

PROJECT FACTSHEET - NEW LAUNCH

LORONG AMPAS - BALESTIER - D12

Space 18

47

TOTAL UNITS

Freehold

TENURE

31 December 2026

TOP / VP

DISTRICT

Not stated

INDICATIVE PRICE

Space 18 is a freehold Balestier/Whampoa B1 clean industrial launch with 46 strata units, one canteen, high ceilings and central-fringe road connectivity.

PROJECT PARTICULARS

DEVELOPER	JVA Whampoa Pte Ltd	PLOT RATIO	Not stated in available source files
ADDRESS	18 Lorong Ampas, Singapore 328779	BLOCKS & STOREYS	One 6-storey high-specs B1 clean industrial factory block with first-storey canteen
TENURE	Freehold	TOTAL UNITS	46 strata industrial units and 1 canteen
SITE AREA	Not stated in available source files	EXPECTED TOP	Expected vacant possession 31 December 2026

UNIT MIX & SIZES

TYPE	SIZE	UNITS	PRICE
Industrial Units	Floor-to-floor hei	46 units	Not stated
Canteen	First storey	1 unit	Not stated
Level 1	7.0m floor-to-floo	Selected units / can	Not stated
Total	B1 clean industria	46 strata units + 1	Not stated

SPACE 18 - CONTINUED

PRICING - HIGHLIGHTS - LOCATION

INDICATIVE PRICING

INDUSTRIAL UNITS

Not stated

CANTEEN

Not stated

LEVEL 1

Not stated

TOTAL

Not stated

PRICE STATUS

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 SPACE 18

- 1 Source brief states rare freehold B1 clean industrial tenure.
- 2 The project has one 6-storey industrial factory block with 46 strata units and one canteen.
- 3 Expected vacant possession is stated as 31 December 2026.
- 4 Source brief cites 6.3m floor-to-floor height from the 2nd to 6th floor and 7.0m at the 1st floor.
- 5 The site is positioned in Balestier and Whampoa, District 12, close to CTE and PIE.
- 6 Source material states foreigner eligibility and no ABSD for the industrial property context.

LOCATION & CONNECTIVITY

ROADS

CTE / PIE / KPE / AYE

The source brief lists quick drive-time access to CTE, PIE, KPE, AYE and ECP.

CENTRAL

Balestier / Whampoa

Space 18 is positioned in the Balestier and Whampoa central-fringe area.

MRT

Novena / Toa Payoh

The source brief cites drive-time access to Novena and Toa Payoh MRT stations.

AMENITIES

Balestier eateries / retail

Source material highlights nearby eateries, retail amenities, banking, hotel and commercial facilities.

FACILITIES HIGHLIGHTS (30+ IN TOTAL)

Sheltered car park
Canteen
Flexible unit layouts
Whampoa eateries
Arrival Lobby
Pool Deck
Residents' Lounge
BBQ Pavilion
Reading Corner
Family Spaces

High ceiling units
Lift lobby
Park connector nearby
Central-fringe location
Drop-off
Clubhouse
Gymnasium
Landscape Deck
Outdoor Dining
Management Office

Attached toilets
Full-height glass facade
Balestier amenities
Clean industrial use
Swimming Pool
Function Room
Children's Play
Garden Seating
Fitness Zone
Bicycle Parking