ERA REAL ESTATE

New Launches

2026

Missed out on 2025 new launches?

As we look ahead to 2026, the Singapore residential new-launch market is poised to remain active with approximately **24 new projects** slated for launch and a total of **11,818 units** expected to hit the market.

This pipeline reflects both developer confidence and sustained demand from a broad base of homebuyers. Key positives underpinning this outlook include Singapore's enduring fundamentals: **strong urban connectivity, limited land availability, robust institutional frameworks and a global reputation as a safe haven**.

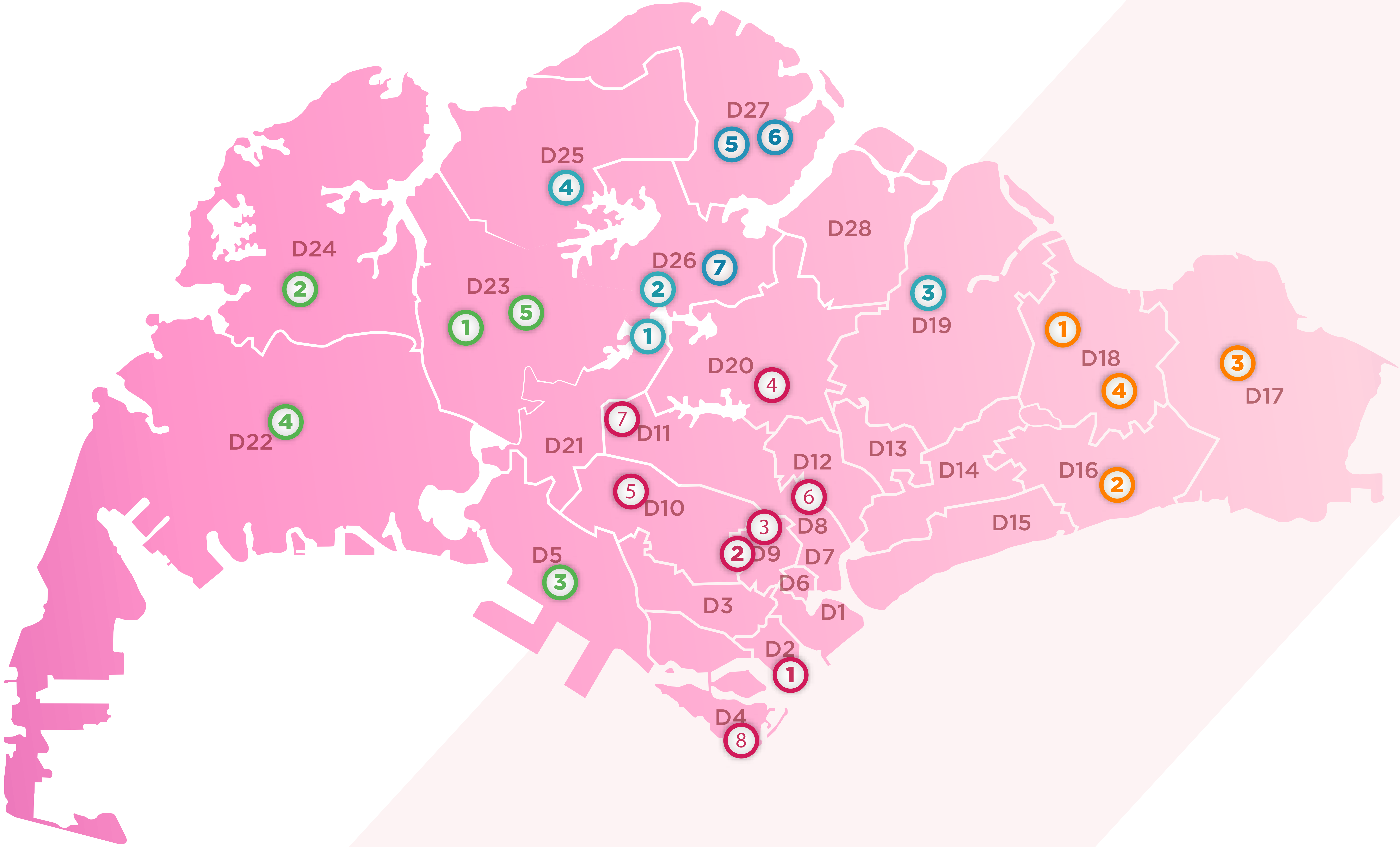
Moreover, the 2026 new launch pipeline signals **choice and variety**: with multiple projects across different regions and price bands, buyers will enjoy greater selection.

With buyer sentiment remaining steady and fundamentals firm, 2026 looks set to be another strong year for the new home segment.

Contents

ERA
REAL ESTATE

24 PROJECTS
11,818 UNITS



Map not drawn to scale. Subject to change without prior notice.

Central / South

	Project	Location	Est. No. of Units
1	Newport Residences	Anson Road	246
2	River Modern	River Valley Green	455 + 6 shops
3	Sophia Meadows	Sophia Road	41
4	Former Thomson View	Bright Hill Drive	1,240
5	TBC (Holland Link GLS)	Holland Link	230
6	TBC (Dorset Road GLS)	Dorset Road	428
7	TBC (Dunearn Road GLS)	Dunearn Road	360
8	Keppel Bay Plot 6	Keppel Island	86

East

	Project	Location	Est. No. of Units
1	Coastal Cabana (EC)	Jalan Loyang Besar	748
2	Pinery Residences	Tampines Street 94	588
3	Rivelle Tampines (EC)	Tampines Street 95	572
4	TBC (Bayshore Road GLS)	Bayshore Road	515

North

	Project	Location	Est. No. of Units
1	Vila Natura	Tung Po Avenue	11
2	TBC (Lentor Gardens GLS)	Lentor Gardens	502
3	TBC (Chuan Grove GLS)	Chuan Grove	1,055
4	TBC (Woodlands Drive 17 GLS) (EC)	Woodlands Drive 17	420
5	TBC (Chencharu Close GLS)	Chencharu Close	864
6	TBC (Sembawang Road GLS) (EC)	Sembawang Road	265
7	TBC (Upper Thomson Road GLS)	Upper Thomson Road	595

West

	Project	Location	Est. No. of Units
1	Narra Residences	Dairy Farm Walk	540 + 4 shops
2	TBC (Tengah Garden Avenue GLS)	Tengah Garden Avenue	860
3	TBC (Media Circle Parcel A GLS)	Media Circle	327
4	TBC (Lakeside Drive GLS)	Lakeside Drive	575
5	TBC (Senja Close GLS) (EC)	Senja Close	295

CENTRAL / SOUTH

ERA
REAL ESTATE

1. NEWPORT RESIDENCES

CENTRAL / SOUTH

Don't miss the opportunity to own a rare freehold home within the Central Business District. From the upcoming developments in the Marina South precinct to the rejuvenation of the modern CBD landscape under the Central Business District Incentive Scheme 2.0, the district is set to evolve into a more vibrant, mixed-use urban core.

Region / District

CCR / D02

Location

Anson Road

Developer

CDL

Tenure

FH

Est. No. of Units

246

Land Price ($psfppr)

Redevelopment

Target Preview

16 Jan 2026

2. RIVER MODERN

CENTRAL / SOUTH

River Modern is just steps away from Great World MRT Station and Great World City which offers easy access to supermarket, fitness studios, and a wide mix of dining and retail options. It is also within 1km of River Valley Primary School.

Region / District

CCR / D09

Location

River Valley Green

Developer

GuocoLand

Tenure

99 LH

Est. No. of Units

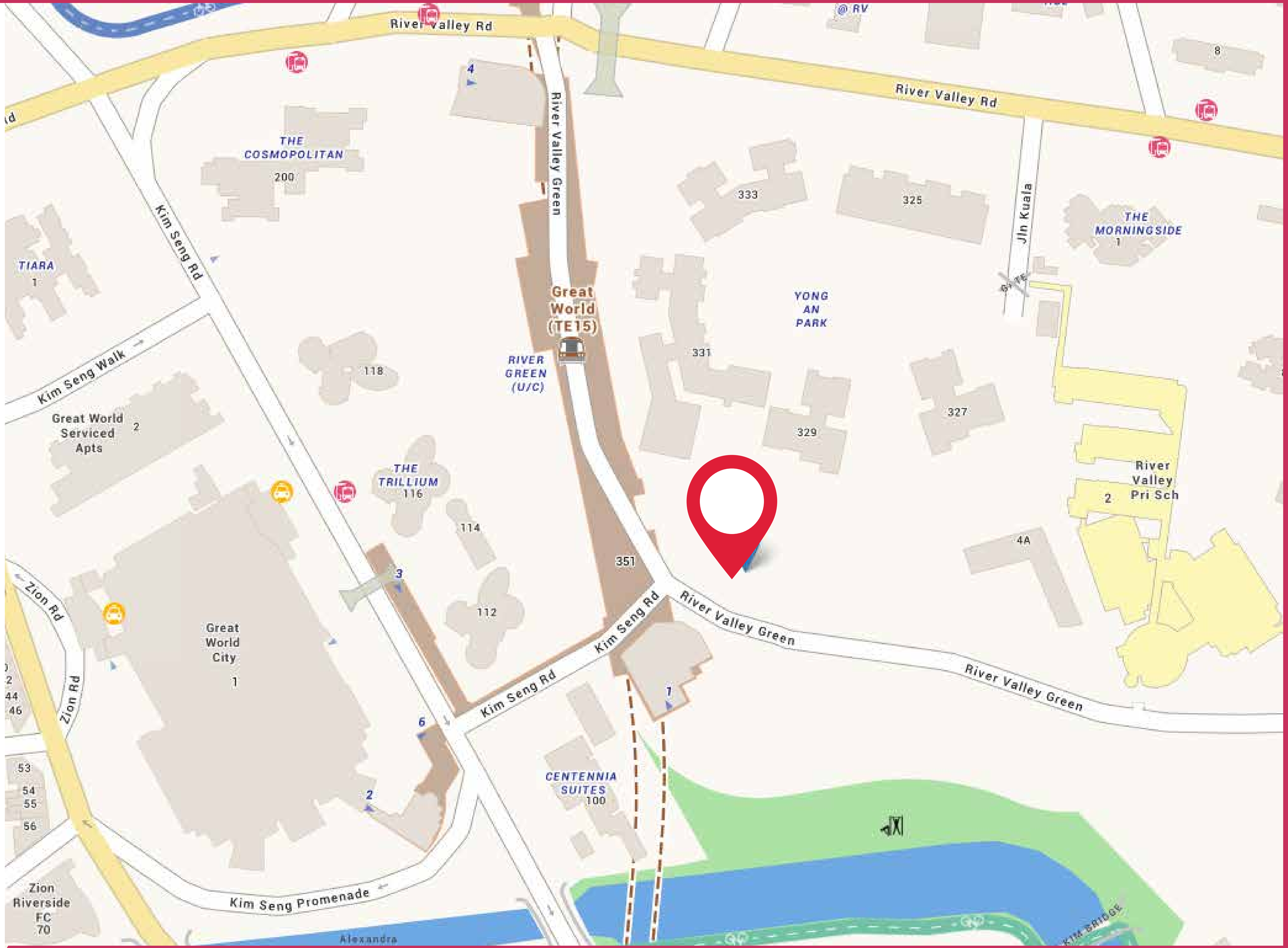
455 + 6 shops

Land Price ($psfppr)

$1,420

Target Preview

20 Feb 2026



3. SOPHIA MEADOWS

CENTRAL / SOUTH

Sophia Meadows has unrivalled connectivity with the Dhoby Ghaut MRT Interchange just moments away, offering access to three major lines and seamless travel across Singapore. Just steps away from Plaza Singapura, future residents of Sophia Meadows will have everything you love within easy reach, combining urban convenience with serene sophistication.

