REALSTAR™
THE LEADING BUNGALOW SPECIALIST

01

HOMES OF REALSTAR

Expert Insights into the Luxury Property Market in Singapore

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MCI (P) 115/03/2021

Celebrating 20 Years in Luxury Real Estate

How has the market changed? What's ahead for luxury properties in Singapore?

This January, Realstar celebrated our 20th anniversary. With many businesses not surviving beyond 5 years, hitting this momentous 20th-year milestone has proven to be deeply rewarding for us despite the challenges brought about by the fast, changing times.

Looking ahead, how will the luxury property landscape change in Singapore? Our CEO and founder, Mr. William Wong, forecasts that landed property transactions will easily increase by 20% this year with prices appreciating 5% to 7% due to strong demand.

What's fuelling the demand? And how does that affect the Good Class Bungalow (GCB) market? Mr. William Wong shared great insights, along with specially invited guests, award-winning architect Mr. Edmund Ng and veteran lawyer, Mr. Sim Mong Teck who specializes in family legacy planning. Do read on for more; we hope you enjoy this very first issue of 'HOMES OF REALSTAR.'

SCAN TO WATCH

WATCH HERE OR

SCAN QR CODE to watch the informational talks that took place during the 20th Anniversary celebration

> **Realstar has captured 40% of Good Class Bungalow market share in 2020 with a sales strength of just 0.17%.**
> **(53 out of 30,073 agents in Singapore)**
> (URA caveat as of 7 Jan 2021)

To date, Realstar has brokered more than $10 billion worth of landed properties

FOR SALE

Gallop Park Road, 2.5 storey GCB ***$28,888,888***

Binjai Park, 2 storey GCB ***$35,000,000***

East Sussex Lane, 2 storey GCB
$29,898,000

Third Avenue, 2 Storey GCB
$35,000,000

Old Holland Road, 2.5 Storey GCB
$37,800,000

RECENTLY SOLD BY REALSTAR

ADDRESS	TYPE	LAND SIZE	SOLD BY	SOLD PRICE	DATE
Grange Road	GCB	28,236 sqft	Realstar	$48,000,000	Feb 2021
Chatsworth Park	GCB	21,133 sqft	Realstar	$44,000,000	Nov 2020
Lermit Road	GCB	17,375 sqft	Realstar	$34,749,000	Nov 2020
Binjai Park	GCB	22,648 sqft	Realstar	$31,350,000	Jan 2021
Jervois Road	GCB	19,333 sqft	Realstar	$30,300,000	Nov 2020
Tanglin Hill	GCB	15,150 sqft	Realstar	$30,000,000	Nov 2020
Rebecca Road	GCB	20,445 sqft	Realstar	$29,000,000	Mar 2021
Holland Park	GCB	15,108 sqft	Realstar	$25,500,000	Jan 2021
Yarwood Avenue	GCB	16,164 sqft	Realstar	$19,800,000	Jan 2021

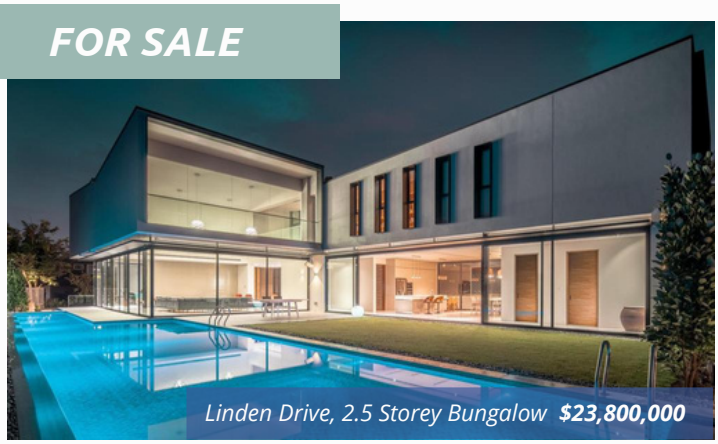
GOOD CLASS BUNGALOWS

Luxury at its finest, specially for you

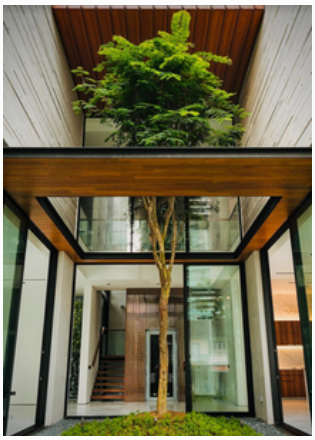
Arguably the most exclusive segment of the residential market in Singapore, Good Class Bungalows are valued by the ultra-rich for their scarcity seeing how the supply will not grow by much in the future. In 2020, our specialists at Realstar captured 40% of the GCB market share, and we expect the positive momentum to continue this year. (Market share based on URA caveat as of 7 Jan 2021)

