



# Private Sale Listing

## January 2025

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

| Residential Landed   | Guide Price     | Contact Details  |
|--|-----------------|--|
| **<br><b>XX MARGOLIOUTH ROAD (D10)</b><br><a href="#">Click for more info</a><br>2-sty bungalow with attic and basement,10+1 b/rms, s/pool<br>Land / Floor Area: Approx. 9636 / 10484 sqft<br>Tenure: Freehold   | \$21.88 Million | Alison Lee (R002917G)<br>9188 9908                                       |
| Residential Non-Landed   | Guide Price     | Contact Details  |
| **<br><b>#30-XX MARINA ONE RESIDENCES, 21 MARINA WAY (D01)</b><br><a href="#">Click for more info</a><br>Apt, 1 b/rm, walk to Marina Bay & Downtown MRT Station<br>Floor Area: Approx. 689 sqft<br>Tenure: 99 yrs wef 2011   | \$1.6 Million   | Alison Lee (R002917G)<br>9188 9908<br>Irene Song (R002955Z)<br>9338 0284 |
| **<br><b>#09-XXX CARIBBEAN AT KEPPEL BAY, 46 KEPPEL BAY DRIVE (D04) (Auction 23 Jan)</b><br><a href="#">Click for more info</a><br>Apt with pte lift, 2 b/rms (original 3 b/rms + study) , waterway view<br>Floor Area: Approx. 1356 sqft<br>Tenure: 99 yrs wef 1999 | \$3 Million     | Irene Song (R002955Z)<br>9338 0284                                       |
| *<br><b>#13-XX HELIOS RESIDENCES, 15 CAIRNHILL CIRCLE (D09)</b><br><a href="#">Click for more info</a><br>Apt, 3 b/rms, private lift lobby<br>Floor Area: Approx. 1668 sqft<br>Tenure: Freehold  | \$4.15 Million  | Irene Song (R002955Z)<br>9338 0284                                       |
| *<br><b>#13-XX GRAMERCY PARK, 57 GRANGE ROAD (D10)</b><br><a href="#">Click for more info</a><br>Apt, 4 b/rms, balcony, bright & windy, Orchard MRT & Orchard Shopping Belt<br>Floor Area: Approx. 2691 sqft<br>Tenure: Freehold                                     | \$8.2 Million   | Alison Lee (R002917G)<br>9188 9908                                       |
| *<br><b>#14-XX GRAMERCY PARK, 57 GRANGE ROAD (D10) (Auction 23 Jan)</b><br><a href="#">Click for more info</a><br>Apt, 4 b/rms, balcony, bright & windy, Orchard MRT & Orchard Shopping Belt<br>Floor Area: Approx. 2680 sqft<br>Tenure: Freehold                    | \$8.2 Million   | Alison Lee (R002917G)<br>9188 9908                                       |
| *<br><b>#21-XX GRAMERCY PARK, 57 GRANGE ROAD (D10) (Auction 23 Jan)</b><br><a href="#">Click for more info</a><br>Apt, 3 b/rms, balcony, Orchard MRT & Orchard Shopping Belt<br>Floor Area: Approx. 1959 sqft<br>Tenure: Freehold                                    | \$6.3 Million   | Alison Lee (R002917G)<br>9188 9908                                       |

Website: <https://www.era.com.sg/auction/>

Enquiries or requests to be included in our mailing list, please email to us at [auction@era.com.sg](mailto:auction@era.com.sg)

ERA Realty Network Pte Ltd | Estate Agent Licence No. L3002382K  
450 Lorong 6 Toa Payoh ERA APAC Centre Singapore 319394 Tel: +65 6226 2000

[www.era.com.sg](http://www.era.com.sg)  
[fb.com/ERASG](https://fb.com/ERASG)  
[t.me/ERAuction](https://t.me/ERAuction)



