

Table A(1)(a): Jul 2025 BTO Flat Supply and Pricing Details

Project	Estimated Waiting Time @ (months)	Flat Type	Estimated Floor Area * (sqm)	Estimated Internal Floor Area ^ (sqm)	No. of Units	Indicative Price Range # (Excluding Grants)
Standard Projects						
Bangkit Breeze~	35	2-room Flexi	41	38	24	\$149,000 - \$201,000
		2-room Flexi	49	46	96	\$180,000 - \$236,000
		3-room	69	66	96	\$289,000 - \$367,000
		4-room	94	90	239	\$362,000 - \$458,000
		5-room	114	110	188	\$518,000 - \$599,000
Sembawang Beacon	36	2-room Flexi	40	38	32	\$148,000 - \$173,000
		2-room Flexi	48	46	136	\$167,000 - \$207,000
		3-room	69	66	84	\$267,000 - \$323,000
		4-room	94	90	286	\$328,000 - \$413,000
		5-room	114	110	203	\$487,000 - \$586,000
		3Gen	120	115	34	\$497,000 - \$585,000
Simei Symphony	42	2-room Flexi	40	38	40	\$193,000 - \$234,000
		2-room Flexi	48	46	100	\$223,000 - \$280,000
		4-room	93	90	140	\$529,000 - \$625,000
		5-room	113	110	100	\$658,000 - \$763,000
Woodlands North Grove	55	2-room Flexi	40	38	64	\$160,000 - \$210,000
		2-room Flexi	48	46	164	\$184,000 - \$250,000
		3-room	69	66	88	\$305,000 - \$389,000
		4-room	93 - 96	90 - 93	420	\$388,000 - \$544,000
		5-room	113 - 116	110 - 113	412	\$517,000 - \$714,000
Prime Projects						
Alexandra Peaks	56	3-room	66	63	76	\$403,000 - \$511,000
		4-room	89	86	422	\$560,000 - \$771,000
Alexandra Vista	47	2-room Flexi	40	38	62	\$205,000 - \$294,000
		2-room Flexi	48	46	186	\$266,000 - \$355,000
		3-room	67	64	93	\$420,000 - \$518,000
		4-room	90	86	268	\$547,000 - \$775,000
Clementi Emerald~	34	2-room Flexi	41	38	66	\$214,000 - \$289,000

Project	Estimated Waiting Time @ (months)	Flat Type	Estimated Floor Area * (sqm)	Estimated Internal Floor Area ^ (sqm)	No. of Units	Indicative Price Range # (Excluding Grants)
		2-room Flexi	49	46	156	\$261,000 - \$351,000
		3-room	67	64	111	\$388,000 - \$512,000
		4-room	90	86	420	\$562,000 - \$780,000
Toa Payoh Ascent	41	2-room Flexi	38	36	39	\$212,000 - \$272,000
		2-room Flexi	48	46	156	\$258,000 - \$354,000
		3-room	66	63	78	\$406,000 - \$514,000
		4-room	89	86	468	\$583,000 - \$777,000

Note:

- 1) @ Estimated Waiting Time refers to the estimated length of time successful applicants have to wait for the delivery of their BTO project. It is computed from the median month of flat selection exercise of this sales launch to the median of the projected completion month of the blocks within this project.
- 2) * Refers to the estimated area of the whole apartment, comprising the internal floor area and the air-conditioner ledge.
- 3) ^ Refers to the estimated area of the apartment computed based on the centre line of the apartment wall.
- 4) # Unless otherwise stated, the indicative price range of the flats are based on 99-year leases. Actual prices may vary based on the actual attributes of the flats at the time of selection.
- 5) ~ Prices include the costs of floor finishes, internal doors and sanitary fittings. The selling prices without these items are as follows:
 - (a) Bangkit Breeze - \$146,000 to \$198,000 for 2-room Flexi (Type 1) flats, \$177,000 to \$233,000 for 2-room Flexi (Type 2) flats, \$283,000 to \$361,000 for 3-room flats, \$354,000 to \$450,000 for 4-room flats and \$508,000 to \$589,000 for 5-room flats.
 - (b) Clementi Emerald - \$211,000 to \$286,000 for 2-room Flexi (Type 1) flats, \$258,000 to \$348,000 for 2-room Flexi (Type 2) flats, \$382,000 to \$506,000 for 3-room flats and \$554,000 to \$772,000 for 4-room flats.

