



**Orangetee**

A member of Reallion Group

# INVESTMENT POTENTIAL OF W RESIDENCES MARINA VIEW- Singapore

---

*Consumer Investment Playbook  
2026*

01

W RESIDENCES MARINA VIEW - SINGAPORE

## LUXURIOUS DEVELOPMENT DESIGNED FOR YOU



OrangeTee

A member of Realion Group

### Location

Marina View  
District 1

### Developer

IOI Properties Group

### Tenure

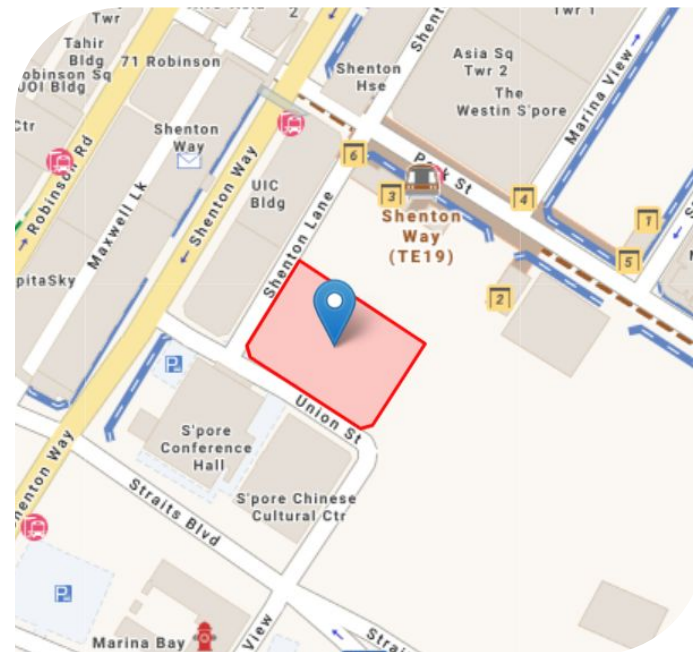
99 Yr Leasehold

### Expected TOP

Est. 2029

### Unit Mix

683 units  
1 BR - 171 units  
2BR- 310 units  
3BR - 103 units  
4 BR- 32 units  
5 BR- 64 units  
Penthouse - 3 units



## LUXURY IN THE HEART OF THE CITY



■ W Residences Marina View - Singapore is a luxury development located in the heart of the city centre at District 1. Developed by the esteemed IOI Properties group, this project combines sophisticated urban living with premium hotel-style service that offer seamless access to dining, shopping and entertainment.

■ Such branded residences are a rarefied segment in the luxury market where homes are designed to the same standards as five-star hotels and provides world-class services. The exclusive development showcases stunning views of Singapore's breathtaking panoramic views of the city skyline as well as the vibrant Marina Bay District.



02

# INVESTMENT ANALYSIS



**OrangeTee**

A member of Reallion Group

## **CAPITAL APPRECIATION AND PRICE QUANTUM**

The median S\$PSF price of condos in District 1 jumped by over 28.2 per cent from 2016 to Jan-Apr 2026.

## **PROFITABILITY**

About 60 per cent of private residential units were profitable in District 1, with 73 units earning at least S\$1 million profits.

## **RENTAL RETURNS**

The median monthly rents for condos in District 1 rose by 32.5 per cent from 2020 to Q1 2026. Rental transactions rose 4.6 per cent from 2024 to 2025.



