

ASIAN PRIME

SINGAPORE REAL ESTATE MARKET UPDATES

JUNE 2025 ISSUE





CONTENTS

APRIL 2024 MONTHLY REPORT

🚶 PRIVATE RESIDENTIAL

- Private New Home Sales 3
- Latest Launches 7
- Condo Resale 8
- Condo Rental 12

🚶 PUBLIC RESIDENTIAL

- HDB Resale 15
- HDB Rental 19

ASIANPRIME BUZZ

- HDB Wait-Out May Be Reviewed? 22

ASIANPRIME GROUP

- Featured Listings 25
- About AsianPrime 30



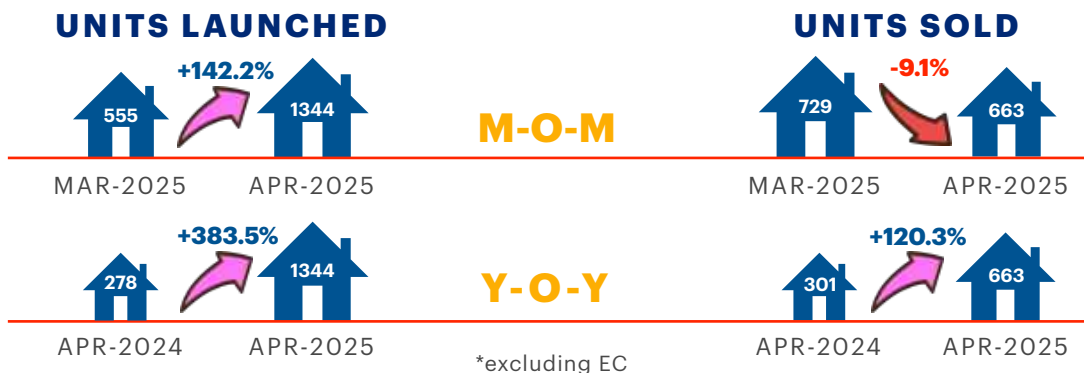
Investor Interest Drives April 2025 Private New Home Market



Overview

In April 2025, Singapore's private new home sales (excluding Executive Condominiums, ECs) totalled 663 units, marking a 9.1% decline from March's 729 units. However, this figure represents a significant 120.3% increase compared to April 2024's 301 units, indicating a resilient market despite prevailing global economic uncertainties.

The month saw the launch of three notable projects: One Marina Gardens (937 units) and Bloomsbury Residences (358 units) in the Rest of Central Region (RCR), and the ultra-luxury 21 Anderson (19 units) in the Core Central Region (CCR). These developments contributed to a substantial increase in units launched, with 1,344 new private homes introduced in April, a 142% rise from March's 555 units.





Key Projects Sales Performance

- **One Marina Gardens (RCR):** As the first residential development in the Marina South precinct, One Marina Gardens garnered significant attention, selling 384 units (41% of its total) at a median price of S\$2,948 psf. The majority of units sold were 1 and 2 bedroom configurations, appealing to investors seeking properties near the CBD and the upcoming Marina South MRT station.
- **Bloomsbury Residences (RCR):** Located in the emerging Media Circle precinct within one-north, Bloomsbury Residences sold 107 units (almost 30% of total units) at a median price of S\$2,454 psf. The development attracted young families and professionals, with two-bedroom units comprising about 75% of sales, highlighting demand for well-connected homes near educational and employment hubs.
- **21 Anderson (CCR):** Catering to ultra-high-net-worth individuals, 21 Anderson sold three four-bedroom units, each approximately 4,489 sqft, at prices ranging from S\$20.9 million to S\$23 million, translating to a median price of S\$4,811 psf.



Regional Sales Breakdown

- **Rest of Central Region (RCR):** Dominated April's sales with 551 units sold, a significant increase from March's 87 units. This surge is attributed to the successful launches of One Marina Gardens and Bloomsbury Residences.
- **Outside Central Region (OCR):** Recorded 95 units sold, a sharp decline from March's 596 units, primarily due to the absence of new mass-market launches.
- **Core Central Region (CCR):** Saw 17 units sold, down from 46 units in March, reflecting a more subdued response to high-end offerings in the absence of new major launches.



Factors Contributing to Market Trends

The month-on-month decline in sales is attributed to several factors:

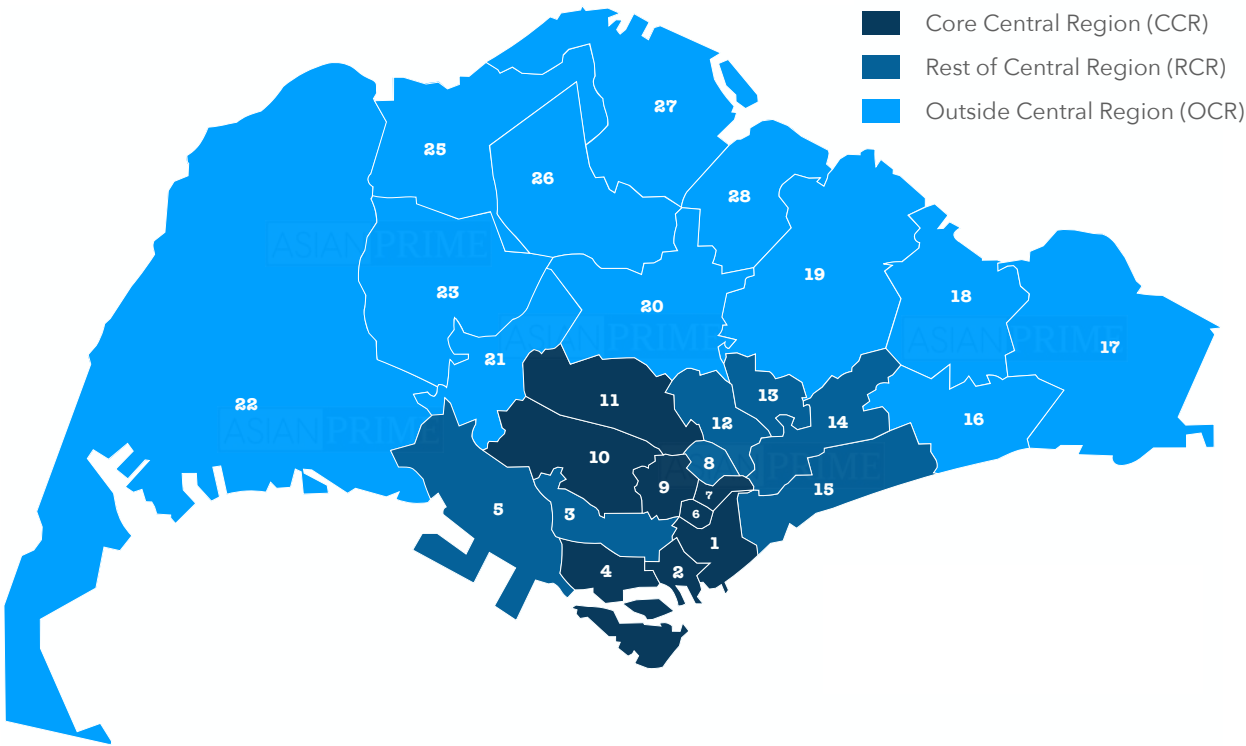
- **Global Economic Uncertainties:** Ongoing trade tensions, particularly between the US and China, have dampened consumer sentiment, leading to cautious buying behaviour.
- **Project-Specific Appeal:** The two major launches in April were investor-centric, located in precincts that primarily attract investors rather than owner-occupiers, which may have influenced the overall take-up rates.
- **Market Saturation in OCR:** The lack of new launches in the Outside Central Region led to a significant drop in sales, highlighting the importance of fresh supply in sustaining buyer interest.



