

# Auction & Sales Private Treaty.



## JANUARY 2019: RESIDENTIAL

### Salespersons to contact:

Tricia Tan, CEA R021904I, 6228 7349 / 9387 9668  
Sharon Lee, CEA R027845B, 6228 6891 / 9686 4449  
Noelle Tan, CEA R047713G, 6228 7380 / 9766 7797  
Ong HuiQi, Admin Support, 6228 7302

Gwen Lim, CEA R027862B, 6228 7331 / 9199 2377  
Teddy Ng, CEA R006630G, 6228 7326 / 9030 4603  
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Apps: <https://play.google.com/store/apps/details?id=com.novitee.knightfrankauktion>

### LANDED PROPERTIES FOR SALE

| * Owner's | ** Public Trustee's | *** Estate's                    | @ Liquidator's                     | % Receiver's  | # Mortgagee's | ## Developer's                   | ### MCST's         |                         |  |
|-----------|---------------------|---------------------------------|------------------------------------|---|---------------|----------------------------------|--------------------|-------------------------|--|
| S/no      | District            | Street Name                     | Tenure                             | Property Type   | Room          | Approx. Land / Floor Area (sqft) | Guide Price        | Contact Person          | Remarks  |
| * 1       | D04                 | 8 PEARL ISLAND                  | Leasehold 99 years wef. 2008       | 3-Storey Detached Bungalow with Basement, Swimming Pool & Berth                   | 5 + 1         | 7,287 / 5,830                    | \$16.XM            | Tricia                  | Waterway view! Exclusive. With lift. Quality finishes with sleek design. Bright & airy. Lifestyle living.  |
| # 2       | D04                 | 17 CORAL ISLAND                 | Leasehold 99 years wef. 2005       | 2-Storey Detached Bungalow with Attic and Swimming Pool                           | 4             | 7,557 / 8,697                    | \$11.5M            | Sharon / Noelle         | <b>MORTGAGEE SALE</b><br>4 ensuite bedrooms. Waterway view! Chair lift installed. Bright & airy. Can park 3 cars. Lifestyle living.  |
| # 3       | D05                 | 2A FABER PARK                   | Freehold                           | 2-Storey Detached House with Basement, Roof Terrace, Swimming Pool & Lift         | 5 + 1         | 6,012 / 10,853                   | \$7M               | Tricia                  | <b>MORTGAGEE SALE. AUCTION 23 JAN 2019</b><br>Elevated, unblocked views. Good sized bedrooms, well-lit naturally. Surrounded by a mixture of condominium apartments & landed homes. Clementi MRT & bus interchange nearby. 0.34 km to Nan Hua Pri Sch.   |
| * 4       | D09                 | CAIRNHILL ROAD                  | Freehold                           | 2.5-Storey Conservation Corner Terrace with Garden & Basement Garage              | 3 + Study     | 2,085 / 4,701                    | \$9.95M            | Sharon / Noelle         | Glamorously designed. Refurbishment completed in 2014. Construction cost above \$3M. Conveniently located. Near to Paragon & Newton MRT. Walking distance to ACS.  |
| # 5       | D10                 | LOTUS AVENUE                    | Freehold                           | 2-Storey Detached House   | 5             | 4,647 / 8,036                    | \$10.8M            | Sharon / Gwen           | <b>MORTGAGEE SALE</b><br>Main door facing North-West. Beautiful garden with pond and inground pool. Huge 5 en-suite bedrooms. Lots of storage space. Big gourmet kitchen. Can park 2-3 cars. Within 2km to many good schools like Raffles Girl's Pri Sch, Nanyang Pri Sch, Henry Park and Methodist Girl's Sch. About 5-10 mins walk to Guthrie House - Cold Storage and eateries. About 10 mins walk to Sixth Avenue MRT (600m away). |
| * 6       | D10                 | 49 HOLLAND GROVE VIEW           | Leasehold 99 years wef. 21/04/1994 | 3-Storey Semi-Detached House with Basement & Swimming Pool                        | 4             | 2,949 / 3,574                    | \$3.1M             | Sharon / Teddy          | Rectangular in shape. Walking distance to Henry Park Pri Sch, Anglo-Chinese Sch (Independent), Cold Storage, Jelita Shopping Ctr, Star Vista & Dover MRT station (via nearby footbridge across Sungei Ulu Pandan). Proximity to PIE and AYE.   |
| # 7       | D10                 | 5 BELMONT ROAD                  | Freehold                           | 2-Storey Detached Bungalow with Swimming Pool                                     | 4             | 16,327 / 11,502                  | \$22.5M            | Sharon / Noelle / Teddy | <b>MORTGAGEE SALE. AUCTION 23 JAN 2019</b><br>Good class bungalow. Walking distance to Holland Village MRT station & Holland Village.  |
| * 8       | D10                 | GCB LAND @ JERVOIS HILL         | Freehold                           | Vacant Land   | NIL           | 15,171                           | \$2XXX PSF         | Tricia                  | Good frontage. Elevated. Last piece of land! Prestigious address, amongst embassies.   |
| * 9       | D10                 | TANGLIN HILL GCB                | Freehold                           | 2-Storey Detached Bungalow with Swimming Pool                                     | 4             | 16,446                           | Price on Ask       | Teddy / Gwen / Sharon   | <b>New Listing! Rare!</b> Regular shape land ideal for rebuild. Elevated. One of the most prestigious GCB address. 6 to 8 mins walk to future Napier Road MRT. Within embassy area. Short distance to Tanglin Mall, supermarket, Orchard Road, Botanic Gardens & Dempsey Hill.   |
| ## 10     | D11                 | DYSON ROAD                      | Freehold                           | 3-Storey Detached Bungalow with Swimming Pool, Attic and Basement                 | 6             | 5,404 / 9,079                    | \$12.9M up         | Gwen / Teddy            | <b>New Listing! Brand New Detached</b> in prime District 11, Bukit Timah / Novena Area. Designed by Award Winning AKA Architect, Kelvin Tan. All huge bedrooms ensuite. 1km within ACS Barker. High quality finishes, with smart home installed.   |
| # 11      | D11                 | BARKER VILLE<br>45F Barker Road | Freehold                           | Cluster Semi-Detached House with Private Lift, Roof Terrace & Private Parking Lot | 5             | 3,864                            | \$3M               | Gwen / Teddy            | <b>MORTGAGEE SALE</b><br>5 bedroom + 6 bathroom + dry & wet kitchen + 2 private carpark lot + private lift. Good internal size. Squarish layout. Approx. 600m from ACS Barker. Bukit Timah landed estate.  |
| *** 12    | D11                 | 39 MERRYN ROAD                  | Freehold                           | 2-Storey Detached House   | 5             | 9,002                            | \$9.98M            | Sharon / Noelle         | <b>ESTATE SALE</b><br>Cul-de-sac. Regular in shape. Close proximity to PIE/BKE. Well-connected via public bus services & Stevens MRT station. SCGS within 1KM. SJI, ACS are all within the vicinity. Open house sat/sun by appt  |
| * 13      | D11                 | LORNIE 18<br>12M Lornie Road    | Freehold                           | 3-Storey Cluster Bungalow with Basement & Lift                                    | 4+1+1         | 4,714                            | AUCTION            | Noelle / Tricia         | <b>AUCTION 23 JAN 2019</b><br>Balinese Style! Tastefully renovated. Serene & Breezy. 4 bedrooms (ensuite), with guest room & helper room. Close proximity to major expressways that connects to all parts of the island. Raffles Girls Primary & SJI are all within the vicinity.  |
| # 14      | D14                 | EUHABITAT<br>274 Jalan Eunons   | Leasehold 99 years wef. 2010       | Townhouse   | 4             | 3,380 (Strata)                   | \$2.98M            | Noelle                  | <b>MORTGAGEE SALE</b><br>4 bedroom townhouse with direct pool access, private parking space at basement, private lift to all levels & roof terrace with jacuzzi. Near Kaki Bukit, Ubi & Eunons MRT. Foreigners are eligible.   |
| # 15      | D15                 | 76 DIDO STREET                  | Freehold                           | Intermediate Terrace  |               | 2,286 / 2,347                    | \$3.2M             | Teddy / Gwen            | <b>MORTGAGEE SALE</b><br>Ideal for rebuild. Quiet landed estate. Master Plan Zoning - 2-Storey mixed landed. Near Bedok Mall. Near Kembangan and Bedok MRT. Near East Coast Park.  |
| * 16      | D15                 | GOODMAN VICINITY                | Freehold                           | 2.5-Storey Detached House   | 7 + 1         | 6,276 / 5,987                    | \$11M (Negotiable) | Tricia                  | Prestigious and exclusive well designed bungalow. Wide frontage approximate 23 metres. Elevated. Spacious bedrooms, all ensuites. Quiet and serene environment. Bright & Airy. Within minutes walk to Dakota MRT. Upcoming Katong Park MRT. Near East Coast Park Beach, and many amenities in the vicinity. 100% move-in condition. Quality finishes.  |

