ERA
REAL ESTATE

Project eBOOK



Complete with all the info you need for some
quick reference and projects cross-comparison at a glance

- PROJECT SPOTLIGHT
- LAUNCHING SOON
- TOP SELLING PROJECTS
- PENTHOUSES FOR SALE
- PROJECTS WITH PROMO
- PROJECTS WITH LIMITED UNITS

PROJECT DIRECTORY

CCR | RCR | OCR | COMMERCIAL

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Project eBOOK

PROJECT SPOTLIGHT

Kassia

Flora Drive (D17 | OCR)



- One of the lowest entry price for a freehold new launch project
- 2BR+S from $1,584,000 ($2,104 psf)
  3BR from $2,145,000 ($2,033 psf)
  4BR from $2,675,000 ($1,989 psf)

The Sen

Jalan Jurong Kechil (D21 | RCR)



- RCR living from attractive prices, contact leadership team for more information
- 2BR from $1,546,000 ($2,258 psf)
  3BR from $2,221,000 ($2,363 psf)
  4BR+S from $3,450,000 ($2,374 psf)

ELTA

Clementi Avenue 1 (D5 | OCR)



- Priced below nearby resale units, near top schools like NUS, SUSS, ACS & Nan Hua High
- 1BR+S from $1,404,000 ($2,775 psf)
  3BR from $2,691,000 ($2,906 psf)
  4BR from $3,330,000 ($2,457 psf)
  5BR from $4,116,000 ($2,318 psf)

The Collective at One Sophia

Sophia Road (D9 | CCR)



- Rare mixed-use development with residential, retail and office in District 9
- Studio from $1,250,000 ($2,765 psf)
  1BR from $1,330,000 ($2,689 psf)
  2BR from $1,766,000 ($2,675 psf)
  3BR from $2,832,000 ($2,768 psf)

Narra Residences

Dairy Farm Walk (D23 | OCR)



- Attractive entry price from $1,339,000 & $2,085 psf
- 2BR from $1,339,000 ($2,085 psf)
  3BR from $2,059,000 ($2,040 psf)
  4BR from $2,448,000 ($2,125 psf)
  5BR from $3,888,000 ($2,345 psf)

LAUNCHING SOON | TOP SELLING PROJECTS | PENTHOUSES FOR SALE | PROJECTS WITH PROMO | PROJECTS WITH LIMITED UNITS

PROJECT DIRECTORY | CCR | RCR | OCR | COMMERCIAL

Info, promotion & price are correct as of 7 Oct 2026

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UPCOMING PROJECTS

THE SERRA RESIDENCES
FREEHOLD

- 133 units
- FH
- **Bassein Road | D11 | CCR**
- Far East Organization

Preview Started **2 Oct**
Booking **16 Oct**

THOMSON RESERVE

- 1268 units
- 99 LH
- **Bright Hill Drive | D20 | RCR**
- UOL / CapitaLand / Singapore Land Group

Preview **17 Oct**
Booking **31 Oct**

EC Wynwood Grand

- 420 units
- 99 LH
- **Woodlands Drive 17 | D25 | OCR**
- City Developments Limited

Target Preview **Dec 2026**
Target Booking **Jan 2027**

PROJECT SPOTLIGHT | TOP SELLING PROJECTS | PENTHOUSES FOR SALE | PROJECTS WITH PROMO | PROJECTS WITH LIMITED UNITS

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TOP SELLING PROJECTS

01



Terra Hill

Yew Siang Road
(D5 | RCR)

Tenure: FH

02



The Sen

Jalan Jurong Kechil
(D21 | RCR)

Tenure: 99 LH

03



Amberwood At Holland

Holland Link
(D10 | CCR)

Tenure: 99 LH

04



Lentor Gardens Residences

Lentor Garden
(D26 | OCR)

Tenure: 99 LH

05



Union Square Residences

Havelock Road
(D1 | RCR)

Tenure: 99 LH

06



The Continuum

Thiam Siew Avenue
(D15 | RCR)

Tenure: FH

07



Coastal Cabana

Jalan Loyang Besar
(D17 | OCR)

Tenure: 99 LH

08



Dunearn House

Dunearn Road
(D11 | CCR)

Tenure: 99 LH

09



Chuan Park

Lorong Chuan
(D19 | OCR)

Tenure: 99 LH

PROJECT SPOTLIGHT | LAUNCHING SOON | PENTHOUSES FOR SALE | PROJECTS WITH HIGH COMM | PROJECTS WITH PROMO | PROJECTS WITH LIMITED UNITS

PROJECT DIRECTORY | CCR | RCR | OCR | COMMERCIAL

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PENTHOUSES FOR SALE (>$10 MIL)



Newport Residences (D2)
#45-01 (SPH) | 12,960 sqft
Price: $103,680,000



Zyon Grand (D3)
#62-01 (PH 2) | 2,756 sqft
Price: $11,000,000



Cape Royale (D4)
#19-02 (SV 2) | 8,181 sqft
Price: $28,000,000



The Residences At W Singapore Sentosa Cove (D4)
#06-33 (PH D4) | 6,297 sqft
Price: $10,856,000



Aurea (D7)
#43-31 (PH 2) | 8,816 sqft
Price: $45,000,000



Aurea (D7)
#43-32 (PH 1) | 5,608 sqft
Price: $27,000,000

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PROJECTS WITH PROMO

Cape Royale



3 Year 4% Rental Guarantee Scheme for stack 13 only

Including normal schemes of NPS & DPS

(Plus) Extended option scheme for 12 months & 24 months at NPS Price

Duet @ Emily



Save up to $69,000 for Starbuy units with prices starting from $1,019,000

Greenwood Mews



13% Discount + 3 Additional Discount units #01-05 , #01-07 , #01-08

16% Discount + Additional Discount units #01-13 & #01-36

River Green



One Price Promo for selected 1BR units at $1,395,00 for units #25-01 to #29-01

$40K off for last unit of 2BR+S #32-09 at $2,337,000

Seascape



DPS Payment Scheme Available (1 Year)
Starts from $4,455,000
*T&C Applies

PROJECT SPOTLIGHT | LAUNCHING SOON | TOP SELLING PROJECTS | PENTHOUSES FOR SALE | PROJECTS WITH LIMITED UNITS

PROJECT DIRECTORY | CCR | RCR | OCR | COMMERCIAL

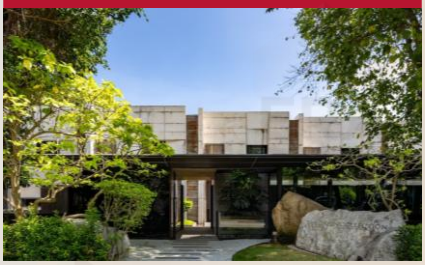
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CCR

PROJECTS WITH PROMO

The Green Collection



DPS & EDPS Payment Scheme Available
(12 Months)
Starts from $7,250,000
*T&C Applies

Including Normal Schemes of NPS & DPS

(Plus) Extended option scheme for 12 months & 24 months at NPS Price

The Residences At W Singapore Sentosa Cove



Enjoy 5% discount for PES & PH units only!
DPS & EDPS payment scheme available (1 Year) Starts from $2,907,200
*T&C applies

The Robertson Optus



$100k discount for suite & 1 BR

$200k discount for 2 BR

Promotion valid till 31 Oct 2026 only, while selected units last

W Residences Marina View - Singapore



Save up to $414,000 for selected promo units

2BR starting from $2,166,000
2BR Premium starting from $2,399,000
3BR starting from $3,466,000

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PROJECTS WITH PROMO

8@BT



Starbuy Promo
#02-03 at $3,996,000
#03-03 at $4,011,000
#04-03 at $4,026,000

Arina East Residences



4BR Premium (Priv Lift)
From $4,280,000 ($2,650 PSF)

4BR Premium
From $4,293,000 ($3,242 PSF)

Grand Dunman



8 to 10% Discount for
1+Study & PH units

Penrith



Last 4 units up for grab!
#32-04 at $1,788,000
#35-04 at $1,792,000
#36-04 at $1,794,000
#37-04 at $1,796,000

Terra Hill



Discount up to $1,632,000

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PROJECTS WITH PROMO

The Arcady at Boon Keng



For 3BR Premium (C4 units), FREE option to include a Dry Kitchen

The Hillshore



One Price Promo
2BR #02-02 at $1,888,000
3BR (All Level 1 & 2) at $2,588,000

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PROJECTS WITH PROMO

Alana



Exclusive buyer's privilege with additional 5% discounts & flexible payment schemes

4BR from $3,199,030

4BR with private lift from $4,239,394

Promo till 31 Dec 2026

Coastal Cabana



Limited Time Promotional Discount

C1: $10,000 Discount
C2 / C3: $12,000 Discount

SORA



Up to $167K Discount for selected units

2BR from $1,685,000
3BR from $2,148,000
4BR from $3,107,888

North Gaia



Direct discount of $20,000 off the purchase price.
Purchase Price - $1,530,000 ($1,579psf)

Lentoria



1BR & 2BR High ceiling units: $60K off listing price

3BR & 4BR high ceiling units: $120K off listing price

One price promo for selected 1BR units

Priced at $1,288,000
#04-02
#01-05
#08-05
#01-06
#08-06

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Project eBOOK

Commercial & Industrial

PROJECTS WITH PROMO

GATE+



One Price Promo at $833,000
for units #09-02 to #09-09

Gourmet Xchange



One Price Promo $2,080,000
for units #09-40 to #09-44

The Golden Mile



Starbuy Units
Premium Office
Level 3 From $5,780,900
Level 4 From $2,930,000
Level 5 From $2,860,000
Level 6 From $5,300,000
Level 7 From $6,970,000
Loft Office Level 6 From $4,830,000

Keystone @ Mandai



Starbuy Units

#09-04 at $2,162,000
#08-04 at $2,250,000

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Project eBOOK

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PROJECTS WITH LIMITED UNITS

21 Anderson



D10 Last 2 Units!

2BR *from $10,000,000*

4BR starting from $23,000,000, indicative price view to offer

Chancery Hill Collection



D11 Last 6 Units!

Semi-Detached House from $12,388,000

Detached House from $23,188,000

Eden Residences Capitol



D6 Last 2 Units

3BR from $11,294,850

Grange 1866



D10 Last 1 Unit!

1BR from $1,718,000

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PROJECTS WITH LIMITED UNITS

Lloyd SixtyFive



D9 Last 2 Units!
2BR (Loft) + S at $6,600,000
3BR (Loft) from $9,241,000

Reignwood Hamilton Scotts



D09 Last 5 Units!
3BR from $10,038,000

The Giverny Residences



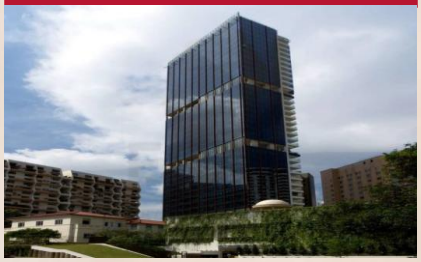
D10 Last 4 Units!
3BR from $5,975,000
4BR from $9,566,000

The Oliv



D10 Last 1 Unit!
4BR from $13,080,000

The Ritz-Carlton



D09 Last 1 Unit!
4BR from $13,880,000

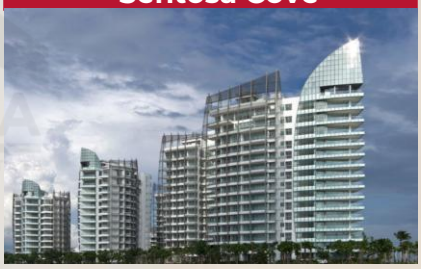
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Project eBOOK

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PROJECTS WITH LIMITED UNITS

The Oceanfront @ Sentosa Cove



D04 Last 1 Unit!
4BR at $3,623,400

Turquoise



D04 Last 1 Unit!
PH at $4,697,000

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PROJECTS WITH LIMITED UNITS

Arina East Residences



D15 Last 4 Units!
4BR Premium (Priv Lift) from $2,650 PSF
4BR Premium at $4,280,000

Ardor Residence



D15 Last 1 Unit!
4BR from $3,463,000

Atlassia



D15 Last 2 Units!
2 + 1 BR at $3,059,028
3BR at $3,059,028

Canninghill Piers



D6 Last 5 Units!
1BR at $1,317,000
1BR + S at $1,729,000
2BR + S at $2,435,000
5BR Premium from $8,648,000

Claydence



D15 Last 7 Units!
1BR from $1,657,800
2BR from $2,744,000
3BR from $3,413,800
4BR from $5,626,400

Gems Ville



D14 Last 11 Units!
2BR from $1,598,000
3BR from $2,138,000

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PROJECTS WITH LIMITED UNITS

Nava Grove



D21 Last 1 Unit!
2BR + S from $2,194,900

Penrith



D3 Last 7 Units!
2BR from $1,798,000

The Line @ Tanjong Rhu



D15 Last 4 Units!
1BR from $1,915,000
2BR from $2,838,000
PH from $4,860,000

The Ranz



D08 Last 5 Units!
2BR + S from $1,565,000

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PROJECTS WITH LIMITED UNITS

Bagnall Haus



D16 Last 3 Units!
1BR+ Flexi from $1,367,000
4BR from $3,381,000

Faber Residences



D5 Last 13 Units!
4BR from $2,799,000
5BR from $3,340,000

Springleaf Residences



D26 Last 16 Units!
3BR +S + Utility from $2,732,000
5BR from $3,224,000

J'den



D22 Last 5 Units!
3BR at $3,115,000
4BR (Premium) from $3,827,000

Lentoria



D26 Last 15 Units!
1BR from $1,288,000
2BR from $1,800,000
3BR from $2,279,000
3BR Premium from $2,795,000

Skies Miltonia



D27 Last 6 Units!
Penthouse from $2,600,000
Townhouse from $3,450,000

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PROJECTS WITH LIMITED UNITS

The Shorefront



D17 Last 7 Units!
2BR + Utility from $1,555,000
3BR + Utility from $1,800,000
4BR + Utility from $2,938,000

The Myst



D23 Last 7 Units!
4BR from $3,246,000
5BR from $3,626,000

North Gaia



Last unit Available!
Direct discount of $20,000 off the purchase price.
Purchase Price - $1,530,000
$PSF - $1,579psf

Villa @ Greenbank Park



D21 Last 2 Units!
Semi-Detached from $9,500,000

Villa @ Old Tampines Road



D17 Last 2 Units!
Semi-Detached from $6,000,000
Bungalow at $11,800,000

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PROJECT DIRECTORY

District 1 & 2
W Residences Marina View - Singapore
Newport Residences

District 4
Seascape
The Green Collection
Cape Royale
The Oceanfront @ Sentosa Cove
The Residences at W Singapore Sentosa Cove
Turquoise

