



New Launches **2025**

Didn't catch the wave of new launches in 2024?

Afraid that you may have missed out on a golden opportunity? Not to worry! As 2025 is packed with other exciting new launches waiting for you. Get ready to discover your next dream home!

Singapore's property market is looking bright for 2025, with growth fueled by both local happenings and global trends. One big factor? The recent US presidential election, which often shakes up the global economy in ways that make Singapore's real estate even more attractive and secure for investors.

Still searching for your dream home? Don't worry—2025 is packed with exciting opportunities! With over 25 new developments launching this year, there's something for everyone. Whether you're buying your first home, upgrading, or investing, you'll have plenty of options to explore, including 3 highly anticipated EC launches.

It's going to be an exciting year for homebuyers and investors alike—don't miss out!

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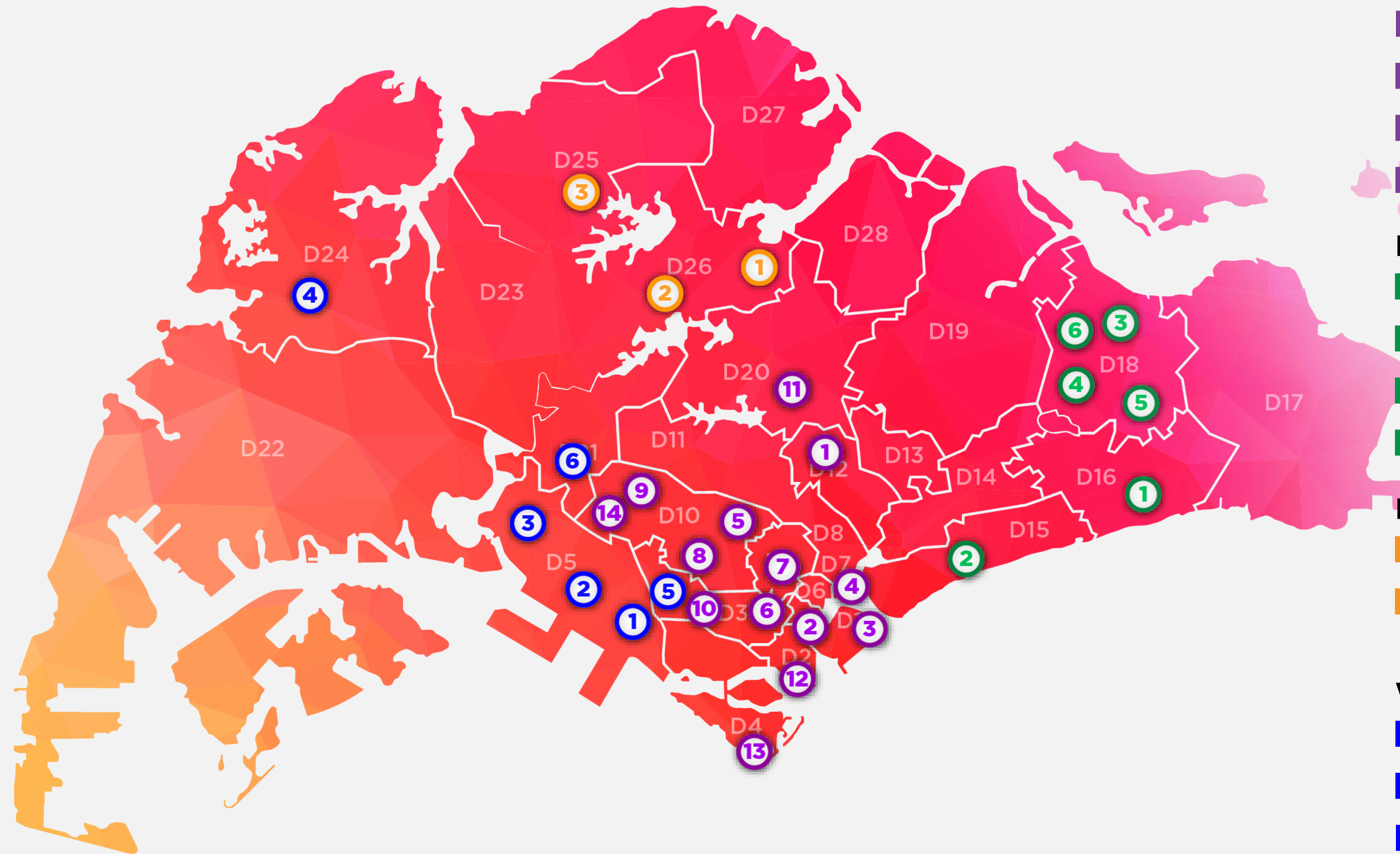
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LAUNCHING IN Q1 2025

	Location	Developed by	Tenure	Est. No. of Units
The Orie Target Preview: 3 Jan	📍 Lor 1 Toa Payoh (D12 RCR)	CDL / Frasers Property / Sekisui House	99 LH	777
The Collective At One Sophia Target Preview: 4 Jan	📍 Sophia Road (D09 CCR)	SingHaiyi / KSH	99 LH	367
Bagnall Haus Target Preview: 4 Jan	📍 Upper East Coast Road (D16 OCR)	Roxy-Pacific Holdings Pte Ltd	FH	113
ELTA Target Preview: Feb	📍 Clementi Avenue 1 (D5 OCR)	MCL Land / CSC Land	99 LH	501
W Residences Singapore Marina View Target Preview: Feb/Mar	📍 Marina View (D1 CCR)	IOI Properties	99 LH	683
Lentor Central Residences Target Preview: Feb/Mar	📍 Lentor Central (D26 OCR)	Hong Leong Holdings / GuocoLand / CSC Land	99 LH	477
EC Aurelle of Tampines Target Preview: Feb/Mar	📍 Tampines Street 62 (D18 OCR)	Sim Lian Group	99 LH	760
Parktown Residence Target Preview: Feb/Mar	📍 Tampines Avenue 11 (D18 OCR)	UOL / Singapore Land / CapitaLand	99 LH	1193
Arina East Residences	📍 Tanjong Rhu Road (D15 RCR)	ZACD Group	FH	107
Aurea	📍 Beach Road (D7 CCR)	Far East Organization / Perennial Holdings / Sino Land	99 LH	188
Bloomsbury Residences	📍 Media Circle (D5 RCR)	Qingjian Realty / Forsea Holdings	99 LH	355
TBC	📍 Marina Gardens Lane (D1 CCR)	Kingsford Development led consortium	99 LH	736
TBC	📍 Orchard Boulevard (D10 CCR)	UOL / Singapore Land	99 LH	280

New Launches

OVERVIEW



Map not drawn to scale. Subject to change without prior notice.

Central / South

	Project	Location	District	Tenure	Est. No. of Units	Land Price (\$psfppr)
1	The Orie	Lorong 1 Toa Payoh	12	99 Years	777	\$1,360
2	W Residences Singapore Marina View	Marina View	01	99 Years	683	\$1,379
3	TBC (Marina Gardens Lane GLS)	Marina Gardens Lane	01	99 Years	736	\$1,402
4	Aurea	Beach Road	07	99 Years	188	\$1,161
5	TBC (Orchard Boulevard GLS)	Orchard Boulevard	10	99 Years	280	\$1,617
6	TBC (Zion Road Parcel A GLS)	Zion Road	03	99 Years	740	\$1,202
7	Former Robertson Walk	Unity Street	09	999 Years	348	Redevelopment
8	TBC (Holland Drive GLS)	Holland Drive	10	99 Years	680	\$1,285
9	TBC (River Valley Green GLS)	River Valley Green	10	99 Years	380	\$1,325
10	TBC (Zion Road Parcel B GLS)	Zion Road	03	99 Years	610	\$1,304
11	Former Thomson View	Bright Hill Drive	20	99 Years	1,240	\$1,178
12	Newport Residences	Anson Road	02	Freehold	246	Redevelopment
13	Keppel Bay Plot 6	Keppel Island	04	99 Years	86	Redevelopment
14	21 Anderson	Anderson Road	10	Freehold	16	\$2,490

East

	Project	Location	District	Tenure	Est. No. of Units	Land Price (\$psfppr)
1	Bagnall Haus	Upper East Coast Rd	16	Freehold	113	\$1,106
2	Arina East Residences	Tanjong Rhu Road	15	Freehold	107	\$1,540
3	Aurelle of Tampines	Tampines Street 62	18	99 Years	760	\$721
4	Parktown Residence	Tampines Avenue 11	18	99 Years	1193	\$885
5	TBC (Jalan Loyang Besar GLS)	Jalan Loyang Besar	18	99 Years	710	\$729
6	TBC (Tampines Street 94 GLS)	Tampines Street 94	18	99 Years	596	\$985

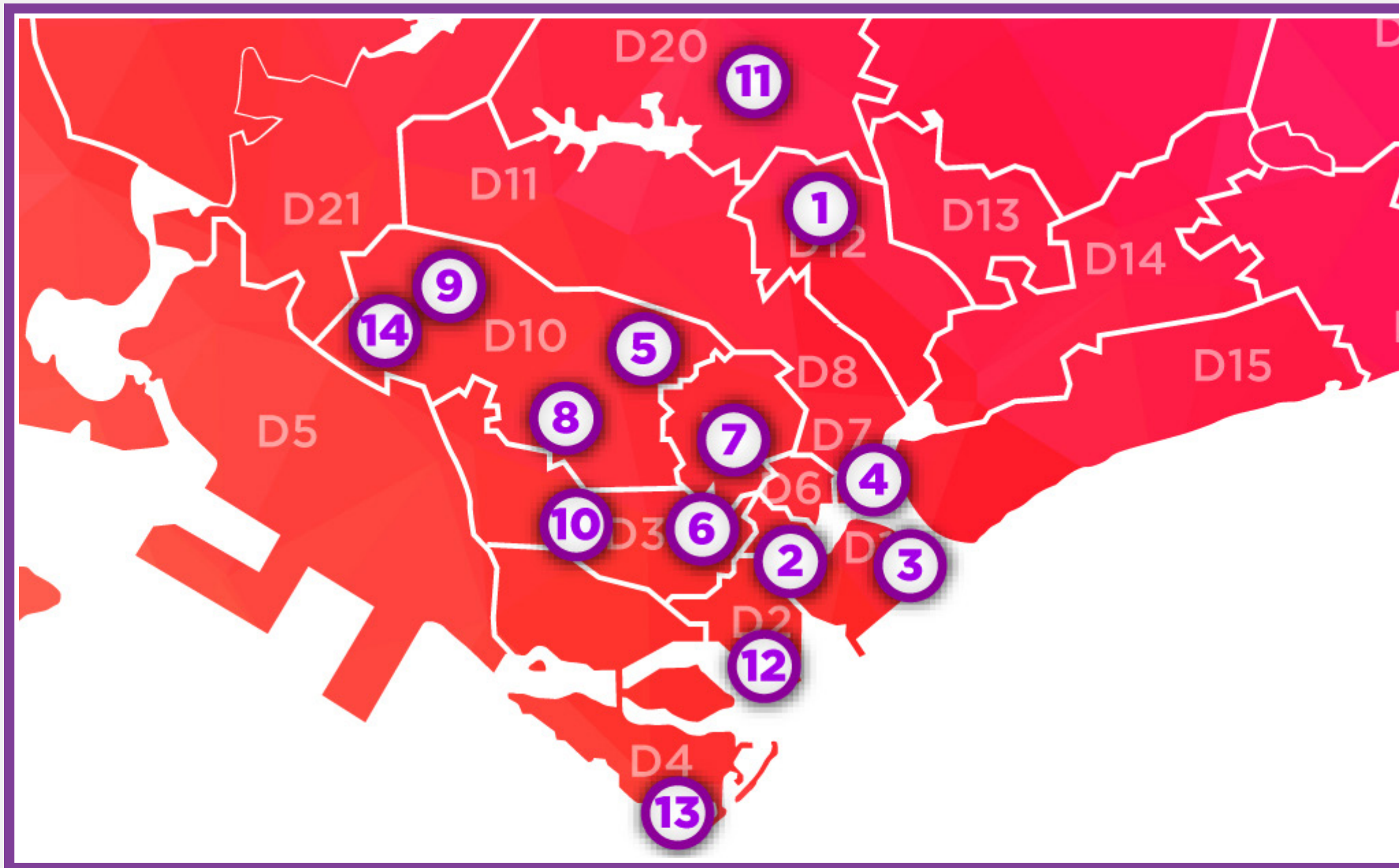
North

	Project	Location	District	Tenure	Est. No. of Units	Land Price (\$psfppr)
1	Lentor Central Residences	Lentor Central	26	99 Years	477	\$982
2	TBC (Upper Thomson Rd GLS)	Upper Thomson Rd	26	99 Years	940	\$905
3	TBC (Canberra Crescent GLS)	Canberra Crescent	25	99 Years	375	\$793

