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Welcome

The potential fallout from the trade war continues to weigh down the economic outlook, with the growth rate of Singapore’s factory output and non-oil domestic exports easing in August. The uncertain economic environment has further prompted the government to implement cooling measures to ensure the real estate market grows sustainably, with policies in place that ensure future generations of Singaporeans continue to enjoy affordable public housing.

Even as these new measures come into play, private home sales momentum slowed, with buyers becoming more cautious. However, the tougher conditions have afforded opportunities for brand building, with developers initiating a suite of new product offerings to give prospective buyers, especially the first-time home buyers, the chance to buy new developments in choice locations and at reasonable prices.

To futureproof themselves, businesses are embracing the shared economy with technology. This has led to firms adopting flexible working conditions to promote conversations and innovation, whilst leveraging on technology to penetrate new markets. Accordingly, the tech industry and management consultancies continue to expand and thrive, even as more businesses finetune their technological capabilities to increase productivity. The growth of information technology, finance and business service sectors continue to support demand for office space, offering a rosier outlook for the office rental market.

Technology has also gained a foothold in the retail sector, as retailers embrace big data analytics, augmented reality and virtual reality to curate unique shopping experiences for their customers. However, technology is still very much an enabler, and cannot replace the human touch and warmth of service interaction. To drive engagement, retailers are creating experiential environments for shoppers to interact with, be it via testing and personalisation of new products, or by offering reimagined brand experiences.

Moving forward, growth will likely be uneven for the real estate market, though untapped opportunities still abound. For instance, the demands of an aging, working population are set to increase, but their real estate needs in the new economy remain largely unmet and understudied. Perhaps the blue ocean we seek could be right under our noses.

Danny Yeo
Chairman & Group Managing Director
Knight Frank Singapore
Private residential property prices maintained their growth momentum in Q2, with the magnitude and speed of price appreciation within H1 2018 fairly significant. The private residential property price index (including Executive Condominiums) rose 7.4% in the first six months of the year, while prices in Q2 2018 were only 3.6% off the last peak in Q3 2013.

Some 7,186 units were transacted in Q2 2018, reflecting a 29.4% increase quarter-on-quarter (q-o-q). The transaction volume of New Sale units rebounded in Q2 2018 by 48.7% q-o-q to 2,366 units, from 1,581 units in Q1. Some 4,700 units were transacted in the Resale market in Q2 2018, translating to a 28.2% q-o-q increase. The Rest of Central Region (RCR) reported the highest q-o-q increase in private residential homes in Q2 2018, across the New Sale, Sub-sale, and Resale markets. The number of New Sales in the RCR in Q2 went up by 91.1% q-o-q to 925 units, corresponding to the increase in units launched in RCR.

The 3-month SIBOR rate 1 rose progressively from 1.507% in April to 1.514% in June 2018. Despite the increase in loan rates, buyers are unlikely to be deterred, due to the existing low base.

The residential leasing market showed signs of improvement, with most new completions absorbed. Meanwhile, current vacancy rates in the Outside Central Region (OCR) and RCR are close to the natural rates of vacancy. In Q2 2018, average gross rental yields for the Mid-tier segment remained level at 2.98%, while yields for the High-End and Mass-Market segment dipped 0.08 and 0.05 percentage points to hit 2.66% and 3.12% respectively, due to the higher prices achieved in Q2.

Following the implementation of a new round of cooling measures on July 2018 raising the Additional Buyers’ Stamp Duty and tightening Loan-to-Value ratios, buyers are likely to be pushed to the sidelines, slowing down overall sales. As such, the estimate for total sales in 2018 has been revised downwards to 20,000 units, including an estimated 9,000 to 10,000 new sale transactions. Property prices, however, are likely to stay flat in H2 2018, as stakeholders in the industry rationalise the impact of the new measures.

The RCR reported the highest q-o-q increase in private residential homes in Q2 2018

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1 Based on DBS Summary of SIBOR rate quoted as at 2 July 2018
As lifestyle-led shopping experiences become the norm, retailers are reinventing themselves with the implementation of multi-concept stores that leverage technology or cross collaborations with different trade mixes. German fittings provider GROHE SPA, for example, has helped consumers and designers better visualise interior layouts and plan selections by employing Virtual Reality (VR) and Augmented Reality (AR) features in-store. Similarly, L'Occitane created a pop-up café that utilised VR technology to create an engaging environment that allows shoppers to enjoy landscapes of the French countryside in real time.

Moving forward, there is likely to be more collaboration between different trades and concepts to form new consumer experiences. For example, Hutspot in Amsterdam is a mixed-concept store comprising fashion, homeware and furnishing, and beauty retailers. The flagship store acts as a co-retailing platform, where artisans can add to an ever-changing collection of fashion apparel and furniture, along with an onsite barber shop.

Overall island-wide prime retail rents remained unchanged q-o-q, at S$30.50 psf pm in Q2 2018. Notwithstanding, rents are lower on a year-on-year (y-o-y) basis for 14 consecutive quarters since Q1 2015, largely due to disruption by e-commerce and uncertain external conditions since Q4 2017. While Q2 2018 rents in the Orchard Road, Marina Centre, City Hall, Bugis, and Suburban precincts declined across the three segments on a y-o-y basis, prime retail rents in the City Fringe precincts rose 3.8% y-o-y.

Looking ahead, prime retail rents are expected to remain resilient due to limited supply, but average rents in the Central Region are envisaged to fall by up to 2.0% y-o-y till end 2018.

Island-wide occupancy performance will continue to stay flat for H2 2018, despite reports of several high profile exits from the local market. Singapore, especially the Orchard Road shopping belt, remains a huge draw for brands to showcase their products and concepts, as retailers use the island-state to springboard their expansion to the rest of the region.
Office

Office rents of Grade A and Grade A+ buildings in the Central Business District (CBD) grew 11.4% q-o-q in Q2 2018, recording the highest rate of growth since Q1 2011. Grade A+ office space rents in the Raffles Place/Marina Bay precinct went up by 12.5% q-o-q in Q2 2018, while occupancy rates for Grade A+ offices increased to 95.3% from 92.5%, over the same period. The limited supply of Grade A+ office space and the demand for quality efficient floor plates contributed to the surge in rents.

Financial institutions and insurance firms were the most active in the leasing market in Q2 2018. Based on reported moves, several banks and insurance companies occupied either lesser or the same amount of office space, typically relocating into more efficient floor plates or adopting activity-based workstyles. Notable moves include JP Morgan, set to take up 155,000 sq ft in CapitaSpring, while Great Eastern and NTUC Income have committed to taking up 125,000 sq ft and 55,000 sq ft of space respectively in Paya Lebar Quarter. Separately, co-working space providers continue to expand as they compete for market share. IWG signed up 35,000 sq ft of space in TripleOne Somerset, and is expected to commence operations in mid-2019. JustCo also announced the launch of its latest co-working space at Macdonald House, occupying 17,000 sq ft.

The lack of supply of CBD offices, coupled with growing demand, is expected to continue pushing up prime office rents. However, major users have taken up same or less space of up to 15% by relocating to new buildings with more efficient floor plates and / or adopting new activity-based workstyles for some. Additionally, an increasing number of businesses and multinational companies are turning to coworking spaces for flexible scale and tenure expansion. While the occupancy rate of office buildings remains high, co-working spaces serve as a form of shadow availability. For now, co-working spaces continue to enjoy healthy occupancy, albeit flexible scale and tenures. As such, rents are expected to continue rising by another 5% to 10%, for the remaining of the year.

### AVERAGE OFFICE RENTALS, BY KEY PRECINCTS IN Q2 2018

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>Gross Effective Monthly Rents ($ psf pm)</th>
<th>q-o-q % change</th>
<th>Vacancy of Office Space (%)</th>
<th>Percentage Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>RAFFLES PLACE/ MARINA BAY GRADE A+</td>
<td>$10.80 - $11.30</td>
<td>12.5%</td>
<td>5.7%</td>
<td>-1.8pp</td>
</tr>
<tr>
<td>RAFFLES PLACE/ MARINA BAY GRADE A</td>
<td>$9.30 - $9.80</td>
<td>10.3%</td>
<td>2.4%</td>
<td>-1.2pp</td>
</tr>
<tr>
<td>SHENTON WAY/ ROBINSON ROAD/ TANJONG PAGAR GRADE A</td>
<td>$8.40 - $8.90</td>
<td>4.6%</td>
<td>0.9%</td>
<td>-1.0pp</td>
</tr>
<tr>
<td>MARINA GRADE A</td>
<td>$8.80 - $9.30</td>
<td>8.7%</td>
<td>2.5%</td>
<td>-1.3pp</td>
</tr>
<tr>
<td>ORCHARD GRADE A</td>
<td>$8.20 - $8.70</td>
<td>2.4%</td>
<td>3.6%</td>
<td>-0.7pp</td>
</tr>
<tr>
<td>BEACH ROAD / MIDDLE ROAD GRADE A</td>
<td>$8.50 - $9.00</td>
<td></td>
<td></td>
<td>8.2%</td>
</tr>
<tr>
<td>CITY FRINGE WEST - ALEXANDRA / HARBOURFRONT</td>
<td>$6.10 - $6.60</td>
<td></td>
<td>1.9%</td>
<td></td>
</tr>
<tr>
<td>CITY FRINGE NORTH - NOVENA / NEWTON</td>
<td>$6.40 - $6.90</td>
<td></td>
<td>1.2%</td>
<td></td>
</tr>
<tr>
<td>CITY FRINGE EAST - PAYA LEBAR</td>
<td>$5.00 - $5.50</td>
<td></td>
<td>1.6%</td>
<td></td>
</tr>
<tr>
<td>SUBURBAN EAST</td>
<td>$4.30 - $4.80</td>
<td></td>
<td>1.6%</td>
<td></td>
</tr>
<tr>
<td>SUBURBAN WEST</td>
<td>$4.90 - $5.40</td>
<td></td>
<td>1.8%</td>
<td></td>
</tr>
</tbody>
</table>
Despite Singapore's stronger economic performance in H1 2018, overall manufacturing output and export are expected to slow down in the second half of 2018, arising from slower China economic growth and the escalation of the trade spat between US and China.

