



OrangeTee

A member of Realson Group

INVESTMENT POTENTIAL OF ONE CHUAN GROVE

Consumer investment playbook
2027

01

ONE CHUAN GROVE

TRANQUIL DEVELOPMENT DESIGNED FOR YOU

Location

Chuan Grove
District 19

Developer

Sing Holdings and
Sunway Developments

Tenure

99 Yr Leasehold

Expected TOP
2030

Unit Mix

Estimated 1056
Residential Units



Source: URA, Realion (OrangeTee & ETC) Research



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AN ADDRESS OF DISTINCTION CRAFTED FOR LUXURY & STYLE

Immerse your senses in grandeur and luxury at Chuan Grove, a grand architecture crafted for multi-generational legacy. Situated in District 19, Chuan Grove provides unmatched contiguous land of more than 300,000 square feet that features an extensive array of facilities that is unmatched by smaller or mid-sized developments. The sprawling landscape of curated lifestyle features gives residents luxury living in a private enclave.

Developed by the renowned Sing Holdings and Sunway Developments, Chuan Grove is strategically located close to massive transportation and shopping malls like Bishan Junction 8 and NEX. Residents can make an effortless walk to the Lorong Chuan MRT station, which brings them to Orchard and downtown area via the Circle Line.



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INVESTMENT ANALYSIS

CAPITAL APPRECIATION

Median prices of new condos in D19 grew by 96.3 per cent from 2016 to Q1-Q3 2026.

PROFITABILITY

95 per cent of private residential units were profitable in District 19, with around 30 per cent making profits of at least S\$300,000.

RENTAL RETURNS

Median rents of condos in District 19 grew by 42 per cent from 2016 to 2026 (Jan-Aug).

EXIT STRATEGY

Resale prices of HDB flats in Toa Payoh, Ang Mo Kio, Serangoon, Hougang and Bishan have grown by more than 30 per cent over the past decade, giving many flat owners the financial means to upgrade to private housing.



CAPITAL APPRECIATION

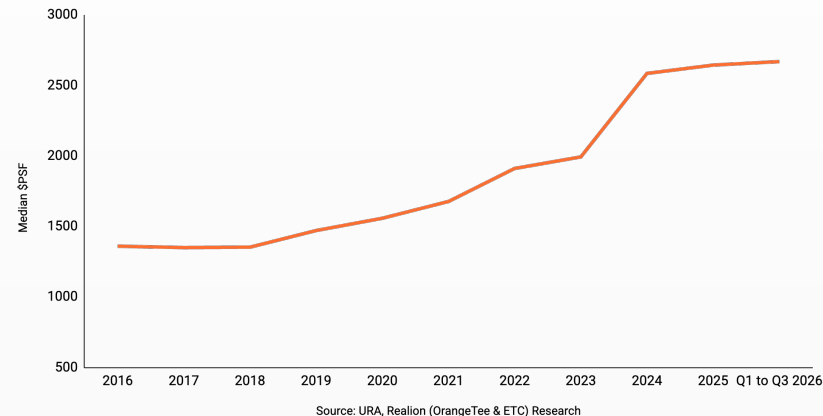


District 19 experienced a sharp price appreciation in recent years, making it a wise option for investors seeking for healthy returns on their investments.



According to data from the Urban Redevelopment Authority (URA), the median price for new sale condominiums in District 19 rose by 96.3 per cent from S\$1,359 psf in 2016 to S\$2,668 psf in Q1 to Q3 2026. On a year-on-year basis, prices rose from \$2,643 psf in 2025.

Capital Appreciation Of New Condos In District 19



PROFITABILITY - District 19

■ District 19 presents lucrative opportunities for investors and homeowners alike. Based on URA data from 2010 to Q3 2026, an overwhelming 95 per cent of transactions were profitable. Of these profitable transactions, 72.7 per cent of the profitable units were sold within a 10-year holding period. This makes District 19 an ideal location for individuals seeking to leverage profits within a short-mid term investment horizon.

■ Around 30 per cent of the profitable units, or 1,828 condos, yielded gross profits of at least S\$300,000. 801 condos made a gross profit of at least S\$500,000. Impressively, 75 units generated profits of at least S\$1,000,000!

■ The highest profit recorded was for a unit at The Minton, purchased for about S\$1.7 million in 2010 and resold in 2024 for around S\$3.6 million, yielding a gross profit of S\$1.9 million.

■ The second-highest profit came from a unit at Kovan Residences with a purchase price of S\$1.5 million in 2010 and a resale price of S\$3.2 million in 2026, resulting in a gross profit of S\$1.7 million.