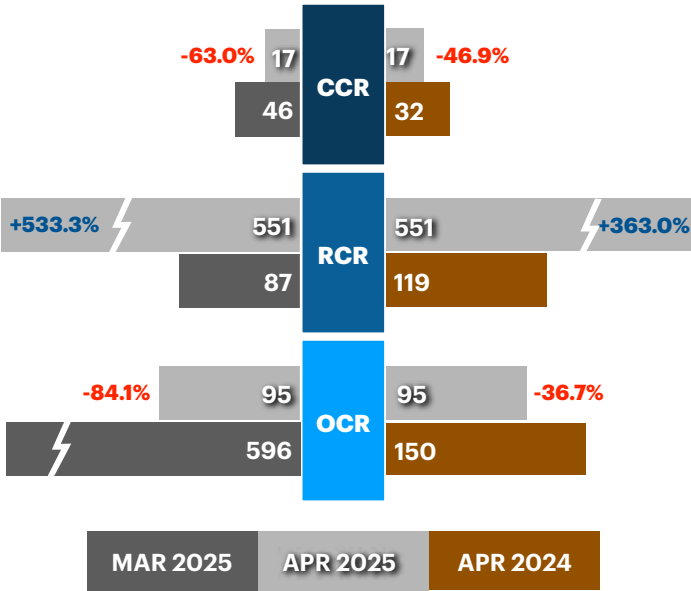
Market Outlook

Looking ahead, the market is expected to experience a period of moderation. Developers may adopt a cautious approach in launching new projects, especially in the OCR, due to current economic uncertainties. However, the RCR and CCR are anticipated to see continued activity, with upcoming launches catering to both investors and owner-occupiers. Overall, the private residential market remains underpinned by strong fundamentals, including a stable employment landscape and sustained demand from local buyers.

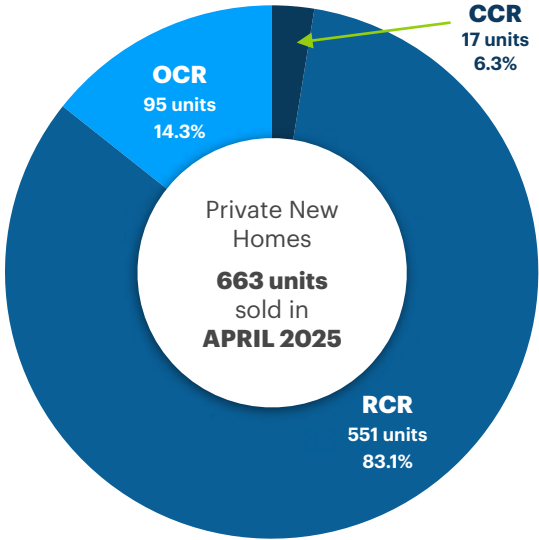
BY REGION



M-O-M | UNITS SOLD | Y-O-Y



MEDIAN PRICE (PSF) (Est)
UNITS SOLD BY REGION
% TOTAL SALE BY REGION



SOURCE: URA

BEST SELLING PROJECTS

BEST SELLING PROJECTS IN APRIL 2025 (Including EC)										
#	PROJECT NAME	REGION	DISTRICT	TENURE	TOTAL UNITS	UNITS SOLD in APR-25	TOTAL UNITS SOLD	BALANCE UNITS	% SOLD	MEDIAN PRICE S\$PSF
1	One Marina Gardens	RCR	D01	99-yr	937	384	384	553	41.0%	\$2,948
2	Bloomsbury Residences	RCR	D05	99-yr	358	107	107	251	29.9%	\$2,454
3	Aurelle of Tampines (EC)	OCR	D18	99-yr	760	54	745	15	98.0%	\$1,764
4	Lumina Grand (EC)	CCR	D23	99-yr	512	19	497	15	97.1%	\$1,509
5	Parktown Residence	OCR	D18	99-yr	1,193	17	1069	124	89.6%	\$2,368
6	Novo Place (EC)	OCR	D24	99-yr	504	16	488	16	96.8%	\$1,609
7	Grand Dunman	OCR	D26	99-yr	1,008	14	769	239	76.3%	\$2,599
8	Lenton Mansion	OCR	D27	99-yr	533	12	516	17	96.8%	\$2,183
9	Lentor Central Residences	OCR	D26	99-yr	477	11	466	11	97.7%	\$2,384
10	The Continuum	OCR	D22	99-yr	816	11	584	232	71.6%	\$3,028

SOURCE: URA



One Marina Gardens



Bloomsbury Residences



Aurelle of Tampines (EC)



Lumina Grand (EC)



Parktown Residence



Novo Place (EC)



Grand Dunman



Lenton Mansion



Lentor Central Residences

UPCOMING LAUNCHES



99-YEAR

Lyndenwoods

Preview 28 June 2025

DEVELOPER	Capitaland
TYPE	Residential
TOTAL UNITS	343
SITE AREA	11,556.9 sqm
EXP TOP	Jun 2029
ADDRESS	69, 71 Science Park Drive
DISTRICT	D05 - Buona Vista / West Coast



99-YEAR

Otto Place

Preview 4 July 2025

DEVELOPER	Hoi Hup Realty Pte Ltd Sunway Development Pte Ltd
TYPE	Residential
TOTAL UNITS	600
SITE AREA	20,038.2 sqm
TOP	Q1 2028
ADDRESS	Plantation Close
DISTRICT	D24 - Choa Chu Kang / Tengah



FREEHOLD

Arina East Residences

Preview Q3-2025

DEVELOPER	ZACD Group
TYPE	Residential Condominium
TOTAL UNITS	107
SITE AREA	4,367.60 sqm
EXP TOP	2028
ADDRESS	6C Tanjong Rhu Road
DISTRICT	D15 - East Coast / Marine Parade

April 2025 Condo Resale Market: Stability Amidst Shifting Dynamics



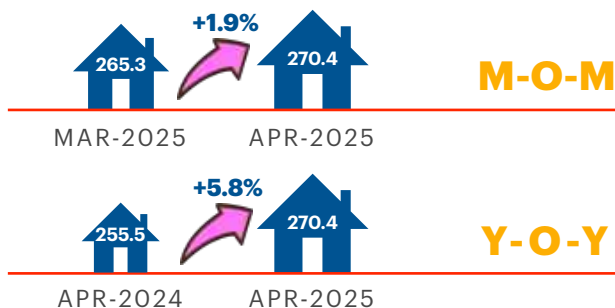
Overview

In April 2025, Singapore's condominium resale market demonstrated resilience, with overall prices increasing by 1.9% month-on-month and 5.8% year-on-year.

