

SINGAPORE VIEW

A COLLECTION OF THE FINEST
PROPERTIES & DEVELOPMENTS
NOV 2019 - FEB 2020



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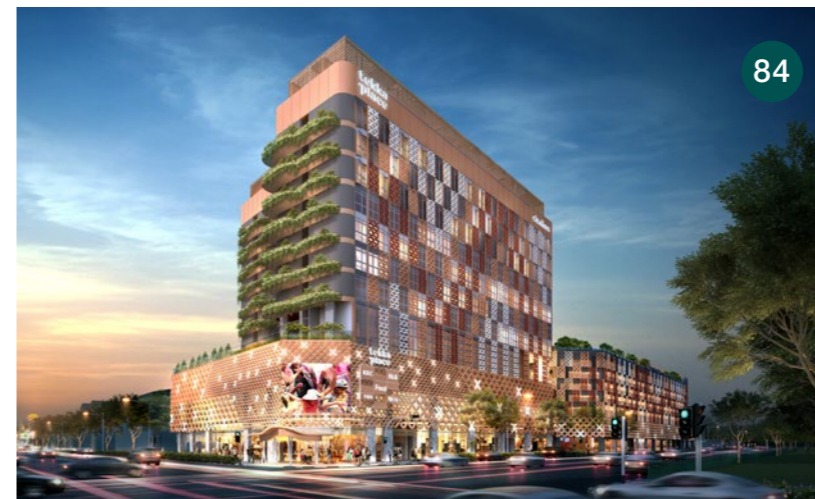
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Welcome



SINGAPORE VIEW
NOV 2019 - FEB 2020

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Uncertainty is the new norm, amid a lack of clarity on how the trade war between China and the United States, Brexit, and escalating tensions in the Middle East will pan out. With business confidence and investments chilled, the global economic outlook continues to deteriorate. Softening sentiments has led to the International Monetary Fund to downgrade its forecast of world economic growth to 3 per cent in October 2019, 0.3 percentage points below its equivalent estimate six months ago.

With the office rental market one of the bright spots despite the weaker economic outlook, Singapore's office buildings have also attracted investor interest. Office occupancy stayed high, due to the lack of new completions of office buildings in the Central Business District and steady demand from multinational companies and start-ups which have been setting up regional offices in Singapore.

The "flight to safety" was also observed in the private residential market. Foreign home purchases have increased, as buyers sought assets for wealth preservation or long-term appreciation. More buyers also moved towards purchasing properties in areas earmarked for future development, to hedge against potential downside risks.

Meanwhile, consumers have become more cautious in their spending, as evidenced by slower retail sales and tourism receipts. Notwithstanding, the limited supply of new prime retail spaces has helped offset downward pressure on rents of choice units. To draw shoppers, malls have introduced more lifestyle concepts and social spaces to improve shopping experiences. Retailers have also begun collaborating with technology companies to curate personalised offerings, to attract consumers.

Still, there remains pockets of opportunity in the Singapore real estate market for investors of different risk appetites. The industrial property market, for instance, offers prospects despite weaker headline statistics of the manufacturing industry. The rolling out of the 5G network will also exponentially increase the data handled by servers, raising the need for more data centres. Additionally, as the food delivery and catering sector expands, demand for central food kitchens and spaces to house them is expected to grow in tandem.

Over the long term, staying ahead of market trends and technology will likely reveal rewarding opportunities to both investors and firms.

Danny Yeo
Executive Chairman
Knight Frank Singapore

Market Research Synopsis

Residential

According to URA statistics, the Property Price Index (PPI) of private residential properties increased by 1.5% quarter-on-quarter (q-o-q) to 150.8 in Q2 2019. The increase in the price index comes after a 0.7% q-o-q decline in Q1 2019. However, it remains premature to conclude whether the uptrend will be sustained over the next two quarters.

A confluence of reasons may have contributed to the higher price index. First, the unveiling of the Draft Master Plan 2019 may have boosted buyers' interest in non-landed properties located in areas earmarked for future development, contributing to a price increase this quarter. Second, given the price gap between buyers and sellers, improvements in prices may be reflecting the sale of choice properties, where buyers were willing to "bridge" the price gap by paying a premium. This phenomenon usually occurs for negotiations over choice properties that are in prime districts. Third, there has been an uptick in foreign buyers since March, which may have supported prices in both the Core Central Region (CCR) and Rest of Central Region (RCR).

Secondary sale transactions in Q2 2019 increased to 1,840 units from 1,623 units in Q1 2019, a 13.4% q-o-q increase. New sales also increased to 2,159 units in Q2 2019, which was a 28.4% q-o-q increase from 1,681 units in Q1 2019.

Looking ahead, we anticipate prices to improve sustainably, supported by demand for new private residential properties in areas earmarked for future development.

OUTLOOK FOR PRIVATE HOME PRICES

Source: URA, Knight Frank Research

MARKET SEGMENT	ACTUAL (AS AT Q2 2019)		PROJECTED
	Q-O-Q CHANGE	Y-O-Y CHANGE	BY END 2019 (Y-O-Y CHANGE)
NON-LANDED ISLAND-WIDE	2.0%	1.4%	-1.0% TO 3.0%
NON-LANDED CCR	2.3%	-0.5%	-1.0% TO 2.0%
NON-LANDED RCR	3.5%	3.3%	-1.0% TO 4.0%
NON-LANDED OCR	0.4%	1.2%	-1.0% TO 3.0%
LANDED HOMES	-0.1%	1.2%	-1.0% TO 2.0%



There has been an uptick in foreign buyers since March which may have supported prices in both the CCR and RCR.

Retail

Average gross rents of prime retail spaces remained largely flat q-o-q in Q2 2019 amid moderated growth in visitor arrivals and weaker retail sales by both local and overseas shoppers. Notwithstanding the weaker spending, rents of prime retail spaces continues to hold for their visibility and strong traffic. As the brick and mortar market continued to face competition from the e-commerce market, the retail market is slowly reaching a new equilibrium. Now, millennial shoppers also prize practicality and comfort over branding of the products.

Overall island-wide prime retail rents remained largely flat q-o-q at S\$30.50 per sq ft per month (psf pm) in Q2 2019. The retail market is reaching a new steady-state on the whole. Rents of prime retail spaces at the Orchard Road remained unchanged at S\$34.50 psf pm in Q2 2019. Tight supply in the precinct, coupled with stable foot fall from locals and tourists helped support prime retail rents in the area. There was no change in prime retail rents in Marina Centre, City Hall and Bugis Precinct in Q2 2019. Healthy shopper traffic in the precinct supported prime rents in the precinct, despite dampened shopper sentiments. Prime retail rents in the City Fringe precinct stood flat at S\$25.60 psf pm in Q2 2019. Malls that served a large residential catchment continued to do well. In Q2 2019, prime rents in suburban malls recorded a slight uptick of 0.1% q-o-q, albeit a y-o-y decline of 0.4%. The uptick reflected the rents of high traffic areas that appealed to F&B retailers.

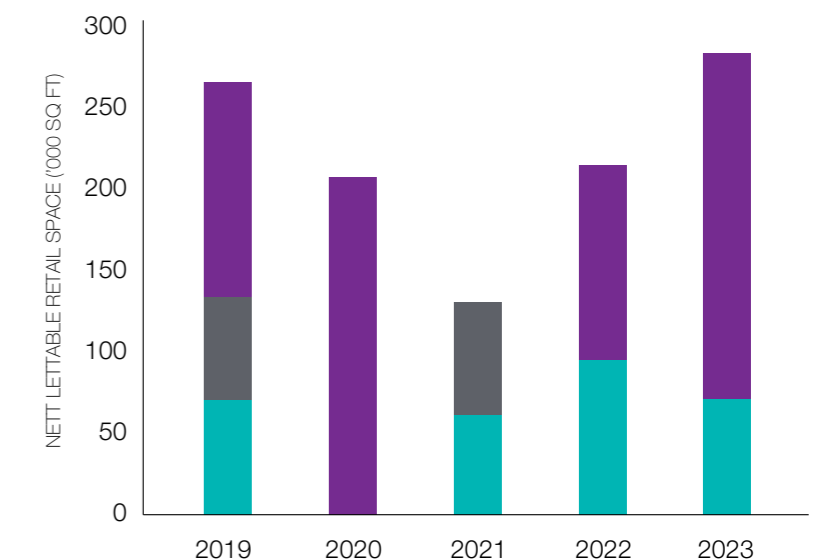


As the brick and mortar market continued to face competition from the e-commerce market, the retail market is slowly reaching a new equilibrium.

UPCOMING RETAIL SUPPLY FROM MAJOR DEVELOPMENTS IN KEY PRECINCTS (Q3 2019 - 2023)

Source: URA, Knight Frank Research
Note: Only retail development(s) of at least 50,000 sqft NLA is included

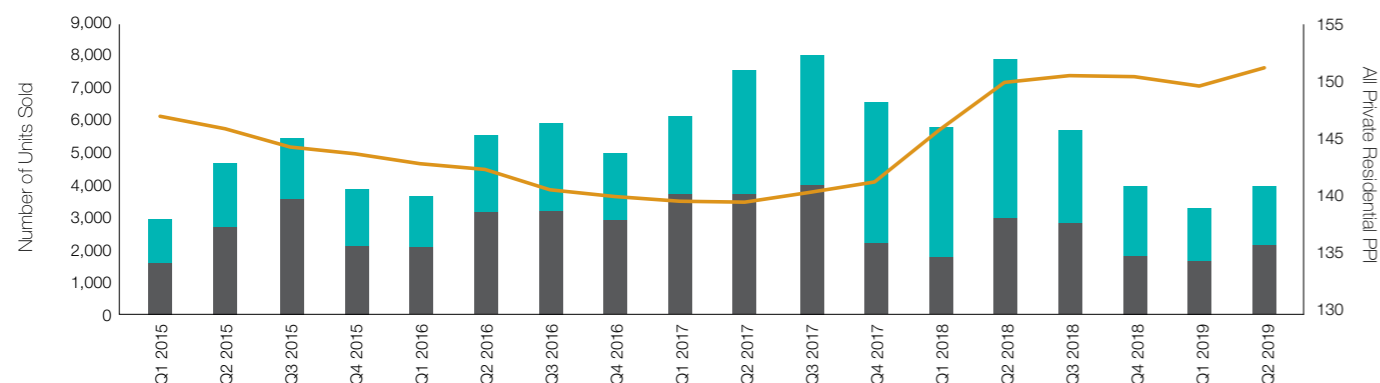
● FRINGE AREA ● DOWNTOWN CORE ● ORCHARD
● REST OF CENTRAL AREA ● SUBURBAN



TOTAL SUPPLY OF PRIVATE HOMES, TOTAL SALES, AND URA PRIVATE RESIDENTIAL PROPERTY PRICE INDEX

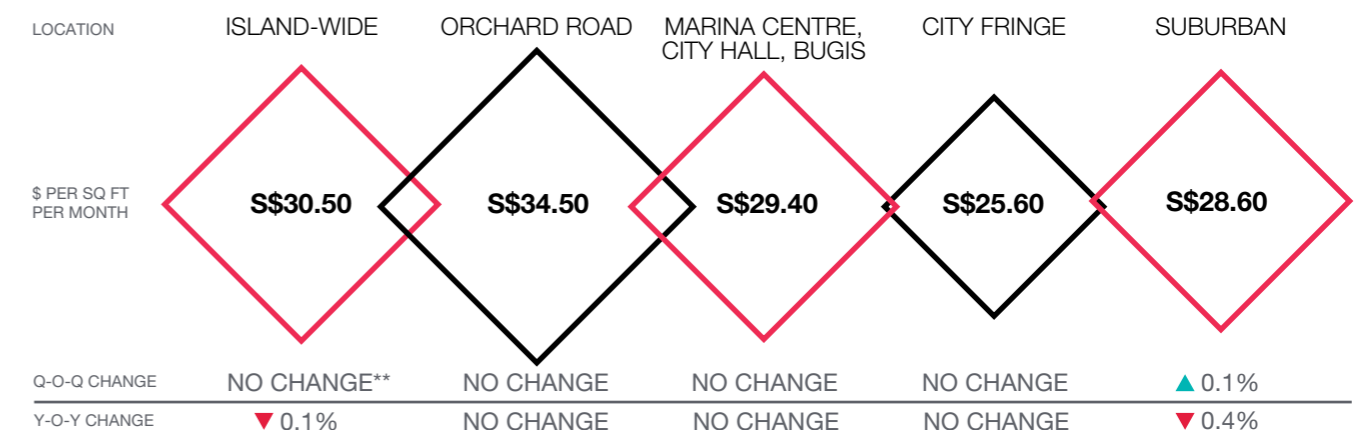
Source: URA, REALIS, Knight Frank Research Note: Transaction volume based on caveats lodged as at 23 June 2019.

● TOTAL UNITS SOLD IN SECONDARY MARKET (LHS) ● TOTAL UNITS SOLD IN PRIMARY MARKET (INCLUDE EC) (LHS)
● ALL PRIVATE RESIDENTIAL PROPERTY PRICE INDEX (INCLUDE EC) (RHS)



AVERAGE GROSS RENTS OF PRIME RETAIL SPACES*, Q2 2019

Source: Knight Frank Research
* Prime spaces refer to rental-yielding units between 350 and 1,500 sq ft with the best frontage, connectivity, footfall and accessibility in a mall which are typically ground level of a retail mall and/or the basement level of a retail mall that is linked to a MRT or bus station. ** Island-wide prime rents moved marginally in Q2 2019



Office

Office rental growth moderated in Q2 2019, on the back of lower net absorption and occupancy levels. The weaker economic outlook resulting mainly from the uncertainties of a protracted trade war contributed to lower growth projections by businesses. The office occupancy rate in the Central Business District (CBD) decreased by 1.8 percentage points q-o-q to 95.7% in Q2 2019. Occupancy for Prime Grade offices in the Raffles Place/Marina Bay Precinct, while supported by underlying demand for quality space, saw a decrease of 0.5 percentage points q-o-q to 96.9%. As the decrease in occupancy was marginal, landlords continued to hold out for higher rents. Therefore, notwithstanding the decline in occupancy, Prime Grade office rents in Raffles Place/Marina Bay precinct increased by 0.5% q-o-q to S\$11.20 psf pm in Q2 2019, but at a slower pace compared to Q1 2019 when rents increased by 1.5% q-o-q. Likewise, Grade A office rents in the Shenton Way/

Robinson Road/Tanjong Pagar precinct increased at a slower pace by 0.4% q-o-q in Q2 2019, compared to the 1.3% q-o-q increase in Q1 2019.

