

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
Lock Sau Lai, 6228 6814 / 9181 1819

Website: <http://www.knightfrank.com.sg/auction>

Email: auc@sg.knightfrank.com

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

LANDED PROPERTIES FOR SALE

* Owner's	** Public Trustee's	*** Estate's	@ Liquidator's	% Receiver's	# Mortgagee's	## Developer's	### MCST's		
S/no	District	Street Name	Tenure	Property Type	Room	Approx. Land / Floor Area (sqft)	Guide Price	Contact Person	Remarks
* 1	D04	8 PEARL ISLAND	Leasehold 99 years wef. 2008	3-Storey Detached Bungalow with Basement, Swimming Pool & Berth	5 + 1	7,287 / 5,830	\$16.XM	Tricia	Waterway view! Exclusive. With lift. Quality finishes with sleek design. Bright & airy. Lifestyle living.
# 2	D04	17 CORAL ISLAND	Leasehold 99 years wef. 2005	2-Storey Detached Bungalow with Attic and Swimming Pool	4	7,557 / 8,697	\$11.5M	Sharon / Noelle	MORTGAGEE SALE 4 ensuite bedrooms. Waterway view! Chair lift installed. Bright & airy. Can park 3 cars. Lifestyle living.
# 3	D05	2A FABER PARK	Freehold	2-Storey Detached House with Basement, Roof Terrace, Swimming Pool & Lift	5 + 1	6,012 / 10,853	\$7M	Tricia	MORTGAGEE SALE. AUCTION 23 JAN 2019 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	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	MORTGAGEE SALE 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	VTO	Sharon / Noelle / Teddy	MORTGAGEE SALE. AUCTION 23 JAN 2019 Good class bungalow. Walking distance to Holland Village MRT station & Holland Village.
* 8	D10	GCB LAND @ JERVOIS HILL	Freehold	Vacant Land	NIL	15,171	\$2XXX PSF	Tricia	Good frontage. Elevated. Last piece of land! Prestigious address, amongst embassies.
* 9	D10	TANGLIN HILL GCB	Freehold	2-Storey Detached Bungalow with Swimming Pool	4	16,446	Price on Ask	Teddy / Gwen / Sharon	New Listing! Rare! Regular shape land ideal for rebuild. Elevated. One of the most prestigious GCB address. 6 to 8 mins walk to future Napier Road MRT. Within embassy area. Short distance to Tanglin Mall, supermarket, Orchard Road, 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	New Listing! Brand New Detached in prime District 11, Bukit Timah / Novena Area. Designed by Award Winning AKA Architect, Kelvin Tan. All huge bedrooms ensuite. 1km within ACS Barker. High quality finishes, with smart home installed.
# 11	D11	BARKER VILLE 45F Barker Road	Freehold	Cluster Semi-Detached House with Private Lift, Roof Terrace & Private Parking Lot	5	3,864	\$3M	Gwen / Teddy	MORTGAGEE SALE 5 bedroom + 6 bathroom + dry & wet kitchen + 2 private carpark lot + private lift. Good internal size. Squarish layout. Approx. 600m from ACS Barker. Bukit Timah landed estate.
*** 12	D11	39 MERRY ROAD	Freehold	2-Storey Detached House	5	9,002	\$9.98M	Sharon / Noelle	ESTATE SALE 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 12M Lornie Road	Freehold	3-Storey Cluster Bungalow with Basement & Lift	4+1+1	4,714	\$5M	Noelle / Tricia	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 274 Jalan Eunus	Leasehold 99 years wef. 2010	Townhouse	4	3,380 (Strata)	\$2.98M	Noelle	MORTGAGEE SALE 4 bedroom townhouse with direct pool access, private parking space at basement, private lift to all levels & roof terrace with jacuzzi. Near Kaki Bukit, Ubi & Eunus MRT. Foreigners are eligible.
# 15	D15	76 DIDO STREET	Freehold	Intermediate Terrace		2,286 / 2,347	\$3.2M	Teddy / Gwen	MORTGAGEE SALE 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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* 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
* 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 85 - 3,493 / 4,456	85A-\$4.5M 85-\$4.3M	Teddy / Gwen	Serious Seller! The subject plot of each unit is nearly trapezoidal in shape which has a width approx. 12m and a length approx. 29m. South facing. Good condition. Move-in condition. Can park 3 cars. 1km to Tao Nan, St. Stephen Primary, 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	MORTGAGEE SALE 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	MORTGAGEE SALE 5 bedroom + 5 bathroom + dry & wet kitchen + car porch for 2 cars. South-East facing. Near future Sungei Bedok MRT station. Good land shape, quiet serene area. Near Beach.
* 24	D16	8 JALAN PERGAM	Leasehold 99 years wef. 01/01/1965	2.5-Storey Semi-Detached House	5	3,944 / 5,901	\$3.96M	Gwen	AUCTION 23 JAN 2019 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	MORTGAGEE SALE Within 1km to Pasir Ris MRT. Near Elias Park Pri Sch, Park View Pri Sch & Oversea Family Sch. Within proximity to Elias Mall where amenities are all readily available.
*** 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	ESTATE SALE 2014 Master Plan Zoning: Residential with a plot ratio of 1.4. Pentagonal in shape. Frontage of about 25- 26m, depth is about 40m & backyard width about 50m. Walking distance to Kovan & Hougang MRT. 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 wef. 1995	3-Storey Detached House	7	7,707 / 5,395	\$3.95M	Noelle	MORTGAGEE SALE. AUCTION 23 JAN 2019 Close to Marsiling (NS) MRT Station and Woodlands (TE) MRT Station. Near Singapore American School and Singapore Sports School. Short drive to Woodlands Checkpoint. Amenities are available at nearby Causeway Point and Woodlands Civic Centre.
* 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

