

# Auction & Sales Private Treaty.



## SEPTEMBER 2019: RESIDENTIAL

### Salespersons to contact:

Tricia Tan, CEA R021904I, 6228 7349 / 9387 9668  
Noelle Tan, CEA R047713G, 6228 7380 / 9766 7797  
Lock Sau Lai, CEA R002919C, 6228 6814 / 9181 1819  
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Gwen Lim, CEA R027862B, 6228 7331 / 9199 2377  
Teddy Ng, CEA R006630G, 6228 7326 / 9030 4603  
Sharon Lee (Head of Auction), CEA R027845B, 6228 6891 / 9686 4449

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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	\$10.5M	Noelle / Sau Lai	<b>MORTGAGEE SALE</b> 4 ensuite bedrooms. Waterway view! Chair lift installed. Bright & airy. Can park 3 cars. Lifestyle living. <a href="#">More Info</a>
# 3	D04	10 SANDY ISLAND	Leasehold 99 years wef. 2007	2.5-Storey Detached House with Basement Parking	7	7,307 / 6,727	\$11.8M	Noelle / Sau Lai	<b>MORTGAGEE SALE</b> Unique façade. Internal lift serving all levels. With private pool and yacht berth.
# 4	D08	49 TRURO ROAD	Freehold	3-Storey Semi Detached with Attic / Pool / Lift	6	3,119 / 4,462	\$5.25M	Teddy / Sau Lai	<b>MORTGAGEE SALE. AUCTION 18 SEP 2019</b> Nicely renovated. 6 Big bedroom. With lift. Good condition, no renovation required. Bright and well ventilated. Walking distance to Farrer Park MRT. Near Farrer Park Pri Sch and St. Joseph's Inst (Junior). One of the nearest landed estate to Orchard road. Location as good as Bukit Timah. TOP 2012. <a href="#">More Info</a>
* 5	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. <a href="#">More Info</a>
# 6	D10	80 BELMONT ROAD	Freehold	Land with 2-Storey Good Class Bungalow with Playground and Swimming Pool	8	27,000 / 15,714	\$39M	Sharon	<b>MORTGAGEE SALE. AUCTION 18 SEP 2019</b> 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. <a href="#">More Info</a>
# 7	D10	BELMONT ROAD	Freehold	2-Storey Detached Bungalow with Swimming Pool	4	16,327 / 7,524	\$20M	Sharon / Noelle / Teddy	<b>MORTGAGEE SALE</b> Good class bungalow. Walking distance to Holland Village MRT station & Holland Village. <a href="#">More Info</a>
# 8	D10	30 CABLE ROAD	Freehold	2-Storey Good Class Bungalow with Swimming Pool	5	12,980 / 5,903	VTO	Sharon / Gwen / Teddy	<b>MORTGAGEE SALE</b> 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. <a href="#">More Info</a>
* 9	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!
* 10	D10	GCB LAND @ JERVOIS HILL	Freehold	Vacant Land	NIL		\$2XXX PSF	Tricia	Good frontage. Elevated. Last piece of land! Prestigious address, amongst embassies.
* 11	D10	OFF DUNEARN ROAD	Freehold	Brand New 2-Storey Detached House with Attic, Natural Basement, Lift and	5	5,428 / 9,000	\$11.8M Net	Sharon	TOP soon. Basement carpark fits up to 8 cars. Formal living, dining, outdoor patio with BBQ pit. Fully imported Italian kitchen for dry / wet kitchen (Molteni & C)
* 12	D11	LORNIE 18 12M Lornie Road	Freehold	3-Storey Cluster Bungalow with Basement & Lift	4+1+1	4,714	\$4.98M	Noelle / Tricia	4 Bedrooms (ensuites), guest room / helper's room. Vacant possession. Balinese style. Serene / breezy. Well renovated. <a href="#">More Info</a>
* 13	D11	SHELFORD ROAD	Freehold	3-Storey Detached House with a Pool	5	5492 / 5,381	\$8.9M	Sharon	<b>SOLE AGENT.</b> 6+1 bedrooms. Good layout. Tenanted. Near Raffles Girls' Sch, Anglo-Chinese Sch & Nanyang Pri Sch. <a href="#">More Info</a>
# 14	D15	XX SIGLAP BANK, FRANKEL ESTATE	Freehold	2-Storey Detached House with Basement	-	4,429 / 5,712	VTO	Tricia	<b>MORTGAGEE SALE</b> A&A or rebuild. Permissible Plot Ratio 1.4. Unobstructive view!
# 15	D15	76 DIDO STREET	Freehold	Intermediate Terrace		2,286 / 2,347	\$2.79M	Teddy / Gwen	<b>MORTGAGEE SALE</b> 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. <a href="#">More Info</a>
* 17	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. <a href="#">More Info</a>
* 18	D18	PASIR RIS HEIGHTS	Leasehold 999 years wef. 1874	3-Storey Corner Terrace	4	5,737	\$4.48M	Gwen / Teddy	<b>AUCTION 18 SEP 2019</b> Sits on elevated ground with good sea and green views. Bright and windy space in quiet, serene area. Short walk to seaside at Pasir Ris Beach Park. South East Facing. Nice Garden. Unit is at a corner full of privacy. <a href="#">More Info</a>

