

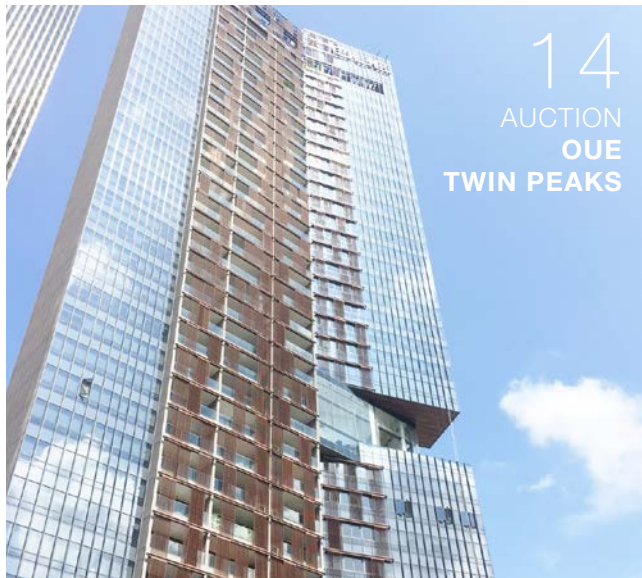
SINGAPORE VIEW

JUL - OCT 2016

A COLLECTION OF THE
FINEST PROPERTIES &
DEVELOPMENTS



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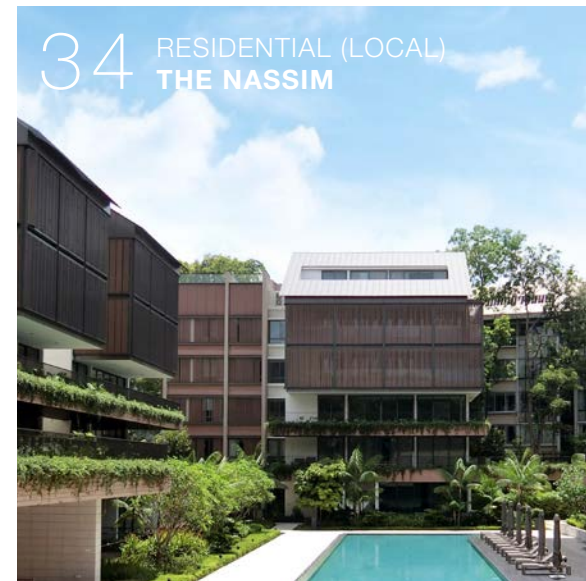
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WELCOME

The local economy continues to be stirred by China's slowdown and sluggish global trade. The downturn has inevitably put a strain on the Singapore property market.

Office rental rates island-wide persists to dip, with prime office rentals sliding for the fifth consecutive quarter. In the second half of 2016, we anticipate average rents in the prime office segment to weaken further as tenants relocate to save costs or upgrade to quality office spaces.

Throughout Singapore, rents for industrial properties remain resilient in the first half of the year. In the months ahead, prices and rents of factory and warehouse buildings are expected to soften. As the rents come down on industrial units, we forecast that more industrial tenants will leverage falling rental prices to place themselves in more efficiently configured units with superior building specifications.

The economic slowdown of late has caused an impact on the overall retail market, with Orchard Road rents harder hit than suburban malls. Looking ahead, the market can expect an injection of new net lettable retail space of close to 1.1 million sq ft by year end. Nonetheless, overall occupancy and average rents are expected to decline towards the end of 2016.

However, in the past five to six years, downtown retail landscape has grown in vibrancy with the emergence of new and innovative retail concepts. During that period, we have also observed changing lifestyles, an increase in consumer spending and more residents living close to town.

Private residential property developers will maintain prices that would allow them to gain market share. We are seeing offshoot activities beginning to move market sales as developers introduce new flexible payment schemes such as deferred payment, stay-then-pay, rent then buy and so on. Given the existing residential prices, we believe that the market will see an increase in activity in the months to come.

Danny Yeo

Group Managing Director
Knight Frank Pte Ltd





SINGAPORE
VIEW 2016

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COVER IMAGE **The Rise @ Oxley**
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MARKET RESEARCH SYNOPSIS

RESIDENTIAL

RETAIL

OFFICE

INDUSTRIAL

CAIRNHILL NINE




MORE THAN
60%
SOLD
WITHIN
FOUR
WEEKS
FROM
OFFICIAL
LAUNCH

RESIDENTIAL

NEW LAUNCH PROJECTS BOOSTED NEW SALES MARKET

In the first two months of Q2 2016, developers launched a total of 2,247 private residential units, marking a 8.7% year-on-year (y-o-y) increase from the same period last year. Although the number of new sale units softened 0.3% y-o-y to 1,804 units over the same period, primary market sales volume for the first two months of Q2 2016 surpassed that achieved in the first quarter. Such positive showing in the new sales market is attributed to the successful launch of two projects, Cairnhill Nine and The Wisteria. Cairnhill Nine, with its highly-coveted location in Orchard and connectivity to high-end shopping mall Paragon, had sold more than 60% of the total units at the end of Q1 2016, within four weeks from its official launch on 2 March 2016.

AVERAGE RESALE PRICES, RENTS AND GROSS YIELDS OF PRIVATE RESIDENTIAL PROPERTY, BY MARKET SEGMENT

	AVERAGE RESALE PRICES (\$\$ PER SQ FT STRATA AREA)	Q2 2015	APRIL - MAY 2016	Y-O-Y CHANGE
	HIGH-END	\$ 2,006	\$ 2,009	0.2%
	MID-TIER	\$ 1,545	\$ 1,519	-1.7%
	MASS-MARKET	\$ 1,024	\$ 990	-3.3%
	AVERAGE RENTS (\$\$ PER SQ FT STRATA AREA PER MONTH)			
	HIGH-END	\$ 5.38	\$ 5.53	2.8%
	MID-TIER	\$ 4.44	\$ 4.33	-2.5%
	MASS-MARKET	\$ 3.05	\$ 2.90	-4.9%
	GROSS YIELDS (%)			
	HIGH-END	3.22%	3.30%	
	MID-TIER	3.45%	3.42%	
	MASS-MARKET	3.57%	3.51%	



H1 2016
TOTAL NEW
SALES VOLUME
FOR PRIVATE
HOMES
APPROX.
3,400 TO
3,600
UNITS



LUXURY HOMES BACK IN VOGUE AS PRICES MAINTAINED UPWARD TRAJECTORY

From Knight Frank’s analysis on a basket of private residential properties, the average resale prices of high-end homes inched upwards by 0.2% y-o-y to S\$2,009 per square foot (psf) in Q2 2016. This signals returning interest in the high-end market, after a prolonged period of price declines in the luxury segment.

Gross yields for mid-tier and mass-market homes weakened y-o-y for April-May 2016, with average rents in these two segments having declined at a faster rate relative to their respective average prices. Amidst the global economic uncertainties, the reduced inflow of expatriates and shrinking accommodation stipends are likely to further impact leasing demand.

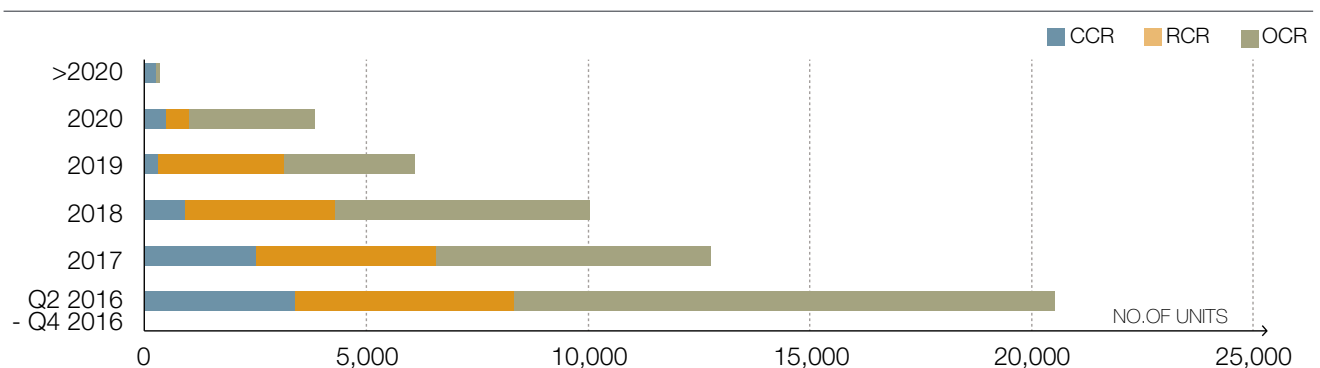
According to Q1 2016 URA Quarterly Statistics, about 20,500 private homes will be completed over the next three quarters ending Q4 2016, with the Outside Central Region (OCR) contributing about 59% of this upcoming supply. This looming new supply is expected to further heighten competition for tenants and exacerbate the fall in mass-market home rentals.

TOTAL PRIVATE HOME NEW SALES VOLUME LIKELY BETWEEN 2,000 AND 2,200 UNITS IN Q2 2016

With a number of highly-anticipated projects such as Gem Residences and Stars of Kovan slated for launch in Q2 2016, new sales transaction activity in Q2 2016 is expected to surpass performance in the first quarter. Total new sales volume for Q2 2016 is expected to range between 2,000 and 2,200, bringing the total sales for H1 2016 to 3,400 to 3,600 units. This would fall close to the approximate 3,400 new units sold in the first half of last year.

Overall private home prices are envisaged to decline by 3.0% to 5.0% y-o-y in Q4 2016, with the mass market segment leading the fall, while the mid-tier and high-end markets are expected to see lower magnitudes of price declines. High-end home prices are likely to be supported by returning interest among homebuyers who see the bottoming-out of high-end home prices. Private home prices in the Core Central Region (CCR) could fall in the range of -0.2% to 0.5% y-o-y movement by Q4 2016, while Rest of Central Region (RCR) homes are projected to see price changes of between -1.5% and 0.5% y-o-y by Q4 2016. Mass market homes in the OCR are likely to see the highest risk with price changes of -4% to -6% y-o-y by Q4 2016, due to the high upcoming supply and weakest leasing demand.

UPCOMING PRIVATE RESIDENTIAL SUPPLY, BY MARKET SEGMENT, AS AT Q1 2016

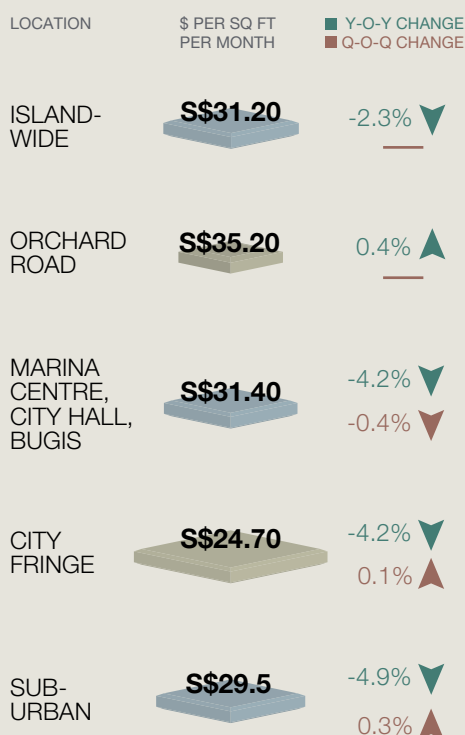


Source: URA, Knight Frank Research
*Data of upcoming residential supply is as at Q1 2016 as the data of Q2 2016 will only be released on 22 July 2016.

RETAIL

Prime retail rents island-wide remained unchanged from the preceding quarter at S\$31.20 psf in Q2 2016. Prime retail rents in Orchard Road also remained stable at S\$35.20 psf in Q2 2016. The Marina Centre, City Hall and Bugis precinct saw prime rents fall for the third consecutive quarter to S\$31.40 psf in Q2 2016. In contrary, City Fringe and Suburban held strong, with prime rents growing between 0.1% and 0.3% q-o-q respectively in Q2 2016.

AVERAGE GROSS RENTS OF PRIME RETAIL SPACES FOR Q2 2016



Source: Knight Frank Research

* Knight Frank revised its basket of prime retail spaces in Q1 2016.
 ** 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.

UPCOMING PIPELINE OF 0.8 MILLION SQ FT OF RETAIL SPACE PER ANNUM FROM 2016 TO 2020

About 4.0 million sq ft of net lettable retail space for major malls is slated for completion between 2016 and 2020 in Singapore, averaging 0.8 million sq ft of new major retail space per year.

