

SINGAPORE VIEW

A collection of the finest properties & developments
Nov 2015 – Feb 2016





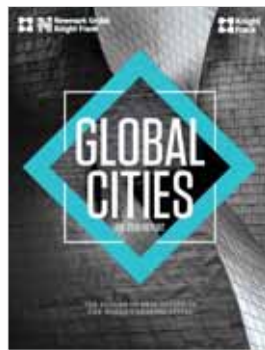
Cover Image:
The Criterion, Yishun Street 51,
page 9.

SINGAPORE VIEW 2015

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2. The photographs contained in this magazine show only certain parts of the respective properties as they appeared at the time they were taken. Any computer-generated or digitally enhanced images give only an indication as to how the property may look. Areas, measurements and distances given are approximate only.
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WELCOME



Danny Yeo
Group Managing Director
Knight Frank Pte Ltd

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This past quarter has been an eventful one - Singapore celebrated its 50th year of independence in August, and held the 2015 General Election in September. The strong mandate given to the ruling party will ensure policy continuity and could be seen as a sign of continued political stability.

On the economic front, volatile markets prevail regionally, especially in China. Equity markets are bearish on the back of pessimistic economic prospects.

Against the backdrop of weakening economic market sentiments and existing property cooling measures, public and private home prices continue to slide for the eighth consecutive quarter. Calls by developers to review the property cooling measures continue, particularly to lift the Additional Buyer's Stamp Duty (ABSD). However, according to Minister of National Development Lawrence Wong, these measures are likely to stay a while more.

Meanwhile, volume of unsold stock is likely to decrease further as the market steadily absorbs outstanding stock. The government will also continue to taper its residential land sales programme. Prices are expected to fall at a slower rate, and may eventually bottom out next year.

On the retail front, businesses are facing the pressures of a tight labour market, strong competition from Internet shopping and the weakening economic outlook. We saw the consolidation and closure of departmental stores in several malls, which contributed to an escalation in vacancy level. The rising vacancy level came amid a substantial volume of upcoming supply, and this will result in a decrease in rents by 2% to 3% quarterly by the end of 2015.

Similarly, we also see businesses undertaking cost-cutting measures in the office sector. Typical large space occupiers like financial institutions are holding back their expansion plans, relocating to cheaper alternative locations or reducing their space take-up in the CBD. As global and domestic business conditions turn cautious, there has been a slowdown in leasing activities. In the quarters to follow, office rental growth is likely to trend downwards. Prime CBD office rents are estimated to decline by 2% to 3% in 4Q 2015 and 6% to 7% year-on-year by year-end.

Amidst the real estate market's slowing growth, the industrial sector remains a source of optimism. Healthy take-up for business park spaces, especially in the one-north precinct, helped to support the average island-wide rent for business parks in Q2 2015. That aside, the manufacturing sector has seen relatively weak performance and high labour costs. Thus, some industrialists would prefer to take a more conservative approach and delay any acquisition of other industrial properties for business operations. At the same time, the implementation of the Total Debt Servicing Ratio (TDSR) framework could also deter potential investors from considering industrial units as an investment property.

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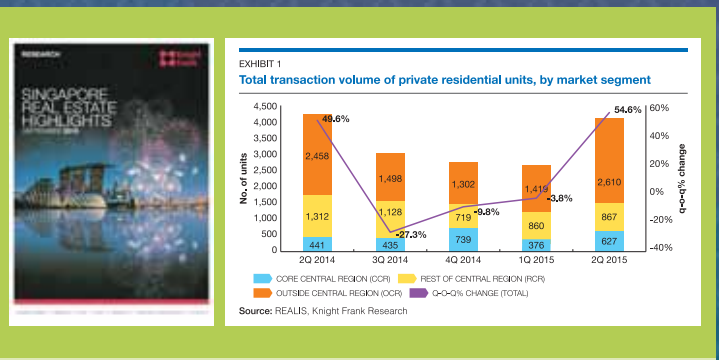


Consultant to JTC Corporation for Review of one-north Retail Masterplan

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 grows from strength to strength building upon our track record and 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.

Recently, Knight Frank successfully completed the valuation for CapitaLand Mall Trust, covering a portfolio of 9 of their shopping malls totalling more than 2.5 million square feet of retail space.

Additionally, we undertake instructions to provide advice on feasibility studies, rental valuations and statutory valuations involving property tax and land acquisition. Knight Frank has been appointed by Jurong Country Club to value their land acquired by the State for comprehensive redevelopment and construction of high speed rail (HSR) terminus.

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MARKET RESEARCH SYNOPSIS FOR RESIDENTIAL, RETAIL, OFFICE AND INDUSTRIAL

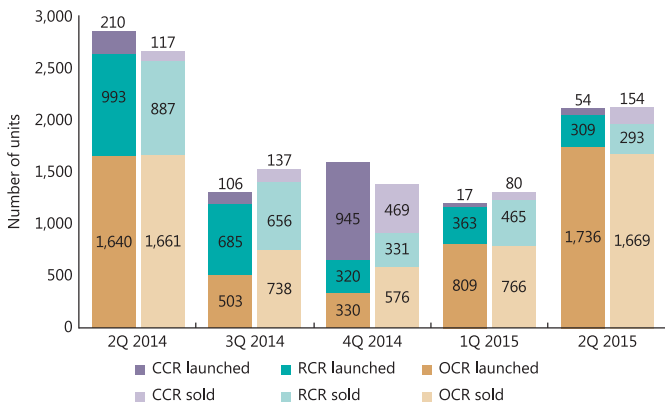
RESIDENTIAL

Developers launched a total of 2,099 new private residential units in 2Q 2015, representing a 76.5% q-o-q increase (Exhibit 1). In total, 3,288 new units were launched in 1H 2015, a 13.9% increase from 2H 2014.

2,116 units were sold in 2Q 2015, of which 1,999 were uncompleted units, and 117 were completed units. This also brings the total 1H 2015 sales volume to 3,427, a 17.9% increase from 2H 2014.

The launch of a number of well-located new projects in the Outside Central Region (OCR) at attractive prices was the key reason for the rise in new sale transaction volume. In addition, greater interest was seen in the Core Central Region (CCR) for new sale completed units, although these take up a small proportion of the total transaction volume.

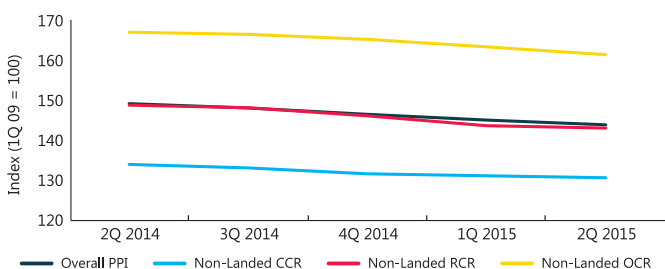
Exhibit 1 : Developers' Launches and New Sales by Market Segment



Source: REALIS, Knight Frank Research

Based on URA's residential price index, private home prices continued to slide for the seventh consecutive quarter, falling by 0.9% q-o-q in 2Q 2015 (Exhibit 2). This marks a 3.7% year-on-year (y-o-y) decline, or a 6.7% decline from 3Q 2013, the quarter just before prices began to fall.

Exhibit 2 : URA Private Residential Property Price Indices, by market segment

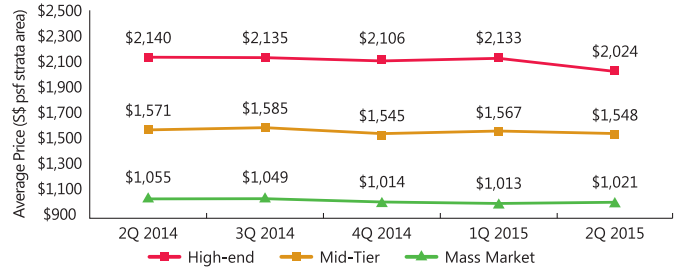


Source: REALIS, Knight Frank Research

Based on an analysis of Knight Frank's basket of private residential properties, the prices of high-end homes continued to weaken in 2Q 2015, although the rate of slowdown has declined considerably. High-end prices declined 5.4% y-o-y in 2Q 2015, compared to 9.6% y-o-y in 1Q 2015, to reach S\$2,024 per sq ft (psf) (Exhibit 3).

The mid-tier segment declined 1.5% on a yearly basis to S\$1,548 psf, while the mass market segment fell 3.2% y-o-y to S\$1,021 psf. Both segments continued to face stiff competition with a slew of new launches and a significant pipeline of soon-to-be completed projects in the Rest of Central Region (RCR) and Outside Central Region (OCR).

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

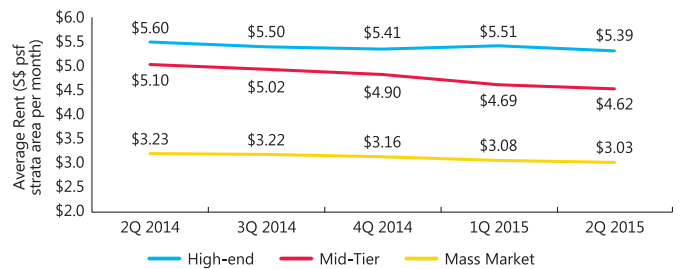


Source: REALIS (data as at 21 July 2015), Knight Frank Research

*Average prices are estimated based on Knight Frank's property basket. The high-end market is represented by a basket of projects in the 90th & 100th percentile in terms of average price in 2012, mid-tier by projects in the 60th & 90th percentile, and mass market by projects in the 10th to 60th percentile.

Based on Knight Frank's residential property basket analysis, average mass market rents have moderated by 6.2% y-o-y to S\$3.03 psf per month (pm) in 2Q 2015, while mid-tier homes experienced a larger drop of 9.4% y-o-y to S\$4.62 psf pm (Exhibit 4). Rentals in the high-end market saw the smallest y-o-y decline of 3.8% to S\$5.39 psf.

