



Properties For Private Treaty Sale As at July 2009

RESIDENTIAL – LANDED		Person-in-charge	Asking Price
*	1 62 Belmont Road, D09 GCB land, single-storey colonial bungalow with swimming pool, 32,627 sf, freehold	Mary Sai	View to Offer
*	2 7 Jalan Mesra (Macpherson Estate), D13 2-storey intermediate terrace, 1,298 sf, freehold	Magdalene Chong	View to Offer
*	3 Jalan Rimau, (Off Bedok Reservoir Road/Jalan Eunus), D14 3-storey+ basement level corner terrace, 2,368 sf approx. Freehold. 5+1	Magdalene Chong	\$1.55 Mil
*	4 29 Pavilion Place, D23 3-storey inter-terrace with roof terrace, 4 bedrooms (en-suite) + granny's room + study, approx 1,614 sf / 2,274 sf + 622 sf of roof terrace, freehold, under construction, estimated completion 11/2010, Auction 23 Jul '09	Christina Koh	\$1.85 Mil
**	5 1 Westwood Crescent, WESTWOOD PARK, D22 3-storey semi-detached, 2,767 sf / 2,605 sf approx., 99 years wef 01/12/1994, 4+1	Jennifer Teo	\$1.05 Mil
RESIDENTIAL – APARTMENTS		Person-in-charge	Asking Price
*	1 The Arris, 28 Yan Kit Road, D02 Penthouse, 3-bedroom maisonette apartment, 1,464 sf, freehold, near city	Christina Koh	\$1.99 Mil
*	2 #10-10 BURLINGTON SQUARE, 175B Bencoolen St, D07 3+1 bedrooms apartment, 1,119sf, 99 yrs wef 10/06/1996, tenanted till 8/2010	Magdalene Chong	\$1.2 Mil
*	3 HORIZON TOWER, Leonie Hill Road, D09 2 units of 2 level penthouses with pool, 9644 sf, 99 years wef 1979, tenanted	Sharon Lee	\$8.5Mil
*	4 #02-01 CHELSEA GARDENS, 6 Walshe Road, D10 4+1 bedrooms apartment, 2,508 sf, freehold, tenanted	Mary Sai	\$3.8 Mil
*	5 #10-04 LEEDON 2, 2 Leedon Road, D10 3+ study + store, 1,205 sf, freehold, near Holland Village/future MRT	Christina Koh	\$1.5 Mil
**	6 #01 COSTA RHU, 3 Rhu Cross Road. D15 3+1+ patio, 1,722 sf, 99 years wef 1994, face pool	Sharon Lee	\$1.4 Mil
*	7 FORT GARDEN, 21 Fort Road, D15 3+1, 1,346/1,442, freehold, tenanted	Sharon Lee	\$1.4 Mil (each)
*	8 PINEVALE, 6 Tampines Street 73, D18 3+1 bedrooms apartment, 1,292 sf, 99 years wef 31/01/1997, tenanted	Jennifer Teo	\$690K
*	9 #06-26 THE RIVERVALE, 3 Rivervale Link, D19 3+1 bedrooms apartment, 1,367 sf, 99 years wef 18/12/1997, Punggol Park view, tenanted @ \$2,900 till end October 2010, Auction 23 Jul '09	Christina Koh	\$780K

* Owner's Sale ** Mortgagee's Sale

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Sharon Lee 9686 4449 / 6228 6891 sharon.lee@sg.knightfrank.com	Magdalene Chong 9850 6526 / 6228 6890 magdalene.chong@sg.knightfrank.com	Christine Tan 6228 7302 christine.tan@sg.knightfrank.com

While every reasonable care has been taken in preparing the contents of this list, the owner and the marketing agent cannot be held responsible for any inaccuracy. The particulars in this summary do not constitute, nor constitute any part of, an offer or contract.

