

OCTOBER 2017: RESIDENTIAL

Salespersons to contact:

(TT) Tricia Tan, CEA R021904I, 6228 7349 / 9387 9668
(SL) Sharon Lee, CEA R027845B, 6228 6891 / 9686 4449
(NT) Noelle Tan, CEA R047713G, 6228 7380 / 9766 7797

(GL) Gwen Lim, CEA R027862B, 6228 7331 / 9199 2377
(TN) Teddy Ng, CEA R006630G, 6228 7326 / 9030 4603
April Chua, Admin Support, 6228 7302

Website : <http://www.knightfrank.com.sg/auction>

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LANDED PROPERTIES FOR SALE

S/no	District	Street Name	Tenure	Property Type	Rooms	Land/Built Area (sqft)	Guide Price	\$PSF	Contact Person	Remarks
#	1	D10 5 BELMONT ROAD	FH	2 storey detached bungalow plus pool		16,327sf /11502sf	AUCTION		Sharon	BANK AUCTION 24 OCTOBER 2017 Good condition. Walking distance to Holland village MRT/Holland village.
***	2	D10 43 GREENLEAF ROAD	FH	Land with a 2 storey detached house + pool		7,168sf	AUCTION		Sharon	ESTATE AUCTION 24 OCTOBER 2017 Ideal to build your own detached or a pair of semi-d. Wide frontage.
*	3	D11 THE GREENWOOD Greenwood Avenue	103 yrs from 06/2008	2-storey intermediate strata terrace with basement	5+1	Approx 277sqm (2,982sqft)	\$2.8XM		Tricia	Expatriate's ambience/surroundings. Good size bedrooms. Bright / breezy. Good schools nearby, Raffles Girls Primary, Nanyang Girls, Nation Junior College, Hwa Chong Institution, etc. Eateries along Greenwood Avenue. Nicely renovated. For rent also.
#	4	D14 252 Jalan Eunus Euhabitat	99 wef 2010	Ground floor	4	3,380	\$3.28M		Noelle	BANK AUCTION 24 OCTOBER 2017! Brand new 4brm townhouse with direct pool access, private parking space at basement & roof terrace with jacuzzi.
#	5	D15 324 SIGLAP ROAD	FH	Semi-Detached	4	2,808/2,794	\$3.5M		Tricia / Gwen	BANK SALE! Siglap Centre / Cold Storage is only a stone throw away! Future MRT. Many eateries along East Coast Road. Parkway Parade / 112 Katong / Bedok Mall are nearby. Must View!
*	6	D15 ERNANI STREET, OPERA ESTATE	FH	2.5 Storey Intermediate	6+1	Land approx 1,600sqft	\$3.XXM		Tricia	BRAND NEW! TOP SOON! Walking distance to Siglap Centre. Nearby Bedok Mall/Marine Parade. Future MRT. Victoria JC/Tao Nan Primary nearby.
*	7	D16 5A JALAN HAJI SALAM	FH	2 Storey Detached (3 keys)	10 rooms	9,718	AUCTION		Sharon	AUCTION 24 OCTOBER 2017 Triple key. Ideal for 3 families. Near Future MRT. Walking distance to Eastwood Centre, Food Centre/Tanah Merah MRT.
*	8	D16 SEMI DETACHED @ KEW CRESCENT	99yrs from 02/1994	3-storey semi-detached	7 rms	Approx 4,652sqft/3900 sqft	\$3.XM		Tricia	MOTIVATED SELLER! Corner unit. Decent pool / home lift. Nice & mature garden. High ceiling @ living area. Bright unit. Good condition. Future MRT.
#	9	D17 36 FLORA DRIVE #03-36, PALM ISLES	99yrs	3-storey clustered house with basement	5rm	3755sqft	\$2.6M		Tricia	BANK SALE! TOP 2015. Relatively New! 5bdrms, 4 ensembles. Subject unit is away from Pan Island Expressway. N-S facing. Overseas Family School & other International Schools are all nearby.
#	10	D17 67 PASIR RIS HEIGHTS, PASIR RIS BEACH PARK	99yrs wef 1978	Intermediate terrace	4+1	2,681sqft /3,821sqft	\$1.7M		Tricia	BANK SALE! Giant Mega Mart/ Elias Mall/ Mega Courts / Overseas Family School & other International Schools are all nearby. Resort & Beach Lifestyle!
*	11	D17 PASIR RIS AVENUE	99yrs wef 1978	2 storey Detached	3+1	8,011 sqft / 3,843sqft	\$4.28M		Gwen / Teddy	Giant Mega Mart/ Elias Mall/ Mega Courts / Overseas Family School & other International Schools are all nearby. Resort & Beach Lifestyle!
##	12	D17 44/44A PASIR RIS AVENUE, PASIR RIS BEACH PARK	99yrs wef 1978	A pair of 3 storey semi-detached house	7	3000sqft /4500sqft	AUCTION		Gwen / Teddy	Giant Mega Mart/ Elias Mall/ Mega Courts / Overseas Family School & other International Schools are all nearby. Resort & Beach Lifestyle!
*	13	D19 5 HILLSIDE DRIVE, HILLSGROVE	999 wef 1878	3-storey townhouse, with attic & basement	6	4,660	\$2.8M		Tricia	MUST SELL! With Jacuzzi. Daily groceries available at Kovan Centre (NTUC/Shop N Save). Stamford American Schoole nearby. Convenience location. Kovan MRT station. TOP 2013.
***	14	D19 17 HAI SING ROAD	999 YRS	Land with a 2 storey building		4,577sf	AUCTION		Sharon	ESTATE AUCTION 24 OCTOBER 2017 Ideal to build your own detached house, quiet, walking distance to Hougang MRT/Hougang Plaza
#	15	D21 83C HUA GUAN AVENUE	999 wef 1879	2 storey cluster bungalow with attic+basement	4+1	4,219sqft (strata)	\$2.98M		Noelle / Teddy	BANK SALE. Cluster bungalow, only \$700+ psf in Bukit Timah area. Private swimming pool and 2 private car park lots. 4+1br (3 ensuite)

