

SINGAPORE VIEW

A collection of the finest properties & developments
July – Oct 2015





Cover Image:

Trilive, Tampines Road,
page 9.

SINGAPORE VIEW 2015

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WELCOME



Danny Yeo
Group Managing Director
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The cold draft streaming from the cooling measures continues to sweep across the local property market scene. The Government's recent decision to reduce land supply in the second half of 2015 can be seen as a move to mitigate any possible oversupply situation as well as a signal that the cooling measures are likely to stay, for now.

Having said that, there are some areas where things have begun to warm up but it is still far from the type of sustainable warm market that we would like to see. So far, a number of new launches continue to draw interest from buyers. We note projects or developments that are priced attractively, with interesting theme, good attributes like near amenities, transport nodes or mature townships continue to attract buyers whether for their own stay or for investment.

Investors should factor in the possibilities that rental rates will continue to soften due to a huge number of projects nearing completion or TOP. As evident with some of the recently TOP developments, many of the buyers are investors, hence they will be looking and competing to rent their units out. The Government's move to reduce the number of Foreign Talents coming in could potentially mean a larger supply than demand in the short term.

Though the residential rental scene could be heading for challenging times, office rental on the other hand remains active albeit depending on age old property adage – location, location, location – will always remain relevant under any condition or circumstances. Grade A+ and Grade A office space in the CBD area saw rental growth of up to 0.9 percent quarter-on-quarter. The strong performance is due to the limited supply of new office developments coming on stream within the CBD area till the end of 2015. Landlords know this and they are holding their asking rental rates for now.

On the retail front, the labour crunch, strong SingDollar, lower regional currencies and online stores are encouraging more Singaporeans to travel or shop online. We have seen many malls upgrading and revamping their tenant mix by bringing new brands or concept stores to meet these challenges. They know these challenges are here to stay and local retailers will have to innovate to attract shoppers. Some malls have also opted to have more F&B outlets as Singaporeans are still well-known for their love for food. The tight labour market will also crimp their expansion plans. In fact we may see contraction or clustering, which may have already started.

At the Industrial sector, we are seeing a possible oversupply situation for B1 industrial space with a number of developments approaching TOP status this year. End users who are seeking to lease or buy a unit for their own use will have to turn to the resale market as there have been no new launches. We foresee industrial developments with practical designs that are user-friendly such as excellent vehicular access, mechanical ventilation and regular layouts will appeal most to end users and prices for such properties will continue to hold despite the overall supply increase of industrial space this year.

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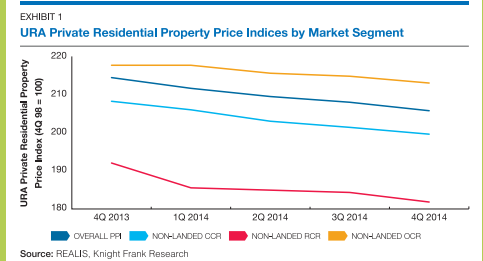


Consultant to JTC Corporation for Review of one-north Retail Masterplan

Image courtesy of JTC Corporation



Retail Advisor for Commercial Space at the Singapore Sports Hub



Knight Frank Real Estate Highlights

CONSULTANCY & RESEARCH

Knight Frank Consultancy & Research Department can provide strategic and tailored research which will assist in identifying opportunities, risks and rewards for private and public sector owners, developers and investors.

Our multi-disciplinary team of analysts aim to derive maximum gains for clients to extract maximum value on their real estate investments, while keeping risks at an acceptable level. We combine in-depth research with first-hand insights from the company's agency departments.

SERVICE OFFERINGS:

- Development and planning concepts • Competitor profiling • Risk analysis • Master planning • Pricing • Due diligence
- Feasibility studies among others for residential, retail, office, hotels and industrial properties • Customised research studies
- Forecasting services looking at market trends across all asset (and sub-asset) classes • Economic commentary



VALUATION

Having a track record of more than 75 years, Knight Frank's Valuation Department is one of the largest in Singapore. 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. Today, we are on the valuation panel of almost every leading bank and financial institution in Singapore.

We have the experience and competence to undertake valuation for various types of properties. Recently, Knight Frank successfully completed the valuation of 12 industrial developments for AIMS AMP Capital Industrial REIT as well as 11 industrial properties for Ascendas REIT. We were also the appointed valuer for the portfolio valuation of Mapletree Commercial Trust valuing Mapletree Anson, Bank of America Merrill Lynch HarbourFront and PSA Building.

Additionally, we undertake instructions to provide advice on feasibility studies, rental valuations and statutory valuations involving property tax and land acquisition. A feasibility study of a government land sales site at Paya Lebar Road/Sims Avenue was commissioned and completed recently. We were also involved in the valuation of a mixed-use site in Myanmar.

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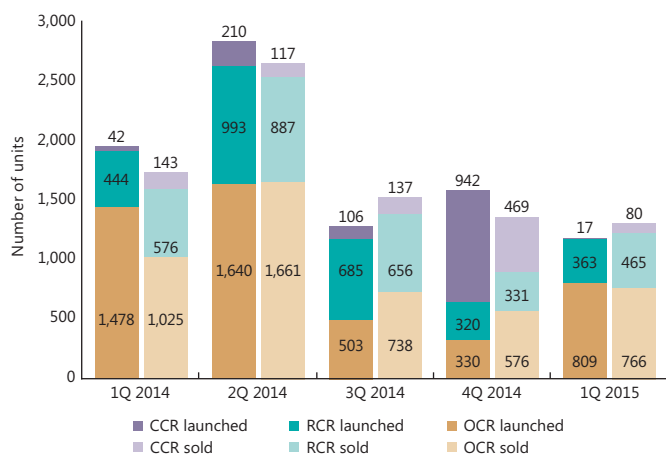
MARKET RESEARCH SYNOPSIS FOR RESIDENTIAL, RETAIL, OFFICE AND INDUSTRIAL

RESIDENTIAL

Developers launched a total of 1,189 new private residential units in 1Q 2015, representing a 25.3% quarter-on-quarter (q-o-q) decrease (Exhibit 1). Similarly, new sales fell 4.7% q-o-q in 1Q 2015 to 1,311 units.

The quarterly island-wide fall in the number of new units launched is mainly attributed to the Core Central Region (CCR) which saw a significant 98.2% q-o-q decline in 1Q 2015 to 17 units. The quarterly island-wide decrease in new sales is also the most pronounced in the CCR, with the number of new units sold falling by 82.9% q-o-q to 80 units.

Exhibit 1 : Developers' Launches and New Sales by Market Segment



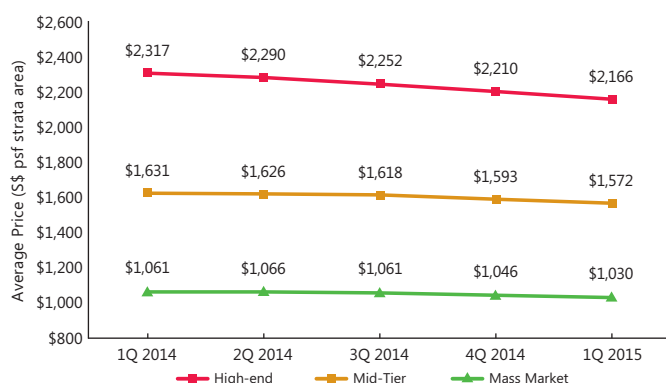
Source: REALIS, Knight Frank Research

Private residential home prices decreased by 1.0% q-o-q in 1Q 2015, marking a sixth consecutive quarter of price fall. On a yearly basis, average prices declined by 3.8%. Prices of private landed properties also fell for the sixth consecutive quarter, falling 0.9% q-o-q, or 5.6% on a yearly basis.

Based on an analysis of Knight Frank's basket of private residential properties, the prices of non-landed properties across all market segments continued to weaken in 1Q 2015 (Exhibit 2).

Of the three segments, average prices of the high-end segment declined most significantly by 2.0% to \$2,166 per sq ft (psf), as compared to the 1.3% decline in the mid-tier segment to \$1,572 psf, and the 1.5% decline in the mass market segment to \$1,030 psf.

Exhibit 2 : Average Prices* of Private Residential Properties by Market Segment

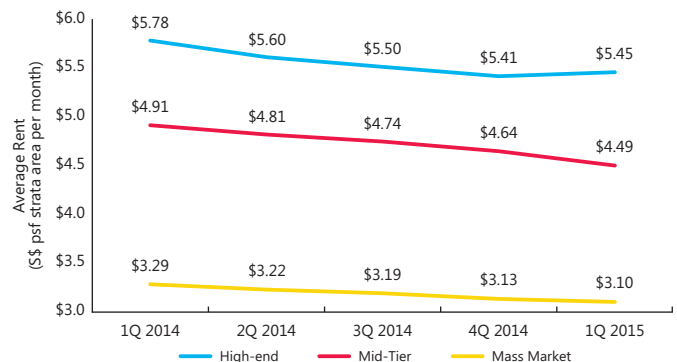


Source: REALIS (based on caveats lodged as at 6 April 2015), Knight Frank Research

*Average prices are estimated based on Knight Frank's property basket.

Landlords are expected to have to continue moderating their rental expectations in order to secure new rental contracts and lease renewals. Based on Knight Frank's residential property basket analysis, while the average rentals in the mass market segment moderated downwards by 0.7% q-o-q in 1Q 2015 to \$3.10 psf per month, mid-tier homes experienced a larger quarterly drop of 3.2% over the same period to \$4.49 psf per month. Rentals in the high-end market stayed firm in the quarter, seeing a marginal increase to \$5.45 psf per month (Exhibit 3).

Exhibit 3 : Average Rents* of Private Residential Properties by Market Segment



Source: REALIS (based on rental contracts as at 6 April 2015), Knight Frank Research

*Average rents are estimated based on Knight Frank's property basket.

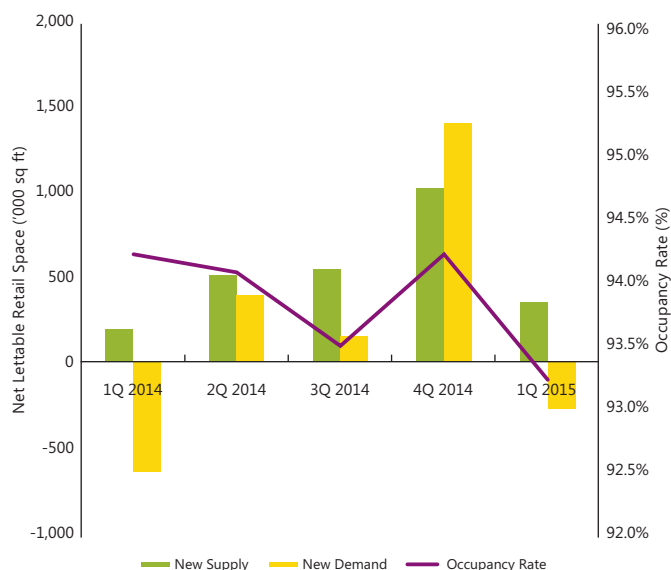
The proportion of foreign homebuyers fell marginally in 1Q 2015 to 27.2%, against the 27.7% proportion in 4Q 2014. In the first three months of 2015, the Chinese maintained their position as the top overseas home-buyer group, contributing 28.8% of foreign home-buying activities in 1Q 2015. This was followed closely by Malaysian purchasers who made up 26.7% of total foreign home-buyers. Home-buyers from Indonesia and India came in jointly at third place, each comprising 11.2% of total home-buying activities in 1Q 2015.