Region / District

CCR / D09

Location

Sophia Road

Developer

Sin Hin Thai Development

Tenure

103 LH

Est. No. of Units

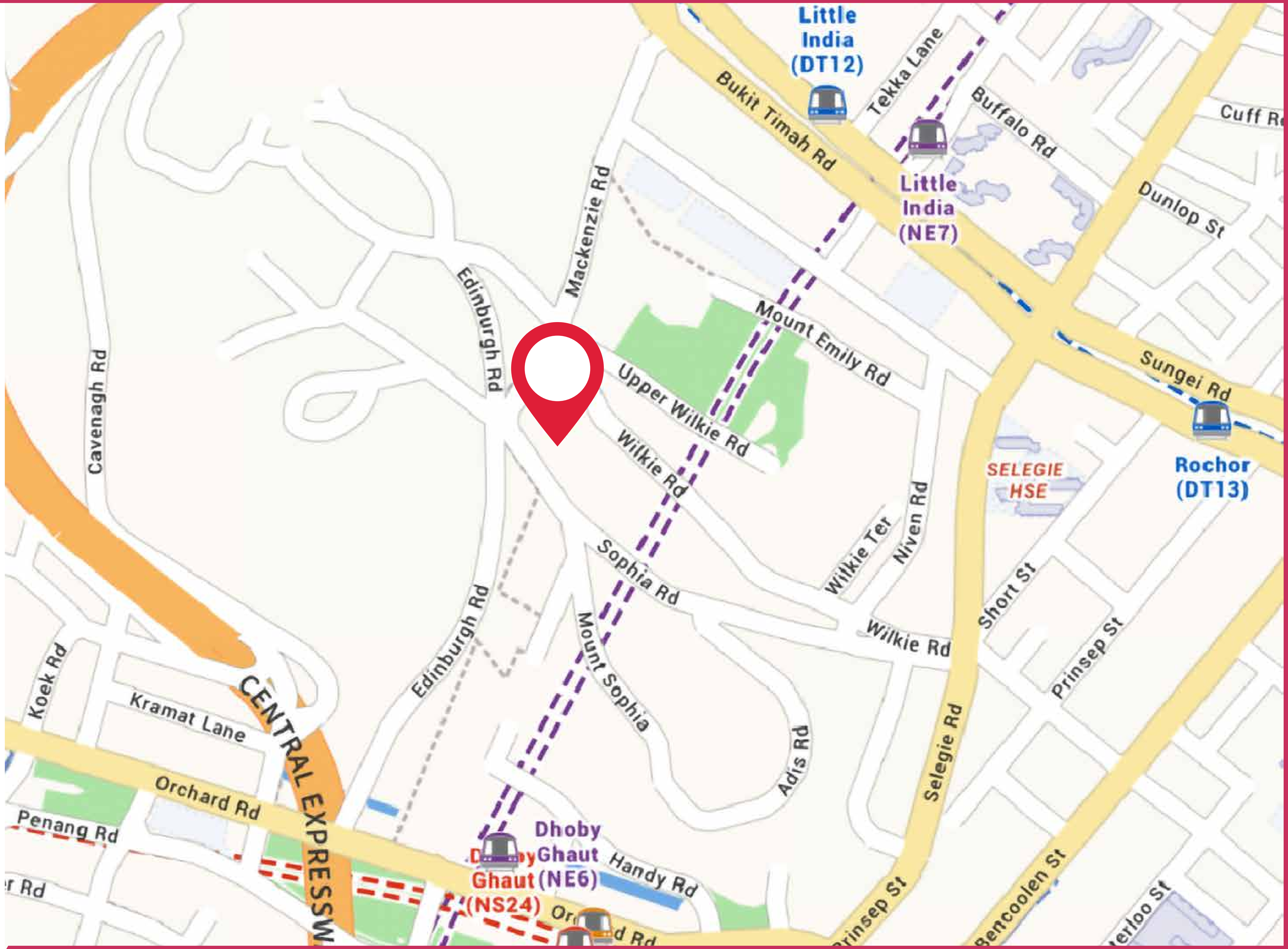
41

Land Price ($psfppr)

$1,172

Target Preview

Q1 2026

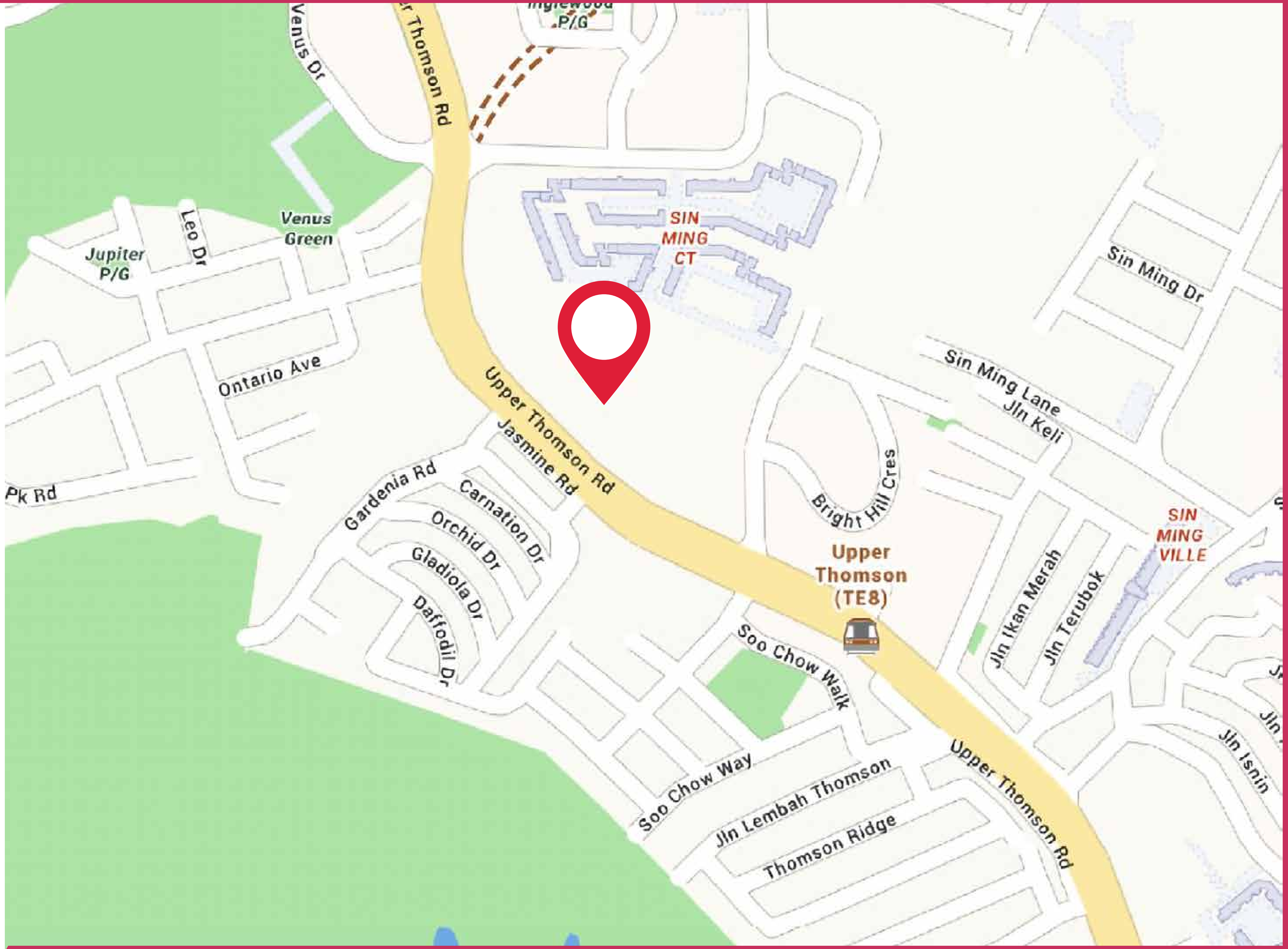


4. FORMER THOMSON VIEW

CENTRAL / SOUTH

Nestled within the popular Thomson residential enclave, the project ticks all the right boxes for today's homebuyers - from its proximity to Upper Thomson MRT Station to its location within 1km of Ai Tong School. Residents also benefit from the proximity to lifestyle amenities at Thomson Plaza and a comprehensive network of parks and nature reserves.

Region / District	RCR / D20
Location	Bright Hill Drive
Developer	UOL / CapitaLand / Singapore Land Group
Tenure	99 LH
Est. No. of Units	1,240
Land Price ($psfppr)	$1,178
Target Preview	Q2 2026