Exhibit 4 : Average Rents* of Private Residential Properties by Market Segment

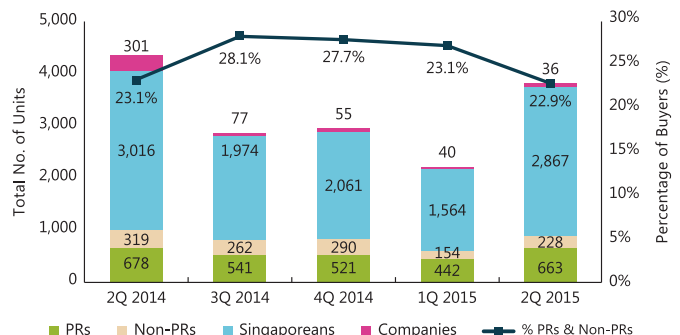


Source: REALIS (data as at 6 April 2015), Knight Frank Research

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

The proportion of foreign homebuyers fell to 22.9% in 2Q 2015, marking a third consecutive quarter of decline (Exhibit 5). The number of units purchased by Malaysian homebuyers comprised about one-third of total transactions made by foreigners in 2Q 2015, edging slightly ahead of the Chinese market which formed 27.8%. This also marks the first time since 3Q 2014 that Malaysians formed the top overseas homebuyers. Amid the elevated economic uncertainty in China and political turmoil in Malaysia, foreign buyers from these two countries will continue to look toward Singapore as their preferred investment and home-buying destination.

Exhibit 5 : Profile of private homebuyers* as at 2Q 2015



Source: REALIS (as at 28 August 2015), Knight Frank Research

*Excluding Executive Condominiums (ECs) transactions.

Total new sales volume is expected to remain muted for the rest of the year, as there are not many new project launches expected in 2H 2015. Hence, the uptick in volume seen in 1H 2015 is not likely to persist. Total sales volume for 2H 2015 is expected to range from 3,000 to 4,000, bringing the total sales for 2015 to 6,500 to 7,500 units.

Current sentiments point toward a potential hike of interest rates pending decision and action by the US Federal Reserve. Turbulence in the Chinese stock markets and Asian currencies has also caused significant uncertainty about the mid-term economic outlook of Asia, Singapore not sparing. This has caused some investors to stay away from investing in the region for the time being.

The cooling measures also continue to weigh down the market, and local liquidity and wealth flows into the physical real estate sector are limited by the Total Debt Servicing Ratio (TDSR) ruling. Foreigners also remain reserved about investing at this juncture, with property price growth showing little potential to overcome their taxation cost in the mid-term.

A bright spot in the market is the launch of well-located projects at attractive prices reaping healthy rates of absorption, which points to continued interest in private homes where price expectations are reasonable.

Against the backdrop of weakening market sentiment and existing cooling measures in place, overall private home prices are expected to register a decline of 1.5% to 2.5% in the second half of 2015.

The pipeline of unsold stock stands at 26,905 units as at 2Q 2015, 5.4% lower than in 2Q 2014, and 20.7% lower than the peak in 2Q 2013. It is expected to decrease further, as the market steadily absorbs the outstanding stock while the Government continues on its track of tapering its sales programme of residential sites. The rate of price fall is expected to slow further as a result, and eventually bottom out in the second half of 2016, barring any major changes in the economic or policy environment.

RETAIL

Island-wide retail rents for prime spaces saw an upward trend in the second quarter, suggesting continued firm demand from retailers for the best spaces of popular malls due to its limited supply. In addition, a series of AELs, retail trade re-positioning and renewals have partly contributed to a general uptick in prime retail rents. Prime space monthly rents reached S\$32.20 psf, reflecting a 0.8% q-o-q growth in 2Q 2015. Orchard Road prime retail rents weakened by 0.7% q-o-q to S\$35.70 psf.

Lifted by new spaces which had recently undergone AEI, the Marina Centre, City Hall and Bugis precinct saw prime monthly retail rents rise by 1.1% q-o-q to S\$33.00 psf in 2Q 2015. Prime monthly retail rents in City Fringe and Suburban area rose 2.2% q-o-q and 2.8% q-o-q respectively. City Fringe registered prime monthly retail rents of S\$23.50 psf while Suburban area saw prime monthly rents reach S\$33.10 psf.

Exhibit 6 : Average Gross Rents of Prime Retail Spaces for 2Q 2015

Location	Average Gross Rents for Prime Spaces* (\$ per sq ft/month)	Year-on-Year Change (y-o-y)	Quarter-on-Quarter Change (q-o-q)
Islandwide	\$32.20	0.8%	0.8%
Orchard Road	\$35.70	-0.7%	-0.7%
Marina Centre, City Hall, Bugis	\$33.00	1.1%	1.1%
City Fringe	\$23.50	2.2%	2.2%
Suburban	\$33.10	2.8%	2.8%

Source: Knight Frank Research

* Prime spaces refer to rental-yielding units between 350 and 1,500 sq ft with the best frontage, connectivity, footfall and accessibility in a mall which are typically ground level of a retail mall and/or the basement level of a retail mall that is linked to an MRT or bus station.

Pockets of vacant retail space are increasingly seen as landlords are taking a longer time to secure new tenants. Some landlords are offering shorter leases of three to six months to entice retailers to take up these vacant spaces over the short term. For online retailers, it allows them to transcend the online sphere intermittently into the brick and mortar scene, while other retailers take up the option to gain a better understanding of the location, before they consider committing to a longer-term lease in the mall. Some pop-up stores are carefully renovated to accommodate themes or the season's festivities but most adopt simple set-ups to achieve time and cost savings. Over time, having too many barely-fit-out pop-up stores could impact the overall appeal and branding of a mall.

Another factor leading to an expected escalation in vacancy levels in the coming months is the consolidation and closure of major department stores in several malls. Major department stores like Marks & Spencer, John Little, Isetan and Metro have announced consolidation and closure of some of their department stores earlier this year due to rising rents, tight labour policies and an increasingly challenging retail market. Anchor retailers such as department stores play an important role in a mall, contributing to the development of a wholesome and comprehensive trade mix and sufficient variety of product offerings. They serve as magnets to draw footfall to parts of a mall which may otherwise not be as well patronised. As such, department stores can continue to remain relevant in the retail market. It would, however, be critical for landlords and department store operators to develop win-win partnerships and innovative concepts and solutions amid the softer retail market and changing retail landscape to ensure mutual sustainability.

The trend of major retailers consolidating their operations could persist through 2H 2015 with the existing challenging retail landscape. Short term leases remain a temporary measure for mall owners to generate revenue while they continue to source for permanent tenants.

The expected upcoming supply of new retail space this year could further put downward pressure on prime retail rents island-wide by 1% to 2% in 2015. Similarly, island-wide average rents could be dented by 3% to 5% annual decline this year. Island-wide overall occupancy rate is likely to settle at between 91% to and 93% by the end of 2015.

OFFICE

Global and domestic business conditions turned cautious leading to a slowdown in leasing activities and downward pressure on rents in 2Q 2015. Grade A+ and Grade A office rents in the Central Business District (CBD) registered their first declines in 2015 with q-o-q drop of 1.5% and 1% respectively in 2Q 2015. Typical large space occupiers, in particular financial institutions, are holding back their expansion plans or are cutting cost by relocating to cheaper alternative locations or by reducing their space take-up in the CBD.

Leasing activities in the City Hall precinct in 2Q 2015 continued from the preceding quarter and posted an average office rent of S\$8.30 psf in 2Q 2015, while average rent in Bugis precinct remained unchanged in the same quarter.

Bearing in mind the estimated 3.8 million sq ft of upcoming CBD office space supply in 2016, landlords are keenly aware of the intense competition for tenants. As such, landlords are more likely to consider retaining existing tenants by offering favourable lease renewal terms to lock in these tenants for another lease term.

The space consolidation effort by financial institutions is expected to continue into the next two to three quarters which is expected to push up office vacancy and lead to a possible moderation in rental growth. Meanwhile, some companies from the TMT sector may slow down their expansion plans globally, in the midst of the macroeconomic uncertainty. This could further reduce the demand for prime office spaces in Singapore as they will look towards qualifying for business parks which offer notable lower rents.

On the back of the weakening global market sentiment and large upcoming supply of office space, rental growth momentum is anticipated to trend downwards gradually in the next quarters. Prime office rents are estimated to decrease y-o-y by 4% to 6% by 4Q 2015.

Exhibit 7 : Gross Effective Monthly Rentals for Office Space in 2Q 2015

Location	Gross Effective Monthly Rentals (\$ per sq ft)	Quarter-on-Quarter Change
CBD (Grade A+, Grade A)		
Raffles Place / Marina Bay - Grade A+	\$12.50 - \$13.50	-1.5%
Raffles Place - Grade A	\$10.20 - \$11.00	-1.0%
Shenton Way / Robinson Road / Tanjong Pagar - Grade A	\$8.10 - \$8.60	-0.4%
Central Area (Outside CBD)		
Orchard (Average)	\$7.50 - \$10.50	-0.2%
Marina Centre / Suntec	\$10.60 - \$12.30	0.0%
City Hall	\$8.00 - \$8.60	N.A.
Bugis	\$7.70 - \$8.30	0.0%
Others		
Fringe Area	\$5.50 - \$8.20	0.0%
Suburban Areas	\$4.50 - \$6.20	0.0%

Source: Knight Frank Research

* Rents indicated herein are gross effective monthly rents taking into account rental concessions and any rent free period.

* Rents are based on units with a net lettable area (NLA) of about 2,500 to 5,000 sq ft.

* Rents are expressed as values rounded to nearest 10 cent.

* In 2Q 2015, Knight Frank adjusted the gross effective monthly rents due to the re-classification of clusters in the rental basket.

* Due to the insertion of a new building into the City Hall cluster in 2Q 2015, q-o-q change will not be reported.

INDUSTRIAL

According to the Ministry of Trade and Industry (MTI), Singapore's manufacturing sector extended its contraction with a 4.9% y-o-y decline in 2Q 2015. Biomedical manufacturing cluster suffered the highest y-o-y decline at 12.9%, attributed to the poor performance of pharmaceuticals segment. Reduction in outputs from segments of aerospace as well as marine and offshore engineering led to the 10.8% y-o-y decline in outputs for transport engineering cluster in the same quarter.

A total of 196 caveats were lodged for upper-floor strata-titled factory units in 2Q 2015, representing a 7.7% q-o-q increase. However, on a y-o-y basis, it represented a significant 62% decline in number of caveats lodged. Resale transactions of strata-titled factory units saw a 12.2% q-o-q increase with 175 caveats lodged in 2Q 2015, mainly led by buyers scouring the secondary market for suitable units.