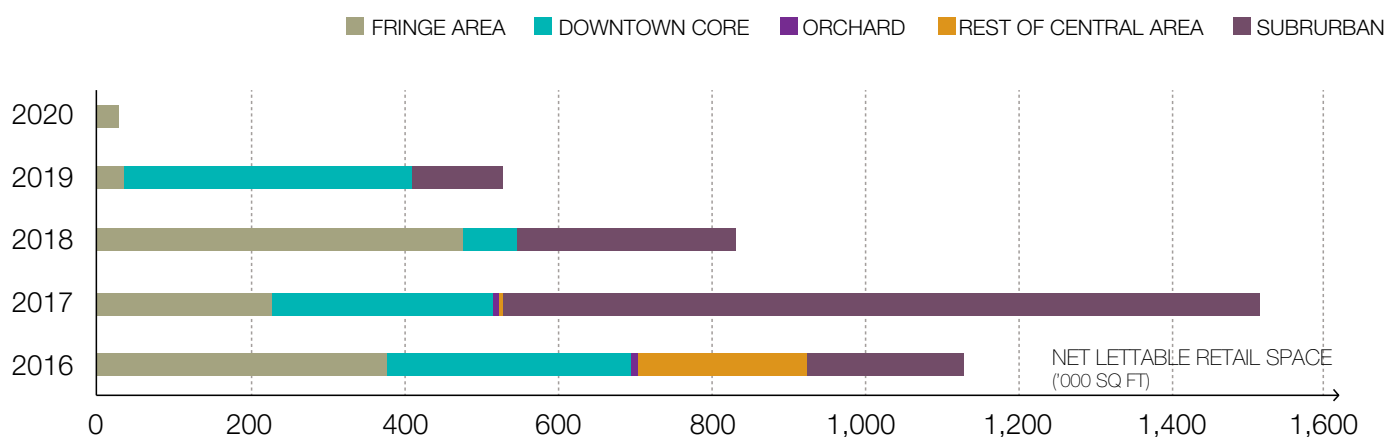
As at Q1 2016, an estimated 151,000 sq ft of new net lettable retail space was injected into the market. On top of this, there is an approximate 1.1 million sq ft of new net lettable retail space expected to be completed by the end of 2016. 33.6% (380,000 sq ft) and 28.0% (317,000 sq ft) of the major new net lettable retail space by 2016 will be from the Fringe Area and Downtown Core respectively. Some of the upcoming major retail space projected to complete between Q2 and Q4 2016 include Downtown Gallery, Tanjong Pagar Centre and Our Tampines Hub.

RISING VACANCY REVEALS OPPORTUNITY FOR LANDLORDS TO BRING IN NEW CONCEPTS

Moderating prime rents and announcement of major retailers consolidating their operation are some of the signs which may put some downward pressure on island-wide occupancy rates in 2016. In addition, the subdued global economic growth continues to weigh on consumer and retailer confidence. Despite these considerations, enterprising landlords can take advantage of the situation to introduce new retail concepts, which could help enhance shopper footfall number and encourage consumer spending.

As such, average rents in the Central Region are envisaged to fall further by around 5.0% y-o-y in Q4 2016, while prime rents could soften by up to 2% in 2016. Overall occupancy rate could also decline from 92.8% in Q4 2015, to between 90.0% and 92.0% in Q4 2016. Conversely, demand for suburban retail space is expected to remain fairly stable as these malls remain supported by the captive resident catchment population.

UPCOMING RETAIL SUPPLY FROM MAJOR DEVELOPMENTS IN KEY PRECINCTS



Source: URA, Knight Frank Research

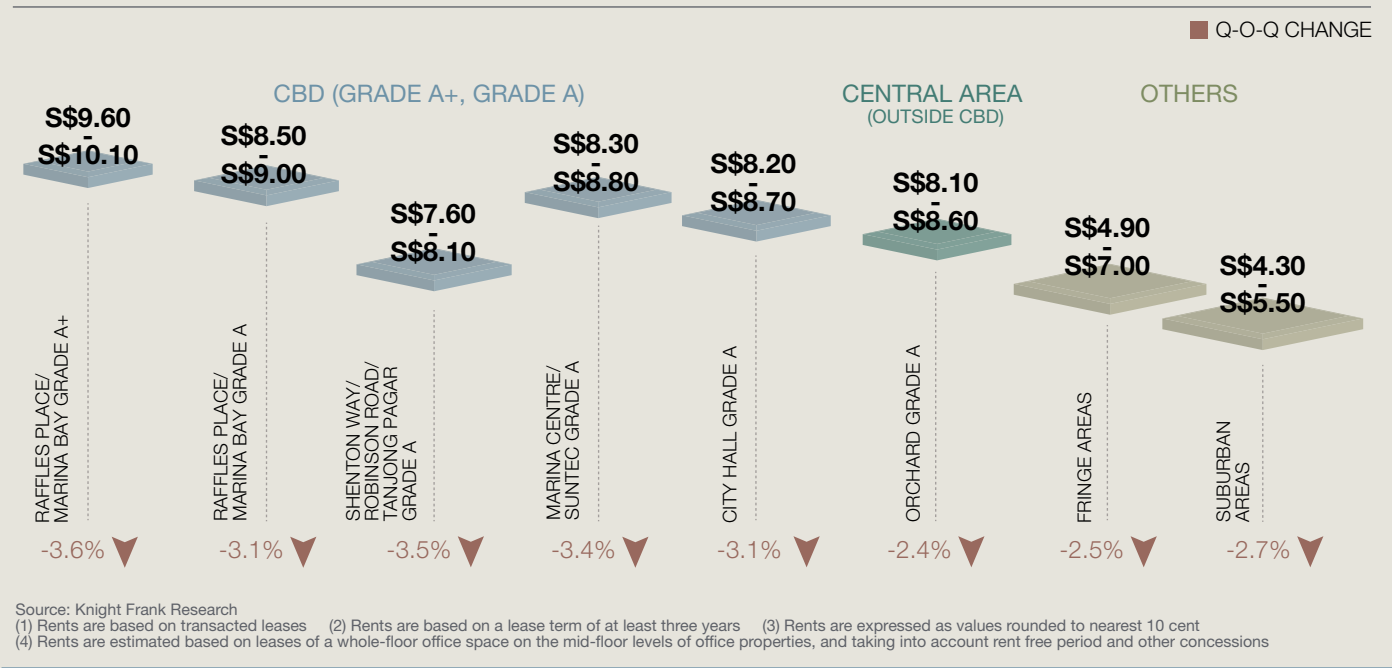
OFFICE

Amid heightened economic volatility and increasingly cautious business outlook, office rents continued on a downward trend in Q2 2016, with prime grade office rentals experiencing their fifth consecutive quarter of decline. As more businesses resort to proactive measures to manage their office occupancy costs, landlords are rolling out incentive packages such as longer rent-free periods to attract new tenants and retain existing ones. Average rents for Raffles Place/Marina Bay Grade A+ and Raffles Place/Marina Bay Grade A office spaces slipped 3.6% q-o-q and 3.1% q-o-q in Q2 2016, respectively. The downward trend of rents in the second quarter has led to a continued flight-to-quality effect; tenants are zooming in on attractive rents to take up spaces in the Central Business District (CBD) as they look to fulfil their relocation mandates. Average vacancy level for Raffles Place/Marina Bay Grade A office buildings inched downwards from 2.5% in Q1 2016 to 2.4% in Q2 2016, while Raffles Place/Marina Bay Grade A+ office buildings saw its overall vacancy increase from 5.5% in Q1 2016 to 6.0% in Q2 2016.

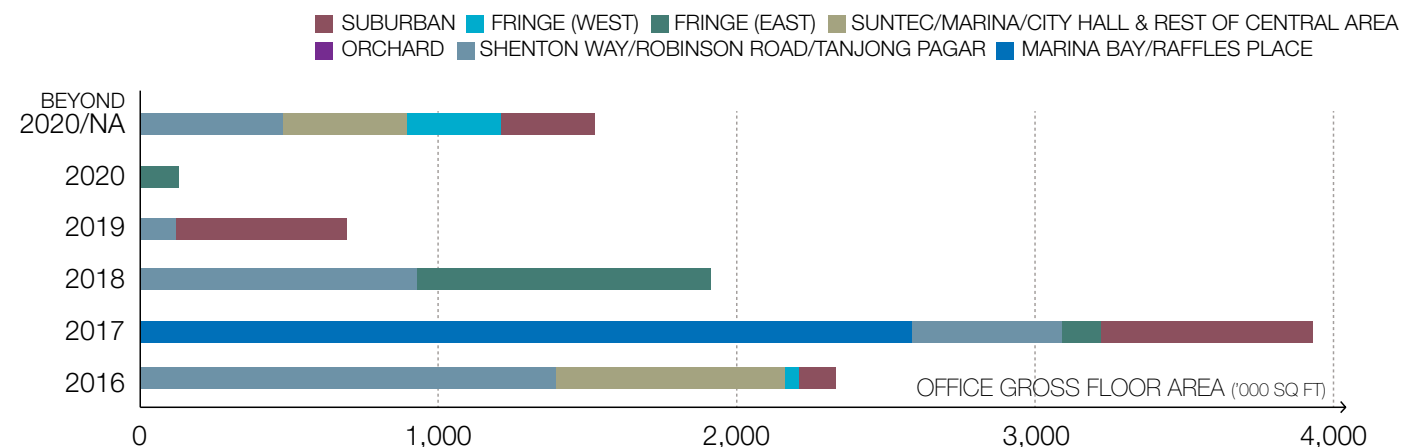
While the rest of CBD saw similar declines in rentals, Orchard Grade A office spaces remained the most resilient among all precincts, recording the smallest q-o-q rental decline of 2.4% in Q2 2016. Yet, this still marked its largest decline since Q3 2014, signalling the island-wide weakening in the office leasing market.

In view of the expected completion of large-scale developments such as Guoco Tower and Marina One in the next two years (i.e. 2016 and 2017), the looming supply glut of 6.3 million sq ft Gross Floor Area (GFA) new office space by end-2017 is expected to further compress office rents. With the Raffles Place/Marina Bay precinct contributing about half of this upcoming supply, downward pressure on rents in prime grade office buildings is likely to persist with projected declines of 8% to 12% y-o-y in Q4 2016. Island-wide vacancy rate is projected to range from 10% to 12% by Q4 2016.

AVERAGE OFFICE RENTALS, BY KEY PRECINCTS IN Q2 2016



UPCOMING OFFICE SUPPLY, AS AT Q2 2016



INDUSTRIAL

SIGNS OF IMPROVEMENT IN THE INDUSTRIAL SECTOR

According to Economic Development Board (EDB), the growth in biomedical manufacturing and electronic clusters led to the increase in monthly manufacturing performance in May 2016 by 2.9% y-o-y, posting its first y-o-y expansion since January 2015. Notwithstanding the contraction, the Purchasing Managers' Index (from Singapore Institute of Purchasing & Materials Management data) has also posted its highest record since June 2015 at 49.8 due to improvement in production and import indexes, and factory output.

SINGLE-USER FACTORY CONTRIBUTES 50.3% OF THE TOTAL INDUSTRIAL SUPPLY SLATED FOR COMPLETION IN 2016

As at Q1 2016¹, an estimated gross floor area (GFA) of 44.0 million sq ft of factory, 15.4 million sq ft of warehouse and 1.7 million sq ft of business park space are slated for completion by 2020. For 2016 alone, about 26.2 million sq ft or 42.9% of the total industrial space supply will be completed with single-user factory contributing 13.2 million sq ft or 50.3% of the total industrial space supply, followed by 6.2 million sq ft (23.8%) and 5.3 million sq ft (20.2%) of warehouse and multiple-user factory space respectively.

Some of the upcoming major developments anticipated for completion by end 2016 include Mapletree Business City II (1.1 million sq ft), Sin Ming Autocity (542,285 sq ft), The Index (596,428 sq ft) and West Connect Building (737,327 sq ft).

OVERALL ISLAND-WIDE RENTS REMAINED FAIRLY RESILIENT IN Q2 2016

Overall island-wide rents remained fairly resilient and improved to S\$2.19 per sq ft per month (psf pm) from S\$2.09 psf pm for upper-floor industrial spaces in Q1 2016. In particular, rents at the Bukit Merah – Alexandra – Jalan Kilang – Pasir Panjang cluster saw industrial rents falling by 4.2% q-o-q in Q1 2016, as more owners of strata industrial space in this area managed their asking rental expectation in effort to lure tenants. In contrast, rents at the Kallang – Geylang – Bendemeer cluster improved by 3.1% q-o-q, mainly supported by higher transacted rents of industrial units with high specification. Looking ahead, the slowing economy, a stronger Singapore dollar and the low oil price environment will exert downward pressure on industrial rents in the coming months. Furthermore, oil and gas related firms are reportedly reducing their overall industrial space footprint in the last few months, posing a drag on demand of industrial spaces.

LOGISTICS AND WAREHOUSE SEGMENTS ARE TOUTED TO BE ONE OF THE KEY ENGINES OF GROWTH IN THE LONG TERM

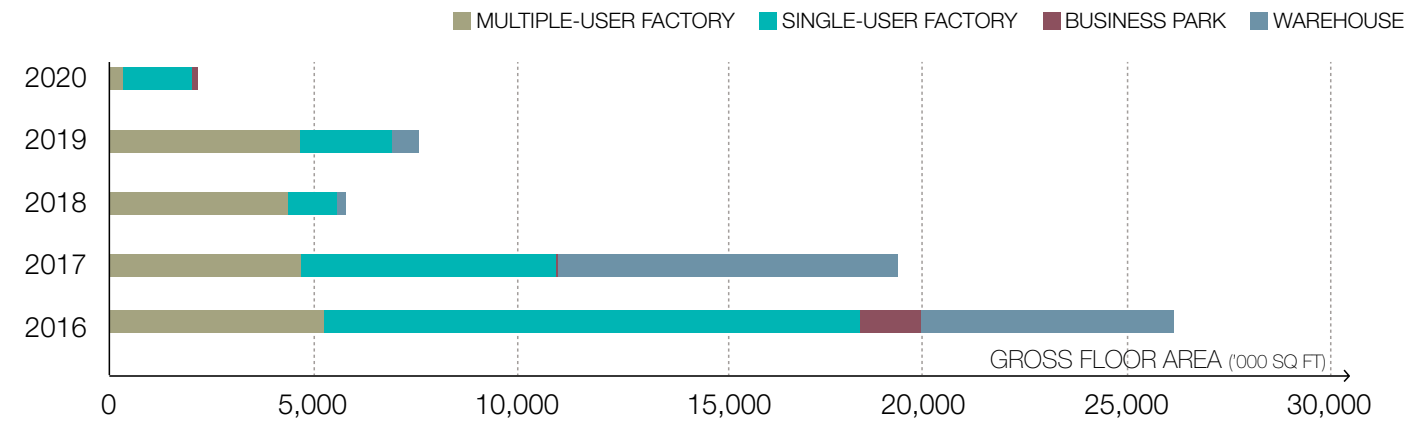
Despite faltering signs of improvement in manufacturing output, Singapore's industrial sector continues to face stronger headwinds such as, persisting uncertainty in global demand and trade, low oil price environment, a strong Singapore dollar and labour woes in second half of 2016. In the medium term, logistics and warehouse segment is touted to be one of Singapore's key engines of growth. With the upcoming development of Tuas mega port (phase one slated for completion in 2020), efficiency, innovation and productivity could be boosted through streamlining logistics operations, thereby reinforcing Singapore's positioning as the main containment and logistic terminal in the region.