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S/no	District	Street Name	Tenure	Property Type	Room	Approx. Land / Floor Area (sqft)	Guide Price	Contact Person	Remarks
* 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. 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.

CONDO / APARTMENT PROPERTIES FOR SALE

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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	THE SAIL @ MARINA BAY #06-23 6 Marina Boulevard	Leasehold 99 years	Mid Floor	3	1,259	\$2.6M	Gwen / Teddy	Prime location. Centrally located among the Grade A office. Good layout. Link to 2 MRT stations. South facing.
* 36	D03	TANGLIN VIEW	Leasehold 99 years wef. May 1997	High Floor	4+1	2,325	\$3.2M	Gwen / Teddy	Rare. Beautifully renovated. Move-in condition. Panoramic unblock greenery view. Full Miele Modern Gourmet Kitchen. Walking distance to Redhill MRT station. Mins to Orchard Road and Raffles Place. See to believe how perfect this unit is.
# 37	D04	REFLECTIONS @ KEPPEL BAY #22-98 29 Keppel Bay View	Leasehold 99 years wef. 15/03/2006	4-Bedroom (Residential Condominium)	4	2,507	\$4.38M	Noelle / Gwen	MORTGAGEE SALE. AUCTION 23 JAN 2019 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	REFLECTIONS @ KEPPEL BAY #35-88 29 Keppel Bay View	Leasehold 99 years wef. 15/03/2006	4-Bedroom Apartment	4	2,110	\$4.25M	Noelle / Gwen	MORTGAGEE SALE 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	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	\$3.88M	Tricia	Must Sell! Rare and Unique. Near Anchorpoint, Harbourfront area and ISS Intl' Sch. Supermarket within development.
# 40	D05	VIVA VISTA #05-03 3 South Buona Vista Road	Freehold	Penthouse	1 + 1	786	\$1.13M	Teddy	MORTGAGEE SALE Walking distance to Haw Par Villa MRT. Near NUS, One North, PSA and MapleTree Business City. Quiet location.
* 41	D07	DUO RESIDENCES #06-XX	Leasehold 99 years wef. 07/2011	Low Floor	1 + Study	689	\$1.5M	Tricia	New listing. Tenanted @ \$3.5K/mth. Close proximity to Bugis MRT. Minutes to CBD area. Many eateries. Expats choice!
* 42	D09	LLOYD SIXTYFIVE #08-05 65 Lloyd Road	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	THE LUMOS #07-01 9 Leonie Hill	Freehold	3-Bedroom Apartment	3	1,755	\$3.65M / (\$2,080 PSF)	Gwen / Teddy	MORTGAGEE SALE. AUCTION 23 JAN 2019 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	HELIOS RESIDENCES #19-03 15 Cairnhill Circle	Freehold	3-Storey Penthouse with Lift, Jacuzzi & Roof Terrace	4	3,993	\$7.98M	Gwen / Sharon	MORTGAGEE SALE Prime location! TOP 2011. Minutes away from Newton MRT station. Short walk to RGS, ACS, ISS International School & Chatsworths International School. Close proximity to the vibrant Orchard Road shopping belt, Ion Orchard, Takashimaya, The Paragon & Wisma Atria.
* 45	D09	HIJAUAN #04-06 63 Cavenagh Road	Freehold	2-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	THE SCOTTS TOWER #21-03 38 Scotts Road	Leasehold 103 years wef. 2010	2-Bedroom Apartment	2	840	\$2.75M	Teddy	MORTGAGEE SALE Prime location. Walking distance to Orchard and Newton MRT. High specs luxury finishes, stone feature wall, Gaggenau oven, fridge, coffee maker, steamer oven, hob, hood and dishwasher. Include wine fridge. North-East facing. With unblock panoramic greenery view. Pristine condition. Bright. Squarish layout. Good room size.
* 47	D10	GOODWOOD RESIDENCE #04-XX 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	THE BOULEVARD RESIDENCES 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.

