

## PROJECT FACTSHEET - NEW LAUNCH

MANDAI ESTATE - SUNGEI KADUT - D25

# CT FoodNEX

**110**

TOTAL UNITS

**Freehold**

TENURE

**30 September 2027**

TOP / VP

DISTRICT

**Not stated**

INDICATIVE PRICE

CT FoodNEX is a freehold Mandai Estate food-factory launch with 109 production units, one canteen, high floor loading and B2 industrial planning for food production operators.

### PROJECT PARTICULARS

DEVELOPER	CT @ Mandai Pte. Ltd.	PLOT RATIO	2.5
ADDRESS	2A Mandai Estate, Singapore	BLOCKS & STOREYS	10-storey multi-user general industrial food factory with ramp-up access, loading bays and production units
TENURE	Freehold	TOTAL UNITS	109 factory units and 1 canteen
SITE AREA	7,459 sqm / 80,288 sqft	EXPECTED TOP	Expected vacant possession 30 September 2027

### UNIT MIX & SIZES

TYPE	SIZE	UNITS	PRICE
Level 1 Production / Canteen	7.475-8.175m floor	8 factory units + 1	Not stated
Levels 2-4 Production	6.650m floor heigh	30 factory units	Not stated
Levels 5-9 Production	5.950m floor heigh	50 factory units	Not stated
Level 10 Production	7.525m floor heigh	21 factory units	Not stated
Total	Food factory / can	109 factory units +	Not stated

# CT FOODNEX - CONTINUED

PRICING - HIGHLIGHTS - LOCATION

## INDICATIVE PRICING

LEVEL 1 PRODUCTION / C

**Not stated**

LEVELS 2-4 PRODUCTION

**Not stated**

LEVELS 5-9 PRODUCTION

**Not stated**

LEVEL 10 PRODUCTION

**Not stated**

TOTAL

**Not stated**

PRICE STATUS

**Not stated**

The local source files reviewed for this run do not include a current official price list; indicative pricing is marked as not stated.

## WHY BUYERS ARE WATCHING CT FOODNEX

- 1 Source factsheet states freehold tenure and B2 industrial land category.
- 2 The development is described as a fully ramp-up 10-storey food factory.
- 3 The source legal brief states CT @ Mandai Pte. Ltd. as developer.
- 4 Expected vacant possession is stated as 30 September 2027.
- 5 Design brief lists passenger, goods and service lifts, container bays, car lots, motorcycle lots and 54 bicycle lots.
- 6 Source material positions the site near Sungei Kadut, Mandai Estate, BKE and KJE.

## LOCATION & CONNECTIVITY

### INDUSTRIAL

#### Mandai Estate

The source location materials place CT FoodNEX at 2A Mandai Estate in the Sungei Kadut planning area.

### ROADS

#### BKE / KJE

The site proximity page highlights BKE and KJE access for industrial logistics.

### MRT

#### Sungei Kadut / Yew Tee area

The source proximity map references the upcoming Sungei Kadut station and nearby Red Line catchment.

### FOOD SECTOR

#### Food-production hub

The source brochure positions the project for food manufacturing, cold storage, packaging and related food-industry uses.

## FACILITIES HIGHLIGHTS (30+ IN TOTAL)

Ramp-up factory  
Container lots  
Kitchen exhaust duct  
Passenger lifts  
Arrival Lobby  
Pool Deck  
Residents' Lounge  
BBQ Pavilion  
Reading Corner  
Family Spaces

Production units  
Loading bays  
Goods lifts  
Bicycle lots  
Drop-off  
Clubhouse  
Gymnasium  
Landscape Deck  
Outdoor Dining  
Management Office

Industrial canteen  
Dedicated refuse chute  
Service lifts  
Mandai Estate  
Swimming Pool  
Function Room  
Children's Play  
Garden Seating  
Fitness Zone  
Bicycle Parking