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|-----------|---------------------|-------------------------------------|-------------------------------------|---|---------------|---|-------------------------|-----------------|---|
| S/no      | District            | Street Name                         | Tenure                              | Property Type   | Room          | Approx. Land / Floor Area (sqft)          | Guide Price             | Contact Person  | Remarks   |
| * 17      | D15                 | 12 LORONG G TELOK KURAU             | Freehold                            | 2-Storey Semi-Detached House  | 4             | 4,498 / 3,301                             | \$5.4M                  | Teddy / Gwen    | Regular in shape. Frontage approx. 9.5m by Depth approx. 46m. North facing. Quiet & serene. Mins walk to Eunos MRT, Food Ctr & Wet Market. Haig Girls' Sch & Eunos Pri Sch are within 1km. Near East Coast Park Beach, Paya Lebar Central Commercial Hub, New Paya Lebar Quarters Shopping Mall, Parkway Parade & 112 Katong Mall.  |
| * 18      | D15                 | 85 / 85A LORONG K TELOK KURAU       | Freehold                            | A pair of 3-Storey Semi-Detached House  | 7             | 85A - 3,643 / 4,456<br>85 - 3,493 / 4,456 | 85A-\$4.5M<br>85-\$4.3M | Teddy / Gwen    | <b>Serious Seller!</b> The subject plot of each unit is nearly trapezoidal in shape which has a width approx. 12m and a length approx. 29m. South facing. Good condition. Move-in condition. Can park 3 cars. 1km to Tao Nan, St. Stephen Primary, CHJ Katong. Possible to buy the 2 Semi Detached together. Vacant possession.   |
| * 19      | D15                 | LANGSAT ROAD                        | Freehold                            | New 3-Storey with Roof Garden   | 5 + 1         | 1,775 / 3,935                             | \$3.38M                 | 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.   |
| * 20      | D15                 | TANJONG KATONG ROAD (3 Units)       | Freehold                            | 2-Storey Terrace  |               | 6,042                                     | \$8.7M                  | Sharon          | Ideal for rebuilding. Plot ratio 3. Zoning: Residential.  |
| * 21      | D15                 | TANJONG KATONG ROAD                 | Freehold                            | 2-Storey Terrace  |               | 2,000                                     | \$2.9M                  | Sharon          | Ideal for rebuilding. Plot ratio 3. Zoning: Residential.  |
| # 22      | D16                 | 42 LUCKY HEIGHTS                    | Freehold                            | 3-Storey Semi-Detached House (Uncompleted)  | 5             | 6,068 / 8,891                             | \$6.1M                  | Tricia / Noelle | <b>MORTGAGEE SALE</b><br>Near Bayshore MRT. Stroll to East Coast Park. Minutes to Parkway Parade / 112 Katong. Host of eateries along East Coast Road. Readily accessible via ECP that connects to all parts of island.   |
| # 23      | D16                 | 43 EASTWOOD DRIVE                   | Leasehold 99 years wef. 1995        | 2-Storey Semi-Detached House with Attic   | 5             | 3,152 / 4,790                             | \$2.56M                 | Tricia / Teddy  | <b>MORTGAGEE SALE</b><br>5 bedroom + 5 bathroom + dry & wet kitchen + car porch for 2 cars. South-East facing. Near future Sungei Bedok MRT station. Good land shape, quiet serene area. Near Beach.  |
| * 24      | D16                 | JALAN PERGAM                        | Leasehold 99 years wef. 01/01/1965  | 2.5-Storey Semi-Detached House  | 5             | 3,944 / 5,901                             | \$3.96M                 | Gwen            | Nicely built house with good quality finishes. Highest built house along Jalan Pergam. Unblock view. Huge bedrooms. Regular shape land with wide frontage. With Koi pond. 2 mins walk to Upper Changi MRT.  |
| * 25      | D18                 | PASIR RIS AVENUE                    | Leasehold 99 years wef. 1978        | Land with 2-Storey Detached   | 3 + 1         | 8,011 / 3,843                             | \$3.5M                  | Gwen / Teddy    | Master Plan 2014 Zoning - 3 storey Semi Detached. Able to subdivide. Downtown East / Giant Mega Mart / Elias Mall / Mega Courts / Overseas Family School & other International Schools are all nearby. Walking distance to Pasir Ris Beach Park and Sea. Resort & Beach Lifestyle! Near Changi Business Park, Changi Airport. Must sell.  |
| # 26      | D18                 | 33 RIVERINA CRESCENT                | Leasehold 99 years                  | 3-Storey Detached House   | 5             | 4,509 / 2,830                             | \$2.XM                  | Tricia          | <b>MORTGAGEE SALE</b><br>Within 1km to Pasir Ris MRT. Near Elias Park Pri Sch, Park View Pri Sch & Overseas Family Sch. Within proximity to Elias Mall where amenities are all readily available.   |
| *** 27    | D19                 | 22 JALAN TANI                       | Leasehold 999 years wef. 27/12/1875 | Land with a Detached House & an Outhouse  | NIL           | 16,339                                    | \$14.38M                | Sharon / Noelle | <b>ESTATE SALE</b><br>2014 Master Plan Zoning: Residential with a plot ratio of 1.4. Pentagonal in shape. Frontage of about 25-26m, depth is about 40m & backyard width about 50m. Walking distance to Kovan & Hougang MRT. Located near Hougang Mall, Hougang Village & food centre.   |
| * 28      | D19                 | OFF POH HUAT ROAD                   | Freehold                            | Land with a 2-Storey Semi-Detached House  | NIL           | 5,400                                     | \$5.XM                  | Sharon          | Ideal for rebuilding. Walking distance to Kovan MRT station.  |
| * 29      | 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! |
| * 30      | D25                 | PINEWOOD GROVE                      | Leasehold 99 years wef. 12/08/1996  | 3-Storey Detached House with Jacuzzi  | 3 + 1         | 7,070 / 6,629                             | \$3.99M                 | Sharon / Noelle | 3 spacious en-suite bedroom + maid's room and a jacuzzi in a 3-storey detached house. Nice design. Well-connected via SLE / BKE. Amenities readily available at Causeway Point & Woodlands Civic Centre which are within the vicinity. Very close to Singapore American School & Singapore Sports School. Tenanted til 3rd Qtr 2018.  |
| * 31      | D25                 | PINEWOOD GROVE                      | Leasehold 99 years wef. 12/08/1996  | 2-Storey Resort Style Detached House  | 5 + 1         | 6,458 / 4,219                             | \$3.7M                  | Sharon / Noelle | 5 spacious en-suite bedroom + maid's room. Well-connected via SLE / BKE. Amenities readily available at Causeway Point & Woodlands Civic Centre which are within the vicinity. Very close to Singapore American School & Singapore Sports School. Tenanted til 4th Qtr 2018.  |
| # 32      | D25                 | 11 BEECHWOOD GROVE                  | Leasehold 99 years                  | 3-Storey Detached House   | 7             | 7,707 / 5,395                             | \$4.42M                 | Sharon / Noelle | <b>MORTGAGEE SALE. AUCTION 23 JAN 2019</b><br>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.  |
| * 33      | 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   |
| * 34      | D28                 | 37 JALAN KECHUBONG                  | Freehold                            | 3-Storey Detached House   | 8             | 5,195 / 4,393                             | \$6.XM                  | Gwen / Sharon   | 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.   |

