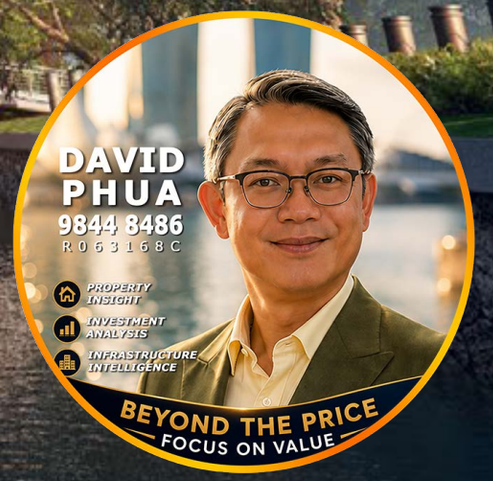
RIVER MODERN



Artist's Impression

RIVERFRONT LUXURY REDEFINED

Home In The City, Life By The River



RIVER MODERN BY GUOCOLAND

A new addition to District 9's River Valley! Imagine living right by the river, integrated to Great World MRT station and Great World City shopping mall — rain or shine, you'll always have dining, shopping and everything you need within easy reach. Previewing Feb 2026.

Platinum Developer

GuocoLand

OFFICIAL MARKETING AGENCY

Huttons

SINGAPORE'S LARGEST
PRIVATE REAL ESTATE AGENCY

ESTATE AGENT LICENCE NO.: L3008899K

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RIVER MODERN

70% units enjoy SG River Views

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RIVER MODERN

PRIME WATERFRONT LOCATION

River Modern is located in River Valley, a contemporary riverfront neighbourhood in Singapore's District 9. Stroll along the Singapore River to Robertson Quay, where chic cafés, artful restaurants and boutique hotels create an atmosphere of relaxed sophistication.



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Integrated to Great World MRT Station



Just 2 mins sheltered walk to Great World City



Imagine Living by the Singapore River

Target Sales Preview:
Fri 20 February 2026

Target Booking:
Sat 7 March 2026



RIVER MODERN

Home In The City, Life By The River

Near Top Schools



Choice Units Avail

2BR, 3BR, 4BR with Pte Lift

70%

of units enjoy Singapore River Views

Artist's Impression

Artist's Impression

RIVER MODERN

Home In The City, Life By The River

Platinum Developer

GuocoLand

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About the Developer

GuocoLand

GuocoLand is a leading real estate group distinguished by quality, innovative concepts and design. The Group has a strong track record in creating distinctive integrated mixed developments and premium residential properties.
In Singapore, GuocoLand has developed over 11,000 homes across more than 40 residential projects. Recognised for its commitment to quality and timeless design, GuocoLand is widely known for its placemaking capabilities. Its landmark integrated mixed developments, Guoco Tower and Guoco Midtown, have played a key role in uplifting their surrounding urban precincts.

Click Here For Loyalty Program Info

LOYALTY PROGRAM INFO

LUXURY RESIDENCES COLLECTION

MIDTOWN MODERN

MARTIN MODERN

WALLICH RESIDENCE

INTEGRATED MIXED-USED DEVELOPMENTS

GUOCO MIDTOWN

GUOCO TOWER

RARE RIVERFRONT HOME IN DISTRICT 9 CONNECTED TO GREAT WORLD MRT

Nestled in the prestigious District 9, River Modern stands as a new landmark of urban elegance - directly connected to Great World MRT station and gracefully fronting the Singapore River. It is a home where prestige, convenience, and calm come together in perfect harmony.

River Modern embodies GuocoLand's signature Modern design philosophy — defined by contemporary architecture, lush poetic landscapes, and highly efficient layouts. Here, modern luxury flows effortlessly into everyday life.

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By the Singapore River



Prime District 9

RIVER MODERN

NEWSWATCH

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THE BUSINESS TIMES

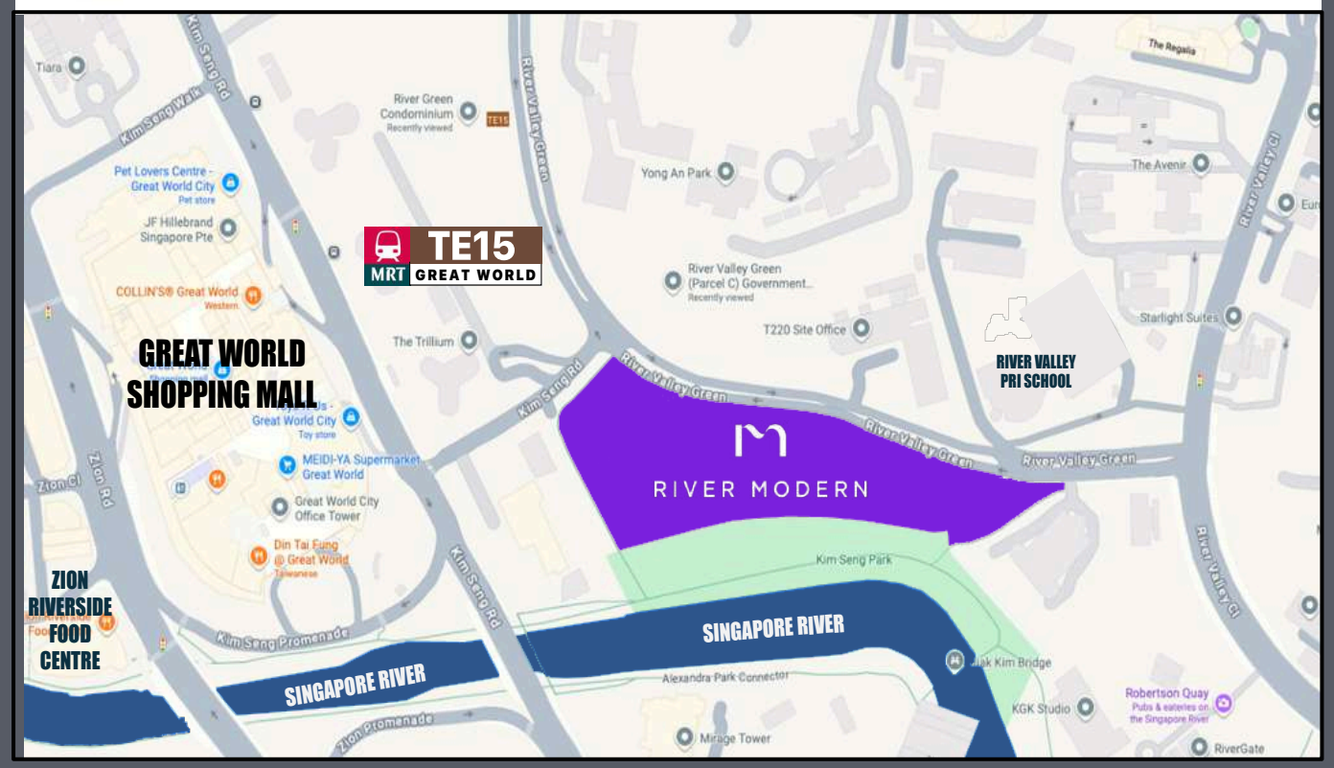
SINGAPORE PROPERTY

GuocoLand places top bid of S$627.8 million for River Valley plot next to Great World MRT station

This works out to S$1,420 per square foot per plot ratio; state tender draws four other bids for the site

Summarise Share

Kalpana Rashiwala
Published Fri, Feb 7, 2025 · 05:53 PM — Updated Fri, Feb 7, 2025 · 11:47 PM



The tender for a plum 99-year leasehold private housing site in the River Valley area next to Great World MRT station has drawn a better than forecast result.

GuocoLand's top bid of S$627.8 million for River Valley Green (Parcel B) works out to S$1,420 per square foot per plot ratio (psf ppr).

Market watchers pointed to the site's attractions, including its proximity to the Great World station on the Thomson-East Coast Line and the retail offerings at the Great World City mall. The site also has a long frontage along Kim Seng Park and faces the Singapore River.