Knight Frank Pte Ltd 16 Raffles Quay #30-00 Hong Leong Building Singapore 048581
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Other Offices:

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Knight Frank Shopping Centre Management Pte Ltd 16 Raffles Quay #30-00 Hong Leong Building Singapore 048581
KF Property Network Pte Ltd (Licensee) 167 Jalan Bukit Merah #06-10 Connection One Tower 5 Singapore 150167



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<u>COMMERCIAL/INDUSTRIAL</u>		<u>Person-in-charge</u>	<u>Asking Price</u>
* 1	PEOPLE'S PARK CENTRE, 101 Upper Cross Street, D01 #01-XX - Shop, 775 sf, 99 years wef 02/06/1970 #03-XX - Shop, 463 sf, 99 years wef 02/06/1970	Jennifer Teo	\$3 Mil \$700K
* 2	178 Paya Lebar, D14 Factory units, 1400sf to 10,000 sf, freehold, near future MRT, ceiling height 5m	Sharon Lee	View to Offer
* 3	#23 INTERNATIONAL PLAZA, 10 Anson Road, D02 Office, 463 sf, 99 years, near Tanjong Pagar MRT	Sharon Lee	\$1400 psf
** 4	Block 46 Jalan Bukit Ho Swee #01-894, D03 HDB Shop, 657 sf, 30 years wef 01/08/2001	Jennifer Teo	\$280K
* 5	PENINSULA PLAZA, 111 North Bridge Road, D06 3 office units, #07-, 1050sf / #08-, 614 sf / #13-, 1,485 sf, 999 years, near city hall MRT, common area upgraded, tenanted	Sharon Lee	\$1,300 psf up
* 6	#01-39 BURLINGTON SQUARE, D07 Ground flr shop facing main lobby, 323sf, 99 yrs wef 1996, tenanted till 12/2010)	Magdalene Chong	\$830K
* 7	North Bridge Road, D07 2 adjoining units of 2-storey conserved shophouses with an attic, land 2500 sf, floor area 5,000sf approx, freehold	Sharon Lee	\$3.99M
* 8	#01-121 Kelantan Road, Block 28, D08 HDB coffee shop with living quarter, 3,853 sf, 82 years wef 1/7/1994	Magdalene Chong	\$1.8 Mil
* 9	#01 LUCKY PLAZA, 304 Orchard Road, D09 6 adjoining shop units used as restaurants, 420sf to 1033 sf, freehold, tenanted	Mary/ Sharon	\$5800 psf
* 10	Block 83 Macpherson Lane #01, D13 Single-storey HDB eating house, 1,733 sf, 73 years wef 1/1/1994	Jennifer Teo	\$1.8 Mil
* 11	TANNERY HOUSE, 37 Tanney Lane, D13 Warehouse, 1,981 sf, freehold, tenanted	Sharon Lee	\$850K
* 12	RUBY INDUSTRIAL COMPLEX 80, Genting Lane, D13 Factory, 1,755 sf, freehold, tenanted	Sharon Lee	\$590K
* 13	RUBY WAREHOUSE COMPLEX, 8 Kaki Bukit Road 2, D14 Enbloc sale of 4 warehouses, each 1,496 sf, 60 years wef 1981, tenanted	Sharon Lee	\$160psf
* 14	UBI TECH PARK 10 Ubi Crescent D14 Factory, 1,500 to 2200 sf/, 60 years wef 1997, tenanted/vacant	Sharon Lee	\$280 psf up

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**	15 Block 537 Bedok North Street 3 #01-555, D16 HDB corner eating house w/living quarters, 4,090 sf, 84 years wef 1995	Jennifer Teo	\$3.5 Mil
**	16 Block 124 Hougang Avenue 1 #01-1450, D19 HDB shop with living quarter, 1,593 sf, 86 years wef 01/01/1994	Jennifer Teo	\$780K
*	17 Block 203 Hougang Street 21 #01, D19 HDB shop with living quarters, 1,604 sf, 90 years wef 1/4/1993, tenanted	Jennifer Teo	\$1.21 Mil
*	18 Jurong West Street Blk 49x, #01, D22 Family restaurant, 2,153 sf, 91years wef 1994, tenanted, face road	Sharon Lee	\$2.48 Mil
*	19 Block 418 Yishun Avenue 11 #01, D27 2 units, HDB shop / HDB shop with living quarters, 850 / 1,582 sf, 99 years wef 1/10/1992, tenanted	Jennifer Teo	\$1.8 Mil
*	20 #02-XX CONCORDE SHOPPING CENTRE, 317 Outram Road, D03 Shop used as office, 409 sf, 99 years wef 16/06/1980, tenanted	Jennifer Teo	\$350K

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