

Huttons

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RTD
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UPCOMING NEW DEVELOPMENT

Find all Floor plans, Prices, photos and updates.
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Land Price | Connectivity | Selling Price | Brochure

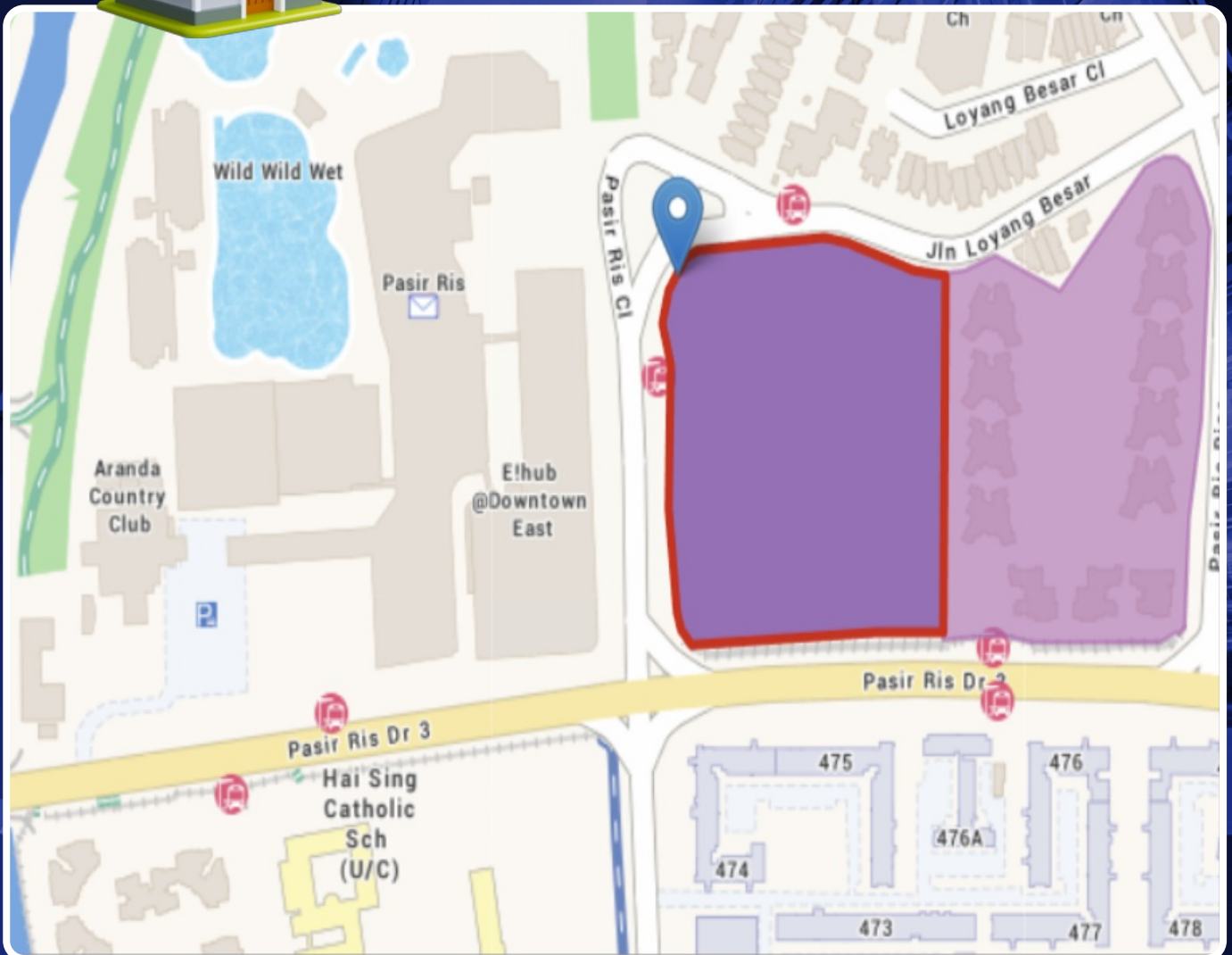
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ARE YOU LOOKING FOR YOUR NEXT NEW HOME?



Jalan Loyang Besar

Land Use	: EC
Site Area	: 305,692 sqft
Plot Ratio	: 2.5
Gross Floor Area	: 764,230 sqm
District	: D17 Changi Airport / Changi Village
Tenure	: 99
TOP	: 2030
Total	: 710

ABOUT THE DEVELOPMENT

Description



Jalan Loyang Besar EC in Pasir Ris offers about 710 modern 3-to-5-bedroom units in a peaceful coastal setting, with great connectivity via Pasir Ris MRT and major expressways, plus nearby lifestyle hubs like Downtown East and nature spots like Pasir Ris Park.

Connectivity



Jalan Loyang Besar EC offers excellent connectivity with nearby Pasir Ris MRT (East-West and upcoming Cross Island Line), easy access to major expressways like TPE and PIE, and close proximity to amenities such as Downtown East and Pasir Ris Park.

Lifestyle



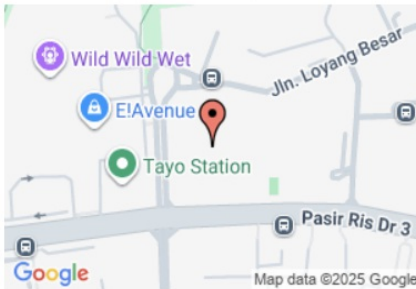
Jalan Loyang Besar EC is conveniently close to lifestyle spots like Downtown East and White Sands Mall, as well as nature retreats such as Pasir Ris Park and Pasir Ris Beach for a balanced urban and outdoor lifestyle.

School



PROJECTED SELLING PRICE

Jalan Loyang Besar
SOLD & AWARDED on 16 August 2024



LAND ATTRIBUTES

Street	Jalan Loyang Besar
Site use	EC
Sale Type	GLS
Tenure	99
Plot Ratio	2.5
Site area (sqm)	28,405.5
Site GFA (sqm)	71,014.0
Highest bid (\$m)	557.0
Highest bid (\$psf ppr)	729
Number of bids	4
Remarks	-

ESTIMATED BREAKEVEN

Land (\$m)	557.0
Construction (\$m)	219
Land Financing (\$m)	88
Professional / Legal / Taxes (\$m)	93
Marketing / Others (\$m)	57
Est. Total Cost (\$m)	1,013.8
Est. Breakeven (\$psf ppr)	1,326
Developer	Qingjian Realty, China Communications Construction Co. and ZACD Group

Est. Breakeven
+ 20% Profit Margin
* Expected Selling Price

\$ **1,591** psf

Est. Breakeven
+ 25% Profit Margin
* Expected Selling Price

\$ **1,658** psf

Est. Breakeven
+ 30% Profit Margin
* Expected Selling Price

\$ **1,724** psf

ESTIMATED GUIDE PRICE, STARTING FROM

\$ 1,440,000



Expected Selling Price

\$ 1,591 psf

\$ 1,658 psf

\$ 1,724 psf

**Estimated
Size (sqft)**

Floor Level

Low

Medium

High

3 Bedroom

900

\$1,440,000

\$1,500,000

\$1,560,000

4 Bedroom

1,200

\$1,910,000

\$1,990,000

\$2,070,000

5 Bedroom

1,500

\$2,390,000

\$2,490,000

\$2,590,000

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