

YISHUN · DISTRICT 27 · EXECUTIVE CONDO

North Gaia

A 616-unit Executive Condominium in Yishun's Miltonia precinct — Singapore Citizen-eligible, with subsidised pricing and 10-year privatisation runway.

616

RESIDENTIAL UNITS

99 Years

LEASEHOLD

Jun 2027

NOV P

D27

YISHUN · OCR

From S\$1.04M

2-BR EC

PROJECT PARTICULARS

Developer	Sing Holdings × Forsea Holdings
Address	Yishun Close · D27
District	27 · Yishun · OCR
Tenure	99-year EC leasehold (10-yr MOP)
Site Area	~25,400 sqm
Total Units	616 across 9 towers · 14 storeys each
Architect	ADDP Architects
Sustainability	Green Mark Gold Plus
Sales Launch	Apr 2022
Expected NOV P	Jun 2027

UNIT MIX & SIZES

TYPE	SIZE (SQFT)	UNITS
3-Bedroom	893–1,109	375
4-Bedroom	1,238–1,302	220
5-Bedroom	1,496	21
Total	893 – 1,496	616

Highlights:

Executive Condominium — eligible for SC households earning up to S\$16K/month combined. 10-year privatisation runway. Subsidised entry pricing vs comparable private launches.

INDICATIVE PRICING

3-BEDROOM FROM

S\$1.32M

4-BEDROOM FROM

S\$1.85M

5-BEDROOM FROM

S\$2.10M

WHY BUYERS ARE WATCHING

- 1 **EC subsidised pricing** – up to S\$30K Family Grant + EHG eligibility – significantly lower entry than comparable private condos.
- 2 **10-year privatisation runway** – becomes a private condominium at year 11 – typically delivers strong capital appreciation.
- 3 **North Singapore growth area** – Yishun, Sembawang and Canberra are seeing significant URA masterplan investment.
- 4 **Family-friendly large units** – 100% 3-bedroom and above – exclusively positioned for upgrader families.
- 5 **Khatib MRT connectivity** – North-South Line direct to Orchard, Marina Bay; new ICA HQ and SAF Yishun Park nearby.
- 6 **Causeway proximity** – SLE direct to Causeway in 25 min – convenient for cross-border family ties.

LOCATION & CONNECTIVITY

MRT

Khatib MRT (NSL)

North-South Line to Orchard, Dhoby Ghaut, Marina Bay in 35 min.

DRIVE

SLE / TPE

CBD ~35 min · Causeway ~25 min · Changi Airport ~30 min via TPE.

LIFESTYLE

Northpoint City

Northpoint City, Yishun 10 hawkers, Khatib Bongsu nature reserve.

SCHOOLS

Naval Base Primary

Naval Base Primary · Yishun Town Sec · Innova JC · Republic Polytechnic.

FACILITIES HIGHLIGHTS

- 50m Lap Pool
- Wellness Garden
- Function Hall
- Gymnasium
- BBQ Pavilion
- Children's Pool
- Children's Playground
- Yoga Deck
- Cabanas
- Kids Aqua
- Aqua Gym
- Pavilion
- Library Lounge
- Roof Terrace
- Reading Garden
- Tennis Court
- Reflection Pool
- Spa Cove

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