# Private Sale Listing

## January 2025

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

| Residential Non-Landed   | Guide Price    | Contact Details                    |
|--|----------------|------------------------------------|
| <p>* <b>#22-XX GRAMERCY PARK, 57 GRANGE ROAD (D10)</b><br/><a href="#">Click for more info</a><br/>Apt, 3 b/rms, balcony, Orchard MRT &amp; Orchard Shopping Belt<br/>Floor Area: Approx. 1948 sqft<br/>Tenure: Freehold</p>                         | \$6.3 Million  | Alison Lee (R002917G)<br>9188 9908 |
| <p>* <b>#05-XX CENTRA LOFT, 3 LORONG 35 GEYLANG (D14)</b><br/><a href="#">Click for more info</a><br/>Apt, 1 b/rm + study<br/>Floor Area: Approx. 645 sqft<br/>Tenure: Freehold</p>  | \$840K         | Alison Lee (R002917G)<br>9188 9908 |
| <p>* <b>#03-XX HERITAGE EAST, 453 EAST COAST ROAD (D15)</b><br/><a href="#">Click for more info</a><br/>Apartment, 1km to CHIJ Katong Primary, Dao Nan School &amp; Ngee Ann Primary<br/>Floor Area: Approx. 441 sqft<br/>Tenure: Freehold</p>       | \$780K         | Alison Lee (R002917G)<br>9188 9908 |
| <p>* <b>7X BEDOK RISE, ENGLISH VILLAS (D16)</b><br/><a href="#">Click for more info</a><br/>3-Sty Cluster Semi-detached house<br/>Floor Area: Approx. 7427 sqft<br/>Tenure: Freehold</p>   | \$4.3 Million  | Alison Lee (R002917G)<br>9188 9908 |
| <p>* <b>#18-XX ESPARINA RESIDENCES, 119 COMPASSVALE BOW (D19) (Auction 23 Jan)</b><br/><a href="#">Click for more info</a><br/>Penthouse, 3 b/rms + roof terrace, walk to MRT/Mall<br/>Floor Area: Approx. 1679 sqft<br/>Tenure: 99 yrs wef 2010</p> | \$2.28 Million | Irene Song (R002955Z)<br>9338 0284 |
| <p>** <b>#10-XX RIVERFRONT RESIDENCES, 41 HOUGANG AVENUE 7 (D19)</b><br/><a href="#">Click for more info</a><br/>Apt, unblock river view, near Hougang MRT Station<br/>Floor Area: Approx. 614 sqft<br/>Tenure: 99 yrs wef 2018</p>                  | \$1.2 Million  | Alison Lee (R002917G)<br>9188 9908 |

| Commercial   | Guide Price    | Contact Details                    |
|--|----------------|------------------------------------|
| <p>* <b>#02-XX ALEXANDRA CENTRAL, 321 ALEXANDRA ROAD (D03)</b><br/><a href="#">Click for more info</a><br/>Retail unit, double frontages, near escalator &amp; passenger lift<br/>Floor Area: Approx. 581 sqft<br/>Tenure: 99 yrs wef 2012</p> | View to offer  | Irene Song (R002955Z)<br>9338 0284 |
| <p>** <b>2X ROBERTS LANE (D08) (Auction 23 Jan)</b><br/><a href="#">Click for more info</a><br/>6-sty building, tenanted, walk to Farrer Park MRT Station<br/>Land / Floor Area: Approx. 2003/7395 sqft<br/>Tenure: Freehold</p>               | \$16.9 Million | Alison Lee (R002917G)<br>9188 9908 |

Website: <https://www.era.com.sg/auction/>

Enquiries or requests to be included in our mailing list, please email to us at [auction@era.com.sg](mailto:auction@era.com.sg)



