



OrangeTee
Markets & Analytics

INVESTMENT POTENTIAL OF DUNEARN HOUSE

*Consumer investment playbook
2026*

01

Dunearn House

LUXURIOUS DEVELOPMENT DESIGNED FOR YOU

Location

Dunearn Road
District 11

Developer

CSC Land Group,
Sekisui House,
Fraser's Property

Tenure

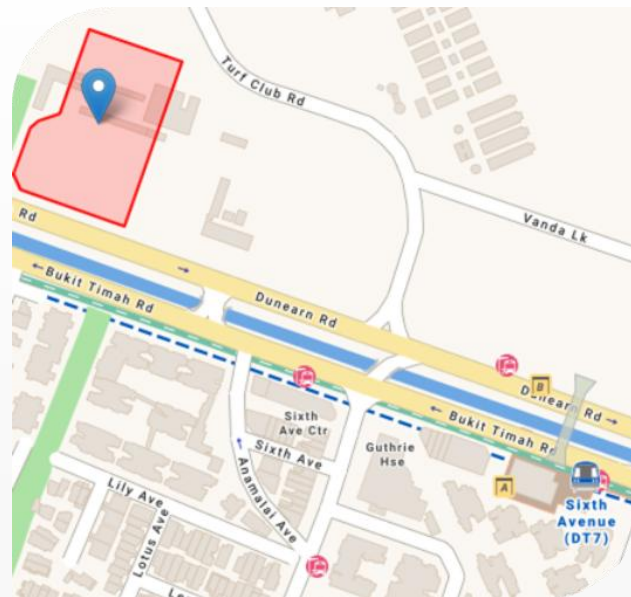
99 Yr Leasehold

Unit Mix

Est 380 units

Expected TOP

Est. 2030



PINNACLE OF PRESTIGE LIVING

Step into a world of refined tranquility at Dunearn House, the first private residential development at the new Bukit Timah Turf City. If you are drawn to timeless prestige and legacy, the project features 22 heritage buildings that preserve the former Turf Club's mix of architectural styles including the former Grandstands. These buildings are gazetted for adaptive reuse as a commercial and lifestyle hub, providing a centralised node for high-end F&B and retail services.

Situated at the prestigious District 11, which is renowned for luxury residences, Dunearn House is surrounded by lush greenery and close to several prestigious schools. Dunearn House offers discerning homeowners and investors easy access via the nearby Turf City MRT station and the Sixth Avenue MRT station, which will appeal to both owner-occupiers and investors seeking convenience, firm rental demand, and long-term growth, all in one property.



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INVESTMENT ANALYSIS

CAPITAL APPRECIATION I - Leasehold vs Freehold Case Study

Using the nearest District 10 leasehold properties as a reference, the median price of new leasehold condos were rising at a much faster rate of 87.3 per cent compared to 54.7 per cent for freehold condos over the past decade. Selected new leasehold projects in Districts 9 and 10 were similarly sold at higher prices than freehold projects within the same districts in Jan-Apr 2026.

CAPITAL APPRECIATION II - Long Term Potential of D11

The average price of new freehold condos in District 11 in 2026 (Jan-April) were 50.5 per cent higher than the median price in 2016.

PROFITABILITY

81.0 per cent of private residential units were profitable in District 11, with more than a third of them earning profits of at least S\$500,000.

