



# Why PICCADILLY GRAND?



Prepared on: 4 April 2022



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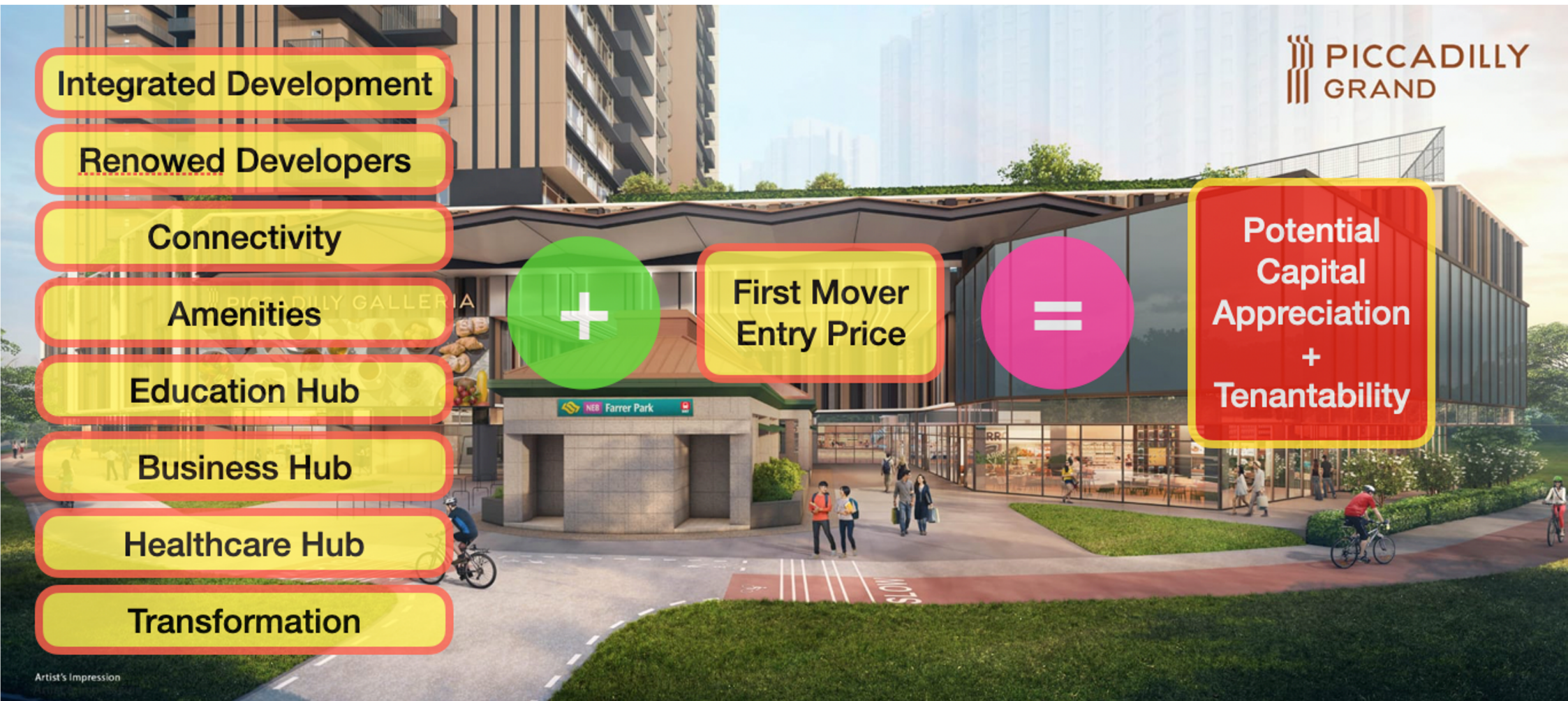
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# Key Highlights of Piccadilly Grand

20<sup>th</sup> Huttons  
YEARS



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# Key Highlights of Piccadilly Grand