In 1H 2015, a total of 278 caveats were lodged for upper-floor factory units, which was a significant 64.1% decline from 990 caveats lodged in 2H 2014. This dismal showing in transaction volume could be attributed to the implementation of the Total Debt Servicing Ratio (TDSR) framework that deterred potential investors from considering industrial units as an investment property. Relatively weak performance of the manufacturing sector, together with high labour costs could have also led some industrialists to delay acquisitions of industrial properties for their business operations as they undertake a conservative operations approach.

Island-wide average price for strata-titled factory spaces located on the upper floors was at S\$430 per sq ft (psf) in 2Q 2015, representing a marginal 0.9% q-o-q decline. Meanwhile, the average price for

resale strata-titled factory units slipped marginally by 2% q-o-q to S\$430 psf in 2Q 2015.

A total of 17 caveats were lodged for upper-floor warehouse units in 2Q 2015, representing a prominent 88.9% q-o-q increase from 1Q 2015. Units sold were mostly concentrated in the Central and East regions. For 1H 2015, a total of 26 caveats were lodged, representing a 43.5% decrease from 2H 2014, which recorded 46 warehouse transactions during the period.

After a recovery of average price in the preceding quarter, island-wide average price for upper-floor strata-titled warehouse transactions fell by a notable 24.3% q-o-q to S\$399 psf in 2Q 2015.

Overall asking rents averaged S\$2.53 psf in 2Q 2015, representing a q-o-q and y-o-y declines of 2.3% and 3.1% respectively. Despite a marginal q-o-q decline of 0.2% in asking rents for business park spaces, healthy take-up for business park spaces, especially in one-north precinct, helped to support the average island-wide asking rent for business parks in 2Q 2015.

Given the weakening outlook of the global economy and dismal performance of the local manufacturing sector, overall leasing market will be more competitive. Landlords have to focus on filling up their vacant spaces quickly in view of new supply of around 47 million sq ft of industrial space that will be made available by the end of 2016. Rental expectation gap between landlords and tenants is likely to narrow in the coming quarters, especially so for landlords who are investors of strata-titled industrial developments with less holding capacity. These investors will be more inclined to accept lower rents to alleviate their mortgage payment pressures, instead of having their vacant units foreclosed by the lenders due to difficulties in loan repayments. With the existing competitive leasing conditions, average rents are likely to face further downward reduction pressure of between 2% and 3% quarterly decline by end of 2015.

Exhibit 8 : Average Monthly Gross Rentals (Asking) for Conventional Industrial Space by Cluster

Industrial Cluster	Monthly Gross Rentals (Upper Floor, \$ per sq ft)		Quarter-on-quarter Change
	1Q 2015	2Q 2015	
Kaki Bukit, Ubi, Paya Lebar, Eunos	\$2.69	\$2.65	-1.5%
MacPherson, Tai Seng, Defu	\$2.09	\$2.04	-2.4%
Kalland, Geylang, Bendemeer	\$3.67	\$3.59	-2.2%
Bukit Merah, Alexandra, Jalan Kilang, Pasir Panjang	\$3.64	\$3.48	-4.4%
Serangoon, Ang Mo Kio, Lorong Chuan, Toa Payoh, Pemimpin	\$2.27	\$2.32	2.2%
Clementi, Toh Tuck, Bukit Batok	\$2.21	\$2.05	-7.2%
Woodlands, Sembawang, Admiralty, Yishun	\$1.55	\$1.57	1.3%
Average	\$2.59	\$2.53	-2.3%
Business Park Space (Island-wide)	\$4.56	\$4.55	-0.2%

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.

BOTANIQUE @ BARTLEY

60 PAYA LEBAR ROAD (FOR SALE)



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 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 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 \$1,700 psf onwards

FOR ENQUIRIES, PLEASE CONTACT: Larry Yam (CEA Reg No.: R027856H) **M:** 9271 1108 **E:** larry.yam@sg.knightfrank.com

THE CRITERION

YISHUN STREET 51, D27 (FOR SALE)

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 transport and new roads links everything together and makes commuting a breeze.

- 99 years leasehold
- Total units : 505
- 2 to 5-Bedroom & Penthouses
- Sizes : From 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

Price on application

FOR ENQUIRIES, PLEASE CONTACT:

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BIJOU

JALAN MAT JAMBOL, PASIR PANJANG (FOR SALE)

BRINGING THE CITY CLOSER TO YOU

BIJOU is a mixed development located at an up-and-coming locale which enjoys great connectivity to the city center. Enjoy the convenience of shopping and dining options within a few steps away from your door, as a selection of retail and F&B establishments are located at the core of the development. A direct passageway to Pasir Panjang MRT station keeps you effortlessly connected to the rest of the city. Fringing the CBD, BIJOU is a mere 13-minute drive to Marina Bay Financial Centre.

- Freehold Mixed Development
- 120 Residential & 15 Commercial units
- SOHO Concept
- 1 & 2-bedroom and 2 & 4-bedroom compact
- Sizes from 506 sq ft - 1,216 sq ft
- Reputable Developer - Far East Organization
- T.O.P in year 2018

Price on application

FOR ENQUIRIES, PLEASE CONTACT:

Eric Liew (CEA Reg No.: R021280Z)

M: 9824 9966 **E:** eric.liew@sg.knightfrank.com



MARINA ONE RESIDENCES

21 MARINA WAY (FOR SALE)



AN AWARD-WINNING MASTERPIECE

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. It 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

FOR ENQUIRIES, PLEASE CONTACT:

Larry Yam (CEA Reg No.: R027856H)

M: 9271 1108 **E:** larry.yam@sg.knightfrank.com

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 and offers residents picturesque views of the Lower Pierce Reservoir and beyond. Enjoy the convenience of being near to AMK Hub and many neighbourhood shops to meet all your lifestyle needs. Reaching the CBD 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

FOR ENQUIRIES, PLEASE CONTACT:

Larry Yam (CEA Reg No.: R027856H)

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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 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.

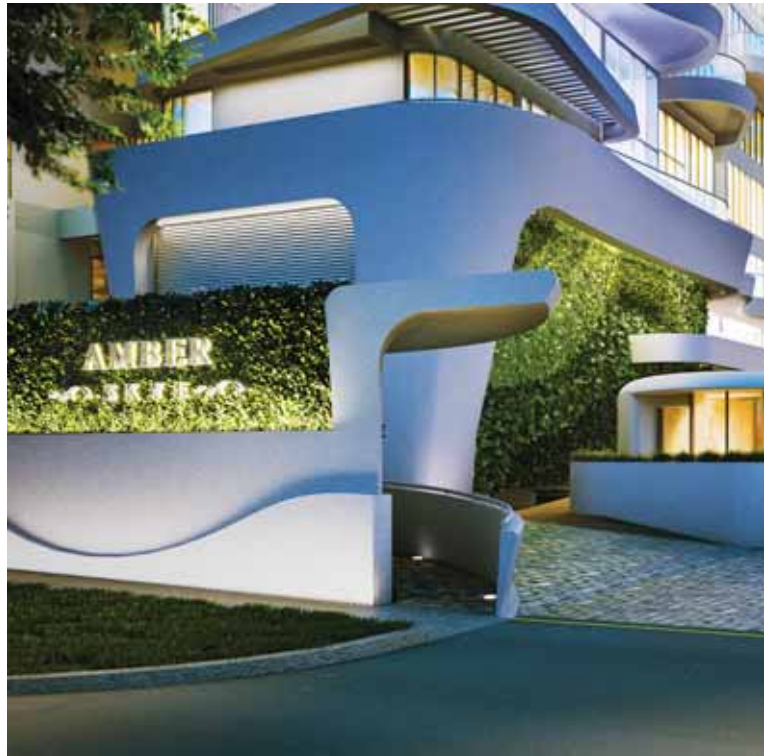
- Tenure : Freehold
- 1 to 3-Bedroom Apartments, Grandeur, Grand Villas & Penthouses
- 527 sq ft – 5,177 sq ft
- Total Units : 109
- District 15
- Developed by : CS Amber Development Pte Ltd (JV between China Sonangol Land and OKP Land Pte Ltd)

Guide price : Average \$1,900 psf

FOR ENQUIRIES, PLEASE CONTACT:

Lawrence Ng (CEA Reg No.: R053438F)

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TRILIVE

TAMPINES ROAD (FOR SALE)

FAMILY HOME OF UTMOST SOPHISTICATION

Trilive is your perfect home, nestled between vibrancy and quietude, you can finally have the best of both worlds. Standing stunningly in three blocks comprising 222 contemporary units. 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. 15 to 20 minutes' drive to Orchard Road shopping district 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 \$1,500 psf

FOR ENQUIRIES, PLEASE CONTACT:

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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:

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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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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

FOR ENQUIRIES, PLEASE CONTACT:

Hou Shiying (CEA Reg No.: R046724G)

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SKYLINE RESIDENCES

610 TELOK BLANGAH ROAD (FOR SALE)

RAISE YOUR SIGHT

Poised atop a lush landscape deck, Skyline Residences offers picture perfect view 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 would 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
- District 04
- Developed by : Bukit Sembawang View Pte Ltd

Guide price : \$2,000 psf onwards

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 \$1,050 psf

FOR ENQUIRIES, PLEASE CONTACT:

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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 \$1,550 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:

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ICON @ PASIR PANJANG

218 PASIR PANJANG ROAD (FOR SALE)

ICON @ PASIR PANJANG (TOP OBTAINED)

18 residential units backing up an endearing row of conserved shophouses housing 31 commercial units that are excellent for retail and F&B outlets. Easily accessible and therefore possesses great potential for business success. Close proximity to institutions like the National University of Singapore, Anglo-Chinese Junior College, Anglo-Chinese School and Nan Hua High School, while the business parks are just a stone's throw away.