Nonetheless, more tenants are taking advantage with falling average industrial rents island-wide, to seek out better located industrial units, especially those properties equipped with efficient layouts and superior building specifications. Some buyers are also observed to be on the look for good potential property deals amid falling prices. Average prices and rents of factory and warehouse buildings are expected to soften further in the coming months. Overall average rents are expected to fall by between 5.0% and 10.0% y-o-y by Q4 2016. Average prices for leasehold factory and warehouse units could decline by 5.0% to 7.0% y-o-y in Q4 2016. On a positive note, prices for freehold factory and warehouse units are expected to hold firm given its limited supply.



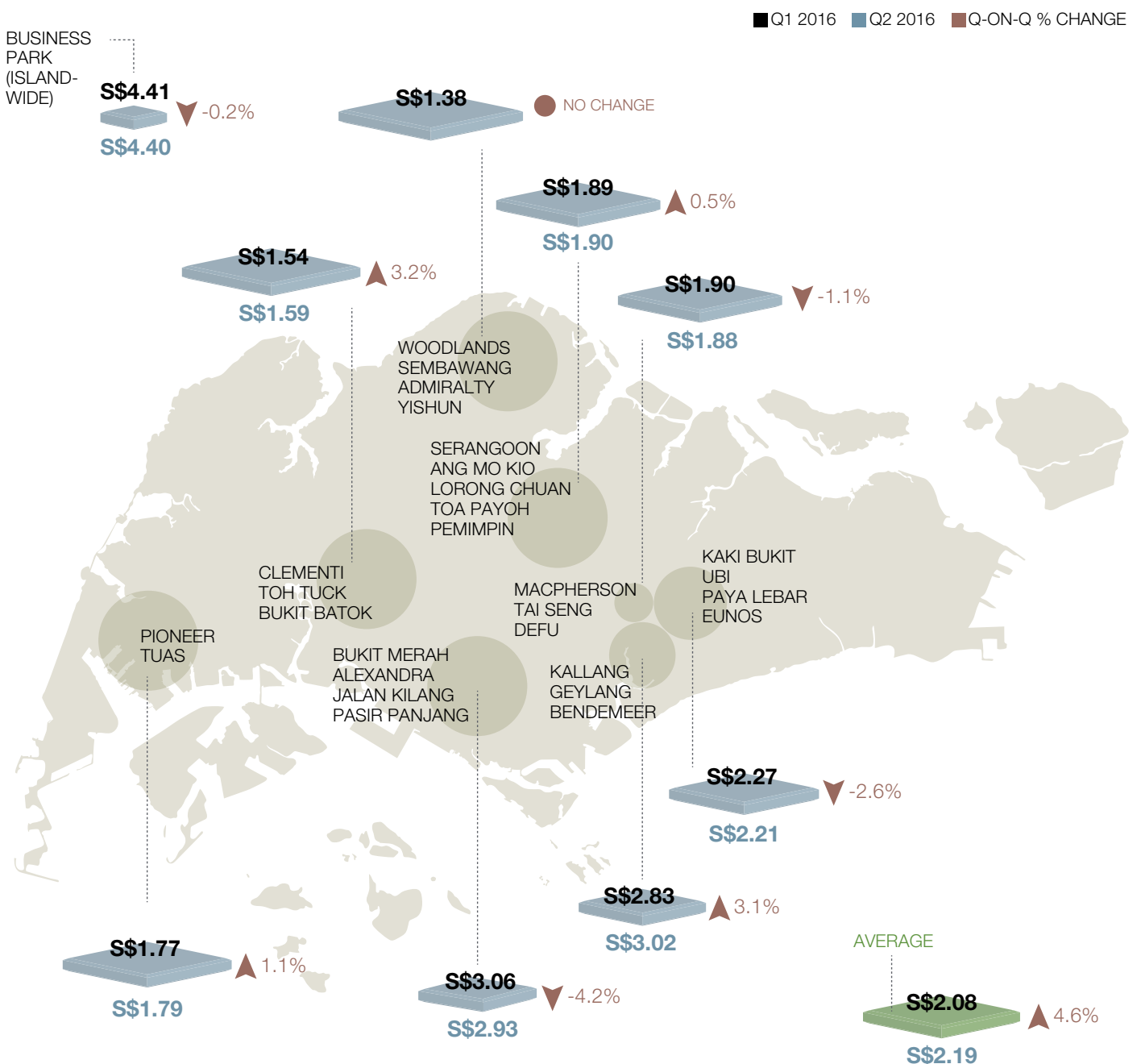
¹Data of upcoming industrial supply is as at Q1 2016 as the data of Q2 2016 will only be released on 28 July 2016.

INDUSTRIAL SPACE SUPPLY IN THE PIPELINE, AS AT Q1 2016



Source: URA, Knight Frank Research

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



Source: 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



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CONSULTANCY & RESEARCH

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- Development and planning consultancy
- Master planning advisory
- Pricing and rental strategy
- Market due diligence
- Feasibility studies for residential, retail, office, hotels, shophouses and industrial properties
- Customised research studies

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VALUATION

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

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

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AUCTION

35 JALAN TARUM, D20
BANK'S SALE

JALAN TARUM

2½-STOREY BALINESE STYLE SEMI-DETACHED WITH BASEMENT

Located off Ang Mo Kio Ave 2 and Sembawang Hill Drive, the property sits on a rectangular land with a frontage of 10.5m wide and 30.5m in depth.

Enjoy the convenience of having market, various amenities and the future Mayflower MRT station within walking distance. Prestigious schools such as CHIJ Saint Nicholas Girls' School and Anderson Primary School are also around the corner.

- **Tenure : Freehold**
- **5 Bedroom + 2 utility/ helper rooms**
- **Land Area : Approx. 3,461 sq ft**
- **Built-up Area : Approx. 4,263 sq ft**
- **Tastefully designed in Balinese style**

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QUE TWIN PEAKS

QUE Twin Peaks is located in the prestigious Orchard area. The brand new apartment is exclusively furnished with iconic designer furniture and the lush landscape is designed by renowned architect Bill Bensley.

- **Tenure : 99-year Leasehold (T.O.P 2015)**
- **3 Bedroom + utility room**
- **Area : Approx. 1,604 sq ft**
- **Walking distance to Ion Orchard/Somerset MRT**

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33 LEONIE HILL ROAD, D09
BANK'S SALE

EVERGREEN PARK, 37 HOUGANG AVE 7, D19
BANK'S SALE

EVERGREEN PARK

Good-sized 3-bedroom private condominium unit, above 1,000 square feet, costing less than a million dollars. The apartment boasts a spacious layout, found only in older projects.

It is nestled next to a HDB estate with amenities at the doorstep.

- **Tenure : 99-year Leasehold (wef 1 Oct 1995)**
- **3+1 Bedroom Apartment**
- **Area : 1,173 sq ft**
- **Walking distance to Hougang MRT station & Hougang Central**

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TAN TONG MENG TOWER

With a spacious living area that is about 3,000 square feet, the apartment is ideal for a large family. It is also centrally located in the Balestier area, off Thomson Road and near Novena MRT station.

- **Tenure : Freehold**
- **5 Bedroom Apartment**
- **Area : 3,240 sq ft**
- **Selling vacant**
- **Spacious living area & rooms**

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TAN TONG MENG TOWER, D11
BANK'S SALE

WOODHAVEN, 73 WOODGROVE AVE, D25
BANK'S SALE



WOODHAVEN

BRAND NEW APARTMENT

Located within minutes to Causeway Point and Woodland Civics Centre, the apartment is brand new and has obtained its Temporary Occupation Permit (TOP).

- **Tenure : 99-year Leasehold (wef 7 Feb 2011)**
- **1 Bedroom with study, SOHO**
- **Area : Approx. 592 sq ft**
- **Near the Singapore American School & Singapore Sports School**

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SUNSET GROVE, D21
FOR SALE

SUNSET GROVE

NEWLY REBUILT 2½-STORY BUNGALOW

Brand new corner bungalow with lift and rebuilt for multi-generation families. Each level is self-contained with three bedrooms, a kitchen, living and dining areas.

Enjoy the convenience of living under one roof, while not compromising on the comfort of having your own private space.

- **Tenure : Freehold**
- **8 bedrooms + 2 utility/ helper rooms**
- **3 Bedrooms each on Level 1 & 2, 2 Bedrooms & an open terrace on the attic**
- **Land Area : Approx. 7,245 sq ft**
- **Built-up Area : Approx. 8,000sqft**
- **TOP in March 2016**
- **5-minute walk to Cold Storage & café**

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SCOTTS SQUARE

8 SCOTTS ROAD, D09
FOR SALE

LUXURIOUS 2-BEDROOM APARTMENT AT THE HEART OF ORCHARD

Within walking distance to Orchard MRT, Tangs Plaza, Paragon, Ion Orchard and many more.

- Tenure : Freehold (T.O.P 2011)
- 2 Bedroom Apartment
- Area : 947 sq ft
- Excellent location
- Concierge Services

Sharon Lee (CEA Reg No: R027845B)

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THE BEAUMONT

147 DEVONSHIRE ROAD, D09
ESTATE'S SALE

SPACIOUS APARTMENT NEXT TO ORCHARD AREA

Rarely available apartment with spacious layout found only in older developments and located just across the road from TripleOne Somerset.

- Tenure : Freehold
- 3 Bedroom with pool view
- Area : 1,948 sq ft
- Walking distance to Orchard Road & Somerset MRT station
- Excellent location

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NOMU

20 HANDY ROAD, D09
FOR SALE

Nomu is strategically located within a few minutes' walk from Dhoby Ghaut MRT station and in close proximity to big malls like Plaza Singapura and The Cathay.

- Tenure : Freehold
- 2 & 3 Bedroom Apartments
- Area : Approx. 1,392 sq ft
- Pool view

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ROWELL ROAD

ROWELL ROAD, OFF SERANGOON, D08
FOR SALE

Two adjoining units of a 3-storey conservation shophouse with roof terrace, located within Little India.

- Tenure : Freehold
- Land Area : 1,108 sq ft / 1,092 sq ft
- Floor Area : 2,831 sq ft / 3,132 sq ft excluding roof terrace of approx. 377 sq ft
- Walking distance to MRT station
- More than 3% tenanted
- Can be sold individually

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INDUSTRIAL



1 JOO KOON CRESCENT, D22 FOR SALE

1 JOO KOON CRESCENT

JTC PART 2-STOREY WAREHOUSE AND PART 4-STOREY ANCILLARY OFFICE BUILDING

The property is located along Joo Koon Crescent, off Joo Koon Circle. It is flanked by PIE in the North and AYE in the South, providing efficient linkages to other parts of the Island. Joo Koon MRT station is within close proximity to the property. Public transport is easily available along Joo Koon Circle, Joo Koon Way and Joo Koon Road.

- **Tenure : JTC 30-year Leasehold (wef 1994)**
- **Land Area : Approx. 97,349.62 sq ft**
- **Gross Floor Area : Approx. 142,396.96 sq ft**
- **2014 Master Plan Zoning : Business 2**
- **Plot Ratio : 1.7**

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11 TAI SENG DRIVE, D19 FOR SALE

11 TAI SENG DRIVE

JTC PURPOSE-BUILT 6-STOREY DETACHED FACTORY

The property is strategically located in the South-eastern region of Tai Seng Drive with excellent road frontage along Hougang Avenue 3. It is about 5 minutes' drive from Tai Seng MRT station and easily accessible via the PIE and KPE to the other parts of Singapore.

- **Tenure : JTC 60-year Leasehold (wef 1997)**
- **Land Area : Approx. 49,552 sq ft**
- **Gross Floor Area : Approx. 105,000 sq ft**
- **2014 Master Plan Zoning : Business 2**
- **Plot Ratio: 2.5**
- **Sits on a regularly shaped land**

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255 JALAN BOON LAY, D22
FOR SALE

255 JALAN BOON LAY

SIZEABLE FOOD FACTORY WITHIN CHIN BEE FOOD ZONE

The subject property consists of a 2-storey laboratory, canteen and consumer switch room, a single storey office annexe, a 4-storey refinery building and a single storey warehouse building. It is strategically located at the junction of Jalan Boon Lay and Chin Bee Drive, within Chin Bee Food Zone and Jurong Industrial Estate. It is about 3 minutes' drive from Boon Lay MRT station and Boon Lay Bus Interchange and is easily accessible via the AYE and the PIE.