Juxtaposed with the muted market sentiment, developers are expected to moderate prices and introduce attractive product positionings for their new launches. Nevertheless, with the further launch of new units at highly-anticipated projects such as Botanique at Bartley and North Park Residences, the total developers' sale volume for 2Q 2015 is estimated to range between 1,700 and 2,200 units.

As developers and home sellers look to better align their price expectations with price-sensitive homebuyers, overall private home prices are envisaged to decline by 3.0% to 4.0% for the whole year 2015. As at 1Q 2015, with about 19,000 private units expected to be further completed by the end of 2015, the supply glut is likely to force landlords to further lower their rental expectations so as to secure tenants. As such, overall private home rentals are likely to register a decline of 3.0% to 5.0% for the whole year 2015.

RETAIL

The island-wide occupancy rate in 1Q 2015 slipped to 93.2%, as overall retail space stock increased by 0.6% q-o-q, to about 64.0 million sq ft. This was largely a result of the completion of new supply of major retail malls like Capitol Piazza and the completion of Asset Enhancement Initiatives (AEI) works at Suntec City, where pre-committed tenants have yet to move into the new spaces. Downtown Core saw occupancy rates fell by 4.2 percentage points (ppt) q-o-q to 88.3% in 1Q 2015. Both Orchard and Rest of Central Area also saw occupancy rates decline by 1.6 ppt q-o-q, while Outside Central Region occupancy rate fell by 0.1 ppt q-o-q.

Exhibit 4 : Island-wide New Supply, New Demand, and Occupancy

Source: REALIS, Knight Frank Research

Retail rents in the Central Region softened, declining 0.3% q-o-q in 1Q 2015. Both Central Area and Fringe Area registered declines in rents by 0.5% q-o-q and 0.1% q-o-q respectively. Retail rental growth appears to be capped by the challenging retail market with mall owners competing for labour. Retailers have been observed to consolidate operations and focus on their best-performing stores.

Island-wide retail rents for prime spaces stayed flat for past four quarters despite a softer market, affirming continued firm demand from retailers. Prime space rents stand at \$32.00 psf per month, reflecting a decelerated growth rate of 0.1% year-on-year (y-o-y) compared to 0.9% y-o-y growth recorded last quarter. Despite the challenging retail market, prime retail space in Orchard Road (Central) continue to be highly sought after, and rents adjusted upwards by 0.2% y-o-y to \$47.90 psf per month. Meanwhile, as suburban malls seek to improve occupancy amid tough competition, suburban prime retail rents faced compression, falling by 0.3% y-o-y.

Exhibit 5 : Average Gross Rents for Prime Retail Spaces for 1Q 2015

Location	Average Gross Rents for Prime Spaces* (\$ per sq ft/month)	Year-on-Year Change (y-o-y)**
Islandwide	\$32.00	0.1%
Orchard Road (Central)	\$47.90	0.2%
Orchard Road (Fringe)	\$24.10	0.0%
Marina Centre, City Hall, Bugis	\$32.60	0.0%
City Fringe	\$23.00	0.6%
Suburban	\$32.20	-0.3%

Source: Knight Frank Research

* Prime spaces refer to rental-yielding units between 350 sq ft 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.

** The quarter-on-quarter changes is not indicated herein as 1Q 2015 average gross rents for prime retail spaces across Singapore remains the same as previous quarter.

Between 2015 and 2019, approximately 6.4 million sq ft of net lettable retail space from major projects will come on stream, averaging 1.3 million sq ft of new major retail space per year. In particular, 1.8 million sq ft of net lettable retail space will be completed in 2016. Some key upcoming suburban retail spaces over the next five years include Hillion Mall, Waterway Point, Project Jewel and Northpoint City.

The expected upcoming supply of new retail space this year could put pressure on prime retail rents island-wide. Vacancy rates could also inch up temporarily in the second half of the year.

OFFICE

Singapore office property market started off 2015 with a slower growth trajectory compared to the previous quarters. Leasing enquiries are anticipated to soften further in the next two quarters, in view of the expected delivery of more prime office space in 2016 and possible gravitation of some large office occupiers towards new buildings.

Grade A+ office buildings in Raffles Place and Marina Bay continued their rental growth, albeit on a slower pace with monthly gross rents having increased by 0.2% q-o-q to reach \$13.10 psf in 1Q 2015. Given that some of the Grade A+ office buildings achieved occupancy of above 95% in the preceding quarters, landlords of these buildings sought to retain high renewal rents for existing tenants. This prompted more tenants occupying large spaces in Marina Bay area to incline towards relocating to other more affordable office buildings instead of renewing their current leases. In addition, some of the large office occupiers in prime buildings, such as foreign banks are contemplating to downsize or consolidate their operations, potentially releasing more office space into the market.

Grade A office buildings in Raffles Place experienced a rental growth of 0.9% q-o-q to achieve an average of \$10.70 psf in 1Q 2015.

Average rent for prime offices in Shenton Way / Robinson Road / Tanjong Pagar precinct saw a marginal increase of 0.2% q-o-q to reach \$8.40 psf in the same quarter.

Demand for prime office space in the Central Business District (CBD) will continue to come largely from trading houses, fund management, insurance and legal institutions, which possess higher spending capacity and prefer to be located in prestigious locations. If prime rents in the core CBD remain at their current high levels, large Technology, Media and Telecommunications (TMT) tenants may be more cautious when relocating to prime locations this year. In view of this, business parks are poised to gain presence this year. However, CBD will still be a preferred office location for new-to-market TMT companies.

Flight for quality office space with lower rents in the fringe CBD continued in 1Q 2015. Budget-sensitive companies which do not require a central office address tend to prefer offices with lower rents in close proximity to the core CBD despite having their client and business partners located in Raffles Place. This trend may be seen in Suntec / Marina / City Hall precinct where office rents increased by 0.8% q-o-q to reach an average of \$11.10 psf in 1Q 2015. The 34-storey South Beach Tower, injected about 638,000 sq ft Gross Floor Area (GFA) of Grade A office space into the City Hall locality in February 2015.

The office market will be confronted with limited supply within the Downtown Core till the end of the year as an estimated island-wide office supply of about 195,000 sq ft is slated for completion by end of 2015.

Due to an anticipated slower economic growth and higher market volatility in 2015, rental growth momentum could ease or trend downwards from the second quarter onwards. In addition, prime office space of approximately 3.8 million sq ft which is expected to enter the CBD market in 2016 may exert downward pressure on the prime rents, leaving the office market situated at the bottom of the property cycle in the short-to-medium term. As such, prime office rents are estimated to stay flat or decrease y-o-y by 1.0% for 4Q 2015.

Exhibit 6 : Gross Effective Monthly Rentals in 1Q 2015

Location	Gross Effective Monthly Rentals (S\$ per sq ft)	Quarter-on-Quarter Change
CBD (Grade A+, Grade A)		
Raffles Place / Marina Bay - Grade A+	\$12.60 - \$13.60	0.2%
Raffles Place - Grade A	\$10.30 - \$11.20	0.9%
Shenton Way / Robinson Road / Tanjong Pagar - Grade A	\$8.10 - \$8.60	0.2%
Central Area (Outside CBD)		
Orchard (Average)	\$7.50 - \$10.50	0.3%
City Hall / Marina Centre / Suntec	\$10.30 - \$11.90	0.8%
Beach Road	\$7.30 - \$7.70	0.4%
Others		
Fringe Area	\$5.50 - \$8.20	0.3%
Suburban Areas	\$4.50 - \$6.20	0.0%

Source: Knight Frank Research

INDUSTRIAL

The Singapore Purchasing Managers' Index (PMI) saw a slight fall from 49.7 in February 2015 to 49.6 in March 2015, reflecting a continual contraction of the manufacturing sector for four consecutive months.

A total of 147 strata-titled factory units were transacted in 1Q 2015, representing a notable 35.8% q-o-q reduction. On a y-o-y basis, the transaction volume fell 45.4% in this quarter. New sale units recorded a startling 74.3% q-o-q decline with 18 units transacted in 1Q 2015, which could be due to the lack of new strata-titled developments launched in the quarter that led to buyers scouring the resale market for more choices.

Strata-titled warehouse segment saw a 40% q-o-q fall in transaction volume for 1Q 2015, whereby only 6 upper-floor warehouse units were sold.

Island-wide average price for strata-titled factory spaces located on the upper floors was at \$434 psf in 1Q 2015, a 0.8% q-o-q increment and 1.2% y-o-y increase. Average price for new sale factory units experienced a marginal q-o-q price improvement of 3.9% in 1Q 2015. However, on a y-o-y basis, the average price for new sale units slipped 1.1% to \$374 psf. Island-wide average price for resale factory units slipped 4.5% q-o-q to \$439 psf in 1Q 2015.

Overall, the asking rents averaged \$2.59 psf in 1Q 2015, reflecting a marginal increase of 0.9% on a quarterly basis. Healthy take-ups and increasing demand for spaces in business parks, particularly in one-north supported the increase in average island-wide asking rent for business parks which saw a 2% q-o-q increase to reach \$4.56 psf in 1Q 2015.

Exhibit 7 : Average Monthly Gross Rentals (Asking) for Conventional Industrial Space by Cluster

Industrial Cluster	Monthly Gross Rentals (Upper Floor, S\$ per sq ft)		Total (% Change q-o-q)
	4Q 2014	1Q 2015	
Kaki Bukit, Ubi, Paya Lebar, Eunos	\$2.65	\$2.69	1.5%
MacPherson, Tai Seng, Defu	\$2.00	\$2.09	4.5%
Kallang, Geylang, Bendemeer	\$3.60	\$3.67	1.9%
Bukit Merah, Alexandra, Jalan Kilang, Pasir Panjang	\$3.65	\$3.64	-0.3%
Serangoon, Ang Mo Kio, Lorong Chuan, Toa Payoh, Pemimpin	\$2.33	\$2.27	-2.6%
Clementi, Toh Tuck, Bukit Batok	\$2.18	\$2.21	1.4%
Woodlands, Sembawang, Admiralty, Yishun	\$1.55	\$1.55	0.0%
Average	\$2.57	\$2.59	0.9%
Business Park Space (Island-wide)	\$4.47	\$4.56	2.0%

Source: Knight Frank Research

* Range of rentals are estimated based on the average of minimum and maximum asking rentals derived from surveys

* Only rents of units on upper floors are included

* Starting from 3Q 2014, a new property basket of industrial clusters replaces the old basket that was reported in previous quarterly reports. The adjustment is made due to the expansion of various industrial clusters, changes in building age of properties and the take-up rates for the past year.

End-users will be combing the secondary market for available units as there will be limited new launches for multiple-user industrial spaces this year. Industrial developments with practical designs that are user-friendly such as excellent vehicular access, mechanical ventilation and regular layouts will appeal most to end-users and prices for such properties will continue to hold despite the overall increase of industrial space supply in 2015.

Some investors who own newly completed strata-titled industrial units may face challenges in leasing out their premises at expected returns. These investors may resort to divesting their properties in the secondary market to maximise their recovery of investments. Hence, we envisage an upward trend in transactional activities in the resale market, as end-users are likely to take this opportunity to enter the industrial property market to acquire suitable premises for their operations, which will in turn drive up the average prices in 2H 2015.

With close to 22.7 million sq ft of industrial space supply coming on stream in the next three quarters of 2015, tenants will be spoilt for choice in deciding on the most suitable premises for their businesses. Amid the competitive leasing market, landlords who are looking to secure tenants may have to review their packages to include perks such as longer rent-free periods, fit-out works or lower rents for the first year of the tenancy period, etc. Hence, rents are likely to be compressed and will trend downwards by at least 3% for the first half of 2015 after which we will expect rents to hold at that level for the rest of the year.