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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
# 19	D18	33 RIVERINA CRESCENT	Leasehold 99 years wef. 26/06/1996	3-Storey Detached House	5	4,509 / 2,830	\$2.XM	Tricia	<b>MORTGAGEE SALE</b> 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. <a href="#">More Info</a>
* 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. <a href="#">More Info</a>
* 21	D19	JALAN ARIF	Leasehold 999 years wef. 27/12/1875	Land with a 2-Storey Semi-Detached House	4+1	5,574 / 4,000	\$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. <a href="#">More Info</a>
* 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	5	5,065 / 3,027	\$4.3M	Noelle	<b>AUCTION 18 SEP 2019</b> Can park 3 cars. Near Holy Innocents' Pri & High Sch / Hougang MRT / Interchange / Central / Mall. Renovation 5 years ago. <a href="#">More Info</a>
# 23	D19	68 LORONG AH SOO CERELIA VISTA	Freehold	5-Storey Cluster House with Basement & Attic	6	5,813	\$2.815M	Teddy	<b>MORTGAGEE SALE</b> Unblock view. Quiet. No traffic noise. Low maintenance fee. Near MRT. Near Paya Lebar Methodist Girls' School <a href="#">More Info</a>
* 24	D19	3X JALAN HOCK CHYE Hock Chye Estate	Freehold	2-Storey Semi-Detached House	5+1	4,715 / 4,263	\$4.3M	Tricia	<b>SERIOUS SELLER!</b> 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. <a href="#">More Info</a>
# 25	D19	5 SERANGOON LANE, BARTLEY VILLAS	Leasehold 99 years wef. 1993	Semi-Detached House	4	2,178 / 3,178	\$2.1M	Gwen / Teddy	<b>MORTGAGEE SALE</b> Near Bartley MRT / NEX. Near St. Gabriel's Sec Sch, Maris Stella High Sch, Methodist Girls' Sch (Pri). Good Size Bedroom.
* 26	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. <a href="#">More Info</a>
* 27	D22	29 CORPORATION RISE	Leasehold 99 years wef. 12/08/1996	3-Storey Corner Terrace	6	2,157 / 2,922	\$1.88M	Teddy	<b>AUCTION 18 SEP 2019</b> Good condition. No renovation required. Regular land shape. Good room size. High ceiling. Spacious living and dining area. Walking distance to Lakeside MRT. Within 1km to Rulang Pri Sch. Heart of Jurong Lake Development District. <a href="#">More Info</a>
* 28	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!
* 29	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	<b>AUCTION 18 SEP 2019</b> 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. <a href="#">More Info</a>
* 30	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	<b>AUCTION 18 SEP 2019</b> 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. <a href="#">More Info</a>
* 31	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 <a href="#">More Info</a>
# 32	D27	The Shaughnessy 304 Miltonia Close	Leasehold 99 years wef. 19/03/2001	3-Storey Intermediate Cluster Terrace House with Basement and Roof Terrace	3+1	3,300	\$1.51M	Teddy / Noelle	<b>MORTGAGEE SALE</b> Good condition. Renovated. Luxurious walk-in wardrobe in the master bedroom. 2 private parking lots. Full condo facilities. Close proximity to amenities. <a href="#">More Info</a>
* 33	D28	3X JALAN KECHUBONG	Freehold	3-Storey Detached House	8	5,195 / 5,200	\$4.93M	Gwen / Sharon	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. <a href="#">More Info</a>
# 34	D28	65 SUNRISE AVENUE	Leasehold 99 years wef. 1995	3-Storey Semi-Detached House	4	3034 / 3,000	\$1.9M	Sau Lai / Teddy	<b>MORTGAGEE SALE</b> Spacious bedrooms all with attached bath. Tranquil and serene locality. Unblock view of the big park and playground. <a href="#">More Info</a>

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* 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
# 35	D01	MARINA BAY SUITES #11-01 3 Central Boulevard	Leasehold 99 years wef. 08/03/2007	4-Bedroom Apartment	4	2,680	\$5.1M	Sau Lai / Sharon	<b>MORTGAGEE SALE. AUCTION 18 SEP 2019</b> TOP 2013. With bay view. Good layout. Walking distance to 3 MRT lines. Within CBD area. <a href="#">More Info</a>
# 36	D02	76 SHENTON #11-05 76 Shenton Way	Leasehold 99 years wef. 2007	2-Bedroom Apartment	2	969	\$1.705M \$1,760 psf	Gwen / Teddy	<b>MORTGAGEE SALE</b> TOP 2014. No balcony. Efficient layout. Big living & dining area. With enclosed kitchen. Good condition. No renovation required. Partial Seaview. Nice 50m lap pool and good Landscape. Near Tanjong Pagar MRT, Heart of Development at Great Southern Water Front, low maintenance fee. <a href="#">More Info</a>
# 37	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	<b>MORTGAGEE SALE</b> Corner unit. Villa block. Well maintained. Balcony facing NE. Facing Queen's Dock waterway, surrounded by greenery. <a href="#">More Info</a>
# 38	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	<b>MORTGAGEE SALE</b> 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. <a href="#">More Info</a>
* 39	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	\$3.5M	Tricia	<b>Must Sell! Rare and Unique.</b> Near Anchorpoint, Harbourfront area and ISS Intl' Sch. Supermarket within development. <a href="#">More Info</a>
* 40	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. <a href="#">More Info</a>
* 41	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	<b>AUCTION 18 SEP 2019</b> TOP 2011. Tenanted. Waterfront resort style living. Good layout. Premium stack. Bedroom with sea view. Luxury condominium. Designer quality amenities. <a href="#">More Info</a>
* 42	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	\$5.5M	Noelle / Sharon	<b>AUCTION 18 SEP 2019</b> Tenanted. With concierge service. Waterfront resort style living. Premium stack. Private yacht parking. <a href="#">More Info</a>
% 43	D09	THE LAURELS #18-XX 38 Cairnhill Road	Freehold	1-Bedroom (2 units) Apartment	1	549	\$1.6M	Tricia	<b>RECEIVER SALE</b> 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.
% 44	D09	THE LAURELS #1X-XX 40 Cairnhill Road	Freehold	4-Bedroom Apartment	4	1,819	\$4.65M	Tricia	<b>RECEIVER SALE</b> Prime location. Walking distance to Orchard. Minutes to Paragon. Tenanted. High End Luxurious Finishes.
# 45	D09	THE LUMOS #07-01 9 Leonie Hill	Freehold	3-Bedroom Apartment	3	1,755	\$3.6M / (\$2,080 PSF)	Gwen / Teddy	<b>MORTGAGEE SALE</b> 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. <a href="#">More Info</a>
# 46	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	<b>MORTGAGEE SALE</b> 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. <a href="#">More Info</a>
# 47	D09	HELIOS RESIDENCES #19-03 15 Cairnhill Circle	Freehold	3-Storey Penthouse with Lift, Jacuzzi & Roof Terrace	4	3,993	\$7.35M	Gwen / Sharon	<b>MORTGAGEE SALE</b> 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. <a href="#">More Info</a>
# 48	D09	THE SCOTTS TOWER #21-03 38 Scotts Road	Leasehold 103 years wef. 2010	2-Bedroom Apartment	2	840	\$2.58M	Teddy / Gwen	<b>MORTGAGEE SALE</b> 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. <a href="#">More Info</a>
# 49	D09	BELLE VUE RESIDENCES #05-22 25 Oxley Walk	Freehold	3-Bedroom Duplex Penthouse	3	3,552	\$5.7M	Gwen / Sharon	<b>MORTGAGEE SALE</b> 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. <a href="#">More Info</a>
* 50	D09	CAVENAGH HOUSE #04-XX 100 Clemenceau Avenue North	Freehold	3-Bedroom + Study Apartment	3	1,604	\$2.6M	Gwen / Sharon	Selling vacant possession. Original condition. Unblocked greenery view. Quiet facing. Spacious living and bedroom. NS facing. 1 KM TO ACS. <a href="#">More Info</a>

