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UPCOMING NEW DEVELOPMENT

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Land Price | Connectivity | Selling Price | Brochure

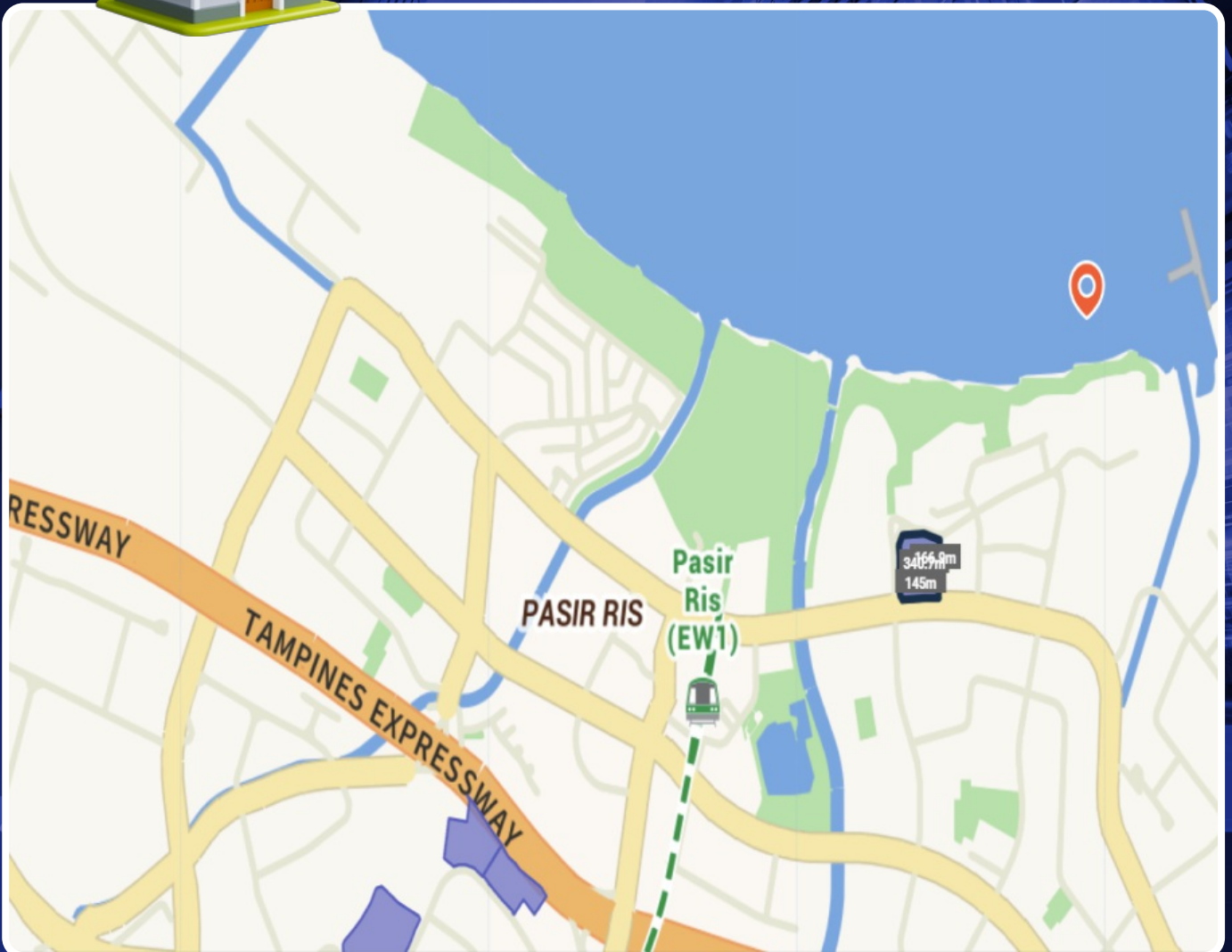
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ARE YOU LOOKING FOR YOUR NEXT NEW HOME?



Coastal Cabana

Land Use	: EC
Site Area	: 28,405 sqft
Plot Ratio	: 2.5
Gross Floor Area	: 71,012 sqm
District	: D18 Pasir Ris / Tampines
Tenure	: 99
TOP	: 2030
Total	: 748

Interested in the
developer's track record?



CLICK
to find out more!

ABOUT THE DEVELOPMENT

Description



Coastal Cabana has a plot ratio of 2.5 and a maximum gross floor area of 71,012 square feet. This new development on the parcel could yield up to 710 units, providing a substantial number of residential options.

Connectivity



Coastal Cabana is ideally situated near Pasir Ris MRT, providing excellent connectivity and convenience. This prime location offers quick access to prominent areas such as River Valley Road and Orchard Boulevard, ensuring seamless travel and accessibility to key destinations across Singapore.

Lifestyle



Around Pasir Ris MRT station, residences at nearby buildings such as White Sands Shopping Mall offer seamless connectivity to popular malls and major transport nodes.

School



Casuarina Primary School, Pasir Ris Primary School, White Sands Primary 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)	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
+ 30% Profit Margin
* Expected Selling Price

\$ **1,724** psf

Est. Breakeven
+ 35% Profit Margin
* Expected Selling Price

\$ **1,790** psf

Est. Breakeven
+ 40% Profit Margin
* Expected Selling Price

\$ **1,856** psf

ESTIMATED GUIDE PRICE, STARTING FROM

\$ 1,660,000



Expected Selling Price

\$ 1,724 psf

\$ 1,790 psf

\$ 1,856 psf

Estimated
Size (sqft)

Floor Level

Low

Medium

High

3 Bedroom

958

\$1,660,000

\$1,720,000

\$1,780,000

4 Bedroom

1,335

\$2,310,000

\$2,390,000

\$2,480,000

5 Bedroom

1,772

\$3,060,000

\$3,180,000

\$3,290,000

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