District 6 & 7
Concourse Skyline
Eden Residences Capitol
Midtown Bay
Aurea

District 9 Orchard Collection
River Green
The Robertson Opus
Reignwood Hamilton Scotts
The Lumos
The Ritz-Carlton Residences
River Modern
The Collective at One Sophia
Duet @ Emily
Lloyd SixtyFive

District 10 Orchard Collection
Grange 1866
UPPERHOUSE

District 10 Bukit Timah/ Holland Collection
Jervois Prive
21 Anderson
Draycott 8
The Giverny Residences
The Oliv
Amberwood At Holland

District 11
Greenwood Mews
Dunearn House
Chancery Hill Collection

District 1, 2 & 3
One Marina Gardens
Union Square Residences
TMW Maxwell
Penrith
Promenade Peak
Zyon Grand

District 5
Terra Hill
The Hillshore
Hudson Place Residences

District 6 & 8
Canninghill Piers
The Ranz

District 12
The Arcady at Boon Keng
The Orie

District 14
Gems Ville
OCHO

District 15
Ardor Residence
Arina East Residences
Atlassia
Claydence
Grand Dunman
The Line @ Tanjong Rhu
Meyer Blue

District 20 & 21
Artisan 8
8@BT
Nava Grove
The Sen

District 5
ELTA
Faber Residence

District 15 & 16
Bagnall Haus
Vela Bay
Pinery Residences

District 17 & 19
Kassia
The Shorefront
Parktown Residence
Villas @ Old Tampines Road
Chuan Park

District 21, 22 & 23
Villas @ Greenbank Park
J'den
Sora
Lucerne Grand
The Myst
Narra Residences

District 25, 26 & 27
Norwood Grand
Lentoria
Lentor Gardens Residences
Springleaf Residence
Skies Miltonia
Canberra Crescent Residences
Alana

Executive Condominium
Coastal Cabana
North Gaia

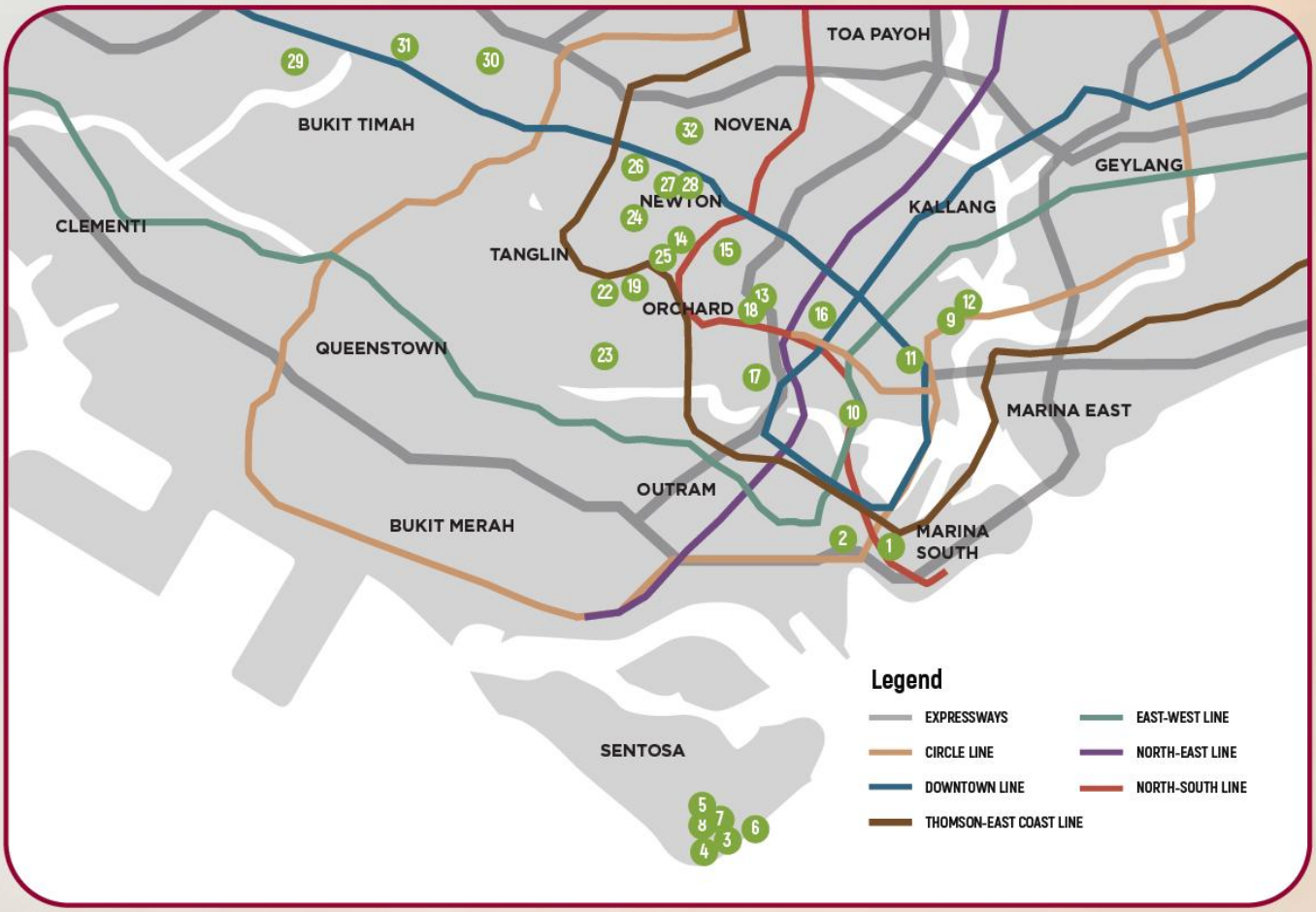
Commercial/ Industrial
Cecil Place
Fortune Centre
The Golden Mile
TripleOne Somerset
One Sophia
Shoppes @ Ascent 456
CT Gold @ Macpherson
Harrison Food Building
The Venue Shoppes
Gourmet Xchange
Shoppes @ Sky Eden
GATE+
CT FoodNEX
Keystone @ Mandai

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PROJECT DIRECTORY



District 1 & 2

1. W Residences Marina View - Singapore
2. Newport Residences

District 4

3. Seascape
4. The Green Collection
5. Cape Royale
6. The Oceanfront @ Sentosa Cove
7. The Residences at W Singapore Sentosa Cove
8. Turquoise

District 6 & 7

9. Concourse Skyline
10. Eden Residences Capitol
11. Midtown Bay
12. Aurea

District 9 Orchard Collection

13. River Green
14. The Robertson Opus
15. Reignwood Hamilton Scotts
16. The Lumos
17. The Ritz-Carlton Residences
18. River Modern
19. The Collective at One Sophia
20. Duet @ Emily
21. Lloyd SixtyFive

District 10 Orchard Collection

22. Grange 1866
23. UPPERHOUSE

District 10 Bukit Timah/ Holland Collection

24. Jervois Prive
25. 21 Anderson
26. Draycott 8
27. The Giverny Residences
28. The Oliv
29. Amberwood At Holland

District 11

30. Greenwood Mews
31. Dunearn House
32. Chancery Hill Collection

PROJECT SPOTLIGHT | LAUNCHING SOON | TOP SELLING PROJECTS | PENTHOUSES FOR SALE | PROJECTS WITH PROMO | PROJECTS WITH LIMITED UNITS

PROJECT DIRECTORY | CCR | RCR | OCR | COMMERCIAL

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Existing Project Supply

NO	PROJECT	Launch Date	District	% SOLD	TOTAL UNITS	UNITS AVAILABLE	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	PENTHOUSE	LANDED	VILLA /SUITES
1	W Residences Marina View - Singapore	Jul-25	1	2.2%	683	666	0	171	296	102	31	63	3	0	0
2	Newport Residences	Jan-26	2	82.9%	246	42	0	19	0	5	17	0	1	0	0
3	Seascape	Mar-10	4	60.9%	151	43	0	0	0	26	8	0	9	0	0
4	The Green Collection	Feb-08	4	0.0%	20	20	0	0	0	0	0	0	0	20	0
5	The Oceanfront @ Sentosa Cove	Apr-07	4	0.0%	264	1	0	0	0	0	1	0	0	0	0
6	The Residences At W Singapore Sentosa Cove	Apr-24	4	69.3%	228	62	0	0	0	20	28	0	14	0	0
7	Turquoise	Oct-07	4	98.9%	91	1	0	0	0	0	0	0	1	0	0
8	Cape Royale	May-22	4	42.4%	302	96	0	0	0	74	17	0	5	0	0
9	Eden Residences Capitol	Oct-12	6	94.9%	39	2	0	0	0	0	0	0	2	0	0
10	Aurea	Mar-25	7	37.8%	188	114	0	0	38	13	47	16	0	0	0
11	Concourse Skyline	Sept-08	7	91.9%	360	16	0	8	0	2	5	0	0	0	1
12	Midtown Bay	Oct-19	7	69.0%	219	68	0	37	27	4	0	0	0	0	0
13	Duet @ Emily	Jun-26	9	20.0%	20	6	0	0	6	0	0	0	0	0	0
14	Lloyd SixtyFive	Oct-12	9	97.4%	76	2	0	0	1	1	0	0	0	0	0
15	Reignwood Hamilton Scotts	Aug-22	9	3.6%	56	5	0	0	0	4	0	0	1	0	0
16	River Green	Aug'25	9	94.9%	524	27	0	16	9	2	0	0	0	0	0
17	River Modern	Mar-26	9	94.7%	455	24	0	0	15	3	6	0	0	0	0
18	The Collective At One Sophia	Jan-25	9	27.0%	367	268	10	94	132	32	0	0	0	0	0
19	The Lumos	Aug-07	9	62.3%	53	20	0	0	2	10	8	0	0	0	0
20	The Ritz-Carlton	Dec-07	9	94.8%	58	1	0	0	0	0	1	0	0	0	0
21	The Robertson Opus	Jul-25	9	60.6%	348	137	32	25	54	26	0	0	0	0	0
22	21 Anderson	Mar-25	10	88.9%	18	1	0	0	1	0	0	0	0	0	0
23	Amberwood At Holland	Sep-26	10	11.7%	212	187	0	0	0	50	55	60	0	0	0
24	Draycott 8	Jun-06	10	2.9%	136	19	0	0	0	0	18	0	1	0	0
25	Grange 1866	Apr-21	10	98.3%	60	1	0	1	0	0	0	0	0	0	0
26	Jervois Privé	Apr-19	10	39.5%	43	20	0	2	15	3	0	0	0	0	0
27	The Giverny Residences	Dec-25	10	33.3%	6	4	0	0	0	2	2	0	0	0	0
28	The Oliv	Dec-18	10	30.4%	23	1	0	0	0	0	1	0	0	0	0
29	UPPERHOUSE at Orchard Boulevard	Jul-25	10	82.7%	301	52	0	26	18	0	8	0	0	0	0
30	Chancery Hill Collection	Jul-26	11	12.5%	8	7	0	0	0	0	0	0	0	7	0
31	Dunearn House	Jul-26	11	62.6%	380	142	0	0	67	10	65	0	0	0	0
32	Greenwood Mews	Jun-24	11	0.0%	5	5	0	0	0	0	0	0	0	5	0
						1873	42	399	681	339	263	79	37	32	1

*Updated as of 3 October 2026

ERA REAL ESTATE

Project eBOOK

CCR

Existing Project – By Size

NO	PROJECT	Launch Date	District	% SOLD	TOTAL UNITS	UNITS AVAILABLE	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	PENTHOUSE	LANDED	VILLA /SUITES
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2	Newport Residences	Jan-26	2	82.9%	246	42	0	19	0	5	17	0	1	0	0
3	Seascape	Mar-10	4	60.9%	151	43	0	0	0	26	8	0	9	0	0
4	The Green Collection	Feb-08	4	0.0%	20	20	0	0	0	0	0	0	0	20	0
5	The Oceanfront @ Sentosa Cove	Apr-07	4	0.0%	264	1	0	0	0	0	1	0	0	0	0
6	The Residences At W Singapore Sentosa Cove	Apr-24	4	69.3%	228	62	0	0	0	20	28	0	14	0	0
7	Turquoise	Oct-07	4	98.9%	91	1	0	0	0	0	0	0	1	0	0
8	Cape Royale	May-22	4	42.4%	302	96	0	0	0	74	17	0	5	0	0
9	Eden Residences Capitol	Oct-12	6	94.9%	39	2	0	0	0	0	0	0	2	0	0
10	Aurea	Mar-25	7	37.8%	188	114	0	0	38	13	47	16	0	0	0
11	Concourse Skyline	Sept-08	7	91.9%	360	16	0	8	0	2	5	0	0	0	1
12	Midtown Bay	Oct-19	7	69.0%	219	68	0	37	27	4	0	0	0	0	0
13	Duet @ Emily	Jun-26	9	20.0%	20	6	0	0	6	0	0	0	0	0	0
14	Lloyd SixtyFive	Oct-12	9	97.4%	76	2	0	0	1	1	0	0	0	0	0
15	Reignwood Hamilton Scotts	Aug-22	9	3.6%	56	5	0	0	0	4	0	0	1	0	0
16	River Green	Aug'25	9	94.9%	524	27	0	16	9	2	0	0	0	0	0
17	River Modern	Mar-26	9	94.7%	455	24	0	0	15	3	6	0	0	0	0
18	The Collective At One Sophia	Jan-25	9	27.0%	367	268	10	94	132	32	0	0	0	0	0
19	The Lumos	Aug-07	9	62.3%	53	20	0	0	2	10	8	0	0	0	0
20	The Ritz-Carlton	Dec-07	9	94.8%	58	1	0	0	0	0	1	0	0	0	0
21	The Robertson Opus	Jul-25	9	60.6%	348	137	32	25	54	26	0	0	0	0	0
22	21 Anderson	Mar-25	10	88.9%	18	1	0	0	1	0	0	0	0	0	0
23	Amberwood At Holland	Sep-26	10	11.7%	212	187	0	0	0	50	55	60	0	0	0
24	Draycott 8	Jun-06	10	2.9%	136	19	0	0	0	0	18	0	1	0	0
25	Grange 1866	Apr-21	10	98.3%	60	1	0	1	0	0	0	0	0	0	0
26	Jervois Privé	Apr-19	10	39.5%	43	20	0	2	15	3	0	0	0	0	0
27	The Giverny Residences	Dec-25	10	33.3%	6	4	0	0	0	2	2	0	0	0	0
28	The Oliv	Dec-18	10	30.4%	23	1	0	0	0	0	1	0	0	0	0
29	UPPERHOUSE at Orchard Boulevard	Jul-25	10	82.7%	301	52	0	26	18	0	8	0	0	0	0
30	Chancery Hill Collection	Jul-26	11	12.5%	8	7	0	0	0	0	0	0	0	7	0
31	Dunearn House	Jul-26	11	62.6%	380	142	0	0	67	10	65	0	0	0	0
32	Greenwood Mews	Jun-24	11	0.0%	5	5	0	0	0	0	0	0	0	5	0
						1873	42	399	681	339	263	79	37	32	1

