

Indicative Price Range for 2-Room Flexi Flats

Project	Lease Tenure (Year)	2-Room Flexi Scheme	
		2R Flexi (Type 1) - 36/38 sqm	2R Flexi (Type 2) - 45/46/47 sqm
Non-Mature Towns			
Sun Sails	15	\$31,000 - \$34,000	\$36,000 - \$41,000
	20	\$37,000 - \$41,000	\$43,000 - \$49,000
	25	\$42,000 - \$47,000	\$49,000 - \$56,000
	30	\$46,000 - \$51,000	\$53,000 - \$61,000
	35	\$50,000 - \$55,000	\$58,000 - \$66,000
	40	\$53,000 - \$58,000	\$61,000 - \$70,000
	45	\$55,000 - \$61,000	\$64,000 - \$73,000
	99	\$92,000 - \$102,000	\$106,000 - \$122,000
Garden Court @ Tengah~ Garden Terrace @ Tengah~	15	\$38,000 - \$46,000	\$44,000 - \$52,000
	20	\$45,000 - \$54,000	\$53,000 - \$62,000
	25	\$51,000 - \$61,000	\$59,000 - \$70,000
	30	\$56,000 - \$67,000	\$65,000 - \$76,000
	35	\$60,000 - \$72,000	\$70,000 - \$82,000
	40	\$63,000 - \$76,000	\$74,000 - \$87,000
	45	\$66,000 - \$80,000	\$77,000 - \$91,000
	99	\$108,000 - \$131,000	\$127,000 - \$150,000
Mature Towns			
Bishan Ridges (Short Lease)	15	\$71,000 - \$81,000	\$88,000 - \$105,000
	20	\$85,000 - \$97,000	\$106,000 - \$126,000
	25	\$97,000 - \$111,000	\$120,000 - \$143,000
	30	\$106,000 - \$122,000	\$132,000 - \$157,000
	35	\$114,000 - \$131,000	\$142,000 - \$169,000
	40	\$121,000 - \$139,000	\$151,000 - \$179,000
	45	\$127,000 - \$145,000	\$158,000 - \$188,000
Tampines GreenEmerald~	15	\$46,000 - \$54,000	\$56,000 - \$66,000
	20	\$54,000 - \$64,000	\$66,000 - \$79,000
	25	\$61,000 - \$72,000	\$75,000 - \$89,000
	30	\$67,000 - \$79,000	\$82,000 - \$98,000
	35	\$71,000 - \$85,000	\$88,000 - \$105,000
	40	\$75,000 - \$90,000	\$93,000 - \$111,000

Project	Lease Tenure (Year)	2-Room Flexi Scheme	
		2R Flexi (Type 1) - 36/38 sqm	2R Flexi (Type 2) - 45/46/47 sqm
	45	\$79,000 - \$94,000	\$98,000 - \$116,000
	99	\$130,000 - \$155,000	\$161,000 - \$192,000

Note:

- 1) Prices exclude housing grants for first-timers, resale levy for second-timers and additional amounts (if any).
- 2) Actual prices will vary based on the attributes of each flat.
- 3) ~ Prices include the costs of floor finishes, internal doors and sanitary fittings.
- 4) Eligible Singapore citizens (and their spouse where applicable) aged 55 and above can choose a short lease of between 15 and 45 years, in five-year increments. The chosen lease has to cover them up to the age of at least 95 years.