



## Properties For Private Treaty Sale As at September 2010

<b>RESIDENTIAL</b>		<b>Person-in-charge</b>	<b>Guide Price</b>
*	1 <b>Reflections @ Keppel Bay 5 #02-17, 5 Keppel Bay View, D04</b> 3-bedroom, 1,711 sf, 99 years wef 15/03/2006, Bay view & angled seaview – living, 1 <sup>st</sup> & 2 <sup>nd</sup> room, Expected TOP in 2013 <a href="http://www.youtube.com/watch?v=J7u9hmTIsLc">http://www.youtube.com/watch?v=J7u9hmTIsLc</a>	Max Tan 8323 2886	Auction 28/09
*	2 <b>CHELSEA GARDENS, 6 Walshe Road D10</b> 2 level penthouse, 4 +1 + roof terrace+jacuzzi, freehold, tenanted	Sharon Lee 9686 4449	Auction 28/09
*	3 <b>#16-02 Riverine By The Park, 398 Kallang Road, D12</b> 4-bedroom, 1,776 sf, freehold, Brand new, Full bay & sea view <a href="http://www.youtube.com/watch?v=WCd1yQvG-00">http://www.youtube.com/watch?v=WCd1yQvG-00</a>	Max Tan 8323 2886	Auction 28/09
*	4 <b>55 Lor 24A Geylang Road D14</b> ground floor apartment, 1500 sf approx, 9999 years, tenanted @ \$3450 p/m 1+1 till Mid Sept 2012 <a href="http://www.youtube.com/watch?v=FLuLCVYsinE">http://www.youtube.com/watch?v=FLuLCVYsinE</a>	Max Tan 8323 2886	Auction 28/09
#	5 <b>65 Jalan Pacheli, D19</b> 2-storey corner terrace house, Land area 4,481sf approx., freehold <a href="http://www.youtube.com/watch?v=iY_YUChzWeo">http://www.youtube.com/watch?v=iY_YUChzWeo</a>	9112 2063 9365 3758	Auction on 28/09
*	6 <b>EMERALD GARDEN, 31 CLUB STREET, D01</b> 4+1, 1,527 sf, 999 years, vacant	Sharon Chan 9112 2063	\$2.6M
*	7 <b>Barbary Walk, D03</b> 1½-storey detached house, 8,288 sf, freehold, near Anchorpoint / Queenstown MRT <a href="http://www.youtube.com/watch?v=nJmE07jm-90">http://www.youtube.com/watch?v=nJmE07jm-90</a>	Jennifer Teo 9365 3758	View to offer
*	8 <b>CARIBBEAN@KEPPEL BAY, Keppel Bay Drive, D04</b> 3-bedroom apartment, 1,216 sf, 99 years, high floor, waterway view, tenanted \$6,700/- per month till January 2011	Max Tan 8323 2886	\$1500 psf ono
*	9 <b>#01-11 ESTILO @ WILKIE, 71 Wilkie Road, D09</b> 3+1, 1,238 sf, freehold, brand new, near major Arts Institution <a href="http://www.youtube.com/watch?v=ztoaqiKauMo">http://www.youtube.com/watch?v=ztoaqiKauMo</a>	Max Tan 8323 2886	View to offer
*	10 <b>ASPEN HEIGHTS, 261 River Valley Road, D09</b> Ground floor, 2+1+patio, 1,518 sf, 999 years, vacant possession	Max Tan 8323 2886	\$1200 psf
*	11 <b>ADAM PARK, Adam Road, D10</b> 3-room ground floor apartment with patio, 1,389 sf, freehold, resort living, Tenanted \$4,500 per month till May 2012	Max Tan 8323 2886	\$1300 psf in excess
*	12 <b>DRAYCOTT TOWER, 50 DRAYCOTT PARK, #10, D10</b> 3+1, 2650 sqft, tenanted \$8k p/mth till Jan'11, freehold	Max Tan 8323 2886	View to offer
*	13 <b>ASTRIDVILLE, Jalan Ampang, D10</b> 3-bedroom walk-up apartment, 2,443 sf, freehold, tenanted	Max Tan 8323 2886	View to offer
*	14 <b>THE HERMITAGE, 2 Sarkies Road, D10</b> Penthouse, 1,862 sf, 2 BR, Freehold	Sharon Chan 9112 2063	\$2.5M

