

Private Treaty for Month of AUGUST 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

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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
# 1	D10	5 BELMONT ROAD	FH	2 storey detached bungalow plus pool		16,327sf /11502sf	\$23.8 M		Sharon	BANK SALE. Good condition.Walking distance to Holland village MRT/Holland village.
* 2	D05	5xx Pasir Panjang Road	FH	old detached house		8130 sf	\$6.8M		Sharon	Potential acquisition of adjoining remnant land, near amenities, close proximity to kent ridge MRT station
* 3	D11	La Suisse Terrace @ Swiss View	999	2 storey terrace house with basement	4+2	2547sf /3,242sf	\$3.3M		Sharon	Rare terrace house that has a feel of semi detached house, 2 super big bedrooms with attached, on top of 2 other bedrooms/2 family area and high ceiling , lots of green/privacy, exclusive , sole
* 4	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	SERIOUS SELLER! Expatriate's ambience/surroundings. Good size bedrooms. Bright / breezy. Good schools nearby, Raffles Girls Primary, Nanyang Girls, Nation Junior College, Hua Chong Institution, etc. Eateries along Greenwood Avenue. Nicely renovated. For rent also.
* 5	D15	ERNANI STREET, OPERA ESTATE	FH	2.5-storey intermediate	6+1	Land approx 1600sqft	\$3.28M		Tricia	BRAND NEW! TOP SOON! Walking distance to Siglap Centre. Nearby Bedok Mall/ Marine Parade. Future MRT. Victoria Junior College / Tao Nan Primary School nearby. Must view!
* 6	D16	5A JALAN HAJI SALAM	FH	2 Storey Detached (3 keys)	> 9 rms	9,718	AUCTION		Sharon	AUCTION 23 AUGUST Near future MRT. Walking distance to Eastwood Centre, Food Centre/Tanah Merah MRT.
* 7	D16	SEMI DETACHED @ KEW CRESCENT	99yrs from 02/1994	3-storey semi-detached	7 rms	Approx 4,652sqft/3900 sqft	\$3.XM		Tricia	AUCTION 23 AUGUST 2017. Corner unit. Decent pool / home lift. Nice & mature garden. High ceiling @ living area. Bright unit. Good condition. Future MRT. View to appreciate!
# 8	D17	67 PASIR RIS HEIGHTS, PASIR RIS BEACH PARK	99yrs wef 1978	Intermediate terrace	4+1	2,681sqft /3,821sqft	\$1.8M		Tricia	BANK SALE! Gaint Mega Mart/ Elias Mall/ Mega Courts / Overseas Family School & other International Schools are all nearby. Resort & Beach Lifestyle!
# 9	D17	36 FLORA DRIVE #03-36, PALM ISLES	99yrs	3-storey clustered house with basement	5rm	3755sqft	\$2.65M		Tricia	BANK SALE! TOP 2015. Relatively New! 5bdrms, 4 ensuites. Subject unit is away from Pan Island Expressway. N-S facing. Overseas Family School & other International Schools are all nearby. Must Sell!
# 10	D17	67 PASIR RIS HEIGHTS, PASIR RIS BEACH PARK	99yrs wef 1978	Intermediate terrace	4+1	2,681sqft /3,821sqft	\$1.8M		Tricia	BANK SALE! Gaint Mega Mart/ Elias Mall/ Mega Courts / Overseas Family School & other International Schools are all nearby. Resort & Beach Lifestyle!
* 11	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.
* 12	D21	SUNSET GROVE	FH	2½ storey bungalow	8	7,245	\$9.98M		Noelle	Newly rebuilt with lift. Just TOP Mar 2016. Built-up approx 8000sqft. Suitable for multi-generation families. Each level has its own bedrooms, living/dining & kitchen.
# 13	D21	83C HUA GUAN AVENUE	999 wef 1879	2 storey cluster bungalow with attic+basement	4+1	4,219sqft (strata)	\$3.0M		Noelle	BANK SALE. Cluster bungalow, only \$700+ psf in Bukit Timah area. Private swimming pool and 2 private car park lots. 4+1br (3 ensuite)
* 14	D27	16A JALAN SALANG	FH	2½ storey semi-detached house	5+1	2,860/4,327	AUCTION		Noelle	Auction on 23 AUGUST. Motivated Seller. Completed in 2007. Well-maintained. Bright and spacious. Must view to appreciate.

