

## Mayfair Modern: 项目细节

开发商	Citrine Property Pte Ltd Subsidiary of Oxley Holdings Limited
开发商许可证号	C1282
项目名	Mayfair Modern
地址	2, 4, 6 Rifle Range Road
地契	99年
场地面积	8579.2平方米
预计包空日期	包空: 2024 年 12 月 31 日 法律竣工: 2027 年 12 月 31 日
地积比率	1.4
描述	建设两栋八层住宅（共计 171 个单位）公寓其中包括地下层停车场与游泳池和共工设施在 Lots 01612X, MK 16 at Rifle Range Road（Bukit Timah Planning Area）
停车场数量	地下层 - 139（包括两个访客车位） 无障碍停车位 - 3
预计物管费	\$74/SV/月, 5 股 -\$370/月 6 股-\$444/月 7 股-\$518/月  以上数字仅供参考，倾向变迁和主管当局批准。

## 单位混合

类型	预计面积 (平方英尺)	单位数量	百分率
1 卧室	506-635	60	35%
2 卧室	624-850	34	20%
2 卧室 + 书房	797-969	32	19%
3 卧室	958-1141	14	8%
高级 3 卧室	1033-1206	15	9%
4 卧室	1281-1518	16	9%
总数		171	100%

## 产品/服务的独特卖点

### 位置亮点

- 5 分钟步行到阿尔柏王园地铁站
- 1 公里抵达 Methodist Girl's School 和 Pei Hua，靠近其他学校: Hwa Chong, Nanyang Girls, National JC etc
- Rail Corridor, Bukit Timah Nature Reserve 和有地住宅区的视图
- 有声望的居住区
- 许多餐馆和购物中心

<p>建筑风格</p> <ul style="list-style-type: none"> <li>- 灵感来自伦敦梅费尔的建筑</li> <li>- 独特的伦敦建筑与景观</li> <li>- 由 1 卧室, 2 卧室, 2 卧室 + 书房, 3 卧室, 高级 3 卧室和 4 卧室组成 171 个单位</li> <li>- 有能观看 Bukit Timah Nature Reserve 和 Rail Corridor 风景的单位</li> <li>- 会所和健身房俯瞰 50 米泳池</li> </ul>	
<p>优质饰面和用具</p> <ul style="list-style-type: none"> <li>- 客厅和餐厅的地板铺大理石</li> <li>- 卧室铺木地板</li> <li>- Gaggenau 品牌 – 火炉, 抽油烟机和烤箱</li> <li>- Bosch – 冰箱, 洗衣机和烘干机</li> <li>- Yale 品牌电子锁</li> <li>- Fermax 智能家 <ul style="list-style-type: none"> <li>• 空气控制 x 1 台</li> <li>• 有摄像机的 WiFi 门铃</li> <li>• 有摄像机的智能网关</li> <li>• 语音控制</li> </ul> </li> </ul>	
<p>投资角度 (沿着在 Bukit Timah / Dunearn 路最近的集体出售享受先发优势)</p> <ul style="list-style-type: none"> <li>- Mayfair Garden 土地成本: \$1,244 (99 年)</li> <li>- Royalville 土地成本: \$1,960 (永久产权)</li> <li>- Crystal Tower 土地成本: \$1,840 (永久产权)</li> <li>- Dunearn Garden 土地成本: \$1,914 (永久产权)</li> <li>- Fourth Avenue 土地成本: \$1,540 (99 年)</li> <li>- City Tower 土地成本: \$1,847 (永久产权)</li> </ul>	

付款资料	For payment made by way of Cheque should crossed “Account Payee only” and drawn in favour of <b>HSBC for project account number 052-509775-002 OF CITRINE PROPERTY PTE. LTD.</b>
海外电汇账户 - 项目银行账户	
受益人银行名称	The Hongkong and Shanghai Banking Corporation Ltd
银行地址	21 Collyer Quay HSBC Building Singapore 049320
银行账号	052-509775-002
银行代码	7232
Swift 代码	HSBCSGSG
分支代码	052
受益人账户名称	Citrine Property Pte. Ltd.

#### 顾问详情

设计师	DP Architects
景观	Ecoplan Asia
项目设计师	Index
示范单位室内设计师	Cynosure Design
示范单位设计师	Chalked
运输律师	Allen & Gledhill

# Mayfair Gardens sold en bloc to Oxley Holdings for \$311m

**\$52m**

Estimated additional lease top-up premium, to top up the lease to a fresh 99 years.

**19,368**

Site area in sqm of Mayfair Gardens, a private residential estate made up of six residential walk-up blocks, with units ranging from 100 sqm to 200 sqm.

The collective sale market continues to thrive, with the latest being Mayfair Gardens, snapped up by listed property developer Oxley Holdings for \$311 million.

The reserve price was \$265 million. Each owner stands to collect a gross sale price of around \$1.7 million to \$2.89 million once the deal goes through successfully.

The private residential estate is made up of six residential walk-up blocks with units ranging from 100 sqm to 200 sqm, and has a site area of 19,368 sqm.

Located off Dunearn Road, it is near schools such as Methodist Girls' School and Hwa Chong Institution.

It is about a 300m walk from King Albert Park MRT station.

The sale price, with an additional lease top-up premium estimated at \$52 million to top up the lease to a fresh 99 years, translates to a land price of about \$1,244 per square foot per plot ratio (psf ppr), said marketing agent Knight Frank in a statement yesterday.

