

Lux Projects Entry Price Comparison

Updated on 02nd Jan 2025 @ 9am

District	Project	Tenure	T.Units	Est TOP**	Studio	1 Bedroom	1+S	2 Bedroom	2+S / 2DK/ 2DP	3 Bedroom	3+S /3DP/3BR P	4 Bedroom	4+S/F	5 Bedroom	Penthouse
1	Union Square Residences	99	366	Q1 2029		⬇️\$1,404,000	⬇️\$1,490,000	\$2,023,000	\$2,180,000	⬇️\$2,820,000	⬇️\$3,176,000	\$4,620,000		\$9,500,000	\$21,888,000
2	TMW Maxwell	99	324	Q2 2028	⬇️\$1,420,000	\$1,620,000	\$1,707,000	\$2,404,000	\$2,623,000						
	Wallich Residence	99	181	Move In				\$3,728,000		\$5,288,000					
4	Cape Royale	99	302	Move In						\$3,482,000		\$5,233,000			\$6,297,000
	Corals at Keppel Bay	99	366	Move In											\$11,800,000
	Marina Collection	99	124	Move In											\$6,500,000
	Seascape	99	151	Move In						\$4,446,000		\$5,543,000			\$7,431,000
	The Green Collection	99	20	Move In										\$7,250,000	
	The Residences at W	99	228	Move In				\$2,232,000		\$2,861,200		⬇️\$3,560,400			⬇️\$4,066,400
	Turquoise	99	91	Move In											\$4,698,000
6	Canninghill Piers	99	696	Q4 2026			\$1,712,000							\$8,904,000	\$12,800,000
	Eden Residences Capitol	99	39	Move In							\$11,944,850				
7	Midtown Bay	99	219	Move In		\$1,588,000		\$2,308,000	\$2,810,000		\$4,714,000				
9	Irwell Hill Residences	99	540	Move In											\$9,452,000
	Reignwood Hamilton Scotts	FH	55	Move In						\$11,578,000					
	The Ritz-Carlton Residences	FH	58	Move In						\$13,500,000		\$13,880,000			\$39,000,000
10	19 Nassim	99	101	Move In		\$2,002,300	\$1,985,000	\$2,715,840	\$3,463,680	\$5,453,000					
	Cuscaden Reserve	99	185	Move In			\$2,086,000		\$3,011,000		\$3,848,000	\$7,000,000			
	3 Orchard By The Park	FH	77	Move In				\$4,208,000			\$10,045,287				
	Boulevard 88	FH	154	Move In					\$4,811,100						
	Grange 1866	FH	60	Q4 2025		\$1,595,000		\$2,285,000							
	Jervois Privé	FH	43	Move In			\$1,658,000	\$2,115,000	\$2,486,000		\$4,363,000	\$4,850,000			
	Park Nova	FH	54	Q1 2025								\$15,288,000			
	The Giverny Residences	FH	6	1H 2025						\$5,497,000		\$9,566,000			
11	32 Gilstead	FH	14	Q2/Q3'26								\$13,016,000			
	Enchanté	FH	25	Q3 2025							\$3,398,700		⬇️\$3,748,300		
	Watten House	FH	180	Q3 2027							\$4,956,000	\$6,279,000		\$7,958,000	
15	Meyer Blue	FH	226	Dec 2028				⬇️\$2,014,000	⬇️\$2,172,000	\$3,001,000	\$3,474,000	\$4,584,000	\$5,222,000	⬇️\$5,655,000	

*Prices & availability is subject to change without prior notice. ** Est TOP is just projection and for reference only, please double check with IC/Taggers.