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* 51	D10	<b>ROBIN REGALIA</b> 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.
* 52	D10	<b>THE ORION</b> 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.
* 53	D10	<b>NASSIM PARK RESIDENCES #01-XX</b> 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. <a href="#">More Info</a>
* 54	D10	<b>ANGULLIA PARK RESIDENCES @ ORCHARD #03-03</b> 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. <a href="#">More Info</a>
* 55	D10	<b>THE LADYHILL #03-XX</b> 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. <a href="#">More Info</a>
* 56	D10	<b>THE LADYHILL #04-XX</b> 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.
* 57	D10	<b>FOUR SEASONS PARK</b> 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.
### 58	D10	<b>DE LENTE #01-02</b> 104 Holland Road	Freehold	2-Bedroom Apartment	2	861	\$1.13M	Noelle	<b>MORTGAGEE SALE</b> Walking distance to Holland Village MRT, Holland Village and Anglo-Chinese School (Int'l). <a href="#">More Info</a>
# 59	D10	<b>ARDMORE 3 #20-01</b> 3 Ardmore Park	Freehold	3+1 Bedroom Apartment	3 + 1	1,787	\$5.53M	Gwen / Teddy	<b>MORTGAGEE SALE</b> TOP 2014. High floor. Unblock view. Renovated. Good condition. No renovations required. With high-end Miele Appliances and Sub Zero Fridge. With private lift. Helper's room with bathroom. Walking distance to Orchard shopping area & MRT. <a href="#">More Info</a>
* 60	D11	<b>TRILIGHT #29-08</b> 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.
# 61	D12	<b>ROCCA BALESTIER #18-02</b> 221 Balestier Road	Freehold	2-Storey Penthouse	1	1,873	\$1.45M	Sau Lai / Teddy	<b>MORTGAGEE SALE</b> Panoramic view. Nearest MRT stations are Novena & Toa Payoh station. <a href="#">More Info</a>
* 62	D14	<b>EUHABITAT</b> 208 Jalan Eunos #01-XX	Leasehold 99 years wef. 06/12/2010	1-Bedroom Loft	1	624	\$8XXK	Tricia	<b>SERIOUS SELLER!</b> With direct jacuzzi access. Full condo facilities. Near Kaki Bukit, Ubi & Eunos MRT. All genuine offers will be consider!
# 63	D14	<b>EDENZ SUITES #02-04</b> 21 Lorong 28 Geylang	Freehold	1-Bedroom Apartment	1	495	\$620K	Sau Lai	<b>MORTGAGEE SALE. AUCTION 18 SEP 2019</b> Well kept. Aljunied MRT is 10 mins' walk away. Short drive to CBD area. <a href="#">More Info</a>
# 64	D14	<b>SUITES@CHANGI #02-10</b> 226 Changi Road	Freehold	Studio Apartment	1	41 sqm	\$553K	Teddy	<b>MORTGAGEE SALE</b> 5min to Eunos MRT. Renovated. Low maintenance fee. Efficient layout. Conveniently located near Geylang Serai & Joo Chiat NTUC Fairprice Supermarket. Near Paya Lebar Quarter Shopping Mall & OneKM Mall. <a href="#">More Info</a>
* 65	D15	<b>BUTTERWORTH 8 #06-XX</b> 2 Butterworth Lane	Freehold	3-Bedroom Apartment	3+1	1,346	\$2.3M	Tricia	Great location with easy access to town & CBD area. Unblock 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. <a href="#">More Info</a>
# 66	D15	<b>ISUITES #16-11</b> 38 Ipoh Lane	Freehold	High Floor	1 + 1	1,076	\$1.15M	Tricia	<b>MORTGAGEE SALE</b> 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. <a href="#">More Info</a>
# 67	D15	<b>SIGLAP V #04-16</b> 2 First Street	Freehold	2-Bedroom + Study Penthouse	2+ Study	958	\$1.2M	Gwen / Teddy	<b>MORTGAGEE SALE</b> 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.
# 68	D15	<b>TROPICS @ HAIGSVILLE #05-03</b> 3 Haigsville Drive	Freehold	1-Bedroom Apartment	1	581	\$696K	Teddy / Noelle	<b>MORTGAGEE SALE</b> High floor. Unblock view. South-East facing. Near Paya Lebar MRT & Parkway Parade. Within 1km to Tanjong Katong Pri Sch & Haig Girls' Sch. <a href="#">More Info</a>
# 69	D15	<b>H RESIDENCES #03-03</b> 50A Lorong H Telok Kurau	Freehold	2-Bedroom Apartment	2	549	\$680K	Teddy / Gwen	<b>MORTGAGEE SALE</b> Minutes to Siglap Park Connector. Near Kembangan MRT. Easy access via East Coast Parkway (ECP) and Pan Island Expressway (PIE). Quiet Location. North facing. <a href="#">More Info</a>

# Auction & Sales Private Treaty.



## SEPTEMBER 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
# 70	D16	CHANGI COURT #02-04 704 Upper Changi Road	Freehold	4-Bedroom Apartment	4	1,389	\$1.41M	Sau Lai	<b>MORTGAGEE SALE. AUCTION 18 SEP 2019</b> Spacious living & dining areas. No balcony. Pool view. South-East facing. Ample parking. Ideal for investment or own stay. Full condominium facilities, include badminton court and good-sized pool. Upper Changi MRT station at doorstep. <a href="#">More Info</a>
* 71	D16	URBAN VISTA #01-43 22 Tanah Merah Kechil Link	Leasehold 99 years wef. 2012	2-Bedroom Apartment	2	678	\$970K	Sau Lai	<b>MORTGAGEE SALE</b> High ceiling. TOP around 2016. North-South facing. Next to Tanah Merah MRT.
* 72	D17	PARC OLYMPIA #02-13 52 Flora Drive	Leasehold 99 years wef. 25/01/2012	2-Bedroom Apartment	2	797	\$800K	Gwen / Teddy	Rarely available. No PIE noise. Privacy. No west sun. Good size bedroom. Shuttle bus to MRT. Full condo facilities.
* 73	D17	PARC OLYMPIA #07-XX 50 Flora Drive	Leasehold 99 years wef 25/01/2012	2-Bedroom Apartment	2	797	\$800K	Tricia	<b>AWARD WINNING DEVELOPMENT.</b> Unblocked and greenery view. Quiet facing. Shuttle Bus provided to Tampines. Full condo facilities including basketball court / skating deck. Convenience store in the development.
* 74	D17	DAHLIA PARK #06-XX Flora Drive	5 Freehold	2-Bedroom Apartment	2+1	1,119	\$1.XM	Tricia	2+study. Tenanted till June 2020. Full condo facilities. Minutes to Changi airport, Whitesand, Downtown East, Changi Business Park, Singapore Expo. Giant & shops in Loyang Point Mall.
* 75	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. <a href="#">More Info</a>
# 76	D18	LIVIA #02-26 73 Pasir Ris Grove	Leasehold 99 years wef. 07/01/2008	3-Bedroom Apartment	3	1,324	\$1.15M	Tricia	<b>MORTGAGEE SALE</b> Minutes to White Sands Shopping Mall / MRT, Sheng Siong and Overseas Family School. <a href="#">More Info</a>
# 77	D18	MODENA #10-13 37 Simei Street 4	Leasehold 99 years	3-Bedroom Apartment	3	1,539	\$1.38M	Noelle	<b>MORTGAGEE SALE</b> 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). <a href="#">More Info</a>
# 78	D18	EASTPOINT GREEN #09-01 3 Simei Street 3	Leasehold 99 years	5-Bedroom Apartment	5	2,314	\$1.61M	Tricia / Noelle	<b>MORTGAGEE SALE</b> TOP 1998. Pool facing. Spacious living & dining area. Excellent facilities, with Badminton Courts. Near Simei MRT station & Eastpoint Mall. <a href="#">More Info</a>
# 79	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	<b>MORTGAGEE SALE</b> Full height windows. Good condition. North-East facing, no noon sun. Nearest MRT stations are Buangkok and Hougang. <a href="#">More Info</a>
# 80	D19	FLO RESIDENCE #06-28 13 Punggol Field Walk	Leasehold 99 years wef. 2011	Apartment	2	861	\$805K	Sau Lai / Tricia	<b>MORTGAGEE SALE</b> Move-in condition. 2 bathrooms. Walk to Punggol Plaza and Market. <a href="#">More Info</a>
# 81	D19	KOVAN GRANDEUR #02-08 118 Tampines Road	Leasehold 99 years wef. 2010	Apartment	1	366	\$493K	Sau Lai / Tricia	<b>MORTGAGEE SALE</b> Face South. Close to Kovan MRT. <a href="#">More Info</a>
# 82	D19	THE FLORIDA #02-32 78 Hougang Avenue 7	Leasehold 99 years	3-Bedroom Apartment	3	1,389	\$1.06M	Sau Lai	<b>MORTGAGEE SALE. AUCTION 18 SEP 2019</b> Pool view. Well kept. North-West orientation. No wastage of space on bay windows. All bedrooms can accommodate queen-size bed. <a href="#">More Info</a>
* 83	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. <a href="#">More Info</a>

