

RESIDENTIAL LANDED

Property Details <i>(For more information, click the title for a link to our Property Guru pages)</i>	Land size & Built up area <i>(approx., subject to final survey)</i>	Tenure	Guide Price	Contact Person
<u>CORAL ISLAND, SENTOSA COVE, D04</u>				
1. Owner Sale: Detached, 2 ½ -storeys with private swimming pool and berth (T) Orientated towards the waterway with a wide frontage of approx. 32m. Walk to amenities and F&B options at Quayside Isle.	8,967 sq ft / 8,998 sq ft	99 years wef 2005	\$19.8M	Joy 9151 9009
<u>JALAN BULOH PERINDU, D15</u>				
2. Owner Sale: Corner Terrace, 3 ½-storey with lift, 5-bedrooms (VP) Brand new unit off Marine Parade Road. Approx 700m walk to upcoming Marine Terrace MRT Station (TEL). Wide frontage of approx. 10-meters.	2,719 sq ft / 6,156 sq ft	Freehold	\$8.2M	Rachel 9188 9668
<u>103 BURGUNDY CRESCENT, D23</u>				
3. NEW LISTING! Mortgagee Sale: Semi-Detached, 3-storey, 5+1 bedrooms (VP) Partially renovated, rectangular land plot of approx. 8m by 25.6m on elevated ground, within 2km to Pei Hwa Presbyterian Primary School, Bukit View Primary School, approx. 1.5km to Beauty World MRT Station (DTL).	2,204 sq ft / 3,197 sq ft	99 years wef 1995	\$2.7M	Jaime 9386 6300



VACANT LAND PLOT

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<u>OCEAN DRIVE, SENTOSA COVE, D04</u>				
1. Mortgagee Sale: Vacant land plot MK34-01785K (VP) Vacant land plot opening up to the sea side, offering unblocked views of the sea and CBD. Rectangular plot with a North/South orientation, with a wide frontage of approx. 39-metres. Suitable for development into a sizeable sea front villa, or apply to relevant authorities to divide the land into two detached units.	19,550 sq ft	99 years wef 2005	\$27.1M	Joy 9151 9009
<u>1xx SIXTH AVENUE, D10</u>				
2. Mortgagee Sale: Remnant land of plot MK04-02614P and MK04-02612W (VP) Located on an elevated plot with a wide frontage. Walking distance to eateries and a short drive to The Grand Stand and Holland Village.	6,042 sq ft	Freehold	\$1.8M	Joy 9151 9009 Jaime 9386 6300
<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>				