RENTAL RETURNS

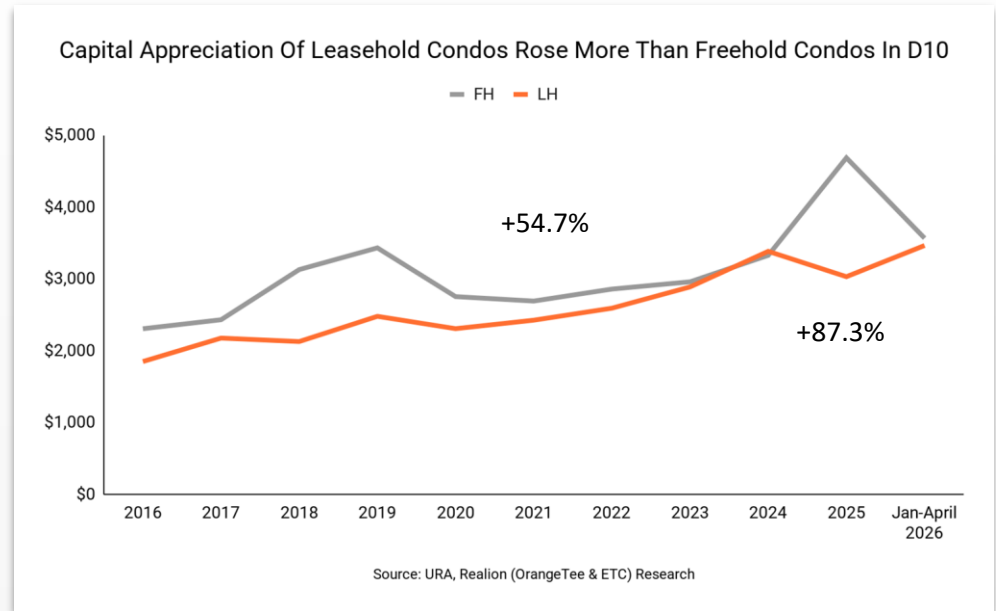
The median monthly rents for condos in District 11 increased by 36.1 per cent from 2020 to Q1 2026.



CAPITAL APPRECIATION I - Leasehold vs Freehold Case Study (District 10)

As there are no comparables of leasehold properties in District 11, we use the nearest District 10 as a reference. According to data from the Urban Redevelopment Authority (URA), the median price of new freehold condos in District 10 increased by 54.7 per cent from S\$2,304 psf in 2016 to S\$3,564 psf in 2026 (Jan-April).

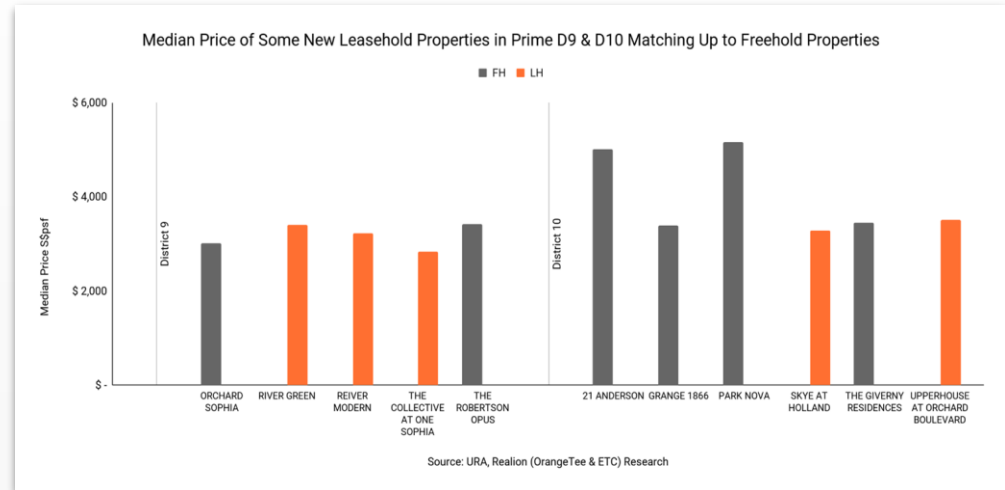
In comparison, new leasehold condos in the same District 10 rose at a much faster pace of 87.3 per cent from S\$1,848 psf in 2016 to S\$3,462 psf in 2026 (Jan-April). Owners of these leasehold properties can enjoy a higher capital appreciation as the entry price in 2016 was 19.8 per cent lower than freehold properties in the same location. Therefore, Dunearn House, being a leasehold property with lower entry price, will have an edge against other new freehold properties in the same district.



CAPITAL APPRECIATION I - Leasehold vs Freehold Case Study (New Projects In Districts 9 and 10)

When we examine the median price of new leasehold and freehold condos in other prime districts like Districts 9 and 10, some leasehold condo prices matched or even surpassed the median prices of freehold condos in the same districts this year.

