DUNEARN HOUSE

Huttons

SINGAPORE'S LARGEST
PRIVATE REAL ESTATE AGENCY

eBook

A World Within Worlds

This is a complete address, where legacy, nature, and community converge.

Anchored in the stately heritage of Bukit Timah and poised beside the renewal of Turf City, Dunearn House stands at the crossroads of history and horizon. Architecture and landscape flow seamlessly together, drawing the outdoors inward. Green corridors frame sanctuaries of calm, while interiors open to expansive gardens and skyline views. Rising as the tallest in its vicinity, Dunearn House commands unblocked vistas across the Bukit Timah plains, a vantage of grandeur.

Surrounded by Singapore's most prestigious schools and minutes from Orchard Road, it offers both rootedness and reach. As the first mover in a new era of transformation, it stands with both presence and foresight. This is a residence of timeless proportion. Old-world stateliness meets contemporary refinement. Luxury is expressed with restraint, in stone, light, and space. Every detail reflects authenticity and permanence, from the crafted interiors to the landscaped grounds. It is a world of wholeness, balance, and distinction unfolding in one of Bukit Timah's finest locations.

A world refined, born of legacy, crowned in prestige. Dunearn House.

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The Developers

“This is not a small developer gamble”

FRASERS PROPERTY

CSC LAND GROUP

SEKISUI HOUSE

Frasers Property | CSC Land | Sekisui House

- Strong JV → reduces execution risk

- 9 bidders = strong confidence
- When top-tier developers compete for land, it means one thing — they see future upside

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The Developers

The margin between the top bid and the second-highest bid of $474 million ($1,360 psf ppr) submitted by City Developments Ltd (CDL) was just 3.7%. The relatively narrow bid price gap between the top two bids suggests that the developers share a good measure of confidence for the site

Tenderers for Dunearn Road GLS Land Tender

Ranking	Developers	Tender Price	Priec psf per plot ratio
1	Frasers Property, Sekisui House and CSC Land Group	$ 491,454,208	$ 1,410
2	City Developments Ltd	$ 474,028,000	$ 1,360
3	Sim Lian Group	$ 463,150,000	$ 1,329
4	UOL Group, Singapore Land Group and Kheng Leong Co.	$ 453,399,899	$ 1,301
5	Hong Leong Holdings and TID (JV between Hong Leong Group and Mitsui Fudosan)	$ 446,142,828	$ 1,280
6	China Overseas Land and Investment	$ 436,100,000	$ 1,251
7	Sustained Land	$ 404,888,000	$ 1,162
8	Kingsford Group	$ 384,100,000	$ 1,102
9	Wee Hur Holdings	$ 330,839,000	$ 949

Source: URA

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Legacy & Prestige

“Bukit Timah is not just a location — it is a social class”

“Entry into Bukit Timah is entry into a different social class”

What is so special about Bukit Timah?

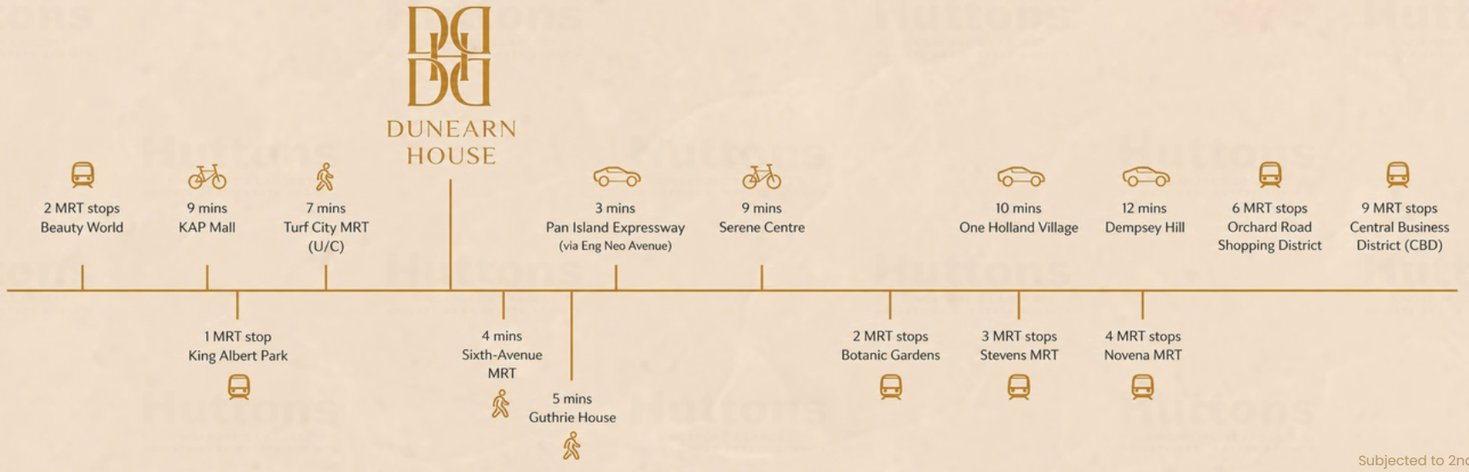
- Bukit Timah = Singapore’s old money belt
- Home to:
  - GCBs
  - Top schools (Raffles Girls Pri, Hwa Chong Institution, Nanyang Pri, Methodist Girls, etc.)
  - Diplomatic / Elite residential clusters
- Scarcity: New Developments don’t come often