⬇️ Lowest Quantum For Each Type

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Lux Projects Entry PSF Comparison

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District	Project	Tenure	T.Units	Est TOP**	Studio	1 Bedroom	1+S	2 Bedroom	2+S / 2DK/ 2DP	3 Bedroom	3+S / 3DP	4 Bedroom	4+S/F	5 Bedroom	Penthouse
1	Union Square Residences	99	366	Q1 2029		\$3,032	\$2,945	\$2,851	\$2,934	\$2,848	\$2,979	\$3,043		\$3,837	\$4,529
2	TMW Maxwell	99	324	Q2 2028	\$2,996	\$3,133	\$3,109	\$3,059	\$3,045						
	Wallich Residence	99	181	Move In				\$4,074		\$3,149					
4	Cape Royale	99	302	Move In						\$2,074		\$2,087			\$2,143
	Corals at Keppel Bay	99	366	Move In											\$2,497
	Marina Collection	99	124	Move In											\$1,715
	Seascape	99	151	Move In						\$2,055		\$2,068			\$2,199
	The Green Collection	99	20	Move In										\$1,227	
	The Residences at W	99	228	Move In				\$1,745		\$1,620		\$1,687			\$1,708
	Turquoise	99	91	Move In											\$1,510
6	Canninghill Piers	99	696	Q4 2026			\$3,537							\$3,194	\$4,454
	Eden Residences Capitol	99	39	Move In							\$3,978				
7	Midtown Bay	99	219	Move In		\$3,540		\$3,153	\$2,804		\$3,560				
9	Irwell Hill Residences	99	540	Move In											\$4,242
	Reignwood Hamilton Scotts	FH	55	Move In						\$4,201					
	The Ritz-Carlton Residences	FH	58	Move In						\$4,769		\$4,903			\$5,999
10	19 Nassim	99	101	Move In		\$3,623	\$3,010	\$3,276	\$3,283	\$3,697					
	Cuscaden Reserve	99	185	Move In			\$2,980		\$3,217		\$3,309	\$3,335			
	3 Orchard By The Park	FH	77	Move In				\$3,947			\$3,889				
	Boulevard 88	FH	154	Move In					\$3,664						
	Grange 1866	FH	60	Q4 2025		\$2,843		\$2,886							
	Jervois Privé	FH	43	Move In			\$3,020	\$3,050	\$3,081		\$3,141	\$3,313			
	Park Nova	FH	54	Q1 2025								\$5,261			
	The Giverny Residences	FH	6	1H 2025						\$3,190		\$3,599			
11	32 Gilstead	FH	14	Q2/Q3'26								\$3,406			
	Enchanté	FH	25	Q3 2025							\$2,676		\$2,926		
	Watten House	FH	180	Q3 2027							\$3,220	\$3,392		\$3,361	
15	Meyer Blue	FH	226	Dec 2028				\$3,019	\$3,059	\$3,031	\$3,045	\$3,000	\$3,013	\$2,969	

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Lux Projects Estimated Inventory List