*Updated as of 3 October 2026

ERA REAL ESTATE

Project eBOOK

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Existing Project – By Entry PSF

NO	PROJECT	DISTRICT	TOTAL UNITS	UNITS AVAILABLE	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	PENTHOUSE	LANDED	VILLA / SUITES
1	W Residences Marina View - Singapore	1	683	666	-	$3,233	$3,010	$2,900	$3,884	$4,044	-	-	-
2	Newport Residences	2	246	42	-	$3,053	-	$3,099	$4,006	-	$8,000	-	-
3	Seascape	4	151	43	-	-	-	$2,053	$2,079	-	$2,212	-	-
4	The Green Collection	4	20	20	-	-	-	-	-	-	-	$1,190	-
5	The Oceanfront @ Sentosa Cove	4	264	1	-	-	-	-	$1,800	-	-	-	-
6	The Residences At W Singapore Sentosa Cove	4	228	62	-	-	-	$1,620	$1,627	-	$1,708	-	-
7	Turquoise	4	91	1	-	-	-	-	-	-	$1,510	-	-
8	Cape Royale	4	302	96	-	-	-	$1,930	$2,130	-	$2,119	-	-
9	Eden Residences Capitol	6	39	2	-	-	-	-	-	-	$3,760	-	-
10	Aurea	7	188	114	-	-	$2,757	$2,664	$2,830	$3,397	-	-	-
11	Concourse Skyline	7	360	16	-	$1,907	-	$1,632	$1,414	-	-	-	$1,967
12	Midtown Bay	7	219	68	-	$3,350	$2,838	$3,816	-	-	-	-	-
13	Duet @ Emily	9	20	6	-	$2,480	$2,444	-	-	-	-	-	-
14	Lloyd SixtyFive	9	76	2	-	-	$3,650	$3,815	-	-	-	-	-
15	Reignwood Hamilton Scotts	9	56	5	-	-	-	$3,642	-	-	-	-	-
16	River Green	9	524	27	-	$3,321	$3,557	$3,581	-	-	-	-	-
17	River Modern	9	455	24	-	-	$3,463	$3,733	$3,374	-	-	-	-
18	The Collective At One Sophia	9	367	268	$2,765	$2,689	$2,675	$2,768	-	-	-	-	-
19	The Lumos	9	53	20	-	-	$2,536	$2,417	$2,484	-	-	-	-
20	The Ritz-Carlton	9	58	1	-	-	-	-	$4,903	-	-	-	-
21	The Robertson Opus	9	348	137	$2,988	$3,046	$3,017	$3,199	-	-	-	-	-
22	21 Anderson	10	18	1	-	-	$3,128	-	-	-	-	-	-
23	Amberwood At Holland	10	212	187	-	-	-	$2,910	$2,891	$2,960	-	-	-
24	Draycott 8	10	136	19	-	-	-	-	$2,183	-	-	-	-
25	Grange 1866	10	60	1	-	$3,260	-	-	-	-	-	-	-
26	Jervois Privé	10	43	20	-	$3,020	-	$3,141	-	-	-	-	-
27	The Giverny Residences	10	6	4	-	-	$3,050	$3,190	$3,650	-	-	-	-
28	The Oliv	10	23	1	-	-	-	-	$3,920	-	-	-	-
29	UPPERHOUSE at Orchard Boulevard	10	301	52	-	$3,314	$3,571	-	$3,468	-	-	-	-
30	Chancery Hill Collection	11	8	7	-	-	-	-	-	-	-	$4,266	-
31	Dunearn House	11	380	142			$2,856	$3,086	$3,030				-
32	Greenwood Mews	11	5	5	-	-	-	-	-	-	-	-	-

*Updated as of 3 October 2026

ERA REAL ESTATE

Project eBOOK

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Existing Project – By Entry Price

NO	PROJECT	DISTRICT	TOTAL UNITS	UNITS AVAILABLE	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	PENTHOUSE	LANDED	VILLA / SUITES
1	W Residences Marina View - Singapore	1	683	666	-	$1,778,000	$2,166,000	$3,466,000	$8,740,000	$11,360,000	-	-	-
2	Newport Residences	2	246	43	-	$1,447,000	-	$3,548,000	$8,280,000	-	$103,680,000	-	-
3	Seascape	4	151	43	-	-	-	$4,455,000	$5,572,000	-	$7,478,000	-	-
4	The Green Collection	4	20	20	-	-	-	-	-	-	-	$7,250,000	-
5	The Oceanfront @ Sentosa Cove	4	264	1	-	-	-	-	$3,623,400	-	-	-	-
6	The Residences At W Singapore Sentosa Cove	4	228	63	-	-	-	$2,907,200	$3,560,400	-	$4,066,400	-	-
7	Turquoise	4	91	1	-	-	-	-	-	-	$4,697,000	-	-
8	Cape Royale	4	302	96	-	-	-	$3,520,000	$5,380,000	-	$6,229,000	-	-
9	Eden Residences Capitol	6	39	2	-	-	-	-	-	-	$11,294,850	-	-
10	Aurea	7	188	116	-	-	$1,787,900	$2,666,600	$4,080,510	$9,726,890	-	-	-
11	Concourse Skyline	7	360	18	-	$1,620,000	-	$2,950,000	$4,250,000	-	-	-	$6,500,000
12	Midtown Bay	7	219	68	-	$1,488,000	$2,468,000	$5,052,000	-	-	-	-	-
13	Duet @ Emily	9	20	17	-	-	$1,657,000	-	-	-	-	-	-
14	Lloyd SixtyFive	9	76	2	-	-	$6,600,000	$9,241,000	-	-	-	-	-
15	Reignwood Hamilton Scotts	9	56	5	-	-	-	$10,038,000	-	-	-	-	-
16	River Green	9	524	27	-	$1,395,000	$2,163,000	$3,123,000	-	-	-	-	-
17	River Modern	9	455	24	-	-	$1,863,000	$3,375,000	$6,174,000	-	-	-	-
18	The Collective At One Sophia	9	367	268	$1,250,000	$1,330,000	$1,766,000	$2,832,000	-	-	-	-	-
19	The Lumos	9	53	20	-	-	$2,975,000	$6,032,000	$6,040,000	-	-	-	-
20	The Ritz-Carlton	9	58	1	-	-	-	-	$13,880,000	-	-	-	-
21	The Robertson Opus	9	348	138	$1,288,000	$1,508,000	$2,175,000	$3,213,000	-	-	-	-	-
22	21 Anderson	10	18	2	-	-	$10,000,000	-	-	-	-	-	-
23	Amberwood At Holland	10	212	187	-	-	-	$2,542,000	$3,143,000	$3,952,000	-	-	-
24	Draycott 8	10	136	20	-	-	-	-	$6,320,520	-	-	-	-
25	Grange 1866	10	60	1	-	$1,718,000	-	-	-	-	-	-	-
26	Jervois Privé	10	43	20	-	$1,658,000	$2,115,000	$4,363,000	-	-	-	-	-
27	The Giverny Residences	10	6	4	-	-	-	$5,975,000	$9,566,000	-	-	-	-
28	The Oliv	10	23	1	-	-	-	-	$13,080,000	-	-	-	-
29	UPPERHOUSE at Orchard Boulevard	10	301	54	-	$1,571,000	$2,500,000	-	$7,131,000	-	-	-	-
30	Chancery Hill Collection	11	8	7	-	-	-	-	-	-	-	-	-
31	Dunearn House	11	380	150			$1,505,000	$3,089,000	$3,588,000				-
32	Greenwood Mews	11	5	5	-	-	-	-	-	-	-	-	-

*Updated as of 3 October 2026

W Residences Marina View – Singapore (D1)

99 LH | Exp TOP: Q1 2029 | Virtual Tour

Marina View | Sales Gallery: Bayfront Avenue

1 BEDROOM	2 BEDROOM	3 BEDROOM
538-570 sqft	710 - 850 sqft	1195 - 1249 sqft
$1,778,000 - $2,418,000	$2,166,000 - $3,508,000	$3,466,000 - $5,183,000
$3,233 - $4,242 psf	$3,010 - $4,208 psf	$2,900 - $4,150 psf

4 BEDROOM	5 BEDROOM
2250 sqft	2809 sqft
$8,740,000 - $10,723,000	$11,360,000 - $14,288,000
$3,884 - $4,766 psf	$4,044 - $5,087 psf

Newport Residences (D2)

99 LH | Exp TOP: Q1 2029 | Virtual Tour

Anson Road | Sales Gallery: Shenton Way

1 BEDROOM	3 BEDROOM
431 - 581 sqft	980 – 1206 sqft
$1,447,000 - $1,830,000	$3,548,000 - $3,792,000
$3,053 - $3,422 psf	$3,099 - $3,620 psf

4 BEDROOM	SUPER PENTHOUSE
2067 sqft	12,960 sqft
$8,280,000 - $9,960,000	$103,680,000
$4,006 - $4,819 psf	$8,000 psf

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District 4

Cape Royale (D4)

99 LH | Completed | Virtual Tour

Cove Way | Sales Gallery: Cove Way

3 BEDROOM	4 BEDROOM	PENTHOUSE
1679 - 2077 sqft	2508 - 2637 sqft	2939 - 3391 sqft
$3,520,000 - $4,383,000	$5,380,000 - $6,003,000	$6,229,000 - $7,195,000
$1,930 - $2,301 psf	$2,130 - $2,394 psf	$2,119 - $2,122 psf

Seascape (D4)

99 LH | Completed | Virtual Tour

Cove Way | Sales Gallery: Cove Way

3 BEDROOM	4 BEDROOM	PENTHOUSE
2164 - 2336 sqft	2680 - 4069 sqft	3380 - 4241 sqft
$4,455,000 - $5,033,000	$5,572,000 - $9,905,000	$7,478,000 - $9,496,000
$2,053 - $2,300 psf	$2,079 - $2,434 psf	$2,212 - $2,239 psf

The Green Collection (D4)

99 LH | Completed | Virtual Tour

Cove Drive | Sales Gallery: Cove Drive

LANDED		
TYPE A	**TYPE B**	**TYPE C**
5683 - 6157 sqft	5942 - 6114 sqft	6222 - 7169 sqft
From $7,250,000	From $7,500,000	From $7,800,000
From $1,227 psf	From $1,262 psf	From $1,190 psf

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District 4

The Oceanfront @ Sentosa Cove (D4)

99 LH | Completed

Ocean Drive | Sales Gallery: Ocean Drive

LAST UNIT!

4 BEDROOM

2013 sqft
$3,623,400
$1,800 psf

The Residences At W Singapore Sentosa Cove (D4)

99 LH | Completed | Virtual Tour

Ocean Way | Sales Gallery: Ocean Way

3 BEDROOM	4 BEDROOM	PENTHOUSE
1658 - 2616 sqft	2067 - 2486 sqft	2228 - 6297 sqft
$2,907,200 - $4,452,800	$3,560,400 - $4,521,800	$4,066,400 - $10,856,000
$1,620 - $1,881 psf	$1,627 - $1,820 psf	$1,708 - $1,831 psf

Turquoise (D4)

99 LH | Completed | Virtual Tour

Cove Drive | Sales Gallery: Cove Drive

LAST UNIT!

PENTHOUSE

3111 sqft
$4,697,000
$1,510 psf

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District 6 & 7

Eden Residences Capitol (D6)

99 LH | Completed | Virtual Tour

Stamford Road | Sales Gallery: Stamford Road

PENTHOUSE
3003 – 3004 sqft
$11,294,850 - $11,313,750
$3,760 - $3,767 psf

Aurea (D7)

99 LH | Exp TOP: Q2'29 | Virtual Tour

Beach road | Sales Gallery: Central Lane 1

2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM
635-710 sqft	1001 sqft	1442 - 1798 sqft	2863 - 3251 sqft
$1,787,900 - $2,166,700	$2,666,600 - $3,225,200	$4,080,510 – $6,192,760	$9,726,890 - $12,498,122
$2,757 - $3,267 psf	$2,664 - $3,222 psf	$2,830 - $3,444 psf	$3,397 - $3,844 psf

Concourse Skyline (D7)

99 LH | Completed

Beach Road | Sales Gallery: Beach Road

1 BEDROOM	3 BEDROOM	4 BEDROOM	VILLA/SUITES
818 – 1163 sqft	1668 sqft	2217 – 4101 sqft	3305 sqft
$1,620,000 - $2,320,000	$2,950,000 - $3,250,000	$4,250,000 – $5,800,000	$6,500,000
$1,907 - $2,113 psf	$1,632 - $1,769 psf	$1,414 - $2,367 psf	$1,967 psf

Midtown Bay (D7)

99 LH | Est. TOP: Q2'24 | Virtual Tour

Beach Road | Sales Gallery: Kallang Airport Way

1 BEDROOM	2 BEDROOM	3 BEDROOM
409 - 484 sqft	732 - 1152 sqft	1324 sqft
$1,488,000 - $1,988,000	$2,468,000 - $4,108,000	$5,052,000 - $5,452,000
$3,350 - $4,194 psf	$2,838 - $4,016 psf	$3,816 - $4,118 psf

ERA REAL ESTATE

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District 9
Orchard Collection

Duet @ Emily (D9)

FH | Exp TOP: Dec'28

Mount Emily Road | Sales Gallery: #02-28/29/30/31/32 at Leisure Park Kallang

2 BEDROOM
549 – 1335 sqft
$1,657,000 - $2,243,000
$2,444 -$2,670 psf

Lloyd SixtyFive (D9)

FH | Completed

Lloyd Road | Sales Gallery: Lloyd Road

2 BEDROOM (LOFT) + STUDY	3 BEDROOM (LOFT)
1,808 sqft	2422 sqft
$6,600,000	$9,241,000
$3,650 psf	$3,815 psf

River Green (D9)

99 LH | Exp TOP: Q1 2029 | Virtual Tour

River Valley Green | Sales Gallery: Along Leonie Hill (Opposite the Lumos)

1 BEDROOM	2 BEDROOM	3 BEDROOM
420 - 452 sqft	603 - 657 sqft	872 sqft
$1,395,000 - $1,554,000	$2,163,000 - $2,337,000	$3,123,000 - $3,159,000
$3,321 - $3,519 psf	$3,557 - $3,658 psf	$3,581 - $3,623 psf

River Modern (D9)

99 LH | Exp TOP: Q2 2030 | Virtual Tour

River Valley Green | Sales Gallery: Havelock Road

2 BEDROOM	3 BEDROOM	4 BEDROOM
538 - 646 sqft	904 sqft	1830 sqft
$1,863,000 - $2,298,000	$3,375,000 - $3,412,000	$6,174,000 - $7,074,000
$3,463 - $3,608 psf	$3,733 - $3,774 psf	$3,374 - $3,866 psf

The Robertson Opus (D9)

999 LH | Exp TOP: Q2 2030 | Virtual Tour

Unity Street | Sales Gallery: River Valley Green (Opp River Valley Pri Sch)

SUITE	1 BEDROOM	2 BEDROOM	3 BEDROOM
431 sqft	495 sqft	689 - 721 sqft	990 – 1023 sqft
$1,288,000 - $1,442,000	$1,508,000 - $1,709,000	$2,175,000 – $2,647,000	$3,213,000 – $3,474,000
$2,988 - $3,346 psf	$3,046 - $3,453 psf	$3,017 - $3,671 psf	$3,199 - $3,509 psf

Reignwood Hamilton Scotts (D9)

FH | Completed

Scotts Road | Sales Gallery: Actual site/unit

3 BEDROOM
2756 sqft
$10,038,000 - $10,618,800
$3,642 - $3,853 psf

The Lumos (D9)

FH | Completed | Virtual Tour

Leonie Hill | Sales Gallery: Leonie Hill

2 BEDROOM	3 BEDROOM	4 BEDROOM
1173 sqft	2443 - 2593 sqft	2432 - 3422 sqft
$2,975,000 - $3,005,000	$6,032,000 - $6,455,000	$6,040,000 - $9,554,000
$2,536 - $2,562 psf	$2,417 - $2,642 psf	$2,484 - $2,921 psf

The Ritz-Carlton (D9)

FH | Completed | Virtual Tour

Cairnhill Road | Sales Gallery: Actual site/unit

LAST UNIT!