- **Tenure : JTC Leasehold (until 2029)**
- **Land Area : Approx. 316,000 sq ft**
- **Gross Floor Area : Approx. 130,000 sq ft**
- **2014 Master Plan Zoning : Business 2**
- **Plot Ratio : 2.5**
- **Current Approved Use : Vegetable oil refinery**

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5 THIRD LOK YANG ROAD

JTC SINGLE STOREY DETACHED FACTORY WITH A REAR EXTENSION

The property is located at Third Lok Yang Road, off International Road. It is about 5 minutes' drive from Joo Koon MRT station and easily accessible via the AYE and the PIE.

- **Tenure : JTC 60-year Leasehold (wef 1972)**
- **Land Area : Approx. 44,679 sq ft**
- **Gross Floor Area : Approx. 25,112 sq ft**
- **2014 Master Plan Zoning : Business 2**
- **Plot Ratio : 2.5**

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5 THIRD LOK YANG ROAD, D22
FOR SALE

2 TUAS AVENUE, D22
FOR SALE



2 TUAS AVENUE 10

JTC SINGLE STOREY DETACHED FACTORY WITH MEZZANINE OFFICE AND A 3-STOREY REAR EXTENSION BLOCK

The property is strategically located at Tuas Avenue 10, off Pioneer Road. It is about 5 minutes' drive from the future Tuas Crescent MRT station and easily accessible via the AYE and the PIE.

- **Tenure : JTC 30+30-year Leasehold (wef 1989)**
- **Land Area : Approx. 61,116 sq ft**
- **Gross Floor Area : Approx. 67,571 sq ft**
- **2014 Master Plan Zoning : Business 2**
- **Plot Ratio : 1.4**

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SHINE @ TUAS SOUTH

PROPOSED MULTI-USER 6-STOREY RAMP-UP B2 INDUSTRIAL DEVELOPMENT

The property is strategically located near the future Tuas Mega Port and maritime industry in western Singapore, and stands out with its distinct wave-inspired design. It offers ample infrastructure spaces and facilities, allowing tenants to enhance the efficiency of their operations and capitalise on the future connectivity plans between Singapore and Malaysia.

- **Tenure : 60-year Leasehold (wef 2015)**
- **Gross Floor Area : 553,264.46 sq ft**
- **Unit Sizes : 1,669.48 sq ft - 13,763.80 sq ft**
- **2014 Master Plan Zoning : Business 2**
- **Estimated TOP : Q1 2018**
- **Floor-to-Floor Height : Up to 8.8m**
- **Floor Loading : Up to 20 kN/m²**
- **40 ft containers accessible to all floors**

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11 TUAS SOUTH LINK 1, D22
FOR SALE

53 UBI AVENUE 3, D14
FOR SALE

53 UBI AVENUE 3

PURPOSE-BUILT 4-STOREY DETACHED FACTORY BUILDING

The property is located along Ubi Avenue 3, between Ubi Road 2 and Ubi Road 3. It is easily accessible via major arterial roads and expressways such as the PIE, the ECP and the KPE. Public transportation are available along Ubi Avenue 3. It is also located in close proximity to the future Ubi MRT station.

- **Tenure : HDB 30+30 Leasehold (wef 1996)**
- **Land Area : Approx. 65,512 sq ft**
- **Gross Floor Area : Approx. 131,299 sq ft**
- **2014 Master Plan Zoning : Business 1**
- **Plot Ratio : 2.0**
- **Production/storage areas & ancillary office space on every level**

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VICTORY CENTRE

A BLOCK OF 7-STOREY INDUSTRIAL BUILDING WITH 86 UNITS & 1 CANTEEN UNIT

The property is strategically located at the junction of Sims Drive and Aljunied Road. It is within 5 minutes' walk from Aljunied MRT station and is easily accessible via PIE and KPE.

- **Tenure : 60-year Leasehold (wef 2012)**
- **Land Area : Approx. 67,944.52 sq ft**
- **Gross Floor Area : Approx. 169,633.97 sq ft**
- **2014 Master Plan Zoning : Business 1**
- **Covered carparks and rooftop recreational facilities**
- **Unit Size : From 1,650 sq ft**
- **Ceiling Height : 5.5m**
- **Floor Loading : 7.5 kN/m²**
- **Covered carparks and rooftop recreational facilities**

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110 LORONG 23 GEYLANG, D14
FOR LEASE

INVESTMENT & CAPITAL MARKETS

FOOD COURTS

**MIDPOINT ORCHARD, D09 &
BLK 829 TAMPINES STREET 81, D18
SOLD**



Food courts whether in shopping malls or HDB estates are hugely sought-after asset class in Singapore as people love to eat out and as a matter of convenience due to the fast pace of life. As an investment property, the rental yield can be attractive, some as high as 6% to 8% depending on the location, tenure and size.

On 23rd March 2016, we sold two food courts on behalf of M/S Bonvest Holdings Ltd. via an Expression of Interest (EOI) exercise.

The first food court located at Midpoint Orchard, within the heart of Orchard Road, was sold for S\$13.67 million. With a strata floor area of approximately 2,648 sq ft, the freehold property has a total of 4+1 stalls. The food court is also situated in close proximity to major shopping malls and offers local fare at affordable prices.

The other food court is located next to Tampines West Community Club, within a HDB eating house at Tampines Street 81. It was sold for S\$14.55 million. The food court can house 10+1 stalls, and currently includes an outdoor refreshment area as well as living quarters with a total area of about 3,800 sq ft. The eatery is popular with the neighbouring schools students and churchgoers. It is also within walking distance to St Hilda's Primary and Secondary Schools and Lighthouse Evangelism Church.

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STARLIGHT SUITES

11 RIVER VALLEY CLOSE, D09
SOLD

Starlight Suites is a 36-storey development comprising 105 units of apartments and penthouses. The development was completed in 2014. Facilities within the development includes swimming pool, gymnasium and children's playground.

The development is located along River Valley Close, off River Valley Road. It is within 400 metres from the upcoming Great World MRT station (Thomson-East Coast Line) and minutes' drive from Orchard Road and the Central Business District (CBD).

In May 2016, we transacted the 100% interest in the company which owns 23 units within Starlight Suites, to a private real estate fund via private treaty. The 23 units comprises 1-bedroom and 3-bedroom apartments as well as penthouses. The total strata area of the 23 units is 28,720 sq ft.

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QUEENSLAND, AUSTRALIA FOR SALE
GUIDE PRICE : AUD 20 MILLION - AUD 22 MILLION



SURFERS PARADISE BOULEVARD

PREMIER RETAIL INVESTMENT WITH SIGNIFICANT DEVELOPMENT POTENTIAL

The subject properties comprise five individual titles located on the corner of Elkhorn Avenue and Surfers Paradise Boulevard, in the heart of Surfers Paradise. They are strategically situated between the two major light rail stops of Cypress Avenue and Cavill Avenue.

- **Tenure : Freehold**
- **Underlying land value with future retail, residential & hotel development potential**
- **Value add through refining tenancy mix**

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5-9 ANNE AVENUE, BROADBEACH

APPROVED BEACHFRONT DEVELOPMENT SITE

The subject property is a unique and rare development opportunity located in the heart of Gold Coast's most dynamic beachfront precinct. It is centrally located within Broadbeach which is just a minute's stroll to the beachfront and iconic Oracle Boulevard.

- **Site Area : Approx. 16,662 sq ft**
- **Gross Floor Area : Approx. 241,380 sq ft**
- **Approved development site (awaiting DA to be issued) for a 35-storey residential tower comprising 224 apartments**

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QUEENSLAND, AUSTRALIA FOR SALE
GUIDE PRICE : AUD 12 MILLION

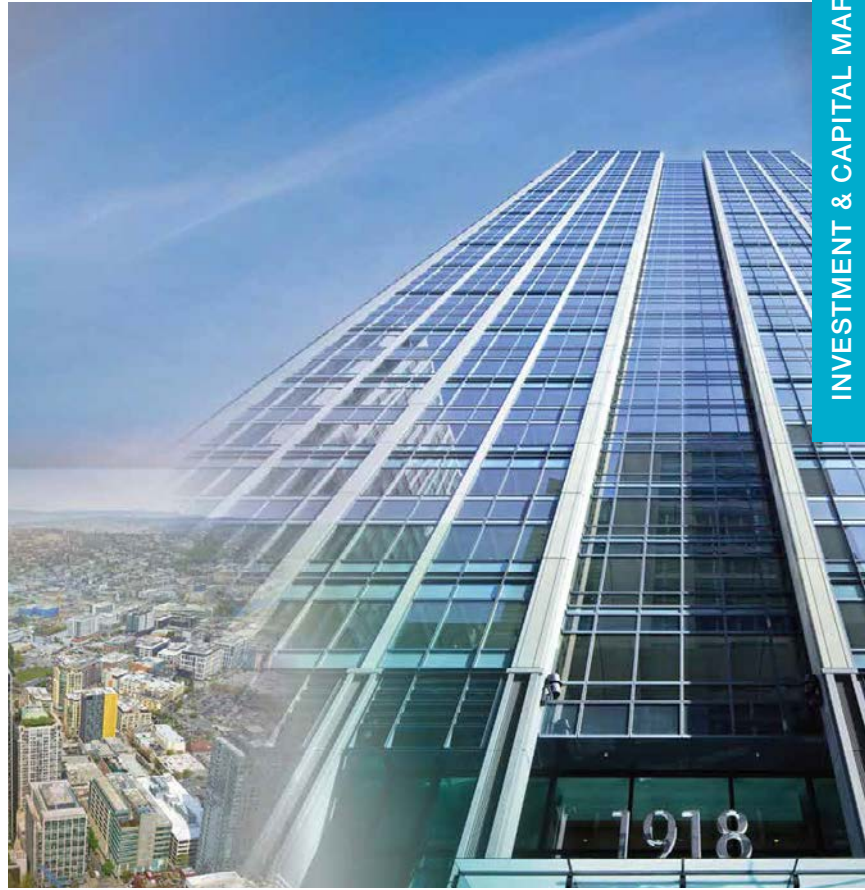
1918 EIGHT AVENUE, SEATTLE

The subject property is a LEED Gold Certified, 36-storey trophy office tower in Downtown Seattle. Centrally located in the Denny Triangle of Downtown Seattle with excellent retail amenities and transportation access in the vicinity.

- **Tenure : Freehold**
- **Rentable Area : Approx. 668,000 sq ft**
- **Strong credit tenancy anchored by Amazon.com (S & P: AA-) who leases approximately 72% of the property with a compelling retention story**

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818 STEWART STREET, SEATTLE

The subject property is a 14-storey trophy office building in Downtown Seattle. The property is surrounded by a myriad of retail amenities and enjoys excellent transportation access.

- **Tenure : Freehold**
- **Rentable Area : 232,000 sq ft**
- **In-place tenants provide diversified industry exposure**

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GB BUILDING

143 CECIL STREET, D01

FOR SALE

GUIDE PRICE : SGD 1,900 PSF

PRIME OFFICE SPACE AT CECIL STREET

GB Building is a 28-storey office development. The office tower comprises a banking hall and offices on the 1st and 2nd levels, a roof garden podium deck on the 4th level and 21 levels of offices from the 6th to the 26th storey.

The development is bounded by Cecil Street and McCallum Street and is within close proximity to Tanjong Pagar MRT station. The subject property is a refurbished office occupying the entire level.

- **Tenure : 99-year Leasehold (wef 1982)**
- **Strata Area : Approx. 5,425 sq ft**
- **Good rental yield**

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GSH PLAZA

20 CECIL STREET, D01

FOR SALE

PRICE ON APPLICATION

GRADE A PRIME OFFICE IN CBD

GSH Plaza is strategically located on the nexus of Church, Market and Cecil Streets with sheltered minutes' walk to Raffles Place MRT station.

The 28-storey GSH Plaza is a premium grade intelligent office building and is a landmark development in the heart of Singapore's core financial and business district - Raffles Place.

- **Tenure : 99-year Leasehold (wef 7 Dec 1989)**
- **Strata Area : 580 sq ft - 1,600 sq ft**
- **Retail & F&B : 21 Units**
- **Offices : 259 units**

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**JALAN BESAR, D08
FOR SALE**

JALAN BESAR

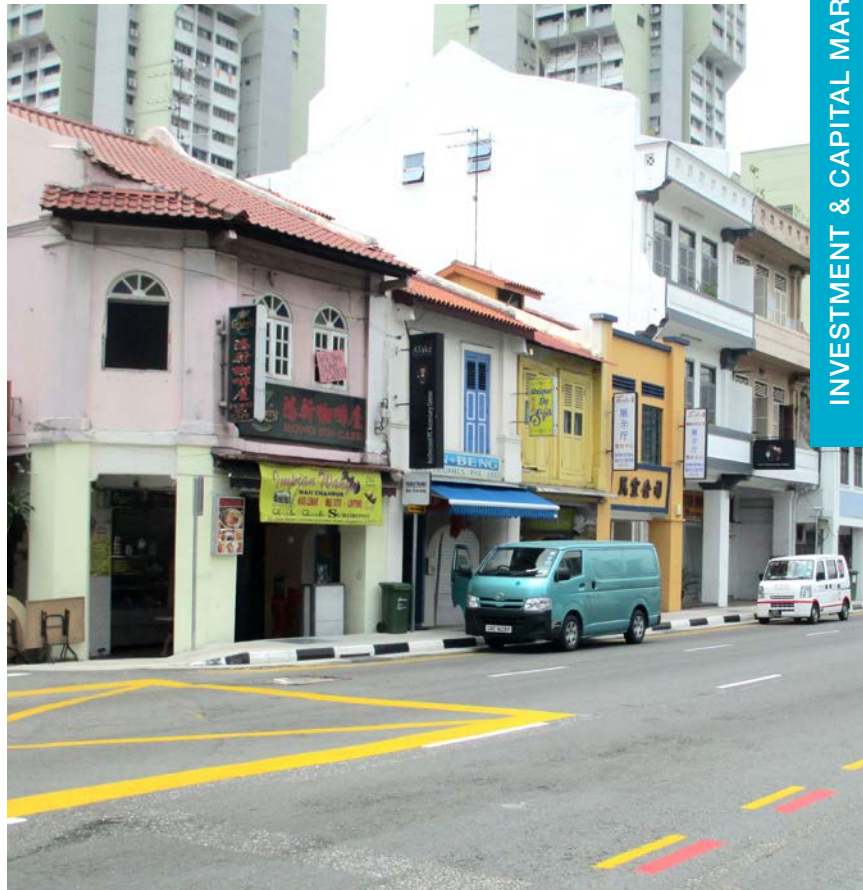
CONSERVATION SHOPHOUSE ALONG JALAN BESAR

The subject property is a 2½-storey shophouse sitting on an elongated rectangular plot formed by three contiguous plots of land. It enjoys a prominent street frontage along Jalan Besar and is conveniently located approximately 50 metres away from the upcoming Jalan Besar MRT station.