MARINA ONE RESIDENCES

21 MARINA WAY (FOR SALE)



Artist's impression

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 amidst lush greenery and green parks whilst seamlessly connected to 21st century infrastructure. Marina One Residences is seamlessly connected to four MRT lines (North-South, Circle, Downtown and upcoming Thomson line) via underground pedestrian walkways 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 years
- 1 to 4-Bedroom Apartments & Penthouses
- 657 sq ft – 8,708 sq ft
- Total Units : 1,042
- District 01
- Developed by : M+S Pte Ltd

Guide price : Average \$2,300 psf

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AMBER SKYE

8 AMBER ROAD (FOR SALE)



A NEW WAVE IN LUXURY LIVING BECKONS

The magnificent allure of oceania living is encapsulated in one private residential beacon in the East - Amber Skye. The 22-storey freehold condominium is masterfully crafted to mimic the sea's endless waves, featuring a series of wavy balconies that streams picturesquely among the clouds. Located in Singapore's prime district, Amber Road, Amber Skye is surrounded by prestigious local and international schools with easy access to major expressways and the upcoming Amber MRT station. Luxury living awaits you at Amber Skye.

- Tenure : Freehold
- 1 to 3-Bedroom Apartments, Grandeur, Grand Villas & Penthouses
- 527 sq ft – 5,177 sq ft
- Total Units : 109
- District 15
- Developed by : CS Amber Development Pte Ltd (JV between China Sonangol Land and OKP Land Pte Ltd)

Guide price : Average \$1,950 psf

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TRILIVE

TAMPINES ROAD (FOR SALE)



Artist's impression

FAMILY HOME OF UTMOST SOPHISTICATION

When it comes to a perfect home, Trilive is your perfect choice. Nestled between vibrancy and quietude, you can finally have the best of both worlds. Standing stunningly in three blocks comprising 222 contemporary units, the understated development offers breathtaking skyline for true urbanities.

Residents can head down to the nearby Heartland Mall or Kovan Hougang Market and Food Centre for amenities such as supermarkets, restaurants, eating establishments, banks, and more. For vehicle owners, driving from Trilive to either the business hub or the vibrant Orchard Road shopping district takes 15 to 20 minutes, via Central Expressway.

- Tenure : Freehold
- 2 to 4-Bedroom Premium Apartments
- Total Units : 220 Residential & 2 Commercial
 - Residential : 463 sq ft – 1,195 sq ft
 - Commercial : 248 sq ft – 269 sq ft
- District 19
- Developed by : RH Tampines Pte Ltd

Guide price : Average \$1,565 psf

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BOTANIQUE @ BARTLEY

UPPER PAYA LEBAR ROAD (FOR SALE)



Artist's impression

BECKONING. BEAUTY. BESPOKE

Live in this botanical paradise and be rejuvenated by its soothing sensory experience. Botanique is a beautiful garden as much as it is a home.

An idyllic combination of urban living with the serenity of nature makes Botanique a home like no other. Your neighbourhood, the Bidadari Estate and the Paya Lebar growth area will be bustling with amenities, such as new offices, hotels, retail and community facilities. It is an area marked for tremendous growth potential. With the Bartley MRT station just a convenient 3-minute walk away, you are connected to the major transport hubs in Serangoon and Bishan. A short drive to and from CTE, PIE and Bartley viaduct means you are never too far from your homely oasis.

- Tenure : 99 years
- 1 to 3-Bedroom Apartments / DK Flexi / Premium
- 495 sq ft – 1,065 sq ft
- Total Units : 797
- District 19
- Developed by : UOL Overseas Investments Pte Ltd

Guide price : Average \$1,300 psf onwards

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THE PANORAMA

ANG MO KIO AVENUE 2 (FOR SALE)



MODERN FACADES AND EXPANSIVE LANDSCAPE

The Panorama is surrounded by lush greenery amidst an exclusive residential enclave. It offers residents picturesque and panoramic views of its immediate neighborhood, the Lower Pierce Reservoir and beyond. Enjoy the convenience of being near to AMK Hub and a myriad of neighbourhood shops to meet all your lifestyle needs. Reaching the Central Business District and rest of the island is easy with excellent transportation network and the future Mayflower MRT station within walking distance.

- Tenure : 99 years
- 1 to 5-Bedroom Apartments & Penthouses
- 431 sq ft – 2,411 sq ft
- Total Units : 698
- District 20
- Developed by : Pinehill Investments Pte Ltd
(A Wholly-owned subsidiary company of
Wheelock Properties Singapore Limited)

Guide price : Average \$1,200 psf

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WATERFRONT @ FABER

FABER WALK (FOR SALE)

RIVER TRANQUILLITY CITY VIBRANCY

A rare waterfront home within a landed enclave of waterfront resort living, facing the serene Sungei Ulu Pandan. Featuring a landscaped Sky Park offering 360 degree uninterrupted views of the surrounding and forest themed resort landscape. Nestled between Clementi Heartland and the exciting Jurong Lake District, and close proximity to vibrant business hubs such as International Business Park, one-north and Science Parks I and II.

- Tenure : 99 years
- 2 to 4-Bedroom Apartments : 700 sq ft – 1,389 sq ft
- Strata Landed Houses : 2,949 sq ft – 3,208 sq ft
- Total Units : 199 Apartments & 11 Strata Landed Houses
- District 05
- Developed by : World Class Land Pte Ltd

Guide price : Average \$1,200 psf

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THE CREEK @ BUKIT

TOH TUCK ROAD (FOR SALE)

A PLACE OF MAGNIFICENT LIFE

Introducing a sanctuary of alluring contrast : The Creek @ Bukit is ensconced in the heart of nature, yet intimately linked to all the conveniences of life. It is where the water of a charming creek flows from a picturesque waterfall of natural boulders, weaving through a lush landscape of verdant green. Located just off iconic Bukit Timah Road with easy access to the PIE and BKE, The Creek puts you in the centre of all that Bukit Timah has to offer.

- Tenure : Freehold
- 1 to 4-Bedroom Apartments & Penthouses
- 450 sq ft – 1,280 sq ft
- Total Units : 260
- District 21
- Developed by : Chiu Teng Group

Guide price : Average \$1,650 psf

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THE NASSIM

NASSIM HILL (FOR SALE)



A PIECE OF HISTORY – THE NASSIM

Nestled within a lush tropical enclave in a Good Class Bungalow area, The Nassim comprises of only 55 highly exclusive units. Inspired by the Black & White houses of the colonial area, The Nassim perfectly blends contemporary comforts with the gracious living of yesteryear. Located at the beginning of Tanglin Road and Orchard Road, Nassim Hill is just a turn away from the famous shopping belt of Singapore.

- Tenure : Freehold
- 3 to 5-Bedroom Apartments & Penthouses
- 1,927 sq ft – 9,300 sq ft
- Total Units : 55
- District 09
- Developed by : CapitaLand

Price on application

FOR ENQUIRIES, PLEASE CONTACT:

Gwen Lim (CEA Reg No.: R027862B)

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THE RISE @ OXLEY

71 OXLEY RISE (FOR SALE)



THE LUXURY OF COSMOPOLITAN LIVING

The Rise @ Oxley is located in prime district 9, along the fringe of Orchard Road and in close proximity to esteemed schools like Singapore Management University, Chatsworth International School and River Valley Primary School. Somerset and Dhoby Ghaut MRT stations are located just a stone's throw away from this luxurious abode giving you direct access to the North-South, North-East and Circle Line.

- Tenure : Freehold
- 1 to 4-Bedroom Apartments & Penthouses
 - Residential : 462 sq ft – 1,194 sq ft
 - Commercial : 355 sq ft – 1,065 sq ft
- Total Units : 120 Residential & 29 Commercial
- District 09
- Developed by : Oxley Rise Pte Ltd

Guide price : Average \$2,350 psf

FOR ENQUIRIES, PLEASE CONTACT:

Eric Liew (CEA Reg No.: R021280Z)

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SKY HABITAT

BISHAN STREET 15 (FOR SALE)

STAY LANDED, LIVE ELEVATED

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

- Tenure : 99 years
- 1 to 4-Bedroom Apartments & Penthouses
- 710 sq ft – 3,671 sq ft
- Total Units : 509
- District 20
- Developed by : CapitalLand

Guide price : Average \$1,600 psf

FOR ENQUIRIES, PLEASE CONTACT:

Teddy Ng (CEA Reg No.: R006630G)

M: 9030 4603

E: teddy.ng@sg.knightfrank.com



SKY VUE

BISHAN STREET 15 (FOR SALE)

A HOME FOR ALL THAT YOU DESIRE

Sky Vue; a connection, a statement and a home. It means connecting to the city and all the things that matter and a home that embraces different lifestyles and one that lets you be who you want to be. The development is a 10-minute drive to Orchard Road while the nearby Bishan Park provides an escape from the city's hustle and bustle. A variety of dining, shopping and entertainment options beckon in the surrounding community, while sports and nature lovers will enjoy weekends at the park.

- Tenure : 99 years
- 1 to 3-Bedroom Apartments & Penthouses
- 484 sq ft – 1,905 sq ft
- Total Units : 694
- District 20
- Developed by : Allamanda Residential Development Pte Ltd

Guide price : Average \$2,200 psf

FOR ENQUIRIES, PLEASE CONTACT:

Larry Yam (CEA Reg No.: R027856H)

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SKYSUITES @ ANSON

ENGOR STREET (FOR SALE)



FOR THE DISCERNING

Skysuites @ Anson is an iconic development that will reshape the city skyline. Offering magnificent views of the Central Business District, Marina Bay and the upcoming new waterfront district, this stunning structure will light up the entire night sky with its gloriously illuminated sky terraces.

- Tenure : 99 years
- 1 to 3-Bedroom Apartments
- 365 sq ft – 1,140 sq ft
- Total Units : 360
- District 02
- Developed by : Allgreen Properties Limited

Guide price : Average \$2,200 psf

FOR ENQUIRIES, PLEASE CONTACT:

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RIVERSAILS

UPPER SERANGOON CRESCENT (FOR SALE)



LIVE THE GREAT OUTDOORS

At Riversails, you practically live in the great outdoors and discover the splendours of riverfront living.

Our busy lifestyles leave us little time for play, but with so many thrilling facilities on offer, making time for leisure will be effortless.

- Tenure : 99 years
- 1 to 4-Bedroom Apartments & Penthouses
- 505 sq ft – 2,970 sq ft
- Total Units : 920
- District 19
- Developed by : Allgreen Properties Limited

Guide price : Average \$950 psf

FOR ENQUIRIES, PLEASE CONTACT:

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CITY GATE

BEACH ROAD (FOR SALE)

IN THE CENTRE OF THE CITY

City Gate Residences is located between the city and the riverside, at Beach Road near Nicoll Highway MRT station. For quick access to anywhere in Singapore, City Gate is also close to major expressways such as the Marina Coastal Expressway, East Coast Parkway, Kallang-Paya Lebar Expressway and more.

