Auction & Sales
Private Treaty.

Knight Frank

APR 2021: RESIDENTIAL

Salespersons to contact:

Tricia Tan, CEA R021904I, 6228 7349 / 9387 9668
Gwen Lim, CEA R027862B, 6228 7331 / 9199 2377
Noelle Tan, CEA R047713G, 6228 7380 / 9766 7797
Sharon Lee (Head of Auction), CEA R027845B, 6228 6891 / 9686 4449

James Wong, CEA R017407Z, 6228 7345 / 9113 3113
Teddy Ng, CEA R006630G, 6228 7326 / 9030 4603
Lock Sau Lai, CEA R002919C, 6228 6814 / 9181 1819
Ong HuiQi (Admin Support) 6228 7302

LANDED PROPERTIES FOR SALE

**** Owner's** **** Public /Private Trustee's** ***** Estate's** **@ Liquidator's** **@@ Bailiff's** **% Receiver's** **%% MCST's** **# Mortgagee's** **## Developer's** **### Sheriff's***

S/no		District	Street Name	Tenure	Property Type	Room	Approx. Land / Floor Area (sqft)	Guide Price	Contact Person	Remarks
#	1	D04	**SANDY ISLAND**	Leasehold 99 years wef. 13/06/2007	2½-Storey Detached House with Basement Parking	7	7,307 / 6,727	**$10.98M**	Noelle / Sau Lai	**MORTGAGEE SALE** Scenic waterway view. Unique façade. Internal lift serving all levels. With private pool and yacht berth. Basement parking with mechanized parking. More Info
#	2	D04	**TREASURE ISLAND**	Leasehold 99 years wef. 09/01/2006	2½-Storey Detached House with Basement	4	8,379 / 9,362	**$12.88M**	Gwen / James / Sharon	**MORTGAGEE SALE** Scenic waterway view. With Private pool and yacht berth. Close to the cafes and restaurants. Natural lighting into the basement area. Good size ensuites bedrooms. Click here for Video Tour
*	3	D04	**BUKIT TERESA ROAD TERESA VILLAS**	Freehold	3-Storey Cluster Bungalow with Roof Garden & Basement	6	7,567	**$3.8M**	Sau Lai	6 bedrooms (all ensuite) can fit queen / king-sized bed. Short bus ride to Sentosa, CBD and MRT stations at Tiong Bahru, Harbourfront and Outram. More Info
*	4	D05	**THE VISION CONDO** 81 West Coast Road	Leasehold 99 years wef. 25/06/2008	3-Storey Townhouse with Roof Garden and Basement and 2 Private Carpark Lots	4 + maid's room	4,941	**$3.688M**	Gwen	***Foreigners eligible***. ***2 units available for sale***. Selling with tenancy. Full condo facilities with tennis court. Good for extended family to be able to get side by side unit. Good sized bedrooms. Well renovated. Opposite to West Coast Park. Near Clementi Woods. Educational Institutions nearby: NUS, Japanese Pri / Sec Sch.
*	5	D11	**BUKIT TIMAH VICINITY**	Freehold	Land with 2 Detached House		14,000	**$24.5M**	Sharon	Tenanted. Quiet. Walking distance to ACS Primary School & Balmoral Plaza.
#	6	D11	**29, 29A & 29B BERRIMA ROAD**	Freehold	3 Newly Completed 2½-Storey Detached Houses with Basement	5	5,793 sqft 4,770 sqft 4,657 sqft		Sau Lai	**MORTGAGEE SALE** TOP just obtained in 2021. With private pool and house lift. Face North. Close to Botanic Garden MRT. 1-2km radius to SCGS, ACS and RGS. More Info
*	7	D11	**LORNIE 18** Lornie Road	Freehold	3-Storey Cluster Bungalow with Basement & Lift	4+1+1	4,714	**$5M**	Noelle / Tricia	4 Bedrooms (ensuites). With guest room and helper's room. Balinese style. Well renovated. Serene environment. Breezy. Vacant. Click here for Video Tour
#	8	D19	**95 PARK VILLAS RISE**	Leasehold 99 years wef. 01/05/1994	3-Storey Corner Terrace	5	2,833 / 3,649	**$2.XM**	Teddy / Gwen	**MORTGAGEE SALE. AUCTION 22 APR 2021** Squarish land. Corner unit with open view. Spacious living dining. Huge master bedroom and good room size. High ceiling. Can park 2 cars. Near Nex Mall. Within 1km to Rosyth Sch & Xinmin Pri Sch. Click here for Video Tour
*	9	D19	**LI HWAN VIEW**	Freehold	Land with 2½-Storey Semi Detached		3,614 / 4,499	**$4.3M**	Sharon / James	**AUCTION 22 APR 2021** Ideal for AA or rebuild. Rectangular plot. Walking distance to Lorong Chuan MRT. Near amenities at Serangoon Central / NEX / My Village. Near Australian Int'l / St. Gabriel's Pri / Yangzheng Pri / etc. Click here for Video Tour
###	10	D19	**GAMBIR WALK**	Freehold	3-Storey Corner Terrace	4	3,210 / 3,835	**VTO**	Sharon / Noelle	**SHERIFF SALE. AUCTION 06 MAY 2021** Frontage approx 9m and average depth of approx 33m. Spacious bedrooms and study areas. Beautiful landscaping. 1-bus-stop from Bartley MRT station. Maris Stella High & Yangzheng Primary are within 1km. To be sold with existing tenancy. More Info