- **Tenure : Freehold**
- **Land Area : 1,131 sq ft**
- **Gross Floor Area : Approx. 2,180 sq ft**
- **Master Plan 2014 :
“Commercial” within Little India
Conservation Area**

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CRAIG ROAD

2-STOREY INTERMEDIATE SHOPHOUSE

The subject property is a 2-storey intermediate shophouse unit with mezzanine level located on the southern side of Craig Road, off the main road of Neil Road and falls within the URA Tanjong Pagar Conservation Area.

- **Tenure : 99-year Leasehold (wef 1989)**
- **Land Area : 1,581 sq ft**
- **Gross Floor Area : Approx. 3,518 sq ft**
- **Master Plan 2014 :
“Commercial” within Tanjong Pagar
Conservation Area**

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**CRAIG ROAD, D02
FOR SALE**



HIGH STREET CENTRE

1 NORTH BRIDGE ROAD, D06 FOR SALE

PRIME OFFICE SPACE IN CBD

High Street Centre is a 30-storey commercial development comprising offices and retail shops. It is located along North Bridge Road and within walking distance to Clarke Quay and City Hall MRT stations.

- Tenure : 99-year Leasehold (wef 1969)
- Strata Area : Approx. 1,550 sq ft – 3,433 sq ft
- Selling vacant or with existing tenancy

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PENINSULA PLAZA

111 NORTH BRIDGE ROAD, D06 FOR SALE

STRATA OFFICES

Peninsula Plaza is a 30-storey commercial building comprising offices and retail podium. It is located in the heart of downtown district, near to City Hall MRT station.

- Tenure : 999-year Leasehold (wef 1829)
- Strata Area : Approx. 603 sq ft – 10,000 sq ft
- Selling vacant or with existing tenancy

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LE SHANTIER

519 BALESTIER ROAD, D12 FOR SALE

TWO ADJOINING GROUND FLOOR STRATA-TITLED SHOPS

Le Shantier is a condominium development along Balestier Road with commercial shops located on the ground floor.

- Tenure : Freehold
- Strata Area : Approx. 2,820 sq ft
- Shops facing main road

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GEYLANG ROAD

347 GEYLANG ROAD, D14 FOR SALE

TWO ADJOINING GROUND FLOOR STRATA-TITLED SHOPS

The subject property is located along Geylang Road, within minutes' walk to Aljunied MRT station.

- Tenure : 9,999-year Leasehold
- Strata Area : Approx. 1,862 sq ft
- Shops facing main road

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BLK 119 ALJUNIED AVE 2 ALJUNIED AVENUE 2, D14 FOR SALE

HDB SHOP WITH LIVING QUARTERS

The subject property is located at Geylang East Neighbourhood Centre along Aljunied Avenue 2. It is easily accessible through PIE and Sims Avenue.

- Tenure : 86-year Leasehold (wef 1993)
- Floor Area : Approx. 1,625 sq ft
- Selling with vacant possession

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BLK 681 HOUGANG AVE 8 HOUGANG AVENUE 8, D19 FOR SALE

HDB SHOP

The subject property is located within the neighbourhood centre at Hougang Avenue 8.

- Tenure : 93-year Leasehold (wef 1995)
- Floor Area : Approx. 1,959 sq ft
- Selling with existing tenancy

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BLK 221 BOON LAY PLACE BOON LAY PLACE, D22 FOR SALE

HDB SHOPS WITHIN BOON LAY SHOPPING CENTRE

The subject property is a pair of HDB shops located within Boon Lay Shopping Centre.

- Tenure : 85-year Leasehold (wef 1993)
- Floor Area : Approx. 1,227 sq ft
- Selling with existing tenancy

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BLK 710A ANG MO KIO AVE 8 ANG MO KIO AVENUE 8, D20 FOR SALE

HDB SHOPS

The subject property is located in Ang Mo Kio estate, within walking distance to Ang Mo Kio MRT station, Ang Mo Kio Bus Interchange, and AMK Hub.

- Tenure : 86-year Leasehold (wef 1993)
- Floor Area : Approx. 1,447 sq ft
- Selling with existing tenancy

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OFFICE



FRAGRANCE EMPIRE BUILDING

456 ALEXANDRA ROAD, D05

FOR LEASE

Fragrance Empire Building is a 26-storey newly refurbished icon (formerly NOL Building) prominently located at the junction of Pasir Panjang Road and Alexandra Road in the Central West district with close proximity to the CBD as well as the Jurong industrial district.

- **Available Size : Approx. 980 sq ft – 9,000 sq ft**
- **Central air-conditioning system**
- **Ample parking lots**
- **Connected to Alexandra Retail Centre & Labrador MRT station by covered walkway**

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CES CENTRE

171 CHIN SWEE ROAD, D03
FOR LEASE

A 12-storey development merely 5 minutes to the bustling Central Business District offers an ideal location for businesses and professional firms to be close to the "action" at attractive rents. CES Centre is also linked to main arterial roads, a walk away from Chinatown MRT station and in close proximity to the Courts. Centrally located at the fringe of the CBD, CES Centre conveniently avoids ERP gantries and traffic congestions.

- **Available Size :**
Approx. 600 sq ft – 9,200 sq ft
- **Central air-conditioning system**
- **Ample parking lots**

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JEM

52 JURONG GATEWAY ROAD, D22
FOR LEASE

Located in Jurong East, the "Jewel of the West" is slated to become one of the biggest commercial hubs outside the city centre. Jem is easily accessible via public transport with direct connectivity to Jurong East MRT station and bus interchange as well as Ayer Rajah Expressway. Integrated with Jem Shopping Centre, office tenants enjoy numerous amenities, eateries, banking facilities and other services. Jem is designed with regular floor plates for efficient space planning and green sky spaces for office tenants to enjoy garden with a view.

- **Available Size :**
Approx. 9,900 sq ft – 26,600 sq ft
- **Central air-conditioning system**

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PROPERTY ASSET MANAGEMENT



BREADTALK IHQ



INCOME @ PRINSEP

ASSET MANAGEMENT

Our Asset Management team manages more than 5 million square feet of spaces within retail malls, office, industrial and residential complexes totalling 31 properties. We provide a full suite of services which include leasing and tenant management, facility management, marketing communications, finance and human resource management across commercial, retail and residential assets. We also offer specialised retail services, including mall repositioning and consultancy, trade and tenant mix and asset enhancement initiatives.

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BEDOK TOWN SQUARE



SLA PROPERTIES



5 YORK ROAD

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For owners of strata titled developments, our Strata Management team provides common area management services. The estates that we manage range in sizes of 50 to 1,000 units. For property developers, we provide advice on the implications of the development plans on maintenance charges and handover service. For owners of strata units who reside overseas, or are trustees, corporations and high-net-worth individuals, we provide landlord-tenant service, including leasing, re-sale, rent collection and general management.

THOMSON THREE

DISTRICT 20
445 UNITS



RIPPLE BAY

DISTRICT 18
679 UNITS



SPRING GROVE

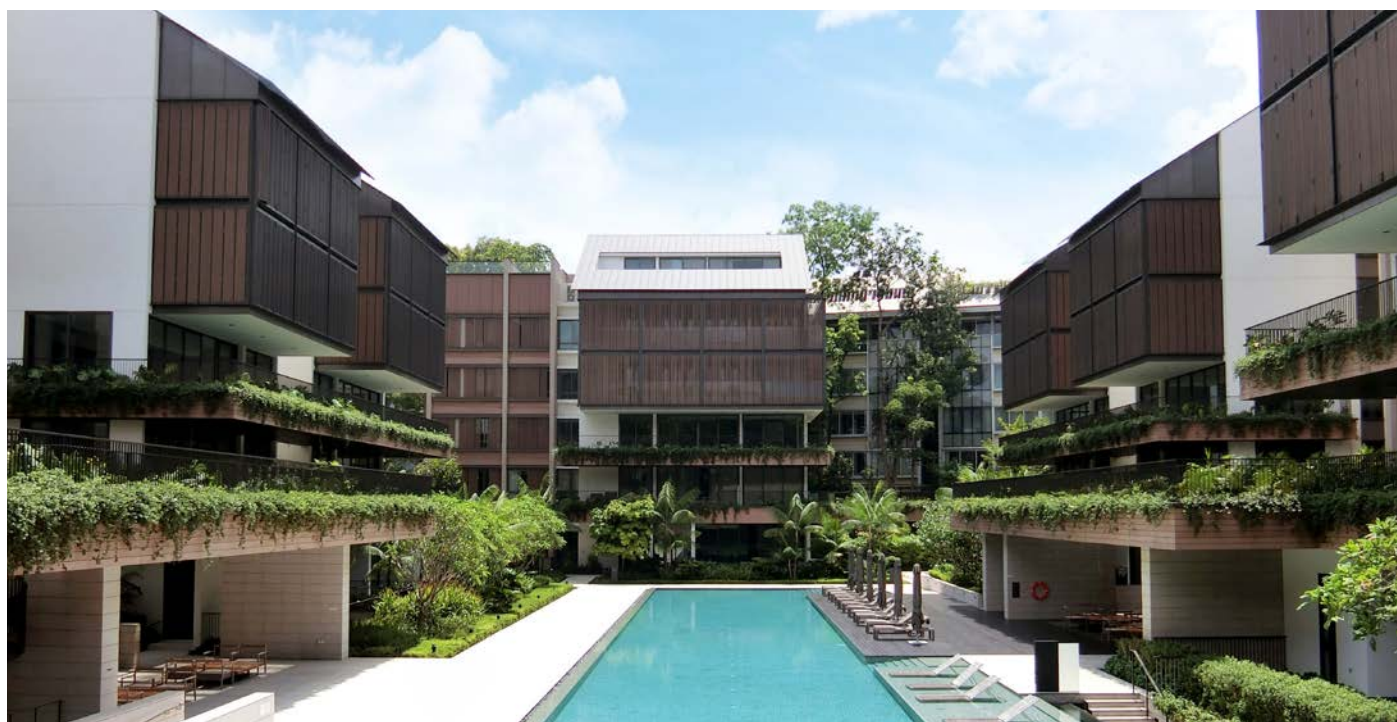
DISTRICT 10
325 UNITS



CAIRNHILL CREST

DISTRICT 9
248 UNITS

RESIDENTIAL LOCAL PROJECTS



THE NASSIM

NASSIM HILL, D10
FOR SALE

PRICE ON APPLICATION

A PIECE OF HISTORY – THE NASSIM

Nestled within a lush tropical enclave in a Good Class Bungalow area, The Nassim comprises 55 highly exclusive units. Inspired by the black-and-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
- 1,927sq ft – 9,300 sq ft
- Total Units : 55
- Developed by : CapitaLand Ltd

Gwen Lim (CEA Reg No: R027862B)
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CAIRNHILL NINE

CAIRNHILL ROAD, D10
FOR SALE

GUIDE PRICE :
AVERAGE SGD 2,600 PSF

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UNIQUE CITY LIFESTYLE

Located at the prime district area in Orchard Road, Cairnhill Nine is a luxurious resort-style condominium offering modern and comfortable city living. It is surrounded by various upscale shopping centres such as ION Orchard, Paragon Shopping Centre, and Wisma Atria, and is close to many local and international schools including Anglo Chinese Junior School and Chatsworth International School. Esteemed medical centres such as Mount Elizabeth Hospital and Paragon Medical Center are also within the vicinity.

Centrally located, Cairnhill Nine enjoys great connectivity to the other parts of Singapore via Somerset and Orchard MRT stations and the Central Expressway (CTE).

- **Tenure : 99-year leasehold**
- **1, 2 & 4 Bedroom Apartments & Penthouse**
- **592 sq ft – 3,864 sq ft**
- **Total Units : 268 units**
- **Developed by : CapitaLand Ltd**



BOTANIQUE AT BARTLEY

BECKONING • BEAUTY • BESPOKE

Live in this botanical paradise and be rejuvenated by its soothing sensory experience. Botanique at Bartley 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 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.