"There are also several schools in the area including River Valley Primary School, Alexandra Primary School, Zhangde Primary, Outram Secondary School and Gan Eng Seng School,"

OrangeTee & Tie chief executive officer, Justin Quek, said: "It is relatively rare to find a prime riverside land parcel along the park connector with immediate access to the MRT."

However, Tricia Song, head of research for Singapore and South-east Asia at CBRE, noted that GuocoLand's bid is still 18 per cent below the Jiak Kim Street plot (Riviere) that drew 10 bids and a top bid of S$1,733 psf ppr in December 2017.

Property consultants generally expect the new homes on the site to sell for around S$3,000 psf.

HUNGRY AGAIN

Provisional tender results for River Valley Green (Parcel B)

BIDDERS	BID PRICE (S$M)	S$PSF PPR
GLL B *(GuocoLand)*	627.84	1,420.00
Sing Holdings Residential *(Sing Holdings)*	576.33	1,303.51
Sing-Haiyi Garnet *(SingHaiyi Group and Haiyi Holdings)*	566.00	1,280.14
Garden Estates *(Hong Realty)*	553.56	1,252.01
Kingsford Huray Development *(Kingsford Group)*	553.12	1,251.01

Note: Names of holding companies/parent companies in italics
SOURCE: URA, ACRA
GRAPHIC: GARETH CHUNG, BT

RIVER MODERN

Home In The City, Life By The River

THE RIVER BRINGS YOU EVERYWHERE

Take a stroll to Robertson Quay and enjoy a chilled lifestyle having dinner or shopping, a stones take the PCN all the way to the CBD or Clarke Quay.



RIVER MODERN

DEVELOPED BY:

GuocoLand

OFFICIAL MARKETING AGENCY

Huttons

SINGAPORE'S LARGEST PRIVATE REAL ESTATE AGENCY

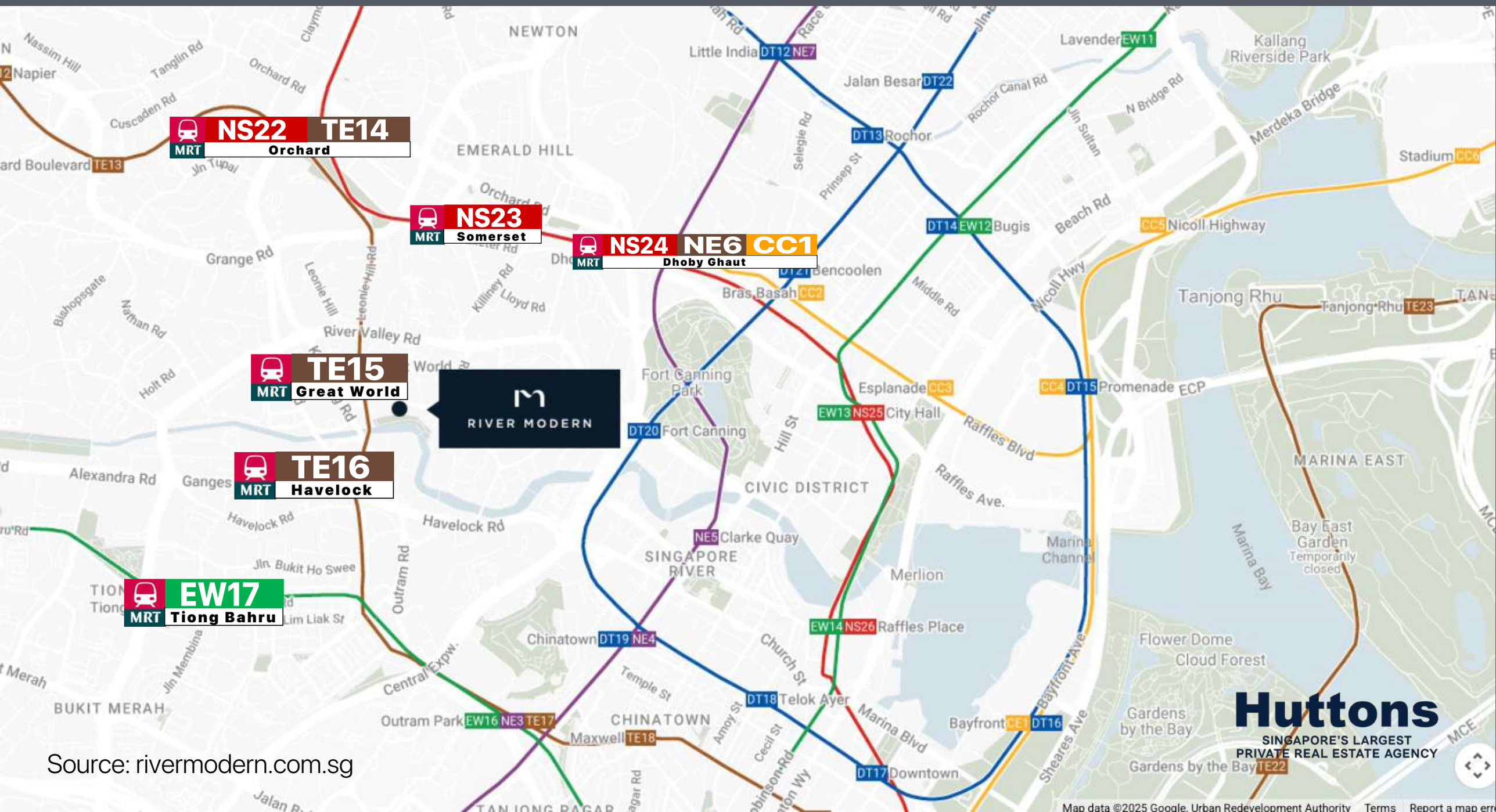
ESTATE AGENT LICENCE NO.: L3008899K

RIVER MODERN

Home In The City, Life By The River

SEAMLESS CONNECTIVITY

Seamlessly connected to Great World MRT station on the Thomson–East Coast Line, River Modern offers effortless access to Bukit Timah, Orchard, Marina Bay, East Coast, and soon, Changi Airport.



Source: rivermodern.com.sg

Huttons
SINGAPORE'S LARGEST PRIVATE REAL ESTATE AGENCY

RIVER MODERN

Home In The City, Life By The River

DIRECT UNDERGROUND LINK TO MRT & GREAT WORLD CITY

- Integrated to the Great World MRT (Thomson East Coast Line)
- Directly linked underground to Great World City and Shopping
- Rain or Shine - Your dining, shopping and essential necessities are taken care of no problems.





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ESTATE AGENT LICENCE NO : L3008899K

RIVER MODERN

Home In The City, Life By The River

Huttons
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PRIVATE REAL ESTATE AGENCY

RIVERMODERN DRAFT PRELIMINARY FACT SHEET

Project Name	River Modern		
Developer	GLL B (GUOCOLAND) (Guocoland Limited)		
District	09 (CCR)		
Tenure	99yr Leasehold (from TBD)		
Description	2 blocks of 36-storey residential flats with Commercial at 1st Storey		
Total Units	455 Residential + 6 Shop Units		
	Type	Approx Area (sqft)	%
2 Bedroom	2 Bed 1 Bath	540	38%
	2 Bed 2 Bath	640-690	
3 Bedroom	3 Bed	800-900	46%
		1100	
4 Bedroom	4 Bed	1450	15%
		1800	
Address	River Valley Green		
Land Area	126,325 sqft (11,735sqm)		
Unit Mix	2 Bedrooms, 3 Bedrooms & 4 Bedrooms (with Pte Lift)		
Targeted Preview	20 February 2026		
Target Launch Date	7 March 2026		

Core Central Region: Lower entry prices today, tighter supply tomorrow

By EdgeProp Singapore/ EdgeProp Singapore | September 26, 2025 1:00 PM SGT



Six projects in the Core Central Region (CCR) with over 2,000 units have been launched so far this year. It will be bookended by the launch of the 666-unit Skye at Holland in October, bringing the tally of new units to 2,728.

According to Mark Yip, CEO of Huttons Asia, 2025 offers the largest CCR supply since 2021, when 2,691 new units were launched. CCR projects are located in prime districts 9, 10, 11, Sentosa Cove (District 4), and the Downtown Core (Districts 1, 2, 6, and 7).