After reporting y-o-y growth of 11.8% and 15.5% for April and May 2018 respectively, the growth for non-oil domestic exports slowed down to 1.1% in June 2018. Similarly, the Singapore Purchasing Managers' Index (PMI) reported a lower rate of expansion for Q2 2018, due to slower growth in factory output, new orders and exports. The positive outlook for electronic products was also dampened by concerns over a potential trade war.

The industrial sector reported higher leasing activity in Q2 2018, on the back of positive economic growth. The value and number of industrial leasing transactions in Q2 2018 (excluding business parks) grew 15.2% and 1.8% y-o-y, respectively. Based on Knight Frank's basket of industrial buildings, island-wide average rents remained stable at S$2.00 psf pm in Q2 2018.

Likewise, the number of business park transactions rose 26.0% y-o-y, with the total leasing value reaching a historical high of S$3.2 million this quarter. This was largely attributed to leasing transaction values in the Central Region, where business park spaces are highly sought after due to its central location. Rents in business park spaces inched up by 1.4% q-o-q in Q2 2018, with the increase primarily harking from newer business parks at choice locations, which typically have healthy occupancy rates.

As at Q2 2018, the new supply of industrial spaces coming on-stream in 2018 stands at 11.7 million sq ft, with another 35.1 million sq ft coming onstream between 2019 and 2022. For H2 2018, occupancy rates of current industrial spaces will continue to improve, albeit on a two-tier level, with high-specification industrial spaces recovering faster than conventional industrial spaces.

Despite the manufacturing sector expanding at a slower rate, Singapore’s economy is on track for its projected growth of 3.2% in 2018, with the expansion supporting demand for industrial spaces in the short to medium term. However, with sufficient supply in the pipeline, firms are unlikely to pay higher rents, especially under an uncertain external environment.
Advisory Services

Consultancy

Tapping the rich expertise and varied experience of our multiple service lines, Knight Frank Consultancy is a leader in delivering innovative solutions to individuals, private corporations and public sector agencies facing issues in land and property matters.

Over the past five years, we have led numerous studies and advisory assignments covering diverse areas such as market forecasts, highest and best use analysis, project feasibility, consumer research, master planning, product design, financial modelling, investment consulting, and asset allocation.

Our consulting professionals bring rigour, attention to detail, broad understanding of commercial realities, deep market insights and creativity to clients’ requirements.

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Research

Knight Frank’s research covers the breadth and depth of the real estate sector and is backed by a team of research professionals that navigate complex planning and development issues and requirements, identifying potential risks before they arise and proposing optimal and relevant strategies for your assets.

We are committed to providing quality market intelligence that matter to the industry through regular research bulletins, commentaries, media columns, property supplements and knowledge sharing at public seminars and exclusive events.

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Valuation & Advisory

With a track record of more than 78 years in Singapore, Knight Frank's Valuation & Advisory team grows from strength to strength. We are proud to have served many clients who have placed their trust in our competence, integrity and professionalism by staying with us year after year. Our experienced, well-respected and dedicated Valuation & Advisory team regularly appraises properties for mortgage, sale or purchase, public listing, financial reporting, rental reviews, litigation and statutory valuations. Today, we are on the valuation panel of nearly every leading bank and financial institution in Singapore.

Recently, Knight Frank has been appointed for the following valuations:

- **Frasers Group** – Appointed by Frasers Centrepoint Trust to value Causeway Point, a major suburban mall located in Woodlands of over 410,000 square feet. Appointed by Frasers Commercial Trust for the valuation of China Square Central, an integrated office and retail development located along Cross Street. Portfolio valuation for Frasers Hospitality of 2 hotels under Capri by Fraser, China Square (construction in-progress) and Capri by Fraser, Changi City as well as 1 serviced residence under Fraser Place Robertson Walk.

- **Singapore Land Authority** – Appointed to determine statutory compensation for 5 land sites compulsorily acquired by the State for Street Enhancement Works at Hillview Avenue and Elizabeth Drive.

Additionally, we undertake instructions to provide advice for rental valuations and statutory valuations involving property tax and land acquisition. In several cases, this has resulted in significant tax savings for our clients.

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Holland Grove

3-STOREY SEMI-DETACHED HOUSE WITH BASEMENT & SWIMMING POOL

The subject property is located at the southern side of Holland Grove View, off Holland Road, and is easily accessible via the PIE and AYE. It is within walking distance to prestigious schools like Henry Park Primary School, Anglo-Chinese School (Independent), and close to amenities like Cold Storage, Jelita Shopping Centre, and Star Vista. It is also within walking distance to Dover MRT station via a nearby footbridge across Sungei Ulu Pandan.

- Tenure: 99-year Leasehold (wef 21 Apr 1994)
- Land Area: Approx. 274 sq m / 2,949 sq ft
- Floor Area: 332 sq m / 3,574 sq ft
- Able to park more than 2 cars
- 10-minute walk to MRT station

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Upper Thomson Road

RARE 2-STOREY FULL COMMERCIAL SHOPHOUSE WITH MRT AT ITS DOORSTEP

The subject property is located at a predominantly residential and commercial neighbourhood, with many landed properties and shophouses in the vicinity. The closest operating MRT station is Marymount station, whilst upcoming Upper Thomson MRT station is about 125m away.

- Tenure: Freehold
- Land Area: Approx. 158.1 sq m / 1,702 sq ft
- Floor Area: Approx. 232 sq m / 2,497 sq ft
- Street Block Plan: Commercial, 2 storeys
- Main Road Frontage
- Foreigners eligible
- No ABSD

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246P/Q UPPER THOMSON ROAD / D20
FOR SALE

GUIDE PRICE
SGD 7.2 M

49 HOLLAND GROVE VIEW / D05
FOR SALE

GUIDE PRICE
SGD 3.1 M
Coral Island

2-STOREY DETACHED HOUSE WITH ATTIC, SWIMMING POOL AND PRIVATE BERTH

The subject property is part of a waterfront development comprising 21 detached houses, each with a swimming pool and berthing facilities. Located at Coral Island, within Sentosa Cove at the eastern shore of Sentosa, it is a short drive to the mainland via a bridge, or public transport like shuttle bus services or the rail system to and from Harbourfront.

- Tenure: 99-year Leasehold
- Land Area: Approx. 702 sq m / 7,557 sq ft
- Floor Area: Approx. 807.9 sq m / 8,697 sq ft
- 4 Ensuite Bedrooms
- Bright & airy property with chair lift installed
- Able to park 3 cars
- Foreigners eligible

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Noelle Tan (CEA Reg No: R047713G)
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Goodwood Residence

3-BEDROOM APARTMENT

Goodwood Residence is a prime condominium developed by Guocoland. It comprises two 12-storey blocks accommodating 210 units of apartments and penthouses.

Located on Bukit Timah Road, it is just minutes’ drive away from Singapore’s popular tourist shopping belt of Orchard Road, and in proximity to prestigious schools such as Anglo-Chinese School and Raffles Girls’ School. Accessibility is further enhanced by Newton MRT which is just a few minutes’ walk away and via the CTE.

- Tenure: Freehold
- Floor Area: Approx. 183 sq m / 1,970 sq ft
- Tenancy: Till 2019
- T.O.P: 2013

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57 SERAYA CRESCENT / D20
FOR SALE
GUIDE PRICE SGD 3.38 M

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Serangoon Garden Estate
2.5-STOREY CORNER TERRACE WITH PRIVATE LIFT & SWIMMING POOL

The immediate locality is residential in nature, comprising mainly landed houses. Shops, food centres, markets, schools, places of worship and other amenities are located within proximity of the subject property. Prominent developments in the area include myVillage, Chomp Chomp Food Centre, Serangoon Garden Market and Serangoon Gardens Country Club. Access to other parts of Singapore is enhanced by its proximity to CTE and the Serangoon and Lorong Chuan MRT stations.

- Tenure: 999-year Leasehold
- Land Area: Approx. 246 sq m / 2,648 sq ft
- Floor Area: Approx. 405 sq m / 4,359 sq ft
- 5+1 Bedrooms
- Completed in 2013
- Vacant possession

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AUCTION & SALES

18 CARDIFF GROVE / D19
FOR SALE
GUIDE PRICE SGD 4.2 M

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Sembawang Hills Estate
2-STOREY SEMI-DETACHED WITH ATTIC

The subject property is located on the western side of Seraya Crescent, off Upper Thomson Road, and approximately 12 km from the City Centre. Close to amenities and 1km away from CHIJ St Nicholas Girls' School. A few minutes' drive away from CTE, SLE, Ang Mo Kio and Yio Chu Kang MRT stations, enhancing the accessibility of the subject property to other parts of Singapore.

- Tenure: Freehold
- Land Area: Approx. 192.7 sq m / 2,074 sq ft
- Floor Area: Approx. 212.38 sq m / 2,286 sq ft

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Beng Wan Road

SINGLE STOREY BUNGALOW

The subject property is located on the north-western side of Beng Wan Road, off Serangoon Road. Its immediate vicinity is mixed in nature, comprising HDB flats and private residential developments as well as shophouses. A few minutes’ drive away to PIE and CTE, its connectivity facilitates easy accessibility to other parts of Singapore. Boon Keng MRT is also within walking distance.

- Tenure: 99-year Leasold (wef 20 Apr 1949)
- Land Area: Approx. 371.6 sq m / 4,000 sq ft
- Tenanted: $5000 / month
- 2014 Master Plan Zoning: Residential, with Gross Plot Ratio 1.4
- Ample parking space
- Serene environment

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Goodman Road

2.5-STOREY DETACHED HOUSE

The subject property is located off Goodman Road, just minutes drive to the Central Business District. Dakota MRT station and good schools such as Dunman High are within minutes from the subject property. Amenities nearby include Parkway Parade, 112 Katong, and many eateries at Marine Parade and along East Coast Road.

- Tenure: Freehold
- Land Area: Approx. 583 sq m / 6,276 sq ft
- Floor Area: Approx. 556 sq m / 5,987 sq ft
- Squarish land with wide frontage of 23 m
- Bright and airy with quality finishes
- 7 Bedrooms with 5 ensuites
- East-facing
- Move-in Condition

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**Island Gardens Walk**

3-STOREY CORNER TERRACE HOUSE

The unit features a nice landscaped garden with pond, dual entrance, and nice backyard facing a garden. Nice serene house with ample privacy and greenery all round, luxury of internal space and good sized bedrooms. Located close to nature, with the MacRitchie Tree Top walk, Singapore Island Country Club, Bishan Park, Windsor Nature Park, all nearby. It is also close to amenities like Thomson Plaza, the upcoming Bright Hill MRT station, and within 1km to Ai Tong Primary School.