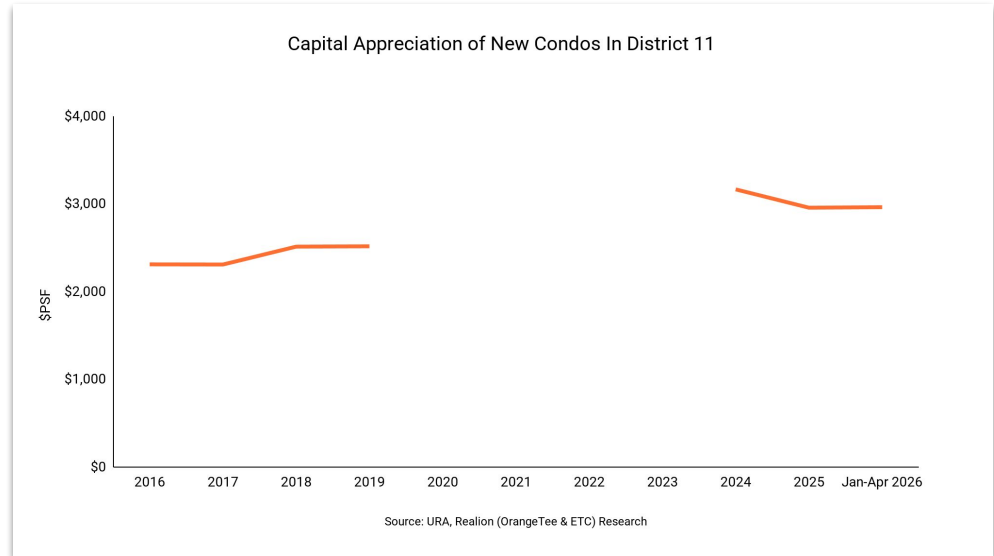


## CAPITAL APPRECIATION

District 1 condominiums demonstrated capital appreciation over the years, making it a reasonable option for investors seeking for returns on their investment.

According to caveat data from the Urban Redevelopment Authority (URA), the median price of new sale condos in District 1 rose by 28.2 per cent from S\$2,311 psf in 2016 to S\$2,963 psf in 2026 (Jan-April). On a year-on-year basis, prices rose marginally from S\$2,957 psf in 2025.

The stability in prices and capital appreciation make District 1 stand out as a reliable investment proposition.




**OrangeTee**

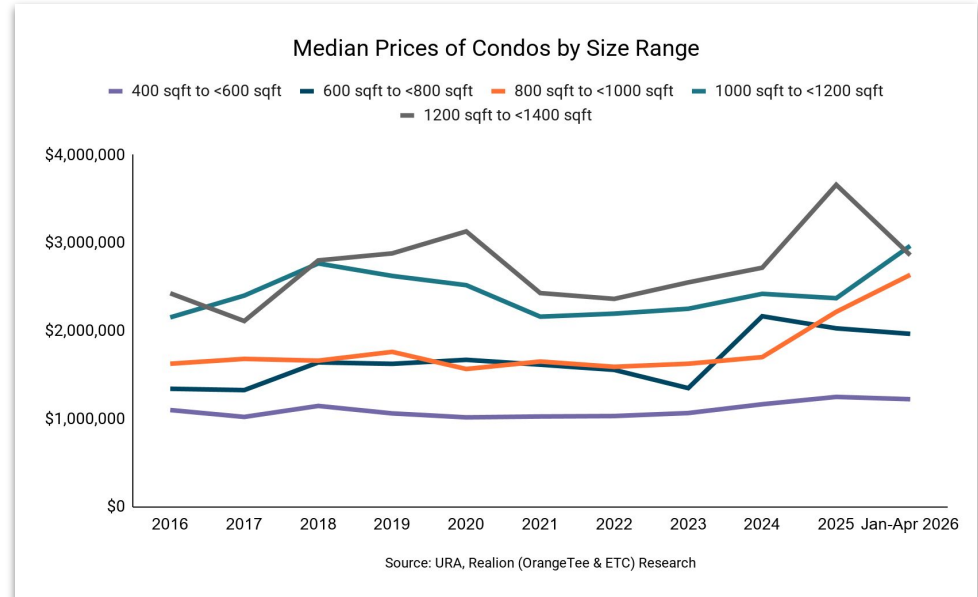
A member of Reallion Group

## DISTRICT 1 PRICE BY QUANTUM

The prices of condos in District 1 have generally trended upwards over time, although there have been some short-term fluctuations in recent years. Larger units such as 1200 - 1400 sqft continue to command high prices and substantial price growth of 17.9 per cent from 2016 to Jan-Apr 2026, driven by demand for spacious living in the CBD.

Smaller units of 400 sqft to less than 600 sqft experienced a price growth of 11.2 per cent from 2016 to Jan-Apr 2026, while 600 sqft to less than 800 sqft units climbed by 46.6 per cent.