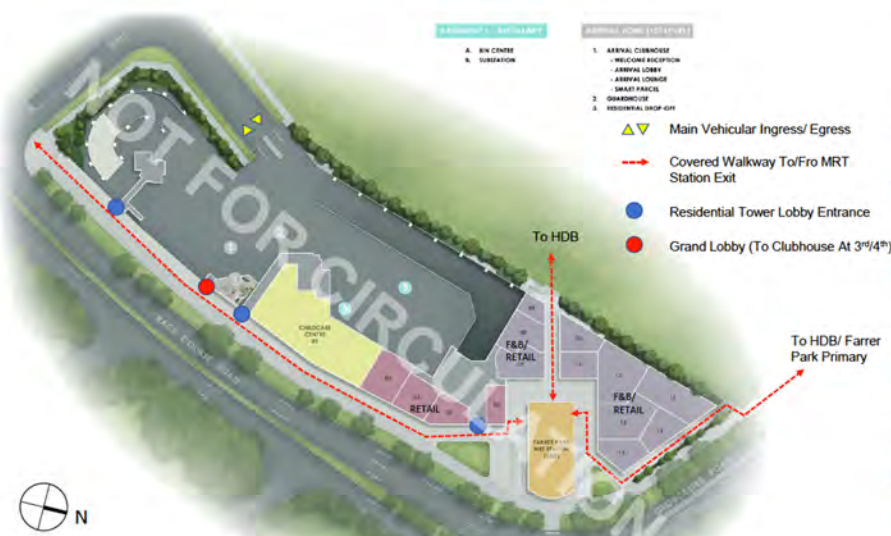
- Direct Link to Farrer Park MRT Exit E
- Piccadilly Grand will be connected to more than few dozens of MRT Stations across different lines, good for Own-Stay or for Investment
- With the upcoming Thomson-East Coast Line it will take 9 stations only from Farrer Park MRT to Changi Airport!

- 99-Year Leasehold = Lower Entry Point, HIGHER Future Capital Appreciation
- Built by well-known developers: CDL & MCL
- 3 Blocks of 23 Storey. Total of 407 Units
- 1 Bedroom to 5 Bedroom. Dual Key Available.
- Strategically Located in District 8 City Fringe Full of Amenities
- Well Situated Between Novena Medical Hub, Newton, Orchard, Dhoby Ghaut, Bugis, Lavender, Kallang, Geylang Bahru and Boon Keng
- Potential Subject To Future Government Transformation Plan



#### From Farrer Park MRT Station

- 2 Stops to Dhoby Ghaut (Plaza Singapura)
- 3 Stops to Orchard
- 4 Stops to Raffles Place (CBD)
- 5 Stops to Telok Ayer (CBD)
- 5 Stops to Bayfront (MBS)



- North-South Facing
- 14 Units of F&B / Retail With Total Floor Area of 1,500 sqm at 1st Floor
- A Childcare Centre that will have a Floor Area of 500 sqm at 1st Floor
- Sheltered Walkway straight to Farrer Park MRT Exit E
- Within 5 Minutes Walk to Farrer Park Primary School
- Stroll down with ease to do all your grocery shopping at City Square Mall through Underground Link despite of rainy days / hot sunny days