- Tenure: Freehold
- Land Area: Approx. 423.7 sq m / 4,561 sq ft
- Floor Area: Approx. 418 sq m / 4,500 sq ft
- Renovated, move-in condition

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**Dyson Road**

BRAND NEW 2.5-STOREY SEMI DETACHED HOUSE WITH BASEMENT

The subject property is strategically located near prestigious schools – within 1km to ACS (Baker), CHIJ (Toa Payoh) and CJC, and within 2km to SCGS. Medical Hubs such as Thomson Medical Centre and Shopping Malls such as United Square, Velocity Novena Square and Square 2 are just minutes away. Accessibility is enhanced by its proximity to Novena MRT station & the upcoming Mount Pleasant MRT station.

- Tenure: Freehold
- Land Area: Approx. 2153 sq ft - 2,368 sq ft
- Built-up Area: Approx. 4,133 sq ft - 4,898 sq ft
- 5 bedrooms
- Able to park 2 cars
- Quality finishes and Miele appliances

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Tanglin Hill GCB

2-STOREY GCB WITH SWIMMING POOL

The subject property is located a short distance away from Singapore's popular tourist shopping belt at Orchard Road, Central Business District, World Heritage Botanic Gardens and Dempsey Hill. It is also within walking distance to Tanglin Mall and supermarket.

- Tenure : Freehold
- Land Area : Approx. 1,527 sq m / 16,446 sq ft
- Elevated land with regular shape
- Approx. frontage of 39m by 35 m depth
- Rarely available for sale
- Cul-de-sac

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Tanglin View

RENOVATED SPACIOUS 4 BEDROOMS + STUDY UNIT WITH PANORAMIC VIEW

This rare, single-level 2,325 sq ft unit features panoramic unblock view of the surrounding good class bungalow area, with tastefully done renovation and state of the art Miele kitchen. Unit is facing north-east, windy and bright. Serene, quiet facing lush greenery.

The subject property is close to to Redhill MRT station, Orchard Road and Raffles Place.

- Tenure : 99-year Leasehold
- Floor Area : Approx. 216 sq m / 2,325 sq ft
- Renovated, move-in condition
- Panoramic unblocked greenery view, overlooking the GCB area

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**Lorong G Telok Kurau**

2-STORY SEMI-DETACHED HOUSE

The subject property is a 2-storey semi-detached house on a rectangular plot of land, with the main door facing the North.

Located near East Coast Park, families can enjoy a morning and evening scroll at the park. It is about 8 minutes walk to Eunos MRT station, and in close proximity to the amenities at Paya Lebar Central, Parkway Parade and 112 Katong.

- Tenure: Freehold
- Land Area: Approx. 417.9 sq m / 4,498 sq ft
- Floor Area: 281.6 sq m / 3,031 sq ft
- 2014 Master Plan Zoning: Residential, with Gross Plot Ratio 1.4

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**Lorong K Telok Kurau**

A PAIR OF 3-STORY SEMI-DETACHED HOUSE

A pair of renovated modern semi-detached house with high ceiling on a regular-shaped land, located amongst mainly landed houses and low-rise apartments and condominiums. Good schools like Tao Nan, St Stephen and CHIJ Katong are all within 1km; connected to East Coast Park by Park connector. In close proximity to the new Paya Lebar Central Commercial Hub, Parkway Parade and 121 Katong Mall. Walking distance to Marine Terrace food centre and wet market.

- Tenure: Freehold
- Move-in condition, vacant possession
- 85 Land Area: Approx. 324.5 sq m / 3,493 sq ft
- 85 Floor Area: Approx. 413 sq m / 4,456 sq ft
- 85A Land Area: Approx. 338.4 sq m / 3,643 sq ft
- 85A Floor Area: Approx. 413 sq m / 4,456 sq ft

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Eastwood Centre

2-STOREY PENTHOUSE WITH ROOF TERRACE

Situated within a 5-storey residential development with eating establishments and a Cold Storage supermarket at the ground level, the subject property is located off Bedok Road.

The immediate locality is characterised by residential in nature, with a host of amenities such as eateries, supermarkets and schools. It is also close to the Singapore Expo and East Coast Park. Accessible via the ECP, PIE and Tanah Merah MRT station.

- Tenure: 99-year Leasehold (wef 6 Nov 1995)
- Floor Area: Approx. 272 sq m / 2,928 sq ft
- 4 Bedrooms with utility and roof terrace on upper level
- Near upcoming Sungei Bdeok MRT station

Tricia Tan (CEA Reg No: R021904I)
9387 9688 • 6228 7349
tricia.tan@sg.knightfrank.com

The Boulevard Residences

3 + 1 BEDROOMS APARTMENT

The Boulevard Residences is located on the western side of Cuscaden Walk, to the south of the junction of Orchard Boulevard and Cuscaden Walk, just outside the Central Business District's traffic restricted zone, and approximately 4.0 km from the City Centre. The immediate locality is a good class residential area comprising high-rise apartment and condominium developments.

- Tenure: Freehold
- Floor Area: Approx. 189 sq m / 2,034 sq ft
- Minutes walk to Orchard shopping belt
- Close to Singapore Botanic Gardens and Camden Medical Centre

Sharon Lee (CEA Reg No: R027845B)
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sharon.lee@sg.knightfrank.com
Simon Road

3-STOREY INTERMEDIATE SHOPHOUSE

The subject property is located off Upper Serangoon Road. The Kovan MRT station is within walking distance from the subject property. Minutes’ drive to CTE, KPE and TPE which provide easy access to other parts of Singapore.

- Tenure : Freehold
- Land Area : Approx. 130 sq m / 1,399 sq ft
- Floor Area : 271 sq m / 2,917 sq ft
- 2014 Master Plan Zoning : Commercial & Residential
- Tenancy : Partial, at $9,600 / month

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Geylang Road

3-STOREY SHOPHOUSE WITHIN CONSERVATION SHOPHOUSE

The subject property is located at Geylang Road, near Lorong 12. It is within walking distance to the Kallang and Aljunied MRT stations. High human traffic flow with hotels and eateries in the vicinity.

- Tenure : Freehold
- Floor Area : Approx. 1,367 sq ft
- 3 Strata Title
- 2014 Master Plan Zoning : Commercial
- Existing Usage : Commercial / Residential
- Selling with existing tenancy - $10,000 per month
- Selling below valuation

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Sunshine Plaza

OFFICE

The development consists of an office tower, 3 residential blocks, a shopping podium with 83 retail units & 5 designated food outlets. Located within a secondary commercial belt, close to notable developments including The Bencoolen, Fortune Centre, Sim Lim Square & OG Albert Complex. Lasalle College of the Arts, Nanyang Academy of Fine Arts, PoMo, Bugis Junction, Bugis & Inter-Continental Singapore Hotel are close by. Well-served by a network of transport nodes and within walking distance to various MRT stations like Bugis, Bras Basah, Dhoby Ghaut and Bencoolen.

- Tenure : 99-year Leashold (wef 19 Mar 1997)
- Floor Area : Approx. 102 sq m / 1,098 sq ft
- Tenanted
- Nice fitted office with good layout

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GUIDE PRICE
SGD 2.X M

91 Bencooleen Street #10-XX / D07
FOR SALE

Loyang Walk

A 2-STOREY INTERMEDIATE TERRACE FACTORY

Located at the junction of Loyang Walk & Loyang Crescent and within the Loyang Industrial Estate which is designated as a clean, light and general industrial area. Comprises mainly purpose-built detached factories, standard terrace factories, canteens and food centres. Accessible via Loyang Avenue to TPE and PIE.

- Tenure : 30-year Leasehold (wef 1 Feb 1996)
  +26 years subject to JTC approval
- Land Area : Approx. 1,293.5 sq m / 13,923 sq ft
- Floor Area : Approx. 937.64 sq m / 10,093 sq ft
- Land Rent / Property tax payable
- Vacant possession

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GUIDE PRICE
SGD 3.3 M

3 Loyang Walk / D17
FOR SALE

GUIDE PRICE
SGD 3.3 M

91 Bencooleen Street #10-XX / D07
FOR SALE
66 Kian Teck Road

A SINGLE STOREY JTC INTERMEDIATE TERRACE FACTORY WITH MEZZANINE LEVEL WITH AN OPEN FRONT YARD FOR LOADING/UNLOADING AND CAR PARKING

- Tenure: JTC Leasehold 30 years (wef 2007)
- Land Area: 13,508 sq ft
- Floor Area: 12,001 sq ft
- 2014 Master Plan Zoning: B2 with Plot Ratio 2.5

The subject property is strategically located along Kian Teck Road and is easily accessible via the PIE and AYE. It is approximately 5 minutes’ drive from Pioneer and Joo Koon MRT Station, Joo Koon bus interchange and Fairprice Hub.

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17 Joo Koon Way

A PROMINENT DUAL FRONTAGE SINGLE STOREY JTC DETACHED FACTORY WITH MEZZANINE LEVEL

The property is strategically located at the junction of Joo Koon Way and Joo Koon Circle. It is easily accessible via the PIE and AYE. It is approximately 5 minutes’ drive from Joo Koon and Gul Circle MRT stations, Joo Koon bus interchange and Fairprice Hub.

17 JOO KOON WAY, D22
FOR SALE

- Tenure: JTC Leasehold 18 years (wef 2014)
- Land Area: Approx. 74,981
- Gross Floor Area: 37,507 sq ft
- 2014 Master Plan Zoning: B2 with Plot Ratio 1.4

Alvin Teng (CEA Reg No: R002950I)
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33 Gul Drive

33 GUL DRIVE, D22
FOR SALE

A JTC STANDARD S1 SINGLE STOREY SEMI-DETACHED FACTORY WITH MEZZANINE LEVEL, MEZZANINE EXTENSION AND 1-STOREY REAR EXTENSION

- Tenure: JTC Leasehold 27 years and 9 months (wef 2012)
- Land Area: Approx. 41,230 sq ft
- Gross Floor Area: 38,586 sq ft
- 2014 Master Plan Zoning: B2 with Plot Ratio 1.4

The subject property is strategically located at Gul Drive. It is about 5 minutes' drive from Gul Circle MRT station and easily accessible via AYE and PIE.

