

OrangeTee
A member of Realion Group

INVESTMENT POTENTIAL OF CLOVELLE OF WOODLANDS (EC)

Consumer investment playbook
2027

01

CLOVELLE OF WOODLANDS

A HOME OF WARMTH. WELLNESS. WONDER.

Location

Woodlands Drive 17, District 25

Developer

Sim Lian Group

Tenure

99 Yr Leasehold

Expected TOP

2031

Unit Mix

Estimated 560 Residential Units

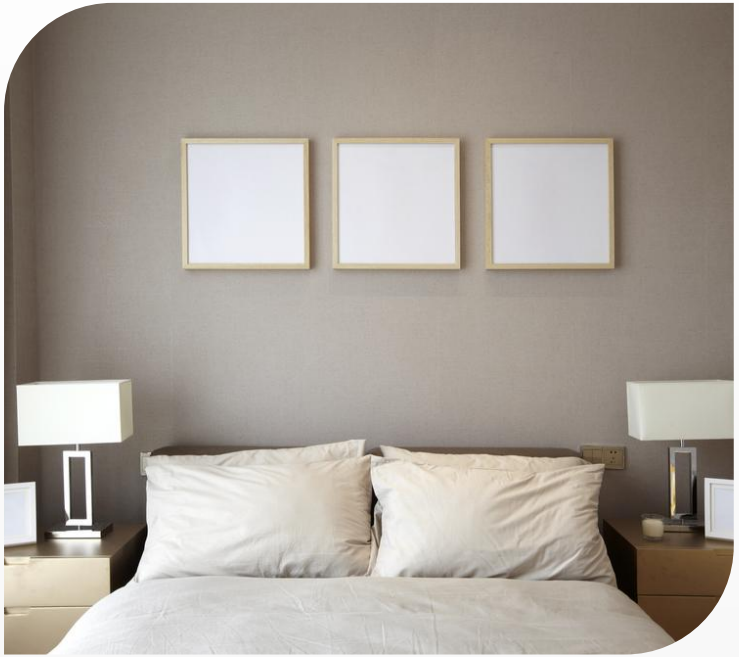


Source: EdgeProp

COME HOME TO LIFE IN FULL

Located along Woodlands Drive 17, the development is just a short walk away to Woodlands South MRT station, offering excellent connectivity to various parts of the island. The condo is also close to schools such as Innova Primary School and Singapore American School, as well as shopping and lifestyle amenities like Vista Point and Causeway Point. Residents can benefit from the ongoing development and growth potential of Woodlands Regional Centre.

Nature lovers will be attracted to its proximity to parks, including Woodlands Waterfront Park and Admiralty Park. They can enjoy recreational activities and take evening strolls along the scenic waterfront.



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INVESTMENT ANALYSIS

CAPITAL APPRECIATION

The median prices of new ECs in District 25 jumped by 24.9 per cent, from S$738 psf in 2013 to S$922 psf in 2019.

PROFITABILITY

Almost all EC units were sold for a profit in District 25; 179 units or 26.7 per cent achieved gross profits of at least S$500,000!

RENTAL RETURNS

Median monthly rents of executive condominiums in District 25 rose by 75 per cent between 2020 and 2026.

EXIT STRATEGY

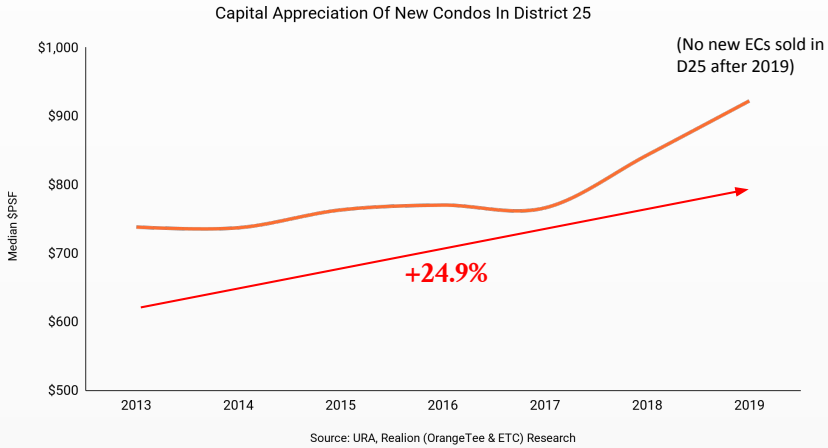
Average HDB resale prices grew by around 56 per cent between 2017 and 2026, strengthening the financial position of existing homeowners looking to upgrade to private residential properties.



CAPITAL APPRECIATION

District 25 has demonstrated gradual price growth over the years, highlighting its potential as an investment destination for buyers seeking long-term capital appreciation.