60 PAYA LEBAR ROAD, D19
FOR SALE

GUIDE PRICE :
AVERAGE SGD 1,350 PSF

- **Tenure : 99-year Leasehold**
- **1 to 3 Bedroom Apartments/ DK Flexi/ Premium**
- **495 sq ft - 1,270 sq ft**
- **Total Units : 797**
- **Developed by :**
UOL Development (Bartley) Pte Ltd

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THE PANORAMA

ANG MO KIO AVENUE 2, D20
FOR SALE

GUIDE PRICE :
AVERAGE SGD 1,200 PSF

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MODERN FACADES AND EXPANSIVE LANDSCAPE

The Panorama is an exclusive residential enclave surrounded by lush greenery. 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 neighborhood 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-year leasehold**
- **1 to 5 Bedroom Apartments & Penthouses**
- **431 sq ft – 2,411 sq ft**
- **Total Units : 698**
- **Developed by : Pinehill Investments Pte Ltd (A Wholly-owned subsidiary company of Wheelock Properties Singapore Limited)**



MARINA ONE RESIDENCES

21 MARINA WAY, D01
FOR SALE

GUIDE PRICE :
AVERAGE SGD 2,300 PSF

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.

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-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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SKYLINE RESIDENCES

610 TELOK BLANGAH ROAD, D04
FOR SALE

GUIDE PRICE :
AVERAGE SGD 2,000 PSF

RAISE YOUR SIGHT

Poised atop a lush landscape deck, Skyline Residences offers picture perfect views of the sea and an equally stellar view of Keppel Golf Link and Labrador Park.

Skyline Residences is located right in the heart of the action with VivoCity and HarbourFront Centre, just a stone's throw away and choice schools in the vicinity. The CBD is also easily accessible via the AYE, major roads and the Telok Blangah MRT station, which is a five-minute walk away. Nature lovers will embrace the nearby Mount Faber, Henderson Waves and Hort Park.

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



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TOH TUCK ROAD, D21 FOR SALE
AVERAGE SGD 1,700 PSF



THE CREEK @ BUKIT

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 conveniences. 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 off 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**
- **Developed by : Chiu Teng Group**

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SKY VUE

A HOME FOR ALL THAT YOU DESIRE

Sky Vue is 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-year Leasehold**
- **1 to 3 Bedroom Apartments & Penthouses**
- **484 sq ft - 1,905 sq ft**
- **Total units : 694**
- **Developed by : Allamanda Residential Development Pte Ltd**

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BISHAN STREET 15, D20 FOR SALE
GUIDE PRICE : AVERAGE SGD 1,550 PSF

TAI THONG CRESCENT, D13 FOR SALE
GUIDE PRICE : 2-BR SUITE FROM SGD 1,197 PSF

THE VENUE RESIDENCES AND SHOPPES

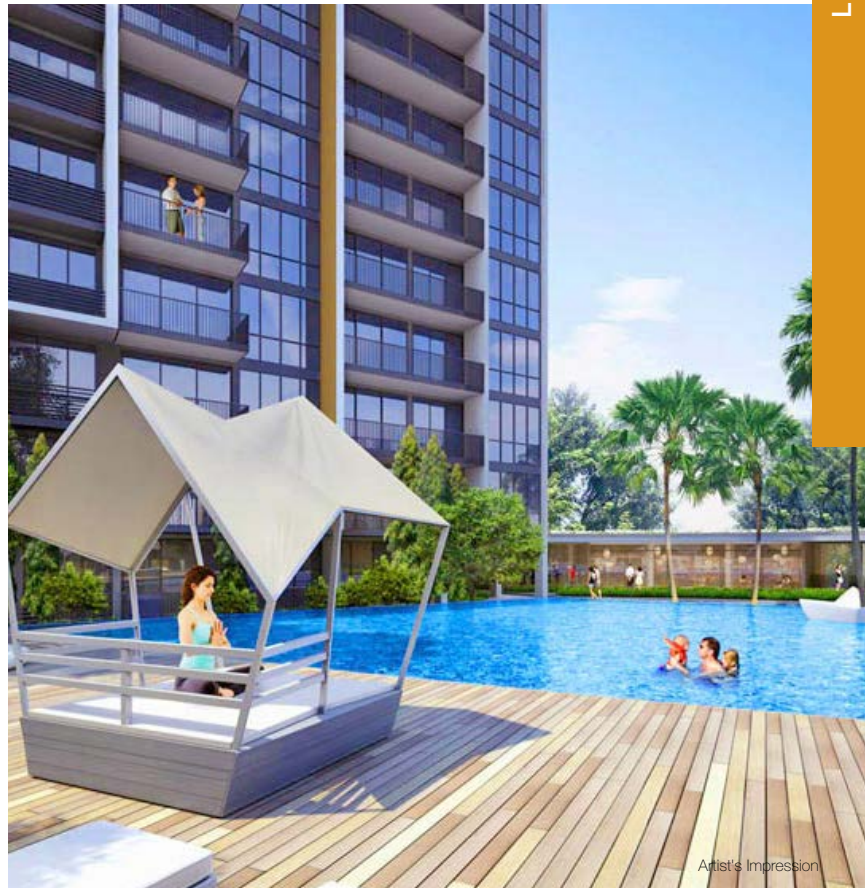
YOUR HAVEN FOR CITY FRINGE LIVING

Strategically situated at the junction of Upper Serangoon Road and Macpherson Road, The Venue Residences and Shoppes presents the refreshing experience of city fringe living.

The Central Business District and other parts of Singapore can be easily reached via major expressways such as PIE, CTE and KPE. The area is also well-served by a network of public transport, with Potong Pasir MRT station a 3-minute walk away and Serangoon MRT and Bus Interchange only two stations away.

- **Tenure : 99-year Leasehold (T.O.P in 2017)**
- **2 to 4 Bedroom Suites, 3-Bedroom Dual Key Suites & Penthouse Suites**
- **Total Units : 266 Residential & 28 Retail**
- **Developed by : City Developments Limited**

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Artist's Impression

THE BROWNSTONE

INSPIRED BY THE RUSTIC CHARM OF NEW YORK HOUSES

The Brownstone, a luxury executive condominium located along Canberra drive, features a brown textured façade with unique jetty balconies that take their inspirations from New York brownstone row houses. Within 3-minute walk to the upcoming Canberra MRT station and well-connected to major expressways such as the SLE, CTE, TPE and the future North-South Expressway (NSE), the development enjoys great accessibility to all other parts of the Island.

- **Tenure : 99-year Leasehold**
- **2 to 4-Bedroom Apartments & Pool-facing Units**
- **Total Units : 638**
- **Developed by : City Developments Limited**

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Artist's Impression

CANBERRA DRIVE, D27 FOR SALE
GUIDE PRICE : 3-BR UNIT FROM SGD 758 PSF

YISHUN STREET 51, D27 FOR SALE
PRICE ON APPLICATION



THE CRITERION

NOT JUST A STANDARD HOME BUT THE STANDARD FOR A HOME

From the tasteful architecture, extensive landscaping and comprehensive facilities, to the refined interiors and premium fittings, you will find that The Criterion has indeed raised the bar in every respect. An extensive network of public transportation and new roads links everything together and makes commuting a breeze.

- **Tenure : 99-year Leasehold**
- **2 to 5 Bedroom Apartments & Penthouses**
- **Total Units : 505**
- **700 sq ft - 1,636 sq ft**
- **Flexible Room concepts**
- **Provision of unique facilities : 6 Haus of fun activities including Spa Haus, Electric Bicycle & Camp Fire type BBQ pit**
- **First EC equipped with Panasonic Air Conditioner with Nanoe-G air purifying function**

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AMBER SKYE

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 located in Singapore's prime district, Amber Road. It 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**
- **Developed by : CS Amber Development Pte Ltd (JV between China Sonangol Land and OKP Land Pte Ltd)**

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8 AMBER ROAD, D15 FOR SALE
GUIDE PRICE : AVERAGE SGD 1,850 PSF

71 OXLEY RISE, D09 FOR SALE
GUIDE PRICE : AVERAGE SGD 2,350 PSF

THE RISE @ OXLEY

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**
- **Developed by : Oxley Rise Pte Ltd**

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RIVERSAILS

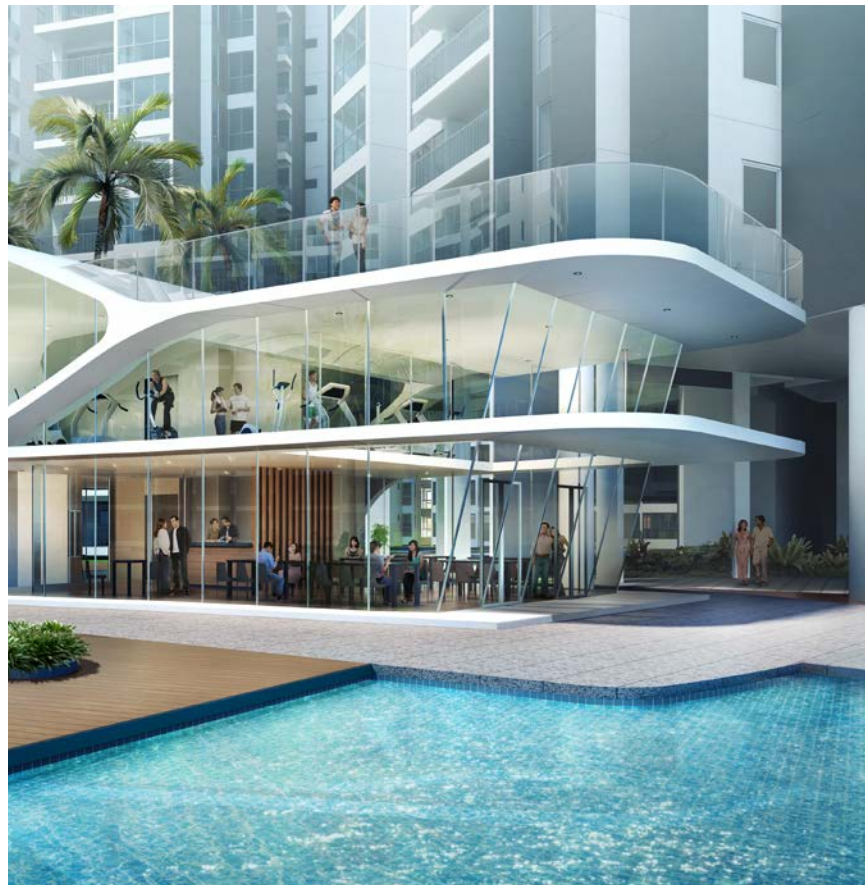
LIVE THE GREAT OUTDOORS

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-year Leasehold**
- **1 to 4 Bedroom Apartments & Penthouses**
- **505 sq ft - 2,970 sq ft**
- **Total Units : 920**
- **Developed by : Allgreen Properties Limited**

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UPPER SERANGOON CRESCENT, D19 FOR SALE
GUIDE PRICE : AVERAGE SGD 1,050 PSF

BISHAN STREET 15, D20 FOR SALE
GUIDE PRICE : AVERAGE SGD 1,550 PSF



SKY HABITAT

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-year Leasehold**
- **1 to 4 Bedroom Apartments & Penthouses**
- **635 sq ft - 3,638 sq ft**
- **Total Units : 509**
- **Developed by : CapitaLand Ltd**

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LINCOLN SUITES

PURE INSPIRATION

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

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

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KHIANG GUAN AVENUE, D11 FOR SALE
GUIDE PRICE : AVERAGE SGD 1,581 PSF

DEPOT ROAD, D04 FOR SALE
GUIDE PRICE : AVERAGE SGD 1,200 PSF

THE INTERLACE

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-year Leasehold**
- **3 to 4 Bedroom Apartments & Penthouses**
- **1,873 sq ft – 6,308 sq ft**
- **Total Units : 1,040**
- **Developed by : CapitaLand Ltd**

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D'LEEDON

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-year Leasehold**
- **1 to 4 Bedroom Apartments, Garden House & Penthouses**
- **592 sq ft – 4,661 sq ft**
- **Total Units : 1,715**
- **Developed by : CapitaLand Ltd**

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LEEDON ROAD, D10 FOR SALE
GUIDE PRICE : AVERAGE SGD 1,650 PSF

ENGGOR STREET, D02 FOR SALE
GUIDE PRICE : AVERAGE SGD 2,300 PSF



SKYSUITES @ANSON

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-year Leasehold**
- **1 to 3 Bedroom Apartments**
- **365 sq ft – 1,140 sq ft**
- **Total Units : 360**
- **Developed by : Allgreen Properties Limited**

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CASCADIA

THE PENTHOUSE COLLECTION

This luxurious development offers a range of generous and spacious penthouse units. Located at Bukit Timah, Cascadia is only a short drive away from the upcoming Sixth Avenue MRT station.