4 BEDROOM

2831 sqft
$13,880,000
$4,903 psf

The Collective at One Sophia (D9)

99 LH | Exp TOP: Dec'29 | Virtual Tour

Sophia Road | Sales Gallery: Prinsep Street (Opposite sunshine plaza)

STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM
452 sqft	484-549 sqft	646 - 764 sqft	1023-1249 sqft
$1,250,000 – $1,289,000	$1,330,000 – $1,551,000	$1,766,000 – $2,258,000	$2,832,000 - $3,664,000
$2,765 - $2,957 psf	$2,689 - $2,957 psf	$2,675 - $2,955 psf	$2,768 - $2,986 psf

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District 10
Orchard Collection

Grange 1866 (D10)

FH | Exp TOP: Dec'26 | Virtual Tour

Grange Road | Sales Gallery: Along Cuscaden Walk

LAST UNIT!

1 BEDROOM

527 - 700 sqft
$1,718,000
$3, 260 psf

UPPERHOUSE at Orchard Boulevard (D10)

99 LH | Exp TOP Q2 2028 | Virtual Tour

Orchard Boulevard | Sales Gallery: Along Tomlinson Road

1 BEDROOM	2 BEDROOM	4 BEDROOM
474 sqft $1,571,000 - $1,715,000 $3,314 - $3,618 psf	700 sqft $2,500,000 - $2,564,000 $3,571 - $3,663 psf	2056 sqft $7,131,000 - $7,853,000 $3,468 - $3,820 psf

Amberwood At Holland (D10)

99 LH | Exp TOP Q2 2030 | Virtual Tour

Orchard Boulevard | Sales Gallery: Along Prince Charles Cresent

3 BEDROOM	4 BEDROOM	5 BEDROOM
872 - 958 sqft $2,542,000 - $2,948,000 $2,910 - $3,150 psf	1076 - 1259 sqft $3,143,000 - $3,903,000 $2,891 - $3,146 psf	1324 - 1572 sqft $3,952,000 - $4,868,000 $2,960 - $3,140 psf

21 Anderson (D10)

FH | Completed

Anderson Road | Sales Gallery: Actual site/unit

2 BEDROOM

3197 sqft
$10,000,000
$3,128 psf

Draycott 8 (D10)

99 LH | Completed

Draycott Park | Sales Gallery: Actual site/unit

4 BEDROOM

2896 - 2906 sqft
$6,320,520 - $7,061,580
$2,183 - $2,430 psf

Jervois Prive (D10)

FH | Completed

Jervois Road | Sales Gallery: Actual site/unit

1 BEDROOM	2 BEDROOM	3 BEDROOM
549 – 635 sqft $1,658,000 - $1,930,000 $3,020 - $3,039 psf	689 – 807 sqft $2,115,000 - $2,644,000 $3,050 - $3,292 psf	1389 sqft $4,363,000 - $4,415,000 $3,141 - $3,179 psf

The Giverny Residences (D10)

99 LH | Completed | Virtual Tour

Robin Drive | Actual site/unit

3 BEDROOM	4 BEDROOM
1841-1873 sqft $5,975,000 - $5,982,000 $3,190 - $3,249 psf	2551-2734 sqft $9,566,000 - $9,979,000 $3,650 - $3,750 psf

The Oliv (D10)

FH | Completed

Balmoral Road | Actual site/unit

LAST UNIT!

4 BEDROOM
3337 sqft
$13,080,000
$3,920 psf

Greenwood Mews (D10)

103 LH | Completed | Virtual Tour

Greenwood Avenue | Sales Gallery: Actual site/unit

4 BEDROOM + GUEST ROOM

3100-3154 sqft
$4,170,042 - $4,688,149
$1,322 - $1,512 psf

Chancery Hill Collection (D11)

FH | Exp TOP: TBC | Virtual Tour

Chancery Hill Road | Sales Gallery: Fook Hai Building #06-06

SEMI-DETACHED HOUSE	DETACHED HOUSE
2564 - 2861 sqft	5385 -5623 sqft
$12,388,000 - $13,588,000	$23,188,000 - $23,988,000
$4,622 - $5,027 psf	$4,266 - $4,306 psf

Dunearn House (D11)

FH | Exp TOP: Jun'27 | Virtual Tour

Dunearn Road | Sales Gallery: Evan's Road

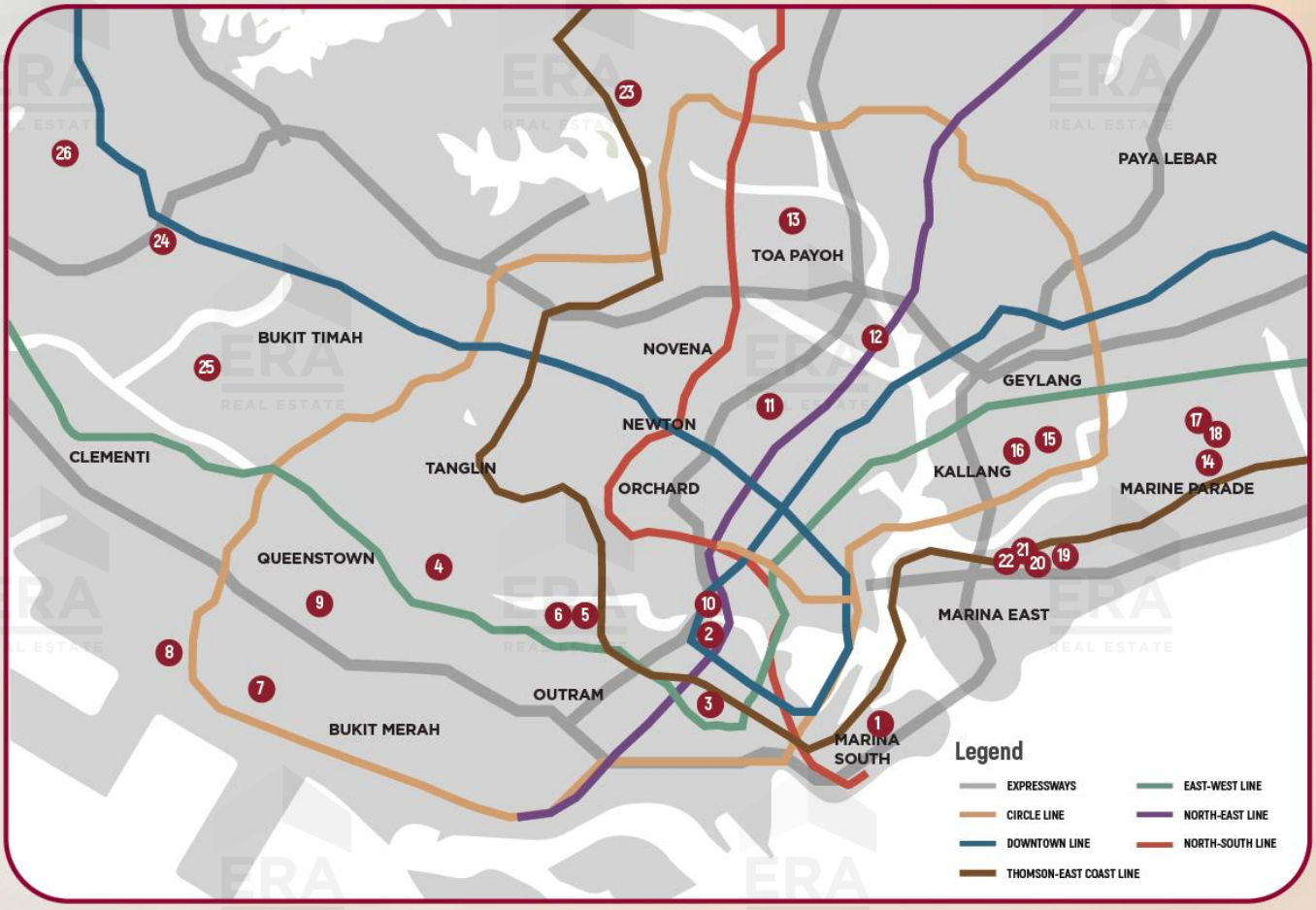
2 BEDROOM	3 BEDROOM	4 BEDROOM
527 - 678 sqft	969 - 1001 sqft	1184 - 1378 sqft
$1,505,000 - $2,072,000	$3,089,000 - $3,390,000	$3,588,000 - $4,653,000
$2,856 - $3,230 psf	$3,086 - $3,387 psf	$3,030 - $3,382 psf

ERA REAL ESTATE

Project eBOOK

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PROJECT DIRECTORY



District 1

1. One Marina Gardens
2. Union Square Residences

District 2 & 3

3. TMW Maxwell
4. Penrith
5. Promenade Peak
6. Zyon Grand

District 5

7. Terra Hill
8. The Hillshore
9. Hudson Place Residences

District 6 & 8

10. Canninghill Piers
11. The Ranz

District 12

12. The Arcady at Boon Keng
13. The Orie

District 14

14. Gems Ville
15. OCHO

District 15

16. Ardor Residence
17. Atlassia
18. Claydence
19. Grand Dunman
20. Meyer Blue
21. The Line @ Tanjong Rhu
22. Arina East Residences

District 20 & 21

23. Artisan 8
24. 8@BT
25. Nava Grove
26. The Sen

PROJECT SPOTLIGHT | LAUNCHING SOON | TOP SELLING PROJECTS | PENTHOUSES FOR SALE | PROJECTS WITH PROMO | PROJECTS WITH LIMITED UNITS

PROJECT DIRECTORY | CCR | RCR | OCR | COMMERCIAL

ERA REAL ESTATE

Project eBOOK

RCR

Existing Project Supply

NO	PROJECT	LAUNCH DATE	DISTRICT	% SOLD	TOTAL UNITS	UNITS AVAILABLE	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	6 BEDROOM	PENTHOUSE	VILLA /SUITES
1	One Marina Gardens	Apr-25	1	71.93%	937	262	0	0	143	110	9	0	0	0	0
2	Union Square Residences	Nov-24	1	68.85%	366	114	0	47	40	0	26	0	0	0	1
3	TMW Maxwell	Aug-23	2	1.85%	324	318	197	72	49	0	0	0	0	0	0
4	Penrith	Oct-25	3	99.13%	462	4	0	0	4	0	0	0	0	0	0
5	Promenade Peak	Jul-25	3	73.66%	596	156	0	37	80	6	18	15	0	0	0
6	Zyon Grand	Oct-25	3	90.23%	706	69	0	27	9	3	11	18	0	1	0
7	Hudson Place Residences	May-26	5	76.15%	327	74	0	0	24	13	37	0	0	0	0
8	Terra Hill	Feb-23	5	91.85%	270	21	0	0	0	0	15	6	0	0	0
9	The Hillshore	Apr-24	5	23.73%	59	44	0	0	10	21	3	0	0	10	0
10	Canninghill Piers	Nov-21	6	99.43%	696	4	0	2	0	0	0	2	0	0	0
11	The Ranz	Jul-25	8	76.47%	17	3	0	0	3	0	0	0	0	0	0
12	The Arcady at Boon Keng	Jan-24	12	65.7%	172	55	0	0	23	30	0	0	0	2	0
13	The Orie	Jan-25	12	95.75%	777	33	0	28	0	5	0	0	0	0	0
14	Gems Ville	Feb-23	14	58.33%	24	10	0	0	4	6	0	0	0	0	0
15	OCHO	Jun'25	14	10%	20	18	0	0	7	9	2	0	0	0	0
16	Ardor Residence	Mar-24	15	97.14%	35	1	0	0	0	0	1	0	0	0	0
17	Arina East Residences	Jun-25	15	95.33%	107	5	0	0	0	0	5	0	0	0	0
18	Atlassia	May-22	15	92.31%	39	2	0	0	1	1	0	0	0	0	0
19	Claydence	Feb-23	15	75%	28	7	0	2	0	1	0	0	0	4	0
20	Grand Dunman	Jul-23	15	92.96%	1008	71	0	53	0	0	0	14	0	4	0
21	Meyer Blue	Sept-24	15	78.76%	226	48	0	0	0	1	36	11	0	0	0
24	The Line @ Tanjong Rhu	Dec-16	15	96.92%	130	4	0	1	0	0	0	0	0	3	0
25	Artisan 8	Aug-25	20	61.9%	42	13	0	4	2	1	5	1	0	0	0
26	8@BT	Sept-24	21	77.85%	158	35	0	2	10	0	21	0	0	2	0
27	Nava Grove	Nov-24	21	99.82%	552	1	0	0	1	0	0	0	0	0	0
29	The Sen	Nov-25	21	52.45%	347	165	0	0	83	48	34	0	0	0	0
					8425	1537	197	275	493	255	223	67	0	26	1