West

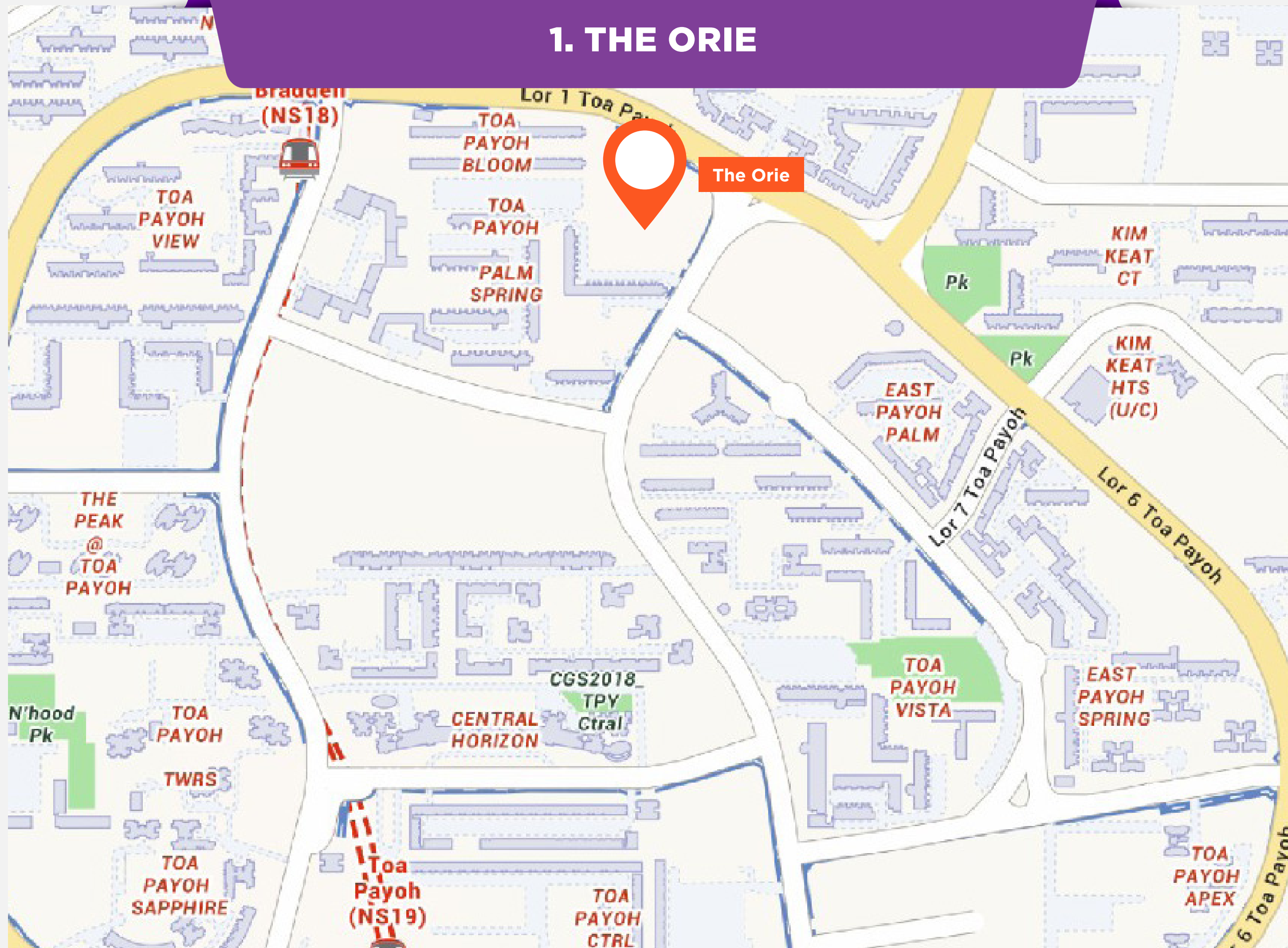
	Project	Location	District	Tenure	Est. No. of Units	Land Price (\$psfppr)
1	ELTA	Clementi Avenue 1	05	99 Years	501	\$1,250
2	Bloomsbury Residences	Media Circle	05	99 Years	355	\$1,191
3	71 Science Park Drive	Science Park Drive	05	99 Years	300	Redevelopment
4	TBC (Plantation Close GLS)	Plantation Close	24	99 Years	560	\$701
5	TBC (Margaret Drive GLS)	Margaret Drive	03	99 Years	460	\$1,154
6	TBC (De Souza Avenue GLS)	De Souza Avenue	21	99 Years	355	\$841

CENTRAL / SOUTH



	Project	Location	District	Tenure	Est. No. of Units	Land Price (\$psfppr)
1	The Orie	Lorong 1 Toa Payoh	12	99 Years	777	\$1,360
2	W Residences Singapore Marina View	Marina View	01	99 Years	683	\$1,379
3	TBC (Marina Gardens Lane GLS)	Marina Gardens Lane	01	99 Years	736	\$1,402
4	Aurea	Beach Road	07	99 Years	188	\$1,161
5	TBC (Orchard Boulevard GLS)	Orchard Boulevard	10	99 Years	280	\$1,617
6	TBC (Zion Road Parcel A GLS)	Zion Road	03	99 Years	740	\$1,202
7	Former Robertson Walk	Unity Street	09	999 Years	348	Redevelopment
8	TBC (Holland Drive GLS)	Holland Drive	10	99 Years	680	\$1,285
9	TBC (River Valley Green GLS)	River Valley Green	10	99 Years	380	\$1,325
10	TBC (Zion Road Parcel B GLS)	Zion Road	03	99 Years	610	\$1,304
11	Former Thomson View	Bright Hill Drive	20	99 Years	1,240	\$1,178
12	Newport Residences	Anson Road	02	Freehold	246	Redevelopment
13	Keppel Bay Plot 6	Keppel Island	04	99 Years	86	Redevelopment
14	21 Anderson	Anderson Road	10	Freehold	16	\$2,490

1. THE ORIE



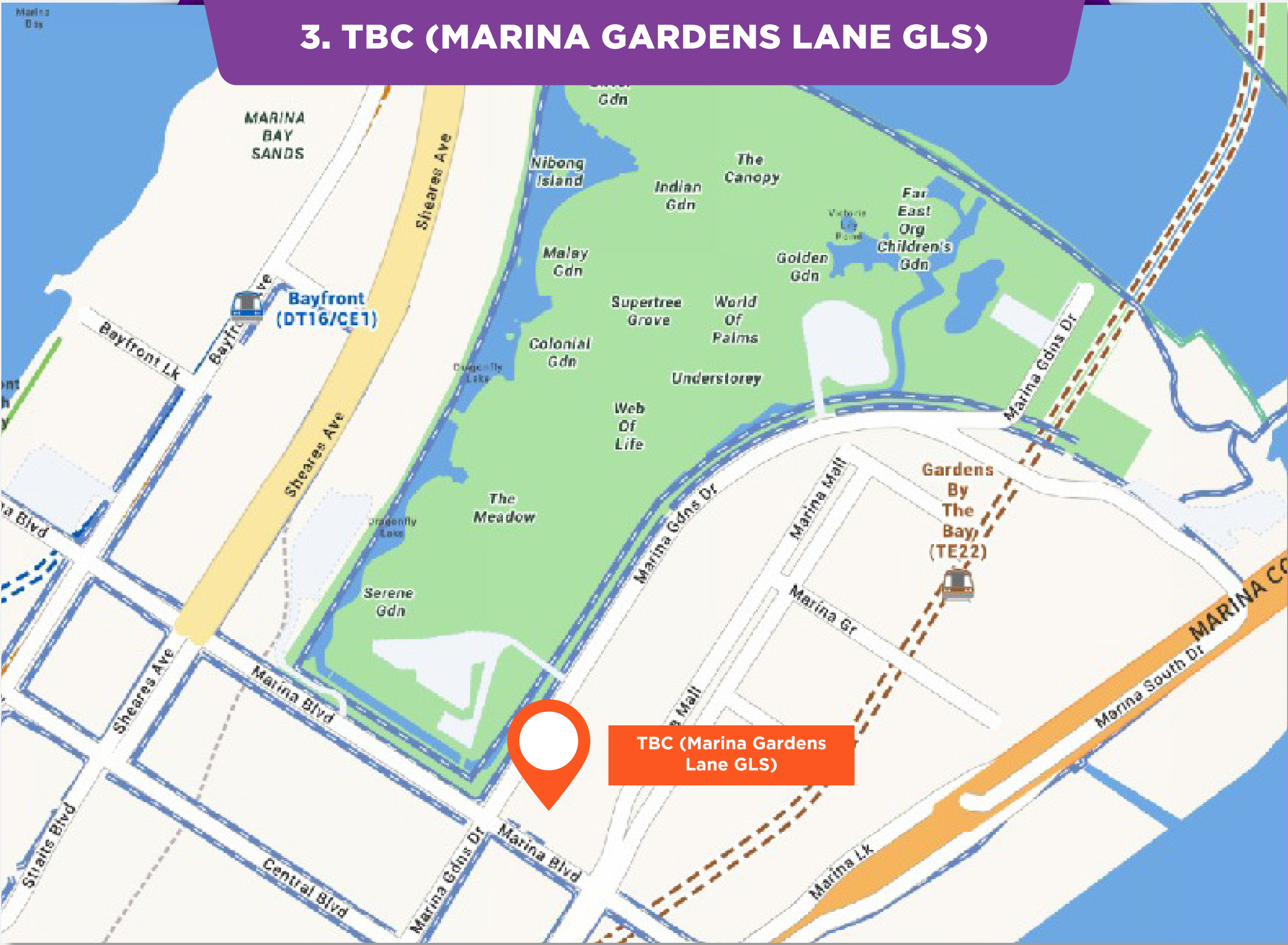
Region / District	RCR / D12
Location	Lorong 1 Toa Payoh
Developer	CDL / Frasers Property / Sekisui House
Tenure	99 LH
Est. No. of Units	777
Land Price (\$psfppr)	\$1,360
Target Preview	3-Jan