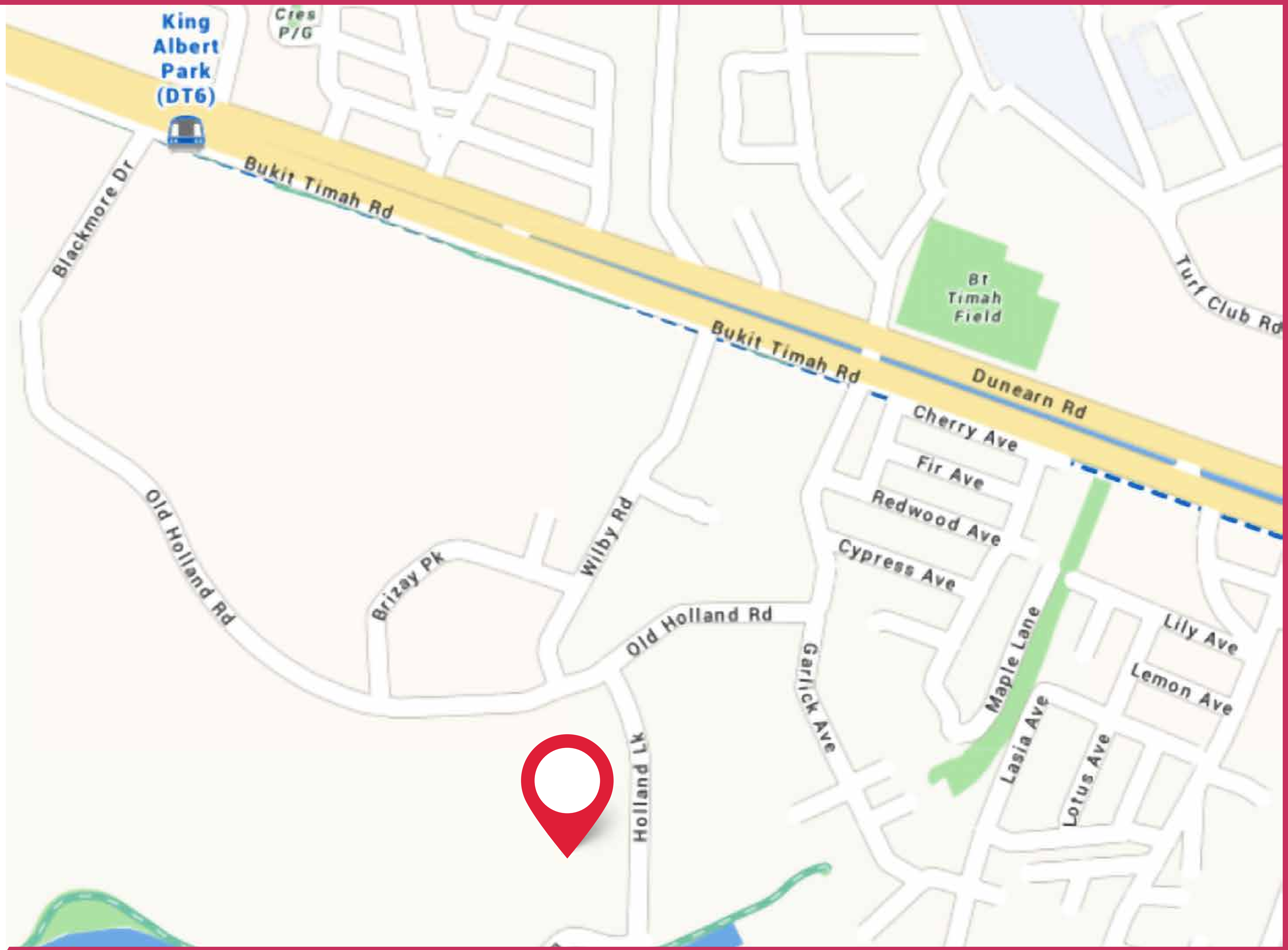
ERA REAL ESTATE

5. TBC (HOLLAND LINK GLS)

CENTRAL / SOUTH

Holland Link is located within one of URA's three upcoming developments, alongside Bayshore and Kampong Bugis, offering exciting new housing opportunities. The Master Plan envisions abundant park spaces and a car-lite precinct well supported by enhanced transport connectivity. This project is a true haven for nature lovers, offering a tranquil environment surrounded by greenery.

Region / District	CCR / D10
Location	Holland Link
Developer	Sim Lian Group
Tenure	99 LH
Est. No. of Units	230
Land Price ($psfppr)	$1,432
Target Preview	Q3 2026



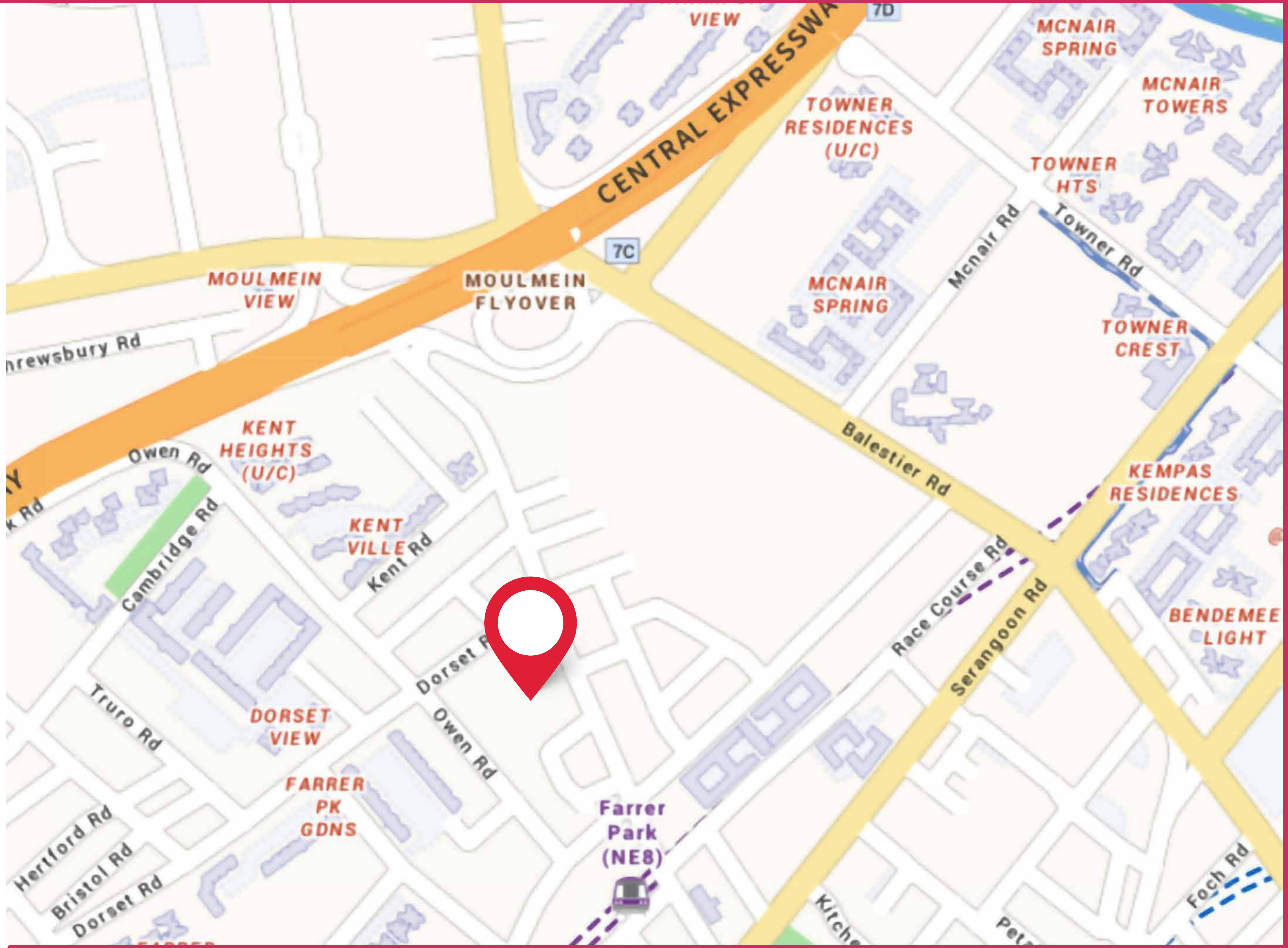
ERA
REAL ESTATE

6. TBC (DORSET ROAD GLS)

CENTRAL / SOUTH

One of the most keenly contested GLS sites amongst developers, this twin 27 storey development is a short walk to Farrer Park MRT station and offers panoramic views. It is also within 1km of esteemed primary schools such as St. Joseph's Institution Junior, Hong Wen School, and Farrer Park Primary and within 2km to ACS (Junior), Bendemeer Primary and St Margaret's School.

Region / District	RCR / D08
Location	Dorset Road
Developer	UOL / Singapore Land Group / Kheng Leong
Tenure	99 LH
Est. No. of Units	428
Land Price ($psfppr)	$1,338
Target Preview	Q4 2026



7. TBC (DUNEARN ROAD GLS)

CENTRAL / SOUTH

This is the first residential site in the upcoming Bukit Timah Turf City township. Harness the first-mover advantage in a precinct set to deliver 15,000 to 20,000 new homes, presenting strong potential for future capital appreciation and exit opportunities. The site is a seven-minute walk from Sixth Avenue MRT and also within close proximity to prestigious schools such as Raffles Girls' Primary, Hwa Chong Institution, and National Junior College, making it a coveted address for families.

Region / District

CCR / D11

Location

Dunearn Road

Developer

Frasers Property / Sekisui House / CSC Land

Tenure

99 LH

Est. No. of Units

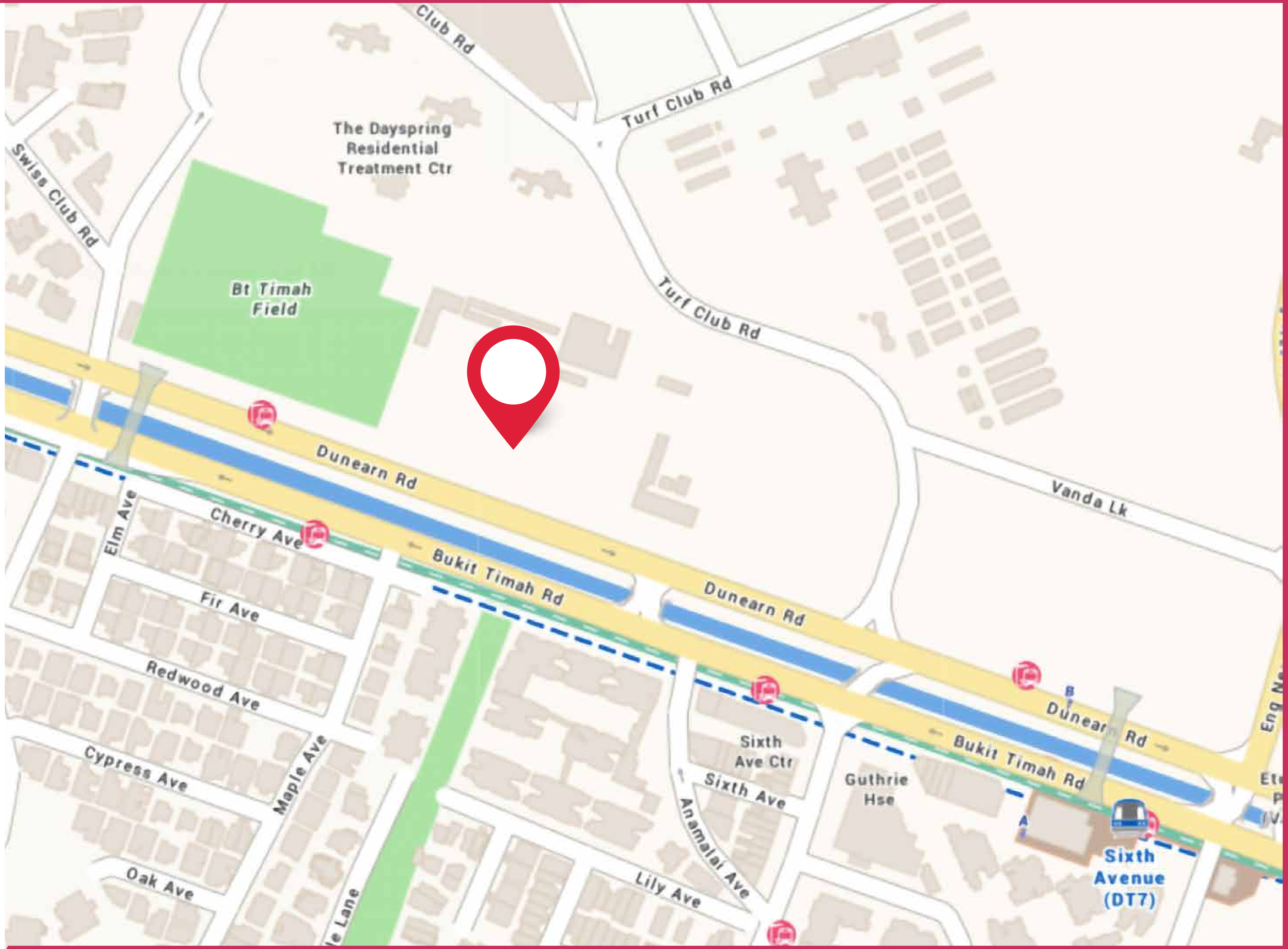
360

Land Price ($psfppr)

$1,410

Target Preview

Q3 2026



8. KEPPEL BAY PLOT 6

CENTRAL / SOUTH

Situated in the heart of Singapore's southern coast, this exclusive address offers the convenience of city living and the tranquillity of waterfront living. Enjoy access to lush green escapes like Labrador Park and Telok Blangah Hill Park, or unwind with a weekend stroll along the scenic promenade. And VivoCity is just minutes away, offering world-class shopping, dining, and entertainment.