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|-----------|---------------------|--|------------------------------------|--|---------------|----------------------------------|-------------------------|-----------------|--|
| S/no      | District            | Street Name  | Tenure                             | Property Type  | Room          | Approx. Land / Floor Area (sqft) | Guide Price             | Contact Person  | Remarks  |
| * 35      | D01                 | <b>THE SAIL @ MARINA BAY #06-23</b><br>6 Marina Boulevard    | Leasehold 99 years                 | Mid Floor  | 3             | 1,259                            | \$2.6M                  | Gwen / Teddy    | Prime location. Centrally located among the Grade A office. Good layout. Link to 2 MRT stations. South facing.   |
| * 36      | D03                 | <b>TANGLIN VIEW</b>  | Leasehold 99 years wef. May 1997   | High Floor   | 4+1           | 2,325                            | \$3.2M                  | Gwen / Teddy    | <b>Rare.</b> Beautifully renovated. Move-in condition. Panoramic unblock greenery view. Full Miele Modern Gourmet Kitchen. Walking distance to Redhill MRT station. Mins to Orchard Road and Raffles Place. See to believe how perfect this unit is.   |
| # 37      | D04                 | <b>REFLECTIONS @ KEPPEL BAY #22-98</b><br>29 Keppel Bay View | Leasehold 99 years wef. 15/03/2006 | 4-Bedroom (Residential Condominium)                  | 4             | 2,507                            | \$4.38M                 | Noelle / Gwen   | <b>MORTGAGEE SALE. AUCTION 23 JAN 2019</b><br>Panoramic breathtaking view of the Marina, Sea, City, golf course and Mt Faber. Waterfront living at your doorstep. No Balcony. Full internal usable space. Proper maid's room. Daily shuttle bus service to Telok Blangah MRT & Harbourfront Centre. Close proximity to Vivocity, Harbourfront and MRT.       |
| # 38      | D04                 | <b>REFLECTIONS @ KEPPEL BAY #35-88</b><br>29 Keppel Bay View | Leasehold 99 years wef. 15/03/2006 | 4-Bedroom Apartment                                  | 4             | 2,110                            | \$4.25M                 | Noelle / Gwen   | <b>MORTGAGEE SALE</b><br>360 degree panoramic view of Marina, Sea, City & Mt Faber. Almost brand new with proper maid's room. Vacant possession. Selling on as-is-where-is basis.  |
| * 39      | D04                 | <b>THE INTERLACE #02-XX</b><br>202 Depot Road                | Leasehold 99 years wef. 11/02/2009 | 3-Bedroom + Family with Big Private Enclose Space    | 3             | 3,907                            | \$3.88M                 | Tricia          | <b>Must Sell! Rare and Unique.</b> Near Anchorpoint, Harbourfront area and ISS Int'l Sch. Supermarket within development.  |
| # 40      | D05                 | <b>VIVA VISTA #05-03</b><br>3 South Buona Vista Road         | Freehold                           | Penthouse  | 1 + 1         | 786                              | \$1.13M                 | Teddy           | <b>MORTGAGEE SALE</b><br>Walking distance to Haw Par Villa MRT. Near NUS, One North, PSA and Maple Tree Business City. Quiet location.   |
| * 41      | D07                 | <b>DUO RESIDENCES #06-XX</b>                                 | Leasehold 99 years wef. 07/2011    | Low Floor  | 1 + Study     | 689                              | \$1.5M                  | Tricia          | New listing. Tenanted @ \$3.5K/mth. Close proximity to Bugis MRT. Minutes to CBD area. Many eateries. Expats choice!   |
| * 42      | D09                 | <b>LLOYD 65 #08-05</b>                                       | Freehold                           | 1-Bedroom Apartment                                  | 1             | 603                              | \$1.8M                  | Gwen / Teddy    | Brand New. Subsale unit. Selling vacant / tenanted. Price more attractive than Developer. Proper One Bedroom with Balcony. Walking distance to Somerset MRT. High End quality finishes. Orchard Road at Doorsteps.   |
| # 43      | D09                 | <b>THE LUMOS #07-01</b><br>9 Leonie Hill                     | Freehold                           | 3-Bedroom Apartment                                  | 3             | 1,755                            | \$3.65M / (\$2,080 PSF) | Gwen / Teddy    | <b>MORTGAGEE SALE. AUCTION 23 JAN 2019</b><br>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.                      |
| # 44      | D09                 | <b>HELIOS RESIDENCES #19-03</b><br>15 Cairnhill Circle       | Freehold                           | 3-Storey Penthouse with Lift, Jacuzzi & Roof Terrace | 4             | 3,993                            | \$7.98M                 | Gwen / Sharon   | <b>MORTGAGEE SALE</b><br>Prime location! TOP 2011. Minutes away from Newton MRT station. Short walk to RGS, ACS, ISS International School & Chatsworths International School. Close proximity to the vibrant Orchard Road shopping belt, Ion Orchard, Takashimaya, The Paragon & Wisma Atria.  |
| * 45      | D09                 | <b>HIJAUAN #04-06</b><br>63 Cavenagh Road                    | Freehold                           | 2-Bedroom Apartment                                  | 2             | 732                              | \$1.9M                  | Noelle          | Greenery view. Located right outside Orchard Shopping Belt. Next to footbridge link to Orchard Road & Somerset MRT. Minutes walk to Dhoby Ghaut MRT & Plaza Singapura. Well-connected to other parts of the island via CTE. Near Chatsworth Intl Sch, St. Margaret's Pri Sch, Anglo-Chinese Junior Sch (Newton) and Singapore Management Sch.                |
| # 46      | D09                 | <b>THE SCOTTS TOWER #21-03</b><br>38 Scotts Road             | Leasehold 103 years wef. 2010      | 2-Bedroom Apartment                                  | 2             | 840                              | \$2.75M                 | Teddy           | <b>MORTGAGEE SALE</b><br>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. |
| * 47      | D10                 | <b>GOODWOOD RESIDENCE #04-XX</b><br>261 Bukit Timah Road     | Freehold                           | 3-Bedroom Apartment                                  | 3             | 1,970                            | \$4.98M                 | Noelle / Sharon | Tenanted till 2019. Well kept. Beautiful layout & quiet facing. Minutes to Newton MRT station. ACS & RGS within close proximity. Condominium facilities include swimming pool, tennis court, playground, fitness gym & BBQ area. TOP 2013.   |
| * 48      | D10                 | <b>THE BOULEVARD RESIDENCES</b><br>6 Cuscaden Walk           | Freehold                           | 3 + 1 Bedroom Apartment                              | 3 + 1         | 2,034                            | \$5.28M                 | Sharon          | Close to the Singapore Botanic Gardens, Gleneagles Hospital and Camden Medical Centre. It is also just minutes walk to the vibrant Orchard Road shopping and entertainment belt. Near to Orchard MRT. Nearby Raffles Girls' Sch, ACS Junior, ISS Intl Sch.   |
| * 49      | D10                 | <b>THE ORION</b><br>6C Orange Grove Road                     | Freehold                           | Mid Floor  | 3             | 1,507                            | \$3.6M                  | Teddy / Gwen    | Living area extends out to the balcony that oversees the greenery. Located near Orchard Shopping Belt. Next to footbridge link to Orchard Road & Somerset MRT. Minutes walk to Dhoby Ghaut MRT & Plaza Singapura. Schools nearby includes Chatsworth Intl Sch, St. Margaret's Pri Sch, Anglo-Chinese Junior Sch (Newton) & Spore Mngt Sch.                   |
| * 50      | D11                 | <b>SOLEIL @ SINARAN #04-11</b><br>6 Sinaran Drive            | Leasehold 99 years wef. 23/10/2006 | 2-Bedroom Loft Apartment                             | 2             | 1,442                            | \$1.9XM                 | Noelle          | <b>AUCTION 23 JAN 2019</b><br>Tenanted till Sept 2019. SE facing. Abundance of amenities readily available at the nearby Novena MRT, Square 2, Velocity @ Novena Sq, United Square, Goldhill Plaza/Shpg Ctr, Courtyard By Marriott, Mt Elizabeth Hospital, Balestier, etc.   |

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| * Owner's | ** Public Trustee's | *** Estate's  | @ Liquidator's               | % Receiver's  | # Mortgagee's | ## Developer's                   | ### MCST's  |                |   |
|-----------|---------------------|---|------------------------------|---|---------------|----------------------------------|-------------|----------------|---|
| S/no      | District            | Street Name   | Tenure                       | Property Type   | Room          | Approx. Land / Floor Area (sqft) | Guide Price | Contact Person | Remarks   |
| # 51      | D12                 | <b>OKIO RESIDENCES #16-02</b><br>262 Balestier Road | Freehold                     | 1-Bedroom Apartment   | 1             | 431                              | \$720K      | Teddy          | <b>MORTGAGEE SALE</b><br>Good condition. North facing. Bosch appliances. Unblock panoramic view. Near eateries and wet market. Minutes to Novena and Orchard Road.  |
| # 52      | D13                 | <b>AVON PARK #13-11</b><br>1 Youngberg Terrace      | Freehold                     | Penthouse   | 6             | 4,521                            | \$4.2M      | Teddy / Gwen   | <b>MORTGAGEE SALE</b><br>EN-BLOC potential. Rarely available! Serene. Tranquil. Unblock panoramic view. Huge bedroom, living & dining. Extensive built-up. Located beside Woodleigh MRT. 1 MRT stop to Nex. In the heart of new Bidadari estate. Within 1km to Maris Stella High, St Andrews Junior, American Intl Sch & St Andrew's Village. |
| # 53      | D14                 | <b>88 LORONG MARICAN #05-01</b>                     | Freehold                     | Duplex  | 1 + Study     | 600                              | \$7XXX      | Tricia         | <b>MORTGAGEE SALE</b><br>Low density. Quiet surrounding, within residential landed estate. Minutes to CBD area, readily connected to various expressways. With facilities.  |
| # 54      | D15                 | <b>SUITES @ AMBER #12-03</b><br>30 Amber Road       | Freehold                     | Duplex  | 2 + Study     | 915                              | \$1.6XM     | Tricia         | <b>MORTGAGEE SALE</b><br>Seaview! Small development. Quiet surrounding. Minutes to Parkway Parade, 112 Katong, and many eateries along East Coast Road. East Coast Park / future Amber MRT. Short drive away to Central Business District area, readily connected to various expressways.   |
| * 55      | D15                 | <b>AMBER RESIDENCES #21-03</b><br>50 Amber Road     | Freehold                     | 3-Storey Penthouse with Swimming Pool & Playground @ Roof Top | 4+1           | 5,113                            | \$1XXX PSF  | Tricia         | <b>AUCTION 23 JAN 2019</b><br>Seaview! Living in the sky! Quality finishes. Minutes to Parkway Parade / 112 Katong. Stroll to East Coast Park with many eateries. Within 200m to future Amber MRT / underground mall. Schools nearby include Tao Nan Pri, Dunman High. Selling with tenancy @ \$13.5K/mth.                                    |
| # 56      | D15                 | <b>ISUITES #16-11</b><br>38 Ipoh Lane               | Freehold                     | High Floor  | 1 + 1         | 1,076                            | \$1.38M     | Tricia         | <b>MORTGAGEE SALE</b><br>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.  |
| * 57      | D15                 | <b>TIVOLI GRANDE #05-07</b><br>126 Koon Seng Road   | Freehold                     | Penthouse   | 3             | 1,528                            | \$1.75M     | Teddy / Gwen   | 1km to Tao Nan Primary. Near 112 Katong & Marine Parade. Eateries & supermarket are nearby. Unblock view. North-East facing.  |
| * 58      | D15                 | <b>SIGLAP V #02-21</b><br>2 First Street            | Freehold                     | Low Floor   | 1 + Study     | 517                              | \$750K      | Gwen / Teddy   | <b>Serious Seller.</b> Study room is big enough to use as children's room. Eateries & supermarket are nearby. Walking distance to future Siglap MRT station. Near seaside. Expats rental location, minutes to Raffles Place, Changi Business Park & Airport.  |
| * 59      | D15                 | <b>SIGLAP V #02-22</b><br>2 First Street            | Freehold                     | Low Floor   | 1 + Study     | 517                              | \$750K      | Gwen / Teddy   | <b>Serious Seller.</b> Study room is big enough to use as children's room. Eateries & supermarket are nearby. Walking distance to future Siglap MRT station. Near seaside. Expats rental location, minutes to Raffles Place, Changi Business Park & Airport.  |
| * 60      | D15                 | <b>GRAND DUCHESS #03</b><br>130 St Patrick Road     | Freehold                     | 3rd Floor   | 3+1           | 1,389                            | \$2.6M      | Sharon         | Master bedroom facing greenery. TOP 2010. Tenanted till Feb 2019. Walking distance to future MRT station & market. 1 km to Tao Nan School, CHIJ Katong (Primary) & Ngee Ann Pri Sch. Efficient layout.  |
| # 61      | D16                 | <b>COSTA DEL SOL #24-29</b><br>82 Bayshore Road     | Leasehold 99 years wef. 1997 | High Floor  | 2             | 947                              | \$1.4M      | Gwen           | <b>MORTGAGEE SALE</b><br>With sea view & greenery view. Full condo facilities. High floor. No west sun. Good sized bedrooms. No ECP noise. No balcony. Next to future MRT station. Shuttle bus to Parkway Parade and Bedok MRT station.   |
| # 62      | D17                 | <b>PALM ISLES #03-36</b><br>36 Flora Drive          | Leasehold 99 years wef. 2011 | 3-Storey Townhouse  | 5 + 1         | 3,755                            | \$2.XM      | Tricia / Gwen  | <b>MORTGAGEE SALE</b><br>Foreigners are eligible. Full condo facilities. Near International School. Tampines Mall / White Sand Mall are nearby where a host of amenities are readily available.   |
| # 63      | D19                 | <b>KENSINGTON SQUARE #05-19</b><br>2 Jalan Lokam    | Freehold                     | High Floor 2-Storey Penthouse                                 | 2             | 914                              | \$1.13M     | Noelle         | <b>MORTGAGEE SALE</b><br>Squarish layout. With condo facilities. Gaint supermarket / restaurants within the development.  |
| * 64      | D20                 | <b>THREE 11 #01-06</b><br>311 Upper Thomson Road    | Freehold                     | 3-Bedroom with Patio  | 3             | 1,001                            | \$1.7M      | Noelle         | Near Marymount MRT. Within 1km to Ai Tong Sch, and within 1-2km to CHIJ St. Nicholas Girls' Sch. Also near Thomson Plaza Shopping Malls for an array of amenities. Vehicle owners can take Thomson Road and Central Expressway (CTE) to get to the business hub or shopping district in the city. Tenanted.                                   |
| # 65      | D25                 | <b>ROSEWOOD SUITES #05-14</b><br>63 Rosewood Drive  | Leasehold 99 years wef. 2008 | 3-Bedroom Duplex Penthouse                                    | 3             | 1,981                            | \$1.25M     | Noelle         | <b>MORTGAGEE SALE</b><br>Selling with vacant possession on an "as is where is basis". Good condition. Near Woodlands MRT, Causeway Point & S'pore Sports Sch.   |
| # 66      | D25                 | <b>LA CASA</b><br>50 Woodlands Drive #02-01         | Leasehold 99 years wef. 2004 | Low Floor   | 3             | 1,141                            | \$800K      | Teddy / Gwen   | <b>MORTGAGEE SALE</b><br>One of the cheapest 3-bedroom unit in the market. Squarish layout. Good room size. South facing. Fantastic condo facilities, with 5 pools, a gym & 2 tennis court.   |
| # 67      | D28                 | <b>SELETAR SPRINGS #02-04</b><br>106 Gerald Drive   | Leasehold 99 years wef. 1997 | Apartment   | 3             | 1,410                            | \$1.1M      | Noelle         | <b>MORTGAGEE SALE</b><br>Spacious layout. North facing. Short drive to Fernvale Point and Hougang Green Shopping Mall. Close to Buangkok MRT. Not far from several schools such as Nan Chiau High Sch, Yio Chu Kang Pri Sch, Anchor Green Pri and Hougang Sec Sch.  |