- Tenure : 99 years
- Residential : 311 units
- 1- & 2-Bedroom, 2- & 3-Bedroom Dual-key Apartments & Penthouses
- 431 sq ft – 1,819 sq ft
- Commercial : 188 units
- Shops, Restaurant, Foodcourt & Supermarket
- District : 07
- Developed by : Bayfront Ventures Pte Ltd (JV by World Class Land & Fragrance Group)

Guide price : Average \$1,976 psf

FOR ENQUIRIES, PLEASE CONTACT:

Hou Shi Ying (CEA Reg No.: R046724G)

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GSH PLAZA

20 CECIL STREET (FOR SALE)

NEW GRADE A PRIME OFFICE LAUNCH IN RAFFLES PLACE

Strategically located on the nexus of Church, Market and Cecil Streets, the 28-storey GSH Plaza is a premium grade intelligent office building and a landmark development in the heart of Singapore's core financial and business district.

- Tenure : 99 years Leasehold (wef 7 Dec 1989)
- Size : 580 sq ft – 1,600 sq ft
- Total Units : 280 units
Retail & F&B - 21units
Offices - 259 units
- No. of floors : 28 floors
- District : 01
- Developed by : Plaza Ventures Pte Ltd (A Consortium comprising GSH Corporation Limited, TYJ Group, Vibrant Group and DB2Land)

Price on application

FOR ENQUIRIES, PLEASE CONTACT:

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THE INTERLACE

DEPOT ROAD (FOR SALE)



COMMITMENT TO NATURE

The Interlace comprises 31 six-storey blocks stacked in hexagonal arrangement around tropical gardens and courtyards.

Located on the Southern Ridges, the development is just a few minutes' drive to the CBD and Orchard Road.

- Tenure : 99 years
- 3 to 4-Bedroom Apartments & Penthouses
- 1,873 sq ft – 6,308 sq ft
- Total Units : 1,040
- District 04
- Developed by : CapitaLand

Guide price : Average \$1,350 psf

FOR ENQUIRIES, PLEASE CONTACT:

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D'LEEDON

LEEDON ROAD (FOR SALE)



ICONIC LANDMARK IN FARRER

Organised into seven towers and 12 semi-detached villas, d'Leedon offers breathtaking views of Botanic Gardens and Bukit Timah Nature Reserve. Close to Holland Village, Orchard Road and highly sought-after schools like Hwa Chong Institution and Nanyang Girls' School, the development offers easy access to Farrer Road MRT station and the city.

- Tenure : 99 years
- 1 to 4-Bedroom Apartments, Garden House & Penthouses
- 635 sq ft – 4,661 sq ft
- Total Units : 1,715
- District 10
- Developed by : CapitaLand

Guide price : Average \$1,650 psf

FOR ENQUIRIES, PLEASE CONTACT:

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ICON @ PASIR PANJANG

PASIR PANJANG ROAD (FOR SALE)



THE BEST OF BOTH WORLDS

ICON @ Pasir Panjang is a freehold and part-conserved building with both residential and commercial units.

- Tenure : Freehold
- Residential Total Units : 18
- Commercial Total Units : 31
- District 05
- Developed by : Fragrance Realty Pte Ltd (A wholly-owned subsidiary of Fragrance Group Limited)

FOR ENQUIRIES, PLEASE CONTACT:

Eric Liew (CEA Reg No.: R021280Z)

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URBAN RESORT

CAIRNHILL ROAD (FOR SALE)



LUXURIOUS LIVING

Cocooned in green tranquillity, yet in the centre of bustling Orchard Road, Urban Resort offers twin benefits of peaceful solace and urbane sophistication.

- Tenure : Freehold
- Penthouses
- 4,693 sq ft & 6,857 sq ft
- Units Available : 02
- District 09
- Developed by : CapitalLand
- Guide price : Average \$2,446 psf

FOR ENQUIRIES, PLEASE CONTACT:

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SKYLINE RESIDENCES

TELOK BLANGAH ROAD (FOR SALE)



WHERE THE HORIZON BECKONS

Conveniently located along Telok Blangah Road, its prime position lets you take advantage of the transformation of Tanjong Pagar Waterfront City.

- Tenure : Freehold
- 1 to 4-Bedroom & Penthouses
- 484 sq ft – 3,681 sq ft
- Total Units : 283
- District 04
- Developed by : Bukit Sembawang View Pte Ltd

FOR ENQUIRIES, PLEASE CONTACT:

Larry Yam (CEA Reg No.: R027856H)

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LINCOLN SUITES

KHIANG GUAN AVENUE (FOR SALE)



PURE INSPIRATION

An iconic freehold residence located in Novena, Lincoln Suites is one of the most sought-after residential enclave in Singapore.

- Tenure : Freehold
- Studio to 4-Bedroom & Penthouses
- 463 sq ft – 5,522 sq ft
- Total Units : 175
- District 11
- Developed by : Koh Brothers, Heeton Holdings, KSH Holdings and Lian Beng Group

FOR ENQUIRIES, PLEASE CONTACT:

Eric Liew (CEA Reg No.: R021280Z)

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ONE EIGHTIES

JOO CHIAT TERRACE (FOR SALE)



EXPERIENCE A SENSE OF ARRIVAL

Nestled within a neighbourhood rich in Peranakan culture with vibrant food and retail malls as well as chic entertainment outlets.

- Tenure : Freehold
- District 15
- 1 to 2-Bedroom & 3-Bedroom Penthouses
- Developed by : Santa Land Pte Ltd
- 549 sq ft – 1,281 sq ft
- Guide price : Average \$1,520 psf
- Total Units : 52

FOR ENQUIRIES, PLEASE CONTACT:

Hou Shi Ying (CEA Reg No.: R046724G)

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DUNMAN REGENCY

DUNMAN ROAD (FOR SALE)



EAST COAST LIVING LIFESTYLE

A modern boutique development located in the heart of District 15 comprising 12 exclusive units in a single five-storey block.

- Tenure : Freehold
- District 15
- 2 to 3-Bedroom Apartments & Penthouses
- Developed by : GHC Building Construction Pte Ltd
- 797 sq ft – 1,604 sq ft
- Guide price : Average \$1,500 psf
- Total Units : 12

FOR ENQUIRIES, PLEASE CONTACT:

Hou Shi Ying (CEA Reg No.: R046724G)

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SKYGREEN

MACPHERSON ROAD (FOR SALE)



THE HEART OF INDULGENCE

Strategically located in the heart of MacPherson and within walking distance to restaurants, market and food centres.

- Tenure : Freehold
- Units Available : 04
- 3 & 4-Bedroom Penthouses
- District 13
- 2,207 sq ft – 2,903 sq ft
- Guide price : Average \$1,376 psf

FOR ENQUIRIES, PLEASE CONTACT:

Eric Liew (CEA Reg No.: R021280Z)

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CASCADIA

BUKIT TIMAH ROAD (FOR SALE)



THE PENTHOUSE COLLECTION

This luxurious development offers a range of generous and spacious penthouse units.

- Tenure : Freehold
- Units Available : 10
- 2 & 3-Bedroom + Study Penthouses
- District 21
- 1,679 sq ft – 2,970 sq ft
- Guide price : Average \$977 psf

FOR ENQUIRIES, PLEASE CONTACT:

Larry Yam (CEA Reg No.: R027856H)

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MOORE HOUSE

CHELSEA, LONDON SW1 (FOR SALE)



MOORE HOUSE, WHERE NOWHERE IS FAR AWAY

Situated near Sloane Square, Moore House is ideally positioned to enjoy all that the exclusive district of Chelsea has to offer. Built to the very highest of standard and inspired by the ancient waterway nearby, Moore House is set in landscaped gardens in a tranquil dockside setting, a peaceful oasis in one of the most prestigious addresses in London.

- Tenure : 999 years leasehold from 2003
- 1, 2 & 3-Bedroom Apartments
- Built-Up Area : 547 sq ft onwards
- Total Units : 147
- Estimated Completion Date: Completed
- Developed by : LondonMetric Property PLC

Price on application

FOR ENQUIRIES, PLEASE CONTACT:

Linda Chern (CEA Reg No.: R030706A)

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ROYAL WHARF

LONDON E16 (FOR SALE)



ROYAL WHARF
LONDON

A BEAUTIFUL NEW RIVERSIDE NEIGHBOURHOOD FOR LONDON

From townhouses to apartments, all of Royal Wharf's homes are infused with the aesthetic and values of new Georgian interiors. Royal Wharf brings together everything that's best about London: large and small, local and regional, classic and contemporary. Like those traditional great estates, Royal Wharf will be as much a local neighbourhood as a slice of the capital.

- Tenure : 999 years leasehold
- Suites, 1 to 4-Bedroom Apartments & Penthouses
- Built-Up Area: 388 sq ft onwards
- Total Units : 3,385
- Estimated Completion Date : 2016 (Phase 1), 2019 (Phase 2)
- Developed by : Oxley Holdings & Ballymore

Price on application

FOR ENQUIRIES, PLEASE CONTACT:

Gary Ching (CEA Reg No.: R047316F)

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GARDEN HOUSE

KENSINGTON GARDENS SQUARE, LONDON W2 (FOR SALE)



AN ELEGANT RESIDENCE WITH IMPECCABLE CHARACTER

Garden House, a rare new build white stucco fronted development for the area, comprises 58 apartments set across five floors. Each of the one, two and three-bedroom apartments have been designed with exacting standards, boasting traditional architraves and fittings, blended seamlessly with modern comforts such as American walnut timber flooring and polished quartz worktops in the kitchens. The Grade II listed development is situated on one of London's most admired garden squares, directly overlooking the tranquil Kensington Gardens Square which offers residents' direct access to the square via the private reception in Garden House. The development is located in the City of Westminster, moments from the renowned shopping district of Notting Hill and a short walk to the nearby Queensway and Bayswater underground stations.

- Tenure : 999 years leasehold
- 1, 2 & 3-Bedroom Apartments
- Built-Up Area : 200 sq ft onwards
- Total Units : 58
- Estimated Completion Date : Autumn 2015
- Developed by : Residential Land

Guide price : From GBP 650,000 onwards

FOR ENQUIRIES, PLEASE CONTACT: Willis Lee (CEA Reg. No.: R016996C) **M:** 9028 9028 **E:** willis.lee@sg.knightfrank.com

ROYAL ARSENAL (WATERFRONT II)

WOOLWICH, LONDON SE18 (FOR SALE)



A NEW DEFINITION OF LUXURY THAMES-SIDE LIVING

Home to a forthcoming Crossrail station in 2018, this award winning mixed-used development offers a unique blend of contemporary riverside living and a wealth of history and heritage. Covering 88 acres, Royal Arsenal Riverside has already created a whole new community with a vast array of on-site amenities including a 24-hour concierge, residents' gym, cafes and onsite Tesco Express, with many more to come. Royal Arsenal Riverside is proud to present Waterfront II, located on the banks of River Thames, in the Royal Borough of Greenwich. The extensive river frontage, a new landscaped park and the unrivalled travel connections; Waterfront is ideally situated for everything that is great about living in London.

- Tenure : 999 years leasehold
- Manhattan Suites, 1, 2 & 3-Bedroom Apartments
- Built-Up Area : 416 sq ft onwards
- Total Units : 90
- Estimated Completion Date : Autumn 2017
- Developed by : Berkeley Homes (East Thames) Ltd

Guide price : From GBP 437,500 onwards

FOR ENQUIRIES, PLEASE CONTACT: John Koh (CEA Reg. No.: R043422E) **M:** 8666 8088 **E:** john.koh@sg.knightfrank.com

GRAND CENTRAL

CAMBRIDGE, CBI 3QN (FOR SALE)



THE PERFECT BLEND OF STUNNING BUILD QUALITY AND TIMELESS STYLE

Grand Central is a new residential development set in the vibrant City of Cambridge, known for its world-class university and home to numerous global high-tech and scientific companies. The historic town features a gothic 11th century cathedral, stunning architecture and the picturesque River Cam that flows through its centre. The development, which is located close to the City centre and near to the train station, comprises 135 luxurious one and two-bedroom apartments, duplexes and two and three-bedroom townhouses, many offering private gardens and outside spaces. Each property features a stunning contemporary specification with spacious living areas, quality kitchens and lots of natural light. Just a few minutes' walk from Grand Central, residents have easy access to Cambridge train station, with trains running direct to London every 20 minutes.