# Private Sale Listing

## January 2025

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

| Commercial  | Guide Price        | Contact Details                    |
|---|--------------------|------------------------------------|
| <p><b>3X ROBERTS LANE (D08) (Auction 23 Jan)</b></p> <p>** <a href="#">Click for more info</a></p> <p>2-sty shophouse with attic, tenanted, walk to Farrer Park MRT Station<br/>Land / Floor Area: Approx. 1244/2174 sqft<br/>Tenure: Freehold</p>  | \$7.8 Million      | Alison Lee (R002917G)<br>9188 9908 |
| <p><b>#03-XX ORCHARD TOWERS, 400 ORCAHRD ROAD (D09)</b></p> <p>* <a href="#">Click for more info</a></p> <p>3 retail units (selling separately), glass door frontage, next to escalators<br/>Floor Area: Approx. 377 sqft each<br/>Tenure: Freehold</p>                                       | \$1.3 Million each | Irene Song (R002955Z)<br>9338 0284 |
| <p><b>#02-XX THE COMMERZE @ IRVING, 1 IRVING PLACE (D13)</b></p> <p>* <a href="#">Click for more info</a></p> <p>Retail shop, walk to Tai Seng MRT Station<br/>Floor Area: Approx. 527 sqft<br/>Tenure: 60 yrs wef 2011</p>   | \$650K             | Alison Lee (R002917G)<br>9188 9908 |
| <p><b>#B1-XX ICON @ CHANGI, 228 CHANGI ROAD (D14)</b></p> <p>* <a href="#">Click for more info</a></p> <p>Retail , glass door frontage, water supply<br/>Floor Area: Approx. 183 sqft<br/>Tenure: Freehold</p>  | \$390K             | Alison Lee (R002917G)<br>9188 9908 |
| 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<br/>Floor Area: Approx. 1894 sqft (inclusive of void 753 sqft)<br/>Tenure: 60 yrs wef 2010</p>                | \$900K             | Alison Lee (R002917G)<br>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<br/>Floor Area: Approx. 1894 sqft (inclusive of void 753 sqft)<br/>Tenure: 60 yrs wef 2010</p>                | \$900K             | Alison Lee (R002917G)<br>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<br/>Land / Floor Area: Approx. 71249/50,853 sqft (as per JTC portal's information)<br/>Tenure: 30 yrs wef 2020</p>                 | \$15.9M            | Alison Lee (R002917G)<br>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<br/>Floor Area: Approx. 2013 sqft each (include strata void of 97 sqft)<br/>Tenure: 30 yrs wef 2014</p> | \$720K each        | Irene Song (R002955Z)<br>9338 0284 |

Website: <https://www.era.com.sg/auction/>

Enquiries or requests to be included in our mailing list, please email to us at [auction@era.com.sg](mailto:auction@era.com.sg)



# Private Sale Listing

## January 2025

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

### Industrial

### Guide Price

### Contact Details

#### \* #01-XX ASCENT @ GAMBAS, 6 GAMBAS WAY (D27)

\$1.2M

Irene Song (R002955Z)  
9338 0284

[Click for more info](#)

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

### HDB Flat

### Guide Price

### Contact Details

#### \* BLK 126 TAMPINES STREET 11 #05-XXX (D18)

\$598K

Alison Lee (R002917G)  
9188 9908

[Click for more info](#)

HDB 4A, near Tampines MRT Station, 1km to Changkat Pri & Chong Zheng Pri School  
Floor Area: Approx. 1109 sqft  
Tenure: 99 yrs wef 1985

This document has been prepared by ERA Realty Network Pte Ltd for advertising and general information only. ERA Realty Network Pte Ltd makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. ERA Realty Network Pte Ltd excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of ERA Realty Network Pte Ltd and/or its licensor(s).

Website: <https://www.era.com.sg/auction/>

Enquiries or requests to be included in our mailing list, please email to us at [auction@era.com.sg](mailto:auction@era.com.sg)

ERA Realty Network Pte Ltd | Estate Agent Licence No. L3002382K  
450 Lorong 6 Toa Payoh ERA APAC Centre Singapore 319394 Tel: +65 6226 2000

[www.era.com.sg](http://www.era.com.sg)  
[fb.com/ERASG](https://fb.com/ERASG)  
[t.me/ERAAuction](https://t.me/ERAAuction)