COMPARISON OF NEW FLATS AND RESALE COMPARABLES NEARBY

Table A(1)(b): Prices of Bangkit Breeze and Resale Comparables Nearby

Flat Type	Bangkit Breeze (Estimated Floor Area*)	Transacted Prices of Resale Flats#
2-room Flexi	\$149,000 - \$236,000 (41 sqm - 49 sqm)	-
3-room	\$289,000 - \$367,000 (69 sqm)	\$480,000 - \$513,000 (67 sqm)
4-room	\$362,000 - \$458,000 (94 sqm)	\$585,000 - \$639,800 (92 sqm)
5-room	\$518,000 - \$599,000 (114 sqm)	\$685,000 - \$745,888 (112 sqm - 113 sqm)

Note:

*Inclusive of air-conditioner ledge.

#There are no comparable 2-room resale flats nearby. The remaining leases for 3-room, 4-room and 5-room resale comparables are about 89 years. The differences in attributes between the resale comparables and the new flats should be taken into account when making a comparison.

Table A(1)(c): Prices of Sembawang Beacon and Resale Comparables Nearby

Flat Type	Sembawang Beacon (Estimated Floor Area*)	Transacted Prices of Resale Flats [#]
2-room Flexi	\$148,000 - \$207,000 (40 sqm - 48 sqm)	\$338,000 - \$395,000 (47 sqm)
3-room	\$267,000 - \$323,000 (69 sqm)	\$510,000 - \$548,888 (69 sqm)
4-room	\$328,000 - \$413,000 (94 sqm)	\$570,000 - \$690,000 (93 sqm)
5-room	\$487,000 - \$586,000 (114 sqm)	\$745,000 - \$830,000 (113 sqm - 116 sqm)

Note:

*Inclusive of air-conditioner ledge.

[#]The remaining leases for 2-room, 3-room, 4-room and 5-room resale comparables are about 94 years. The differences in attributes between the resale comparables and the new flats should be taken into account when making a comparison.

Table A(1)(d): Prices of Simei Symphony and Resale Comparables Nearby

Flat Type	Simei Symphony (Estimated Floor Area*)	Transacted Prices of Resale Flats [#]
2-room Flexi	\$193,000 - \$280,000 (40 sqm - 48 sqm)	-
4-room	\$529,000 - \$625,000 (93 sqm)	\$648,000 - \$715,000 (101 sqm - 104 sqm)
5-room	\$658,000 - \$763,000 (113 sqm)	\$712,000 - \$888,000 (118 sqm - 127 sqm)

Note:

*Inclusive of air-conditioner ledge.

[#]There are no comparable 2-room resale flats nearby. The remaining leases for 4-room and 5-room resale comparables are about 62 to 70 years. The differences in attributes between the resale comparables and the new flats should be taken into account when making a comparison.

Table A(1)(e): Prices of Woodlands North Grove and Resale Comparables Nearby

Flat Type	Woodlands North Grove (Estimated Floor Area*)	Transacted Prices of Resale Flats [#]
2-room Flexi	\$160,000 - \$250,000 (40 sqm - 48 sqm)	\$370,000 - \$400,000 (47 sqm)
3-room	\$305,000 - \$389,000 (69 sqm)	\$520,000 - \$540,000 (68 sqm)
4-room	\$388,000 - \$544,000 (93 sqm - 96 sqm)	\$660,000 - \$720,000 (93 sqm)
5-room	\$517,000 - \$714,000 (113 sqm - 116 sqm)	\$755,888 - \$825,000 (113 sqm)

Note:

*Inclusive of air-conditioner ledge.

[#]The remaining leases for 2-room, 3-room, 4-room and 5-room resale comparables are about 93 years. The differences in attributes between the resale comparables and the new flats should be taken into account when making a comparison.