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7 Gul Lane

A JTC DETACHED FACTORY WITH MEZZANINE OFFICE, A REAR EXTENSION & FOUR OVERHEAD CRANES

The property is strategically located along Gul Lane, at the western part of Singapore. It is a 4-minute drive from Gul Circle MRT Station, accessibility is convenient via the AYE and PIE.

7 GUL LANE, D22
FOR SALE

- Tenure: JTC Leasehold 30+30 years (wef 1981)
- Land Area: Approx. 68,278 sq ft
- Gross Floor Area: Approx. 41,455 sq ft
- 2014 Master Plan Zoning: B2 with 1.4 plot ratio

Ng Ee Kiat (CEA Reg No: R002972Z)
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Laguna Park

LAGUNA PARK, D15
FOR SALE

Laguna Park is a 99-year leasehold private residential estate comprising seven residential blocks of 506 apartment units, 10 penthouses and 12 commercial units, and has a site area of 62,197.25 sq m (approx. 669,484 sq ft). The site is largely regular and enjoys dual frontage onto Marine Parade Road and Siglap Link.

Major arterial roads as well as expressways such as Marine Parade Road, East Coast Road, and East Coast Parkway (ECP) provide seamless connectivity to other parts of Singapore. The site is also a brisk 15-minute drive to the Central Business District and Changi International Airport. Owners can enjoy a leisurely walk along Siglap Link Park towards Upper East Coast Road for grocery shopping at the supermarket, or be spoilt by a wide variety of dining options that the area offers. The upcoming Siglap MRT Station, situated at the door step of Laguna Park, will enhance the connectivity of the site when it is completed in 2023. East Coast Park, which offers a wide array of sporting, dining and recreational activities, is accessible via an underpass adjoining the site.

RESIDENTIAL REDEVELOPMENT OPPORTUNITY WITH PANORAMIC UNBLOCKED SEA VIEW

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Ian Loh (CEA Reg No: R027865G)
8838 3288 • 6228 6823
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- Site Area: Approx. 62,197.25 sq m / 669,484 sq ft
- 2014 Master Plan Zoning: Residential, with Gross Plot Ratio 2.8
Elizabeth Towers

MOUNT ELIZABETH, D09
FOR SALE

TROPHY RESIDENTIAL REDEVELOPMENT OPPORTUNITY

Elizabeth Towers is a freehold residential development comprising 2 blocks of 80 apartments. The development has a site area of 5,046.3 sq m (approx. 54,318 sq ft).

Elizabeth Towers is located along Mount Elizabeth, right in the heart of the Orchard Road shopping belt. It is less than 200 metres’ walk to Paragon and Mount Elizabeth Hospital (Orchard). The site is easily accessible via Cairnhill Road and is close to amenities along Orchard Road. Easy transportation facilities include Orchard MRT station, which is approximately 500 metres walking distance from the development.

- Tenure: Freehold
- Site Area: Approx. 5,046.3 sq m / 54,318 sq ft
- Existing Gross Floor Area: Approx. 23,452.286 sq m / 252,438 sq ft

Marvelle Wong (CEA Reg No: R055510C)
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Ian Loh (CEA Reg No: R027865G)
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Chancery Esquire

FREEHOLD RESIDENTIAL REDEVELOPMENT OPPORTUNITY

Chancery Esquire is a residential development comprising 31 residential apartment units with sizes ranging from 84 sq m to 158 sq m. The development has a site area of 2,696.3 sq m (approx. 29,023 sq ft).

Chancery Esquire is located on Chancery Lane across from Anglo-Chinese School (Baker Road) and Anglo-Chinese School (Primary). The immediate surrounding is predominantly residential, comprising landed homes and private residential condominiums. It is easily accessible via expressways and major arterial roads such as the Pan Island Expressway (PIE), Dunearn Road and Bukit Timah Road. Newton MRT Interchange is within 500 metres from Chancery Esquire.

- Tenure: Freehold
- Site Area: Approx. 2,696.3 sq m / 29,023 sq ft
- Existing Gross Floor Area: Approx. 4,476.87 sq m / 48,189 sq ft

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Ian Loh (CEA Reg No: R027865G)
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Sutton Place

FARRER ROAD, D10
FOR SALE

Sutton Place is a freehold, 5-storey residential development comprising 44 apartment units, and has a site area of 8,657 sq m (approx. 93,183 sq ft). Under the 2014 Master Plan, the site is zoned “Residential” with an allowable plot ratio of 1.6. The site is elevated, and away from vehicular traffic.

The subject site is within 600 metres from Farrer Road MRT station (Circle Line). Popular schools in the vicinity include Nanyang Primary School (within 1 km) and Raffles Girls’ Primary School (within 2 km).

- Tenure : Freehold
- Site Area : Approx. 8,657 sq m / 93,183 sq ft
- 2014 Master Plan Zoning : Residential, with Gross Plot Ratio 1.6

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Fragrant Gardens

UPPER PAYA LEBAR ROAD, D19
FOR SALE

Fragrant Gardens is a residential development comprising 37 residential apartment units with sizes ranging from 79 sq m to 199 sq m. The development has a site area of 3,583.8 sq m (approx. 38,576 sq ft). Under the 2014 Master Plan, the site is zoned “Residential” with a plot ratio of 1.4.

Fragrant Gardens is located at Upper Paya Lebar Road, with its surroundings consisting of low-rise apartments and landed homes. The site is less than 8 minutes’ drive from both Serangoon and Bartley MRT stations.

- Tenure: Freehold
- Site Area: Approx. 3,583.8 sq m / 38,576 sq ft
- Master Plan 2014: Residential, with a Gross Plot Ratio of 1.4
PREMIER OFFICE TOWER
INVESTMENT OPPORTUNITY

Knight Frank is exclusively mandated to sell the Class A, LEED Platinum, multi-tenant, 41-storey office tower located in the core of Downtown Seattle's CBD.

- Rentable Area: 541,190 sq ft
- 93% leased to a diverse roster of ±42 tenants across a broad spectrum of industries including technology software, law, internet services, insurance and healthcare, among others
- WAULT of 6 years and upside from in place rents that are currently 21% below market
- A transformative $4.6M lobby renovation to both the Fourth and Fifth Avenue entrances in December 2017, serves as a catalyst for significant rental appreciation and bolstering the asset’s competitive position within the Seattle CBD’s Class A office market
LANDMARK RESIDENTIAL DEVELOPMENT OPPORTUNITY

Park Modern represents an exceptional opportunity to acquire a prime freehold site and deliver a landmark building overlooking London's most famous Royal Park.

- Circa 0.4 acres of park side land between Queensway and Inverness Terrace on Bayswater Road with uninterrupted views south across the Royal Park.
- Planning permission granted for 55 residential apartments above retail and a large spa and leisure facility with views south over Kensington Gardens.
- Approximately 99,600 sq ft (NSA) of residential, c.8,000 sq ft (NIA) of retail (A1/A3) and 22,780 sq ft (NIA) of leisure (D2).
- A further 2,300 sq ft (NSA) of residential is provided via 2 mews houses to the rear.
- Approximately 176,000 sq ft (GIA).

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Film House

LONDON W1, UNITED KINGDOM
FOR SALE

Film House represents an opportunity to own over half an acre of West End real estate and to implement a market leading, ‘lifestyle’ hotel planning consent for 176 bedrooms, rooftop restaurant and bar with 360 degree views across London and ground floor retail / leisure curated by leading London architect, MoreySmith.

- New, modern long leasehold interest for 129 years
- Located 150m to Oxford Street and 130m to the new western entrance to Crossrail at Tottenham Court Road
- Alternatively, potential to refurbish or redevelop into modern office and retail / leisure accommodation. Subject to planning and necessary consents.

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Pegasus Portfolio

UNIQUE INDUSTRIAL PORTFOLIO OPPORTUNITY ACROSS THE UNITED KINGDOM

Knight Frank is pleased to share this unique opportunity to acquire a diverse multi-let industrial portfolio let to over 320 tenants and with asset management opportunities across 37 industrial estates.

- A rent of £7,657,429 per annum, reflecting £3.94 per sq ft on the let accommodation, and representing an excellent opportunity to benefit from rental growth on new lettings and lease renewals.
- WAULT of 2.5 years to first break options and 3.1 years to lease expiry.
- A current vacancy rate of 10.9%, with 133,481 sq ft of the vacant space subject to rental guarantees.
- Low capital value of £53 psf
- The predominately multi-let and diverse nature of the portfolio offers numerous asset management opportunities to increase rental and capital value.

Portfolio Summary

<table>
<thead>
<tr>
<th>Assets</th>
<th>37</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tenure</td>
<td>31 Freehold, 6 Long Leasehold</td>
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<tr>
<td>Tenants</td>
<td>322</td>
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<tr>
<td>Total Area</td>
<td>1,942,297 sq ft</td>
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<tr>
<td>Vacancy Rate</td>
<td>10.9% (210,822 sq ft)*</td>
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<td>Rent</td>
<td>£7,657,429 per annum (£3.94 psf)</td>
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<tr>
<td>ERV</td>
<td>£8,867,360 per annum (£4.57 psf)</td>
</tr>
<tr>
<td>WAULTS (BREAKS)</td>
<td>3.1 years (2.5 years)</td>
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</tbody>
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* 4 of the 37 properties under the portfolio
70 Pitt Street
SYDNEY, AUSTRALIA
FOR SALE

COMMERCIAL OFFICE TOWER AT THE HEART OF SYDNEY’S CBD

70 Pitt Street is a 16-storey commercial office tower located at the heart of Sydney’s CBD and Financial Core Precinct, comprising 13 levels of office accommodation, two levels of sub-ground accommodation, ground and basement level retail.

- 85.31% of Freehold Strata Interest (22 of the 26 lots)
- Strata Area : Approx. 5,060 sq m
- Redevelopment potential for commercial / hotel / residential
- 200 metres to Martin Place Train Station and proposed Metro Station

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240 Margaret Street
BRISBANE, AUSTRALIA
FOR SALE

LANDMARK BRISBANE CBD DEVELOPMENT OPPORTUNITY

Approved for an iconic, 91-storey residential tower, 240 Margaret Street provides a strategic redevelopment holding within the heart of Brisbane’s rapidly evolving Midtown Precinct.

