

RESIDENTIAL LANDED

Property Details	Guide Price	Contact Person
<p><u>10 SANDY ISLAND, D04</u></p> <p>1. Mortgagee sale: Detached, 2 ½-storey with basement. Leasehold 99 years wef 2007. VP. Land / floor area: approx. 7,307 sq ft / 6,727 sq ft, respectively Orientated towards on the waterway, with private yacht berth and swimming pool.</p>	\$11.x m	Joy: 9151 9009
<p><u>2 PARADISE ISLAND, D04</u></p> <p>2. Mortgagee sale: Detached, 2 ½-storey, 5 + 1-bedrooms. Leasehold 99 years wef 2005. VP. Land / floor area: approx. 7,045 sq ft / 8,170 sq ft, respectively Orientated towards on the waterway, with private yacht berth and swimming pool.</p>	\$9.x m VTO	Joy: 9151 9009
<p><u>17 CORAL ISLAND, D04</u></p> <p>3. Mortgagee sale: Detached, 2 ½-storey, 4 + 1-bedrooms. Leasehold 99 years wef 2005. VP. Land / floor area: approx. 7,557 sq ft / 8,697 sq ft, respectively Orientated towards on the waterway, with private yacht berth and swimming pool.</p>	\$10.x m VTO	Joy: 9151 9009
<p><u>LOTUS AVENUE, D10</u> NEW LISTING</p> <p>4. Mortgagee sale: Detached, 2 ½-storey + basement, 5-bedrooms. Freehold. VP. Land / floor area: approx. 4,647 sq ft / 8,036 sq ft, respectively With swimming pool. Near Sixth Avenue MRT station.</p>	\$9.x m	Joy: 9151 9009
<p><u>LILY AVENUE, D10</u></p> <p>5. Owner sale: Detached, 2 ½-storey, 5 + 1-bedrooms. Freehold, sale with existing tenancy. Land / floor area: approx. 4,786 sq ft / 5,000 sq ft, respectively With swimming pool. Located on elevated plot, overlooking greenery over the park connector.</p>	\$8.x m	Joy: 9151 9009
<p><u>LANGSAT ROAD (OFF STILL ROAD), D15</u></p> <p>6. Owner sale: Semi-detached, 3 ¾ storey, 5-bedrooms Freehold, VP. Land / floor area: approx. 2,599 sq ft / 3,500 sq ft (subject to final survey), respectively Corner plot, dual frontage, bright, windy. Walk to Eunos MRT Station (EWL) and other eateries/amenities along Changi Road.</p>	\$3.x m	Rachel: 9188 9668
<p><u>PULASAN ROAD, D15</u></p> <p>7. Owner sale: Semi-detached, single storey, 5 + 1-bedrooms. Freehold, VP. Land / floor area: approx. 6,127 sq ft / 2,970 sq ft, respectively URA Masterplan 2014 zoned residential with plot ratio 1.4, suitable for redevelopment or A&A. Located off Still Road. Good frontage of approx. 15m. Near Eunos MRT Station.</p>	\$7.x m	Joy: 9151 9009
<p><u>LORONG K TELOK KURAU, D15</u></p> <p>8. Estate sale: Corner-terrace, land suitable for redevelopment. Freehold, VP. Land area: approx. 5,005 sq ft URA Masterplan 2014 zoned residential with plot ratio 1.4, suitable for redevelopment. Corner plot with frontage approx. 11.3 m.</p>	\$4.x m	Rachel: 9188 9668
<p><u>36 FLORA DRIVE, PALM ISLES, D17</u></p> <p>9. Mortgagee sale: Semi-detached cluster house, 3 storey, 5-bedrooms. Leasehold 99 years wef 2011, VP. Strata floor area: approx. 3,800 sq ft With 2 private carpark lots, and access to full condo facilities. Minutes to Changi Airport and Changi Business Park.</p>	\$2.6 m	Rachel: 9188 9668
<p><u>23 AH SOO GARDEN, D19</u></p> <p>10. Mortgagee sale: Corner terrace, 3-storey, 6-bedrooms. Freehold. VP. Land / floor area: approx. 2,753 sq ft / 2,308 sq ft, respectively Near to Serangoon MRT Station & NEX Mall. Walking distance to Paya Lebar Methodist Girls' School.</p>	\$3.x m	Sharon: 9622 3889 Joy: 9151 9009