2. W RESIDENCES SINGAPORE MARINA VIEW



Region / District	CCR / D01
Location	Marina View
Developer	IOI Properties
Tenure	99 LH
Est. No. of Units	683
Land Price (\$psfppr)	\$1,379
Target Preview	Q1 2025

3. TBC (MARINA GARDENS LANE GLS)



Region / District	CCR / D01
Location	Marina Gardens Lane
Developer	Kingsford Development led consortium
Tenure	99 LH
Est. No. of Units	736
Land Price (\$psfppr)	\$1,402
Target Preview	Q1 2025

4. AUREA



Region / District	CCR / D07
Location	Beach Road
Developer	Far East Organization / Perennial Holdings / Sino Land
Tenure	99 LH
Est. No. of Units	188
Land Price (\$psfppr)	\$1,161
Target Preview	Q1 2025

5. TBC (ORCHARD BOULEVARD GLS)



Region / District	CCR / D10
Location	Orchard Boulevard
Developer	UOL / Singapore Land
Tenure	99 LH
Est. No. of Units	280
Land Price (\$psfppr)	\$1,617
Target Preview	Q1 2025

6. TBC (ZION ROAD PARCEL A GLS)



Region / District	RCR / D03
Location	Zion Road
Developer	CDL / Mitsui Fudosan
Tenure	99 LH
Est. No. of Units	740
Land Price (\$psfppr)	\$1,202
Target Preview	Q2 2025

7. FORMER ROBERTSON WALK



Region / District	CCR / D09
Location	Unity Street
Developer	Frasers Property / Sekisui House
Tenure	999 LH
Est. No. of Units	348
Land Price (\$psfppr)	Redevelopment
Target Preview	Q2 2025

8. TBC (HOLLAND DRIVE GLS)



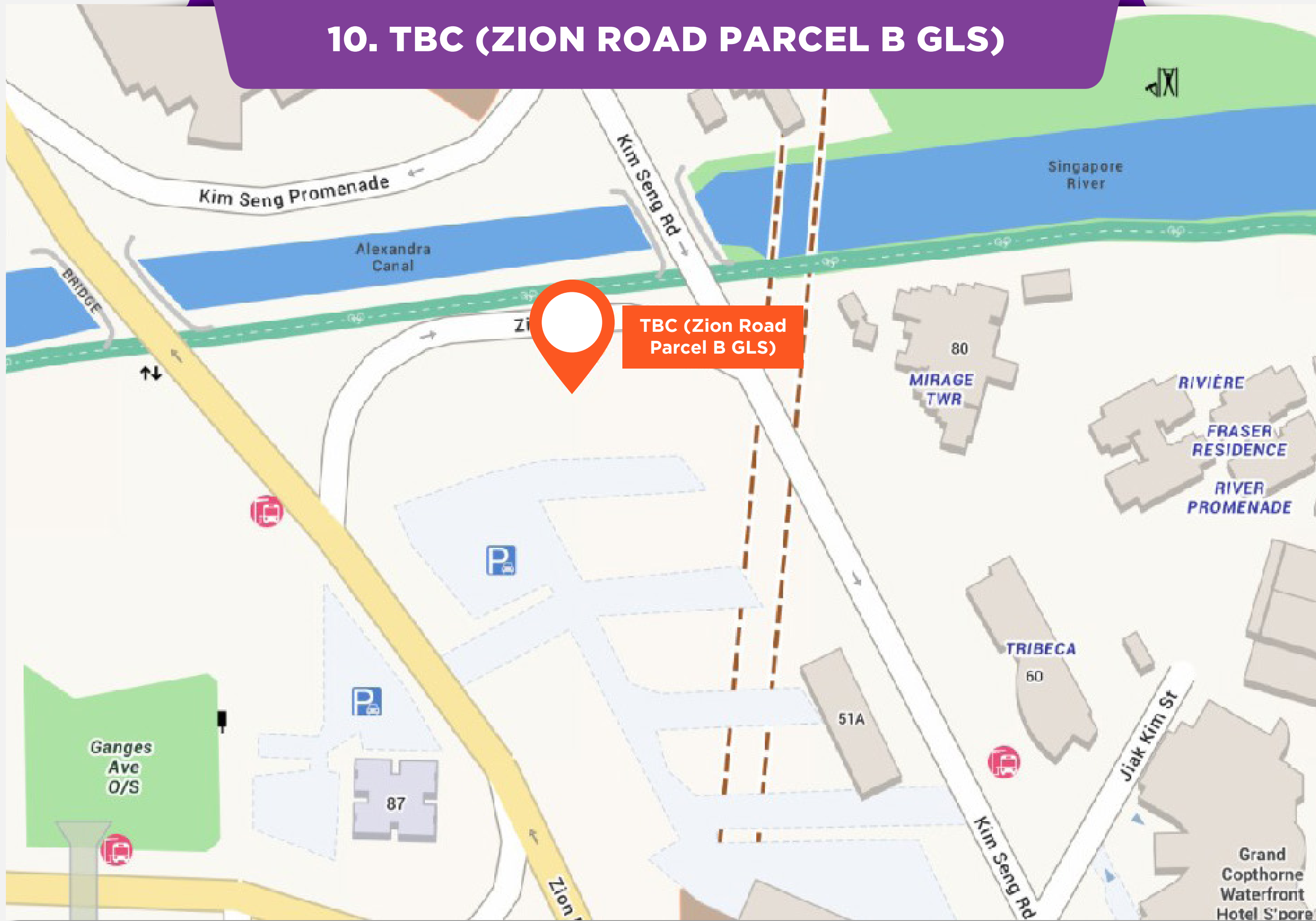
Region / District	CCR / D10
Location	Holland Drive
Developer	CapitaLand / UOL / Singapore Land / Kheng Leong
Tenure	99 LH
Est. No. of Units	680
Land Price (\$psfppr)	\$1,285
Target Preview	Q2 2025

9. TBC (RIVER VALLEY GREEN GLS)



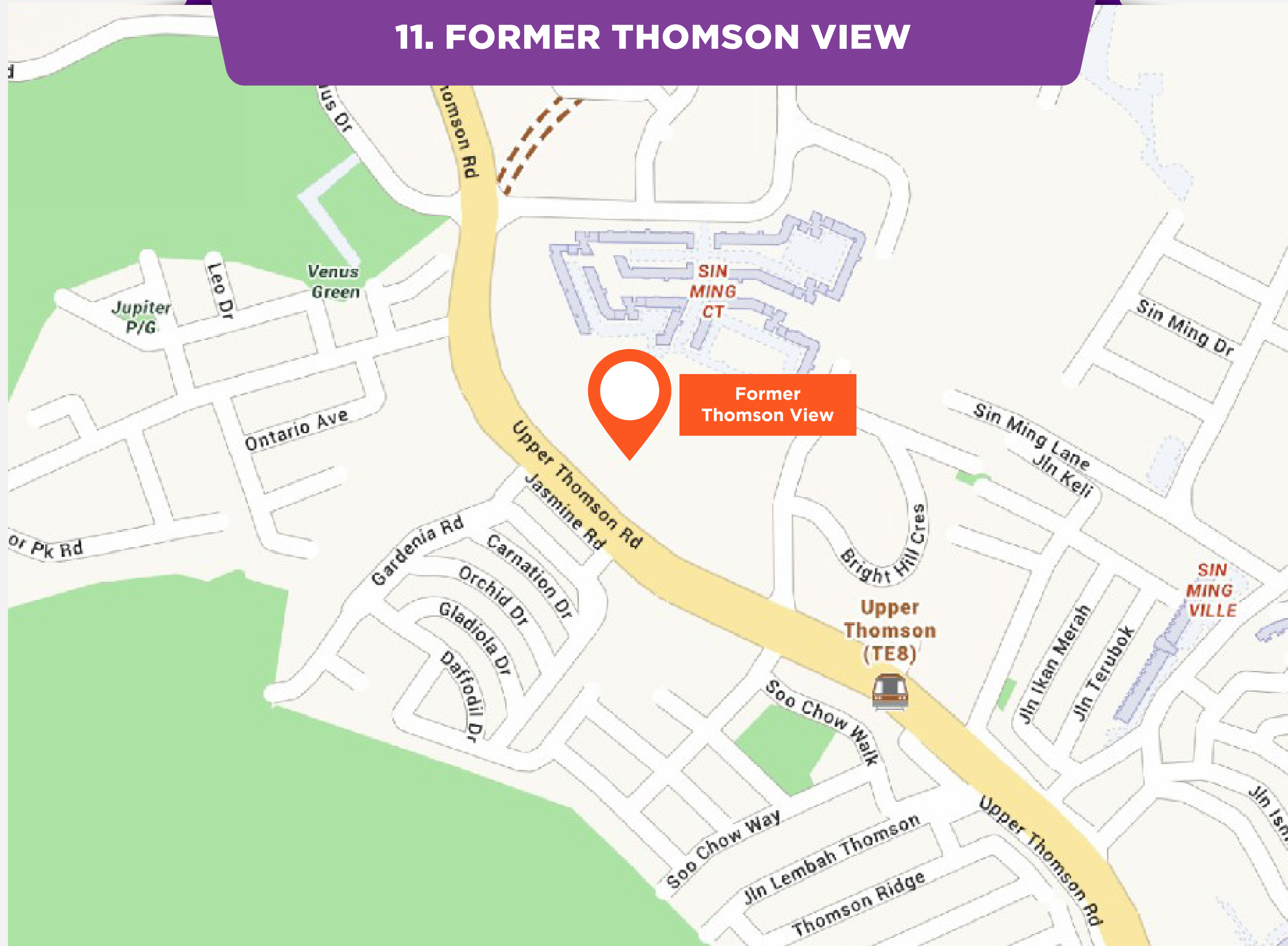
Region / District	CCR / D10
Location	River Valley Green
Developer	Wing Tai Holdings
Tenure	99 LH
Est. No. of Units	380
Land Price (\$psfppr)	\$1,325
Target Preview	Q2 2025

10. TBC (ZION ROAD PARCEL B GLS)



Region / District	RCR / D03
Location	Zion Road
Developer	Allgreen Properties
Tenure	99 LH
Est. No. of Units	610
Land Price (\$psfppr)	\$1,304
Target Preview	Q3 2025

11. FORMER THOMSON VIEW



Region / District	RCR / D20
Location	Bright Hill Drive
Developer	UOL / CapitaLand
Tenure	99 LH
Est. No. of Units	1,240
Land Price (\$psfppr)	\$1,178
Target Preview	Q4 2025