The price gap between CCR and city-fringe or Rest of Central Region (RCR) new launches narrowed to a record low of 4.5% in 1Q2025, opening up new opportunities for buyers. Kelvin Fong, attributes the convergence to higher RCR prices and moderated CCR prices, with the average new sale price of CCR dipping below $2,900 psf in 1Q2025.

> The price gap between CCR and city-fringe or Rest of Central Region (RCR) new launches narrowed to a record low of 4.5%

Competitive pricing sparks buying

Marcus Chu, CEO of ERA Singapore, highlights that competitive pricing drove CCR project sales, with median prices of $3,111 psf at River Green, $3,274 psf at UpperHouse at Orchard Boulevard, and $3,359 psf at The Robertson Opus.

These CCR prices were only slightly above those of RCR new project launches over the same period, such as Promenade Peak ($2,920 psf) and Arina East Residences ($2,982 psf), broadening the buyer base for CCR addresses, Chu adds.

River Green saw 352 (67%) out of 524 units sold at below $2.5 million, making up a majority of new sales. The project achieved an 88% take-up rate on its launch weekend. By comparison, the 301-unit UpperHouse at Orchard Boulevard and the 348-unit The Robertson Opus achieved a take-up rate of 54%and 41% respectively.

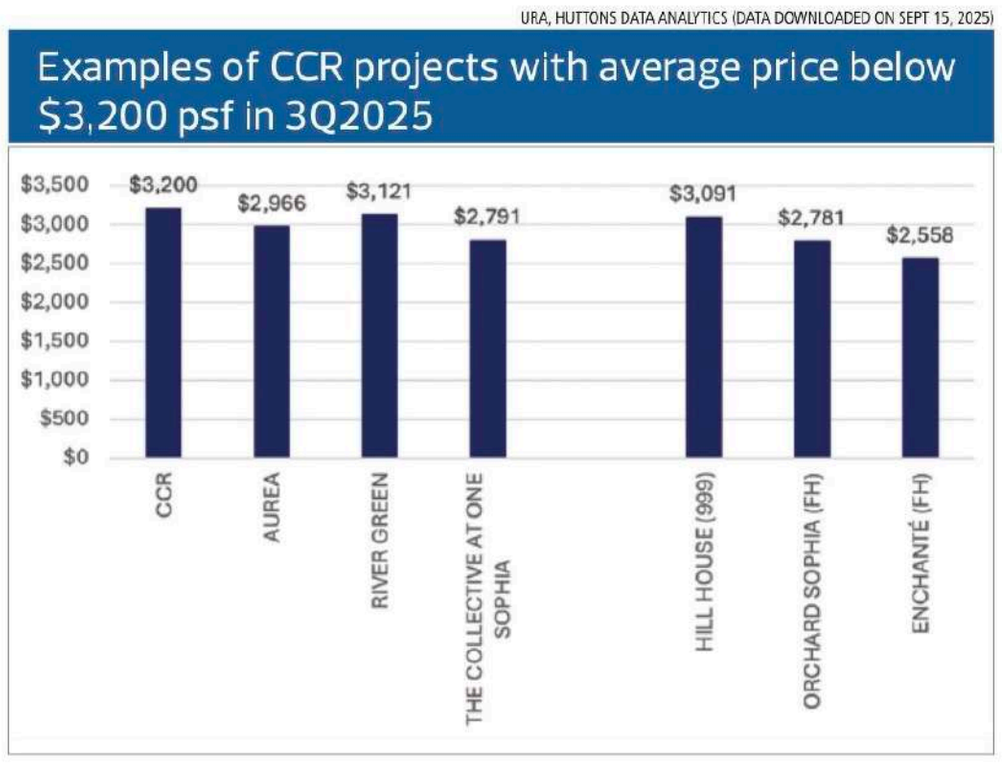
URA AS OF 23 SEPTEMBER 2025, ERA RESEARCH & MARKET INTELLIGENCE

Breakdown of units sold at CCR new launches in July–Sept 2025

Project name	Below $2.5 million	Between $2.5 million and $5 million	$5 million and above
The Robertson Opus	62	94	9
UpperHouse at Orchard Boulevard	117	71	13
River Green	352	112	0

About 64% of units sold at River Green, The Robertson Opus, and UpperHouse at Orchard Boulevard were priced at $2.5 million or lower, says Huttons' Yip.
Other factors contributing to the strong sales include a more upbeat economy and lower interest rates, Yip adds.
Connectivity, nearby amenities, and alignment with the URA Draft Masterplan 2025 also play significant roles in driving demand from buyers, says ERA's Chu.
Although average launch prices for new CCR projects are hovering around $3,200 psf, Huttons' Yip says buyers can still find some existing CCR projects priced below this level. Alternatively, there are freehold options at leasehold prices.

URA, HUTTONS DATA ANALYTICS (DATA DOWNLOADED ON SEPT 15, 2025)



Wing Tai sets record for CCR sales in 2025: Sells 88% of River Green on launch weekend at average price of $3,130 psf

By Cecilia Chow / EdgeProp Singapore | August 3, 2025 6:25 PM SGT



Crowd at booking of units at River Green on August 2 (Photo: Wing Tai Holdings)

Since sales began on August 1, developer Allgreen Properties has sold 320 units (54%) of the 596 units at the 99-year leasehold Promenade Peak as at 6pm of August 3.

According to the developer, the average price of units achieved was $3,343 psf for units for the Promenade Suites (the premium three- to five-bedroom units with private lift). Meanwhile, the Promenade Collection (one- to three-bedroom units(on the lower tier, saw an average price of $2,894 psf.

Nearly 60% of the three- to five-bedroom premium units were sold. The highest price transacted was $3,521 psf, for a 1,582 sq ft four-bedroom premium unit on the 61st floor that fetched $5.57 million. Meanwhile, a five-bedroom premium unit on the 59th floor was sold for close to $6.6 million ($3,495 psf).

Developer Wing Tai Holdings launched River Green on August 2. By 6pm on August 3, buyers snapped up 460 units (88%) of 524 units at an average price of $3,130 psf. The 99-year leasehold project is located in District 9.

The sales rate makes River Green the best-selling project in the Core Central Region (CCR) in 2025, according to Mark Yip, CEO of Huttons Asia.

Around 98% of the buyers are Singaporeans and Permanent Residents, says Wing Tai. The remaining buyers are foreigners. “All units were well received,” adds the developer.

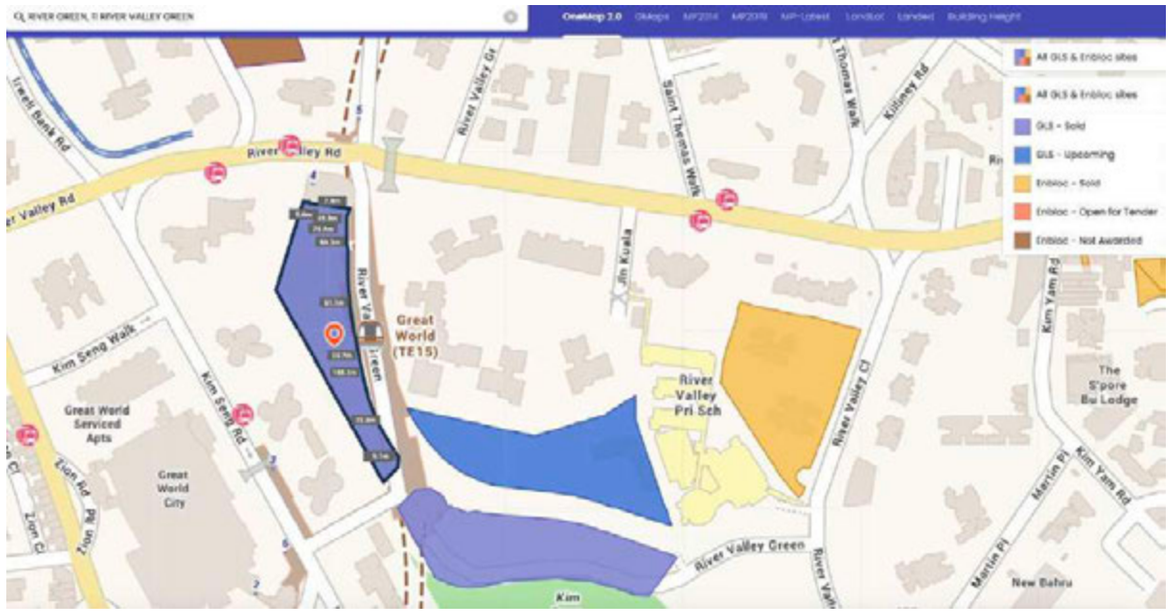
Attractive entry into the CCR

Wing Tai’s approach of providing compact units at accessible prices has proven effective. “The strong performance of River Green affirms our strategy of balancing unit efficiency with affordability, which resonates well with local buyers aspiring to own a Core Central Region (CCR) property,” says Stacey Ow Yeong, head of marketing at Wing Tai Property Management.

