

## **Lux Projects Entry Price Comparison**



Updated on 02<sup>nd</sup> Jan 2025 @ 9am

SIN	SINGAPORE OPUGATED TAIL 2025 @ 58											y Jann			
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		<b>\$1,404,000</b>	<b>\$1,490,000</b>	\$2,023,000	\$2,180,000	<b>\$2,820,000</b>	<b>\$3,176,000</b>	\$4,620,000		\$9,500,000	\$21,888,000
2	TMW Maxwell	99	324	Q2 2028	<b>\$1,420,000</b>	\$1,620,000	\$1,707,000	\$2,404,000	\$2,623,000						
2	Wallich Residence	99	181	Move In				\$3,728,000		\$5,288,000					
	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, <u>000</u>
4	Seascape	99	151	Move In						\$4,446,000		\$5,543,000			\$7,431 <u>,</u> 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		<b>\$3,560,400</b>			•\$4,066 <u>,</u> 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
U	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				_
	Irwell Hill Residences	99	540	Move In											\$9,452,000
9	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
	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				<u> </u>
10	Boulevard 88	FH	154	Move In					\$4,811,100						
10	Grange 1866	FH	60	Q4 2025		\$1,595,000		\$2,285,000					<u> </u>	7 (	
	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			
	32 Gilstead	FH	14	Q2/Q3'26								\$13,016,000			
11	Enchanté	FH	25	Q3 2025							\$3,398,700		<b>\$3,748,300</b>		
	Watten House	FH	180	Q3 2027							\$4,956,000	\$6,279,000		\$7,958,000	
15	Meyer Blue	FH	226	Dec 2028				<b>\$2,014,000</b>	<b>\$2,172,000</b>	\$3,001,000	\$3,474,000	\$4,584,000	\$5,222,000	<b>\$5,655,000</b>	
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<sup>\*</sup>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



