



### RESIDENTIAL LANDED / LAND

Property Details	Guide Price	Contact Person
<p><b><u>CORAL ISLAND, SENTOSA COVE, D04</u></b></p> <p><b>Owner Sale:</b> 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. Sale with existing tenancy. Orientated towards the waterway with a wide frontage of approx. 32m. Walk to amenities and F&amp;B options at Quayside Isle.</p>	 <b>16 NOV 2022</b> 2.30PM	\$17 m  <a href="tel:91519009">Joy: 9151 9009</a>
<p><b><u>1xx SIXTH AVENUE, D10</u></b></p> <p><b>Mortgagee sale:</b> Remnant land plot only of plot MK04-02614P and MK04-02612W. Freehold, VP. Land area: approx. 6,042 sq ft. Located on an elevated plot off prime Bukit Timah Road. Wide frontage towards Sixth Avenue. Walking distance to eateries and a short drive to The Grand Stand and Holland Village.</p> <p><i>Definition of remnant land: Some parcels of State land are incapable of independent development by virtue of their small size or irregular shape. It can sometimes be amalgamated with adjoining private lands to enhance the economic value and use of the private lands.</i></p>		\$1.8 m VTO  <a href="tel:91519009">Joy: 9151 9009</a>
<p><b><u>SENNETT LANE, OFF UPPER EAST COAST ROAD, D16</u></b></p> <p><b>Mortgagee Sale:</b> Detached, 3 ½ storey + basement, 4+1+1-bedrooms with swimming pool. Land / floor area: approx. 6,311 sq ft / 9,505 sq ft (subject to final survey), respectively. Freehold, VP. With passenger lift serving all levels. Views over the estate from the roof terrace. Spacious and sizable layout. Near upcoming Bayshore MRT Station (TEL). Stroll to East Coast Beach.</p>		\$9.x m VTO  <a href="tel:91519009">Joy: 9151 9009</a>
<p><b><u>CHEMPAKA KUNING LINK, THE SPRINGFIELD, D16</u></b> <b>NEW LISTING</b></p> <p><b>Owner Sale:</b> Strata titled terrace house, 2 ½ -storey + basement, 4-bedrooms. Floor area: approx. 2,411 sq ft. Leasehold 99 years wef 1995. Spacious and sizable layout. Quiet environment. Short drive to Tanah Merah MRT station (EWL). Approx. 5 mins walk to amenities such as market, food court etc.</p>		\$2.2 m  <a href="tel:96223889">Sharon: 9622 3889</a>
<p><b><u>PAVILION CIRCLE, OFF BUKIT BATOK ROAD, D23</u></b></p> <p><b>Owner Sale:</b> Corner-terrace, 3 ½-storey, 5+1+1-bedrooms. Land / floor area: approx. 3,294 sq ft / 2,300 sq ft (subject to final survey), respectively. freehold, VP. Sitting on an elevated plot within a quiet estate. Near Choa Chu Kang &amp; Bukit Panjang MRT Stations (DTL, NSL, upcoming JSL), Lot 1 and Bukit Panjang Plaza. VP.</p>	 <b>16 NOV 2022</b> 2.30PM	\$5 m  <a href="tel:91889668">Rachel: 9188 9668</a>

### RESIDENTIAL NON-LANDED

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<p><b><u>#32, THE CLIFT, 21 MCCALLUM STREET, D01</u></b></p> <p><b>Mortgagee sale:</b> Condominium, 1-bedroom loft unit. Approx. 786 sq ft. Leasehold 99 years wef 2004, VP. Living area with double volume ceiling. High floor, unblocked, panoramic city views. Well-kept. Near Tanjong Pagar (EWL) and Telok Ayer (DTL) MRT stations. Surrounding eateries. Walk to 100 AM.</p>		\$1.39 m  <a href="tel:96223889">Sharon: 9622 3889</a>
<p><b><u>#08, CRAIG PLACE, 20 CRAIG ROAD, D02</u></b></p> <p><b>Owner sale:</b> Condominium, 1-bedroom. Approx. 560 sq ft. 99 years wef 1997. VP. City-centre living, being minutes walk to the CBD / Tanjong Pagar and SGH. Approx. 5min / 350m walk to Outram MRT Interchange (EWL, NEL, u/c TEL) and upcoming Maxwell MRT Station (TEL). Views over the quaint shophouses of Tanjong Pagar. Bright and windy.</p>		\$1 m  <a href="tel:96223889">Sharon: 9622 3889</a> <a href="tel:91889668">Rachel: 9188 9668</a>
<p><b><u>#46, WALLICH RESIDENCE, 3 WALLICH STREET, D02</u></b></p> <p><b>Owner sale:</b> Condominium, 1-bedroom. Approx. 646 sqft. 99 years wef 2011. Unblocked sea views, spacious layout. Located in the heart of Tanjong Pagar, integrated with Tanjong Pagar MRT Station (EWL) and Guocco Tower.</p>		\$2.x m  <a href="tel:96223889">Sharon: 9622 3889</a> <a href="tel:91519009">Joy: 9151 9009</a>