# Auction & Sales Private Treaty.



## JANUARY 2019: RESIDENTIAL

### Salespersons to contact:

Tricia Tan, CEA R021904I, 6228 7349 / 9387 9668  
Sharon Lee, CEA R027845B, 6228 6891 / 9686 4449  
Noelle Tan, CEA R047713G, 6228 7380 / 9766 7797  
Ong HuiQi, Admin Support, 6228 7302

Gwen Lim, CEA R027862B, 6228 7331 / 9199 2377  
Teddy Ng, CEA R006630G, 6228 7326 / 9030 4603  
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Apps: <https://play.google.com/store/apps/details?id=com.novitee.knightfrankauktion>

### HDB PROPERTIES FOR SALE

| * Owner's | ** Public Trustee's | *** Estate's   | @ Liquidator's                           | % Receiver's  | # Mortgagee's | ## Developer's                   | ### MCST's  |                 |   |
|-----------|---------------------|--|--|---------------|---------------|----------------------------------|-------------|-----------------|---|
| S/no      | District            | Street Name  | Tenure                                   | Property Type | Room          | Approx. Land / Floor Area (sqft) | Guide Price | Contact Person  | Remarks   |
| # 68      | D03                 | <b>HDB 3-ROOM</b><br>92 Commonwealth Drive #01-728                       | Leasehold<br>99 years wef.<br>1967       | Low Floor     | 2             | 624                              | \$267K      | Tricia / Noelle | <b>MORTGAGEE SALE</b><br>Walking distance to Commonwealth MRT . Near Anglo-Chinese School (Int'l)   |
| # 69      | D04                 | <b>HDB 4-ROOM</b><br>109A Depot Road #02-83                              | Leasehold<br>99 years                    | Low Floor     | 3             | 1,076                            | \$570K      | Tricia / Noelle | <b>MORTGAGEE SALE</b><br>Near Alexandra Village Food Centre & Redhill Market where amenities are available. Near to Redhill MRT station.  |
| # 70      | D04                 | <b>HDB 3-ROOM</b><br>28 Telok Blangah Rise #06-209                       | Leasehold<br>99 years                    | Mid Floor     | 2             | 635                              | \$257K      | Tricia / Noelle | <b>MORTGAGEE SALE</b><br>Near CHIJ St Theresa Convent School & Shelton College International.   |
| # 71      | D05                 | <b>HDB 5-ROOM</b><br>342 Clementi Avenue 5 #02-188                       | Leasehold<br>99 years                    | Low Floor     | 4             | 1,302                            | \$620K      | Tricia / Noelle | <b>MORTGAGEE SALE</b><br>Walking distance to Clementi MRT station. Near Pei Tong Primary School and Nexus International School.   |
| # 72      | D05                 | <b>HDB 5-ROOM</b><br>605 Clementi West Street 1 #08-48                   | Leasehold<br>99 years                    | High Floor    | 4             | 1,281                            | \$569K      | Tricia / Noelle | <b>MORTGAGEE SALE</b><br>Near to West Coast Plaza and Sheng Siong where amenities are readily available.  |
| * 73      | D07                 | <b>HDB 3-ROOM - UPGRADED WITH A UTILITY ROOM</b><br>3 Beach Road #08-XXX | Leasehold<br>99 years wef.<br>1979       | High Floor    | 2 + 1         | 731                              | \$350K      | Tricia          | <b>MORTGAGEE SALE</b><br>Simple. Move-in condition. Unblocked. Breezy. Very good location. Hawker & market are nearby. Lavender & Nicoll MRT stations are within reach. EIP affected.   |
| # 74      | D12                 | <b>HDB 3-ROOM</b><br>231 Lorong 8 Toa Payoh #12-182                      | Leasehold<br>99 years                    | High Floor    | 2             | 818                              | \$345K      | Tricia / Noelle | <b>MORTGAGEE SALE</b><br>Walking distance to First Toa Payoh Pri Sch, Beatty Sec Sch & St Andrew College.   |
| # 75      | D12                 | <b>HDB 3-ROOM</b><br>107 Lorong 1 Toa Payoh #03-266                      | Leasehold<br>99 years wef.<br>01/01/1970 | Low Floor     | 2             | 721                              | \$289K      | Tricia / Noelle | <b>MORTGAGEE SALE</b><br>Near Braddell MRT station. Walking distance to First Toa Payoh Pri Sch & Beatty Sec Sch.   |
| # 76      | D12                 | <b>HDB 5-ROOM</b><br>62 Lorong 4 Toa Payoh #03-109                       | Leasehold<br>99 years                    | Low Floor     | 4             | 1,302                            | \$828K      | Tricia / Noelle | <b>MORTGAGEE SALE</b><br>Walking distance to Toa Payoh MRT station. Nearby schools include Kheng Cheng School, Beatty Secondary School and First Toa Payoh Primary School.  |
| # 77      | D16                 | <b>HDB 3-ROOM</b><br>537 Bedok North Street 3 #03-537                    | Leasehold<br>99 years                    | Low Floor     | 2             | 732                              | \$288K      | Tricia / Noelle | <b>MORTGAGEE SALE</b><br>Walking distance to Bedok North MRT station. Near Bedok Mall where amenities are available.  |
| # 78      | D16                 | <b>HDB 3-ROOM (NG)</b><br>701 Bedok Reservoir North Road #03-3562        | Leasehold<br>99 years                    | Low Floor     | 2             | 732                              | \$330K      | Tricia / Noelle | <b>MORTGAGEE SALE</b><br>Quiet surrounding. Near amenities like supermarkets, coffeeshops, schools, etc. Minutes to PIE.  |
| # 79      | D18                 | <b>HDB 3-ROOM</b><br>271 Tampines Street 21 #05-113                      | Leasehold<br>99 years                    | Mid Floor     | 2             | 850 (include recess area)        | \$368K      | Tricia / Noelle | <b>MORTGAGEE SALE</b><br>Near Tampines Central where a host of amenities are readily accessible. Minutes to PIE/ ECP.   |
| # 80      | D20                 | <b>HDB 3-ROOM</b><br>417 Ang Mo Kio Avenue 10 #07-1017                   | Leasehold<br>99 years wef.<br>1979       | Mid Floor     | 2             | 797                              | \$310K      | Tricia / Noelle | <b>MORTGAGEE SALE</b><br>Close to Hawker / Market / Schools. Nice & quiet environment. Regular layout. Original condition.  |
| # 81      | D20                 | <b>HDB 3-ROOM</b><br>110 Ang Mo Kio Avenue 4 #10-54                      | Leasehold<br>99 years wef.<br>1978       | High Floor    | 2             | 721                              | \$298K      | Tricia / Noelle | <b>MORTGAGEE SALE</b><br>Near Yio Chu Kang MRT. Walking distance to Mayflower Market & Food Centre. Near Mayflower Pri Sch, CHIJ St. Nicholas Sch & Anderson JC.  |
| # 82      | D22                 | <b>HDB EXECUTIVE FLAT</b><br>369 Yung An Road #09-03                     | Leasehold<br>99 years                    | High Floor    | 4             | 1,657                            | \$620K      | Tricia / Noelle | <b>MORTGAGEE SALE</b><br>Good size. 4 big spacious bedrooms. Near amenities. View to appreciate.  |
| # 83      | D22                 | <b>HDB 5-ROOM</b><br>814 Jurong West Street 81 #12-198                   | Leasehold<br>99 years                    | Top Floor     | 3             | 1,302                            | \$391K      | Tricia / Noelle | <b>MORTGAGEE SALE</b><br>Coffeeshops / shops nearby.  |
| # 84      | D22                 | <b>HDB 3-ROOM</b><br>434 Jurong West Street 42 #02-536                   | Leasehold<br>99 years wef.<br>1984       | Low Floor     | 2             | 797                              | \$275K      | Tricia / Noelle | <b>MORTGAGEE SALE</b><br>Near Hua Yi Sec Sch, Jurongville Sec Sch, Canadian Intl Sch, and more. Walking distance to Market & Hawker Ctr. , and Lakeside MRT.  |
| # 85      | D22                 | <b>HDB 4-ROOM</b><br>725 Jurong West Avenue 5 #09-168                    | Leasehold<br>99 years                    | High Floor    | 3             | 1,119                            | \$334K      | Tricia / Noelle | <b>MORTGAGEE SALE</b><br>Near to Westwood Primary School and Boon Lay Secondary School. Walking distance to Pioneer Mall, Gek Poh Shopping Centre & Sheng Siong Supermarket. Short walk to Jurong Point & Boon Lay MRT station. |
| # 86      | D22                 | <b>HDB 5-ROOM</b><br>852 Jurong West Street 81 #09-301                   | Leasehold<br>99 years                    | High Floor    | 4             | 1,302                            | \$395K      | Tricia / Noelle | <b>MORTGAGEE SALE</b><br>Within proximity to Pioneer MRT. Walking distance to Pioneer Pri Sch and Weswood Primary School. Near Gek Poh Shopping Centre.   |
| # 87      | D22                 | <b>HDB 5-ROOM</b><br>673B Jurong West Street 65 #06-14                   | Leasehold<br>99 years                    | Mid Floor     | 4             | 1,195                            | \$435K      | Tricia / Noelle | <b>MORTGAGEE SALE</b><br>Walking distance to Boon Lay MRT station. Near to Boon Lay Sec Sch, West Grove Pri Sch and Westwood Pri Sch.   |
| # 88      | D22                 | <b>HDB 3-ROOM</b><br>114 Ho Ching Road #08-66                            | Leasehold<br>99 years wef.<br>1971       | Mid Floor     | 2             | 721                              | \$250K      | Tricia / Noelle | <b>MORTGAGEE SALE</b><br>Walking distance to Taman Jurong Shopping Centre, Market & Food Centre. Nearby schools include Jurong Sec Sch and Lakeside Pri Sch.  |