Region / District

RCR / D04

Location

Keppel Island

Developer

Keppel Land

Tenure

99 LH

Est. No. of Units

86

Land Price ($psfppr)

Redevelopment

Target Preview

2026

EAST

ERA
REAL ESTATE

1. COASTAL CABANA (EC)

EAST

Get ready for the first EC launch in Pasir Ris since 2016! Coastal Cabana offers sea view, superb connectivity and resort-style living. Enjoy a wealth of nearby amenities such as Pasir Ris Mall, Downtown East, Pasir Ris Park and Jewel Changi Airport. With future masterplan upgrades, strong growth potential and the reliability of an award-winning developer. This rare opportunity is not to be missed.

Region / District
OCR / D17

Location
Jalan Loyang Besar

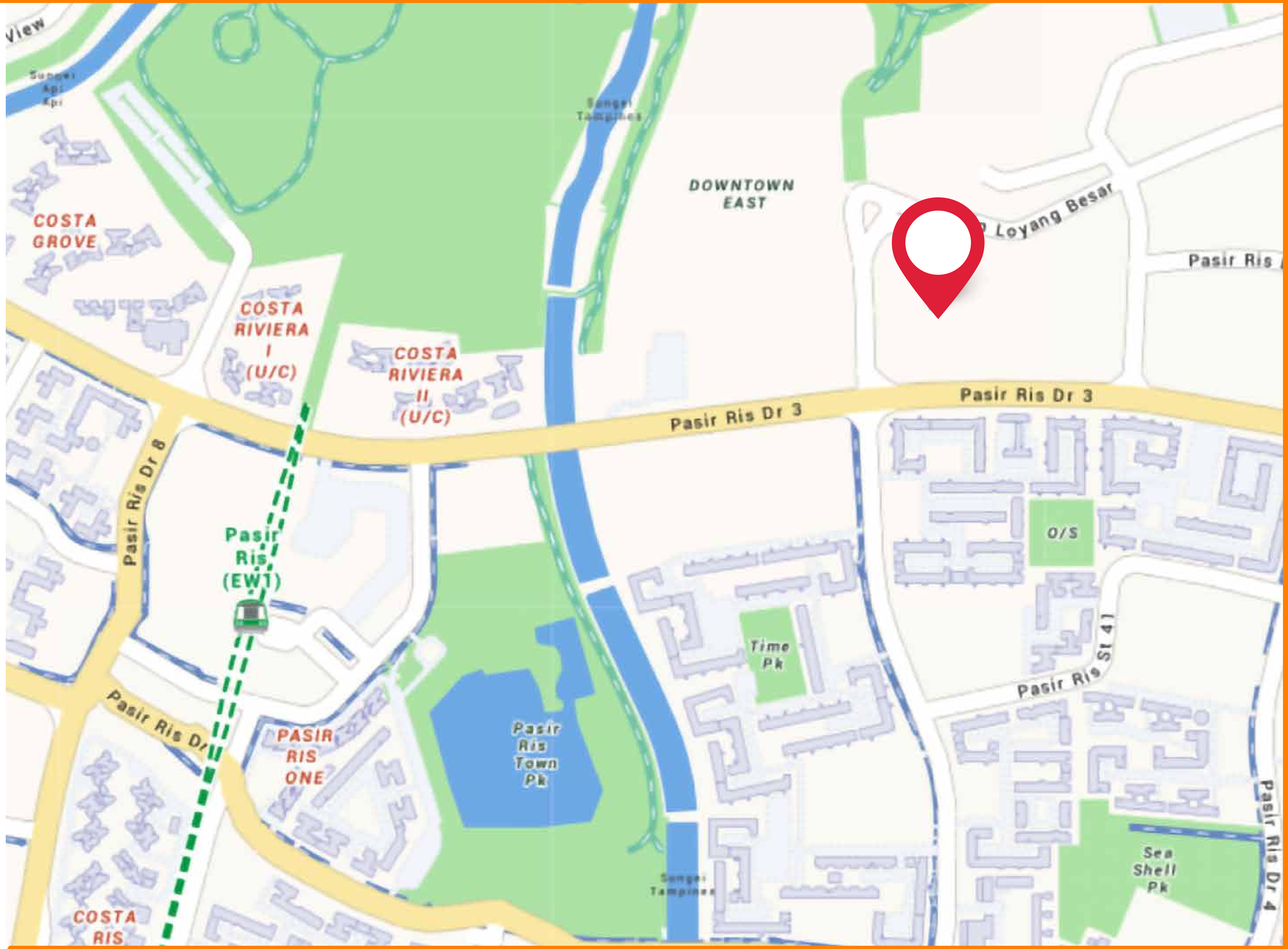
Developer
Qingjian Realty / ZACD / Forsea Holdings / Jianan Capital

Tenure
99 LH

Est. No. of Units
748

Land Price ($psfppr)
$729

Target Preview
6 Dec 2025



2. PINERY RESIDENCES

EAST

Pinery Residences is an integrated development with Tampines West MRT, a retail mall, childcare centre and a community plaza. It is also within 1km to the popular St Hilda's Primary. Set within the vibrant heart of Tampines, Pinery Residences is surrounded by BTOs with MOPs that coincide with its TOP, offering buyers a potential exit plan.

Region / District

OCR / D18

Location

Tampines Street 94

Developer

Hoi Hup Realty / Sunway Developments

Tenure

99 LH

Est. No. of Units

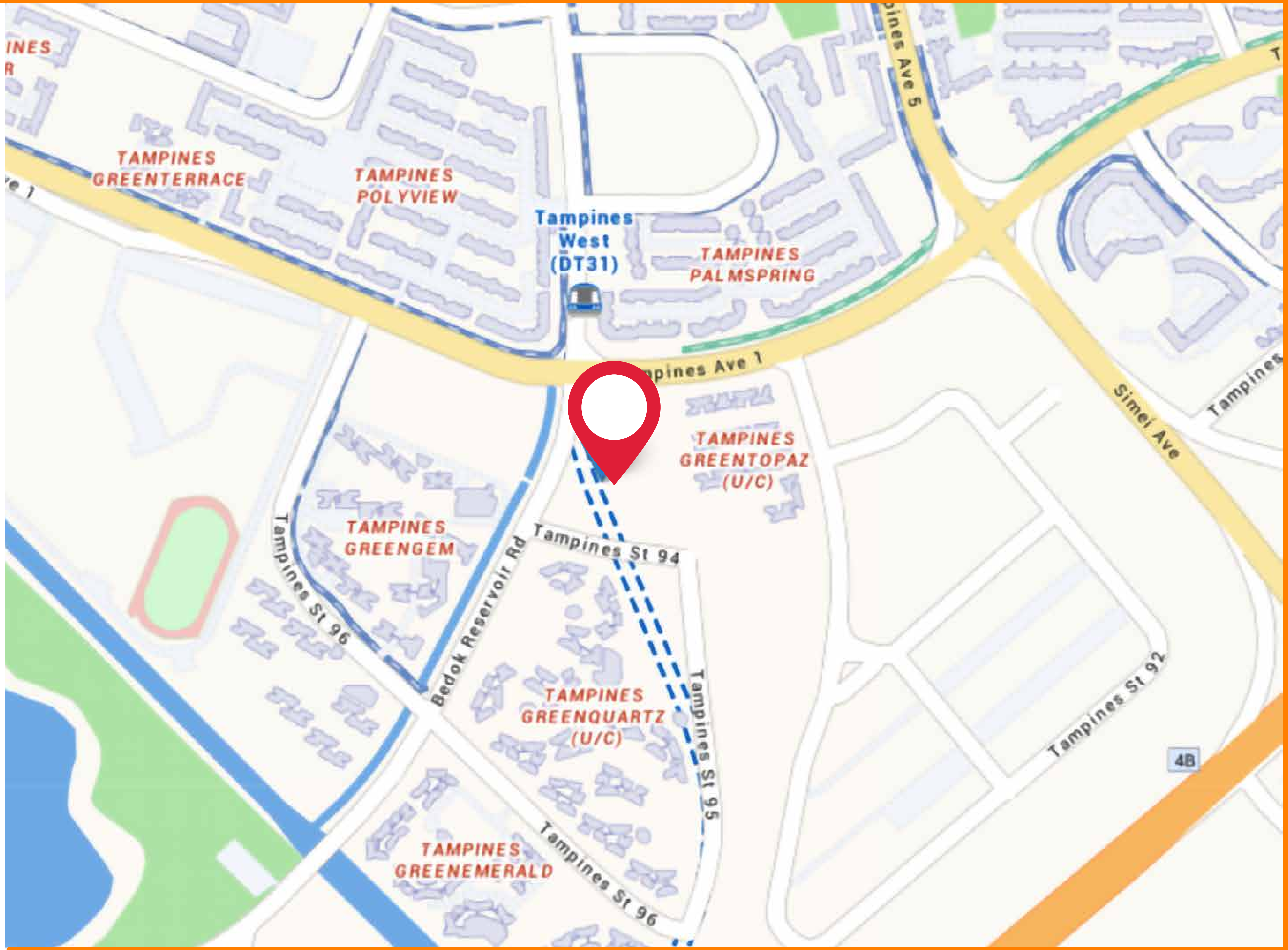
588

Land Price ($psfppr)

$1,004

Target Preview

14 Mar / 28 Mar 2026



ERA
REAL ESTATE

3. RIVELLE TAMPINES (EC)

EAST

Rivelle Tampines' close proximity to Tampines West MRT ensures seamless connectivity, to the city and within the neighbourhood. Just one MRT stop away, Our Tampines Hub brings a library, sports facilities, hawker centre, and community centre together under one roof, offering residents great convenience and lifestyle options with minimal hassle. There are also comprehensive retail offerings from a trio of popular malls – Tampines Mall, Tampines 1, and Century Square.