### 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
# 84	D13	HDB 4-ROOM 140 Potong Pasir Avenue 3 #05-244	Leasehold 99 years	Mid Floor	3	1,141	\$550K	Sau Lai	<b>MORTGAGEE SALE</b> Walking distance to Potong Pasir MRT station. Nearby schools include St. Andrew Junior Sch / Sec Sch / JC, and Stamford American Intl Sch. <a href="#">More Info</a>
# 85	D16	HDB 5-ROOM 111 Bedok North Road #02-327	Leasehold 99 years wef. 1978	Low Floor	3	1,259	\$470K	Tricia	<b>MORTGAGEE SALE</b> Walking distance to Bedok Reservoir MRT station and Fengshan Market and Food Centre where amenities are available. <a href="#">More Info</a>
* 86	D18	HDB 5-ROOM 257 Tampines Street 21 #04-XXX	Leasehold 99 years wef. 1985	Mid Floor	3	1,302	\$580K	Tricia	Superb Location! Walking distance to 2 MRT stations, 3 Shopping Malls (Tampines Mall / Century Square/ Tampines One). Wet market & food centre in the vicinity. School and many other amenities. Renovated and spacious layout. 2 units per level. Must View!
# 87	D20	HDM 3-ROOM 346 Ang Mo Kio Ave 3 #05-2258	Leasehold 99 years wef. 1978	Mid Floor	2	786	\$290K	Noelle	<b>MORTGAGEE SALE</b> Close to Ang Mo Kio MRT station and AMK Hub where amenities are available. <a href="#">More Info</a>

# Auction & Sales Private Treaty.



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### 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
# 88	D20	<b>HDB 3-ROOM</b> 417 Ang Mo Kio Avenue 10 #07-1017	Leasehold 99 years wef. 1979	Mid Floor	2	797	\$300K	Noelle	<b>MORTGAGEE SALE</b> Close to Hawker / Market / Schools. Nice & quiet environment. Regular layout. Original condition. <a href="#">More Info</a>
# 89	D20	<b>HDB 3-ROOM</b> 538 Ang Mo Kio Avenue 5 #06-406	Leasehold 99 years	Mid Floor	2	732	\$280K	Noelle	<b>MORTGAGEE SALE</b> Walking distance to Ang Mo Kio MRT station. Near Anderson Sec Sch, Jing Shan Pri Sch, etc.
# 90	D22	<b>HDB 3-ROOM</b> 34 Teban Gardens Road #12-274	Leasehold 99 years	High Floor	2	829	\$275K	Noelle	<b>MORTGAGEE SALE</b> Near Teban Gardens Market & Food Centre.
# 91	D22	<b>HDB 4-ROOM</b> 681C Jurong West Central 1 #05-80	Leasehold 99 years	Mid Floor	3	1,001	\$380K	Noelle	<b>MORTGAGEE SALE</b> Walking distance to Boon Lay MRT. Nearby schools include Boon Lay Sec Sch, River Valley High Sch
# 92	D25	<b>HDB EXECUTIVE APARTMENT (JUMBO)</b> 331 Woodlands Avenue 1 #06-413	Leasehold 99 years wef. 1994	Mid Floor	5	1,894	\$655K	Noelle	<b>MORTGAGEE SALE</b> Original condition. Walking distance to Marsiling MRT. Nearby schools include Fuchun Pri & Sec Sch and Singapore American School. <a href="#">More Info</a>
# 93	D25	<b>HDB 4-ROOM</b> 549 Woodlands Drive 44 #09-96	Leasehold 99 years	High Floor	3	1,076	\$338K	Noelle	<b>MORTGAGEE SALE</b> Near Woodlands MRT station. Nearby schools Woodgrove Pri Sch and Woodlands Ring Pri Sch.
# 94	D25	<b>HDB 5-ROOM</b> 555 Woodlands Drive 53 #02-33	Leasehold 99 years	Low Floor	4	1,291	\$425K	Tricia	<b>MORTGAGEE SALE</b> Walking distance to Woodlands South MRT. Nearby sch include Woodlands Ring Pri / Sec, Woodgrove Sec Sch and Woodlands Pri Sch.
# 95	D25	<b>HDB 5-ROOM</b> 556 Woodlands Drive 53 #03-49	Leasehold 99 years	Low Floor	4	1,291	\$392K	Tricia	<b>MORTGAGEE SALE</b> Walking distance to Woodlands South MRT. Nearby sch include Woodlands Ring Pri / Sec, Woodgrove Sec Sch and Woodlands Pri Sch.
# 96	D27	<b>HDB 3-ROOM</b> 171 Yishun Avenue 7 #07-781	Leasehold 99 years	Mid Floor	2	689	\$265K	Sau Lai	<b>MORTGAGEE SALE</b> Walking distance to Yishun MRT station. Nearby sch include Ahmad Ibrahim Pri Sch, etc.

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# Auction & Sales Private Treaty.