# Auction & Sales Private Treaty.



## JANUARY 2019: RESIDENTIAL

### Salespersons to contact:

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### HDB PROPERTIES FOR SALE

| * Owner's | ** Public Trustee's | *** Estate's  | @ Liquidator's                     | % Receiver's  | # Mortgagee's | ## Developer's                   | ### MCST's  |                 |  |
|-----------|---------------------|---|------------------------------------|---------------|---------------|----------------------------------|-------------|-----------------|--|
| S/no      | District            | Street Name   | Tenure                             | Property Type | Room          | Approx. Land / Floor Area (sqft) | Guide Price | Contact Person  | Remarks  |
| # 89      | D23                 | HDB 4-ROOM<br>423 Bukit Batok West Avenue 2 #03-151 | Leasehold 99 years                 | Low Floor     | 3             | 1,012                            | \$350K      | Tricia / Noelle | <b>MORTGAGEE SALE</b><br>Near Bukit Gombak MRT station.  |
| # 90      | D23                 | HDB 5-ROOM<br>473 Segar Road #04-320                | Leasehold 99 years                 | Low Floor     | 4             | 1,205                            | \$401K      | Tricia / Noelle | <b>MORTGAGEE SALE</b><br>Near to Fajar Shopping Centre, Greenwich Shopping Centre & Sheng Siong Supermarket.   |
| # 91      | D25                 | HDB 4-ROOM<br>627 Woodlands Avenue 6 #03-874        | Leasehold 99 years                 | Low Floor     | 3             | 1,033                            | \$340K      | Tricia / Noelle | <b>MORTGAGEE SALE</b><br>Near Admiralty & Woodlands MRT stations. Nearby schools include Woodlands Ring Primary & Secondary School. Minutes from Causeway Point where a host of amenities are readily available. |
| # 92      | D25                 | HDB 5-ROOM<br>538 Woodlands Drive 16 #11-139        | Leasehold 99 years wef. 2000       | High Floor    | 4             | 1,302                            | \$435K      | Tricia / Noelle | <b>MORTGAGEE SALE</b><br>Walking distance to Woodlands South MRT (U/C). Schools nearby include Woodgrove Pri & Sec Sch, Innova Pri Sch & JC.   |
| # 93      | D25                 | HDB 3-ROOM<br>166 Woodlands Street 13 #04-551       | Leasehold 99 years wef. 01/09/1986 | Low Floor     | 2             | 721                              | \$275K      | Tricia / Noelle | <b>MORTGAGEE SALE</b><br>Near Marsiling MRT. Schools nearby include Marsiling Pri & Sec Sch, Fuchun Pri & Sec Sch.   |
| # 94      | D27                 | HDB 4-ROOM (PREMIUM)<br>296 Yishun Street 20 #03-21 | Leasehold 99 years                 | Low Floor     | 3             | 1,001                            | \$395K      | Tricia / Noelle | <b>MORTGAGEE SALE</b><br>Good location. Nearby all amenities. Neighbourhood Centre.  |

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# Auction & Sales Private Treaty.



## JANUARY 2019: COMMERCIAL

### Salespersons to contact:

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Apps : <https://play.google.com/store/apps/details?id=com.novitee.knightfrankacu>

