

## PROJECT FACTSHEET - NEW LAUNCH

KALLANG WAY · DISTRICT 13 · D13

# Gourmet Xchange

**272**

TOTAL UNITS

**33 Years**

TENURE

**Not stated**

TOP / VP

**D13**

DISTRICT

**Not stated**

INDICATIVE PRICE

Gourmet Xchange is a CapitaLand food-industrial launch at Kallang Way, planned for B2 food uses with industrial units, heritage terrace units and operational loading access.

### PROJECT PARTICULARS

DEVELOPER	CapitaLand Development (Singapore)	PLOT RATIO	Not stated in available source files
ADDRESS	1 Kallang Way, Singapore 349532	BLOCKS & STOREYS	B2 food industrial development with heritage terrace component and ramp-up access to roof
TENURE	33 years from 17 February 2025	TOTAL UNITS	264 industrial units and 8 heritage terrace units
SITE AREA	44,107 sqm	EXPECTED TOP	Not stated in available source files

### UNIT MIX & SIZES

TYPE	SIZE	UNITS	PRICE
The Xchange Units	Selected layouts i	264 units	Not stated
Heritage Terrace	Multi-level terrac	8 units	Not stated
Restaurant/Canteen/Kiosk Uses	Power and gas prov	Shown in source spec	Not stated

# GOURMET XCHANGE - CONTINUED

PRICING - HIGHLIGHTS - LOCATION

## INDICATIVE PRICING

THE XCHANGE UNITS

**Not stated**

HERITAGE TERRACE

**Not stated**

RESTAURANT/CANTEEN/KIO

**Not stated**

PRICE STATUS

**Not stated**

PRICE STATUS

**Not stated**

PRICE STATUS

**Not stated**

The local source files reviewed for this run do not include a released official price list; pricing is treated as not stated in available source files.

## WHY BUYERS ARE WATCHING GOURMET XCHANGE

- 1 CapitaLand Development is listed as the developer.
- 2 Source sales kit states B2 food-only industrial use.
- 3 The development includes 264 units and 8 heritage terrace units.
- 4 Ramp-up-to-roof, direct loading and 20/40-footer container access up to level 3 are listed as selling points.
- 5 76 common carpark lots are stated, including 11 EV lots.
- 6 Town gas and high-power provisions are described in source specifications.

## LOCATION & CONNECTIVITY

### MRT

#### MacPherson / Potong Pasir / Geylang

Kallang Way sits within the central-east industrial corridor.

### INDUSTRIAL

#### Kallang and MacPherson food-producti

The B2 food-only use supports central food production and distribution needs.

### ROADS

#### PIE / KPE / CTE access

The source material positions the project around central expressway connectivity.

### BUSINESS

#### Paya Lebar / city fringe

The location supports access to city-fringe commercial nodes.

## FACILITIES HIGHLIGHTS (30+ IN TOTAL)

River promenade view

Direct loading

Food production-ready provisions

Kallang park connectors

Swimming Pool

Function Room

Children's Play

Garden Seating

Fitness Zone

Bicycle Parking

Heritage terrace

Roof access

Central industrial cluster

Arrival Lobby

Pool Deck

Residents' Lounge

BBQ Pavilion

Reading Corner

Family Spaces

Accessible Facilities

Ramp-up driveway

EV lots

Nearby eateries

Drop-off

Clubhouse

Gymnasium

Landscape Deck

Outdoor Dining

Management Office

Carpark