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
*	11	D01	**V ON SHENTON #1X-XX** 5A Shenton Way	Leasehold 99 years wef. 29/11/2011	2-Bedroom Apartment	2	1,033	**$2.27M**	Gwen / Noelle	Tastefully furnished. Yuppies delight - lifestyle living. Spacious living room & bedrooms. Good size kitchen & bathrooms. Bright & breezy unit. Located in heart of CBD area. Full condo facilities. Walking distance to Tanjong Pagar MRT / Downtown MRT / Marina Bay MRT / Shenton Way MRT (U/C). Selling w Tenancy.
#	12	D01	**V ON SHENTON #20-XX** 5A Shenton Way	Leasehold 99 years wef. 29/11/2011	2-Bedroom Apartment	2 + Study	1,055	**$2.265M**	Noelle / James	**MORTGAGEE SALE** High floor. Sea view. New unstayed. TOP 2016. Condo facilities. Shenton Way MRT (U/C) at door step. Tanjong Pagar MRT is within 10 min's walk. Click here for Video Tour Click here for 360° Virtual Tour
*	13	D01	**THE SAIL @ MARINA BAY #2X-XX** 2 Marina Boulevard	Leasehold 99 years wef. 12/08/2002	1-Bedroom Apartment	1	689	**$2,XXX PSF**	Sharon	Rarely available. Premium stack with unblocked marina bay. Easy access to an abundance of amenities in the vicinity with direct underground access to 2 MRT stations. Click here for Video Tour
*	14	D01	**THE SAIL @ MARINA BAY #2X-18** 6 Marina Boulevard	Leasehold 99 years wef. 12/08/2002	4-Bedroom Apartment	4	1,647	**$3.XM**	Tricia	Premium stack. Unblocked bay / sea view. Expat's Choice! Highly sought after for investment! 3 MRTs @ doorstep. Many amenities in the vicinity. Tenanted till May 2021.
*	15	D01	**THE SAIL @ MARINA BAY** 6 Marina Boulevard	Leasehold 99 years wef. 12/08/2002	3-Bedroom Apartment	3	1,389	**$2.95M**	Sharon / Noelle	Premium stack with unblocked marina bay / sea view. Easy access to an abundance of amenities in the vicinity with direct underground access to 2 MRT stations. Tenanted till Q3 2021. Click here for Video Tour Click here for 360° Virtual Tour
*	16	D04	**REFLECTIONS @ KEPPEL #09-XX** 23 Keppel Bay View	Leasehold 99 years wef. 15/03/2006	3-Bedroom Apartment	3	1,389	**$2.3M**	Noelle	Regular layout. No pillar. Selling vacant possession. Minutes to CBD. Vivo City/Harbourfront. More Info
*	17	D04	**REFLECTIONS @ KEPPEL #10-XX** 23 Keppel Bay View	Leasehold 99 years wef. 15/03/2006	3-Bedroom Apartment	3	1,550	**$2.3XM**	Tricia	Spacious layout. Pleasant surrounding. Tenanted @ $6.4k till May 2021. Minutes to CBD. Vivo City/Harbourfront. More Info

