. Ample parking space. Eateries available within the development. Selling vacant possession and on "As-is-where-is" basis. GST is payable. More Info
% 18	D22	X TUAS SOUTH STREET 15	Leasehold 17 years 10 mths wef. 16/02/2013	JTC Detached Factory	Partial	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.

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INDUSTRIAL PROPERTIES FOR SALE

* Owner's	** Public Trustee's	*** Estate's	@ Liquidator's	@@ Bailiff's	% Receiver's	# Mortgagee's	## Developer's	### MCST's	
S/NO	District	Street Name	Tenure	Property Type	Tenancy	Approx. Land / Floor Area (sqft)	Guide Asking	Contact Person	Remark
# 19	D22	PIONEER JUNCTION #01-XX 3 Soon Lee Street	Leasehold 30 years wef. 7/3/2011	B2 Ramp-Up Factory	NIL	1,916	\$7XXK	Sau Lai	MORTGAGEE SALE Glass frontage faces main road and bus stop. Ceiling height approx. 6m More Info
# 20	D22	PIONEER CENTRE #04-60 1 Soon Lee Street	Leasehold 30 years wef. 10/03/2010	Ramp-Up Factory	NIL	1,485	\$280K	Tricia	MORTGAGEE SALE 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. More Info
* 21	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.
# 22	D22	T99 #02-03 9 Tuas South Avenue 10	Leasehold 30 years wef. 2013	B2 Factory	NIL	8,148	\$1.85M	Tricia	MORTGAGEE SALE Ramp up. Just TOP! New! Coffeeshop within the development. Carpark at door step. Easy loading / unloading. More Info
# 23	D22	T99 #03-01 9 Tuas South Avenue 10	Leasehold 30 years wef. 2013	B2 Factory	NIL	7,825	\$2M	Tricia	MORTGAGEE SALE Ramp up. Just TOP! New! Coffeeshop within the development. Carpark at door step. Easy loading / unloading.
# 24	D22	T99 #04-07 9 Tuas South Avenue 10	Leasehold 30 years wef. 2013	B2 Factory	NIL	7,664	\$1.71M	Tricia	MORTGAGEE SALE Ramp up. Just TOP! New! Coffeeshop within the development. Carpark at door step. Easy loading / unloading. More Info
# 24	D22	35 TUAS VIEW WALK 2	Leasehold 60 years wef. 1996	B2 Detached Factory	NIL	15,507 / 21,640	\$5.385M	Tricia	MORTGAGEE SALE 2-storey building, part 1 / part 2 storey. Master Plan Zoning: "Business 2" Warehousing / Production / Office / Toilets. URA granted written permission for workers' dormitory for 115pax (Ancillary). Good corporate image. Own parking / compound. Selling on an "As-is" basis. More Info
# 25	D22	WEST STAR #01-01 / #01-02 11 Tuas Bay Close	Leasehold 30 years wef. 07/08/2013	Ground Floor B2 Factory Unit	NIL	8,170 each	\$3M each	Tricia	MORTGAGEE SALE. AUCTION 21 AUG 2019 Good floor plate. Ramp up. Ceiling height approx. 7.5m. Electricity capacity approx. 700 amps. Coffeeshop within the development. Carpark at door step. Easy loading / unloading. Can sell individual. GST is applicable. More Info
# 26	D22	WEST STAR #03-19 11 Tuas Bay Close	Leasehold 30 years wef. 07/08/2013	Ramp-up B2 Factory	NIL	2,185	\$655K	Noelle	MORTGAGEE SALE Coffeeshop within the development. Carpark at door step. Easy loading / unloading. GST is applicable. More Info
@ 27	D22	121 TUAS VIEW WALK 1 Westlink Techpark	Leasehold 60 years wef. 30/10/1996	Factory / Workshop	NIL	7,233	\$2.8M	Tricia	LIQUIDATOR SALE Master Plan Zoning: Business 2. Subject to GST. Selling vacant & on an "As-is" condition. More Info
* 28	D22	8 NEYTHAL ROAD	Leasehold 60 years wef. 16/06/1970	Single-Storey JTC Purpose-Built Detached Factory with Mezzanine Level & 3-Storey Ancillary Office Annex	NIL	45,221 / 38,321	\$4.XM	Tricia	Very motivated seller. All genuine offer will be consider! Good corporate image. Wide frontage. High power voltage. High ceiling. Easy loading / unloading. Accessible for 40-foot container (sheltered). More Info
# 29	D22	WEST POINT BIZHUB 224 Tuas South Ave 2	Leasehold 60 years wef. 2000	Strata Terrace Factory	NIL	4,768	\$1.1M	Noelle	MORTGAGEE SALE Partitioned offices with attached toilet. Eateries within vicinity. Easy access to AYE, Tuas West Road and Tuas Crescent MRT. Near Tuas Checkpoint. More Info
% 30	D22	56 PANDAN ROAD	Leasehold 25 years wef. 30/12/2012	Part 4 / part 5 purpose built JTC detached factory with mezzanine levels G69	YES	65,777 / 164,424	TENDER	Tricia	RECEIVER SALE Master Plan Zoning (2014): Business 2. Current Land Rent Payable: S\$15,583.81/mth. Written permission (Temporary) has been given by URA for the continued use as ancillary workers' dormitory (for 100 pax) till 13/05/2023. Selling with partial tenancy. Sale is subject to JTC's approval. More Info
# 31	D23	WCEGA PLAZA #09-60 1 Bukit Batok Crescent	Leasehold 60 years wef. 13/03/1997	Ramp-Up B1 Factory Unit	NIL	3,186	\$725K	Teddy / Noelle	MORTGAGEE SALE Corner unit. Bright & windy, unblock view. 20 ft / 40 ft container. Near eateries. With mezzanine office with manager room and director room. Near Bukit Batok MRT. 2 carpark lot. Easy access via PIE & AYE. More Info
* 32	D23	MIDVIEW BUILDING #04-XX 50 Bukit Batok Street 23	Leasehold 60 years wef. 13/03/1997	B1 Light Industrial Factory	YES	1,205	\$4XXK	Tricia	AUCTION 21 AUG 2019 Primarily industrial estate in nature. Eateries in the vicinity. Currently tenanted @ \$2,300 per month. GST is payable. More Info
@ 33	D25	FOOD X'CHANGE @ ADMIRALTY 8A Admiralty Street #07-17	Leasehold 60 years wef. 9/10/2000	B2 Factory	NIL	3,800 (incl 1,066 sqft void area)	Auction	Tricia	LIQUIDATOR SALE. AUCTION 21 AUG 2019 Ramp up. Food factory. Warehousing / production / office space. Chiller / Freezer installed. Sale is subject to GST, and on an "As-is" condition. More Info
# 34	D25	WOODLANDS 11 #08-XX 11 Woodlands Close	Leasehold 60 years wef. 2010	B1 Light Industrial Factory	NIL	1,829	\$670K	Tricia	MORTGAGEE SALE. AUCTION 21 AUG 2019 Ramp up. Canteen on 1st floor. Admiralty MRT. Sale is subject to GST, and on an "As-is" condition. More Info