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* 49	D10	THE ORION 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) & S'pore Mngt Sch.
* 50	D11	SOLEIL @ SINARAN #04-11 6 Sinaran Drive	Leasehold 99 years wef. 23/10/2006	2-Bedroom Loft Apartment	2	1,442	\$1.9XM	Noelle	AUCTION 23 JAN 2019 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.
# 51	D12	OKIO RESIDENCES #16-02 262 Balestier Road	Freehold	1-Bedroom Apartment	1	431	\$720K	Teddy	MORTGAGEE SALE Good condition. North facing. Bosch appliances. Unblock panoramic view. Near eateries and wet market. Minutes to Novena and Orchard Road.
# 52	D13	AVON PARK #13-11 1 Youngberg Terrace	Freehold	Penthouse	6	4,521	\$4.2M	Teddy / Gwen	MORTGAGEE SALE EN-BLOC potential. Rarely available! Serene. Tranquil. Unblock panoramic view. Huge bedroom, living & dining. Extensive built-up. Located beside Woodleigh MRT. 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	88 LORONG MARICAN #05-01	Freehold	Duplex	1 + Study	600	\$7XXK	Tricia	MORTGAGEE SALE Low density. Quiet surrounding, within residential landed estate. Minutes to CBD area, readily connected to various expressways. With facilities.
# 54	D15	SUITES @ AMBER #12-03 30 Amber Road	Freehold	Duplex	2 + Study	915	\$1.6XM	Tricia	MORTGAGEE SALE Seaview! Small development. Quiet surrounding. Minutes to Parkway Parade, 112 Katong, and many eateries along East Coast Road. East Coast Park / future Amber MRT. Short drive away to Central Business District area, readily connected to various expressways.
* 55	D15	AMBER RESIDENCES #21-03 50 Amber Road	Freehold	3-Storey Penthouse with Swimming Pool & Playground @ Roof Top	4+1	5,113	\$1XXX PSF	Tricia	Seaview! Living in the sky! Quality finishes. Minutes to Parkway Parade / 112 Katong. Stroll to East Coast Park with many eateries. Within 200m to future Amber MRT / underground mall. Schools nearby include Tao Nan Pri, Dunman High. Selling with tenancy @ \$13.5K/mth.
# 56	D15	ISUITES #16-11 38 Ipoh Lane	Freehold	High Floor	1 + 1	1,076	\$1.38M	Tricia	MORTGAGEE SALE Walking distance to Dakota & Paya Lebar MRT. Schools nearby include Tanjong Katong Sec Sch, Tanjong Katong Girls' Sch & S'pore Korean Sch. Near Tanjong Katong shopping mall.
* 57	D15	TIVOLI GRANDE #05-07 126 Koon Seng Road	Freehold	Penthouse	3	1,528	\$1.75M	Teddy / Gwen	1km to Tao Nan Primary. Near 112 Katong & Marine Parade. Eateries & supermarket are nearby. Unblock view. North-East facing.
* 58	D15	SIGLAP V #02-21 2 First Street	Freehold	Low Floor	1 + Study	517	\$750K	Gwen / Teddy	Serious Seller. Study room is big enough to use as children's room. Eateries & supermarket are nearby. Walking distance to future Siglap MRT station. Near seaside. Expats rental location, minutes to Raffles Place, Changi Business Park & Airport.
* 59	D15	SIGLAP V #02-22 2 First Street	Freehold	Low Floor	1 + Study	517	\$750K	Gwen / Teddy	Serious Seller. Study room is big enough to use as children's room. Eateries & supermarket are nearby. Walking distance to future Siglap MRT station. Near seaside. Expats rental location, minutes to Raffles Place, Changi Business Park & Airport.
* 60	D15	GRAND DUCHESS #03 130 St Patrick Road	Freehold	3rd Floor	3+1	1,389	\$2.6M	Sharon	Master bedroom facing greenery. TOP 2010. Tenanted till Feb 2019. Walking distance to future MRT station & market. 1 km to Tao Nan School, CHIJ Katong (Primary) & Ngee Ann Pri Sch. Efficient layout.
# 61	D16	COSTA DEL SOL #24-29 82 Bayshore Road	Leasehold 99 years wef. 1997	High Floor	2	947	\$1.4M	Gwen	MORTGAGEE SALE 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	PALM ISLES #03-36 36 Flora Drive	Leasehold 99 years wef. 2011	3-Storey Townhouse	5 + 1	3,755	\$2.XM	Tricia / Gwen	MORTGAGEE SALE Foreigners are eligible. Full condo facilities. Near International School. Tampines Mall / White Sand Mall are nearby where a host of amenities are readily available.
# 63	D19	KENSINGTON SQUARE #05-19 2 Jalan Lokam	Freehold	High Floor 2-Storey Penthouse	2	914	\$1.13M	Noelle	MORTGAGEE SALE Squarish layout. With condo facilities. Gaint supermarket / restaurants within the development.
* 64	D20	THREE 11 #01-06 311 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	ROSEWOOD SUITES #05-14 63 Rosewood Drive	Leasehold 99 years wef. 2008	3-Bedroom Duplex Penthouse	3	1,981	\$1.25M	Noelle	MORTGAGEE SALE Selling with vacant possession on an "as is where is basis". Good condition. Near Woodlands MRT, Causeway Point & S'pore Sports Sch.