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VP: VACANT POSSESSION

IMPORTANT NOTICE

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<p><u>CLEMENTI CRESCENT, D21</u></p> <p>11. Owner sale: Semi-detached. 2 ½-storey, 4 + 1-bedrooms. Freehold, VP. Unique architecture, allowing excellent natural light & air circulation. Located on an elevated plot in a quiet cul-de-sac. Recently renovated, move-in condition.</p>	VTO	Joy: 9151 9009
<p><u>33C NIM ROAD, ESTE VILLA, D28</u></p> <p>12. Mortgagee sale: Cluster terrace, 3.5-storey + basement, 5 + 1-bedrooms. Freehold, VP. Floor Area: approx. 3,411 sq ft With 2 private car park lots and private lift access to all levels. Well kept.</p>	SOLD	Sharon: 9622 3889

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<p><u>#25, V ON SHENTON, 5A SHENTON WAY, D02</u></p> <p>1. Mortgagee sale: Condominium, 2-bedroom + study room. Approx. 1,055 sq ft. Leasehold 99 years wef 2011, VP. Located at the heart of the CBD, above upcoming Shenton Way MRT Station (TEL) and walking distance to Tanjong Pagar MRT Station (EWL). Near Vivo City, Sentosa.</p>	\$2.3 m	Sharon: 9622 3889
<p><u>#18, REFLECTIONS AT KEPPEL BAY, 23 KEPPEL BAY VIEW, D04</u></p> <p>2. Mortgagee sale: Condominium, 3-bedroom + utility. Approx. 1,539 sq ft. Leasehold 99 years wef 2006, VP. At the heart of the Greater Southern Waterfront. Full facilities. Shuttle bus to Harbourfront Centre.</p>	\$2.66 m	Rachel: 9188 9668
<p><u>#08, THE TRILINQ, 28B JALAN LEMPENG, D05</u> NEW LISTING</p> <p>3. Owner sale: Condominium, 1-bedroom. Approx. 538 sq ft. Leasehold 99 years wef 2012, VP. Next to Nan Hua Primary School. Near Clementi MRT station (EWL).</p>	\$8xx k	Sharon: 9622 3889
<p><u>#04, RITZ @ FARRER, 142 RACE COURSE ROAD, D08</u></p> <p>4. Mortgagee sale: Apartment, 3-bedroom + household shelter. Approx. 797 sq ft. Freehold, VP. Walking distance to Farrer Park MRT station (NEL). Within 1km to Stamford Primary School and St. Margaret's Primary School.</p>	\$1.2 m	Sharon: 9622 3889
<p><u>#05, BELLE VUE RESIDENCES, 25 OXLEY WALK, D09</u></p> <p>5. Mortgagee sale: Condominium, 2-level penthouse with roof terrace, 3-bedroom + utility room. Approx. 3,552 sq ft. Freehold. VP. With private lift access & private jacuzzi. Walk to Dhoby Ghaut MRT Station (NEL/CCL/NSL) and Plaza Singapura.</p>	\$5.41 m	Joy: 9151 9009
<p><u>#19-02, HELIOS RESIDENCES, 15 CAIRNHILL CIRCLE, D09</u></p> <p>6. Mortgagee sale: Condominium, 3-level penthouse with roof terrace, 4-bedroom + utility room. Approx. 4,629 sq ft. Freehold. VP. With private lift access and internal personal lift serving all 3 levels. Walk to Orchard Shopping Belt, Newton MRT Station, Mt Elizabeth Hospital.</p>	\$9.x m	Joy: 9151 9009
<p><u>#19-03, HELIOS RESIDENCES, 15 CAIRNHILL CIRCLE, D09</u></p> <p>7. Mortgagee sale: Condominium, 3-level penthouse with roof terrace, 4-bedroom + utility room. Approx. 3,993 sq ft. Freehold. VP. With private lift access and internal personal lift serving all 3 levels. Walk to Orchard Shopping Belt, Newton MRT Station, Mt Elizabeth Hospital.</p>	\$7.x m	Joy: 9151 9009
<p><u>#12, THE ORANGE GROVE, 38 ORANGE GROVE ROAD, D10</u></p> <p>8. Mortgagee sale: Condominium, duplex penthouse, 3-bedroom + family + utility room. Approx. 3,907 sq ft. Freehold, VP. Fully furnished, bright and breezy. Served by private lift access.</p>	\$8.6x m	Joy: 9151 9009