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The Location

“Central but Peaceful — the Rare combination”

- District 11 (CCR)
- Surrounded by Low-density landed enclave
- Within 4mins Walk to Sixth Avenue MRT (Downtown Line)
- Within 5mins Walk to nearby Amenitites
- 5–10 mins drive to city, but away from city chaos



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The Location







Guthrie House



Dunearn Village



Guthrie House







Botanical Gardens



Dempsey Hill



Sixth Avenue MRT

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The Location (Education)

Primary Schools

Methodist Girls' School (Primary)
Nanyang Primary School
Pei Hwa Presbyterian Primary School
Raffles Girls' Primary School
Henry Park Primary School



Methodist Girls' School


Nanyang Girls' High School


National Junior College

Pre-Schools

Montessori Children's House
Eton House Zhong Hua Pre-School
Little Paddington Preschool 6th Avenue
Odyssey The Global Preschool (Fourth Ave)

Secondary Schools

Nanyang Girls' High School
Hwa Chong Institution
Methodist Girls' School (Secondary)
St. Margaret's Secondary School
Singapore Chinese Girls' School
St. Joseph's Institution

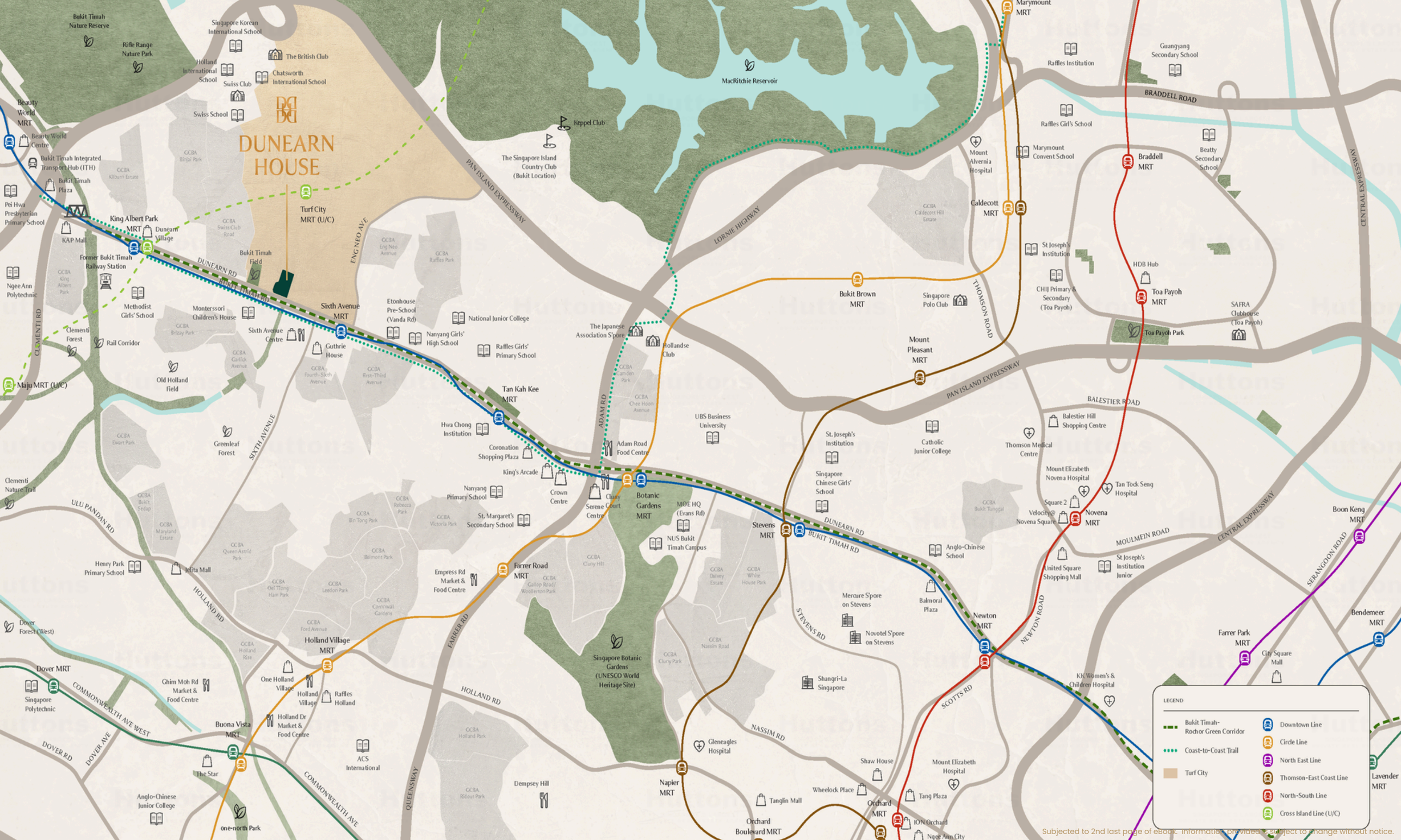
International Schools

Swiss School
Holland International School
Singapore Korean International School
Chatsworth International School
ACS (International)
Hwa Chong International School