Supply is expected to come on stream progressively from H2 2019. Upcoming developments in 2019 and 2020 include 79 Robinson Road, Afro-Asia-i-Mark and Hub Synergy, which will account for some 1.03 million sq ft of office supply. 79 Robinson Road has secured pre-commitment tenants, with Allianz and EFG bank taking up some 90,000 sq ft of space. Meanwhile, 30 Raffles Place is also in ongoing negotiations with a serviced office provider to lease nine floors totalling 82,500 sq ft within the tower.

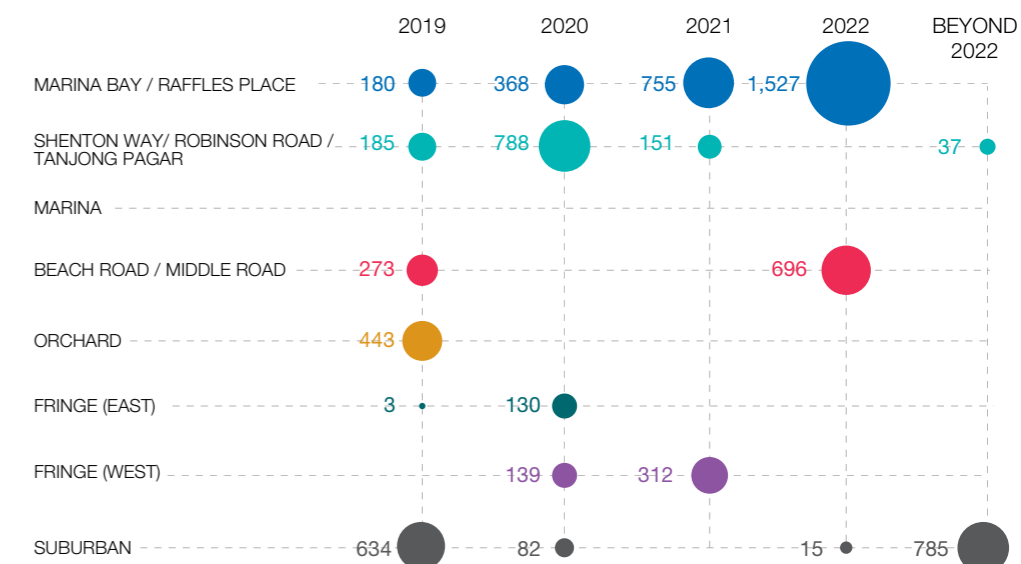
With the slower economic growth, office rents are unlikely to reach an 8-10% increase for the year, as initially expected.



Upcoming developments in 2019 and 2020 include 79 Robinson Road, Afro-Asia-i-Mark and Hub Synergy.

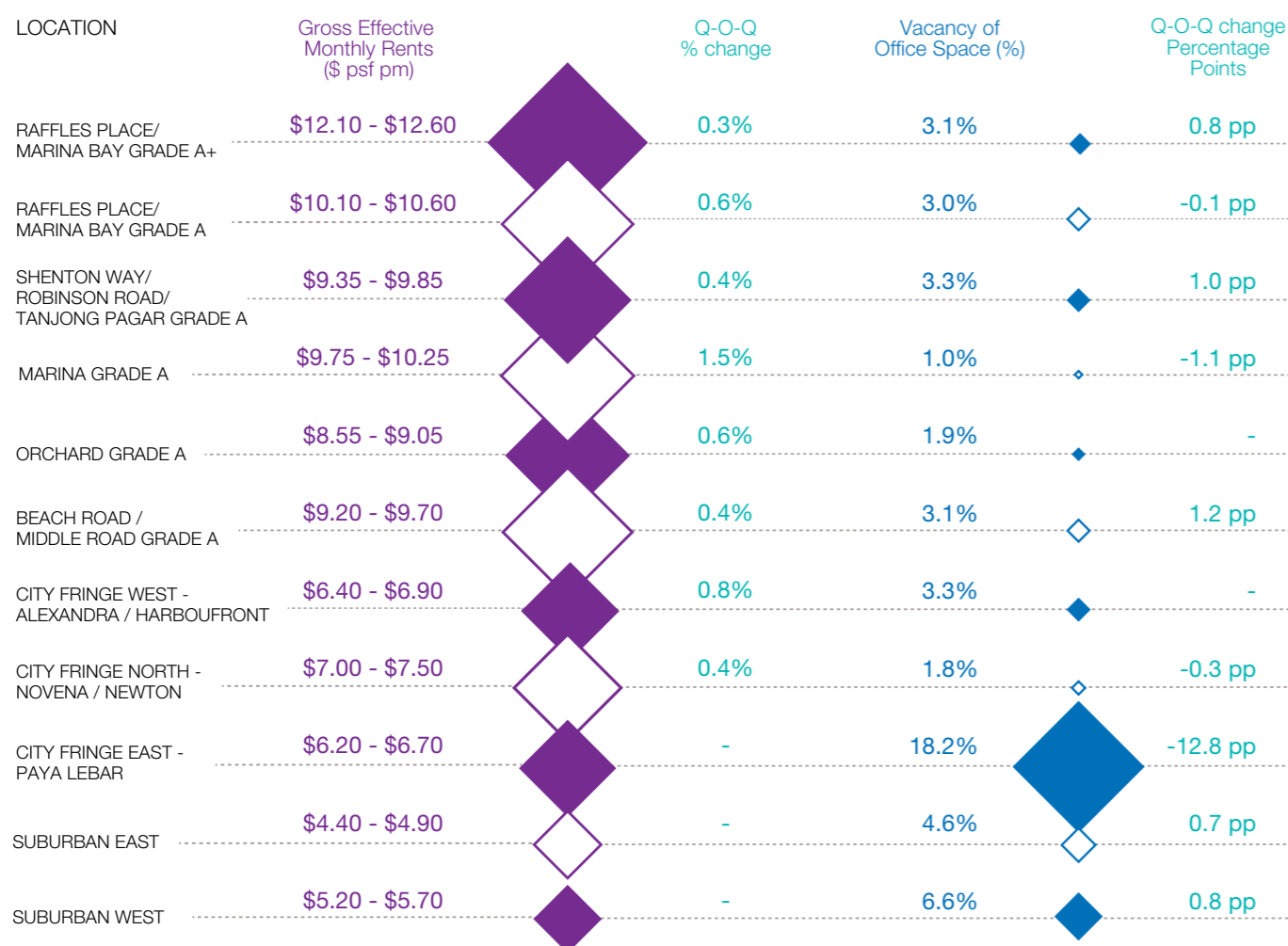
UPCOMING OFFICE SUPPLY ('000 SQ FT GROSS), AS AT Q2 2019

Source: URA (as at Q2 2019), Knight Frank Research



AVERAGE OFFICE RENTALS, BY KEY PRECINCTS IN Q2 2019

Source: Knight Frank Office Advisory
Rents are based on effective gross rents (inclusive of service charge). Rents are based on a lease term of at least three years. Rent estimates are based on leases of whole-floor office space on the mid-floor levels of office properties and taking into the accountant-free period and other concessions. Availability of office space for lease is based on Knight Frank Research's basket of office buildings monitored in each respective precinct.



Industrial

The Ministry of Trade and Industry (MTI) moderated their growth forecast for Singapore from 1.5% to 3.5%, which was announced towards the end of 2018, to between 1.5% to 2.5% in May 2019. This was largely due to uncertainties and downside risks arising from growing geopolitical tensions, Brexit, and slower than expected growth in the Chinese economy.

In Q2 2019, monthly gross rents of industrial properties inched lower by 1.0% q-o-q, amid weaker sentiments in the manufacturing sector. Based on Knight Frank's basket of industrial properties, average rents for island-wide industrial space declined by 1.0% q-o-q to \$1.98 psf pm in Q2 2019. The uncertain external environment, contraction in the electronics sector and moderated economic outlook pressured industrial rents to decline. Notwithstanding the above, the decline in rents was capped by lower new supply in Q1. The y-o-y increase in multiple user factory stock in Q1 2019 was 2.5 million sq ft, which was less than half of the 5.2 million sq ft y-o-y addition

in Q1 2018. The total number of tenancies from April to May 2019 increased 5.2% y-o-y to 1,635 factory units. Warehouse space leasing activities was muted in April and May 2019, as the number of tenancies declined 2.6% y-o-y to 137 warehouse units over the same period.

Demand for industrial spaces is expected to remain soft on the back of an uncertain trade outlook. Knight Frank envisages industrial rents to decline up to 2.0% y-o-y by end 2019. Demand from other non-electronic clusters, such as transport engineering and medical equipment segments, and the lower supply in the pipeline, should keep the rental decline in check. From Q2 2019 to 2023, approximately 50.6 million sq ft of industrial space is expected to be completed. Of these, 13.3 million sq ft of industrial space is slated for completion by end 2019, lower than the 5-year average new completion of 17.0 million sq ft from 2014 to 2018.

AVERAGE MONTHLY GROSS RENTALS FOR CONVENTIONAL INDUSTRIAL SPACE, BY KEY CLUSTERS

Source: JTC (as at 20 June), Knight Frank Research
* Range of rentals are estimated based on the average of minimum and maximum transacted rentals derived. * Only rents of units on upper floors are included

INDUSTRIAL CLUSTER	MONTHLY GROSS RENTALS (UPPER-FLOOR, S\$ PER SQ FT)		Q-O-Q CHANGE
	Q2 2019	Q1 2019	
Kaki Bukit - Ubi - Paya Lebar - Eunos	\$2.10	\$2.11	-0.3%
Macpherson - Tai Seng - Defu	\$1.59	\$1.59	No change
Kallang - Geylang - Bendemeer	\$3.10	\$3.18	-2.6%
Bukit Merah - Alexandra - Jalan Kilang - Pasir Panjang	\$2.71	\$2.69	0.5%
Serangoon - Ang Mo Kio - Lorong Chuan - Toa Payoh - Pemimpin	\$1.81	\$1.82	-0.6%
Clementi - Toh Tuck - Bukit Batok	\$1.56	\$1.59	-2.1%
Pioneer - Tuas	\$1.62	\$1.65	-2.2%
Woodlands - Sembawang - Admiralty - Yishun	\$1.36	\$1.38	-0.7%
Average	\$1.98	\$2.00	-1.0%
Business Park Space (Island-wide)	\$4.34	\$4.32	0.5%

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.

Sentosa-Brani Master Plan

Knight Frank Consultancy is proud to have played a critical role in the newly unveiled Sentosa-Brani Master Plan announced on September 20, 2019.

Led by UK-based architectural consultancy firm Grant Associates, a consortium of consultants came up with a comprehensive blueprint for the two Southern islands to be rolled out in phases over the next two to three decades.

The landmark scheme is anchored by Knight Frank's commercial analysis and financial feasibility study. Our recommendations on the commercial quantum and positioning for hotels and retail spaces formed the economic backbone of the scheme.

The Master Plan features five distinct zones – Vibrant Cluster, Island Heart, Waterfront, Ridgeline, and Beachfront – each delivering unique experiences. The islands' idyllic ridge-to-reef attributes are expected to draw world-class attraction and hospitality players. Enhanced last-mile transport connectivity to and within the islands will further enhance the appeal of this game-changing tourist destination.

The first milestone project Sentosa Sensoryscape, a double-level thoroughfare that will link Resorts World Sentosa in the north to Sentosa's beaches in the south through a multi-sensory experience, will begin construction works in the fourth quarter this year and is slated for completion by 2022.



Artist's impression featuring a bird's eye view (day) of the developments on Sentosa and Pulau Brani, under the Sentosa-Brani Master Plan

Source: Sentosa Development Corporation



Artist's impression of the expanded nature and heritage trails and attractions and rejuvenated beachfront.
Source: Sentosa Development Corporation

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Research

Knight Frank's research covers the breadth and depth of the real estate sector, 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.

The team is committed to providing quality market intelligence that matters 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 79 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 Property Limited** – valuation of Frasers Tower, a 38-storey premium Grade-A office building with net lettable area of approximately 680,000 sq ft.
- **Frasers Hospitality Pte Ltd** – portfolio valuation of two hotels and a serviced residence accommodating a total of 617 guest rooms and 164 apartment units.
- **Keppel DC REIT** – valuation of a 5-storey data centre for acquisition purposes.
- **Datapulse Technology Limited** – valuation of Bay Hotel, a 10-storey hotel with 319 guest rooms, for acquisition purposes.

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.

FOR MORE INFORMATION, PLEASE CONTACT:

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Auction & Sales

Sandy Island

GUIDE PRICE
SGD 11.8 M

SANDY ISLAND / D04
MORTGAGEE SALE

2.5-STOREY DETACHED HOUSE WITH BASEMENT

The subject property offers 18-metre of frontage towards the waterway, and is located on Sandy Island at Sentosa Cove, within a cluster of 18 villas. It is also situated near Quayside Isle, Tanjong Golf Course, Resorts World Sentosa, Tanjong Beach, where amenities, eateries and a supermarket are available. It is within minutes' drive to VivoCity, Harbourfront Centre, Centre Business District, Harbourfront MRT station, and served by the AYE and CTE.

- Tenure : 99-year Leasehold (wef 2007)
- Land Area : Approx. 678.8 sq m / 7,307 sq ft
- Floor Area : Approx. 625 sq m / 6,727 sq ft
- Completed in 2011
- Unique façade
- Internal lift serving all levels
- With private pool and yacht berth

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Coral Island

GUIDE PRICE
SGD 10.5 M

CORAL ISLAND / D04
MORTGAGEE SALE

2-STOREY DETACHED HOUSE WITH ATTIC AND SWIMMING POOL

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, the home is within Sentosa Cove at the eastern shore of Sentosa. It is a short drive to the mainland via a bridge, or can be accessed via public transportation, shuttle bus services or the rail system to and from Harbourfront.