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S/no	District	Street Name	Tenure	Property Type	Room	Approx. Land / Floor Area (sqft)	Guide Price	Contact Person	Remarks
* 18	D09	**PATERSON SUITES #0X-06** 55 Paterson Road	Freehold	3-Bedroom Apartment	3	1,679	**$4.5M up**	Gwen	Paterson Suites located next to the thriving Orchard Road, but tucked away on a tranquill ridge. Various units. Selling with tenancy / vacant possession. Walking distance to Ion Orchard and Orchard MRT. Renovated. Move-in condition.
* 19	D09	**SOPHIA HILLS #04-XXX** 27 Mount Sophia	Leasehold 99 years wef. 10/12/2013	1-Bedroom Apartment	1	463	**$1.1M**	Gwen	Efficient layout with fully utilised layout. Bright and windy. Currently tenanted. Can sell vacant. 1km to ACS Junior And St Margaret. Plaza Sing / Dhoby Ghaut MRT within short walk. Near to SMU, SOTA and NAFA. More Info
* 20	D09	**VIDA #05-XX** 5 Peck Hay Road	Freehold	1-Bedroom Apartment	1	517	**$1.2M**	James	Big master bdrm. Face greenery. Minutes walk to Newton MRT / Orchard. Within 250m to ACS(J) & within 1km to many other top schools. With facilities. Entrance via Peck Hay or Cairnhill Rise. Click here for Video Tour
# 21	D09	**BELLE VUE RESIDENCES #05-31** 31 Oxley Walk	Freehold	3-Bedroom Duplex Penthouse	3	3,497	**$5.XM**	Tricia / Sau Lai	**MORTGAGEE SALE** Villa terrace. Greenery & serene. Spacious. Roof terrace garden- great place for hosting guests. Low density. Exclusive. Minutes walk to Orchard Shopping belt where all amenities are readily available. Leisure walk to Fort Caning Park. More Info
# 22	D09	**BELLE VUE RESIDENCES #05-XX** 25 Oxley Walk	Freehold	3-Bedroom Duplex Penthouse	3	3,552	**$5.3M**	Gwen / Sharon	**MORTGAGEE SALE** Spacious. Renovated. Roof terrace with jacuzzi and private garden. Unblocked view. Walking distance to 313 / Centrepoint / Orchard Road / Somerset MRT / Fort Canning MRT. Stroll to Fort Canning Park. Click here for Video Tour
* 23	D09	**THE ABODE AT DEVONSHIRE** 9 Devonshire Road	Freehold	3-Bedroom Triplex Penthouse	3	2,723	**$4M**	James / Noelle	Located at heart of Orchard Road. Quiet facing. 2 en-suite bedrooms. Enclosed kitchen. Water feature. Jacuzzi on roof garden. Vacant possession. 3 mins walk to Somerset MRT and 313 Somerset. Within 1km River Valley Primary School. Click here for Video Tour Click here for 360° Virtual Tour
* 24	D09	**LEONIE HILL RESIDENCES #28-XX** 1 Leonie Hill Road	Freehold	3-Bedroom Penthouse	3	2,798	**$5.2M**	Gwen / Teddy	**AUCTION 22 APR 2021** Duplex. Unblock view. Selling with tenancy till Oct 2022 @ $7,500/mth. Walking distance to Great World City and upcoming MRT. Good sized bedrooms. Move-in condition. More Info
# 25	D09	**ALBA #1X-02** 8 Cairnhill Rise	Freehold	3-Bedroom Apartment with Private Lift	3	1,905	**$4.55M**	Sharon	**MORTGAGEE SALE** TOP 2015. Exclusive development - 50 units. Concierge service. Living area faces North-West. Walking distance to Orchard Shopping Belt / Newton MRT station. Within 1 km to ACS (Junior) / St Margaret Pri Sch. More Info
# 26	D10	**ST MARTIN RESIDENCE #02-XX** 2 St Martin's Drive	Freehold	1-Bedroom Apartment	1	581	**$1.36M**	Gwen / James	**MORTGAGEE SALE** Balinese styled development. 1-bedroom, walk in wardrobe, enclosed kitchen and yard. Renovated. 5-10 mins walk to Tanglin Mall and upcoming Boulevard station. Click here for Video Tour
* 27	D10	**NATHAN PLACE #04-XX** 16 Nathan Road	Freehold	2-Bedroom Apartment	2	1,044	**$2.18M**	Noelle / Teddy	Resort-styled development. Spacious bedrooms with a study, an enclosed kitchen and a service yard. Valley Point is just a stones' throw away. Great World City is just under 10-15 minutes' walk. Click here for 360° Virtual Tour