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CONDO/ APT/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
#	1	D01 #62-18 THE SAIL @ MARINA BAY 6 Marina Boulevard	99 from 2002	High floor	3	1,389	\$3M		Tricia	BANK SALE! Within Central Business District. MRT nearby. Marina Bay Sand. Must Sell!
#	2	D02 #48-09 ALTEZ 16 Enggor Street	99 from 2008	High floor	2	1,173	\$2.53M		Gwen / Teddy	BANK SALE! High ceiling. Hugh tenant pool from CBD. Minutes to Tanjong Pagar MRT.
*	3	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
#	4	D08 #03-03/#04-03 JOOL SUITES 2 Sing Joo Walk	FH	High floor	2	624 (2 units)	AUCTION		Tricia	BANK AUCTION 23 AUGUST 2017 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!
#	5	D09 ESPADA 48 ST THOMAS WALK #21-07	FH	High floor	1	355	AUCTION		Tricia	BANK AUCTION 23 AUGUST TOP 2013. Near MRT/Amenities. Just outside CBD. Full facilities.
*	6	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.
*	7	D09 SOPHIA RESIDENCE	FH		3	1,432	\$2.5M		Paul	Minutes walk to Dhoby Ghaut MRT. Near Fort Canning Park, Plaza Singapura, Cathay, POMO. Available Immediately. Enclosed Kitchen.
*	8	D09 #01 NASSIM PARK RESIDENCES	FH	Ground floor	4	4,833	\$15.XXM		Sharon	Designer décor. With individual pool. 4 bedrooms converted to 3.
*	9	D09 #03-xx THE BEAUMONT 145 Devonshire Road	FH	Low floor	1+Study	990	\$2.1M		Noelle	Rare, spacious 1 br apartment. Good location! Walk to Orchard Rd, Somerset MRT station and amenities.
*	10	D09 #08-XX EMILY RESIDENCE 3 Mount Emily Road	FH	Duplex	2 + Roof Terr	1,625	\$2M		Tricia	Superb Location! Good condition. Minutes to Little India, Plaza Singapura, Wilkie Edge, Selegie Centre. Amenities nearby development
#	11	D10 #12-03 The Trizon 2 Ridgewood Close	FH	Mid floor	3	2,067	\$3.05M		Noelle	Mortgagee's Sale. High ceiling in master bedroom. Few minutes drive away to Cold Storage Jelita, Holland Village, Dempsey Hill & Orchard Road shopping belt. Also close to Biopolis, Fusionopolis, Science Park. TOP 2012.
#	12	D12 #28-02 ONE DUSUN RESIDENCES 1 Jalan Dusun	FH	High Floor	3	1,097	\$1.58M		Noelle	Mortgagee's Sale. Conveniently located with abundance of amenities within the vicinity. PIE round the corner. With condo facilities.
*	13	D13 #05-XX SENNETTE RESIDENCES 31 Pheng Gek Avenue	99	Mid Floor	1 bdrm loft	915	\$1.xM		Tricia	OWNER AUCTION 23 AUGUST 2017 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!
*	14	D14 #01-XX EUHABITAT 208 Jalan Eunos	99 wef 2010	Ground floor	1	624	\$720K		Tricia	Tenanted at \$2000 p/mth till Feb 2018. Motivated Seller!
#	15	D14 252 Jalan Eunos Euhabitat	99 wef 2010	Ground floor	4	3,380	\$3.4M		Noelle	BANK SALE! Brand new 4brm townhouse with direct pool access, private parking space at basement & roof terrace with jacuzzi.
***	16	D15 #03-06 THE COTZ 171 Telok Kurau Road	FH	Mid Floor	Studio	398	\$5XXK		Tricia	PUBLIC TRUSTEE SALE. AUCTION 23 AUGUST 2017 Corner unit, bright. Along Telok Kurau Road. Low density. Pool/BBQ/ outdoor fitness corner. Amenities nearby.
#	17	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.
#	18	D15 #02-12 PARC BLEU 264 Joo Chiat Place	FH	Low floor	2 bdrm	764	\$890K		Tricia	BANK SALE! Good location near Eunos MRT Stn. With condo facilities. Tenanted at \$2,400 till July 2017.
#	19	D15 #03-02 SUNNY PARC 128 Lorong K Telok Kurau	FH	Low floor	1 bdrm	700	\$830K		Noelle	BANK SALE! Cosy. Bachelor's pad. Move in. MRT /eateries.
*	20	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)