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LANDED PROPERTIES FOR SALE

* Owner	*** Public Trustee	@ Liquidator	% Receiver's Sale	# Mortgagee's	***Estate's Sale	##Developer's					
S/no	District	Street Name	Tenure	Property Type	Rooms	Land/Built Area (sqft)	Guide Price	\$PSF	Contact Person	Remarks	
# 16	D23	87 PHOENIX AVE	FH	2-storey detached house, basement level & pool	4+3	6,712 / 4,779	AUCTION		Tricia	BANK AUCTION 24 OCTOBER 2017 Corner unit with double frontages. Elevated. Estimate can park 8 parks. Secluded & serene. Move-in cond. Private swimming pool and good size. 10minutes walk to Phoenix LRT station. Readily accessible to amenities within Bukit Panjang/ Teck Whye. Ten Mile Junction / Bukit Panjang Plaza/ Hillvista & schools nearby.	
# 17	D27	27 KERONG LANE	99 Years wef 07/2008	3 storey Intermediate terrace house		1,787 / 4,467	\$2.13M		Noelle / Gwen	BANK SALE Regular shaped land. Masterplan 2014: 3 Storey Mixed Landed. Short walk to Sembawang Park. Quiet and serene environment. Close proximity to Sembawang MRT Station & Sembawang Shopping Centre.	
* 18	D27	16A JALAN SALANG	FH	2½ storey semi-detached house	5+1	2,860/4,327	\$2.9M		Noelle / Gwen	Motivated Seller. Completed in 2007. Balinese style. High ceiling. Bright and spacious. Close proximity to Sembawang Shopping Centre/Sembawang MRT Station. Must view!	
* 19	D27	32 ANDREW TERRACE	FH	3 storey corner terrace house	5+1	4,251	VTO		Noelle / Gwen	Built approx 2005. Spacious plot of land with private pool. 4 bedrooms + Granny's. Masterplan 2014: 3 Storey Mixed Landed. Cul de sac. Short walk to Sembawang Park. Quiet and serene environment. Close proximity to Sembawang MRT Station & Sembawang Shopping Centre.	

