

## PROJECT FACTSHEET - NEW LAUNCH

YEW SIANG ROAD · DISTRICT 05 - D05

# Terra Hill

**270**

RESIDENTIAL UNITS

**Freehold**

TENURE

**9 January 2028**

TOP / VP

DISTRICT

**Not stated**

INDICATIVE PRICE

Terra Hill is a freehold Pasir Panjang / Yew Siang Road launch with 270 homes across low-rise blocks, hill-framed landscaping and the Greater Southern Waterfront growth story nearby.

### PROJECT PARTICULARS

|           |                                     |                  |  |
|-----------|-------------------------------------|------------------|--|
| DEVELOPER | Hoi Hup Sunway Kent Ridge Pte. Ltd. | PLOT RATIO       | 1.4  |
| ADDRESS   | 18-22B Yew Siang Road, Singapore    | BLOCKS & STOREYS | 9 blocks of 5-storey residential flats with attic, 1 basement carpark level, swimming pool and communal facilities |
| TENURE    | Freehold                            | TOTAL UNITS      | 270 residential units  |
| SITE AREA | 19,365 sqm                          | EXPECTED TOP     | Expected Temporary Occupation Permit Q3 2026; Notice of Vacant Possession 9 January 2028                           |

### UNIT MIX & SIZES

| TYPE                | SIZE             | UNITS     | PRICE      |
|---------------------|------------------|-----------|------------|
| 2 Bedroom           | 624-840 sqft     | 30 units  | Not stated |
| 2 Bedroom + Study   | 807 sqft         | 40 units  | Not stated |
| 3 Bedroom           | 904-1,335 sqft   | 126 units | Not stated |
| 4 Bedroom           | 1,302-1,862 sqft | 59 units  | Not stated |
| 5 Bedroom           | 2,120-3,035 sqft | 11 units  | Not stated |
| Prestige Collection | 1,894-3,035 sqft | 30 units  | Not stated |

# TERRA HILL - CONTINUED

PRICING - HIGHLIGHTS - LOCATION

## INDICATIVE PRICING

2 BEDROOM

**Not stated**

2 BEDROOM + STUDY

**Not stated**

3 BEDROOM

**Not stated**

4 BEDROOM

**Not stated**

5 BEDROOM

**Not stated**

PRESTIGE COLLECTION

**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 TERRA HILL

- 1 Source factsheet states freehold tenure and 270 total units.
- 2 Low-rise residential form: 9 blocks of 5-storey buildings with attic.
- 3 Source factsheet states 270 car lots and 4 accessible lots.
- 4 Site area is stated at 19,365 sqm with plot ratio 1.4.
- 5 The brochure positions the project near Labrador, Kent Ridge and the Greater Southern Waterfront corridor.
- 6 Kitchen and sanitary provisions include brands such as Franke, De Dietrich, V-Zug and Samsung, subject to unit type.

## LOCATION & CONNECTIVITY

### MRT

#### Pasir Panjang / Labrador Park

The source location material places Terra Hill in the Pasir Panjang and Labrador coastal corridor.

### ROADS

#### Pasir Panjang Road / AYE

The development links into Pasir Panjang Road and the AYE for city and west-side access.

### NATURE

#### Kent Ridge / Labrador

Nearby hill and coastal park connectors support the project's nature-fringe positioning.

### TRANSFORMATION

#### Greater Southern Waterfront

The brochure highlights the surrounding waterfront transformation and Pasir Panjang growth story.

## FACILITIES HIGHLIGHTS (30+ IN TOTAL)

Swimming Pool  
Basement Carpark  
Arrival Court  
Kent Ridge Park  
Arrival Lobby  
Function Room  
Children's Play  
Garden Seating  
Fitness Zone  
Bicycle Parking

Clubhouse  
Lush Courtyards  
Private Lift Lobby  
Labrador Nature Reserve  
Drop-off  
Residents' Lounge  
BBQ Pavilion  
Reading Corner  
Family Spaces  
Accessible Facilities

Communal Facilities  
Garden Walk  
Pasir Panjang Park  
Greater Southern Waterfront  
Pool Deck  
Gymnasium  
Landscape Deck  
Outdoor Dining  
Management Office  
Carpark