

Lux Projects Entry Price Comparison

Updated on 09th Mar 2024 @ 8am

District	Project	Tenure	T.Units	Est TOP**	Studio	1 Bedroom	1+S	2 Bedroom	2+S/2DK	3 Bedroom	3Premium/3+S	4 Bedroom	4+S/F	5 Bedroom	Penthouse
2	TMW Maxwell	99	324	Q2 2028	● \$1,482,000	\$1,620,000	\$1,707,000	\$2,404,000	\$2,623,000						
	Wallich Residence	99	181	Move In				\$3,758,000		\$5,288,000		\$9,098,000			
4	Cape Royale	99	302	Move In						\$3,450,000		\$5,325,000			\$6,229,000
	Corals at Keppel Bay	99	366	Move In								\$7,200,000	\$9,540,000		
	Marina Collection	99	124	Move In											\$7,050,000
	Reflections at Keppel Bay	99	1129	Move In									\$9,000,000		\$68,000,000
	Seascape	99	151	Move In						\$4,446,000		\$5,543,000			\$7,431,000
	The Reef at King's Dock	99	429	Q2 2024						\$3,911,280	● \$2,831,200				
Turquoise	99	91	Move In						\$4,013,000					\$12,223,000	
6	Canninghill Piers	99	696	Q3 2027			\$1,712,000					\$5,544,000		\$8,904,000	\$12,800,000
	Eden Residences Capitol	99	39	Move In						\$7,400,000	\$11,294,850		\$13,633,899		\$25,147,250
7	Midtown Bay	99	219	Q1 2024		● \$1,545,000		\$2,468,000		\$4,714,000					
	Midtown Modern	99	558	2H 2024		\$1,611,000						\$6,327,000			
9	Irwell Hill Residences	99	540	Q4 2025											\$9,452,000
	OUE Twin Peaks	99	462	Move In		\$1,548,200				\$4,330,800					
	Klimt Cairnhill	FH	138	Q1 2025				\$2,650,000	\$3,070,000	\$4,880,000					
	Reignwood Hamilton Scotts	FH	55	Move In						\$12,848,000					
	The Ritz-Carlton Residences	FH	58	Move In						\$13,500,000		\$13,880,000			\$39,000,000
10	19 Nassim	99	101	Move In		\$1,883,680	\$1,938,685	\$2,706,106	\$3,453,280		\$5,126,200				
	Cuscaden Reserve	99	192	Move In			POA	POA	POA		POA	POA			
	3 Orchard By The Park	FH	77	Move In				\$3,838,000			\$10,045,287				
	Boulevard 88	FH	154	Move In					\$4,811,100						
	Dalvey Haus	FH	17	Move In						\$5,796,000		\$7,500,000			\$42,000,000
	Grange 1866	FH	60	Q4 2025		\$1,685,000		\$2,241,000							
	Jervois Privé	FH	43	Move In			● \$1,610,000	● \$2,047,000	● \$2,404,000	\$3,426,000	\$4,292,000	● \$4,978,000			
	Leedon Green	FH	638	Move In			\$1,699,000								
	Perfect Ten	FH	230	Q4 2025											● \$2,700,400
The Giverny Residences	FH	6	Q1 2027						\$5,497,000		\$9,566,000				
11	Enchanté	FH	25	Q4'24/Q1'25						● \$3,182,500	\$2,893,000		● \$3,736,300		
	Watten House	FH	180	Q3 2027							\$4,851,000	\$6,157,000		● \$7,760,000	\$12,085,000