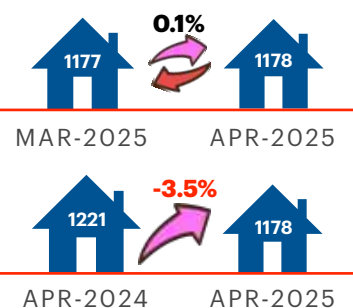
An estimated 1,178 units were resold in April 2025, marking a marginal increase of 0.1% from March 2025. While this represents a 3.5% decline compared to April 2024, it is 10.7% higher than the five-year average for April, indicating sustained buyer interest.

In April 2025, all three market segments; Core Central Region (CCR), Rest of Central Region (RCR), and Outside Central Region (OCR), registered both price growth and stable transaction volumes, underscoring a broad-based recovery across the private resale market

RESALE PRICE INDEX



RESALE VOLUME





Regional Performance

In April 2025, the Core Central Region (CCR), Rest of Central Region (RCR), and Outside Central Region (OCR) all experienced a rise in resale prices and maintained steady sales volumes, reflecting a widespread rebound in the private resale market:

- **Core Central Region (CCR):**
 - ▶ Prices in CCR rose by 1.3% month-on-month and 5.9% year-on-year, reflecting continued resilience in the luxury segment.
 - ▶ CCR accounted for 19% of total resale transactions in April 2025, indicating a healthy level of demand for high-end properties despite elevated price points.
- **Rest of Central Region (RCR):**
 - ▶ RCR saw the strongest month-on-month increase at 2.4%, and a 5.7% year-on-year gain. This reflects growing interest in city-fringe locations that offer a balance of accessibility and value.
 - ▶ RCR contributed 31.8% of total resale volumes, maintaining its position as a preferred choice for upgraders and investors alike.
- **Outside Central Region (OCR):**
 - ▶ Prices in OCR rose by 1.3% month-on-month and 6% year-on-year, the highest annual increase among the three regions, driven by strong demand in the mass-market segment.
 - ▶ OCR continued to lead in volume, making up 49.2% of all transactions in April. This reinforces its appeal to first-time buyers and HDB upgraders seeking affordability and larger unit sizes.



High-Value Transactions

April 2025 witnessed several notable high-value transactions:

- **Core Central Region (CCR):** A unit at Hilltops was resold for S\$13 million, marking the month's highest transaction.
- **Rest of Central Region (RCR):** A unit at Reflections at Amber Residences fetched S\$9.3 million.
- **Outside Central Region (OCR):** A unit at Breeze by the East was transacted at S\$4.4 million.

Additionally, a 4-bedroom unit at Ardmore Park in Newton (District 10) achieved a remarkable capital gain of S\$6.5 million after 15 years, highlighting the potential for significant long-term returns in prime locations



Factors Contributing to Sales Decline

- **Limited New Launches:** A quieter new launch calendar redirected buyer interest towards resale units, especially for those preferring move-in-ready properties.
- **Supply Constraints:** A limited supply of new condominiums and HDB flats led buyers to turn to the resale market, despite some homeowners hesitating to sell due to high replacement costs.
- **Economic Uncertainties:** External factors, such as newly introduced tariffs in the U.S., may have caused some buyers to pause and reassess their options, yet overall demand remained stable.
- **Price sensitivity** particularly among investors, especially amid broader global economic uncertainties and trade tension.

The moderate price correction, particularly in the CCR, likely reflects a cautious approach by buyers targeting prime districts where price thresholds are high.

Meanwhile, suburban and city-fringe regions continued to benefit from organic owner-occupier demand, with resilience shown in both transaction volumes and price stability.



Market Outlook

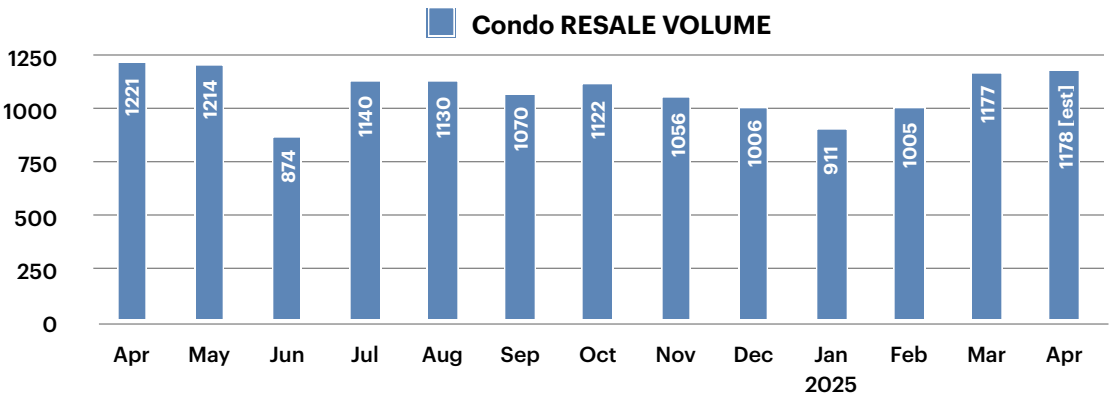
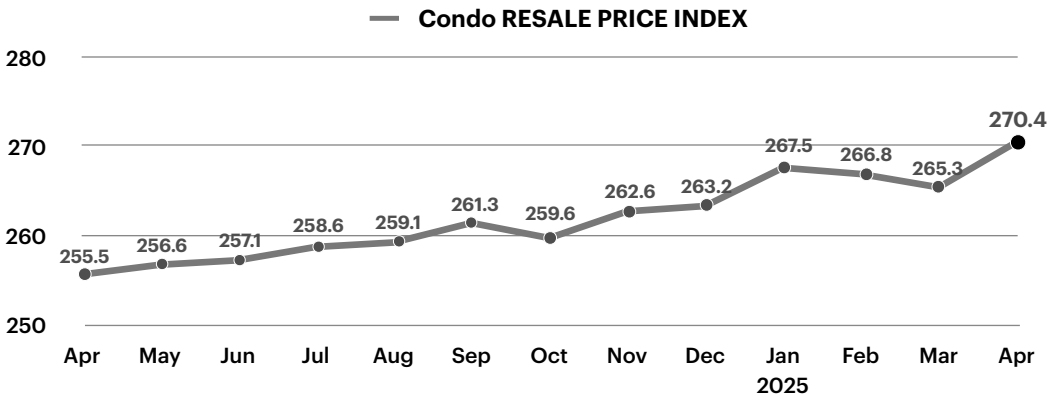
Looking ahead, the resale market is expected to maintain steady momentum, driven by:

- End-user demand from owner-occupiers seeking immediate housing.
- Stabilised borrowing costs supporting sustained interest in mid-priced segments.
- Selective interest in premium developments, albeit at more calibrated price expectations.

However, macroeconomic headwinds, including global trade tensions and potential employment uncertainties, could temper investment demand in the prime segment.

Overall, the resale market remains fundamentally sound, buoyed by Singapore's strong economic fundamentals, stable employment, and buyers' focus on long-term value and home ownership.