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<p>#23, THE CLIFT, 21 MCCALLUM STREET, D01</p> <p>1. Owner Sale: Condominium, 1-bedroom (T) High floor, city view. Short walk to Tanjong Pagar (EWL), Maxwell (TEL) and Telok Ayer (DTL) MRT stations. Near 100AM, Marina Bay Sands, VivoCity and Sentosa.</p>	495 sq ft	99 years wef 2004	\$1.15M	<p>Sharon 9622 3889</p>
<p>#30, MARINA BAY RESIDENCES, 18 MARINA BOULEVARD, D01</p> <p>2. Owner Sale: Condominium, 3-bedroom (T) High floor, with stunning bay view. Connected to Marina Bay Financial Centre and Downtown MRT Station (DTL). Also near Marina Bay MRT interchange (CCL, NSL & TEL). Within 10 mins drive to Orchard Road.</p>	1,636 sq ft	99 years wef 2005	\$4.xM	<p>Sharon 9622 3889</p> <p>Joy 9151 9009</p>
<p>#46, WALLICH RESIDENCE, 3 WALLICH STREET, D02 (2 units available)</p> <p>3. Owner Sale: Condominium, 1-bedroom (VP/T) Unblocked sea views with a spacious layout. Directly connected to Tanjong Pagar MRT Station (EWL) and Tanjong Pagar Centre.</p>	646 sq ft	99 years wef 2011	\$2.2M	<p>Sharon 9622 3889</p> <p>Jaime 9386 6300</p>
<p>#50, WALLICH RESIDENCE, 3 WALLICH STREET, D02</p> <p>4. Owner Sale: Condominium, 2-bedroom (T) Unblocked sea views with a spacious layout. Directly connected to Tanjong Pagar MRT Station (EWL) and Tanjong Pagar Centre.</p>	861 sq ft	99 years wef 2011	\$3.1M	<p>Sharon 9622 3889</p> <p>Jaime 9386 6300</p>
<p>#30, HARBOUR VIEW TOWERS, 21 TELOK BLANGAH DRIVE, D04</p> <p>5. Owner Sale: Condominium, 3-bedroom, single level penthouse (VP) Gorgeous, unblocked views of the sea and surrounding greenery. Single loading, layout offering cross ventilation and ample natural light. Stone's throw to Telok Blangah MRT Station (CCL) and a short drive to VivoCity, Harbourfront Centre, Mapletree Business City and Sentosa.</p>	1,615 sq ft	99 years wef 1990	\$3.1M	<p>Jaime 9386 6300</p> <p>Rachel 9188 9668</p>
<p>#08, REFLECTIONS AT KEPPEL BAY, 23 KEPPEL BAY VIEW, D04</p> <p>6. Owner Sale: Condominium, 4-bedroom (VP) Located in the iconic tower blocks, offering full greenery surroundings; serene, private, cosy. Sizeable layout for a large family. Near VivoCity, Harbourfront Centre, CBD, Sentosa.</p>	2,648 sq ft	99 years wef 2006	\$4.7xM	<p>Rachel 9188 9668</p> <p>Joy 9151 9009</p>
<p>#01, MARINA COLLECTION, 17 COVE DRIVE, D04 (2 units available)</p> <p>7. Mortgagee Sale: Condominium, 3 + 1-bedroom (VP) PES/ground floor unit with private lift access. Surrounded by greenery, overlooking the yacht berths. Resort like facilities. Amenities can be found at the nearby Quayside Isles and VivoCity.</p>	2,099 sq ft	99 years wef 2007	\$3.46M each	<p>Jaime 9386 6300</p> <p>Joy 9151 9009</p>

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#03, MARINA COLLECTION, 13 COVE DRIVE, D04				Jaime 9386 6300
8. Mortgagee Sale: Condominium, 4 + 1-bedroom (VP) Overlooking the pool and greenery. Served by a private lift access. Resort like facilities. Amenities can be found at the nearby Quayside Isles and VivoCity.	2,185 sq ft	99 years wef 2007	\$3.82M	Joy 9151 9009
#16, ANGULLIA PARK RESIDENCES @ ORCHARD, 5 CUSCADEN WALK, D10				Jaime 9386 6300
9. Owner Sale: Condominium, 3-bedroom (T) High floor, bright and breezy. Walking distance to Orchard MRT Station (NSL). Short walk to ION Orchard, Wheelock Place, Tang Plaza, Paragon etc.	1,001 sq ft	Freehold	\$3.xM	Sharon 9622 3889
#06, LE SHANTIER, 4 SHAN ROAD, D12				Sharon 9622 3889
10. Owner Sale: Condominium, 3-bedroom (T) Near Novena and Toa Payoh MRT Stations (NSL). Short drive to Zhongshan Mall, Shaw Plaza etc. Within 1 km to CHIJ Toa Payoh Primary School.	1,690 sq ft	Freehold	\$2.65M	Jaime 9386 6300
#08, THE HELICONIA, 30 JALAN DAUD, D14				
11. Owner Sale: Condominium, 3+1 bedroom (VP) Unblocked views. Spacious layout with both utility room and household shelter for ample storage. Walk to Kembangan MRT Station (EWL), 24-hour supermarket and coffeeshop.	1,302 sq ft	Freehold	SOLD	Rachel 9188 9668
#02, THE WATERSIDE, TANJONG RHU ROAD, D15				Jaime 9386 6300
12. Owner Sale: Condominium, 3-bedroom (T) Walking distance to future Katong Park MRT Station (TEL) and Katong Park. Within 1 km to Dunman High School. Next to Singapore Swimming Club. Served by ECP.	2,142 sq ft	Freehold	\$3.9xM	Rachel 9188 9668
#04, THE WATERSIDE, TANJONG RHU ROAD, D15 (2 units available)				Jaime 9386 6300
13. Owner Sale: Condominium, 3-bedroom (T) Walking distance to future Katong Park MRT Station (TEL) and Katong Park. Within 1 km to Dunman High School. Next to Singapore Swimming Club. Served by ECP.	2,142 sq ft	Freehold	\$3.9xM	Rachel 9188 9668
#08, THE WATERSIDE, TANJONG RHU ROAD, D15				Rachel 9188 9668
14. Owner Sale: Condominium, 4-bedroom (T) Walking distance to future Katong Park MRT Station (TEL) and Katong Park. Within 1 km to Dunman High School. Next to Singapore Swimming Club. Served by ECP.	2,411 sq ft	Freehold	SOLD	Jaime 9386 6300
#09, THE WATERSIDE, TANJONG RHU ROAD, D15				Rachel 9188 9668
15. Owner Sale: Condominium, 3-bedroom (T) Walking distance to future Katong Park MRT Station (TEL) and Katong Park. Within 1 km to Dunman High School. Next to Singapore Swimming Club. Served by ECP.	2,142 sq ft	Freehold	\$4.3xM	Jaime 9386 6300

