

# PRIVATE TREATY SALE

Updated as of 20 September 2021



CEA Licence No: L3004691J

## PRIVATE RESIDENTIAL: LANDED

		Address / Location	Land Area approx. (sq.ft)	Built-Up Area approx (sq. ft)	Tenure	Guide Price
*	D10	<b>29 BERRIMA ROAD</b> - Brand New 2½ storey detached houses with basement - Nearby to amenities include Singapore Botanic Garden and Tanglin Community Club - Close to Stevens MRT and Botanic Gardens MRT Station <a href="https://www.propertyguru.com.sg/listing/23569884/for-sale-29-berrima-road">https://www.propertyguru.com.sg/listing/23569884/for-sale-29-berrima-road</a>	5,793	6,949	freehold	<b>\$13.5M</b>

*\* Mortgagee's Sale | \*\* Owner's Sale | \*# MCST's Sale*

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## PRIVATE RESIDENTIAL: CONDOMINIUM / APARTMENT / CLUSTER HOUSING

		Address / Location	Floor Area Approx. (sq.ft)	Tenure	Guide Price
*	D01	<b>#09-23 V ON SHENTON, 5A SHENTON WAY</b> - Low floor 2-bedroom + study - Close to Tg Pagar MRT and the upcoming Shenton MRT <a href="https://www.propertyguru.com.sg/listing/23530213/for-sale-v-on-shenton">https://www.propertyguru.com.sg/listing/23530213/for-sale-v-on-shenton</a>	1,055	99 years wef 29/11/2011	<b>\$2.1M</b>
*	D02	<b>#36-22 ICON, 10 GOPENG STREET</b> - High floor, 2-bedroom unit - Next to Tanjong Pagar MRT , nearby to amenities <a href="https://www.propertyguru.com.sg/listing/23649739/for-sale-icon">https://www.propertyguru.com.sg/listing/23649739/for-sale-icon</a>	926	99 years wef 2002	<b>\$1.725M</b>
*	D09	<b>#05-22 BELLE VUE RESIDENCES, 25 OXLEY WALK</b> - 2-storey Penthouse with roof terrace, 3-bedroom + Utility - Exclusive development in the city <a href="https://www.propertyguru.com.sg/listing/21763062/for-sale-belle-vue-residences">https://www.propertyguru.com.sg/listing/21763062/for-sale-belle-vue-residences</a>	3,552	freehold	<b>\$5.1M (REDUCED)</b>
**	D09	<b>01-XX MARTIN NO 38, 38 MARTIN ROAD</b> - Rare 1+1 bedroom on the ground floor - Move-in condition - Walking distance to Somerset MRT and Orchard Road <a href="https://www.propertyguru.com.sg/listing/22218828/for-sale-martin-no-38">https://www.propertyguru.com.sg/listing/22218828/for-sale-martin-no-38</a>	1,076	freehold	<b>\$2.7XM</b>
**	D09	<b>GRANGE INFINITE, 27 GRANGE ROAD</b> - 3-bedroom - High floor unit, unblocked view - Near Somerset MRT <b>Contact: FH</b>	2,560	freehold	<b>\$5.75M</b>
*	D11	<b>09-07, 26 NEWTON, 26 NEWTON ROAD</b> - 2-bedroom, 2 toilets with balcony + HS - Near to Newton & Novena MRT - Few minutes to Orchard shopping belt <a href="https://www.propertyguru.com.sg/preview-listing/23625278">https://www.propertyguru.com.sg/preview-listing/23625278</a>	614	freehold	<b>\$1.42M</b>
*#	D14	<b>#05 EUHABITAT, 216 JALAN EUNOS (NEW!)</b> - 1-bedroom unit with Spacious living & dining space - Ensuite master bedroom with balcony - Proximity to Eunost MRT, Near to amenities <a href="https://www.propertyguru.com.sg/listing/23684932/for-sale-euhabitat">https://www.propertyguru.com.sg/listing/23684932/for-sale-euhabitat</a>	560	99 years wef 2010	<b>\$738K</b>

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		Address / Location	Floor Area Approx. (sq.ft)	Tenure	Guide Price
*	D19	<b>#11-16 KINGSFORD WATERBAY, 66 UPPER SERANGOON VIEW</b> - 3-bedroom, spacious living & dining area with balcony - Full condominium facilities - Close to Hougang MRT & Bus Interchange, Hougang Mall <a href="https://www.propertyguru.com.sg/listing/23642530/for-sale-kingsford-waterbay">https://www.propertyguru.com.sg/listing/23642530/for-sale-kingsford-waterbay</a>	893	99 years wef 2018	<b>\$1.16M</b>
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## COMMERCIAL: SHOP / SHOPHOUSE / OFFICE