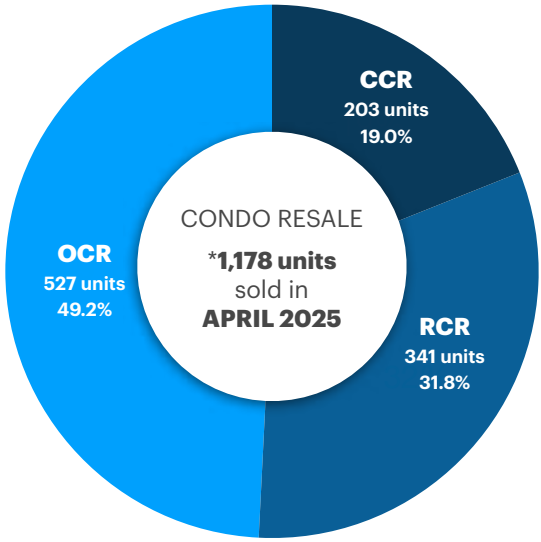
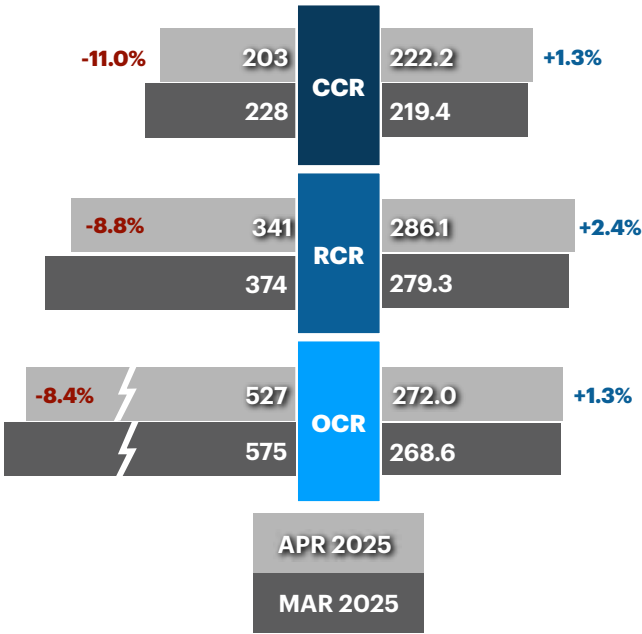




UNITS SOLD
M-O-M

RESALE PRICE
INDEX

UNITS SOLD BY REGION
% OF TOTAL SALE



* Latest month figures are flash estimates based on past transaction trends. Volumes will be adjusted for accuracy in subsequent months' flash reports as more transactions are confirmed and recorded.

April 2025 Condo Leasing: Sees Steady Uptick



Overview of Condo Rental Market

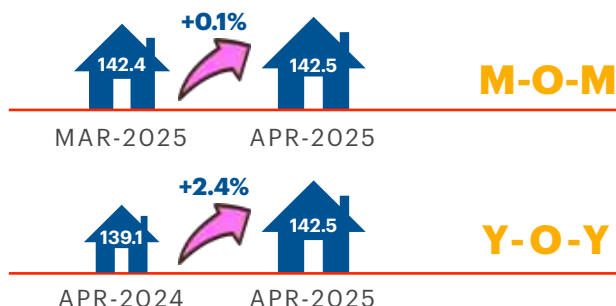
In April 2025, the private condominium rental market continued to demonstrate resilience, albeit with signs of stabilisation. Rental prices rose marginally by 0.1% month-on-month (M-o-M), following a 0.4% increase in March. This slower pace of growth suggests that rental prices may be reaching a temporary plateau after months of steady increments.

On a year-on-year (Y-o-Y) basis, overall rental prices climbed by 2.4%, reflecting sustained demand across all regions despite macroeconomic headwinds. Regionally, rental growth was led by the Outside Central Region (OCR) at +2.9% Y-o-Y, followed by the Rest of Central Region (RCR) at +2.0%, and the Core Central Region (CCR) at +1.6%.

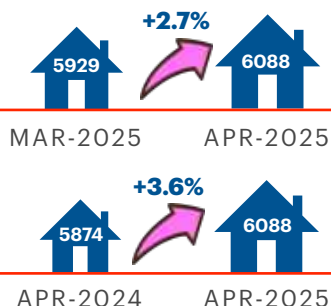
With 6,088 units rented in April, rental volumes increased by 2.7% M-o-M and 3.6% Y-o-Y, indicating that demand remains healthy despite modest rental price movements. Notably, the rental volume remains only 0.7% below the five-year average for April, suggesting that the current market remains well-supported.

Overall, the condominium rental market in Singapore is maintaining a stable trajectory, bolstered by limited supply, tenants seeking more flexible housing arrangements, and ongoing shifts in employment patterns such as hybrid work.

RENTAL PRICE INDEX



RENTAL VOLUME





Regional Rental Trends

In April 2025, the private condominium rental market displayed steady activity across all regions, with mild price increases and a balanced distribution in rental volume.

- **Core Central Region (CCR):** CCR accounted for 30.5% of total rental transactions. Rental prices saw a 0.2% month-on-month (M-o-M) increase and a 1.4% year-on-year (Y-o-Y) rise. While demand in this high-end segment remains relatively stable, rental growth was tempered by cautious tenant spending and increased sensitivity to premium asking rents.
- **Rest of Central Region (RCR):** Representing 33.9% of the rental volume, the RCR segment continued to attract interest due to its balance between location and affordability. Rental prices rose 0.8% M-o-M, and 1.9% Y-o-Y, supported by consistent leasing demand for mid-tier properties. The RCR continues to benefit from tenants seeking alternatives to pricier CCR options.
- **Outside Central Region (OCR):** The OCR registered the highest rental volume share at 35.6%, reflecting its ongoing appeal to cost-conscious renters. Prices in this segment climbed 0.6% M-o-M and 1.9% Y-o-Y. Limited new completions in the suburbs and continued demand from local households and new immigrants contributed to the region's rental resilience.