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INDUSTRIAL PROPERTIES FOR SALE

S/NO	District	Street Name	Tenure	Property Type	Tenancy	Approx. Land / Floor Area (sqft)	Guide Asking	Contact Person	Remark
* 35	D25	WOODLANDS INDUSTRIAL PARK E1	Leasehold 60 years wef. 09/01/1995	B2 Intermediate Terrace Factory	NIL	5,346 / 13,000 (2 units)	\$8.88M	Tricia	MOTIVATED SELLER! 2 adjoining units. Production/warehousing / worker dormitory. With lift. URA grant written permission for 120 pax ancillary workers dormitory till 2023. Sale is subject to GST, and on an "As-is" condition. More Info
# 36	D25	22 WOODLANDS LINK #03-24	Leasehold 30 years wef. 1997	B2 Factory	NIL	3,144	\$217K	Noelle	MORTGAGEE SALE High ceiling. With attached toilet. Next to cargo lift landing. 2 parking lots. Minutes walk to eateries. More Info
# 37	D26	TAG. A #01-07 81 Tagore Lane	Freehold	B1 Factory	NIL	2,938 (inclusive of void area)	Nego	Tricia	MORTGAGEE SALE Good frontage. Visible. High ceiling. With attached toilet. Basement level easy loading/unloading. Near lifts. Coffeeshop in the development. Development provides facilities. Suits showroom for ID / furnitures, etc. Lentor MRT station (TE5). More Info
* 38	D26	TAG. A #03-02 81 Tagore Lane	Freehold	B1 Factory	YES	2,540	\$1.4M	Noelle	High ceiling with mezzanine. Both units are GST registered. #03-02 is tenanted at \$2.7K pm. Good corporate image. Recreational facilities provided within development. Well-connected via SLE. Bus-stop close by. Eateries within the development and in the vicinity. More Info
* 39	D26	TAG. A #03-03 81 Tagore Lane	Freehold	B1 Factory	NIL	2,540	\$1.4M	Noelle	
* 40	D27	NORTH SPRING BIZHUB #01-XX 11 Yishun Industrial Street 1	Leasehold 60 years wef. 01/02/2011	B2 Factory	YES	1,507	\$850K	Sau Lai	TOP around 2014. Ground floor. Ceiling height of approx. 6.6m. Tenanted at \$2,9XX per month till July 2021. Good yield 3.X%. Owner is GST registered. More Info
* 41	D27	A'POSH BIZHUB #01-XX 1 Yishun Industrial Street 1	Leasehold 60 years wef. 2010	B1 Factory / Showroom	YES	1,593	\$1.08M	Sau Lai	Ground floor unit. Ceiling height of approx. 6m. Tenanted \$3,XXX per month till 2021. Rental yield 3.X%. Near Yishun MRT. More Info
# 42	D28	JTC AEROSPACE @ SELETAR 6X / 8X Seletar Aerospace View	6X: Leasehold 29 years wef. 01/12/2011 8X: Leasehold 30 years wef. 01/12/2010	B2 Factory	Partial	6X: 18,019 8X: 64,896	\$12M	Tricia	MORTGAGEE SALE No. 62 : 1-storey hangar with a 2-storey training facilities and roof terrace. No. 80 : 2-storey hangar with ancillary offices and roof terrace. Master Plan Zoning (2014): Business 2 with plot ratio 1.0. Land rent is payable. Selling "As-is-where-is" basis. Sale is subjected to JTC's approval.

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