■ The third highest profit recorded was for a condo at Parc Vera, purchased for about S\$1.9 million in 2012 and resold in 2026 for about S\$3.4 million, yielding a gross profit of S\$1.5 million.



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HIGHEST PROFITS IN DISTRICT 19 (2010 to Jan-Sep 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 MINTON	Q2-2011	\$1,700,000	Q4-2024	\$3,620,000	\$1,920,000	13.4	Hougang	LH	Condominium	1,991
KOVAN RESIDENCES	Q3-2010	\$1,474,000	Q1-2026	\$3,158,000	\$1,684,000	15.5	Hougang	LH	Condominium	1,776
PARC VERA	Q4-2012	\$1,906,000	Q2-2026	\$3,399,000	\$1,493,000	13.5	Hougang	LH	Condominium	3,305
KOVAN RESIDENCES	Q2-2010	\$1,272,000	Q3-2026	\$2,700,000	\$1,428,000	16.2	Hougang	LH	Condominium	1,442
PARC VERA	Q3-2012	\$1,681,000	Q4-2024	\$3,100,000	\$1,419,000	12.2	Hougang	LH	Condominium	2,971
FOREST WOODS	Q4-2016	\$1,794,000	Q1-2026	\$3,100,000	\$1,306,000	9.3	Serangoon	LH	Condominium	1,281
WATERTOWN	Q1-2012	\$1,554,277	Q1-2026	\$2,860,000	\$1,305,723	14	Punggol	LH	Apartment	1,356
FOREST WOODS	Q2-2017	\$1,844,000	Q3-2026	\$3,128,000	\$1,284,000	9.1	Serangoon	LH	Condominium	1,249
THE MINTON	Q2-2010	\$1,188,740	Q2-2025	\$2,450,000	\$1,261,260	14.9	Hougang	LH	Condominium	2,013
TERRASSE	Q4-2011	\$1,620,000	Q1-2026	\$2,880,000	\$1,260,000	14.2	Hougang	LH	Condominium	1,873
THE MINTON	Q2-2011	\$1,533,000	Q4-2024	\$2,790,000	\$1,257,000	13.6	Hougang	LH	Condominium	1,755
KOVAN RESIDENCES	Q2-2010	\$1,557,000	Q3-2023	\$2,800,000	\$1,243,000	13.2	Hougang	LH	Condominium	1,798
PARC VERA	Q4-2011	\$1,860,000	Q3-2023	\$3,100,000	\$1,240,000	11.8	Hougang	LH	Condominium	3,305
A TREASURE TROVE	Q3-2011	\$1,143,000	Q2-2026	\$2,380,000	\$1,237,000	14.8	Punggol	LH	Condominium	1,335
THE MINTON	Q1-2012	\$1,132,400	Q2-2025	\$2,338,000	\$1,205,600	13.2	Hougang	LH	Condominium	1,324
WATERTOWN	Q1-2013	\$1,800,000	Q1-2026	\$3,000,000	\$1,200,000	13.1	Punggol	LH	Apartment	1,367
A TREASURE TROVE	Q4-2011	\$1,213,000	Q3-2026	\$2,410,000	\$1,197,000	14.8	Punggol	LH	Condominium	1,335

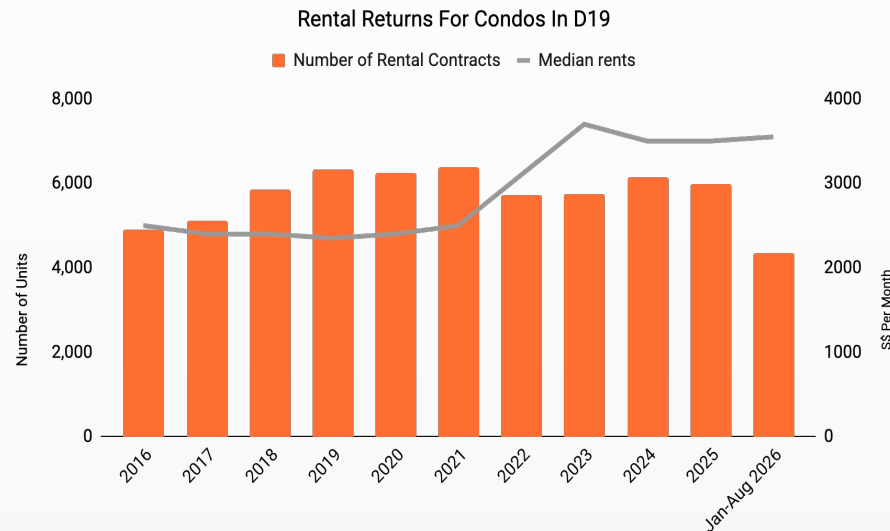
Source: URA, Realion (OrangeTee & ETC) Research

RENTAL RETURNS

District 19 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 19 increased by 42 per cent from S\$2,500 per month in 2016 to S\$3,550 per month in Jan-Aug 2026. Median rents have also risen from \$3,500 per month in 2025.