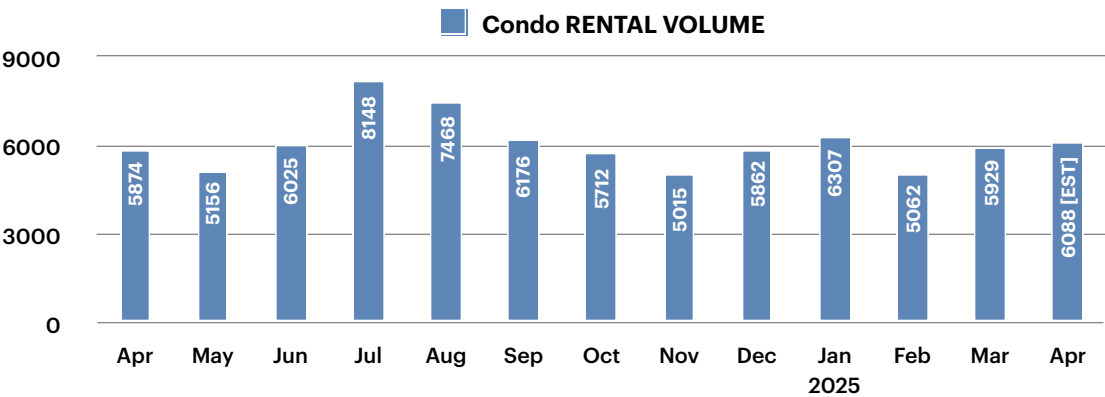
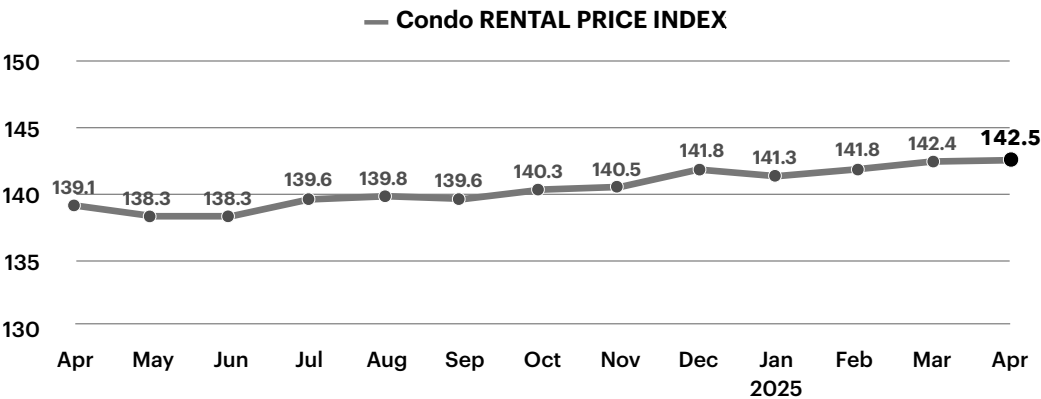
Factors Contributing to Rental Trends

- **Tenant Price Sensitivity:** Leasing activity remains healthy, but tenants have grown more price-conscious. Many are pushing back against substantial rent increases, opting for smaller units, fringe locations, or renewing leases on more favourable terms. This resistance has contributed to slower month-on-month rental growth despite stable demand.
- **Normalising Demand Patterns:** Following two years of strong rental gains, the market is experiencing a natural tapering in momentum. This reflects a return to more sustainable demand, as pandemic-driven displacements and short-term rental shifts subside. Leasing volumes remain robust, but price movements are now more modest.
- **Macro-Economic Sentiment::** Global trade tensions and a cautious economic outlook have led to a more measured pace of corporate hiring and relocation. This has a direct impact on the high-end segment (CCR), where expatriate demand is a key driver. As a result, CCR rental growth remained muted compared to other regions.



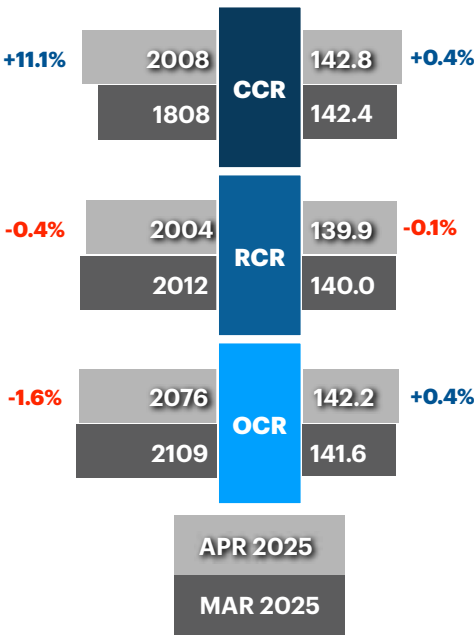
Market Outlook

The rental market is expected to remain stable with moderate growth for the rest of 2025. While demand remains healthy, rental increases are likely to be measured due to cautious tenant spending and evolving economic conditions. Supply dynamics may create pockets of upward pressure, but overall trends point toward a more balanced and sustainable leasing environment.

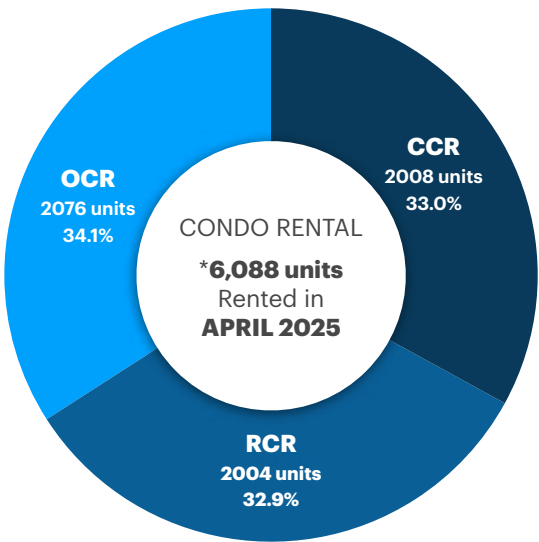


UNITS RENTED

RENTAL PRICE INDEX



UNITS RENTED BY REGION



* Latest month figures are flash estimates based on past transaction trends. Volumes will be adjusted for accuracy in subsequent months' flash reports as more transactions are confirmed and recorded.

SOURCE: 99.co, SRX, URA

April 2025 HDB Resale: Continued Growth in Prices and Transactions



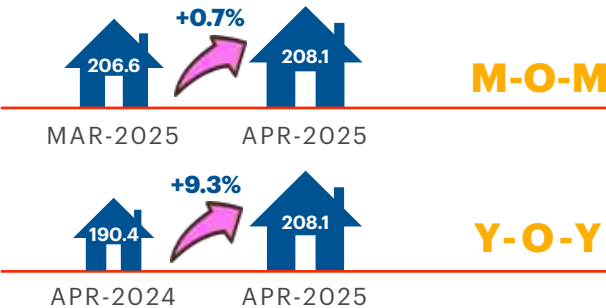
Overview

The HDB resale market in April 2025 continued to show strength, with both prices and transaction volumes recording notable gains month-on-month. Resale prices rose by 0.7% compared to March 2025, supported by price increases across most flat types and in both mature and non-mature estates. Year-on-year, prices climbed by 9.3%, reflecting sustained demand and upward momentum in the market.

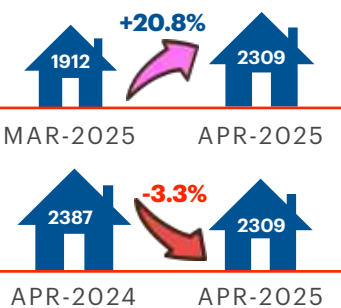
A total of 2,309 resale transactions were recorded in April, representing a strong 20.8% month-on-month increase. However, this was 3.3% lower than April 2024's volume, suggesting some moderation in longer-term activity.

Market sentiment has been influenced by high private property prices, stable employment conditions, and concerns over potential policy changes ahead of the upcoming general elections. These factors have encouraged buyers—particularly families—to turn to larger resale flats, driving up demand for executive units and contributing to the rise in million-dollar flat transactions.

HDB RESALE PRICE INDEX



HDB RESALE VOLUME





HDB Resale Price and Volume Trends

Price Trends:

- HDB resale prices rose by 0.7% month-on-month (MoM) in April 2025.
- Mature estates recorded a 1% increase, while non-mature estates saw a 0.4% rise.
- By Flat Type:
 - **3-room flat:** Prices rose by 1% MoM, and surged 10.2% year-on-year (YoY)
 - **4-room flat:** Increased 0.6% MoM and 9.5% YoY.
 - **5-room flat:** No change MoM, but up 8.5% YoY.
 - **Executive flat:** Strongest MoM rise at 3.5%, with a 6.8% increase YoY.

