

AUCTION SALE

Date : 25 July 2018, Wednesday
Venue : Amara Singapore Hotel, 165 Tanjong Pagar Road, Connection Room, Level 3
Time : 2.30 pm



SOLD BEFORE AUCTION




- #13-xx, LIVIA, 81 PASIR RIS GROVE, D18**
1. Owner's sale. 3-bedroom + study. Approx. 1,410 sq ft. 99 years wef 2008, VP.
Contact: Rachel Lee @ 6393 2378 / 9188 9668

SOLD


- HAI SING CRESCENT, D19**
2. Owner's sale. 3-storey semi-detached. Land/GFA approx. 4,062 / 6,000 sq ft. 999 years, VP.
Contact: Rachel Lee @ 6393 2378 / 9188 9668

SOLD

RESIDENTIAL (LANDED)

1.  **7 PARADISE ISLAND, D04**
Description : 3-storey Detached House, 7-bedrooms
Land Area / GFA : Approx. 9,235 / 10,936 sq ft
Tenure : Leasehold 99 years wef 2005
Remarks : **Mortgagee's Sale**, Selling with vacant possession on an "as is where is basis". Luxurious detached house, orientated towards the waterway, with private yacht berth and swimming pool.
Contact : Joy Tan @ 6393 2505 / 9151 9009
2.  **LORONG K TELOK KURAU, D15**
Description : 2-storey corner-terrace, land suitable for development
Land Area : Approx. 5,005 sq ft
Tenure : Freehold
Remarks : **Estate's Sale**, Selling with vacant possession on an "as is where is basis". URA Masterplan 2014 zoned residential with plot ratio 1.4. Frontage of approx. 11.3m.
Contact : Rachel Lee @ 6393 2378 / 9188 9668
3.  **33 RIVERINA CRESCENT, D18**
Description : 3-storey detached, 5+1 bedrooms
Land Area : Approx. 4,509 / 2,830 sq ft
Tenure : Leasehold 99 years wef 1996
Remarks : **Mortgagee's Sale**, Selling with vacant possession on an "as is where is basis". Good land plot, allowing for North-South cross ventilation. 5-min stroll to Pasir Ris Beach. Approx 400m to Elias Mall.
Contact : Rachel Lee @ 6393 2378 / 9188 9668

RESIDENTIAL (NON-LANDED)

4.  **#13-xx THE OCEANFRONT @ SENTOSA COVE, 285 OCEAN DRIVE, D04**
Description : 2-storey Sky Villa with roof terrace, 3 + 1-bedrooms
Floor Area : Approx. 3,057 sq ft
Tenure : Leasehold 99 years wef 2003
Remarks : **Owner's Sale**, Selling with vacant possession on an "as is where is basis". With private lift access, pool/jacuzzi. Views of CBD and marina yacht berth.
Contact : Joy Tan @ 6393 2505 / 9151 9009

IMPORTANT NOTICE

Edmund Tie & Company (SEA) Pte Ltd gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.

AUCTION SALE

Date : 25 July 2018, Wednesday
Venue : Amara Singapore Hotel, 165 Tanjong Pagar Road, Connection Room, Level 3
Time : 2.30 pm



RESIDENTIAL (NON-LANDED)

5.  **#13-24 ORCHARD SCOTTS RESIDENCES, 7 ANTHONY ROAD, D09**
Description : Condominium, 3-bedrooms + study
Floor Area : Approx. 2,282 sq ft
Tenure : Leasehold 99 years wef 2001
Remarks : **MCST's Sale**, Selling **without** vacant possession on an "as is where is basis". Located off Scotts Road, Walk to Newton MRT Station & Orchard Shopping Belt.
Contact : **Rachel Lee @ 6393 2378 / 9188 9668**
6.  **#02-xx SIGLAP V, 2 FIRST STREET, D15**
Description : Condominium, 1-bedroom + Study (converted into 2-bedrooms)
Floor Area : Approx. 495 sq ft
Tenure : Freehold
Remarks : **Estate's Sale**, Selling with vacant possession on an "as is where is basis". Amenities at doorstep. Away from mainroad; quiet. Move-in condition.
Contact : **Rachel Lee @ 6393 2378 / 9188 9668**
7.  **#06-05 SOUTHAVEN 1, 41 HINDHEDE WALK, D21**
Description : Condominium, 2-bedrooms
Floor Area : Approx. 980 sq ft
Tenure : Leasehold 99 years wef 1994
Remarks : **Mortgagee's Sale**, Selling with vacant possession on an "as is where is basis". Corner unit, 180-degree frontage; bright / windy. With closed concept kitchen and yard.
Contact : **Rachel Lee @ 6393 2378 / 9188 9668**
8.  **#10-xx CHESTERVALE, 37 BANGKIT ROAD, D23**
Description : Condominium, 3-bedrooms + utility
Floor Area : Approx. 1,410 sq ft
Tenure : Leasehold 99 years wef 1995
Remarks : **Owner's Sale**, Selling with vacant possession on an "as is where is basis". Near Bankit LRT Station, market, shops, eateries. Pool / South facing.
Contact : **Rachel Lee @ 6393 2378 / 9188 9668**
9.  **#05-14 ROSEWOOD SUITES, 63 ROSEWOOD DRIVE, D25**
Description : Condominium, 3-bedrooms duplex penthouse (converted to 4-bedrooms)
Floor Area : Approx. 1,981 sq ft
Tenure : Leasehold 99 years wef 2008
Remarks : **Mortgagee's Sale**, Selling with vacant possession on an "as is where is basis". Good condition. Near Woodlands MRT Station, Causeway Point, Singapore Sports School.
Contact : **Rachel Lee @ 6393 2378 / 9188 9668**
10.  **#02-01 LA CASA, 50 WOODLANDS DRIVE, D25**
Description : Condominium (privatised executive condominium), 3-bedrooms + household shelter
Floor Area : Approx. 1,141 sq ft
Tenure : Leasehold 99 years wef 2004
Remarks : **Mortgagee's Sale**, Selling with vacant possession on an "as is where is basis". South facing.
Contact : **Rachel Lee @ 6393 2378 / 9188 9668**