- Site Area : 1,715 sq m
- Gross Floor Area : 88,497 sq m
- Current development approval for 91-storey residential tower comprising 783 apartments, 1,388 sq m ground floor lobby and retail, and 2,604 sq m of communal recreation space

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South Bridge Road

SOUTH BRIDGE ROAD, D01
FOR SALE

PRIME SHOPHOUSE INVESTMENT OPPORTUNITY

The subject property is a 3-storey refurbished conservation shophouse with attic and prominent frontage to South Bridge Road.

- Tenure: 99-year Leasehold
- Land Area: Approx. 117.97 sq m / 1,270 sq ft
- 2014 Master Plan Zoning: Commercial, within Kreta Ayer Conservation Area

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Mary Sai  (CEA Reg No: R027878I)
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Jalan Besar

JALAN BESAR, D08
FOR SALE

ADJOINING CONSERVATION SHOPHOUSE INVESTMENT OPPORTUNITY

The subject property is 4 adjoining 2-storey refurbished conservation shophouses with attics enjoying prominent frontage to Jalan Besar.

- Tenure: 999-year Leasehold
- Land Area: Approx. 310.2 sq m / 3,337 sq ft
- 2014 Master Plan Zoning: Commercial, within Little India Conservation Area

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Sago Street

SAGO STREET, D01
FOR SALE

SHOPHOUSE INVESTMENT OPPORTUNITY

The subject property is a 3-storey refurbished conservation shophouse located off South Bridge Road.

- Tenure: 99-year Leasehold (wef 18 Sep 1991)
- Land Area: Approx. 98.9 sq m / 1,064 sq ft
- 2014 Master Plan Zoning: Commercial, within Kreta Ayer Conservation Area

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Changi Road

CHANGI ROAD, D14
FOR SALE

FREEHOLD ADJOINING SHOPHOUSE INVESTMENT OPPORTUNITY

The subject property consists of two adjoining 2-storey shophouse units with attic and prominent frontage to Geylang Serai Market.

- Tenure: Freehold
- Land Area: Approx. 296.3 sq m / 3,178 sq ft
- 2014 Master Plan Zoning: Commercial and Residential, with Gross Plot Ratio 2.8

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Bukit Timah Plaza
BUKIT TIMAH ROAD, D21
FOR SALE

PRIME F&B SHOP INVESTMENT OPPORTUNITY

The subject property is a strata shop, currently used as a restaurant, located at the basement level of Bukit Timah Plaza.

- Strata Area : Approx. 315 sq m / 3,390 sq ft

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Paya Lebar Square
PAYA LEBAR ROAD, D14
FOR SALE

STRATA OFFICE INVESTMENT OPPORTUNITY

The subject property is a strata office located at Paya Lebar Square, next to Paya Lebar MRT station.

- Tenure : Freehold
- Strata Area : Approx. 47 - 117 sq m / 506 - 1,259 sq ft

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Navigating tomorrow’s workplace

In an age of disruption, the office space leasing decision has become ever-more complex and business critical for occupiers. For office space owners, understanding the new dynamics of demand for office space has never been more important. Increasing workforce mobility due to technology has conversely made people interaction at the workplace even more critical to business outcomes.

At Knight Frank, we bring occupiers professional advice beyond leasing office space as it is the only physical component capable of nurturing organisational collaboration and innovation necessary for competing in an age of unprecedented business change and disruption.

Reaching an informed decision

As organisations respond to nurturing collaborative and innovative outcomes at work, a typography of workplace settings is essential in embodying this transformation.

At Knight Frank, we bring a holistic process in bridging the gaps between the workplace of today and tomorrow balancing costs against needs that support and influences a range of wider strategic considerations such as, productivity, brand promotion, the attraction and retention of talent. The office space decision is increasingly one of strategic importance and more about people than brick and mortar in nurturing successful workplace and business outcomes.

Matching the right spaces

For the office space owner, rent will not be considered in isolation by occupiers such that overall workplace outcomes are compromised.

Apart from efficient floor plates and a conducive workplace environment, having complementary communal amenities and scalability within a building is key to occupiers in navigating tomorrow’s workplace.

At Knight Frank, we understand occupiers and matching the demand for office space perfectly.

FOR MORE INFORMATION, PLEASE CONTACT:

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Executive Director & Head, Office Advisory
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Property Asset Management

Asset Management

Our Asset Management team manages more than 8 million square feet of space spanning 19 properties, encompassing retail malls, offices, industrial buildings and residential complexes. We provide a full suite of services which include leasing and tenant management, facilities management, marketing communications, finance and human resource management across commercial, retail and residential assets. We also offer specialised retail services, including mall repositioning and consultancy, trade and tenant mix and asset enhancement initiatives.

SLA Properties
45 MARONG ROAD

Sembawang Shopping Centre

NTUC Income Properties
INCOME @ TAMPINES

Hillion Mall
Strata Management

For owners of strata titled developments, our Strata Management team provides common area management services, managing estates between the range of 50 to 1,350 units. For property developers, we provide advice on the implications of development plans on maintenance charges and handover services. Owners of strata units who reside overseas, or are trustees, corporations and high-net-worth individuals, engage us for landlord-tenant services, including leasing, re-sale, rent collection and general management.

FOR MORE INFORMATION ON ASSET AND STRATA MANAGEMENT,
PLEASE CONTACT:
6848 5678 • enquiries@kfpam.com.sg
Marina One Residences

21 & 23 MARINA WAY, D01
FOR SALE

GUIDE PRICE :
PRICE ON APPLICATION

AN AWARD-WINNING MASTERPIECE

Marina One is an integrated development that places you on the pulse of Singapore's vibrant Central Business District and beyond. Comprising luxury residences, unique retail offerings and Grade-A offices, Marina One is nestled amongst lush greenery and green parks.

Marina One Residences is seamlessly connected to four MRT lines (North-South, Circle, Downtown and the upcoming Thomson line) and is easily accessible from major expressways. With island-wide connectivity, Marina One Residences is conveniently located to everything you want and possibly need.

- Tenure : 99-year Leasehold
- 1 to 4-Bedroom Apartments & Penthouses
- 657 sq ft - 8,708 sq ft
- Total Units : 1,042
- Developed by : M+S Pte Ltd

Teddy Ng  (CEA Reg No: R006630G)
9030 4603 • teddy.ng@sg.knightfrank.com

GUIDE PRICE :
PRICE ON APPLICATION

21 & 23 MARINA WAY, D01
FOR SALE

AN AWARD-WINNING MASTERPIECE

Marina One is an integrated development that places you on the pulse of Singapore's vibrant Central Business District and beyond. Comprising luxury residences, unique retail offerings and Grade-A offices, Marina One is nestled amongst lush greenery and green parks.

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GUIDE PRICE :
PRICE ON APPLICATION

21 & 23 MARINA WAY, D01
FOR SALE

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- 657 sq ft - 8,708 sq ft
- Total Units : 1,042
- Developed by : M+S Pte Ltd

Teddy Ng  (CEA Reg No: R006630G)
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Artra

ALEXANDRA VIEW, D03
FOR SALE

GUIDE PRICE :
2-BR + STUDY FROM SGD 1,595,700

Artra at Alexandra is a new mixed development by FEC Skyline at Alexandra View. Comprising commercial units on the 1st floor together with a supermarket and residential units, residents are well pampered with the ultimate conveniences. Shop, live and buy groceries with everything under one roof.

- Tenure : 99-year Leasehold
- 2-Bedroom + Study, 3-Bedroom,
  3-Bedroom + Study, 5-Bedroom
- Size : 786 sq ft - 2,583 sq ft
- Total units : 400
- TOP Date : March 2020
- Developed by : FEC Skyline Pte Ltd

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Queens Peak

DUNDEE ROAD, D03
For Sale

GUIDE PRICE :
3-BR FROM SGD 1,627,000

Perfectly positioned in a highly sought after area due to its proximity to the city and CBD, Queens Peak is one of the long awaited residential developments amongst homebuyers and property investors. The development is blessed with excellent connectivity, has plenty of educational institutions in the area and enjoys the distinct character and tranquility of Queenstown. For the health conscious and nature lovers, there is also a lot to look forward to. Hortpark, Singapore Botanic Gardens, Delta Sports Complex, Queenstown Stadium are located within a distance of less than 2 km.

- Tenure : 99-year Leasehold
- 1 to 5-Bedroom Apartments & Penthouses
- 431 sq ft - 4,768 sq ft
- Total units : 736
- Developed by : HY Realty (Dundee) Pte Ltd
- Directly connected to Queenstown MRT station

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Twin VEW

WEST COAST VALE, D05
FOR SALE

GUIDE PRICE :
4-BR + STUDY FROM SGD 1,864,000

Two modern, 36-storey towers in clean lines and generous use of glass fenestration rise to form timeless and chic architecture by the river edge, amidst lush greenery. Within the landscape spaces are calming cascading contours inspired by rice paddy fields, offering residents endless indulgence of wellness and relaxation. The rejuvenating swimming pool, gymnasium, dining pavilions and the dining villas are well positioned towards the splendid Pandan River, capturing precious moments of residents and their time shared with loved ones.

- Tenure: 99-year Leasehold
- 1 to 4-Bedroom Apartments & Penthouses
- Size: 484 sq ft - 2,088 sq ft
- Total units: 520
- Developed by: CSC Land Group (Singapore) Pte Ltd

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Reignwood Hamilton Scotts

37 SCOTTS ROAD, D09
FOR SALE

GUIDE PRICE :
PRICE ON APPLICATION

Awarded the best residential high rise development by the International Property Awards, Reignwood Hamilton Scotts is an iconic apartment with en-suite elevated sky garages that welcome your arrival with your very own car porch in the sky and a spectacular view of the lush greens at the conserved Goodwood Hills. The distinctive residence invites you to lounge in the subtleties of sublime luxury, with the glitz and glamour of Orchard Road along with the pulse of the city right at your doorstep.

- Tenure : Freehold
- 3-Bedroom Apartments & Penthouses
- Size : 2,756 sq ft – 6,975 sq ft
- Total Units : 56
- Developed by : Sardinia Properties Pte Ltd

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M5

JALAN MUTIARA, D10
FOR SALE

GUIDE PRICE :
PRICE ON APPLICATION

Cradled in the heart of the city, M5 is surrounded by commercial hubs and hipster hotspots. Encircled by a dense transport network, M5 is a few minutes’ drive to Orchard Road, Singapore’s premier shopping belt. Also a stone’s throw away from many prestigious educational institutions and suburban malls, M5 is the perfect location to live, work and play.

