

## Fraser's Property, CSC Land Group and Sekisui House to launch Dunearn House: the first and tallest private residential development in the prestigious Bukit Timah Turf City masterplan

- ◆ Prime District 11 project offers first-mover advantage in the long-term transformation of Bukit Timah Turf City into a green, liveable town
- ◆ Site located within a prime educational belt and next to the Swiss Club Road Good Class Bungalow landed enclave, with sheltered access to Sixth Avenue MRT station, the future Turf City MRT station, amenities, parks and schools
- ◆ Preview begins on Friday, 10 July 2026, with prices starting from S\$1.475 million

### SINGAPORE, 8 JULY 2026

Fraser's Property, CSC Land Group and Sekisui House announced today that the consortium will commence the preview of Dunearn House on Friday, 10 July 2026, with sales booking scheduled to start from Saturday, 25 July 2026.

Set in prime District 11 and just a four-minute walk from Sixth Avenue MRT station, this 99-year leasehold residential development enjoys a highly sought-after location. It is the first private residential project within the new Bukit Timah Turf City masterplan, and also the first launch in the Swiss Club landed enclave in 33 years.

This offers discerning homeowners an excellent first-mover opportunity in a long-term masterplanned town anchored by expansive greenery, heritage conservation, and a highly liveable, car-lite environment. Everyday amenities, recreational facilities, community spaces and transport nodes are planned within a convenient 10-minute neighbourhood.

Inspired by Bukit Timah's equestrian heritage and green, tranquil environment, Dunearn House blends contemporary architecture with generous landscaping and sensitive building massing. The 380-unit residential development rises above surrounding landed homes and is the tallest in its immediate vicinity, offering a strong sense of openness and expansive views across the Bukit Timah landscape.

Dunearn House will feature a curated mix of two-bedroom, three-bedroom and four-bedroom unit types, catering to families, owner-occupiers and investors seeking a prime address. Indicative prices start from S\$1.475 million for a two-bedroom unit (527 to 678 sf), S\$2.597 million for a three-bedroom unit (872 to 1,001 sf), and S\$3.588 million for a four-bedroom unit (1,184 to 1,378 sf).

**Ms Soon Su Lin, Chief Executive Officer of Fraser's Property Singapore**, said: "As the first private residential development within this new precinct, Dunearn House offers homeowners an excellent first-mover advantage in Bukit Timah Turf City, one of Singapore's most distinctive residential districts. Together with our partners Sekisui House and CSC Land Group, we look forward to setting the benchmark for quality living through the thoughtful integration of heritage, greenery and connectivity. Designed for long-term liveability, the development reflects our focus on building enduring homes and laying the foundation for a highly liveable and prestigious residential estate."

**Mr Qian Liang Zhong, Chairman, China Construction (South Pacific) Development Co Pte Ltd.**, said: "Dunearn House marks our collaboration with our long-term partners Fraser's Property and Sekisui House, and we are confident this partnership will drive a well-executed development leveraging our complementary strengths. As both joint venture partner and builder, we are able to align development vision closely with construction, ensuring quality, efficiency and attention to detail. We are committed to contributing to the growth of the Bukit Timah Turf City precinct and creating a vibrant, well-connected community."

**Mr Toru Tsuji, Managing Officer, Head of International Development Department, Sekisui House Ltd**, said: "Singapore remains a key market for Sekisui House, given its strong urban planning framework and emphasis on sustainable living. Through Dunearn House, we are pleased to contribute our experience in

designing human-centric and environmentally sensitive homes that harmonise architecture, greenery and community, supporting a high quality of everyday living.”

### **Excellent connectivity in a prestigious Bukit Timah setting**

Located just 500 metres from the Sixth Avenue MRT station on the Downtown Line and a short walk to the future Turf City MRT station on the Cross Island Line, Dunearn House enjoys strong public transport connectivity and convenient access to key nodes across Singapore. The upcoming Cross Island Line is expected to improve connectivity to the island’s western and north-eastern corridors, supporting long-term accessibility for future residents.