Junior Colleges & Tertiary Institutions

National Junior College
Ngee Ann Polytechnic
Anglo-Chinese Junior College
National University of Singapore (NUS)
Singapore Institute of Management (SIM)

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Master plan Story

“You are buying into the next Bukit Timah chapter”

- Dunearn House site = FIRST GLS in Bukit Timah Turf City transformation
- Entire Turf City will evolve over 20–30 years into a major residential estate
- First mover advantage = highest capital appreciation potential
- Similar case studies:
  - Lentor (first plot uplift effect)
  - Tengah (EC to Private price effect)

History shows early launches in new precincts often become:

- the benchmark address
- the reference price point
- the first resale choice

the project that defines perception

- Enter before full transformation pricing is reflected
- Early owners often capture the strongest appreciation when an estate matures
- Rare chance to own “new” in an established prime district

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The Transformation

**“Most people buy after transformation is obvious.
The wealth is created by those who buy before it becomes obvious.”**

“You are buying into a New Bukit Timah Story at today’s price.”

Bukit Timah has always represented quiet prestige.
Not flashy wealth. Not mass-market luxury. But deep-rooted, generational value.
For decades:

- Large landed homes dominated the area
- Turf City remained underutilized land
- New residential supply was extremely scarce

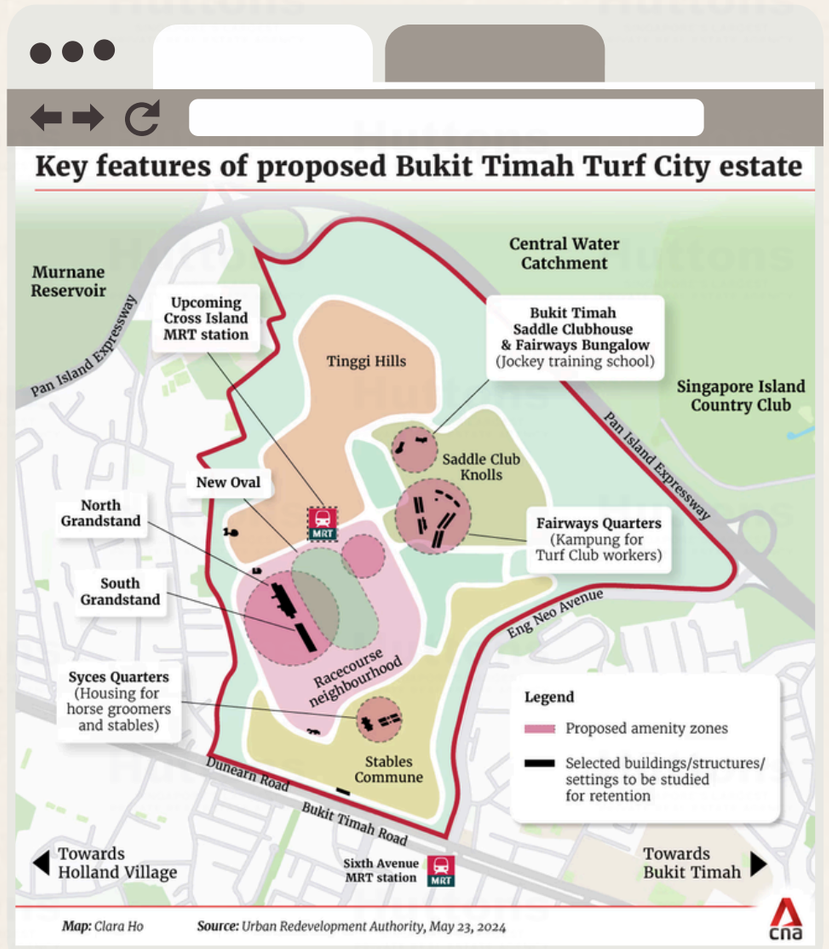
That is changing.
The wider Turf City / Dunearn corridor is evolving into one of Singapore’s most anticipated new residential precincts — introducing new homes, enhanced green spaces, improved transport links, and a refreshed live-work-play ecosystem.

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The Turf City Transformation



Source : URA



Source : CNA

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A Place Steeped in Heritage

Once the playground of European high society and local luminaries, graced by British royalty, and the host of the 2010 Youth Olympic Games' equestrian showjumping event, the legendary Turf Club held a place among Singapore's most prestigious institutions since its founding in 1842.

1933
Singapore Turf Club relocated from Farrer Park to Bukit Timah.



View of the grandstand at Bukit Timah Turf Club, Singapore. 1933.

1950s
After WWII, horse racing resumed and got more popular, with the Southern Grandstand expanded to increase crowd capacity.



Photograph of the Singapore Turf Club, 1950. RAFSA Collection, courtesy of National Archives of Singapore

1972
Queen Elizabeth, the Duke of Edinburgh and Princess Anne visited the Turf Club during their site visit to Singapore.



