

## NOVEMBER 2017: RESIDENTIAL

### Salespersons to contact:

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

Gwen Lim, CEA R027862B, 6228 7331 / 9199 2377  
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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	\$2x M		Sharon	<b>MORTGAGEE SALE</b> Good condition. Walking distance to Holland village MRT/Holland village.
***	2	D10 43 GREENLEAF ROAD	FH	Land with a 2 storey original detached house + pool		7,168sf	10.28 M		Sharon	<b>ESTATE SALE</b> 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	D13 27 CHILTERN DRIVE	FH	2 storey detached bungalow with basement, attic & pool	6+1	4,636sf / 6,027sf	AUCTION		Tricia	<b>MORTGAGEE SALE</b> Renovated. Good size pool. Australian International School / Stamford American School/ Maris Stella School. Lor Chuan MRT Station / NEX Shopping Mall. Easy accessible to CTE/PIE/TPE expressway.
#	5	D14 252 Jalan Eunus EuHabitat	99 wef 2010	Townhouse	4	3,380	\$3.15M		Noelle	<b>MORTGAGEE SALE</b> Brand new 4brm townhouse with direct pool access, private parking space at basement & roof terrace with jacuzzi.
#	6	D15 324 SIGLAP ROAD	FH	Semi-Detached	4	2,808/2,794	\$3.XM		Tricia / Gwen	<b>BANK SALE!</b> 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!
*	7	D15 SANDY LANE	FH	Semi-Detached	5	Land 3879sf	\$4.65m		Noelle/ Sharon	<b>RARELY AVAILABLE !</b> <b>Vintage style</b> semi d ,walking distance to Paya Lebar/dakota MRT. Near to Future growth area of Paya Lebar Central
*	8	D15 ERNANI STREET, OPERA ESTATE	FH	2.5 Storey Intermediate	6+1	Land approx 1,600sqft	\$3.XXM		Tricia	<b>BRAND NEW! TOP SOON!</b> Walking distance to Siglap Centre. Nearby Bedok Mall/Marine Parade. Future MRT. Victoria JC/Tao Nan Primary nearby.
*	9	D16 5A JALAN HAJI SALAM	FH	2 Storey Detached (3 keys)	10 rooms	9,718	\$8.48m		Sharon	Triple key. Ideal for 3 families. Near Future MRT. Walking distance to Eastwood Centre, Food Centre/Tanah Merah MRT. Long driveway..
*	10	D16 SEMI DETACHED @ KEW CRESCENT	99yrs from 02/1994	3-storey semi-detached	7 rms	Approx 4,652sqft/3900 sqft	\$3.XM		Tricia	<b>MOTIVATED SELLER!</b> Corner unit. Decent pool / home lift. Nice & mature garden. High ceiling @ living area. Bright unit. Good condition. Future MRT.
#	11	D17 36 FLORA DRIVE #03-36, PALM ISLES	99yrs	3-storey clustered house with basement	5rm	3755sqft	\$2.6M		Tricia	<b>BANK SALE!</b> 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.
#	12	D17 67 PASIR RIS HEIGHTS, PASIR RIS BEACH PARK	99yrs wef 1978	Intermediate terrace	4+1	2,681sqft /3,821sqft	\$1.7M		Tricia	<b>BANK SALE!</b> Gaint Mega Mart/ Elias Mall/ Mega Courts / Overseas Family School & other International Schools are all nearby. Resort & Beach Lifestyle!
*	13	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!
##	14	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!