For a complimentary property valuation, do reach out to your trusted specialist, Serene Ang at 9489 7997 (CEA Reg No: R028353G)

FOR SALE



RECENTLY SOLD BY REALSTAR



ADDRESS	TYPE	LAND SIZE	SOLD BY	SOLD PRICE	DATE
Binjai Park	Detached	10,047 sqft	Realstar	$17,080,000	Mar 2021
Lengkok Merak	Semi-D	4,672 sqft	Realstar	$15,680,000	Mar 2021
Watten Estate	Detached	9,415 sqft	Realstar	$15,352,000	Feb 2021
Maple Lane	Detached	7,869 sqft	Realstar	$13,200,000	Feb 2021
Swiss Club Lane	Detached	12,087 sqft	Realstar	$12,999,000	Jan 2021
Vanda Crescent	Detached	4,743 sqft	Realstar	$12,500,000	Mar 2021
Park Vale	Detached	7,820 sqft	Realstar	$12,488,889	Feb 2021
Coronation Road	Detached	4,923 sqft	Realstar	$11,100,000	Mar 2021
Barker Road	Detached	6,535 sqft	Realstar	$10,800,000	Feb 2021

HOMES IN CENTRAL SINGAPORE

It's all about the location

The prime districts of Singapore are home to the city's most coveted landed housing. With the ability to command high premiums for the residential land, these real estate hotbeds are a primary focus for us at Realstar.

For a complimentary property valuation, do reach out to:
Darren Teo at 8333 8299 (CEA Reg No: R003191J)
Jasmin Ong at 9682 5388 (CEA Reg No: R041099G)

FOR SALE

Branksome Road, 2.5 Storey Bungalow ***$13,200,000***

Jalan Remis, 3 Storey Bungalow ***$7,680,000***

Pulasan Road, 3 Storey Semi-D
$5,990,000

Mayfield Avenue, 2.5 Storey Bungalow
$11,500,000

Parkstone Road, 2 Storey Semi-D
$7,200,000

RECENTLY SOLD BY REALSTAR

ADDRESS	TYPE	LAND SIZE	SOLD BY	SOLD PRICE	DATE
Broadrick Road	Detached	16,158 sqft	Realstar	$19,000,000	Sep 2020
East Coast Terrace	Detached	20,007 sqft	Realstar	$18,280,000	Dec 2020
Lyndhurst Road	Detached	9,558 sqft	Realstar	$12,500,000	Dec 2020
Branksome Road	Detached	6,608 sqft	Realstar	$11,650,000	Jan 2021
Goodman Road	Semi-D	4,047 sqft	Realstar	$6,900,000	Jan 2021
Lor G Telok Kurau	Corner Terrace	7,820 sqft	Realstar	$6,700,000	Jan 2021
East Coast Ave	Semi-D	3,900 sqft	Realstar	$5,850,000	Feb 2021
Ceylon Road	Semi-D	3,913 sqft	Realstar	$5,680,000	Jan 2021
Jln Pari Burong	Detached	4,312 sqft	Realstar	$4,700,000	Feb 2021

HOMES IN THE EAST

Coastal Living in a Seaside Paradise

Popular for its tranquility and its proximity to the sea, the East has long been favored by homebuyers looking to build their lives in serene neighborhoods close to the inviting nature, the food paradise, and an abundance of amenities.

For a complimentary property valuation, do reach out to your trusted specialist, Jessie Lim at 8113 6622. (CEA Reg No: R011680J)

THE ART OF LIVING

When it comes to styling homes, nothing does it quite like a work of art

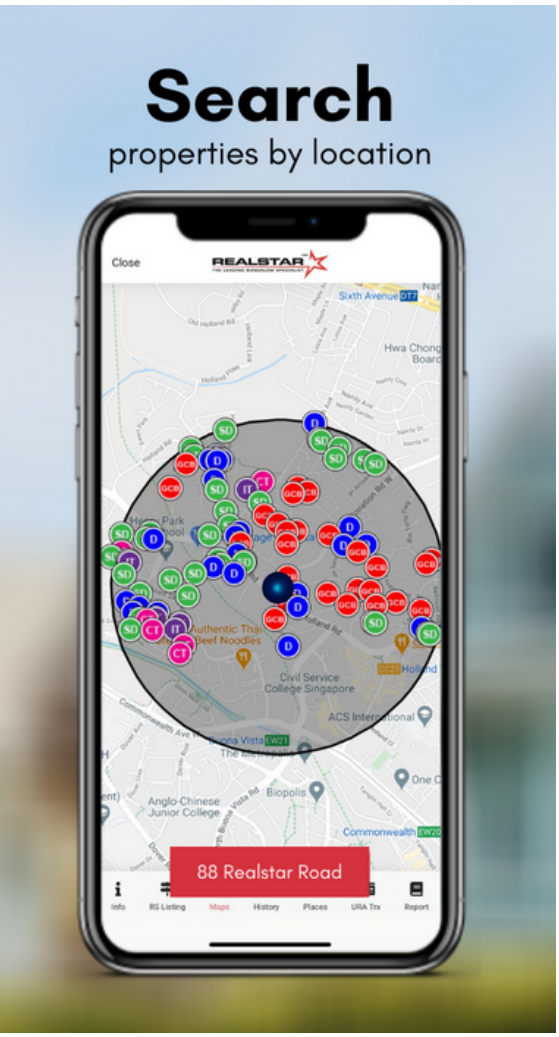
Art is a great way to bring perspectives and personality to a place we call home. Homegrown gallery Ode To Art provides art consultancy to homeowners, as well as corporate and hospitality clients, interior designers and real estate developers, and shares a few tips on how to approach collecting art for your home.