Queen Elizabeth II and Duke of Edinburgh Prince Philip, accompanied by Chairman of Singapore Turf Club Tan Sri Runme Shaw and Mrs Shaw, arriving at the race course in Bukit Timah, 1972. Ministry of Information and the Arts Collection, courtesy of National Archives of Singapore



Turf Club, 1950s. Arthur B Reich Collection, courtesy of National Archives of Singapore

1980s
The North Grandstand was built, increasing crowd capacity to a total of 60,000 people.



Photo credits: Finbarr Fallon



Photo credits: Finbarr Fallon

1990s
One of the last few races before the Turf Club relocation to Kranji.



Singapore Gold Cup 1997 at Singapore Turf Club (Bukit Timah Race Course), 1997.

2000s – Present
After relocating to Kranji, the site became Turf City — a casual lifestyle enclave of dining, retail, sports and recreation within its heritage grounds.

A World Unfolding at the New Bukit Timah Turf City

Dunearn House

Dunearn House, the first private residential development at the new Bukit Timah Turf City, is positioned at the starting gate of this district's new and next lap. This new chapter continues the setting's almost century-long legacy as a communal space for sports, entertainment, dining, and for everyone in the family.

22 Heritage Buildings

Buildings, former stables and old quarters will be revitalised into new community spaces across the estate, preserving the former Turf Club's mix of architectural styles.





Lush Greenery

The estate sits snug where nature begins, and never ends, a serene habitat of flora and fauna of rich and rare biodiversity that has always been rooted here.





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10-min Neighbourhood

First and last mile connectivity means all of life's tasks and pleasures fit perfectly within a 5-minute cycle or 10-minute walk, like shops, parks, recreation, and community facilities. Go places at your own pace via the future nearby Turf City MRT station and bus services.

Car-lite District

The new Turf City aims to be a car-lite and pedestrian-friendly district with good public transport connectivity and sustainable travel options, as well as good walking and cycling connections.



15,000-20,000 New Homes

The URA Master Plan projects new private and public housing on these rejuvenated heritage grounds.

Road Enhancements

To facilitate traffic flow from the new developments in a car-lite district, improvements like the widening of Eng Neo Avenue, Dunearn Road, and Bukit Timah Road are being studied. Green swaths like Eng Neo Avenue Forest and Bukit Tinggi Forests remain preserved.



*Map not drawn to scale. Contents of this map is subject to respective authorities' planning.

Bukit Timah Turf City's New and Next Lap

Drawing inspiration from the prestige of Turf City's equestrian era and Bukit Timah's leafy countryside landscape, urban planners envision a sprawling yet serene setting that embraces vibrant cosmopolitan living for all. Imagine the former racecourse's iconic oval revolutionised as community centrepiece, while both the North and South grandstands anchor the neighborhood's upcoming chapters.



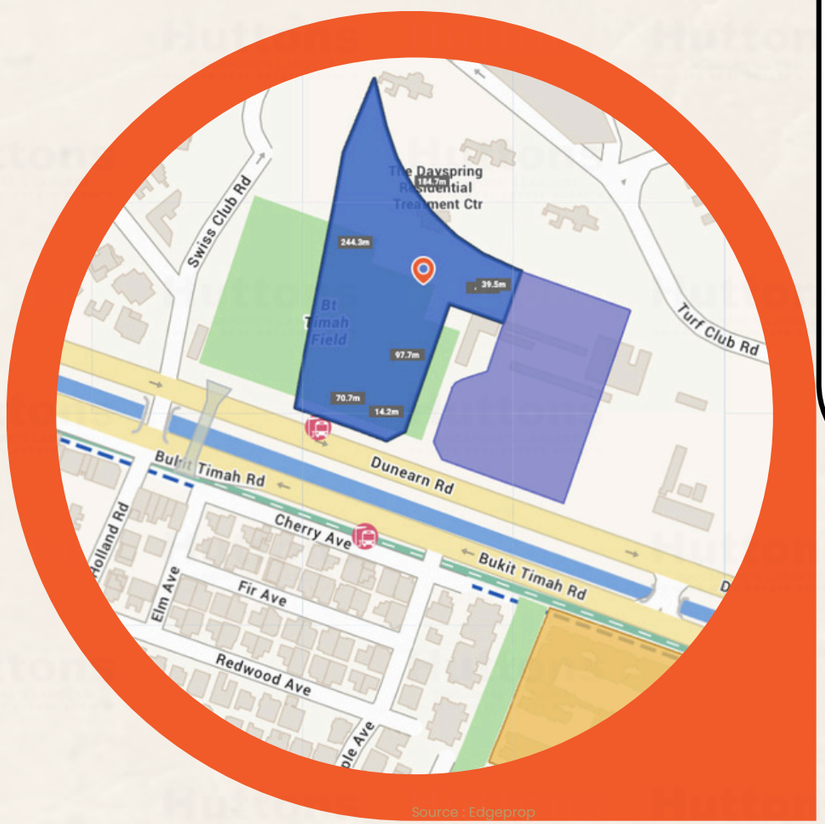
This image is AI-generated and intended for inspiration only.
Turf City plans and usage are subject to the relevant authorities' planning.