- Tenure : 99-year Leasehold (wef 2005)
- Land Area : Approx. 702 sq m / 7,557 sq ft
- Floor Area : Approx. 808 sq m / 8,697 sq ft
- 4 Ensuite Bedrooms
- Bright & airy property with chair lift installed
- Able to park 3 cars

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3 CENTRAL BOULEVARD / D01
MORTGAGEE SALE

GUIDE PRICE
SGD 4.85 M



Marina Bay Suites

4-BEDROOM APARTMENT WITH BAY VIEW

The subject property is located along Central Boulevard off Raffles Quay, within the city centre. The immediate vicinity comprises commercial developments, and on the north-eastern side sits the Marina Bay Sands Integrated Resort. Accessibility to other parts of Singapore is enhanced by its proximity to Raffles Place MRT station interchange and the Downtown station. Additionally, accessibility to the ECP is just around the corner.

- Tenure : 99-year Leasehold (wef 2007)
- Floor Area : Approx. 249 sq m / 2,680 sq ft
- 4-Bedroom with family area
- TOP : 2013
- Good layout with bay view
- Walking distance to 3 MRT stations

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SIGLAP BANK / D15
MORTGAGEE SALE

GUIDE PRICE
SGD 5.99 M



Siglap Bank

2.5-STOREY DETACHED HOUSE WITH BASEMENT

The subject property is located along Siglap Bank, off Siglap Drive, in the eastern region of Singapore and about 10.4 km from the city centre. Amenities and facilities in the area include clinics, eateries, schools, and malls like Siglap Centre and Siglap V. The locality is well-served by public bus services along Siglap Drive and the property is within walking distance from Kembangan MRT station-approximately 930 meters away. The property is also accessible to other parts of Singapore via the ECP and PIE.

- Tenure : Freehold
- Land Area : Approx. 412 sq m / 4,435 sq ft
- Floor Area : Approx. 530 sq m / 5,712 sq ft
- Unobstructed views
- Exclusive / Quiet residential estate
- Renovation or A&A required

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Realty Park

2.5 STOREY SEMI-DETACHED HOUSE WITH SWIMMING POOL

The subject property is a corner, semi-detached house along Lorong 1 Realty Park, off Upper Serangoon Road. The locality is residential in nature comprising landed housing and private residential developments. Accessibility to other parts of Singapore is enhanced by its proximity to CTE and TPE. Hougang MRT station and Hougang Central are within close proximity. The property is also near Holy Innocents' Primary School and High School.

- Tenure : 999-year Leasehold (wef 1879)
- Land Area : Approx. 470.6 sq m / 5,065 sq ft
- Floor Area : Approx. 281.2 sq m / 3,027 sq ft
- Able to park 3 cars
- Renovated about 5 years ago
- Addition & Alteration works done 10 years ago

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GUIDE PRICE
SGD 4.3 M

2 LORONG 1 REALTY PARK / D19
OWNER SALE



SIGLAP BANK / D15
MORTGAGEE SALE

GUIDE PRICE
SGD 5.99 M



Siglap Bank

2.5-STOREY DETACHED HOUSE WITH BASEMENT

The subject property is located along Siglap Bank, off Siglap Drive, in the eastern region of Singapore and about 10.4 km from the city centre. Amenities and facilities in the area include clinics, eateries, schools, and malls like Siglap Centre and Siglap V. The locality is well-served by public bus services along Siglap Drive and the property is within walking distance from Kembangan MRT station-approximately 930 meters away. The property is also accessible to other parts of Singapore via the ECP and PIE.

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Jalan Hock Chye

2-STOREY SEMI-DETACHED HOUSE

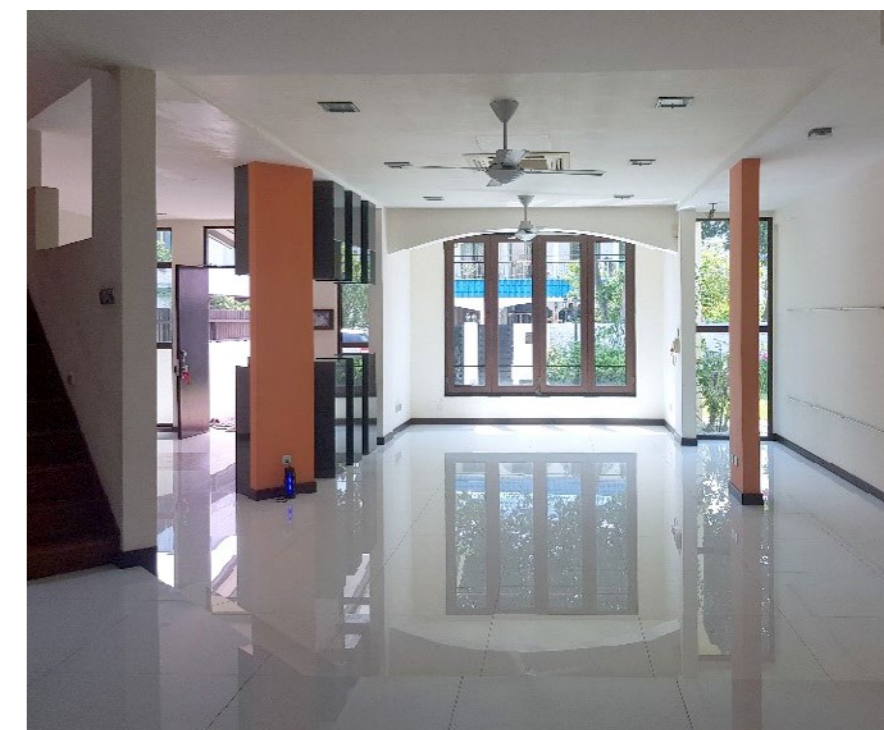
The subject property is conveniently located within minutes' walk (850m) to Kovan MRT station. A heartland mall, food centre and supermarket are within proximity from the property, providing easy access to amenities and F&B establishments. Accessibility is further enhanced by connectivity to the KPE and TPE.

- Tenure : Freehold
- Land Area : Approx. 438 sq m / 4,715 sq ft
- Floor Area : Approx. 396 sq m / 4,263 sq ft
- 5 spacious bedrooms plus helper's room
- Split living and dining area
- Dry and wet kitchen
- Move-in condition with quality finishes

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GUIDE PRICE
SGD 4.3 M

31J JALAN HOCK CHYE / D19
OWNER SALE





Yarwood Avenue, Kilburn Estate

YARWOOD AVENUE / D21
OWNER SALE

GUIDE PRICE
SGD 23 M

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BALINESE STYLED 2-STOREY GCB WITH
BASEMENT AND SWIMMING POOL

The subject property is located along Yarwood Avenue, off Bukit Timah Road / Dunearn Road. The immediate vicinity comprises mainly Good Class Bungalows, landed housing and private residential developments. Educational institutions such as Methodist Girls' School and Ngee Ann Polytechnic are located nearby. Retail facilities, dining establishments and other amenities are available at Sime Darby Centre, KAP and Bukit Timah Plaza. Public transportation is available along Dunearn Road and Bukit Timah Road. Access to other parts of the island is enhanced via proximity to the PIE and BKE. King Albert Park MRT station is also within walking distance.

Site improvements: Driveway / covered car porch / timber pickets / perimeter fencing with controlled main entrance gate / swimming pool / koi pond / outdoor

- Tenure : 999-year Leasehold (wef 1879)
- Land Area: Approx. 1,756.9 sq m / 18,911 sq ft
- Floor Area: Approx. 845.0 sq m / 9,095 sq ft, including covered car porch, balconies, terrace but excluding void, as measured on site and subject to final survey
- 5 bedrooms with attached bathrooms
- Main entrance faces north-west
- Cul-de-sac



Sunrise Avenue

SUNRISE AVENUE / D28
MORTGAGEE SALE

GUIDE PRICE
SGD 1.9 M

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3-STOREY SEMI-DETACHED HOUSE
FACING THE PARK

Shopping amenities are available at the nearby Greenwich V, AMK Hub and The Seletar Mall etc. Schools within a 2km radius include Mayflower Primary School, Anderson Primary School and Jing Shan Primary School. It is also a short bus ride to Ang Mo Kio and Yio Chu Kang MRT stations.

- Tenure : 99-year Leasehold (wef 1995)
- Land Area : Approx. 281.8 sqm / 3,034 sq ft
- 4 spacious ensuite bedrooms
- Tranquil and serene locality
- Unblocked views of the park and playground



Wak Hassan Drive

WAK HASSAN DRIVE / D27
OWNER SALE

GUIDE PRICE
SGD 3.2 M

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3½-STOREY CORNER SEMI DETACHED WITH
ATTIC, LIFT, CAR PORCH AND GARDEN

The property is located off Sembawang Road, well served by developed amenities near Sembawang Town. Retail malls like Sun Plaza and Sembawang Shopping Centre are only a short drive away. Sembawang Park is located right next to the home and is walking distance to the shoreline.

Sembawang MRT station is within proximity and the area connects to the rest of the island via the TPE, SLE, CTE and upcoming North-South Expressway (NSE). The 25km Northern Explorer Park Connector Network is also a stone's throw away and cycling and jogging enthusiasts will be able to enjoy an abundance of amenities in the vicinity.

- Tenure : 99-year Leasehold (wef 2008)
- Land Area: Approx. 433 sq m / 4,660 sq ft
- Floor Area: Approx. 691.3 sq m / 7,442 sq ft
- 4 ensuite bedrooms
- Almost brand new. Not live-in
- Able to park 4 to 5 cars
- Huge master bedroom with walk-in wardrobe
- Walking distance to Sembawang Park and seaside



Gerald Drive

GERALD DRIVE / D28
OWNER SALE

GUIDE PRICE
PRICE ON APPLICATION

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3-STOREY SEMI-DETACHED

The subject property is located in a pleasant residential area with easy access to the CTE. It is within walking distance to a Park Connector and enjoys nice, unblocked green views from all levels of the home.

- Tenure : 999-year Leasehold (wef 1998)
- Land Area : Approx. 386.9 sqm / 4,165 sq ft
- 6 ensuite bedrooms
- High ceiling
- Good layout



Reflections @ Keppel Bay

KEPPEL BAY VIEW / D04
MORTGAGEE SALE

GUIDE PRICE
PRICE ON APPLICATION

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4-BEDROOM APARTMENT WITH MARINA VIEW

Reflections at Keppel Bay comprises of over 1,000 apartment units, 34 penthouses and 1 super penthouse. Communal facilities and a mini-mart are available within the development.

- Tenure : 99-year Leasehold (wef 2006)
- Floor Area : Approx. 358 sq m / 3,854 sq ft
- Corner unit in one of the villa blocks
- Balcony faces North-East and Queen's Dock waterway, surrounded by greenery

Turquoise

3-BEDROOM APARTMENT

The subject property is located within Sentosa Cove, at the eastern shore of Sentosa, an island south of mainland Singapore. It is about five minutes' drive from Harbourfront MRT station, 15 minutes' from the financial district of Raffles Place/Shenton Way and 25 minutes' from Changi International Airport. Accessibility to other parts of Singapore is enhanced by its proximity to major expressways such as the CTE, AYE and ECP.

- Tenure : 99-year Leasehold (wef 2007)
- Floor Area : Approx. 194 sq m / 2,088 sq ft
- Nice layout
- Bay view / Sea view / Pool view
- Seafront resort lifestyle living
- Home-shelter and utility room
- Private lift access
- Tenanted : Till July 2020

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The Coast @ Sentosa

3-BEDROOM PENTHOUSE

The subject property is located within Sentosa Cove, at the eastern shore of Sentosa—an island south of mainland Singapore. The immediate vicinity comprises luxurious condominium developments and a stunning waterfront which has been developed into a modern residential enclave with dining, shopping and yachting facilities.

- Tenure : 99-year Leasehold
- Floor Area : Approx. 323 sq m / 3,477 sq ft
- 10 minutes' drive from Harbourfront MRT station
- Master bedroom & living area facing the sea.
2 other bedrooms facing the marina

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GUIDE PRICE
SGD 2.9 M

51 COVE DRIVE / D04
OWNER SALE



GUIDE PRICE
SGD 5.XX M

278 OCEAN DRIVE / D04
OWNER SALE



59 COVE WAY #08-XX / D04
OWNER SALE

GUIDE PRICE
SGD 9.8 M

Seascope

2-STOREY PENTHOUSE WITH SWIMMING POOL AND PRIVATE LIFT

The subject development is a luxurious waterfront condominium which comprises two 8-storey blocks each with an attic level accommodating a total of 151 units of 3 and 4-bedroom apartments, penthouses and sea villas.

- Tenure : 99-year Leasehold (wef 2007)
- Floor Area : Approx. 384 sq m / 4,134 sq ft
- Tenanted : Till Feb 2020
- TOP : 2011
- Master bedroom with sea views
- 4 ensuite bedrooms
- Designer quality finishes

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204 OCEAN DRIVE #06-XX / D04
OWNER SALE

GUIDE PRICE
FROM SGD 5.5 M

The Berth By The Cove

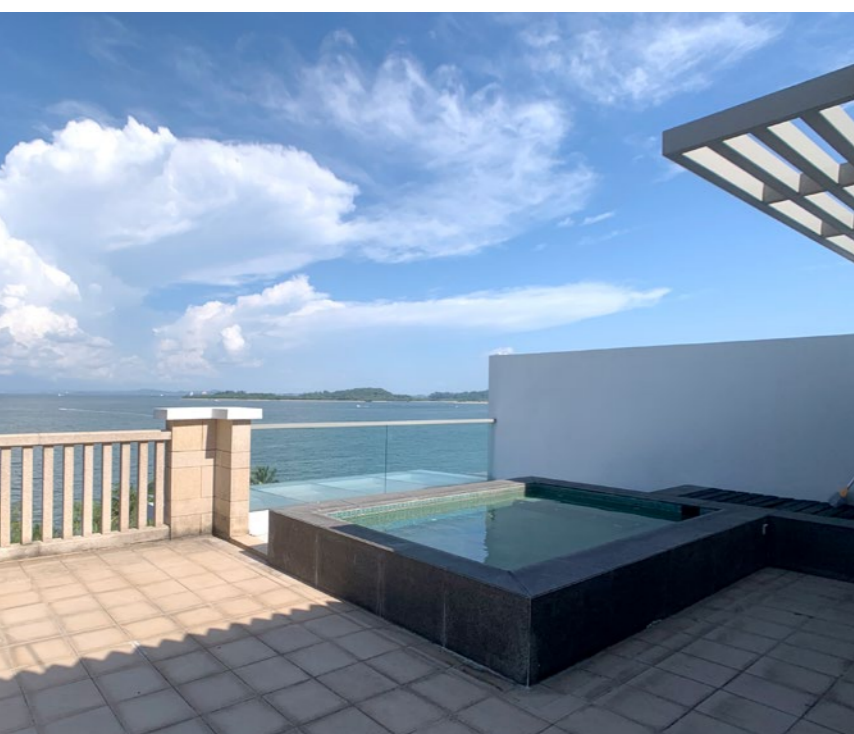
2-STOREY SEA VIEW PENTHOUSE WITH JACUZZI

The subject development is a condominium which comprises 15 blocks of apartments and penthouses accommodating a total of 200 units. Private berths and basement car park lots are provided within the development.