According to Huttons’ Yip, buyers view River Green as an attractive entry into CCR homeownership.

“The two-, three-, and four-bedders are nearly fully sold, with more than 90% of the respective unit types taken up at launch,” says Kelvin Fong, CEO of PropNex. “The strong sales of the larger units indicate healthy owner-occupier demand in the area, and we think this bodes well for upcoming new project on the adjacent site in River Valley Green (Parcel B).

”Larger units were especially popular, adds Huttons’ Yip. Only seven of the 104 three-bedroom units and just two of the 35 four-bedroom units remain available. The project includes 70 one-bedroom units, 35 one-bedroom plus study units, and 280 two-bedroom units, with sizes ranging from 420 to 657 sq ft.



Demand showed strong interest from both homeowners and investors, according to Mohan Sandrasegeran, SRI head of research and data analytics.River Green attracted a diverse range of buyers, including HDB upgraders from the Rest of Central Region (RCR), says Marcus Chu, CEO of ERA Singapore. He adds that these buyers can use equity gains from their HDB properties to secure a prestigious address in the CCR.He notes that the project appeals to young professionals who value a central location that offers both convenience and prestige.

Allgreen sells 54% of Promenade Peak on launch day; premium units fetch an average of $3,343 psf

By Cecilia Chow / EdgeProp Singapore | August 3, 2025 8:18 PM SGT



Since sales began on August 1, developer Allgreen Properties has sold 320 units (54%) of the 596 units at the 99-year leasehold Promenade Peak as at 6pm of August 3.

According to the developer, the average price of units achieved was $3,343 psf for units for the Promenade Suites (the premium three- to five-bedroom units with private lift). Meanwhile, the Promenade Collection (one- to three-bedroom units(on the lower tier, saw an average price of $2,894 psf.

Nearly 60% of the three- to five-bedroom premium units were sold. The highest price transacted was $3,521 psf, for a 1,582 sq ft four-bedroom premium unit on the 61st floor that fetched $5.57 million. Meanwhile, a five-bedroom premium unit on the 59th floor was sold for close to $6.6 million ($3,495 psf).

"It underscores buyers' confidence in the project's premium offering and prime city-fringe location," says Tho Leong Chye, managing director of Allgreen Properties. "It reflects the growing sophistication of today's buyers, who are looking beyond just value. They pay attention to details such as refined finishes, thoughtful layouts, and a well-curated suite of facilities."

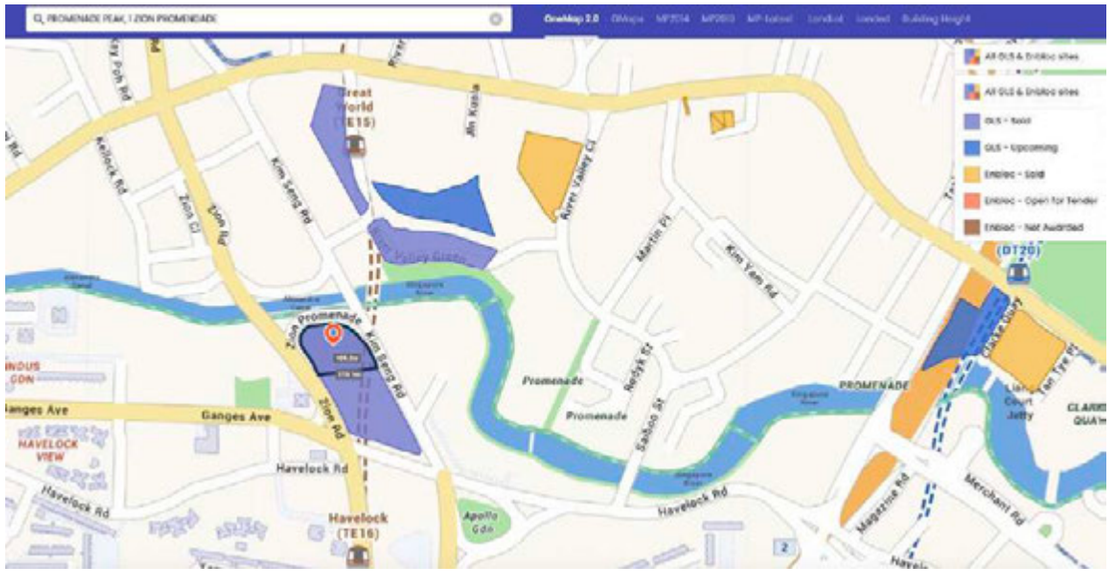
Singaporeans were said to make up 90% of the buyers, followed by Permanent Residents (9%) and foreign purchasers (1%).

Prime location and landmark status

Promenade Peak is at 1 Zion Promenade in District 3. It is a two-minute sheltered walk to Great World MRT and a four-minute walk to Havelock MRT.

The development is close to Zion Road Food Market. It is located within 1km of River Valley Primary School and near the CBD, Orchard Road, and Dempsey Hill, according to Marcus Chu, CEO of ERA Singapore.

The 63-storey Promenade Peak will stand 240m tall. It will be Singapore's tallest full-residential skyscraper, built with prefabricated prefinished volumetric construction. "It features panoramic views and elevated lifestyle offerings such as the highest infinity pool in Singapore," according to Allgreen's Tho.



Boost to RCR sales and market momentum

Promenade Peak is the newest Rest of Central Region (RCR) project launched this year. It follows LyndenWoods in Science Park, where 94% of 324 units were sold on launch day. Analysts suggest these back-to-back strong launches may bolster new home sales in the RCR for 3Q2025, according to PropNex's Fong.

Two other projects were also launched over the weekend: River Green in District 9, with 524 units; and Canberra Crescent Residences in District 27, with 376 units. Together, these launches put 1,496 new units on the market. More than 62% were sold on the first day, August 2.

In July, 893 new private homes were sold, excluding executive condominiums. As a result, cumulative new home sales for July and August have already exceeded 1,820 units. This surpasses the total of 1,212 units sold in the entire 2Q2025, suggesting a pickup in buyer demand, according to PropNex Research.

Zyon Grand sells 84% at launch, averaging $3,050 psf — capping a strong year for River Valley launches

By Cecilia Chow / EdgeProp Singapore | October 26, 2025 6:32 PM SGT



The crowd at the preview of Zyon Grand (Photo: City Developments Ltd & Mitsui Fudosan (Asia))

During the launch weekend, Zyon Grand sold about 590 of its 706 units, translating to a take-up rate of 84% as at 6pm on Oct 26. The average transacted price of units sold was $3,050 psf.

The 706-unit development — a joint venture between City Developments Ltd (CDL) and Mitsui Fudosan (Asia) — previewed on Oct 8, with VIP sales held on Oct 24 and the public launch the following day, Oct 25.

Fronting Kim Seng Road, the 99-year leasehold development comprises twin 62-storey residential towers and a 36-storey, 350-unit serviced apartment block, set above a retail podium. Named Zyon Galleria, the podium will feature retail and F&B outlets, a supermarket, and an early childhood development centre. The project is the only mixed-use development integrated with the Havelock MRT Station on the Thomson–East Coast Line.