The resilience in prices could be due to the limited supply of residential developments in district 1, where most of the land are allocated for commercial development. The upcoming new launches may present a strong investment proposition that offers modern designs, more efficient layouts and enhanced amenities catering to evolving buyer preferences.



## PROFITABILITY



■ District 1 presents lucrative opportunities for both investors and homeowners in this district. Based on URA data from 2000 to Q1 2026, almost 60 per cent of matched new sale-resale non-landed property transactions in District 1 were profitable. (Transactions were dated back to 2000 due to limited caveats lodged for D1).

■ Of the profitable deals, 63.2 per cent of the profitable units, or 208 condos, yielded gross profits of at least S\$500,000. 73 units were sold for at least \$1 million profits!

■ The highest profit recorded in District 1 was for a unit at The Sail@Marina Bay, purchased for S\$2.3 million in 2004 and resold in 2011 for S\$6.2 million, yielding a substantial gross profit of about S\$3.9 million.

■ The second-highest profit was for another unit at The Sail@Marina Bay, which was purchased at S\$1.9 million in 2004 and resold for S\$5.8 million in 2010, resulting in a gross profit of S\$3.8 million.



OrangeTee

## HIGHEST PROFITS FOR CONDOMINIUMS IN DISTRICT 1 (2010 to Q1 2026)

Project Name	Bought Date (QQ-YYYY)	Bought Price	Sold Date (QQ-YYYY)	Sold Price	Gross Profit After SSD	Holding Period (Years)	Planning Area	Tenure	Property Type	Area (sqft)
THE SAIL @ MARINA BAY	Q4-2004	\$ 2,318,624	Q2-2011	\$ 6,231,000	\$ 3,912,376	6.4	Downtown Core	LH	Apartment	2,077
THE SAIL @ MARINA BAY	Q4-2004	\$ 1,942,247	Q3-2010	\$ 5,768,642	\$ 3,826,395	5.8	Downtown Core	LH	Apartment	1,873
THE SAIL @ MARINA BAY	Q4-2004	\$ 2,346,520	Q2-2012	\$ 5,761,100	\$ 3,414,580	7.6	Downtown Core	LH	Apartment	2,174
THE SAIL @ MARINA BAY	Q4-2004	\$ 2,211,480	Q1-2010	\$ 5,242,800	\$ 3,031,320	5.2	Downtown Core	LH	Apartment	2,056
MARINA BAY RESIDENCES	Q4-2006	\$ 4,839,300	Q3-2017	\$ 7,700,000	\$ 2,860,700	10.6	Downtown Core	LH	Condominium	2,379
THE SAIL @ MARINA BAY	Q1-2005	\$ 1,814,994	Q3-2009	\$ 4,528,000	\$ 2,713,006	4.4	Downtown Core	LH	Apartment	1,776
THE SAIL @ MARINA BAY	Q4-2004	\$ 2,299,176	Q4-2023	\$ 5,000,000	\$ 2,700,824	19.0	Downtown Core	LH	Apartment	2,056
MARINA BAY RESIDENCES	Q1-2007	\$ 4,799,000	Q1-2015	\$ 7,459,200	\$ 2,660,200	8.1	Downtown Core	LH	Condominium	2,368
THE SAIL @ MARINA BAY	Q4-2004	\$ 1,659,152	Q1-2010	\$ 4,163,920	\$ 2,504,768	5.2	Downtown Core	LH	Apartment	1,679
THE SAIL @ MARINA BAY	Q4-2004	\$ 2,164,590	Q3-2009	\$ 4,452,800	\$ 2,288,210	4.6	Downtown Core	LH	Apartment	2,024
MARINA BAY RESIDENCES	Q4-2006	\$ 5,185,800	Q2-2013	\$ 7,351,110	\$ 2,165,310	6.5	Downtown Core	LH	Condominium	2,379
THE SAIL @ MARINA BAY	Q4-2004	\$ 1,701,304	Q1-2026	\$ 3,800,000	\$ 2,098,696	21.3	Downtown Core	LH	Apartment	1,722
THE SAIL @ MARINA BAY	Q4-2004	\$ 1,017,632	Q4-2009	\$ 3,099,000	\$ 2,081,368	5.0	Downtown Core	LH	Apartment	1,033
THE SAIL @ MARINA BAY	Q4-2004	\$ 997,216	Q1-2010	\$ 3,000,000	\$ 2,002,784	5.1	Downtown Core	LH	Apartment	936
THE SAIL @ MARINA BAY	Q4-2004	\$ 1,035,408	Q4-2011	\$ 2,980,000	\$ 1,944,592	7.0	Downtown Core	LH	Apartment	1,033
MARINA BAY RESIDENCES	Q4-2006	\$ 3,407,126	Q4-2017	\$ 5,348,700	\$ 1,941,574	10.9	Downtown Core	LH	Condominium	1,981
THE SAIL @ MARINA BAY	Q4-2004	\$ 929,250	Q2-2011	\$ 2,869,750	\$ 1,940,500	6.6	Downtown Core	LH	Apartment	883
THE SAIL @ MARINA BAY	Q4-2004	\$ 1,160,896	Q4-2010	\$ 3,019,200	\$ 1,858,304	5.9	Downtown Core	LH	Apartment	1,184
THE SAIL @ MARINA BAY	Q4-2004	\$ 1,891,208	Q4-2015	\$ 3,700,000	\$ 1,808,792	10.9	Downtown Core	LH	Apartment	1,841