Dunearn House is well supported by major road networks, including quick access to the Pan Island Expressway, and is close to Holland Village and the Dempsey precincts. It is about a 10-minute drive to the popular Orchard Road shopping belt and approximately a 20-minute drive and train ride to the Central Business District.

Situated within Singapore’s prestigious Bukit Timah residential and education enclave, Dunearn House is surrounded by everyday amenities such as supermarkets, dining options and shopping centres. Future community and recreational offerings, including a new civic hub, will enhance convenience in the area.

Educational institutions within the vicinity include Methodist Girls’ School, Raffles Girls’ Primary School, Nanyang Primary School, Nanyang Girls’ High School, Hwa Chong Institution and National Junior College, reinforcing the area’s appeal as a well-established education belt. International schools such as the Swiss School, Singapore Korean International School, ACS (International) and Hwa Chong International School are also nearby.

Residents will enjoy proximity to nature and abundant opportunities for outdoor recreation in a nature-rich environment. Dunearn House is located near the future Bukit Timah–Rochor Green Corridor and established green spaces such as the Rail Corridor, Bukit Timah Nature Reserve, Central Catchment Nature Reserve and Singapore Botanic Gardens, a UNESCO World Heritage site.

Taken together, the precinct’s emphasis on walkability, cycling, greenery and public transport supports a well-connected and car-lite sustainable lifestyle.

### **Comprehensive lifestyle facilities designed for wellness and recreation**

Dunearn House will offer a curated suite of facilities that support active living, relaxation and social interaction. Residents can enjoy a 50-metre lap pool, wellness pools and landscaped decks, alongside tranquil spaces such as waterfall terraces and themed lounges.

Communal facilities, including two clubhouses, a teppanyaki pavilion and dining areas, are complemented by a gymnasium, outdoor fitness spaces, a tennis court and family-friendly amenities. These include a forest-inspired outdoor play landscape, featuring a unique 60-metre meandering trail zoned for children of all ages, complete with mulch ground cover, swings and climbing features that encourage exploration and imaginative play.

Dunearn House is planned to support residents’ overall well-being with well-designed communal spaces. Naturally ventilated lobbies, expansive greenery and dedicated wellness zones provide environments that encourage relaxation and mental wellness.

### **Sustainability features promoting greenery, liveability and energy-efficient living**

Designed with a strong connection to its Bukit Timah setting, Dunearn House integrates greenery across approximately 35% of the site, featuring landscaped gardens and the signature Mirage Forest sanctuary where architecture and landscape converge in a delicate interplay of reflections and nature. All units are oriented in a north–south direction, complemented by shaded balconies and natural ventilation strategies to enhance airflow, thermal comfort and overall liveability.

Designed in line with BCA Green Mark Platinum (Super Low Energy) standards, Dunearn House incorporates a range of sustainability features that support environmentally responsible living. These include energy-efficient air-conditioning systems and appliances, smart energy monitoring across residential and communal spaces, and the use of solar photovoltaic panels to offset energy consumption for common facilities.

The development also encourages sustainable mobility through the provision of electric vehicle charging points and bicycle parking. Sensor-based lighting and ventilation systems are implemented in shared spaces to improve operational efficiency, while landscaped elements such as vertical greenery and layered planting help to mitigate the urban heat island effect.

### **Refined homes with quality fittings and smart features**

Residences at Dunearn House are designed for contemporary living, with efficient layouts, well-proportioned living spaces and balconies that maximise natural light and ventilation.

Homebuyers can select from the *Luxury Collection* and *Pinnacle Collection*, each offering a distinct living experience. The *Luxury Collection* features refined interiors with quality fittings and finishes, while the *Pinnacle Collection* offers enhanced specifications, including premium fittings and upgraded kitchen appliances for a more elevated lifestyle. Across both collections, carefully selected brands and materials reflect a thoughtful balance of comfort, functionality and design.