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<p><u>#2xx SIXTH AVENUE, DYNASTY LODGE, D10</u></p> <p>9. Owner sale: Walk-up apartment, 3-bedrooms. Approx. 1,884 sq ft. Freehold. VP. Split-level unit, with a spacious & functional layout. Move-in condition, bright & welcoming.</p>	\$2.x m	<p>Sharon: 9622 3889</p> <p>Rachel: 9188 9668</p>
<p><u>#02, LOFT @ STEVENS, 68 STEVENS ROAD, D10</u></p> <p>10. Owner sale: Condominium, 1-bedroom. Approx. 947 sq ft. Freehold. Sale with existing tenancy. Unique layout with private lap pool. Approx. 5min walk to Stevens MRT Station (Downtown Line).</p>	\$1.7 m	<p>Rachel: 9188 9668</p>
<p><u>#05, D'ECOSIA, 27 STILL ROAD SOUTH, D15</u></p> <p>11. Owner sale: Apartment, duplex penthouse with roof terrace, 3+1-bedroom. Approx. 2,293 sq ft. Freehold. VP. Opposite Tao Nan School and CHIJ Katong Primary. Near Parkway Parade and upcoming Marine Parade MRT Station (TEL). Private lift access and private jacuzzi.</p>	\$2.x m	<p>Rachel: 9188 9668</p>
<p><u>#17, THE MINTON, 10D HOUGANG STREET 11, D19</u></p> <p>12. Owner sale: Condominium. Single level penthouse "sky villa". Approx. 797 sq ft. Leasehold 99 years wef 2007, Sale with tenancy. Near Serangoon MRT station, NEX Mall, Paya Lebar Methodist Girls' School (within walking distance) and Maris Stella High.</p>	\$8xx k	<p>Rachel: 9188 9668</p> <p>Sharon: 9622 3889</p>
<p><u>#15, THE TENNERY, 5A WOODLANDS ROAD, D23</u></p> <p>13. Mortgagee sale: Condominium. 1-bedroom. Approx. 613 sq ft. Leasehold 99 years wef 2010, VP. Directly connected to Junction 10 and Ten Miles Junction LRT station. Near Bukit Panjang MRT station, walk to Hillion Mall.</p>		<p>SOLD</p> <p>Sharon: 9622 3889</p>

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COMMERCIAL (GST may apply)