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#02, TREASURE AT TAMPINES, TAMPINES LANE, D18				
16. Owner Sale: Condominium, 2-bedroom + study (VP) Newly completed development, brand new unit with new appliances and ready installed blinds. Resort-like facilities across a sprawling land plot.	678 sq ft	99 years wef 2018	\$1.1xM	Rachel 9188 9668
#10, SKIES MILTONIA, 35 MILTONIA CLOSE, D27				
17. Owner Sale: Condominium, 3-bedroom (converted to 2-bedroom) (VP) Resort-style condo, nicely renovated, unblocked view from balcony, no afternoon sun. Mins to Khatib MRT Station (NSL), Orchid Golf & Country Club, Northpoint Shopping Centre, Chong Pang City etc.	1,076 sq ft	99 years wef 2012	\$1.27M	Jaime 9386 6300
#02, KANDIS RESIDENCE, 2 KANDIS LINK, D27				
18. Mortgagee Sale: Condominium, 2-bedroom + study (VP) Resort-style condo, tranquil ambience, well-kept, greenery and pool views. Near Sembawang MRT Station (NSL), mins walk to Sembawang Park/beach.	807 sq ft	99 years wef 2016	\$1.04M	Jaime 9386 6300

COMMERCIAL (GST may apply)

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GB BUILDING, 143 CECIL STREET, D01 (4 units)				
1. Owner Sale: Office space (T) All units are fully furnished, and each unit has a corner room. Located along Cecil Street off Robinson Road. Approx. 2 mins' walk to Tanjong Pagar MRT station. GST payable.	5,425 sq ft	99 years wef 1982	\$12.xM	Joy 9151 9009
#01, ALEXANDRA CENTRAL, 321 ALEXANDRA ROAD, D03				
2. NEW LISTING! Mortgagee Sale: Ground floor F & B unit (VP) Unit comes with exhaust hood and cassette aircon. Good frontage, surrounded by F & B tenants.	441 sq ft	99 years wef 2012	\$2.23M	Sharon 9622 3889
#02, ALEXANDRA CENTRAL, 321 ALEXANDRA ROAD, D03				
3. Mortgagee Sale: Commercial unit zoned for retail usage (VP) Located near the escalator for good visibility. Dual frontages and water supply provisions.	581 sq ft	99 years wef 2012	\$2.3M	Sharon 9622 3889 Joy 9151 9009
#06, THE PLAZA, 7500A BEACH ROAD, D07				
4. Owner sale: Commercial unit zoned for office usage (T) Rectangular layout. Ample natural light with views of Suntec City and The Singapore Flyer. Short walk to Nicoll highway MRT Station (CCL) and Bugis MRT Station (EWL/DTL). Served by ECP and Nicoll Highway, connecting to KPE and PIE. Not GST registered.	700 sq ft	99 years wef 1968	\$1.26M	Sharon 9622 3889