Each home is appointed with premium kitchen appliances from Smeg, while bathrooms are fitted with high-quality sanitaryware from Geberit and Hansgrohe, offering functional spaces for everyday living. Large-format European tiles further enhance the sense of space and refinement, elevating the overall living environment. Selected units in the Pinnacle Collection will also come with an automated drying rack from Steigen.

Kitchens are designed to be enclosed or enclosable, while studies and flexible rooms are sized to function as proper rooms. From two-bedroom+study units onwards, homes come with naturally ventilated bathrooms, while selected four-bedroom layouts feature landscape-format living and dining areas, with island kitchens in the four-bedroom premium units.

To enhance convenience and connectivity, the homes are equipped with smart living features, including digital locksets, Wi-Fi-enabled doorbells and smart audio-video telephony systems. Residents can also enjoy seamless control of selected home and community functions through a dedicated smart community app, allowing them to manage visitor access, pre-register guests and book shared facilities with ease.

### **Dunearn House showsuite opens from 10 July 2026**

The Dunearn House showsuite, located at Evans Road, opens from Friday, 10 July 2026, from 10:00 am to 6:00 pm. Marketing agencies appointed include ERA, Huttons, OrangeTee, PropNex and SRI.

For enquiries, please call the sales hotline at +65 8129 2122 or visit [dunearnhouse.com.sg](http://dunearnhouse.com.sg). Please refer to the *Annex* for the project details, unit sizes and types and location map.

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### About Frasers Property Singapore

Frasers Property Singapore is a business unit of SGX-listed Frasers Property Limited, a multinational company that owns, develops, and manages a diverse and integrated property portfolio.

Frasers Property Singapore owns, develops and/or manages residential, retail, office and mixed-use properties in Singapore.

Over the years, it has developed over 23,000 quality homes. It oversees a portfolio of 12 shopping malls in Singapore and six commercial properties. Nine of the retail assets and one commercial property are held under Frasers Centrepoint Trust, and another commercial property is held under Frasers Logistics & Commercial Trust.

For more information on Frasers Property Singapore, please visit [frasersproperty.com/sg](https://frasersproperty.com/sg) or follow us on [Facebook](#) and [Instagram](#).

### About Frasers Property Limited

Frasers Property Limited (“Frasers Property” and together with its subsidiaries, the “Frasers Property Group” or the “Group”) is an integrated investor-developer-operator of real estate products and services. Listed on the Main Board of the Singapore Exchange Securities Trading Limited (“SGX-ST”) and headquartered in Singapore, the Group has total assets of approximately S\$40.0 billion as at 31 March 2026.

Frasers Property operates across five asset classes: industrial & logistics, retail, commercial & business parks, residential and hospitality. Its businesses span Southeast Asia, Australia, Europe and China, and its well-established hospitality business owns and/or operates serviced apartments and hotels in 20 countries.

The Group is the sponsor of real estate investment trusts (“REITs”), Frasers Centrepoint Trust and Frasers Logistics & Commercial Trust, listed on the SGX-ST, as well as Frasers Property Thailand Industrial Freehold & Leasehold REIT and Golden Ventures Leasehold Real Estate Investment Trust, listed on the Stock Exchange of Thailand.

Guided by its purpose of inspiring experiences and creating places for good, the Group promotes an ESG framework that supports long-term value creation through focus areas such as transparent governance, sustainable finance, inclusive communities and reducing its carbon emissions. Frasers Property aims to deliver lasting shared value for its customers, people, investors and communities, while fostering a progressive, collaborative and respectful culture.

For more information on Frasers Property, please visit [frasersproperty.com](https://frasersproperty.com) or follow us on [LinkedIn](#).

### About CSC Land Group

CSC Land Group is a future-ready developer with a rich parentage of China State Construction Engineering Corporation (CSCEC), the world’s largest investment and construction conglomerate, ranked 16th on Global Fortune 500 Enterprises. This heritage has been extended locally since 1992, in capacity of China Construction (South Pacific) Development Co Pte Ltd (CCDC).