- Developer's last 17 commercial units (F&B and Retail)
- Floor area from 441 sq ft - 721 sq ft
- 8 minutes' walk to Haw Par Villa MRT Station
- Another prestigious project developed by Fragrance Realty Pte Ltd
- 4% Guaranteed Rental Return for 2 Years (selected units only)

Guide price : From \$1,837 psf

FOR ENQUIRIES, PLEASE CONTACT:

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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 : CapitaLand

Guide price : Average \$1,550 psf

FOR ENQUIRIES, PLEASE CONTACT:

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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 enclaves 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

Guide price : Average \$2,800 psf

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 \$1,200 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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SKYSUITES @ ANSON

ENGGOR 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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CASCADIA

BUKIT TIMAH ROAD (FOR SALE)



THE PENTHOUSE COLLECTION

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

- Tenure : Freehold
- 2 & 3-Bedroom + Study Penthouses
- 1,679 sq ft – 2,970 sq ft
- Units Available : 10
- District 21

Guide price : Average \$950 psf

FOR ENQUIRIES, PLEASE CONTACT:

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ONE EIGHTIES

JOO CHIAT TERRACE, D15 (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
- 1 to 2-Bedroom & 3-Bedroom Penthouses
- 549 sq ft – 1,281 sq ft
- Total Units : 52
- District 15
- Developed by : Santa Land Pte Ltd
- Guide price : Average \$1,520 psf

FOR ENQUIRIES, PLEASE CONTACT:

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DUNMAN REGENCY

DUNMAN ROAD, D15 (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
- 2 to 3-Bedroom Apartments & Penthouses
- 797 sq ft – 1,604 sq ft
- Total Units : 12
- District 15
- Developed by : GHC Building Construction Pte Ltd
- Guide price : Average \$1,500 psf

FOR ENQUIRIES, PLEASE CONTACT:

Hou Shi Ying (CEA Reg No.: R046724G)

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SKYGREEN

MACPHERSON ROAD, D13 (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
- 3 & 4-Bedroom Penthouses
- 2,207 sq ft – 2,903 sq ft
- Units Available : 04
- District 13
- Guide price : Average \$1,400 psf

FOR ENQUIRIES, PLEASE CONTACT:

Eric Liew (CEA Reg No.: R021280Z)

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GSH PLAZA

20 CECIL STREET, D01 (FOR SALE)



GRADE A PRIME OFFICE IN CBD

GSH Plaza is a premium grade intelligent office building 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
- Retail & F&B : 21 units
- Offices : 259 units
- Price on application

FOR ENQUIRIES, PLEASE CONTACT:

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WARDIAN

CANARY WHARF, LONDON E14 (FOR SALE)



IN THE HEART OF LONDON'S NEW METROPOLIS

In the midst of the skyscrapers and waterways of Canary Wharf, Wardian London offers an oasis of nature. Comprising two iconic apartment towers, reaching 55 storeys, with restaurants, curated shops and stunning facilities, the vision is to create a new address like no other; a haven of peace and beauty in the heart of London. Wardian offers a range of beautiful apartments each with its own private garden. The boundary between home and garden, comfort and discovery, can be exactly what you want it to be.

- Tenure : 999 years leasehold
- Suites, 1, 2 & 3-Bedroom Apartments & Penthouses
- Built-Up Area : 388 sq ft onwards
- Total Units : 427 (East Tower)
- Estimated Completion Date : 2019
- Developed by : Ballymore and Ecoworld

Guide price : From GBP 450,000

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

BLACKFRIARS CIRCUS

LONDON SE1 (FOR SALE)



THE PERFECT CENTRAL LONDON LOCATION

Blackfriars Circus is the quintessence of urban living, offering convenience alongside the thrill of being caught up in the energy of one of the world's greatest cities. When it comes to making the most of the central location, two rooftop gardens will offer stunning views of the nearby Shard, the London Eye and across the river to St Paul's and the skyscrapers of the City.

- Tenure : 999 years leasehold
- 1, 2 & 3-Bedroom Apartments
- Built-Up Area : 560 sq ft onwards
- Total Units : 245
- Estimated Completion Date : Spring 2017
- Developed by : Barratt

Guide price : From GBP 696,000

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

LILLIE SQUARE

EARLS COURT, LONDON SW6 (FOR SALE)



MODERN GARDEN SQUARE LIVING

Lillie Square is an exclusive Central London development, which takes the traditional London garden square as its inspiration. Located between Kensington, Chelsea and Fulham, these exceptional apartments, townhouses and penthouses offer the best in contemporary urban living. Lillie Square also features a 5-star concierge service, a private residents' club with swimming pool and sauna, and 24-hour security.

- Tenure : 999 years leasehold
- 1, 2 & 3-Bedroom Apartments & Penthouses
- Built-Up Area : 485 sq ft onwards
- Total Units : 88 (Lillie Square Three & Five East)
- Estimated Completion Date : End 2016
- Developed by : Capco

Guide price : From GBP 799,950

FOR ENQUIRIES, PLEASE CONTACT: Larry Yam (CEA Reg No.: R027856H) **M:** 9271 1108 **E:** larry.yam@sg.knightfrank.com

CHISWICK GATE

LONDON W4 (FOR SALE)



URBAN LIFESTYLE IN TRANQUIL SURROUNDINGS

Contemporary but classically refined, Chiswick Gate is a development that is integrated within a tranquil, landscaped setting. Located in the London suburb of Chiswick, this compelling new development offers perfectly manicured private gardens and is in close proximity to the River Thames. Each of its apartments and townhouses personify Berkeley's exacting design standards. Residents also have the exclusive use of a private gym and concierge service.

Chiswick Gate is within walking distance of Turnham Green underground station, which gives access to the District and Piccadilly lines; Victoria can be reached in just 20 minutes. Overground services from Chiswick Railway Station to Clapham Junction take just 14 minutes, while Waterloo is 27 minutes away. For those who travel further afield for work or pleasure, Heathrow Airport is just 10 miles away.

- Tenure : 999 years leasehold
- 1, 2 & 3-Bedroom Apartments & Townhouses
- Built-Up Area : 532 sq ft onwards
- Total Units : 122
- Estimated Completion Date : Spring 2017
- Developed by : Berkeley West London

Guide price : From GBP 599,950

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

NSPIRE 108

108 – 120 BEAUFORT STREET, PERTH, WESTERN AUSTRALIA (FOR SALE)



INSPIRING CITY LIVING IN THE HEART OF EASTERN NORTHBRIDGE

Located in the heart of Eastern Northbridge and Perth's cultural precinct, Nspire 108 finds itself in an area both steeped in rich history and undergoing an exciting revitalisation. Drawn closer to the CBD by the Perth City Link project's sinking of the railway, Northbridge is poised to become the new city destination. The development boasts a heated 12.5m lap pool, yoga room, indoor gymnasium, communal sky lounge, dining and terrace area on level 20 with BBQ facilities, kitchenette, TV and stunning views of Perth CBD. With the Perth City Link project triggering a forecast for strong future apartment demand in the area, Nspire 108 is your chance to secure your slice before it's out of reach.

- Tenure : Freehold
- Studio, 1, 2 & Dual-key Bedrooms Apartments
- Built-Up Area : 785 sq ft (73 sqm) onwards
- Total Units : 184
- Estimated Completion Date : Mid 2018
- Developed by : Zone Q Investments Pty Ltd

Guide Price: From AUD 365,000

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

MUSE: THALIA APARTMENTS

WEST END, BRISBANE, AUSTRALIA (FOR SALE)



CITY FRINGE LIVING AT ITS BEST

Inspired choices start with opportunity, and Muse offers it in abundance. While planning Muse, Stockwell has designed a development that offers residents a vibrant lifestyle in a sought after location. Muse comprises 132 larger than average one and two-bedroom apartments set amidst urban landscaping with a communal herb garden. Muse's two buildings, Clio and Thalia, have an architectural presence that sits naturally in its surrounding landscape, and an articulated form that is all about modernity, convenience and style. Residents at Muse will live just a few minutes to the Hardgrave Road dining precinct, the Boundary Street Night Markets and lush green landscape of Orleigh Park. Such an abundance of amenities makes Muse a dream address for anyone who desires a work-life balance and a rich tapestry of leisure choices.

- Tenure : Freehold
- 1 & 2-Bedroom Apartments
- Built-Up Area : 548 sq ft (51 sqm) onwards
- Total Units : 68
- Estimated Completion Date : Q1 2017
- Developed by : Stockwell

Guide Price : From AUD 385,000

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

BAXTER ST APARTMENTS

398 ST PAUL'S TERRACE, FORTITUDE VALLEY, BRISBANE (FOR SALE)



THE SIGNATURE ADDRESS FOR SOPHISTICATED MODERN LIVING

Baxter St Apartments set new standards in sophisticated and streamlined modern living that allows residents to fully immerse themselves in the vibrant Fortitude Valley community. Each apartment features smart and functional living with individual character and style. Open rooftop space with lap pool, cabana day beds, sun lounges, community herb garden and bike storage for each apartment. Prominently positioned on the corner of St Paul's Terrace, Baxter Street and Hadlow Lane, this 10-level architecturally designed mixed-use development takes full advantage of the unique three-street frontage and emerging neighbourhood laneway culture to deliver the ultimate urban lifestyle.

- Tenure : Freehold
- 1 & 2-Bedroom Apartments
- Built-Up Area : 592 sq ft (55 sqm) onwards
- Total Units : 56
- Estimated Completion Date : Q2 2017
- Developed by : Forrester Properties Pty Ltd

Guide price : From GBP 460,000

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

ARADENA

470 HIGH STREET, NORTHCOTE, MELBOURNE (FOR SALE)



A LIFE OF COLOUR & EXCITEMENT

On the edge of the city lies the suburb of Northcote. A place that is vibrant and eclectic, with an independent spirit that makes it truly unique. This charming collection of 40 stylish, one, two and three-bedroom apartments offers residents the opportunity to enjoy the relaxed, community-focused lifestyle that has become synonymous with Melbourne's north. Aradena is a true individual with its unique composition of materials and textures, fitting in amongst the urban landscape. Offering stunning views in all directions, Aradena stands tall upon Northcote hill. Enjoy a drink with friends whilst watching a band on High Street or catch up for an afternoon picnic at All Nations Parks, which is located right behind Aradena.

- Tenure : Freehold
- 1, 2 & 3-Bedroom Apartments
- Built-Up Area : 484 sq ft onwards
- Total Units : 40
- Estimated Completion Date : June 2017
- Developed by : KPG Property Group

Guide Price : Price on Application

FOR ENQUIRIES, PLEASE CONTACT: John Koh (CEA Reg No.: R043422E) **M:** 8666 8088 **E:** john.koh@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 and more. Close proximity to public transport networks serving the broader metropolitan area.

- Tenure : Freehold
- Studio, 1, 2, 3-Bedroom Apartments & Penthouses
- 42.4 sqm – 804.6 sqm
- 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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THE BACCARAT RESIDENCES

FIFTH AVENUE / 53RD STREET, MIDTOWN, NEW YORK (FOR SALE)



AN EXCLUSIVE COLLECTION OF RESIDENCES ABOVE THE 5-STAR BACCARAT HOTEL

Baccarat Residences is a private enclave in the heart of New York City, located off 5th Avenue directly across the Museum of Modern Art. The 50-storey tower designed by renowned architects - Skidmore, Owings & Merrill offers an exclusive collection of one to five-bedroom residences. The Baccarat Residences are dedicated to an unrivalled level of service and luxury, with access to amenities including the Chevalier restaurant, the first spa by La Mer in the United States and a 10,000 sq ft wellness and aqua center.