		Address / Location	Floor Area Approx.(sq.ft)	Tenure	Guide Price
*	D11	<b>#01-12 NOVENA REGENCY, 275 THOMSON ROAD</b> - Retail shop, able to use for F&B - Grease trap and kitchen installation, Within residential enclaves <a href="https://www.commercialguru.com.sg/listing/23537125/for-sale-novena-regency">https://www.commercialguru.com.sg/listing/23537125/for-sale-novena-regency</a>	657	freehold	<b>\$3.3M</b>
*	D14	<b>#B1-08 HEXACUBE, 160 CHANGI ROAD</b> - Retail shop with toilet & Water pt, near to Eunos MRT - Vacant Possession, GST registered <b>Contact: FH</b>	441	freehold	<b>\$800K (REDUCED)</b>
*	D14	<b>#01-09 EUHABITAT, 190 JALAN EUNOS</b> - Retail shop with toilet, Wide glass frontage - Vacant Possession, No GST <b>Contact: MC</b>	990	99 years wef 2010	<b>\$1.41M (REDUCED)</b>
*	D14	<b>#01-12 EUHABITAT, 190 JALAN EUNOS</b> - Retail shop , Vacant Possession, No GST <b>Contact: MC</b>	861	99 years wef 2010	<b>\$1.27M (REDUCED)</b>
*	D15	<b>#04-58 ECO, 283 BEDOK SOUTH AVENUE</b> - Retail shop - Vacant possession, No GST <b>Contact: MC</b>	883	99 years wef 2012	<b>\$980K (REDUCED)</b>
*	D19	<b>#01-05 KENSINGTON SQUARE, 2 JALAN LOKAM</b> - Commercial unit, Bare condition - GST registered <a href="https://www.commercialguru.com.sg/listing/23514143/for-sale-kensington-square">https://www.commercialguru.com.sg/listing/23514143/for-sale-kensington-square</a>	237	freehold	<b>\$850K (REDUCED)</b>
*	D19	<b>#02-02 SPAZIO@KOVAN, 767 UPPER SERANGOON ROAD</b> - Retail shop, Bare condition - Vacant Possession, GST registered <b>Contact: MC</b>	657	freehold	<b>\$1.25M (REDUCED)</b>

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## INDUSTRIAL: FACTORY / WAREHOUSE

		Address / Location	Floor Area Approx.(sq.ft)	Tenure	Guide Price
*	D22	<b>#02-06 T99, 9 TUAS SOUTH AVE 10</b> - Ramp-up B2 factory - Vacant Possession <a href="https://www.commercialguru.com.sg/listing/22980960/for-sale-t99">https://www.commercialguru.com.sg/listing/22980960/for-sale-t99</a>	8,148	30 years wef 2013	<b>\$1.5M</b>
*	D22	<b>#03-01 T99, 9 TUAS SOUTH AVE 10</b> - B2 ramp-up factory - Vacant Possession, No GST <b>Contact: SC</b>	7,825	30 years wef 2013	<b>\$1.73M</b> <b>(REDUCED)</b>
*	D22	<b>#04-07 T99, 9 TUAS SOUTH AVE 10</b> - B2 ramp-up factory - Vacant Possession, GST registered <a href="https://www.commercialguru.com.sg/listing/21299523/for-sale-t99">https://www.commercialguru.com.sg/listing/21299523/for-sale-t99</a>	7,664	30 years wef 2013	<b>\$1.58M</b> <b>(REDUCED)</b>
*	D22	<b>#03-19 WESTSTAR 11 TUAS BAY CLOSE</b> - B2 flatted factory - Vacant Possession, GST registered <a href="https://www.commercialguru.com.sg/listing/21866069/for-sale-west-star">https://www.commercialguru.com.sg/listing/21866069/for-sale-west-star</a>	2,152	30 years wef 2013	<b>\$560K</b> <b>(REDUCED)</b>

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## RESIDENTIAL: HDB

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*	D23	<b>234 BUKIT BATOK EAST AVENUE 5 #04-121 (NEW!)</b> - HDB 3rm - Near to Bukit Batok MRT - All races eligible to buy <a href="https://www.propertyguru.com.sg/listing/hdb-for-sale-234-bukit-batok-east-avenue-5-23672604">https://www.propertyguru.com.sg/listing/hdb-for-sale-234-bukit-batok-east-avenue-5-23672604</a>	721	99 years wef 1985	<b>\$338K</b>

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