*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	3 Bedroom	3Premium/3+S	4 Bedroom	4+S/F	5 Bedroom	Penthouse
2	TMW Maxwell	99	324	Q2 2028	\$3,127	\$3,133	\$3,109	\$3,059	\$3,045						
	Wallich Residence	99	181	Move In				\$4,107		\$3,149		\$4,570			
4	Cape Royale	99	302	Move In						\$1,872		\$2,019			\$2,119
	Corals at Keppel Bay	99	366	Move In								\$2,698	\$2,849		
	Marina Collection	99	124	Move In											\$1,861
	Reflections at Keppel Bay	99	1129	Move In									\$2,787		\$5,115
	Seascape	99	151	Move In						\$2,055		\$2,068			\$2,199
	The Reef at King's Dock	99	429	Q2 2024						\$2,908	\$2,631				
	Turquoise	99	91	Move In					\$1,734						\$1,538
6	Canninghill Piers	99	696	Q3 2027			\$3,537					\$2,830		\$3,194	\$4,454
	Eden Residences Capitol	99	39	Move In						\$3,491	\$3,761		\$3,995		\$4,334
7	Midtown Bay	99	219	Q1 2024		\$3,540		\$3,322		\$3,560					
	Midtown Modern	99	558	2H 2024		\$3,939						\$3,499			
9	Irwell Hill Residences	99	540	Q4 2025											\$4,242
	OUE Twin Peaks	99	462	Move In		\$2,790				\$2,700					
	Klimt Cairnhill	FH	138	Q1 2025				\$3,197	\$3,438	\$3,408					
	Reignwood Hamilton Scotts	FH	55	Move In						\$4,662					
	The Ritz-Carlton Residences	FH	58	Move In						\$4,769		\$4,903			\$5,999
10	19 Nassim	99	101	Move In		\$3,444	\$2,918	\$3,142	\$3,273		\$3,331				
	Cuscaden Reserve	99	192	Move In			POA	POA	POA		POA	POA			
	3 Orchard By The Park	FH	77	Move In				\$3,600			\$3,889				
	Boulevard 88	FH	154	Move In					\$3,644						
	Dalvey Haus	FH	17	Move In						\$3,713		\$3,466			\$4,389
	Grange 1866	FH	60	Q4 2025		\$2,829		\$2,871							
	Jervois Privé	FH	43	Move In			\$2,929	\$2,949	\$2,979	\$3,089	\$3,090	\$3,400			
	Leedon Green	FH	638	Move In			\$3,158								
	Perfect Ten	FH	230	Q4 2025											\$3,436
	The Giverny Residences	FH	6	Q1 2027						\$3,190		\$3,599			
11	Enchanté	FH	25	Q4'24/Q1'25						\$2,928	\$2,890		\$2,917		
	Watten House	FH	180	Q3 2027							\$3,152	\$3,326		\$3,277	\$3,542

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Lux Projects Estimated Inventory List

Updated on 09th Mar 2024 @ 8am

District	Project	Tenure	T.Units	Est TOP**	R.Units	% Sold	Studio	1 Bedroom	1+S	2 Bedroom	2+S / 2DK	3 Bedroom	3 Premium/3+S	4 Bedroom	4BR+S/F	5 Bedroom	Penthouse	
2	TMW Maxwell	99	324	Q2 2028	318	1.85%	197	38	34	15	34							
	Wallich Residence	99	181	Move In	4	97.79%				1		2		1				
4	Cape Royale	99	168	Move In	91	45.83%						71		18			2	
	Corals at Keppel Bay	99	366	Move In	2	99.45%								1	1			
	Marina Collection	99	124	Move In	1	99.19%											1	
	Reflections at Keppel Bay	99	46	Move In	2	95.65%									1		1	
	Seascape	99	151	Move In	30	80.13%							12		13			5
	The Reef at King's Dock	99	429	Q2 2024	7	98.37%							1	6				
	Turquoise	99	91	Move In	3	96.70%						2					1	
6	Canninghill Piers	99	696	Q3 2027	15	97.84%			5					1		7	2	
	Eden Residences Capitol	99	39	Move In	6	84.62%						1	3		1		1	
7	Midtown Bay	99	219	Q1 2024	80	63.47%		39		37		4						
	Midtown Modern	99	558	2H 2024	12	97.85%		3						9				
9	Irwell Hill Residences	99	540	Q4 2025	2	99.63%											2	
	OUE Twin Peaks	99	462	Move In	6	98.70%		5				1						
	Klimt Cairnhill	FH	138	Q1 2025	38	72.46%				14	5	19						
	Reignwood Hamilton Scotts	FH	10	Move In	1	90.00%						1						
	The Ritz-Carlton Residences	FH	57	Move In	3	94.74%						1		1			1	
10	19 Nassim	99	101	Move In	79	21.78%		14	15	27	14		9					
	Cuscaden Reserve	99	192	Move In	179	6.77%			22	23	112		22	3***				
	3 Orchard By The Park	FH	77	Move In	5	93.51%				1			4					
	Boulevard 88	FH	154	Move In	14	90.91%				14								
	Dalvey Haus	FH	17	Move In	3	82.35%						1		1			1	
	Grange 1866	FH	60	Q4 2025	24	60.00%		6		18								
	Jervois Privé	FH	43	Move In	27	37.21%			3	12	7	1	3	1				
	Leedon Green	FH	638	Move In	3	99.53%			3									
	Perfect Ten	FH	230	Q4 2025	2	99.13%												2
	The Giverny Residences	FH	6	Q1 2027	6	0.00%						3		3				
11	Enchanté	FH	25	Q4'24/Q1'25	6	76.00%						1	4		1			
	Watten House	FH	180	Q3 2027	48	73.33%							34	8		5	1	
TOTAL REMAINING UNITS PER EACH TYPE							197	105	82	162	172	121	85	60	4	12	20	

*Inventory figures are estimated base on Ecoprop & Schematic Record. ** Est TOP is just projection and for reference only, please double check with IC/Taggers. *** These are combine 2 units (2 strata titles)