IMPORTANT NOTICE




Edmund Tie & Company (SEA) Pte Ltd gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.

AUCTION SALE




Date : 25 July 2018, Wednesday
Venue : Amara Singapore Hotel, 165 Tanjong Pagar Road, Connection Room, Level 3
Time : 2.30 pm



COMMERCIAL

11.  [53 JALAN BESAR, D07](#)
Description : 2-storey intermediate conservation shophouse
Land Area / GFA : Approx. 1,097 / 2,000 sq ft (subject to final survey)
Tenure : 999 years wef 1859
Remarks : **Owner's Sale**, Selling with existing tenancies on an "as is where is basis". First floor current use as F&B, second floor currently tenanted to spa services.
Contact : Joy Tan @ 6393 2505 / 9151 9009
12.  [#01-42 CENTROPOD @ CHANGI, 80 CHANGI ROAD, D14](#)
Description : Retail shop
Floor Area : Approx. 215 sq ft
Tenure : Freehold
Remarks : **Mortgagee's Sale**, Selling with vacant possession on an "as is where is basis". Dual frontage, bare unit with waterpoint.
Contact : Rachel Lee @ 6393 2378 / 9188 9668
13.  [#01-43 SUITES @ BUKIT TIMAH, 68 JALAN JURONG KECHIL, D21](#)
Description : Retail shop
Floor Area : Approx. 118 sq ft
Tenure : Freehold
Remarks : **Mortgagee's Sale**, Selling with vacant possession on an "as is where is basis". Bare unit with waterpoint.
Contact : Rachel Lee @ 6393 2378 / 9188 9668

INDUSTRIAL

14.  [#01-11 OXLEY BIZHUB 2, 62 UBI ROAD 1, D14](#)
Description : B1 factory / Warehouse
Floor Area : Approx. 2,002 sq ft
Tenure : Leasehold 60 years wef 2011
Remarks : **Owner's Sale**, Selling with existing tenancy on an "as is where is basis". With mezzanine level and self-contained toilet
Contact : Rachel Lee @ 6393 2378 / 9188 9668
15.  [#05-40 PIONEER POINT, 5 SOON LEE STREET, D22](#)
Description : B2 ramp-up factory
Floor Area : Approx. 958 sq ft
Tenure : Leasehold 30 years wef 2011
Remarks : **Liquidator's Sale**, Selling with vacant possession on an "as is where is basis". Ramp-up, with private carpark lot and self-contained toilet
Contact : Rachel Lee @ 6393 2378 / 9188 9668
16.  [#07-01 PRESTIGIO @ INNOVATION PLACE, 29 MANDAI ESTATE, D25](#)
Description : B2 Flatted factory unit
Floor Area : Approx. 1,690 sq ft
Tenure : Freehold
Remarks : **Mortgagee's Sale**, Selling with vacant possession on an "as is where is basis". With water point / pantry.
Contact : Rachel Lee @ 6393 2378 / 9188 9668

IMPORTANT NOTICE


Edmund Tie & Company (SEA) Pte Ltd gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.

AUCTION SALE

Date : 25 July 2018, Wednesday
Venue : Amara Singapore Hotel, 165 Tanjong Pagar Road, Connection Room, Level 3
Time : 2.30 pm



INDUSTRIAL

17.		#08-02 WOODLANDS HORIZON, 31 WOODLANDS CLOSE, D25
	Description	: B1 factory unit
	Floor Area	: Approx. 1,711 sq ft
	Tenure	: Leasehold 60 years wef 2012
	Remarks	: Mortgagee's Sale , Tenanted. Column free with self-contained toilet.
	Contact	: Rachel Lee @ 6393 2378 / 9188 9668

Name	Contact No.	CEA Reg. No.	Email Address
Joy Tan	9151 9009	R020840C	joy.tan@etcsea.com
Rachel Lee	9188 9668	R050717F	rachel.lee@etcsea.com
Sharon Hong	6393 2381	-	sharon.hong@etcsea.com

For further information or viewings, please contact the respective person-in-charge.
<http://www.etcsea.com/services/agency-services/auction-sales.html>
Our next auction will be on 29 August 2018, Wednesday

If you wish to be included in our mailing list, please contact the Auction and Sales department
at 6393 2381 or email auction.sg@etcsea.com

IMPORTANT NOTICE

Edmund Tie & Company (SEA) Pte Ltd gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.