



# Private Sale Listing

## March 2025

\* Mortgagee's Sale    \*\* Owner's Sale    \*\*\* Receiver's Sale

### Residential Landed

- \* **#13-XX GRAMERCY PARK, 57 GRANGE ROAD (D10)**
- \* **#21-XX GRAMERCY PARK, 57 GRANGE ROAD (D10)**
- \* **#18-XX ESPARINA RESIDENCES, 119 COMPASSVALE BOW (D19)**



### Residential Landed

Guide Price

Contact Details

#### XX MARGOLIOUTH ROAD (D10)

\$27 Million

Carol Quek (R002920G)  
9688 9668

[Click for more info](#)

2-sty bungalow with attic and basement, 10+1 b/rms, s/pool  
Land / Floor Area: Approx. 9636 / 10484 sqft  
Tenure: Freehold

#### XX DIX ROAD (D19)

\$5.13 Million

Alison Lee (R002917G)  
9188 9908

[Click for more info](#)

Single-sty semi-detached house, ideal for rebuild, wide frontage  
Land / Floor Area: Approx. 3196 / 1432 sqft  
Tenure: 999 yrs wef 1876



### Residential Non-Landed

Guide Price

Contact Details

#### #14-XX EMERALD PARK, 6 INDUS ROAD (D03)

\$2.04 Million

Carol Quek (R002920G)  
9688 9668

[Click for more info](#)

Apt, 2 b/rms, near Havelock MRT Station  
Floor Area: Approx. 1410 sqft  
Tenure: 99 yrs wef 1991

#### #05-XX 8 NASSIM HILL, 8 NASSIM HILL (D10) (Auction 27 Mar)

\$12.8 Million

Carol Quek (R002920G)  
9688 9668

[Click for more info](#)

3-sty penthouse, 4 b/rms + family area, walk to Orchard Boulevard MRT Station  
Floor Area: Approx. 4176 sqft  
Tenure: Freehold

#### #14-XX GRAMERCY PARK, 57 GRANGE ROAD (D10)

\$8.0 Million

Carol Quek (R002920G)  
9688 9668  
Alison Lee (R002917G)  
9188 9908

[Click for more info](#)

Apt, 4 b/rms, balcony, bright & windy, Orchard MRT & Orchard Shopping Belt  
Floor Area: Approx. 2680 sqft  
Tenure: Freehold

#### #22-XX GRAMERCY PARK, 57 GRANGE ROAD (D10)

\$6.3 Million

Carol Quek (R002920G)  
9688 9668  
Alison Lee (R002917G)  
9188 9908

[Click for more info](#)

Apt, 3 b/rms, balcony, Orchard MRT & Orchard Shopping Belt  
Floor Area: Approx. 1948 sqft  
Tenure: Freehold

#### #11-XX MIDWOTN MODERN, 16 TAN QUEE LAN STREET (D07) (Auction 27 Mar)

\$1.43 Million

Alison Lee (R002917G)  
9188 9908

[Click for more info](#)

Apartment (TOP soon), 1 b/rm, Bugis MRT at door step  
Floor Area: Approx. 473 sqft  
Tenure: 99 yrs wef 2019

Website: <https://www.era.com.sg/auction/>

Enquiries or requests to be included in our mailing list, please email to us at [auction@era.com.sg](mailto:auction@era.com.sg)