- Tenure : Freehold
- 1 to 2-Bedroom Units & Penthouses
- Size : 441 sq ft - 1,474 sq ft
- Total units : 33
- Developed by : TTH Development Pte Ltd (an Amara Group company)

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A five-storey boutique residence, 10 Evelyn is designed by acclaimed architect Mok Wei Wei and developed by the award-winning hospitality and lifestyle group, Amara Holdings Limited. The development is located on Evelyn Road — a stone's throw away from the bustle of Orchard Road, Novena and Bukit Timah, and within reach of several top primary and secondary schools and some of Singapore's best healthcare services.

10 Evelyn is designed to offer residents the intimacy and lush tranquility of a village, with seamless connectivity and exquisite modern touches of luxury living.

- Tenure: Freehold
- 1 to 2-Bedroom Apartments & 3-Br Penthouses
- 495 sq ft - 1,432 sq ft
- Total Units: 56
- Developed by: Creative Investments Pte Ltd (Amara Holdings)

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Paya Lebar Quarter, Singapore's most progressive city precinct located at the heart of the URA's urban regeneration masterplan for Paya Lebar. Three world-class office towers offering exclusive 429-unit premier residences, next generation workspaces and more than 200 retailers with indoor and alfresco dining experiences sit amidst lush green, connected spaces. Directly linked to Paya Lebar MRT station, the interchange of the East-West Line and Circle Line, it will be the closest commercial hub to the CBD, with superb transport connections across Singapore.

- Tenure : 99-year Leasehold
- 1 to 3-Bedroom Premium
- Size : 474 sq ft - 1,367 sq ft
- Total units : 429
- TOP Date : 31 December 2020
- Developed by : Lendlease

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Affinity at Serangoon

SERANGOON NORTH AVENUE 1, D19
FOR SALE

GUIDE PRICE :
1-BR FROM SGD 781,000

Affinity at Serangoon is conveniently located next to one of Singaporean's most identifiable addresses, Serangoon Gardens. The 14-storey high, 1,052-unit development offers magnificent unblocked views of Serangoon's landed housing enclave, and offers 88 unique facilities and 5 retail shops within its compound. There is a variety of housing options, ranging from 1 to 4 bedroom type condominium units and 40 exclusive strata landed houses.

- Tenure : 99-year Leasehold
- 1 to 4-Bedroom Apartments, Penthouses & Strata Landed Houses
- Size : 474 sq ft - 2,357 sq ft
- Total units : 1,052 & 5 Retail Shops

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Sky Habitat

BISHAN STREET 15, D20
FOR SALE

GUIDE PRICE :
4-BR PENTHOUSE FROM SGD 4,164,000

Rising to the skies from Singapore's liveliest urban centre, Sky Habitat is a high-rise apartment but in many ways, also a home. Each unit boasts a private garden or outdoor space that opens up to the sky. When regarded collectively, the units are reminiscent of idyllic houses terraced along Mediterranean hillsides, complete with alleys and walkways linking the community of homes on several levels.

- Tenure : 99-year Leasehold
- 1 to 4-Bedroom Apartments & Penthouses
- 958 sq ft - 3,670 sq ft
- Total Units : 509
- Developed by : CapitaLand Singapore Ltd

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Daintree Residence

TOH TUCK ROAD, D21
FOR SALE

GUIDE PRICE :
4-BR FROM SGD 2,692,000

Sleek and sculptural, the articulated façade of Daintree Residence is reminiscent of the terrain of a quarry, creating a stunning composition that is technically cutting-edge yet naturally elegant. Five storeys in height with just 327 exclusive apartments, linked by a 330-metre-long TreeTop Walk that is teeming with lifestyle facilities to pamper your every need.

- Tenure : 99-year Leasehold
- 1 to 4-Bedroom Apartments
- Size : 538 sq ft - 1,539 sq ft
- Total units : 327
- Developed by : Setia (Bukit Timah) Pte Ltd

Teddy Ng  (CEA Reg No: R006630G)
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Caledonian Road

A HOT NEW ADDRESS FOR THE NEIGHBOURHOOD

London Square Caledonian Road is designed for stylish city living, offering a range of stylish, high specification 1 and 2 bedroom apartments of quality. Excellent connections are a key feature, with the Caledonian Road tube station only 4 minutes’ walk away and Leicester Square a further 10 minutes away. This is an historic area of central London with amazing potential, between the spectacular regeneration zone just north of King’s Cross, and the long-established sought after neighbourhood of Islington. London Square Caledonian Road is in exactly the right place to feel the benefits of both.

- Tenure: 999-year Leasehold
- 1 to 2-Bedrooms Apartments
- Built Up Area: 649 sq ft onwards
- Total Units: 52
- Estimated Completion Date: Q3/Q4 2019
- Developer: London Square

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GUIDE PRICE:
GBP 625,000 ONWARDS

LONDON N7
FOR SALE
Chelsea Creek

WHERE DESIGN MEETS WATERSIDE LIVING

Chelsea Creek is a truly exceptional new quarter of stunning homes set around meandering waterways which flow through the heart of the development. Live in serene luxury, dine waterside at nearby Imperial Wharf and embrace a world of cutting-edge fashion, art and culture, just moments away on the King's Road and Knightsbridge. Discover a unique lifestyle at Fairwater House.

- Tenure : 999-year Leasehold
- 1 to 3-Bedroom Apartments
- Built-up Area : 611 sq ft onwards
- Total Units : 117
- Estimated Completion Date : Q4 2019
- Developer : St George

LONDON SW6
FOR SALE

GUIDE PRICE :
GBP 890,000 ONWARDS

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Hampstead Manor

CONTEMPORARY HOMES WITH TIMELESS, CLASSICAL APPEAL

Located on a leafy road only moments from the centre of Hampstead Village, the outstanding new development Hampstead Manor embraces all of the qualities that have long made NW3 one of the most desirable British postcodes. The 156 distinguished residences at Hampstead Manor range from studio apartments to four bedroom homes. From crisp contemporary apartments to the immaculate conversion of landmark Grade II listed buildings, the skill demonstrated across the whole development makes Hampstead Manor a unique example of British artistry and imagination.

The Hampstead Manor spa and gym is situated in Willoughby. Facilities include swimming pool, sauna, experience shower, spa and gym with a range of contemporary equipment. The development is ideally located, a leafy 15-minute stroll from Hampstead underground station, which provides Northern line services to the centre.

KIDDERPORE AVENUE, LONDON NW3 FOR SALE

GUIDE PRICE:
GBP 740,000 ONWARDS

- Tenure : 999-year Leasehold
- 1, 2 & 3-Bedroom Apartments
- Built-up Area : 526 sq ft onwards
- Total Units : 156
- Estimated Completion Date : Q4 2018
- Developer : Mount Anvil

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Three Waters

MINUTES FROM THE CITY, METRES FROM THE WATER

The Three Waters of Bow Creek, the River Lea and the Limehouse Cut meet in London’s fastest-growing area. Our studio, one, two and three-bedroom homes put you minutes from the City and metres from the water.

Three Waters is zone 2 living with zone 1 journey times. The Tube and DLR are in walking distance, taking you to the latest restaurant or bar, to the can’t-miss-it lecture, to the must-see screening, or to catch that plane. Get to the City and Canary Wharf in as little as 12 minutes. At Three Waters, you can enjoy your city as much as your neighbourhood.

The homes at Three Waters give you cityscapes with headspace – a raised garden, roof terrace and generous private balconies offer views of The City, and with water surrounding the properties, you’ll enjoy triple the tranquillity.

GILLENDER STREET, LONDON E3 FOR SALE

GUIDE PRICE:
GBP 475,592 ONWARDS

- Tenure: 999-year Leasehold
- 1 to 3-Bedroom Apartments
- Built-up Area: 439 sq ft onwards
- Total Units: 307
- Estimated Completion Date: Q1 2022
- Developer: Mount Avril

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Koko Broadbeach

GOLD COAST, QUEENSLAND, AUSTRALIA
FOR SALE

GUIDE PRICE:
AUD 629,900 ONWARDS

COASTAL HEART & URBAN SOUL

Perfectly located just metres away from soothing sands and sparkling waters, Koko epitomises the unique energy and vibrant lifestyle of Gold Coast's premier urban village. Only 250m to the Kurrawa beach, KoKo is a boutique collection of 99 beachside apartments over 31 storeys.

Inspired by the modern luxe of international boutique hotels, Koko takes relaxation to a new level of sophistication. Choose between the sun-drenched pool, lounge areas or yoga lawn and modern gym facilities. Private outdoor entertaining areas above street level offer sky gardens where you can relax and unwind. Living minutes from Broadbeach's world class parks, walking and cycle paths and stunning beaches means nature's playground is at your fingertips. Create your own work life balance at Koko.

- Tenure: Freehold
- 2 to 3-Bedroom Apartments
- Built-up Area: 94 sq m onwards
- Total Units: 99
- Estimated Completion Date: Early 2020
- Developer: Morris Property Group

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Sandbar Burleigh

LIVE ELEGANTLY. LIVE LUXURIOUSLY. LIVE LEISURELY. LIVE BURLEIGH.

Introducing Sandbar - a collection of luxurious two and three bedroom apartments overlooking beautiful Burleigh Beach. With an extensive vista spanning from Coolangatta to Surfers Paradise, Sandbar encompasses breathtaking views of the coast and hinterland.

A selection of 163 apartments across 26 levels, Sandbar is an elegant representation of contemporary style and function. Spacious living areas with floor to ceiling glass invite natural light and subtle ocean breezes, while its neutral, beach-inspired colour palette promotes a calming sense of home.

Featuring an entire level dedicated to recreation, Sandbar offers unrivalled amenities for residents and their guests. A fully equipped gym, yoga deck, residents lounge, covered BBQ area and pool show how life here, is how it’s meant to be.