1.	#01, PEOPLE'S PARK COMPLEX, 1 PARK ROAD, D01 Owner sale: Retail space. Approx. 388 sq ft. Leasehold 99 years wef 1968, sale with existing tenancy.	\$2.6 m	Joy: 9151 9009
2.	#01, EON SHENTON, 70 SHENTON WAY, D02 Mortgagee sale: Retail space. Approx. 172 sq ft. Leasehold 99 years wef 2011, VP. Brand new / bare unit. Not GST registered.	\$740 k	Sharon: 9622 3889
3.	#02, ALEXANDRA CENTRAL, 321 ALEXANDRA ROAD, D03 Owner sale: Commercial space, zoned for retail. Approx. 581 sq ft. Leasehold 99 years wef 2012, VP. Near passenger lift and escalator. Dual frontages and water supply provisions.	\$2.3 m	Joy: 9151 9009
4.	#03, QUEENSWAY SHOPPING CENTRE, 1 QUEENSWAY, D03 Receiver sale: Commercial space, zoned for retail. Approx. 6,588 sq ft. Freehold, VP. Near Queenstown MRT Station and Redhill MRT Station	VTO	Joy: 9151 9009 Sharon: 9622 3889
5.	#03, QUEENSWAY SHOPPING CENTRE, 1 QUEENSWAY, D03 Receiver sale: Commercial space, zoned for retail. Approx. 517 sq ft. Freehold, VP. Near Queenstown MRT Station and Redhill MRT Station	VTO	Joy: 9151 9009 Sharon: 9622 3889
6.	#03, QUEENSWAY SHOPPING CENTRE, 1 QUEENSWAY, D03 Receiver sale: Commercial space, zoned for retail. Approx. 549 sq ft. Freehold, VP. Near Queenstown MRT Station and Redhill MRT Station	VTO	Joy: 9151 9009 Sharon: 9622 3889
7.	#01-K20, NEWEST, 1 WEST COAST DRIVE, D05 Mortgagee sale: Retail space. Approx. 151 sq ft. Leasehold 956 years wef 1928, VP. Brand new / bare unit. GST registered.	\$510 k	Rachel: 9188 9668
8.	#01-K27, NEWEST, 1 WEST COAST DRIVE, D05 Mortgagee sale: Retail space. Approx. 161 sq ft. Leasehold 956 years wef 1928, VP. Brand new / bare unit. Not GST registered.	\$612 k	Rachel: 9188 9668
9.	#01, SOHO 188, 188 RACE COURSE ROAD, D08 Mortgagee sale: Retail shop. Approx. 474 sq ft. Freehold, VP. Near to Farrer Park MRT station.	\$1 m	Sharon: 9622 3889
10.	#02, 462 CRAWFORD LANE, D08 Mortgagee sale: HDB shophouse with living quarters. Approx. 1,615 sq ft. (<i>Shop: 845 sq ft, Living Quarters: 775 sq ft</i>). Leasehold 85 years wef 1995, VP. Near to Lavender MRT station.	\$1.58 m	Sharon: 9622 3889
11.	22 VEERASAMY ROAD, D08 Mortgagee sale: Shophouse, conserved. 2-storey intermediate unit. Freehold, VP. Land / Floor Area: approx. 1,951 sq ft / 3,052 sq ft, respectively. Zoned full commercial. Current URA approved usage for residential & home office. Access to upper levels via external staircase. With own porch. Near Little India MRT Station.	\$4.5 m	Rachel: 9188 9668
12.	20 VEERASAMY ROAD, D08 Receiver sale: Shophouse, conserved. 2-storey intermediate unit. Freehold, VP. Land / Floor Area: approx. 2,245 sq ft / 3,300 sq ft, respectively. Zoned full commercial. Current URA approved usage for residential & home office. Access to upper levels via external staircase. With own porch. Near Little India MRT Station.	\$5.x m	Rachel: 9188 9668
13.	SERANGOON ROAD, D08 Owner sale: Shophouse, conserved. 2 ½-storey intermediate unit. Freehold, Sold with partial tenancy on ground floor. Land / Floor Area: approx. 1,739 sq ft / 3,562 sq ft (Subject to final survey) First level approved for F&B usage, upper levels approved for office usage. Access to upper floor via external staircase. With 2 private carpark lots.	\$6 m	Joy: 9151 9009