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CONDO/ APT/HDB FOR SALE

* Owner	** 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	
*	21	D16	#08-XX BAYSHORE PARK 64 Bayshore Road	99	High floor (Low rise Block)	4+1	3,531	\$3.3M	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. Must view!	
#	22	D17	#01-05 FERRARIA PARK 8 Flora Drive #01-05	FH	Ground floor	3+study	1,475	AUCTION	Tricia	BANK AUCTION 23 AUGUST 2017 1st Floor Lower! With patio, great for hosting guests. Pleasant surrounding with lush greenery. Breezy. Full Condo facilities. International Schools nearby. Minutes to Changi Airport/ Tampines Regional Centre/ Singapore Expo/ Changi Business Park/ White Sand Shopping Mall, and many other amenities.	
#	23	D17	#10-13 MELVILLE PARK 28 Simei Street 1	99	High Floor	3+1	1,410	AUCTION	Tricia	BANK AUCTION 23 AUGUST 2017 Good layout. Near amenities (Eastpoint/ Tampines Regional Centre / Expo) and many others. Intentional schools nearby. Simei MRT within reach.	
#	24	D19	#05-xx KOVAN GRANDEUR 118 Tampines Road	99	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.	
#	25	D19	#11-22 PARC VERA 10 Hougang Street 32	99 wef 2010	High floor	2	786	\$780K	Noelle	BANK SALE! Move in condition. Breezy/Bright. Facing NS.	
*	26	D26	#03-XX FOREST HILLS CONDO 31 Transit Road	99 wef 2000	High floor	3+1	1,163	\$9xxK	Tricia	MUST SELL! Premium stack! Direct pool facing. Good condition. Future Greenleaf MRT station. All serious offer consider!	
#	27	D28	#02-37 The Greenwich 9 Seletar Road	99 years wef 2009	Low floor	1	603	\$6XXX	Noelle	Mortgagee's sale. Spacious 1 bedroom loft unit. Renovated. Convenient location. Directly connected to Greenwich V Mall for a host of amenities.	
#	28	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.	
#	29	D14	#16-409 HDB 3-room 37 Circuit Road	99 wef 1972	High floor	2	624	\$270K	Noelle	BANK SALE ! Mid floor, excellent location near CBD. Corner unit. PR eligible, chinese quota filled.	
#	30	D17	#02-19 HDB 4-room "Model " 11 Chai Chee Rd	99 wef 2001	Low floor	3	1,087	\$500K	Noelle	BANK SALE! Rarely available. Regular layout. Industrial chic deco. Well-maintained. All races & PRs eligible.	
*	31	D12	#06-XXX HDB Executive Maisonette 108 JALAN RAJAH	99 wef 1984	High floor	3	1,658	\$858K	Tricia	MOTIVATED SELLER! Move-in condition. Unblocked. Breezy. Amenities along Balestier Road is within walking distance. Link bridge to Toa Payoh. Must View!	
#	32	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.	
#	33	D20	#12-49 HDB 4-room "Simplified" 122 Bishan St 12	99 wef 1986	High floor	3	904	\$525K	Noelle	BANK SALE ! Top floor, near Junction 8. Bishan MRT & amenities. Corridor unit. PR eligible, chinese quota filled.	
#	34	D23	#02-207 HDB Executive Apartment Blk 753 Choa Chu Kang North 5	99	Low Floor	4	1,593	VTO	Tricia	BANK SALE! Rarely available! Spacious. 4 good size rooms, and 2 halls. With balcony, service yard. Corner. Near school/amenities. All races & PR eligible. Must Sell!	
#	35	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.	
#	36	D25	#01-362 HDB 4-room Blk 437 Woodlands Street 41	99 wef 1996	1st Floor	3	969	\$320K	Noelle	BANK SALE! New Listing. Corner.	

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S/no	District	Street Name	Tenure	Type/ Floor	Rooms	Floor Area (sqft)	Guide Price	\$PSF	Contact Person	Remarks
# 37	D25	#02-171 HDB 4-room "Model A" Blk 516 Woodlands Drive 14	99	Low Floor	3	1,152	\$380K		Tricia	BANK SALE! New Listing. Corner.
# 38	D27	#05-867 HDB 4-room 170 Yishun Avenue 7	99	Mid floor	3	1,119	\$348K		Tricia	BANK SALE! New Listing. Original condition.