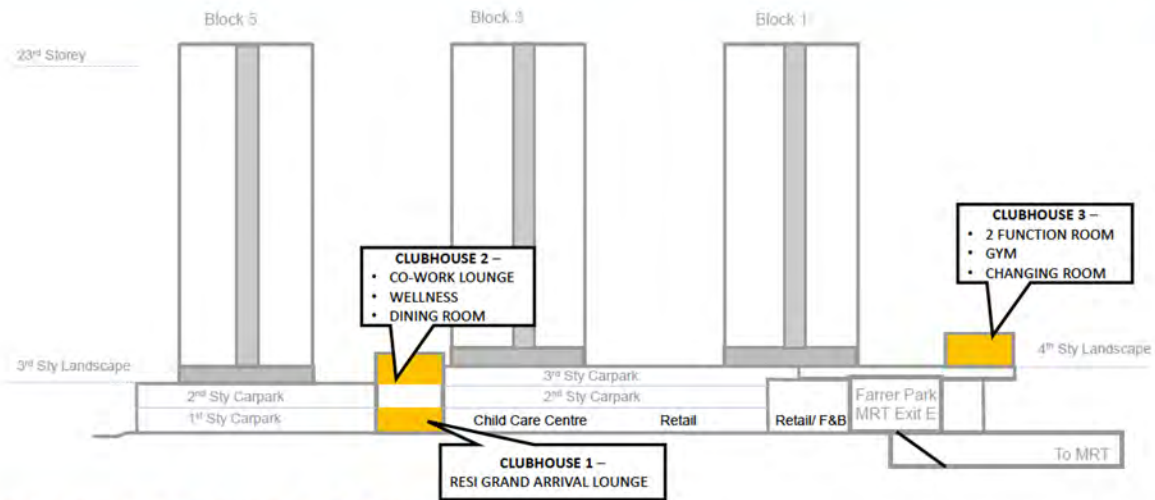


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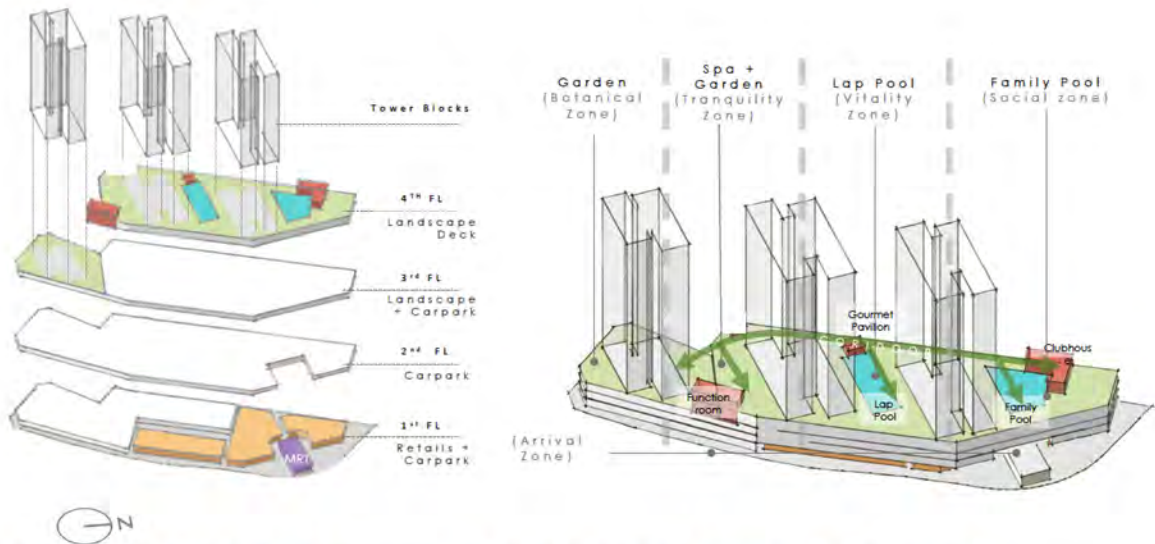
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# Key Highlights of Piccadilly Grand



- 3 Residential Tower Lobby Entrance
- Grand Arrival Lounge For Residential
- 3 Clubhouses (Arrival Clubhouse at level 1, Tranquility Clubhouse at level 3, Social Clubhouse at level 4)
- 3 Levels of Carpark



- 1st Storey: Childcare Centre, F&B / Retail Space & Carpark
- 2nd Storey: 2nd Carpark Level
- 3rd Storey: Landscaping and 3rd Carpark Level
- 4th Storey: Landscape Deck
- 5 Curated Zones: Arrival Zone, Botanical Zone, Tranquility Zone, Vitality Zone, Social Zone





# 2 Bedroom + Study Floor Plan Layout

## 2-BEDROOM + STUDY

Type B3S

66 sqm / 710 sq ft

Blk 1: #05-03 to #22-03

Blk 3: #05-10 to #22-10

Type B3S(d)

81 sqm / 872 sq ft

(inclusive of 15m<sup>2</sup> strata void over living/dining)

Blk 1: #23-03

Blk 3: #23-10

- A Spacious 710  
sqft 2 Bedroom

- Rare Squarish  
Dumbbell Layout

- Customisable to  
become Enclosed  
Kitchen

- Suitable for  
Young Couples

- Price starts  
from (TBC):  
\$1,457,700.-

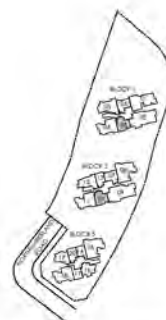


DOTTED LINE DENOTES STRATA  
VOID AREA FOR TYPE B3S(d)

F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE  
RC RC LEDGE (EXCLUDED FROM STRATA AREA)

0 1 2 3 4 5M

Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities.  
All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved  
balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".