12. NEWPORT RESIDENCES



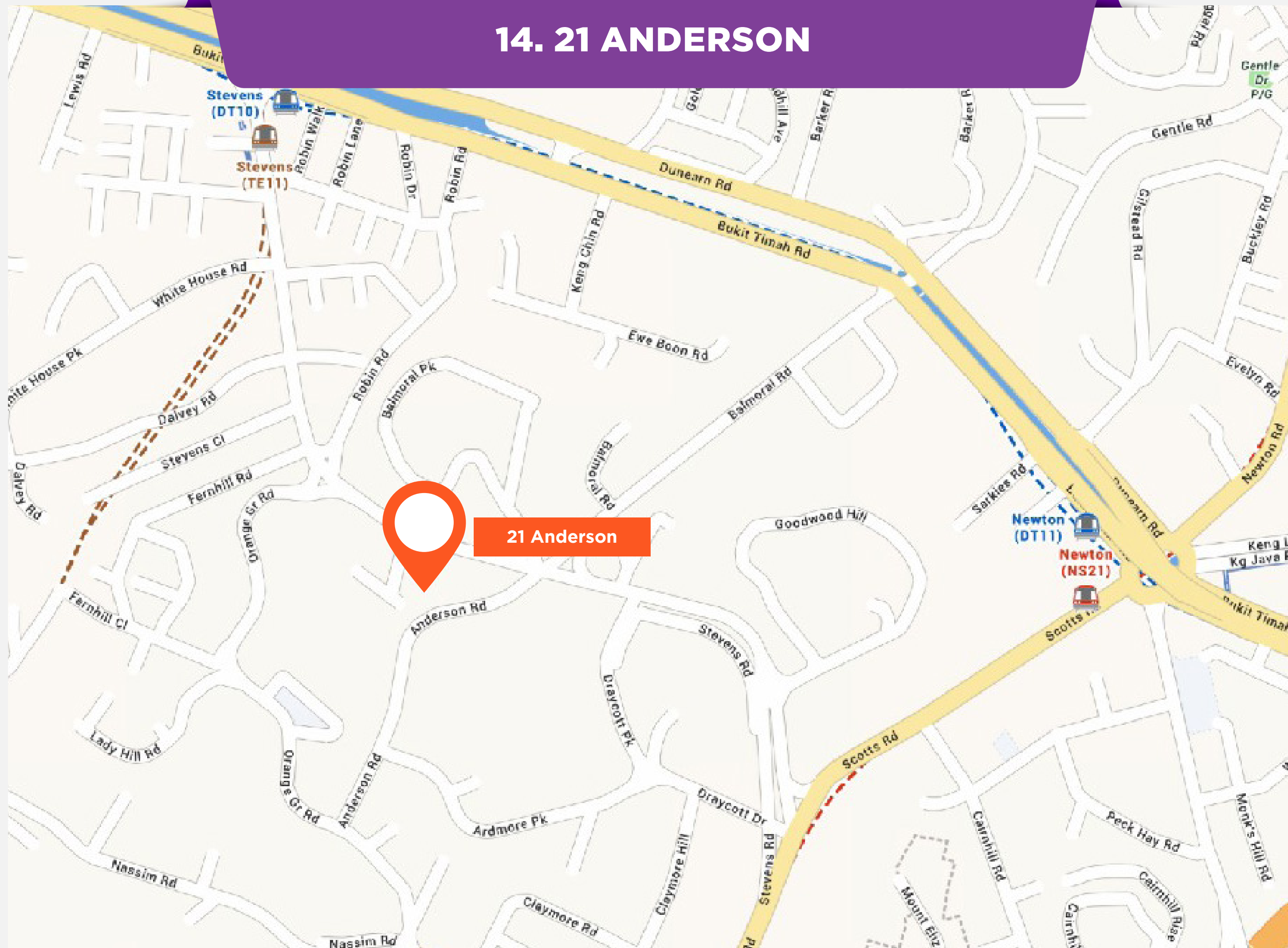
Region / District	CCR / D02
Location	Anson Road
Developer	CDL
Tenure	Freehold
Est. No. of Units	246
Land Price (\$psfppr)	Redevelopment
Target Preview	2025

13. KEPPEL BAY PLOT 6

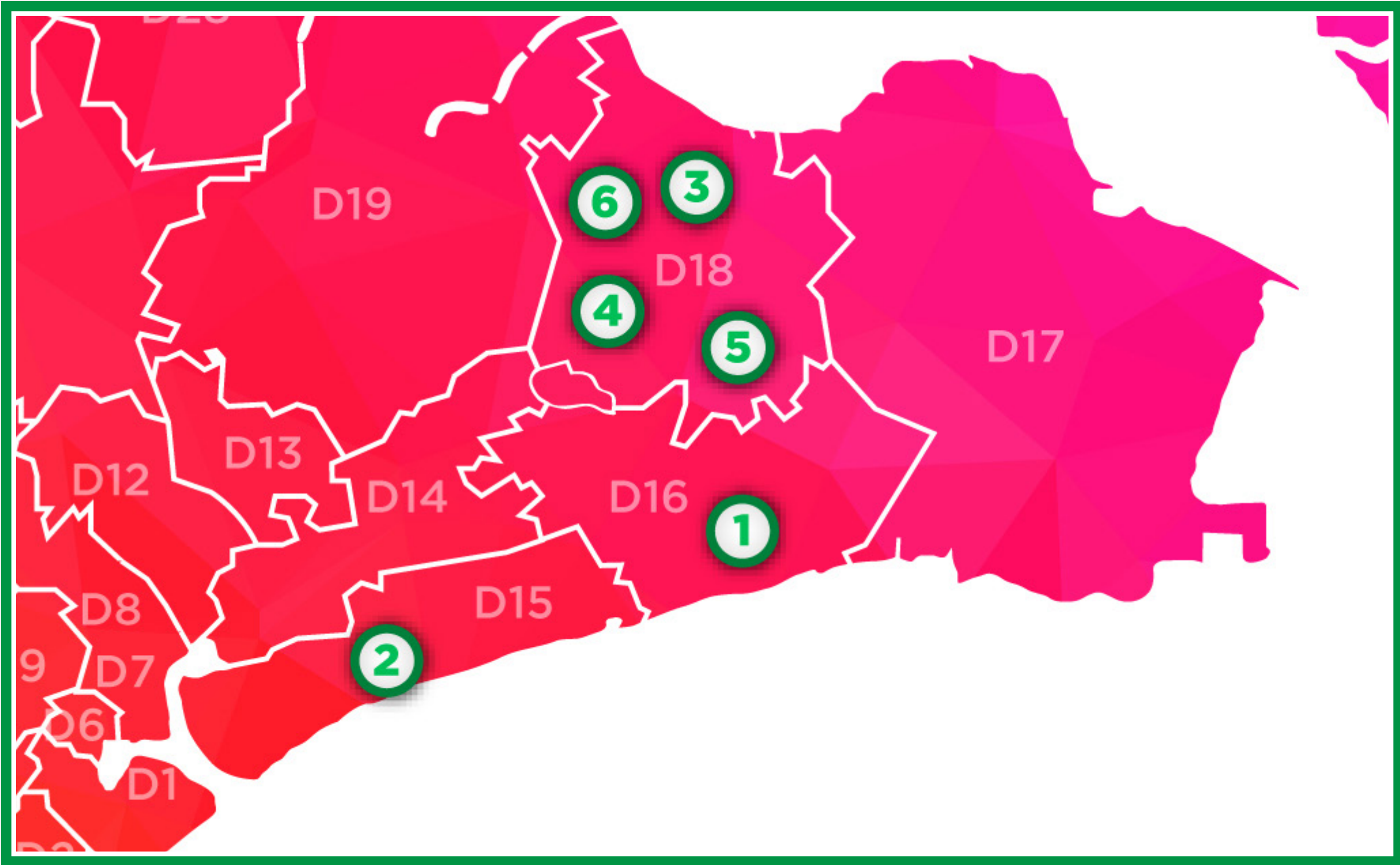


Region / District	RCR / D04
Location	Keppel Island
Developer	Keppel Land
Tenure	99 LH
Est. No. of Units	86
Land Price (\$psfppr)	Redevelopment
Target Preview	2025

14. 21 ANDERSON



Region / District	CCR / D10
Location	Anderson Road
Developer	Kheng Leong
Tenure	Freehold
Est. No. of Units	16
Land Price (\$psfppr)	\$2,490
Target Preview	2025



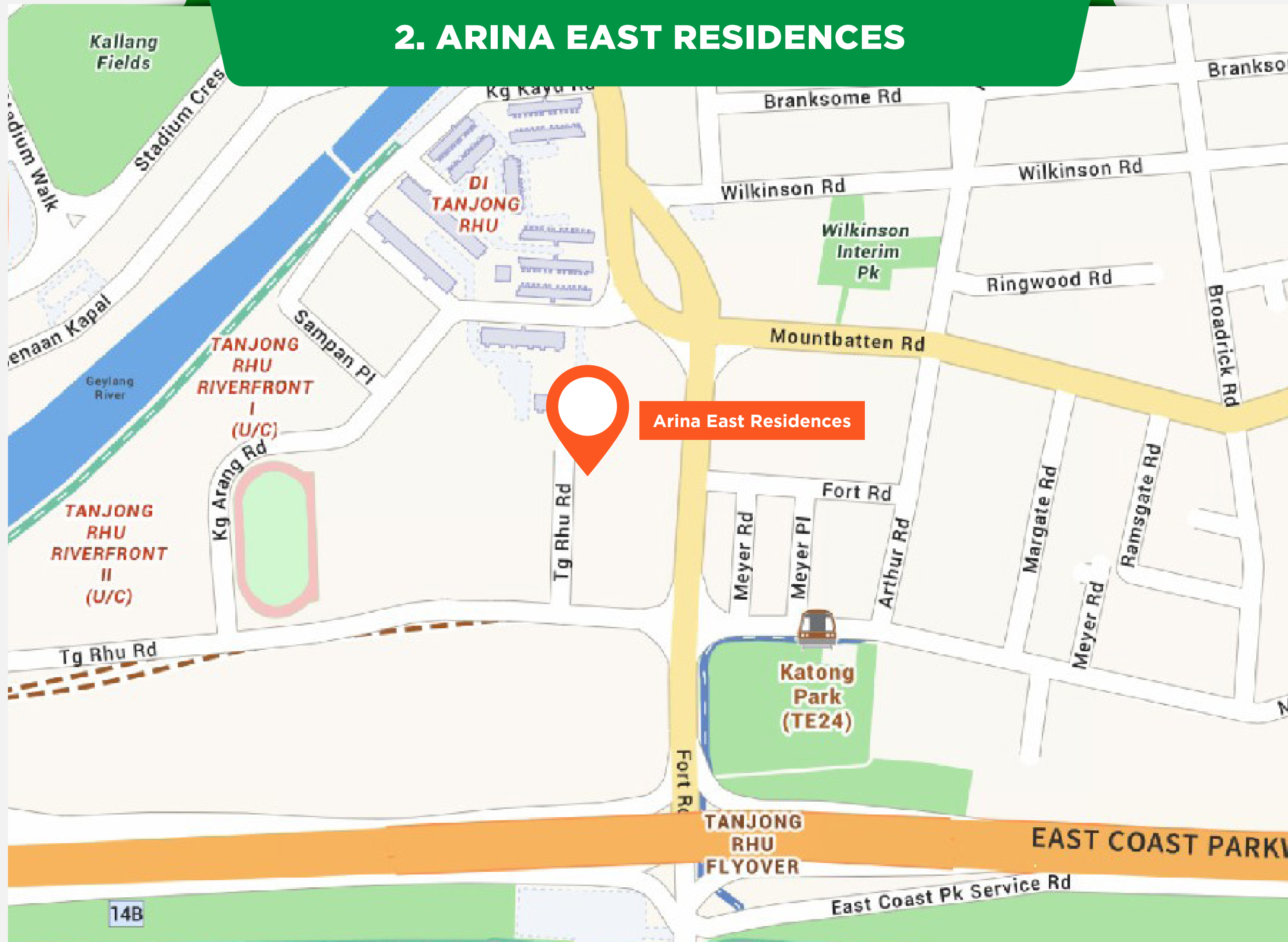
	Project	Location	District	Tenure	Est. No. of Units	Land Price (\$psfppr)
1	Bagnall Haus	Upper East Coast Rd	16	Freehold	113	\$1,106
2	Arina East Residences	Tanjong Rhu Road	15	Freehold	107	\$1,540
3	Aurelle of Tampines	Tampines Street 62	18	99 Years	760	\$721
4	Parktown Residence	Tampines Avenue 11	18	99 Years	1193	\$885
5	TBC (Jalan Loyang Besar GLS)	Jalan Loyang Besar	18	99 Years	710	\$729
6	TBC (Tampines Street 94 GLS)	Tampines Street 94	18	99 Years	596	\$985