Source: URA, Realion (OrangeTee &amp; ETC) Research

**OrangeTee**

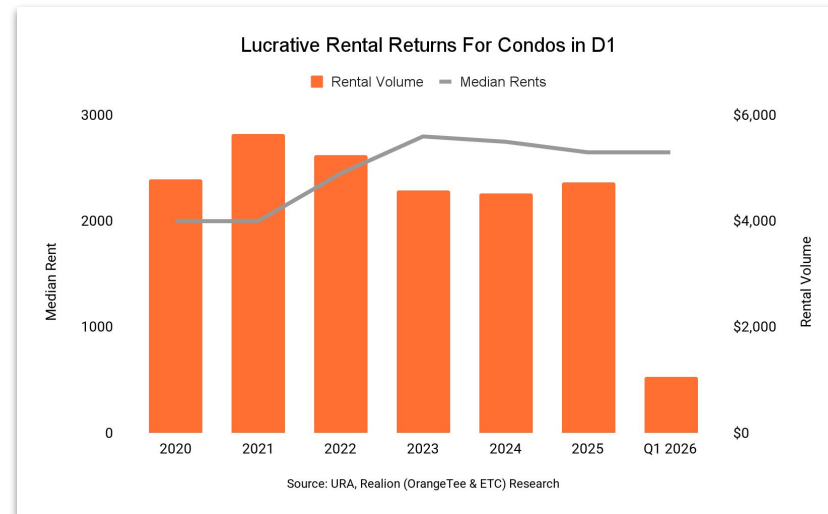
A member of Reallion Group

## RENTAL RETURNS

District 1 experienced steady rent appreciation in recent years, making it an attractive choice for investors seeking passive income.

According to data from the Urban Redevelopment Authority (URA), the median monthly rents for condos in District 1 increased by 32.5 per cent from S\$4,000 per month in 2020 to S\$5,300 per month in 2025, and holding steady at Q1 2026.

Rental demand in D1 strengthened last year. 2,366 leases were inked in D1 in 2025, 4.6 per cent more than the 2,262 leases recorded in 2024. It was also higher than the 2,290 leases in 2023.



03

# URA MASTER PLAN FUTURE TRANSFORMATION

## RESIDENTIAL LIFESTYLE AND GREEN SPACES



W Residences is located in the heart of Singapore's Downtown Core, right next to Central Linear Park and just a short stroll from the Marina Bay Waterfront Promenade. Residents enjoy easy access to a variety of downtown parks and public spaces, including Raffles Place Park and Gardens by the Bay.