Key plan is not drawn to scale



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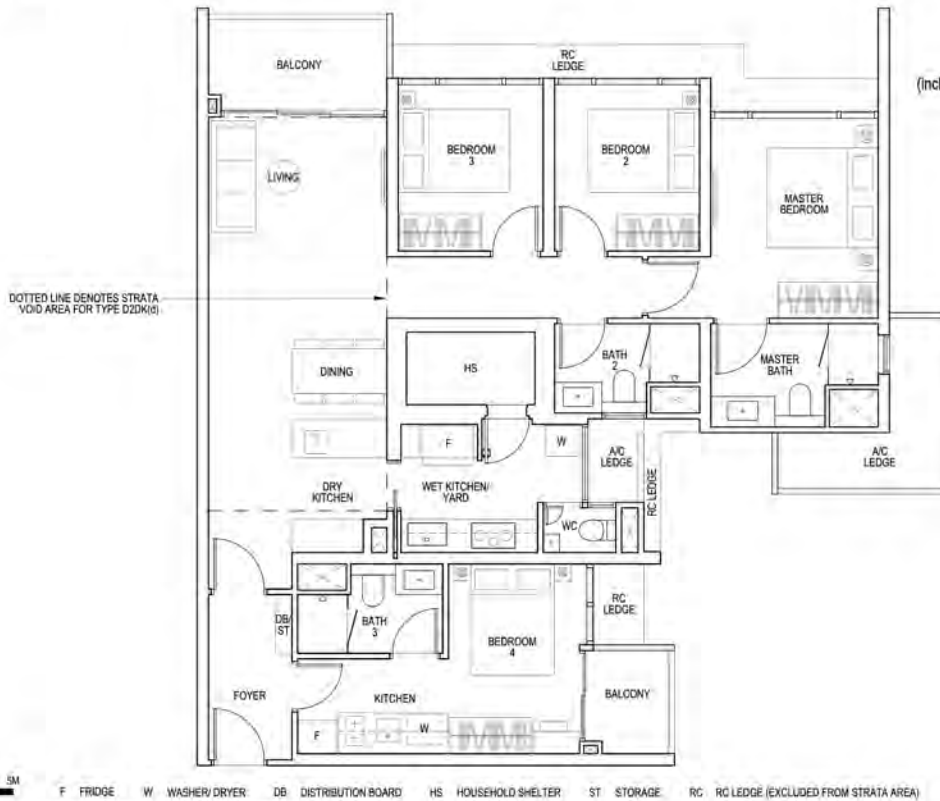


# 4 Bedroom Dual Key Floor Plan Layout

## 4-BEDROOM DUAL KEY

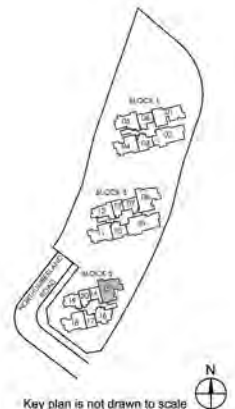
Type D2DK  
128 sqm / 1378sq ft

Blk 5: #04-15 to #22-15



Type D2DK(d)  
153 sqm / 1647 sq ft

(inclusive of 25m² strata void over living/dining and dry kitchen)  
Blk 5: #23-15



Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

- A Spacious 1,378 sqft 4 Bedroom Dual Key

- Biggest Dual Key Unit compare to other new launch developments

- Price starts from (TBC): \$2,687,100.-

- The Only Dual Key Unit that directly connected to Farrer Park MRT

- Suitable for 3-Generations Family

- Potential Minimum Monthly Rental of \$7,500.- (3% Rental Yield)



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# Unofficial Guide Prices



## UNOFFICIAL GUIDE PRICES

Unit Mix			Price Matrix							
UNIT TYPE	NO. OF UNITS	AREA (SQFT)	\$1,950	\$2,000	\$2,100	\$2,150	\$2,200	\$2,250	\$2,300	\$2,400
1 BEDROOM	42	484					\$1,064,800	\$1,089,000	\$1,113,200	\$1,161,600
1 BEDROOM + STUDY	43	484 – 517					\$1,064,800	\$1,089,000	\$1,113,200	\$1,161,600
2 BEDROOM	40	646				\$1,388,900	\$1,421,200	\$1,453,500	\$1,485,800	\$1,550,400
2 BEDROOM + STUDY	80	678 – 710				\$1,457,700	\$1,491,600	\$1,525,500	\$1,559,400	\$1,627,200
3 BEDROOM	20	883	\$1,721,850	\$1,766,000	\$1,854,300	\$1,898,450				
3 BEDROOM + FLEXI	81	1076 – 1098	\$2,098,200	\$2,152,000	\$2,259,600	\$2,313,400				
4 BEDROOM + FLEXI	20	1410 – 1744	\$2,749,500	\$2,820,000	\$2,961,000	\$3,031,500				
4 BEDROOM DUAL KEY	41	1378 – 1658	\$2,687,100	\$2,756,000	\$2,893,800	\$2,962,700				
5 BEDROOM	20	1582	\$3,084,900	\$3,164,000	\$3,322,200	\$3,401,300				
5 PREMIUM	20	1679	\$3,274,050	\$3,358,000	\$3,525,900	\$3,609,850				

407

	HIGHLY LIKELY
	POSSIBLE
	UNLIKELY

Info is accurate as at 30/03/2022 & Subject to change without prior notice. Please note this is not an official guide price from the Developer and is for illustration purposes only

Herewith attached the Unofficial Guide Prices for PICCADILLY GRAND.