CONDO/APARTMENTS/HDB FOR SALE

* Owner	*** Public Trustee	@ Liquidator	% Receiver's Sale	# Mortgagee's	***Estate's Sale	##Developer's					
S/no	District	Street Name	Tenure	Type/ Floor	Rooms	Floor Area (sqft)	Guide Price	\$PSF	Contact Person	Remarks	
* 1	D04	#29-xx REFLECTIONS @ KEPPEL BAY 23 Keppel Bay Drive	99	High Floor	4	2,336	\$4.4M		Noelle	Premium stack on 29th floor with full seaview and golf course view. Only \$1800+ psf, negotiable	
# 2	D08	#03-03/#04-03 JOOL SUITES 2 Sing Joo Walk	FH	High floor	2	624	\$900K		Tricia	BANK SALE! Centralised location. City Living. Minutes to Farrer Park MRT station. Malls nearby such as City Square, Mustafa and eateries within the vicinity. 2 units. Must Sell!	
* 3	D09	SAM KIANG MANSION 23 Saint Thomas Walk	FH	High Floor		1,281	\$2.2M		Nigel	TOP 1999. Near Fort Canning Park & Mount Elizabeth Hospital. Minutes walk/drive to ACS, SMU etc.	
* 4	D09	SOPHIA RESIDENCE	FH		3	1,432	\$2.5M		Paul	Minutes walk to Dhoby Ghaut MRT. Near For Canning Park, Plaza Singapura, Cathay, POMO. Available Immediately. Enclosed Kitchen.	
* 5	D09	#01 NASSIM PARK RESIDENCES	FH	Ground floor	4	4,833	\$15.XXM		Sharon	Designer décor. With individual pool. 4 bedrooms converted to 3.	
# 6	D09	MOUNT ELIZABETH RHAPSODY ON MOUNT ELIZABETH	FH	High Floor	4	2,540	\$4.3M		Sharon	BANK SALE. 4Bedroom penthouse. Duplex. Close proximity to Paragon, Orchard MRT Station, Somerset MRT Station and CTE.	
# 7	D12	#28-02 ONE DUSUN RESIDENCES 1 Jalan Dusun	FH	High Floor	3	1,097	\$1.58M		Noelle	BANK SALE. Brand new. Conveniently located with abundance of amenities within the vicinity. PIE round the corner. Full condo facilities.	
* 8	D13	#05-XX SENNETTE RESIDENCES 31 Pheng Gek Avenue	99	Mid Floor	1 bdrm loft	915	\$1.2M		Tricia	Serious Seller! High ceiling @ living area. Possibility to create additional space. Bright unit. Potong Pasir MRT @ doorstep. Central location. Shops within the development. Must view!	
* 9	D14	#01-XX EUHABITAT 208 Jalan Eunus	99 wef 2010	Ground floor	1	624	\$720K		Tricia	Tenanted at \$2000 p/mth till Feb 2018.	
* 10	D15	9 Rhu Cross #01-XX, COSTA RHU	99	Ground floor	2 bdrm	1,560	\$1.3xM		Tricia	OWNER'S AUCTION 24/10 With private enclosed space. Good size. MRT / Kallang Lesuire Park. With condo facilities. Sell with tenancy.	

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CONDO/APARTMENTS/HDB FOR SALE