### COMMERCIAL PROPERTIES FOR SALE

| * Owner's | ** Public Trustee's | *** Estate's  | @ Liquidator's                     | % Receiver's                               | # Mortgagee's | ## Developer's                   | ### MCST's  |                 |   |
|-----------|---------------------|---|------------------------------------|--|---------------|----------------------------------|-------------|-----------------|---|
| S/NO      | District            | Street Name   | Tenure                             | Property Type                              | Tenancy       | Approx. Land / Floor Area (sqft) | Guide Price | Contact Person  | Remark  |
| * 1       | D03                 | 161 BUKIT MERAH CENTRAL                             | Leasehold 83 years wef. 1996       | HDB Shophouse                              | YES           | 1,587                            | \$1.8XM     | Sharon / Noelle | Existing is a popular bakery shop. Tastefully renovated. Face road. Selling with tenancies GST is not applicable.   |
| * 2       | D03                 | 131 JALAN BUKIT MERAH                               | Leasehold 81 years wef. 1994       | HDB Shophouse                              | YES           | 1,506                            | \$1.5M      | Tricia          | <b>MOTIVATED SELLER!</b><br>Total tenancy rate collected \$4.8K per month. GST is not applicable.   |
| * 3       | D03                 | 149 SILAT AVENUE                                    | Leasehold 85 years wef. 1996       | HDB Shophouse                              | YES           | 1,593                            | \$1.7M      | Tricia          | <b>MOTIVATED SELLER!</b><br>Monthly rental \$6.1K. GST is not applicable.   |
| * 4       | D03                 | ALEXIS #01-XX<br>354 Alexandra Road                 | Freehold                           | Retail Space                               | NIL           | 1,475                            | \$5.6M      | Noelle          | Ground floor retail shop. Facing main road with good frontage. Queenstown MRT station & Ikea in close proximity. GST is applicable. Also for rent asking \$8,260 per month.   |
| * 5       | D03                 | 36 BEO CRESCENT                                     | Leasehold 75 years wef. 1995       | HDB Shophouse                              | YES           | 1,206                            | \$1.8M      | Sharon / Noelle | Neighbourhood centre. Tenanted to clinic till 2021. Near multi-storey car park. >4.5 % yield. GST is not applicable.  |
| * 6       | D03                 | 1 JALAN BUKIT MERAH #01-4510                        | Leasehold 89 years wef. 01/01/1993 | HDB Shophouse                              | YES           | 1,376                            | \$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.   |
| # 7       | D05                 | NEWEST #01-K20<br>1 West Coast Drive                | Leasehold 956 years wef. 1928      | Retail Shop                                | NIL           | 151                              | \$620K      | Teddy           | <b>MORTGAGEE SALE</b><br>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  |
| # 8       | D06                 | HIGH STREET CENTRE #B1-XX<br>1 North Bridge Road    | Leasehold 99 years wef. 2/6/1969   | Shop Space                                 | NIL           | 990                              | \$1.2M      | Tricia          | <b>MORTGAGEE SALE</b><br>Corner unit. Superb location! Near to Clarke Quay MRT station. GST is applicable. All genuine offers consider.   |
| * 9       | D06                 | HIGH STREET CENTRE #B1-1X/3X<br>1 North Bridge Road | Leasehold 99 years wef. 2/6/1969   | 2 Shop Units (back-to-back)                | NIL           | 624                              | \$880K      | Sharon          | Near to Clarke Quay MRT station. Near to several eateries and also within reasonable distance to Cold Storage Supermarket.  |
| # 10      | D07                 | SIM LIM SQUARE #03-06<br>1 Rochor Canal Rd          | Leasehold 99 years wef. 1983       | Retail Space                               | NIL           | 409                              | \$1M        | Tricia          | <b>MORTGAGEE SALE. AUCTION 23 JAN 2019</b><br>Full glass door, carpeted, window with external view. Next to Rochor MRT station. GST is applicable.  |
| * 11      | D07                 | SUNSHINE PLAZA #10-03<br>91 Bencoolen Street        | Leasehold 99 years wef. 19/03/1997 | Office                                     | YES           | 1,098                            | \$2.XM      | Tricia          | <b>AUCTION 23 JAN 2019</b><br>Near to Bencoolen MRT. Mixed development with office, shopping and residential area. Good layout.   |
| * 12      | D08                 | 2A VEERASAMY ROAD                                   | Freehold                           | 2-Storey F&B Shophouse                     | YES           | 1,950 / 3,700                    | \$6.5M      | Noelle          | Tenanted to restaurant for 3 years wef. July 2018. Master Plan Zoning: "Commercial". Within Little India Conservation Area in Historic District. 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. |
| * 13      | D09                 | RV POINT #B1-03<br>233 River Valley Road            | Leasehold 999 years                | Strata Retail Shop                         | YES           | 161                              | \$499K      | Noelle          | 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.  |
| * 14      | D11                 | NOVENA REGENCY #01-11<br>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.  |
| * 15      | D11                 | NOVENA REGENCY #01-12<br>275 Thomson Road           | Freehold                           |  | NIL           | 657                              | \$3.9XM     | Tricia          |   |
| # 16      | D12                 | ONE DUSUN RESIDENCES #01-38<br>1 Jalan Dusun        | Freehold                           | A Shop Unit                                | NIL           | 151                              | \$6XXX      | Tricia          | <b>MORTGAGEE SALE</b><br>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.   |
| * 17      | D12                 | 125 LORONG 2 TOA PAYOH #01-XXX                      | Leasehold 75 years wef. 1994       | 2-Storey HDB Shophouse                     | YES           | 1,302                            | \$1.95M     | Noelle          | Next to coffeeshop within a neighbourhood centre. Heavy human traffic. Ample parking space. Near Braddell MRT station. Tenanted. GST is not applicable.   |
| * 18      | D14                 | 4/6 LORONG 12 GEYLANG                               | Freehold                           | Land with 2 Units of Intermediate Terraces | NIL           | 1,820 / 1,838                    | \$7.XM      | Sharon          | Master Plan Zoning: Commercial / Institution with gross plot ratio of 2.8. Rectangular in shape. Walking distance to Aljunied MRT station.  |
| * 19      | D14                 | GUTHRIE BUILDING #02-05<br>150 Changi Road          | Freehold                           | Office                                     | NIL           | 1,302                            | \$1.628M    | Noelle          | 6 partitioned rooms with aircons and carpet flooring. Prominent frontage - office main door faces lifts. With window and 2 entrance doors - potential for partition to 2 office units. Master Plan Zoning "Commercial" with a plot ratio of 3.0.  |
| * 20      | D14                 | THE ARIZON #02-02<br>538 Geylang Road               | Freehold                           | Office                                     | YES           | 1,055                            | \$1.15M     | Teddy           | <b>Ideal for Association. Serious Seller!</b> 6mins to Aljunied MRT. Sims Avenue Centre and Junction Food Place are within close proximity. With toilet, pantry, and window. Regular Layout. Side by side units possible to purchase together to have 2,110 sqft office.  |
| * 21      | D14                 | THE ARIZON #02-03<br>538 Geylang Road               | Freehold                           | Office                                     | YES           | 1,055                            | \$1.15M     | Teddy           | <b>Ideal for Association. Serious Seller!</b> 6mins to Aljunied MRT. Sims Avenue Centre and Junction Food Place are within close proximity. With toilet, pantry, and window. Regular Layout. Side by side units possible to purchase together to have 2,110 sqft office.  |
| * 22      | D14                 | THE ARIZON #01-01 to #01-09<br>538 Geylang Road     | Freehold                           | 9 Shop Units                               | NIL           | From 635 to 914.9 Total: 7,544   | \$2,916 PSF | Sharon          | Near Aljunied MRT, Sims Avenue Ctr and Junction Food Place. Individual unit sale can be considered.   |

# Auction & Sales Private Treaty.



## JANUARY 2019: COMMERCIAL

### Salespersons to contact:

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### COMMERCIAL PROPERTIES FOR SALE

| * Owner's | ** Public Trustee's | *** Estate's                                   | @ Liquidator's                     | % Receiver's  | # Mortgagee's | ## Developer's                   | ### MCST's  |                |  |
|-----------|---------------------|--|------------------------------------|---|---------------|----------------------------------|-------------|----------------|--|
| S/NO      | District            | Street Name                                    | Tenure                             | Property Type   | Tenancy       | Approx. Land / Floor Area (sqft) | Guide Price | Contact Person | Remark   |
| * 23      | D14                 | 16 UPPER BOON KENG #01-XXXX                    | Leasehold 80 years wef. 1994       | 2-Storey HDB Shophouse                                  | YES           | 1,313                            | \$2.18M     | Teddy / Gwen   | Rare! Good crowd. Ample parking space. Tenanted > 4% yield. At \$8330 rental. Near Kallang MRT station. Neighbourhood Centre for Boon Keng, Kallang & Aljunied Area. Near Kallang Light Industrial Area. GST is not applicable.  |
| # 24      | D14                 | MILLAGE #02-22 55 Changi Road                  | Freehold                           | Retail Space  | NIL           | 129                              | \$4XXK      | Tricia         | MORTGAGEE SALE<br>Mixed development (Commercial / Residential). Central location. Retail shop unit suits service trade.  |
| # 25      | D14                 | CENTROPOD @ CHANGI #01-42 80 Changi Road       | Freehold                           | Shop  | NIL           | 215                              | \$670K      | Gwen           | MORTGAGEE SALE. AUCTION 23 JAN 2019<br>TOP 2015. Near escalator. Two units side by side available. Close proximity to Eunos MRT, Katong, Geylang Serai, OneKM Mall and Paya Lebar Square.  |
| # 26      | D14                 | CENTROPOD @ CHANGI #01-43 80 Changi Road       | Freehold                           | Shop  | NIL           | 226                              | \$680K      | Gwen           | MORTGAGEE SALE. AUCTION 23 JAN 2019<br>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.   |
| # 27      | D14                 | CENTROPOD @ CHANGI #03-15 80 Changi Road       | Freehold                           | Office  | NIL           | 484                              | \$750K      | Gwen           | MORTGAGEE SALE. AUCTION 23 JAN 2019<br>TOP 2015. Near elevator. With waterpoint. High Ceiling. Possible to create a loft. Close proximity to Eunos MRT, Katong, Geylang Serai, OneKM Mall and Paya Lebar Square.   |
| # 28      | D14                 | ICON @ CHANGI #B1-28 228 Changi Road           | Freehold                           | Shop  | NIL           | 129                              | \$350K      | Gwen           | MORTGAGEE SALE<br>Walking distance to Eunos MRT & Bus Interchange. Near toilet. With waterpoint.   |
| # 29      | D16                 | EAST VILLAGE #01-43 430 Upper Changi Road      | Freehold                           | Retail Space  | NIL           | 366                              | \$1.3M      | Noelle         | MORTGAGEE SALE<br>Suits F&B / Retail. Located along the walkway towards the supermarket.   |
| # 30      | D16                 | ECO #04-58 283 Bedok South Avenue 3            | Leasehold 99 years wef. 2012       | Retail Shop   | NIL           | 883                              | \$1.35M     | Noelle         | MORTGAGEE SALE<br>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.   |
| * 31      | D16                 | 509 BEDOK NORTH STREET 3                       | Leasehold 84 years wef. 1994       | 2-Storey HDB Shophouse (End Unit)                       | YES           | 1,786                            | \$2M        | Noelle         | Located within neighbourhood ctr. Rare with huge trading area. Wider than standard frontage (3 shopfronts). Subject to existing tenancies. Fronting carpark entrance. Ample parking. Seller not GST registered.  |
| * 32      | 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.   |
| * 33      | D18                 | 462 TAMPINES STREET 44 #01-XX                  | Leasehold 91 years wef. 1995       | HDB Shophouse   | YES           | 1,474                            | \$2.48M     | Teddy / Gwen   | One of the longest remaining tenure for leasehold HDB Shophouse. 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. |
| % 34      | D19                 | SPAZIO @ KOVAN #02-01 767 Upper Serangoon Road | Freehold                           | Shop  | NIL           | 710                              | \$1.85M     | Tricia         | RECEIVER SALE<br>Brand New! Just TOP. Central location. Amenities within the vicinity. Selling with vacant possession. GST is applicable.  |
| # 35      | D19                 | SPAZIO @ KOVAN #02-02 767 Upper Serangoon Road | Freehold                           | Shop  | NIL           | 657                              | \$1.6M      | Tricia         | MORTGAGEE SALE<br>Just TOP. Central location. Amenities within the vicinity. Selling with vacant possession. GST is applicable.  |
| # 36      | D19                 | KENSINGTON SQUARE #01-04 2 Jalan Lokam         | Freehold                           | Retail Space  | NIL           | 237                              | \$8XXK      | Tricia         | MORTGAGEE SALE<br>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!  |
| * 37      | D19                 | THE MIDTOWN #01-51 1187 Upper Serangoon Road   | Leasehold 99 years wef. 24/01/2013 | Retail Shop   | YES           | 420                              | AUCTION     | Tricia         | AUCTION 23 JAN 2019<br>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.   |
| * 38      | D20                 | UPPER THOMSON ROAD                             | Freehold                           | 2-Storey Full Commercial Shophouse with Mezzanine Level | NIL           | 1,702 / 2,497                    | \$6.5M      | Sharon         | Rarely available! Prime location. 125m to Upper Thomson MRT station (U/C). Fronting main road. Full commercial use. Foreigners are eligible. No ABSD. Owner not GST registered.  |
| * 39      | D20                 | 501 BISHAN ST 11                               | Leasehold 99 years wef. 1992       | Ground Floor  | NIL           | 1,313 (613 / 700)                | \$3.8M      | Sharon         | Face road. Near to bus stop and Bishan MRT station. Good footfall. GST is applicable.  |
| # 40      | D20                 | 603 ANG MO KIO AVENUE 5                        | Leasehold 85 years wef. 1994       | HDB Shophouse   | YES           | 1,593                            | \$1.5M      | Tricia         | MORTGAGEE SALE. AUCTION 23 JAN 2019<br>Tenanted at \$5,450 per month. Ample parking. GST is not applicable.  |
| * 41      | D20                 | 214 SERANGOON AVENUE 4                         | Leasehold 90 years wef. 1994       | HDB Shophouse   | YES           | 1,688                            | \$1.7M      | Tricia         | MOTIVATED SELLER!<br>Good frontage. Tenanted at \$6,350 per month. Good returns. GST is not applicable.  |