1. BAGNALL HAUS



Region / District	OCR / D16
Location	Upper East Coast Road
Developer	Roxy-Pacific Holdings Pte Ltd
Tenure	Freehold
Est. No. of Units	113
Land Price (\$psfppr)	\$1,106
Target Preview	4-Jan

2. ARINA EAST RESIDENCES



Region / District	RCR / D15
Location	Tanjong Rhu Road
Developer	ZACD Group
Tenure	Freehold
Est. No. of Units	107
Land Price (\$psfppr)	\$1,540
Target Preview	Q1 2025

3. AURELLE OF TAMPINES



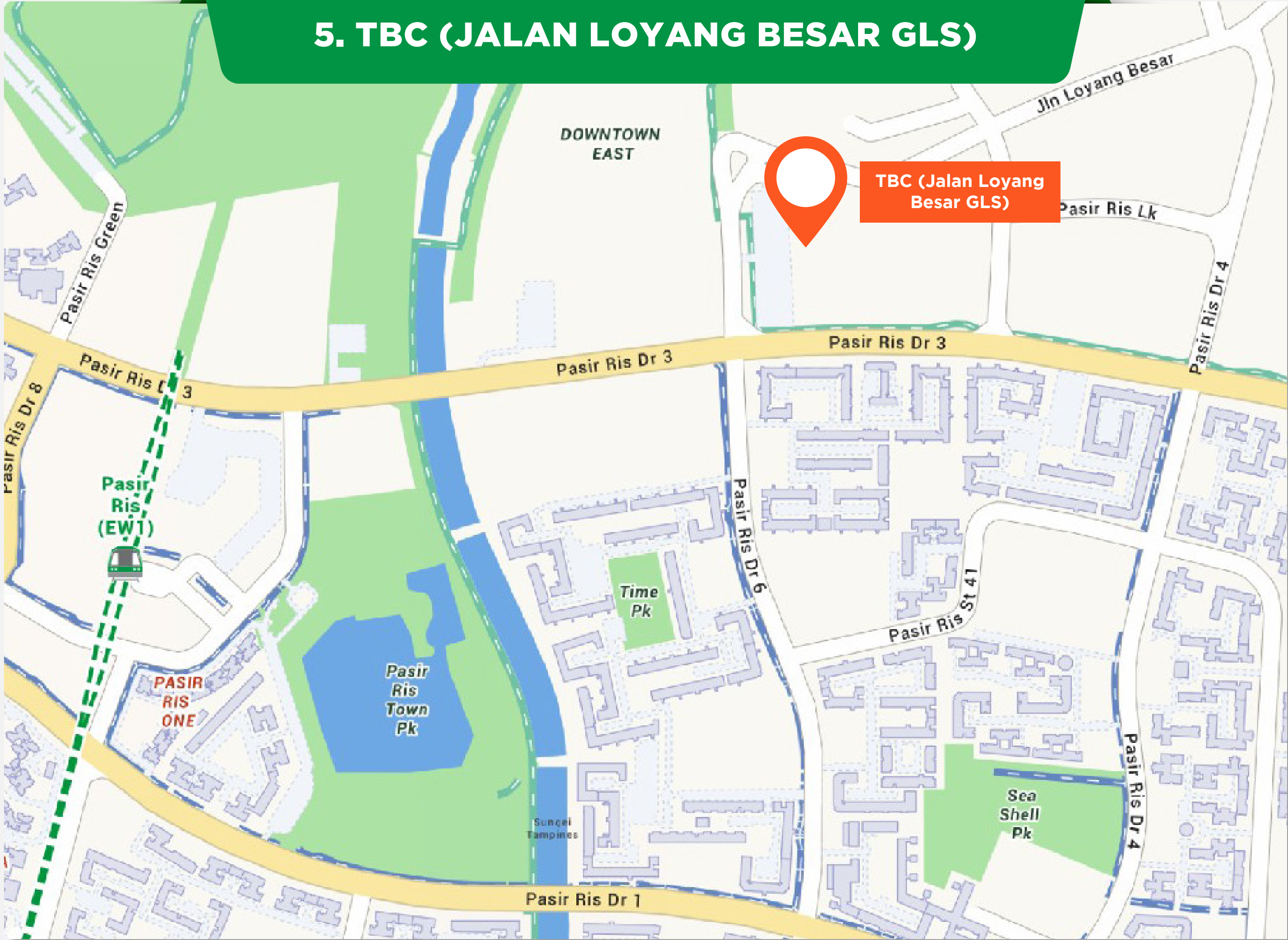
Region / District	OCR / D18
Location	Tampines Street 62
Developer	Sim Lian Group
Tenure	99 LH
Est. No. of Units	760
Land Price (\$psfppr)	\$721
Target Preview	Q1 2025

4. PARKTOWN RESIDENCE



Region / District	OCR / D18
Location	Tampines Avenue 11
Developer	UOL / Singapore Land / CapitaLand
Tenure	99 LH
Est. No. of Units	1193
Land Price (\$psfppr)	\$885
Target Preview	Q1 2025

5. TBC (JALAN LOYANG BESAR GLS)

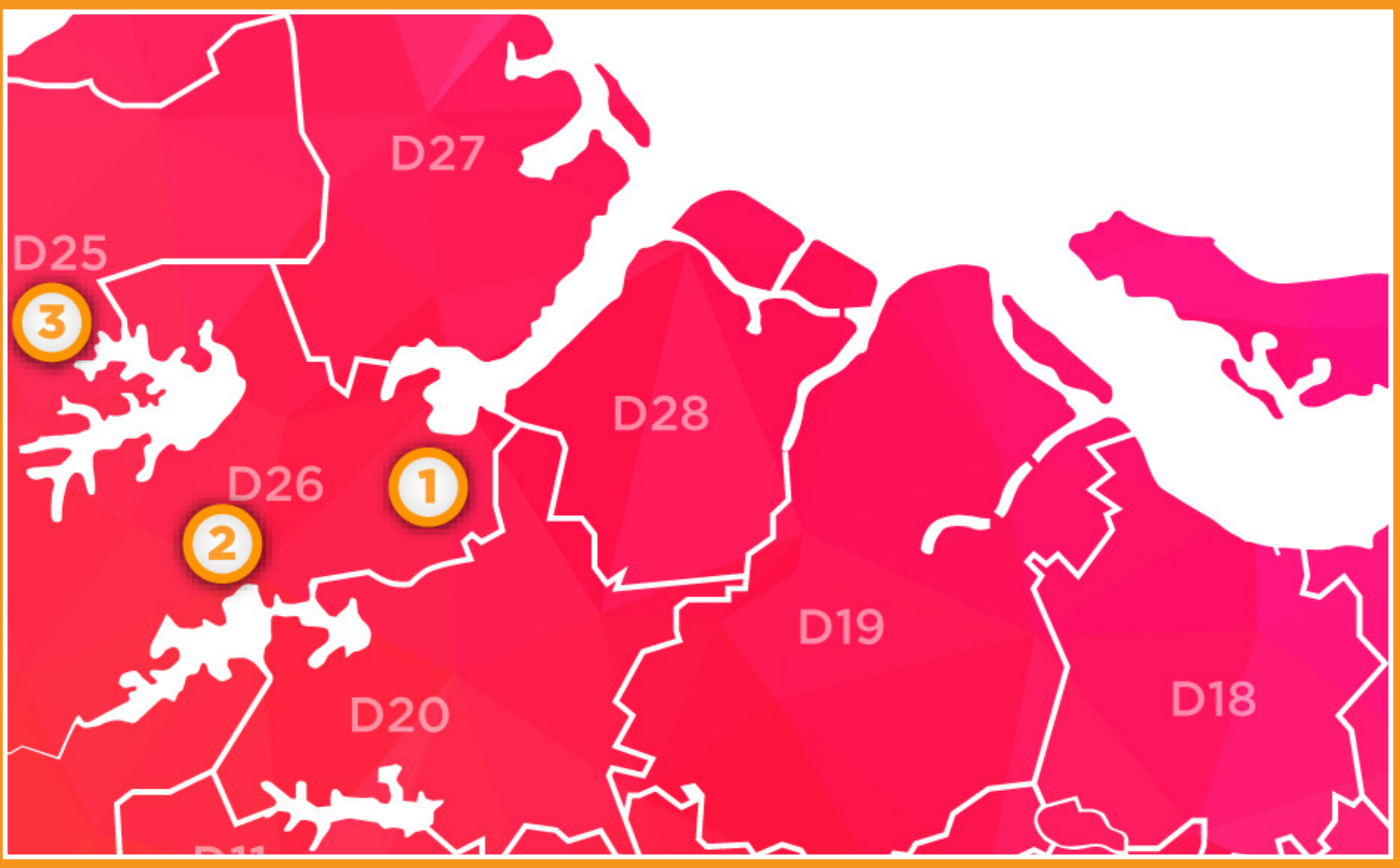


Region / District	OCR / D18
Location	Jalan Loyang Besar
Developer	Qingjian Realty / China Communications Construction Co / ZACD
Tenure	99 LH
Est. No. of Units	710
Land Price (\$psfppr)	\$729
Target Preview	Q4 2025

