

OrangeTee
A member of Realion Group

INVESTMENT POTENTIAL OF LUCERNE GRAND

Consumer investment playbook 2026

01

LUCERNE GRAND

TRANQUIL DEVELOPMENT DESIGNED FOR YOU

Location

Lucerne Grand
District 22

Developer

City Developments Limited (CDL)

Tenure

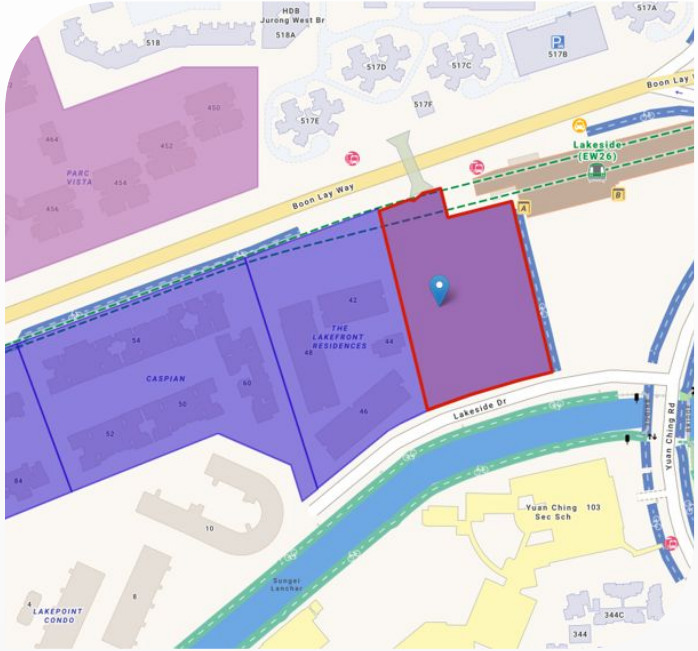
99 Yr Leasehold

Expected TOP

2030

Unit Mix

570 units



Source: URA, Realion (OrangeTee & ETC) Research

AN ENCLAVE OF ELEGANT LIVING

Explore the lucrative opportunity of investing in a private home in District 22. At Lucerne Grand, residents can experience the buzz of an exciting transformation story in the West and luxury living nestled within Singapore's Jurong Lake District, which is Singapore's designated second Central Business District and largest business hub outside the city centre. The highly anticipated mixed-use residential and commercial project is developed by the esteemed City Development Limited.

The project is within walking distance to the Lakeside MRT station that provides direct access to major business hubs like Raffles Place and Jurong East. There are dedicated cycling and walking routes connecting the development directly to the neighbouring Jurong Lake District and surrounding community amenities. Families will appreciate the proximity to top schools like Rulang Primary School, which is within 1km.



02

INVESTMENT ANALYSIS

CAPITAL APPRECIATION

Median prices of new condos in D22 grew by 72 per cent from 2016 to 2026 (Jan-Apr).

PROFITABILITY

99.3 per cent of private residential units were profitable in District 22, with around one third making profits of at least S$300,000.

RENTAL RETURNS

Median rents of condos in District 22 grew by 64.3 per cent from 2020 to 2026 (Jan-Apr).

EXIT STRATEGY

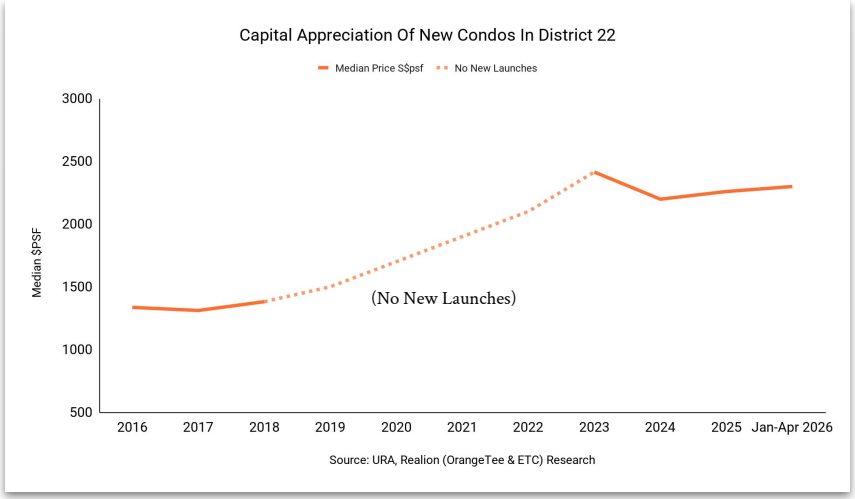
Resale prices of HDB flats in Bukit Merah, Bukit Panjang, Clementi, Jurong West and Queenstown grew by more than 30 per cent from 2016 to Jan-Apr 2026, giving many flat owners the financial means to upgrade to a private housing.



CAPITAL APPRECIATION

District 22 experienced a sharp price appreciation in recent years, making it a wise option for investors seeking for healthy returns on their investments.