Updated on 02nd Jan 2025 @ 9am

District	Project	Tenure	T.Units	Est TOP**	R.Units	% Sold	Studio	1 Bedroom	1+S	2 Bedroom	2+S / 2DK / 2DP	3 Bedroom	3+S / 3DP	4 Bedroom	4BR+S/F	5 Bedroom	Penthouse
1	Union Square Residences	99	366	Q1 2029	260	28.96%		22	51	86	28	28	10	33		1	1
2	TMW Maxwell	99	324	Q2 2028	319	1.54%	198	38	34	15	34						
	Wallich Residence	99	181	Move In	3	98.34%				2		1					
4	Cape Royale	99	168	Move In	97	42.26%						72		21			4
	Corals at Keppel Bay	99	366	Move In	1	99.73%											1
	Marina Collection	99	124	Move In	1	99.19%											1
	Seascape	99	151	Move In	37	75.50%						17		13			7
	The Green Collection	99	20	Move In	20	0.00%										20	
	The Residences at W	99	228	Move In	67	70.61%				2		24		23			18
	Turquoise	99	91	Move In	2	97.80%											2
6	Canninghill Piers	99	696	Q4 2026	13	98.13%			4							7	2
	Eden Residences Capitol	99	39	Move In	3	92.31%							3				
7	Midtown Bay	99	219	Move In	77	64.84%		38		12	23		4				
9	Irwell Hill Residences	99	540	Move In	2	99.63%											2
	Reignwood Hamilton Scotts	FH	10	Move In	2	80.00%						2					
	The Ritz-Carlton Residences	FH	57	Move In	3	94.74%						1		1			1
10	19 Nassim	99	101	Move In	35	65.35%		13	8	10	3	1					
	Cuscaden Reserve	99	185	Move In	13	92.97%			7		2		1	3			
	3 Orchard By The Park	FH	77	Move In	4	94.81%				1			3				
	Boulevard 88	FH	154	Move In	11	92.86%				11							
	Grange 1866	FH	60	Q4 2025	15	75.00%		6		9							
	Jervois Privé	FH	43	Move In	25	41.86%			3	11	7		3	1			
	Park Nova	FH	54	Q1 2025	1	98.15%								1			
	The Giverny Residences	FH	6	1H 2025	6	0.00%						3		3			
11	32 Gilstead	FH	14	Q2/Q3'26	7	50.00%								7			
	Enchanté	FH	25	Q3 2025	3	88.00%							2		1		
	Watten House	FH	180	Q3 2027	23	87.22%							18	2		3	
15	Meyer Blue	FH	226	Dec 2028	92	59.29%				4	1	7	9	38	19	14	
TOTAL REMAINING UNITS PER EACH TYPE							198	117	107	163	98	156	53	146	20	45	39

* Inventory figures are estimated base on Ecoprop & Schematic Record. ** Est TOP is just projection and for reference only, please double check with IC/Taggers.

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Lux Projects Available Unit Sizes (sqft)

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District	Project	Tenure	T.Units	Est TOP**	Studio	1 Bedroom	1+S	2 Bedroom	2+S / 2DK/ 2DP	3 Bedroom	3+S / 3DP	4 Bedroom	4+S/F	5 Bedroom	Penthouse
1	Union Square Residences	99	366	Q1 2029		463	506	700 - 732	743	990	1066	1518		2476	4833
2	TMW Maxwell	99	324	Q2 2028	474 - 484	517	549 - 571	786	861 - 872						
	Wallich Residence	99	181	Move In				915		1647 - 1679					
4	Cape Royale	99	302	Move In						1679 - 2077		2508 - 2637			2939 - 3391
	Corals at Keppel Bay	99	366	Move In											4725
	Marina Collection	99	124	Move In											3789
	Seascape	99	151	Move In						2164 - 2336		2669 - 4069			2217 - 9655
	The Green Collection	99	20	Move In										5629 - 7168	
	The Residences at W	99	228	Move In				1227 - 1292		1625 - 1948		2067 - 2486			3972 - 4919
	Turquoise	99	91	Move In											3111 - 7987
6	Canninghill Piers	99	696	Q4 2026			484 - 506							2788	2874
	Eden Residences Capitol	99	39	Move In							3003				
7	Midtown Bay	99	219	Move In		409 - 484		732 - 1152	990 - 1152		1324				
9	Irwell Hill Residences	99	540	Move In											2228 - 2605
	Reignwood Hamilton Scotts	FH	55	Move In						2756					
	The Ritz-Carlton Residences	FH	58	Move In						2831		2831			6501
10	19 Nassim	99	101	Move In		538 - 570	646 - 678	807 - 1119	1055	1475					
	Cuscaden Reserve	99	185	Move In			700		936		1163	2099			
	3 Orchard By The Park	FH	77	Move In				1066			2583				
	Boulevard 88	FH	154	Move In					1313						
	Grange 1866	FH	60	Q4 2025		527 - 700		710 - 1012							
	Jervois Privé	FH	43	Move In			549 - 635	689 - 732	807		1389	1464			
	Park Nova	FH	54	Q1 2025								2906			
	The Giverny Residences	FH	6	1H 2025						1636 - 1873		2551 - 2756			
11	32 Gilstead	FH	14	Q2/Q3'26								3821 - 4219			
	Enchanté	FH	25	Q3 2025							1270		1281		
	Watten House	FH	180	Q3 2027							1539	1851		2368	
15	Meyer Blue	FH	226	Dec 2028				667	710	990	1141	1518 - 1528	1733	1905	