GUIDE PRICE:
AUD 525,000 ONWARDS

• Tenure : Freehold
• 2 to 3-Bedrooms Apartments
• Built Up Area : 90 sq m onwards
• Total Units: 163
• Estimated Completion Date : Late 2020
• Developer : Morris Property Group

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Sabina Applecross

PERTH, AUSTRALIA
FOR SALE

GUIDE PRICE:
AUD 420,000 ONWARDS

APPLECROSS AFFLUENCE

Colourful, cultured and sophisticated, Applecross is one of Perth's most desirable waterside locations. Sabina Applecross features 173 stylish residences and resort-style amenities with 1-3 bedrooms for sale. Your moment to own this enviable address has arrived - find out what it takes.

- Tenure: Freehold
- 1 to 3-Bedroom Apartments
- Built Up Area: 570 sq ft onwards
- Total Units: 173
- Estimated Completion Date: Early - Mid 2020
- Developer: Finbar Group Limited

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One Barangaroo

SYDNEY, AUSTRALIA
FOR SALE

GUIDE PRICE:
PRICE ON APPLICATION

WE ALL HARBOUR A LITTLE ENVY

Soaring above the Sydney skyline, One Barangaroo takes London architecture, furnishes it with Manhattan interiors, garnishes tastefully with Balinese landscape design and infuses with a global dining precinct par excellence.

Blessed with natural beauty and a gorgeous climate, Sydney has matured wonderfully since the ‘best Olympics ever’ and now boasts a dining, arts and entertainment scene to rival any capital city. The parks, beaches and waterways define Sydney’s outdoor lifestyle, while the proximity to Asia keeps the city connected to the growth engines of the world. In an uncertain world, this city beside the harbour has become the city everyone wants to live in.

- Tenure: 99-year Leasehold
- 2 to 5-Bedrooms Apartments
- Built Up Area: 153 sq m onwards
- Total Units: 82
- Estimated Completion Date: 2020 / 2021
- Developer: Crown Resorts

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200 East 21st Street

GRAMERCY PARK, NEW YORK, USA
FOR SALE

GUIDE PRICE :
USD 1,445,000 ONWARDS

MODERN LIVES & THOUGHTFUL LIVING

200 East 21st Street is the latest addition to Alfa Development’s Green Collection of sustainable properties. Designed by the renowned architects at BKSK, 200 East 21st Street is a striking portrayal of modern architecture and design. The thoughtful integration of green spaces and planted terraces was designed exclusively by Halsted Welles Associates. 200 East 21st Street is an enclave of 67 residences, ranging from one- to four-bedrooms.

- Tenure: Freehold
- 1 to 4-Bedrooms Apartments
- Built Up Area: 713 sq ft onwards
- Total Units: 67
- Estimated Completion Date: Q4 2018
- Developer: Alfa Development

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LIVE AT THE TOP

125 Greenwich Street is a new residential skyscraper designed by world-renowned architect, Rafael Viñoly. This condominium offering includes 273 residences ranging from studios to three-bedroom and penthouse residences, featuring one-of-a-kind interiors by March & White. The crowning triplex of amenities is located on the top three floors, 820 feet into the sky spans dining, entertainment, fitness, pool and spa, each with sweeping views of the New Downtown below.

- Tenure: Freehold
- Studio to 3-Bedroom Apartments
- Built Up Area: 418 sq ft onwards
- Total Units: 273
- Estimated Completion Date: Q2 2019
- Developer: Bizzi & Partners

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242 Broome

LOWER EAST SIDE, MANHATTAN, NEW YORK, USA
FOR SALE

GUIDE PRICE :
USD 1,600,000 ONWARDS

A LEGACY OF NEW BEGINNINGS

242 Broome embodies the latest chapter in the ever-evolving Lower East Side. It provides energy and relevancy for the next generation to continue the centuries-old tradition of building a future in this genuine, enduring neighbourhood. Masterfully conceived and meticulously finished, the residences of 242 Broome balance serenity with modernism. Designed with a twist, the upper floors torque westward to catch the path of the sun for maximum light and dramatic views.

- Tenure : Freehold
- 1 to 3-Bedrooms Apartments
- Built Up Area : 892 sq ft onwards
- Total Units : 55
- Estimated Completion Date : Q2/Q3 2018
- Developer : Delancey Street Associates

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Charlie West

HELL'S KITCHEN, MANHATTAN,
NEW YORK, USA
FOR SALE

GUIDE PRICE :
USD 965,000 ONWARDS

LIVE AT THE TOP

Charlie West is a contemporary addition to Manhattan's historic Hell's Kitchen neighbourhood. Located at 505 West 43rd Street, Charlie West spans the block through to 44th Street and is composed of two 16-storey buildings. Designed by ODA Architects, many of the 123 condominium residences have substantial terraces and balconies commanding skyline views.

- Tenure: Freehold
- Studio to 3-Bedrooms Apartments
- Built Up Area: 505 sq ft onwards
- Total Units: 123
- Estimated Completion Date: Q2 2019
- Developer: El Ad US Holding and MI & Co

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No. 75 Kenmare

LOWER MANHATTAN, NEW YORK, USA
FOR SALE

GUIDE PRICE :
USD 1,695,000 ONWARDS

SOPHISTICATED, WORLDLY, LIVING ON THE EDGE

An urban enclave at the peak of its creative evolution welcomes its newest visionary. The heart of NoLita beats with an unprecedented residence.

The collection of 1 to 4 bedroom residences at 75 Kenmare, born out of the collective vision of Lenny Kravitz’s design firm and architect Andre Kikoski introduces the new look of luxury in the heart of NoLita - a uniquely enigmatic and artistically charged neighborhood in downtown Manhattan, perched at the intersection of four distinct cultural epicenters – SoHo, NoHo, the Lower East Side and Little Italy.

- Tenure : Freehold
- 1 to 4-Bedrooms Apartments
- Built Up Area : 689 sq ft onwards
- Total Units : 38
- Estimated Completion Date : Q1 2019
- Developer : DHA Capital

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No. 1 Charlottenburg

FOR THOSE WHO APPRECIATE THE FINER THINGS IN LIFE

No.1 Charlottenburg is a world-class, waterfront residential development in the heart of the vibrant city of Berlin. Positioned on the banks of the River Spree, No.1 Charlottenburg is located in one of the most sought after districts in Berlin, within walking distance to the famous Tiergarten Park, iconic shopping avenue Ku’damm and Berlin’s most famous concert and opera houses.

The riverfront location provides easy access to the centre of Berlin and is excellently served by the city's main railway stations. The architecture is characterised by an innovative design and simple elegance to provide residents with a refined and tranquil waterside home. The new riverfront scheme will consist of 2 prestigiously designed statement tower buildings and 13 elegant townhouses grouped around a beautifully landscaped green garden which flows to the riverbank.

Tenure : Freehold
1 to 3-Bedrooms Apartments
Built Up Area : 39.3 sq m onwards
Total Units : 272
Estimated Completion Date : Q2 2019
Developer : Cannon & Cannon

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CHARLOTTENBURG, BERLIN, GERMANY
FOR SALE

GUIDE PRICE :
EUR 229,000 ONWARDS
FOR THOSE WHO APPRECIATE THE FINER THINGS IN LIFE

In the vibrant district of Friedrichshain, a whole new world of entertainment, shopping, work-life and lifestyle businesses, hip Berlin start-ups and labels with an international reputation is opening. At the same time, visitors from all over the world are flocking to the East Side Gallery and the surrounding neighbourhoods where the food and nightlife entice with a pure Berlin flair.

Amid the inspiring bustle of the metropolis, around a lovingly landscaped garden courtyard, a pleasant refuge that lends its inhabitants peace and energy for the vibrant life outside its front entrance is emerging. The enduring, timeless elegance of the architecture and the stylish serenity of the materials and surfaces sourced with self-assured taste create this pure reflection of a distinctive residential lifestyle. Each apartment is an expression of a distinctive housing culture. Intelligent floor plans provide an optimal sense of space, carefully chosen materials and selected fittings ensure a stylistically confident appearance.

- Tenure: Freehold
- 1 to 4-Bedrooms Apartments
- Built Up Area: 42.7 sq m onwards
- Total Units: 185
- Estimated Completion Date: Q4 2021
- Developer: PREMIUM Immobilien Deutschland GmbH

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The Royal Atlantis Residences

THE NEW ICONIC RESIDENCES IN DUBAI

Located on The Palm, and adjacent to the iconic Atlantis The Palm Resort, The Royal Atlantis Residences include a selection of two, three, four and five-bedroom homes, Sky courts, Penthouses and Garden Suites. The Royal Atlantis Residences, destined to become a world-renowned address, will be home to only the privileged few. Breathtaking architectural design features contemporary living spaces cantilevered into the Arabian sky. Soaring high above the waters of the Arabian Gulf, The Royal Atlantis Residences will stir the senses and marvel the mind. With uninterrupted views towards the ocean or across the waters of The Palm towards the Dubai skyline, these residences will be an unparalleled home for families and an exceptional place where friends and guests will love to stay. Adorned with a wealth of beautiful bespoke interior design, each home is a haven of space and joy.

THE PALM, DUBAI, UNITED ARAB EMIRATES FOR SALE

GUIDE PRICE:
AED 6,995,000 ONWARDS

- Tenure: Freehold
- 2 to 5-Bedrooms Apartments, Penthouses & Garden Suites
- Built Up Area: 1,438 sq ft onwards
- Total Units: 231
- Estimated Completion Date: Q3 2019
- Architecture: Kohn Pedersen Fox (KPF)

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Coral
Private Island in Maldives

NOONU ATOLL, MALDIVES
FOR SALE

GUIDE PRICE :
EUR 5,600,000 ONWARDS

Located a few minutes away from 5-star Maldivian hotels Vella and Cheval Blanc, Coral Island is an 18 hectare private island where you can create the paradise home of your dreams. Build private luxury villas of your fancy, guest and staff houses, a football or a golf course, an on-site restaurant and spa, a fruit garden, or even a harbour that is exclusively your own.

- Long term leased island
- Untouched private island
- Surrounded by crystal clear turquoise waters
- Land Area : 18 hectares
- Enjoy free play build on the island – build recreational amenities and properties on the island to your fancy

Attractive discount can be considered for the purchase of both Coral Island and Crystal Island

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Crystal
Private Island in Maldives

Nearly the size of 60 football fields, Crystal is a virgin, 42-hectare island located 5 minutes away from 5-star hotels St. Regis and Jumeirah Dhevanafushi. Be surrounded by a crystal clear lagoon stretching 1.7 kilometres long, white sandy beaches and breezy coconut palms. Enjoy the liberty of building private residences of any size, guest villas or even houses for staff.