# 28	D10	**RV RESIDENCES #05-08** 463 River Valley Road	Leasehold 999 years wef. 21/06/1877	2-Bedroom Apartment	2	678	**$1.4M**	Gwen / James	**MORTGAGEE SALE. AUCTION 22 APR 2021** Squarish efficient layout. Small planter box only. Renovated. Move in. Almost like new. About 5-8 mins walk to Great World City and MRT. Beside Valley Point. 1km to River Valley Primary and Alexandra Primary. More Info
# 29	D14	**REZI 26 #08-05** 5A Lorong 26 Geylang	Freehold	2-Level Penthouse	1	807	**$850K / $1,053 PSF**	Sau Lai / Teddy	**MORTGAGEE SALE** Penthouse with 1 bedroom and roof garden. TOP around 2015. Walking distance to Aljunied MRT Station. 2km to Haig Girls' and Tg Katong Primary School. More Info
# 30	D15	**AURA 83, #02-08** 83 Duku Road	Freehold	2-Bedroom Apartment	2	775	**$1.13M / $1,458 PSF**	Noelle / Sau Lai	**MORTGAGEE SALE** Efficient and regular layout with bombshelter and wash yard. Within 1km from Tao Nan. Easily accessible via ECP & PIE. Click here for Video Tour Click here for 360° Virtual Tour
# 31	D18	**VUE 8 RESIDENCE #04-08** 85 Pasir Ris Heights	Leasehold 99 years wef. 2012	3-Bedroom Apartment	3	1,033	**$1.13M**	Noelle / Teddy	**MORTGAGEE SALE** Bedrooms can fit queen / king size beds. Nicely renovated. Beside Overseas Family School. Near beach and Elias Mall. Stone throw to future Elias MRT station. Pool view. Click here for Video Tour Click here for 360° Virtual Tour
%% 32	D18	**ARC AT TAMPINES #06-XX** 15 Tampines Avenue 8	Leasehold 99 years wef. 22/02/2011	2-Bedroom Apartment with PES	2	1,001	**$720K**	Noelle	**MCST SALE. AUCTION 22 APR 2021** Spacious bedrooms with PES. Direct access to sky garden. MOP fulfilled in 2019. Only Singapore Citizens/PR eligible. To be sold **without** vacant possession on As-Is-Where-Is basis. More Info
%% 33	D18	**ARC AT TAMPINES #07-XX** 15 Tampines Avenue 8	Leasehold 99 years wef. 22/02/2011	3-Bedroom Apartment	3	1,054	**$880K**	Noelle	**MCST SALE. AUCTION 22 APR 2021** MOP fulfilled in 2019. Only Singapore Citizens/PR eligible. To be sold **without** vacant possession on As-Is-Where-Is basis. More Info
### 34	D19	**GAMBIR RIDGE #05-07** 16 Gambir Walk	Freehold	3-Bedroom Penthouse with Study	3	1,560	**VTO**	Noelle	**SHERIFF SALE. AUCTION 06 MAY 2021** TOP 2015. Quiet facing. Maris Stella High School, Cedar Pri & Yangzheng Pri are within 1km. 1 Bus-stop from Bartley MRT. More Info
### 35	D19	**GAMBIR RIDGE #05-08** 16 Gambir Walk	Freehold	1-Bedroom Apartment with Study	1	592	**VTO**	Noelle	**SHERIFF SALE. AUCTION 06 MAY 2021** TOP 2015. Quiet facing. Maris Stella High School, Cedar Pri & Yangzheng Pri are within 1km. 1 Bus-stop from Bartley MRT. More Info Click here for 360° Virtual Tour

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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
# 36	D21	**NOTTINGHILL SUITES #04-XX** 29A Toh Tuck Road	Freehold	1-Bedroom + Study Duplex Penthouse	1	667	**$870K**	Gwen / Noelle	**MORTGAGEE SALE** Jacuzzi on roof terrace. Renovated with loft bedroom. Move in. Direct access to gym and pool. Serene environment. Walking distance to eatries. Close to Beauty World MRT. Click here for Video Tour Click here for 360° Virtual Tour
* 37	D21	**NOTTINGHILL SUITES #04-XX** 29A Toh Tuck Road	Freehold	1-Bedroom + Study Duplex Penthouse	1	614	**$898K**	Gwen / Noelle	Jacuzzi on roof terrace. Renovated with loft bedroom. Move in. Direct access to gym and pool. Serene environment. Walking distance to eatries. Close to Beauty World MRT. More Info
# 38	D23	**HILLVIEW GREEN #04-XX** 61 Hume Avenue	Leasehold 999 years wef. 19/03/1883	2-Bedroom Apartment	2	1,001	**AUCTION**	Tricia / Sau Lai	**MORTGAGEE SALE. AUCTION 06 MAY 2021** Good size. Pool view. South facing. Hill V2, Rail Mall, Beauty World Centre are nearby. Nearest MRT stations are Bukit Batok &