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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
***			999 YRS				15	D19	HAI SING ROAD		Land with a 2 storey building		4,577sf	\$4.48 m		Sharon	<b>ESTATE SALE</b> Ideal to build your own detached house, quiet, walking distance to Hougang MRT/Hougang Plaza
#			999 wef 1879				16	D21	83C HUA GUAN AVENUE		2 storey cluster bungalow with attic+basement	4+1	4,219sqft (strata)	\$2.98M		Noelle / Tricia	<b>MORTGAGEE SALE.</b> Cluster bungalow, only \$706psf in Bukit Timah area. Private swimming pool and 2 private car park lots. 4+1br (3 ensuite)
#			FH				17	D23	87 PHOENIX AVE		2-storey detached house, basement level & pool	4+3	6,712 / 4,779	\$6.xM		Tricia	<b>MORTGAGEE SALE</b> 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.
#			99 Years wef 07/2008				18	D27	27 KERONG LANE		3 storey Intermediate terrace house		1,787 / 4,467	\$2.13M		Noelle / Gwen	<b>MORTGAGEE SALE</b> 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.
*			FH				19	D27	16A JALAN SALANG		2½ storey semi-detached house	5+1	2,860/4,327	\$2.9M		Noelle / Gwen	<b>Motivated Seller.</b> Completed in 2007. Balinese style. High ceiling. Bright and spacious. Close proximity to Sembawang Shopping Centre/Sembawang MRT Station. Must view!
*			FH				20	D27	32 ANDREW TERRACE		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
*			99				1	D01	#30-09 MARINA BAY RESIDENCES 18 Marina Boulevard		High Floor	3	1,636	\$4.39M		Noelle	<b>AUCTION 15 NOVEMBER 2017</b> 3bdm. High floor. Bay View. No noon sun. Centralised location. City Living. Minutes to Downtown/Raffles Place MRT station. Malls nearby.
*			99				2	D04	#29-xx REFLECTIONS @ KEPPEL BAY 23 Keppel Bay Drive		High Floor	4	2,336	\$4.4M		Noelle	Premium stack on 29th floor with full seaweed and golf course view. Only \$1800+ psf, negotiable
*			99				3	D04	#XX-72 REFLECTIONS @ KEPPEL BAY 23 Keppel Bay Drive		Low floor	3+1	1,625	\$2.4M		Noelle	Large living room, dry & wet kitchen, enjoy the greenery view and privacy. Below \$1500psf, negotiable
#			FH				4	D08	#03-03/#04-03 JOOL SUITES 2 Sing Joo Walk		High floor	2	624	\$900K		Tricia	<b>MORTGAGEE SALE!</b> 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!
*			FH				5	D09	#01 NASSIM PARK RESIDENCES		Ground floor	4	4,833	\$15.XXM		Sharon	Designer décor. With individual pool. 4 bedrooms converted to 3.
#			FH				6	D09	MOUNT ELIZABETH RHAPSODY ON MOUNT ELIZABETH		High Floor	4	2,540	\$4.3M		Sharon/Teddy	<b>MORTGAGEE SALE.</b> 4Bedroom penthouse. Duplex. Close proximity to Paragon, Orchard MRT Station, Somerset MRT Station and CTE.

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S/no	District	Street Name	Tenure	Type/ Floor	Rooms	Floor Area (sqft)	Guide Price	\$PSF	Contact Person	Remarks	
#	7	D09	TOWNHOUSE APARTMENT @139 Cavenagh Rd	99	Low floor	4	2,390	\$2.05M	Tricia/Noelle	<b>MORTGAGEE SALE.</b> 4Bedroom penthouse. Duplex. Close proximity to Newton MRT, Paragon, Orchard MRT Station, .	
*	8	D13	#05-XX SENNETT 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 Eunos	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	With private enclosed space. Good size. MRT / Kallang Lesuire Park. With condo facilities. Sell with tenancy.	
##	11	D15	#05-06 THE CRISTALLO 70 Lorong K Telok Kurau	FH	Penthouse	1 bdrm Penthouse	797	\$938K	Teddy	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	<b>MORTGAGEE SALE!</b> Good location near Eunos MRT Stn. With condo facilities. Tenanted at \$1,800 till Sep 2018.	
*	13	D16	#08-XX BAYSHORE PARK 64 Bayshore Road	99	High floor (Low rise Block)	4+1	3,531	\$3.XM	Tricia	<b>MOTIVATED SELLER!</b> 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.	
*	14	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)	
#	15	D17	#01-05 FERRARIA PARK CONDOMINIUM 8 Flora Drive	FH	Ground Floor	3+ study + 1	1,475	\$1.21M	Tricia	<b>MORTGAGEE SALE!</b> 1st Floor Lover! Renovated. Olympic size swimming pool within the development. Must View!	
#	16	D19	#05-xx KOVAN GRANDEUR 118 Tampines Road	99 wef 2010	Penthouse	3	1,389	\$1.22M	Noelle	<b>MORTGAGEE SALE!</b> 2-level penthouse unit with roof terrace. 2 min drive to Kovan MRT and Heartland Mall.	
*	17	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. <b>Serious Seller!</b>	
#	18	D19	#02-32 HDB 5-room "Model 290C COMPASSVALE CRESCENT	99 wef 2001	Low floor	3	1,184	\$410K	Noelle	<b>MORTGAGEE SALE!</b> Move-in condition. Coffeeshop / amenities nearby. Greenery view. Within minutes to LRT.	
#	19	D19	#08-906 HDB 4-room "Model A" 125 RIVERVALE STREET #08-906	99	High floor	3	1,076	\$400K	Teddy	<b>MORTGAGEE SALE!</b> Coffeeshop / amenities nearby. With Playground, basketball court and park. Good Layout.	
#	20	D25	#02-171 HDB 4-room "Model A" Blk 516 Woodlands Drive 14	99	Low Floor	3	1,152	\$380K	Tricia	<b>MORTGAGEE SALE!</b> Corner. Near Woodlands Civic Centre	
#	21	D25	#06-413 HDB Executive Apartment (Jumbo) 331 Woodlands Ave 1	99 wef 1994	Mid floor		1,894	\$690K	Gwen	<b>MORTGAGEE SALE!</b> New Listing.	
#	22	D25	#11-221 HDB 4-room 26 MARSILING DRIVE	99	High floor	3	990	\$320K	Noelle	<b>MORTGAGEE SALE!</b> New Listing. 4rm HDB. High floor. Only Malay/Chinese eligible.	
#	23	D25	#08-424 HDB 3-room (New Generation) 739 Yishun Avenue 5	99	High Floor	2	721	\$3XXX	Tricia	<b>MORTGAGEE SALE!</b> New Listing. 3NG Model. Simple. All races	