Visualise green trails and cherished tales mingling with diverse and inclusive retail and recreational areas. Look forward to contemporary housing blending beautifully with repurposed conservation structures evoking Singapore's equestrian heritage. Enjoy everything within easy reach, from sports to healthcare, a welcome change of scene on foot and pedals in car-lite calmness. For all other destinations, transit to MRT station, bus services, and major expressways in mere moments. Home is where the heart of legacy is.

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The Game Changer



Source : Edgeprop

Best Deal

Dunearn House

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9	Wee Hur Holdings	$ 330,839,000	$ 949

Source: URA

VS

2nd Land Site

Bids received for Dunearn Road site

Ranking	Tenderer	Bid price	Bid price (psf per plot ratio)
1	Wing Tai Holdings and Metro Holdings	$ 532,999,999	$ 1,625
2	Frasers Property, CSC Land Group and Sekisui House	$ 517,000,001	$ 1,576
3	China Overseas Land & Investment	$ 501,900,000	$ 1,530
4	City Developments	$ 501,358,000	$ 1,528
5	UOL Group, Singapore Land Group and Kheng Leong Co	$ 500,648,800	$ 1,526
6	Hong Leong Holdings and GuocoLand	$ 485,472,770	$ 1,480

Sources: URA, developers

A closer look at the latest Dunearn Road GLS tender indicates that the top bid of $1,625 psf ppr is **15.2%** above the $1,410 psf ppr that the adjacent first site fetched. It signals a premium that some developers appear willing to pay despite the site's more prescriptive development conditions.

The technical conditions for this 2nd land site are more prescriptive than a typical GLS tender.
Some of the conditions include a supermarket of at least 10,764 sq ft GFA, which must remain in operation for a minimum of 10 years from the development's Temporary Occupation Permit. The remaining 4,305 sq ft of the 15,070 sq ft commercial cap can be used for shops, restaurants, fitness centres, medical clinics, or commercial schools. Bars, pubs, massage establishments, offices, and live entertainment uses are not permitted.
The developer is also required to provide an Early Childhood Development Centre (ECDC) of at least 6,458 sq ft GFA within the development, which must also operate for a minimum of 10 years.
The supermarket and ECDC are community-serving facilities that add practical convenience for residents, but the operating obligations also add to development costs that are typically factored into the land bid and, by extension, into eventual unit prices.

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Strong Positioning

Key Factors	Reasons
First Mover Advantage	Sets Benchmark Pricing
Scarcity	Limited Bukit Timah supply
Developers	Strong JV credibility
Exit Strategy	Future Buyers pay Higher

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Key Pointers

Foothold in Singapore's Prestigious Education Belt

First non-landed residences at District 11 Swiss Club in 33 years

Own the First mover in the Turf City redevelopment

10 minute neighbourhood with amenities at your doorstep

4 minutes walk to Sixth Avenue MRT station

Possibly the tallest residential development between Yarwood Avenue to Stevens Road

Elevated above Good Class Bungalow enclaves

Squarish and Efficient Layouts

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Project Information

DUNEARN HOUSE

Development Name	Dunearn House | 达恩. 豪庭
Developer	Phoenix Dunearn Pte Ltd (Joint Venture between Frasers Property, CSC Land and Sekisui House)
Description	2 Blocks of 19-Storey and 3 Blocks of 10-Storey Residential Building with 1 Basement Carpark, Swimming Pools and Communal Facilities
Location	760, 762, 766, 768, 770 Dunearn Road, Singapore
District	District 11 Core Central Region *(Bukit Timah Planning Area, Swiss Club Subzone)*
Land Tenure	Leasehold 99 years commencing 30 Sep 2025
Total No. of Residential units	380 units
Unit Types	2 Bedroom to 4 Bedroom Premium + Study
Expected Date of Vacant Possession	31 December 2030
Zoning	Residential
Gross Site Area	13,491.90 sqm / 145,225.60 sq !
Total Number of Basement Parking Lots	228 Lots + 3 Accessible Lots
Total Bicycle lots	64 Lots (L1–34 Lots, Basement –30 Lots)

ONG&ONG group

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Project Details

DUNEARN HOUSE

Developer	Phoenix Dunearn Pte Ltd
Architect / Project ID	ONG&ONG Pte Ltd
C&S Engineer	KCL Consultants Pte Ltd
M&E Engineer	United Project Consultants Pte Ltd
Landscape Consultant	Ecoplan Asia Pte Ltd
Quantity Surveyor	Threesixty Cost Management Pte Ltd
Builder	China Construction (South Paci"c) Development Co Pte Ltd
Show#at IDs	Super Fat Design Pte Ltd (Sales Gallery and 2BR + Study) Massone Ong Pte Ltd (3BR + Study and 4BR Premium + Study)

