

PROJECT FACTSHEET - NEW LAUNCH

RANGOON ROAD - DISTRICT 8 - D08

The Ranz

17

RESIDENTIAL UNITS

Freehold

TENURE

2026

TOP / VP

D08

DISTRICT

Not stated

INDICATIVE PRICE

The Ranz is a freehold Rangoon Road boutique mixed-use project with 14 apartments above three first-storey shop units, close to Farrer Park MRT and City Square Mall.

PROJECT PARTICULARS

DEVELOPER	KEFI Development Pte Ltd	PLOT RATIO	Not stated in available source files
ADDRESS	109 Rangoon Road, Singapore	BLOCKS & STOREYS	5-storey residential apartment block with first-storey commercial shops
TENURE	Freehold	TOTAL UNITS	14 residential units and 3 shop units
SITE AREA	492.90 sqm / approximately 5,298 sqft	EXPECTED TOP	Estimated completion December 2026

UNIT MIX & SIZES

TYPE	SIZE	UNITS	PRICE
2 Bedroom + Study Type B1	689 sqft	3 units	Not stated
2 Bedroom + Study Type B2	732 sqft	3 units	Not stated
2 Bedroom + Study Type B3	732 sqft	3 units	Not stated
2 Bedroom + Study Type B4	775 sqft	3 units	Not stated
4 Bedroom Duplex PH1	2,357 sqft	1 unit	Not stated
4 Bedroom Duplex PH2	2,347 sqft	1 unit	Not stated
Commercial Shops	First storey	3 units	Not stated

THE RANZ - CONTINUED

PRICING - HIGHLIGHTS - LOCATION

INDICATIVE PRICING

2 BEDROOM + STUDY TYPE

Not stated

2 BEDROOM + STUDY TYPE

Not stated

2 BEDROOM + STUDY TYPE

Not stated

2 BEDROOM + STUDY TYPE

Not stated

4 BEDROOM DUPLEX PH1

Not stated

4 BEDROOM DUPLEX PH2

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 THE RANZ

- 1 Source sales kit states freehold tenure and Prime District 8 positioning.
- 2 The project comprises 14 residential units and 3 shop units.
- 3 Farrer Park MRT is stated within about five minutes' walk in the source sales kit.
- 4 Unit sizes range from 689 sqft for 2-bedroom + study to 2,357 sqft for a 4-bedroom duplex.
- 5 ADDP Architects LLP is listed as architect and TPS Construction Pte Ltd as main contractor.
- 6 Premium residential specifications include large-format porcelain tiles, branded appliances and smart-home integration.

LOCATION & CONNECTIVITY

MRT

Farrer Park MRT

Source sales kit states the project is within five minutes' walk to Farrer Park MRT.

MEDICAL

Farrer Park Hospital

Farrer Park Hospital and One Farrer Hotel are listed within immediate proximity.

RETAIL

City Square Mall / Mustafa

Nearby amenities listed include City Square Mall, Mustafa Centre, Connexion and Centrium Square.

ROADS

Rangoon Road

The boutique site fronts Rangoon Road in the Farrer Park / Little India city-fringe catchment.

FACILITIES HIGHLIGHTS (30+ IN TOTAL)

First-storey shops
Mustafa Centre
CSC @ Tessensohn
Premium fittings
Arrival Lobby
Pool Deck
Residents' Lounge
BBQ Pavilion
Reading Corner
Family Spaces

Farrer Park MRT
Connexion
Novotel Kitchener
Boutique freehold
Drop-off
Clubhouse
Gymnasium
Landscape Deck
Outdoor Dining
Management Office

City Square Mall
Farrer Park Hospital
Smart home integration
Rangoon Road dining
Swimming Pool
Function Room
Children's Play
Garden Seating
Fitness Zone
Bicycle Parking