6. TBC (TAMPINES STREET 94 GLS)

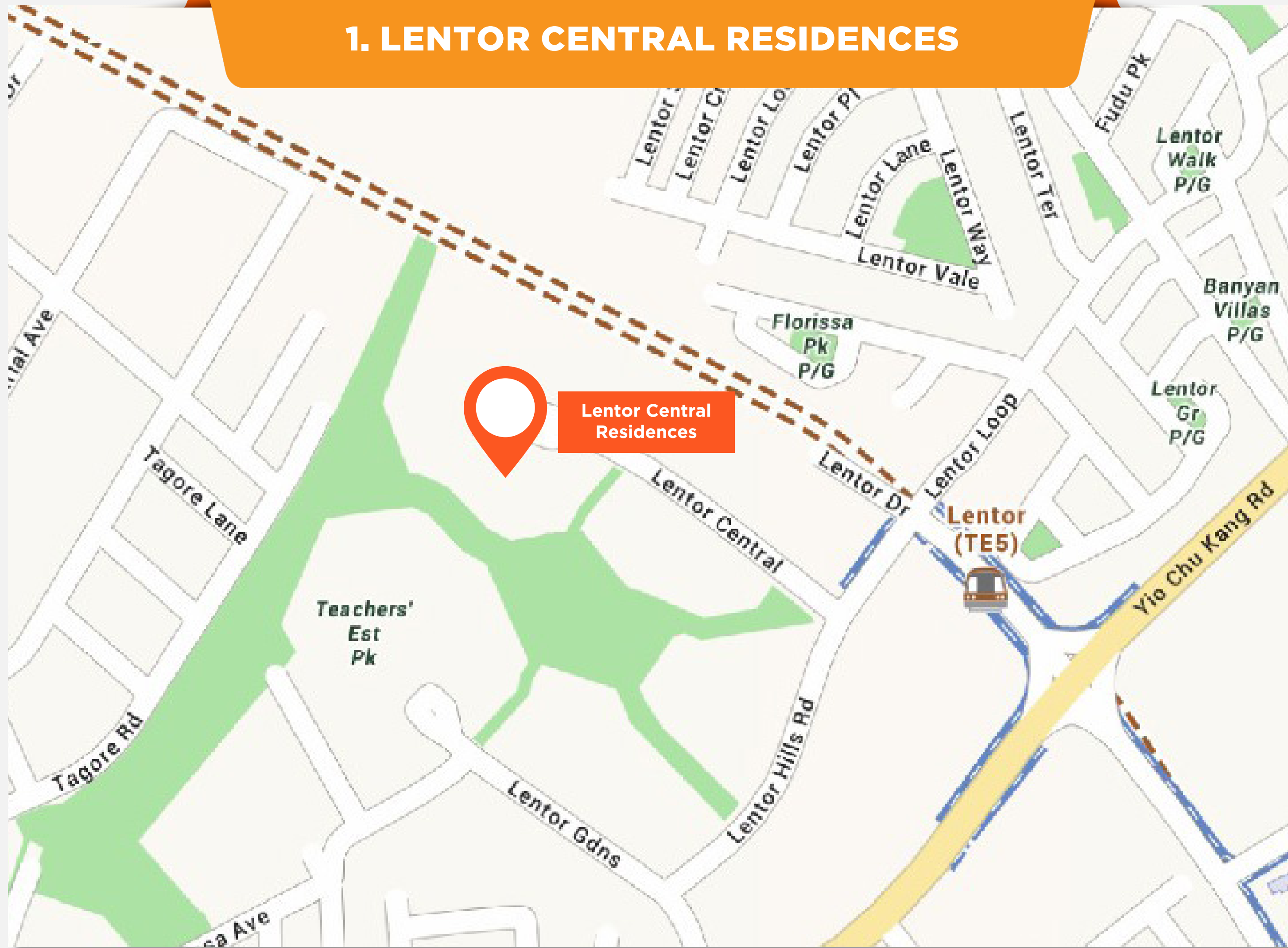


Region / District	OCR / D18
Location	Tampines Street 94
Developer	Hoi Hup Realty / Sunway Developments
Tenure	99 LH
Est. No. of Units	596
Land Price (\$psfppr)	\$985
Target Preview	Q4 2025



	Project	Location	District	Tenure	Est. No. of Units	Land Price (\$psfppr)
1	Lentor Central Residences	Lentor Central	26	99 Years	477	\$982
2	TBC (Upper Thomson Rd GLS)	Upper Thomson Rd	26	99 Years	940	\$905
3	TBC (Canberra Crescent GLS)	Canberra Crescent	25	99 Years	375	\$793

1. LENTOR CENTRAL RESIDENCES



Region / District	OCR / D26
Location	Lentor Central
Developer	Hong Leong Holdings / GuocoLand / CSC Land
Tenure	99 LH
Est. No. of Units	477
Land Price (\$psfppr)	\$982
Target Preview	Q1 2025

2. TBC (UPPER THOMSON ROAD GLS)

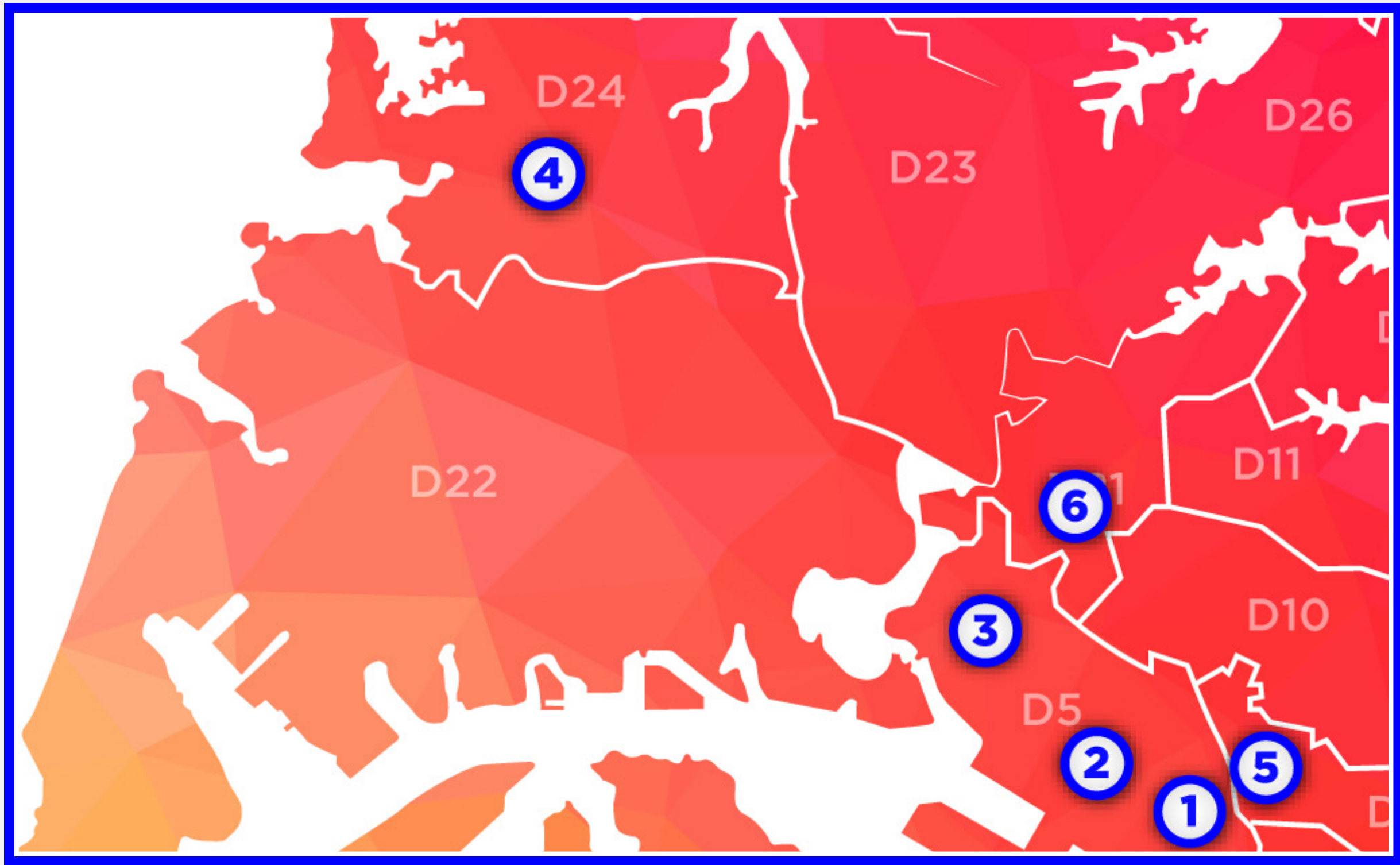


Region / District	OCR / D26
Location	Upper Thomson Road
Developer	GuocoLand / Hong Leong Holdings
Tenure	99 LH
Est. No. of Units	940
Land Price (\$psfppr)	\$905
Target Preview	Q2 2025

3. TBC (CANBERRA CRESCENT GLS)

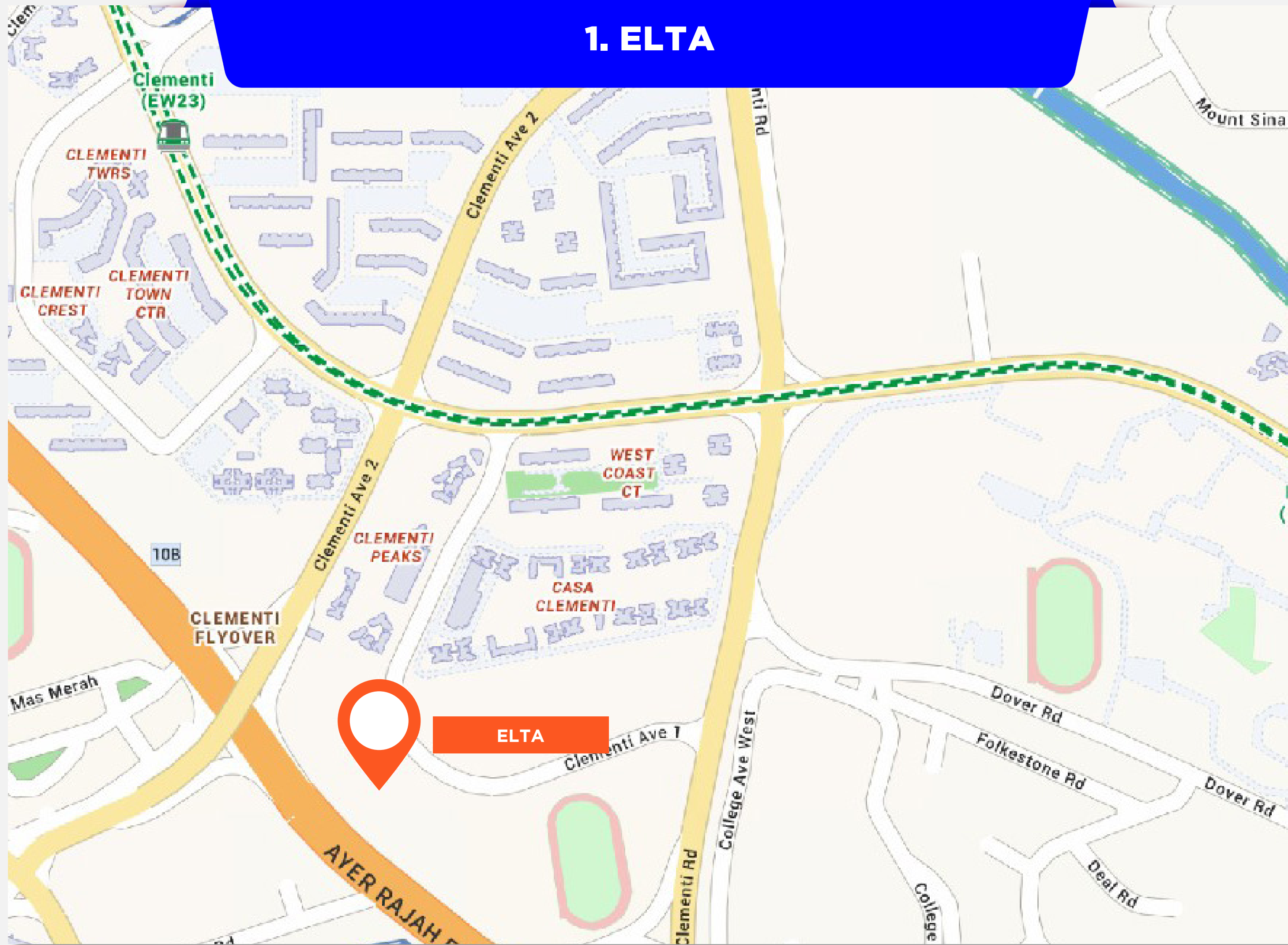


Region / District	OCR / D25
Location	Canberra Crescent
Developer	Kheng Leong / Low Keng Huat
Tenure	99 LH
Est. No. of Units	375
Land Price (\$psfppr)	\$793
Target Preview	Q3 2025