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<u>PERAK ROAD, D08</u>		
14. Owner sale: 2 ½-storey conservation shophouse. Leasehold 99 years wef 1994, VP. Land / Floor Area: approx. 1,402 sq ft / 2,491 sq ft (Subject to final survey) Opposite Rochor MRT station (Downtown Line). Near Sim Lim Square, Sim Lim Tower, Tekka Market, The Bencoolen.	\$4.5 m	Joy: 9151 9009
<u>#01-04, TAI SENG POINT, 11 IRVING PLACE, D13</u>		
15. Mortgagee sale: Retail space, dual frontages. Approx. 301 sq ft. Freehold, VP. Tai Seng MRT at doorstep.	\$1.33 m	Sharon: 9622 3889
<u>JALAN SENANG (KEMBANGAN), D14</u>		
16. Owner sale: Ground floor commercial space, zoned for office/retail. Approx. 1,769 sq ft. Freehold, sale with existing tenancy. Near Kembangan MRT station (EWL).	\$2.2 m	Rachel: 9188 9668
<u>#B1-12, MILLAGE, 55 CHANGI ROAD, D14</u>		
17. Mortgagee sale: Shop space, approx. 237 sq ft. Freehold, VP. Brand new / bare unit. Not GST registered.	\$500 k	Rachel: 9188 9668
<u>#01-43, CENTROPOD @ CHANGI, 80 CHANGI ROAD, D14</u>		
18. Mortgagee sale: Retail space. Approx. 226 sq ft. Freehold, VP. Brand new / bare unit with waterpoint. Not GST registered.	\$611 k	Rachel: 9188 9668
<u>#01-11, HEXACUBE, 160 CHANGI ROAD, D14</u>		
19. Mortgagee sale: Commercial space, zoned for retail. Approx. 258 sq ft. Freehold, VP. Brand new / bare unit with toilet. Excellent frontage, facing road & lobby/driveway. Near Eunos MRT station (EWL).	\$815 k	Rachel: 9188 9668
<u>#B1-08, HEXACUBE, 160 CHANGI ROAD, D14</u>		
20. Mortgagee sale: Retail space. Approx. 441 sq ft. Freehold, VP. With self-contained toilet. GST registered.	\$950 k	Rachel: 9188 9668
<u>#01-09, EUHABITAT, 190 JALAN EUNOS, D14</u>		
21. Mortgagee sale: Commercial space, zoned for retail. Approx. 990 sq ft. Leasehold 99 years wef 2010, VP. GST registered.	\$1.6 m	Rachel: 9188 9668
<u>#01-12, EUHABITAT, 190 JALAN EUNOS, D14</u>		
22. Mortgagee sale: Commercial space, zoned for retail. Approx. 861 sq ft. Leasehold 99 years wef 2010, VP. Not GST registered.	\$1.41 m	Rachel: 9188 9668
<u>#02-13, SOHO LIFE, 216 JOO CHIAT ROAD, D15</u>		
23. Mortgagee sale: Office space. Approx. 549 sq ft. Freehold, VP. With self-contained toilet. Not GST registered.	\$750 k	Rachel: 9188 9668
<u>EAST COAST ROAD, D15</u>		
24. Owner sale: 4 ½-storey shophouse. Land / floor area approx. 4,726 sq ft / 2,078 sq ft (Subject to final survey) Freehold. Sale with existing tenancy on the ground level, and vacant possession on the upper levels. Located within the Siglap Estate. Recently completed and in move-in completion. All levels accessible via private lift & external staircase, with toilets on all levels.	\$9.x m	Joy: 9151 9009
<u>#01-43, EAST VILLAGE, 430 UPPER CHANGI ROAD, D16</u>		
25. Mortgagee sale: F&B space. Approx. 366 sq ft. Freehold, VP. Brand new / bare unit. Not GST registered.	\$1.2 m	Rachel: 9188 9668
<u>#04-58, ECO, 283 BEDOK SOUTH AVENUE 3, D16</u>		
26. Mortgagee sale: Shop space. Approx. 592 sq ft. Leasehold 99 years wef 2012, VP. Brand new / bare unit. GST registered.	\$1.09 m	Rachel: 9188 9668
<u>#01-04, KENSINGTON SQUARE, 2 JALAN LOKAM, D19</u>		
27. Mortgagee sale: F&B space. Approx. 237 sq ft. Freehold, VP. Bare unit. Not GST registered.	\$748 k	Sharon: 9622 3889
<u>#02-02, SPAZIO @ KOVAN, 767 UPPER SERANGOON ROAD, D19</u>		
28. Mortgagee sale: Retail space. Approx. 657 sq ft. Freehold, VP. Bare / brand new unit. GST registered.	\$1.338 m	Sharon: 9622 3889

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29.	#01-99, THE PROMENADE @ PELIKAT, 183 JALAN PELIKAT, D19 NEW LISTING Mortgagee sale: Retail space. Approx. 258 sq ft. Freehold.	\$455 k	Sharon: 9622 3889
30.	#B1-41, THE PROMENADE @ PELIKAT, 183 JALAN PELIKAT, D19 Mortgagee sale: Retail space. Approx. 603 sq ft. Freehold. Not GST registered.	\$970 k	Sharon: 9622 3889
31.	#01, BLK 157 ANG MO KIO AVE 4, D20 Owner sale: 2-storey HDB corner shophouse with a living quarter. Approx. 1,819 sq ft. Leasehold 85 years wef 1994, VP.	VTO	Rachel: 9188 9668
32.	#01-43, SUITES @ BUKIT TIMAH, 68 JALAN JURONG KECHIL, D21 Mortgagee sale: Retail space. Approx. 118 sq ft. Freehold, VP Brand new / bare unit with water point. Not GST registered.	\$420 k	Rachel: 9188 9668

