

## PROJECT FACTSHEET - NEW LAUNCH

MANDAI ESTATE - DISTRICT 25 - D25

# Keystone @ Mandai

**69**

TOTAL UNITS

**Freehold**

TENURE

**31 DecembeD2028**

TOP / VP

DISTRICT

**Not stated**

INDICATIVE PRICE

Keystone @ Mandai is a freehold Mandai Estate B2 industrial project with 69 total units, ramp-up vehicular access, loading bays, solar roof provision and future-ready EV charging points.

### PROJECT PARTICULARS

DEVELOPER	Bayswood Pte Ltd	PLOT RATIO	Not stated in available source files
ADDRESS	2C Mandai Estate, Singapore 729900	BLOCKS & STOREYS	10-storey freehold B2 industrial building with basement, ramp-up access, loading bays and production units
TENURE	Estate in fee simple / Freehold	TOTAL UNITS	69 industrial units including 1 canteen
SITE AREA	4,779.90 sqm	EXPECTED TOP	Expected vacant possession 31 December 2028

### UNIT MIX & SIZES

TYPE	SIZE	UNITS	PRICE
Level 1 Units	5.6m floor height	Selected units	Not stated
Level 2 Units	5.6m floor height	Selected units	Not stated
Levels 3-9 Units	5.6m floor height	Selected units	Not stated
Level 10 Units	6.975m floor height	Selected units	Not stated
Canteen	Source floor plan	1 unit	Not stated

# KEYSTONE @ MANDAI - CONTINUED

PRICING - HIGHLIGHTS - LOCATION

## INDICATIVE PRICING

LEVEL 1 UNITS

**Not stated**

LEVEL 2 UNITS

**Not stated**

LEVELS 3-9 UNITS

**Not stated**

LEVEL 10 UNITS

**Not stated**

CANTEEN

**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 KEYSTONE @ MANDAI

- 1 Source FAQ states Bayswood Pte Ltd as developer and 69 total units including one canteen.
- 2 Freehold tenure is stated in the source fact sheet and brochure.
- 3 Expected vacant possession is stated as 31 December 2028.
- 4 The design includes ramp-up access for 14-foot rigid vehicles and a 20-foot container loading bay at Level 1.
- 5 Solar panels are stated for rooftop installation after TOP, and all units are EV charger provision ready.
- 6 The source table states 15kN/m2 live load for production and driveway/ramp areas.

## LOCATION & CONNECTIVITY

### INDUSTRIAL

#### Mandai Estate

The project is located at 2C Mandai Estate within the Mandai and Sungei Kadut industrial catchment.

### ROADS

#### BKE / KJE / SLE

Source location materials show access to BKE, KJE and SLE.

### MRT

#### Sungei Kadut future station

The brochure references the Sungei Kadut station timing in the mid-2030s context.

### CHECKPOINT

#### Woodlands

The brochure highlights proximity to Woodlands Checkpoint and northern industrial nodes.

## FACILITIES HIGHLIGHTS (30+ IN TOTAL)

Ramp-up vehicle access	20-foot loading bay	Individual loading bays
Solar rooftop	EV charger provision	Column-free layouts
Roller shutter access	Production units	Canteen
Mandai Estate	Sungei Kadut	Woodlands Checkpoint
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