Region / District

OCR / D18

Location

Tampines Street 95

Developer

Sim Lian Group

Tenure

99 LH

Est. No. of Units

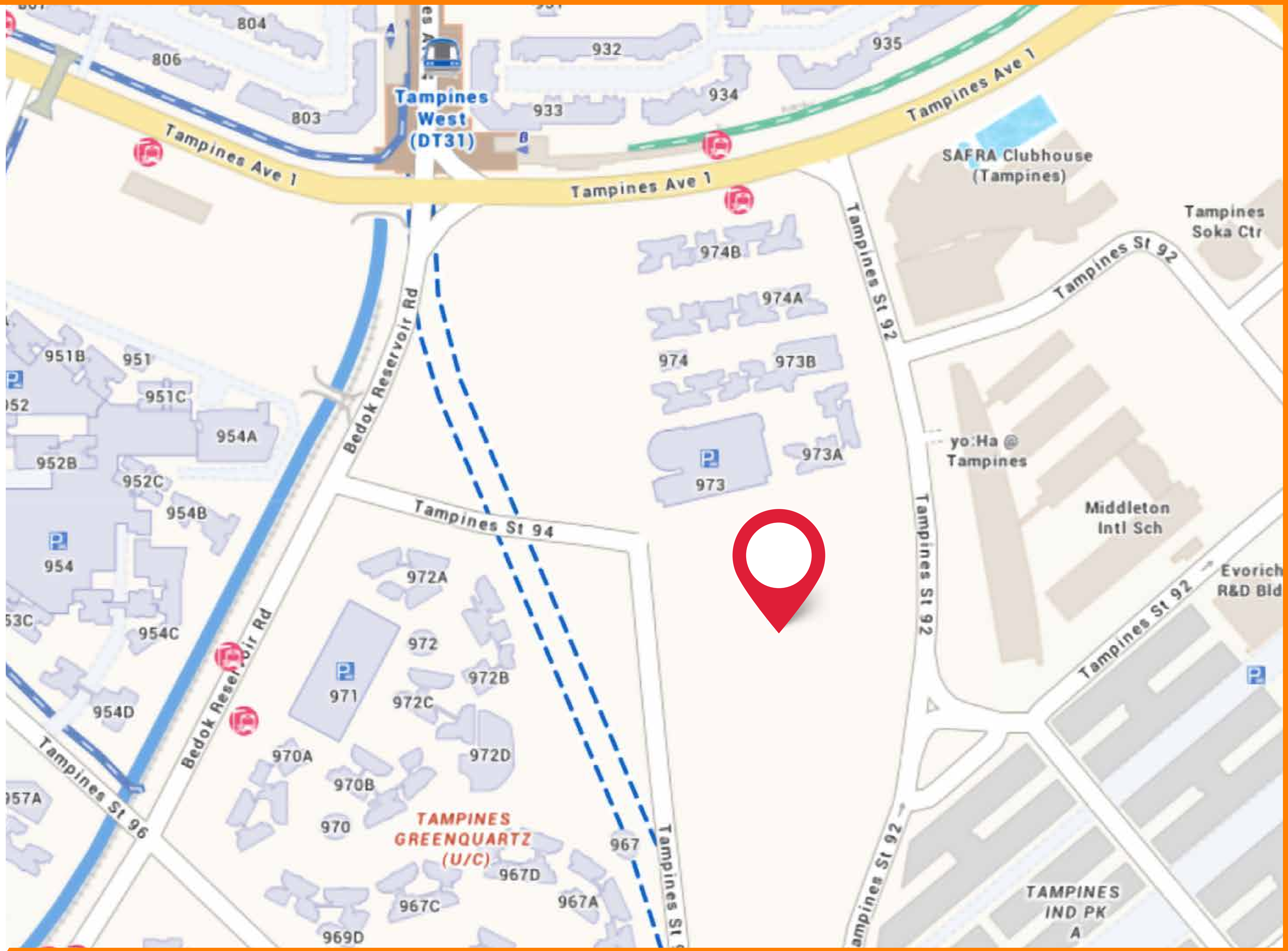
572

Land Price ($psfppr)

$768

Target Preview

Q1 2026



4. TBC (BAYSHORE ROAD GLS)

EAST

Look forward to Bayshore Road, the first private residential launch since 1997, that offers aspiring homeowners a rare opportunity to be part of an emerging, future-ready precinct. Bayshore is set to earmarked to become one of Singapore's car-lite urban village. Don't wait and seize the first-mover advantage to position yourself for potential capital appreciation as the precinct takes shape.

Region / District
OCR / D16

Location
Bayshore Road

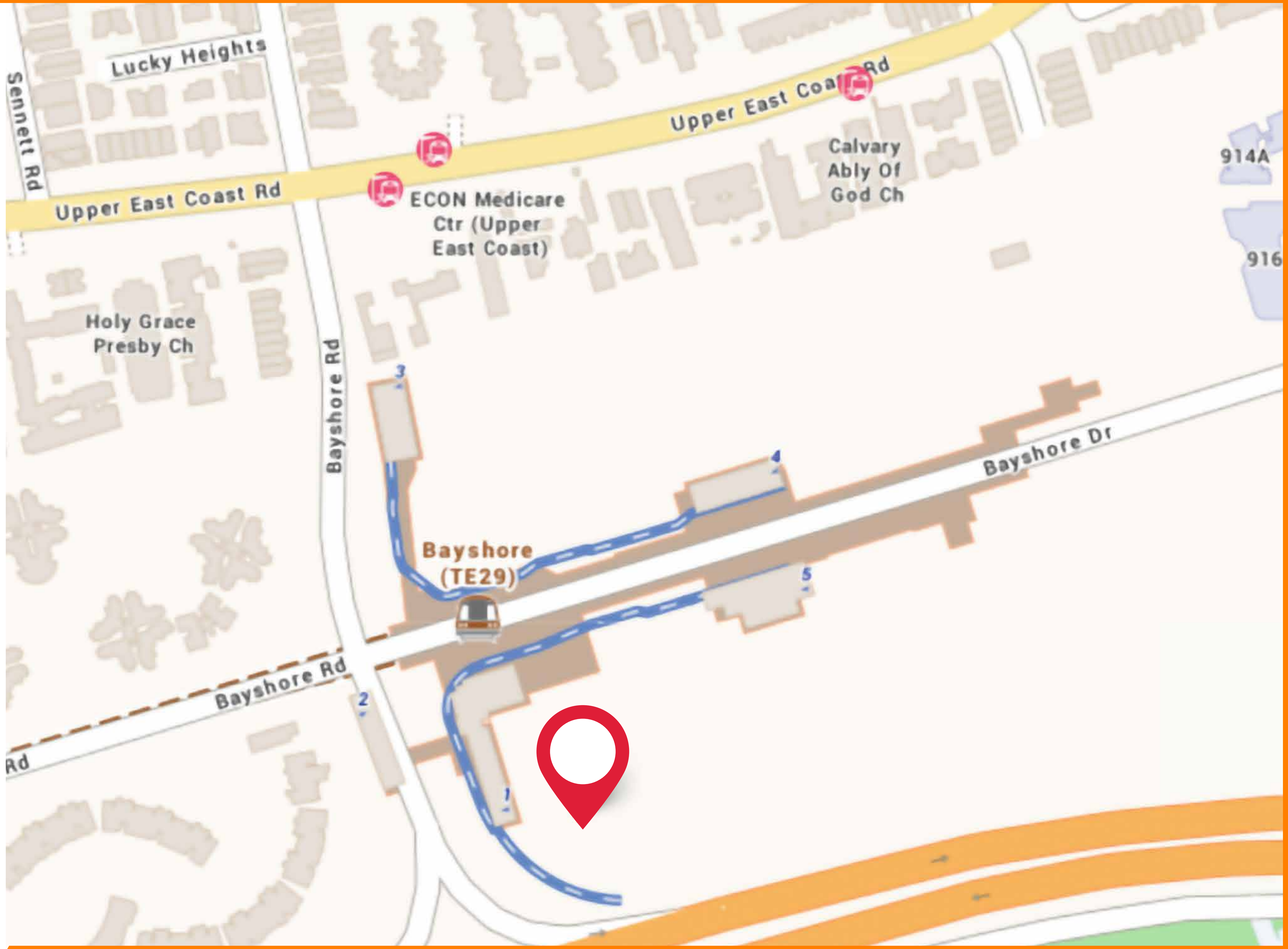
Developer
SingHaiyi Group / Haiyi Holdings

Tenure
99 LH

Est. No. of Units
515

Land Price ($psfppr)
$1,388

Target Preview
Q2 / Q3 2026



NORTH

1. VILA NATURA

NORTH

Vila Natura is located in close proximity to Lentor, Singapore's exciting new township. Featuring a blend of exclusivity and accessibility just 800m from Lentor MRT, Vila Natura is perfect for homeowners seeking a balance of location and value.