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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	\$8M	Tricia	<b>TENDER LAUNCHING SOON</b> MP 2014: Commercial. PR: 4.2. Foreigners are eligible. No ABSD & No GST. Redevelopment potential. Great location. Minutes to Clarke Quay area. <a href="#">More Info</a>
* 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	<b>MORTGAGEE SALE. AUCTION 18 SEP 2019</b> 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. <a href="#">More Info</a>
# 4	D02	EON SHENTON #01-12 70 Shenton Way	Leasehold 99 years wef. 2011	Retail Shop	NIL	172	\$792K	Tricia / Sau Lai	<b>MORTGAGEE SALE. AUCTION 18 SEP 2019</b> Mixed development with office, resident apartments and shops. Superb location! Near Tanjong Pagar MRT station. Central Business District. No GST is payable. <a href="#">More Info</a>
* 5	D03	131 JALAN BUKIT MERAH	Leasehold 81 years wef. 1994	HDB Shophouse	YES	1,506	\$1.5M	Tricia	<b>MOTIVATED SELLER!</b> 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	Noelle / Sharon	Existing is a popular bakery shop. Tastefully renovated. Face road. Selling with tenancies GST is not applicable. <a href="#">More Info</a>
* 7	D03	36 BEO CRESCENT	Leasehold 75 years wef. 1995	HDB Shophouse	YES	1,206	\$1.75M	Noelle / Sharon	Neighbourhood centre. Tenanted to clinic till 2021. Near multi-storey car park. >4.5 % yield. GST is not applicable. <a href="#">More Info</a>
* 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	\$1.1XM	Sau Lai	<b>AUCTION 18 SEP 2019</b> Rare freehold shop for sale. No GST. <a href="#">More Info</a>
# 11	D05	NEWEST #01-K20 1 West Coast Drive	Leasehold 956 years wef. 1928	Retail Shop	NIL	151	\$552K	Teddy / Noelle	<b>MORTGAGEE SALE</b> 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. <a href="#">More Info</a>
# 12	D05	NEWEST #01-K27 1 West Coast Drive	Leasehold 956 years wef. 1928	Retail Shop	NIL	161	\$652K	Teddy / Noelle	<b>MORTGAGEE SALE</b> 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. <a href="#">More Info</a>
# 13	D06	PENINSULA PLAZA #05-40 111 North Bridge Road	Leasehold 999 years wef. 1829	Retail Shop	NIL	570	\$1.36M	Sau Lai / Teddy	<b>MORTGAGEE SALE</b> Prominent shop frontage, facing escalator and concourse. Water point and floor trap provided. No GST. <a href="#">More Info</a>
* 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. <a href="#">More Info</a>
# 15	D07	SIM LIM SQUARE #03-50 / 73 1 Rochor Canal Rd	Leasehold 99 years wef. 1983	Retail Space	NIL	689	\$4XXX PSF	Tricia	<b>MORTGAGEE SALE</b> Full glass door, carpeted. Next to Rochor MRT station. GST is applicable. <a href="#">More Info</a>
* 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. <a href="#">More Info</a>
* 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. <a href="#">More Info</a>
* 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. <a href="#">More Info</a>
* 19	D09	FAR EAST PLAZA #05-XX 14 Scotts Road	Freehold	Strata Retail Shop	YES	327	\$1.4M	Gwen	<b>MOTIVATED SELLER!</b> Owner not GST registered. No water point. Tenanted till 2020.
* 20	D11	NOVENA REGENCY #01-11 275 Thomson Road	Freehold	2 Shop Units (side by side)	NIL	657	\$3.9XM	Tricia	<b>MOTIVATED SELLER!</b> 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.
* 21	D11	NOVENA REGENCY #01-12 275 Thomson Road	Freehold	2 Shop Units (side by side)	NIL	657	\$3.9XM	Tricia	

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S/NO District	Street Name	Tenure	Property Type	Tenancy	Approx. Land / Floor Area (sqft)	Guide Price	Contact Person	Remark
# 22 D12	<b>ONE DUSUN RESIDENCES #01-38</b> 1 Jalan Dusun	Freehold	A Shop Unit	NIL	151	\$5XXK	Tricia	<b>MORTGAGEE SALE</b> 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.
# 23 D13	<b>TAI SENG POINT #01-04</b> 11 Irving Place	Freehold	Retail Shop Unit	NIL	301	\$1.39M	Sau Lai / Teddy	<b>MORTGAGEE SALE</b> Corner dual frontages. Face main road. Within 5 mins' walk to Tai Seng MRT station. GST is payable. <a href="#">More Info</a>
% 24 D14	<b>7XX GEYLANG ROAD #04-XX</b>	Freehold	Commercial	NIL	1,787	\$1.7XM	Tricia	<b>RECEIVER SALE</b> Face main road. Within 5 minutes walk to Paya Lebar MRT station. PLC Mall. GST is payable.
* 25 D14	<b>GUTHRIE BUILDING #02-XX</b> 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. <a href="#">More Info</a>
# 26 D14	<b>LE REGAL #01-33</b> 340 Geylang Road	Freehold	Retail Shop Unit	NIL	108	Auction	Sau Lai	<b>MORTGAGEE SALE. AUCTION 18 SEP 2019</b> Shop with a 5-storey residential block with shops on 1st storey. <a href="#">More Info</a>
# 27 D14	<b>EUHABITAT #01-09</b> 190 Jalan Eunos	Leasehold 99 years wef. 2010	Retail Shop	NIL	990	\$1.67M	Sau Lai / Teddy	<b>MORTGAGEE SALE</b> Shop with toilet. Within the 748 units condo development. Wide glass frontage. Can sell together with unit #01-12 Euhabitat. <a href="#">More Info</a>
# 28 D14	<b>EUHABITAT #01-12</b> 190 Jalan Eunos	Leasehold 99 years wef. 2010	Retail Shop	NIL	861	\$1.48M	Sau Lai / Teddy	<b>MORTGAGEE SALE</b> Can sell together with unit #01-09 Euhabitat. <a href="#">More Info</a>
# 29 D14	<b>MILLAGE #02-22</b> 55 Changi Road	Freehold	Retail Space	NIL	129	\$395K	Tricia / Sau Lai	<b>MORTGAGEE SALE</b> Mixed development (Commercial / Residential). Central location. Retail shop unit suits service trade. <a href="#">More Info</a>
# 30 D14	<b>CENTROPOD @ CHANGI #01-42</b> 80 Changi Road	Freehold	Shop	NIL	215	\$670K	Gwen	<b>MORTGAGEE SALE</b> TOP 2015. Near escalator. Two units side by side available. Near Eunos MRT, Katong, Geylang Serai, OneKM Mall and Paya Lebar Sq. <a href="#">More Info</a>
# 31 D14	<b>CENTROPOD @ CHANGI #01-43</b> 80 Changi Road	Freehold	Shop	NIL	226	\$640K	Gwen / Noelle	<b>MORTGAGEE SALE</b> 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. <a href="#">More Info</a>
* 32 D14	<b>CENTROPOD @ CHANGI #05-04</b> 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. <a href="#">More Info</a>
# 33 D14	<b>ICON @ CHANGI #B1-28</b> 228 Changi Road	Freehold	Shop	NIL	129	\$320K	Gwen / Noelle	<b>MORTGAGEE SALE</b> Walking distance to Eunos MRT & Bus Interchange. Near toilet. With waterpoint.
* 34 D14	<b>219 GEYLANG ROAD</b>	Freehold	2-Storey Intermediate Conservation Shophouse with a 4-Storey Rear Extension and a Lift	YES	1,273 / 3,400	\$4.XM	Sharon	Tenanted. MP 2014: Commercial. Heavy traffic. Along Geylang Road near Lor 7. Owner is not GST registered. <a href="#">More Info</a>
# 35 D14	<b>HEXACUBE #B1-08</b> 160 Changi Road	Freehold	Shop	NIL	441	\$956K	Sau Lai / Noelle	<b>MORTGAGEE SALE</b> With toilet and waterpoint. Opposite Eunos MRT and bus interchange. Near to a upcoming mega development named Paya Lebar Quarter. GST is payable. <a href="#">More Info</a>
# 36 D14	<b>HEXACUBE #01-11</b> 160 Changi Road	Freehold	Shop	NIL	258	\$835K	Sau Lai / Noelle	<b>MORTGAGEE SALE</b> With toilet. No GST. Corner unit next to main entrance and driveway. <a href="#">More Info</a>
# 37 D15	<b>SOHO LIFE #02-13</b> 216 Joo Chiat Road	Freehold	Office	NIL	549	\$770K	Sau Lai / Teddy	<b>MORTGAGEE SALE</b> An office with toilet within a 6-storey retail cum office development. Near Paya Lebar Quarter. <a href="#">More Info</a>
# 38 D15	<b>274 EAST COAST ROAD</b>	Freehold	2-Storey Conservation Shophouse	NIL	1,353	Auction	Sau Lai	<b>MORTGAGEE SALE. AUCTION 18 SEP 2019</b> Zoned "Residential with Commercial On 1st Storey." Prominent location, near junction of Still Road and East Coast Road. <a href="#">More Info</a>
# 39 D16	<b>EAST VILLAGE #01-43</b> 430 Upper Changi Road	Freehold	Retail Space	NIL	366	\$1.22M	Noelle / Sau Lai	<b>MORTGAGEE SALE</b> Suits F&B / Retail. Located along the walkway towards the supermarket. <a href="#">More Info</a>
# 40 D16	<b>ECO #04-58</b> 283 Bedok South Avenue 3	Leasehold 99 years wef. 2012	Retail Shop	NIL	883	\$1.18M	Noelle	<b>MORTGAGEE SALE</b> 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.