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S/no	District	Street Name	Tenure	Type/ Floor	Rooms	Floor Area (sqft)	Guide Price	\$PSF	Contact Person	Remarks
##	11	D15	#05-06 THE CRISTALLO 70 Lorong K Telok Kurau	FH	Penthouse	1 bdrm Penthouse	797	\$938K	Teddy	OWNER'S AUCTION 24 OCT 2017 INTERIOR DESIGN SHOWFLAT UNIT.Brand New. Fully Furnished. 1km to Tao Nan. With condo facilities.
#	12	D15	#02-09 PARC BLEU 264 Joo Chiat Place	FH	Low floor	1 bdrm	462	\$660K	Tricia	BANK SALE! Good location near Eunos MRT Stn. With condo facilities. Tenanted at \$1,800 till Sep 2018.
#	13	D15	#03-02 SUNNY PARC 128 Lorong K Telok Kurau	FH	Low floor	1 Bdrm	700	\$830K	Noelle	BANK SALE! Cosy bachelor's pad. Good size 1+Srtudy. No Noon sun. Efficient & spacious layout. MRT/eateries.
*	14	D16	#08-XX BAYSHORE PARK 64 Bayshore Road	99	High floor (Low rise Block)	4+1	3,531	\$3.XM	Tricia	MOTIVATED SELLER! Rarely available! Beautiful single level penthouse. Full sea & greenery view! Private foyer. Fairly good condition. Bright & Breezy. Many eateries near Bedok/East Coast Road. Stroll to East Coast park.Upcoming Bayshore MRT station.
*	15	D16	#04-01 EAST WOOD CENTRE 20 Eastwood Road	99 wef 1995	Duplex unit	3+ 1 + Roof Terr	2,927	\$1.5xM	Tricia	With roof terrace. Unblocked view! Expo Changi Business Hub Upcoming TE line (Sungei Bedok)
#	16	D17	#01-05 FERRARIA PARK CONDOMINIUM 8 Flora Drive	FH	Ground Floor	3+ study + 1	1,475	\$1.21M	Tricia	BANK SALE! 1st Floor Lower! Renovated. Olympic size swimming pool within the development. Must View!
#	17	D19	#05-xx KOVAN GRANDEUR 118 Tampines Road	99 wef 2010	Penthouse	3	1,389	\$1.22M	Noelle	BANK SALE! 2-level penthouse unit with roof terrace. 2 min drive to Kovan MRT and Heartland Mall.
#	18	D19	#17-33 BARTLEY RESIDENCES 5A Lorong How Sun	99 wef 2011	Penthouse	4	2,024	\$2.15M	Teddy / Noelle	BANK SALE! 2-level penthouse unit with roof terrace. Right next to Bartley MRT station. Good Condition. Pool View and Unblocked Landed View. Quiet no room noise, North East Facing, No West Sun.
#	19	D23	#06-26 PARKVIEW APARTMENTS 1 Bukit Batok Street 25	99 wef 1994	Mid Floor	3	1,119	\$768K	Teddy	BANK SALE ! Mid floor, No Balcony full internal space. Spacious Bedroom facing Greenery. With Utility Room. North Facing, No West Sun. Near Jurong Lake District, 2nd CBD. Near Future High Speed Rail. Near Canadian International School, Dulwich College.
#	20	D02	#08-91 HDB 4-room "Model A" 8 Cantonment Close	99 wef 2002	Mid floor	3	968	\$700K	Tricia	BANK SALE ! Mid floor, excellent location near CBD. Corner unit. PR eligible, chinese quota filled.
*	21	D12	#06-XXX HDB Executive Maisonette 108 Jalan Rajah	99 wef 1984	High Floor	3	1,658	\$858K	Tricia	Move-in condition. Unblocked. Breezy. Amenities along Balestier Road within walking distance. Link Bridge to Toa Payoh. Serious Seller!
#	22	D14	#16-409 HDB 3-room 37 Circuit Road	99 wef 1972	High floor	2	624	\$260K	Noelle	BANK SALE ! Mid floor, excellent location near CBD. Corner unit. PR eligible, chinese quota filled.
#	23	D19	#02-32 HDB 5-room "Model 290C COMPASSVALE CRESCENT	99 wef 2001	Low floor	3	1,184	\$435K	Noelle	BANK SALE! Move-in condition. Coffeeshop / amenities nearby. Greenery view. Within minutes to LRT.
#	24	D19	#08-906 HDB 4-room "Model A" 125 RIVERVALE STREET #08-906	99	High floor	3	1,076	\$400K	Teddy	BANK SALE! Coffeeshop / amenities nearby. With Playground, basketball court and park. Good Layout.
#	25	D25	#12-292 HDB 4-room "Model A" Blk 878 Woodlands Avenue 9	99 wef 1996	High floor	3	1,130	\$368K	Tricia	BANK SALE! Good size. Spacious. High floor.
#	26	D25	#02-171 HDB 4-room "Model A" Blk 516 Woodlands Drive 14	99	Low Floor	3	1,152	\$380K	Tricia	BANK SALE! Corner. Near Woodlands Civic Centre
#	27	D25	#06-413 HDB Executive Apartment (Jumbo) 331 Woodlands Ave 1	99 wef 1994	Mid floor		1,894	\$690K	Gwen	BANK SALE! New Listing.