*Updated as of 3 October 2026

ERA REAL ESTATE

Project eBOOK

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Existing Project – By Size

NO	PROJECT	LAUNCH DATE	DISTRICT	% SOLD	TOTAL UNITS	UNITS AVAILABLE	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	6 BEDROOM	PENTHOUSE	VILLA /SUITES
1	One Marina Gardens	Apr-25	1	71.93%	937	262	0	0	143	110	9	0	0	0	0
2	Union Square Residences	Nov-24	1	68.85%	366	114	0	47	40	0	26	0	0	0	1
3	TMW Maxwell	Aug-23	2	1.85%	324	318	197	72	49	0	0	0	0	0	0
4	Penrith	Oct-25	3	99.13%	462	4	0	0	4	0	0	0	0	0	0
5	Promenade Peak	Jul-25	3	73.66%	596	156	0	37	80	6	18	15	0	0	0
6	Zyon Grand	Oct-25	3	90.23%	706	69	0	27	9	3	11	18	0	1	0
7	Hudson Place Residences	May-26	5	76.15%	327	74	0	0	24	13	37	0	0	0	0
8	Terra Hill	Feb-23	5	91.85%	270	21	0	0	0	0	15	6	0	0	0
9	The Hillshore	Apr-24	5	23.73%	59	44	0	0	10	21	3	0	0	10	0
10	Canninghill Piers	Nov-21	6	99.43%	696	4	0	2	0	0	0	2	0	0	0
11	The Ranz	Jul-25	8	76.47%	17	3	0	0	3	0	0	0	0	0	0
12	The Arcady at Boon Keng	Jan-24	12	65.7%	172	55	0	0	23	30	0	0	0	2	0
13	The Orie	Jan-25	12	95.75%	777	33	0	28	0	5	0	0	0	0	0
14	Gems Ville	Feb-23	14	58.33%	24	10	0	0	4	6	0	0	0	0	0
15	OCHO	Jun'25	14	10%	20	18	0	0	7	9	2	0	0	0	0
16	Ardor Residence	Mar-24	15	97.14%	35	1	0	0	0	0	1	0	0	0	0
17	Arina East Residences	Jun-25	15	95.33%	107	5	0	0	0	0	5	0	0	0	0
18	Atlassia	May-22	15	92.31%	39	2	0	0	1	1	0	0	0	0	0
19	Claydence	Feb-23	15	75%	28	7	0	2	0	1	0	0	0	4	0
20	Grand Dunman	Jul-23	15	92.96%	1008	71	0	53	0	0	0	14	0	4	0
21	Meyer Blue	Sept-24	15	78.76%	226	48	0	0	0	1	36	11	0	0	0
24	The Line @ Tanjong Rhu	Dec-16	15	96.92%	130	4	0	1	0	0	0	0	0	3	0
25	Artisan 8	Aug-25	20	61.9%	42	13	0	4	2	1	5	1	0	0	0
26	8@BT	Sept-24	21	77.85%	158	35	0	2	10	0	21	0	0	2	0
27	Nava Grove	Nov-24	21	99.82%	552	1	0	0	1	0	0	0	0	0	0
29	The Sen	Nov-25	21	52.45%	347	165	0	0	83	48	34	0	0	0	0
					8425	1537	197	275	493	255	223	67	0	26	1

*Updated as of 3 October 2026

ERA REAL ESTATE

Project eBOOK

RCR

Existing Project – By Entry PSF

NO	PROJECT	DISTRICT	TOTAL UNITS	UNITS AVAILABLE	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	6 BEDROOM	PENTHOUSE	VILLA /SUITES
1	One Marina Gardens	1	937	262	-	-	$2,828	$2,781	$2,898	-	-	-	-
2	Union Square Residences	1	366	114	-	$2,765	$2,601	-	$2,739	-	-	-	3837
3	TMW Maxwell	2	324	318	$2,776	$2,640	$2,833	-	-	-	-	-	-
4	Penrith	3	462	4	-	-	$2,928	-		-	-	-	-
5	Promenade Peak	3	596	156	-	$2,775	$2,847	$3,110	$3,261	$3,417	-	-	-
6	Zyon Grand	3	706	69	-	$3,065	$3,305	$3,413	$3,341	$3,308	-	$3,991	-
7	Hudson Place Residences	5	327	74	-	-	$2,667	$2,528	$2,468	-	-	-	-
8	Terra Hill	5	270	21	-	-	-	$1,933	$2,072	$2,189	-	-	-
9	The Hillshore	5	59	44	-	-	$2,277	$2,266	$2,657	-	-	$2,348	-
10	Canninghill Piers	6	696	4	-	$3,214	$3,327	-	-	$3,102	-	-	-
11	The Ranz	8	17	3	-	-	$2,227	-	-	-	-	-	-
12	The Arcady at Boon Keng	12	172	55	-	-	$2,599	$2,540	-	-	-	$2,671	-
13	The Orie	12	777	33	-	$2,838	-	$2,676	-	-	-	-	-
14	Gems Ville	14	24	10	-	-	$2,005	$1,892	-	-	-	-	-
15	OCHO	14	20	18	-	-	$2,120	$1,813	$1,863	-	-	-	-
16	Ardor Residence	15	35	1	-	-	-	-	$2,680	-	-	-	-
17	Arina East Residences	15	107	5	-	-	-	-	$2,650	-	-	-	-
18	Atlassia	15	39	2	-	-	$2,368	$2,368	-	-	-	-	-
19	Claydence	15	28	7	-	$2,700	-	$2,600	-	-	-	$2,600	-
20	Grand Dunman	15	1008	71	-	$2,221	-	-	-	$2,529	-	$2,426	-
21	Meyer Blue	15	226	48	-	-	-	$3,112	$2,983	$3,034	-	-	-
24	The Line @ Tanjong Rhu	15	130	4	-	$2,310	$2,611	-	-	-	-	$1,689	-
25	Artisan 8	20	42	13	-	$2,520	$2,401	$2,434	$2,249	$2,366	-	-	-
26	8@BT	21	158	35	-	$2,849	$2,574	-	$2,508	-	-	$3,277	-
27	Nava Grove	21	552	1	-	-	$2,792	-	-	-	-	-	-
29	The Sen	21	347	165	-	-	$2,258	$2,363	$2,374	-	-	-	-

*Updated as of 3 October 2026

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Project eBOOK

RCR

Existing Project – By Entry Price

NO	PROJECT	DISTRICT	TOTAL UNITS	UNITS AVAILABLE	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	6 BEDROOM	PENTHOUSE	VILLA /SUITES
1	One Marina Gardens	1	937	262	-	-	$1,879,900	$2,559,300	$4,773,400	-	-	-	-
2	Union Square Residences	1	366	114	-	$1,280,000	$1,821,000	-	$4,158,000	-	-	-	$9,500,000
3	TMW Maxwell	2	324	318	$1,316,000	$1,502,000	$2,227,000	-	-	-	-	-	-
4	Penrith	3	462	4	-	-	$1,798,000	-	-	-	-	-	-
5	Promenade Peak	3	596	156	-	$1,462,300	$2,058,100	$3,212,700	$4,634,300	$6,436,800	-	-	-
6	Zyon Grand	3	706	69	-	$1,453,000	$2,383,000	$2,792,000	$5,395,000	$6,018,000	-	$11,000,000	-
7	Hudson Place Residences	5	327	74	-	-	$1,723,000	$2,586,000	$3,534,000	-	-	-	-
8	Terra Hill	5	270	21	-	-	-	$2,140,000	$3,791,000	$4,738,000	-	-	-
9	The Hillshore	5	59	44	-	-	$1,888,000	$2,488,000	$3,919,000	-	-	$2,187,000	-
10	Canninghill Piers	6	696	4	-	$1,317,000	$2,435,000	-	-	$8,648,000	-	-	-
11	The Ranz	8	17	3	-	-	$1,565,000	-	-	-	-	-	-
12	The Arcady at Boon Keng	12	172	55	-	-	$1,945,000	$2,778,000	-	-	-	$6,500,000	-
13	The Orie	12	777	33	-	$1,467,000	-	$3,024,000	-	-	-	-	-
14	Gems Ville	14	24	10	-	-	$1,598,000	$2,138,000	-	-	-	-	-
15	OCHO	14	20	18	-	-	$1,483,762	$1,861,100	$2,245,299	-	-	-	-
16	Ardor Residence	15	35	1	-	-	-	-	$3,463,000	-	-	-	-
17	Arina East Residences	15	107	5	-	-	-	-	$3,850,000	-	-	-	-
18	Atlassia	15	39	2	-	-	$3,059,028	$3,059,028	-	-	-	-	-
19	Claydence	15	28	7	-	$1,657,800	-	$3,413,800	-	-	-	$2,744,000	-
20	Grand Dunman	15	1008	71	-	$1,367,000	-	-	-	$5,607,000	-	$6,248,000	-
21	Meyer Blue	15	226	48	-	-	-	$3,551,000	$4,528,000	$5,780,000	-	-	-
24	The Line @ Tanjong Rhu	15	130	4	-	$1,915,000	$2,838,000	-	-	-	-	$4,860,000	-
25	Artisan 8	20	42	13	-	$1,275,000	$1,860,000	$2,490,000	$3,156,000	$4,458,000	-	-	-
26	8@BT	21	158	35	-	$1,473,000	$1,904,000	-	$3,732,000	-	-	$4,443,000	-
27	Nava Grove	21	552	1	-	-	$2,194,900	-	-	-	-	-	-
29	The Sen	21	347	165	-	-	$1,546,000	$2,221,000	$3,450,000	-	-	-	-

*Updated as of 3 October 2026

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Project eBOOK

RCR

District 1 & 2

One Marina Gardens (D1)

99 LH | Exp TOP: Apr'29 | Virtual Tour

Marina Garden Lane | Sales Gallery: Marina Garden Drive

2 BEDROOM	3 BEDROOM	4 BEDROOM
646 - 732 sqft $1,879,900 - $2,255,900 $2,828 - $3,142 psf	904 - 1238 sqft $2,559,300 - $3,727,100 $2,781 - $3,124 psf	1647 sqft $4,773,400 - $5,161,600 $2,898 - $3,134 psf

Union Square Residences (D1)

99 LH | Exp TOP: Mar'31 | Virtual Tour

Havelock Road | Sales Gallery: Merchant Loop

1 BEDROOM	2 BEDROOM
463 – 506 sqft $1,280,000 - $1,673,000 $2,765 - $3,306 psf	700 - 743 sqft $1,821,000 - $2,350,000 $2,601 - $3,163 psf

4 BEDROOM	SKY SUITE
1518 sqft $4,158,000 - $4,698,000 $2,739 - $3,095 psf	2476 sqft $9,500,000 $3,837 psf

TMW Maxwell (D2)

99 LH | Exp TOP: Jun'28 | Virtual Tour

Tras Street | Sales Gallery: Along Peck Smith Street

STUDIO	1 BEDROOM	2 BEDROOM
474 – 484 sqft $1,316,000 - $1,731,000 $2,776 - $3,580 psf	517 – 883 sqft $1,502,000 - $2,331,000 $2,640 - $3,493 psf	786 – 872 sqft $2,227,000 - $2,805,000 $2,833 - $3,222 psf

ERA REAL ESTATE

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District 3

Penrith (D3)

99 LH | Exp TOP: Apr'31 | Virtual Tour

Margaret Drive | Sales Gallery: Margaret Drive

2 BEDROOM
614 sqft $1,798,000 - $1,902,000 $2,928 - $3,098 psf

Promenade Peak (D3)

99 LH | Exp TOP: Feb'31 | Virtual Tour

Zion Promenade | Sales Gallery: Grange Avenue

1 BEDROOM	2 BEDROOM	3 BEDROOM
527 sqft $1,462,300 - $1,662,500 $2,775 - $3,155 psf	678 - 797 sqft $2,058,100 - $2,545,600 $2,847 - $3,236 psf	1033 - 1195 sqft $3,212,700 - $4,248,600 $3,110 - $3,555 psf

4 BEDROOM	5 BEDROOM
1421 sqft $4,634,300 - $4,978,600 $3,261 - $3,504 psf	1884 sqft $6,436,800 - $6,867,900 $3,417 - $3,645 psf

Zyon Grand (D3)

99 LH | Exp TOP: Sep'32 | Virtual Tour

Kim Seng Road | Sales Gallery: Along Ganges Ave

1 BEDROOM	2 BEDROOM	3 BEDROOM
474 sqft $1,453,000 - $1,527,000 $3,065 - $3,222 psf	721 sqft $2,383,000 - $2,419,000 $3,305 - $3,355 psf	818 sqft $2,792,000 - $2,830,000 $3,413 - $3,460 psf

4 BEDROOM	5 BEDROOM	PENTHOUSE
1615 sqft $5,395,000 - $5,714,000 $3,341 - $3,538 psf	1819 sqft $6,018,000 - $6,369,000 $3,308 - $3,501 psf	2756 sqft $11,000,000 $3,991 psf

ERA REAL ESTATE

Project eBOOK

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District 5

Hudson Place Residences (D5)

99 LH | Exp TOP: Sep'29 | Virtual Tour

Media Circle | Sales Gallery: Media Walk

2 BEDROOM	3 BEDROOM	4 BEDROOM
646 - 689 sqft $1,723,000 - $1,882,000 $2,667 - $2,745 psf	1023 - 1055 sqft $2,586,000 - $2,811,000 $2,528 - $2,664 psf	1432 sqft $3,534,000 - $3,915,000 $2,468 - $2,734 psf

Terra Hill (D5)

FH | Exp TOP: Q1'28 | Virtual Tour

Yew Siang Road | Sales Gallery: South Buona Vista Road

3 BEDROOM	4 BEDROOM	5 BEDROOM
969 - 1335 sqft $2,140,000 - $2,725,000 $1,933 - $2,361 psf	1830 - 1894 sqft $3,791,000 - $4,820,000 $2,072 - $2,545 psf	2120 – 3035 sqft $4,738,000 - $7,280,000 $2,189 - $2,399 psf

The Hillshore (D5)

FH | Exp TOP: Q2'27 | Virtual Tour

Pasir Panjang Road | Sales Gallery: Prince Charles Crescent (Opposite the Crest)

2 BEDROOM	3 BEDROOM	4 BEDROOM	PENTHOUSE
743 – 850 sqft $1,888,000 - $2,379,000 $2,277 - $2,799 psf	1055 – 1109 sqft $2,488,000 - $3,101,000 $2,266 - $2,825 psf	1475 sqft $3,919,000 – $4,091,000 $2,657 - $2,774 psf	904 - 1776 sqft $2,187,000 –$4,230,000 $2,348 - $2,568 psf

Canninghill Piers (D6)