HDB 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
* 39	D20	**217 BISHAN STREET 23** #16-XXX	Leasehold 99 years	5"A" Model corner	4	1,475	**$990K**	Tricia	Rarely available! Superb location! Unblocked View! 4 Bedrooms spacious layout. Opposite Junction 8 / MRT. Near to Bishan park. Catholic High School / Raffles Institutuion are within minutes. More Info

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COMMERCIAL PROPERTIES FOR SALE

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S/NO		District	Street Name	Tenure	Property Type	Tenancy	Approx. Land / Floor Area (sqft)	Guide Price	Contact Person	Remark
#	1	D01	**OXLEY TOWER #02-XX** 138 Robinson Road	Freehold	Retail Shop	NIL	161	**$550K**	Sau Lai	**MORTGAGEE SALE. AUCTION 22 APR 2021** Next to KTV lounges, etc. GST is not payable. More Info
*	2	D01	**PEOPLE'S PARK CENTRE #12-XX** 101A Upper Cross Street	Leasehold 99 years wef. 1970	Corner Office	YES	527	**$8XXK / $15XX PSF**	Sau Lai	A corner office near lift. Tenanted. Vibrant location - next to States Court Tower, OG Building, Chinatown MRT etc. GST is not applicable. More Info
*	3	D01	**PEOPLE'S PARK COMPLEX #04-52** 1 Park Road	Leasehold 99 years wef. 1968	Strata Shop / Office	NIL	549	**$1.1M / $2,000 PSF**	James / Sharon	Versatile Shop / Office unit with easy access from carpark. Ideal for tuition centre, ticketing office etc. MRT access at entrance of Mall. Vacant possession. More Info
*	4	D01	**PEOPLE'S PARK COMPLEX #02-02/86** 1 Park Road	Leasehold 99 years wef. 1968	Prime Retail Shop	NIL	991	**$5.6M / $5,700 PSF**	James / Sharon	Prime frontage retail unit facing atrium with waterpoint. Ideal for watches & jewellry, remmitance & tourist related businesses. MRT access at entrance of Mall. Vacant possession. More Info
*	5	D01	**SOHO 1 @ THE CENTRAL #06-XX/XX/XX** 6 Eu Tong Sen Street	Leasehold 99 years wef. 02/01/2001	3 x SOHO Units	NIL	743 / 581 / 614	**VTO**	Sharon / Noelle	Facing Clarke Quay & Fort Canning. High ceiling. Attached bathroom. Conveniently located right above Clarke Quay MRT & Don Don Donki. Bus stop at doorstep. GST is collectable. Can sell separately. More Info
%	6	D03	**QUEENSWAY SHOPPING CENTRE #03** 1 Queensway	Freehold	Retail Shop (3 units)	Yes	7,654	**VTO**	Tricia	**RECEIVER SALE** Enbloc potential. High footfall & yield. Faces escalator / foyer. Currently use as retail shops. F&B provisions; previously operated as a food court. Sale & lease back option. Rare opportunity!
*	7	D03	**ALEXANDRA CENTRAL #01-XX** 321 Alexandra Road	Leasehold 99 years wef. 05/03/2012	Retail Shop	YES	441	**$3.5M**	Tricia	Tenanted. Within a few minutes' drive to Redhill MRT and Queenstown MRT. Readily accessible to AYE and CBD Area.
#	8	D03	**ALEXANDRA CENTRAL #02-21** 321 Alexandra Road	Leasehold 99 years wef 05/03/2012	Retail Shop	NIL	583	**VTO**	Tricia	**MORTGAGEE SALE** Within minutes drive to Redhill MRT and Queenstown MRT. Readily accessible to AYE and CBD Area.
#	9	D05	**NEWEST #01-K2X** 1 West Coast Drive	Leasehold 956 years wef. 1928	Retail Shop	NIL	161	**$600K**	Teddy / Noelle	**MORTGAGEE SALE** Within Newest Shopping Mall. Ample parking space. Ideal for retail industry. Upcoming area with a lot of new condos which adds to the crowd of the mall in West Coast. GST is not payable. More Info
*	10	D07	**JALAN SULTAN**	Leasehold 99 years wef. 09/05/2007 & 25/05/2007 respectively	2-Storey Intermediate Shophouse (3 units)	YES	967 / 1,800 938 / 1,560 964 / 1,592	**$3.XM each**	Tricia	3 units (adjoining). Full commercial. Shops face main road. Heavy traffic flow. Outside CBD area. More Info
*	11	D07	**THE PLAZA #02-XXX** 7500A Beach Road	Leasehold 99 years wef. 03/09/1968	Retail Shop	NIL	430	**$710K**	Gwen	Next to toilet. With waterpoint. Good for SPA, healthcare, food and service trade. Low floor. City fringe. Directly connect to Parkroyal Hotel and Pan Pacific Serviced Suites. GST is not payable.
#	12	D07	**HIGH STREET CENTRE #B1-17 & #B1-36** 1 North Bridge Road	Leasehold 99 years wef. 02/06/1969	Shop Units (Front & Back)	NIL	377 / 248	**$9XXK**	Tricia	**MORTGAGE SALE** Mixed development. Good location! Many amenities, such as offices / eateries / malls are nearby. Clarke Quay MRT / City Hall MRT stations are within minutes. GST is payable. More Info
#	13	D07	**SIM LIM SQUARE #04-XX** 1 Rochor Canal Road	Leasehold 99 years wef. 08/04/1983	F&B Shop	YES	1,496	**$5.XM**	Tricia	**MORTGAGE SALE** Fitted with F&B provisions. With grease straps. Tenanted till 2023. Mixed development. Clarke Quay MRT / City Hall MRT stations are within minutes. No GST is payable.
#	14	D07	**SIM LIM SQUARE #01-XX** 1 Rochor Canal Road	Leasehold 99 years wef. 08/04/1983	A Shop Unit	NIL	355	**VTO**	Sharon	**MORTGAGEE SALE** Prime location. Face information counter. Rochor MRT is located within a short walking distance away. Owner has de-registered GST. Enbloc potential. More Info
*	15	D09	**FAR EAST PLAZA #05-XX** 14 Scotts Road	Freehold	Strata Retail Shop	YES	327	**$1.XM**	Gwen	**MOTIVATED SELLER!** Owner not GST registered. No water point. Tenanted @ $2,500/mth till 31/03/2022.
*	16	D11	**NOVENA REGENCY #01-XX** 275 Thomson Road	Freehold	F&B	YES	947	**$4.XM**	Sharon	**AUCTION 06 MAY 2021** Corner unit. Face road. Tenanted, good yield. Heavy traffic. Opposite Novena Church and next to Seventh-day Adventist Church / IRAS. Bus stop, traffic light and overhead bridge in front of the shop. More Info
*	17	D11	**NOVENA REGENCY #01-XX** 275 Thomson Road	Freehold	F&B	NIL	657	**$2.XM**	Tricia	**MOTIVATED SELLER!** Superb location! Suits service / F& B trades. Minutes to Novena MRT station. Restaurant usage with kitchen / grease straps fittings. More Info
#	18	D11	**NOVENA REGENCY #01-XX** 275 Thomson Road	Freehold	Corner Shop	NIL	280	**$1.5XM / $5,XXX PSF**	Tricia / Sau Lai	**MORTGAGEE SALE** Corner unit near café. Dual frontage with full height glass. Faces the mall entrance. GST is payable. Opposite Novena MRT, United Square and Novena Medical Hub. More Info
#	19	D12	**ONE DUSUN RESIDENCES #01-XX** 1 Jalan Dusun	Freehold	A Shop Unit	NIL	151	**VTO**	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.
#	20	D13	**COMMERZE @ IRVING #02-29** 1 Irving Place	Leasehold 60 years wef. 26/9/2011	Commercial unit	Nil	366	**$4XXK $1,2XX PSF**	Sau Lai / Tricia	**MORTGAGEE SALE** A corner shop unit with full glass façade within a "B1" flatted industrial development. Next to passenger lifts. Walking distance to Tai Seng MRT. More Info
*	21	D14	**GUTHRIE BUILDING #02-XX** 150 Changi Road	Freehold	Office	NIL	1,302	**$1.62M / $1,244 PSF**	Sau Lai	Approx 5 minuites' walk to Eunos MRT. With window and 2 entrance doors. No GST payable. More Info
#	22	D14	**EUHABITAT #01-0X** 190 Jalan Eunos	Leasehold 99 years wef. 2010	Retail Shop	NIL	990	**$1.5M**	Teddy / Sau Lai	**MORTGAGEE SALE** Shop with toilet. Within the 748 units condo development. Wide glass frontage. Can sell together with unit #01-1X Euhabitat. GST is payable. More Info

