



# Private Sale Listing December 2024

\* Mortgagee's Sale    \*\* Owner's Sale    \*\*\* Receiver's Sale    # Estate's Sale

Residential Landed	Guide Price	Contact Details
** <b>XX MARGOLIOUTH ROAD (D10)</b> <a href="#">Click for more info</a> 2-sty bungalow with attic and basement,10+1 b/rms, s/pool Land / Floor Area: Approx. 9636 / 10484 sqft Tenure: Freehold	\$21.88 Million	Carol Quek (R002920G) 9688 9668
Residential Non-Landed	Guide Price	Contact Details
** <b>#30-XX MARINA ONE RESIDENCES, 21 MARINA WAY (D01) (Auction 17 Dec)</b> <a href="#">Click for more info</a> Apt, 1 b/rm, walk to Marina Bay & Downtown MRT Station Floor Area: Approx. 689 sqft Tenure: 99 yrs wef 2011	\$1.65 Million	Alison Lee (R002917G) 9188 9908 Irene Song (R002955Z) 9338 0284
** <b>#09-XXX CARIBBEAN AT KEPPEL BAY, 46 KEPPEL BAY DRIVE (D04)</b> <a href="#">Click for more info</a> Apt with pte lift, 2 b/rms (original 3 b/rms + study) , waterway view Floor Area: Approx. 1356 sqft Tenure: 99 yrs wef 1999	\$3 Million	Carol Quek (R002920G) 9688 9668 Irene Song (R002955Z) 9338 0284
* <b>#13-XX HELIOS RESIDENCES, 15 CAIRNHILL CIRCLE (D09)</b> <a href="#">Click for more info</a> Apt, 3 b/rms, private lift lobby Floor Area: Approx. 1668 sqft Tenure: Freehold	\$4.15 Million	Irene Song (R002955Z) 9338 0284
** <b>#02-XX 38 JERVOIS, 38 JERVOIS ROAD (D10)</b> <a href="#">Click for more info</a> Apt, 3 b/rms, face east & pool view Floor Area: Approx. 818 sqft Tenure: Freehold	\$1.98 Million	Carol Quek (R002920G) 9688 9668
* <b>#13-XX GRAMERCY PARK, 57 GRANGE ROAD (D10) (Auction 17 Dec)</b> <a href="#">Click for more info</a> Apt, 4 b/rms, balcony, bright & windy, Orchard MRT & Orchard Shopping Belt Floor Area: Approx. 2691 sqft Tenure: Freehold	\$9.3 Million	Alison Lee (R002917G) 9188 9908 Carol Quek (R002920G) 9688 9668
* <b>#14-XX GRAMERCY PARK, 57 GRANGE ROAD (D10)</b> <a href="#">Click for more info</a> Apt, 4 b/rms, balcony, bright & windy, Orchard MRT & Orchard Shopping Belt Floor Area: Approx. 2680 sqft Tenure: Freehold	\$9.3 Million	Alison Lee (R002917G) 9188 9908 Carol Quek (R002920G) 9688 9668
* <b>#21-XX GRAMERCY PARK, 57 GRANGE ROAD (D10) (Auction 17 Dec)</b> <a href="#">Click for more info</a> Apt, 3 b/rms, balcony, Orchard MRT & Orchard Shopping Belt Floor Area: Approx. 1959 sqft Tenure: Freehold	\$7.4 Million	Alison Lee (R002917G) 9188 9908 Carol Quek (R002920G) 9688 9668

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*	<b>#22-XX GRAMERCY PARK, 57 GRANGE ROAD (D10)</b> <a href="#">Click for more info</a> Apt, 3 b/rms, balcony, Orchard MRT & Orchard Shopping Belt Floor Area: Approx. 1948 sqft Tenure: Freehold	\$7.4 Million	Alison Lee (R002917G) 9188 9908 Carol Quek (R002920G) 9688 9668
#	<b>#07-XX GRANGE RESIDENCES, 95 GRANGE ROAD (D10)</b> <a href="#">Click for more info</a> Apt, pte lift lobby, 4+1 b/rms, facing Tanglin Mall Floor Area: Approx. 2583 sqft Tenure: Freehold	\$8.6 Million	Carol Quek (R002920G) 9688 9668
**	<b>#05-XX 8 NASSIM HILL, 8 NASSIM HILL (D10)</b> <a href="#">Click for more info</a> 3-sty penthouse, 4 b/rms + family area, walk to Orchard Boulevard MRT Station Floor Area: Approx. 4176 sqft Tenure: Freehold	\$15 Million	Carol Quek (R002920G) 9188 9668
*	<b>#05-XX CENTRA LOFT, 3 LORONG 35 GEYLANG (D14)</b> <a href="#">Click for more info</a> Apt, 1 b/rm + study Floor Area: Approx. 645 sqft Tenure: Freehold	\$840K	Alison Lee (R002917G) 9188 9908
*	<b>#03-XX HERITAGE EAST, 453 EAST COAST ROAD (D15)</b> <a href="#">Click for more info</a> Apartment, 1km to CHIJ Katong Primary, Dao Nan School & Ngee Ann Primary Floor Area: Approx. 441 sqft Tenure: Freehold	\$780K	Alison Lee (R002917G) 9188 9908
*	<b>7X BEDOK RISE, ENGLISH VILLAS (D16)</b> <a href="#">Click for more info</a> 3-Sty Cluster Semi-detached house Floor Area: Approx. 7427 sqft Tenure: Freehold	\$4.3 Million	Alison Lee (R002917G) 9188 9908
*	<b>#18-XX ESPARINA RESIDENCES, 119 COMPASSVALE BOW (D19) (Auction 17 Dec)</b> <a href="#">Click for more info</a> Penthouse, 3 b/rms + roof terrace, walk to MRT/Mall Floor Area: Approx. 1679 sqft Tenure: 99 yrs wef 2010	\$2.28 Million	Irene Song (R002955Z) 9338 0284
**	<b>#10-XX RIVERFRONT RESIDENCES, 41 HOUGANG AVENUE 7 (D19)</b> <a href="#">Click for more info</a> Apt, unblock river view, Floor Area: Approx. 614 sqft Tenure: 99 yrs wef 2018	\$1.2 Million	Alison Lee (R002917G) 9188 9908