INDUSTRIAL (GST may apply)

1.	#09, ONE COMMONWEALTH, 1 COMMONWEALTH LANE, D03 NEW LISTING Receiver sale: Zoned for B1 industrial. Approx. 764 sq ft. Leasehold 30 years wef 2008, VP. Ample parking lots. Near Commonwealth MRT station.	VTO	Sharon: 9622 3889
2.	#03, ARK @ KB, 68 KAKI BUKIT AVENUE 6, D14 Owner sale: Ramp-up factory, zoned for B2 industrial. Approx. 3,315 sq ft. Leasehold 30 years wef 2012, VP. With mezzanine level and self-contained toilet/pantry. Served by PIE, KPE and Bartley Viaduct. GST registered.	\$700 k	Rachel: 9188 9668
3.	#03, OXLEY BIZHUB, 61 UBI ROAD 1, D14 Mortgagee sale: B1 ramp-up factory. Approx. 1,378 sq ft. Leasehold 60 years wef 2010, VP. GST registered.	\$710 k	Sharon: 9622 3889
4.	#01, OXLEY BIZHUB, 65 UBI ROAD 1, D14 NEW LISTING Receiver sale: B1 ramp-up factory. Approx. 2,303 sq ft. Leasehold 60 years wef 2010, VP.	\$1.45 m	Sharon: 9622 3889
5.	#04, LOYANG ENTERPRISE BUILDING, 56 LOYANG WAY, D17 Mortgagee sale: 2 flatted factories, zoned for B2 industrial. Approx. 4,252 sq ft. Leasehold 30 years wef 2013, VP. Not GST registered	\$900 k	Rachel: 9188 9668
6.	#02-06, T99, 9 TUAS SOUTH AVENUE 10, D22 Mortgagee sale: Ramp-up factory, zoned for B2 industrial. Approx. 8,148 sq ft. Leasehold 30 years wef 2013, VP. GST registered.	\$1.5 m	Rachel: 9188 9668
7.	#03-01, T99, 9 TUAS SOUTH AVENUE 10, D22 Mortgagee sale: Ramp-up factory, zoned for B2 industrial. Approx. 7,825 sq ft. Leasehold 30 years wef 2013, VP. Not GST registered.	\$1.96 m	Rachel: 9188 9668
8.	#04-07, T99, 9 TUAS SOUTH AVENUE 10, D22 Mortgagee sale: Ramp-up factory, zoned for B2 industrial. Approx. 7,664 sq ft. Leasehold 30 years wef 2013, VP. GST payable.	\$1.68 m	Rachel: 9188 9668
9.	#01-11, ACE @ BUROH, 2 BUROH CRESCENT, D22 Mortgagee sale: Ramp-up factory, zoned for B2 industrial. Approx. 5,016 sq ft. Leasehold 30 years wef 2013, VP. With mezzanine level and 2 self-contained toilets.	\$1.3 m	Sharon: 9622 3889
10.	#04-02, ACE @ BUROH, 2 BUROH CRESCENT, D22 Mortgagee sale: Ramp-up factory, zoned for B2 industrial. Approx. 3,477 sq ft. Leasehold 30 years wef 2013, VP. GST payable.	\$678 k	Sharon: 9622 3889

ALL UNIT ARE SOLD ON AN "AS-IS-WHERE-IS" BASIS, UNLESS OTHERWISE STATED

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INDUSTRIAL (GST may apply)