Region / District
OCR / D27

Location
Tung Po Avenue

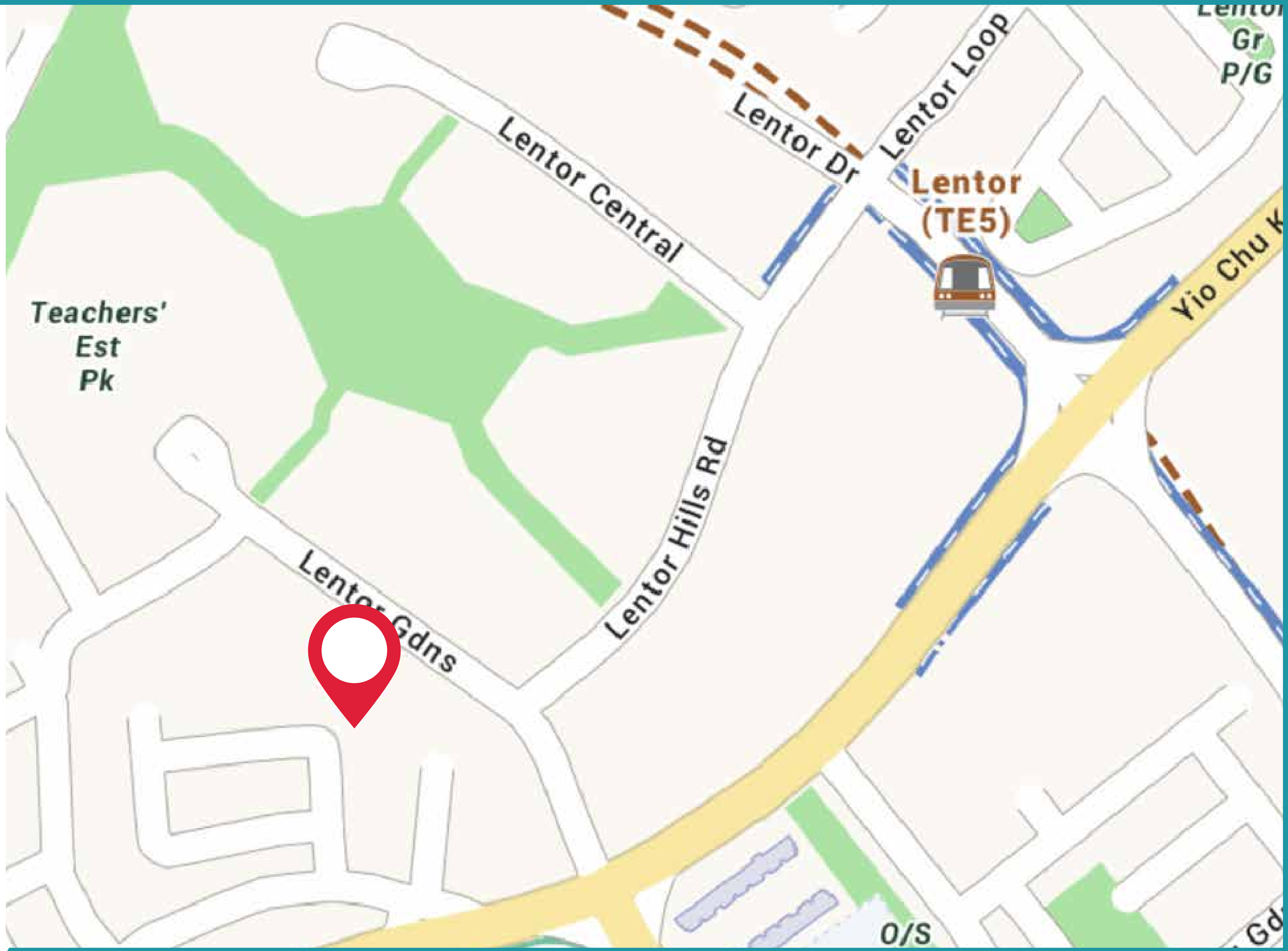
Developer
Aurum Gravis / Redbrick

Tenure
FH

Est. No. of Units
11

Land Price ($psfppr)
$1,065

Target Preview
Jan / Feb 2026

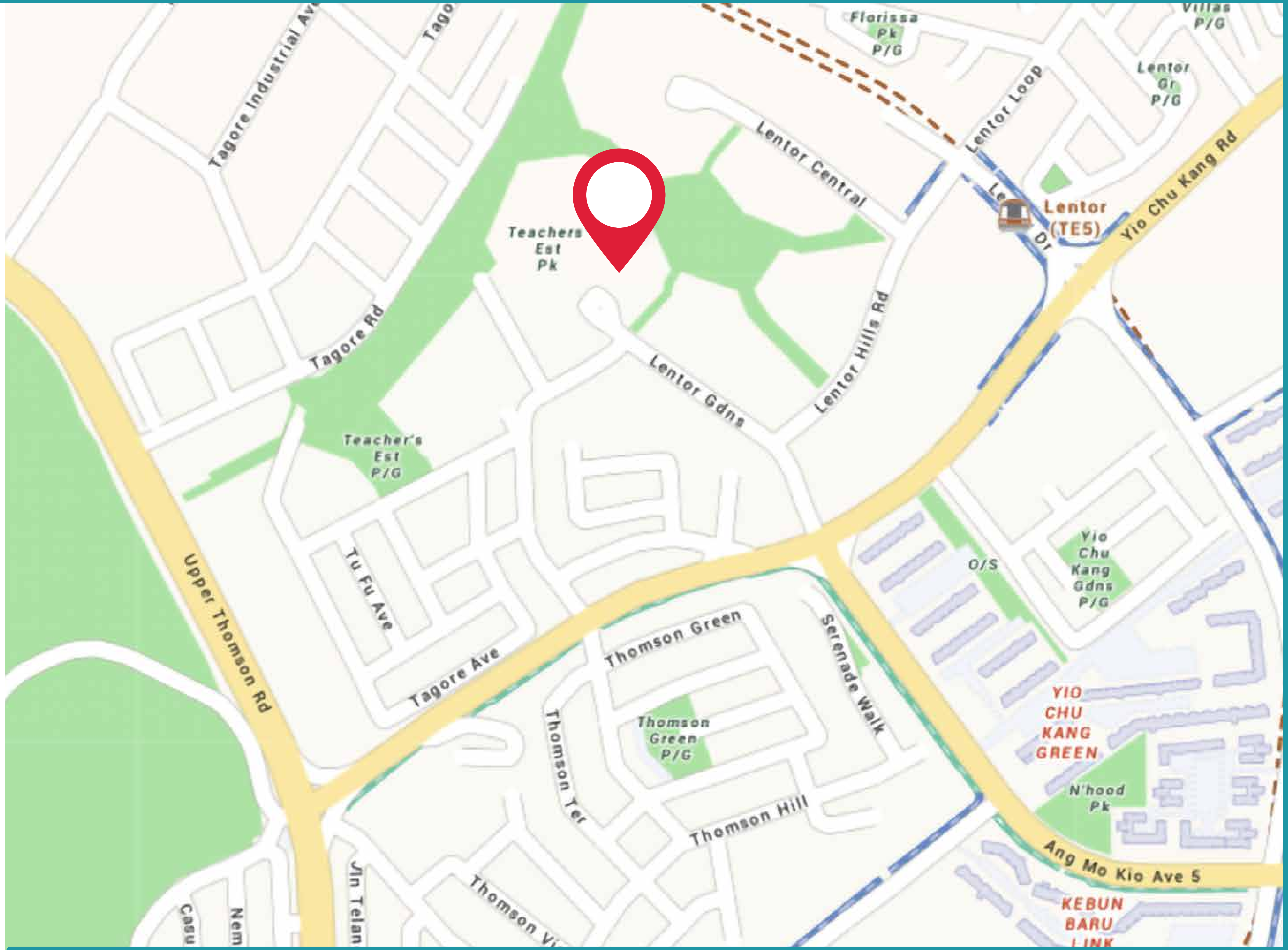


2. TBC (LENTOR GARDENS GLS)

NORTH

Lentor has transformed from a quiet precinct in north-eastern Singapore into a sought-after neighbourhood. This upcoming development at Lentor Gardens offers the same sought-after advantages that have drawn previous waves of buyers, including its own dedicated MRT station and proximity to Ang Mo Kio Central.

Region / District	OCR / D26
Location	Lentor Gardens
Developer	Kingsford Development
Tenure	99 LH
Est. No. of Units	502
Land Price ($psfppr)	$920
Target Preview	Mar / Apr 2026

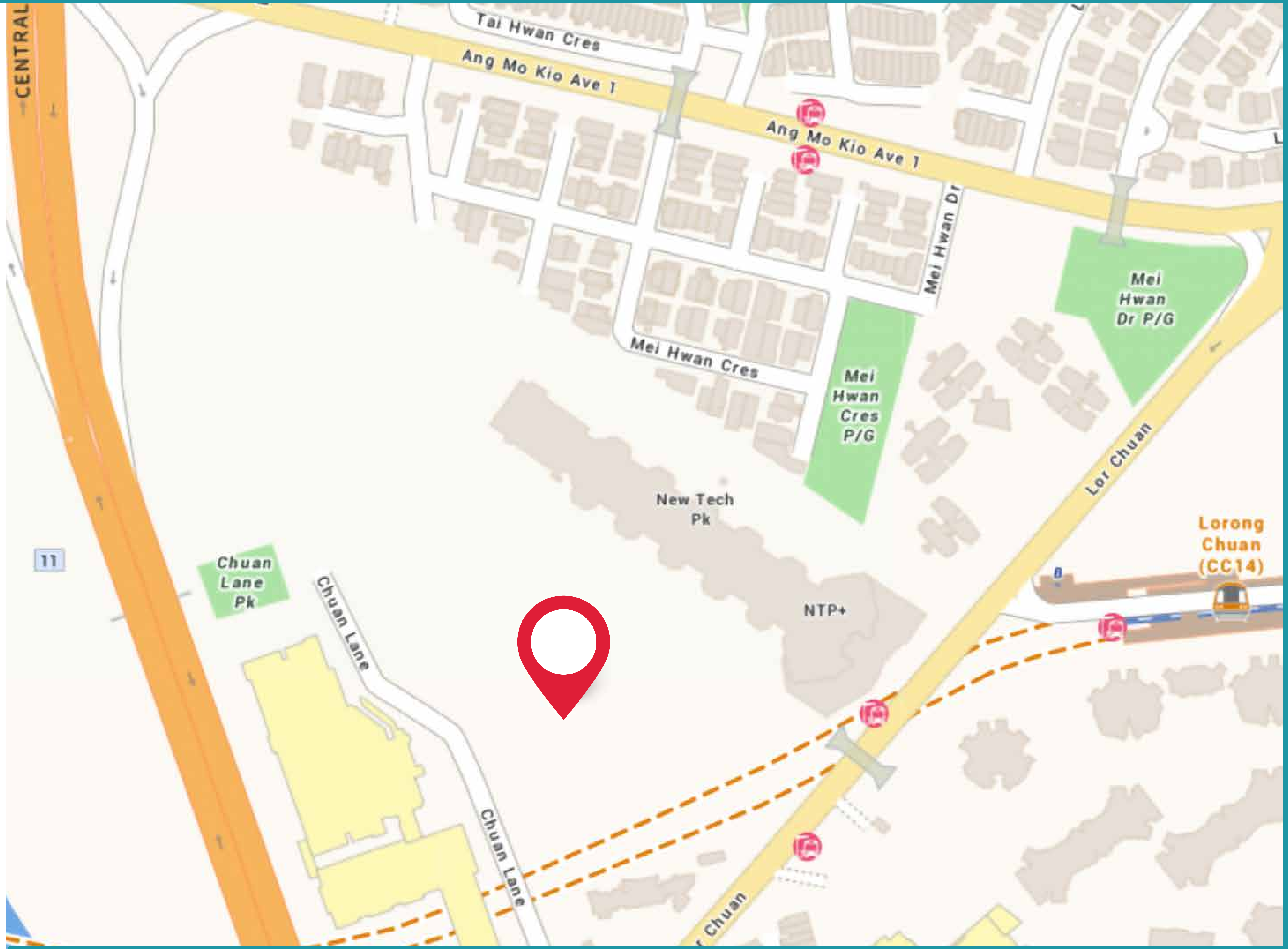


3. TBC (CHUAN GROVE GLS)

NORTH

For homebuyers seeking convenience in the North-East, the upcoming Chuan Grove mega-development is not to be missed. This 1,055-unit new launch is within walking distance of Lorong Chuan MRT, placing it between two major hubs. At Serangoon, future residents will have everything at their fingertips with NEX shopping centre and its full range of dining, shopping and entertainment options.

Region / District	OCR / D19
Location	Chuan Grove
Developer	Sing Holdings / Sunway Development
Tenure	99 LH
Est. No. of Units	1,055
Land Price ($psfppr)	$1,355
Target Preview	Q3 2026



4. TBC (WOODLANDS DRIVE 17 GLS) (EC)

NORTH

As the first Executive Condominium (EC) to launch in Woodlands since Northwave in 2016, this upcoming development is set to be highly sought after. Its appeal is significantly boosted by its location just a 5-minute walk from Woodlands South MRT Station. Residents will enjoy easy access to retail malls such as Causeway Point, Woodlands Civic Centre, and Woods Square.