99 LH | Exp TOP: Jun'27 | Virtual Tour

Clarke Quay

1 BEDROOM	2 BEDROOM	5 BEDROOM
409 - 538 sqft $1,317,000 - $1,729,000 $3,214 - $3,220 psf	732 sqft $2,435,000 $3,327 psf	2788 sqft $8,648,000 - $8,963,000 $3,102 - $3,215 psf

The Ranz (D8)

FH | Exp TOP: Dec'26 | Virtual Tour

Rangoon Road | Actual site/unit

2 BEDROOM + STUDY
689 - 732 sqft $1,565,000 - $1,696,000 $2,227 - $2,317 psf

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District 12 & 14

The Arcady At Boon Keng (D12)

FH | Exp TOP: Dec'28 | Virtual Tour

Serangoon Road | Sales Gallery: Kitchener Link

2 BEDROOM	3 BEDROOM	PENTHOUSE
678 – 764 sqft $1,945,000 - $2,182,000 $2,589 - $2,879 psf	1087 - 1281 sqft $2,778,000 – $3,521,000 $2,540 - $2,749 psf	2433 – 2583 sqft $6,500,000 - $6,899,000 $2,671 - $2,672 psf

The Orie (D12)

99 LH | Exp TOP: Q2'28 | Virtual Tour

Lor 1 Toa Payoh | Sales Gallery: Lor 1 Toa Payoh

1 BEDROOM	3 BEDROOM
517 sqft $1,467,000 - $1,580,000 $2,838 –$3,056 psf	1130 sqft $3,024,000 - $3,101,000 $2,676 - $2,744 psf

Gems Ville (D14)

FH | FH | Completed | Virtual Tour

8 Lorong 13 Geylang | Sales Gallery: Actual site/unit

2 BEDROOM	3 BEDROOM
797 sqft $1,598,000 - $1,648,000 $2,005 - $2,068 psf	1130 – 1216 sqft $2,138,000 - $2,408,000 $1,892 - $1,980 psf

OCHO (D14)

FH | Ex TOP: Q1'28 | Virtual Tour

27 Lorong 32 Geylang | Sales Gallery: Marina Square #03-308 (JustCo)

2 BEDROOM	3 BEDROOM	4 BEDROOM
700 sqft $1,483,762 - $1,575,891 $2,120 - $2,251 psf	840 - 1205 sqft $1,861,100 - $2,286,464 $1,813 - $2,251 psf	1205 sqf $2,245,299 - $2,281,563 $1,863 - $1,893 psf

ERA REAL ESTATE

Project eBOOK

RCR

District 15

Ardor Residence (D15)

FH | Exp TOP: Oct'26 | Virtual Tour

Haig Road | Sales Gallery: Closed

LAST UNIT!

4 BEDROOM

1292 sqft
$3,463,000
$2,680 psf

Arina East Residences (D15)

FH | Exp TOP: Dec'28 | Virtual Tour

Tanjong Rhu Road | Sales Gallery: Stadium Walk

4 BEDROOM

1324 - 1615 sqft
$3,850,000 - $4,453,000
$2,650 - $3,242 psf

Atlassia (D15)

FH | Exp TOP: Nov'25

Joo Seng Road | Sales Gallery: Joo Seng Road (Uniplus Bldg)

2+1 BEDROOM	3 BEDROOM
1292 sqft $3,059,028 $2,368 psf	1292 sqft $3,059,028 $2,368 psf

Claydence (D15)

FH | Exp TOP: Q3'25 | Virtual Tour

Still Road | Sales Gallery: Armenia Street

1 BEDROOM	3 BEDROOM	PENTHOUSE
614 sqft $1,657,800 - $1,719,200 $2,700 - $2,800 psf	1313 sqft $3,413,800 $2,600 psf	980 – 2185 sqft $2,744,000 - $5,681,000 $2,600 - $2,800 psf

ERA REAL ESTATE

Project eBOOK

RCR

District 15 & 2

Grand Dunman (D15)

99 LH | Exp TOP: Dec'28 | Virtual Tour

Dunman Road | Sales Gallery: Closed

1 BEDROOM	5 BEDROOM	PENTHOUSE
549 – 710 sqft $1,367,000 - $1,617,000 $2,221 - $2,832 psf	2131 - 2217 sqft $5,607,000 - $6,096,000 $2,529 - $2,750 psf	2433 - 2756 sqft $6,248,000 - $7,497,000 $2,426 - $2,720 psf

Meyer Blue (D15)

FH | Exp TOP: Dec'28 | Virtual Tour

Meyer Road | Sales Gallery: Bukit Sedap Road

3 BEDROOM	4 BEDROOM	5 BEDROOM
1141 sqft $3,551,000 $3,112 psf	1518 - 1733 sqft $4,528,000 - $5,838,000 $2,983 - $3,443 psf	1905 sqft $5,780,000 - $6,139,000 $3,034 - $3,223 psf

The Line @ Tanjong Rhu (D15)

FH | Completed | Virtual Tour

Tanjong Rhu Road | Sales Gallery: Actual site/unit

1 BEDROOM	2 BEDROOM	PENTHOUSE
829 sqft $1,915,000 $2,310 psf	1087 sqft $2,838,000 $2,611 psf	2874 – 3423 sqft $4,860,000 - $5,780,000 $1,689 - $1,691 psf

Nava Grove (D21)

99 LH | Exp TOP: Nov'28 | Virtual Tour

Pine Grove | Sales Gallery: Closed

2 BEDROOM + STUDY
786 sqft $2,194,900 $2,792 psf

ERA REAL ESTATE

Project eBOOK

RCR

District 20 - 21

Artisan 8 (D20)

FH | Exp TOP: Jun'27 | Virtual Tour

Sin Ming Road | Sales Gallery: Sin Ming Road

1 BEDROOM	2 BEDROOM	3 BEDROOM
495 – 506 sqft $1,275,000 - $1,342,000 $2,520 - $2,653 psf	732- 786 sqft $1,860,000 - $1,887,000 $2,401 - $2,541 psf	1023 sqft $2,490,000 $2,434 psf

4 BEDROOM	5 BEDROOM
1313 - 2174 sqft $3,156,000 - $5,019,000 $2,249 - $2,404 psf	1884 sqft $4,458,000 $2,366 psf

8@BT (D21)

99 LH | Exp TOP: Q4'27 | Virtual Tour

Bukit Timah Link | Sales Gallery: Along Telok Kurau Road (Former Liv@MB Showflat)

1 BEDROOM	2 BEDROOM
517 sqft $1,473,000 - $1,527,000 $2,849 - $2,954 psf	624 - 829 sqft $1,904,000 - $2,206,000 $2,574 - $3,117 psf

4 BEDROOM	PENTHOUSE
1356 - 1593 sqft $3,732,000 - $4,459,000 $2,508 - $2,847 psf	1356 - 1593 sqft $4,443,000 - $5,308,000 $3,277 - $3,332 psf

The Sen (D21)

99 LH | Exp TOP: Aug'30 | Virtual tour

Jalan Jurong Kechil | Sales Gallery: Old Jurong Road

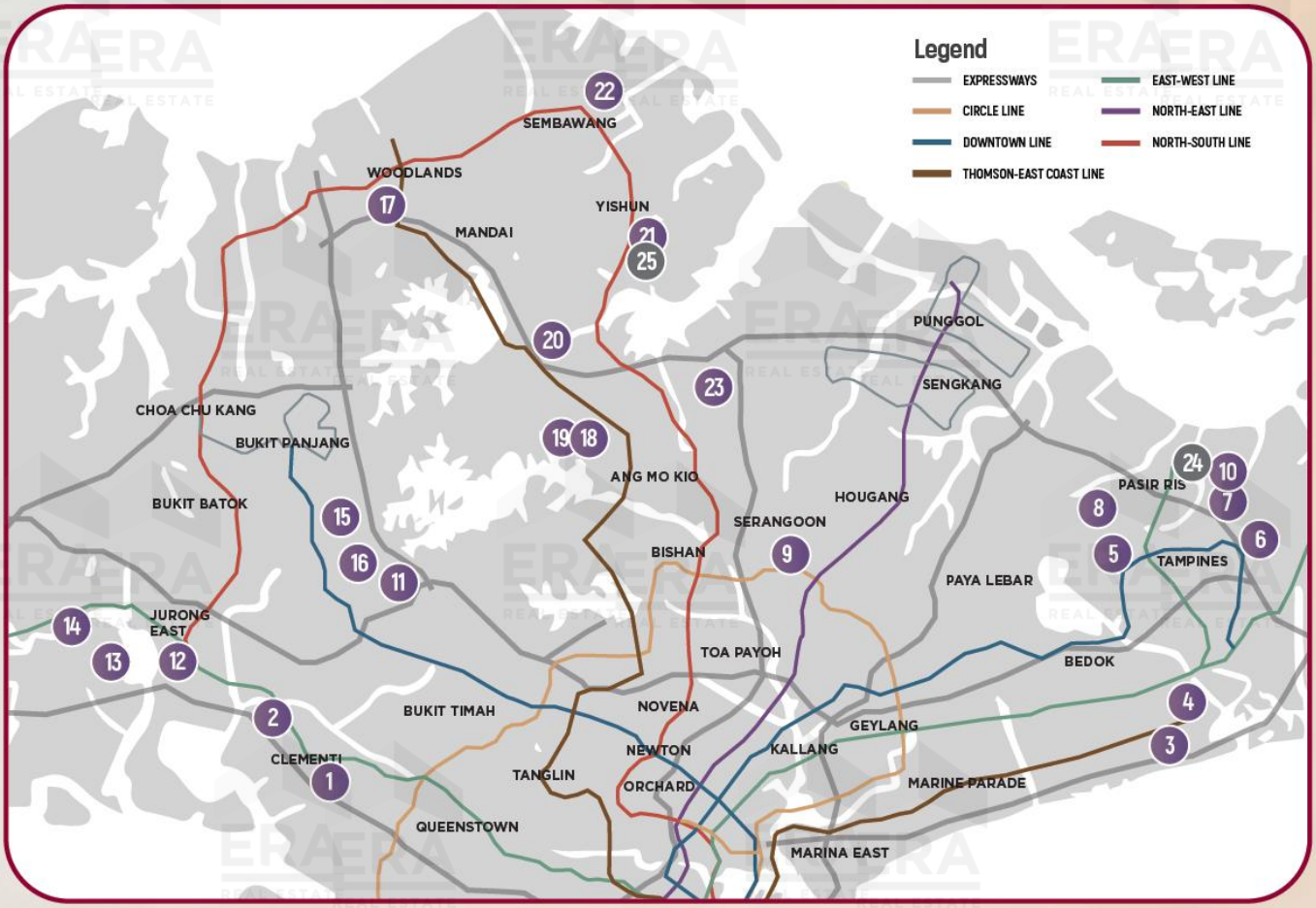
2 BEDROOM	3 BEDROOM	4 BEDROOM + STUDY
678 - 775 sqft $1,546,000 - $1,983,000 $2,258 - $2,755 psf	872 - 1259 sqft $2,221,000 - $3,250,000 $2,363 - $2,726 psf	1453 sqft $3,450,000 - $3,785,000 $2,374 - $2,605 psf

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PROJECT DIRECTORY



District 5

1. ELTA
2. Faber Residence

District 15 & 16

3. Vela Bay
4. Bagnall Haus
5. Pinery Residences

District 17 & 19

6. Kassia
7. The Shorefront
8. Parktown Residence
9. Chuan Park
10. Villas @ Old Tampines Road

District 21 & 22

11. Villas @ Greenbank Park
12. J'den
13. Sora
14. Lucerne Grand

District 23

15. The Myst
16. Narra Residences

District 24 & 25

17. Norwood Grand

District 26

18. Lentoria
19. Lentor Gardens Residences
20. Springleaf Residence

District 27 & 28

21. Skies Miltonia
22. Canberra Crescent Residences
23. Alana

Executive Condominums

24. Coastal Cabana
25. North Gaia

PROJECT SPOTLIGHT | LAUNCHING SOON | TOP SELLING PROJECTS | PENTHOUSES FOR SALE | PROJECTS WITH PROMO | PROJECTS WITH LIMITED UNITS

PROJECT DIRECTORY | CCR | RCR | OCR | COMMERCIAL

ERA REAL ESTATE

Project eBOOK

OCR

Existing Project Supply

NO	PROJECT	LAUNCH DATE	DISTRICT	% SOLD	TOTAL	UNITS AVAILABLE	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	PENTHOUSE	LANDED	TOWNHOUSE
1	**ELTA**	Feb-25	5	84.83 %	501	76	4	0	2	50	20	0	0	0
2	**Faber Residence**	Oct-25	5	96.49 %	399	19	0	0	0	9	5	5	0	0
3	**Bagnall Haus**	Jan-25	16	97.39 %	115	3	2	0	0	1	0	0	0	0
4	**Pinery Residences**	Mar-26	16	93.88 %	588	36	0	0	0	32	4	0	0	0
5	**Vela Bay**	Apr-26	16	74.95 %	515	94	6	11	42	34	0	1	0	0
6	**Coastal Cabana**	Jan-25	17	84.49 %	748	116	0	0	115	0	1	0	0	0
7	**Kassia**	Jul-24	17	84.78 %	276	42	0	4	16	22	0	0	0	0
8	**The Shorefront**	Sept-23	17	73.91 %	23	6	0	2	3	1	0	0	0	0
9	**Villas @ Old Tampines Road**	Nov-25	17	33.33 %	3	0	0	0	0	0	0	0	0	0
10	**Parktown Residence**	Feb-25	18	97.9%	1193	25	0	0	0	17	8	0	0	0
11	**Chuan Park**	Nov-24	19	98.91 %	916	11	0	0	11	0	0	0	0	0
12	**Villas @ Greenbank Park**	Mar-25	21	33.33 %	3	0	0	0	0	0	0	0	0	0
13	**J'den**	Nov-23	22	98.91 %	368	4	0	0	1	3	0	0	0	0
14	**Lucerne Grand**	Oct-26	22	61.4%	570	220	0	81	94	16	0	0	0	0
15	**Sora**	Jul-24	22	54.55 %	440	200	0	36	135	13	16	0	0	0
16	**Narra Residences**	Jan-26	23	42.1%	544	148	0	23	73	52	0	0	0	0
17	**The Myst**	Jul-23	23	98.28 %	408	7	0	0	0	4	3	0	0	0
18	**Norwood Grand**	Oct-24	25	94.83 %	348	18	0	0	0	18	0	0	0	0
19	**Lentor Gardens Residences**	Jul-26	26	62.32 %	499	186	0	136	15	35	0	0	0	0
20	**Lentoria**	Mar-24	26	94.76 %	267	14	6	5	3	0	0	0	0	0
21	**Springleaf Residence**	Aug-25	26	98.51 %	941	8	0	0	0	0	8	0	0	0
22	**Canberra Crescent Residences**	Aug-25	27	93.35 %	376	25	0	0	14	11	0	0	0	0
23	**Skies Miltonia**	Dec-12	27	98.57 %	420	6	0	0	0	0	0	2	0	4
24	**Alana**	Dec-12	28	3.85%	78	17	0	0	0	17	0	0	0	0
					2118	**1061**	**18**	**217**	**430**	**319**	**65**	**8**	**0**	**4**