- **Tenure : Freehold**
- **2 to 3 Bedroom + Study Apartments & Penthouses**
- **1,679 sq ft – 2,970 sq ft**
- **Units Available : 10**

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BUKIT TIMAH ROAD, D21 FOR SALE
GUIDE PRICE : AVERAGE SGD 950 PSF

ONE EIGHTIES RESIDENCES

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**
- **1 to 2 Bedroom Apartments & 3 Bedroom Penthouses**
- **549 sq ft – 1,281 sq ft**
- **Total Units : 52**
- **Developed by : Santa Land Pte Ltd**

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JOO CHIAT TERRACE, D15 FOR SALE
GUIDE PRICE : SGD 1,520 PSF



DUNMAN REGENCY

PRIVILEGED LIVING FOR THE DISCERNING FEW

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

- **Tenure : Freehold**
- **2 to 3 Bedroom Apartments & Penthouses**
- **797 sq ft – 1,604 sq ft**
- **Total Units : 12**
- **Developed by :**
GHC Building Construction Pte Ltd

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DUNMAN ROAD, D15 FOR SALE
GUIDE PRICE : AVERAGE SGD 1,500 PSF

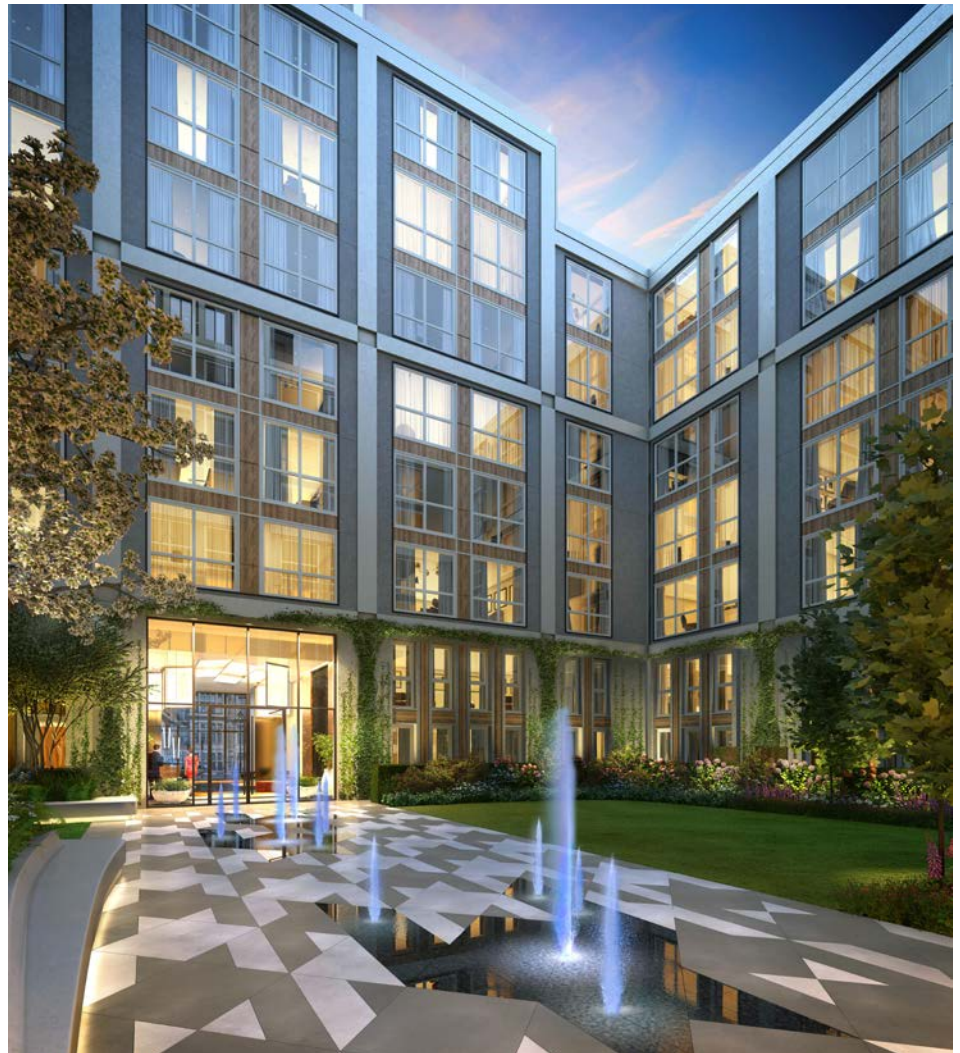
RESIDENTIAL INTERNATIONAL PROJECTS

LINCOLN SQUARE

LONDON WC2
FOR SALE

GUIDE PRICE :
GBP 1,100,000
ONWARDS

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WHERE GREAT MINDS LIVE

Lincoln Square provides a unique opportunity to own a high quality residence in one of London's finest neighbourhoods. Located on a rare island site, the building has views of the adjacent Royal Courts of Justice, the London School of Economics, the old Land Registry building and Lincoln's Inn fields. Close to Lincoln Square, Covent Garden is one of London's key shopping destinations, with internationally renowned brands, fashion boutiques and vintage stores and one of the world's biggest Apple stores. Travelling from Lincoln Square couldn't be easier with numerous London Underground stations close to hand – Holborn, Temple, Covent Garden and Chancery Lane are within 10 minutes' walk. The opening of Crossrail in 2018 will significantly improve travel times to Heathrow and Canary Wharf.

- **Tenure : 999-year Leasehold**
- **Studio, 1 to 3 Bedroom Apartments**
- **Built-up Area : 568 sq ft onwards**
- **Total Units : 203**
- **Estimated Completion Date : Q4 2018**
- **Developer : Lodha**



KING'S CROSS GASHOLDERS

THE ULTIMATE DESTINATION FOR THE SOPHISTICATED AND SAVVY CITY DWELLER

**LONDON N1
FOR SALE**

**GUIDE PRICE :
GBP 810,000
ONWARDS**

The Gasholders presents an opportunity to live inside a piece of history, where clever design combines with a refined sensibility. It is a remarkable feat of contemporary design and cutting-edge engineering by renowned architects Wilkinson Eyre, working with Jonathan Tuckey Design on interior architecture and Dan Pearson Studio on landscaping. There are 145 distinctive canalside apartments and penthouses, built within a refurbished triplet of Grade-II listed, cast-iron gasholder guide frames at the heart of King's Cross. Residents will enjoy a range of private amenities and services that speak to every area of the modern urban lifestyle. King's Cross Gasholders will have 24-hour concierge, gym, spa, private dining room, screening room, business lounge and an extraordinary residents' roof garden offering superb views of London.

- **Tenure : 250-year Leasehold**
- **Studio, 1 to 3 Bedroom Apartments & Penthouses**
- **Built-up Area : 425 sq ft onwards**
- **Total Units : 145**
- **Estimated Completion Date : Q3 2017**
- **Developer : Argent**

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LANDMARK PLACE

A LANDMARK IN DESIGN, IN LOCATION, AND IN LONDON'S CONTINUING STORY

Situated on the City's riverfront at Tower Bridge, Landmark Place holds an unparalleled position. A unique mix of luxury, location and history – Landmark Place presents an opportunity like no other: a chance to take your place in London's great story. This spectacular development includes 165 one-bed suites, one, two and three-bed apartments and penthouses. Private residents' facilities comprise 24-hour concierge, 20m swimming pool and spa, fitness suite, lounge, cinema room and business suite. From Landmark Place, the City is a short walk and central London is readily accessible. Tower Hill Tube station, Tower Gateway DLR and Tower Pier for the River Bus provide easy connections to London's mainline stations and international airports.

- **Tenure : 999-year Leasehold**
- **Studio, 1 to 3 Bedroom Apartments**
- **Built-up Area : 426 sq ft onwards**
- **Total Units : 165**
- **Estimated Completion Date : Q3 2017**
- **Developer : Barratt London**

**LONDON EC3
FOR SALE**

**GUIDE PRICE :
GBP 765,000 ONWARDS**

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STAR & GARTER

LONDON TW10
FOR SALE

PRICE ON APPLICATION



AN ICONIC VIEW OF RICHMOND LIVING

The meticulous refurbishment of this Grade II Listed landmark provides a stunning range of luxuriously specified one to four, and six-bedroom apartments. It has a magnificent setting, with the iconic view of the River Thames, famously painted by Turner and other artists, visible from the restored gardens. Richmond Park, the largest of the Royal Parks at 2,500 acres, is so close that it is effectively your front garden, while Petersham Common and Meadows, also within a few minutes' walk, form your back garden. These are unique residences, restored and specified to the highest possible standards. Private facilities, including a leisure suite with a pool, spa and treatment room, Harrods concierge, and town car ensure an incomparable lifestyle for residents.

- **Tenure : 999-year Leasehold**
- **Studio, 1 to 4 & 6 Bedroom Apartments**
- **Built-up Area : 1,206 sq ft onwards**
- **Total Units : 86**
- **Estimated Completion Date : Q4 2016 – Q1 2017**
- **Developer : London Square**

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ESSENCE

18 REMEMBRANCE DRIVE, SURFERS PARADISE,
GOLD COAST, AUSTRALIA

GUIDE PRICE : AUD 445,000 ONWARDS



PARK • RIVER • PARADISE

Introducing Essence, a premium residential apartment tower perfectly placed on the Surfers Paradise fringe in a riverfront environment beside a park. Enjoy an impressive arrival via the expansive entry foyer. Be entertained by the resident's only facilities that include a sky garden, heated lap pool, barbecue terraces, and gymnasium or retreat to your modern apartment. Finished with natural stone, PARISI® tapware and ILVE® appliances, these apartments have been designed to make the most of light-filled living spaces and impressive views in all directions - overlook the park, take in views across the river or enjoy the peaceful outlook over the ocean. Everything that makes Surfers Paradise famous is within a short stroll; choose between picture-perfect beaches, premium shopping or a bite to eat at the local Via Roma fresh food precinct – a place the locals gather for fresh produce, amazing coffee or a catch-up in the many bars and restaurants on the water's edge. Essence's contemporary apartments offer a true balance of metropolitan-suburban living.

- **Tenure : Freehold**
- **2 & 3 Bedroom Apartments**
- **Built-up Area : 1,065 sqft onwards**
- **Total Units : 183**
- **Estimated Completion Date : Q2 2018**
- **Developer : Morris Property Group**

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TRIO LABURNUM

**IT'S TRIO. IT'S YOUR SANCTUARY.
IT'S YOUR HOME.**

Introducing Trio, a collection of three beautifully crafted, generously spaced low-rise boutique residences set against a natural landscaped backdrop that captures the history of Laburnum. Trio is tucked into Laburnum but just a short walk to Box Hill, and only 21 minutes to the city by train. It is also close to exciting restaurants and a stroll to welcoming local cafes, surrounded by bushland but within easy reach of the city. The nearby train line brings the city direct to your door, while bustling Box Hill and its services, shopping centres and restaurants are a short walk away. Ground level and first floor residences enjoy lush private terraces, while upper-level residences feature generous balconies with sweeping views. Communal areas are positioned to encourage a sense of community, and a gym promotes overall wellbeing.

- **Tenure : Freehold**
- **1 to 3 Bedroom Apartments**
- **Built-up Area : 513.4 sq ft onwards**
- **Total Units : 95**
- **Estimated Completion Date : Q4 2017**
- **Developer : VIMG**

**1-5 SERGEANT STREET,
LABURNUM, MELBOURNE,
AUSTRALIA
FOR SALE**

**GUIDE PRICE :
AUD 333,000
ONWARDS**

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CIVIC HEART

A SUBURB HIGH IN DEMAND

At Civic Heart, luxurious apartments with breathtaking views and five-star facilities are beautifully complemented by a cosmopolitan atrium-style mall, placing many modern conveniences at your fingertips. Select the residence that sets your heart racing, from the sublime Platinum apartments and spectacular Sky Homes to the towering penthouses. Each residence achieves a consummate standard of style and comfort, including Miele appliances, ducted air-conditioning, engineered wood flooring and double glazed windows with magnificent views from the best vantage point in South Perth.

- **Tenure : Freehold**
- **1 to 3 Bedrooms Apartments**
- **Built Up Area : 560 sq ft onwards**
- **Total Units : 294**
- **Estimated Completion Date : Late 2018**
- **Developer : Finbar Group Limited**

**1 MENDS STREET,
SOUTH PERTH, AUSTRALIA
FOR SALE**

**GUIDE PRICE :
AUD 465,000 ONWARDS**

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1 SEAPORT

161 MAIDEN LANE, MANHATTAN, NEW YORK
FOR SALE

GUIDE PRICE :
USD 1,785,000 ONWARDS



EXQUISITE RESIDENCE WITH UNOBSTRUCTED VIEWS OF MANHATTAN

1 Seaport, located at 161 Maiden Lane, is the first soaring residential tower at the Seaport boasting incredible unobstructed views overlooking the river, New York Harbour, and many other landmarks that define Manhattan. The 60-storey glass tower offers exquisite one, two and three-bedroom simplex and duplex residences designed by Groves & Co. and are ideal for those looking for a luxurious home on the waterfront in a vibrant neighbourhood in the heart of New Downtown adjacent to the historic seaport. Residents will have access to a wide range of amenities and services including 24-hour concierge, horizon pool, sun terrace and state-of-the-art fitness centre.

- **Tenure : Freehold**
- **1 to 3 Bedrooms Apartments**
- **Built-up Area : 700 sq ft onwards**
- **Total Units : 80**
- **Estimated Completion Date : Q1 2018**
- **Developer : Fortis Property Group**

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JARDIM

ARCHITECT ISAY WEINFELD'S FIRST NEW YORK CITY RESIDENTIAL CONDOMINIUM

Located at 527 West 27th Street, Jardim is less than half a block from one of the world's most celebrated public parks: the High Line, an artery of green traversing the heart of the West Chelsea art district. Surrounding this lush oasis are some of Manhattan's top restaurants, galleries, and boutiques, as well as Hudson River Park which offers miles of tree-lined waterfront running and bicycle paths. Two 11-storey towers, named Jardim Notre and Jardim Sul, house a total of 36 residences ranging from one to four-bedrooms, each meticulously designed by architect Isay Weinfeld to create spacious homes with private outdoor space. Residents have access to the skylit indoor lap pool, fitness centre, massage treatment room and spa facilities. The ultra-private drive, 24-hour attended lobby and lush multilevel courtyard gardens provide a unique opportunity for tranquillity and luxury in a decidedly urban context.