*Unit Size Range are base on existing available units, subject to change without prior notice . ** Est TOP is just projection and for reference only, please double check with IC/Taggers.

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Lux Projects Est Maintenance Fee

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District	Project	Tenure	T.Units	Est TOP**	Studio	1 Bedroom	1+S	2 Bedroom	2+S / 2DK / 2DP	3 Bedroom	3+S / 3DP	4 Bedroom	4+S/F	5 Bedroom	Penthouse
1	Union Square Residences	99	366	Q1 2029		\$576.00	\$576.00	\$720.00	\$720.00	\$720.00	\$720.00	\$828.00		\$1,080.00	\$1,656.00
2	TMW Maxwell	99	324	Q2 2028	\$480.00	\$480.00	\$480.00	\$560.00	\$560.00						
	Wallich Residence	99	181	Move In				\$1,036.92		\$1,407.24					
4	Cape Royale	99	302	Move In						\$1,007.60		\$1,133.55			\$1,259.50 - \$1,637.35
	Corals at Keppel Bay	99	366	Move In											\$1,296.00
	Marina Collection	99	124	Move In											\$1,915.00
	Seascape	99	151	Move In						\$1,385.00		\$1,385 - \$1,539			\$1,693 - \$3,231.90
	The Green Collection	99	20	Move In										\$1,656.63 - \$2011.62	
	The Residences at W	99	228	Move In				\$1,256.00		\$1,435.00		\$1,435 / \$1,615			\$2,153 / \$2,512
	Turquoise	99	91	Move In											\$1,719.50 / \$3,267.05
6	Canninghill Piers	99	696	Q4 2026			\$395 / \$474							\$790.00	\$1,422.00
	Eden Residences Capitol	99	39	Move In							\$2,388.00				
7	Midtown Bay	99	219	Move In		\$382.80		\$459.36	\$459.36		\$535.92				
9	Irwell Hill Residences	99	540	Move In											\$520 / \$585
	Reignwood Hamilton Scotts	FH	55	Move In						\$2,430.00					
	The Ritz-Carlton Residences	FH	58	Move In						\$3,638.00		\$3,638.00			\$5,820.80
10	19 Nassim	99	101	Move In		\$725 / \$870	\$870.00	\$870 / \$1,015	\$870.00	\$1,015.00					
	Cuscaden Reserve	99	185	Move In			\$750.00		\$750.00		\$875.00	\$1,625.00			
	3 Orchard By The Park	FH	77	Move In				\$840			\$1,260.00				
	Boulevard 88	FH	154	Move In					\$1,008.00						
	Grange 1866	FH	60	Q4 2025		\$350.00		\$420.00							
	Jervois Privé	FH	43	Move In			\$672.00	\$672.00	\$672.00		\$784.00	\$784.00			
	Park Nova	FH	54	Q1 2025								\$3,500.00			
	The Giverny Residences	FH	6	1H 2025						\$1,755.54		\$1,974.98/\$2,194.42			
11	32 Gilstead	FH	14	Q2/Q3'26								\$2,500.00			
	Enchanté	FH	25	Q3 2025							\$490		\$490.00		
	Watten House	FH	180	Q3 2027							\$910.00	\$1,040.00		\$1,170.00	
15	Meyer Blue	FH	226	Dec 2028				\$480.00	\$480.00	\$480.00	\$560.00	\$560.00	\$640.00	\$640.00	

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