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Salespersons to contact:

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Lock Sau Lai, CEA R002919C, 6228 6814 / 9181 1819
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COMMERCIAL PROPERTIES FOR SALE

**** Owner's** **** Public /Private Trustee's** ***** Estate's** **@ Liquidator's** **@@ Bailiff's** **% Receiver's** **%% MCST's** **# Mortgagee's** **## Developer's** **### Sheriff's***

S/NO	District	Street Name	Tenure	Property Type	Tenancy	Approx. Land / Floor Area (sqft)	Guide Price	Contact Person	Remark
# 23	D14	**EUHABITAT #01-1X** 190 Jalan Eunos	Leasehold 99 years wef. 2010	Retail Shop	NIL	861	**$1.35M**	Teddy / Sau Lai	**MORTGAGEE SALE** Can sell together with unit #01-0X Euhabitat. GST is not applicable. More Info
% 24	D14	**7XX GEYLANG ROAD** #04-XX	Freehold	Commercial Property (Approved to use as Office)	NIL	1,787	**VTO**	Tricia	**RECEIVER SALE** Walk up strata unit. Master Plan 2014 Zoning: Commercial. Geylang Conservation Area. Face main road. Within 5 minutes walk to Paya Lebar MRT. PLC Mall. GST is payable.
# 25	D14	**HEXACUBE #B1-XX** 160 Changi Road	Freehold	Shop	NIL	441	**$835K**	Sau Lai / Noelle	**MORTGAGEE SALE** With toilet & waterpoint. Opposite Eunos MRT & bus interchange. Near to upcoming mega development: Paya Lebar Quarter. GST is payable. More Info
# 26	D14	**HEXACUBE #01-XX** 160 Changi Road	Freehold	Shop	NIL	258	**$730K**	Sau Lai / Noelle	**MORTGAGEE SALE** With toilet. No GST. Corner unit next to main entrance and driveway. More Info
* 27	D14	**CENTROPOD @ CHANGI #01-XX** 80 Changi Road	Freehold	Shop	NIL	226	**$9XXK**	Gwen	TOP 2015. Near escalator. Selling with tenancy. Renovated. Close proximity to Geylang Serai, Eunos MRT, Katong, Geylang Serai, OneKM Mall and Paya Lebar Square. ***NO GST.***
* 28	D14	**CENTROPOD @ CHANGI #02-XX** 80 Changi Road	Freehold	Shop	NIL	236	**$700K**	Gwen	TOP 2015. Near escalator. Glass frontage facing the road. Selling with tenancy. Close proximity to Geylang Serai, Eunos MRT, Katong, Geylang Serai, OneKM Mall and Paya Lebar Square.
* 29	D14	**83 SIMS AVENUE** (Near Lorong 17 Geylang)	Freehold	2-Storey Building	NIL	1,481 / 1,756	**$3M**	Sharon	**AUCTION 22 APR 2021** Zoning: Residential/Institution, PR 3.0. Heavy traffic. Ample parking in industrial bldgs nearby. Loading / unloading at the rear. Walking distance to Aljunied MRT. ABSD applicable. Click here for Video Tour
# 30	D16	**ECO #04-XX** 283 Bedok South Avenue 3	Leasehold 99 years wef. 2012	Retail Shop	NIL	883	**$1.01M**	Noelle / Sau Lai	**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. More Info
# 31	D19	**SPAZIO @ KOVAN #02-XX** 767 Upper Serangoon Road	Freehold	Shop	NIL	657	**$1.3M / $1,9XX PSF**	Sau Lai / Tricia	**MORTGAGEE SALE** Just TOP. Central location. Amenities within the vicinity. Selling with vacant possession. GST is applicable. More Info
# 32	D19	**KENSINGTON SQUARE #01-XX** 2 Jalan Lokam	Freehold	Retail Shop Unit	NIL	237	**$7XXK**	Sau Lai / Teddy	**MORTGAGEE SALE** Brand New! Gaint supermarket/restaurant within the development. Residential & commercial development. Retail shop unit suits service trade / showroom. Fronting road/carpark entrance. GST is not payable. More Info
* 33	D19	**142 LORONG AH SOO #01-XXX**	Leasehold 88 years wef. 01/11/1995	HDB Shophouse	YES	1,668 (807 / 861)	**$1.8M**	Tricia	Selling with partial tenancy. Near Kovan and Serangoon MRT. No GST.
# 34	D19	**THE MINTON #01** 147 Hougang Street 11	Leasehold 99 years wef. 04/04/2007	Retail shops (5 units)	NIL	3,165 (5 units)	**From $680K**	Tricia	**MORTGAGEE SALE** 5 shop units located within a private residential development "The Minton". Sell vacant and on an "As-is" condition. GST is payable. More Info
* 35	D21	**THE HILLFORD #01-XX** 182 Jalan Jurong Kechil	Leasehold 60 years wef. 19/02/2013	Shop Unit (Approved for Medical)	NIL	506	**VTO**	Tricia	TOP 2016. Integrated development with 18 commercial shops & 281 residential units. Minutes' to Beauty World MRT station.
* 36	D21	**THE HILLFORD #01-XX** 182 Jalan Jurong Kechil	Leasehold 60 years wef. 19/02/2013	F&B Outlet	YES	581	**$1.78M**	Sharon / James	**AUCTION 22 APR 2021** Corner restaurant w dining area, bar & toilet. 24-Hour access. Big waiting area. Faces main road. Near bus stop. Tenanted. Shop in a condo of 281 residential units. Concentration of condos & landed houses in this area. No GST. More Info
* 37	D21	**THE HILLFORD #01-XX** 182 Jalan Jurong Kechil	Leasehold 60 years wef. 19/02/2013	Shop Unit used as Childcare Centre	YES	2,713	**$5.XXM**	Sharon / James	Approved childcare centre. Tenanted. High concentration of condos and landed houses in this area with good schools near the subject property. Able to sub-divide. With attached toilets. More Info
# 38	D21	**SUITES @ BUKIT TIMAH #01-XX** 68 Jalan Jurong Kechil	Freehold	Retail Shop Unit	NIL	118	**$410K**	Teddy / Noelle	**MORTGAGEE SALE** 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. GST not payable. More Info
* 39	D23	**642 BUKIT BATOK CENTRAL #01**	Leasehold 99 years wef. 1/7/1990	2 Adjoining 1-Storey HDB Shop	YES	Total: 1,270 sqft	**$4.XM**	Sau Lai / Sharon	Good yield. Facing a coffeeshop. Corner unit next to lift. Tenanted to Singapore Pool, minimart. 5 mins' walk to Bukit Batok MRT. ABSD is not applicable. GST is applicable. More Info
# 40	D09	**HOTEL SITE @ DEVEONSHIRE/ KILLINEY ROAD**	Freehold	Vacant Land	NIL	5,370 (subject to government re-survey)	**AUCTION**	Tricia	**MORTGAGEE SALE. AUCTION 22 APR 2021** Superb location! Fringe of Orchard Rd, off River Valley Rd. URA Master Plan (2019) Zoning: Hotel. Gross Plot Ratio 2.8. URA's Grant of Written Permission for proposed new erection & change of use from approved 6-storey serviced apartment (21 units) to Hotel (44 rooms), expiring Oct 2021. The sale is subject to GST, and on an "As-is'" condition. More Info

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INDUSTRIAL PROPERTIES FOR SALE