- Tenure : Freehold
- 1 to 5-Bedroom Apartments
- Built-Up Area : 1,167 sq ft onwards
- Total Units : 59
- Estimated Completion Date : Ready for Occupancy
- Developer : Starwood / Tribeca Associates

Guide Price : From USD 5,150,000

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

THE DUTCH

LONG ISLAND CITY, NEW YORK (FOR SALE)



MODERN LIVING IN THE HEART OF LONG ISLAND CITY

The Dutch is located in a neighbourhood with culture, cuisine, art and history and one subway stop from Midtown Manhattan. 86 residences, including studios, one-bedroom, two-bedroom and penthouses feature high ceilings and open floor plans. Luxurious finishes make every space generous and inviting. A true full-service living experience, Dutch LIC offers ample amenities, including an attended lobby, on-site parking garage, landscaped rooftop terrace, state-of-the-art fitness centre, billiards lounge and bicycle storage.

- Tenure : Freehold
- Studio, 1 & 2-Bedroom Apartments
- Built-Up Area : 473 sq ft onwards
- Total Units : 86
- Estimated Completion Date : Q2 2017
- Developed by : Ekstein Development Group

Guide price : From USD 500,000

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

GRAMERCY SQUARE

GRAMERCY PARK, MANHATTAN, NEW YORK (FOR SALE)



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

Gramercy Square is tradition re-imagined : four architecturally distinguished buildings surrounding a 25,000 square foot private oasis of tree-lined walks and lush courtyard gardens in Gramercy Park. 223 gracious residences range from studios to four-bedroom apartments, as well as garden homes and dramatic penthouses. Over 12,000 square feet of private amenities include a state-of-the-art fitness centre, 75 ft lap pool, residents' lounge, private dining room and wine room, screening room, golf simulator, playground and private parking.

- Tenure : Freehold
- Studio, 1, 2, 3 & 4-Bedroom Apartments
- Built-Up Area : 687 sq ft onwards
- Total Units : 223
- Estimated Completion Date : Q4 2016
- Developed by : Chetrit Group & Clipper Equity

Guide price : From USD 1,350,000

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

VIRIDEA @ MEDINI LAKESIDE

MEDINI, ISKANDAR, MALAYSIA (FOR SALE)



BE ENCHANTED BY THE UNIQUE LAKESIDE LIVING

Viridea is a versatile, one-for-all development boasting a wide array of in-house conveniences and facilities. The integrated low density development with only 30 units per acre houses serviced residence, signature soho suites, retail and F&B outlets. Viridea's serviced residence is a peaceful abode set amongst nature's finest. With all the facilities you could ever wish for, and located close to all the conveniences of the fully integrated development, Viridea's serviced residence is definitely a place to call home. The luxurious serviced residence is paired with a host of in-house recreational facilities for the whole family. With Legoland and the bustling UMCity barely a stone's throw away, you can be sure to enjoy a myriad of exciting lifestyle activities complimented by a magnificent lakeside backdrop in the distance.

- Tenure : 99 + 30 years
- 1, 2 & 3-Bedroom Apartments
- Built-Up Area : 702 sq ft onwards
- Total Units : 205
- Estimated Completion Date : 2018
- Developed by : UMLand

Guide price : From RM 618,800

FOR ENQUIRIES, PLEASE CONTACT: John Koh (CEA Reg No.: R043422E) **M:** 8666 8088 **E:** john.koh@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-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
- Developed by : Oxley & WorldBridge

Guide price : From USD 111,200

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

THE PEAK

PHNOM PENH, CAMBODIA (FOR SALE)



POSH RESIDENTIAL · RETAIL PARADISE · LUXURIOUS HOTEL

Rising 55 storeys into the sky, The Peak is an oasis of luxury in the clouds. Clad in stylish bronze, the two towers are paragons of dynamic architecture, specially crafted to bring out the finest of the site and its surroundings. A whole new level of living comes into being as the choicest picks of residences, shops, restaurants, offices and the prestigious Shangri-la Hotel come together in an integrated mixed-use development like no other. Five levels of retail excitement at your doorstep with specialty shops, restaurants and exciting entertainment spots to top it off, not to mention more of such fine experiences in surrounding malls to satisfy your shopping desires and daily conveniences. Sharing the same desired address as the Shangri-La Hotel is a mark of distinction and all its classy restaurants, bars and ballrooms are at your disposal. Located right in the heart of Phnom Penh City, The Peak faces the River Esplanade, standing at the crossroads of the city. With this location, a mere minutes' walk is all that is needed to get to AEON Mall and Naga World, as well as the National Assembly building, the Ministry of Foreign Affairs and the Australian Embassy.

- Freehold, Mixed development
- 1,014 residential
- Studio, 1, 2+S, 3-bedroom & Penthouse
- Jointly developed by Singapore & Cambodia Developer (Oxley International Holdings & Worldbridge Land)

Guide price : From USD 195,000

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

CAVENAGH FORTUNA

CAVENAGH ROAD, D09 (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 bedrooms
- 560 sq ft – 2,454 sq ft
- District 09

Asking rent : From \$2,800

FOR ENQUIRIES, PLEASE CONTACT:

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GREENLEAF ROAD

D10 (FOR LEASE)



This freehold project comprises 8 units of detached houses, each fitted with an 8-person glass elevator and state-of-the-art smart home automation system, and is distinctively designed.

- 3-storey modern bungalow + basement with indoor pool
- Land Area : 4,350 sq ft
- Built-up Area : 6,600 sq ft
- 5 bedrooms
- Large comfortable living and dining room with spacious bedrooms
- Fully equipped kitchen
- Peaceful and quiet location yet within walking distance to Jln Jelita, Jelita Shopping centre
- A short drive to Holland village, Dempsey Hill and Orchard

Asking rent : \$20,000

FOR ENQUIRIES, PLEASE CONTACT:

Norris Low (CEA Reg No.: R022706H)

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LEEDON RESIDENCE

LEEDON HEIGHTS, D10 (FOR LEASE)



One of the largest freehold condominium in prime district 10, Leedon Residence is designed by renowned architect, Chan Soo Khian.

It is close to Holland village, Dempsey Hill and Orchard Road, with a multitude of excellent dining, shopping and entertainment options to choose from. There are also numerous reputable schools in the vicinity such as Raffles Girls' Primary School, Hwa Chong Institution and more.

- 4 bedrooms
- 2,669 sq ft
- Brand new just TOP
- Luxurious finishes, Pool & greenery view, Concierge services
- Farrer MRT station is within walking distance

Asking rent : \$14,000

FOR ENQUIRIES, PLEASE CONTACT:

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COTE D'AZUR

MARINE PARADE ROAD, D15 (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.

It takes about a 15-minute drive 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 : \$9,800

FOR ENQUIRIES, PLEASE CONTACT:

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ISKANDAR MALAYSIA - MEDINI

Iskandar Malaysia is located at the southernmost tip of Peninsular Malaysia and within the State of Johor. Covering an area of 2,217 square kilometres. Iskandar Malaysia is set to become Southern Peninsular Malaysia's most developed region, where living, entertainment, environment and business seamlessly converge within a bustling and vibrant metropolis.

Five flagship zones have been designated as key focal points for development in Iskandar Malaysia. These flagship zones have been envisaged to strengthen further (Exhibit 1).

Exhibit 1 : Five Flagship Zones in Iskandar Malaysia



Medini is an international integrated township development spanning 2,230 acres (about 9.2 square kilometres). It is at the heart of Nusajaya and designated to become the Central Business District (CBD) of Nusajaya in Flagship B of Iskandar Malaysia. Medini is also surrounded by established signature developments (Exhibit 2).

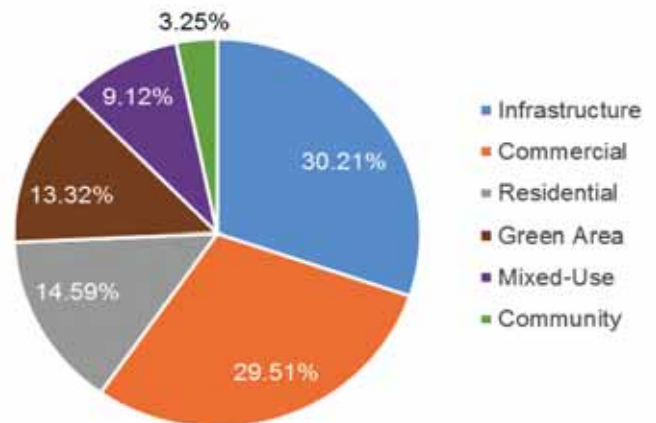
Exhibit 2 : Surrounding Developments of Medini

Development	Description
Legoland	The sixth LEGOLAND theme park in the world, and the very first in Asia
Pinewood Iskandar Malaysia Studios	An integrated media production studio facility with over 100,000 sq ft of film stages
Kota Iskandar	The new Johor State Administrative Centre
Educity	An international best-in-class education hub

Medini is a new urban township with an integrated and comprehensive masterplan coordinated by Medini Iskandar Malaysia Sdn. Bhd. (MIMS). The masterplan is designed with a strategic vision to encapsulate Medini as a city that is strong and iconic with distinctive new building designs and people-oriented public spaces. Medini will also progress to be the future commercial and entertainment hub of Johor.

About 30% of the land in Medini is planned for infrastructural works including 60 kilometers of roads, 58 covered bus stops, over a thousand custom lamp posts, STP sewage treatment plant for 500 thousand PE and other utilities (Exhibit 3).

Exhibit 3 : Land usage of Medini



Source: Medini Iskandar Malaysia (MIM)

Some notable developments within and nearby Medini include the Gleneagles Medini Hospital, the High Speed Rail that will connect Singapore and Kuala Lumpur and two upscale residential developments, 1 Medini Residences and Afiniti Residences.

Slated to be transformed into a hub where living, play and work converge, Medini will continue to attract businesses and residents.