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\* 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
# 24	D27	#08-204 HDB 3-room (New Generation) 160 Yishun Street 11	99 wef 1985	High Floor	2	721	\$295K		Tricia	<b>MORTGAGEE SALE!</b> New Listing. 3NG Model. Move in. Bright. Northpoint/MRT. All races
# 25	D27	#05-867 HDB 4-room 170 Yishun Avenue 7	99	Mid floor	3	1,119	\$348K		Tricia	<b>BANK SALE!</b> Original condition.
# 26	D27	#02-523 HDB 3-room 226 YISHUN STREET 21	99	Low floor	2	721	\$295K		Noelle	<b>BANK SALE!</b> 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	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	<b>MORTGAGEE SALE!</b> 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	\$1.3XM		Tricia	<b>AUCTION 15 NOV 2017.</b> 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 6.5K 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	<b>MORTGAGEE SALE!</b> 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	JTC Purposed Built "B2" Factory	NIL	41,705/50,213	\$7.XM		Tricia/Sharon	<b>LIQUIDATOR'S SALE</b> 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, subject to JTC's Approval.
% 8	D22	TUAS WEST AVENUE	30 yrs FROM 1997 + 28 yrs	JTC "B2" Factory	NIL	43,069/55,152	\$7.XM		Tricia	<b>RECEIVER'S SALE</b> JTC purpose-built. Existing set-up ancillary office/ production/ warehousing. Corporate image. Own parkings for private vehicles, loading/unloading. Passenger /cargo lifts accessible to every floor. MRT is nearby. GST payable. Sell "As-is" basis, subject to JTC's approval.
* 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	<b>MOTIVATED SELLER!</b> Ramp up factory. Primarily Industrial Estate. Dual Access. Corner unit. Floor loading 12.5KN/m2, Ceiling height 6m. GST is payable.
# 11	D22	<u>ACE @ BUROH</u> <u>2 Buroh Crescent #09-02</u>	30 years wef 22/7/2013	B2 Ramp up	NIL	3,477	<b>MORTGAGEE SALE</b>		Tricia	<b>MORTGAGEE AUCTION 15 NOV 2017</b> 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	<b>MORTGAGEE SALE</b> 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	TUAS LOT 50 Tuas Avenue 11 #01-XX	30 years wef 15/2/2008	B2 Factory	NIL	4,940	\$699K		Tricia	<b>MUST SELL!</b> Strata B2 factory. Easy loading/unloading. Approx 8.8m ceiling height. Dual access. Selling "As-is" basis. GST payable.
# 14	D22	TUAS LOT 50 Tuas Avenue 11 #01-XX	30 years wef 15/2/2008	B2 Factory	NIL	5,830	VTO		Tricia	<b>BANK SALE!</b> Strata B2 factory. Easy loading/unloading. Approx 8.8m ceiling height. Dual access. Selling "As-is" basis. GST payable.
* 15	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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* 16	D23	#07-XX, Enterprise Centre 20 Bukit Batok Crescent	60 years wef 13/3/1997	B1 Factory	NIL	3,853	\$1.0XM		Tricia	<b>MOTIVATED SELLER!</b> Ramp up, corner unit. 2 carpark lots & 1 container lot for easy loading/unloading. With toilets. Sell with tenancy till March 2019.
# 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	<b>MORTGAGEE SALE!</b> 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	\$568K		Tricia	<b>MORTGAGEE SALE!</b> 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	<b>MORTGAGEE SALE</b> 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	<b>Must Sell!</b> 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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# Auction Private Treaty.



