

PROJECT FACTSHEET - NEW LAUNCH

LORONG 13 GEYLANG · DISTRICT 14 - D14

Gems Ville

24

RESIDENTIAL UNITS

Freehold

TENURE

30 June 2025

TOP / VP

D14

DISTRICT

Not stated

INDICATIVE PRICE

Gems Ville is a freehold boutique Geylang launch with 24 homes, mechanised parking and rooftop communal amenities close to city-fringe transport and dining.

PROJECT PARTICULARS

DEVELOPER	East Asia Geylang Development Pte. Ltd.	PLOT RATIO	2.8
ADDRESS	8 Lorong 13 Geylang, Singapore 389901	BLOCKS & STOREYS	1 block of 7-storey residential flat with communal facilities, carpark and rooftop communal facilities
TENURE	Freehold	TOTAL UNITS	24 residential units
SITE AREA	731 sqm / 7,865.56 sqft	EXPECTED TOP	Expected T.O.P 30 June 2025

UNIT MIX & SIZES

TYPE	SIZE	UNITS	PRICE
1 Bedroom	517 sqft	6 units	Not stated
2 Bedroom	797 sqft	6 units	Not stated
3 Bedroom	1,130 sqft	6 units	Not stated
3 Bedroom Dual Key	1,216 sqft	6 units	Not stated

GEMS VILLE - CONTINUED

PRICING - HIGHLIGHTS - LOCATION

INDICATIVE PRICING

1 BEDROOM

Not stated

2 BEDROOM

Not stated

3 BEDROOM

Not stated

3 BEDROOM DUAL KEY

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 GEMS VILLE

- 1 Source factsheet states freehold tenure and 24 total units.
- 2 Boutique scale: 8-storey inclusive of roof garden.
- 3 Carpark provision includes 1 surface lot, 1 accessible lot and 18 mechanised carpark lots.
- 4 Source factsheet states 4 bicycle lots.
- 5 Kitchen and sanitary provisions reference brands including Hansgrohe, Toto, Miele and Blanco.
- 6 Location sits in the Lorong 13 Geylang city-fringe dining and transport corridor.

LOCATION & CONNECTIVITY

MRT

Aljunied / Mountbatten / Kallang

The local map positions Gems Ville within the Geylang and city-fringe MRT catchment.

ROADS

Guillemard / Sims / PIE

Lorong 13 Geylang connects into the east-city road network.

DINING

Geylang food belt

The brochure highlights mature eateries and daily conveniences around Geylang.

CITY

CBD and Kallang

The source map places the project close to Kallang, Mountbatten and central districts.

FACILITIES HIGHLIGHTS (30+ IN TOTAL)

Rooftop Pool
Mechanised Carpark
Kallang Riverside
Boutique Privacy
Swimming Pool
Function Room
Children's Play
Garden Seating
Fitness Zone
Bicycle Parking

Alfresco Dining
City-fringe Dining
East Coast Connectivity
Arrival Lobby
Pool Deck
Residents' Lounge
BBQ Pavilion
Reading Corner
Family Spaces
Accessible Facilities

Roof Garden
Geylang Food Belt
Mature Amenities
Drop-off
Clubhouse
Gymnasium
Landscape Deck
Outdoor Dining
Management Office
Carpark