Connect with your collection
An art collection reflects the homeowner's taste and personality, and upon choosing an artwork, the gallery advises its collectors to research the artist, to understand their creation process and to bond with their story and values in order to build a lasting relationship with an artwork that will complement their home for many years.

Consider sculptures
When talking about art, our minds visualize paintings, however, we shouldn't forget sculptures which make stunning additions to indoors as well as outdoors spaces.

Forget the rules!
Rules are meant to be broken. Choose an oversize painting, lay it against a wall or hang it off-tangent, and a dynamic display may just transform your home.

For the last 15 years, Ode to Art has been aiming to accompany each and every client in their art journey: identifying which artist they feel closest to, understanding their home art philosophy and the global spirit of their collection, and always collaborating with the home design team to achieve a tasteful house and a happy home!



StarApp: Making Property Hunting Seamless for You

"Your perfect home awaits!"

The search for a dream home is often exhaustive and time-consuming. Realstar's StarApp offers our specialists real-time access to property listings with just a few clicks, making your house-hunting experience swift and efficient.

With instant access to more than 75,000 landed properties in Singapore, our agents can provide a list of properties within seconds for their buyers based on their stated requirements, whether it is proximity to schools, MRT stations, location, land size, and more.

What does this mean for buyers and sellers of properties?
Powered by historical data and algorithms, StarApp will equip buyers and sellers with comprehensive data to make well-informed decisions. This includes past transactions in the neighborhood as well as current market prices for both sellers and buyers, ensuring that sellers are maximizing the market value and buyers are able to budget more accurately. Buyers can also make comparisons between properties of their choice, giving them a seamless experience in their search for a dream home.

The **Top-Performing** Stars in 2021 Q1

REALSTAR
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Emily Ho
R021699F

★Top Sales Performer
★Top Producer (Central)

★ 1st Runner Up in Sales Performance

Vernon Teo R005310H

★ 2nd Runner Up in Sales Performance

Peter Lin R059165G

Eileen Wong
R045133B

★ Top Business Dev. Manager
★ Top Producer (East / North)

The screen on the side of the house brings texture and privacy to the family, except on the first floor, where the open glass walls blur the lines between indoors and outdoors, and makes the home feel like a garden.

The 1,500 sqft living area accommodates two large sofas to welcome the family's guests and (pre-Covid) large parties.

The Singaporean architect Edmund Ng has completed numerous local and international projects, including many private homes, condominiums, corporate projects and showflats.

See more projects and get in touch:
www.edmundngarchitects.com

THE TRUE VALUE OF ARCHITECTURE

When building a new home, or renovating an existing property, a lot of decisions must be made. Whether a complete teardown, a simple A&A, or an interior design redo, a well-thought plan will create functional and aesthetically pleasing spaces. Working with expert architects and designers comes with many advantages.

The luxury of space
In land-scarce Singapore, making the best of the floor plan of a house is of the utmost importance. A good architect and interior designer will make a space look and feel bigger than it really is, while at the same time ensuring its flexibility of use – especially in times as these, when our living areas must transform into working spaces in the blink of an eye.

A good design increases the value of your home
Home buyers are looking for transformative experiences, and studies have shown architect-designed homes do command a higher premium, in Singapore and overseas alike. A well-designed home exuding spatial drama, and with a tangible effect on the owner's lifestyle, is more coveted on the resale market.

A home to reflect your personality and spend valued moments in
Every homeowner has their own personality, taste and style – whether you dream to bring some chic into your home, or whether you like minimal, unencumbered spaces to appease your mind, the space you live in should match your identity. Your home is your haven – coming home after a stressful day, or spending precious moments with your family should happen in a special environment, that you feel comfortable and happy in.