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S/no	District	Street Name	Tenure	Type/ Floor	Rooms	Floor Area (sqft)	Guide Price	\$PSF	Contact Person	Remarks
# 28	D25	#11-221 HDB 4-room 26 MARSILING DRIVE	99	High floor	3	990	\$320K		Noelle	BANK SALE! New Listing.
# 29	D27	#08-204 HDB 3-room (New Generation) 160 Yishun Street 11	99 wef 1985	High Floor	2	721	\$295K		Tricia	BANK SALE! New Listing. 3NG Model. Move in. Bright. Northpoint/MRT. All races
# 30	D27	#05-867 HDB 4-room 170 Yishun Avenue 7	99	Mid floor	3	1,119	\$348K		Tricia	BANK SALE! Original condition.
# 31	D27	#02-523 HDB 3-room 226 YISHUN STREET 21	99	Low floor	2	721	\$295K		Noelle	BANK SALE! Original condition.

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COMMERCIAL PROPERTIES FOR SALE

* **Owner's Sale** # **Mortgagee's Sale** % **Receiver's Sale @ Liquidator** ## **Developer's Sale**

S/NO	District	Description	Tenure	Property Type	Tenancy	Land/Flr Area (Approx sqft)	Guide Price	Contact Person	Remark
* 1	D01	HOTEL @ SERANGOON RD	Freehold	8 storey hotel with basement and shoplet on the ground floor		30,500sqft	\$69M	Sharon	Prominent frontage, close proximity to malls like City Square, Mustafa centre, Centrium Square, medical suites like Connexion and Farrer Square, near Farrer park MRT, white site at the rear may be put up for sale in the future, amalgamation of site may be possible, good potential
* 2	D01	#07 Oxley Tower, 138 Robinson Road	Freehold	Brand new office		1,345	\$4.05M/\$2999osf	Sharon	Shop cum office development, Just TOP, within CBD, near MRT,
* 3	D03	#02-XX CONCORDE HOTEL SHOPPING CENTRE 317 Outram Road	99 yrs wef 16/6/1980	Shop Space	Tenanted	301	\$4xxK	Tricia	Tenanted at \$2100 per month till June 2017. Motivated Seller!
* 4	D03	#01-17 Alexis @ Alexandra 354 Alexandra Road	FH	Retail Shop		1475	\$5.98M	Noelle	Good frontage, face main road, near Queenstown MRT & IKEA. GST Payable.
* 5	D07	#06-xx Sim Lim Square 1 Rochor Canal Rd	99 yrs wef 1983	Retail Space	Yes	1356	\$2.99 m	Sharon	No GST. Next to Rochor MRT Station, about \$2300 psf.
# 6	D07	#04-09 Sim Lim Square 1 Rochor Canal Rd	99 yrs wef 1983	Retail Space	NIL	387	VTO	Noelle	Bank's Sale. Full glass door, carpeted, window with external view. Next to Rochor MRT Station.
# 7	D07	#03-06 Sim Lim Square 1 Rochor Canal Rd	99 yrs wef 1983	Retail Space	NIL	409	VTO	Tricia	BANK SALE. Full glass door, carpeted, window with external view. Next to Rochor MRT Station. GST applies.
# 8	D07	#01-29 Sim Lim Square 1 Rochor Canal Rd	99 yrs wef 1983	Retail Space	NIL	420	\$1.8M	Noelle	Bank's Sale. Ground floor, next to Rochor MRT Station.
* 9	D07	B1-XX, HIGH STREET CENTRE 1 North Bridge Road	99 yrs wef 2/6/1969	Shop Space	NIL	990	\$1.xM	Tricia	Motivated Seller! Corner unit. Superb location! MRT. GST is payable. All genuine offers consider.
* 10	D07	B1-XX, HIGH STREET CENTRE 1 North Bridge Road	99 yrs wef 2/6/1969	Shop Space	Tenanted	323	\$4xxK	Tricia	Motivated Seller! Tenanted at \$1200 per month. Near passenger's lifts. Superb location! MRT. GST is payable.
* 11	D08	#1X-XX, SIM LIM TOWER 10 Jalan Besar	Freehold	Office Space	NIL	592	\$1.xM	Tricia	Motivated Seller! Superb location! Future MRT. GST is payable
# 12	D08	4xx Serangoon Road	FH	Part 2-storey / 4-storey shophouse	NIL	1,520sqft	\$5.7M	Tricia	BANK SALE ! Beside Coffee Shop / Minutes to Farrer Park MRT
* 13	D09	#01-04 LOFT @ NATHAN 428 River Valley Road	FH	Retail Shop	NIL	592	\$26xxpsf	Tricia	MOTIVATED SELLER! Face River Valley Road. With toilet. No GST payable. URA approved for Light F & B till 24 October 2018.
# 14	D12	209B Lavender Street	999 Years wef 1958	Office	NIL	956	\$990K	Noelle	Bank's Sale. Walk Up office unit. Along lavender street, near the junction of Jalan Besar & Bendemeer Road. Near Bendemeer MRT & Boon Keng MRT. Parking available along the road. Close proximity to City Square Mall.

