



**MAY ALL THE SWEET MAGIC OF CHRISTMAS CONSPIRE TO GLADDEN YOUR HEARTS AND FILL EVERY DESIRE**



## Dear Kovan Owners,

Since the start of 2024, we have successfully transacted multiple landed homes in Kovan, assisting homeowners in making informed decisions and turning their property dreams into reality.

**LANDED JALAN LIMBOK - D19**

**SOLD**

Property details

Type: Terrace	Bedroom: 4
Storey: 2	Bathroom: 2
Tenure: 999-year leasehold	Parking lot: 1
Land size: 2,356	UR: No
Build-up: 2,000	Pool: No
Condition: Original	Sold Price: \$ 3,787,373
Facing: South	Sold PSF: \$ 1,590

(Option on 08/2024)

**LANDED JALAN LEPAS - D19**

**SOLD**

Property details

Type: Terrace	Bedroom: 4
Storey: 2	Bathroom: 3
Tenure: Freehold	Parking lot: 1
Land size: 2,992	UR: No
Build-up: 2,000	Pool: No
Condition: Renovated	Asking Price: \$ 4,400,000
Facing: North West	PSF: \$ 2,109

(Option on 06/2024)

**LANDED FLOWER ROAD - D19**

**SOLD**

Property details

Type: Terrace	Bedroom: 4
Storey: 3	Bathroom: 4
Tenure: 999-year leasehold	Parking lot: 1
Land size: 1,255	UR: No
Build-up: 2,820	Pool: No
Condition: Renovated	Sold Price: \$ 4,000,000
Facing: South West	Sold PSF: \$ 2,303

(Option on 09/2024)

**LANDED PARK VILLAS RISE - D19**

**SOLD**

Property details

Type: Terrace	Bedroom: 5+1
Storey: 3	Bathroom: 5
Tenure: 99-year leasehold	Parking lot: 1
Land size: 1,548	UR: No
Build-up: 2,800	Pool: No
Condition: Renovated	Asking Price: \$ 2,960,000
Facing: South	PSF: \$ 1,798

(Option on 11/2024)

If you are planning to (or are still undecided whether to) sell your current landed house, feel free to get in touch. We will be most happy to share with you our experiences in the above sale transactions and the current market trends on Kovan landed properties.

ADDRESS	SALE DATE	SALE PSF(\$)	SALE PRICE(\$)	AREA (SQFT)	SUBTYPE	TENURE
HIGHLAND TERRACE	06 Nov 2024	\$2,415	\$4,130,000	1,710	Terrace	Freehold
TAMPINES ROAD	28 Oct 2024	\$1,724	\$3,420,000	1,984	Terrace	Freehold
KANG CHOO BIN WALK	23 Oct 2024	\$2,057	\$4,050,000	1,969	Terrace	999
SIRAT ROAD	18 Oct 2024	\$1,548	\$3,800,000	2,454	Terrace	999
JALAN GENENG	16 Oct 2024	\$1,687	\$6,500,000	3,854	Terrace	Freehold
JALAN RENGKAM	10 Oct 2024	\$1,788	\$3,638,000	2,034	Terrace	Freehold
LIM AH PIN ROAD	10 Oct 2024	\$2,291	\$3,780,000	1,650	Terrace	Freehold
JALAN RENGKAM	10 Oct 2024	\$2,090	\$5,818,000	2,784	Semi-D	Freehold
YIO CHU KANG TERRACE	10 Oct 2024	\$2,143	\$4,708,000	2,197	Terrace	Freehold
LIM AH PIN ROAD	09 Oct 2024	\$2,600	\$4,100,000	1,577	Terrace	Freehold
FLORENCE ROAD	04 Oct 2024	\$1,891	\$6,950,000	3,676	Terrace	999
FLORENCE ROAD	04 Oct 2024	\$1,949	\$3,600,000	1,847	Terrace	Freehold

Transactions Source : URA AS AT 26/11/2024

**WILL LANDED PRICE SURGE IN 2025 WITH INTEREST RATE FALLING?**

Connect with us to find out more!



**TRAVIS SEAH**  
R052758D  
9388 8752



**PHOENIX TAN**  
R007914Z  
92228383



**WILLIAM HONG**  
R060554B  
8886 6800