## **Lux Projects Entry PSF Comparison**



Updated on 02<sup>nd</sup> Jan 2025 @ 9am

ict 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														
Project	Tenure	T.Units	Est TOP**	Studio	1 Bedroom	1+\$	2 Bedroom	2+S / 2DK/ 2DP	3 Bedroom	3+S / 3DP	4 Bedroom	4+S/F	5 Bedroom	Penthouse
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
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					
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
Canninghill Piers	99	696	Q4 2026			\$3,537							\$3,194	\$4,454
Eden Residences Capitol	99	39	Move In							\$3,978				
Midtown Bay	99	219	Move In		\$3,540		\$3,153	\$2,804		\$3,560				_
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
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				<u> </u>
Boulevard 88	FH	154	Move In					\$3,664					11-46	
Grange 1866	FH	60	Q4 2025		\$2,843		\$2,886				66		9 (	
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			
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	
Meyer Blue	FH	226	Dec 2028				\$3,019	\$3,059	\$3,031	\$3,045	\$3,000	\$3,013	\$2,969	
	Union Square Residences  TMW Maxwell  Wallich Residence  Cape Royale  Corals at Keppel Bay  Marina Collection  Seascape  The Green Collection  The Residences at W  Turquoise  Canninghill Piers  Eden Residences Capitol  Midtown Bay  Irwell Hill Residences  Reignwood Hamilton Scotts  The Ritz-Carlton Residences  19 Nassim  Cuscaden Reserve  3 Orchard By The Park  Boulevard 88  Grange 1866  Jervois Privé  Park Nova  The Giverny Residences  32 Gilstead  Enchanté  Watten House	Union Square Residences  TMW Maxwell  Wallich Residence  99  Cape Royale  Corals at Keppel Bay  Marina Collection  Seascape  99  The Green Collection  99  The Residences at W  99  Turquoise  99  Canninghill Piers  99  Eden Residences Capitol  99  Midtown Bay  99  Irwell Hill Residences  99  Reignwood Hamilton Scotts  The Ritz-Carlton Residences  FH  19 Nassim  99  Cuscaden Reserve  99  3 Orchard By The Park  Boulevard 88  FH  Grange 1866  FH  Jervois Privé  FH  Park Nova  FH  The Giverny Residences  FH  Watten House  FH  Watten House	Union Square Residences 99 366  TMW Maxwell 99 324  Wallich Residence 99 181  Cape Royale 99 302  Corals at Keppel Bay 99 366  Marina Collection 99 124  Seascape 99 151  The Green Collection 99 20  The Residences at W 99 228  Turquoise 99 91  Canninghill Piers 99 696  Eden Residences Capitol 99 39  Midtown Bay 99 219  Irwell Hill Residences 99 540  Reignwood Hamilton Scotts FH 55  The Ritz-Carlton Residences FH 58  19 Nassim 99 101  Cuscaden Reserve 99 185  3 Orchard By The Park FH 77  Boulevard 88 FH 154  Grange 1866 FH 60  Jervois Privé FH 43  Park Nova FH 54  The Giverny Residences FH 6  32 Gilstead FH 14  Enchanté FH 25  Watten House FH 180	Union Square Residences99366Q1 2029TMW Maxwell99324Q2 2028Wallich Residence99181Move InCape Royale99302Move InCorals at Keppel Bay99366Move InMarina Collection99124Move InSeascape99151Move InThe Green Collection9920Move InThe Residences at W99228Move InTurquoise9991Move InCanninghill Piers99696Q4 2026Eden Residences Capitol9939Move InIrwell Hill Residences99540Move InReignwood Hamilton ScottsFH55Move InThe Ritz-Carlton ResidencesFH58Move In19 Nassim99101Move InCuscaden Reserve99185Move In3 Orchard By The ParkFH77Move InBoulevard 88FH154Move InGrange 1866FH60Q4 2025Jervois PrivéFH43Move InPark NovaFH54Q1 2025The Giverny ResidencesFH61H 2025The Giverny ResidencesFH61H 2025Watten HouseFH180Q3 2027	Union Square Residences 99 366 Q1 2029  TMW Maxwell 99 324 Q2 2028 \$2,996  Wallich Residence 99 181 Move In  Cape Royale 99 302 Move In  Corals at Keppel Bay 99 366 Move In  Marina Collection 99 124 Move In  Seascape 99 151 Move In  The Green Collection 99 20 Move In  The Residences at W 99 228 Move In  Turquoise 99 91 Move In  Canninghill Piers 99 696 Q4 2026  Eden Residences Capitol 99 39 Move In  Midtown Bay 99 219 Move In  Irwell Hill Residences 99 540 Move In  Reignwood Hamilton Scotts FH 55 Move In  The Ritz-Carlton Residences FH 58 Move In  Cuscaden Reserve 99 185 Move In  Cuscaden Reserve 99 185 Move In  Boulevard 88 FH 154 Move In  Boulevard 88 FH 154 Move In  Grange 1866 FH 60 Q4 2025  Jervois Privé FH 43 Move In  Park Nova FH 54 Q1 2025  The Giverny Residences FH 54 Q1 2025  The Giverny Residences FH 25 Q3 2025  Watten House FH 180 Q3 2027	Union Square Residences   99   366   Q1 2029   \$3,032     TMW Maxwell   99   324   Q2 2028   \$2,996   \$3,133     Wallich Residence   99   181   Move In     Cape Royale   99   302   Move In     Corals at Keppel Bay   99   366   Move In     Marina Collection   99   124   Move In     Seascape   99   151   Move In     The Green Collection   99   20   Move In     The Residences at W   99   228   Move In     Turquoise   99   91   Move In     Canninghill Piers   99   696   Q4 2026     Eden Residences Capitol   99   39   Move In     Midtown Bay   99   219   Move In     Saystantial Residences   99   540   Move In     Reignwood Hamilton Scotts   FH   55   Move In     Reignwood Hamilton Scotts   FH   55   Move In     19 Nassim   99   101   Move In     Cuscaden Reserve   99   185   Move In     Grange 1866   FH   60   Q4 2025   \$2,843     Jervois Privé   FH   43   Move In     Park Nova   FH   54   Q1 2025     The Giverny Residences   FH   54   Q1 2025     The Giverny Residences   FH   14   Q2/Q3'26     Enchanté   FH   25   Q3 2025     Watten House   FH   180   Q3 2027	Union Square Residences   99   366   Q1 2029   \$3,032   \$2,945	Union Square Residences   99   366   Q1 2029   \$3,032   \$2,945   \$2,851	Union Square Residences   99   366   Q1 2029   \$3,032   \$2,945   \$2,851   \$2,934	Union Square Residences   99   366   Q1 2029   \$3,032   \$2,945   \$2,851   \$2,934   \$2,848	Union Square Residences   99   366   Q1 2029   \$3,032   \$2,945   \$2,851   \$2,934   \$2,848   \$2,979   TMW Maxwell   99   324   Q2 2028   \$2,996   \$3,133   \$3,109   \$3,059   \$3,045   \$3,149	Union Square Residences   99   366   Q1 2029   \$3,032   \$2,945   \$2,851   \$2,934   \$2,848   \$2,979   \$3,043     TMW Maxwell   99   324   Q2 2028   \$2,996   \$3,133   \$3,109   \$3,059   \$3,045     Wallich Residence   99   181   Move In	Union Square Residences   99   366   Q1 2029   \$3,032   \$2,945   \$2,851   \$2,934   \$2,848   \$2,279   \$3,043	Union Square Residences   99   366   Q1 2029   \$3,032   \$2,996   \$3,032   \$2,935   \$2,934   \$2,838   \$2,979   \$3,043   \$3,837     TMW Maxwell   99   324   Q2 2028   \$2,996   \$3,133   \$3,109   \$3,059   \$3,045   \$