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Residential Non-Landed	Guide Price	Contact Details
<p>* <b>#03-XX HERITAGE EAST, 453 EAST COAST ROAD (D15) (Auction 27 Mar)</b> <a href="#">Click for more info</a> Apartment, 1km to CHIJ Katong Primary, Dao Nan School &amp; Ngee Ann Primary Floor Area: Approx. 441 sqft Tenure: Freehold</p>	\$775K	Alison Lee (R002917G) 9188 9908
<p>* <b>7X BEDOK RISE, ENGLISH VILLAS (D16)</b> <a href="#">Click for more info</a> 3-Sty Cluster Semi-detached house Floor Area: Approx. 7427 sqft Tenure: Freehold</p>	\$4.08 Million	Alison Lee (R002917G) 9188 9908
<p>** <b>#10-XX RIVERFRONT RESIDENCES, 41 HOUGANG AVENUE 7 (D19)</b> <a href="#">Click for more info</a> Apt, unblock river view, near Hougang MRT Station Floor Area: Approx. 614 sqft Tenure: 99 yrs wef 2018</p>	\$1.2 Million	Alison Lee (R002917G) 9188 9908
<p>* <b>#16-XX LAKEVILLE, 1 JURONG LAKE LINK (D22)</b> <a href="#">Click for more info</a> Penthouse with open terrace, 4 b/rms + study, Lake view Floor Area: Approx. 2228 sqft Tenure: 99 yrs wef 2013</p>	 \$3.11 Million	Carol Quek (R002920G) 9688 9668
<p>* <b>#12-XX SIGNATURE AT YISHUN, 29 YISHUN STREET 52 (D27) (Auction 27 Mar)</b> <a href="#">Click for more info</a> Executive Condo, 3 b/rms, pool and reservoir view Floor Area: Approx. 1076 sqft Tenure: 99 yrs wef 2014</p>	 \$1.4 Million	Irene Song (R002955Z) 9338 0284
Commercial	Guide Price	Contact Details
<p>* <b>#02-XX ALEXANDRA CENTRAL, 321 ALEXANDRA ROAD (D03)</b> <a href="#">Click for more info</a> Retail unit, double frontages, near escalator &amp; passenger lift Floor Area: Approx. 581 sqft Tenure: 99 yrs wef 2012</p>	View to offer	Carol Quek (R002920G) 9688 9668
<p>** <b>#03-XX SIM LIM SQUARE, 1 ROCHOR CANAL ROAD (D07) (Auction 27 Mar)</b> <a href="#">Click for more info</a> Retail shop, walk to Rochor MRT Station Floor Area: Approx. 570 sqft Tenure: 99 yrs wef 1983</p>	 \$1.28 Million	Alison Lee (R002917G) 9188 9908
<p>** <b>#03-XX SIM LIM SQUARE, 1 ROCHOR CANAL ROAD (D07) (Auction 27 Mar)</b> <a href="#">Click for more info</a> Retail shop, walk to Rochor MRT Station Floor Area: Approx. 958 sqft Tenure: 99 yrs wef 1983</p>	 \$2.08 Million	Alison Lee (R002917G) 9188 9908

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Industrial	Guide Price	Contact Details
<p>* <b>#10-X4 OXLEY BIZHUB, 73 UBI ROAD 1 (D14)</b> <a href="#">Click for more info</a> B1 factory with mezzanine level, column free, with self-contained toilet Floor Area: Approx. 1894 sqft (inclusive of void 753 sqft) Tenure: 60 yrs wef 2010</p>	\$900K	Alison Lee (R002917G) 9188 9908
<p>* <b>#10-X3 OXLEY BIZHUB, 73 UBI ROAD 1 (D14)</b> <a href="#">Click for more info</a> B1 factory with mezzanine level, column free, with self-contained toilet Floor Area: Approx. 1894 sqft (inclusive of void 753 sqft) Tenure: 60 yrs wef 2010</p>	\$900K	Alison Lee (R002917G) 9188 9908
<p>* <b>#01-XX WINTECH CENTRE, 6 UBI ROAD 1 (D14)</b> <a href="#">Click for more info</a> B1 factory , column free, next to lobby, near Macpherson MRT Station Floor Area: Approx. 1022 sqft Tenure: 60 yrs wef 1997</p>	\$630K	Alison Lee (R002917G) 9188 9908
<p>* <b>#04-XX MEGA@WOODLANDS, 39 WOODLANDS CLOSE (D25) (Auction 27 Mar)</b> <a href="#">Click for more info</a> 2 adjoining ramp-up factory, with self-contained toilet, GST registered Floor Area: Approx. 2013 sqft each (include strata void of 97 sqft) Tenure: 30 yrs wef 2014</p>	\$720K each	Irene Song (R002955Z) 9338 0284
<p>* <b>#01-XX ASCENT @ GAMBAS, 6 GAMBAS WAY (D27)</b> <a href="#">Click for more info</a> Factory with mezzanine level, with self-contained toilet, GST registered Floor Area: Approx. 3315 sqft (include strata void of 1023 sqft) Tenure: 26 yrs 9 days wef 2023</p>	\$1.25M	Irene Song (R002955Z) 9338 0284

NEW LISTING

HDB Flat	Guide Price	Contact Details
<p>* <b>BLK 765 WOODLANDS CIRCLE #07-XXX (D25)</b> <a href="#">Click for more info</a> 4A, corridor unit, near Admiralty MRT Station Floor Area: Approx. 969 sqft Tenure: 99 yrs wef 2003</p>	\$510K	Alison Lee (R002917G) 9188 9908
<p>* <b>BLK 774 WOODLANDS CRESCENT #11-XX (D25)</b> <a href="#">Click for more info</a> 4 room model A2, corridor unit, bright, near Admiralty MRT Station Floor Area: Approx. 990 sqft Tenure: 99 yrs wef 2003</p>	\$520K	Alison Lee (R002917G) 9188 9908

NEW LISTING

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