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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	3 Bedroom	3Premium/3+S	4 Bedroom	4+S/F	5 Bedroom	Penthouse
2	TMW Maxwell	99	324	Q2 2028	474 - 484	517	549 - 571	786	861 - 872						
	Wallich Residence	99	181	Move In				915		1647 - 1679		1991			
4	Cape Royale	99	302	Move In						1679 - 2077		2508 - 2691			2939 - 3391
	Corals at Keppel Bay	99	366	Move In								2669	3348		
	Marina Collection	99	124	Move In											3789
	Reflections at Keppel Bay	99	1129	Move In									3229		13293
	Seascape	99	151	Move In						2164 - 2336		2669 - 4069			3380 - 4241
	The Reef at King's Dock	99	429	Q2 2024						1345	1076				
	Turquoise	99	91	Move In						2314 - 3111					7987
6	Canninghill Piers	99	696	Q3 2027			484 - 506					1959		2788	2874
	Eden Residences Capitol	99	39	Move In						2120	3003		3413		5802
7	Midtown Bay	99	219	Q1 2024		409 - 484		732 - 1152		1324					
	Midtown Modern	99	558	2H 2024		409						1432 - 1808			
9	Irwell Hill Residences	99	540	Q4 2025											2228 - 2605
	OUE Twin Peaks	99	462	Move In		549 - 571				1604					
	Klimt Cairnhill	FH	138	Q1 2025				829	893	1432 - 1496					
	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 - 1733				
	Cuscaden Reserve	99	192	Move In			700	807 - 818	936		1163	2099			
	3 Orchard By The Park	FH	77	Move In				1066			2583				
	Boulevard 88	FH	154	Move In					1313						
	Dalvey Haus	FH	17	Move In						1561		2164			9569
	Grange 1866	FH	60	Q4 2025		527 - 700		710 - 1012							
	Jervois Privé	FH	43	Move In			549 - 635	689 - 732	807	1109	1389	1464			
	Leedon Green	FH	638	Move In			538								
	Perfect Ten	FH	230	Q4 2025											786 - 1281
	The Giverny Residences	FH	6	Q1 2027						1636 - 1873		2551 - 2756			
11	Enchanté	FH	25	Q4'24/Q1'25						1087	1001 - 1270		1281		
	Watten House	FH	180	Q3 2027							1539	1851		2368	3412

*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 09th Mar 2024 @ 8am

District	Project	Tenure	T.Units	Est TOP**	Studio	1 Bedroom	1+S	2 Bedroom	2+S / 2DK	3 Bedroom	3Premium/3+S	4 Bedroom	4+S/F	5 Bedroom	Penthouse
2	TMW Maxwell	99	324	Q2 2028	\$480.00	\$480.00	\$480.00	\$560.00	\$560.00						
	Wallich Residence	99	181	Move In				\$929.00		\$1,261.00		\$1,261.00			
4	Cape Royale	99	302	Move In						\$990.00		\$1,114.00			\$1,237 - \$1,361
	Corals at Keppel Bay	99	366	Move In								\$972.00	\$1,188.00		
	Marina Collection	99	124	Move In											\$1,915.00
	Reflections at Keppel Bay	99	1129	Move In									\$957		\$2,523
	Seascape	99	151	Move In						\$1,385.00		\$1,385 - \$1,539			\$1,693 - \$1,847
	The Reef at King's Dock	99	429	Q2 2024						\$525.00	\$450.00				
	Turquoise	99	91	Move In						\$1,548.00					\$3,268.00
6	Canninghill Piers	99	696	Q3 2027			\$395 / \$474					\$632.00		\$790.00	\$1,422.00
	Eden Residences Capitol	99	39	Move In						\$1,912.00	\$2,388.00		\$2,623.00		\$2,865 - \$4,059
7	Midtown Bay	99	219	Q1 2024		\$360.80		\$432.96		\$505.12					
	Midtown Modern	99	558	2H 2024		\$327.60						\$436.8 / \$491.4			
9	Irwell Hill Residences	99	540	Q4 2025				\$390.00							\$520 / \$585
	OUE Twin Peaks	99	462	Move In		\$420.00				\$525.00					
	Klimt Cairnhill	FH	138	Q1 2025				\$1,040.00	\$1,040.00	\$1,260.00					
	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 / \$1,160				
	Cuscaden Reserve	99	192	Move In			\$750.00	\$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						
	Dalvey Haus	FH	17	Move In						\$2,275.00		\$2,600.00			\$7,150.00
	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	\$784.00			
	Leedon Green	FH	638	Move In			\$250.00								
	Perfect Ten	FH	230	Q4 2025											\$522 / \$610
	The Giverny Residences	FH	6	Q1 2027						\$2,400.00		\$2,700/\$3,000			
11	Enchanté	FH	25	Q4'24/Q1'25						\$490.00	\$420 - \$490		\$490.00		
	Watten House	FH	180	Q3 2027							\$910.00	\$1,040.00		\$1,170.00	\$1,430.00

*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.