Auction & Sales Private Treaty.



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Email: auc@sg.knightfrank.com

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CONDO / APARTMENT PROPERTIES FOR SALE

* Owner's	** Public Trustee's	*** Estate's	@ Liquidator's	% Receiver's	# Mortgagee's	## Developer's	### MCST's		
S/no	District	Street Name	Tenure	Property Type	Room	Approx. Land / Floor Area (sqft)	Guide Price	Contact Person	Remarks
# 66	D25	LA CASA 50 Woodlands Drive #02-01	Leasehold 99 years wef. 2004	Low Floor	3	1,141	\$800K	Teddy / Gwen	MORTGAGEE SALE One of the cheapest 3-bedroom unit in the market. Squarish layout. Good room size. South facing. Fantastic condo facilities, with 5 pools, a gym & 2 tennis court.
# 67	D28	SELETAR SPRINGS #02-04 106 Gerald Drive	Leasehold 99 years wef. 1997	Apartment	3	1,410	\$1.1M	Noelle	MORTGAGEE SALE Spacious layout. North facing. Short drive to Fernvale Point and Hougang Green Shopping Mall. Close to Buangkok MRT. Not far from several schools such as Nan Chiau High Sch, Yio Chu Kang Pri Sch, Anchor Green Pri and Hougang Sec Sch.

HDB PROPERTIES FOR SALE

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

Auction & Sales Private Treaty.