- Tenure : 99-year Leasehold (wef 2007)
- Floor Area : Approx. 308 sq m / 3,315 sq ft
- Tenanted : Till August 2020
- 5 bedrooms, 3 ensuite
- Concierge service
- Waterfront resort style living
- Premium stack
- Private yacht parking

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Helios Residences

CAIRNHILL CIRCLE / D09
MORTGAGEE SALE

GUIDE PRICE
SGD 7.35 M / 12.5 M



3-STOREY PENTHOUSES

Helios Residences is a residential development which comprises two 20-storey blocks with a total of 140 units of apartments and 3 penthouses. It is located at the western side of Cairnhill Circle, off Orchard Road, just outside the traffic-restricted zone of the Central Business District.

- Tenure : Freehold
- TOP : 2011
- Minutes away from Newton MRT station
- Short walk to Anglo Chinese School, ISS International School & Chatsworths International School
- Close proximity to the vibrant Orchard Road shopping belt

#19-XX (4-Bedroom Penthouse)

- Floor Area : Approx. 371 sq m / 3,993 sq ft

#19-XX (5-Bedroom Penthouse)

- Floor Area : Approx. 430 sq m / 4,629 sq ft

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57B DEVONSHIRE ROAD #3X-06 / D09
OWNER SALE

GUIDE PRICE
SGD 3.85 M

The Suites @ Central

3-BEDROOM APARTMENT

The Suites at Central sits on an 80,000 sq ft site with full condominium facilities. It is conveniently located within 5 minutes walking distance to Somerset MRT station and the Orchard Road shopping belt, enjoying a rare combination of exclusivity and accessibility. 111 Somerset is just a 3-minute walk away to a supermarket, cafes and restaurants.

- Tenure : Freehold
- Floor Area : Approx. 134 sq m / 1,442 sq ft
- Fully renovated
- Efficient layout with minimal outdoor space, a proper helper's room, and yard
- Unblocked panoramic views from living room to bedrooms

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11 RIVER VALLEY CLOSE
D09 OWNER SALE

GUIDE PRICE
FROM SGD 4.68 M

Starlight Suites

2+STUDY PENTHOUSE WITH SWIMMING POOL

Starlight Suites is a freehold condominium located in prime District 9, near Singapore's Central Business District. Relish in luxurious warmth every time you return to this urban sanctuary.

- Tenure : Freehold
- Floor Area : Approx. 212 sq m / 2,282 sq ft
- Tastefully designed unit by SuMisura with quality finishes and fittings
- Move-in condition
- Double volume ceiling provides luxurious, lifestyle feel and sense of space
- Walking distance to upcoming Great World MRT station

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Belle Vue Residences

3-BEDROOM DUPLEX PENTHOUSE

The subject property is located at the Oxley-Orchard area, noted for its serenity and family-friendly provisions, yet city-centre location. Approximately 10 minutes' walk to Plaza Singapura and Dhoby Ghaut MRT station, Liang Court & Clarke Quay MRT station. Within 10 minutes' drive to Orchard Road, CBD and Suntec City.

- Tenure : Freehold
- Floor Area : Approx. 330 sq m / 3,552 sq ft
- Spacious
- Newly renovated, move-in condition
- Nicely done up roof terrace with jacuzzi and private garden
- Unblocked views

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GUIDE PRICE
SGD 5.X M

25 OXLEY WALK #05-XX / D09
MORTGAGEE SALE



21 HOLLAND PARK #06-XX / D10
OWNER SALE

GUIDE PRICE
SGD 8.98 M

GUIDE PRICE
SGD 8.98 M

Lien Tower

HIGHLY SOUGHT AFTER 5-BEDROOM APARTMENT

Lien Towers is an exclusive, freehold condominium located in prestigious District 10 near Botanic Gardens and Holland Village. The immediate vicinity comprises mainly landed and private housing. It is in close proximity to the Orchard Road shopping belt with amenities such as supermarkets, restaurants, malls, banks, and entertainment facilities. Both Dempsey area and Botanic Gardens are a short drive away from the development. Educational institutions located nearby include Tanglin Trust School, UWC SEA Dover campus, UniSIM and a host of other educational institutions. Nearby recreational facilities includes the Singapore Island Country Club, Tanglin Club and the American Club.

- Tenure : Freehold
- Floor Area : Approx. 468.9 sq m / 5,048 sq ft
- Rare large floorplate for a single-level apartment
- Lush greenery view

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The Ladyhill

1 LADY HILL ROAD #03-XX / D10
OWNER SALE

GUIDE PRICE
SGD 5.98 M

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4-BEDROOM APARTMENT

The subject property is located at Lady Hill Road, off Orange Grove Road. It is located in a prestigious residential area comprising Good Class Bungalows and several embassies as well as apartment / condominium developments.

- Tenure : Freehold
- Ample parking for residents and visitors
- Locker space available in the basement carpark for additional storage space
- Floor Area : Approx. 211 sqm / 2,271 sq ft
- Vacant possession
- Greenery facing views from living room and bedrooms
- No wastage of space. Minimum outdoor space.
- High quality materials

De Lente

2-BEDROOM APARTMENT

The subject property is located on the north side of Holland Road, approximately midway between the road junctions of Holland Road / Cornwall Gardens and Holland Road / Farrer Road. It is situated less than 10 minutes' drive to the Orchard Road shopping and entertainment district.

- Tenure : Freehold
- Floor Area : Approx. 80 sq m / 861 sq ft
- Ensuite bedrooms
- Walking distance to Holland Village MRT, Holland Village and Anglo-Chinese School (Int'l)

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GUIDE PRICE
SGD 1.13 M

104 HOLLAND ROAD #01-XX / D10
MCST SALE



Ardmore 3

3+1 BEDROOM APARTMENT WITH PRIVATE LIFT

The subject property is located in close proximity to Orchard MRT station, and the Orchard shopping belt where food and amenities are readily available. The development also has direct access to Orchard Road.

- Tenure : Freehold
- Floor Area : Approx. 166 sq m / 1,787 sq ft
- TOP : 2014
- High floor with unblocked views
- Renovated, in good condition
- With high-end Miele Appliances and Sub Zero Fridge
- Ensuite Helper's room

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GUIDE PRICE
SGD 5.53 M

3 ARDMORE PARK #20-XX / D10
MORTGAGEE SALE SALE





St.Regis Residences

33 TANGLIN ROAD #IX-XX / D10
2 UNITS OWNER SALE

GUIDE PRICE
SGD 2,XXX PSF

4-BEDROOM APARTMENT WITH PRIVATE LIFT

The subject property is located at Tanglin Road in District 10, in close proximity to Orchard MRT station and a short drive to Tanglin Shopping Centre and 1 Nassim. It is also close to schools such as River Valley Primary School, Anglo-Chinese Junior School and Raffles Girls' Secondary School. The residence is also accessible via Orchard Road and Holland Road.

- Tenure : 999-year Leasehold (wef 1995)
- Floor Area : Approx. 199 sqm / 2,142 sq ft per unit
- Minutes walk to Orchard MRT station & Tanglin Mall
- Living area facing North-East
- 4 bedrooms with 2 ensembles
- Selling with tenancy

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The Florida

78 HOUGANG AVE 7 / D19
MORTGAGEE SALE

GUIDE PRICE
SGD 988 K

3-BEDROOM APARTMENT WITH POOL VIEW

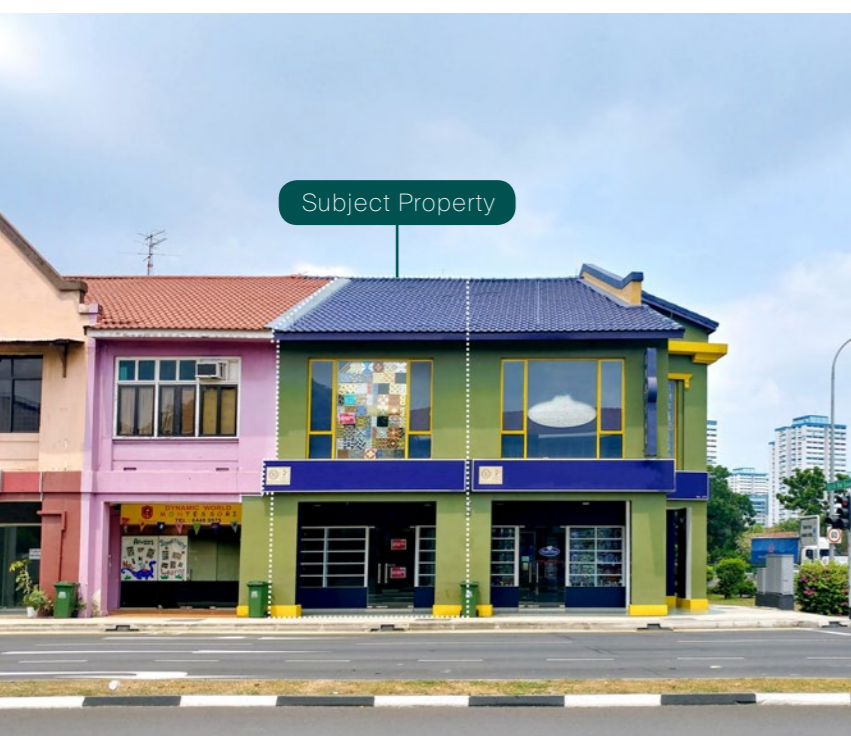
The subject property is about 10 minutes' bus journey to Hougang Central Bus Interchange and MRT station. It is in close proximity to shopping facilities such as Hougang Green Shopping Mall, Hougang Mall, The Midtown and Rivervale Plaza. Schools within a 1 km radius are CHIJ Our Lady Of The Navity and Punggol Primary School. Schools within a 2 km radius include Monfort Junior School and Holy Innocents' Primary School.

- Tenure : 99-year Leasehold (wef 1997)
- Floor Area : Approx. 129 sq m / 1,389 sq ft
- No wastage of space on bay windows
- All bedrooms able to fit queen-sized bed

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2XX EAST COAST ROAD / D15
MORTGAGEE SALE

GUIDE PRICE
SGD 3.2 M



Shophouse @ East Coast Road

2-STOREY CONSERVATION SHOPHOUSE

The subject property prominently fronts East Coast Road, near the junction of Still Road. Sits on a prime location in the vibrant vicinity of East Coast, Katong, Joo Chiat precinct. Nearest MRT stations are the upcoming Marine Parade and Marine Terrace stations.

- Tenure : Freehold
- Land Area : Approx. 125.7 sq m / 1,353 sq ft
- Floor Area : Approx. 211.63 sq m / 2,277 sq ft
- Master Plan Zoning: "Residential With Commercial at 1st storey"
- Within Joo Chiat Conservation in the Secondary Settlements
- To be sold with vacant possession and on an "as is where is" basis

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3XX BEDOK ROAD / D16
OWNER SALE

GUIDE PRICE
FROM SGD 4.1 M



F&B Shophouse @ Bedok Road

2-STOREY SHOPHOUSE WITH INTERNAL AND EXTERNAL STAIRCASE

Formerly rented to a western restaurant, the subject property is located next to East Village, opposite Bedok Market Place. Shop facilities provided include a grease trap, smoke exhaust system, 100amp 3-phase heavy duty system and fire hose.

Residential 2nd storey : 3 Bedrooms, Living/Dining area, Balcony, Kitchen, Bathroom and Toilet. Separate staircase access and rear fire exit.

- Tenure : Freehold
- Land Area : Approx. 167 sq m / 1,799 sq ft
- Floor Area : Approx. 250.8 sq m / 2,700 sq ft
- 2014 Master Plan Zoning : Residential with Commercial at 1st storey
- GST is not payable
- Near Tanah Merah MRT station
- Good footfall – next to eateries and behind bus stop
- Prominent road frontage with public parking available along the service road

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Vertex

B1 LIGHT INDUSTRIAL FACTORY

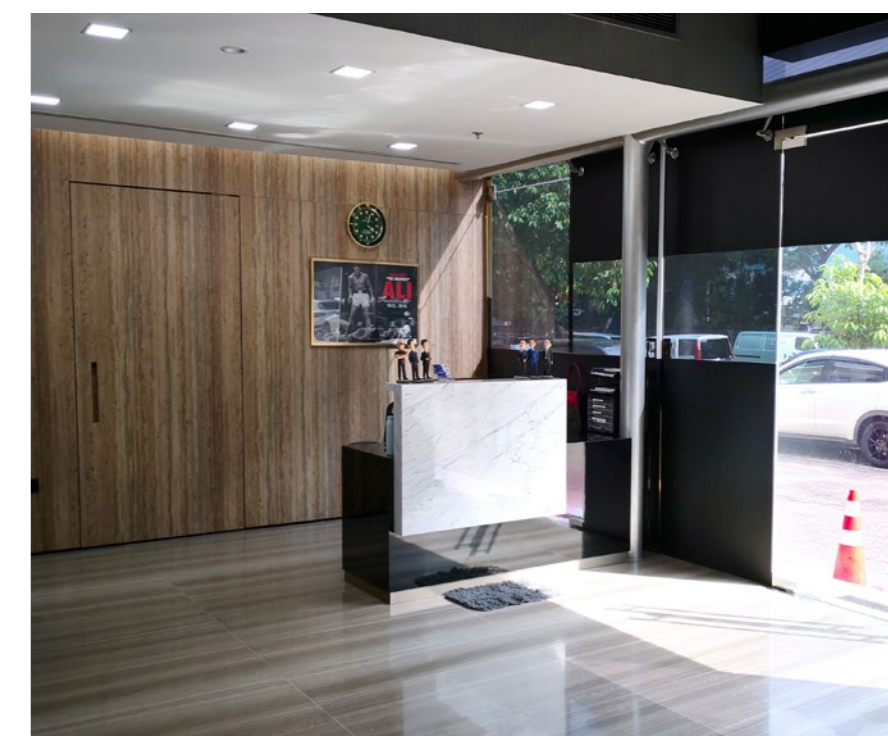
The building is located on the north-western side of Ubi Avenue 3, bounded by Ubi Road 2, Ubi Avenue 4 and Ubi Link, and approximately 10 km from the city centre. The immediate locality is predominated by light industrial uses and is easily accessible to the PIE and ECP. It is also a short distance to 3 MRT stations; Paya Lebar, Tai Seng and Macpherson MRT stations.

