

PROJECT FACTSHEET - NEW LAUNCH

OLD TAMPINES ROAD - PASIR RIS - D17

VILLAS @ OLD TAMPINES ROAD

3

RESIDENTIAL UNITS

Freehold

TENURE

31 DecembeD1028

TOP / VP

DISTRICT

Not stated

INDICATIVE PRICE

VILLAS @ OLD TAMPINES ROAD is a limited three-home freehold landed collection near Pasir Ris, Changi and Loyang, comprising two semi-detached houses and one larger bungalow with private lifts and generous family spaces.

PROJECT PARTICULARS

DEVELOPER	Tong Eng Brothers Pte Ltd	PLOT RATIO	Not stated in available source files
ADDRESS	30, 32 and 36 Old Tampines Road, Singapore	BLOCKS & STOREYS	Three freehold landed homes: two semi-detached houses and one bungalow with basement, upper floors, private lifts and car
TENURE	Estate in fee simple / Freehold	TOTAL UNITS	2 semi-detached houses and 1 bungalow
SITE AREA	House 30: 202.9 sqm; House 32: 200.7 sqm; House 36: 540 sqm	EXPECTED TOP	Expected vacant possession 31 December 2028

UNIT MIX & SIZES

TYPE	SIZE	UNITS	PRICE
House 30 Semi-Detached	4,133 sqft built-u	1 unit	Not stated
House 32 Semi-Detached	4,166 sqft built-u	1 unit	Not stated
House 36 Bungalow	6,598 sqft built-u	1 unit	Not stated

Full project page - floor plans - buyer guides

lovelyhomes.com.sg/villas-old-tampines-road unit mix and specifications are indicative only and subject to developer confirmation. LovelyHomes.com.sg is not the project developer.

VILLAS @ OLD TAMPINES ROAD - CONTINUED

PRICING - HIGHLIGHTS - LOCATION

INDICATIVE PRICING

HOUSE 30 SEMI-DETACHED

Not stated

HOUSE 32 SEMI-DETACHED

Not stated

HOUSE 36 BUNGALOW

Not stated

PRICE STATUS

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 VILLAS @ OLD TAMPINES ROAD

- 1 Source factsheet states freehold tenure and three total landed homes.
- 2 The two semi-detached homes include five bedrooms, family room, private lift and car porch for two cars.
- 3 The bungalow includes six bedrooms, two family rooms, private lift, spa pool and swimming pool.
- 4 Expected vacant possession is stated as 31 December 2028.
- 5 The source agent brief includes actual floor-plan pages for semi-detached and bungalow formats.
- 6 The location materials position the project near Pasir Ris, Changi and Old Tampines Road connectivity.

LOCATION & CONNECTIVITY

ROADS

Old Tampines Road

The project sits along Old Tampines Road in the Pasir Ris planning area.

NATURE

Pasir Ris / Loyang

The local source set positions the homes around an eastern nature and leisure catchment.

LIFESTYLE

Pasir Ris / Changi

Source materials reference Pasir Ris, Changi Region and Jewel Changi Airport lifestyle access.

AIRPORT

Changi Airport

The factsheet narrative mentions proximity to Jewel Changi Airport.

FACILITIES HIGHLIGHTS (30+ IN TOTAL)

Private lift	Car porch for two cars	Spa pool
Swimming pool	Dry kitchen	Wet kitchen
Family room	Household shelter	Utility room
Landed privacy	Pasir Ris lifestyle	Changi Region
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