Volume Trends:

- 2,309 resale flats were transacted in April 2025, reflecting a robust 20.8% MoM increase from March 2025, though still 3.3% lower than April 2024.
- The rebound in volume was driven by healthy buyer demand, especially for larger units, amid high private housing prices and market anticipation of potential policy changes.
- By Flat Type:
 - **3-room flat:** Comprised 25.8% of total resale transactions
 - **4-room flat:** Made up the majority at 44.9%..
 - **5-room flat:** Accounted for 22.9%.
 - **Executive flat:** Represented 6.3% of total volume.



Million-Dollar Flat Transactions

April 2025 set a new all-time high for million-dollar HDB resale transactions, with 141 flats sold at S\$1 million or more—an increase from the 108 units recorded in March. These high-value deals made up 6.1% of the total resale volume for the month, reflecting a continued appetite among buyers for well-located and spacious HDB flats, particularly in central regions.

• Top Performing Towns:

- * **Toa Payoh:** Led the chart with **27 million-dollar deals**, underpinned by its strong central location and proximity to upcoming transport upgrades.
- * **Bukit Merah:** Registered **23 such transactions**, further cementing its popularity among buyers seeking city-fringe living.
- * **Kallang/Whampoa and Queenstown:** Each recorded **14 transactions**, reflecting strong demand for resale flats in city-adjacent mature towns.
- **Highest Transaction Prices:** The highest transacted price in April was **S\$1,490,000** for a **5-room flat at Block 139B Lorong 1A Toa Payoh**—a mature estate known for its centrality and amenities.



Factors Contributing to Current Market Trends

Several elements have contributed to the current trends in the HDB resale market:

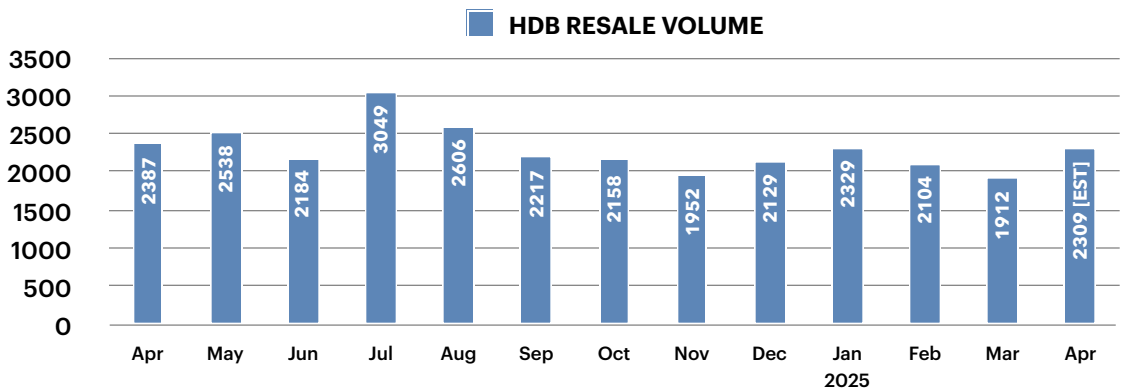
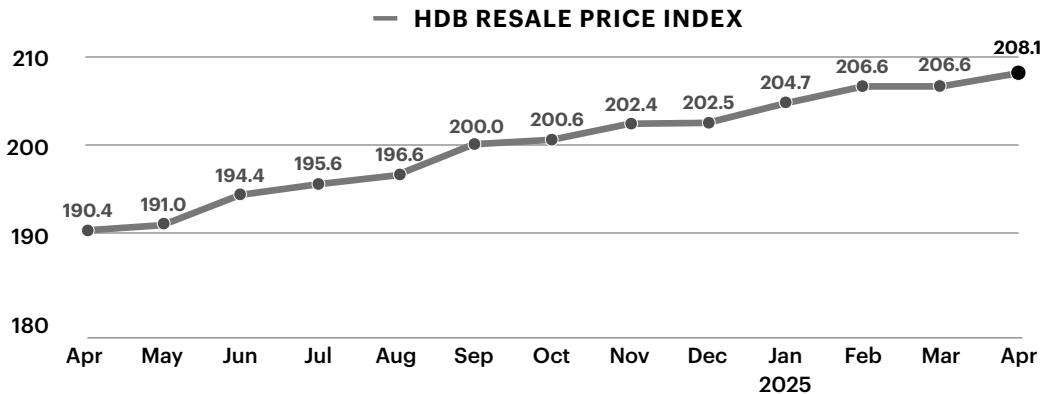
- **Anticipation of Policy Changes:** The impending general elections have led to speculation about potential new housing policies, prompting buyers to expedite their purchases.
- **Private Housing Market Dynamics:** High prices in the private housing sector have redirected some buyers towards larger HDB flats, particularly executive units, which offer more space at comparatively lower prices.
- **Economic Considerations:** Despite global economic uncertainties, stable employment rates and income growth in Singapore have bolstered buyer confidence in the HDB resale market



Market Outlook

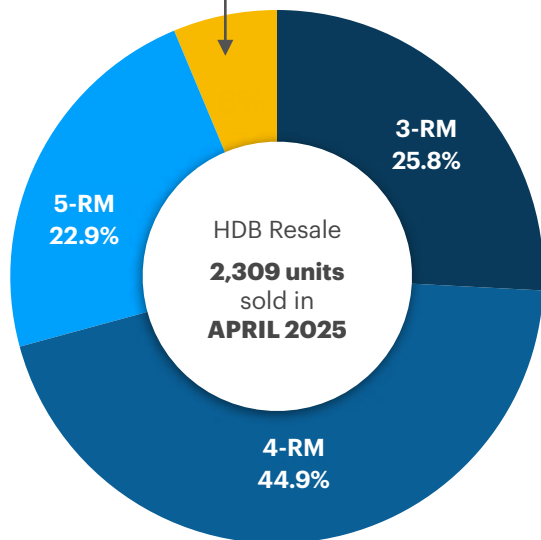
While the HDB resale market has demonstrated robust performance in April 2025, the slight year-on-year decline in transaction volumes suggests a need for cautious optimism. Future market activity will likely be influenced by upcoming policy decisions, economic conditions, and shifts in buyer preferences.





