






RESIDENTIAL LANDED

Property Details	Guide Price	Contact Person
<u>EVERTON ROAD, BLAIR PLAINS CONSERVATION AREA, D02</u>		
<p>1. Owner Sale: Conserved shophouse, zoned for residential usage, 2½ -storey. Freehold, VP. Land / floor area: approx. 2,023 sq ft / 4,000 sq ft (subject to final survey), respectively</p> <p>2-storey corner residential shophouse with attic, zoned for residential usage. 3-bedroom + family area. Rich in history, quaint, charming. Near Outram Park and Cantonment MRT stations. Sale with existing tenancy or VP.</p>	\$6.x m	Joy: 9151 9009
<u>CORAL ISLAND, SENTOSA COVE, D04</u> NEW LISTING		
<p>2. Owner Sale: Detached, 2½ -storeys with private swimming pool and berth. Land / floor area: approx. 8,968 sq ft / 8,988 sq ft (subject to final survey), respectively. VP.</p> <p>Orientated towards the waterway with a wide frontage of approx. 32m. Walk to amenities and F&B options at Quayside Isle.</p>	\$17 m	Joy: 9151 9009
 29 SEPTEMBER 2021 2.30PM		
<u>HOLLAND GREEN, off Holland Road, D10</u>		
<p>3. Owner Sale: Detached, 3-storey, 5-bedrooms with swimming pool. Land / floor area: approx. 4,326 sq ft / 4,000 sq ft (subject to final survey), respectively. VP.</p> <p>Quiet, private surroundings, with Clementi Forest as a backdrop. Near King Albert Park MRT Station (DTL), Star Vista, Holland Village.</p>	\$4.x m	Rachel: 9188 9668
<u>LORONG K TELOK KURAU, D15</u>		
<p>4. Executor sale: Corner-terrace, land suitable for redevelopment. Freehold, VP. Land / floor area: approx. 5,005 sq ft / 2,185 sq ft (subject to final survey), respectively</p> <p>Suitable for redevelopment; URA Masterplan 2019 zoned residential with plot ratio 1.4. Corner plot with frontage approx. 11.3 m. Within 1km to Tao Nan School.</p>		Joy: 9151 9009
		

RESIDENTIAL NON-LANDED

Property Details	Guide Price	Contact Person
<u>#09, V ON SHENTON, 5A SHENTON WAY, D01</u>		
<p>1. Mortgagee sale: Condominium, 2 + 1-bedroom. Approx. 1,055 sq ft. Leasehold 99 years wef 2011, VP.</p> <p>Located in 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>	\$2.05 m	Charlotte: 9620 3205
<u>#20, V ON SHENTON, 5A SHENTON WAY, D01</u>		
<p>2. Mortgagee sale: Condominium, 2 + 1-bedroom. Approx. 1,152 sq ft. Leasehold 99 years wef 2011, VP.</p> <p>Located in 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>		Sharon: 9622 3889
		
<u>#45, ASCENTIA SKY, 1 ALEXANDRA VIEW, D03</u>		
<p>3. Owner sale: Condominium, 5-bedroom. Single-level penthouse with roof terrace and private jacuzzi. Approx. 6,308 sq ft. Leasehold 99 years wef 2008. VP.</p> <p>Stunning, unblocked views towards the Jervois GCBA. Served by a private lift access. Opposite Redhill MRT station and amenities such as supermarket and F&B options</p>	\$8.x m	Joy: 9151 9009
<u>#08, THE COAST @ SENTOSA COVE, 278 OCEAN DRIVE, D04</u> NEW LISTING		
<p>4. Owner sale: Condominium, 3+1 bedroom duplex penthouse with private lift access and private jacuzzi. Approx. 3,541 sqft. Leasehold 99 years wef 2006. Sale with existing tenancy.</p> <p>Beautiful, unblocked views of the sea. Cross ventilation, windy and bright.</p>	\$5.x m	Rachel: 9188 9668
 29 SEPTEMBER 2021 2.30PM		
<u>#13, CONCOURSE SKYLINE, 298 BEACH ROAD, D07</u> NEW LISTING		
<p>5. Mortgagee sale: Condominium, spacious 1-bedroom. Approx. 818 sq ft. 99 years wef 2008. VP.</p> <p>Unblocked views, bright and windy. Cross ventilation. Walk to Nicoll Highway MRT Station (CCL).</p>	\$1.53m	Charlotte: 9620 3205
 29 SEPTEMBER 2021 2.30PM		