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VP: VACANT POSSESSION

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<b>#01, THE PEAK @ BALMEG, 11 BALMEG HILL, D05</b>		
<b>Mortgagee sale:</b> Condominium, 3-bedroom, PES unit, approx. 1,711 sqft. Freehold, VP.		
4. Private, quiet, serene environment. Generous outdoor space suitable for a small garden, play area, or alfresco dining. Full condo facilities. Approx. 250m to Haw Par Villa MRT Station (CCL). High rental potential, being near Mapletree Business City, Science Park, Vivo City, etc.	\$2.75 m	<a href="#">Rachel: 9188 9668</a>
<b>#15, MARTIN NO. 38, 38 MARTIN ROAD, D09</b>		
<b>Owner sale:</b> Condominium, Duplex penthouse with swimming pool, 3+1-bedroom. Approx. 3,660 sq ft. Freehold. VP.		
5. Styled in a Scandinavian industrial design, modern luxury for a chic family. Ample outdoor space for alfresco dining and entertainment. Views of Robertson Quay. Surrounded by F&B options and walking distance to Great World City.	\$7.9 m	<a href="#">Joy: 9151 9009</a>
<b>#14, HONOLULU TOWER, 341 BUKIT TIMAH ROAD, D10</b>		
<b>Owner sale:</b> Condominium, 4 + 1-bedroom. Approx. 5,823 sq ft. Freehold. Sale with existing tenancy.		
6. 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.	\$18 m	<a href="#">Joy: 9151 9009</a>
<b>#04, CITYLIFE @ TAMPINES, 63 TAMPINES CENTRAL 7, D18</b>		
<b>Owner sale:</b> Executive Condominium, 3-bedroom. Approx. 1,184 sqft. 99 years wef 2012. VP.		
7. Unblocked greenery views. Face South, bright and breezy. Spacious layout. With dry & wet kitchen, extending out to the yard, household shelter and toilet. Walk to Tampines MRT Station and malls.	\$1.6 m	<a href="#">Rachel: 9188 9668</a>

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### COMMERCIAL (GST may apply)

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<p><b>#04, GB BUILDING, 143 CECIL STREET, D01</b></p> <p>1. <b>Receiver sale:</b> Commercial space, previously zoned for F&amp;B and child care usage (new usage shall be subjected to URA approval). Approx. 3,294 sq ft. Leasehold 99 years wef 1982. VP. 1 unit in the level, open floor plate. <b>For sale by tender closing 23 November 2022.</b></p>	\$6.2 m	<a href="tel:91519009">Joy: 9151 9009</a>
<p><b>#02, ALEXANDRA CENTRAL, 321 ALEXANDRA ROAD, D03</b></p> <p>2. <b>Owner sale:</b> Commercial space, zoned for retail. Approx. 248 sq ft. Leasehold 99 years wef 2012. Sale with existing tenancy. Near escalator.</p>	\$1.5 m	<a href="tel:96223889">Sharon: 9622 3889</a>
<p><b>#02, ALEXANDRA CENTRAL, 321 ALEXANDRA ROAD, D03</b></p> <p>3. <b>Mortgagee sale:</b> 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.</p>	\$2.3 m	<a href="tel:91519009">Joy: 9151 9009</a> <a href="tel:96223889">Sharon: 9622 3889</a>
<p><b>#06, THE PLAZA, 7500A BEACH ROAD, D07</b></p> <p>4. <b>Owner sale:</b> Office unit. Approx. 700 sq ft. Leasehold 99 years wef 1968. Sale with existing tenancy. Near to Nicoll highway MRT station and Bugis MRT station. Minutes' drive to Orchard Road and CBD. Served by ECP. Not GST registered.</p>	\$1.2 m	<a href="tel:96223889">Sharon: 9622 3889</a>
<p><b>#01-12, NOVENA REGENCY, 275 Thomson Road, D11</b></p> <p>5. <b>Mortgagee sale:</b> Shop space with a private toilet. Approx. 657 sq ft. Freehold, VP. Novena MRT at doorstep. Not GST registered.</p>	\$2.8 m	<a href="tel:91889668">Rachel: 9188 9668</a>



### INDUSTRIAL (GST may apply)

<p><b>7xx LORONG 5 TOA PAYOH, D12</b></p> <p>1. <b>Owner sale:</b> 4-storey industrial building, zoned for B1 industrial. Land approx. 44,906 sq ft. Built-up approx. 81,085 sq ft. Plot ratio of 2.5. Leasehold 60 years wef 1970 (balance approx. 8 years). Sale with partial tenancy. Squarish plot with a frontage of approx. 51-metres. Ample parking lots. Walking distance to Toa Payoh MRT station and HDB Hub. Sale with existing tenancy / vacant on an "as is where is" basis, subject to JTC's approval.</p>	\$5 m	<a href="tel:91519009">Joy: 9151 9009</a>
<p><b>#02-06, T99, 9 TUAS SOUTH AVENUE 10, D22</b></p> <p>2. <b>Mortgagee sale:</b> Zoned for B2 industrial, ramp-up factory. Approx. 8,148 sq ft. Leasehold 30 years wef 2013, VP. With mezzanine level, 2 self-contained toilets and 3 private car park lots. GST registered.</p>	\$1.28 m	<a href="tel:91889668">Rachel: 9188 9668</a>
<p><b>#04-07, T99, 9 TUAS SOUTH AVENUE 10, D22</b></p> <p>3. <b>Mortgagee sale:</b> Ramp-up factory, zoned for B2 industrial. Approx. 7,664 sq ft. Leasehold 30 years wef 2013, VP. GST payable.</p>	\$1.302 m	<a href="tel:91889668">Rachel: 9188 9668</a>
<p><b>JALAN BESUT, D22</b></p> <p>4. <b>Owner sale:</b> 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</p>	\$16.5 m	<a href="tel:91519009">Joy: 9151 9009</a>



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## 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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