Based on URA data, the median residential price of new executive condominiums (ECs) in District 25 increased by 24.9 per cent, from S$738 psf in 2013 to S$922 psf in 2019. Compared to 2018, prices registered a further 9.4 per cent increase, reflecting continued upward price momentum.



PROFITABILITY - District 25

District 25 offers attractive opportunities for property investors and homeowners, with a majority of executive condominium transactions generating positive returns. Based on URA data from 2007 to 2026 for ECs, almost all or 99.9 per cent of resold units were profitable.

179 units or 26.7 per cent achieved gross profits of at least S$500,000, while 34 units recorded gross profits exceeding S$700,000, reflecting the district's potential to deliver substantial capital gains.

District 25 recorded 671 resale transactions, with an average gross profit after SSD of approximately S$393,000. Among these, 176 transactions achieved profits exceeding S$500,000, demonstrating the district's potential to deliver meaningful capital gains beyond its more affordable residential entry points.

The highest recorded gross profit was approximately S$1.024 million at Bellewoods. These transactions highlight District 25's potential to generate substantial resale gains, supported by the area's established residential market and longer-term investment opportunities.

HIGHEST PROFITS OF EC IN DISTRICT 25 (2007 to 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)
BELLEWOODS	Q1-2015	$1,156,000	Q4-2026	$2,180,000	$1,024,000	11.7	Woodlands	LH	EC	1,528
TWIN FOUNTAINS	Q3-2013	$1,168,640	Q3-2025	$2,113,000	$944,360	12	Woodlands	LH	EC	1,593
NORTHWAVE	Q3-2017	$1,327,300	Q2-2025	$2,240,000	$912,700	7.9	Woodlands	LH	EC	1,690
FORESTVILLE	Q3-2013	$1,516,015	Q3-2024	$2,420,000	$903,985	10.9	Woodlands	LH	EC	2,271
FORESTVILLE	Q4-2013	$1,069,600	Q4-2026	$1,950,000	$880,400	13	Woodlands	LH	EC	1,464
BELLEWOODS	Q3-2015	$987,000	Q4-2025	$1,860,000	$873,000	10.2	Woodlands	LH	EC	1,345
BELLEWOODS	Q3-2016	$1,032,570	Q2-2025	$1,850,000	$817,430	8.7	Woodlands	LH	EC	1,345
NORTHWAVE	Q2-2017	$1,106,750	Q2-2024	$1,920,000	$813,250	6.9	Woodlands	LH	EC	1,464
BELLEWOODS	Q1-2016	$1,195,088	Q2-2024	$2,000,000	$804,912	8.2	Woodlands	LH	EC	1,561
TWIN FOUNTAINS	Q3-2013	$920,480	Q4-2024	$1,712,800	$792,320	11.3	Woodlands	LH	EC	1,249
FORESTVILLE	Q4-2013	$1,207,610	Q2-2026	$1,980,000	$772,390	12.5	Woodlands	LH	EC	1,722
BELLEWOODS	Q4-2016	$1,130,050	Q2-2024	$1,900,000	$769,950	7.5	Woodlands	LH	EC	1,528
TWIN FOUNTAINS	Q2-2013	$797,160	Q2-2025	$1,560,000	$762,840	11.8	Woodlands	LH	EC	1,152
BELLEWOODS	Q1-2017	$1,021,680	Q4-2025	$1,780,000	$758,320	8.7	Woodlands	LH	EC	1,281
TWIN FOUNTAINS	Q3-2013	$813,600	Q2-2026	$1,558,888	$745,288	12.9	Woodlands	LH	EC	1,098
BELLEWOODS	Q4-2016	$956,420	Q2-2025	$1,700,000	$743,580	8.4	Woodlands	LH	EC	1,249

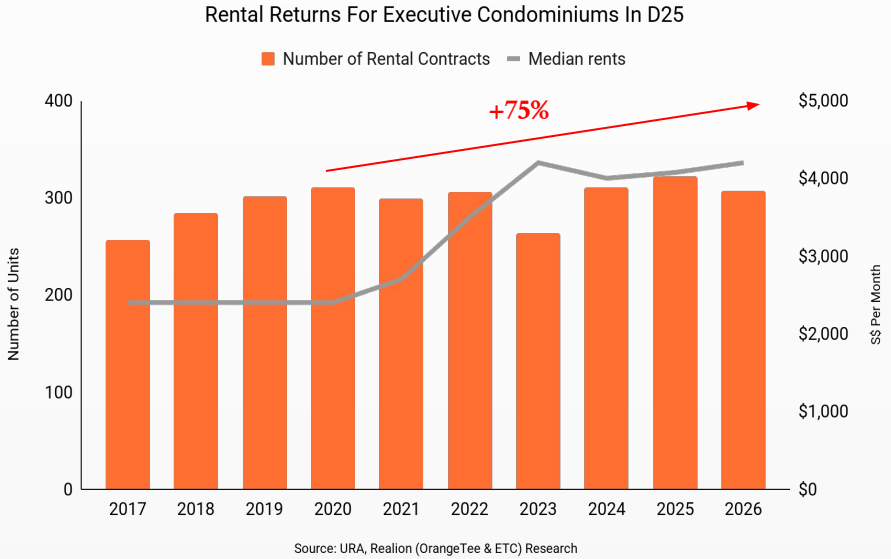
Source: URA, Realion (OrangeTee & ETC) Research

RENTAL RETURNS

District 25 has seen a steady strengthening of its rental market, presenting opportunities for property owners to generate recurring income while benefiting from potential long-term appreciation.