- Tenure : 60-year Leasehold (wef 2007)
- Floor Area :
Approx. 283 sq m / 3,046 sq ft – each unit
Approx. 566 sq m / 6,092 sq ft – both unit
- High rental yield at 6%. Rental @ \$17,120/mth
- Can use for Car Showroom and Retail Showroom Cum Warehouse
- Currently fully fitted as office
- Able to park directly cars outside the unit
- Low maintenance fee

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GUIDE PRICE
SGD 3.X M

33 UBI AVE 3 #01-XX/01-XX / D14
OWNER SALE



3XX BEDOK ROAD / D16
OWNER SALE

GUIDE PRICE
FROM SGD 4.1 M

F&B Shophouse @ Bedok Road

2-STOREY SHOPHOUSE WITH INTERNAL AND EXTERNAL STAIRCASE

Formerly rented to a western restaurant, the subject property is located next to East Village, opposite Bedok Market Place. Shop facilities provided include a grease trap, smoke exhaust system, 100amp 3-phase heavy duty system and fire hose.

Residential 2nd storey : 3 Bedrooms, Living/Dining area, Balcony, Kitchen, Bathroom and Toilet. Separate staircase access and rear fire exit.

- Tenure : Freehold
- Land Area : Approx. 167 sq m / 1,799 sq ft
- Floor Area : Approx. 250.8 sq m / 2,700 sq ft
- 2014 Master Plan Zoning : Residential with Commercial at 1st storey
- GST is not payable
- Near Tanah Merah MRT station
- Good footfall – next to eateries and behind bus stop
- Prominent road frontage with public parking available along the service road

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Tuas South Street

JTC DETACHED FACTORY

The subject development comprises of a block of Part 1/Part 3 storey detached factory and a block of Part 1/Part 4 storey detached factory with ancillary workers' dormitory. Public transportation is available along Tuas, along Tuas South Avenue 3 & 9. The subject property is some distance from Tuas Crescent MRT station and within proximity to the AYE and PIE.

- Tenure : 17 years 10 months Leasehold (wef 2013)
- Land Area : Approx. 20,000 sq m / 215,278 sq ft
- Floor Area : Approx. 14,014 sq m / 150,849 sq ft
- Current authorised use for prefabrications / repairs, servicing of marine parts, etc
- Change of usage is subject to approval from JTC
- Land rent payable : \$69,482/mth
- Property tax payable : \$185,200/yr
- Approved for worker dormitory (ancillary) : 96 pax

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GUIDE PRICE
SGD 16-20 M

TUAS SOUTH STREET 15 / D22
RECEIVER SALE





Pandan Road

5X PANDAN ROAD / D22
RECEIVER SALE BY TENDER

GUIDE PRICE
SGD 20-26 M

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PART 4 / PART 5 PURPOSE-BUILT JTC DETACHED FACTORY WITH MEZZANINE LEVELS

The surrounding developments comprise both purpose-built and JTC standard factories. Public transport is readily available along Pandan Road and is within proximity to West Coast Highway and the AYE.

Currently, the property is used for bailing and sorting of recycled materials for export and rewinding, slitting, cutting and perforating of paper. Other industries such as manufacturing of industry machinery, shipbuilding & repairing, may be allowed in selected areas, subject to evaluation by competent authorities.

- Tenure : 25-year Leasehold (wef 2012)
- Land Area : Approx. 6,110 sq m / 65,777 sq ft
- Floor Area : Approx. 15,275 sq m / 164,424 sq ft
- Written permission (Temporary) given by URA for the use as ancillary workers' dormitory (100 pax) till 13 May 2023
- Selling with partial tenancy till April 2020, and on "As-Is-Where-Is" basis
- GST payable
- JTC land rent payable : Approx. \$15,583.8/mth

Industrial

26 Kallang Avenue

6-STOREY LIGHT INDUSTRIAL BUILDING

The subject property enjoys strategic city fringe location along Kallang Avenue. It is approximately 1-minute drive from Lavender MRT station and Kallang MRT station. The subject property is also easily accessible via PIE, KPE, ECP, and Nicoll Highway.

- Tenure : JTC 60-year Leasehold (wef 1990)
- Land Area : Approx. 53,800 sq ft
- Gross Floor Area : Approx. 134,500 sq ft
- 2014 Master Plan Zoning : Business 1 with GPR 2.5
- High ceiling / Floor Loading
- Dual frontage and excellent visibility

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26 KALLANG AVENUE / D12
FOR SALE

GUIDE PRICE
SGD 28-30 M



22 Kallang Avenue

7-STOREY LIGHT INDUSTRIAL BUILDING WITH BASEMENT CARPARK

The subject property is strategically located along Kallang Avenue. It is approximately a 1-minute drive from Lavender MRT station and Kallang MRT station. The subject property is easily accessible via the PIE, KPE and Nicoll Highway.

- Tenure : Freehold
- Land Area : Approx. 18,686 sq ft
- Gross Floor Area : Approx. 68,932 sq ft
- 2014 Master Plan Zoning : Business 1 with GPR 2.5

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22 KALLANG AVENUE / D12
FOR SALE

GUIDE PRICE
SGD 50-55 M





3 Leng Kee Road

3 LENG KEE ROAD / D03
FOR SALE

A PART 1 / PART 2-STOREY CAR SHOWROOM
/ WORKSHOP CUM OFFICE SEMI-BUILDING
BUILDING

The subject property is strategically located at Leng Kee Road and is within 3 minutes' walk to Redhill MRT station and only requires approximate 10 minutes' drive to the AYE and CTE. It is situated within a densely populated area with easy access to labour supply and amenities such as food centres, hotel and retail facilities at Anchorpoint Shopping Centre, IKEA Alexandra, Alexandra Central and Queensway Shopping Centre.

- Tenure : 99-year Leasehold (wef 1953)
- Land Area : Approx. 16,216.89 sq ft
- Gross Floor Area : Approx. 14,778.19 sq ft
- 2014 Master Plan Zoning : Reserve Site

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19 Leng Kee Road

19 LENG KEE ROAD / D03
FOR SALE

A 5-STOREY CAR SHOWROOM-CUM-FACTORY
BUILDING WITH A BASEMENT CARPARK

The subject property is strategically located at Leng Kee Road and is within 3 minutes' walk to Redhill MRT station and only requires approximate 10 minutes' drive to the AYE and CTE. It is situated within a densely populated area with easy access to labour supply and amenities such as food centres, hotel and retail facilities at Anchorpoint Shopping Centre, IKEA Alexandra, Alexandra Central and Queensway Shopping Centre.

- Tenure : 99-year Leasehold (wef 1955)
- Land Area : Approx. 14,617 sq ft
- Gross Floor Area : Approx. 29,028 sq ft
- 2014 Master Plan Zoning : Business 1 with GPR 2.5

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GUIDE PRICE
SGD 28 M9 LOYANG WAY / D17
FOR SALE

9 Loyang Way

5-STOREY INDUSTRIAL BUILDING WITH
DORMITORY AT ROOFTOP

The subject property is strategically located at the junction of Loyang Lane and Loyang Way. It is easily accessible via the TPE and PIE. It has direct access to public transport that is available in front of the building and there is a food court 3 minutes' walk away. Labour supply is readily available from the nearby HDB estates of Pasir Ris and Tampines New Town.

- Tenure : JTC 30-year Leasehold (wef 2018)
- Land Area : Approx. 53,800 sq ft
- Gross Floor Area : Approx. 134,168 sq ft
- 2014 Master Plan Zoning : Business 2 with GPR 2.5
- Approved secondary dormitory (35 pax)

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GUIDE PRICE
SGD 12.8 M9 LOYANG WAY / D17
FOR SALE

28 Loyang Crescent

PART 7-STOREY/ PART 4-STOREY SINGLE
USER FACTORY BUILDING

The subject property is strategically located at the junction of Loyang Crescent and Loyang Link, and is situated within an established industrial development area. Vehicular access to the city and the rest of the island is facilitated by major roads such as Loyang Avenue, as well as the TPE and PIE. Public transport is available along Loyang Crescent and Loyang Way. Pasir Ris MRT station and Bus Interchange is also a short drive away from the subject property.

- Tenure : JTC 26-year Leasehold (wef 2004)
- Land Area : Approx. 63,000 sq ft
- Gross Floor Area : Approx. 159,000 sq ft
- 2014 Master Plan Zoning : Business 2 with GPR 2.5
- **Sale below valuation**

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27 Tuas Avenue 2

TUAS 2-STOREY DETACHED FACTORY

The subject property is excellently located along Tuas Avenue 2, a wide four-lane service road. It is near to public transportation; bus stops and Tuas Crescent MRT station are within walking distance from the property. The property enjoys easy accessibility to other parts of Singapore via major Expressways; namely AYE and PIE. It is also close to the Tuas 2nd Link and Mega Port, providing easy logistics and transportation connection for goods and services.

- Tenure : JTC 30-year Leasehold (wef 2011)
- Land Area : Approx. 84,900 sq ft
- Floor Area : Approx. 61,000 sq ft
- 2014 Master Plan Zoning : Business 2 with GPR 1.4
- High Power : 3,000 KVA
- High Ceiling

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GUIDE PRICE
SGD 12.8 M27 TUAS AVENUE 2 / D22
FOR SALE

24A Woodlands Loop

4-STOREY OFFICE BLOCK WITH A
SINGLE-STOREY WORKSHOP AT REAR

The property is strategically placed along Woodlands Loop, within an established industrial cluster located in the North of Singapore. The area is easily accessible via major roads such as Gambas Avenue and Sembawang Way, as well as the SLE and BKE. The subject property is also within walking distance to nearby bus stops, and is in close proximity to Sembawang and Admiralty MRT stations.

- Tenure : JTC 30+30year Leasehold (wef 2004)
- Land Area : Approx. 49,294 sq ft
- Gross Floor Area : Approx. 52,281 sq ft
- 2014 Master Plan Zoning : Business 2 with GPR 2.5

Ng Ee Kiat (CEA Reg No: R002972Z)
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24A WOODLANDS LOOP / D25
FOR SALEGUIDE PRICE
SGD 12.5 M

GUIDE PRICE 46 LORONG 17 GEYLANG
SGD 1.3 M D14 FOR SALE



Enterprise Industrial Building

FREEHOLD LIGHT INDUSTRIAL
STRATA-TITLED UNIT OFF SIMS AVENUE

The subject property is in a prime location off Sims Avenue, conveniently accessible via major roads and expressways such as the PIE and KPE to other parts of Singapore. Immediate vicinity includes other light industrial buildings and amenities. The locality also offers excellent public transport connectivity, with nearby bus stops and Aljunied MRT station within walking distance.

- Tenure : Freehold
- Unit Floor Area : Approx. 1,797 sq ft
- 2014 Master Plan Zoning: Business 1
- Tenanted
- Fitted with air-conditioning
- Regular shaped layout
- Well-maintained

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42 ALEXANDRA TERRACE / D05
FOR LEASE



Alexandra Terrace

6-STOREY FREEHOLD INDUSTRIAL BUILDING

The subject property is strategically located along Alexandra Terrace, next to Mapletree Business City, within the business park and high tech belt along Pasir Panjang road. Its location is well facilitated by major roads and Expressways such as West Coast Highway, Alexandra Road, as well as the AYE and CTE. The subject property also enjoys close proximity to Pasir Panjang (CC26) and Labrador Park (CC27) MRT stations, and nearby retail/F&B amenities.