In collaboration with Knight Frank Johor, we are helping corporate clients who are looking to rent Industrial, Commercial and Residential properties in Medini. If you have any properties in Medini and wish to rent it out, Please Contact: Norris LOW (CEA Reg. No.: R022706H) **M:** 9768 8881 **E:** norris.low@sg.knightfrank.com

NOTABLE DEVELOPMENTS NEAR OR WITHIN MEDINI

GLEANEAGES MEDINI HOSPITAL



Gleaneages which forms part of the Parkway Pantai Group is an established brand with a reputation for excellent services. Located in zone A (Medini, Nusajaya), the specialist hospital is currently in advance stage of construction. It will be a fully integrated healthcare facility accommodating 300 beds, a nursing home and a rehabilitation centre. The hospital is targeted to commence operation by end 2015 or early 2016.

HIGH SPEED RAIL (HSR)



The High Speed Rail (HSR) development will be tendered under several packages commencing 2017 at the earliest, with completion set for 2022. The construction of the HSR line is expected to bring about broader socio-economic benefits to both countries. The immediate impact from this development would be the reduction in travel time between Kuala Lumpur and Singapore to about 90 minutes, with stops at six major stations across Johor, Melaka, Negri Sembilan and Selangor.

1 MEDINI RESIDENCES



1 Medini Residences is the first high-rise residential development in Medini which was completed in mid-2015. It is strategically situated within Zone A @ Medini – offering a balance of work, live and play which are achieved through the various developments and amenities / facilities provided within the vicinity.

AFINITI RESIDENCES



Expected to be completed by the end of this year, Afinity Residences is a unique residence tucked in the urban wellness hub of Afinity Medini – a complete wellness experience comprising of serviced apartments and hotel alongside corporate training centre, wellness centre and wellness-theme retail offering.

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SEASCAPE @ SENTOSA COVE

55 COVE WAY, D04 (FOR SALE)



A SEASIDE HOME AS UNIQUE AS YOU ARE

Seascape @ Sentosa brings you closer to the soothing sea than ever before, where each apartment promises spectacular sea view. A myriad of exclusive amenities include concierge services, a clubhouse, a gymnasium and more. The property is also within short driving distance to Vivocity and HarbourFront Centre, and 10 to 15-minute drive to CBD and the Orchard Road shopping belt.

- 99 years
- 3 Bedrooms + helper room
- 2,164 sq ft
- Beautiful panoramic Sea View
- No noon sun
- Very well maintained by owner
- Spacious and usable space

Asking price : \$5,500,000 (negotiable)

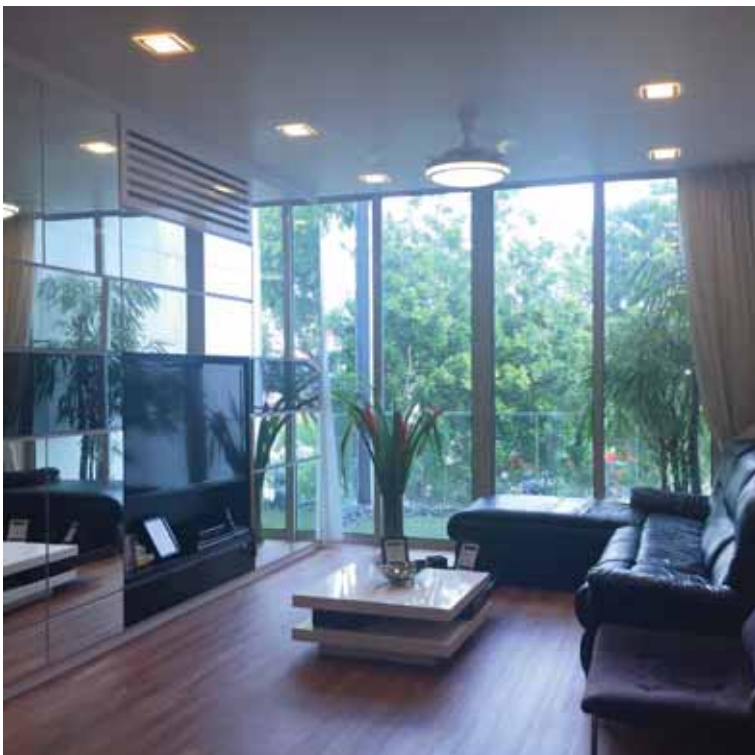
FOR ENQUIRIES, PLEASE CONTACT:

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D'PAVILION

UPPER SERANGOON ROAD, D19 (FOR SALE)



A CONTEMPORARY RETREAT THAT GLOWS WITH TIMELESS CHARM

An exclusive collection of residences situated amid the comforts of a vibrant neighbourhood, D'Pavilion is an address that will surprise and delight. With an assortment of amenities nearby, like the local food center and market, in addition to a number of reputable schools, your daily living is complemented with all the necessities of a truly laid-back lifestyle. The Kovan MRT station is within walking distance, and just around the corner are the CTE and TPE, which provide island-wide accessibility.

- Freehold
- D19
- 4-bedroom Penthouse
- 1,927 sq ft
- Immaculate condition
- Lush, greenery view

Asking price : S\$2,395,000

FOR ENQUIRIES, PLEASE CONTACT:

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ST. MARTIN RESIDENCE

ST. MARTIN'S DRIVE, D10 (FOR SALE)



AN OASIS IN THE HEART OF THE CITY

St. Martin Residence is a freehold condominium standing 5-storey tall and comprise of 82 units. It is located near Orchard MRT station and is in the vicinity of popular landmarks like TANGS and Singapore Botanic Gardens. Reputable educational institutions nearby includes The British Council and Raffles Girls' School. St. Martin Residence is a 5-minute drive to Orchard Road and the Central Business District.

- Freehold
- 1 bedroom
- 570 sq ft
- Very good layout, Spacious
- Facing greenery

Asking price : \$1,300,000 (negotiable)

FOR ENQUIRIES, PLEASE CONTACT:

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KIM SIA COURT

1 JLN JINTAN, D09 (FOR SALE OR LEASE)



A WELL SOUGHT-AFTER ADDRESS

Kim Sia Court is located just a short walk away from shopping centres like Far East Plaza and Lucky Plaza where a host of amenities are readily available, including supermarkets, restaurants and food courts, banks, and entertainment facilities.

Well-established educational institutions located nearby include the East Asia School of Business and ISS International School. Kim Sia Court is a 5-minute drive to the Central Business District.

- Freehold
- 1,066 sq ft
- 2 bedrooms + Study
- Good for investment
- Enbloc potential
- Prime location

Asking price : \$2,000,000

Asking rent : \$3,500

FOR ENQUIRIES, PLEASE CONTACT:

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PROPERTIES ALONG RANGOON ROAD

(FOR SALE)



The properties available for sale comprise a four-storey mixed-use building and a double-storey shophouse building located along Rangoon Road.

The row of adjoining properties enjoy excellent street frontage onto Rangoon Road, with the corner property enjoying dual frontage onto both Rangoon Road and Sing Avenue.

The properties have a combined land area of 639.1 sq m (approximately 6,879 sq ft). The entire site is zoned 'Residential with Commercial at 1st storey' at a Gross Plot Ratio of 3.0 under the Master Plan 2014.

The properties have the potential of being enhanced through Additions and Alterations or being redeveloped into a brand new mixed commercial and residential development.

The properties are conveniently located less than 350 metres away from the Farrer Park MRT station. Situated within the Kallang Planning Area, the properties are well-positioned to capitalise on the endless array of shopping, entertainment, lifestyle, healthcare and hospitality amenities in the vicinity, such as City Square Mall, Mustafa Centre, the upcoming Arc 380 and Civil Service Club @ Tessensohn, amongst others. With the recent opening of Connexion at Farrer Park, the world's first fully integrated healthcare and hospitality complex, the area will experience even greater vibrancy and rejuvenation.

- Tenure : Freehold
- Land Area : Approx. 6,879 sq ft
- 2014 Master Plan Zoning : "Residential with Commercial at 1st Storey" at Gross Plot Ratio 3.0

FOR ENQUIRIES, PLEASE CONTACT:

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Ian Loh (CEA Reg No.: R027865G) **T:** 6228 6823 **M:** 9687 0170 **E:** ian.loh@sg.knightfrank.com

REDEVELOPMENT LAND OFF UPPER EAST COAST ROAD

JALAN HAJI SALAM (FOR SALE)



The subject site is located in an exclusive enclave of low-rise housing estate within the popular Upper East Coast area. The upcoming Sungei Bedok MRT station that serves the Thomson-East Coast Line will provide greater convenience for travelling to the Central Business District and Marina Bay Financial District.

Dining, shopping and entertainment amenities are conveniently found at the nearby Bedok Food Centre, Eastwood Centre, Bedok Mall and Changi City Point. The site also enjoys convenient access to the Singapore EXPO and East Coast Park.

The property is suitable for redevelopment into a bungalow, a pair of semi-detached houses or strata landed housing.

- Tenure : Freehold
- 2014 Master Plan Zoning : Residential – 3-Storey Mixed Landed
- Land Area : Approx. 13,514 sq ft

FOR ENQUIRIES, PLEASE CONTACT:

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1 AMERICA SQUARE

LONDON, EC3 (FOR SALE)



SUBSTANTIALLY REFURBISHED ASSET WITH INHERENT RENTAL GROWTH

An iconic 14-storey tower which combines exceptional prominence and presence in a core City of London location.

- Situated within 400 metres* of Lloyds of London
- 230,285 sq ft* of Grade A office, retail and ancillary accommodation
- £9.2 million recent comprehensive refurbishment
- Multi-let to 11 tenants with a WAULT of 9 years*
- Reversionary gross passing rent of £8,458,084 pa*
- Long leasehold for a further 226 years, geared to 3% of open market rental value
- Upwards only rent reviews and lease events are extremely well-timed to take advantage of the current rental growth cycle with prime rents forecast to reach £80.00 psf by 2019

Guide price : £150 million*

*Approximately

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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

138 MARY STREET

BRISBANE, AUSTRALIA (FOR SALE BY EXPRESSION OF INTEREST)



CBD OPPORTUNITY PROVIDING SIGNIFICANT DEVELOPMENT POTENTIAL

A heritage listed 2-level office building; fully renovated and refurbished in 2006 offering diverse flexibility for future use.