# Auction & Sales Private Treaty.

## JANUARY 2019: COMMERCIAL

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### COMMERCIAL PROPERTIES FOR SALE

| S/NO | District | Street Name  | Tenure                             | Property Type          | Tenancy | Approx. Land / Floor Area (sqft)    | Guide Price | Contact Person | Remark  |
|------|----------|--|------------------------------------|------------------------|---------|-------------------------------------|-------------|----------------|---|
| * 42 | D21      | KING ALBERT PARK                                   | Freehold                           | Retail Shop            | NIL     | 172                                 | \$1.18M     | Noelle         | Squarish unit for easy furnishing. Double frontage for effective retail area. For all business types. Next to lift. Walking distance to Ngee Ann Polytechnic, Methodist Girls School & 2 bus stops from SIM University. Mixed development of condo & retail.  |
| * 43 | 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         | <b>AUCTION 23 JAN 2019</b><br>Corner. Ample parking space. Up & coming URA masterplan - Jurong East, together with Jurong Lake, offers an exciting opportunity to be developed into the biggest lakeside destination for business and leisure. The two areas are jointly known as the Jurong Lake District. |
| # 44 | D23      | SUITES @ BUKIT TIMAH #01-43 68 Jalan Jurong Kechil | Freehold                           | Retail Shop            | NIL     | 118                                 | \$489K      | Teddy          | <b>MORTGAGEE SALE</b><br>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.   |

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# Auction & Sales Private Treaty.



## JANUARY 2019: INDUSTRIAL

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### INDUSTRIAL PROPERTIES FOR SALE

| * Owner's | ** Public Trustee's | *** Estate's   | @ Liquidator's                             | % Receiver's                         | # Mortgagee's   | ## Developer's                   | ### MCST's          |                 |   |
|-----------|---------------------|--|--|--------------------------------------|-----------------|----------------------------------|---------------------|-----------------|---|
| S/NO      | District            | Street Name  | Tenure                                     | Property Type                        | Tenancy         | Approx. Land / Floor Area (sqft) | Guide Asking        | Contact Person  | Remark  |
| * 1       | D14                 | LORONG 19 GEYLANG                                    | Freehold                                   | B1 Factory                           | NIL             | 3,633 / 12,076                   | \$14.5M             | Sharon          | Detached factory. Good corporate image. View to offer. Rarely available. Walking distance to Aljunied MRT.  |
| * 2       | D14                 | PAYA UBI INDUSTRIAL PARK #01-56<br>53 Ubi Ave 1      | Leasehold 60 years wef. 10/03/1997         | B1 Factory                           | YES             | 6,760                            | \$1.99M             | Noelle          | Terrace style B1 factory. Good frontage & private lift. Close to Eunos, MacPherson & Paya Lebar MRT stations. Amenities are nearby. Near to several eateries such as Kopitiam at 10 Ubi Crescent & BLK 325 Coffeeshop. GST is not applicable.   |
| * 3       | D14                 | ATRIX<br>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.   |
| * 4       | D14                 | EXCALIBUR CENTRE #05-03/04<br>71 Ubi Cres            | Leasehold 60 years wef. 05/07/1997         | B1 Factory                           | NIL             | 5,102                            | \$450 PSF           | Tricia / Noelle | Near Ubi MRT station. Convenient location. Column free. Ample parking space. GST is applicable.   |
| * 5       | D14                 | EXCALIBUR CENTRE #05-07<br>71 Ubi Cres               | Leasehold 60 years wef. 05/07/1997         | B1 Factory                           | NIL             | 2,572                            | \$450 PSF           | Tricia / Noelle |   |
| # 6       | D14                 | OXLEY BIZHUB #03-15<br>61 Ubi Road 1                 | Leasehold 60 years wef. 2010               | B1 Factory                           | NIL             | 1,141                            | \$6XXK              | Tricia          | <b>MORTGAGEE SALE. AUCTION 23 JAN 2019</b><br>Ramp up. Tai Seng MRT station. GST is applicable.   |
| * 7       | D14                 | AUTOMOBILE MEGAMART (AML) #02-18<br>61 Ubi Avenue 2  | Leasehold 30 years wef. 1995               | B1 Factory                           | YES             | 3,000                            | \$680K              | Gwen / Teddy    | <b>Rare.</b> Ideal for car showroom. Prominent location to get your pre-owned & new cars. Good frontage beside Vincar. Ideal location to expand your business if you are in the car trade. GST is applicable.   |
| # 8       | D14                 | BIZHUB 28 #04-03<br>28 Senang Crescent               | Freehold                                   | B1 Flatted Factory                   | NIL             | 1,970                            | \$1.XM              | Noelle          | <b>MORTGAGEE SALE</b><br>Near to Kembangan MRT. Several eateries nearby. Accessible via New Upper Changi Road, Chai Chee Drive and Pan Island Expressway.   |
| @ 9       | D17                 | LOYANG INDUSTRIAL ESTATE<br>3 Loyang Walk            | 30 yrs wef 01/02/1996 + 26 yrs             | 2-Storey Intermediate JTC B2 Factory | NIL             | 13,923sqft / 10,093sqft          | TENDER              | Tricia          | <b>LIQUIDATOR SALE! TENDER CLOSING 18 JAN 2019, 4:00PM</b><br>Current set up as ancillary office / production / warehouse. Own carparks / loading & unloading. Land rent payable. GST payable. Sell "As-is-where-is" basis. Sale subjected to JTC's approval.   |
| # 10      | D20                 | MIDVIEW CITY #06-111<br>26 Sin Ming Lane             | Leasehold 60 years wef 23/01/2008          | Factory                              | NIL             | 1,496                            | \$750K              | Noelle          | <b>MORTGAGEE SALE</b><br>Close to Marymount MRT station and several eateries located at nearby buildings such as Kola Food Centre and 7 Stars Kopitiam. It is also close to Thomson Plaza and Sin Ming Plaza for an array of amenities such as grocery and retail shopping, banks and more.                         |
| # 11      | D20                 | NORTHSTAR @ AMK #09-56<br>7030 Ang Mo Kio Avenue 5   | Leasehold 60 years wef. 2007               | Industrial / Warehouse               | NIL             | 1,959                            | \$835K              | Noelle          | <b>MORTGAGEE SALE</b><br>Owner is GST registered.   |
| # 12      | D22                 | 8 @ TRADEHUB 21 #11-01<br>8 Boon Lay Way             | Leasehold 60 years wef. 10/12/2003         | A Ramp-Up Factory Unit               | NIL             | 1,927                            | \$920K              | Tricia          | <b>MORTGAGEE SALE</b><br>"Business 1" usage. Selling with vacant possession & on "As-is-where-is" basis. Primarily industrial estate. Coffeeshops / ATM and many amenities in the development. GST is applicable.   |
| * 13      | D22                 | 8 @ TRADEHUB 21 #06-XX<br>8 Boon Lay Way             | Leasehold 60 years wef. 10/12/2003         | A Ramp-Up Factory Unit               | NIL             | 1,894                            | \$890K              | Tricia / Noelle | <b>AUCTION 23 JAN 2019</b><br>"Business 1" usage. Selling with vacant possession & on "As-is-where-is" basis. Primarily industrial estate. Coffeeshops / ATM and many amenities in the development. GST is applicable.  |
| * 14      | D22                 | 67L TUAS SOUTH AVENUE 1<br>Seatown Industrial Centre | Leasehold 60 years wef. 24/10/2000         | B2 Factory                           | NIL             | 7,965                            | \$2.55M             | Tricia          | <b>Rarely available.</b> Possible for overhead crane. Worker dormitory (Secondary) approved for 50 pax till August 2020. GST is applicable.   |
| % 15      | D22                 | ECO-TECH @ SUNVIEW #07-20<br>1 Sunview Road          | Leasehold 30 years wef. 25/01/2013         | A Ramp-Up Factory Unit               | NIL             | 2,605                            | \$400K              | Tricia          | <b>RECEIVER SALE. AUCTION 23 JAN 2019</b><br>"Business 2" usage. Selling with vacant possession & on "As-is-where-is" basis. Primarily industrial estate. Eateries within the vicinity. GST is applicable.  |
| % 16      | D22                 | X TUAS SOUTH STREET 15                               | Leasehold 17 years 10 mths wef. 16/02/2013 | JTC Detached Factory                 | Partial Tenancy | 215,278 / 150,849                | \$2XM               | Tricia          | <b>RECEIVER SALE</b><br>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. |
| # 17      | D22                 | PIONEER JUNCTION #01-01<br>3 Soon Lee Street         | Leasehold 30 years wef. 7/3/2011           | Industrial Factory Unit              | NIL             | 2,207                            | \$9XXK              | Tricia          | <b>MORTGAGEE SALE</b><br>Dual frontage, road-facing. Washroom available within unit. Eateries within the development. 5 minutes' walk away from Pioneer MRT station.  |
| # 18      | D22                 | PIONEER JUNCTION #03-23<br>3 Soon Lee Street         | Leasehold 30 years wef. 7/3/2011           | Flatted Factory Unit                 | NIL             | 1,098                            | \$370K              | Noelle          | <b>MORTGAGEE SALE</b><br>Own toilet area. Located near Boon Lay Interchange, Pioneer & Boon Lay MRT. Amenities easily accessible at Jurong Point, Sheng Siong Supermarket, Gek Poh Shopping Centre & Pioneer Mall. Well-connected via PIE & AYE.  |