W Residences offers stunning direct waterfront views of Marina Bay and is situated along the 30-kilometre lifestyle belt of the Greater Southern Waterfront. Residents also benefit from the upcoming NS Square and Passion Wave Outpost @ Bayfront, which will feature community sports facilities, a water sports centre, kayaking and pedal boating right on the bay.

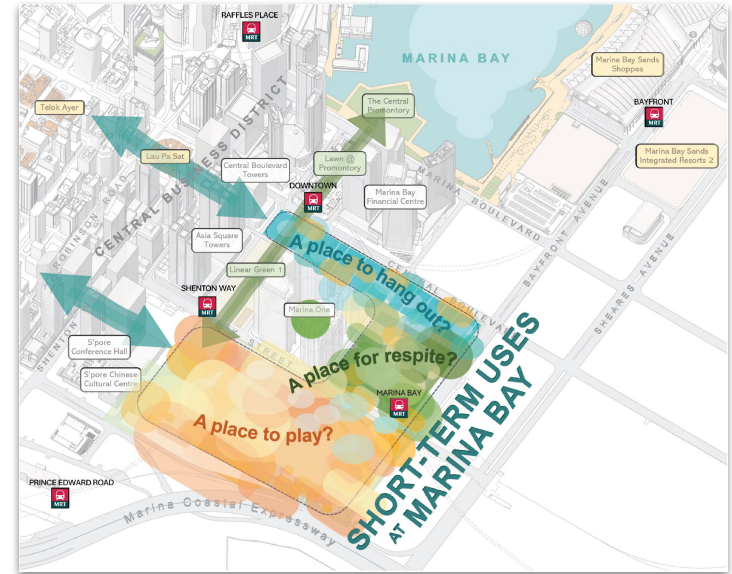


A continuous 12-kilometer promenade will connect Marina Bay to Kallang Basin, providing seamless access to the waterfront. This will be enhanced by a planned Wellness Attraction at Marina South, which will further enrich the recreational and leisure experiences available right at residents' doorsteps.



OrangeTee

A member of Reallon Group



**OrangeTee**

A member of Reallion Group

## ENHANCED CONNECTIVITY & TRANSPORTATION

W Residences boasts excellent connectivity as it is located near five MRT stations across four lines. Shenton Way MRT (Thomson-East Coast Line) is only a 3-minute walk away, while Tanjong Pagar, Downtown, and Marina Bay stations offer easy access to Orchard Road, Marina Bay, the CBD, and Harbourfront.

The Marina Bay area will feature an expanded underground network that has a weather-protected pathway connecting the Downtown MRT to Asia Square. There will be 22 kilometers of cycling paths in the Downtown Core and the North-South Corridor, which will relocate traffic underground, creating spacious, green walkways and outdoor streetscapes on the surface.

Future connectivity will be enhanced by two proposed bridges, including a link from Marina Centre to Bay East Garden, which is targeted for completion in 2029. For drivers, direct access to the Marina Coastal Expressway (MCE) and the East Coast Parkway (ECP) ensures swift travel to all parts of the island.





OrangeTee

A member of Reallion Group

FOR THE PLEASURE OF  
HOME OWNERSHIP,  
PLEASE CONTACT  
YOUR PREFERRED  
**ORANGETEE**  
**SALES ADVISOR.**

**Disclaimer** The information provided in this research material is for general informational and educational purposes only and does not constitute professional advice or an offer to buy, sell, or invest in any property. While every effort has been made to ensure the accuracy and reliability of the information presented, OrangeTee makes no representations or warranties of any kind, express or implied, regarding the completeness, accuracy, suitability, or availability of the market data, legal frameworks, or financial insights contained herein. This material is not intended to replace independent legal, financial, or professional advice. Readers are encouraged to consult qualified professionals for advice tailored to their individual needs and circumstances. OrangeTee disclaims any liability for any loss, damage, or expense incurred from the use of or reliance on the information in this research. **Copyright Notice** © [2025] OrangeTee & Tie. All rights reserved. No part of this publication (including all its content, design, text, graphics, and other elements) may be reproduced, distributed, modified, transmitted, stored, or used in any form or by any means, including electronic, mechanical, photocopying, recording, or otherwise, without prior written permission from OrangeTee.