- Tenure : 999 years leasehold
- Total Units : 135
- Estimated Completion Date : Summer 2016 – Spring 2017
- 1, 2 & 3-Bedroom Apartments
- Developed by : Weston Homes PLC
- Built-Up Area : 553 sq ft onwards
- **Guide price : From GBP 340,000 onwards**

FOR ENQUIRIES, PLEASE CONTACT: Wen Xiong Danubrata (CEA Reg. No.: R027628Z) **M:** 9199 5476 **E:** wenxiong.danubrata@sg.knightfrank.com

WATERS EDGE

146 BOWDEN STREET, MEADOWBANK, SYDNEY (FOR SALE)



EXCLUSIVE LUXURY LIVING ON THE WATER'S EDGE

Inspired by the tranquillity of its waterfront setting, Waters Edge is an exclusive collection of boutique residences offering a level of luxury and glamour rarely found in apartment living. Positioned right on the foreshore at Meadowbank with breathtaking harbour views and an uplifting sense of space, light and lifestyle, Waters Edge has been created for the discerning buyer seeking luxury and serenity together with close proximity to Sydney's CBD. A superb lifestyle location surrounded by acres of foreshore parkland, scenic walkways and bike tracks linking with the valley cycleway.

- Tenure : Freehold
- 1, 2 & 3-Bedroom Apartments
- Built Up Area : 699 sqft onwards
- Total Units : 61
- Estimated Completion Date : Q4 2016
- Developed by : Navarra Venues Group

Guide price : From AUD 735,000 onwards

FOR ENQUIRIES, PLEASE CONTACT: Louisa Yap (CEA Reg. No.: R031229D) **M:** 8522 7520 **E:** louisa.yap@sg.knightfrank.com

AURELIA

1 HARPER TERRACE, SOUTH PERTH, WESTERN AUSTRALIA (FOR SALE)



AURELIA WILL CAPTIVATE YOUR HEART, MIND AND SOUL

Embark upon a lifetime of luxurious living near the shores of the Swan River at Aurelia, Finbar's breathtaking new release occupying the prestigious address of 1 Harper terrace, South Perth. Aurelia is the epitome of South Perth – sophisticated, exclusive and highly sought after, crowned with an effortless air of relaxation. Situated in an ideal location, close to many attractions and amenities, you will never have to travel far! The Swan River foreshore is just 200m away, the Perth CBD a short 2km away and the South Perth shopping plaza only 175m from this development. Residents will enjoy the range of resort style facilities Aurelia has to offer, including an infinity edge pool with feature fountains, a large pool cabana equipped with an outdoor kitchen, fully equipped gymnasium and so much more.

- Tenure : Freehold
- 1, 2 & 3-Bedroom Apartments
- Built-Up Area : 571 sq ft onwards
- Total Units : 118
- Estimated Completion Date : Early 2017
- Developed by : Finbar Group Limited

Guide price : From AUD 540,000 onwards

FOR ENQUIRIES, PLEASE CONTACT: Linda Chern (CEA Reg. No.: R030706A) **M:** 8228 8836 **E:** linda.chern@sg.knightfrank.com

AVANT

60 A'BECKETT STREET, MELBOURNE (FOR SALE)

The University of Melbourne and RMIT, are both just a short walk from Avant. The major retail and transport hub, Melbourne Central, is only one block from Avant. Overhead walkways now extend this CBD shopping experience to Melbourne Emporium and on the Bourke Street Mall through the popular Myer department store. Whether you are walking or taking a tram from right outside your door, Avant provides a central location connected to the very best of Melbourne.

- Tenure : Freehold
- 1 to 3-Bedroom Apartments
- 462 sq ft – 1,010 sq ft
- Total Units : 456
- Developed by : WCL – A Beckett (VIC) PTY LTD

Guide price : Average AUD 11,300 psm

FOR ENQUIRIES, PLEASE CONTACT:

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Linda Chern (CEA Reg No.: R030706A)

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A108

70 SOUTHBANK BOULEVARD MELBOURNE, AUSTRALIA (FOR SALE)

**ONE OF THE HIGHEST RESIDENCES
IN THE SOUTHERN HEMISPHERE**

Located near Melbourne's CBD and central to all the amenities that central Melbourne has to offer including Crown Casino, Southbank arts and entertainment precincts, the parklands of the Royal Botanic Gardens etc. Close proximity to public transport networks serving the boarder metropolitan area.

- Tenure : Freehold
- Studio, 1, 2, 3-Bedroom Apartments & Penthouses
- 42.4sqm – 804.6sqm
- Total Units : 1,105
- Estimated Completion Date : 2019
- Developed by : World Class Land - SOUTHBANK (VIC) PTY LTD

Guide price : Average AUD 12,800 psm

FOR ENQUIRIES, PLEASE CONTACT:

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Gary Ching (CEA Reg No.: R047316F)

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ROYAL COMO

663 CHAPEL STREET, SOUTH YARRA, MELBOURNE (FOR SALE)



A NEW LANDMARK IN THE EXCLUSIVE COMO PRECINCT OF SOUTH YARRA

Located just south of the Yarra River in the blossoming Como Precinct of South Yarra, Royal Como has an undeniable presence in the Chapel Street skyline. Arriving at Royal Como is akin to entering the living room of an art collector. Secure and private, there is an immediate sense of exclusiveness, which is reinforced through the presence of the concierge, stunning Australian art and bold furnishings. The space itself is modern and timeless. It is a welcoming space that makes each visit feels truly special. Royal Como also boasts a variety of peerless common spaces including pool, gym, meditation room and resident's lounge. Each space acts as an extension of your home, enhancing your quality of life.

- Tenure : Freehold
- 1, 2, & 3-Bedroom Apartments
- Built-Up Area : 516 sq ft onwards
- Total Units : 109
- Estimated Completion Date : Q4 2017
- Developed by : C&L International Holdings Pty Ltd

Guide price : From AUD 460,000 onwards

FOR ENQUIRIES, PLEASE CONTACT: Gary Ching (CEA Reg. No.: R047316F) **M:** 9450 0943 **E:** gary.ching@sg.knightfrank.com

THE BEEKMAN RESIDENCES

DOWNTOWN MANHATTAN, NEW YORK (FOR SALE)



PRIVATE RESIDENCES, EXCLUSIVE SERVICES

The Beekman is located in vibrant Downtown Manhattan, New York's new epicentre for style, culture and commerce. Its private residences starting at one-hundred-and-seventy feet in the sky include one, two and three-bedroom apartments, and the Beekman Penthouses. These modern canvases showcase unparalleled three-hundred-and-sixty-degree views of Manhattan, from river-to-river, and from downtown landmarks to uptown skyline. Residents will receive exclusive access to curated amenities, including hotel services, personal training in the state-of-the-art fitness centre, and priority reservations at the in-house restaurants of renowned chefs, Tom Colicchio and Keith McNally.

- Tenure : Freehold
- Total Units : 68
- Developed by : GFI Development Company
- 1, 2, 3-Bedroom Apartments & Penthouses
- Estimated Completion Date : Q1 2016
- Built-Up Area : 1,393 sq ft onwards

Guide price : From USD 1,500,000 onwards

FOR ENQUIRIES, PLEASE CONTACT: Willis Lee (CEA Reg. No.: R016996C) **M:** 9028 9028 **E:** willis.lee@sg.knightfrank.com

15 WILLIAM

DOWNTOWN MANHATTAN, NEW YORK (FOR SALE)



MODERN AND SOPHISTICATED CONDOMINIUM RESIDENCES

15 William is a 47-storey condominium building located in the heart of Manhattan's dynamic Financial District. Its contemporary, light-flooded one, two and three-bedroom residences boast generous square footage and smart, efficient layouts. High ceilings and expansive windows provide views of Downtown's gorgeous architectural landmarks and stunning waterways. 15 William's 30,000 square feet of exclusive, residents-only amenities include an indoor pool, fitness centre, screening room, dog park, outdoor children's playground and indoor playroom, stunning rooftop lounge and outdoor sundeck.

- Tenure: Freehold
- 1, 2 & 3-Bedroom Apartments
- Built-Up Area : 800 sq ft onwards
- Total Units : 319
- Estimated Completion Date : Immediate Occupation
- Developed by : CIM Group

Guide price : From USD 1,105,000 onwards

FOR ENQUIRIES, PLEASE CONTACT: John Koh (CEA Reg. No.: R043422E) **M:** 8666 8088 **E:** john.koh@sg.knightfrank.com

53RD & 8TH

MID-TOWN MANHATTAN, NEW YORK (FOR SALE)



TRUE NEW YORK CHARACTER IN THE HEART OF MANHATTAN

FIFTY THIRD AND EIGHTH, located at 301 West 53rd Street, is situated in the heart of one of Manhattan's most vibrant communities, Hell's Kitchen, a neighbourhood steeped in art and culture. The 25-storey full-service condominium offers luxurious one to three-bedroom residences for those who want to experience true New York character in the center of it all – near a wide array of high-end shopping, fine dining, entertainment, and world-renowned attractions including Central Park, MoMA, and Columbus Circle. The property also offers three levels of well-appointed amenity space geared for entertainment, relaxation, and convenience.

- Tenure: Freehold
- 1, 2 & 3-Bedroom Apartments
- Built-Up Area : 667 sq ft onwards
- Total Units : 252
- Estimated Completion Date : Q4 2015
- Developed by : HFZ Capital Group

Guide price : From USD 975,000 onwards

FOR ENQUIRIES, PLEASE CONTACT: Wen Xiong Danubrata (CEA Reg. No.: R027628Z) **M:** 9199 5476 **E:** wenxiong.danubrata@sg.knightfrank.com

METROPOLIS

DOWNTOWN LOS ANGELES, CALIFORNIA (FOR SALE)



THE MOST LUXURIOUS NEW ADDRESS IN DOWNTOWN LOS ANGELES

Located in the heart of Downtown Los Angeles, Metropolis represents a new vision in urban lifestyle. It offers a collection of condominium residences from studios to three bedrooms with breathtaking views of the Downtown skyline, the Pacific Ocean, and the Hollywood Hills. Just moments from the city's most coveted destinations including LA Live, the Nokia Theater, and an endless array of top restaurants, Metropolis will become an iconic part of the new Downtown landscape. Metropolis is strategically located between three of Los Angeles' key neighborhoods: the Financial District, South Park and LA Live – the 6.33-acre urban community sits at Francisco Street between 8th and 9th Streets, with ample parking and easy access to the city's major highways and public transportation.