- **Tenure : Freehold**
- **1 to 4 Bedroom Apartments**
- **Built-up Area : 769 sq ft onwards**
- **Total Units : 36**
- **Estimated Completion Date : Q3 2017**
- **Developer : Centaur Properties & Greyscale Development Group**

**527 WEST 27TH STREET,
NEW YORK
FOR SALE**

**GUIDE PRICE :
USD 2,000,000
ONWARDS**

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GRAMERCY SQUARE

GRAMERCY PARK, MANHATTAN, NEW YORK
FOR SALE

GUIDE PRICE :
USD 1,300,000 ONWARDS



AN EXCLUSIVE RESIDENTIAL ENCLAVE WITH ONE OF NEW YORK'S MOST PRIVILEGED ADDRESSES

Gramercy Square is tradition re-imagined. It features four architecturally distinguished buildings surrounding a 20,000 square foot private oasis of tree-lined walks and lush courtyard gardens by venerated landscape architect M. Paul Friedberg & Partners, all in the coveted Gramercy Park neighbourhood. Designed by celebrated international architect Woods Bagot, Gramercy Square houses 223 gracious residences ranging from studios to four-bedroom apartments, as well as garden homes and dramatic penthouses. The over 18,000 square feet of private amenities curated by wellness expert La Palestra include a state-of-the-art fitness centre, 75-foot long lap pool, residents' lounge, private dining room and wine room, screening room, golf simulator, playroom and private parking.

- **Tenure : Freehold**
- **Studio, 1 to 4 Bedroom Apartments**
- **Built-up Area : 687 sq ft onwards**
- **Total Units : 223**
- **Estimated Completion Date : Q3 2017**
- **Developer : Chetrit Group & Clipper Equity**

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160 LEROY

160 LEROY STREET,
WEST VILLAGE, NEW YORK
FOR SALE

GUIDE PRICE :
USD 2,400,000 ONWARDS



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POSSIBLY YOUR LAST CHANCE TO OWN A HOME ON THE WATER IN THE WEST VILLAGE

160 Leroy offers 57 one-of-a-kind residences conceptualised by Ian Schrager and designed by Pritzker Prize winning architects Jacques Herzog and Pierre de Meuron. It is inspired by the philosophy of the great Brazilian architect Oscar Niemeyer. This creation possesses a tactile quality and evokes a sense of purity and pristineness with its white concrete façade and diamond faceted floor-to-ceiling windows that reflect the sky and the water. Schrager identified the site of 160 Leroy as the last chance to create an important contemporary addition to this special neighbourhood and possibly the last chance to own a home on the water in the West Village.

- **Tenure : Freehold**
- **1 to 4 Bedroom Apartments & 2 Penthouses**
- **Built-up Area : 1,040 sq ft onwards**
- **Total Units : 57**
- **Estimated Completion Date : Q4 2017**
- **Developer : Ian Schrager**

THE BRIDGE

PHNOM PENH, CAMBODIA
FOR SALE

GUIDE PRICE

RETAIL : USD 95,000

RESIDENTIAL : USD 178,626

SOHO : USD 117,306



COMMERCIAL • RESIDENTIAL • SOHO

Situated just two 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 the close proximity to the National Monument, the National Assembly Building, Ministry of Foreign Affairs, Australian and Russian Embassies as well as two main five-star 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
- Developer : Oxley International Holdings & Worldbridge Land

Lawrence Ng (CEA Reg No: R053438F)
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RESIDENTIAL LEASING



TREASURE ON BALMORAL

**5 BALMORAL ROAD, D10
FOR LEASE**

ASKING RENT :
SGD 7,400 TO SGD 10,000
(NEGOTIABLE)

BRAND NEW LUXURY CONDOMINIUM

Treasure on Balmoral is a brand new luxury condominium, which offers a unique city living experience in close proximity to Orchard Road.

Well-established schools like Raffles Girls' Secondary School, Chinese International School Singapore, Anglo Chinese Primary and Secondary Schools, Singapore Chinese Girls' School, Chatsworth International, Barker Road Methodist Church Kindergarten are in the vicinity of the residence. The residence is mere minutes' drive to the Orchard Road shopping and entertainment belt.

Treasure on Balmoral is also walking distance to the Newton MRT station and travelling to the business hub takes just 10 minutes via Stevens Road and the CTE.

- **Tenure : Freehold**
- **4 Bedroom Apartments & Penthouses**
- **1,991 sq ft – 3,671 sq ft**



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CAVENAGH ROAD, D09 FOR LEASE
ASKING RENT : SGD 2,800 ONWARDS

CAVENAGH FORTUNA

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**

Nigel Low (CEA Reg No: R021280Z)
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HUA GUAN AVENUE

HOMELY AND CONTEMPORARY BUNGALOW

A three-storey detached bungalow with longish floor plates located off Dunearn Road. The property houses an in-ground lap pool, spacious regular-shaped bedrooms and ample living areas. International schools like German European School, Swiss school, and Korean International School are in the vicinity. Minutes walk to Cold Storage supermarket at Sime Darby Centre.

Access to other parts of Singapore is enhanced by its close proximity to the Pan Island Expressway (PIE) and King Albert Part MRT station (Downtown Line).

- **5 Bedrooms**
- **Built-up area : Approx. 5,500 sq ft**
- **Roof terrace at front & back**
- **In-ground lap pool**

Paul Ryan Soh (CEA Reg No: R022676B)
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HUA GUAN AVENUE, D21 FOR LEASE
ASKING RENT : SGD 13,500

RESIDENTIAL SALES

TOH CRESCENT



TOH DRIVE, D17

ASKING PRICE :

SGD 3,500,000 (NEGOTIABLE)

BRAND NEW CLUSTER SEMI-DETACHED HOUSE

Toh Crescent is a cluster of 10 brand new units of semi-detached houses with a private enclosed courtyard each. The main public communal area houses three cascading swimming pools for adults, children and toddlers. The houses are spacious and features modern architecture.

- **Tenure : Freehold**
- **5 Bedrooms + 1 helper's room with attached bath**
- **Built-in Area : 4,500 sq ft**
- **Brand new**
- **Regular layout and spacious**

Norris Low (CEA Reg No: R022706H)

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D'CHATEAU @ SHELFORD



SHELFORD ROAD, D11

ASKING PRICE :

SGD 2,600,000

D'Chateau @ Shelford is a freehold condominium development consisting 31 units and is located near the Botanic Gardens MRT station. It is just minutes' drive away from the Orchard Road, where a host of amenities are readily available, such as retail outlets, supermarkets, restaurants and eating establishments, banks, cinemas and other entertainment facilities.

Esteemed schools located in the vicinity, include Hwa Chong Junior College and Raffles Girls' Primary School. Recreational facilities nearby include the Botanic Gardens and Japanese Club which is just a short drive away. For vehicle owners, travelling to the business hub from D'Chateau @ Shelford takes around 10 minutes, via Dunearn Road.

- **Tenure : Freehold**
- **3 Bedroom Apartment**
- **1,949 sq ft**
- **Ground floor, Duplex with patio**

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THE BERTH BY THE COVE



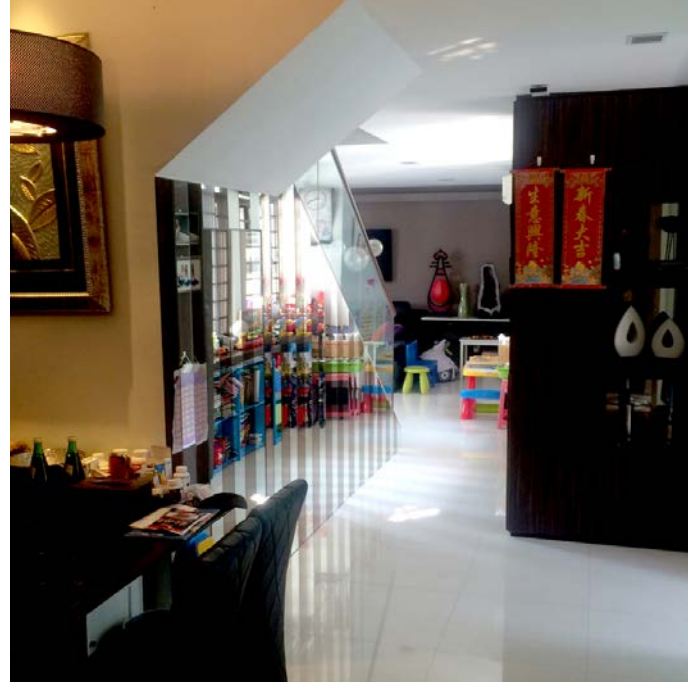
OCEAN DRIVE, D04
ASKING PRICE :
SGD 1,900,000

The Berth by the Cove is the first waterfront condominium in Singapore with a unique waterfront living concept that owns private berths for luxury boats. Nestled in a pristine corner of the prestigious new district of Sentosa Cove, it is also within easy reach to Harbourfront MRT station and a short 10-minutes drive from the CBD and the prime shopping district of Orchard Road and a mere 20 minutes drive to Changi Airport.

- **Tenure : 99-year Leasehold**
- **2 Bedroom Apartment**
- **1,173 sq ft**
- **Beautiful seaview**

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LE CONNEY PARK



LORONG L TELOK KURAU, D15
ASKING PRICE :
SGD 1,550,000 (NEGOTIABLE)

Le Conney Park is a freehold apartment in District 15 which is just minutes' walk to Kembangan MRT Station and a short drive to several prestigious schools. It is also located within driving distance to the numerous restaurants located at East Coast Road as well as few minutes' drive to the business hub and the bustling Orchard Road shopping district. Residents can also drive down to the nearby Marine Parade Market and Food Centre or Siglap Centre for amenities such as supermarkets, restaurants and eating establishments, and more.

- **Tenure : Freehold**
- **3 Bedrooms + 1 helper room**
- **1,593 sq ft**
- **2-storey Penthouse**
- **Spacious and regular layout**

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RETAIL



RIVERVALE MALL

11 RIVERVALE CRESCENT,
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D19

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KEEPING UP WITH THE DEMANDS OF THE SENGKANG RESIDENTS

Rivervale Mall is a three-storey shopping mall located at the eastern part of Sengkang New Town, within a two-minute walk from Rhumbia LRT station. It has a gross floor area of approximately 113,390 square feet and a net lettable area of approximately 81,160 square feet. The mall has enjoyed continuous patronage from the residents in the vicinity with strong foot traffic of close to 10 million last year.

RVM Holdings Pte Ltd, a wholly owned subsidiary of AEW Asia, acquired Rivervale Mall in December 2015. With a vision to bring the trade mix of the mall up-to-date, the new owner has commissioned renovation works for the mall. The works are targeted to commence in 3rd Quarter 2016 and due to complete in early 1st Quarter 2017.

When completed, the mall will house a wider choice of Food & Beverage offerings, including casual dining restaurants, takeaway kiosks and cafes. Additionally, a 24-hour gym operator will take over part of the space previously occupied by Daiso. NTUC Fairprice and NTUC Foodfare will remain as anchor tenants of the mall.

Knight Frank is the Sole Marketing Agent for Rivervale Mall.

OUR TAMPINES HUB

51 TAMPINES AVENUE 4, SINGAPORE 529684
D18

SINGAPORE'S FIRST-EVER INTEGRATED COMMUNITY AND LIFESTYLE HUB DESIGNED BY RESIDENTS, FOR RESIDENTS

Our Tampines Hub will be Singapore's first-ever integrated community and lifestyle hub that brings together multiple agencies to offer a comprehensive and diverse range of services, programmes and facilities. This project is led by People's Association and is located at the former Tampines Stadium and Tampines Sports Hall.

When Our Tampines Hub is completed, residents and people working within the vicinity will enjoy a variety of sports facilities, a brand new regional library, countless community club programmes and amenities, arts programmes and facilities, a hawker centre, retail shops and many more user-friendly features. Conceptualised with input from 15,000 Tampines residents, Our Tampines Hub is a project designed by residents, for residents.

Knight Frank is one of the Marketing Agents for the retail spaces of this mixed-use development. The development is targeted for completion in phases starting from November 2016 till June 2017.

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KNICKER & BOCKERS

SIMPLY PLEASURABLE

Knicker & Bockers (K&B) is a F&B concept that originated and developed from New York – thus the brand name. The concept is to provide high quality artisan pizza at an affordable price. K&B pizza is unique and offers a new and fun way to enjoy pizza and pasta where customers can design and build the best artisan pizza from fresh gourmet ingredients of their choice with four fresh hand-stretched dough choices, five different sauces, eight premium cheese and over 40 kinds of top quality gourmet toppings from Swiss Butchery, all for one price. The store also offers delivery services to homes and offices.

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OCEAN FINANCIAL CENTRE, #B1-10
D01



EMTECH WELLNESS

GRACIOUS LIVING STARTS WITH SIMPLE STEPS

Founded in 2005, Emtech Wellness International has helped thousands of people discover the secret benefits of the highly accredited "Emtech Ultimate" for the past 10 years.

Emtech 4-in-1 HUFT Energy Regulation naturally balance energy deficiencies via special electromagnetic impulses which combines four types of energy sources (Electric, Magnetic, Heat and Far Infrared potential) in its regulation. The body cells can produce more energy when they are balanced. Thus an individual's optimum condition and functional capacity can be achieved by the application of Emtech 4-in-1 HUFT Energy Regulation.

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CITY SQUARE MALL, #B2-37/38
D08

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Through our US alliance with Newmark Grubb Knight Frank we have grown to a group of over 13,000 property professionals, in more than 417 offices in 58 countries. Being a partnership allows us to put our clients first, we focus on giving them the best advice and putting long term relationships before short term wins. Trust and integrity are everything.



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