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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
# 85	D22	HDB 4-ROOM 725 Jurong West Avenue 5 #09-168	Leasehold 99 years	High Floor	3	1,119	\$334K	Tricia / Noelle	MORTGAGEE SALE Near to Westwood Primary School and Boon Lay Secondary School. Walking distance to Pioneer Mall, Gek Poh Shopping Centre & Sheng Siong Supermarket. Short walk to Jurong Point & Boon Lay MRT station.
# 86	D22	HDB 5-ROOM 852 Jurong West Street 81 #09-301	Leasehold 99 years	High Floor	4	1,302	\$395K	Tricia / Noelle	MORTGAGEE SALE Within proximity to Pioneer MRT. Walking distance to Pioneer Pri Sch and Westwood Primary School. Near Gek Poh Shopping Centre.
# 87	D22	HDB 5-ROOM 673B Jurong West Street 65 #06-14	Leasehold 99 years	Mid Floor	4	1,195	\$435K	Tricia / Noelle	MORTGAGEE SALE Walking distance to Boon Lay MRT station. Near to Boon Lay Sec Sch, West Grove Pri Sch and Westwood Pri Sch.
# 88	D22	HDB 3-ROOM 114 Ho Ching Road #08-66	Leasehold 99 years wef. 1971	Mid Floor	2	721	\$250K	Tricia / Noelle	MORTGAGEE SALE Walking distance to Taman Jurong Shopping Centre, Market & Food Centre. Nearby schools include Jurong Sec Sch and Lakeside Pri Sch.
# 89	D23	HDB 4-ROOM 423 Bukit Batok West Avenue 2 #03-151	Leasehold 99 years	Low Floor	3	1,012	\$350K	Tricia / Noelle	MORTGAGEE SALE Near Bukit Gombak MRT station.
# 90	D23	HDB 5-ROOM 473 Segar Road #04-320	Leasehold 99 years	Low Floor	4	1,205	\$401K	Tricia / Noelle	MORTGAGEE SALE Near to Fajar Shopping Centre, Greenwich Shopping Centre & Sheng Siong Supermarket.
# 91	D25	HDB 4-ROOM 627 Woodlands Avenue 6 #03-874	Leasehold 99 years	Low Floor	3	1,033	\$340K	Tricia / Noelle	MORTGAGEE SALE Near Admiralty & Woodlands MRT stations. Nearby schools include Woodlands Ring Primary & Secondary School. Minutes from Causeway Point where a host of amenities are readily available.
# 92	D25	HDB 5-ROOM 538 Woodlands Drive 16 #11-139	Leasehold 99 years wef. 2000	High Floor	4	1,302	\$435K	Tricia / Noelle	MORTGAGEE SALE Walking distance to Woodlands South MRT (U/C). Schools nearby include Woodgrove Pri & Sec Sch, Innova Pri Sch & JC.
# 93	D25	HDB 4-ROOM 539 Woodlands Drive 16 #07-127	Leasehold 99 years wef. 2000	Mid Floor	3	1,087	\$355K	Tricia / Noelle	MORTGAGEE SALE Walking distance to Woodlands South MRT (U/C). Schools nearby include Woodgrove Pri & Sec Sch, Innova Pri Sch & JC.
# 93	D25	HDB 3-ROOM 166 Woodlands Street 13 #04-551	Leasehold 99 years wef. 01/09/1986	Low Floor	2	721	\$275K	Tricia / Noelle	MORTGAGEE SALE Near Marsiling MRT. Schools nearby include Marsiling Pri & Sec Sch, Fuchun Pri & Sec Sch.
# 94	D27	HDB 4-ROOM (PREMIUM) 296 Yishun Street 20 #03-21	Leasehold 99 years	Low Floor	3	1,001	\$395K	Tricia / Noelle	MORTGAGEE SALE Good location. Nearby all amenities. Neighbourhood Centre.