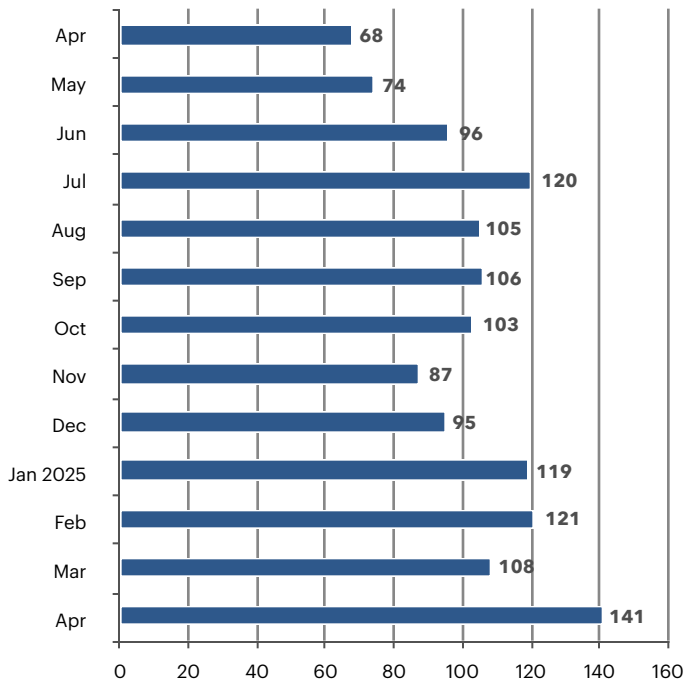
% OF TOTAL SALE TRANSACTIONS BY ROOM TYPE

EXECUTIVE: 6.3%



Number of Million-Dollar Resale Flats Sold

Number of Million-Dollar Resale Flats
Sold in the past 12 months: **1,275**



SOURCE: 99.co, SRX

April 2025 HDB Rental: Public Housing Demand Remains Resilient



Overview of HDB Rental Market

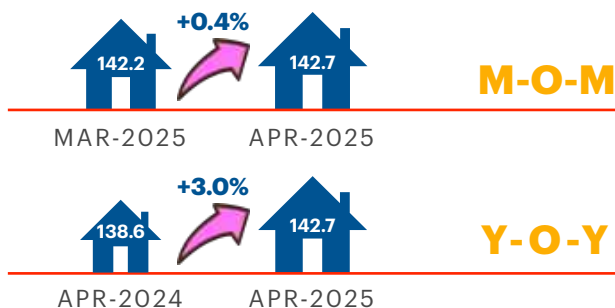
The HDB rental market continued to show resilience in April 2025, with prices edging up by 0.4% month-on-month (M-o-M). This followed consistent gains in the first quarter, signalling steady demand from tenants seeking more affordable housing options.

Compared to a year ago, rental prices rose by 3.0% year-on-year (Y-o-Y), with both mature estates (+3.5%) and non-mature estates (+2.3%) recording healthy increases.

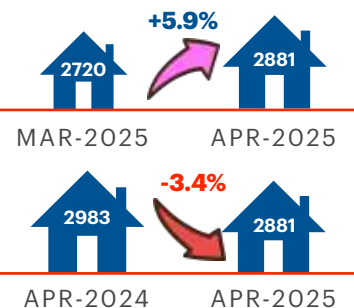
Rental volumes also strengthened, with 2,881 HDB flats rented in April, representing a 5.9% M-o-M increase from March. However, this was 3.4% lower Y-o-Y compared to April 2024 and 7.8% below the five-year average for the month, suggesting that while demand remains stable, broader market caution may be moderating activity levels.

The HDB rental segment continues to attract tenants looking for value and space, particularly amidst rising private rental costs. However, volume growth may be tempered in the near term as some households transition into newly completed Build-To-Order (BTO) flats.

HDB RENTAL PRICE INDEX



HDB RENTAL VOLUME





Factors Contributing to Current HDB Rental Trends

- **Affordability:** Rising private rental costs have directed tenants towards more affordable HDB options.
- **Transitional Demand:** Delays in Build-To-Order (BTO) project completions have led some households to seek interim rental housing.
- **Lifestyle Shifts:** The adoption of hybrid work models has increased demand for larger flats that can accommodate home offices.

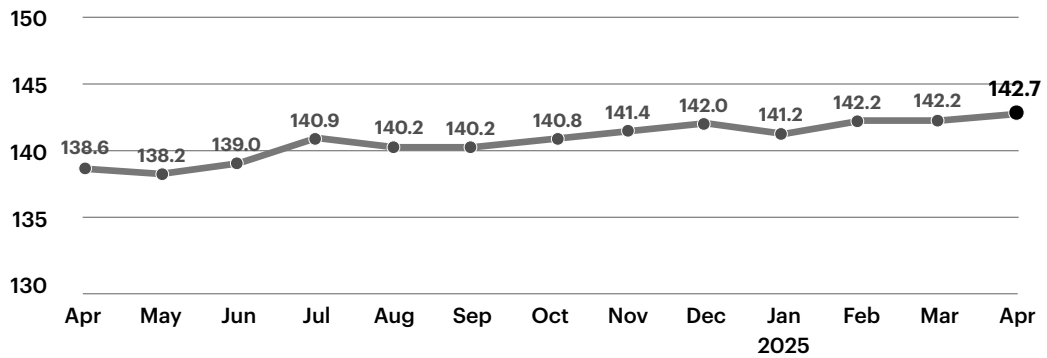


Market Outlook

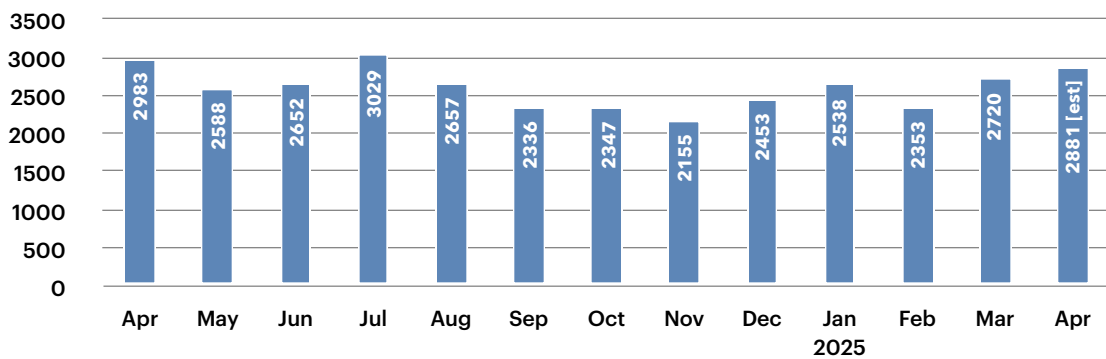
The HDB rental market is expected to stabilise as new BTO units are completed, potentially easing demand pressures. Nevertheless, ongoing economic uncertainties and evolving tenant preferences will continue to shape rental dynamics.



— HDB RENTAL PRICE INDEX

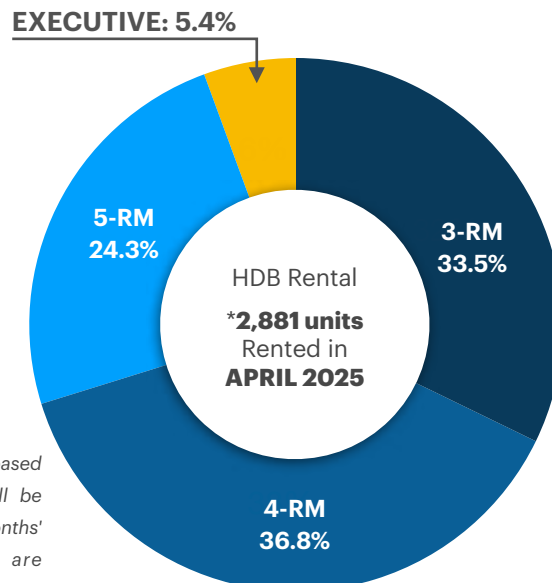


■ HDB RENTAL VOLUME



* Latest month figures are flash estimates based on past transaction trends. Volumes will be adjusted for accuracy in subsequent months' flash reports as more transactions are confirmed and recorded.