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<p>#05, THE PEAK @ CAIRNHILL I, 51 CAIRNHILL CIRCLE, D09 NEW LISTING</p> <p>6. Mortgagee sale: Condominium, 1-bedroom + study. Approx. 678 sq ft. Freehold. VP. Well-kept. Corner unit, bright and windy. Approx. 3 mins drive to Newton (NSL/DTL) and Orhard MRT stations (NSL). Short walk to Paragon / Orchard Shopping Belt.</p>	\$1.7 m	Sharon: 9622 3889
<p>#05, BELLE VUE RESIDENCES, 25 OXLEY WALK, D09</p> <p>7. 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>	\$5.1 m	Sharon: 9622 3889 Joy: 9151 9009
<p>#14, HONOLULU TOWER, 341 BUKIT TIMAH ROAD, D10</p> <p>8. Owner sale: Condominium, 4 + 1-bedroom. Approx. 5,823 sq ft. Freehold. VP. Fully renovation, move-in condition. Short drive to Stevens MRT Station (DTL). Within 1 km to Singapore Chinese Girls' Primary School and Anglo-Chinese Primary School.</p>	\$13.88 m	Joy: 9151 9009
<p>#09, 26 NEWTON, 26 NEWTON ROAD, D11</p> <p>9. Mortgagee sale: Condominium, 2-bedroom. Approx. 614 sq ft. Freehold, VP. Pool view, bright and windy. Approx. 7 mins walk to Newton MRT station (NSL/DTL) and Novena MRT station. Short drive to Orchard Shopping Belt and CBD. Within 1km to Anglo-Chinese School Baker, Anglo-Chinese School Junior and SJI.</p>	\$1.42 m	Charlotte: 9620 3205
<p>#08, THE HELICONIA, 30 JALAN DAUD, D14 NEW LISTING</p> <p>10. Owner sale: Condominium, 3-bedroom + utility room. Approx. 1,302 sq ft. Freehold. VP. Mid floor, unblocked views, bright. Spacious layout, bright and windy. Apporx. 10min / 700m to Kembangan MRT Station (EWL). Within 1km to Maha Bodhi School and within 10min drive to Bedok Mall, Bedok Central, PLQ Mall, etc.</p>		 Rachel: 9188 9668
<p>#03, THE HELICONIA, 30 JALAN DAUD, D14 NEW LISTING</p> <p>11. Owner sale: Condominium, 3-bedroom + utility room. Approx. 1,313 sq ft. Freehold. VP. Mid floor, unblocked views, bright. Spacious layout, bright and windy. Apporx. 10min / 700m to Kembangan MRT Station (EWL). Within 1km to Maha Bodhi School and within 10min drive to Bedok Mall, Bedok Central, PLQ Mall, etc.</p>	\$1.4x m	Rachel: 9188 9668
<p>#08, WING FONG MANSIONS, 12 LORONG 14 GEYLANG, D14</p> <p>12. Owner sale: Apartment, 3 + 1 bedroom. Approx. 1,141 sq ft. Freehold. Sale with existing tenancy or VP. City fringe, walking distance to Mountbatten and Aljunied MRT Stations. Near Singapore Sports Hub and Kallang Wave Mall. Future enbloc potential</p>	\$1.1x m	 29 SEPTEMBER 2021 2.30PM Charlotte: 9620 3205 Rachel: 9188 9668
<p>#02, PEBBLE BAY, 132 TANJONG RHU ROAD, D15</p> <p>13. Mortgagee sale: Condominium, 2-bedroom + utility. Approx. 1,302 sq ft. 99 years wef 1994. VP. Spacious layout, quiet, private. Charming, resort-like development. Stroll along the Kallang Basin to Gardens by the Bay, East Coast Beach and Singapore Sports Hub. Upcoming Tanjong Rhu MRT Station (TEL) at doorstep.</p>	\$1.9x m	 29 SEPTEMBER 2021 2.30PM Rachel: 9188 9668
<p>#24, LAGUNA PARK, 5000E MARINE PARADE ROAD, D15</p> <p>14. Owner sale: Condominium, 3-bedroom + utility. Approx. 1,615 sq ft. 99 years wef 1977. VP (with a 3 month extension of stay) Stunning, unblocked views of the sea and East Coast Beach. Well-kept condition, spacious layout, bright and very windy. Future Siglap MRT Station (TEL) at the condo's doorstep.</p>	\$2.08 m	Rachel: 9188 9668
<p>#11, KINGSFORD WATERBAY, 66 UPPER SERANGOON VIEW, D19</p> <p>15. Mortgagee sale: Condominium, 3-bedroom. Approx. 893 sq ft. 99 years wef 2014. VP. Pool view and unblocked views over the Hougang estate. High floor, well-kept condition. Bright and windy. Shuttle bus service to Hougang MRT station. Next to Serangoon Secondary School.</p>	\$1.1x m	Sharon: 9622 3889




