AUCTION

Date: 11 Apr 2016 (Mon)
Time: 2:30pm
Venue: Mountbatten Square
Tanglin Room 1 (Level 3)

➢ Non-Landed Properties (Residential)

1

#04-06 CITIGATE RESIDENCE, 168 RANGOON RD (D08)
Description: Condo (2+1 bedroom)
Floor Area: Approx. 753sqft
Tenure: **Freehold**
Sales Type: **Bank Sale**
Indicative Price: **$0.86 million** (**1,142psf**)
Remarks: Maintenance fees $686.28/qtr
Sinking funds $270.90/qtr
Contact: Jay Chua (R043558B) @ 8121 9403

Rare Chance To Own A Desired City Address

Location
Minutes walk to Farrer Park MRT Station (220m). Completed in 2011, it has 6 storeys and comprises of 28 units. Close to Tan Tock Seng Hospital and Little India. It is also close to several schools, such as Saint Joseph's Institution (980m), and Farrer Park Primary School (410m).

10 minutes' drive to the Central Business District and Orchard Road shopping district, via CTE and Scotts Road respectively.

Condo Facilities
Swimming pool, Jacuzzi, gym, and BBQ pits.

Condo Amenities near Citigate Residence
Feeder bus service available near Citigate Residences.
For daily necessities, residents can head down to the nearby Pek Kio Market and Food Centre or shopping centres such as Serangoon Plaza and City Square Mall, which are located within walking distance.

See http://www.propertyguru.com.sg/listing/19881767/for-sale-citigate-residence

IMPORTANT NOTICE
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2

#01-15 WATERFRONT GOLD, 754 BEDOK RESERVOIR RD (D16)
Description: Condo (1+1 bedroom)
Floor Area: Approx. 786sqft
Tenure: 99yrs wef 2009
Sales Type: Owner's Sale
Indicative Price: **$0.84 million**
Remarks: Tenanted till end Apr 2016. Maintenance fees $700/qtr.
Contact: Jay Chua (R043558B) @ 8121 9403

3

#11-15 SOLEIL @ SINARAN, 6 SINARAN DRIVE (D11)
Description: Studio Apartment
Floor Area: Approx. 495sqft
Tenure: 99yrs wef 2006
Sales Type: Owner's Sale
Indicative Price: **$1.05 million**
Remarks: Tenanted till early Feb 2018. Maintenance fees $1011/qtr
Contact: Jay Chua (R043558B) @ 8121 9403

➢ Industrial

1

#06-06 NOVELTY BIZCENTRE, 18 HOWARD ROAD (D13)
Description: Light Industrial (B1)
Floor Area: Approx. 1,432sqft
Tenure: Freehold
Sales Type: Owner's Sale
Indicative Price: **$1.35 million** (NO GST)
Remarks: Tenanted till end Sep 2016. Maintenance fees $630/mth.
Contact: Jay Chua (R043558B) @ 8121 9403

For further information or viewings, please contact the respective person-in charge. Alternatively, visit our website at www.era.com.sg/client/auction.

If you wish to be included in our mailing list, please email to us at Auction@era.com.sg.

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➢ Commercial

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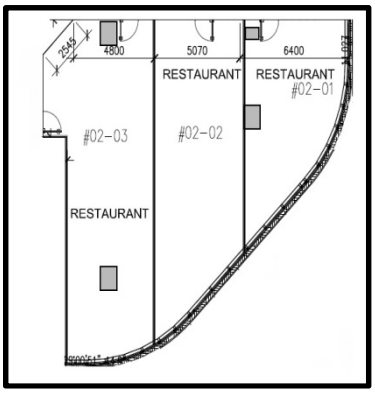
#B1-19/34 HIGH STREET CENTRE (D06)
Description: Retail shop at basement
Floor Area: Approx. 625sqft
Tenure: 99 years wef 1969
Sales Type: Owner's Sale
Indicative Price: **$0.8 million** (NO GST)
Remarks: Selling with vacant possession.
Contact: Jay Chua (R043558B) @ 8121 9403

2

#01-14 WIS@CHANGI, 116 CHANGI ROAD (D14)
Description: F&B shop on first floor
Floor Area: Approx. 258sqft
Tenure: Freehold
Sales Type: Owner's Sale
Indicative Price: **$0.84 million + GST**
Remarks: Selling with vacant possession, Maintenance fees $840/qtr
Contact: Jay Chua (R043558B) @ 8121 9403

3



#02-01, #02-02, #02-03 CITY GATE, 371 BEACH ROAD (D07)
Description: F&B shops at level 2
Tenure: 99 years
Sales Type: Owner's Sale

#02-01
Floor Area: Approx. 571sqft
Indicative Price: **$2.56 million + GST** **(8% below cost)**

#02-02
Floor Area: Approx. 840sqft
Indicative Price: **$3.55 million + GST** **(8% below cost)**

#02-03
Floor Area: Approx. 1,044sqft
Indicative Price: **$4.122 million + GST** **(10% below cost)**

Remarks: **Sub-Sale!** Expected TOP 2018
Prime location (next to link bridge to Nicoll Highway MRT)
Contact: Jay Chua (R043558B) @ 8121 9403