Table A(1)(f): Prices of Alexandra Peaks and Resale Comparables Nearby

Flat Type	Alexandra Peaks (Estimated Floor Area*)	Transacted Prices of Resale Flats [#]
3-room	\$403,000 - \$511,000 (66 sqm)	\$628,000 - \$838,000 (68 sqm)
4-room	\$560,000 - \$771,000 (89 sqm)	\$970,000 - \$1,155,000 (83 sqm - 93 sqm)

Note:

*Inclusive of air-conditioner ledge.

[#]The remaining leases for 3-room and 4-room resale comparables are about 93 years. The differences in attributes between the resale comparables and the new flats should be taken into account when making a comparison.

Table A(1)(g): Prices of Alexandra Vista and Resale Comparables Nearby

Flat Type	Alexandra Vista (Estimated Floor Area*)	Transacted Prices of Resale Flats [#]
2-room Flexi	\$205,000 - \$355,000 (40 sqm - 48 sqm)	-
3-room	\$420,000 - \$518,000 (67 sqm)	\$628,000 - \$838,000 (68 sqm)
4-room	\$547,000 - \$775,000 (90 sqm)	\$970,000 - \$1,155,000 (83 sqm - 93 sqm)

Note:

* Inclusive of air-conditioner ledge.

[#] There are no comparable 2-room resale flats nearby. The remaining leases for 3-room and 4-room resale comparables are about 93 years. The differences in attributes between the resale comparables and the new flats should be taken into account when making a comparison.

Table A(1)(h): Prices of Clementi Emerald and Resale Comparables Nearby

Flat Type	Clementi Emerald (Estimated Floor Area*)	Transacted Prices of Resale Flats [#]
2-room Flexi	\$214,000 - \$351,000 (41 sqm - 49 sqm)	-
3-room	\$388,000 - \$512,000 (67 sqm)	\$775,000 - \$840,000 (69 sqm)
4-room	\$562,000 - \$780,000 (90 sqm)	\$963,000 - \$1,130,888 (87 sqm - 94 sqm)

Note:

*Inclusive of air-conditioner ledge.

[#]There are no comparable 2-room resale flats nearby. The remaining leases for 3-room and 4-room resale comparables are about 86 to 92 years. The differences in attributes between the resale comparables and the new flats should be taken into account when making a comparison

Table A(1)(i): Prices of Toa Payoh Ascent and Resale Comparables Nearby

Flat Type	Toa Payoh Ascent (Estimated Floor Area*)	Transacted Prices of Resale Flats [#]
2-room Flexi	\$212,000 - \$354,000 (38 sqm - 48 sqm)	-

3-room	\$406,000 - \$514,000 (66 sqm)	\$780,000 - \$830,000 (68 sqm)
4-room	\$583,000 - \$777,000 (89 sqm)	\$1,070,000 - \$1,170,000 (93 sqm)

Note:

* Inclusive of air-conditioner ledge.

There are no comparable 2-room resale flats nearby. The remaining leases for 3-room and 4-room resale comparables are about 92 years. The differences in attributes between the resale comparables and the new flats should be taken into account when making a comparison.