- Tenure : Freehold
- Studio, 1, 2 & 3-Bedroom Apartments
- Built-Up Area : 527 sq ft onwards
- Total Units : 300 Residences + 8 Penthouses
- Estimated Completion Date : Q4 2016
- Developed by : Greenland USA

Guide price : From USD 635,000 onwards

FOR ENQUIRIES, PLEASE CONTACT: Louisa Yap (CEA Reg. No.: R031229D) **M:** 8522 7520 **E:** louisa.yap@sg.knightfrank.com

18 EAST AT ANDAMAN

SERI TANJUNG PINANG, PENANG (FOR SALE)



AN ADDRESS SYNONYMOUS WITH LUXURY LIVING ON THE ISLAND

Premier lifestyle property development group Eastern & Oriental Berhad (E&O) recently launched 18 East at Andaman in Penang, the final and ultimate condominium tower possessing commanding views of the Andaman Sea within its master-planned Seri Tanjung Pinang development. Units offer stunning views of the ocean and yet, at the same time, 18 East is cocooned by 6.9 acres of lush greenery. Within the gated and guarded community, the two-storey world-class clubhouse stands out with full amenities, including a residents' lounge, café and theatre while the 4.5-acre private waterpark features a children's play area equipped with slides and adventure rides, massage pavilions and an infinity pool. With E&O's introduction of a Premier Card reserved exclusively for 18 East residents, residents may enjoy privileges at the iconic E&O Hotel in Penang, boutique beachfront Lone Pine Hotel and neighbouring Straits Quay. Experience 18 East today, a plot of paradise that is a resort and residence, holiday home and private haven.

- Tenure : Freehold
- Built-Up Area : 877 sq ft onwards
- Estimated Completion Date : Q4 2016
- 1, 2, & 3-Bedroom Apartments and Penthouses
- Total Units : 210
- Developed by : Eastern & Oriental Bhd (E&O)

Guide price : From RM 1,405,000 onwards

FOR ENQUIRIES, PLEASE CONTACT: Linda Chern (CEA Reg. No.: R030706A) **M:** 8228 8836 **E:** linda.chern@sg.knightfrank.com

THE BRIDGE

PHNOM PENH, CAMBODIA (FOR SALE)



COMMERCIAL · RESIDENTIAL · SOHO

Situated just 2 minutes from Preah Sihanouk Boulevard, right in the heart of Cambodia's capital Phnom Penh, The Bridge offers discerning individual units for shops, homes and SOHO.

The development is in close proximity to the National Monument, the National Assembly Building, Ministry of Foreign Affairs, Australian and Russian Embassies as well as two main 5 Stars hotels. The Bridge is also blessed with scenic panoramic view of the Bassac River, Diamond Island and the beautiful city of Phnom Penh.

- Tenure : Freehold
- 1 to 3-Bedroom Apartments, Penthouses, SOHO & Commercial
- Residential : 755 sq ft - 2,264 sq ft
- SOHO : 353 sq ft - 695 sq ft
- Total Units : 2,352
- Developed by : Oxley & WorldBridge

Guide price : USD 111,200 onwards

FOR ENQUIRIES, PLEASE CONTACT: Lawrence Ng (CEA Reg No.: R053438F) **M:** 8128 6589 **E:** lawrence.ng@sg.knightfrank.com

CAVENAGH FORTUNA

CAVENAGH ROAD (FOR LEASE)



The Cavenagh Fortuna is located in close proximity to Newton, Somerset and Dhoby Ghaut MRT Stations and a host of amenities that are readily available, such as major shopping centres, supermarkets, eating establishments, banks and other entertainment facilities.

Well-established educational institutions like Chatsworth International School, St. Joseph's Institution International, Overseas Family School, Anglo-Chinese School and St. Margaret's Primary school are also around the vicinity.

- Tenure : Freehold
- 1 to 3-Bedroom Apartments
- 560 sq ft – 2,454 sq ft
- District 09

Asking rent : From \$2.8K onwards

FOR ENQUIRIES, PLEASE CONTACT:

Paul Ryan Soh (CEA Reg No.: R022676B)

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TAN CHIN TUAN MANSION

42 CAIRNHILL ROAD (FOR LEASE)



Tan Chin Tuan Mansion personifies high-end living with a hint of nostalgia. The building was conceived around a colonial home of one of Singapore's more prominent bankers. Just a stone's throw from Orchard Road and Somerset MRT station, each apartment occupies an entire floor providing its tenants with unsurpassed privacy. Every apartment has either 3 or 4 bedrooms with almost 4,000 sq ft of space, 24-hour property management call centre, lap pool, gym, sky terrace and concierge services. Surrounding the development are not only the best shopping belt available in Singapore but also top international and local schools.

- Tenure : Freehold
- 4+1-Bedroom Apartment
- 3,972 sq ft
- District 09

Asking rent : \$19K

FOR ENQUIRIES, PLEASE CONTACT:

Nigel Low (CEA Reg No.: R022696G)

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BISHOPSGATE

BISHOPSGATE (FOR LEASE)



A charming 2-storey Good Class Bungalow located in the heart of prime district 10.

Exclusive neighborhood where major embassies are located. Minutes' drive to Orchard road, shopping malls and central business district.

- Land Area : 17,170 sq ft
- Built-Up Area : Approx. 8,500 sq ft
- 5-bedroom with Ensuites (two bedrooms double volume)
- Lovely garden with inground pool

Asking rent : \$28K

FOR ENQUIRIES, PLEASE CONTACT:

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COTE D'AZURE

MARINE PARADE ROAD (FOR LEASE)



Located close to East Coast Park, Cote D'Azur offers a panoramic view of the sea. It is also a stone's throw away from Parkway Parade Shopping mall, a one-stop shopping destination, and numerous restaurants and eateries. Victoria Junior College and Chatsworth International School are a short walk or drive away.

For vehicle owners, it takes about 15 minutes to get to the Central Business District area and the Orchard Road shopping belt, via East Coast Parkway.

- Tenure : 99 years leasehold
- 4-Bedroom Penthouse
- 3,500 sq ft
- District 15

Asking rent : \$9.8K

FOR ENQUIRIES, PLEASE CONTACT:

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REDEVELOPMENT LAND ALONG EAST COAST AVENUE

(FOR SALE)



The property has a land area of approximately 45,249 sq ft and is zoned "Residential – 3-storey mixed landed" under the 2014 Master Plan. It is strategically located along East Coast Avenue, within the prime East Coast area. The immediate locality is predominantly residential in nature, comprising detached, semi-detached and terrace houses.

Retail, dining and entertainment facilities can be easily found at Parkway Parade Shopping Centre and East Coast Park. The shopping and entertainment belt of Orchard Road is also a short drive away. Accessibility will be further enhanced with the proposed Marine Terrace MRT and Siglap MRT stations along the upcoming Thomson-East Coast Line.

The property is suitable for redevelopment into a bungalow, conventional landed or strata landed housing.

- Tenure : Freehold
- 2014 Master Plan : Residential – 3-storey mixed landed
- Land Area : Approx. 45,249 sq ft

FOR ENQUIRIES, PLEASE CONTACT:

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Choo Wei Siong (CEA Reg No.: R053701F) **T:** 6228 6892 **M:** 9781 9557 **E:** weisiong.choo@sg.knightfrank.com

GCB WITHIN CORNWALL GARDENS

(FOR SALE BY PRIVATE TREATY)



The property is a charming 2-storey bungalow located within the Cornwall Gardens Good Class Bungalow Area. The land is regular, with wide frontage and the house enjoys views over Holland Road.

The property has a living hall, dining area, kitchen, study and 4-bedroom with ensuite. Alternatively, the prospective buyer may carry out A&A works or build a new house on site.

- Tenure : Freehold
- Land Area : Approx. 18,792 sq ft
- 2014 Master Plan : Residential – within the Cornwall Gardens (GCB) Area

FOR ENQUIRIES, PLEASE CONTACT:

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GCB OFF HOLLAND ROAD

(FOR SALE BY EXPRESSION OF INTEREST)



The property is located along East Sussex Lane, off Holland Road, within an exclusive enclave of Good Class Bungalows at Holland Rise. It enjoys the convenience of being located in close proximity to Holland Village and Holland Shopping Centre which has a wide array of dining and shopping options and amenities like supermarkets, banks and pharmacies. The shopping and entertainment belt of Orchard Road and the city centre is about 10 to 15 minutes' drive away.

The property is suitable for rebuild into a luxurious bungalow.

- Tenure : Freehold
- Land Area : Approx. 27,181 sq ft
- 2014 Master Plan : Good Class Bungalow Area - Holland Rise

FOR ENQUIRIES, PLEASE CONTACT:

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THE PERFECT TIME TO BUY IN EUROPE?



Theresie, Theresienhöhe,
Munich, Germany

EUROPE'S BRIGHTENING ECONOMIC OUTLOOK IS PROVIDING A FURTHER BOOST TO THE ALREADY-BUOYANT INVESTMENT MARKET

- After a year of tentative economic growth in 2014, the first quarter of 2015 brought increased optimism for Europe. Economic activity improved, aided by low oil prices, the European Central Bank's (ECB) quantitative easing (QE) programme and the weak Euro, which have boosted the competitiveness of European exports. Eurozone GDP grew by 0.4% in Q1, and growth expectations for the year have been upgraded. Consensus forecasts suggest that the single currency area will see annual growth of around 1.5% in 2015.
- The improving economic outlook has provided further support for the European investment market. The market maintained its positive momentum in Q1 2015, with a total of €50.1 billion invested in commercial real estate across Europe. This was a 44% increase compared with Q1 2014 and the strongest first quarter since 2007.
- Investors continue to display an increased willingness to explore opportunities across a wide range of geographies and sectors, and investment volumes have remained on an upward trend in many secondary cities and peripheral markets.
- Given the healthy start to the year, 2015 is set to be another strong year for the investment market, and transaction volumes may approach the levels seen during the 2006/07 market peak. The ECB's QE programme should help to preserve favourable conditions for property investment throughout the year, and the weak Euro will boost the attractiveness of European property prices to many overseas buyers, particularly US Dollar-denominated investors.

Knight Frank's European Capital Markets team has a reputation for acting on the most high profile commercial properties throughout Europe.

As the largest privately owned global real estate consultancy, Knight Frank is driven by a unique personal culture. This culture enables a tailored approach to assisting our clients and afford us the agility to stay ahead of larger competitors.

Should you be keen to explore the European Markets, please do not hesitate to approach us. We look forward to working with you over a thriving 2015.

FOR ENQUIRIES, PLEASE CONTACT:

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 Karen Wan (CEA Reg No.: R040821F) **T:** 6228 6809 **M:** 9772 8042 **E:** karen.wan@sg.knightfrank.com
 Wendy Tung (CEA Reg No.: R051270F) **T:** 6228 6874 **M:** 9617 1178 **E:** wendy.tung@sg.knightfrank.com

1 ADELAIDE TERRACE

PERTH, AUSTRALIA (FOR SALE BY EXPRESSION OF INTEREST)



LANDMARK OFFICE INVESTMENT

A modern Grade A office asset situated in a high profile position at the eastern gateway to the Perth CBD and within an area which is currently benefiting from significant development.

- 53% leased to WA Government*
- NLA of 19,824 sqm* and 176 parking bays
- Passing income \$12.28 million pa net*
- 5.7 year WALE by area*
- 180 degree views of the Swan River and surrounding parkland
- Substantial capex works recently completed
- Potential for Residential and/or Hotel conversion

*Approximately

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PRIVATE SHOPHOUSES



“GCBS” OF COMMERCIAL PROPERTIES

Shophouses are legacies of Singapore's past and reflect the settlements of European and Asian cultures on the island. While there are no available official statistics on the total number of private shophouses in Singapore, it is estimated to be about 7,500 units only. According to URA, approximately 6,500 of these shophouses are conserved. Shophouses owners are well aware of the intrinsic value of their properties due to their rarity, its historical values and its ability for different commercial usage. Only 112 shophouses transactions were recorded in 2014 (caveats – realis) due to limited fixed supply.