Property Details	Guide Price	Contact Person
#04-03, ACE @ BUROH, 2 BUROH CRESCENT, D22		
11. Mortgagee sale: Ramp-up factory, zoned for B2 industrial. Approx. 3,477 sq ft. Leasehold 30 years wef 2013, Tenanted until Nov 2020. GST payable.	VTO	Sharon: 9622 3889
#04-14, ACE @ BUROH, 2 BUROH CRESCENT, D22		
12. Mortgagee sale: Ramp-up factory, zoned for B2 industrial. Approx. 3,466 sq ft. Leasehold 30 years wef 2013, VP. GST payable.	\$785K	Sharon: 9622 3889
#04-01, THE INDEX, 110 TUAS SOUTH AVENUE 3, D22		
13. Mortgagee sale: Ramp-up factory, zoned for B2 industrial. Approx. 4,844 sq ft. Leasehold 30 years wef 2013, VP. GST payable.	\$1.35 m	Sharon: 9622 3889
#03-19, WESTSTAR, 11 TUAS BAY CLOSE, D22		
14. Mortgagee sale: Flatted factory, zoned for B2 industrial. Approx. 2,152 sq ft. Leasehold 30 years wef 2013, VP. GST payable.	\$605 k	Sharon: 9622 3889
35 TUAS VIEW WALK 2, D22 NEW LISTING		
15. Liquidator sale: 2-storey semi-detached factory, zoned for B2 industrial. Land approx. 15,507 sq ft. Built-up approx. 21,640 sq ft. Leasehold 60 years wef 1996, VP.	\$5.3 m	Joy: 9151 9009
#01, WOODLANDS 11, 11 WOODLANDS CLOSE, D25		
16. Owner sale: Factory, zoned for B1 industrial. Approx. 8,460 sq ft (2 units). Leasehold 60 years wef 2010, VP. With mezzanine level and self-contained toilet. Near Admiralty MRT Station.	\$3.x m	Sharon: 9622 3889
#02, TAGORE BUILDING, 6 TAGORE DRIVE, D26		
17. Receiver sale: Flatted factory, zoned for B1 industrial. Approx. 3,164 sq ft. Freehold. GST registered.	\$1.9 m	Joy: 9151 9009
#02, TAGORE BUILDING, 6 TAGORE DRIVE, D26		
18. Owner sale: Flatted factory, zoned for B1 industrial. Approx. 4,155 sq ft. Freehold. GST registered.	\$2.4 m	Joy: 9151 9009

Contact Us

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POINTS TO NOTE FOR PRIVATE TREATY SALE (Buyers)

Do inspect the property before making an offer

Viewing arrangements can be made with our Auction Department.

Do seek legal advice

Making an offer should be a firm commitment, in some cases, copies of relevant legal documents are available so that you and your solicitor can review them.

Do check your eligibility to buy properties prior to making an offer

Under the Residential Property Act, a foreign person/company purchasing any landed residential property is required to seek prior approval from Land Dealings (Approval) Unit. Interested buyers who require loan financing should consult and inform their bankers on their eligibility requirements.

What are the procedures for property to be sold via private treaty? How long does it take for the completion of sale?

An offer for the property should be accompanied with a Letter of Offer and a 1% option fee for the vendor's consideration. The offer is subject to the vendor's approval, subject to contract and subject to no other higher offers. If the offer is not acceptable, the cheque of 1% deposit will be returned to you.

Should the vendor accept the offer, an Option to Purchase will be issued.

- i) If Option to purchase is not exercised - 1% will be confiscated by the vendor and no refund /claim shall be entertained thereafter;
- ii) Upon exercising the Option to Purchase, typically within 14 days, the balance 4% or 9% of the option fee price shall be due payable. For commercial and industrial properties, where Good and Services Tax (GST) is payable, GST on the 1% option fee should be made together with the Letter of Offer and the remainder full GST amount should be payable together with the 4% or 9 % Option fee.

The date of completion of sale is usually between 8 and 10 weeks from date of exercising of the Option to Purchase Agreement.

Do act quickly

Some properties sell quickly and vendors often accept offers on a first come first serve basis subject to contract and availability.

Do inform your solicitor and banker once an Option to Purchase has been issued

Your banker can begin to process your loan application and your solicitor must get in touch with the vendor's solicitors for the conveyancing of the legal completion etc.

Do keep in touch

Always leave your contact number/emails etc. behind for updating of the status of the property even though the vendor has rejected your offer for the property. It may be possible that the vendor may decide to sell later at a price agreeable to both parties.

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