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S/NO	District	Description	Tenure	Property Type	Tenancy	Land/Flr Area (Approx sqft)	Guide Price	Contact Person	Remark
* 15	D12	125 Lorong 2 Toa Payoh #01-XXX	Leasehold 75yrs wef 1994	2-storey HDB shop with Living Quarter	NIL	1,302	\$1.95M	Noelle	Next to coffeeshop within a neighbourhood centre. Heavy human traffic. Ample parkings. Near Braddell MRT Station. Tenanted. GST is not payable.
# 16	D14	#02-22 MILLAGE 55 Changi Road	Freehold	Retail Space	NIL	129	\$550K	Tricia	BANK SALE! Mixed development (Commercial/Residential). Central location. Retail shop unit suits service trades. Must Sell! Must Sell!
* 17	D14	56 LORONG 6 GEYLANG	FH	2-storey inter shophouse	nil	Land approx 2068sqft Flr approx 2992sqft	\$2.8M	Tricia	OWNER'S SALE Master Plan 2014: Commercial /Institution. Serious Seller! Valuation \$2.9M. Sell below valuation. No GST is payable.
* 18	D15	250/A/B GEYLANG ROAD	FH	3 Storey shophouse	Tenanted	1066 /657/657	\$4M	Sharon	Ground floor shop/ upp floors used as residential near lorong 12, tenanted Master Plan 2014: Commercial
# 19	D16	#01-43 East Village 430 Upper Changi Road	FH	Retail Space	NIL	366	\$1.38M	Noelle	Bank's Sale. #01. Suits F&B/ Retail. Located along the walkway towards the supermarket.
# 20	D19	#01-04 KENSINGTON SQUARE 2 Jalan Lokam	Freehold	Retail Space	NIL	237	\$980K	Tricia	BANK SALE! Brand New! Gaint Supermarket/ restaurant within the development. Mixed development (Commercial/Residential). Primarily residential estate. Retail shop unit suits service trades/showroom, fronting road/ carpark entrance. Must Sell!
* 21	D22	262 JURONG EAST STREET 24 #01-XXX	Leasehold 88yrs wef 01/07/1994	2-storey HDB shop with Living Quarter	Yes	3,681sqft (excl 1,200sqft approx, ORA)	\$4.XXM	Tricia	Corner. Tenanted @ \$15.2k p/month from 1 Jun 2017 (3yrs + 3 yrs) to a restaurant. Ample parkings. Up & coming URA masterplan - Jurong East, together with Jurong Lake, offers an exciting opportunity to be developed into the biggest lakeside destination for business and leisure. The two areas are jointly known as the Jurong Lake District.
* 22	D25	239 YISHUN RING ROAD #01-xxxx	89 yrs wef 1/8/1995	HDB shophouse	Yes	1647 (775/872sf)	VTO	Tricia	1st storey tenanted to 24hr coin-operated laundromat @ \$6k till 6/2019. 2nd storey tenanted to tuition centre @ \$3.7k till Oct 2019. Non GST. 24 hour NTUC within the same block. Minutes to Junction 9