The public tender for Mayfair Gardens was launched on Oct 23

and closed last Thursday, with owners of 105 of the 124 units – which accounted for more than 84 per cent of the total strata area – agreeing to the collective sale.

Mr Ian Loh, executive director and head of investment and capital markets at Knight Frank, said the new development could potentially house 387 homes of an average 70 sqm in size.

"At the sale price of \$311 million, the breakeven price for the new project is estimated at \$1,780 psf," he said.

Under the 2014 Master Plan, the site is zoned "residential" with a gross plot ratio of 1.4, which allows redevelopment potential to reach up to a maximum permissible gross floor area of 291,865 sq ft.

Oxley Holdings said in a statement to the Singapore Exchange that the purchase will be funded by internal resources and bank borrowings.

Knight Frank has sold five collective sale sites worth a total of \$1.8 billion in the last six months, including Normanton Park and Dunearn Court.



Mayfair Gardens is located off Dunearn Road, and is near schools such as Methodist Girls' School and Hwa Chong Institution. It is about a 300m walk from King Albert Park MRT station. PHOTO: KNIGHT FRANK

## Mayfair Gardens sold en bloc for S\$311 million

By Nisha Ramchandani  
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Singapore

THE en bloc train continues to chug along with Oxley Holdings' subsidiary, Citrine Property, clinching Mayfair Gardens for S\$311 million.

The sale price, with an additional lease top-up premium estimated at S\$52 million to top up the lease to a fresh 99 years, translates to a land price of approximately S\$1,244 per square foot per plot ratio (psf ppr),

said marketing agent Knight Frank in a press release.

Each owner stands to collect a gross sale price of around S\$1.7 million to S\$2.89 million once the deal successfully goes through.

The public tender for Mayfair Gardens was launched on Oct 23 at a reserve price of S\$265 million and closed on Nov 16, with owners of 105 of the 124 units – which accounted

for over 84 per cent of the total strata area – agreeing to the collective sale.

Ian Loh, executive director and head of investment & capital markets at Knight Frank, said: "The new development could potentially house 387 residential units, assuming 70 square metres on average, in this desirable area. At the sale price of S\$311 million, the breakeven price for the new project is estimated at S\$1,780 psf."

The private residential estate is made up of six residential walk-up blocks with units ranging from 100 to 200 square metres and has a site area

of 19,368 square metres. Located off Dunearn Road, it is near schools such as Methodist Girls' Primary & Secondary Schools and Hwa Chong Junior College and is 300 metres from King Albert Park MRT station.

Under the 2014 Master Plan, the site is zoned "Residential" with a gross plot ratio of 1.4, which allows redevelopment potential to reach up to a maximum permissible gross floor area of approximately 291,865 sq ft. Oxley said in a release to the Singa-

pore Exchange that the purchase will be funded by internal resources and bank borrowings.

Knight Frank has sold five collective sale sites worth a total of S\$1.8 billion in the last six months, including Normanton Park and Dunearn Court.

In a separate announcement, Oxley said that a supplemental agreement has been reached with the National Treasury Management Agency (NTMA) of Ireland for additional leases of certain levels of Block D1 at

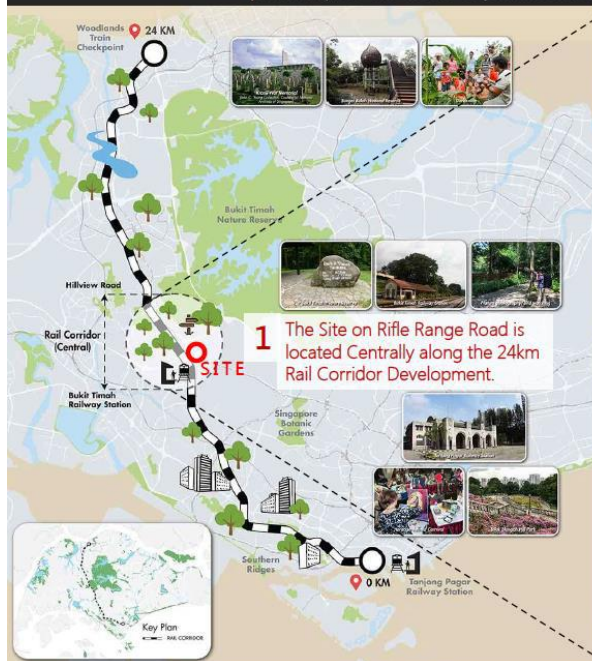
Dublin Landings, comprising an estimated aggregate floor area of 5,695 square metres. The additional leases are for a term of 25 years, starting in March next year.

In January this year, the property developer announced that its wholly owned subsidiary, Oxley Docklands Quay, had secured NTMA as the first anchor tenant for Dublin Landings, which is Oxley's first development project in Ireland.

Shares in Oxley closed at S\$0.67 on Friday, down four cents.

## rifle range road & the rail corridor

The Site is located centrally along the Rail Corridor Development and in proximity to the areas of planned and on-going enhancements by NParks.



**1** The Site on Rifle Range Road is located Centrally along the 24km Rail Corridor Development.



**3** Rail Corridor (Central) will be enhanced along 3 themes:

Heritage & Culture



Biodiversity & Greenery



Recreation



**2** New 67 ha Rifle Range Nature Park to be completed in 2020 will become the third nature park after Hindhede and Dairy Farm to serve as green buffers to Bukit Timah Nature Reserve.



## site aerial





