

Property Details	Guide Price
<u>REFLECTIONS AT KEPPEL BAY, 29 KEPPEL BAY VIEW, D04</u>	
1. Condominium, 4-bedroom, approx. 2,185 sq ft. 99 years wef 2006, VP. High floor. Breathtaking, unblocked views of the sea and Mount Faber. Near VivoCity, Harbourfront Centre, Harbourfront MRT Station (NEL/CCL).	\$5.x M
<u>NASSIM PARK RESIDENCES, 17 NASSIM ROAD, D10</u>	
2. Condominium, 4-bedroom + study. Approx. 3,476 sq ft. Freehold. Sale with existing tenancy. With private swimming pool and private lift access. Located along prime Nassim Road, off Tanglin Road. Walking distance to the Orchard Road Shopping Belt. Within 2 km to Anglo-Chinese School Junior, Singapore Chinese Girls' Primary School.	\$18 M
<u>JERVOIS ROAD, D10</u>	
3. Condominium, Freehold. VP. Recently obtained TOP. Located off River Valley Road. Just TOP with spacious 1, 1 + study, 2 and 3 bedroom units, approx. 506 sq ft to 1,432 sq ft available for immediate occupation. Deferred payment available. Located within a cul-de-sac. Walking distance to Valley Point and a short drive to Great World City, Tiong Bahru Plaza and the Orchard Shopping Belt.	Fr \$1.4 M
<u>THE GLYNDEBOURNE, 38 TREVOSE CRESCENT, D11</u>	
4. Condominium, 5-bedroom, duplex penthouse. Approx. 3,562 sq ft. Freehold. Sale with existing tenancy. With private lift access. Opposite Stevens MRT Station (DTL/TEL). Walking distance to Singapore Chinese Girls' Primary School and St Joseph's Institution. Within 2 km to Anglo-Chinese School Primary, Nanyang Primary, Raffles Girls' Primary.	\$7.x M

Contact The Prestige Homes Team

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

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

Jaime Lim R013074I
 9386 6300
 jaime.lim@etcsea.com

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

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

VP: VACANT POSSESSION

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POINTS TO NOTE FOR PURCHASING VIA PRIVATE TREATY

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 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 2 weeks or 14 days, the balance 4% of the option fee price shall be due payable.

The date of completion of sale is usually between 8 and 12 weeks from date of exercising of the Option to Purchase.

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.