# Auction & Sales Private Treaty.



## SEPTEMBER 2019: COMMERCIAL

### Salespersons to contact:

Tricia Tan, CEA R021904I, 6228 7349 / 9387 9668  
Noelle Tan, CEA R047713G, 6228 7380 / 9766 7797  
Lock Sau Lai, CEA R002919C, 6228 6814 / 9181 1819  
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Gwen Lim, CEA R027862B, 6228 7331 / 9199 2377  
Teddy Ng, CEA R006630G, 6228 7326 / 9030 4603  
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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
* 41	D16	203 BEDOK NORTH STREET 1	Leasehold 84 years wef. 1992	HDB Shophouse	NIL	1,647	\$2.85M	Sharon	Near Bedok mall and Bedok MRT station. Fronting road.
* 42	D18	462 TAMPINES STREET 44 #01-XX	Leasehold 91 years wef. 1995	HDB Shophouse	YES	1,474	\$2.48M	Teddy / Gwen	<b>One of the longest balance tenure for leasehold HDB Shophouse.</b> 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.
% 43	D19	SPAZIO @ KOVAN #02-01 767 Upper Serangoon Road	Freehold	Shop	NIL	710	\$1.85M	Tricia	<b>RECEIVER SALE</b> Brand New! Just TOP. Central location. Amenities within the vicinity. Selling with vacant possession. GST is applicable.
# 44	D19	SPAZIO @ KOVAN #02-02 767 Upper Serangoon Road	Freehold	Shop	NIL	657	\$1.45M	Tricia / Sau Lai	<b>MORTGAGEE SALE</b> Just TOP. Central location. Amenities within the vicinity. Selling with vacant possession. GST is applicable.
# 45	D19	KENSINGTON SQUARE #01-04 2 Jalan Lokam	Freehold	Retail Space	NIL	237	\$780K	Tricia / Sau Lai	<b>MORTGAGEE SALE</b> 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!
* 46	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.
* 47	D20	214 SERANGOON AVENUE 4	Leasehold 90 years wef. 1994	HDB Shophouse	YES	1,688	\$1.6XM	Tricia	<b>MOTIVATED SELLER!</b> Good frontage. Tenanted at \$6,350 per month. Good returns. GST is not applicable.
* 48	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. Rare big retail space with wide frontage. Corner unit near lift. Price negotiable. <a href="#">More Info</a>
* 49	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!
* 50	D21	THE HILLFORD #01-61 182 Jalan Jurong Kechil	Leasehold 60 years wef. 19/02/2013	Retail Shop Unit	NIL	506	\$1.XM	Tricia	<b>AUCTION 18 SEP 2019</b> TOP 2016. Integrated development with 18 commercial shops & 281 residential units. Minutes' to Beauty World MRT station. <a href="#">More Info</a>
* 51	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.
# 52	D23	SUITES @ BUKIT TIMAH #01-43 68 Jalan Jurong Kechil	Freehold	Retail Shop Unit	NIL	118	\$460K	Teddy / Noelle	<b>MORTGAGEE SALE. AUCTION 18 SEP 2019</b> 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. <a href="#">More Info</a>
* 53	D25	WOODGROVE CONDOMINIUM #01-63 & #01-64 4 Woodgrove Drive	Leasehold 99 years wef. 17/05/1997	Retail Shop Unit	NIL	280 (each unit)	\$338K (each unit)	Teddy / Noelle	<b>AUCTION 18 SEP 2019</b> Selling individually. Both units comes with water point, corner unit and with double frontages. 1 door facing swimming pool, and the other facing clubhouse. <a href="#">More Info</a>

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# Auction & Sales Private Treaty.