ONG&ONG group

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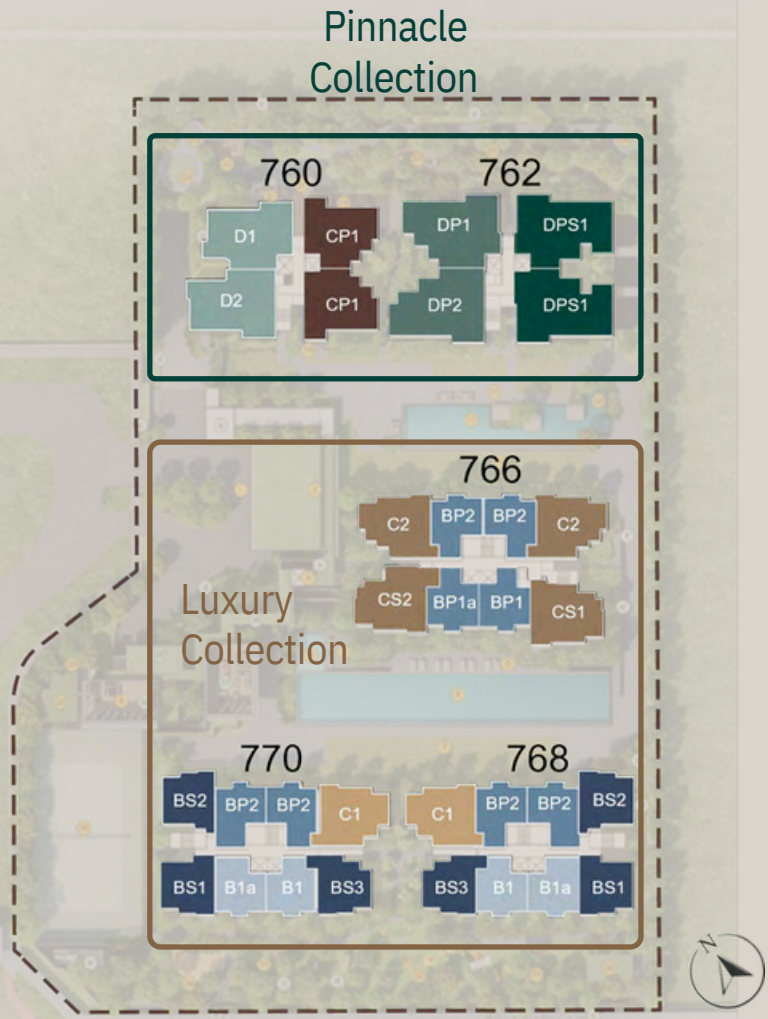
Unit Distribution Chart

DUNEARN HOUSE

NO. OF ROOMS	PERCENTAGE (%) OF UNIT TYPE		UNIT TYPE	TYPICAL SIZE (sqm)	TYPICAL SIZE (sqft)	NO. OF UNITS	NO. OF RESIDENTIAL UNITS
2 BEDROOM	10	45	B1 / B1 (P)	49	527	20	40
			B1a / B1a (P)			20	
2 BEDROOM PREMIUM	20		BP1 / BP1 (P)	57	614	10	77
			BP1a / BP1a (P)			10	
			BP2 / BP2 (P)			57	
2 BEDROOM + STUDY	15		BS1 / BS1 (P)	61	657	20	59
			BS2 / BS2 (P)	62	667	19	
			BS3 / BS3 (P)	63	678	20	
3 BEDROOM	5	25	C1 / C1 (P)	81	872	20	20
3 BEDROOM + FLEXI	5		C2 / C2 (P)	87	936	20	20
3 BEDROOM + STUDY	5		CS1 / CS1 (P)	88	947	10	20
			CS2 / CS2 (P)	90	969	10	
3 BEDROOM PREMIUM	10		CP1	93	1001	36	36
4 BEDROOM	10	30	D1	110	1184	18	36
			D2	110	1184	18	
4 BEDROOM PREMIUM	10		DP1	121	1302	18	36
			DP2	122	1313	18	
4 BEDROOM PREMIUM + STUDY	10		DPS1	128	1378	36	36
						TOTAL	380

Luxury Collection

Pinnacle Collection



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Luxury Collection
766, 768, 770 Dunearn Road







