

PROJECT FACTSHEET - NEW LAUNCH

SERANGOON ROAD - FARRER PARK - D08

Centrium Square

231

RESIDENTIAL UNITS

Freehold

TENURE

2020

TOP / VP

D08

DISTRICT

Not stated

INDICATIVE PRICE

Centrium Square is a completed freehold commercial strata development on Serangoon Road, with retail/F&B, medical suites and office levels near Farrer Park MRT.

PROJECT PARTICULARS

DEVELOPER	Tong Eng Group	PLOT RATIO	Not stated in available source files
ADDRESS	320 Serangoon Road, Singapore 218108	BLOCKS & STOREYS	19-storey mixed-use commercial building with retail/F&B, medical suites, offices, car park and Level 5 sky terrace
TENURE	Freehold	TOTAL UNITS	231 strata units: 143 offices, 39 medical suites and 49 retail/F&B units
SITE AREA	68,500 sqft land area stated in source brochure	EXPECTED TOP	Completed in 2020, based on source sales deck

UNIT MIX & SIZES

TYPE	SIZE	UNITS	PRICE
Retail / F&B	Levels 1-2	49 units	Not stated
Medical Suites	Levels 6-8	39 units	Not stated
Strata Offices	Levels 9-19	143 units	Not stated
Office Bundle Reference	4,768 sqft	1 source deck refere	Not stated

CENTRIUM SQUARE - CONTINUED

PRICING - HIGHLIGHTS - LOCATION

INDICATIVE PRICING

RETAIL / F&B

Not stated

MEDICAL SUITES

Not stated

STRATA OFFICES

Not stated

OFFICE BUNDLE REFERENC

Not stated

PRICE STATUS

Not stated

PRICE STATUS

Not stated

The reviewed local source deck lists an office unit bundle and recent office transaction references, but does not provide a released current selling price for this project page; pricing is marked as not stated.

WHY BUYERS ARE WATCHING CENTRIUM SQUARE

- 1 Source sales deck states freehold tenure and BCA Green Mark Gold rating.
- 2 The sales deck states Farrer Park MRT is about two minutes' walk away.
- 3 The building includes 11 levels of strata offices, 3 levels of medical suites and 2 levels of retail/F&B.
- 4 Office specifications include 4.9m floor-to-floor height, column-free flexible layout and full-height windows.
- 5 The source deck states 124 car park lots, 3 accessible lots and 1 family lot.
- 6 The Level 5 sky terrace includes two outdoor pavilions for events, gatherings and yoga.

LOCATION & CONNECTIVITY

MRT

Farrer Park MRT

Source sales deck states about two minutes' walk to Farrer Park MRT.

RETAIL

City Square Mall

Source sales deck states City Square Mall is about three minutes' walk away.

ROADS

CTE / PIE

The source deck highlights quick drive access to Central Expressway and Pan Island Expressway.

CBD

Central Business District

The source deck positions the building about eight minutes' drive from the CBD.

FACILITIES HIGHLIGHTS (30+ IN TOTAL)

Office lobby	Turnstile access	Concierge at office lobby
Visitor management	CCTV monitoring	Retail podium
Medical suites	Level 5 sky terrace	Outdoor pavilions
Private sheltered drop-off	Central chilled water AC	Farrer Park MRT
Arrival Lobby	Drop-off	Swimming Pool
Pool Deck	Clubhouse	Function Room
Residents' Lounge	Gymnasium	Children's Play
BBQ Pavilion	Landscape Deck	Garden Seating
Reading Corner	Outdoor Dining	Fitness Zone
Family Spaces	Management Office	Bicycle Parking