- Freehold
- A regular-shaped site of 911 sqm* with over 20 metre street frontage
- Total NLA of 1,143 sqm*
- Fully leased till April 2018
- Passing net income \$609,227 pa*
- Multiple development options including hotel, office, student accommodation or mixed use (STCA)

Guide price : AUD \$15 million*

*Approximately

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PAYA LEBAR SQUARE

60 PAYA LEBAR ROAD (FOR SALE)



DEVELOPER SALES FOR LAST SEVEN UNITS

As the government maintained its cooling measures for residential properties, acquiring commercial real estate continues to remain an alternative way to grow one's property portfolio.

The current interest in commercial properties is perhaps the tax exemption status. Investors of commercial properties unlike their residential counterparts are not subject to the Additional Buyer's Stamp Duty (ABSD) and Seller's Stamp Duty (SSD).

An observable trend is that discerning and astute investors are shifting their attention back to strata commercial developments in search of attractive yields and potential capital appreciation. There are various opportunities for commercial property investment which can be explored. One such example is the developer's sale of balance units giving investors a good value proposition. As most developers may not want to hold the remnant few units long after major launches, some of these commercial strata units are good value for money especially when Temporary Occupation Permit (TOP) has been granted for immediate owner occupation or leases can be secured for investment yields.

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Tianyi Chen (CEA Reg No.: R053702D) **T:** 6228 6890 **M:** 8160 8808 **E:** tianyi.chen@sg.knightfrank.com

GSH PLAZA

20 CECIL STREET, RAFFLES PLACE (FOR SALE)



PREMIUM GRADE OFFICES 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.

- Available Sizes : Approx. 581 sq ft – 10,000 sq ft
- Retail Amenities
- Floor-to-Ceiling Height 4.1m

FOR ENQUIRIES, PLEASE CONTACT:

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CT HUB 2

114 LAVENDAR STREET, KALLANG (FOR SALE)



CITY FRINGE OFFICE

CT HUB 2 is located along 114 Lavender Street, in the city fringe and just 5 minutes' drive to CBD. The Lavender MRT station is just 5 minutes' walk away. It is in the heart of Kallang's new growth region as drawn in the latest URA 2013 Masterplan.

- Available Sizes : Approx. 600 sq ft – 5,500 sq ft
- Amalgamation of units possible
- Floor-to-Ceiling Height 4.8m

FOR ENQUIRIES, PLEASE CONTACT:

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E: tianyi.chen@sg.knightfrank.com

ICON @ PASIR PANJANG

218 PASIR PANJANG ROAD, D5 (FOR SALE)

FREEHOLD STRATA SHOPS

Icon @ Pasir Panjang is strategically located at the junction of Pasir Panjang Road and South Buona Vista Road. It is only minutes' walk to Haw Par Villa MRT station and Pasir Panjang MRT station.

- Available Sizes : Approx. 441 sq ft – 721 sq ft
- Freehold
- F&B unit available

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E: derrick.loi@sg.knightfrank.com



URBAN VISTA

2 TANAH MERAH KECIL AVE, D16 (FOR SALE)

3 STRATA RETAIL SHOPS

Urban Vista is a condominium development comprising 582 residential units. It has 3 retail shops within the development to serve residents.

- Available Sizes : Approx. 377 sq ft / 420 sq ft / 420 sq ft
- Amalgamation of units possible
- Air-conditioner and basin with tap mixer provided to each shop
- TOP 2016
- Opposite Tanah Merah MRT Station

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BOAT QUAY SHOPHOUSE

BOAT QUAY (FOR SALE)



999-YEAR CONSERVATION SHOPHOUSE

The subject property is located on the western side of Boat Quay, near its junction with South Bridge Road and situated within the Boat Quay Conservation Area. The immediate locality is commercial in character, comprising refurbished shophouses and mega-scale commercial buildings within Raffles Place.

- Land Area : 1,359 sq ft
- Floor Area : Approx. 4,321 sq ft
- Tenure : 999 years
- Zoning : Commercial / Conservation
- Sale with existing tenancies

FOR ENQUIRIES, PLEASE CONTACT:

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CHINATOWN SHOPHOUSE

SOUTH BRIDGE ROAD (FOR SALE)



999-YEAR CONSERVATION SHOPHOUSE

South Bridge Road is a road south of Singapore River in Chinatown which stretches from Elgin Bridge and ends at the junction of Neil Road, Tanjong Pagar and Maxwell Road. Prominent national landmarks are the Jamae Mosque and the Sri Mariamman Temple. Chinatown MRT Station is just minutes' walk away.

- Land Area : 1,493 sq ft
- Floor Area : Approx. 3,046 sq ft
- Tenure : 999 years
- Zoning : Commercial / Conservation
- Sale with vacant possession

FOR ENQUIRIES, PLEASE CONTACT:

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SEMBAWANG STRAITS ESTATE

JALAN KERAYONG, D27 (BANK'S SALE)



RARE, DETACHED BALINESE-STYLE HOUSE

This is one of the only two freehold detached houses in Sembawang Straits Estate, a serene and quiet neighbourhood surrounded by greenery.

- Tenure : Freehold
- Land Area : 2,906 sq ft
- Built-Up Area : 2,620 sq ft
- 2-storey detached with roof attic
- 4 Bedrooms + helper's room
- Rebuilt with glass lift and outdoor swimming pool

FOR ENQUIRIES, PLEASE CONTACT:

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ESTRIVILLAS

JALAN LIM TAI SEE, D10 (BANK'S SALE)



STRATA SEMI-DETACHED HOUSE IN EXCELLENT CONDITION

Enclaved in an exclusive residential estate, the surrounding is quiet and peaceful.

- Tenure : Freehold
- Built-Up Area : 5,188 sq ft
- 3-storey with an attic
- 5 Bedrooms + helper's room
- Nanyang Primary School, Henry Park Primary School, Hwa Chong Institution, National JC, and many other amenities are within the vicinity
- Few minutes' drive to Holland Village / Orchard Road

FOR ENQUIRIES, PLEASE CONTACT:

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JARDIN

DUNEARN ROAD, D21 (FOR SALE)



VARIOUS SIZES AVAILABLE FOR SALE

It offers a modern lifestyle living with a skygarden. Nature parks, well-known institutions, and shopping delights are nearby.

- Tenure : Freehold
- Sizes : 958 sq ft, 1,098 sq ft, 1,787 sq ft
- 1-Bedroom Loft, 2-Bedroom, 3-Bedroom + Study Loft
- Exclusive infinity roof top pool with full greenery view
- Nearby to institutions like Methodist Girls' School, Pei Hwa Primary School, Future King Albert Park Mall and MRT Station
- A short drive to Holland Village and Orchard Road

FOR ENQUIRIES, PLEASE CONTACT:

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WESTWOOD CRESCENT

WESTWOOD CRESCENT, D22 (FOR SALE)



BEST-PRICED (BELOW \$2M) LANDED HOUSE OFF JLN BAHAR

Landed property in Singapore is scarce hence very expensive. Once in a while, a rare opportunity comes when a corner terrace is priced like an intermediate house.

- 3-storey corner terrace
- Tenure : 99 years leasehold wef 1994
- Land Area : 2,153 sq ft
- Built-Up Area : Approx. 3,000 sq ft
- 4 bedrooms, all with attached bathroom
- Near amenities at Gek Poh Shopping Centre

Guide Price: \$ 1,550,000

FOR ENQUIRIES, PLEASE CONTACT:

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THE ARCADIA

237 ARCADIA ROAD, D11 (BANK'S SALE)



ONE-LEVEL PENTHOUSE ON THE 10TH FLOOR WITH 180 DEGREE UNOBSTRUCTED VIEW

A popular residential area for locals and expatriates surrounded by the bay, greenery and amenities.

- Tenure : 99 years leasehold wef 1979
- Size : 7,502 sq ft approx.
- 4 bedrooms, spacious living / dining / family areas
- Surrounded by open terraces for hosting guests
- Botanic Garden & Farrer Park MRT stations are nearby

FOR ENQUIRIES, PLEASE CONTACT:

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HELIOS RESIDENCES

17 CAIRNHILL ROAD, D10 (LIQUIDATOR'S SALE)



ONE OF THE MOST LUXURIOUS APARTMENTS NEAR ORCHARD

Located in an excellent location, this high floor apartment offers stunning city view and top-of-the-line facilities.

- Tenure : Freehold
- Size : Approx. 1,701 sq ft
- Must sell!
- 3+1 bedrooms
- Tenanted until April 2016

FOR ENQUIRIES, PLEASE CONTACT:

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8 @ MOUNT SOPHIA

10 MOUNT SOPHIA, D09 (FOR SALE)



WHERE CONVENIENCE AND TRANQUILITY MEETS

While conveniently located next to Plaza Singapura, the property is tucked away in a tranquil location, offering the perfect urban living for young professional and expatriates.

- Tenure : 103 years wef 2002
- Size : 1,163 sq ft, Ground floor, 2 bedrooms
- Walking distance to Orchard shopping belt, Dhoby Ghaut MRT and all amenities

FOR ENQUIRIES, PLEASE CONTACT:

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OCEANFRONT

285 OCEAN DRIVE, D04 (FOR SALE)



A VERY POPULAR AND ICONIC LOCATION IN SINGAPORE

Sentosa living is a status symbol of opulence and modernity. Situated on a high floor with partial views of the sea, marina and greenery .

- Tenure : 99 years leasehold wef 2005
- Size : Approx. 1,894 sq ft
- High ceiling unit
- 3-bedroom apartment with private lift
- Luxurious waterfront living

FOR ENQUIRIES, PLEASE CONTACT:

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HDB SHOPHOUSE

116 BUKIT MERAH VIEW, D03 (FOR SALE)



2-STOREY HDB SHOPHOUSE

A commercial unit (F&B) on first floor with living quarters on second floor, with ample car park space at rear.

- Tenure : 80 years leasehold wef 1993
- Size : 1,485 sq ft (Approx. 753 sq ft per floor)
- Currently tenanted for F&B use
- Facing Henderson Road (main road)

FOR ENQUIRIES, PLEASE CONTACT:

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D' LEEDON

19 LEEDON HEIGHTS, D10 (FOR SALE)



2 RESTAURANT / RETAIL UNITS WITHIN A CONDOMINIUM

With a total of 1,715 condo units, there is a ready catchment of patrons. Just TOP and at the door step of Farrer Road MRT station.