According to data from the Urban Redevelopment Authority (URA), the median price for new sale condominiums in District 22 rose from S$1,336 psf in 2016 to S$2,299 psf in Jan-Apr 2026, reflecting an 72 per cent increase. On a year-on-year basis, prices have also risen from $2,259 psf in 2025.



PROFITABILITY - District 22

District 22 presents lucrative opportunities for investors and homeowners alike. Based on URA data from 2010 to Q1 2026, an overwhelming 99.3 per cent of transactions were profitable. Of these profitable transactions, 75.2 per cent of the profitable units were sold within a 10-year holding period. This makes District 22 an ideal location for individuals seeking to leverage profits within a short-mid term investment horizon.

Around one third of the profitable units, or 250 condos, yielded gross profits of at least S$300,000. 78 condos made a gross profit of at least S$500,000. Impressively, seven units generated profits of at least S$800,000!

The highest profit recorded was for a unit at Lakeville, purchased for about S$1.6 million in 2015 and resold in 2025 for around S$2.5 million, yielding a gross profit of S$972,394.

The second-highest profit came from another unit at Lakeville with a purchase price of S$1.7 million in 2014 and a resale price of S$2.6 million in 2025, resulting in a gross profit of S$968,780.

The third highest profit recorded was for a condo at The Lakefront Residences, purchased for about S$1.6 million in 2010 and resold in 2025 for about S$2.5 million, yielding a gross profit of S$888,000.

HIGHEST PROFITS IN DISTRICT 22 (2010 to Jan-May 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)
LAKEVILLE	Q3-2015	$ 1,557,606	Q4-2025	$ 2,530,000	$ 972,394	10.4	Jurong West	LH	Condominium	1,270
LAKEVILLE	Q4-2014	$ 1,661,220	Q1-2026	$ 2,630,000	$ 968,780	11.3589	Jurong West	LH	Condominium	1,475
THE LAKEFRONT RESIDENCES	Q4-2010	$ 1,562,000	Q2-2025	$ 2,450,000	$ 888,000	14.50411	Jurong West	LH	Condominium	1,421
LAKEVILLE	Q3-2014	$ 1,665,180	Q1-2026	$ 2,550,000	$ 884,820	11.47123	Jurong West	LH	Condominium	1,475
LAKEVILLE	Q3-2016	$ 1,571,051	Q2-2025	$ 2,428,000	$ 856,949	8.920548	Jurong West	LH	Condominium	1,270
LAKEVILLE	Q2-2014	$ 1,735,000	Q3-2025	$ 2,588,000	$ 853,000	11.38904	Jurong West	LH	Condominium	1,281
LAKEVILLE	Q3-2016	$ 1,588,336	Q1-2025	$ 2,430,000	$ 841,664	8.621918	Jurong West	LH	Condominium	1,270
THE LAKEFRONT RESIDENCES	Q4-2010	$ 1,115,000	Q4-2024	$ 1,940,000	$ 825,000	14.02192	Jurong West	LH	Condominium	1,216
LAKEVILLE	Q1-2016	$ 1,676,684	Q4-2025	$ 2,500,000	$ 823,316	9.778082	Jurong West	LH	Condominium	1,281
LAKEVILLE	Q2-2015	$ 1,557,000	Q4-2025	$ 2,380,000	$ 823,000	10.49589	Jurong West	LH	Condominium	1,270
LAKEVILLE	Q4-2016	$ 1,753,585	Q3-2025	$ 2,560,008	$ 806,423	8.884932	Jurong West	LH	Condominium	1,302
LAKE GRANDE	Q3-2016	$ 1,566,000	Q2-2026	$ 2,358,000	$ 792,000	9.728767	Jurong West	LH	Condominium	1,152
LAKEVILLE	Q2-2015	$ 1,408,760	Q2-2024	$ 2,200,000	$ 791,240	8.923288	Jurong West	LH	Condominium	1,270
LAKE GRANDE	Q3-2017	$ 1,670,000	Q1-2025	$ 2,430,000	$ 760,000	7.334247	Jurong West	LH	Condominium	1,302
LAKEVILLE	Q2-2016	$ 1,362,666	Q1-2026	$ 2,120,000	$ 757,334	9.731507	Jurong West	LH	Condominium	1,141
J GATEWAY	Q3-2013	$ 1,605,400	Q1-2025	$ 2,360,000	$ 754,600	11.54247	Jurong East	LH	Condominium	1,206
LAKEVILLE	Q3-2016	$ 1,576,813	Q3-2024	$ 2,321,888	$ 745,075	8.09589	Jurong West	LH	Condominium	1,270