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#01, BURLINGTON SQUARE, 175 BENCOOLEN STREET, D07					
<p>Owner sale: Commercial unit zoned for F&B (restaurant) usage, currently tenanted as a pub (T)</p> <p>5. Almost rectangular & column free layout with water point & exhaust hood. Short walk to Rochor MRT Station, Bras Basah MRT Station (DTL) & Bugis MRT Station (EWL/DTL). Short walk to LaSalle College of Arts, Sim Lim Square, Bugis+, Bugis Village/ Bugis Junction etc. GST registered.</p>	344 sq ft	99 years wef 1996	\$1.25M 	Jaime 9386 6300	
#04, SIM LIM SQUARE, 1 ROCHOR CANAL ROAD, D07					
<p>NEW LISTING! Owner Sale: retail shop (T)</p> <p>6. Back-to-back retail units. (2 separate titles, both units to be sold together). Located near to the escalator. Short walk to Rochor MRT (DTL), Bugis MRT (EWL/DTL), Bras Basah MRT (CCL). No ABSD and no GST payable. Future en-bloc potential.</p>	 <small>AUCTION 21 MAY 2024 2.30PM</small>	312 sq ft	99 years wef 1983	\$1.08M	Sharon 9622 3889 Jaime 9386 6300
#04, SIM LIM SQUARE, 1 ROCHOR CANAL ROAD, D07					
<p>NEW LISTING! Owner Sale: retail shop (T)</p> <p>7. Back-to-back retail units. (2 separate titles, both units to be sold together). Located near to the escalator. Short walk to Rochor MRT (DTL), Bugis MRT (EWL/DTL), Bras Basah MRT (CCL). No ABSD and no GST payable. Future en-bloc potential.</p>	 <small>AUCTION 21 MAY 2024 2.30PM</small>	398 sq ft	99 years wef 1983	\$1.28M	Sharon 9622 3889 Jaime 9386 6300
#01, LE SHANTIER, 519 BALESTIER ROAD, D12 (2 units)					
<p>8. Owner Sale: Private Shop within a mixed development (T) Mins to Novena Square, Mt E Novena, Tan Tock Seng Hospital, Novena MRT (EWL). Easy access via Balestier Road, Thomson Road, Pan Island Expressway. GST registered.</p>	2,820 sq ft	Freehold		Sharon 9622 3889 Jaime 9386 6300	
#01, BLK 88, BEDOK NORTH STREET 4, D16					
<p>9. Owner Sale: HDB Shophouse with HDB 4rm living quarter (T) Corner unit with double frontage, mins to Fengshan Centre, Bedok Reservoir MRT (DTL) & Tanah Merah MRT (EWL). GST registered.</p>	<p>1st storey 3,638 sq ft</p> <p>2nd storey 958 sq ft</p>	30 years wef Dec 1997	\$840K	Sharon 9622 3889 Jaime 9386 6300	
#01, SAI HO BUILDING, 777 UPPER SERANGOON ROAD, D19					
<p>10. Owner Sale: Private Shop, master plan zone as commercial & residential, gross plot ratio 3.0 (T) Aplenty amenities all within walking distance, mins to NEX, Serangoon Interchange/ MRT (CCL/NEL). GST registered.</p>	4,424 sq ft	Freehold	\$9.8M	Jaime 9386 6300 Joy 9151 9009	



