

# Sizeable Redevelopment Site at Pine Grove

For Sale by Tender, Closing on 6 May 2024 (Mon), 3pm



## Key Investment Highlights



Opportunity to create a visionary landmark to transform the landscape



Close to renowned primary schools and tertiary institutions



A short walk to Dover MRT Station



Easy access to retail, entertainment & lifestyle amenities



Abundant lush greenery and nature trails



Excellent accessibility via major roads and expressways

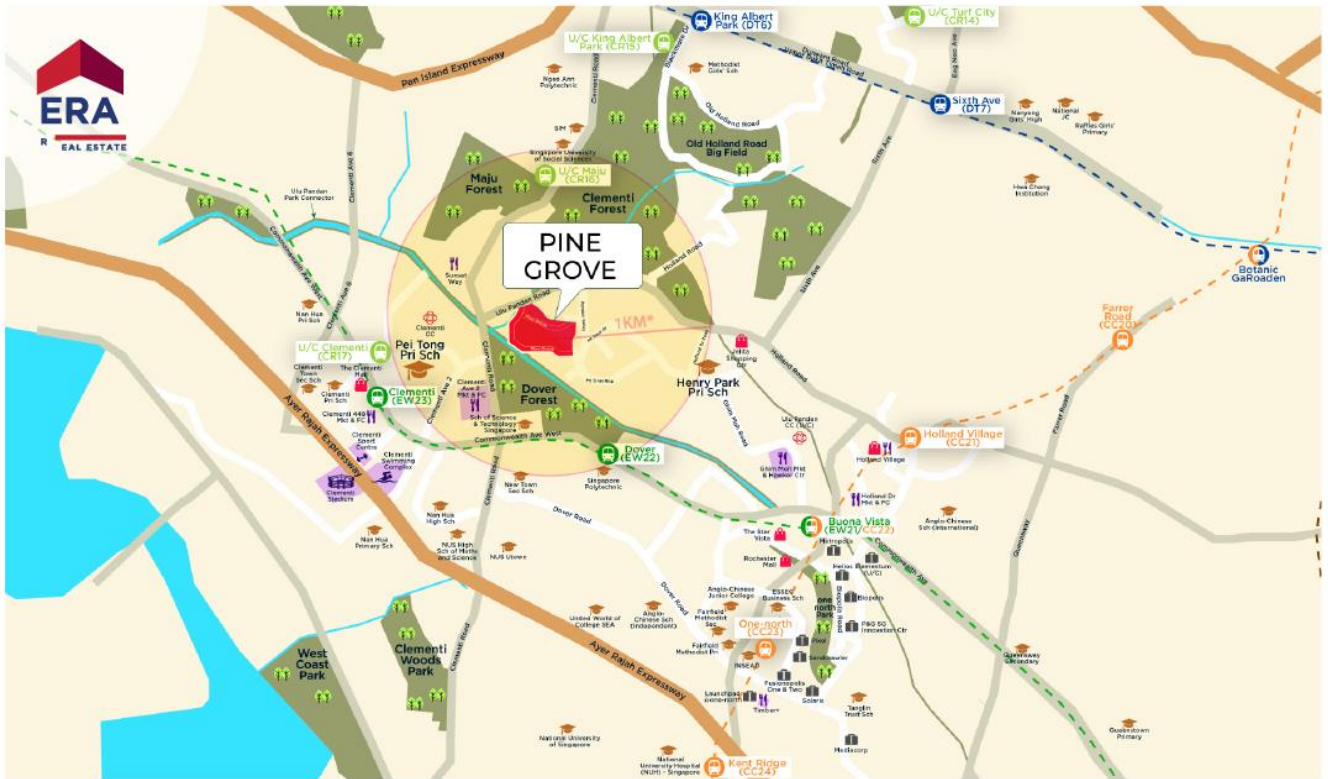


A short driving distance to one-north



Hospitals and medical centres nearby

# Location Map



\*Disclaimer: 1km radius is for illustrative purposes only. The accuracy and completeness of the map may vary, and it is intended to serve as a general reference guide.

## Site & Property Details

Address	1A/B/C/D/E/F/G/H/J/K/L/M/N/P/Q Pine Grove, Singapore
District	21
Legal Description	Lot MK04-05544C
Tenure	Leasehold 99 years and 1 day with effect from 1 November 1984
Site Area	82,982.8 sq m (893,218 sq ft, approx.)
Master Plan 2019	Residential at Gross Plot Ratio 2.1
Building Height Control	Up to 24-storey
Planning Area	Bukit Timah
Current Gross Floor Area (Lease Document)	Residential - 128,636 sq m Communal / Recreational Facilities - 782 sq m
Estimated no. of Units	1,870 - 2,050 units (average unit size: 85 to 93 sq m) (Subject to authorities' approval)
Estimated Land Betterment Charge & Upgrading of Lease Tenure*	SGD1.008 billion (Based on Sept 2023 LBC Rates, Use Group B2)

For more information,  
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