*Updated as of 3 October 2026

ERA REAL ESTATE

Project eBOOK

OCR

Existing Project – By Size

NO	PROJECT	LAUNCH DATE	DISTRICT	% SOLD	TOTAL	UNITS AVAILABLE	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	PENTHOUSE	LANDED	TOWNHOUSE
1	**ELTA**	Feb-25	5	84.8%	501	76	4	0	2	50	20	0	0	0
2	**Faber Residence**	Oct-25	5	96.5%	399	19	0	0	0	9	5	5	0	0
3	**Bagnall Haus**	Jan-25	16	97.4%	115	3	2	0	0	1	0	0	0	0
4	**Pinery Residences**	Mar-26	16	93.9%	588	36	0	0	0	32	4	0	0	0
5	**Vela Bay**	Apr-26	16	74.9%	515	94	6	11	42	34	0	1	0	0
6	**Coastal Cabana**	Jan-25	17	84.5%	748	116	0	0	115	0	1	0	0	0
7	**Kassia**	Jul-24	17	84.8%	276	42	0	4	16	22	0	0	0	0
8	**The Shorefront**	Sept-23	17	73.9%	23	6	0	2	3	1	0	0	0	0
9	**Villas @ Old Tampines Road**	Nov-25	17	33.3%	3	0	0	0	0	0	0	0	0	0
10	**Parktown Residence**	Feb-25	18	97.9%	1193	25	0	0	0	17	8	0	0	0
11	**Chuan Park**	Nov-24	19	98.9%	916	11	0	0	11	0	0	0	0	0
12	**Villas @ Greenbank Park**	Mar-25	21	33.3%	3	0	0	0	0	0	0	0	0	0
13	**J'den**	Nov-23	22	98.9%	368	4	0	0	1	3	0	0	0	0
14	**Lucerne Grand**	Oct-26	22	61.4%	570	220	0	81	94	16	0	0	0	0
15	**Sora**	Jul-24	22	54.6%	440	200	0	36	135	13	16	0	0	0
16	**Narra Residences**	Jan-26	23	42.1%	544	148	0	23	73	52	0	0	0	0
17	**The Myst**	Jul-23	23	98.3%	408	7	0	0	0	4	3	0	0	0
18	**Norwood Grand**	Oct-24	25	94.8%	348	18	0	0	0	18	0	0	0	0
19	**Lentor Gardens Residences**	Jul-26	26	62.3%	499	186	0	136	15	35	0	0	0	0
20	**Lentoria**	Mar-24	26	94.8%	267	14	6	5	3	0	0	0	0	0
21	**Springleaf Residence**	Aug-25	26	98.5%	941	8	0	0	0	0	8	0	0	0
22	**Canberra Crescent Residences**	Aug-25	27	93.4%	376	25	0	0	14	11	0	0	0	0
23	**Skies Miltonia**	Dec-12	27	98.6%	420	6	0	0	0	0	0	2	0	4
24	**Alana**	Dec-12	28	3.9%	78	17	0	0	0	17	0	0	0	0
					2118	**1061**	**18**	**217**	**430**	**319**	**65**	**8**	**0**	**4**

*Updated as of 3 October 2026

ERA REAL ESTATE

Project eBOOK

OCR

Existing Project – By Entry PSF

NO	PROJECT	DISTRICT	TOTAL	UNITS AVAILABLE	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	PENTHOUSE	LANDED	TOWNHOUSE
1	ELTA	5	501	76	$2,775	-	$2,906	$2,457	$2,318	-	-	-
2	Faber Residence	5	399	19		-	-	$2,295	$2,249	-	-	-
3	Bagnall Haus	16	115	3	$2,762	-	-	$2,707	-	-	-	-
4	Pinery Residences	16	588	36		-	$2,608	$2,430	$2,426	-	-	-
5	Vela Bay	16	515	94	$3,029	$2,743	$2,591	$2,721	-	$3,249	-	-
6	Coastal Cabana	17	748	116	-	-	$1,717	$1,757	$1,764	-	-	-
7	Kassia	17	276	42	-	$2,100	$2,033	$1,989	-	-	-	-
8	The Shorefront	17	23	6	-	$1,983	$1,944	$1,869	-	-	-	-
9	Villas @ Old Tampines Road	17	3	0	-	-	-	-	-	-	$2,030	-
10	Parktown Residence	17	1193	25	-	-	-	$2,221	$2,298	-	-	-
11	Chuan Park	18	916	11	-	-	$2,682	-	-	-	-	-
12	Villas @ Greenbank Park	21	3	0	-	-	-	-	-	-	$2,868	-
13	J'den	22	368	4	-	-	$2,610	$2,591	-	-	-	-
14	Lucerne Grand	22	570	220	-	$2,403	$2,270	$2,406	-	-	-	-
15	Sora	22	440	200	-	$2,223	$2,085	$2,033	$2,033	-	-	-
16	Narra Residences	23	544	148	-	$2,221	$2,040	$2,125	-	-	-	-
17	The Myst	23	408	7	-	-	-	$1,845	$2,008	-	-	-
18	Norwood Grand	25	348	18	-	-	-	$2,013	-	-	-	-
19	Lentor Gardens Residences	26	499	186		$2,336	$2,292	$2,313				-
20	Lentoria	26	267	14	$2,394	$2,459	$2,435	-	-	-	-	-
21	Springleaf Residence	26	376	8	-	-	-	-	$2,225	-	-	-
22	Canberra Crescent Residences	26	420	25	-	-	$2,006	$1,947	-	-	-	-
23	Skies Miltonia	27	78	6	-	-	-	-	-	$1,015	-	$738
24	Alana	28	78	17	-	-	-	-	-	-	-	-

*Updated as of 3 October 2026

ERA REAL ESTATE

Project eBOOK

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Existing Project – By Entry Price

NO	PROJECT	DISTRICT	TOTAL	UNITS AVAILABLE	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	PENTHOUSE	LANDED	TOWNHOUSE
1	ELTA	5	501		$1,404,000	-	$2,691,000	$3,330,000	$4,116,000	-	-	-
2	Faber Residence	5	399			-	-	$2,799,000	$3,340,000	-	-	-
3	Bagnall Haus	16	115		$1,367,000	-	-	$3,381,000	-	-	-	-
4	Pinery Residences	16	588			-	$2,751,000	$2,972,000	$3,579,000	-	-	-
5	Vela Bay	16	515		$1,466,000	$1,695,000	$2,314,000	$3,192,000	-	$5,735,000	-	-
6	Coastal Cabana	17	748		-	-	$1,542,000	$1,806,000	$2,411,000	-	-	-
7	Kassia	17	276		-	$1,581,000	$2,145,000	$2,675,000	-	-	-	-
8	The Shorefront	17	23		-	$1,555,000	$1,800,000	$2,938,000	-	-	-	-
9	Villas @ Old Tampines Road	17	3		-	-	-	-	-	-	$6,000,000	-
10	Parktown Residence	17	1193		-	-	-	$3,322,000	$3,858,000	-	-	-
11	Chuan Park	18	916		-	-	$3,234,900	-	-	-	-	-
12	Villas @ Greenbank Park	21	3		-	-	-	-	-	-	$9,500,000	-
13	J'den	22	368		-	-	$3,090,000	$3,847,000	-	-	-	-
14	Lucerne Grand	22	570			$1,503,000	$2,004,000	$2,826,000				
15	Sora	22	440		-	$1,685,000	$2,148,000	$3,107,888	$3,412,888	-	-	-
16	Narra Residences	23	544		-	$1,339,000	$2,059,000	$2,448,000	-	-	-	-
17	The Myst	23	408		-	-	-	$3,271,000	$3,626,000	-	-	-
18	Norwood Grand	25	348		-	-	-	$2,643,000	-	-	-	-
19	Lentor Gardens Residences	26	499		-	$1,571,300	$2,221,400	$2,738,000				-
20	Lentoria	26	267		$1,288,000	$1,800,000	$2,279,000	-	-	-	-	-
21	Springleaf Residence	26	376		-	-	-	-	$3,233,000	-	-	-
22	Canberra Crescent Residences	26	420		-	-	$1,985,963	$2,296,857	-	-	-	-
23	Skies Miltonia	27	78		-	-	-	-	-	$2,600,000	-	$3,450,000
24	Alana	28	78		-	-	-	-	-	-	-	-

*Updated as of 3 October 2026

ELTA (D5)

99 LH | Exp TOP: Q1'28 | Virtual Tour

Clementi Avenue 1 | Sales Gallery: Prince Charles Crescent

1 BEDROOM	3 BEDROOM
506 sqft $1,404,000 - $1,427,000 $2,775 - $2,820 psf	926 sqft $2,691,000 - $2,713,000 $2,906 - $2,930 psf
4 BEDROOM	**5 BEDROOM**
1184 - 1507 sqft $3,330,000 - $4,082,000 $2,457 - $2,883 psf	1776 sqft $3,965,000 - $4,609,000 $2,233 - $2,595 psf

Faber Residence (D5)

99 LH | Exp TOP: Q1'29 | Virtual Tour

Faber Walk | Sales Gallery: Closed

4 BEDROOM	5 BEDROOM
1216 - 1270 sqft $2,799,000 - $2,928,000 $2,295 - $2,408 psf	1485 sqft $3,340,000 - $3,476,000 $2,249 - $2,341 psf

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District 16

Bagnall Haus (D16)

FH | Exp TOP: Dec'28 | Virtual Tour

Upper East Coast Road | Sales Gallery: Jalan Langgar Bedok

1 BEDROOM	4 BEDROOM	5 BEDROOM
495 sqft $1,367,000 - $1,385,000 $2,762 - $2,798 psf	1249 sqft $3,381,000 $2,707 psf	1528 sqft $3,829,000 - $3,861,000 $2,506 - $2,527 psf

Pinery Residences (D16)

99 LH | Exp TOP: Q4'29 | Virtual Tour

Tampines Street 94 | Sales Gallery: Tampines Central 7

3 BEDROOM	4 BEDROOM	5 BEDROOM
1055 sqft $2,751,000 $2,608 psf	1195 - 1389 sqft $2,972,000 - $3,629,000 $2,430 - $2,784 psf	1475 sqft $3,579,000 - $3,904,000 $2,426 - $2,647 psf

Vela Bay (D16)

99 LH | Exp TOP: Q4'29 | Virtual Tour

Bayshore Walk | Sales Gallery: 105 Eunos Ave 3

1 BEDROOM	2 BEDROOM	3 BEDROOM
484 sqft $1,466,000 - $1,553,000 $3,209 psf	592 - 689 sqft $1,695,000 - $2,087,000 $2,743 - $3,029 psf	883 - 1033 sqft $2,314,000 - $3,093,000 $2,591 - $3,031 psf

4 BEDROOM	PENTHOUSE
1173 sqft $3,192,000 - $3,618,000 $2,721 - $3,084 psf	1765 sqft $5,735,000 $3,249 psf

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Project eBOOK

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District 17 &18

Kassia (D17)

FH | Exp TOP: Nov'27 | Virtual Tour

Flora Drive | Sales Gallery: Eunos Avenue 4

2 BEDROOM	3 BEDROOM	4 BEDROOM
753 – 775 sqft $1,581,000 - $1,649,000 $2,100 - $2,128 psf	1055 sqft $2,145,000 - $2,216,000 $2,033 - $2,100 psf	1345 sqft $2,675,000 - $2,765,000 $1,989 - $2,056 psf

The Shorefront (D17)

999 LH | Exp TOP: Dec'26 | Virtual Tour

Jalan Loyang Besar | Sales Gallery: Jalan Loyang Besar

2 BEDROOM	3 BEDROOM	4 BEDROOM
775 – 818 sqft $1,555,000 - $1,622,000 $1,983 - $2,006 psf	926 – 980 sqft $1,800,000 - $1,943,000 $1,944 - $1,987 psf	1572 sqft $2,938,000 $1,869 psf

Villas @ Old Tampines Road (D17)

FH | Exp TOP: Dec'30

Old Tampines Road | Sales Gallery: Tong Eng Building 12-01

SEMI-DETACHED HOUSE	BUNGALOW
2160 sqft $6,000,000 $2,778 psf	5813 sqft $11,800,000 $2,030 psf

Parktown Residence (D18)

99 LH | Exp TOP: Jun'30

Tampines Street 62 | Sales Gallery: Tampines Grande

4 BEDROOM	5 BEDROOM
1485 - 1496 sqft $3,322,000 - $3,677,000 $2,221 - $2,458 psf	1679 sqft $3,858,000 - $4,151,000 $2,298 - $2,472 psf

Chuan Park (D19)

99 LH | Exp TOP: Dec'28 | Virtual Tour

Lorong Chuan | Sales Gallery: Closed

3 BEDROOM

1206 - 1485 sqft
$3,234,900 - $3,312,300
$2,682 - $2,706 psf

Villas @ Greenbank Park (D21)

FH | Completed

Greenbank Park | Sales Gallery: Greenbank Park

SEMI DETACHED

3132 – 3312 sqft
$9,500,000 - $10,000,000
$2,868 - $3,193 psf

ERA REAL ESTATE

Project eBOOK

OCR

District 22

J'den (D22)

99 LH | Exp TOP: Nov'28 | Virtual Tour

Jurong East Central 1 | Sales Gallery: Science Park Drive

3 BEDROOM	4 BEDROOM
1184 sqft $3,090,000 $2,610 psf	1485 sqft $3,847,000 - $3,887,000 $2,591 - $2,618 psf

Sora (D22)

99 LH | Exp TOP: Oct'28 | Virtual Tour

Yuan Ching Road | Sales Gallery: Prinsep Street

2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM
667 – 915 sqft $1,685,000 - $2,093,000 $2,223 - $2,667 psf	936 – 1410 sqft $2,148,000 - $3,135,000 $2,101 - $2,550 psf	1529 - 1787 sqft $3,107,888 - $3,869,000 $2,033 - $2,383 psf	1679 - 1938 sqft $3,412,888 - $4,190,000 $2,033 - $2,345 psf

Lucerne Grand (D22)