- Tenure : Freehold
- Land Area : Approx. 13,600 sq ft
- Gross Floor Area : Approx. 30,475 sq ft
- 2014 Master Plan Zoning: Business 1
- Light industrial that suitable for electronics, e-commerce, IT, storage & distribution

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Investment & Capital Markets



Salus Portfolio

UNITED KINGDOM
FOR SALE

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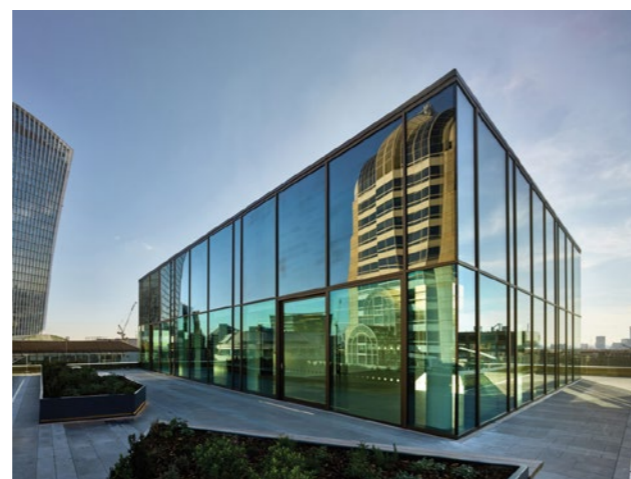
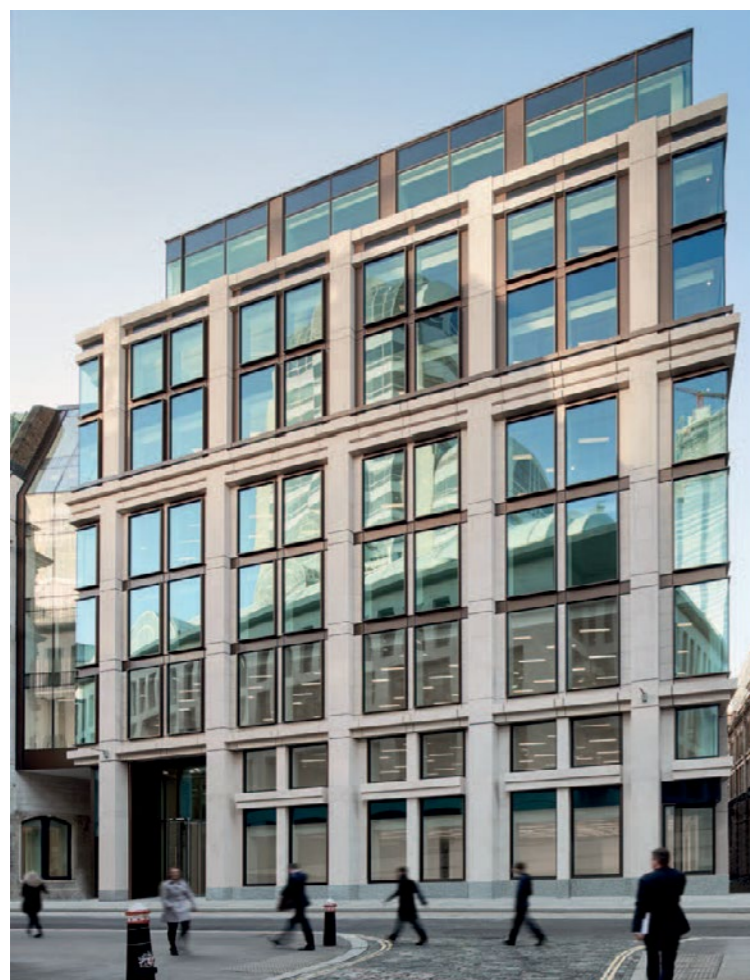
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A PORTFOLIO OF SIX LONG LEASED
BMI PRIVATE HOSPITALS

An investment opportunity to acquire a portfolio of six private hospitals leased to BMI Healthcare Limited, the UK's largest hospital operator. The six private hospitals offered are located in major towns and cities across England; in London, Lancaster, Huddersfield, Birmingham, Lincolnshire and Suffolk.

BMI is the largest provider of independent healthcare in Britain, with a network of 56 hospitals. The company was substantially restructured in December 2018, which included dramatically reducing costs, improving debt facilities and injecting new equity into the estate.

- Tenure : Five Freehold, One Long Leasehold
- Leased to BMI Healthcare Limited, largest provider of independent healthcare in Britain
- Leased on an unexpired terms of 13 years with an option to renew for a further 10 years at the higher passing or open market rent
- The current rent is £7,092,465 per annum (Oct 2018). The rent will be topped up to the projected October 2019 rent of £7,319,424 per annum
- Potential asset management opportunities include lease regear, lease extension or longer term redevelopment of the sites (subject to planning)



30 Lombard Street

LONDON EC3, UNITED KINGDOM
FOR SALE

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A BRAND NEW PRIME CORE CITY OF LONDON OFFICE BUILDING

30 Lombard Street is a brand new, state-of-the-art office building completed in beginning of 2019, comprising a high quality office and ancillary accommodation arranged over basement, lower ground, ground and nine upper floors.

The building is prominently situated on Lombard Street, one of the city's most prestigious streets with a world-renowned heritage steeped in history of global finance.

30 Lombard Street benefits from excellent transport communications, providing fast access across Central London. It lies just 700 metres from the entrance to Liverpool Street station, which will benefit significantly from the arrival of the Elizabeth Line in late 2020.

- Striking brand new, state-of-the-art office development completed in 2019
- 58,585 sq ft (5,442.8 sq m) of high quality office and ancillary accommodation with a stunning terrace on the ninth floor
- Fully leased to St James's Place Wealth Management Group Limited on a new 15-year lease
- Gross rent of £3,780,373 per annum, £65 per sq ft overall



66 Kings Road Park

WEST PERTH, AUSTRALIA
FOR SALE

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WEST PERTH'S FINEST ADDRESS

66 Kings Park Road is a 6-storey, multi-tenanted office building with amenity deck. Constructed in 1989, the building has recently received comprehensive refurbishment.

The building is located at the prestigious Kings Park Road, adjacent to Perth's landmark Kings Park and Botanic Garden, with connectivity to all major freeway networks and within the Perth city free transit zone.

- Freehold
- Net Lettable Area : Approx. 50,623 sq ft
- Fully leased to 12 diversified tenants
- 4 year WALE as at 31 Dec 2019
- Comprehensive \$6,500,000 refurbishment completed
- Fully leased potential net income \$2,241,859
- Further development opportunity of 1,970 sq m for residential/ special residential (subject to council approval)

TELOK AYER STREET / D01
FOR SALE VIA TRUSTEE'S SHOPHOUSES PORTFOLIO



151 Telok Ayer Street

2.5-STOREY INTERMEDIATE COMMERCIAL SHOPHOUSE

The subject property is prominently located near the junction of Telok Ayer Street and Cross Street, with train stations such as Telok Ayer (DT18) and Raffles Place (EW14 NS16) just few minutes' walk away.

- Tenure : Freehold
- Land Area : Approx. 1,573 sq ft
- Floor Area : Approx. 3,198 sq ft
- Master Plan 2014 zoning : Commercial within the Telok Ayer Conservation Area

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8 Smith Street

2-STOREY CORNER COMMERCIAL SHOPHOUSE WITH F&B ON LEVEL 1

The subject property is located within the Kreta Ayer Conservation Area, off Neil Road. This area comprises mainly shophouses occupied by coffee shops, associations, boutique hotels and restaurants. The area, accessible via South Bridge Road and Trengganu Street, is fast changing into a food street with top-rated eateries.

- Tenure : 200-year leasehold with revisionary interest from Aug 1872
- Land Area : Approx. 2,095 sq ft
- Floor Area : Approx. 3,559 sq ft
- Master Plan 2014 zoning : Commercial within the Kreta Ayer Conservation Area

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SMITH STREET / D01
FOR SALE VIA TRUSTEE'S SHOPHOUSES PORTFOLIO



STANLEY STREET / D01
FOR SALE VIA TRUSTEE'S SHOPHOUSES PORTFOLIO



14 Stanley Street

2.5-STOREY COMMERCIAL SHOPHOUSE WITH F&B ON LEVEL 1

The subject property is located along Stanley Street, on a one-way street in the Telok Ayer area of Chinatown. It lies on the boundary between the Downtown Core and Outram Planning Area. It is also 300 metres away from Telok Ayer MRT station (DT18).

- Tenure : Freehold
- Land Area: Approx. 1,490 sq ft
- Floor Area: Approx. 3,295 sq ft
- Master Plan 2014 zoning: Commercial within the Telok Ayer Conservation Area

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141 Neil Road

2-STOREY INTERMEDIATE TERRACE HOUSE WITH ATTIC

The subject property is a conservation 2-storey intermediate terrace house with an attic located within the Blair Plain Conservation Area.

The subject property is accessible through the nearby train stations such as Outram Park (EW16 NE3) and Tanjong Pagar (EW15).

- Tenure : Freehold
- Land Area : Approx. 3,192 sq ft
- Floor Area : Approx. 4,813 sq ft
- Master Plan 2014 zoning: Residential within Blair Plain Conservation Area

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NEIL ROAD, D02
FOR SALE VIA TRUSTEE'S SHOPHOUSES PORTFOLIO





Baghdad Street

BAGHDAD STREET, D07
FOR SALE

AN ISLAND BLOCK OF 5 ADJOINING
FREEHOLD SHOPHOUSES

The subject properties are 5 adjoining conservation standalone shophouses in the heart of the Kampong Glam Conservation Area.

The subject shophouses are located prominently at the prime corner of Baghdad Street and Muscat Street, right in the midst of excellent eateries and trendy retail shops. The location is popular among both tourists and locals for their free guided tours of the neighbourhood.

- Tenure : Freehold
- Land Area : Approx. 4,892 sq ft
- Floor Area : Approx. 8,013 sq ft
- Master Plan 2014 Zoning:
Commercial within Kampong Glam Historic District
- Tenanted as F&B on ground floors with offices or additional dining areas on upper floors

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Joo Chiat Road

JOO CHIAT ROAD, D15
FOR SALE

2 ADJOINING 2-STOREY
CONSERVATION SHOPHOUSE

The subject properties are 2 adjoining 2-storey conservation shophouse units located along Joo Chiat Road.

The immediate surroundings comprises shophouses and residential developments. Shopping amenities are available at Parkway Parade, 112 Katong, Kinex, Paya Lebar Square and Singapore Post Centre. Both Marine Parade MRT station (U/C) and Paya Lebar MRT Interchange station are in the vicinity.

- Tenure : Freehold
- Land Area : Approx. 2,393 sq ft
- Floor Area : Approx. 4,600 sq ft
- Master Plan 2014 zoning:
Commercial with Gross Plot Ratio 3.0

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10 JALAN BESAR / D08
FOR SALE



Sim Lim Tower

STRATA OFFICE

The subject property is a strata office located in Sim Lim Tower, along Jalan Besar and within walking distance to MRT stations such as Jalan Besar (DT22) and Rochor (DT13). The subject property enjoys unobstructed views of the surrounding areas.

- Tenure : Freehold
- Strata Area : Approx. 8,374 sq ft

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200 UPPER THOMSON ROAD / D20
FOR SALE



Thomson Imperial Court

STRATA RETAIL

The subject property is a strata retail shop located inside Thomson Imperial Court. It is currently leased to a supermarket. Thomson Imperial Court is located along Upper Thomson Road and within walking distance to both Marymount MRT station and the upcoming Upper Thomson MRT station.

- Tenure : Freehold
- Strata Area : Approx. 11,011 sq ft
- Tenanted : Supermarket

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Office Advisory

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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.

Property Asset Management

Asset Management

Our Asset Management team manages more than 8 million square feet of space encompassing retail malls, offices, business spaces, industrial buildings and residential properties. We provide a complete range of management services aimed at increasing the yield and capital value of the properties. This includes 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 mixes, tenant mixes and asset enhancement initiatives. We are committed to providing you with bespoke, creative solutions that will enhance and protect your property investments, drive revenue, reduce operating costs, minimise risk and ensure optimal tenant retention and increased occupancy. We are committed to real tangible results.

SLA Properties

3 Pender Road



Victory Centre

Hillion Mall



Sembawang Shopping Centre

FOR MORE INFORMATION ON ASSET AND STRATA MANAGEMENT, PLEASE CONTACT:

6848 5678 • enquiries@kfpam.com.sg

Strata Management

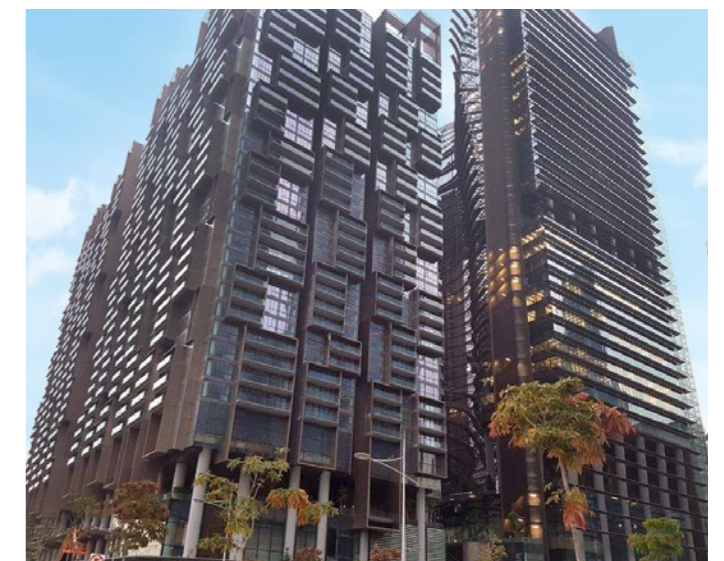
Our Strata Management Team has gained vast knowledge and experience in the property management industry; managing estates between the range of 10 to 1,300 units. We also provide advice to property developers on the implications of development plans on maintenance charges and handover services. Beyond these, owners of strata units who reside overseas, or are trustees, corporations and high-net-worth individuals, engage our landlord-tenant services, including leasing, resale, rent collection and general management.

Katong Regency



The Waterside

Lake Grande



Marina One

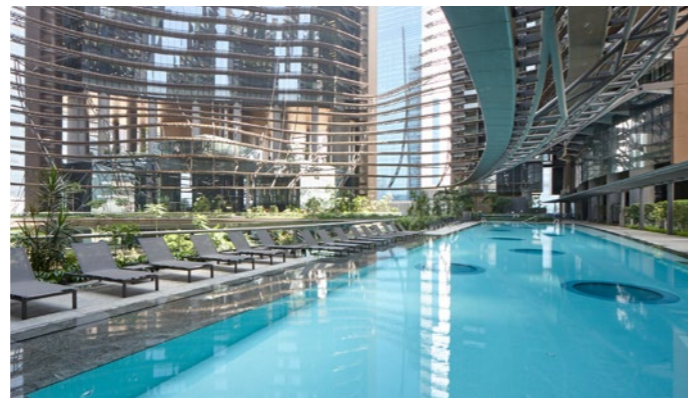
Residential Local Developments



Marina One Residences

21 & 23 MARINA WAY, D01
FOR SALE

GUIDE PRICE :
FROM SGD 1,760,000



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

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Queens Peak

DUNDEE ROAD, D03
FOR SALE

GUIDE PRICE :
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

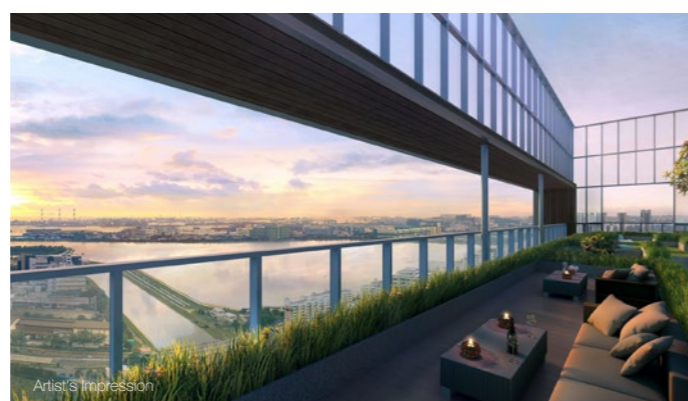
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Twin VEW

WEST COAST VALE, D05
FOR SALE

GUIDE PRICE :
FROM SGD 1,080,000



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

Audry Tan (CEA Reg No: R058545B)
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10 Evelyn

10 EVELYN, D11
FOR SALE

GUIDE PRICE :
PRICE ON APPLICATION



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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The Woodleigh Residence

13,15,17,19,21,23,25,27,29,31,33
 BIDADARI PARK DRIVE, D13
 FOR SALE

GUIDE PRICE :
 FROM SGD 1,026,000

THE WOODLEIGH RESIDENCES, THE INTEGRATED DEVELOPMENT THAT IS THE JEWEL OF BIDADARI

Built above The Woodleigh mall and a transportation hub, residents will enjoy direct access to Woodleigh MRT station, and Singapore's first air-conditioned underground bus interchange. This Japan-inspired development comes with a wide offering of unique facilities, including a sunken courtyard and an Onsen that overlooks the lush Bidadari Park and Alkaff Lake. This rare integrated development is located within the Central Region of Singapore, making it easily accessible to the Central Business District and world renowned Orchard Road shopping belt.



