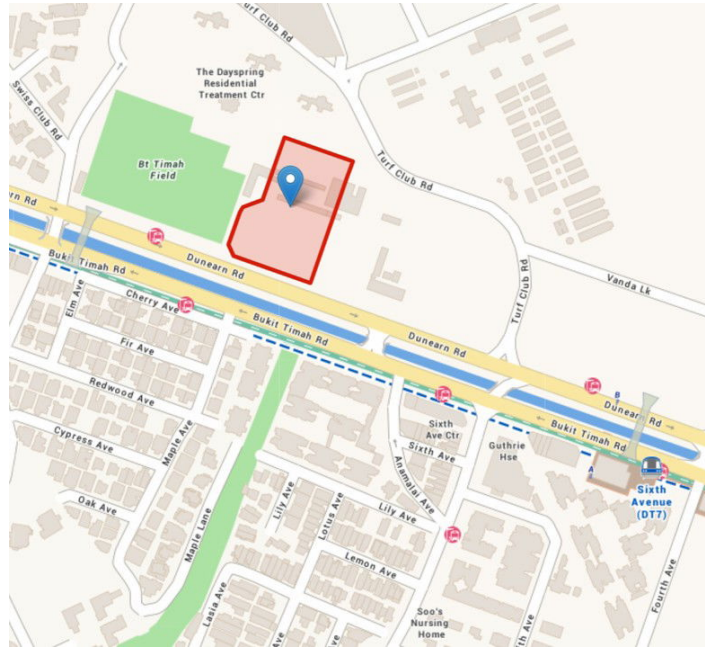


★ Q3 2026 PRIORITY · PREVIEW JULY

# Dunearn House

A 380-unit Frasers x Sekisui x CSC Land development. D11 Bukit Timah. First non-landed at this pocket in 33 years.



<b>380 units</b>	<b>99-yr LH</b>	<b>2-4BR + Study</b>	<b>Jul 2026 Preview</b>
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VVIP registration is free and there is no obligation. Earlier registrants get first-pick on stack and unit type.

# Developer & Project Snapshot

Phoenix Dunearn Pte Ltd — a joint venture between **Frasers Property**, **Sekisui House**, and **CSC Land Group**. Frasers is one of Singapore's top-3 listed developers; Sekisui House is Japan's largest residential developer with a 60+ year track record; CSC Land is part of the China State Construction Engineering Corporation. Site area: 13,492 sqm. Configuration: 2 blocks of 19 storeys + 3 blocks of 10 storeys. Low-density for the area.

## Why this project is on the shortlist

### ■■ Bukit Timah Turf City transformation

Dunearn House is the first land parcel in the new Turf City master plan — 15,000-20,000 new homes and a new Turf City MRT (Cross Island Line) coming. Early-mover entry into a redeveloping district.

### ■ Built-in financial buffer

The adjacent plot sold at S\$1,625 psf ppr — that's S\$215 above Dunearn House's land cost. Buyers enter at a structural discount to the next plot. Land-cost discipline by Frasers.

### ■ Triple-belt: schools + MRT + district

Within 1km: Methodist Girls' Primary. Within 2km: Nanyang Primary, Henry Park, Raffles Girls' Primary, Hwa Chong International, Swiss School. Two MRT stations within walk (Sixth Avenue DT7, future Turf City CR14).

### ■ Surrounded by nature

Bukit Timah Nature Reserve, Botanic Gardens, Rail Corridor. Daily-living quality that's hard to replicate.

## Location



# Pricing context

**Industry estimate:** S\$2,500–S\$2,800 PSF at launch. Reference: Watten House launched in 2023 at S\$3,600–S\$4,200 PSF — Dunearn House is meaningfully cheaper for the same D11 postal district, trading off freehold (Watten) for 99-year leasehold (Dunearn). Final pricing will be confirmed at the July 2026 preview event. Aden's WhatsApp delivers the latest indicative range as soon as Frasers releases it.

## Buyer's Stamp Duty + ABSD reference

Buyer profile	ABSD on this property	Reference
Singapore Citizen · 1st property	0%	Standard BSD only
Singapore Citizen · 2nd property	20%	BSD + ABSD
Singapore Citizen · 3rd+ property	30%	BSD + ABSD
Singapore PR · 1st property	5%	BSD + ABSD
Singapore PR · 2nd+ property	30%	BSD + ABSD
Foreigner · any property	60%	BSD + ABSD

Rates above are subject to MAS / IRAS updates. Always verify current rates at [iras.gov.sg](https://iras.gov.sg) before signing the option-to-purchase.

## Honest comparison vs alternatives

**vs Watten House** (Bukit Timah Rd, FH, 180 units): Watten is freehold, ~25-40% higher PSF, smaller scale. Watten is now down to its final unit. Dunearn House is the bigger, leasehold, lower-entry play.

**vs Park Hill at Bukit Timah Link** (D21, 99LH): Park Hill is further from Sixth Avenue MRT, newer school catchment forming. Dunearn House has the immediate MRT + established school belt advantage.

# Connectivity + amenities

## MRT + commute

**4-min walk to Sixth Avenue MRT** (DT7, Downtown Line) — to Newton in 3 stops, Bugis CBD in 7 stops. Future **Turf City MRT (CR14)** Cross Island Line ~7-min walk. By car: PIE 3 min, Orchard 10-12 min, CBD 15-18 min off-peak.

## Schools within 1-2km

Within 1km (priority registration phase 2C): Methodist Girls' Primary (MGS).

Within 2km: Nanyang Primary, Henry Park Primary, Raffles Girls' Primary, Pei Hwa Presbyterian.

International schools nearby: Hwa Chong International, Swiss School.

Always verify your specific home address eligibility with MOE's School Finder before relying on priority registration assumptions.

Get the full preview kit — floor plans, indicative pricing, VVIP slot

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Direct to me — no call centre, no junior. CEA R063636G · ERA L3002382K

**Disclaimer:** All visuals are artist impressions sourced from developer marketing kits. May differ from the actual development. Indicative pricing is industry estimate, not developer-confirmed. ABSD and loan rules subject to MAS / IRAS updates. Information current as of May 2026. Not a developer or agency website — independently maintained by ERA marketing agent Aden Yang. © 2026 Aden Yang Property. All rights reserved.