Zyon Grand is the last new launch in the River Valley area this year, following River Green and Promenade Peak in August. It serves as the final litmus test of this market segment's resilience — one in which the boundaries between the Core Central Region (CCR) and the Rest of Central Region (RCR) have become increasingly blurred.

According to CDL, about 84% of the buyers are Singaporeans, while 14% comprise Permanent Residents (PRs) from various nationalities, including China, Malaysia, India, Indonesia, South Korea and Japan.

Demand was strong across all unit types, ranging from 474 sq ft one-bedroom plus study units to 1,819 sq ft five-bedroom units. One of the two 5-bedroom penthouses was said to be sold for over $10 million.

"As one of the largest projects launched this year, the positive take-up reflects the market's confidence in this landmark integrated development and the genuine demand for distinctive homes in a sought-after neighbourhood," says Sherman Kwek, group CEO of CDL. "With Havelock MRT Station right at its doorstep, Zyon Grand will continue to appeal to buyers who value convenience, connectivity, and quality in the heart of a vibrant district."

According to Huttons Data Analytics, more than 80% of the three-bedroom plus study and bigger units were priced at $3 million and above. "The strong sales at Zyon Grand showed the depth of liquidity in the market," notes Mark Yip, CEO of Huttons Asia.

Characteristic of recent launches in the prime areas, the three-bedroom and larger units attracted more owner-occupiers, notes Yip. More than 85% of the three-bedroom units were taken up, while 79 out of 98 (81%) of the four-bedroom units were sold.

Quek attributes the robust response to a reputable developer, a well-conceived project matching market needs, and strong location fundamentals.

Notably, Zyon Grand is also the first private residential project to feature the Long-Stay Serviced Apartments (SA2), a new category of serviced apartments introduced by the government, with a minimum stay of three months, to better meet rental housing demand, points out Kelvin Fong, CEO of PropNex.

He attributes the strong buying demand to the easing of interest rates, which has helped reduce borrowing costs and improve affordability. As at Oct 24, the 3-month compounded Singapore Overnight Rate Average (SORA) stood at 1.385% per annum – the lowest rate in over three years, adds Fong. "Based on the latest news of the softening US job market and stable inflation, the US Federal Reserve is expected to make another interest rate cut in the following weeks."

Zyon Grand is also the fourth major project launch in October, after the 666-unit Skye at Holland, the 462-unit Penrith, and the 399-unit Faber Residence, bringing total units launched to 2,233. Based on their launch weekend sales across the four projects, the total is 2,039 units (91%).

Units sold during launch weekend in Oct 2025

Project	Total No. of Units	No. of Units Sold*	Percentage Sold	Average Price*
Faber Residence	399	344	86%	$ 2,160
Penrith	462	447	97%	$ 2,803
Skye at Holland	666	658	99%	$ 2,953
Zyon Grand	706	590	84%	$ 3,050
Total	**2,233**	**2,039**	**91%**	

** Sales at launch weekend*

Source: Huttons Data Analytics, URA Realis

Skye at Holland almost sold out over launch weekend with nearly 99% or 658 units booked

ST 13 October 2025



Skye at Holland comprises two 40-storey towers with two-bedroom to five-bedroom units.
PHOTO ILLUSTRATION: UOL

SINGAPORE - The 666-unit Skye at Holland was almost sold out over its weekend launch, making it the strongest project launch performance so far in 2025.

Real estate agents said the blockbuster sale signals a broader recovery in the core central region (CCR) market segment, and also bodes well for other upcoming residential launches.

Jointly developed by UOL Group, Singapore Land Group, CapitaLand Development (CLD) and Kheng Leong, the 99-year leasehold condominium in Holland Village moved 658 units, or 98.8 per cent, over the weekend.

Comprising two 40-storey towers with two-bedroom to five-bedroom units, Skye at Holland posted an average selling price of $2,953 per sq ft (psf).

Almost all buyers were Singaporeans and permanent residents, a spokesperson for UOL and CLD said.

Earlier, it was reported that two-bedroom units of 581 sq ft were priced starting at $2,598 psf, or $1.51 million.

Two-bedroom premium units of 667 sq ft and 678 sq ft were priced from $2,637 psf, or $1.76 million.

The development, the first major private residential launch in Holland Village in almost six years, is in proximity to a major retail mall, MRT station and popular primary schools.

Skye at Holland is expected to obtain its temporary occupation permit in 2029.

Mr Marcus Chu, chief executive officer of ERA Singapore, noted that the development is the only CCR project to be released in the last quarter of 2025.

"With limited CCR supply, a prime Holland Village address and the rare advantage of CCR land priced at outside central region (OCR) levels, this development is set to resonate with discerning buyers who value both luxury living and long-term investment potential," he added.

The OCR includes the likes of Districts 16, 17, 18, 19, 26 and 27: Bedok, Pasir Ris, Simei, Tampines, Hougang, Punggol, Sengkang, Serangoon and Woodlands.

Mr Kelvin Fong, CEO of PropNex, pointed out that the launch performance of Skye at Holland represents a record-setting milestone for the CCR, and is the most successful launch in recent memory in terms of both number of units sold and overall take-up rate for that market segment.

"It also signals a broader recovery in the CCR market, which had experienced slower activity since the tightening of the additional buyer's stamp duty measure in April 2023," Mr Fong said.

He also commented that the strong sales of the larger units – the first ones to be fully sold out – indicate healthy owner-occupier demand in the area; he added that this bodes well for future central region launches.

Huttons Asia senior director for data analytics Lee Sze Teck noted that there was very strong demand for bigger units such as the three-bedroom to five-bedroom units. All three-bedroom and four-bedroom units were sold, while close to 90 per cent of the five-bedroom units were sold.

"Some buyers chose to buy a four-bedroom or five-bedroom unit after their preferred three-bedroom units were bought by other buyers," Mr Lee said.

Buyers were largely those living in private properties in the vicinity, with some HDB upgraders, he noted.

DBS Research wrote before the launch that potential strong uptake of Skye at Holland is expected to drive positive news flow for UOL.

联合早报
LIANHE ZAOBAO

The average price of private houses may break $4,000psf in 15 years.

星展集团房地产研究部主管陈伟祥和符瑀恬发表的最新报告显示，新加坡楼市预计未来15年内，将保持稳健和可持续的增长，而支撑因素包括政府的审慎治理、稳固的人口基础，以及蓬勃发展的经济。

李惠心　报道
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稳定的新加坡经济和持续增加的人口，将推动房地产的未来需求和价格。星展集团股票分析师预测，15年后新加坡的私宅平均价格可能突破每平方英尺4000元。这相当于目前平均尺价的约一倍。

星展集团房地产研究部主管陈伟祥和符瑀恬发表的最新报告显示，新加坡楼市预计未来15年内，将保持稳健和可持续的增长。而支撑因素包括政府的审慎治理、稳固的人口基础，以及蓬勃发展的经济。

报告说，过去数年，约97%的住房是由公民购买的，这能确保楼市需求稳定，不受外部因素和投机周期的冲击。政府也鼓励永久居民融入，住房是他们长期扎根于此的主要条件之一。

另外，市区重建局发布的《2025年发展总蓝图》显示，未来10年至15年内将新增13万个住房单位。星展集团研究预测，到了2040年可能须要建造近20万至30万个住房单位。

加上政府出台多项振兴乌节区和滨海湾区、“去中心化”（decentralisation）措施，以及展开大型基础建设建造工程，都为房地产业带来众多商机。

陈伟祥和符瑀恬预测，到了2040年，私宅价格将以2%至3%的长期复合年增长率（CAGR）增长。

“根据现有住房政策来看，未来住房面积料会持稳，若如此，整体私宅的平均尺价会达到3500元至4050元。”