In terms of demand, leasing volume in D19 stayed resilient in recent years. According to URA data, 5,975 leases excluding EC were inked in 2025, about the same level as the 6,151 leases in 2024, and more than the 5,741 leases registered in 2023. In the first eight months of 2026, 4,358 units were leased.

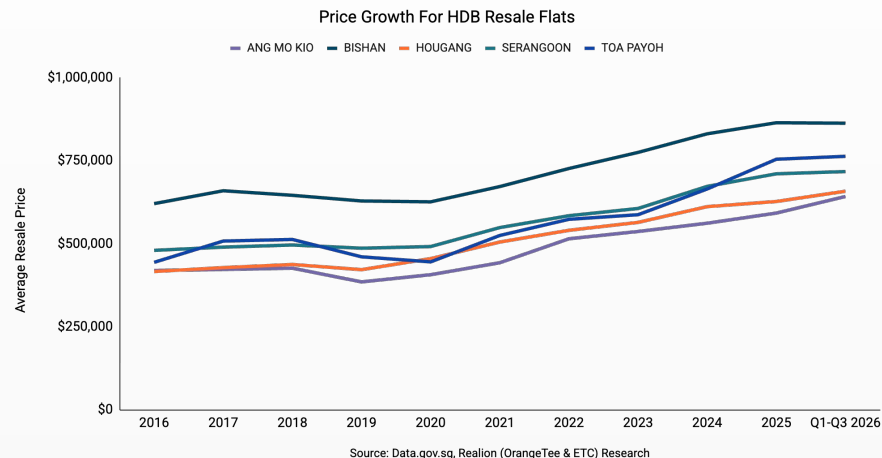


Source: URA, Realion (OrangeTee & ETC) Research

EXIT STRATEGY

Rising HDB resale prices of younger flats in the nearby towns of Ang Mo Kio, Toa Payoh, Bishan, Hougang and Serangoon may provide homeowners the financial means to upgrade to a condo.

The average price of resale flats in Toa Payoh rose the most by 71.9 per cent from \$443,872 in 2016 to \$762,969 in Q1-Q3 2026. This was followed by Hougang where prices increased by 58.1 per cent, Ang Mo Kio by 53.1 per cent, Serangoon by 49.4 per cent and Bishan by 39 per cent over the same periods.



03

URA MASTER PLAN FUTURE TRANSFORMATION

RECREATION AND LEISURE

District 19 is a well-established area, offering a wide array of amenities and transportation connectivity. The area is served by NEX shopping mall, Hougang Mall and Woodleigh Mall. It is also close to several prestigious educational institutions like Raffles Institution, Raffles' Girls' School, Catholic High School, Maris Stella Primary and Secondary Schools, etc. These amenities will attract families, singles and investors to buy a property here.

This district will undergo exciting improvements in Serangoon and Hougang, bringing a new lease of life to the area. Residents will soon have access to expansive green spaces with the introduction of new park connectors.

The waterways along Serangoon Reservoir and Hougang Avenue 10 will be transformed into vibrant recreational spaces for families to indulge in outdoor activities. In addition, new community amenities are in the pipeline, including hawker centres, an integrated community hub with a regional library, and a bus interchange, that will enhance convenience for residents.



ENHANCED CONNECTIVITY & SCHOOLS

The URA Masterplan for the area focuses on providing enhanced transportation network with multiple MRT lines, served by the progressive rollout of the Cross Island Line (CRL) and Thomson-East Coast Line (TEL), in addition to the existing Circle Line. The enhanced connectivity will greatly benefit residents and investors.

There will be increased cycling networks in the North-East, connecting the area to hubs like Serangoon and Bishan.

Lorong Chuan is known to be a private enclave, featuring mainly private condominiums and landed properties. It is also popular with expats whose children studying at the Australian International School Singapore. The school offers dual pathway of the International Baccalaureate (IB) and the Australian Higher School Certificate (HSC). Other closely international schools include Brighton College Singapore in Chuan Lane and Stamford American International School in Woodleigh Lane.





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