CSC Land Group is a subsidiary of CCDC, a BCA- registered contractor of A1 status with extensive experience in quality construction projects. Now, 1 in every 20 homes in Singapore is built by CCDC.

CSC Land Group develops spaces that are tailored for every stage of their customers’ lives. Spaces that allow them to live their life story to the fullest.

[www.csclandgroup.com.sg](https://www.csclandgroup.com.sg)

### About Sekisui House

Founded in 1960, Sekisui House, Ltd. is one of the world’s largest homebuilders and an international diversified developer, with cumulative sales of over 2.7 million homes<sup>1</sup>. Based in Osaka, Sekisui House has over 300 consolidated

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<sup>1</sup> 2,749,139 homes delivered (As of January 31, 2026)

subsidiaries and affiliates<sup>2</sup>, over 32,000 employees<sup>3</sup> and is listed on the Tokyo Stock Exchange and Nagoya Stock Exchange.

Sekisui House aims to create homes and communities that improve with time and last for generations. With “Love of Humanity” as its corporate philosophy, Sekisui House believes that homes should offer comfort, security and peace of mind for residents, while maintaining harmony with the environment and its surroundings. Sekisui House has sustainability as a core corporate target and is now the global leader in the construction of net-zero-energy houses with more than 90,000<sup>4</sup> of them built since the product was launched in 2013. In 2009, Sekisui House expanded into several new international markets and now operates in the United States, Australia, and Singapore.

**FOR MEDIA QUERIES, PLEASE CONTACT:**

**Frasers Property Singapore**

Chen MeiHui

T +65 6215 6352

E [meihui.chen@frasersproperty.com](mailto:meihui.chen@frasersproperty.com)

**CSC Land Group**

E [cscland@cscland.com.sg](mailto:cscland@cscland.com.sg)

**Sekisui House**

Global Communication Group (Japan)

E [info-ir@qz.sekisuihouse.co.jp](mailto:info-ir@qz.sekisuihouse.co.jp)

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<sup>2</sup> 301 consolidated subsidiaries and affiliates (As of January 31, 2026)

<sup>3</sup> 32,186 employees (As of January 31, 2026)

<sup>4</sup> 95,776 net-zero-energy houses (As of March 31, 2026)

**ANNEX****Factsheet: Dunearn House**

  
**DUNEARN  
HOUSE**  
*The Turf City Story*

Development Details	
<b>Project Name</b>	Dunearn House (达恩·豪庭)
<b>Developers</b>	Frasers Property, CSC Land Group and Sekisui House (hold equal stakes in this consortium)
<b>Location / Address</b>	760, 762, 766, 768, 770 Dunearn Road, Singapore
<b>District</b>	11
<b>Region</b>	Core Central Region
<b>Planning Area</b>	Bukit Timah
<b>Planning Sub Zone</b>	Swiss Club
<b>Tenure of Land</b>	99 years commencing from 30 September 2025
<b>Project Description</b>	<ul style="list-style-type: none"> <li>Two blocks of 19-storey and three blocks of 10-storey residential buildings</li> <li>One basement carpark</li> </ul>
<b>Expected Vacant Possession Date</b>	31 December 2030
<b>Site area</b>	13,491.9 sqm (approx. 145,173 sq ft)
<b>Plot Ratio</b>	2.4
<b>Maximum Permissible Gross Floor Area</b>	32,381 sqm (approx. 348,549 sq ft)
<b>No of Carpark Lots</b>	<ul style="list-style-type: none"> <li>228 car parking lots (inclusive of seven electric vehicle charging lots)</li> <li>Three accessible lots</li> <li>Bicycle lots are available</li> </ul>
Unit Mix	
<b>No. of Units</b>	380 residential units
<b>Apartment types &amp; description</b>	Dunearn House features a curated mix of 2- to 4-bedroom apartments across two collections: <ul style="list-style-type: none"> <li><b>Luxury Collection (10-storey):</b> 2- to 3-bedroom units (including Premium, Study and Flexi variants)</li> <li><b>Pinnacle Collection (19-storey):</b> 3-bedroom premium and 4-bedroom units (including Premium and Premium + Study variants)</li> </ul>