- Tenure : 99 years wef 2010
- Size : Approx. 1,312 sq ft and 1,442 sq ft
- Selling vacant on an "As-is-where-is" basis
- Vibrant location, near party houses, billiard rooms, function rooms , pools etc

FOR ENQUIRIES, PLEASE CONTACT:

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WESTLINK ONE

1 TUAS VIEW PLACE, D22 (FOR SALE)



A WAREHOUSE /STRATA FACTORY UNIT

The property is a ground floor warehouse unit with 20kN/sqm floor loading and 6m ceiling height.

- Tenure : 60 years wef 1995
- Size : 2,616 sq ft
- T.O.P. 2012
- B2 Industrial
- Selling vacant & "As-is-where-is" basis

FOR ENQUIRIES, PLEASE CONTACT:

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UBI TECHPARK

70 UBI CRESCENT, D14 (BANK'S SALE)



LARGEST INDUSTRIAL PARK

Located at the commercial heart of Paya Lebar comprising of flatted, strata and landed terrace factories.

- Tenure : 60 years leasehold wef 1997
- Size : Approx. 7,857 sq ft
- 3-storey corner terrace zoned under B1 Industrial
- Tenanted, near to Paya Lebar MRT & future Ubi MRT stations

FOR ENQUIRIES, PLEASE CONTACT:

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456 ALEXANDRA ROAD

456 ALEXANDRA ROAD (FOR LEASE)



NEWLY REFURBISHED BUILDING

Formerly known as NOL Building, this 26-storey building has recently undergone major refurbishment and it is now a mixed-use development with office, retail and medical suites. The building is situated close to the junction of Pasir Panjang Road and Alexandra Road and is approximately 7 km from the city. Tenants get to enjoy covered access to Labrador Park MRT station.

- Available Sizes : Approx. 581 sq ft – 8,181 sq ft
- Panoramic unblocked views
- Full height glass windows
- Fully equipped medical suites & childcare centre
- Covered access to transport links
- Generous carpark allocation

FOR ENQUIRIES, PLEASE CONTACT:

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Chloe Quek (CEA Reg No.: R052818A) **T:** 6228 6855 **M:** 9851 3399 **E:** chloe.quek@sg.knightfrank.com

MARINA SQUARE

(FOR LEASE)



“RARE OFFICE SPACE”

Marina Square Shopping Mall is located in the heart of the shopping, dining, entertainment and cultural hub of the newly refurbished Marina Centre. It is also easily accessible by the City Hall, Esplanade and Promenade MRT Stations. Tenants get to enjoy the convenience of a wide variety of amenities located at the doorstep.

- Available Size : 27,000 sq ft
- Surrounded by 3 world-class hotels
- Rooftop dining venues

FOR ENQUIRIES, PLEASE CONTACT:

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SHAW TOWER

(FOR LEASE)



“OUTSKIRT OF CBD”

Shaw Tower is a 34-storey mixed-use development comprising eight carpark levels. It is located along Beach Road and is easily accessible via Nicoll Highway. The location is ideal for those who demand easy commuter access as well as proximity to essential services such as banks, convention centres, hotels etc. Good facilities such as food court, lifestyle cafes and fast food outlets are also within the building.

- Available Size : 2,383 sq ft
- Unblocked city views
- Ample carparking facilities

FOR ENQUIRIES, PLEASE CONTACT:

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3 JALAN PESAWAT

(FOR SALE)



JTC CLUSTER OF 3 WAREHOUSES WITH ANCILLARY OFFICE

The warehouses are strategically located in Tuas Industrial Estate next to AYE expressway. They feature generic building design suitable for a wide range of industries.

- Zoning : Business 2
- Tenure : Leasehold til 31 Dec 2027
- Land Area : Approx. 211,873 sq ft
- GFA : 117,790 sq ft
- Potential for land intensification i.e. 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 the city fringe area. Facing the main thoroughfare, the building enjoys excellent visibility. It also house a covered carpark 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
- Developer : Fragrance Biz Space Pte Ltd
(Subsidiary of Fragrance Group Ltd)
- TOP : March 2015
- Suitable for all industries such as, Manufacturing, Production, Assembly, Warehousing / Storage, Servicing

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 SPEKTRUM @ 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. 6,500 sq ft
- Zoning : Business Park
- Near Expo MRT station
- Suitable for Product Design & Development, Product testing & Prototype making, Technical

FOR ENQUIRIES, PLEASE CONTACT:

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SOO KEE JEWELLERY

(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
- 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 park of Singapore, and Tai Seng MRT station is just a door step away. Easily accessible via CTE and PIE.

- Size : 40,000 sq ft to 80,000 sq ft
- Zoning : Business 2
- Availability : Immediate
- Suitable for corporate office with R&D component, Warehousing operation, Light and Clean industries

FOR ENQUIRIES, PLEASE CONTACT:

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DOWNTOWN EAST

1 PASIR RIS CLOSE, SINGAPORE 519599 (UNDER CONSTRUCTION)



WHERE FAMILY FUN BEGINS

Downtown East is a one-stop leisure and lifestyle destination for NTUC members and the general public to enjoy a wide array of entertainment options at affordable prices.

From its beginning as NTUC Pasir Ris Resort, it was re-developed in 2000 to become Downtown East - Singapore's lifestyle and recreational hub. Today, it is home to the brand new D'Resort and the popular water park, Wild Wild Wet.

Downtown East will be undergoing a major Asset Enhancement Initiative (AEI) that will take place in two phases. The completion of the first Phase will be in September 2016 and the second Phase in December 2017. The AEI will see the net lettable area (NLA) grow to 135,000 sq ft which will invite an attractive array of F&B, lifestyle and entertainment concepts to the area.

Knight Frank is the retail consultant and sole marketing agent for Downtown East's retail space.

FOR ENQUIRIES, PLEASE CONTACT:

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GINZA SUSHI ICHI

SINGAPORE MARRIOTT TANG PLAZA HOTEL



MICHELIN QUALITY SUSHI

Famed fine-dining Japanese restaurant, Sushi-ichi, has relocated to the Singapore Marriott Tang Plaza Hotel. First initiated in 2005 in the Ginza district in Japan, the core ideal of Sushi-ichi centers on its pursuit of the quality in ingredients used, warm hospitality and premium service within the establishment. Only the best and freshest ingredients are brought in from the Tsukiji Fish Market in Tokyo and served here.

This award-winning restaurant is helmed by 34-year-old executive head chef, Masakazu Ishibashi. He comes from a line of sushi restaurant owners, and takes great pride in preparing sushi with an artful flair for his guests.

In collaboration with Suigei Shuzo from KMchi Prefecture, the Suigei Sake Salon is an exclusive sake lounge next to the restaurant. Patrons can choose to have pre-dinner drinks or pair the seafood with 30 types of sake available.

FOR ENQUIRIES, PLEASE CONTACT:

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SEASONAL SALAD

470 LORONG 6 TOA PAYOH, #01-72



“BANG FOR THE BUCK”

Seasonal Salad Bar brings you one of the most extensive salad bar buffet spread in Singapore. They carry more than 70 items at their all-you-can-eat salad bar buffet, including fresh greens, ready-mix salads, daily soups, fruits and staples. On top of that, they also serve a selection of main courses which include steaks, fish, chicken and seafood. The winning factor is that each main course order comes with the salad bar buffet.

At Seasonal, they take their food seriously and also have a bigger dream in mind - to inculcate the culture of eating hearty and eating healthy; a guiltless kind of indulgence.

FOR ENQUIRIES, PLEASE CONTACT:

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Thomson Plaza



Income at Prinsep



Alexandra Central



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 Commercial Buildings 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.

WATERWOODS EC

PUNGGOL FIELD WALK



District: 19
Units : 373

MARINA ONE RESIDENCES

23 MARINA WAY



District: 01
Units : 1042

KATONG REGENCY

17 TANJONG KATONG ROAD



District: 14
Units : 244

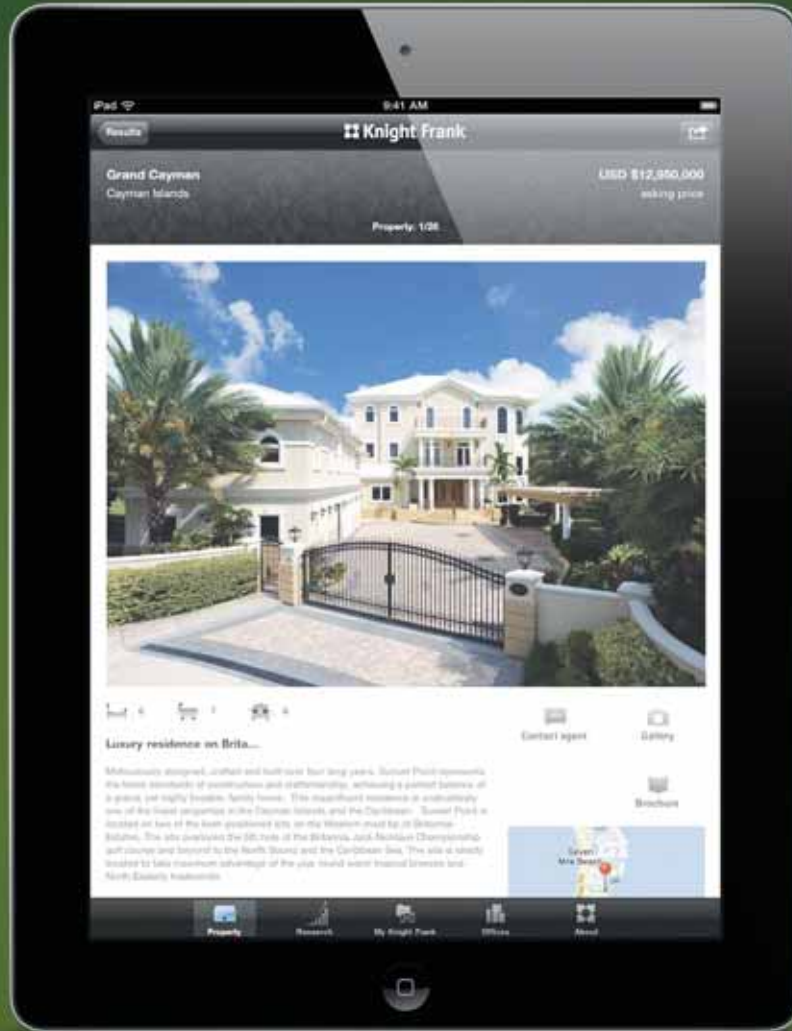
CAMELOT BY THE WATER

110 TANJONG RHU ROAD



District: 15
Units : 99

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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