Table A(1)(j): Indicative Price Range for 2-Room Flexi Flats

Project	Lease Tenure (Year)	2-Room Flexi Scheme	
		2R Flexi (Type 1) - 38 / 40 / 41 sqm*	2R Flexi (Type 2) - 48 / 49 sqm*
Standard Projects			
Bangkit Breeze~	15	\$52,000 - \$69,000	\$62,000 - \$81,000
	20	\$62,000 - \$83,000	\$74,000 - \$96,000
	25	\$70,000 - \$93,000	\$84,000 - \$109,000
	30	\$76,000 - \$102,000	\$92,000 - \$120,000
	35	\$82,000 - \$110,000	\$99,000 - \$129,000
	40	\$86,000 - \$116,000	\$104,000 - \$136,000
	45	\$90,000 - \$122,000	\$109,000 - \$143,000
	99	\$149,000 - \$201,000	\$180,000 - \$236,000
Sembawang Beacon	15	\$50,000 - \$58,000	\$56,000 - \$69,000
	20	\$60,000 - \$69,000	\$67,000 - \$83,000
	25	\$68,000 - \$79,000	\$76,000 - \$94,000
	30	\$74,000 - \$87,000	\$84,000 - \$104,000
	35	\$80,000 - \$93,000	\$90,000 - \$112,000
	40	\$85,000 - \$99,000	\$95,000 - \$118,000
	45	\$89,000 - \$104,000	\$100,000 - \$124,000
	99	\$148,000 - \$173,000	\$167,000 - \$207,000
Simei Symphony	15	\$65,000 - \$78,000	\$75,000 - \$94,000
	20	\$77,000 - \$94,000	\$89,000 - \$112,000
	25	\$88,000 - \$107,000	\$102,000 - \$128,000
	30	\$97,000 - \$117,000	\$112,000 - \$140,000
	35	\$104,000 - \$126,000	\$120,000 - \$151,000
	40	\$110,000 - \$134,000	\$128,000 - \$160,000
	45	\$116,000 - \$140,000	\$134,000 - \$168,000
	99	\$193,000 - \$234,000	\$223,000 - \$280,000
Woodlands North Grove	15	\$54,000 - \$70,000	\$62,000 - \$84,000
	20	\$64,000 - \$84,000	\$74,000 - \$100,000
	25	\$73,000 - \$96,000	\$84,000 - \$114,000
	30	\$80,000 - \$105,000	\$92,000 - \$125,000

Project	Lease Tenure (Year)	2-Room Flexi Scheme	
		2R Flexi (Type 1) - 38 / 40 / 41 sqm*	2R Flexi (Type 2) - 48 / 49 sqm*
	35	\$86,000 - \$113,000	\$99,000 - \$135,000
	40	\$91,000 - \$120,000	\$105,000 - \$143,000
	45	\$96,000 - \$126,000	\$110,000 - \$150,000
	99	\$160,000 - \$210,000	\$184,000 - \$250,000
Prime Projects			
Alexandra Vista	15	\$69,000 - \$98,000	\$89,000 - \$119,000
	20	\$82,000 - \$118,000	\$107,000 - \$142,000
	25	\$93,000 - \$134,000	\$121,000 - \$162,000
	30	\$103,000 - \$147,000	\$133,000 - \$178,000
	35	\$111,000 - \$159,000	\$143,000 - \$191,000
	40	\$117,000 - \$168,000	\$152,000 - \$203,000
	45	\$123,000 - \$176,000	\$159,000 - \$213,000
	99	\$205,000 - \$294,000	\$266,000 - \$355,000
Clementi Emerald~	15	\$74,000 - \$99,000	\$89,000 - \$119,000
	20	\$88,000 - \$118,000	\$106,000 - \$143,000
	25	\$99,000 - \$134,000	\$120,000 - \$162,000
	30	\$109,000 - \$147,000	\$132,000 - \$177,000
	35	\$117,000 - \$157,000	\$142,000 - \$191,000
	40	\$124,000 - \$167,000	\$150,000 - \$202,000
	45	\$129,000 - \$175,000	\$157,000 - \$212,000
	99	\$214,000 - \$289,000	\$261,000 - \$351,000
Toa Payoh Ascent	15	\$71,000 - \$91,000	\$86,000 - \$118,000
	20	\$85,000 - \$109,000	\$103,000 - \$142,000
	25	\$97,000 - \$124,000	\$117,000 - \$161,000
	30	\$106,000 - \$136,000	\$129,000 - \$177,000
	35	\$114,000 - \$147,000	\$139,000 - \$191,000
	40	\$121,000 - \$156,000	\$147,000 - \$202,000
	45	\$127,000 - \$163,000	\$154,000 - \$212,000
	99	\$212,000 - \$272,000	\$258,000 - \$354,000

Note:

- 1) * Inclusive of air-conditioner ledge.
- 2) Prices exclude housing grants for first-timers, resale levy for second-timers and additional payments (if any).
- 3) Actual prices will vary based on the attributes of each flat.
- 4) ~ Prices include the costs of floor finishes, internal doors and sanitary fittings.
- 5) Eligible Singapore Citizens and their spouses (if applicable) aged 55 and above can choose a short lease of between 15 and 45 years, in five-year increments, for the 2-room Flexi flat. The lease chosen must be able to cover all buyers and their spouse (if any) till at least 95 years old.