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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
* 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	MOTIVATED SELLER! Total tenancy rate collected \$4.8K per month. GST is not applicable.
* 3	D03	149 SILAT AVENUE	Leasehold 85 years wef. 1996	HDB Shophouse	YES	1,593	\$1.7M	Tricia	MOTIVATED SELLER! Monthly rental \$6.1K. GST is not applicable.
* 4	D03	ALEXIS #01-XX 354 Alexandra Road	Freehold	Retail Space	NIL	1,475	\$5.6M	Noelle	Ground floor retail shop. Facing main road with good frontage. Queenstown MRT station & Ikea in close proximity. GST is applicable. Also for rent asking \$8,260 per month.
* 5	D03	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 1 West Coast Drive	Leasehold 956 years wef. 1928	Retail Shop	NIL	151	\$620K	Teddy	MORTGAGEE SALE Within Newest Shopping Mall. Fully air-conditioned area. Ample parking space. Ideal for retail industry. Upcoming area with a lot of new condos which adds to the crowd of the mall in West Coast
# 8	D06	HIGH STREET CENTRE #B1-XX 1 North Bridge Road	Leasehold 99 years wef. 2/6/1969	Shop Space	NIL	990	\$1.2M	Tricia	MORTGAGEE SALE Corner unit. Superb location! Near to Clarke Quay MRT station. GST is applicable. All genuine offers consider.
* 9	D06	HIGH STREET CENTRE #B1-1X/3X 1 North Bridge Road	Leasehold 99 years wef. 2/6/1969	2 Shop Units (back-to-back)	NIL	624	\$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 1 Rochor Canal Rd	Leasehold 99 years wef. 1983	Retail Space	NIL	409	\$1M	Tricia	MORTGAGEE SALE. AUCTION 23 JAN 2019 Full glass door, carpeted, window with external view. Next to Rochor MRT station. GST is applicable.
* 11	D07	SUNSHINE PLAZA #10-03 91 Bencoolen Street	Leasehold 99 years wef. 19/03/1997	Office	YES	1,098	\$2.XM	Tricia	AUCTION 23 JAN 2019 Near to Bencoolen MRT. Mixed development with office, shopping and residential area. Good layout.
* 12	D08	XX VEERASAMY ROAD off Serangoon 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
* 13	D09	RV POINT #B1-03 233 River Valley Road	Leasehold 999 years	Strata Retail Shop	YES	161	\$499K	Noelle	Close to Dhoby Ghaut and Clarke Quay MRT stations. Schools nearby include River Valley Primary and Outram Secondary. Walking distance to UE Shopping Mall where amenities are available. Vehicle owners can take River Valley Road, Orchard Road and Central Expressway to get to the business hub or shopping district in the city.
* 14	D11	NOVENA REGENCY #01-11 275 Thomson Road	Freehold	2 Shop Units (side by side)	NIL	657	\$3.9XM	Tricia	MOTIVATED SELLER! Superb Location! Suits service / F & B trades. Minutes to Novena MRT station. These 2 units are for restaurant usage with kitchen / grease traps fittings. Can be sold individually or jointly.
* 15	D11	NOVENA REGENCY #01-12 275 Thomson Road	Freehold	2 Shop Units (side by side)	NIL	657	\$3.9XM	Tricia	MOTIVATED SELLER! Superb Location! Suits service / F & B trades. Minutes to Novena MRT station. These 2 units are for restaurant usage with kitchen / grease straps fittings. Can be sold individually or jointly.
# 16	D12	ONE DUSUN RESIDENCES #01-38 1 Jalan Dusun	Freehold	A Shop Unit	NIL	151	\$6XXK	Tricia	MORTGAGEE SALE Near many food establishments / Zhong Shan Mall / hotel and other amenities along Balestier Road. Amongst are private and public housing estates. Suit most service trades. Near Novena MRT station.
* 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-XX 150 Changi Road	Freehold	Office	NIL	1,302	\$1.628M	Noelle	Approx 5 minutes' walk to Eunos MRT. 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
* 20	D14	THE ARIZON #02-02 538 Geylang Road	Freehold	Office	YES	1,055	\$1.15M	Teddy	Ideal for Association. Serious Seller! 6mins to Aljunied MRT. 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 #02-03 538 Geylang Road	Freehold	Office	YES	1,055	\$1.15M	Teddy	Ideal for Association. Serious Seller! 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 #01-09 538 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.

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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	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 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 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 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 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 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 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 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 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 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 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 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	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.
# 39	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 Tenanted at \$5,450 per month. Ample parking. GST is not applicable.
* 40	D20	214 SERANGOON AVENUE 4	Leasehold 90 years wef. 1994	HDB Shophouse	YES	1,688	\$1.7M	Tricia	MOTIVATED SELLER! Good frontage. Tenanted at \$6,350 per month. Good returns. GST is not applicable.
* 41	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.

Auction & Sales Private Treaty.

JANUARY 2019: COMMERCIAL

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
 Lock Sau Lai, 6228 6814 / 9181 1819

Website: <http://www.knightfrank.com.sg/auction>

Email: auc@sg.knightfrank.com

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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	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	AUCTION 23 JAN 2019 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.
# 43	D23	SUITES @ BUKIT TIMAH #01-43 68 Jalan Jurong Kechil	Freehold	Retail Shop	NIL	118	\$489K	Teddy	MORTGAGEE SALE Within Suites @ Bukit Timah. Walking distance to Beauty World MRT. Fully air-conditioned area. Ample parking space. Ideal for specialise retail services like Salon, pedicure & manicure. With waterpoint within the unit.