It is important to do some general market research before buying shophouses, especially on the rules and regulations governing conservation guidelines. A good real estate agent that focuses on such properties will be able to provide useful advice on potential capital gains as well as the redevelopment potential of shophouses, and guide you on other issues such as loan, stamp duty, and GST matters.

FOR ENQUIRIES, PLEASE CONTACT:

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 Derrick Loi (CEA Reg No.: R0278501) **T:** 6228 7305 **M:** 9101 4747 **E:** derrick.loi@sg.knightfrank.com

SHOPHOUSE

TRAS STREET (FOR SALE)



The subject property is a 3-storey intermediate shophouse unit and is located within the Central Business District area in Tanjong Pagar. It is also conveniently located near the Tanjong Pagar MRT station.

- Tenure : 99 years (wef 1995)
- Floor Area : Approx. 3,725 sq ft
- Land Area : 1,339 sq ft
- Sales with existing tenancies

FOR ENQUIRIES, PLEASE CONTACT:

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SHOPHOUSE

TRAS STREET (FOR SALE)



The subject property is a 2.5-storey intermediate shophouse unit and is located within the Central Business District area in Tanjong Pagar. It is also conveniently located near the Tanjong Pagar MRT station.

- Tenure : 99 years (wef 1995)
- Floor Area : Approx. 3,231 sq ft
- Land Area : 1,618 sq ft
- Sales with existing tenancies

FOR ENQUIRIES, PLEASE CONTACT:

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SHOPHOUSE

NEW BRIDGE ROAD (FOR SALE)



This is a pair of adjoining 4-storey shophouse units located along New Bridge Road in the heart of the Chinatown historic district. Access to the Chinatown and Outram MRT stations are just within minutes' walk away.

- Tenure : Freehold
- GFA : Approx. 8,520 sq ft
- Land Area : 2,541 sq ft
- Sales with existing tenancies

FOR ENQUIRIES, PLEASE CONTACT:

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SHOPHOUSE

JIAK CHUAN ROAD (FOR SALE)



This is a 2.5-storey shophouse unit located at Jiak Chuan Road which links Teck Lim Road to Keong Saik Road. Outram MRT station is just minutes' walk away.

- Tenure : Freehold
- Floor Area : Approx. 3,100 sq ft
- Land Area : 1,318 sq ft
- Sales with existing tenancies

FOR ENQUIRIES, PLEASE CONTACT:

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HIGH STREET CENTRE

I NORTH BRIDGE ROAD (FOR SALE)



A 30-storey commercial development comprising offices and retail shops located near Clarke Quay and City Hall MRT stations and well connected to major expressways.

- Tenure : 99 years (wef 1969)
- Floor Area : Approx. 549 to 6,867 sq ft
- Sales with vacant / existing tenancy

FOR ENQUIRIES, PLEASE CONTACT:

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Tianyi Chen (CEA Reg No.: R053702D)

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PENINSULA PLAZA

III NORTH BRIDGE ROAD (FOR SALE)



A 30-storey commercial building comprising offices and retail podium located in the heart of downtown district, near to City Hall MRT station, CBD and Raffles City Shopping Centre.

- Tenure : 999 years (wef 1829)
- Floor Area : Approx. 603 to 13,008 sq ft
- Sales with vacant / existing tenancy

FOR ENQUIRIES, PLEASE CONTACT:

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CHINATOWN POINT

I33 NEW BRIDGE ROAD (FOR SALE)



A 25-storey commercial building comprising offices and retail podium located in the heart of downtown district. It is near to Chinatown MRT station, CBD, and well connected to CTE expressway.

- Tenure : 99 years (wef 1980)
- Floor Area : Approx. 2,347 to 9,720 sq ft
- Sales with vacant / existing tenancy

FOR ENQUIRIES, PLEASE CONTACT:

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CONNEXION

I FARRER PARK STATION ROAD (FOR SALE)



Connexion features a 6-storey podium with two 20-storey high-rise wings. The high-rise wings comprise One Farrer Hotel & Spa, Farrer Park Hospital and Farrer Park Medical Centre which houses 189 medical consultation suites. It is located directly above Farrer Park MRT station.

- Tenure : 99 years (wef 2007)
- Selling vacant possession
- Floor Area : Approx. 711 to 1,550 sq ft

FOR ENQUIRIES, PLEASE CONTACT:

Mary Sai (CEA Reg No.: R027878I)

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HDB SHOP

BLK 151 BUKIT BATOK STREET 11 (FOR SALE)



Blk 151 Bukit Batok is located at the junction of Bukit Batok West Ave 6 and Ave 8. Within close proximity are St. Luke's Hospital, the neighbourhood park and the Bukit Batok Community Club.

- Tenure : 90 years (wef 1993)
- Sales with existing tenancy
- Floor Area : Approx. 1,485 sq ft

FOR ENQUIRIES, PLEASE CONTACT:

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HDB SHOP

BLK 45 OWEN ROAD (FOR SALE)



Blk 45 Owen Road is conveniently located within a 10-minute walking distance from Farrer Park MRT station. The unit has prominent frontage and directly faces the main road. This is a rare opportunity to acquire a unit with strategic location right next to Pek Kio Market.

- Tenure : 99 years (wef 1979)
- Trading Area : Approx. 742 sq ft / Living Quarters : Approx. 871 sq ft
- Floor Area : Approx. 1,615 sq ft

FOR ENQUIRIES, PLEASE CONTACT:

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HDB SHOPHOUSE

BLK 153 SERANGOON NORTH AVE 1 (FOR SALE)



The unit has prominent frontage and directly faces a supermarket. This is a rare opportunity to acquire a unit with strategic location.

- Tenure : 89 years (wef 1996)
- Floor Area : Trading Area - Approx. 635 sq ft
Living Quarters - Approx. 850 sq ft

FOR ENQUIRIES, PLEASE CONTACT:

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HDB COFFEESHOP

BLK 7 TANJONG PAGAR PLAZA (FOR SALE)



A rare coffeeshop unit with 10+1 stalls configuration and exterior sitting area located within the Central Business District. Tanjong Pagar Plaza offers a wide variety of goods and services catering to every essential need of both residents and office workers alike.

- Tenure : 85 years (wef 1994)
- Shop Unit Floor Area : Approx. 3,208 sq ft

FOR ENQUIRIES, PLEASE CONTACT:

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SUITES @ NEWTON

1 SURREY ROAD, D11 (FOR SALE)



THE ICON OF URBAN LIVING

Nestled in the coveted District 11, one of Singapore's best loved districts. Savour the privacy and luxury of being in an exclusive urban residential community, while just minutes away from the thrill of city entertainment.

- Tenure : Freehold
- 1-Bedroom
- Size : 484 – 624 sq ft
- Expected T.O.P 2016
- Walking distance to Newton & Novena MRT station

Guide price : \$1.03 million - \$1.2 million

FOR ENQUIRIES, PLEASE CONTACT:

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RESIDENCES @ KILLINEY

KILLINEY ROAD, D09 (BANK'S SALE)



LUXURIOUS RESORT LIFESTYLE

Luxurious and contemporary way of living where a family can spend weekends swimming and barbecuing in the privacy of their own home. Very convenient to amenities like supermarket, popular eateries and transportation. Urban living where you are within the vicinity of shopping, hotel and entertainment belt of Orchard road.

- Tenure : Freehold
- 2-Level Penthouse
- 4-Bedroom + utility room
- Approx. 5,059 sq ft including roof terrace
- Private lift, private pool and garden
- Selling with vacant possession

Guide price : \$6.8 million

FOR ENQUIRIES, PLEASE CONTACT:

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VILLA BEGONIA, DETACHED

BEGONIA LANE, D28 (FOR SALE)



TWO-STOREY WITH ATTIC, CUL-DE-SAC

This rare bungalow is nestled in a quiet and serene landed housing area of Seletar Hills. Being a cul-de-sac, this bungalow is spared from the noise of through traffic and the short drive-way that leads into the house adds to its privacy.

- Tenure : 99 years (wef 1994)
- Land Area : 5,061 sq ft
- 5 + 1-Bedroom
- Ample parking for four cars

Guide price : Less than \$800 psf

FOR ENQUIRIES, PLEASE CONTACT:

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PANDAN VALLEY

POINCIANA TOWER, D21 (FOR SALE)



BEAUTIFULLY RENOVATED PENTHOUSE

Its new look perfectly fits today's contemporary home living yet the natural beauty of Pandan Valley still speaks of its classic 1980's retro appeal. Enjoy its undulated grounds, full facilities, matured greenery and convenience of amenities & commercial services within the development.

- Tenure : Freehold
- Area : Approx. 5,317 sq ft including roof terrace of about 1,500 sq ft
- 5-bedroom, maid's room, storage room
- Full & unblocked view of East, West and Central Singapore

Guide price : \$4.3 million

FOR ENQUIRIES, PLEASE CONTACT:

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KIM LIN PARK ESTATE

JALAN ARNAP (ESTATE'S SALE)

A 2-STOREY SEMI-DETACHED HOUSE SITUATED ON AN ELEVATED GROUND

The property is located off Grange Road just outside the CBD, within an exclusive prime landed housing area. It is easily accessible to nearby retail developments like Tanglin Mall, Ngee Ann City, Wheelock Place and Shaw house amongst others. Dempsey Hill is also a short drive away from the development.

- 5 + 1-Bedroom
- Living / dining area
- Dry & wet kitchen areas
- Spacious yard area
- Near the heart of Orchard Road

Guide price : \$7.98 million

FOR ENQUIRIES, PLEASE CONTACT:

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JALAN LANGGAR BEDOK

JALAN LANGGAR BEDOK (ESTATE'S SALE)

A WELL-MAINTAINED 2-STOREY SEMI-DETACHED HOUSE

The subject land is almost rectangular in shape with a wide frontage. It is within walking distance to Tanah Merah MRT station and one MRT stop away from Singapore Expo, Changi City Point, and Singapore University of Technology and Design.

- Tenure : Freehold
- 4-Bedroom
- Land Area : 3,726 sq ft
- Master Plan 2014 : 2-storey Semi-Detached

Guide price : \$3.95 million

FOR ENQUIRIES, PLEASE CONTACT:

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PAYA UBI INDUSTRIAL PK

55 UBI AVE 1, D14 (FOR SALE)



GROUND FLOOR 2-STOREY + BASEMENT FACTORY UNITS

A pair of adjoined units served by private lifts. The current setup features production area at basement and ground level, and office on second level.

- Tenure : 60 years Leasehold (wef 1997)
- B1 Industrial
- Can be sold individually
- 6,663 sq ft per unit (total 13,326 sq ft)
- 40 ft loading / unloading bays

FOR ENQUIRIES, PLEASE CONTACT:

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UB. ONE

81 UBI AVE 4, D14 (BANK'S SALE)



BUSINESS 1, INDUSTRIAL SPACE

A factory unit with private open terrace. The current set up is for corporate business space usage with directors' rooms, general office space, a pantry and a toilet.

- Tenure : 60 years leasehold (wef 2008)
- Approx. 1,312 sq ft
- Selling vacant & "As-is-where-is" basis
- Walking distance to Tai Seng MRT station
- Food & Beverage outlet within the development

FOR ENQUIRIES, PLEASE CONTACT:

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PANTECH BUSINESS HUB

194 PANDAN LOOP (BANK'S SALE)



A WAREHOUSE / FLATTED FACTORY UNIT

The subject unit is a corner unit with windows and dual entrances, and is located near the cargo lifts. Current set up is for warehousing purposes with two partitioned rooms.