URA Realis data shows that median monthly rents for Executive Condominiums (ECs) in D25 climbed by 75 per cent, from S$2,400 in 2020 to S$4,200 in 2026. Rental growth of ECs have remained relatively consistent over the past years.

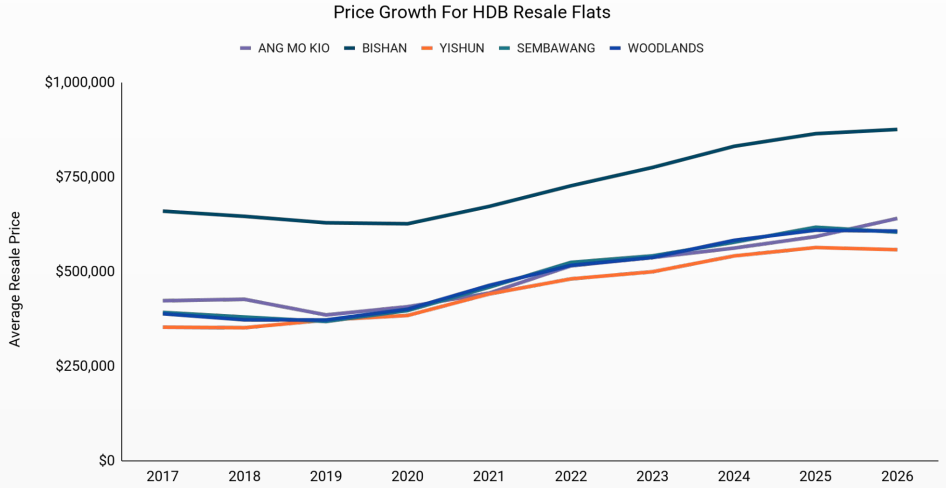
Rental activity of ECs has also maintained a consistent pace in the district. 322 rental contracts were registered in 2025, compared with 310 in 2024 and 263 in 2023. A further 307 contracts were recorded in Jan-Oct 2026, indicating sustained leasing demand across the district.



EXIT STRATEGY

The steady appreciation of HDB resale prices in nearby towns such as Woodlands, Yishun, Sembawang, Ang Mo Kio and Bishan may provide existing homeowners with greater financial flexibility to upgrade to private residential properties in District 25.

According to URA data, Yishun recorded the highest price growth, with average resale prices increasing by 58.1 per cent, from S$352,596 in 2017 to S$557,332 in 2026. This was followed by Woodlands, where prices rose by 56.3 per cent, Sembawang by 54.2 per cent, Ang Mo Kio by 51.5 per cent and Bishan by 32.8 per cent over the same period.



03

URA MASTER PLAN FUTURE TRANSFORMATION

A THRIVING REGIONAL HUB AT YOUR DOORSTEP

The new condo along Woodlands Drive offers residents convenient connections, with Woodlands South MRT station on the Thomson-East Coast Line (TEL) just a short walk away. Residents can enjoy direct lines to Orchard Road, and Marina Bay. It is also close to major expressways such as the Seletar Expressway (SLE) and Bukit Timah Expressway (BKE), providing convenient access to various parts of the island.

Envisioned as Singapore's largest economic hub in the North, Woodlands Regional Centre will have key precincts including Woodlands Central and Woodlands Getaway. The area will bring together more office spaces, amenities and next-generation employment opportunities.

The upcoming Johor Bahru (JB)-Singapore RTS Link at Woodlands North MRT station, just two TEL stop away, will further improve connectivity and strengthen cross-border connections between Singapore and JB.

The area currently already offers a wide range of amenities, including Causeway Point, Woodlands Hospital and Ace The Place Community Club.



Source: URA

A GREENER WAY OF LIVING

Beyond its urban transformation, Woodlands is also planned to be a nature-centric residential town. The upcoming Housing by the Woods precinct will integrate residential developments with the lush greenery of Admiralty Park, allowing residents to enjoy a sustainable urban lifestyle surrounded by nature.

Also, the upcoming Woods Vista Gallery pedestrian link will provide convenient access between the residential precinct and Woodlands Central.

Further north, the area features a waterfront with sensitively designed developments that complement its waterfront setting. Residents can enjoy waterfront living and recreational activities at the Waterfront Park.



Source: URA



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

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