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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 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 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 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 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 61 Ubi Road 1	Leasehold 60 years wef. 2010	B1 Factory	NIL	1,141	\$6XXK	Tricia	MORTGAGEE SALE. AUCTION 23 JAN 2019 Ramp up. Tai Seng MRT station. GST is applicable.
* 7	D14	AUTOMOBILE MEGAMART (AML) #02-18 61 Ubi Avenue 2	Leasehold 30 years wef. 1995	B1 Factory	YES	3,000	\$680K	Gwen / Teddy	Rare. 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 28 Senang Crescent	Freehold	B1 Flatted Factory	NIL	1,970	\$1.XM	Noelle	MORTGAGEE SALE 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 3 Loyang Walk	30 yrs wef 01/02/1996 + 26 yrs	2-Storey Intermediate JTC B2 Factory	NIL	13,923sqft / 10,093sqft	TENDER	Tricia	LIQUIDATOR SALE! TENDER CLOSING 18 JAN 2019, 4:00PM Current set up as ancillary office / production / warehouse. Own carparks / loading & unloading. Land rent payable. GST payable. Sell "As-is-where-is" basis. Sale subjected to JTC's approval.
# 10	D20	MIDVIEW CITY #06-111 26 Sin Ming Lane	Leasehold 60 years wef 23/01/2008	Factory	NIL	1,496	\$750K	Noelle	MORTGAGEE SALE Close to Marymount MRT station and several eateries located at nearby buildings such as Kola Food Centre and 7 Stars Kopitiam. It is also close to Thomson Plaza and Sin Ming Plaza for an array of amenities such as grocery and retail shopping, banks and more.
# 11	D20	NORTHSTAR @ AMK #09-56 7030 Ang Mo Kio Avenue 5	Leasehold 60 years wef. 2007	Industrial / Warehouse	NIL	1,959	\$835K	Noelle	MORTGAGEE SALE Owner is GST registered.
# 12	D22	8 @ TRADEHUB 21 #11-01 8 Boon Lay Way	Leasehold 60 years wef. 10/12/2003	A Ramp-Up Factory Unit	NIL	1,927	\$920K	Tricia	MORTGAGEE SALE. AUCTION 23 JAN 2019 "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 8 Boon Lay Way	Leasehold 60 years wef. 10/12/2003	A Ramp-Up Factory Unit	NIL	1,894	\$890K	Tricia / Noelle	AUCTION 23 JAN 2019 "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 Seatown Industrial Centre	Leasehold 60 years wef. 24/10/2000	B2 Factory	NIL	7,965	\$2.55M	Tricia	Rarely available. Possible for overhead crane. Worker dormitory (Secondary) approved for 50 pax till August 2020. GST is applicable.
% 15	D22	ECO-TECH @ SUNVIEW #07-20 1 Sunview Road	Leasehold 30 years wef. 25/01/2013	A Ramp-Up Factory Unit	NIL	2,605	\$400K	Tricia	RECEIVER SALE. AUCTION 23 JAN 2019 "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 Tenency	215,278 / 150,849	\$2XM	Tricia	RECEIVER SALE Current authorized use for prefabrications / repairs, servicing of marine parts, etc. Any change of usage is subjected to approval from JTC. Land rent payable is \$69,482 p/m. Property tax payable is \$185,200 p/a. Approved for worker dormitory (ancillary) for 96 pax. Near West MRT.
# 17	D22	PIONEER JUNCTION #01-01 3 Soon Lee Street	Leasehold 30 years wef. 7/3/2011	Industrial Factory Unit	NIL	2,207	\$9XXK	Tricia	MORTGAGEE SALE. AUCTION 23 JAN 2019 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 3 Soon Lee Street	Leasehold 30 years wef. 7/3/2011	Flatted Factory Unit	NIL	1,098	\$370K	Noelle	MORTGAGEE SALE Own toilet area. Located near Boon Lay Interchange, Pioneer & Boon Lay MRT. Amenities easily accessible at Jurong Point, Sheng Siong Supermarket, Gek Poh Shopping Centre & Pioneer Mall. Well-connected via PIE & AYE.