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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			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	#01-56 PAYA UBI INDUSTRIAL PARK 53 Ubi Ave 1	60 yrs wef March 1997	B1 Factory		6,760	\$2.01M		Noelle	Corner unit. 2-sty with basement and pte lift. Bright & airy with good frontage. No GST payable
* 4	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
* 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	D14	#05-03/04 EXCALIBUR CENTRE 71 Ubi Cres	60 years leasehold wef 05/07/1997	B1 Factory	NIL	5,102	VTO	\$450	Noelle / Tricia	Near upcoming Ubi MRT Stn. Convenient location. Column free. Ample parking lots. GST is payable. Selling vacant possession.
* 7	D14	#05-07 EXCALIBUR CENTRE 71 Ubi Cres	60 years leasehold wef 05/07/1997	B1 Factory	NIL	2,572	VTO	\$450	Noelle / Tricia	
# 8	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	\$4.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.
@ 9	D17	3 LOYANG WAY 1 (LOYANG INDUSTRIAL ESTATE)	30 yrs + 27 yrs wef 1994	B2 Factory	NIL	41,705/50,213	\$9.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 every floor. 3rd level & partial Part 1 tenanted till July 2017. GST payable. Sell "As-is" basis.
# 10	D19	#06-XX First Centre 50 Serangoon North Avenue 4	60 years leasehold wef 23/04/2007	B1 Factory	NIL	1,334	\$6XXK		Tricia	MORTGAGEE'S SALE! Ramp up factory. Primarily Industrial Estate.
* 11	D22	TUAS LINK 1	30yrs +30yrs wef Dec93	Corner B2 JTC detached factory		53,852/38,980	\$10.X M		Sharon	B2 dual frontage factory.walk to Tuas west Rd MRT . Current 0.72 with allocable plot ratio of 1.4.
* 12	D22	7 SOON LEE STREET, #03-XX, ISPACE	30 years from 05/03/2012	B2 Factory	NIL	1,938	AUCTION		Tricia	AUCTION 23 AUGUST 2017 MOTIVATED SELLER! Ramp up factory. Primarily Industrial Estate. Dual Access. Corner unit. Floor loading 12.5KN/m2, Ceiling height 6m. GST is payable.
# 13	D22	6 TUAS SOUTH STREET 10	Leasehold 22yrs 10 mths from 1/2/2013	B2 Factory	Brand New	10,000sqm/8,254 sqm	\$13M Guide		Tricia	MORTGAGEE'S 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.
* 14	D22	TUAS LOT 50 Tuas Avenue 11 #01-XX	30 years wef 15/2/2008	B2 Factory	NIL	4,940	\$700K nego		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 (2 units, side by side)	30 years wef 15/2/2008	B2 Factory	NIL	5,834 X 2 units	View to offer		Tricia	BANK SALE! Rare! 2 units, side by side. Strata B2 factory. Easy loading/unloading. High Ceiling. Dual access. GST payable. Sell vacant/bare, "As-is-where-is" basis.
* 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

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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	D22	#04-04 Eco-Tech @ Sunview 1 Sunview Road	30 years wef 2013	B2 Factory	NIL	2,605	\$4xxK		Noelle	BANK SALE! Ramp up. Regular layout with mezzanine. Carpark at door step for easy loading and unloading. Well-connected via PIE, West Coast Highway and AYE.
# 19	D25	#05-16, E9 PREMIUM 61 Woodlands Industrial Park E9	Leasehold 30 years	B2 Factory		1,765			Tricia	BANK SALE! Ramp up. Corner unit. Next to cargo lifts/ passenger lifts. 20/40 footer accessibility. Canteen on 1st level.
* 20	D25	#04-01, HIANGKIE INDUSTRIAL BUILDING IV 27 Woodlands Industrial Park E1	60yrs wef 1995	B2 Factory	NIL	3,434	\$828K		Noelle	Must Sell! B2 strata factory, corner unit in front of cargo lifts, 2 entrances, food court downstairs. Bal 38yrs. No GST
* 21	D25	#04-01, ADMIRALTY IND PARK 23 Woodlands Industrial Park E1	60yrs wef 1995	B2 Factory	NIL	1,808	\$518K		Noelle	Must Sell! B2 strata factory, unit next to passenger lift. 2 cargo lifts. Bal 38 yrs. No GST
# 22	D27	#04-14, NORTH POINT BIZHUB 2 Yishun Industrial Street 1	60yrs wef 13/07/2010	B1 Factory	NIL	2669sqft (248sqm)	AUCTION		Tricia	BANK AUCTION 23 AUGUST 2017 8-storey ramp up light industrial. Canteen within the development. Floor loading 12.5KN/m2, Ceiling height 6m. GST is payable.