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<u>BENDEMEER ROAD, D12</u>					
1. Owner Sale: A B1 single-storey light industrial factory building Original condition, suitable for re-development and A&A. The unit comes with 4 car park lots. Near Boon Keng MRT Station (NEL) and Bendemeer MRT Station (DTL). Plot ratio 2.5, Sale is subject to JTC's approval. GST payable.	4,400 sq ft / 3,800 sq ft	99 years wef 1965	\$4.3M	Jaime 9386 6300 Joy 9151 9009	
<u>#01, PAYA LEBAR 178, 178 PAYA LEBAR ROAD, D14</u>					
2. NEW LISTING! Mortgagee Sale: Factory unit zoned for Warehouse, B1 light industrial usage (VP) Located directly at the loading/unloading bay for easy logistics. Ample surface and basement carpark lots. Squarish layout. Good frontage.	 AUCTION 21 MAY 2024 2.30PM	3,143 sq ft	Freehold	\$4.xM	Rachel 9188 9668 Joy 9151 9009
<u>#03, ZERVEX, 8 UBI ROAD 2, D14</u>					
3. NEW LISTING! Mortgagee Sale: Factory unit zoned for B1 light industrial usage (VP) Renovated into an office unit with balcony and self-contained toilet. Ample parking on the same level for easy access.	 AUCTION 21 MAY 2024 2.30PM	1,184 sq ft	60 years wef 2008	\$655K	Rachel 9188 9668
<u>#04, TECHNIQUES CENTRE, 67 UBI CRESCENT, D14</u>					
4. Mortgagee Sale: Factory unit zoned for B1 light industrial usage (VP) Renovated into an office unit with 5 rooms and a self-contained toilet. Corner unit, next to lift lobby for better visibility.		1,302 sq ft	60 years wef 1997	\$720K	Rachel 9188 9668
<u>TAMPINES INDUSTRIAL DRIVE, D18</u>					
5. Owner Sale: JTC purpose-built warehouse with 5-storeys of offices and 3-storeys warehouse usage, zoned for B2 industrial (Sale with partial tenancy) The building sits on a rectangular site with a frontage of approx. 64.6m and comes with 12m width internal driveway/ parking space. Served by KPE. Sale is subject to JTC's approval. GST payable.	51,607 sq ft / 71,888 sq ft	20 years wef 2016	\$15M	Jaime 9386 6300 Joy 9151 9009	
<u>JALAN BESUT, D22</u>					
6. Owner Sale: JTC purpose-built warehouse, 5-storey with rear extension, zoned for B2 industrial (VP) Rectangular plot with a frontage of approx. 47m and a plot ratio of 2.5.	77,847 sq ft / 162,176 sq ft	16 years & 2 mths wef 2019 <small>(balance approx. 11 Years)</small>	\$16.5M	Jaime 9386 6300 Joy 9151 9009	
<u>#04, T99, 9 TUAS SOUTH AVENUE 10, D22</u>					
7. Mortgagee Sale: Ramp-up factory, zoned for B2 industrial (Sale with existing tenancy till August 2024 or with vacant possession) With 3 parking lots and a self-contained toilet. 20/40 footer containers accessible. Near Tuas 2 nd Link and Tuas Mega Port, easy access via AYE/PIE. GST payable.	2,626 sq ft	30 years wef 2013	\$800K	Jaime 9386 6300	

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<u>TUAS SOUTH STREET 11, D22</u>				
8. Liquidator Sale: A JTC single-user purpose-built 4-storey warehouse with ramp-up access, zoned for B2 industrial (VP), GST payable. <i>(Sale of property is subject to approvals from Singapore Land Authority, Ministry of Trade & Industry and JTC)</i>	107,640 sq ft/ 107,643 sq ft	20 years 10 months wef Oct 2014	View to Offer	<u>Jaime</u> <u>9386 6300</u> <u>Joy</u> <u>9151 9009</u>

Contact Us

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

VP: VACANT POSSESSION | T: SALE WITH EXISTING TENANCY

IMPORTANT NOTICE

Edmund Tie & Company (SEA) Pte. Ltd. gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.

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 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.

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.