非有地私宅首三季尺价中位数2139元

瑞联（橙易一宜速）（Realion (OrangeTee & ETC)）研究数据显示，整体非有地私宅今年首三个季度的尺价中位数为2139元。

若以种类来看，新私宅、转售私宅和楼花转售私宅的中位数分别为2490元、1741元和2092元。

不过，市场情况随时会转变。陈伟祥和符瑀恬指出，推动楼市的三大因素是人口增长、经济增长和稳定治理。一旦任何一个转弱，就会影响楼市前景，导致房价回调。

“我们认为，稳定和贯彻政策的政府，是支撑楼市的最重要支柱，因为历史上，新加坡的楼市与政策、政府规划和监管密不可分。一旦出现突然或意料之外的政权更替，或会引发市场对这些框架是否能持续的重大担忧。”

私宅平均尺价在15年后可能突破4000元，这在FSMOne新加坡研究及投资组合管理部研究分析员陈秋伊看来，不是不可能的事。

她接受《联合早报》访问时说，新加坡目前的人口已达611万人，虽然人口老化加快，但我国持续引进外籍人士，足以支撑楼市。加上家庭收入中位数稳健上升，所以即使房价上升，人们还是能负担得起。



私宅市场红火 政府密切留意房价

陈秋伊也注意到私宅市场依然红火，而政府也密切留意房价走势并适时干预，确保楼市稳定。综合以上原因，她认为，未来房价会继续攀高。

“基于宏观经济周期、政策变化、宏观因素对全球的冲击和结构性人口变化等变数，10年以上的长期预测，其实很难确定。”

房地产市场长期前景良好，发展商和建筑公司的业务有望取得增长。陈伟祥和符瑀恬说，新加坡房地产投资信托（S-REIT）和房地产投资者也可从楼市的长期增长潜能中获利。

不过，建筑成本上涨，将抑制房地产价格的涨势，业者也面对在工期内完成建造工程的压力。此外，宏观和我国经济可能出现变化，将影响投资者信心和市场情况。

他们建议投资于发展商股，如华业集团（UOL）、城市发展（CDL）和国浩房地产（GuocoLand）。

至于建筑业者，投资者可考虑丰隆亚洲（Hong Leong Asia）和泛联集团（Pan United）。另外，可考虑员工宿舍业者胜捷企业（Centurion Corporation）和伟合控股（Wee Hur Holdings）。

THE BUSINESS TIMES

Wednesday, November 19, 2025

Sculptura Ardmore condo unit sells for almost S$6,200 psf amid uptick in high-end sales

This is the fifth deal this year to cross the S$6,000 psf mark, after only six sales have surpassed this threshold between 2011 and 2024

By Ry-Anne Lim
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A 3,229 SQUARE foot unit in the luxury condominium Sculptura Ardmore in the prime District 10 recently changed hands at S$20 million, or S$6,193 per square foot (psf) – making it the fifth deal this year to cross the S$6,000 psf mark.

A look into caveats data revealed that four other non-landed properties were sold above this threshold thus far in 2025.

Before this year, only six such sales were recorded in the 13 years between 2011 and 2024; a unit at The Marq On Paterson Hill was the first to cross the mark, with a S$19.2 million deal putting the psf price at S$6,215.

The Sculptura Ardmore transaction on Nov 7 comes in the wake of a recent uptick in Singapore's high-end residential market, after hikes in stamp duty took the wind out of the luxury segment in 2023.

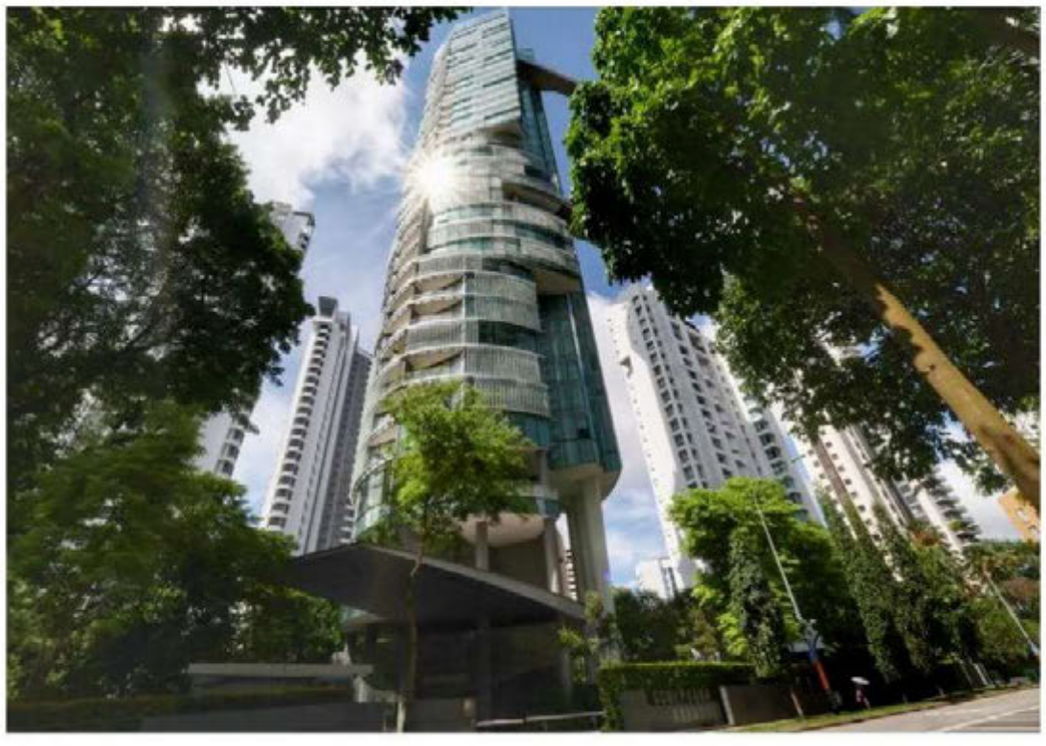
Caveats data showed that the four-bedroom unit on the 31st floor of Sculptura Ardmore was bought by a Singapore citizen; the seller was Covenson, a subsidiary of property developer SC Global Developments, which built the 34-unit freehold condominium.

This is the second unit at the luxury development to be sold for over S$6,000 psf in 2025.

In June, a 3,326 sq ft, four-bedroom unit on the 26th floor was sold for S$20 million or S$6,013 psf.

The buyer was said to be a Singapore permanent resident (PR).

The priciest psf deal on record remains a 3,089 sq ft unit at The Marq on Paterson Hill, which was also developed by SC Global Developments. It changed hands in November 2011 for S$20.5 million or S$6,650 psf.



The 31st-floor unit that fetched S$20 million, or S$6,193 per sq ft, has four bedrooms. PHOTO: BT FILE

It was reportedly sold to a European buyer.