Pinnacle Collection
760 & 762 Dunearn Road

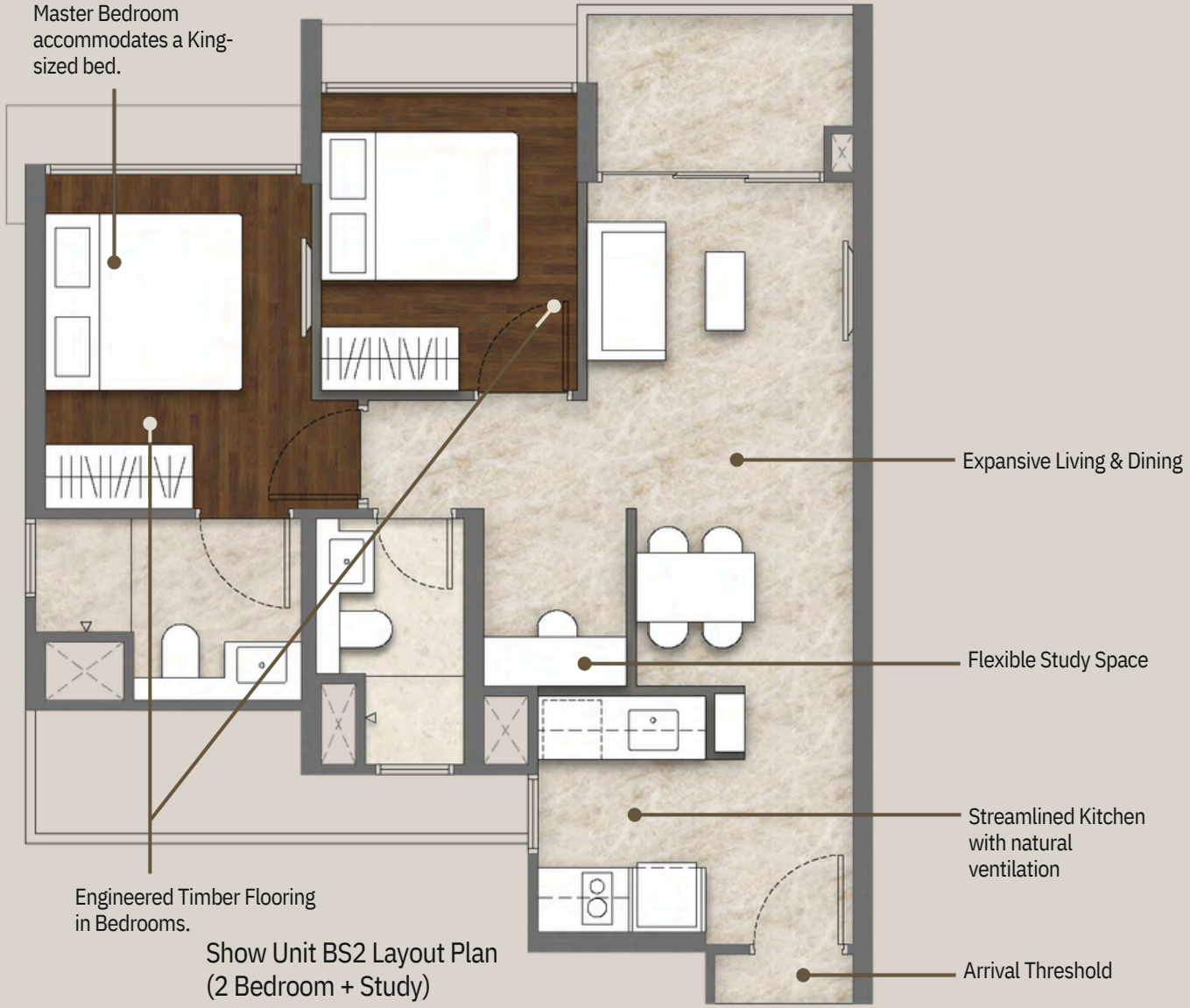






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Luxury Collection (2 Bedroom + Study -BS2 Show Unit, 667 sq ft)



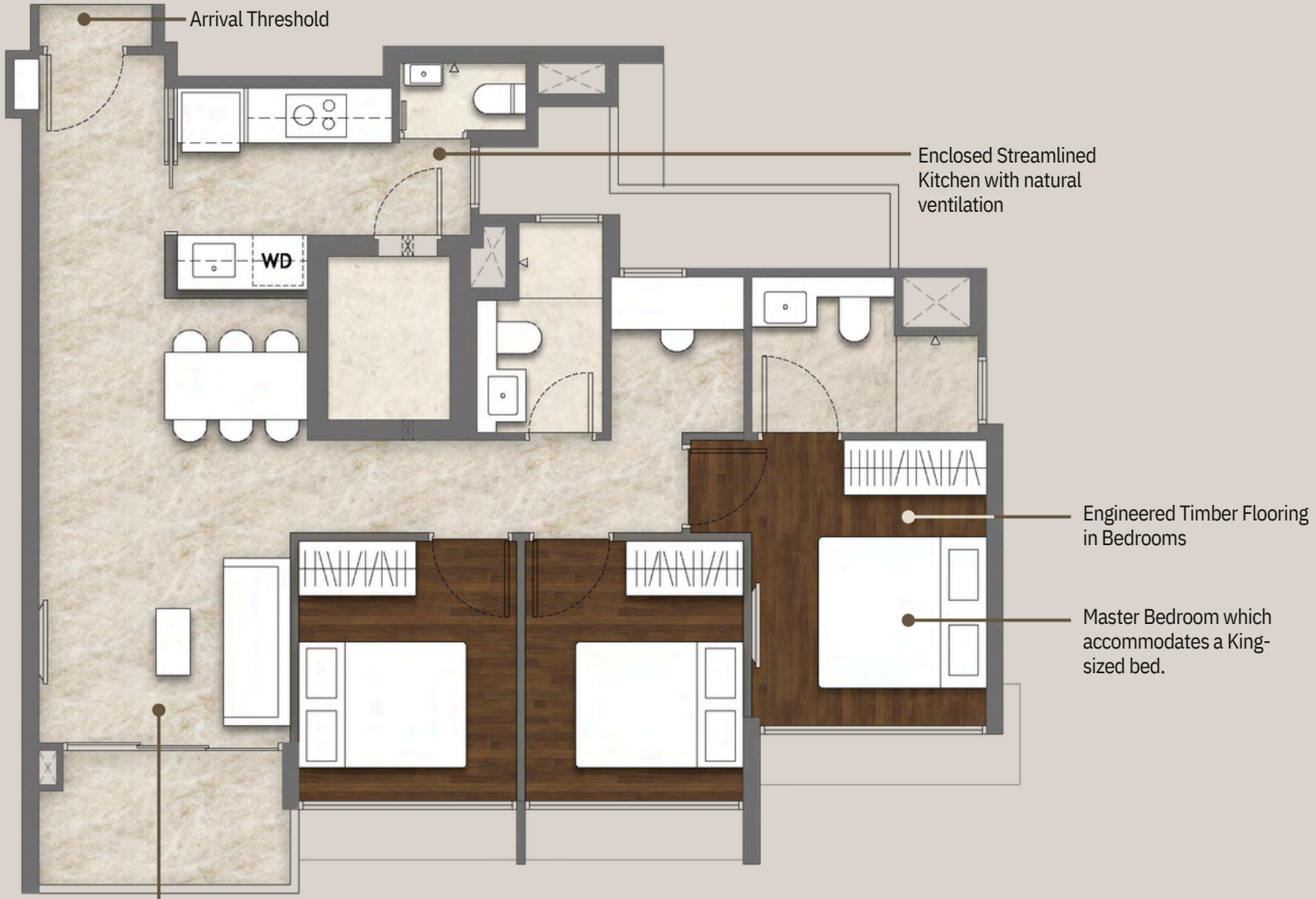
Show Unit BS2 Layout Plan
(2 Bedroom + Study)