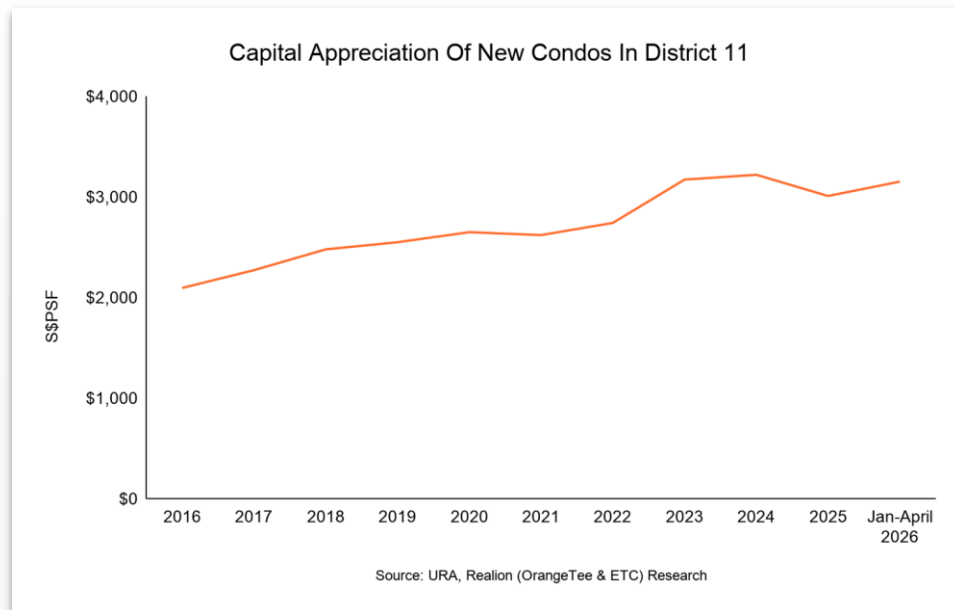
According to data from the URA, the median price of new leasehold condos in District 9, such as River Green (S\$3,401 psf) and River Modern (S\$3,228 psf), is comparable to that of the new freehold property, The Robertson Opus (S\$3,411 psf), in 2026 (Jan-April). In District 10, the median price of the leasehold property Skye at Holland (S\$3,282 psf) is slightly lower than that of the freehold property The Giverny Residences (S\$3,445 psf). Interestingly, the median price of the leasehold condominium UPPERHOUSE at Orchard Boulevard (S\$3,504 psf) exceeds that of The Giverny Residence in Jan-Apr 2026.



CAPITAL APPRECIATION II - Long-Term Potential of District 11

■ In fact, freehold properties in District 11. have already been proven to be lucrative investments as they posted steady price appreciation over the past 10 years. Buyers of future leasehold properties in the same area will likely enjoy greater capital appreciation since they will be purchasing their properties at a much lower entry price.

■ According to data from URA, the median price of new freehold condos in District 11 surged by 50.5 per cent from S\$2,094 psf in 2016 to S\$3,152 psf in 2026 (Jan-April). On a year-on-year basis, prices have also risen from S\$3,009 psf in 2025.





PROFITABILITY

■ If we use District 11 as a proxy to examine the potential for long-term returns, the district has demonstrated lucrative opportunities for both investors and homeowners. Based on URA data from 2006 to 2026, an impressive 81.0 per cent of properties in this area were profitable.

■ Notably, 61 per cent of these profitable transactions occurred within a 10-year holding period, highlighting the district's appeal for investors aiming to realize strong returns within a mid-term investment horizon.

■ Of all the profitable transactions, more than a third of the units yielded gross profits of at least S\$500,000, and 131 units made a gross profit of at least S\$1 million!

■ The highest profit was recorded for a condo at Sky@Eleven, purchased for S\$2.8 million in 2007 and resold in 2024 for S\$6.5 million, yielding a substantial gross profit of S\$3.7 million.

■ The second-highest profit was for another unit at Sky@Eleven, with a purchase price of S\$2.4 million in 2007 and a resale price of S\$6 million in 2025, resulting in a gross profit of S\$3.6 million.

