

SPECIAL FEATURE

Realstar Premier Group: a forerunner in East District's luxury landed property market

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With a formidable track record in brokering an array of landed properties worth almost \$17 billion, Realstar Premier Group is your go-to agency in this niche luxury sector.

Realstar's resounding success in the landed property market is attributed to the leadership of a highly experienced management team led by managing director Julian Yip with the support of Heads of Department and their 60 active property consultants, filled with passion, drive and client focus. Under Julian's close comradery is Jessie Lim, head of East and North District. She brings with her over two decades of experience in the luxury landed property market and boasts an impressive feat of transacting a diverse lineup of landed abodes predominantly across districts 14, 15 and 16 (source: Council for Estate Agencies).

An artist's impression of the pair of brand-new semi-detached homes at Sea Avenue (Photo: Realstar)

Leveraging on its proven consistent track record, the



Julian Yip, Managing Director and Jessie Lim, Head of East and North Districts (Photo: Realstar Premier Group)

East District team consistently delivers stellar results for their bespoke clients of buyers and sellers. In the past six months, the East District team has successfully brokered more than 30 landed homes with deal values between \$6 million to \$18 million which includes eight exclusive bungalows.

This marvelous accomplishment rides the continuation of last year's record milestone – a 25,680 sq ft property on the renowned Wilkinson Road that commanded an impressive \$55.5 million. "The Wilkinson locale is one of the most sought-after areas for landed residential in District 15. The price of \$2,161 psf for the land sets a new benchmark, marking the highest rate ever achieved for a landed plot of this magnitude," says Yip. These further cements and reaffirms Realstar's position in this niche sector.



Discover an exclusive lineup in the East District

The East side of Singapore is widely regarded as the gateway to myriad experiences, epitomised by the uniquely rich cultural diversity, culinary delights and proximity to amenities enhanced by the recent opening of the Thomson-East Coast MRT Line (stage four). Besides its vibrant and eclectic streetscape, districts 14, 15 and 16 hold the key to a privileged lifestyle, with their prime properties shining like an oasis far from the hustle and bustle of city life. Indeed, the luxury landed properties in the East District possess an irresistible allure, making them superbly attractive either for investment or personal stay.

A TRANQUIL CUL-DE-SAC IN SIGLAP

Among the portfolio of luxury landed homes offered by Realstar are these sought-after gems located in District 15 — Woo Mon Chew Road, Sea Avenue, Broadrick Road and Bournemouth Road. With its continued reign in the niche luxury landed sector, Realstar has recently secured an exclusive listing for a distinguished two-storey bungalow nestled at Woo Mon Chew Road. The home rests on over 7,300 sq ft of freehold land and offers 6,000 sq ft of luxurious living space, which comes with a private pool with six en suite bedrooms and a spacious frontage spanning 21.3m and a land depth of 32.6m.

A NEW FUSION OF LUXURY LIVING IN KATONG

A luxurious pair of three-and-a-half-storey semi-detached houses situated on Sea Avenue is currently being built with an estimated completion date at the end of 2025. Situated a mere three-minute walk to the recently opened Marine Parade MRT Station along the Thomson-East Coast Line, offering seamless connectivity and endless discovery for work and leisure. Each stately home offers a thoughtfully crafted layout and sits on approximately 2,800 sq ft of freehold land, and offers 7,500 sq ft of living space spread across five levels for its discerning owners. The homes feature six spacious en suite bedrooms, a helper's en suite, a car porch that comfortably fits four vehicles and a home elevator, allowing for seamless access and intimate conversations across the different levels. Each home also enjoys an expansive frontage of over 10m with a generous plot depth of over 24m. Privacy is almost guaranteed for future homeowners of these two luxury abodes as the homes are nestled in a cul-de-sac locale.

THE COURTYARD @ BROADRICK

Another property Realstar is marketing is nestled within the tranquil streets of Broadrick Road — a two-storey detached zone. Named The Courtyards, these two spanking new bungalows are estimated to receive its TOP in the third quarter of 2024. The abodes' façade features a classic black and white colonial design updated with modern and green elements — blending harmoniously with its upscale location in Singapore's prime district 15. The interiors are bathed in abundant natural light streaming in



from the oversized arched glass panels. Back in June 2024, one-half of The Courtyards, 12A Broadrick Road, has been transacted for \$18 million. The remaining unit at 12L Broadrick Road flaunts an impressive land size of over 6,300 sq ft with a built-up area of over 9,100 sq ft spread across three levels.

THE BOURNEMOUTH

Another show-stopping freehold development featuring a detached and a pair of semi-detached abodes are set to transform the Bournemouth Road landed landscape when they are completed in the fourth quarter of 2025. The detached (house number 3) sits on a land size of 4,359 sq ft and offers 8,826 sq ft of living space, while the remaining semi-detached (house number 3A) sits on a land size of 2,788 sq ft and boasts 6,458 sq ft of built-up area. Bournemouth's enviable location has already proven to be a popular catch for discerning landed homeowners as one of the semi-detached houses (house number 3B) has been successfully sold. The stunning abodes are future-proofed with a lift and come with six generous en suite bedrooms, a lap pool, a loft area for a dedicated study and reading lounge, a fully decked out dry and wet kitchen for treasured meals and occasions and a carpark for five of the homeowner's prestigious collection of either daily or exotic vehicles.

YOUR LANDED DREAM HOME AWAITS

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