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OCTOBER 2017: INDUSTRIAL

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INDUSTRIAL PROPERTIES FOR SALE

* Owner ** Trustee @ Liquidator % Receiver's Sale # Mortgagee's ***Estate's Sale ##Developer's

S/NO	District	Project/Street Name	Tenure	Property Type	Tenancy	Land/Fir Area(sqft)	Guide Asking	\$PSF	Contact Person	Remark
* 1	D03	#09-27/28 Apex @ Henderson 201 Henderson Road	FH	B1 usage		3,165	VTO		Noelle	Light Industrial. Central location! Minutes to MRT/ amenities. GST is not payable. Tenanted til 2019.
# 2	D05	#06-27 PANTECH BUSINESS HUB 194 Pandan Loop	99yrs from 27/01/1984	B2 factory		2,110	\$750K		Tricia	BANK SALE! Regular size. Corner unit. Bright. Water point within the unit. Must Sell!
* 3	D14	ATRIX (off alunied)	FH	B1 Factory		1400-1700 sf	\$815 psf		Sharon	4 units ramp up factory on the 2/3rd storey / walkway to Paya Lebar MRT/ well renovated . > 3 % yield.
* 4	D14	#01-XX BARTLEY BIZ CENTRE 15 Kaki Bukit Road	30 yrs wef 2011	B2 Factory	Yes	4,758	\$1.4M up		Tricia	AUCTION 24 OCTOBER 2017. 3 storey B2 factory. Currently tenanted . Ideal for car workshop, carpentry, engineering etc. Walking distance to Kaki Bukit MRT. Good corp image. Serious Seller!
* 5	D14	#01-BARTLEY BIZ CTE	30 yrs wef 2011	B2 Factory	Yes	4,811	\$1.6 M		Sharon	3 storey B2 factory. Currently tenanted . Ideal for car workshop, carpentry, engineering etc. Walking distance to Kaki Bukit MRT. Good corp image.
# 6	D17	2-storey intermediate JTC factory @ 3 LOYANG WALK (LOYANG INDUSTRIAL ESTATE)	30 yrs wef 01/02/1996 + 26 yrs	B2 Factory	NIL	13,923sqft / 10,093sqft	\$3.XM		Tricia	BANK SALE! Current set up as ancillary office / production / warehouse. Own carparks / loading & unloading. Land rent payable. GST payable. Sell vacant/bare. "As-is-where-is" basis. Sale is subjected to JTC's approval.
@ 7	D17	3 LOYANG WAY 1 (LOYANG INDUSTRIAL ESTATE)	30 yrs + 27 yrs wef 1994	B2 Factory	NIL	41,705/50,213	\$7.XM		Tricia/Sharon	LIQUIDATOR'S SALE Part front 4-storey JTC purpose-built / rear 1-storey with mezzanine factory. Dual frontage for private vehicles, loading/unloading. Passenger /cargo lifts accessible to every floor. Toilets on very floor. 3rd level & partial Part 1 tenanted till July 2017. GST payable. Sell "As-is" basis.
# 8	D20	Mapex #07-02 37 Jalan Pemimpin,	FH	B1 Factory		1,647	\$2.02M		Tricia / Noelle	BANK SALE! High ceiling. Corporate image. Flatted. New. Near Marymount MRT Station & Bishan MRT Station, bus stops, Junction 8, Thomson Plaza, eateries, etc.
* 9	D22	TUAS LINK 1	30yrs +30yrs wef Dec93	Corner B2 JTC detached factory		53,852/38,980	\$10.XM		Sharon	B2 dual frontage factory.walk to Tuas west Rd MRT . Current 0.72 with allocable plot ratio of 1.4.
* 10	D22	7 SOON LEE STREET, #03-XX, ISPACE	30 years from 05/03/2012	B2 Factory	NIL	1,938	VTO		Tricia	MOTIVATED SELLER! Ramp up factory. Primarily Industrial Estate. Dual Access. Corner unit. Floor loading 12.5KN/m2, Ceiling height 6m. GST is payable.
# 11	D22	ACE @ BUROH 2 Buroh Crescent #09-02	30 years wef 22/7/2013	B2 Ramp up	NIL	3,477	MORTGAGEE SALE		Tricia	BANK AUCTION 24 OCTOBER 2017 Strata B2 ramp up factory. Corporate image. Joo Koon vicinity. Pioneer MRT. Selling "As-is" basis. GST payable.
# 12	D22	6 TUAS SOUTH STREET 10	Leasehold 22yrs 10 mths from 1/2/2013	B2 Factory	Brand New	10,000sqm/8,254 sqm	VTO		Tricia	BANK SALE Single/part 2-sty warehouse with a 3-sty annex ancillary office block, a rear 3-sty training block with open yard on 1st sty & a 3-sty ancillary workers' dormitory for 48pax. TOP soon. GST payable. Sell "As-is" basis.
# 13	D22	TOH GUAN CENTRE 21 Toh Guan Road East #09-17	60 years leasehold 01/12/1997	B1 Factory	NIL	1,808	\$4xxK		Tricia	BANK SALE Dual Access. Next to lifts. Toilets within the unit. IMM / MRT . TOP soon. GST payable. Sell "As-is" basis.
* 14	D22	TUAS LOT 50 Tuas Avenue 11 #01-XX	30 years wef 15/2/2008	B2 Factory	NIL	4,940	\$699K		Tricia	MUST SELL! Strata B2 factory. Easy loading/unloading. Approx 8.8m ceiling height. Dual access. Selling "As-is" basis. GST payable.
* 15	D22	TUAS LOT 50 Tuas Avenue 11 #01-XX	30 years wef 15/2/2008	B2 Factory	NIL	5,830	\$8xxK		Tricia	MUST SELL! Strata B2 factory. Easy loading/unloading. Approx 8.8m ceiling height. Dual access. Selling "As-is" basis. GST payable.
* 16	D22	TUAS VIEW CLOSE "Tradelink Place" (off South Ave 3 & 8)	60 yrs wef July 96	2 sty det B2 factory		13,485	\$5.18M		Sharon	No annual rent payable, no investment criteria .plot ratio 2.5 for future expansion, wide frontage