HIGHEST PROFITS IN DISTRICT 11 (2006 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)
SKY@ELEVEN	Q1-2007	\$ 2,797,860	Q2-2024	\$ 6,480,000	\$ 3,682,140	17.1	Toa Payoh	FH	Condominium	2,713
SKY@ELEVEN	Q1-2007	\$ 2,408,000	Q2-2025	\$ 6,000,000	\$ 3,592,000	18.3	Toa Payoh	FH	Condominium	2,713
SKY@ELEVEN	Q1-2007	\$ 2,803,000	Q2-2024	\$ 5,900,000	\$ 3,097,000	17.3	Toa Payoh	FH	Condominium	2,820
SKY@ELEVEN	Q1-2007	\$ 2,225,000	Q3-2025	\$ 5,150,000	\$ 2,925,000	18.6	Toa Payoh	FH	Condominium	2,271
SKY@ELEVEN	Q1-2007	\$ 2,701,000	Q4-2021	\$ 5,300,000	\$ 2,599,000	14.8	Toa Payoh	FH	Condominium	2,713
PARK INFANIA AT WEE NAM	Q3-2006	\$ 1,231,000	Q4-2025	\$ 3,620,000	\$ 2,389,000	19.5	Novena	FH	Condominium	1,442
SKY@ELEVEN	Q1-2007	\$ 1,621,000	Q3-2022	\$ 3,950,000	\$ 2,329,000	15.4	Toa Payoh	FH	Condominium	1,851
NEWTON 21	Q2-2006	\$ 1,710,000	Q1-2025	\$ 3,980,000	\$ 2,270,000	18.9	Novena	FH	Apartment	2,411
PARK INFANIA AT WEE NAM	Q1-2006	\$ 1,320,706	Q4-2025	\$ 3,550,000	\$ 2,229,294	19.8	Novena	FH	Condominium	1,464
VIVA	Q3-2009	\$ 2,803,500	Q2-2025	\$ 5,020,000	\$ 2,216,500	15.7	Novena	FH	Condominium	1,959
SKY@ELEVEN	Q1-2007	\$ 2,425,000	Q4-2012	\$ 4,612,100	\$ 2,187,100	5.6	Toa Payoh	FH	Condominium	2,713
SKY@ELEVEN	Q2-2007	\$ 1,823,000	Q3-2021	\$ 4,000,000	\$ 2,177,000	14.3	Toa Payoh	FH	Condominium	1,851
PARK INFANIA AT WEE NAM	Q4-2006	\$ 1,237,000	Q2-2025	\$ 3,380,000	\$ 2,143,000	18.4	Novena	FH	Condominium	1,464
SKY@ELEVEN	Q1-2007	\$ 2,467,000	Q3-2014	\$ 4,428,000	\$ 1,961,000	7.5	Toa Payoh	FH	Condominium	2,713
SKY@ELEVEN	Q1-2007	\$ 5,900,000	Q2-2013	\$ 7,850,000	\$ 1,950,000	6.2	Toa Payoh	FH	Condominium	5,490
PARK INFANIA AT WEE NAM	Q3-2006	\$ 1,718,429	Q3-2023	\$ 3,630,000	\$ 1,911,571	17.0	Novena	FH	Condominium	1,690
SKY@ELEVEN	Q1-2007	\$2,356,000	Q4-2012	\$4,200,000	\$1,844,000	5.7	Toa Payoh	FH	Condominium	2,271
SKY@ELEVEN	Q1-2007	\$2,558,000	Q3-2020	\$4,400,000	\$1,842,000	13.6	Toa Payoh	FH	Condominium	2,712
SKY@ELEVEN	Q1-2007	\$2,158,000	Q1-2021	\$3,998,000	\$1,840,000	14.1	Toa Payoh	FH	Condominium	2,271

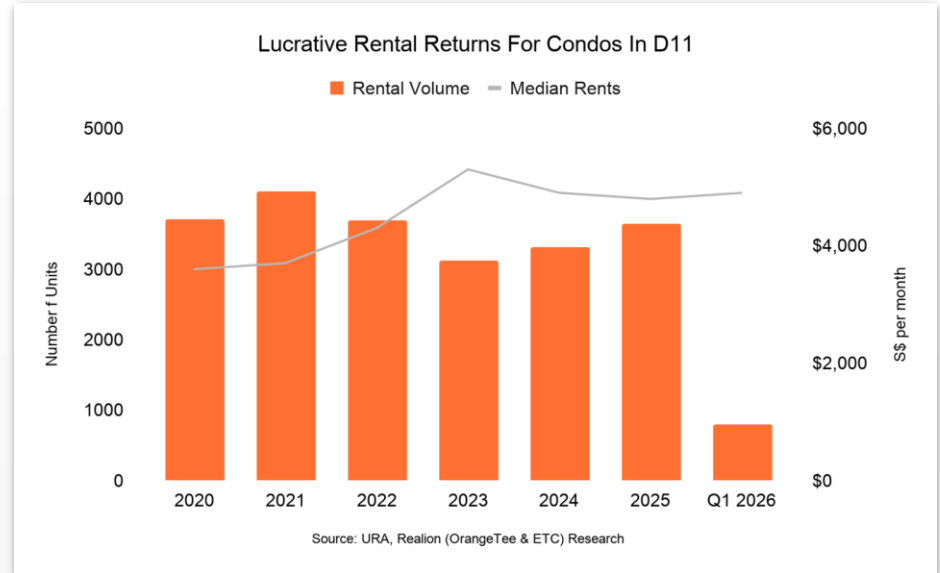
Source: URA, Realion (OrangeTee & ETC) Research

RENTAL RETURNS

District 11 has experienced strong rental appreciation in recent years, making it an appealing option for investors seeking alternative income sources.