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Private Treaty for Month of AUGUST 2017: **COMMERCIAL**

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
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COMMERCIAL PROPERTIES FOR SALE

* Owner's Sale # Mortgage'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	#22-XX CHINATOWN POINT, 133 New Bridge Road	99yrs from 12/11/1980	Office unit	NIL	2,486sqft (231sqm)	\$4.XM	Tricia	BANK SALE! Corner unit. Corporate image. Superb location! MRT @ doorstep. Sell vacant/bare, "As-is-where-is" basis. GST is payable.
* 2	D01	MAXWELL HOUSE	99 yrs from 1969	High Floor	Yes	3,767	\$5.8M	Tricia	Superb location! 2 MRT stations (Tanjong Pagar & upcoming Maxwell). Opposite Maxwell food centre. Easily accessible by all modes of transports. Partial tenancy @ rate of approx \$16,000 per month. No GST is payable.
* 3	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,
* 4	D01	#03 Oxley Tower, 138 Robinson Road	Freehold	Brand new retail shop		366	\$1.5M	Tricia	Shop cum office development,Just TOP, within CBD , near MRT,
* 5	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!
* 6	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.
* 7	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.
# 8	D07	#04-09 Sim Lim Square 1 Rochor Canal Rd	99 yrs wef 1983	Retail Space	NIL	387	AUCTION	Noelle	Bank's Sale. Full glass door, carpeted, window with external view. Next to Rochor MRT Station.
# 9	D07	#03-06 Sim Lim Square 1 Rochor Canal Rd	99 yrs wef 1983	Retail Space	NIL	409	AUCTION	Tricia	BANK SALE. Full glass door, carpeted, window with external view. Next to Rochor MRT Station. GST applies.
# 10	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.
# 11	D07	#05-11 Parklane Shopping Mall 35 Selegie Road	99 years wef 1974	Retail Space	NIL	441	\$550K	Noelle	Bank's Sale. Good location. GST is not payable.
* 12	D07	THE ADELPHI 1 Coleman Street	999 years	Office	Nil	1497	AUCTION	Sharon	Good view, near City hall MRT,Car parking available, good layout
* 13	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.
* 14	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.
* 15	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
# 16	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

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S/NO	District	Description	Tenure	Property Type	Tenancy	Land/Fir Area (Approx sqft)	Guide Price	Contact Person	Remark	
*	17	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.
#	18	D09	#02-17/18 Concorde Hotel & Shopping Mall 100 Orchard Road	99 yrs wef 1979	2 adjoining retail shops	NIL	2,455	\$1,800psf	Noelle	Bank's Sale. 2 adjoining shops, suitable for F&B use. Dual glass frontage. Self-contained toilet. Walking distance to Dhoby Gault & Somerset MRT.
#	19	D10	#B1-06/07 Ming Arcade 21 Cuscaden Road	FH	Retail Space	NIL	194sqft & 172sqft	\$848K	Noelle	Rare freehold retail/commercial units in Orchard area. 2 adjoined units. Total 366 sqft
*	20	D12	125 Lorong 2 Toa Payoh #01-XXX	Leasehold 75yrs wef 1994	2-storey HDB shop with Living Quarter	NIL	1,302 sqft	\$1.95M	Noelle	Next to coffeeshop within a neighbourhood centre. Heavy human traffic. Ample parkings. Near Braddell MRT Station. Tenanted. GST is not payable.
#	21	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!
*	22	D14	56 LORONG 6 GEYLANG	FH	2-storey inter shophouse	Land approx 2068sqft Fir 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.	
*	23	D15	250/A/B GEYLANG ROAD	Fh	3 Storey shophouse	Tenanted 1066/657/657	\$4M	Sharon	rd floor shop/ upp floors used as residential near lorong 12, tenanted Master Plan 2014: Commercial	
#	24	D16	#01-43 East Village 430 Upper Changi Road	FH	Retail Space	NIL	366	\$1.68M	Noelle	Bank's Sale. #01. Suits F&B/ Retail. Located along the walkway towards the supermarket.
#	25	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!
#	26	D20	#B1-11 Thomson V Two 11 Sin Ming Road	Freehold	Retail Space	NIL	409	\$760K	Tricia	Near Marymount MRT station. Good location. Suits service trades. Must Sell!
*	27	D22	262 JURONG EAST STREET 24 #01-XXX	Leasehold 88yrs wef 01/07/1994	2-storey HDB shop with Living Quarter	NIL	3,681sqft (excl 1,200sqft approx , ORA)	\$4.88M	Tricia	AUCTION 23 AUGUST 2017. 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.

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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/Fir Area (Approx sqft)	Guide Price	Contact Person	Remark
*	28	D22 #08-XX Vision Exchange 2 Venture Drive	99 yrs wef 2013	Office Space	NIL	517	\$1.32M	Noelle	2 office units side by side. Near Lift lobby/sky terrace. Can be sold jointly/separately. 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.

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