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S/NO		District	Street Name	Tenure	Property Type	Tenancy	Approx. Land / Floor Area (sqft)	Guide Asking	Contact Person	Remark
%	1	D03	**ONE COMMONWEALTH #09-XX** One Commonwealth Lane	Leasehold 30 years wef. 01/03/2008	B1 Light Industrial Factory Unit	NIL	764	**$478K**	Tricia	**RECEIVER SALE** Corner unit. Good corporate image! Fully fitted. Next to Commonwealth MRT station. Price Nego.
%	2	D13	**PLAYFAIR ROAD**	Freehold	5-Storey Intermediate Terrace Building	NIL	7,254 / 18,105	**$16.XM**	Tricia	**RECEIVER SALE** Corporate Image. Temporary worker dormitory for 73 workers (Ancillary) till Aug 2023. MP (2019) Zoning: B1. Permissible GPR 2.5. Cargo lift. Loading / unloading for 20/40 footer containers. Own car park lots. More Info
%	3	D14	**VERTEX #03-XX** 33 Ubi Avenue 3	Leasehold 60 years wef 01/01/2007	Ramp up B1 Warehouse unit	NIL	2,368	**$1.XM**	Tricia	**RECEIVER SALE** Direct ramp up to the unit. Easy loading/unloading. Central location. Minutes to Tai Seng MRT station. Public transportations readily accessible. Many eateries in in the vicinity. More Info
*	4	D14	**EUNOS WAREHOUSE COMPLEX #01** 3 Kaki Bukit Road 2	Leasehold 60 years wef. 11/01/1982	1 Level B2 Factory	NIL	Unit 1: 5,952 Unit 2: 7,879	**$3.5M**	Sharon / James	Unit facing road. Gross plot ratio 2.0. Big floor plate. Floor height of 4.2m. Able to park a few 40-footer trucks in front of the unit. Free parking. Call sell individually. Click here for Video Tour
#	5	D14	**SYNERGY @ KB #01-19** 25 Kaki Bukit Road 4	Leasehold 30 years wef. 20/01/2012	3-Storey Intermediate Terrace Factory (B2)	NIL	3,649		Tricia / Sau Lai	**MORTGAGEE SALE** External staircase. Toilet on every level. Coffeeshop in the development. Direct bus services to Ubi & Bedok MRT. GST is payable. More Info
*	6	D17	**LOYANG INDUSTRIAL ESTATE** 2X Loyang Crescent	Leasehold 26 years wef. 01/07/2004	JTC B2 Factory	NIL	63,635 / 159,071	**$8.XM**	Tricia	Motivated seller! Current set up as ancillary office / production / warehouse. Worker dorm approved for 50pax (Ancillary). Own carparks / loading & unloading. Land rent payable. GST payable. Sell "As-is-where-is" basis. Sale subjected to JTC's approval. More Info
%	7	D17	**LOYANG INDUSTRIAL ESTATE** 5X Loyang Drive	Leasehold 30 years wef. 01/12/1992 + another 30 years expiry 30/11/2052	JTC B2 Factory	YES	65,060 / 116,428	**$26M**	Tricia	**RECEIVER SALE** Current set up as ancillary office / production / warehouse. Own carparks / loading & unloading. Land rent payable. GST payable. Sell "As-is-where-is" basis. Sale subjected to JTC's approval. Partially tenanted.
#	9	D22	**17D TUAS ROAD**	Leasehold 30 years wef. 16/12/2006	Factory / B2 workshop 3-Storey JTC Terrace Factory	NIL	5,292 / 16,242	**$1.XM**	Tricia	**MORTGAGEE SALE** Fitted with production space / ancillary office / warehousing. Suits trades, ie. engineering, marine, oil & gas industries, etc. JTC land rent is payabable. Sale is subject to JTC's approval. More Info
*	10	D22	**XX TUAS VIEW SQUARE**	Leasehold 60 years wef 30/10/1996	4-Storey Detached Factory & Ancillary Dormitory Uses	NIL	26,911 / 37,674	**$9.XM**	Tricia	**Motivated seller.** URA land. No land rent payable. URA appoved for 133pax for dormitory uses till Mar 2022. Own building with naming rights. Ramp equipped for loading / unloading. Cargo lift. Own parking space for lorry, cars, 20 & 40 ft containers. More Info
#	11	D22	**WEST CONNECT BUILDING** 10 Buroh Street #08-XX	Leasehold 30 years wef. 29/04/2013	Ramp-Up B2 Factory	NIL	2,400	**$558K**	Teddy	**MORTGAGGE SALE** Corner. Spacious. High ceiling. GST is payable. With toilet. Sell vacant. Easy access to AYE. Click here for Video Tour
@	12	D22	**WEST CONNECT BUILDING** 10 Buroh Street #09-XX	Leasehold 30 years wef. 29/04/2013	Ramp-Up B2 Factory	NIL	1,765	**$338K**	Tricia	**LIQUIDATOR SALE** Top level. Good ceiling height. Ample parkings at the rooftop. Corner unit. GST payable. Sell vacant. More Info
*	13	D22	**X TUAS SOUTH STREET 10**	Leasehold 22 years 10 mths wef. 1/02/2013	Part single / Part 2-storey warehouse with purpose-Built JTC Detached Factory with Mezzanine Levels & Ancillary Office / Worker Dormitory	NIL	107,641 / 88,848	**$6.XM**	Tricia	Motivate seller! Master Plan Zoning (2014): Business 2. JTC land rent is payable. Worker Dormitory approved for 48 pax (Ancillary). Sale is subject to JTC's approval.
#	14	D22	**XX TUAS SOUTH AVENUE 1**	Leasehold 60 years wef. 04/01/1999	B2 Factory	Partial	51,655 / 129,137	**$30M**	Tricia	**MORTGAGEE SALE** URA land. Part single/part 3-Sty industrial factory with ancillary worker dormitory (up to 248 pax). And a 11-Storey industrial building with basement carpark. With overhead cranes. Ample carpark spaces. High ceiling. Good floor loading. Must Sell! More Info
#	15	D22	**T99 #01-06 & #01-07** 9 Tuas South Avenue 10	Leasehold 30 years wef. 18/06/2013	B2 Factory	NIL	19,000 for 2 units	**$1.75M each**	Tricia	**MORTGAGEE SALE** 1st level. Rare! Dual frontages. Easy loading / unloading. Coffeeshop within the development. More Info
#	16	D22	**T99 #02-03** 9 Tuas South Avenue 10	Leasehold 30 years wef. 18/06/2013	Ramp-up B2 Factory	NIL	8,148	**$1.85M**	Tricia	**MORTGAGEE SALE** Parking lots in front of the unit, easy for loading / unloading. Coffeeshop within the development.
#	17	D22	**T99 #02-06** 9 Tuas South Avenue 10	Leasehold 30 years wef. 18/06/2013	Ramp-up B2 Factory	NIL	8,148 sqft - Include strata void of approx. 3,057 sqft	**$1.5XM**	Tricia	**MORTGAGEE SALE** Parking lots in front of the unit, easy for loading / unloading. Coffeeshop within the development. More Info
#	18	D22	**T99 #03-01** 9 Tuas South Avenue 10	Leasehold 30 years wef. 18/06/2013	Ramp-up B2 Factory	NIL	7,825	**$1.855M**	Tricia / Sau Lai	**MORTGAGEE SALE** Parking lots in front of the unit, easy for loading / unloading. Coffeeshop within the development. More Info
#	19	D22	**T99 #04-07** 9 Tuas South Avenue 10	Leasehold 30 years wef. 18/06/2013	Ramp-up B2 Factory	NIL	7,664	**$1.65M**	Tricia / Sau Lai	**MORTGAGEE SALE** Parking lots in front of the unit, easy for loading / unloading. Coffeeshop within the development. More Info
#	20	D22	**WESTSTAR #01-XX / #01-XX** 11 Tuas Bay Close	Leasehold 30 years wef. 07/08/2013	Ground Floor B2 Ramp-up Factory	NIL	7,944 each	**$2.85M each**	Tricia	**MORTGAGEE SALE** Ceiling height approx. 7.5m. Electricity capacity approx. 700 amps. Coffeeshop within the development. Carpark at door step. Easy loading / unloading. Can sell individual. GST is payable. More Info
#	21	D22	**WESTSTAR #03-XX** 11 Tuas Bay Close	Leasehold 30 years wef. 07/08/2013	Ramp-up B2 Factory	NIL	2,152	**$580K**	Tricia / Sau Lai	**MORTGAGEE SALE** Carpark at door step. Easy loading / unloading. GST is applicable. Coffeeshop available within the development. More Info