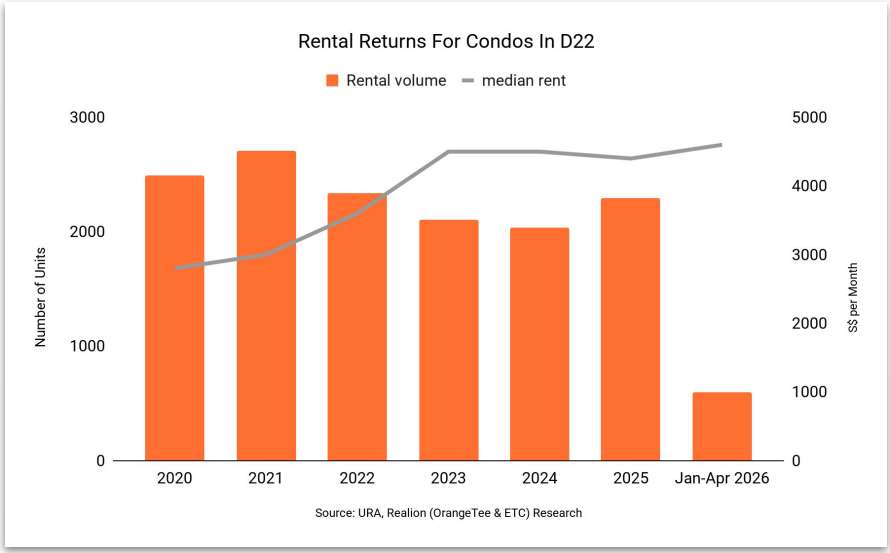
Source: URA, Realion (OrangeTee & ETC) Research

RENTAL RETURNS

District 22 experienced substantial rental appreciation in recent years, making it a dependable option for investors seeking alternative income sources.

According to URA Realis data, the median monthly rents for condos in District 22 increased by 64.3 per cent from S$2,800 per month in 2020 to S$4,600 per month in Jan-Apr 2026. Median rents have also risen from $4,400 per month in 2025.

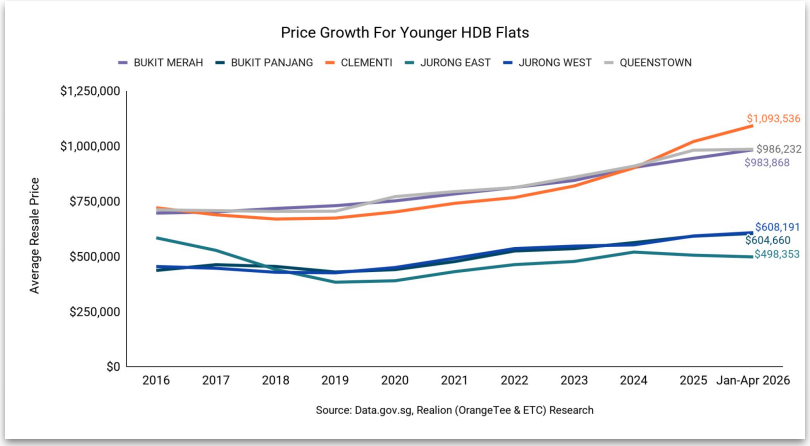
In terms of demand, leasing volume in D22 increased slightly from 2023 to 2025. According to URA data, 2,294 leases were inked in 2025, more than the 2,034 leases in 2024, and 2,106 leases in 2023.



EXIT STRATEGY

Rising HDB resale prices of younger flats in the nearby towns of Bukit Merah, Bukit Panjang, Clementi, Jurong East, Jurong West and Queenstown may provide homeowners the financial means to upgrade to a condo.

With the exception of Jurong East, the average resale price of younger HDB flats (below 20 years old) in those towns climbed by 41.2 per cent, 38.4 per cent, 51.7 per cent, 33.8 per cent, 38.6 per cent, respectively to S$983,868, S$604,660, S$1.09 million, S$608,191, S$986,232 from 2016 to Jan-Apr 2026.



03

URA MASTER PLAN FUTURE TRANSFORMATION

ENHANCED CONNECTIVITY

Lucerne Grand is located adjacent to Lakeside MRT station on the East-West Line. This direct rail link offers residents a seamless and convenient connection to major business hubs like Raffles Place and Jurong East, as well as a direct route across the island.

The upcoming integration of the Jurong Region Line (JRL) and Cross Island Line (CRL) will boost connectivity for the region. These new lines will allow residents to enjoy reduced travel times to the Jurong Innovation District, Tuas Port, and the rest of Singapore.

The strategic western transformation introduces dedicated cycling and walking routes connect the development directly to the neighboring Jurong Lake District and surrounding community amenities, prioritizing active mobility.



Source: URA

RECREATION AND LEISURE

Lucerne Grand is set to benefit from its integration with Jurong Lake Gardens right at its doorstep. This 90-hectare waterfront parkland provides residents with immediate access to a nature-themed recreational space, ensuring a high-end lifestyle that prioritizes wellness.

The expansion of green spaces and park connectors in the Western region will directly benefit residents by blending urban living with pristine corridors. This integration ensure families have ample space for recreation activities at their doorstep, while providing opportunities to

Under the master plan, the precinct bridges the gap between urban living and deep leisure. The upcoming new Science Centre and a curated lifestyle/tourism cluster by the lake offer residents an expansive outdoor lifestyle featuring waterfront retail, dining, and vibrant community spaces.



Source: URA



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.