## NOVEMBER 2017: COMMERCIAL

### Salespersons to contact:

Tricia Tan, CEA R0219041, 6228 7349 / 9387 9668  
Sharon Lee, CEA R027845B, 6228 6891 / 9686 4449  
Noelle Tan, CEA R047713G, 6228 7380 / 9766 7797

Gwen Lim, CEA R027862B, 6228 7331 / 9199 2377  
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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
* 1	D01	<b>HOTEL @ SERANGOON RD</b>	Freehold	8 storey hotel with basement and shoplet on the ground floor		30,500sqft	<b>\$75M</b>	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	<b>GSH Plaza, Cecil street</b>	99 years	Brand new office		517 sf	\$1.35 M	Sharon	Shop cum office development, Just TOP, within CBD, near MRT, \$2611 psf
* 3	D03	<b>#01-17 Alexis @ Alexandra</b> 354 Alexandra Road	FH	Retail Shop		1475	\$5.98M	Noelle	Good frontage, face main road, near Queenstown MRT & IKEA. GST Payable.
* 4	D07	<b>#06-xx Sim Lim Square</b> 1 Rochor Canal Rd	99 yrs wef 1983	Retail Space	Yes	1356	<b>\$2.99 m</b>	Sharon	No GST. Next to Rochor MRT Station, about \$2300 psf.
# 5	D07	<b>#04-09 Sim Lim Square</b> 1 Rochor Canal Rd	99 yrs wef 1983	Retail Space	NIL	387	<b>VTO</b>	Noelle	<b>MORTGAGEE SALE</b> Full glass door, carpeted, window with external view. Next to Rochor MRT Station.
# 6	D07	<b>#03-06 Sim Lim Square</b> 1 Rochor Canal Rd	99 yrs wef 1983	Retail Space	NIL	409	<b>VTO</b>	Tricia	<b>MORTGAGEE SALE.</b> Full glass door, carpeted, window with external view. Next to Rochor MRT Station. GST applies.
* 7	D07	<b>B1-XX, HIGH STREET CENTRE</b> 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.
* 8	D07	<b>B1-XX, HIGH STREET CENTRE</b> 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.
* 9	D08	<b>#1X-XX, SIM LIM TOWER</b> 10 Jalan Besar	Freehold	Office Space	NIL	592	\$1.xM	Tricia	Motivated Seller! Superb location! Future MRT. GST is payable
# 10	D08	<b>4xx Serangoon Road</b>	FH	Part 2-storey / 4-storey shophouse	NIL	1,520sqft	\$5.7M	Tricia	<b>MORTGAGEE SALE!</b> Beside Coffee Shop / Minutes to Farrer Park MRT
* 11	D09	<b>#01-04 LOFT @ NATHAN</b> 428 River Valley Road	FH	Retail Shop	NIL	592	\$26xxpsf	Tricia	<b>MOTIVATED SELLER!</b> Face River Valley Road. With toilet. No GST payable. URA approved for Light F& B till 24 October 2018.
* 12	D12	<b>125 Lorong 2 Toa Payoh #01-XXX</b>	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.
# 13	D14	<b>#02-22 MILLAGE</b> 55 Changi Road	Freehold	Retail Space	NIL	129	\$550K	Tricia	<b>MORTGAGEE SALE!</b> Mixed development (Commercial/Residential). Central location. Retail shop unit suits service trades. Must Sell! Must Sell!

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S/NO	District	Description	Tenure	Property Type	Tenancy	Land/Fir Area (Approx sqft)	Guide Price	Contact Person	Remark
* 14	D14	56 LORONG 6 GEYLANG	FH	2-storey inter shophouse	nil	Land approx 2068sqft Fir approx 2992sqft	\$2.8M	Tricia	<b>OWNER'S SALE</b> Master Plan 2014: Commercial /Institution. Serious Seller! Valuation \$2.9M. Sell below valuation. No GST is payable.
* 15	D15	2xx GEYLANG ROAD	FH	3 Storey shophouse	Tenanted 11.2K	1066 /657/657	\$4M	Sharon	Ground floor shop/ upp floors used as residential near lorong 12, tenanted Master Plan 2014: Commercial
# 16	D16	#01-43 East Village 430 Upper Changi Road	FH	Retail Space	NIL	366	\$1.38M	Noelle	<b>Mortgagee Sale.</b> #01. Suits F&B/ Retail. Located along the walkway towards the supermarket.
# 17	D19	#01-04 KENSINGTON SQUARE 2 Jalan Lokam	Freehold	Retail Space	NIL	237	\$9XXK	Tricia	<b>Mortgagee Sale!</b> 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!
* 18	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 restuarant. 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.
* 19	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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