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



# **Lux Projects Estimated Inventory List**



Updated on 02<sup>nd</sup> Jan 2025 @ 9am

SINGAPORE OPUGATED TAIL 2023 @ Jail												Jaili					
District	Project	Tenure		Est TOP**	R.Units		Studio	1 Bedroom	1+5	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
	TMW Maxwell	99	324	Q2 2028	319	1.54%	198	38	34	15	34						
2	Wallich Residence	99	181	Move In	3	98.34%				2		1					
	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
4	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
	Canninghill Piers	99	696	Q4 2026	13	98.13%			4							7	2
6	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				
	Irwell Hill Residences	99	540	Move In	2	99.63%											2
9	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
	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				
10	Boulevard 88	FH	154	Move In	11	92.86%				11							
10	Grange 1866	FH	60	Q4 2025	15	75.00%		6		9						1/6/4/5	
	Jervois Privé	FH	43	Move In	25	41.86%			3	11	7		3	1	49	7	
	Park Nova	FH	54	Q1 2025	1	98.15%								1			
	The Giverny Residences	FH	6	1H 2025	6	0.00%						3		3			
	32 Gilstead	FH	14	Q2/Q3'26	7	50.00%								7			
11	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	REMAI	NING (	JNITS PER	EACH.	TYPE	198	117	107	163	98	156	53	146	20	45	39
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<sup>\*</sup>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)**



Updated on 02<sup>nd</sup> Jan 2025 @ 9am

SIN	NGAPORE											opuateu (	JII 02 J	311 2023 (	y Jaill
District	Project	Tenure	T.Units	Est TOP**	Studio	1 Bedroom	1+\$	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						
2	Wallich Residence	99	181	Move In				915		1647 - 1679					
	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
4	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
0	Eden Residences Capitol	99	39	Move In							3003				
7	Midtown Bay	99	219	Move In		409 - 484		732 - 1152	990 - 1152		1324				
	Irwell Hill Residences	99	540	Move In											2228 - 2605
9	Reignwood Hamilton Scotts	FH	55	Move In						2756					
	The Ritz-Carlton Residences	FH	58	Move In						2831		2831			6501
	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				<u> </u>
10	Boulevard 88	FH	154	Move In					1313					11044	
10	Grange 1866	FH	60	Q4 2025		527 - 700		710 - 1012						7 7	
	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			
	32 Gilstead	FH	14	Q2/Q3'26								3821 - 4219			
11	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	
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<sup>\*</sup>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.



## **Lux Projects Est Maintenance Fee**



Updated on 02<sup>nd</sup> Jan 2025 @ 9am

SINGAPORE Updated on U2 <sup>md</sup> Jan 2025 @												യ yam			
District	Project	Tenure	T.Units	Est TOP**	Studio	1 Bedroom	1+\$	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						
۷	Wallich Residence	99	181	Move In				\$1,036.92		\$1,407.24					
	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
4	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
c	Canninghill Piers	99	696	Q4 2026			\$395 / \$474							\$790.00	\$1,422.00
6	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				
	Irwell Hill Residences	99	540	Move In											\$520 / \$585
9	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
	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				_
10	Boulevard 88	FH	154	Move In					\$1,008.00						/
10	Grange 1866	FH	60	Q4 2025		\$350.00		\$420.00					4U.		
	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			
	32 Gilstead	FH	14	Q2/Q3'26								\$2,500.00			
11	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	

<sup>\*</sup>Estimated Maintenance Fee for reference only, subject to change without prior notice. \*\* Est TOP is just projection and for reference only, please double check with IC/Taggers.