## SEPTEMBER 2019: INDUSTRIAL

### Salespersons to contact:

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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	<b>CENTRAL-LINK #04-08</b> 8 Jalan Kilang Barat	Leasehold 99 years wef. 1962	B1 Factory	NIL	1,066	<b>\$7XXK</b>	Tricia	<b>MORTGAGEE SALE</b> "Business 1" usage. Selling with vacant possession & on "As-is-where-is" basis. Primarily industrial estate. With toilet. GST is applicable. <a href="#">More Info</a>
# 2	D05	<b>PANTECH BUSINESS HUB #02-21</b> 196 Pandan Loop	Leasehold 99 years wef. 27/01/1984	B2 Factory	NIL	1,162	<b>AUCTION</b>	Tricia	<b>MORTGAGEE SALE. AUCTION 18 SEP 2019</b> "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. <a href="#">More Info</a>
* 3	D05	<b>CITILINK WAREHOUSE COMPLEX #03-XX</b> 102F Pasir Panjang Road	Freehold	B1 Factory	-	1,851 (Tenanted) / 2,260 (Vacant)	<b>\$850 PSF</b>	Tricia	"Business 1" usage. 2 units. Selling with vacant possession / tenancy. Good floor plate. GST is applicable.
# 4	D14	<b>ENTERPRISE ONE</b> 1 Kaki Bukit Road 1 #04-XX (2 units)	Leasehold 60 years wef. 1996	B1 Factory	NIL	2,250 / 2,142	<b>\$4XX PSF</b>	Tricia	<b>MORTGAGEE SALE</b> 2 units available for sale @ 4th level. Ramp up. Good corporate image. Suits major trades, includes storage for food products. Near MRT. Cafeteria in the development.
* 5	D14	<b>LORONG 19 GEYLANG</b>	Freehold	B1 Factory	NIL	3,633 / 12,076	<b>VTO</b>	Tricia / Sharon	<b>MORTGAGEE SALE</b> Detached factory. Good corporate image. View to offer. Rarely available. Walking distance to Aljunied MRT.
* 6	D14	<b>KB INDUSTRIAL BUILDING #03-XX</b> 10 Kaki Bukit Road 1	Leasehold 60 years wef. 09/01/1995	Ramp-up B2 Factory	NIL	4,542	<b>\$1.2XM</b>	Tricia	<b>MORTGAGED SELLER</b> 3-sty B2 factory with lift. Upgraded Power supply to 3 phase. Hoisting installed. Primarily industrial estate. Accessible via PIE/Braddell expressway.
* 7	D14	<b>ATRIX</b> 82 Lorong 23 Geylang (Off Aljunied)	Freehold	B1 Factory	YES	1,700	<b>\$1.4XM (\$830 PSF)</b>	Sharon	Tenanted to a designer who has renovated this factory space like a showroom. Walkway to Paya Lebar MRT station. > 3% yield till 2020.
* 8	D14	<b>EXCALIBUR CENTRE #05-07</b> 71 Ubi Cres	Leasehold 60 years wef. 05/07/1997	B1 Factory	NIL	2,572	<b>\$390 PSF</b>	Noelle	Near Ubi MRT station. Convenient location. Column free. Ample parking space. GST registered. <a href="#">More Info</a>
# 9	D14	<b>BIZHUB 28 #04-03</b> 28 Senang Crescent	Freehold	B1 Flatted Factory	NIL	1,970	<b>\$990K</b>	Noelle / Sau Lai	<b>MORTGAGEE SALE</b> Near to Kembangan MRT. Several eateries nearby. Accessible via New Upper Changi Road, Chai Chee Drive and Pan Island Expressway. <a href="#">More Info</a>
* 10	D14	<b>GEMINI @ SIMS #05-XX</b> 2 Sims Close	Freehold	B1 Factory	NIL	2,992	<b>AUCTION</b>	Tricia	<b>AUCTION 18 SEP 2019</b> 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. <a href="#">More Info</a>
* 11	D14	<b>VERTEX #01-14 / #01-15</b> 33 Ubi Avenue 3	Leasehold 60 years wef. 01/01/2007	B1 Light Industrial Factory	YES	6,092	<b>\$3.XM</b>	Teddy	<b>AUCTION 18 SEP 2019</b> Ground floor unit. Good shop front. Can use for Car Showroom and Retail Showroom Cum Warehouse. Fully fitted. High rental yield at 6%. Rental @ \$17,120 per month. Able to park directly cars outside the unit. Low maintenance fee. Serious Seller! <a href="#">More Info</a>
# 12	D14	<b>OXLEY BIZHUB #03-13</b> 61 Ubi Road 1	Leasehold 60 years wef. 15/11/2010	Ramp-up B1 Factory	NIL	990	<b>\$630K</b>	Noelle	<b>MORTGAGEE SALE. AUCTION 18 SEP 2019</b> Corner with attached toilet. Nicely fitted with carpet, air-conditioners, 2 Manager Rooms, general office area, foyer & pantry. Selling with vacant possession & on "As-is-where-is" basis. Primarily industrial estate. High ceiling. No void. Owner is GST registered. <a href="#">More Info</a>
### 13	D14	<b>BIZLINK CENTRE #03-18</b> 59 Ubi Avenue 1	Leasehold 60 years wef. 10/03/1997	B1 Factory	YES	1,065	<b>From \$405K</b>	Noelle	<b>MCST SALE</b> 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. <a href="#">More Info</a>
@ 14	D17	<b>LOYANG INDUSTRIAL ESTATE</b> 3 Loyang Walk	Leasehold 30 years wef. 01/02/1996 + 26 years	2-Storey Intermediate JTC B2 Factory	NIL	13,923 / 10,093	<b>\$2.XM</b>	Tricia	<b>LIQUIDATOR SALE</b> 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. <a href="#">More Info</a>
# 15	D20	<b>MIDVIEW CITY #01-104</b> 24 Sin Ming Lane	Leasehold 60 years wef. 2008	Factory	NIL	1,378	<b>\$1.2M</b>	Noelle	<b>MORTGAGEE SALE</b> Ground floor showroom with full glass frontage. Regular layout. Parking at doorstep. Ample basement/surface parking. Owner is GST registered. <a href="#">More Info</a>
# 16	D22	<b>36 GUL DRIVE</b>	Leasehold 30+30years wef. 11/02/1982	2-Storey Intermediate JTC B2 Factory	NIL	12,103 / 15,998	<b>\$2.8M</b>	Tricia	<b>MORTGAGEE SALE. AUCTION 18 SEP 2019</b> MP 2014: Business 2 with PR 1.4. With cargo lift. Own carparks. Production / partitioned office rooms / warehousing. Near canteen / MRT. Floor loading 15KN/m2. GST is payable. Land rent is payable. <a href="#">More Info</a>
# 17	D22	<b>ACE @ BUROH #04-02</b> 2 Buroh Crescent	Leasehold 30 years wef. 25/01/2013	Ramp-Up B2 Factory	NIL	3,477	<b>\$710K</b>	Sau Lai / Tricia	<b>MORTGAGEE SALE</b> With mezzanine level, toilet and 2 vehicle lots. Ceiling height 8m approx.
# 18	D22	<b>ACE @ BUROH #04-03</b> 2 Buroh Crescent	Leasehold 30 years wef. 25/01/2013	Ramp-Up B2 Factory	YES	3,476	<b>\$800K</b>	Sau Lai	<b>MORTGAGEE SALE. AUCTION 18 SEP 2019</b> With mezzanine level, toilet and 2 vehicle lots. Ceiling height 8m approx. TOP around 2017. Tenanted \$3,000 till Nov 2019. GST is payable. <a href="#">More Info</a>