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
# 19	D22	PIONEER JUNCTION #06-16 3 Soon Lee Street	Leasehold 30 years wef. 7/3/2011	Flatted Factory Unit	NIL	1,324	\$327K	Noelle	MORTGAGEE SALE 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	PIONEER CENTRE #02-30 1 Soon Lee Street	Leasehold 30 years wef. 10/03/2010	Ramp-Up Factory	NIL	1,485	AUCTION	Tricia	MORTGAGEE SALE. AUCTION 23 JAN 2019 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	PIONEER CENTRE #04-60 1 Soon Lee Street	Leasehold 30 years wef. 10/03/2010	Ramp-Up Factory	NIL	1,485	AUCTION	Tricia	
# 22	D22	ACE @ BUROH #04-14 2 Buroh Crescent	Leasehold 30 years wef. 22/7/2013	Strata B2 Ramp Up	NIL	3,466	\$8XXK	Tricia	MORTGAGEE SALE Corporate image. Joo Koon vicinity. Near to Pioneer MRT station. Selling "As-is" basis. GST is applicable.
* 23	D22	TUAS LOT #01-XX 50 Tuas Avenue 11	Leasehold 30 years wef. 15/2/2008	Strata B2 Factory	NIL	4,940	\$699K	Tricia	MUST SELL! Easy loading / unloading. Approx. 8.8m ceiling height. Dual access. Selling "As-is" basis. GST is applicable.
# 24	D22	TUAS LOT #01-XX 50 Tuas Avenue 11	Leasehold 30 years wef. 15/2/2008	Strata B2 Factory	NIL	5,834	\$6XXK	Tricia	MORTGAGEE SALE Easy loading / unloading. Approx. 8.8m ceiling height. Dual access. Selling "As-is" basis. GST is applicable.
# 25	D22	T99 #04-07 9 Tuas South Avenue 10	Leasehold 30 years wef. 2013	B2 Factory	NIL	7,664	\$1.85M	Tricia	MORTGAGEE SALE Ramp up. Just TOP! New! Coffeeshop within the development. Carpark at door step. Easy loading / unloading.
# 26	D22	LW TECHNOCENTRE #02-02 31 Toh Guan Road East	Leasehold 60 years wef. 1997	Ramp-Up Factory	NIL	1,001	\$390K	Noelle	MORTGAGEE SALE Close to Bukit Batok & Jurong East MRT. Several eateries located at nearby buildings such as Foodhub at Enterprise Hub & Canteen at Toh Guan Centre.
# 27	D23	ENTERPRISE CENTRE #03-23 20 Bukit Batok Crescent	Leasehold 60 years wef. 13/3/1997	A Ramp-Up Factory Unit	NIL	3,574	\$850K	Tricia	MORTGAGEE SALE. AUCTION 23 JAN 2019 "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	WCEGA PLAZA #09-60 1 Bukit Batok Crescent	Leasehold 60 years wef. 13/03/1997	Ramp-Up B1 Factory Unit	NIL	3,186	\$707K	Teddy	MORTGAGEE SALE 20 ft / 40 ft container. Near eateries. With mezzanine office with manager room and director room. Bright Unblock View Unit. Close to Bukit Batok MRT station. 2 carpark lot. Easy access via PIE & AYE.
* 29	D26	TAG. A #03-02 81 Tagore Lane	Freehold	B1 Factory	YES	2,357	\$1.55M	Noelle	Tenanted @ \$2,700/mth. Owner is GST registered. Recreational facilities provided within development.
* 30	D26	TAG. A #03-03 81 Tagore Lane	Freehold	B1 Factory	NIL	2,357	\$1.55M	Noelle	Owner is GST registered. Recreational facilities provided within development.
# 31	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 Tenancy	6X: 18,019 8X: 64,896	\$16M	Tricia	MORTGAGEE SALE Located along Seletar Aerospace View, off Seletar Aerospace Drive and within the Seletar Aerospace Park. Primarily industrial in nature, comprising mainly JTC specialized industrial park and aircraft hangars and colonial bungalows. Public transport facilities are available along Seletar Aerospace Drive. Easily accessible to the Tampines Expressway (SLE) that connects to other parts of the island.

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