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COMMERCIAL (GST may apply)

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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. #02, ALEXANDRA CENTRAL, 321 ALEXANDRA ROAD, D03 NEW LISTING Owner sale: Commercial space, zoned for retail. Approx. 248 sq ft. Leasehold 99 years wef 2012. Sale with existing tenancy. Near escalator.	 \$1.2x m	Sharon: 9622 3889
3. #02, ALEXANDRA CENTRAL, 321 ALEXANDRA ROAD, D03 Mortgagee 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 Sharon: 9622 3889
4. NORTH BRIDGE ROAD, KAMPONG GLAM CONSERVATION AREA, D07 NEW LISTING Owner Sale: Conserved shophouse, zoned for commercial usage, 2-storey. 999 years, VP. No ABSD. Land / floor area: approx. 962 sq ft / 1,800 sq ft (subject to final survey), respectively. Facing main road, excellent visibility. Located in a prime area, surrounded by landmarks such as DUO Galleria, The Golden Landmark, Bugis Junction. Approx. 5min walk to Bugis MRT station (EWL/DTL).	 \$4.x m	Joy: 9151 9009
5. #06, THE PLAZA, 7500A BEACH ROAD, D07 Owner sale: Office unit. Approx. 700 sq ft. Leasehold 99 years wef 1968. VP. Near to Nicoll highway MRT station and Bugis MRT station. Minutes' drive to Orchard Road and CBD. Close to The Concourse and landmarks like Malay Heritage Centre and Sultan Mosque. Served by ECP	 \$1.18 m	Charlotte: 9620 3205
6. #04-02F, SIM LIM SQUARE, 1 ROCHOR CANAL ROAD, D07 Mortgagee sale: F&B space. Approx. 1,496 sq ft. Leasehold 99 years wef 1983. Sale with existing tenancy till 2023, or with vacant possession. Rochor MRT at doorstep. Not GST registered.	\$5.1 m	Charlotte: 9620 3205 Rachel: 9188 9668
7. 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.x m	Joy: 9151 9009
8. #B1-08, HEXACUBE, 160 CHANGI ROAD, D14 Mortgagee sale: Retail space. Approx. 441 sq ft. Freehold, VP. With self-contained toilet. GST registered.	\$800 k	Rachel: 9188 9668
9. #01-09, EUHABITAT, 190 JALAN EUNOS, D14 Mortgagee sale: Commercial space, zoned for retail. Approx. 990 sq ft. Leasehold 99 years wef 2010, VP. Not GST registered.	\$1.41 m	Rachel: 9188 9668
10. #01-12, EUHABITAT, 190 JALAN EUNOS, D14 Mortgagee sale: Commercial space, zoned for retail. Approx. 861 sq ft. Leasehold 99 years wef 2010, VP. Not GST registered.	\$1.27 m	Rachel: 9188 9668
11. #04-58, ECO, 283 BEDOK SOUTH AVENUE 3, D16 Mortgagee sale: Shop space. Approx. 592 sq ft. Leasehold 99 years wef 2012, VP. Brand new / bare unit. Not GST registered.	\$980 k	Rachel: 9188 9668
12. #02-02, SPAZIO @ KOVAN, 767 UPPER SERANGOON ROAD, D19 Mortgagee sale: Retail space. Approx. 657 sq ft. Freehold, VP. Bare / brand new unit. GST registered.	\$1.25 m	Sharon: 9622 3889