**NEW LISTING**

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## Residential Non-Landed Guide Price    Contact Details

\* **#05-XX HILLVIEW REGENCY, 25 BUKIT BATOK EAST AVENUE 2 (D23)** \$1.05 Million Carol Quek (R002920G)  
9688 9668  
[Click for more info](#)  
Penthouse, 3 b/rms + roof terrace, walk to MRT/Mall  
Floor Area: Approx. 1679 sqft  
Tenure: 99 yrs wef 2010



## Commercial Guide Price    Contact Details

\* **#02-XX ALEXANDRA CENTRAL, 321 ALEXANDRA ROAD (D03)** View to offer Carol Quek (R002920G)  
9688 9668  
[Click for more info](#)  
Retail unit, double frontages, near escalator & passenger lift  
Floor Area: Approx. 581 sqft  
Tenure: 99 yrs wef 2012

\* **#03-XX ORCHARD TOWERS, 400 ORCAHRD ROAD (D09)** \$1.3 Million each Irene Song (R002955Z)  
9338 0284  
[Click for more info](#)  
3 retail units (selling separately), glass door frontage, next to escalators  
Floor Area: Approx. 377 sqft each  
Tenure: Freehold

\*\* **#05-XX CUPPAGE PLAZA, 5 KOEK ROAD (D11)** \$1.55 Million Alison Lee (R002917G)  
9188 9908  
[Click for more info](#)  
Retail, near Somerset MRT Station  
Floor Area: Approx. 624 sqft  
Tenure: 99 yrs wef 2007

\*\* **#05-XX NOVENA SPECIALIST CENTRE, 8 SINARAN DRIVE (D11)** \$3.5 Million Carol Quek (R002920G)  
9688 9668  
Alison Lee (R002917G)  
9188 9908  
[Click for more info](#)  
Medical suite, column free, renovated with 5 partitioned rooms, tenanted  
Floor Area: Approx. 667 sqft  
Tenure: 99 yrs wef 2007

\*\* **#01-XXX BLK 177 TOA PAYOH CENTRAL (D12)** \$4.38 Million Irene Song (R002955Z)  
9338 0284  
[Click for more info](#)  
HDB Shophouse, tenanted, walk to Toa Payoh MRT Station  
Floor Area: Approx. 1356 sqft  
Tenure: 78 yrs wef 1992

\* **#02-XX THE COMMERZE @ IRVING, 1 IRVING PLACE (D13)** \$650K Alison Lee (R002917G)  
9188 9908  
[Click for more info](#)  
Retail shop, walk to Tai Seng MRT Station  
Floor Area: Approx. 527 sqft  
Tenure: 60 yrs wef 2011

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Industrial	Guide Price	Contact Details
<p><b>#10-X4 OXLEY BIZHUB, 73 UBI ROAD 1 (D14)</b></p> <p>* <a href="#">Click for more info</a></p> <p>B1 factory with mezzanine level, column free, with self-contained toilet            Floor Area: Approx. 1894 sqft (inclusive of void 753 sqft)            Tenure: 60 yrs wef 2010</p>	\$900K	Alison Lee (R002917G) 9188 9908
<p><b>#10-X3 OXLEY BIZHUB, 73 UBI ROAD 1 (D14)</b></p> <p>* <a href="#">Click for more info</a></p> <p>B1 factory with mezzanine level, column free, with self-contained toilet            Floor Area: Approx. 1894 sqft (inclusive of void 753 sqft)            Tenure: 60 yrs wef 2010</p>	\$900K	Alison Lee (R002917G) 9188 9908
<p><b>TAMPINES STREET 92 (D18)</b></p> <p>** <a href="#">Click for more info</a></p> <p>JTC single-storey car workshop and a three-storey ancillary office            Land / Floor Area: Approx. 71249/50,853 sqft (as per JTC portal's information)            Tenure: 30 yrs wef 2020</p>	\$15.9M	Alison Lee (R002917G) 9188 9908
<p><b>#04-XX MEGA@WOODLANDS, 39 WOODLANDS CLOSE (D25)</b></p> <p>* <a href="#">Click for more info</a></p> <p>2 adjoining ramp-up factory, with self-contained toilet, GST registered            Floor Area: Approx. 2013 sqft each (include strata void of 97 sqft)            Tenure: 30 yrs wef 2014</p>	\$720K each	Irene Song (R002955Z) 9338 0284
<p><b>#01-XX ASCENT @ GAMBAS, 6 GAMBAS WAY (D27)</b></p> <p>* <a href="#">Click for more info</a></p> <p>Factory with mezzanine level, with self-contained toilet, GST registered            Floor Area: Approx. 3380 sqft (include strata void of 1054 sqft)            Tenure: 30 yrs wef 2019</p>	\$1.2M	Irene Song (R002955Z) 9338 0284



HDB Flat	Guide Price	Contact Details
<p><b>BLK 126 TAMPINES STREET 11 #05-XXX (D18)</b></p> <p>* <a href="#">Click for more info</a></p> <p>HDB 4A, near Tampines MRT Station, 1km to Changkat Pri &amp; Chong Zheng Pri School            Floor Area: Approx. 1109 sqft            Tenure: 99 yrs wef 1985</p>	\$598K	Alison Lee (R002917G) 9188 9908

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