- Tenure : 99-year Leasehold
- 2 to 4-Bedroom Apartments
- 570 sq ft - 1,475 sq ft
- Total Units : 667
- Developed by : Kajima Development Pte Ltd & Singapore Press Holdings Ltd

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Daintree Residence

TOH TUCK ROAD, D21
 FOR SALE

GUIDE PRICE :
 FROM SGD 987,000

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, the development is 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

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Residential International Developments



Hampstead Manor

KIDDERPORE AVENUE, LONDON,
UNITED KINGDOM
FOR SALE

GUIDE PRICE :
GBP 740,000 ONWARDS

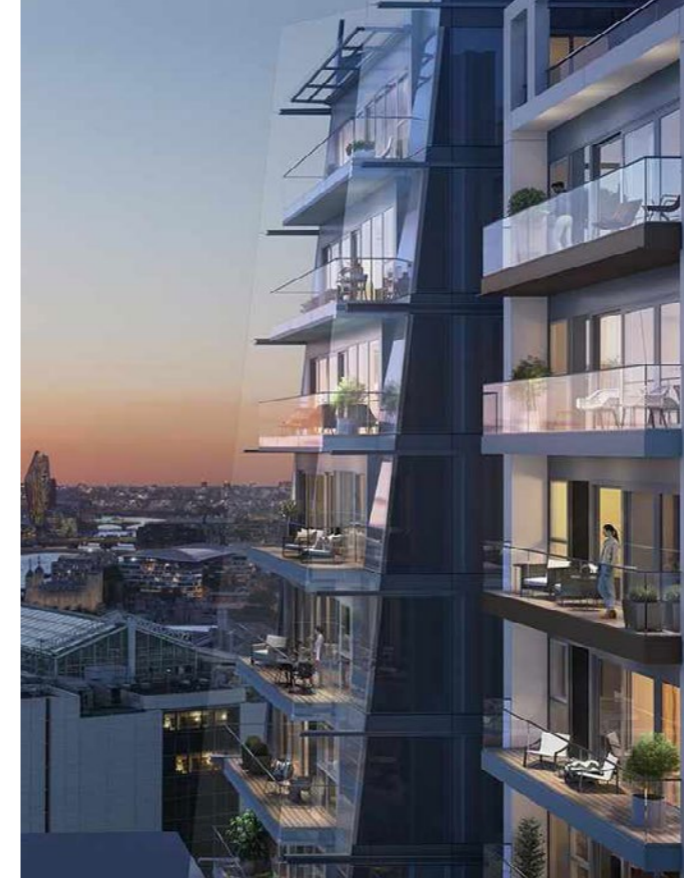
CONTEMPORARY HOMES WITH TIMELESS, CLASSICAL APPEAL

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 a 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.

- 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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London Dock

9 ARRIVAL SQUARE, VAUGHAN WAY,
LONDON, UNITED KINGDOM
FOR SALE

GUIDE PRICE :
GBP 1,282,000 ONWARDS

LONDON DOCK IS A VIBRANT DESTINATION TO DELIGHT ALL SENSES.

London Dock by St George, is situated in the heart of Wapping, just moments from Tower Bridge, the Tower of London, St Katharine Docks and the city. This exciting new destination, a thriving new cultural quarter, features a magnificent choreographed central water feature and the finest selection of high quality new homes.

- Tenure : 999-year Leasehold
- Manhattan, 1, 2 & 3-Bedroom Apartments
- Built Up Area : 430 sq ft onwards
- Total Units : 326
- Estimated Completion Date : Early 2022
- Developer : St George

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Lincoln Square

COVENT GARDEN, LONDON,
UNITED KINGDOM
FOR SALE

GUIDE PRICE :
GBP 1,290,000 ONWARDS

A RARE OASIS

Lincoln Square provides a unique opportunity to own a luxury residence in one of London's finest neighbourhoods. Located on a rare island site, adjacent to the London School of Economics, the building also has views of the adjacent Royal Courts of Justice, New Court chambers and Lincoln's Inn Fields. Skilfully brought together by a world class team featuring architecture by PLP Architecture, landscaping by Gustafson Porter, and interior design by Patricia Urquiola, and Bowler James Brindley, the development also provides over 18,000 sq ft of exceptional private leisure facilities. Included within these are a private residents cinema, 25 metre lap pool and gymnasium, residents club room and library, two flexible private dining rooms, snooker room, games/kids' room, private meeting rooms and spa facilities. The development also benefits from a 24 hour concierge and private car parking.

- Tenure : 999-year Leasehold
- 1 to 3-Bedroom Apartments and Penthouse Apartments
- Built-up Area : 701 sq ft onwards
- Total Units : 221
- Estimated Completion Date : Q1 2019
- Developer : Lodha

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One Blackfriars

SOUTHWARK, LONDON, UNITED KINGDOM
FOR SALE

GUIDE PRICE :
GBP 12,500,000 ONWARDS

A MODERN AND IMPRESSIVE NEW LANDMARK ON THE SKYLINE OF LONDON, LOCATED ON THE WORLD FAMOUS RIVER THAMES.

One Blackfriars is a modern and impressive sculptural addition to the skyline of London. The building will offer buyers a truly luxurious lifestyle with spacious interiors and the very best views across the River Thames, including the Houses of Parliament, St Paul's Cathedral, the London Eye and further.

- Tenure : 999-year Leasehold
- 3-Bedroom Apartments
- Built Up Area : 289 sq m onwards
- Total Units : 274
- Estimated Completion Date : Q1 2019
- Developer : St George PLC

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Oval Village

KENNINGTON OVAL, LONDON,
UNITED KINGDOM
FOR SALE

GUIDE PRICE :
GBP 606,000 ONWARDS

**OVAL VILLAGE IS AN OASIS OF
CALM IN THE HEART OF LONDON:
A VILLAGE IN THE CITY**

Amidst the iconic buildings, bustling high streets and bright lights of Britain's capital, a new kind of neighbourhood is taking root.

Built on the two-hectare site of a former gasworks – just a ten-minute walk from Vauxhall, Oval and Kennington stations – the new residential development has all the charm, character and community of English village life, without losing the buzz of the city.



- Tenure : 999-year Leasehold
- 1 to 3-Bedrooms Apartments
- Built Up Area : 50 sq m onwards
- Estimated Completion Date : Q2 2023
- Developer : Berkeley Homes

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The Brentford Project

CATHERINE WHEEL RD, LONDON,
UNITED KINGDOM
FOR SALE

GUIDE PRICE :
GBP 369,500 ONWARDS

**THE UNDISCOVERED WATERSIDE IN
THE WEST, THE ARCADIAN DREAM OF
PEACE AND PLEASURE**

On the doorstep of West London's new powerhouse of creative, commercial and academic development is a remarkable massive riverside regeneration project located at the meeting point of the River Thames and River Brent. Brentford is away from the rush, yet directly connected to the city and the wider world. Within view of the River Thames and on London's doorstep, this is a place to make a home, with a mix of urban life and rural escape that is all but impossible to find in a position that offers so much connectivity to the city. To the south and west are wide open, wild spaces rich in natural life. The re-discovery of this hidden gem sees the Yards and Lanes of this proud West London town re-established, and the water's edge brought back to life.

- Tenure : 999-year Leasehold
- Studio, 1 to 3-Bedrooms Apartments
- Built Up Area : 38.5 sq m onwards
- Estimated Completion Date : Q2-Q3 2023
- Developer : Ballymore

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Three Waters

GILLENDER STREET, LONDON,
UNITED KINGDOM
FOR SALE

GUIDE PRICE :
GBP 475,592 ONWARDS

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.

- 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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White City Living

CATHERINE WHEEL RD, LONDON,
UNITED KINGDOM
FOR SALE

GUIDE PRICE :
GBP 369,500 ONWARDS

CREATING A NEW COMMUNITY
AT THE HEART OF WEST LONDON

The £8-billion White City Opportunity Area is a unique collaboration between local government and private enterprise, bringing with it 6,000 new homes and over 20,000 new jobs within the next five years. Some of the world's greatest names in retail, media and education are transforming the site into a world leading research and innovation hub, an entertainment core and a hive of creativity. At the centre of all this lies White City Living by St James.

- Tenure : 999-year Leasehold
- 1 to 3-Bedrooms Apartments
- Built Up Area : 551 sq ft onwards
- Total Units : 412
- Estimated Completion Date : Q3-Q4 2020
- Developer : St James

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111 West 57th Street

CENTRAL PARK SOUTH, NEW YORK, USA
FOR SALE

OF ALL THE NEW TOWERS, IT IS THE ONLY ONE THAT GETS EVEN MORE DELICATE AS IT RISES, ENDING NOT WITH A CLIMACTIC CROWN BUT BY ALMOST DISAPPEARING INTO THE SKY

GUIDE PRICE :
USD 18,000,000 ONWARDS

111 West 57th Street is a contemporary landmark rising at a historic address. Perfectly centered on Central Park, its tower will soar 1,428 feet to offer 360-degree views of unparalleled symmetry and drama. 111 will be an intimate collection of 46 full floor and duplex condominium residences, featuring monumental ceiling heights and thoughtfully crafted interiors by acclaimed interior design specialists Studio Sofield. A tower façade fabricated in terracotta, glass and bronze filigree by modern masters SHoP Architects celebrates the traditions of craftsmanship and materiality preserved in the reimagined Steinway Hall.

- Tenure : Freehold
- 3 to 4-Bedrooms Apartments
- Built Up Area : 359 sq m onwards
- Total Units : 46
- Estimated Completion Date : Q1 2020
- Developer : JDS Development, Property Markets Group, Spruce Capital Partners

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No. 75 Kenmare

LOWER MANHATTAN, NEW YORK, USA
FOR SALE

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.

GUIDE PRICE :
USD 1,695,000 ONWARDS

- 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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The Centrale

MIDTOWN EAST, NEW YORK, USA
FOR SALE

GUIDE PRICE :
USD 1,850,000 ONWARDS

THE CENTRALE EVOKES THE CLASSIC FEEL OF OLD NEW YORK, YET UNDENIABLY MODERN.

At 71 stories, The Centrale takes its place alongside Midtown Manhattan's most iconic buildings, encompassing a collection of 124 classic yet undeniable modern residences, envisioned by Champalimaud. The Centrale's exterior design by Pelli Clarke Pelli Architects, builds upon classic Art Deco architecture with contemporary elements thoughtfully displayed throughout, such as the lightly reflective glass façade articulated with facets of terracotta chevrons. The Centrale reveals its base, body and crown from street to the sky with crystalline switchbacks, creating a dynamic rhythm of angled reflections of the surrounding Midtown landscape.

- Tenure : Freehold
- 1 to 4-Bedrooms Apartments
- Built Up Area : 72 sq m onwards
- Total Units : 124
- Estimated Completion Date : Q3 2019
- Developer : Ceruzzi Properties

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The XI

WEST CHELSEA, NEW YORK, USA
FOR SALE

GUIDE PRICE :
USD 2,800,000 ONWARDS

A NEW ARCHITECTURAL ACCORD IS REALISED THROUGH AN EXTRAORDINARY COLLABORATION BETWEEN THE WORLD'S MOST VISIONARY MINDS

The most innovative experts in architecture, design, art, hospitality and development unite from across fields to create a most extraordinary collaboration. A meeting of the world's most visionary minds gives rise to a new pinnacle of engineering achievement.

As the tallest buildings in West Chelsea, The XI offers sweeping Hudson River and skyline views, all in the cultural forefront of New York City. No. I, standing 400 feet tall, features condominium residences designed by award-winning firm Gabellini Sheppard Associates. Tower No. X, standing 300 feet tall, features condominium residences with interiors designed by renowned Parisian firm Gilles & Boissier.

- Tenure : Freehold
- 1 to 4-Bedrooms Apartments
- Built Up Area : 81 sq m onwards
- Total Units : 236
- Estimated Completion Date : Q1 2020
- Developer : HFZ Capital

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Lakeside

LIFE IS BETTER BY THE WATER

An exciting new residential community is coming to the banks of Lake Waikare, less than a kilometre from Te Kauwhata's charming village centre.

Lakeside will see for the first time public access provided to the banks of Lake Waikare thanks to the creation of over 5km of walking and cycle trails within 185 acres of dedicated reserve land. Lakeside is also within easy reach of bustling Hamilton and beachy Tauranga. With large shopping and service precincts available less than forty minutes' drive away via the new Waikato expressway, all the necessities in life are just a stone's throw away.

TE KAUWHATA, NEW ZEALAND
FOR SALE

GUIDE PRICE :
NZD 545,000 ONWARDS

- Tenure : Freehold
- 3 to 4-Bedroom House and Land
- Built Up Area : 137 sq m onwards
- Total Units : 272
- Estimated Completion Date : Q3 2020
- Developer : Winton

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Australia 108

WE ARE ALL BORN WITH THE ABILITY TO SOAR, BUT ONLY THE BRAVE TRUSTS THEIR WINGS

Australia's tallest tower will go where no development has gone before, offering a cloudbreaking lifestyle 319 metres above the glittering Melbourne streetscape. With the city's amenities within easy reach below and the boundless freedom of endless sky above, those who reside here will be part of a world that few others can imagine.