#Estate sale \*owner's sale

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*	15 <b>Jervois Grove, 100 Jervois Road D10</b> 1,399sf, 3-bedroom, Tenanted, Freehold <a href="http://www.youtube.com/watch?v=trmTPM63oQeehold">http://www.youtube.com/watch?v=trmTPM63oQeehold</a>	Sharon Chan 9112 2063	View to offer
*	16 <b>One Mount Rosie, D10</b> 3-storey cluster semi-detached property, floor area 4,854 sf approx. tenanted \$8,000 per month till September 2011, near ACS Barker	Sharon Lee 9686 4449	\$3.9M
*	17 <b>Dunearn Road, D11</b> 3-storey semi-detached, 3,127 sf, freehold, near future Botanic Gardens MRT <a href="http://www.youtube.com/watch?v=X0Elyyf1Y18">http://www.youtube.com/watch?v=X0Elyyf1Y18</a>	Jennifer Teo 9365 3758	View to offer
*	18 <b>MIRO, 2A Lincoln Road, D11</b> 2-bedroom apartment, 1,184 sf, freehold, TOP in 2012	Max Tan 8323 2886	View to offer
*	19 <b>MANDALE HEIGHT, 45 Mandalay Road, D11</b> 3+1, 1,400 sf, freehold	Max Tan 8323 2886	View to offer
*	20 <b>MARQUE @ IRRAWADY, Shan Road, D12</b> 3-bedroom apartment, 890 sf, freehold, tenanted, high floor	Max Tan 8323 2886	View to offer
*	21 <b>Casa Meya, 25 Meyappa Chettiar Road, D13</b> 2-bedroom, 807sf, Freehold, near Potong Pasir MRT	Sharon Chan 9112 2063	\$970K
*	22 <b>THE SEAFRONT @ MEYER, D15</b> 2-bedroom, 1,066 sf / 3-bedroom, 1,604 sf	Sharon Chan 9112 2063	View to offer
*	23 <b>COSTA RHU, 1 Rhu Cross, D15</b> 2-bedroom, 1,744 sf include PES, 2+1, 1,335 sf, 99 years, near MRT	Sharon Chan 9112 2063	\$1.56M
*	24 <b>THE AMARELLE, 49 Lim Ah Woo Road, D15</b> Penthouse, 1+1, 937 sf / 915 sf, 2 bedroom, freehold, near MRT	Sharon Chan 9112 2063	\$1.08 M
*	25 <b>OPTIMA @ TANAH MERAH, 78 Tanah Merah Kechil Avenue, D16</b> 4+1, 1,528 sf, 99 years wef 9/12/2008, near Tanah Merah MRT / future 4th University, Under construction, expected TOP in 2014	Sharon Chan 9112 2063	\$1.4M
*	26 <b>OPTIMA @ TANAH MERAH, 80 Tanah Merah Kechil Avenue, D16</b> 3+study+1, 1,367 sf, 99 years wef 9/12/2008, near Tanah Merah MRT / future 4th University, Under construction, expected TOP in 2014	Jennifer Teo 9365 3758	View to offer
*	27 <b>3xx Kew Residencia 301 - 373 Kew Crescent, D16</b> 3 storey cluster terrace house 4 bdrm, 2443 sqft, 99 yrs, Tenanted \$3,200 p/m till mid June 2011	Max Tan 8323 2886	\$1.35M
*	28 <b>Meragi Road, D16</b> 2-storey semi-detached house, land Area 4,213 sf approx., 999 years, near Simei MRT, 5+1	Sharon Chan 9112 2063	\$3.08 M
*	29 <b>THE GALE, 72 Flora Road, D17 (Under Construction)</b> 2+study, 1,044 sf, freehold, near future 4th University, expected TOP in 2014	Jennifer Teo 9365 3758	\$820K

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*	30 <b>Cowdray Avenue, SERANGOON GARDEN ESTATE, D19</b> Single-storey corner terrace, 2,970 sf, 999 years, original condition	Jennifer Teo 9365 3758	View to offer
*	31 <b>Thomson V Two @ Sin Ming Road, D20</b> 1 bedroom Penthouse, 549sf, Freehold	Sharon Chan 9112 2063	\$700K
*	32 <b>Jalan Kuak @ Marymount Road, D20</b> Corner Terrace, Land Area 3,606 sf, Freehold	Sharon Chan 9112 2063	\$5M
*	33 <b>Pine Grove. 1P Pine Grove, D21</b> 2 units, 1324 / 1689 sf, 3- bedroom, tenanted/Vacant 99 wef 1984	Sharon Chan 9112 2063	View to offer
*	34 <b>Westwood Crescent, D22</b> 3-storey corner terrace, land 2,153 sf, 99 years wef 1/12/1994, tenanted <a href="http://www.youtube.com/watch?v=hEogBF2VY4A">http://www.youtube.com/watch?v=hEogBF2VY4A</a>	Jennifer Teo 9365 3758	View to offer
*	35 <b>, Jalan Redop, ( SELETAR ESTATE) D28</b> 2-year old semi-detached house, land 3,150 sf / built-in 4,000 sf approx, , 6+1, 999 years fish pond, east facing, tenanted \$6,000/- per month till end December 2010	Max Tan 8323 2886	\$2.9 M
*	36 <b>SELETER SPRINGS, GERALD DRIVE, D28</b> 3-bedroom, 1335sf/2,044SF, 99 years from 1997	Sharon Chan 9112 2063	View to offer
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<b>INDUSTRIAL</b>		<b>Person-in-charge</b>	<b>Guide Price</b>
*	1 <b>PAYA LEBAR 178, 178 Paya Lebar Road, D14</b> Factory, 1,410 sf approx, tenanted, freehold, near MRT, high ceiling	Sharon Chan 9112 2063	View to offer
*	2 <b>Kaki Bukit Avenue 1, Shunli Industrial Park, D14</b> 3-storey terrace factory, floor area 6,921 sf, 60 years wef 1996	Sharon Lee 9686 4449	View to offer
*	3 <b>WOODLANDS INDUSTRIAL PARK E1, D27</b> 5-storey intermediate terrace factory, land area 5,070 sf, 60 years 9/1/1995, partial tenanted (1st & 2nd storey)	Jennifer Teo 9365 3758	View to offer
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