Region / District

OCR / D25

Location

Woodlands Drive 17

Developer

CDL

Tenure

99 LH

Est. No. of Units

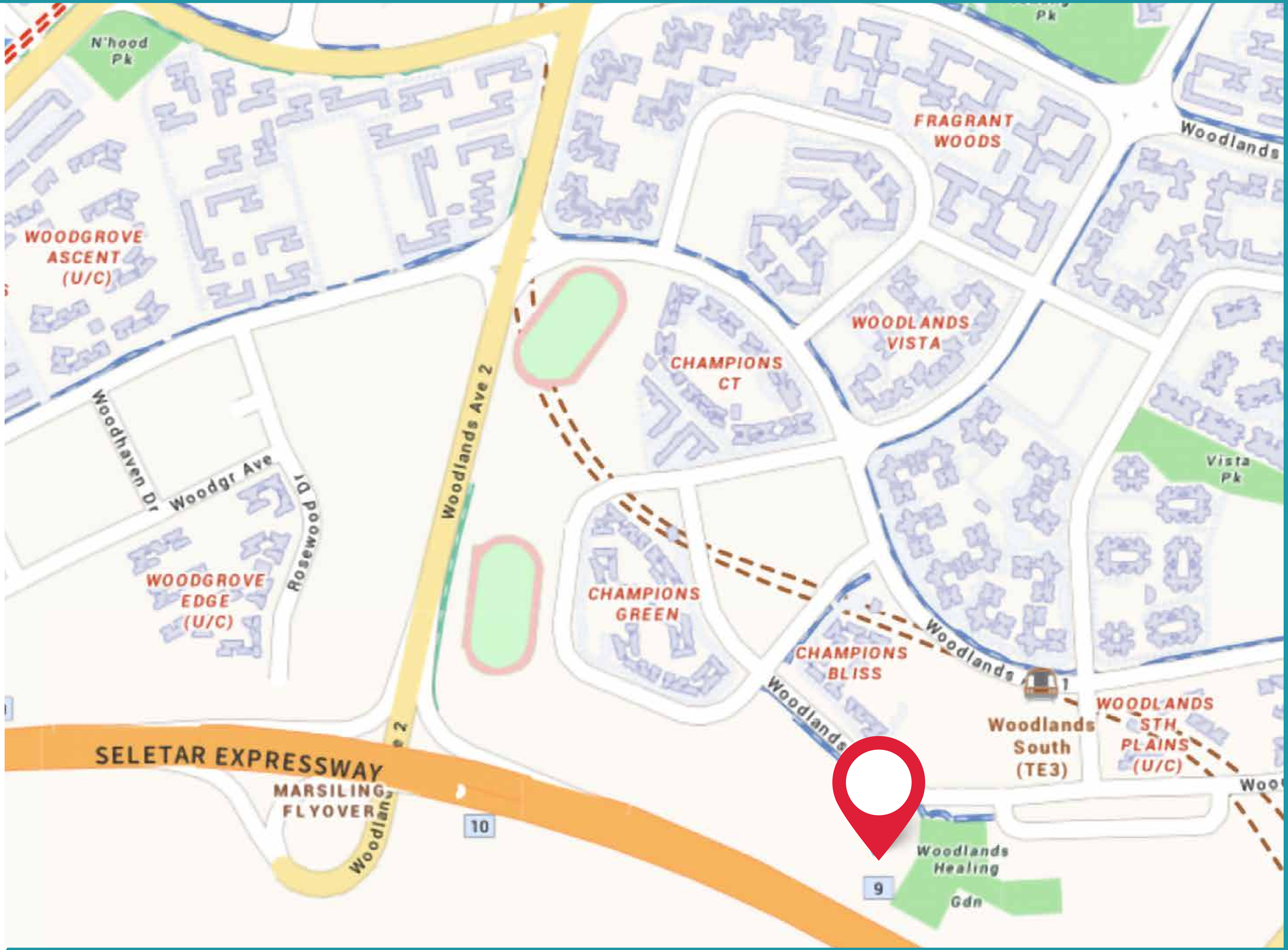
420

Land Price ($psfppr)

$782

Target Preview

Q4 2026



5. TBC (CHENCHARU CLOSE GLS)

NORTH

The first new condominium in Yishun in almost 10 years, this development is envisioned as Yishun's newest landmark and focal point of the new Chencharu housing estate. The development will seamlessly integrate private residences with a new bus interchange, hawker centre, and retail mall, all within a short walk to Khatib MRT station.

Region / District

OCR / D27

Location

Chencharu Close

Developer

Evia Real Estate / Gamuda Land / Ho Lee Group

Tenure

99 LH

Est. No. of Units

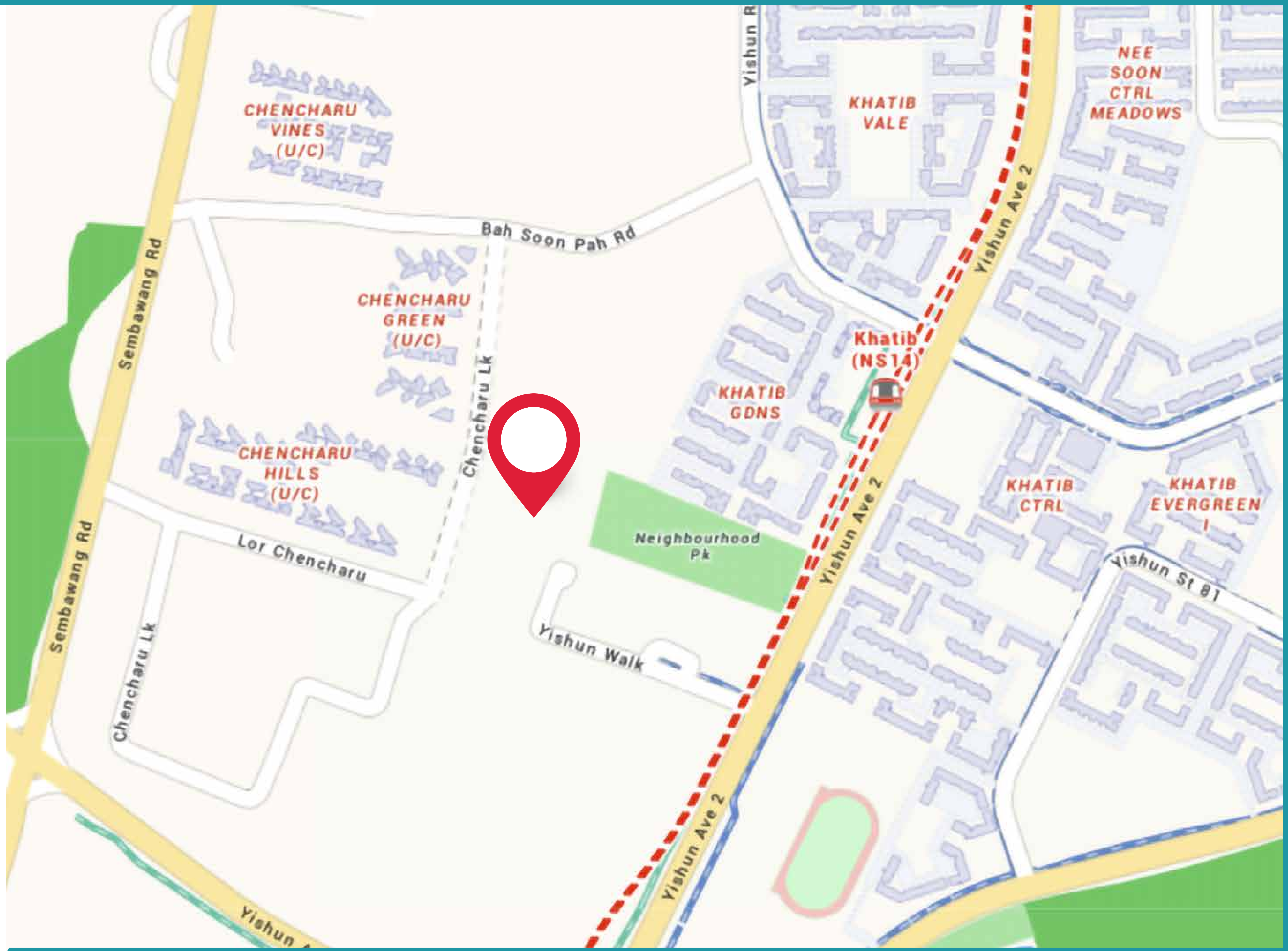
864

Land Price ($psfppr)