99 LH | Exp TOP: Dec'31 | Virtual Tour

Lakeside Drive | Sales Gallery: Yuan Ching Road

2 BEDROOM	3 BEDROOM	4 BEDROOM
624 - 710 sqft $1,503,000 - $1,853,000 $2,403 - $2,610 psf	872 - 1001 sqft $2,004,000 - $2,546,000 $2,270 - $2,650 psf	1163 - 1345 sqft $2,826,000 - $3,413,000 $2,406 - $2,538 psf

Narra Residences (D23)

99 LH | Exp TOP: Q1'29 | Virtual Tour

Dairy Farm Walk | Sales Gallery: Daiy Farm Walk

2 BEDROOM	3 BEDROOM	4 BEDROOM
560 - 646 sqft $1,331,000 - $1,539,000 $2,221 - $2,429 psf	872 - 1023 sqft $2,059,000 - $2,470,000 $2,040 - $2,459 psf	1152 - 1378 sqft $2,448,000 - $3,363,000 $2,125 - $2,440 psf

The Myst (D23)

99 LH | Exp TOP: Q2'27 | Virtual Tour

Upper Bukit Timah Road | Sales Gallery: Along Elizabeth Drive

4 BEDROOM	5 BEDROOM
1518 – 1851 sqft $3,246,000 - $3,429,000 $1,845 - $2,164 psf	1690 – 2034 sqft $3,626,000 - $3,822,000 $1,879 - $2,166 psf

Norwood Grand (D25)

99 LH | Exp TOP: Mar'30 | Virtual Tour

Champions Way | Sales Gallery: Actual site/unit

4 BEDROOM
1313 - 1335 sqft $2,643,000 - $2,877,000 $2,003 - $2,163 psf

Lentor Gardens Residences (D26)

99 LH | Exp TOP: Q3'29 | Virtual Tour

Lentor Garden | Sales Gallery: Along Lentor Garden

2 BEDROOM	3 BEDROOM
646 - 732 sqft $1,558,100 - $1,859,100 $2,336 - $2,544 psf	969 - 1012 sqft $2,221,400 - $2,329,400 $2,292 - $2,326 psf

4 BEDROOM
1184 - 1356 sqft $2,738,000 - $3,375,500 $2,313 - $2,489 psf

Lentoria (D26)

99 LH | 99 LH | Exp TOP: Q2'27 | Virtual Tour

Lentor Hills Road | Sales Gallery: Lentor Hills Road

1 BEDROOM	2 BEDROOM	3 BEDROOM
538 sqft $1,288,000 -$1,438,000 $2,394 - $2,673 psf	700 – 732 sqft $1,800,000 - $1,830,000 $2,459 - $2,586 psf	936 - 1119 sqft $2,279,000 - $2,355,000 $2,435 - $2,516 psf

Springleaf Residence (D26)

99 LH | Exp TOP: Q2'29 | Virtual Tour

Upper Thomson Road | Sales Gallery: Upper Thomson Road

5 BEDROOM

1453 - 1475 sqft
$3,224,000 - $3,506,000
$2,219 - $2,413 psf

Canberra Crescent Residences (D27)

99 LH | Completed

Canberra Crescent | Sales Gallery: Along Canberra Crescent

3 BEDROOM	4 BEDROOM
990 sqft $1,985,963 - $2,114,157 $2,006 - $2,136 psf	1163 - 1324 sqft $2,296,857 - $2,687,147 $1,947 - $2,030 psf

Skies Miltonia (D27)

99 LH | Completed

Yishun Avenue 1 | Sales Gallery: Yishun Avenue 1

PENTHOUSE	TOWNHOUSE
2562 – 2713 sqft $2,600,000 - $3,300,000 $1,015 - $1,216 psf	4672 sqft $3,450,000 - $3,680,000 $738 – 788 psf

Alana (D28)

103 LH | Completed

Sunrise Terrace | Sales Gallery: Actual site/unit

4 BEDROOM

3025-3735 sqft
$3,199,030 - $4,668,661
$1,025 - $1,356 psf

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EXECUTIVE CONDOMINIUM

Coastal Cabana (D17)

99 LH | Exp TOP: Mar'29 | Virtual Tour

Jalan Loyang Besar | Sales Gallery: Eunos Avenue 3

3 BEDROOM	5 BEDROOM
872 - 915 sqft $1,542,000 - $1,679,000 $1,717 - $1,843 psf	1367 sqft $2,411,000 $1,764 psf

North Gaia (D27)

99 LH | Completed | Virtual Tour

Yishun Close | Sales Gallery: 96 Robinsons Road

3 BEDROOM
969 sqft $1,530,000 $1,579psf

Cecil Place (D1)

FH | Exp TOP: Q1'27

Cecil Street | Sales Gallery: Cecil Street

OFFICE

2251-3918 sqft
$10,357,344 - $15,779,400
$3,780 - $4,200 psf

The Golden Mile (D7)

99 LH | Exp TOP: Q2'29 | Virtual Tour

Beach Road | Sales Gallery: Central Lane

LOFT OFFICES	MEDICAL SUITES / PREMIUM OFFICES	PREMIUM OFFICES
1528-2798 sqft $4,838,069 - $6,098,778 $3,166 - $3,165 psf	1195-2454 sqft $4,765,660 - $8,608,632 $3,508 - $4,338 psf	904-4682 sqft $2,861,985 - $13,004,111 $2,777 - $3,166 psf

* Prices and availability of units are subject to changes

One Sophia (D9)

99 LH | Ex TOP: Dec'29 | Virtual Tour

Sophia Road | Sales Gallery: Prinsep Street

OFFICE

1012 – 4553 sqft
$3,340,000 to $14,220,000
$2,847 - $3,598 psf

TripleOne Somerset (D9)

99 LH | Completed

Somerset Road | Sales Gallery: Prinsep Street

USAGE TYPE	STRATA AREA	REMARKS
Office	From 409 sq ft to 14,984 sq ft	• Price from $1.4X mil onwards • Direct access to Somerset MRT Station • Prominent dual frontage along Somerset/Devonshire Road
Medical Suite	From 710 sq ft to 1000 sq ft	• Price from $3.1X mil onwards • Direct access to Somerset MRT Station • Prominent dual frontage along Somerset/Devonshire Road

* Prices and availability of units are subject to changes

Shoppes @ Ascent 456 (D12)

FH | Completed

Balestier Road | Sales Gallery: Actual site/unit

COMMERCIAL

538-969 sqft
$1,488,000 - $3,389,000
$2,766 - $3,943 psf

Gourmet Xchange (D13)

33 LH | Ex TOP: 1H'28

Kallang Way 5 | Sales Gallery: Kallang Wave

B2 (FOOD) DELUXE

6135 – 8159 sqft
$6,220,000 - $8,223,000
$913 - $1,032 psf

B2 (FOOD) STANDARD

3175 – 4230 sqft
$2,080,000 - $4,233,000
$593 - $1,105 psf

HERITAGE TERRACE

6437 – 8105 sqft
$6,107,000
$949 psf

RESTAURANT (F&B)

7050 – 7201 sqft
$8,811,000 - $8,971,000
$1,246 - $1,250 psf

ROOF-TOP HEAVY VEHICLE PARKING

122,892 sqft
POA

* Prices and availability of units are subject to changes

Harrison Food Building (D13)

FH | Ex TOP: Q1'27

Harrison Road | Sales Gallery: Harrison Road

CANTEEN	FACTORY
3422 sqft $8,605,525 $2,515 psf	1722-2572 sqft $3,314,080 - $4,996,697 $1,900 - $2,059 psf

The Venue Shoppes (D13)

99 LH | Completed

Tai Thong Crescent | Sales Gallery: Actual site/unit

USAGE TYPE	STRATA AREA	REMARKS
Restaurant / Shop	From 700 to 1,055 sq ft	• Price from $2.19X mil onwards • Ground floor units • Adjoining units available • 3 mins walk to Potong Pasir MRT Station • No ABSD/SSD, Foreigners & Companies eligible

Shoppes @ Sky Eden (D16)

99 LH | Completed

Bedok Central | Sales Gallery: Actual site/unit

RESTAURANT
398-1216 sqft $2,607,000 - $6,839,000 $5,398 - $6,550 psf

* Prices and availability of units are subject to changes

GATE+ (D22)

33 LH | Ex TOP: Jan'29 | Virtual Tour

TBA - Tukang Innovation Drive (Plot A) | Sales Gallery: Tukang Innovation Drive (Plot A)

HEAVY VEHICLE PARK	PENTSUITE	STANDARD SUITE
14,596 sqft POA	1615 - 1711 sqft $842,000 - $891,000 $521 psf	1615 – 2820 sqft $915,000 - $1,596,000 $566 - 693psf

Keystone @ Mandai (D25)

FH | Ex TOP: 2027/2028 | Virtual Tour

Mandai Estate | Sales Gallery: Mandai Estate Innovation Place Tower 4 #04-04

FACTORY
1658-2024 sqft $2,219,000 - $3,241,000 $1,330 - $1,704 psf

CT FoodNEX (D26)

FH | Ex TOP: Sep'27 | Virtual Tour

Mandai Estate | Sales Gallery: Actual site/unit

FACTORY	FACTORY (D)	FACTORY + MEZZAINE
1776 – 1948 sqft $2,600,000- $3,400,000 $1,455 - $1,803 psf	1905 sqft $3,400,000 $1,785 psf	3950 - 4080 sqft $4,280,000 $1,049 - $1,084 psf

* Prices and availability of units are subject to changes

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LTV
LOAN-TO-VALUE

Applicable to All Property Buyers

For All Property Transactions

To Be Determined Based on

- Buyer's No. of Concurrent Loan(s)
- Loan Tenure (Based on IWAA)
- Buyer's Age at End of Repayment

Loan-to-Value Chart

	1 Loan			2 Loans			3 Loans		
Tenure (in years)	≤ 30		> 30-35	≤ 30		> 30-35	≤ 30		> 30-35
Age	≤ 65	> 65		≤ 65	> 65		≤ 65	> 65	
LTV	75%	55%	55%	45%	25%	25%	35%	15%	15%
Cash	5%	10%	10%	25%	25%	25%	25%	25%	25%

Income Weighted Average Age (IWAA) = (Borrower A) Income X Age + (Borrower B) Income X Age / (Borrower A + B) Total Income

BSD
BUYER'S STAMP DUTY

Applicable to All Property Buyers

For All Property Transactions

Payable by Cash or CPF

For Residential Property Between $360k - $1mil
Purchase Price x 3% - $5400

For Residential Property >$1mil to <=$1.5mil
Purchase Price x 4% -$15,400

For Residential Property >$1.5m to <=$3mil
Purchase Price x 5% - $30,400

For Residential Property >$3mil and above
Purchase Price x 6%- $60,400

To Be Paid Within 14 days From Exercising of Option

Cheque / CO Payable to Commissioner of Stamp Duties

ABSD
ADDITIONAL BUYER'S STAMP DUTY

Applicable to Selected Property Buyers

Singapore Citizen	- 2nd Property Onwards
Singapore PR	- From 1st Property
Foreigner*	- From 1st Property
Company	- From 1st Property

For Residential Property Transaction

Payable by Cash or reimbursable by CPF

	1	2	3
Singapore Citizen	0%	20%	30%
Singapore PR	5%	30%	35%
Foreigner	60%	60%	60%
Entities/Trustees	65%	65%	65%

To Be Paid Within 14 days From Exercising of Option

***Countries exempted under Free Trade Agreement (FTA)**

Citizens only: USA

Citizens & Permanent Residents: Switzerland, Norway, Liechtenstein, Iceland

ABSD Refund of Matrimonial Home Only For

Married** + Singaporean Household + Sell Existing Property(s) + Within 6 Months + From New Condo TOP Date

**The married couple should not own more than one existing property each to qualify for ABSD Refund

SSD
SELLER'S STAMP DUTY

Applicable to Selected Property Sellers

For Residential & Industrial Property Transactions

Holding Period Subjected to SSD is Based on Date of Acquiring The Property

Payable by Cash only

To Be Paid Within 14 days From Exercising of Option

Date of Acquiring Property

Between 14 Jan 2011 to 10 Mar 2017 (inclusive)		On and After 11 Mar 2017	
Holding Period	SSD Rate	Holding Period	SSD Rate
1 Year	16%	1 Year	12%
2 Years	12%	2 Years	8%
3 Years	8%	3 Years	4%
4 Years	4%	4 Years	0%
5 Years	0%		

Above Rates are for Residential Properties Only

TDSR
TOTAL DEBT SERVICING RATIO

Applicable to All Property Buyers

For All Property Transactions

Only 55% of Total Income Can Be Used For:

- Car Loan Repayment
- Mortgage Loan Instalment
  Mortgage Loan Interest Based on 3.5%
- Monthly Credit Card Payment
  Based on Credit Card Minimum Payment Sum
- Other Loans Payment
  Student Loan, Personal Loan, Retailer Loan, etc.

Variable Income Subjected to 30% Haircut

No Haircut For Eligible Liquid Assets Pledged For at least 4 years with the Financial Institution

NPS
NORMAL PAYMENT SCHEME

Applicable to All Purchases of Building Under Construction (BUC)
Except Executive Condo and HDB BTO

New LTV effective from 6th July 2018
(For Loan Tenure up to 30 years and Borrower's Age at Last Repayment up to 65 years old)

NORMAL PAYMENT SCHEME (PROGRESSIVE)

Progress	Payment	LTV 75%	LTV 45%	LTV 35%
Booking — Upon the Grant of Option to Purchase	5%	Cash	Cash	Cash
S&P — Upon signing of Sale & Purchase Agreement or within 8 weeks from the Option Date	15%	CPF or Cash	Cash	Cash
Foundation — Completion of foundation work	10%	5% CPF or Cash and 5% Loan	5% CPF or Cash and 5% Cash	5% CPF or Cash and 5% Cash
Framework — Completion of reinforced concrete framework of unit	10%	Loan	CPF or Cash	CPF or Cash
Wall — Completion of partition walls of unit	5%	Loan	CPF or Cash	CPF or Cash
Ceiling — Completion of roofing/ ceiling of unit	5%	Loan	CPF or Cash	CPF or Cash
Windows — Completion of door sub-frames/ door frames, windows frames and plumbing of unit	5%	Loan	CPF or Cash	CPF or Cash
Car Park — Completion of car park, roads and drains serving the housing	5%	Loan	Loan	CPF or Cash
TOP — Temporary Occupation Permit	25%	Loan	Loan	5% CPF or Cash and 20% Loan
CSC — Legal Completion	15%	Loan	Loan	Loan

PROJECT SPOTLIGHT | LAUNCHING SOON | TOP SELLING PROJECTS | PENTHOUSES FOR SALE | PROJECTS WITH PROMO | PROJECTS WITH LIMITED UNITS

PROJECT DIRECTORY | CCR | RCR | OCR | COMMERCIAL

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Project eBOOK



This Project eBook was compiled on 3 October 2026

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