- Long term leased island
- Virgin private island
- Crystal clear lagoon stretching 1.7 kilometres
- Land Area: 42 hectares
- Enjoy free play build on the island – build recreational amenities and properties on the island to your fancy

ATOLL GAADF DHAAL, MADAVELI, MALDIVES
FOR SALE

GUIDE PRICE:
EUR 9,650,000 ONWARDS

Attractive discount can be considered for the purchase of both Coral Island and Crystal Island.

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Yu Kiroro

HOKKAIDO, JAPAN
FOR SALE

GUIDE PRICE :
JPY 74,000,000 ONWARDS

BE A STEP AWAY FROM THE WORLD’S FINEST POWDER SNOW

Yu Kiroro is a truly game changing ski resort development, representing complete immersion in the Kiroro luxury lifestyle – an opportunity to awake to epic powder snow right on your doorstep, or enjoy your own sanctuary retreat whenever you need it.

Yu Kiroro offers owners all the beauty, simplicity and personal attention of Kiroro Resort, balanced with the private seclusion of a home in one of the world’s most remarkable ski destinations.

- Tenure : Freehold
- 1 to 3-Bedrooms Apartments & 2 Penthouses
- Built Up Area : 667 sq ft onwards
- Total Units : 108
- Estimated Completion Date : December 2019
- Developer : Kiroro Resort Holdings Co., Ltd

Louisa Yap (CEA Reg No: R031229D)
8522 7520 • louisa.yap@sg.knightfrank.com
The Maples

NISEKO, JAPAN
FOR SALE

GUIDE PRICE :
PRICE ON APPLICATION

- Tenure : Freehold
- Built-up Area :
  Studio : 34.02 sq m onwards
  2-Bedroom : 68.5 sq m onwards
  3-Bedroom : 102.34 sq m onwards
- Total Units : 69
- Estimated Completion Date : December 2018
- Developer : Keimin Investments Pte Ltd
  (an associate company of Cathay Organisation Pte Ltd)
- Ski in and ski out (Ace Family Run)
- Fully furnished

The Maples situated at the beautiful Hirafu, where it is home to some of the world’s best powder. With a breathtaking view of Mount Yotei, this freehold development will be ideal for families, young professionals and investors looking for a second home within Asia.

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Oxley Convention City

BATAM, INDONESIA
FOR SALE

GUIDE PRICE :
STUDIO FROM IDR 702,888,000 ONWARDS

MAKE YOUR MARK IN THE CITY

Oxley Convention City is an integrated development with a thriving ecosystem including an exclusive hotel, an exciting retail and F&B avenue, a vibrant collection of shop units and three 32-storey towers of luxurious residences.

Strategically located right at the heart of Batam’s thriving financial district, at the junction of Jalan Sei Panas and Jalan Raja H. Fisabilillah, Oxley Convention City is just a stone’s throw away from major banks, such as BNI Bank and OCBC NISP, and mere minutes away from popular destinations, such as the Nagoya shopping and food district.

- Tenure : 35-years HGB (up to 2051)
- Studio, 1 to 3-Bedrooms Apartments & Penthouses
- Area : 272 sq ft – 1,419 sq ft
- Total Units : 1,635
- Developer : Oxley Karya Indo Batam

Calvin Chua (CEA Reg No: R006245Z)
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29A Cornwall Gardens

CORNWALL GARDENS, D10
FOR SALE

GUIDE PRICE :
FROM SGD 33,000,000 ONWARDS

A CHARMING SPANISH STYLE
GOOD CLASS BUNGALOW FOR THE
DISCERNING FEW

- Tenure : Freehold
- Good Class Bungalow
- Land Area : 20,156 sq ft

This luxurious GCB is located in District 10 in Singapore. With a land area of 20,156 sq ft, this GCB consists of 6 bedrooms and 6 bathrooms, a good-sized pool and a spacious car porch that is able to accommodate up to 6 cars.

It is also surrounded by lush greenery that brings about a calm and relaxing condition to live in. Minutes to Holland Village, Orchard Road and prestigious schools.

Linda Chern  (CEA Reg No: R030706A)
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Aperia offers a 3-storey retail and F&B podium integrated with an iconic Business 1 development. It is located at the fringe of CBD and within walking distance to both Lavender and Bendemeer MRT stations.

Aperia is currently undergoing enhancement works (Phase 1 TOP: Q4 2018 and Phase 2 TOP: 2H 2019) and will be a destination of choice for the working community, presenting a whole new range of exciting and experiential concepts which tags alongside value and convenience. Activity-based sports, enrichment and entertainment offerings will re-energize and encourage interaction amongst patrons, while food & beverage options can serve as a source of comfort and as a connecting thread to strengthen and form bonds among family, friends and business partners.

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Knight Frank is the appointed Retail Consultant and Marketing Agent for the retail space at Aperia Mall.
The Brooks I & II @ Springside

Located within a 7-minute walk from the upcoming Springleaf MRT station, The Brooks I and II is a mixed-use development that combines the best of well-designed residential units and retail amenities mix in the landed enclave of the Springside.

Offering an urban lifestyle to residents, there are a total of 34 retail and F&B spaces that will provide the residents in the area with an eclectic choice of shops and eateries.

60 SPRINGSIDE WALK, 25 SPRINGSIDE GREEN, D26 FOR LEASE

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Knight Frank is the appointed Marketing Agent for the retail space at The Brooks.
Quantum Medical

APERIA MALL, KALLANG AVENUE, D12
SUCCESSFULLY LEASED

Quantum Medical Imaging first opened its doors to the public in October 2018 at Aperia Mall. Founded by Dr Lee Su Ann, its unique business model promises to change the local healthcare landscape by providing convenient access to diagnostic imaging. Patients can simply walk-in to consult a doctor, who will then prescribe a scan appropriate to the patient’s concerns. The clinic offers a comprehensive list of MRI, ultrasound, and X-ray exams.

Dr Lee also understands the frustration and anxiety of having to wait hours for a report after an imaging exam. At Quantum, a doctor is immediately available to review the scan images together with the patient after their exam. If necessary, specialist referrals can be made to follow-up on the scan results. The clinic is a 5-minute walk from either Lavender or Bendemeer MRT stations, and a strategic 5-minute drive from Raffles Hospital.

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King of Hot Pot

OASIS TERRACES,
681 PUNGGOL DRIVE / D19
SUCCESSFULLY LEASED

A new hot pot place, King of Hot Pot has arrived at level four of Oasis Terraces in Punggol. This new restaurant stems from the owner’s love of hot pot, a term also known affectionately to some Singaporeans as “battleship”.

The restaurant serves a large variety of ingredients and an extensive list of soup bases to choose from as well as an array of sauces that can also be mixed to your own liking. Besides soup, grilled options are also available for customers.

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Lau Wang Claypot Delights

OASIS TERRACES,
681 PUNGGOL DRIVE / D19
SUCCESSFULLY LEASED

Lau Wang Claypot Delights’ humble beginnings started in 2011 in a coffee shop stall in Yishun. Since then, it has garnered a loyal following by dishing out local favourites inspired by traditional recipes, served piping hot. Emphasis on consistency in taste has been key in its growing popularity.

With years of unwavering success, Lau Wang Claypot Delights decided to reach out to the residents of Punggol, which comprises primarily of young families. Since its opening in Oasis Terraces in June 2018, the casual dining concept has been well received. In addition to the mouth-watering dishes, patrons are actively engaged through various social media platforms.

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Rise & Grind Coffee Co.

OASIS TERRACES,
681 PUNGGOL DRIVE / D19
SUCCESSFULLY LEASED

Rise & Grind Coffee Co.’s first outlet is located at Bukit Timah Plaza, known for its delicious café fare, brunch menu, choice of coffee blends brewed from freshly ground coffee beans and cosy ambience. Since business began in 2015, the café has received favourable reviews from food bloggers, the press and magazines alike.

When the Housing & Development Board decided to curate an array of cafes at Oasis Terraces, the owners of Rise & Grind recognised the opportunity to capture new audiences, and was the first cafe to hop onto the bandwagon after a rigorous tender exercise. Punggol residents now rave about the brunch menu, steak, its wide range of beverages and children-friendly features, amongst others.

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Morettino Cafe

100AM, 100 TRAS STREET, D02
SUCCESSFULLY LEASED

Morettino Cafe serves a wide selection of tasty Italian food, wines and coffee. The menu includes Italian espresso and gourmet coffee, open-faced paninis, authentic pastas and pizzas, burgers, healthy salads, homemade desserts, cakes, and even vegetarian options. A traditional Sicilian cuisine is vibrant in the menu as well as other Italian classics.

Focusing on providing a unique and authentic food, coffee and wine experience in their cozy, chic, modern and charming located at 100 AM mall, their strongest belief is “less is more and simple is good”.

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King of Snacks

FUSIONOPOLIS ONE, D05
SUCCESSFULLY LEASED

Thoughtfully designed with the vibrant community of One North in mind, King of Snacks aims to create a traditional yet stylish look for its retail space. They specialise in retailing a wide range of traditional Singaporean snacks like preserved plums and fruits, crackers and chips, biscuits, old-school candies and gummies. King of Snacks aims to obtain the freshest stocks, best quality and value-for-money products for their customers.

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About the Group

LOCALLY EXPERT, GLOBALLY CONNECTED

Headquartered in London, Knight Frank has 523 offices in 60 markets across the globe, powered by more than 18,000 people. Operating in locations where our clients need us to be, we provide a worldwide service that's locally expert and globally connected.

THERE'S A HUMAN ELEMENT IN THE WORLD OF PROPERTY THAT IS TOO EASILY OVERLOOKED.

Founded in 1940, Knight Frank Singapore is one of the country’s first real estate companies. Backed by a wealth of over 78 years of experience, we are privileged to have been entrusted with multi-million dollar projects across government and private sectors, in both local and international markets.

We believe that inspired teams naturally provide excellent and dedicated client service. Therefore, we've created a workplace where our people's professional and personal well-being is enhanced. The result is that our people are more motivated, ensuring your experience with us is the best that it can be.

We build long-term relationships, which allow us to provide personalised, clear and considered advice on all areas of property in all key markets. We believe in creating and maximising value for our clients through integrated and innovative solutions, ensuring every client is matched to the property that suits their needs best – be it commercial or residential.