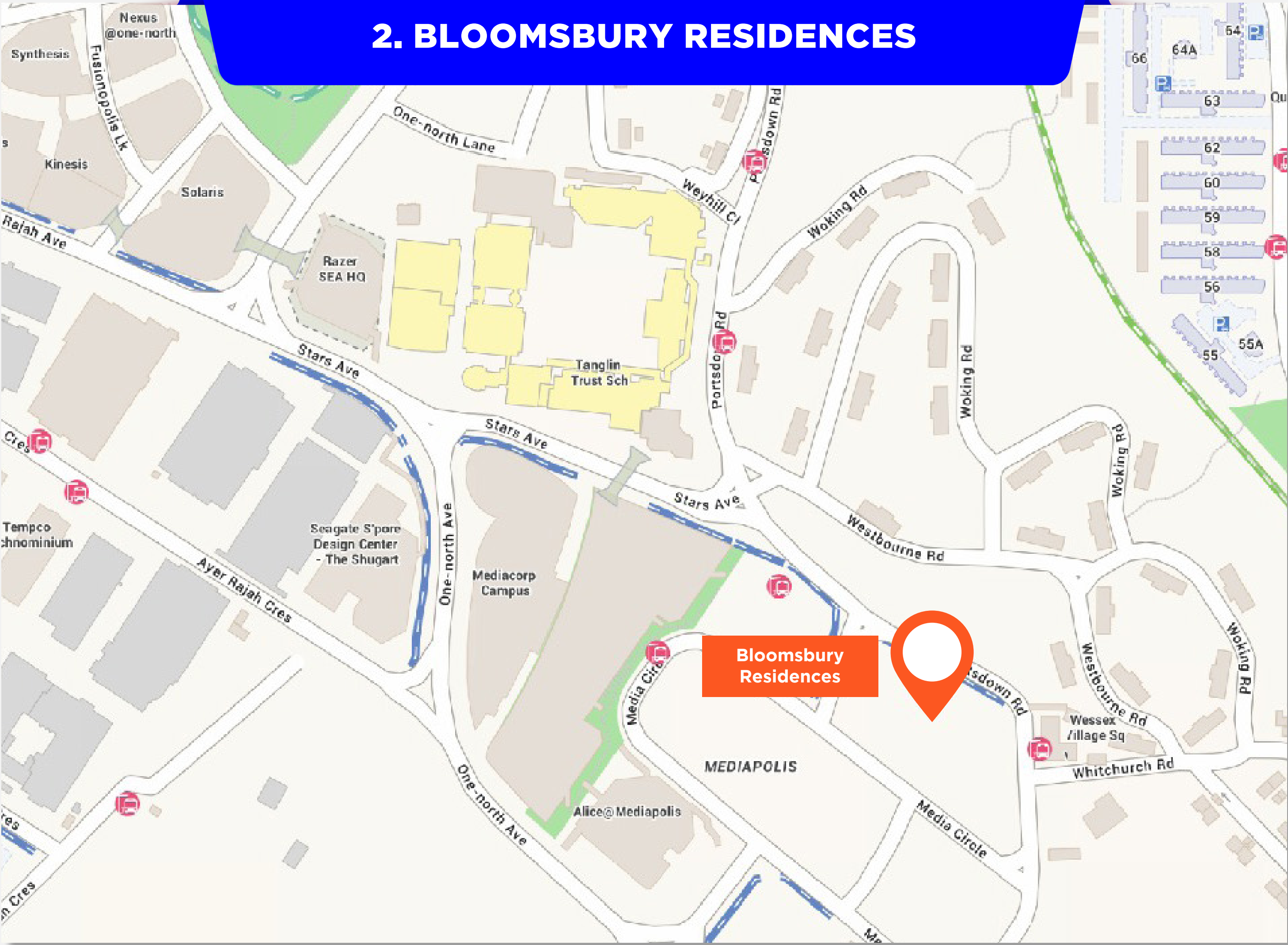
	Project	Location	District	Tenure	Est. No. of Units	Land Price (\$psfppr)
1	ELTA	Clementi Avenue 1	05	99 Years	501	\$1,250
2	Bloomsbury Residences	Media Circle	05	99 Years	355	\$1,191
3	71 Science Park Drive	Science Park Drive	05	99 Years	300	Redevelopment
4	TBC (Plantation Close GLS)	Plantation Close	24	99 Years	560	\$701
5	TBC (Margaret Drive GLS)	Margaret Drive	03	99 Years	460	\$1,154
6	TBC (De Souza Avenue GLS)	De Souza Avenue	21	99 Years	355	\$841

1. ELTA



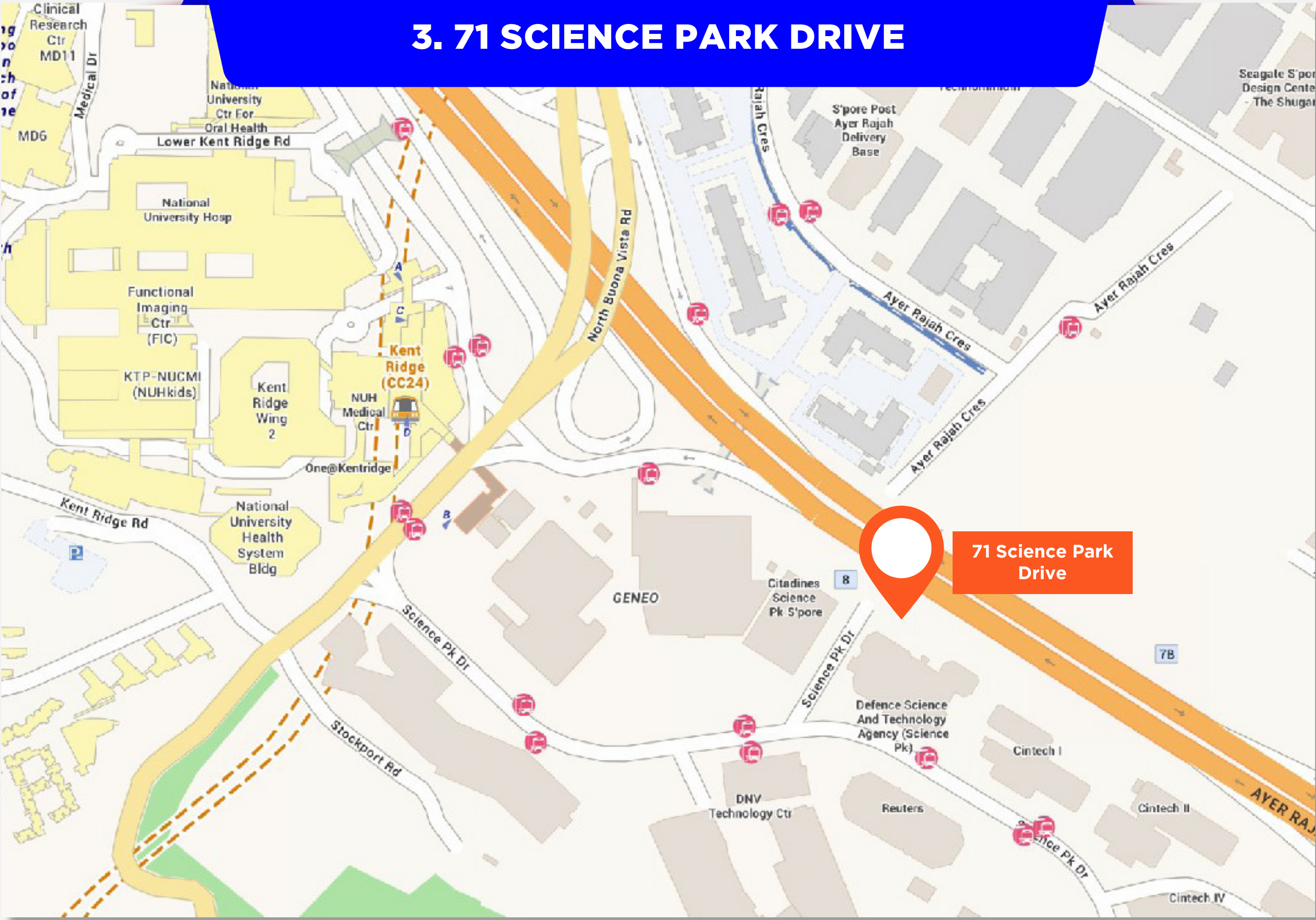
Region / District	OCR / D05
Location	Clementi Avenue 1
Developer	MCL Land / CSC Land
Tenure	99 LH
Est. No. of Units	501
Land Price (\$psfppr)	\$1,250
Target Preview	Q1 2025