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S/NO	District	Street Name	Tenure	Property Type	Tenancy	Approx. Land / Floor Area (sqft)	Guide Asking	Contact Person	Remark
* 22	D22	**WEST POINT BIZHUB** XXX Tuas South Avenue 2	Leasehold 60 years wef 08/04/2000	2-Storey Strata Intermediate Terraced Factory	NIL	6,781	**$1.5M**	Noelle	Motivated seller. Ease of loading/unloading with 2 dedicated parking lots at door step. Facing road. Close to Canteen within the development. Owner is GST registered. Click here for Video Tour Click here for 360° Virtual Tour
* 23	D22	**X NEYTHAL ROAD**	Leasehold 60 years wef. 16/06/1970	Single-Sty JTC Purpose-Built Detached Fty with Mezzanine Lvl & 3-Sty Ancillary Office Annex	NIL	45,221 / 38,321	**$4.XM**	Tricia	Very motivated seller. All genuine offer will be consider! Good corporate image. Wide frontage. High power voltage. High ceiling. Easy loading / unloading. Accessible for 40–foot container (sheltered).
% 24	D22	**5X PANDAN ROAD**	Leasehold 25 years wef. 30/12/2012	Part 4 / Part 5 Purpose-Built JTC Detached Factory with Mezzanine Levels	YES	65,777 / 164,424	**$1XM**	Tricia	**RECEIVER SALE** MP Zoning (2014): Business 2. Current land rent payable: $15,583.81/mth. Written permission (Temporary) has been given by URA for the continued use as ancillary workers' dormitory (for 100 pax) till 13/05/2023. Selling with partial tenancy. Sale is subject to JTC's approval.
# 25	D22	**THE INDEX #04-XX** 110 Tuas South Avenue 3	Leasehold 30 years wef. 2013	Ramp-up B2 Factory	NIL	4,844	**$1.3M**	Noelle / Teddy	**MORTGAGEE SALE** Bare unit. Private washroom. Canteen within the development. Near the future Mega Port and Tuas West Extension MRT stations. High ceiling. Direct loading / unloading. 40 footer ramp up to doorstep. Office façade. Corner unit. GST is payable. More Info
# 26	D22	**ECO-TECH @ SUNVIEW #06-47** 1 Sunview Road	Leasehold 30 years wef. 25/01/2013	B2 Ramp-up Factory	NIL	2,605	**$400K**	Sau Lai	**MORTGAGEE SALE** With mezzanine office, toilet and 2 vehicle lots. Ceiling height approx. 6.3m. TOP around 2017. GST is payable. More Info
* 27	D26	**TAGORE 8 #04** 421 Tagore Industrial Avenue	Freehold	Ramp up B1 Factory	YES	1,927	**$1.4XM**	Tricia	Tenanted @ $2,700/mth till Aug 2022. Primarily industrial estate. GST is payable.
# 28	D28	**JTC AEROSPACE @ SELETAR** 6X / 8X Seletar Aerospace View	**6X:** Leasehold 29 years wef. 01/12/2011 **8X:** Leasehold 30 years wef. 01/12/2010	B2 Factory	Partial	**6X:** 18,013 **8X:** 64,891	**$8M**	Tricia	**MORTGAGEE SALE** No. 6X : 1-storey hangar with a 2-storey training facilities and roof terrace. No. 8X : 2-storey hangar with ancillary offices and roof terrace. Master Plan Zoning (2014): Business 2 with plot ratio 1.0. Land rent is payable. Selling "As-is-where-is" basis. Sale is subjected to JTC's approval.

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