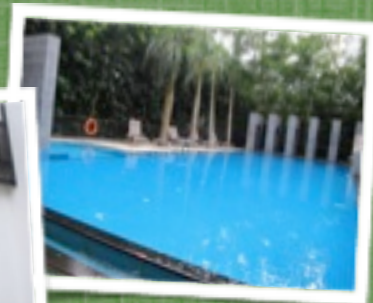


Real Estate Watch

DEC 2010

VALUE FOR MONEY PROPERTIES > \$1.5M

ISSUE ONE



I've conscientiously chosen prime properties to be featured here, which I think has the most value for money in terms of investment and rental yields. If what you're looking for is not here, holler! Call Steph at +65 91370213.

Investment & High Rental Yield Districts!



Allsworth Park (Holland Road, Dist 10)

Rare! High rental yield. 1033 sqft, 2 bedrooms, near Holland Village, full condo facilities. Older development (1985), greenery and facilities. Some units have balcony. Tenure: 999 years.

Condo information [here](#).

Last URA transaction in Aug at \$1,302 psf.

Normanton Park, District 5 Space!

HUDC privatised. Older development but charming, nice community feel. Full facilities. Easy access via AYE. 1270 sqft, 3 rooms, good layout, high floor. Near NUS/Science Park. Asking \$1.4M. Tenure: 99 years (1977 development).

Condo information [here](#).

Last URA transaction in Oct at \$1,008 psf.

Suffolk Premier, Newton, Dist 10 Location!

2+1 bedrooms, Mid Floor. Urgent Sale. Asking \$1.3 million.

Condo information [here](#).

Last URA transaction in July at \$1,161 psf.

Emerald Park, River Valley, Dist 10.

2+1 room, patio 1001 sqft. Immediate possession. 99 years. \$970K or \$969 psf. Near Tiong Bahru MRT and Valley Mall. Tenure: 99 years.

Condo information [here](#).

Last URA transaction in Nov at \$1,003 psf.

Duchess Crest, Bukit Timah Dist 10.

Calling Patio Lovers! Low rise condominium very popular with expat rentals. Near good schools. Good rectangular layout. 2 rooms, size 1,087 sqft with patio. Average rental about \$4K monthly. Asking \$1.35 million.

Condo information [here](#).

Last URA transaction price in Oct at \$1,250 psf.

Featured Space:
Allsworth Park, 1033
sqft at \$1.302 psf!!
Small units very rarely
available, hurry!



Nothing too demanding for us to help you find your dream space!



More info, visit us at:

www.citiprop.com

Property blog: www.agentsteffles.wordpress.com



Unique spaces that suits individual needs.

Harvest Mansions, Havelock Road (Dist 3)

Location, location, location! Less than 1 km to Tiong Bahru MRT. Size 1023 sqft. 2 bedroom. Well kept. Good layout. 5 mins walk to Great World City. Full facilities. Tenure: 99 years. Asking \$920K.

Condo information [here](#).

Last URA transaction price in Oct at \$871 psf.

The Botannia, West Coast Park (Dist 5)

Resort living in the west. Full facilities condo. 3 Rooms, 1227 sqft. High floor. Asking \$1.3 million. Tenure: 956 years.

Condo information [here](#).

Last URA transaction price in Oct at \$1,092 psf.

Dover Parkview, Commonwealth Road. (Dist 5).

Very popular with expatriate and students from INSEAD and Biopolis. Less than 10 minutes walk to Buona Vista MRT. Size 936 sqft, 2

bedroom. High floor, high rental yield (\$\$3,800). Well renovated. Full facilities condo. Tenure: 99 years.

Condo information [here](#).

Last URA transaction price in Oct at \$893 psf.

Clementi Park, Clementi Dist 21

Who doesn't love this development off the beaten track with vast greenery? They don't build it like this anymore. Very popular with couples and families looking for a nice space in a laid-back condo. En-bloc potential.

Smaller unit 2+1 bedrooms, size 1,162 sqft asking \$1.15M.

Another unit 1,399 sqft 2 bedrooms plus balcony asking \$1.35M.

Larger unit 1,657 sqft 3 bedrooms plus balcony. Asking \$1.6M.

If you like patio, a large 2,360 sqft with 3+1 bedrooms asking \$2.3M.

Condo information [here](#). Resident website, [Save Clementi Park](#).

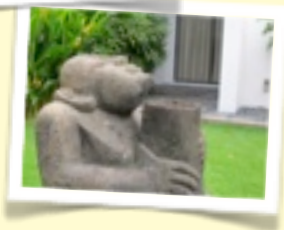
Last URA transaction price in Nov at \$905 psf.



Stephanie is a Permanent Resident of Singapore. She has lived here for the last 7 years and have made numerous successful local property investments with her husband. Once a marketing guru of the corporate kind,

Stephanie now focuses on finding her clients (expatriates and foreign investors) their dream spaces. Whether its commercial or residential. She is highly professional and will provide you with all the data you need to make an informed decision.

Stephanie can be contacted at +65 91370213 or email steph.lung@gmail.com



There is nothing too complicated for me. Give me a call today to discuss your needs. Stephanie at +65 91370213.

Why use an agent?

Why use an agent? Why use Stephanie? I will help with all the research and provide you with only properties that meet your needs. I am also able to assist you on all the necessary information on the property and neighbourhood areas. I will also advice you on all the legal paperwork, negotiation and transactional process.

Again, why Stephanie? I am professional and process oriented. All our lease and sale process are based on stringent standard procedures which has been adopted through our dealing with our corporate clients. You can be assured of getting a very well documented transaction - whether its a lease or sale. Really, this service is one of a kind in Singapore!

Tell me again. Why Stephanie? I have more than 12 years experience in brand marketing working for Fortune 500 companies like Coca-Cola and Chevron. I take briefs seriously and fulfills them as it is. Time is money. If you have a property for lease or sale, I will advice you on the best advertising (not limited to traditional media) to help you market your space. If you are a tenant or buyer, rest assured I will provide you all the information!