% OF TOTAL RENTAL TRANSACTIONS BY ROOM TYPE



* Latest month figures are flash estimates based on past transaction trends. Volumes will be adjusted for accuracy in subsequent months' flash reports as more transactions are confirmed and recorded.

SOURCE: 99.co, SRX



ASIAN PRIME

BUZZ



Cooling the Heat: HDB Wait-Out Period May Be Reviewed as Market Stabilises



HDB Wait-Out Period: A Temporary Cooling Measure

Introduced in **September 2022**, the **15-month wait-out period** was implemented by the Singapore Government to **moderate rising HDB resale prices**, particularly due to heightened demand from private property owners downgrading to public housing. During this time, such buyers were **barred from purchasing non-subsidised resale flats** for 15 months after selling their private property.

The measure was prompted by concerns over a surge in million-dollar flat transactions, with **private downgraders accounting for 34%** of such purchases before the rule came into effect. This group's share has since dropped to **12%** by late 2024, indicating that the policy had an immediate impact in curbing demand-side pressure on prices.



Why It Was Introduced

The primary objective of the wait-out period was to act as a **temporary market stabiliser**, especially amid a tight supply environment caused by pandemic-related BTO construction delays. With over **72,000 BTO flats delayed** during the COVID-19 period, demand flowed into the resale market, sending prices to record highs.

This influx of demand from private homeowners—who often have larger budgets than first-time HDB buyers—created affordability concerns. The policy was thus a **targeted intervention** to protect the accessibility of resale flats for genuine first-time buyers.



Current Market Situation

As of Q1 2025, resale price growth has begun to moderate. Prices rose by 1.6%, down from 2.6% in Q4 2024, and below the quarterly average of 2.3% last year. This represents the slowest pace of increase since early 2024.

At the same time, the supply pipeline is improving. HDB has completed nearly all flats delayed by the pandemic and is on track to deliver 19,000 new homes in 2025. Furthermore, from 2026 onwards, a significant number of BTO flats will reach their Minimum Occupation Period (MOP), adding more options to the resale market.



When Will the Measure Be Lifted?

Minister for National Development Chee Hong Tat has indicated that the wait-out period is not meant to be permanent. Its removal will depend on further signs of resale price stability and continued improvement in supply.

While no fixed timeline has been given, it is likely that a policy review may take place from 2026 onwards, when 13,500 flats will hit MOP, more than doubling the estimated 6,974 units in 2025. This expected increase in supply could relieve price pressures, creating conditions conducive for lifting the restrict



Policy Impact and Future Implications

The wait-out period has had a measurable cooling effect. It successfully reduced demand from cash-rich private downgraders, helped stabilise prices, and improved affordability for first-time buyers. However, if left in place for too long, it may lead to unintended distortions—such as limiting genuine buyers who need to downgrade due to life circumstances.

Ultimately, the Government is adopting a flexible approach, responding to real-time data and market shifts. As HDB supply normalises and prices ease further, we can expect a recalibration of cooling measures to reflect a more balanced and sustainable housing landscape.

FOR SALE



Landed For Sale - Golden Hill Estate Corner Terrace

Freehold | Well-Maintained
2 Storey | Lorong Chuan MRT

\$4,999,999

 3  3  [Listing Link](#)



Condo For Sale - Sky Everton 50 Everton Road

Freehold | Unblocked Views, High Floor
Upcoming Cantonment MRT

\$2,750,000



 3  3



Condo For Sale - Botanique at Bartley 231 Upper Paya Lebar Road

99 Years | Renovated, Well-Maintained
Good Schools | Bartley MRT

\$1,385,000

 2  1



Condo For Sale - Parc Olympia 50 Flora Drive

99 Years | Pool Facing Penthouse
Fully Renovated, Efficient and Spacious

\$2,500,000

 3  3  [Listing Link](#)



FOR SALE



Condo For Sale - Austville Residences

13 Sengkang East Avenue

99 Years | Renovated and Well Kept,
Efficient and Spacious, Convenient

\$1,100,000

 2  2  [Listing Link](#)



Condo For Sale - Robin Suites

25 Robin Road

Freehold | Quiet Facing, Fully
Renovated, 4 Mins to Stevens MRT

\$1,100,000

 1  1  [Listing Link](#)



HDB For Sale - 314B Anchorvale Link

5-Room Flat

Mid Floor, Next to Nan Chiau Primary
and High School, MRT, Compass One

\$685,000

 3  2  [Listing Link](#)




HDB For Sale - 122 Bedok Reservoir Rd

4-Room Flat

Low Floor, Reasonably Priced, 5 Mins to
Kai Bukit MRT, Serious Seller

\$570,000

 3  2  [Listing Link](#)



FOR SALE




HDB For Sale - 58 Havelock Road

3-Room Flat

Mid Floor, City Living, Rarely Available
5 Mins to Tiong Bahru and Havelock MRT

\$808,000

 2  2



Shophouse For Sale - HDB

109 Bukit Purmei Road

Prime Location with High Foot Traffic,
Ideal for Business and Investment

\$2,650,000



Commercial



[Listing Link](#)



Retail Shop For Sale - Roxy Square

430 Upper Changi Road

Freehold Prime Retail Space, Large Glass
Frontage, Next to Marine Parade MRT

\$680,000



Commercial



[Listing Link](#)



Factory For Sale - Loyang Industrial Estate

Business 2 Zoning

Renovated, Heavy Production Ready,
Direct vehicular access

\$8,999,999



Commercial



[Listing Link](#)



FOR RENT




Condo For Rent - Aspen Heights

261 River Valley Road

Near Fort Canning MRT, Squarish Layout, Quiet Facing, Amenities

\$5,600

 2  3



Condo For Rent - UE Square

205 River Valley Road

Brand New Renovation with Scandinavian Design, Fort Canning MRT

\$3,900

 1  1  [Listing Link](#)



Condo For Rent - UE Square

205 River Valley Road

Brand New Renovation with Scandinavian Design, Fort Canning MRT

\$3,000

 1  1  [Listing Link](#)



Condo For Rent - Devonshire Residences

55 Devonshire Road

Short walking distance to Orchard Road and Somerset MRT Station, 111 Somerset

\$3,500

 1  1  [Listing Link](#)




FOR RENT



Condo For Rent - Eight Riversuites Whampoa East

Near Boon Keng MRT, Bendemeer Market, Great Convenience and

\$3,400

 1  1



Condo For Rent - The Hillier 205 River Valley Road

5 Mins to Hillview MRT, High Floor with High Ceiling, Spectacular Views

\$4,500


 3  2



HDB For Rent - 82 Bedok North Road 4-Room Flat

Door to Door Unit, Near Shops, Supermarket and Food Centre

\$3,300



 3  2



Shophouse For Rent - Sembawang Road Restaurant | Retail

Rare, F&B, Shop, Yoga, Pet Food, Vet, Medical Clinic, Near Springleaf MRT

\$8,000

 Commercial  [Listing Link](#)



Meet Our Team

30



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