- Tenure : 99 years leasehold (wef 1984)
- B2 Industrial
- 2,098 sq ft
- 40 ft loading / unloading bays
- Selling vacant & "As-is-where-is" basis

FOR ENQUIRIES, PLEASE CONTACT:

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BLK 131 JLN BUKIT MERAH

#01-15XX (BANK'S SALE)



A 2-STOREY HDB SHOPHOUSE

The subject property is a shop unit on the first level with living quarters at the second level. It has separate entrances to the shop and residential area with ample carpark space behind the subject HDB block.

- Tenure : 81 years leasehold (wef 1994)
- Selling vacant & "As-is-where-is" basis
- Approx. 1,506 sq ft
- Nearby residential housing estate, Kim Tian Vista

FOR ENQUIRIES, PLEASE CONTACT:

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OCBC CENTRE

65 CHULIA STREET (FOR LEASE)



NICELY FITTED OFFICE SPACE

OCBC Centre stands tall at 50 storeys and boasts panoramic views of the Singapore skyline. It is conveniently located in the heart of the Central Business District (CBD) and is within walking distance to Raffles Place MRT, food options and amenities. Additionally, tenants get to enjoy exclusive access to the executive club, conference hall and meeting rooms.

- Available Size : 1,711 sq ft
- Floor-to-Ceiling Height : 2.8m
- Car parking facilities within the property

FOR ENQUIRIES, PLEASE CONTACT:

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SULTAN LINK

55, 59 & 63 MOHAMED SULTAN ROAD (FOR LEASE)



DISTINCTIVE ARCHITECTURAL FACADE

Sultan Link consists of 2 podium blocks and 4 tower blocks. This development is centrally located 2km to the heart of Central Business District, overlooking Robertson Quay and the Singapore River.

Tenants can enjoy exclusive access to the rooftop terrace and convenience to a wide variety of amenities such as banking, hotels, entertainment and F&B located nearby. It is also easily accessible via Central Expressway and Ayer Rajah Expressway.

- Available Sizes : From 2,437 sq ft to 6,632 sq ft
- Large roof terrace available for tenants to make use of possible naming right
- Clarke Quay MRT station is just 10 minutes' walk away

FOR ENQUIRIES, PLEASE CONTACT:

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86B TANJONG PAGAR ROAD

(FOR LEASE)



CONSERVATION SHOPHOUSE

Strategically located within the Central Business District, this office space is located along Tanjong Pagar Road and within 6 minutes' walking distance to Tanjong Pagar MRT station. Popular among the recruitment and creative industries, the unit is also accessible to food centres, restaurants and banks.

- Available Size : 1,541 sq ft
- Regular Layout

FOR ENQUIRIES, PLEASE CONTACT:

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83 AMOY STREET

(FOR LEASE)



BOUTIQUE OFFICE SPACE

This 3-storey conservation shophouse is within walking distance to Telok Ayer MRT station, Tanjong Pagar MRT station and Raffles Place MRT station. It is also easily accessible via ECP, AYE, and Nicoll Highway. Other amenities nearby include banks, restaurants and other F&B outlets.

- Available Size : 6,000 sq ft (subdivisible)
- Timber flooring

FOR ENQUIRIES, PLEASE CONTACT:

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19 TUAS AVE 10

19 TUAS AVE 10 (FOR SALE)



JTC SINGLE STOREY FACTORY WITH REAR EXTENSION

Strategically located in Tuas Industrial Estate near the Second Link, Tuas Checkpoint. It is also in close proximity to Tuas West MRT station which is currently under construction.

- Tenure : 30 + 15 years (wef 1 Jan 2006)
- Land Area : Approx. 99,102 sq ft
- Zoning : Business 2
- GFA : 53,931 sq ft
- Potential for land intensification (ie. to increase the current GFA)

FOR ENQUIRIES, PLEASE CONTACT:

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110 LORONG 23 GEYLANG

(FOR LEASE)



A new 7-storey industrial building with 86 units and a canteen unit located in city fringe area. This development comes with covered car parks and rooftop recreational facilities.

- Size : Various sizes from 2,400 sq ft to 3,358 sq ft
- Canteen : 5,759 sq ft
- Zoning : Business 1
- Suitable for all industries such as, Manufacturing, Production, Assembly, Warehousing / Storage, Servicing - Repair & Workshop, Utilities
- TOP : March 2015

FOR ENQUIRIES, PLEASE CONTACT:

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RIGEL INNOVATION HUB

20 CHANGI BUSINESS PARK CENTRAL 2 (FOR LEASE)



A beautiful landscaped building with intelligent infrastructure for high-tech business. Easily accessible via PIE and ECP. Minutes' walk to Expo MRT station with sheltered walkway for added convenience.

- Size : Various sizes
- Zoning : Business Park
- Availability : Immediate occupation
- Suitable for Product design and development, Project Planning & Management, Application & Development Centre, R&D laboratory, Industrial training

FOR ENQUIRIES, PLEASE CONTACT:

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DAS SPECKTRUM@CBP

9 CHANGI BUSINESS PARK VISTA (FOR LEASE)



Modern 7-storey building well-integrated with landscape, sky garden and roof terrace. Fitted with performance glass which also reduces solar heat gain, the business space is well-lit with sunlight.

- Size : Approx. 6,458 sq ft
- Zoning : Business Park
- Availability : Immediate occupation
- Suitable for Product Design & Development, Product testing & Prototype making, Technical & Applications Engineering

FOR ENQUIRIES, PLEASE CONTACT:

Jimmy Kan (CEA Reg No.: R042974D)

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SOO KEE JEWELLERY

CHANGI BUSINESS PARK VISTA (FOR LEASE)



A seven-storey brand new business space with excellent corporate image.

- Size : Approx. from 7,600 sq ft to 19,400 sq ft
- Zoning : BP (Master Plan 2008)
- Floor Loading : 7.5kN/m² to 12.5kN/m²
- Ceiling Height : 4.5m to 4.9m
- Availability : Mid-Year 2015
- Suitable for Research & Development, IT Software Development, Project Planning and Design Centre... etc.

FOR ENQUIRIES, PLEASE CONTACT:

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MARQUIS QSQUARE

16 TAI SENG STREET (FOR LEASE)



A purpose built, contemporary 5-storey industrial building with ancillary showroom. Located in the central part of Singapore, and Tai Seng MRT station is just a door step away. Easily accessible via CTE and PIE.

- Size : Approx. 40,000 sq ft to 80,000 sq ft
- Zoning : Business 2
- Availability : Immediate
- Exclusive ramp up car park available
- Suitable for Corporate office with R&D component, Training Academy, Warehousing operation, Light and clean industries

FOR ENQUIRIES, PLEASE CONTACT:

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WATERWAY POINT

83 PUNGGOL CENTRAL (UNDER CONSTRUCTION)



A FLAGSHIP WATERFRONT RETAIL ICON IN PUNGGOL

Located along the scenic Punggol Waterway at the new Punggol Central, Waterway Point is the retail component of the new Watertown development with 992 residential units. This luxurious mixed-use development seamlessly integrates residential and shopping mall together with the Punggol MRT and LRT stations as well as the Punggol Bus Interchange. It is only a minute away from major expressways like TPE and KPE and easily accessible to the city.

Waterway Point has an approximate net leasable area of 370,000 sq ft comprising four levels of shopping including two basement levels. There will be a 24-hour supermarket and a 10-screen IMAX cinema located at the basement. Amongst a host of other popular shopping, dining and entertainment options, the mall will house a 20,000 sq ft childcare centre with two wet play areas and two dry play areas. There will also be an outdoor amphitheatre offering year round activities. TOP for the mall is targeted for the 4th quarter of 2015.

Knight Frank is appointed as the joint sole marketing agent for this project.

FOR ENQUIRIES, PLEASE CONTACT:

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WOW TAKO

THE SELETAR MALL (#BI-K2)



WOW IN EVERY BITE

Takoyaki ("fried or baked octopus") is a popular Japanese dumpling made of batter, diced or baby octopus, tempura scraps (tenkasu), pickled ginger, and green onion, topped with okonomiyaki sauce, green laver (aonori), mayonnaise, and katsuobushi (fish shavings). Invented by Tomekichi Endo who switched to using octopus and added flavourings to the batter in 1935, the popularity of the snack spread from Osaka to every part of Japan.

Now in Singapore, Wow Tako is dedicated to sharing the great taste of takoyaki with you. We have added many delicious new tastes to the original "octopus ball" to offer you a delectable convenient snack anytime of the day! Add your favourite toppings for greater taste or have it with omu rice or noodle for a more wholesome meal. We believe that each bite should be as delicious as it should be healthy. Go ahead and enjoy your Wow Tako now!

FOR ENQUIRIES, PLEASE CONTACT:

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PAIDEIA LEARNING ACADEMY

CORONATION SHOPPING PLAZA (#02-16)



EDUCATION - YOUR DOOR TO THE FUTURE

Founded by a team from Raffles Institution, and made up of both Heads of Departments and teachers, they believe that good education should not be limited to a few, but should be shared with many. They offer customised, differentiated classes for students in the IP, 'O' Levels, 'A' Levels and IB tracks and have a strong computer science programme which would put you in good stead for the future. Besides the stretching and tune up that each student will receive, they monitor each student's progress closely. Their small group sizes afford the much needed feedback that is missing in schools due to the sheer size of the classes. To them, it's not just about that A grade, but the personal best from every single child.

Join them for the Paideia difference!

FOR ENQUIRIES, PLEASE CONTACT:

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Thomson Plaza



Income at Prinsep



The Adelphi



Paya Lebar Square

KFAM

Knight Frank Asset Management Pte Ltd (KFAM), formerly known as Knight Frank Shopping Centre Management Pte Ltd, a subsidiary of Knight Frank Pte Ltd, was established to manage Retail Malls and Office Operations within Singapore and the Asia Pacific. It is the only real estate company with ISO 9001-2008 certification in Shopping Centre Management that provides full asset management services.

PROPERTIES MANAGED

KFAM manages more than 6.9 million square feet of commercial spaces within retail malls, office and industrial complexes totaling 57 properties. KFAM prides itself to be the only consultancy firm to provide a full suite of commercial services that includes marketing, advertising and promotion, leasing and tenancy management, point-of-sale and traffic analysis, finance management as well as facilities management.

ASSET MANAGEMENT SERVICES

Our unique total asset management approach creates and adds value to our clients in improving their profit margins through better positioning of trades and tenant mix, space efficiency, generating buzz and traffic and at the same time managing cost.

**For more information on asset management services,
please contact: T: 6848 5678 E: enquiries@kfam.com.sg**

Looking for a managing agent? Place your trust in Knight Frank Estate Management Pte Ltd. As one of the leading property and facility management companies in Singapore, we manage a portfolio of over 150 properties, more than 29,000 units and over 15 million square feet of commercial space. Here are some new projects awarded to KFEM.

RIVERSOUND RESIDENCE

1 SENGKANG EAST AVENUE



District: 19
Units : 590

SKYLINE @ ORCHARD BOULEVARD

23 ANGULLIA PARK



District: 09
Units : 40

RIPPLE BAY

2 PASIR RIS LINK



District: 18
Units : 679

THE SORRENTO CONDO

55 WEST COAST ROAD



District: 05
Units : 131

FOR MORE INFORMATION ON WHAT KFEM CAN DO FOR YOUR PROPERTY, PLEASE CONTACT:

T: 6848 5678 **E:** enquiry@kfem.com.sg



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