# Auction & Sales Private Treaty.



## SEPTEMBER 2019: INDUSTRIAL

### Salespersons to contact:

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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	<b>ECO-TECH @ SUNVIEW #02-XX</b> 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.
# 20	D22	<b>ECO-TECH @ SUNVIEW #02-45</b> 1 Sunview Road	Leasehold 30 years wef. 22/7/01/2013	Ramp-Up B2 Factory	NIL	2,605	\$505K	Sau Lai	<b>MORTGAGEE SALE</b> With mezzanine level, toilet and 2 vehicle lots. Ceiling height 6.3m approx. TOP around 2017. <a href="#">More Info</a>
# 21	D22	<b>ECO-TECH @ SUNVIEW #04-48</b> 1 Sunview Road	Leasehold 30 years wef. 25/01/2013	Ramp-Up Factory	NIL	2,605	\$480K	Tricia	<b>MORTGAGEE SALE</b> 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. <a href="#">More Info</a>
% 22	D22	<b>X TUAS SOUTH STREET 15</b>	Leasehold 17 years 10 mths wef. 16/02/2013	JTC Detached Factory	Partial	215,278 / 150,849	\$2XM	Tricia	<b>RECEIVER SALE</b> 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.
# 23	D22	<b>PIONEER JUNCTION #01-XX</b> 3 Soon Lee Street	Leasehold 30 years wef. 7/3/2011	B2 Ramp-Up Factory	NIL	1,916	\$7XXK	Sau Lai	<b>MORTGAGEE SALE</b> Glass frontage faces main road and bus stop. Ceiling height approx. 6m. <a href="#">More Info</a>
# 24	D22	<b>PIONEER CENTRE #04-31</b> 1 Soon Lee Street	Leasehold 30 years wef. 10/03/2010	Flatted Factory	NIL	1,485	\$330K	Tricia	<b>MORTGAGEE SALE. AUCTION 18 SEP 2019</b> 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. <a href="#">More Info</a>
# 25	D22	<b>PIONEER CENTRE #04-60</b> 1 Soon Lee Street	Leasehold 30 years wef. 10/03/2010	Ramp-Up Factory	NIL	1,485	\$280K	Tricia	<b>MORTGAGEE SALE</b> 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. <a href="#">More Info</a>
* 26	D22	<b>TUAS LOT #01-XX</b> 50 Tuas Avenue 11	Leasehold 30 years wef. 15/2/2008	Strata B2 Factory	NIL	4,940	\$699K	Tricia	<b>MUST SELL!</b> Easy loading / unloading. Approx. 8.8m ceiling height. Dual access. Selling "As-is" basis. GST is applicable.
# 27	D22	<b>T99 #02-03</b> 9 Tuas South Avenue 10	Leasehold 30 years wef. 2013	B2 Factory	NIL	8,148	\$1.85M	Tricia	<b>MORTGAGEE SALE</b> Ramp up. Just TOP! New! Coffeeshop within the development. Carpark at door step. Easy loading / unloading. <a href="#">More Info</a>
# 28	D22	<b>T99 #03-01</b> 9 Tuas South Avenue 10	Leasehold 30 years wef. 2013	B2 Factory	NIL	7,825	\$2M	Sau Lai / Tricia	<b>MORTGAGEE SALE</b> Ramp up. Just TOP! New! Coffeeshop within the development. Carpark at door step. Easy loading / unloading.
# 29	D22	<b>T99 #04-07</b> 9 Tuas South Avenue 10	Leasehold 30 years wef. 2013	B2 Factory	NIL	7,664	\$1.7M	Sau Lai / Tricia	<b>MORTGAGEE SALE</b> Ramp up. Just TOP! New! Coffeeshop within the development. Carpark at door step. Easy loading / unloading. <a href="#">More Info</a>
# 30	D22	<b>35 TUAS VIEW WALK 2</b>	Leasehold 60 years wef. 1996	B2 Detached Factory	NIL	15,507 / 21,640	\$5.xM	Tricia	<b>MORTGAGEE SALE</b> 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. <a href="#">More Info</a>
# 31	D22	<b>WEST STAR #01-01 / #01-02</b> 11 Tuas Bay Close	Leasehold 30 years wef. 07/08/2013	Ground Floor B2 Factory Unit	NIL	8,170 each	Auction	Tricia	<b>MORTGAGEE SALE. AUCTION 18 SEP 2019</b> 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. <a href="#">More Info</a>
# 32	D22	<b>WEST STAR #03-19</b> 11 Tuas Bay Close	Leasehold 30 years wef. 07/08/2013	Ramp-up B2 Factory	NIL	2,185	\$638K	Sau Lai / Tricia	<b>MORTGAGEE SALE</b> Coffeeshop within the development. Carpark at door step. Easy loading / unloading. GST is applicable.
@ 33	D22	<b>121 TUAS VIEW WALK 1</b> Westlink Techpark	Leasehold 60 years wef. 30/10/1996	Factory / Workshop	NIL	7,233	\$2.8M	Tricia	<b>LIQUIDATOR SALE</b> Master Plan Zoning: Business 2. Subject to GST. Selling vacant & on an "As-is" condition. <a href="#">More Info</a>
* 34	D22	<b>8 NEYTHAL ROAD</b>	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). <a href="#">More Info</a>

# Auction & Sales Private Treaty.



## SEPTEMBER 2019: INDUSTRIAL

### Salespersons to contact:

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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	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	<b>RECEIVER SALE</b> 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. <a href="#">More Info</a>
# 36	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	<b>MORTGAGEE SALE</b> 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. <a href="#">More Info</a>
* 37	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	Primarily industrial estate in nature. Eateries in the vicinity. Currently tenanted @ \$2,300 per month. GST is payable. <a href="#">More Info</a>
# 38	D25	WOODLANDS 11 #08-XX 11 Woodlands Close	Leasehold 60 years wef. 2010	B1 Light Industrial Factory	NIL	1,829	\$6XXK	Tricia	<b>MORTGAGEE SALE</b> Ramp up. Canteen on 1st floor. Admiralty MRT. Sale is subject to GST, and on an "As-is" condition. <a href="#">More Info</a>
* 39	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	<b>MOTIVATED SELLER!</b> 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. <a href="#">More Info</a>
# 40	D25	22 WOODLANDS LINK #03-24	Leasehold 30 years wef. 1997	B2 Factory	NIL	3,144	\$217K	Noelle / Teddy	<b>MORTGAGEE SALE</b> High ceiling. With attached toilet. Next to cargo lift landing. 2 parking lots. Minutes walk to eateries. <a href="#">More Info</a>
# 41	D26	TAG. A #01-07 81 Tagore Lane	Freehold	B1 Factory	NIL	2,938 (inclusive void area of 818 sqft)	Nego	Tricia	<b>MORTGAGEE SALE. AUCTION 18 SEP 2019</b> 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. Lentr MRT station (TE5). <a href="#">More Info</a>
* 42	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.
* 43	D26	TAG. A #03-03 81 Tagore Lane	Freehold	B1 Factory	NIL	2,540	\$1.4M	Noelle	<a href="#">More Info</a>
% 44	D27	NORTH SPRING BIZHUB XX (1 UNIT), #02 (4 UNITS) 11 Yishun Industrial Street 1	01- Leasehold 60 years wef. 01/02/2011	B2 Factory	NIL	1593 each (5 units)	From \$440psf	Tricia	<b>RECEIVER SALE</b> #01-XX (corner unit) dual facing. #02-XX (4 units) private corner, with private access. Direct ramp up access. 20 & 40 footer. Good ceiling height. Sell vacant. GST is payable.
* 45	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. <a href="#">More Info</a>
* 46	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. <a href="#">More Info</a>
# 47	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	<b>MORTGAGEE SALE</b> 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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