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|-----------|---------------------|---|--|----------------------------|--------------------|----------------------------------|--------------|----------------|---|
| S/NO      | District            | Street Name   | Tenure                                   | Property Type              | Tenancy            | Approx. Land / Floor Area (sqft) | Guide Asking | Contact Person | Remark  |
| # 19      | D22                 | <b>PIONEER JUNCTION #06-16</b><br>3 Soon Lee Street         | Leasehold<br>30 years wef.<br>7/3/2011   | Flatted Factory Unit       | NIL                | 1,324                            | \$327K       | Noelle         | <b>MORTGAGEE SALE</b><br>Located near Boon Lay Interchange, Pioneer & Boon Lay MRT. Amenities easily accessible at Jurong Point, Sheng Siong Supermarket, Gek Poh Shopping Centre & Pioneer Mall. Well-connected via PIE & AYE. Owner is GST registered   |
| # 20      | D22                 | <b>PIONEER CENTRE #02-30</b><br>1 Soon Lee Street           | Leasehold 30<br>years wef.<br>10/03/2010 | Ramp-Up Factory            | NIL                | 1,485                            | AUCTION      | Tricia         | <b>MORTGAGEE SALE. AUCTION 23 JAN 2019</b><br>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.   |
| # 21      | D22                 | <b>PIONEER CENTRE #04-60</b><br>1 Soon Lee Street           | Leasehold 30<br>years wef.<br>10/03/2010 | Ramp-Up Factory            | NIL                | 1,485                            | AUCTION      | Tricia         |   |
| # 22      | D22                 | <b>ACE @ BUROH #04-14</b><br>2 Buroh Crescent               | Leasehold<br>30 years wef.<br>22/7/2013  | Strata B2 Ramp Up          | NIL                | 3,466                            | \$8XXK       | Tricia         | <b>MORTGAGEE SALE</b><br>Corporate image. Joo Koon vicinity. Near to Pioneer MRT station. Selling "As-is" basis. GST is applicable.   |
| * 23      | D22                 | <b>TUAS LOT #01-XX</b><br>50 Tuas Avenue 11                 | Leasehold<br>30 years wef.<br>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.   |
| # 24      | D22                 | <b>TUAS LOT #01-XX</b><br>50 Tuas Avenue 11                 | Leasehold<br>30 years wef.<br>15/2/2008  | Strata B2 Factory          | NIL                | 5,834                            | \$6XXK       | Tricia         | <b>MORTGAGEE SALE</b><br>Easy loading / unloading. Approx. 8.8m ceiling height. Dual access. Selling "As-is" basis. GST is applicable.  |
| # 25      | D22                 | <b>T99 #04-07</b><br>9 Tuas South Avenue 10                 | Leasehold<br>30 years wef.<br>2013       | B2 Factory                 | NIL                | 7,664                            | \$1.85M      | Tricia         | <b>MORTGAGEE SALE</b><br>Ramp up. Just TOP! New! Coffeeshop within the development. Carpark at door step. Easy loading / unloading.   |
| # 26      | D22                 | <b>LW TECHNOCENTRE #02-02</b><br>31 Toh Guan Road East      | Leasehold<br>60 years wef.<br>1997       | Ramp-Up Factory            | NIL                | 1,001                            | \$390K       | Noelle         | <b>MORTGAGEE SALE</b><br>Close to Bukit Batok & Jurong East MRT. Several eateries located at nearby buildings such as Foodhub at Enterprise Hub & Canteen at Toh Guan Centre.   |
| # 27      | D23                 | <b>ENTERPRISE CENTRE #03-23</b><br>20 Bukit Batok Crescent  | Leasehold 60<br>years wef.<br>13/3/1997  | A Ramp-Up Factory<br>Unit  | NIL                | 3,574                            | \$850K       | Tricia         | <b>MORTGAGEE SALE. AUCTION 23 JAN 2019</b><br>"Business 2" usage. Selling with vacant possession & on "As-is-where-is" basis. Primarily industrial estate. Eateries & amenities within the vicinity. GST is applicable.   |
| # 28      | D23                 | <b>WCEGA PLAZA #09-60</b><br>1 Bukit Batok Crescent         | Leasehold 60<br>years wef.<br>13/03/1997 | Ramp-Up B1 Factory<br>Unit | NIL                | 3,186                            | \$707K       | Teddy          | <b>MORTGAGEE SALE</b><br>20 ft / 40 ft container. Near eateries. With mezzanine office with manager room and director room. Bright Unblock View Unit. Close to Bukit Batok MRT station. 2 carpark lot. Easy access via PIE & AYE.   |
| * 29      | D26                 | <b>TAG. A #03-02</b><br>81 Tagore Lane                      | Freehold                                 | B1 Factory                 | YES                | 2,357                            | \$1.55M      | Noelle         | <b>AUCTION 23 JAN 2019</b><br>Tenanted @ \$2,700/mth. Owner is GST registered. Recreational facilities provided within development.   |
| * 30      | D26                 | <b>TAG. A #03-03</b><br>81 Tagore Lane                      | Freehold                                 | B1 Factory                 | NIL                | 2,357                            | \$1.55M      | Noelle         | <b>AUCTION 23 JAN 2019</b><br>Owner is GST registered. Recreational facilities provided within development.   |
| % 31      | D28                 | <b>JTC AEROSPACE @ SELETAR</b><br>8X Seletar Aerospace View | Leasehold 30<br>years wef<br>01/12/2010  | B2 Factory                 | Partial<br>Tenancy | 64,896                           | AUCTION      | Tricia         | <b>RECEIVER SALE! AUCTION 23 JAN 2019</b><br>2-storey hangar with ancillary offices and roof terrace known as General Aviation Centre. Master Plan Zoning (2014): Business 2 with plot ratio 1.0. Lent rent is payable. Authorised Use : Development of a proposed hangar cum ancillary facilities within the proposed General Aviation Centre, for the carrying out of maintenance, repair & overhaul ("MRO") of general aviation aircrafts of up to a weight of 5.7 ton, which is used for general aviation activities such as training, leisure/hobby flying and medivac as well as ancillary training and office uses only. Selling on an "As-is-where-is" basis. Sale subjected to JTC's approval. |
| % 32      | D28                 | <b>JTC AEROSPACE @ SELETAR</b><br>6X Seletar Aerospace View | Leasehold 29<br>years wef<br>01/12/2011  | B2 Factory                 | Partial<br>Tenancy | 18,019                           | AUCTION      | Tricia         | <b>RECEIVER SALE! AUCTION 23 JAN 2019</b><br>1-storey hangar with a 2-storey training facilities and roof terrace. ral Aviation Centre. Master Plan Zoning (2014): Business 2 with plot ratio 1.0. Lent rent is payable. Authorised Use: Development of secondary hangar within the proposed General Aviation Centre, to carry out maintenance, repair and overhaul ("MRO") of general aviation aircraft of up to a weight of 5.7 ton, which is used for general aviation activities such as training, leisure / hobby flying and medivac only. Selling on an "As-is-where-is" basis. Sale is subjected to JTC's approval.  |

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