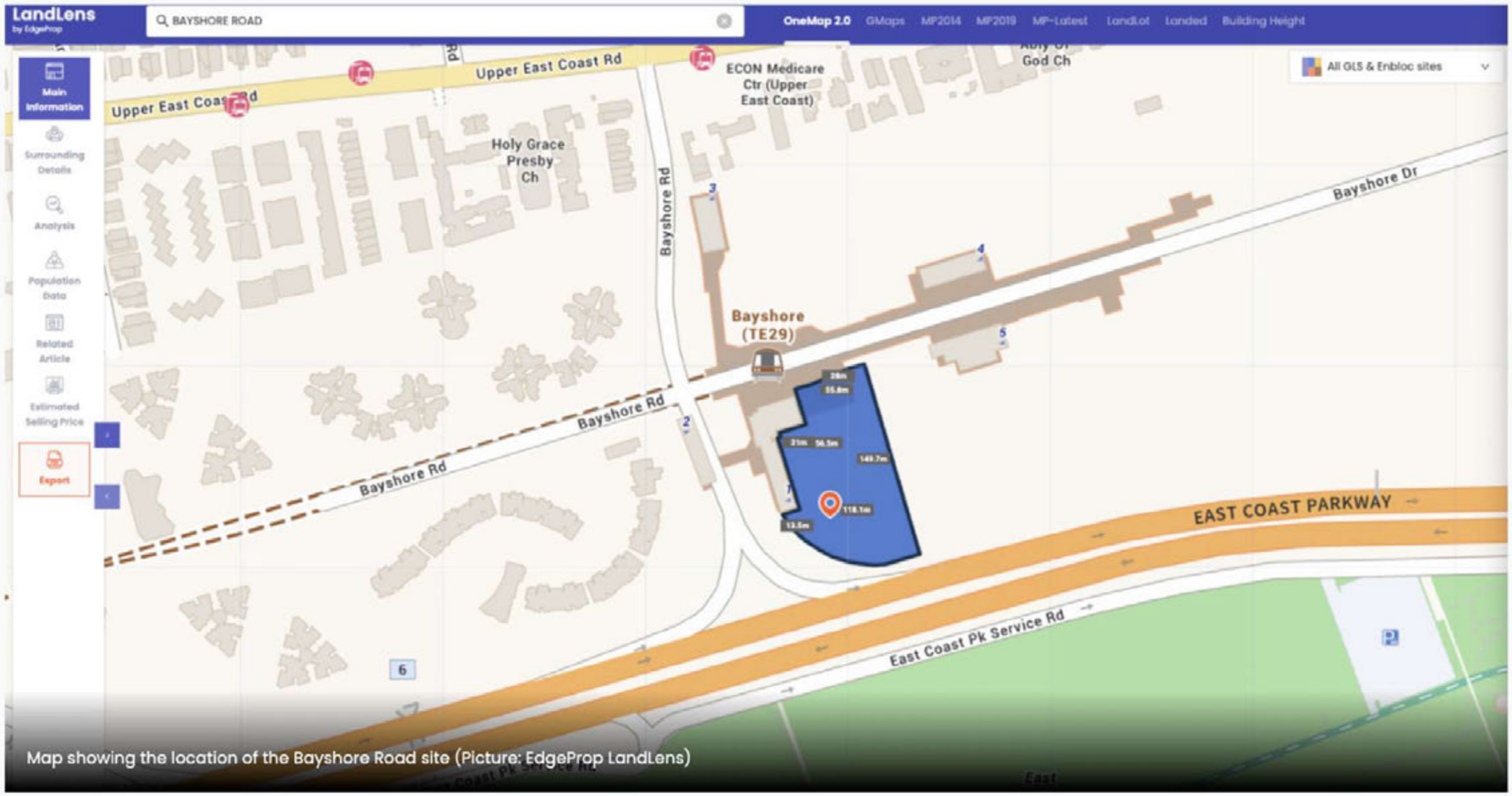
While high-end condo sales have picked up this year, analysts are hesitant to call it a full recovery. However, they noted strong drivers this year, which include lower borrowing costs, revived interest in prime projects with a flurry of new launches, and Singapore's continued safe-haven appeal among the globally wealthy.

Since the doubling of additional buyer's stamp duty for foreign buyers to 60 per cent, market watchers pointed out that most luxury condo buyers have been Singapore citizens, PRs and nationals from countries that enjoy the same stamp duty treatment as locals under free-trade agreements.

First GLS site in Bayshore draws eight bids, SingHaiyi puts in top bid of $1,388 psf ppr

By Atiqah Mokhtar/ EdgeProp Singapore
March 18, 2025 7:12 PM SGT
Write to us at propertyeditor@edgeprop.sg

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Map showing the location of the Bayshore Road site (Picture: EdgeProp LandLens)

The tender for the first private housing Government Land Sale (GLS) site in the upcoming Bayshore precinct closed on March 18, drawing eight bids. The 99-year leasehold site is located on Bayshore Road, next to the Bayshore MRT Station. Spanning 112,992 sq ft, the plot can yield about 515 units.

Top Articles

1 **PropertyLimBrothers implements leadership changes: spokesperson**

SINGAPORE PROPERTY

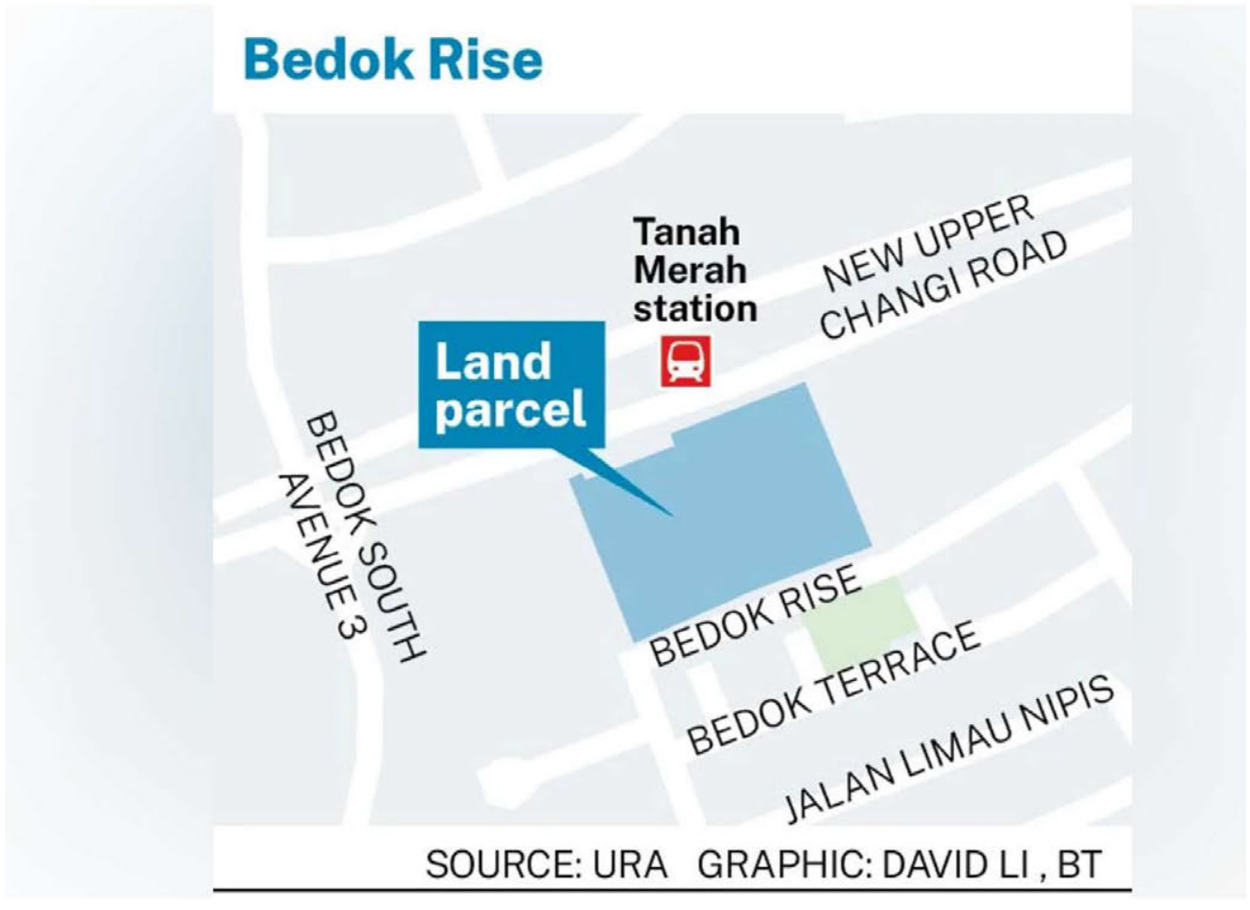
Bedok Rise site draws 10 bids, topped by Allgreen Properties' S$1,330 psf ppr

Top bid is higher than expected, and comes after Bayshore parcel was sold for S$1,388 psf earlier this year



Chong Xin Wei
Published Thu, Nov 27, 2025 · 05:40 PM

阅读简体中文版 (beta)



The state-land site in Bedok Rise is expected to yield some 380 private homes. ILLUSTRATION: BT VISUAL