OCTOBER 2017: INDUSTRIAL

Salespersons to contact:

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# 17	D22	#03-12 & 04-07, T99 9 Tuas South Avenue 10	30 years wef 2013	B2 Factory	NIL	2,648/7,664	\$1.025M / \$1.78M		Tricia	BANK SALE! Ramp up. Just TOP! New! Coffeeshop within the development. Carpark @ door step, easy loading/unloading. Sell vacant.
# 18	D25	#05-16, E9 PREMIUM 61 Woodlands Industrial Park E9	Leasehold 30 years	B2 Factory		1,765	\$610K		Tricia	BANK SALE! Ramp up. Corner unit. Next to cargo lifts/passenger lifts. 20/40 footer accessibility. Canteen on 1st level.
# 19	D25	WOODLANDS HORIZON #08-03 31 WOODLANDS CLOSE	Leasehold 60 years from 29/02/2012	B1 Factory		1,711	VTO		Noelle	BANK AUCTION 24 OCTOBER 2017 Strata B1 ramp up factory. Direct loading and unloading. Easily accessible and strategically located within a thriving industrial hub. The amenities available via Causeway Point and Woodlands Civic Centre.
* 20	D27	#04-10, North View Bizhub 6 Yishun Industrial Street 1	30yrs wef 2012	B1 Factory	NIL	1,800	\$450K		Noelle	Must Sell! Ramp Up B1 Factory with parking lots in front of doorstep for loading convenience. Wide driveway of up to 9m and broad ramp width of up to 12m. Near Yishun MRT Station. Vacant possession. GST applies.

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