Australia 108 is a highly sculptural residential tower unlike any other in Australia. Its slender form is highlighted at the higher levels by a golden starburst expression and then morphs into a curvaceous profile against the sky. The starburst which contains the resident facilities is inspired by the Commonwealth Star on the Australian flag and is an obvious celebration of the sense of community within the building.

SOUTHBANK BOULEVARD,
MELBOURNE, AUSTRALIA
FOR SALE

GUIDE PRICE :
AUD 572,000 ONWARDS

- Tenure : Freehold
- 1 to 3-Bedroom Apartments & Penthouses
- Built-up Area : 42.4 sq m onwards
- Total Units : 1,105
- Estimated Completion Date : Mid 2020
- Developer : World Class Group

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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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No.1 Charlottenburg

CHARLOTTENBURG, BERLIN, GERMANY
FOR SALE

GUIDE PRICE :
EUR 229,000 ONWARDS

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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Pure

PURE OASIS - AN ISLAND A WORLD AWAY

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.

FRIEDRICHSHAIN, BERLIN, GERMANY
FOR SALE

GUIDE PRICE :
EUR 189,000 ONWARDS

- 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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Muze @ PICC

A VISIONARY MASTERPIECE, PICC IS THE NEW BEACON IN THE NORTH THAT REPRESENTS PENANG'S VIBRANT CULTURE AND CUTTING-EDGE INGENUITY

PICC (Penang International Commercial City) is slated to be the new epicentre for commerce. It is one of the largest smart developments, comprising offices, a shopping centre, medical facilities, a hotel, serviced apartments and luxury residences. The first phase, Muze, features two sleek freehold residential towers with 52 to 58 storeys and a total of 846 units. This residence features a variety of layout choices that combine luxury living with flexibility and practicality, designed for progressive urbanites to fulfil every aspiration.

PULAU PINANG, MALAYSIA
FOR SALE

GUIDE PRICE :
RM 1,063,000 ONWARDS

- Tenure : Freehold
- 3 to 4-Bedrooms Apartments
- Built Up Area : 1,087 sq ft onwards
- Total Units : 846
- Estimated Completion Date : Q1 2019
- Developer: Hunza Group

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Citadines Berawa Beach Bali

BALI, INDONESIA
FOR SALE

GUIDE PRICE :
FROM SGD 270,000 ONWARDS

A PERFECT BLEND OF INVESTING IN PROPERTY AND LEISURE

Citadines Berawa Beach Bali, a development by Genesis Indojoya, is a multi-award winning serviced residence and hotel located in the prime up-and-coming tourist hub in Bali known as Canggu. It is perfectly located a minute's walk to the beautiful Berawa Beach, in the middle of a plethora of food, beverage and shopping options, and in the heart of the culture-rich hipster scene of Bali. Nature, culture, nourishment and entertainment. All of these are offered perfectly at Citadines Berawa Beach Bali.



- Tenure : 100-year Leasehold (till 2117)
- Studio, 1 to 2-Bedrooms Apartments
- Built Up Area : 333.7 sq ft onwards
- Total Units : 226
- Estimated Completion Date : Q3 2020
- Developer : PT. GIJ Property Indo (Genesis Indojoya)

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The Maples

NISEKO, JAPAN
FOR SALE

GUIDE PRICE :
PRICE ON APPLICATION

TAKE A LEAP OF FAITH

The Maples is situated at the beautiful Hirafu, home to some of the world's best powder snow. 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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- 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
- 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



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 truly a 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.

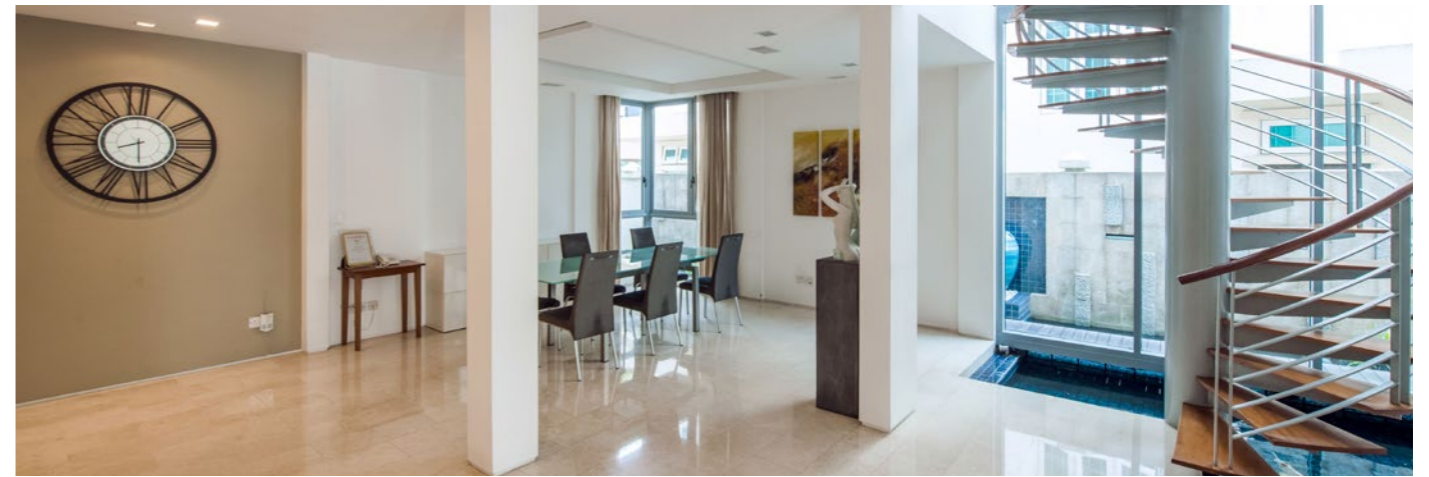
Yu Kiroro offers owners all the beauty, simplicity and personal attention of Kiroro Resort, balanced with the private seclusion of a home in one of the world's most remarkable ski destinations.



- 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

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Residential Prime Sales



Cove Drive

AN AWARD WINNING HOME DESIGNED BY US-BASED ARCHITECT RICHARD LANDRY, DUBBED BY THE NEW YORK TIMES AS “THE KING OF MEGA-MANSION”.

This unique home comes with an expansive living and dining room, a large master bedroom, 4 ensuite bedrooms, a cinema, wine cellar and good outdoor space.

33 Cove Drive is located in District 04 in Sentosa Cove – a residential enclave nestled on an island off the coast of Singapore. Located near the bustling Quayside Isle in Sentosa Island, it offers a gastronomic selection for all occasions, be it business lunches, romantic dinners, intimate family gatherings or after work cocktails.

COVE DRIVE, D04
FOR SALE

GUIDE PRICE :
FROM SGD 23 M ONWARDS

- Tenure : 99-year Leasehold
- Detached House
- Site Area : Approx. 12,000 sq ft

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Mount Sinai Avenue

A BESPOKE SEMI-DETACHED LOCATED AT MOUNT SINAI AVENUE

A two storey semi-detached house with entrance foyer, living and dining areas, entertainment room, dry and wet kitchens and 5 spacious bedrooms.

Retail outlets, eating establishments and other amenities are available nearby at Cold Storage Jelita Shopping Centre, Holland Village and Ghim Moh HDB estate.

Educational Institutes such as Henry Park Primary School and Eunoia Junior College are located within the vicinity as well.

Public transport facilities are readily available along Holland Road, with Dover MRT Station a few minutes' walk away. For drivers, access to other parts of the island is enhanced via proximity of the AYE and PIE.

MOUNT SINAI AVENUE, D10
FOR SALE

GUIDE PRICE :
FROM SGD 7.5 M ONWARDS

- Tenure : 999-year Leasehold
- Two-storey Semi-Detached House
- Land Area : 4,185 sq ft

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Sommerville Walk

SOMERVILLE WALK, D13
FOR SALE

GUIDE PRICE :
FROM SGD 14 M ONWARDS

A TWO STOREY DETACHED HOUSE ON ELEVATED LAND ALONG SOMMERVILLE WALK

The subject property is a two storey detached house on elevated land. It consists of 7 rooms with 5 ensuite bedrooms, a family area, study, maid's room and storeroom.

- Tenure : Freehold
- 2-Storey Detached House
- Land Area : Approx. 12,066 sq ft

Located along Somerville Walk, the subject property is in close proximity to Serangoon MRT station and NEX shopping mall. Prestigious schools such as Maris Stella High School, St Gabriel's Secondary School and Nanyang Junior College are situated within the vicinity as well. For drivers, it is close to major expressways like the CTE, PIE and KPE via Bartley Road, which provides easy accessibility to most part of the island. It is about 10 minutes' drive to the city centre and the Orchard Road shopping belt.

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Garlick Avenue

MOUNT SINAI AVENUE, D10
FOR SALE

GUIDE PRICE :
FROM SGD 16 M ONWARDS

FREEHOLD, DETACHED BUNGALOW WITHIN GCB ZONE

The subject property is a single storey detached house located at the highest point along Garlick Avenue. The site is rectangular and elevated, with a frontage of approximately 27 metres as well as average depth of approximately 31 metres.

- Tenure : Freehold
- Single-storey Detached House
- Land Area : Approx. 9,221 sq ft

Located along Garlick Avenue in District 10, the subject property is of close proximity to Sixth Avenue MRT station. Amenities such as Cold Storage Guthrie House, Giant at Turf City and Cold Storage Jelita are just a short 5-10 minute drive away. Orchard Road shopping belt is a short 15-minute drive away. Prestigious schools such as Raffles Girls' School, Hwa Chong Institution and Nanyang Girls' High School are located within the vicinity as well.

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Sunset Square

SUNSET SQUARE, D21
FOR SALE

GUIDE PRICE :
SGD 12 M

MODERN AND SPACIOUS TWO STOREY DETACHED HOUSE OFF CLEMENTI ROAD

A 2 storey detached house with 4+1 bedrooms (all ensuite), spacious living, dining and family area, kitchen, yard, swimming pool and garden.

- Tenure : Freehold
- 2-Storey Detached House
- Land Area : Approx. 7,116 sq ft
- Built-Up Area : 6,600 sq ft

Located along Sunset Square in District 21, the development is a 10-15 minute drive away from amenities such as FairPrice and Guardian, banks, money changers, restaurants and eateries in Clementi Mall and Holland Village. It is also close to King Albert Park MRT station and Clementi MRT station. Tertiary schools such as Singapore Polytechnic, Ngee Ann Polytechnic and National University of Singapore are located within the vicinity.

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Sage

11A NASSIM ROAD, D10
FOR SALE

GUIDE PRICE :
SGD 11 M

BEAUTIFULLY DESIGNED CONDOMINIUM IN PRIME DISTRICT AREA

A freehold, single storey apartment consisting of 4 ensuite bedrooms, wet and dry kitchens, a private swimming pool and a connected private lift lobby.

- Tenure : Freehold
- Single-storey Apartment
- Floor Area : Approx. 3,498 sq ft

Located in District 10, Sage is close to famous shopping spots such as Tanglin Shopping Centre, Forum, Palais Renaissance, Scotts Square and Wisma Atria. Prestigious schools such as Raffles Girls' Secondary School and International School Singapore are situated within the vicinity as well. Public transportation is also available in the area, with Orchard MRT station, Stevens MRT station and Newton MRT station located nearby.

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Retail



Tekka Place

2 SERANGOON ROAD / D08
FOR LEASE

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THE GATEWAY TO AN ECLECTIC EXPERIENCE

The redevelopment of 2 Serangoon Road commenced in mid-2017 and is expected to be completed in the 2nd half of 2019. Rebranded as Tekka Place, this gem is situated at the most strategic location at the entrance to Little India (after the end of Bukit Timah Road) and is well-served by 3 MRT stations – Rochor, Little India and Jalan Besar MRT Stations, and major expressways. When operations commence, Tekka Place is set to captivate a completely fresh and new audience with its rejuvenated modern architecture, interior design and trade mix.

Embracing the rich heritage of one of Singapore's most vibrant precincts that is Little India, the development will incorporate cultural elements, weaving together tradition and modernity to capture the dynamism of the area. Besides shopping and dining, visitors will experience firsthand, the flavours and beats of the vicinity at the outdoor landscaped and cultural spaces of the rejuvenated roof top at the Annex Block.

Tekka Place has a net lettable area of approximately 70,000 sq ft. The trade mix consists of a supermarket, food hall, fitness centre, gastrobars at the roof top of the Annex Block and an exciting array of curated retail and casual dining concepts. At the Main Block, Citadines Rochor Singapore will house 320 number of hotel rooms.

Knight Frank is the Retail Consultant and Sole Marketing Agent for Tekka Place



Bountie Esports Arena

Bountie Esports Arena is Singapore's first ever Esports arena, a one-stop-shop for gamers. It is located at the heart of One-North, taking up a massive 6,600 sq ft of space at the basement of Connexis Tower.

The space is decked out with a 13-metre-wide LED panel running at 144hz on the main stage, with 5 high-end gaming rigs on both end of the stage. There's also a commentator booth right off the stage, where all the backstage magic happens.

The rest of the arena is equipped with over 100 state of the art gaming desktops, 4 dedicated private VIP rooms, a 20-seater private classroom, Phoenix darts area and facilities for mobile, and console games.

Bountie Arena is a long-overdue gathering ground for enthusiasts and casual gamers alike who looking for the perfect place to escape from their daily stress.

1 FUSIONOPOLIS WAY,
CONNEXIS, D05
SUCCESSFULLY LEASED

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Wok Palace

Wok Palace originates from the Wok Master and Coffee Hive family. From the humble roots of a traditional coffee and toast café, they have grown to a casual family oriented zi-char concept at Wok Master, to a refined dining concept at Wok Palace. Wok Palace strives to provide a more unique menu with exciting new dishes as well as the evergreen zi-char favourites. At a more comfortable environment with VIP rooms, they hope to provide a new dining experience to current and new customers.

1 FUSIONOPOLIS WAY,
CONNEXIS, D05
SUCCESSFULLY LEASED

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About the Group

LOCALLY EXPERT, GLOBALLY CONNECTED

Headquartered in London, Knight Frank has 512 offices in 60 markets across the globe, powered by more than 19,000 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 79 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.

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