Unit Types	Collection	Unit Type	Unit Area (sf)	No. of Units	
	<b>Luxury</b>	2-Bedroom	527	40	
		2-Bedroom Premium	614	77	
		2-Bedroom + Study	657 – 678	59	
		3-Bedroom	872	20	
		3-Bedroom + Flexi	936	20	
		3-Bedroom + Study	947 – 969	20	
		<b>Pinnacle</b>	3-Bedroom Premium	1,001	36
	4-Bedroom	1,184	36		
	4-Bedroom Premium	1,302 – 1,313	36		
	4-Bedroom + Study	1,378	36		
	<b>Total units</b>			380	
	<b>Recreational Facilities</b>	<p>Conceived as a World Within Worlds, Dunearn House is a layered residential sanctuary shaped by distinct yet interconnected and immersive living environments. Rooted in the heritage and greenery of Bukit Timah and positioned at the threshold of the future Turf City precinct, it brings together retreat, connection, recreation and contemporary living in a complete expression of home.</p> <p>This is expressed through the broader concept of “Living within Nature,” where architecture, landscape and lifestyle are seamlessly integrated into one holistic environment. Nature-inspired living unfolds at every turn—from the lobby to the 50m lap pool, waterfall terrace and canopy pavilion.</p> <p>Evoking the majesty of its surrounding trees, Dunearn House offers a refined sense of quiet luxury—where thoughtful design, sustainability and wellness come together in harmony. Steeped in heritage and defined by understated elegance, it is a sanctuary for calm, balance and enduring living.</p> <p><b><u>1st Storey</u></b></p> <ul style="list-style-type: none"> <li>• Grand Arrival</li> <li>• Lobby</li> <li>• Family Terrace</li> <li>• Kids Pool</li> <li>• Main Pool Deck</li> <li>• 50m Lap Pool</li> <li>• Lawn</li> <li>• Steam Room with Shower</li> <li>• Arrival Lift</li> <li>• Wellness Pool Deck</li> <li>• Wellness Pool</li> <li>• Spa Seat</li> <li>• Wellness Lawn</li> <li>• Pinnacle Foyer</li> <li>• Pinnacle Living</li> <li>• Pinnacle Dining</li> <li>• Pinnacle Patio</li> </ul>			

	<ul style="list-style-type: none"> <li>• Waterfall Club</li> <li>• Residents Lounge</li> <li>• Meeting Room</li> <li>• Meeting Pods</li> <li>• Serveries</li> <li>• Accessible Toilet</li> <li>• Waterfall Deck</li> <li>• Waterfall Lounge</li> <li>• Waterfall Pod</li> <li>• Waterfall Terrace</li> <li>• Waterfall Perch</li> <li>• Waterfall Dining</li> <li>• Canopy Trail</li> <li>• Canopy Pavilion</li> <li>• Canopy Deck</li> <li>• BBQ Pavilion</li> <li>• Outdoor Deck</li> <li>• Play Garden Pavilion</li> <li>• Play Spinning Garden</li> <li>• Play Crawl &amp; Jump Garden</li> <li>• Play Forest Adventure Garden</li> <li>• Play Swing Garden</li> <li>• Tennis Court</li> </ul> <p><b><u>2nd Storey</u></b></p> <ul style="list-style-type: none"> <li>• Mirage Walk</li> <li>• Dunearn Club</li> <li>• Gym</li> <li>• Outdoor Fitness</li> </ul>
<b>Awarded BCA Green Mark</b>	BCA Green Mark Platinum Super Low Energy
<b>Consultants</b>	
<b>Project Architect &amp; Interior Designer</b>	ONG&ONG Pte Ltd
<b>Landscape Architect</b>	Ecoplan Asia Pte Ltd
<b>Main Contractor</b>	China Construction (South Pacific) Development Co Pte Ltd

**LOCATION MAP OF DUNEARN HOUSE**