2. BLOOMSBURY RESIDENCES



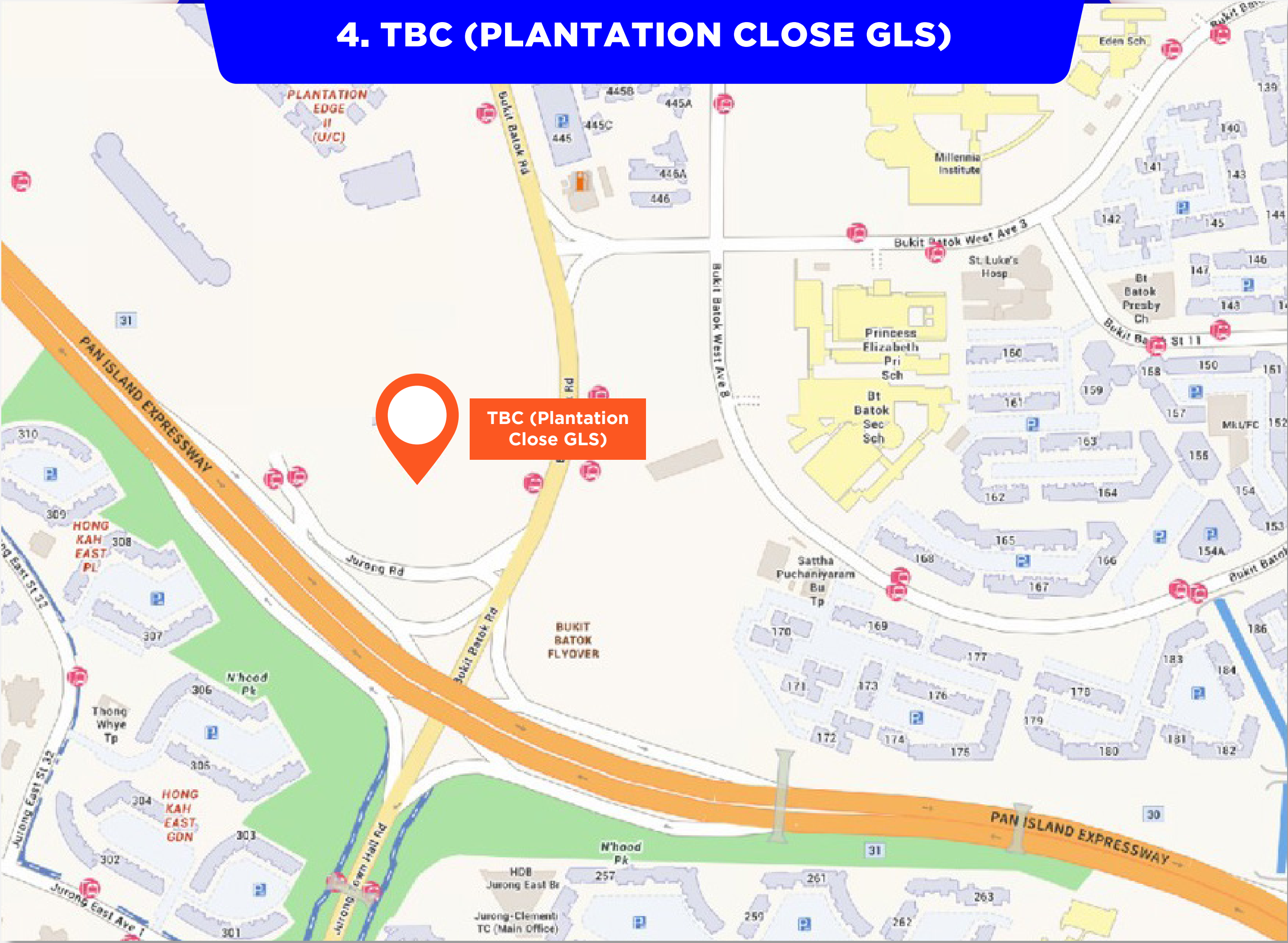
Region / District	RCR / D05
Location	Media Circle
Developer	Qingjian Realty / Forsea Holdings
Tenure	99 LH
Est. No. of Units	355
Land Price (\$psfppr)	\$1,191
Target Preview	Q1 2025

3. 71 SCIENCE PARK DRIVE



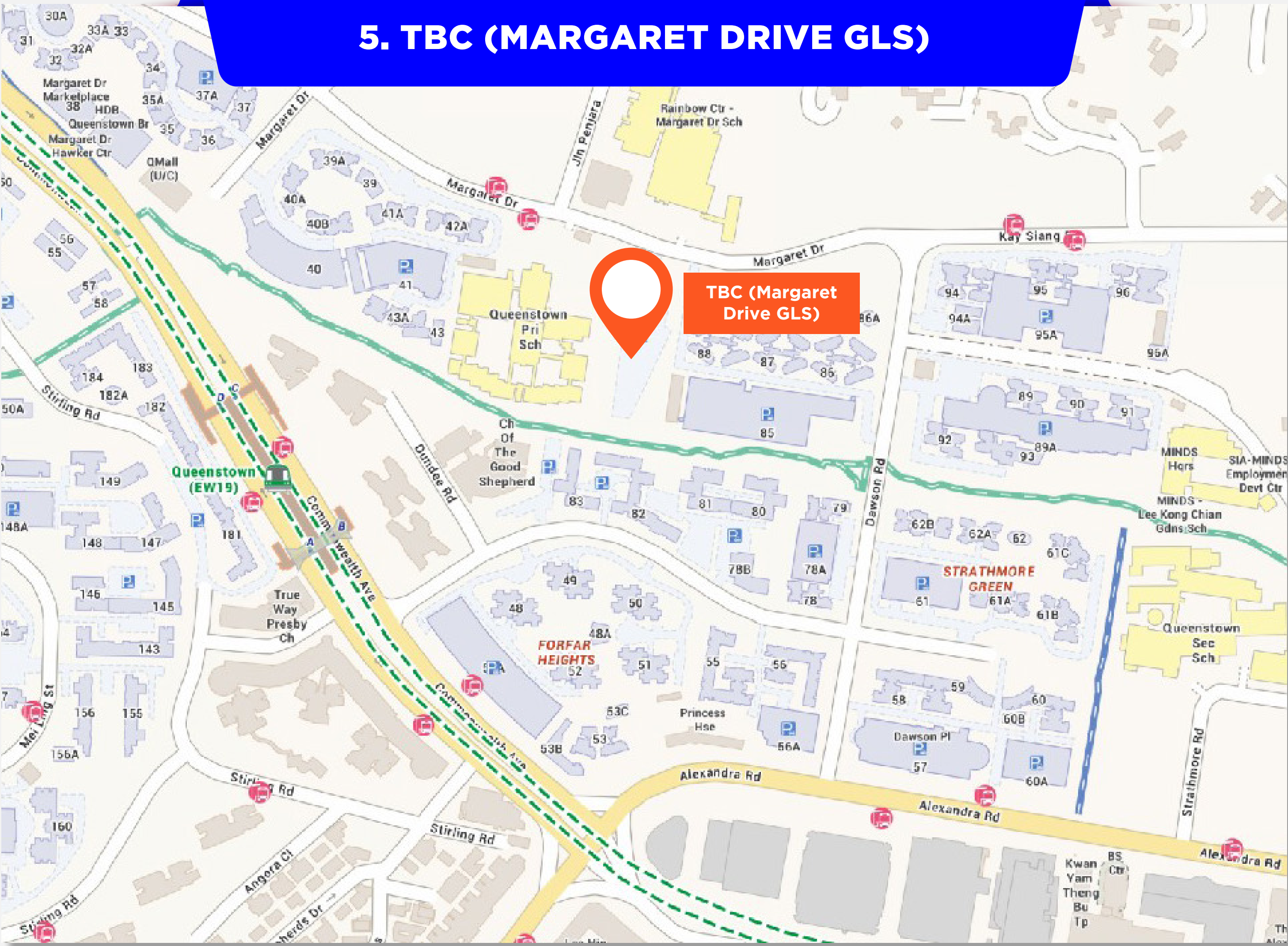
Region / District	RCR / D05
Location	Science Park Drive
Developer	CapitaLand
Tenure	99 LH
Est. No. of Units	300
Land Price (\$psfppr)	Redevelopment
Target Preview	Q2 2025

4. TBC (PLANTATION CLOSE GLS)



Region / District	OCR / D24
Location	Plantation Close
Developer	Hoi Hup Realty / Sunway Developments
Tenure	99 LH
Est. No. of Units	560
Land Price (\$psfppr)	\$701
Target Preview	Q2 2025

5. TBC (MARGARET DRIVE GLS)



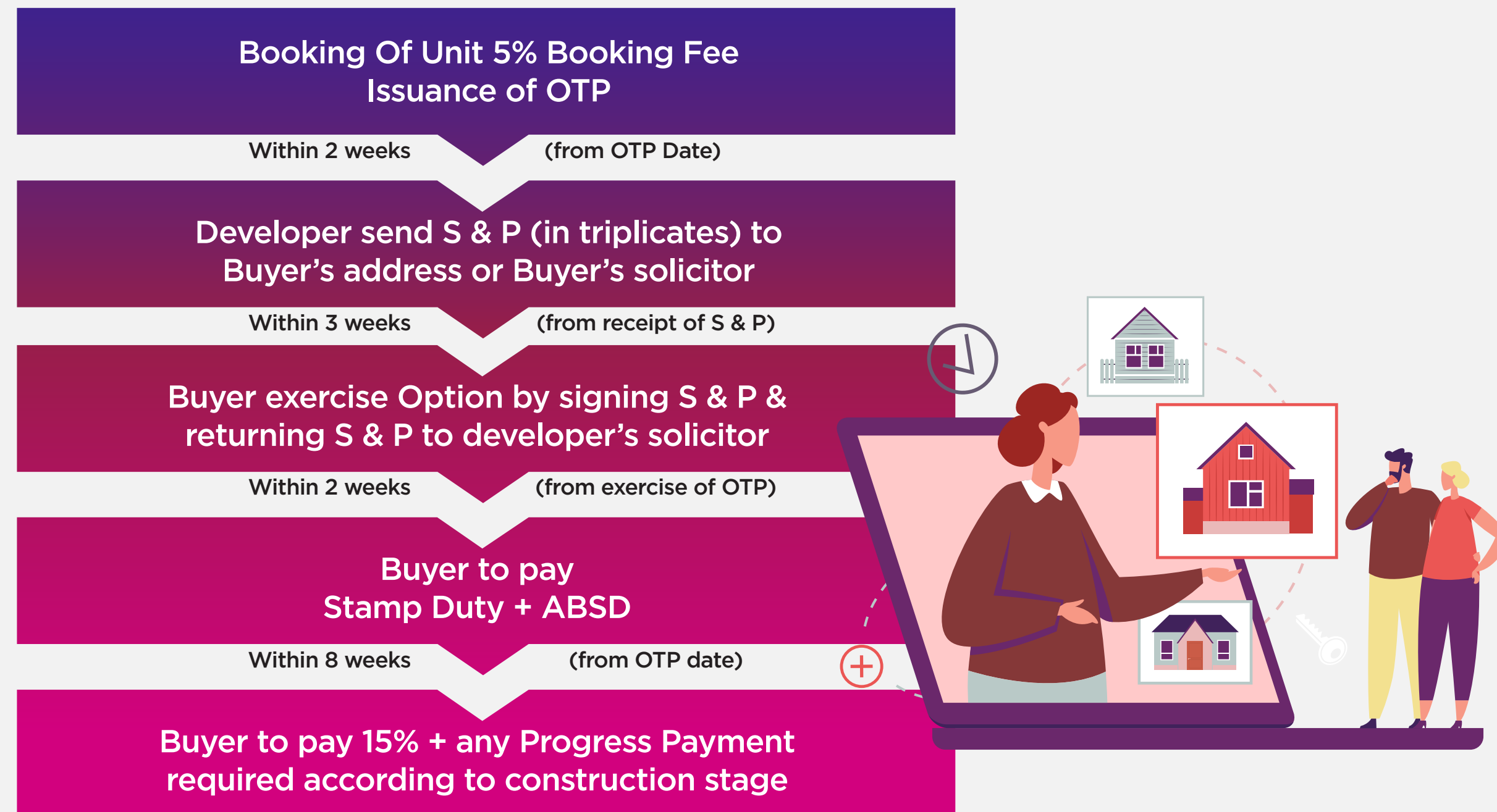
Region / District	RCR / D03
Location	Margaret Drive
Developer	GuocoLand / Hong Leong Holdings / Hong Realty
Tenure	99 LH
Est. No. of Units	460
Land Price (\$psfppr)	\$1,154
Target Preview	Q3 2025

6. TBC (DE SOUZA AVENUE GLS)



Region / District	RCR / D21
Location	De Souza Avenue
Developer	Sustained Land
Tenure	99 LH
Est. No. of Units	355
Land Price (\$psfppr)	\$841
Target Preview	Q3 2025

Procedure & Payments for New Launch Private Properties



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



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%

$$\text{Income Weighted Average Age (IWAA)} = \frac{(\text{Borrower A}) \text{ Income X Age} + (\text{Borrower B}) \text{ Income X Age}}{(\text{Borrower A} + \text{Borrower B}) \text{ Total Income}}$$

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

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

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



	0%	20%	30%
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



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