For 1 Bedroom and 1 Bedroom + Study highly likely the price will start from \$2,200 PSF

For 2 Bedroom and 2 Bedroom + Study highly likely the price will start from \$2,150 PSF

For 3 Bedroom up to 5 Bedroom Premium highly likely the price will start from \$1,950 PSF onwards

Do take note all prices listed above are **Unofficial** and **To Be Confirmed**.

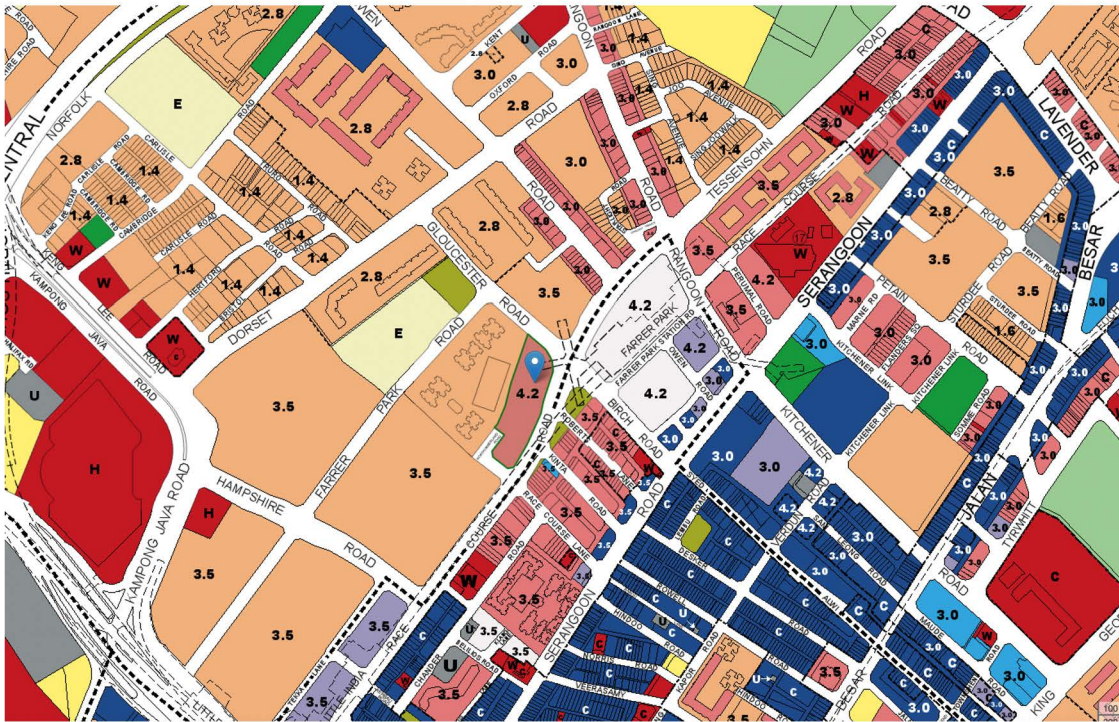


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# Upcoming Transformation



Farrer Park is located in District 8 of Singapore that falls under the Central Area Master Plan. As part of the plan, the Central Business District (CBD) and several estates in the region will be revamped to feature more mixed-use developments featuring offices, residential units, and hotels within the next 5 to 10 years.

According to the 2019 URA Master Plan, the Central region is set to become a 24/7 lifestyle destination. The new developments will be focused on breathing new life into the region by adding vibrancy. It will create more employment opportunities for residents close to their homes.

The green fields and places with historical significance will be enhanced, creating a sustainable environment. Some of the major developments will entail enhancing connectivity, linking parks and open spaces, and creating more homes. Adding new housing options in Farrer Park and neighboring areas will bring residents close to jobs and cut down commutes to work. With increased vibrancy, Farrer Park and the entire Central Region is set to become abuzz with several exciting activities for leisure.

Farrer Park residents will benefit from its proximity to the Ophir-Rochor area, which the government plans to redevelop, creating more job opportunities. The area is fast transforming into a perfect destination for work-live-play, stealing the limelight from Tanjong Pagar and Marina Bay.

[Piccadilly Grand residents will benefit from the upcoming developments in the Central Region, enjoying capital gains and a better lifestyle with everything nearby.](#)



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