	Bidders	Bid price (S$M)	S$psf ppr
	Bedok Rise		
1	Bellis Residential *(Allgreen Properties)*	464.80	1,329.89
2	Hoi Hup Realty	462.80	1,324.16
3	ABR Holdings, LWH Holdings, Macly Capital, RP Ventures *(Roxy-Pacific Holdings)*	451.29	1,291.23
4	Intrepid Investments *(Hong Leong Holdings)*, Garden Estates *(Hong Realty)*, TID Residential *(Hong Leong Holdings and Mitsui Fudosan)*	443.87	1,270.01
5	Winnex Investment *(Wing Tai Holdings)*	442.00	1,264.65
6	Ekai Development, Optimum Development *(Precise Development)*, Guan Xing *(L K Ang Construction)*	439.90	1,258.64
7	CL Emerald *(CapitaLand Development)*, MJR Investment *(Mitsubishi Estate Co)*, Tokyo Tatemono Asia	414.96	1,187.28
8	Frasers Property Phoenix, Sekisui House	402.11	1,150.50
9	COLI (Singapore) *(China Overseas Land & Investment)*	395.00	1,130.17
10	United Venture Development (Rosemary) *(UOL, Singapore Land, Kheng Leong)*	391.94	1,121.42

Note: Names of holding companies/parent companies in italics
SOURCE: URA, ACRA
GRAPHIC: HYRIE RAHMAT, BT

THE BUSINESS TIMES

November 12, 2025

SINGAPORE PROPERTY

Plum Newton site garners 8 bids, topped by HH Investment at S$566.29m or S$1,820 psf ppr

The top bid is higher than the S$1,300 to S$1,600 psf ppr predicted by analysts polled by BT

By Kalpana Rashiwala
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A COMBINATION of a palatable-sized prime condominium site next to the Newton MRT interchange station and strong developers' sales in Singapore's prime areas this year led to a strong turnout with eight bids and a much-higher-than-expected top bid at a state tender on Tuesday (Nov 11).

HH Investment, a Singapore-incorporated company owned by members of the Liao family behind Huang Hsiang Construction Corp of Taiwan, placed the highest bid of S$566.29 million – or nearly S$1,820 per square foot per plot ratio (psf ppr) – for the 99-year leasehold private-housing site, which can yield about 340 homes.

The bid from HH Investment – which developed Balmoral Place, a freehold project with 28 apartments – was significantly higher than the S$1,300 to S$1,600 psf ppr that analysts had forecast for the top bid earlier this week in a poll conducted by *The Business Times*.

The eight bids received was at the higher end of the three to 10 bids that the analysts had predicted.

Mogul.sg chief research officer Nicholas Mak said: "Singapore's high-end residential property market is currently in the midst of a bull run. Based on the aggressive bids submitted for the government land sale (GLS) tender in Newton, property developers do not expect the music to stop anytime soon."

The S$1,820 psf ppr fetched for the Newton site is the second-highest GLS bid for a residential-only site, after the S$2,377 psf ppr for a Cuscaden Road site awarded in May 2018, noted ERA Singapore chief executive officer Marcus Chu.

HH Investment's bid was 12.3 per cent higher than the second-highest bid of S$1,621 psf ppr from a tie-up between Hoi Hup Realty and Sunway Developments.

Also bidding was a Wing Tai unit with S$1,555.47 psf ppr. A tie-up between CapitaLand Development and Mitsubishi Estate Co offered S$1,555.38 psf ppr for the site.

The lowest bid, from Japura Development – linked to CK Asset, founded by Hong Kong tycoon Li Ka-shing – was S$1,311.26 psf ppr.

The site, in Bukit Timah Road, is the first land parcel that the government put up for sale under plans for a new residential precinct in the Newton area. The Urban Redevelopment Authority (URA) has envisioned the new neighbourhood as a "vibrant, mixed-use urban village" under the Draft Master Plan 2025 unveiled in June.

URA has plans for about 5,000 new private homes to be introduced progressively in three clusters in the Newton neighbourhood; they are in Newton Circus, Scotts Road and Monk's Hill.

The latest site that was up for tender is in the Newton Circus cluster, which will include a new amenity node with high-density, mixed-used developments anchored by a central public space envisaged as a "village square".

Tricia Song, CBRE's head of research for Singapore and Southeast Asia, said that the site will "kick-start the transformation of Newton area from its current business-oriented nature to a more balanced residential and lifestyle hub, with white sites or mixed-use developments planned around the Newton MRT (station)".

Justin Quek, deputy group CEO of Realion (OrangeTee & ETC) Group, commented that with the strong performance of recent launches in the city-fringe locations and prime areas such as Skye at Holland, Penrith, Zyon Grand, River Green and Promenade Peak, developers may have been confident of the current market in maintaining the momentum of new home sales.

He pointed to the pent-up demand for new private homes in the Newton MRT locale. "There have not been any major new project launches in the vicinity since Kopar at Newton and Klimt Cairnhill," he said.

At URA's latest tender closing, analysts detailed the many attractions of the site that were on offer.

The Newton MRT interchange offers proximity to the Orchard Road shopping belt via the North-South Line, and to the Central Business District via the Downtown Line.

The site is near a string of popular schools, including Anglo-Chinese School (Junior) and St Joseph's Institution Junior.

In addition, the world-famous Newton Food Centre is a stone's throw away.

PropNex head of research and content Wong Siew Ying noted that the latest land tender joins a "growing list of GLS tenders this year that have attracted healthy interest from developers, underscoring the brighter buyer sentiment and optimism in the market".

Of the 17 tenders for GLS sites, excluding executive condo (EC) plots, that have closed so far this year, 10 have garnered five or more bids each.

In 2024, there was only one such tender outcome – for the commercial and residential site in Tampines Street 94 – out of the tenders that closed for the 16 non-EC GLS plots, added Wong.

Among the other bidders for the Bukit Timah Road site was a unit of China Overseas Land & Investment, which offered about S$1,481 psf ppr for the site.

Garden Estates partnered Intrepid Investments for a S$1,480 psf ppr bid.

Allgreen Properties' Aster Residential was the second-lowest bidder, at nearly S$1,449 psf ppr.

Site in Bukit Timah Road



SOURCE: URA GRAPHIC: DAVID LI, BT

Hot property

Provisional tender results for Bukit Timah Road site

	BIDDERS	BID PRICE (S$M)	S$PSF PPR
1	HH Investment *(Liao family)*	566.29	1,819.98
2	Hoi Hup Realty and Sunway Developments	504.38	1,621.01
3	Winclass Investment *(Wing Tai)*	483.99	1,555.47
4	CL Emerald *(CapitaLand Development)* and MJR Investment *(Mitsubishi Estate Co)*	483.96	1,555.38
5	COLI (Singapore) *(China Overseas Land & Investment)*	460.80	1,480.95
6	Garden Estates *(Hong Realty)* and Intrepid Investments *(Hong Leong Holdings)*	460.51	1,480.01
7	Aster Residential *(Allgreen Properties)*	450.80	1,448.81
8	Japura Development	408.00	1,311.26

Note: Names of holding companies/parent companies in italics

SOURCE: URA, ACRA
GRAPHIC: HYRIE RAHMAT, BT

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Target Sales Preview:
Fri 20 February 2026

70% units enjoy SG River Views

RIVER MODERN

Platinum Developer

GuocoLand

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- Limited river facing land with rare 186m wide frontage
- Each block carefully calibrated to capture optimum views of the river while maintaining north-south orientation
- 80% landscaping, 20% site coverage
- 70% of the units face the Singapore River
- Just 1 min walk from Arrival lounge to MRT Station fare gate
- Only 3 min walk to Great World City Shopping Mall
- Stones throw to Clarke Quay & Orchard Road
- Sheltered access to River Vallery Pri Sch across the street

The Development

- Prime District 9 Location
- Land size: 126,326 sqft
- 2 Bedroom 538-689 sqft
- 3 Bedroom 797-1,109 sqft
- 4 Bedroom 1,464-1,830 sqft (with Private Lift)
- GuocoLand signature efficient layouts
- 12 EV lots + 100 bicycle lots
- Environmental deck elevated 5m from Kim Seng Park.
- Full condo facilities including tennis court with viewing terrace, 71 pax Clubhouse with commanding views of 50m infinity pool and large expansive Grand Lawn



Grand Lawn



WINDOW OF OPPORTUNITY

The price gap between CCR and city-fringe or Rest of Central Region (RCR) new launches narrowed to a record low of 4.5%.

EdgeProp 26 Sep 2025

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