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INDUSTRIAL (GST may apply)

#03, ARK @ KB, 68 KAKI BUKIT AVENUE 6, D14		
1.	Owner sale: Zoned for B2 industrial, ramp-up factory. 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
#01, FIRST EAST CENTRE, 10 KAKI BUKIT ROAD 2, D14		
2.	Liquidator sale: Zoned for B2 industrial, ground floor unit. 2,303 sq ft. Leasehold 30 years wef 2009, VP. With mezzanine level and self-contained toilet. Served by PIE, KPE and Bartley Viaduct. GST registered.	\$6xx k Rachel: 9188 9668
LOYANG DRIVE, D17		
3.	Receiver sale: Two 4-storey blocks JTC warehouse factory, zoned for B2 industrial. Land approx. 65,060 sq ft. Gross floor area approx. 116,428 sq ft. Leasehold 30 years + 30 years from 1992, sale with partial tenancy	\$25 m Joy: 9151 9009
8 TUAS SOUTH STREET 6, D22		
4.	Mortgagee sale: 5-storey detached factory, zoned for B2 industrial. Land approx. 32,681 sq ft. Built-up approx. 32,663 sq ft. Leasehold 22 years wef 2013, VP. Suitable for multi-user layout, with level 2, 3 and 4 offering separate factory units for a large organisation or to rent out to individual tenants.	SOLD Joy: 9151 9009
#02-06, T99, 9 TUAS SOUTH AVENUE 10, D22		
5.	Mortgagee sale: Zoned for B2 industrial, ramp-up factory. Approx. 8,148 sq ft. Leasehold 30 years wef 2013, VP. GST payable. With mezzanine level, 2 self-contained toilets and 3 private car park lots. GST registered	\$1.9 m Rachel: 9188 9668
#03-01, T99, 9 TUAS SOUTH AVENUE 10, D22		
6.	Mortgagee sale: Ramp-up factory, zoned for B2 industrial. Approx. 7,825 sq ft. Leasehold 30 years wef 2013, VP. Not GST registered.	\$1.73 m Rachel: 9188 9668
#04-07, T99, 9 TUAS SOUTH AVENUE 10, D22		
7.	Mortgagee sale: Ramp-up factory, zoned for B2 industrial. Approx. 7,664 sq ft. Leasehold 30 years wef 2013, VP. GST payable.	\$1.58 m Rachel: 9188 9668
#03-19, WESTSTAR, 11 TUAS BAY CLOSE, D22		
8.	Mortgagee sale: Flatted factory, zoned for B2 industrial. Approx. 2,152 sq ft. Leasehold 30 years wef 2013, VP. GST payable.	\$590 k Sharon: 9622 3889
JALAN BESUT, D22		
9.	Owner sale: 5-storey JTC warehouse building with rear extension, zoned for B2 industrial. Land approx. 77,847 sq ft. Built-up approx. 162,176 sq ft. Leasehold 24 years wef 1995 with lease expiring on 31 Dec 2035 (balance approx. 15 years), VP	\$16.5 m Joy: 9151 9009
#08, WEST CONNECT BUILDING, 10 BUROH STREET, D22		
10.	Mortgagee sale: Ramp-up factory, zoned for B2 industrial. Approx. 2,400 sq ft. Leasehold 30 years wef 2013, VP. GST payable.	\$540 k Charlotte: 9620 3205

Contact Us

Joy Tan R020840C
9151 9009
joy.tan@etcsea.com

Rachel Lee R050717F
9188 9668
rachel.lee@etcsea.com

Sharon Hong R062303F
9622 3889
sharon.hong@etcsea.com

Charlotte Ye R062584E
9620 3205
charlotte.ye@etcsea.com

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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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