1.8 units / core –for BLK 766, 770,768
2.Flexible internal layouts –adaptable for evolving family needs and ageing in place;
3.Streamlined Kitchen –Efficientgalley-style kitchen planning across all 2-bedroom unit types, with natural light and ventilation for BS type units;
4.Flexi Space –able to be enclosed or combined with dining area;
5.Naturally Ventilated Toilets –Both Master & Common for BS type units;
6.Arrival Threshold –allow better setback from facing units.

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Luxury Collection (3 Bedroom + Study –CS1 Show Unit, 947 sq ft)



Show Unit CS1 Layout Plan
(3 Bedroom + Study)

1.8 units / core –for BLK 766, 768, 770
2.Flexible internal layouts –adaptable for evolving family needs
3.Naturally ventilated kitchen –highly efficient enclosed kitchen with HS/ WC for most units
4.Study –Naturally ventilated, enclosable or could be combined with the Master Bedroom
5.Naturally ventilated bathrooms –For both Master & Common Baths
6.Arrival threshold –maximisesprivacy setback from facing units

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Pinnacle Collection (4 Bedroom Premium + Study –DPS1 Show Unit, 1378 sq ft)

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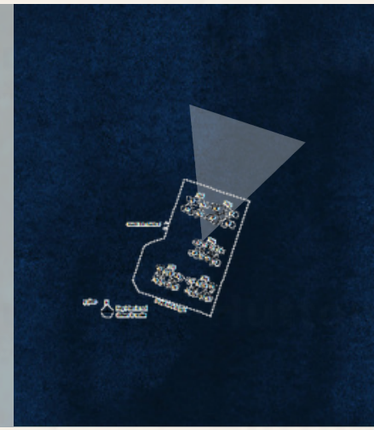


Show Unit DPS1 Layout Plan
(4 Bedroom Premium + Study)

1. 4 units / core –for BLK 760 & 762
2. Flexible internal layouts –adaptable for evolving family needs
3. Wide Living & Dining Space
4. Island kitchen –For all 4 Bedroom Premium units onwards
5. Naturally ventilated bathrooms –For all Baths
6. Jack & Jill Bathroom –serving Bedrooms 2 & 3
7. Study –Naturally ventilated, enclosable or could be combined with the Master Bedroom
8. Large Master Bedroom –with His/Her wardrobeand space for dresser
9. His/HerBathroom –with double sink in Master Bathroom
10. Arrival threshold –maximisesprivacy setback from facing units

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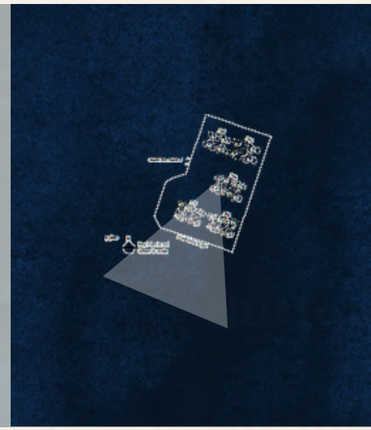
North View : Potential Views from L19





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South View : Potential Views from L19





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OFFICIAL MARKETING AGENCY

Huttons

SINGAPORE'S LARGEST PRIVATE REAL ESTATE AGENCY

ESTATE AGENT LICENCE NO.: L3008899K

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PREVIEWS JULY 2026

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PRIVATE REAL ESTATE AGENCY

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