According to data from URA, the median monthly rents for condos in District 11 increased by 36.1 per cent from \$3,600 per month in 2020 to S\$4,900 per month in Q1 2026. Median rents were also higher than the S\$4,800 per month recorded in 2025.

In terms of demand, 3,647 leases were inked in District 11 in 2025, which is above the 3,585 average leases registered from 2020 to 2024. The data indicates that leasing demand is strong in D11 and has strengthened in recent years.



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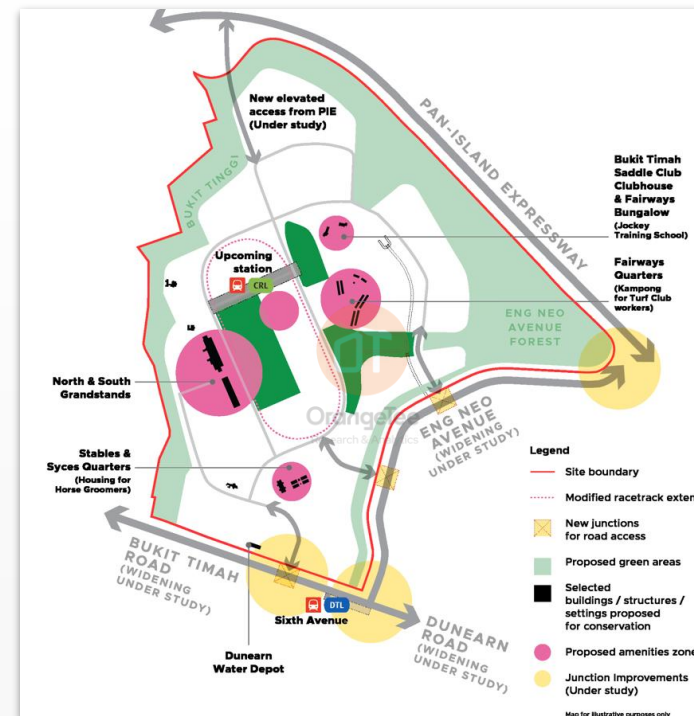
URA MASTER PLAN FUTURE TRANSFORMATION

ENHANCED CONNECTIVITY & TRANSPORTATION

Dunearn House is well situated within walking distance of Sixth Avenue MRT Station, offering residents a direct and convenient connection to the Central Business District (CBD), Marina Bay, and the esteemed Bukit Timah school belt.

In addition, the upcoming Turf City MRT Station (CRL) is close by, providing residents with direct access to Singapore's major growth areas, including the Jurong Lake District, which is just two stops away, and the Changi Aviation Park. This new station will significantly enhance the property's accessibility within the region.

Situated between the existing Downtown Line and the future Cross Island Line, Dunearn House benefits from a rare dual-line proximity. Its strategic location contributes to its long-term capital resilience, offering investors a significant "First-Mover" advantage before the CRL is fully operational in 2032.



Source: URA

INTEGRATING HERITAGE AND NATURE

■ The upcoming Turf City Lifestyle Transformation reimagines 176 hectares into Bukit Timah's most prestigious new residential enclave. This strategic redevelopment will introduce a 40-hectare central parklands, effectively doubling the precinct's existing green footprint.

■ A landmark Heritage Preservation Strategy mandates the conservation of over 20 iconic historical structures, including the former Grandstands. These buildings are gazetted for adaptive reuse as a commercial and lifestyle hub, providing a centralized node for high-end F&B and retail services.

■ The precinct is designed with a Car-Lite Urban Framework, featuring an extensive network of new cycling paths and pedestrian linkways. This infrastructure seamlessly connects the Rail Corridor to the upcoming Turf City MRT station, facilitating a 10-minute "walk-to-everything" lifestyle and enhancing the overall accessibility of the Bukit Timah residential core.



Source: URA



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