$980

Target Preview

Q4 2026

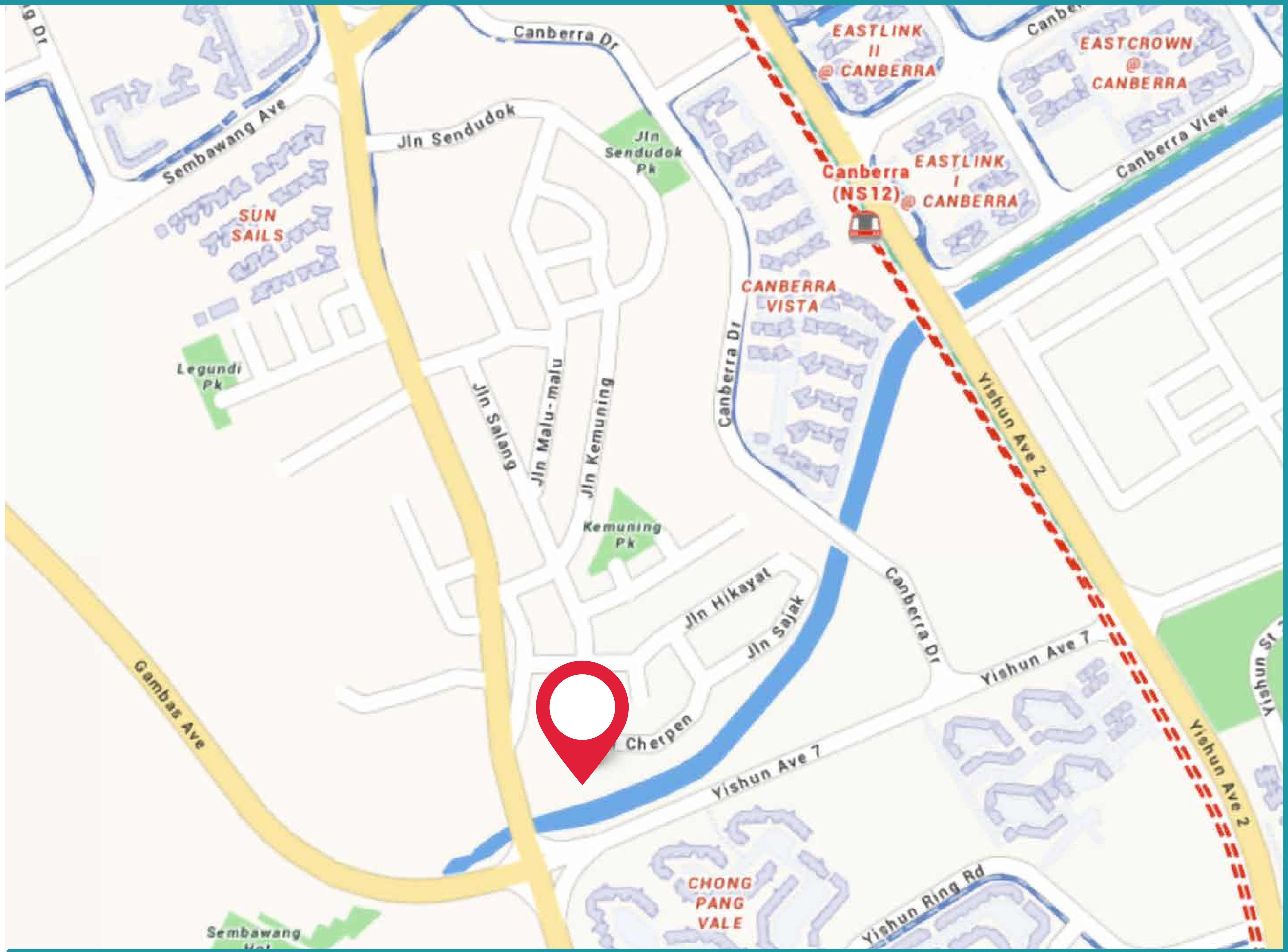


6. TBC (SEMBAWANG ROAD GLS) (EC)

NORTH

Nestled at the junction of Sembawang Road and Yishun Avenue 7, the site enjoys a unique balance of exclusivity and convenience, sitting right beside the tranquil Sembawang Springs landed estate. Residents can look forward to a serene environment while staying within easy reach of amenities at the nearby Chong Pang neighbourhood with the site just a 10-minute walk from Canberra MRT Station.

Region / District	OCR / D27
Location	Sembawang Road
Developer	JBE Holdings
Tenure	99 LH
Est. No. of Units	265
Land Price ($psfppr)	$692
Target Preview	Q4 2026

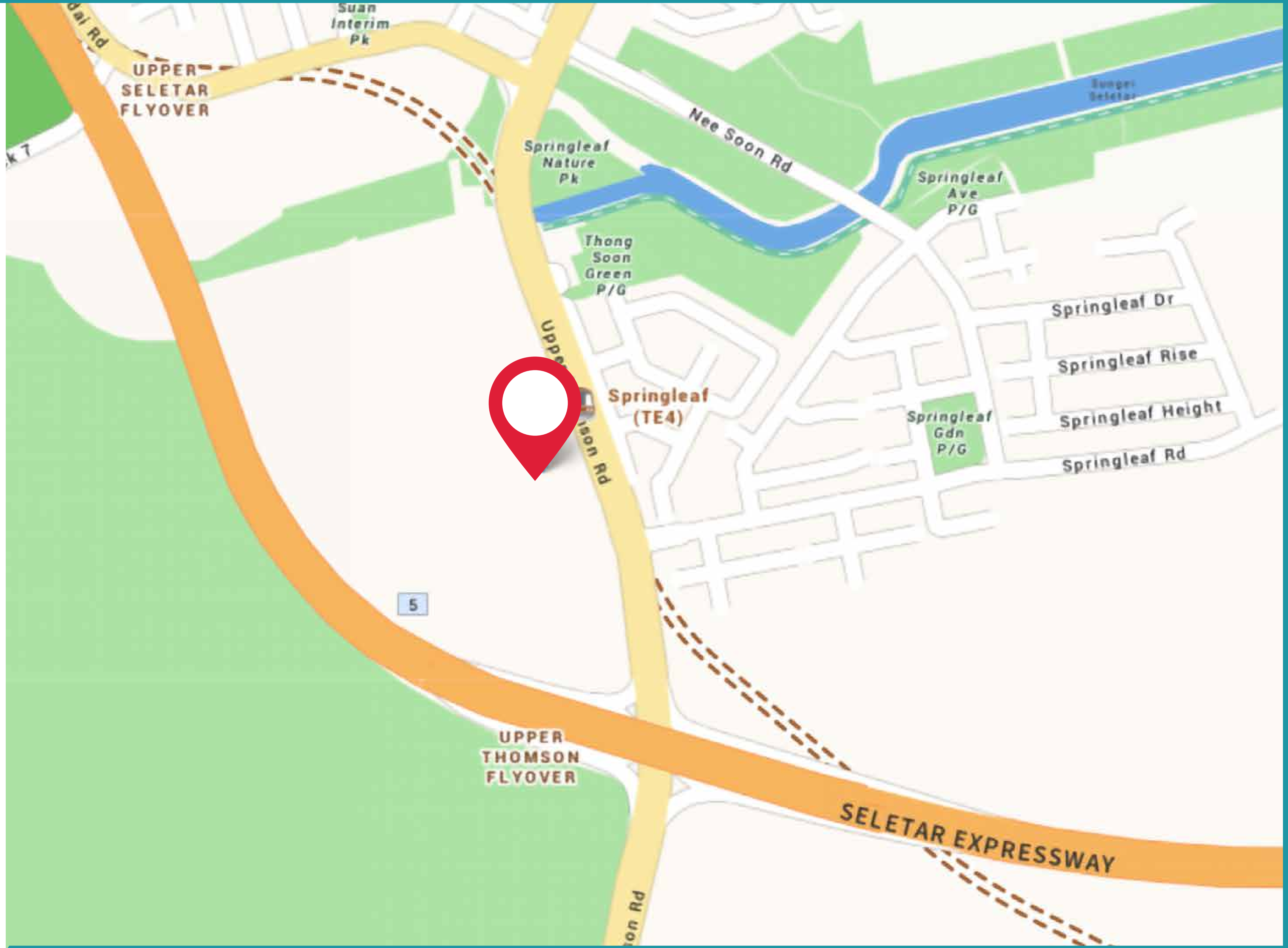


7. TBC (UPPER THOMSON ROAD GLS)

NORTH

As one of the first few non-landed plots in the Springleaf precinct, this project offers a rare first-mover advantage amid a lush, landed enclave. With Springleaf Residence nearly fully sold, this is your last chance to own a home beside Springleaf MRT, offering unmatched islandwide connectivity.

Region / District	OCR / D26
Location	Upper Thomson Road
Developer	Wee Hur Holdings
Tenure	99 LH
Est. No. of Units	595
Land Price ($psfppr)	$1,062
Target Preview	Q4 2026



WEST

1. NARRA RESIDENCES

WEST

Future homeowners can look forward to a perfect balance of nature and convenience, with Bukit Timah Nature Reserve just minutes away. The nearby Dairy Farm Mall adds to the convenience, offering residents a plethora of retail, and dining options right at their doorstep.

Region / District

OCR / D23

Location

Dairy Farm Walk

Developer

Dairy Farm Walk
JV Development Pte Ltd
(Led by Santarli Realty & Apex Asia Development)

Tenure

99 LH

Est. No. of Units

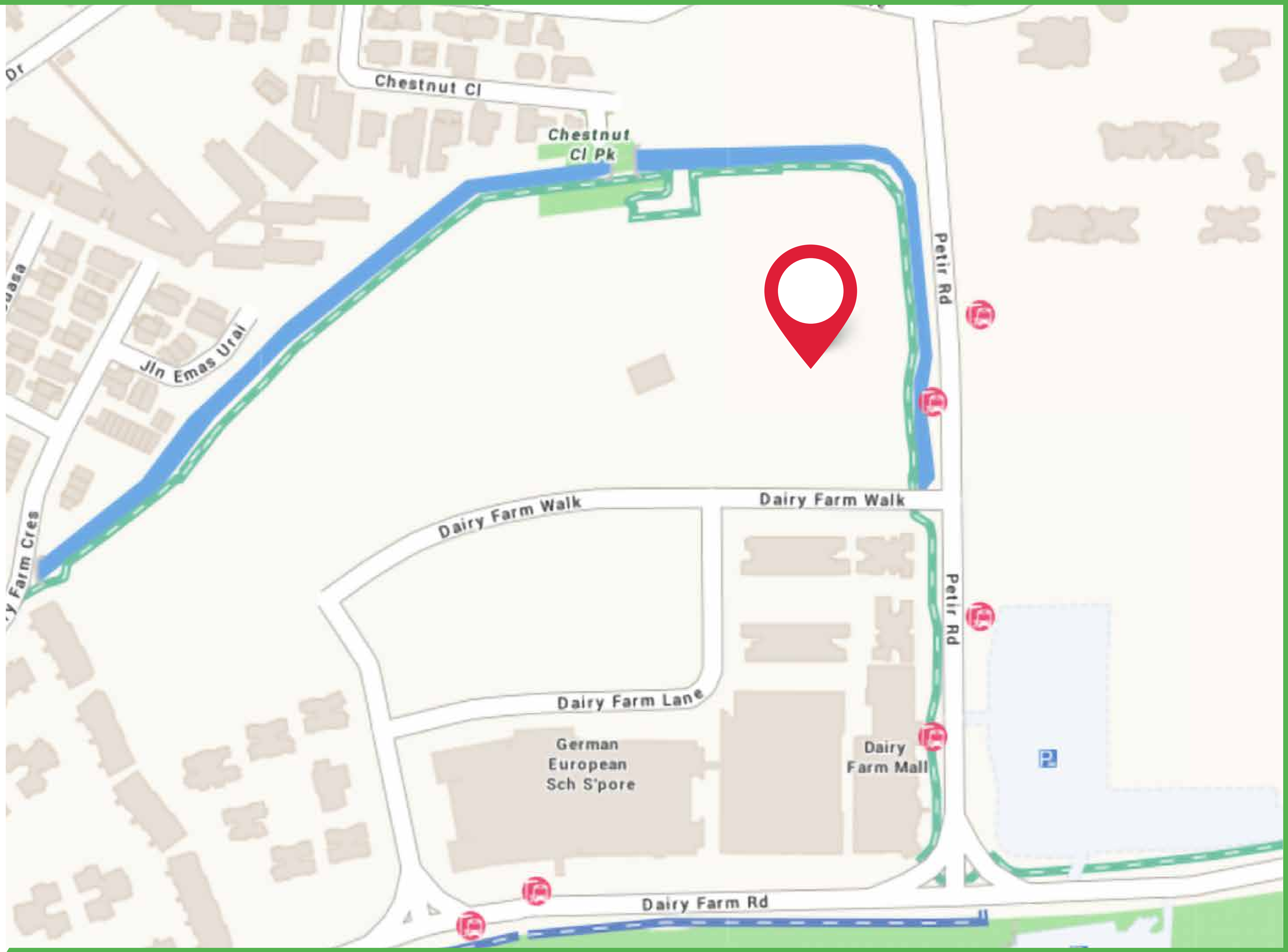
540 + 4 shops

Land Price ($psfppr)

$1,020

Target Preview

Jan 2026

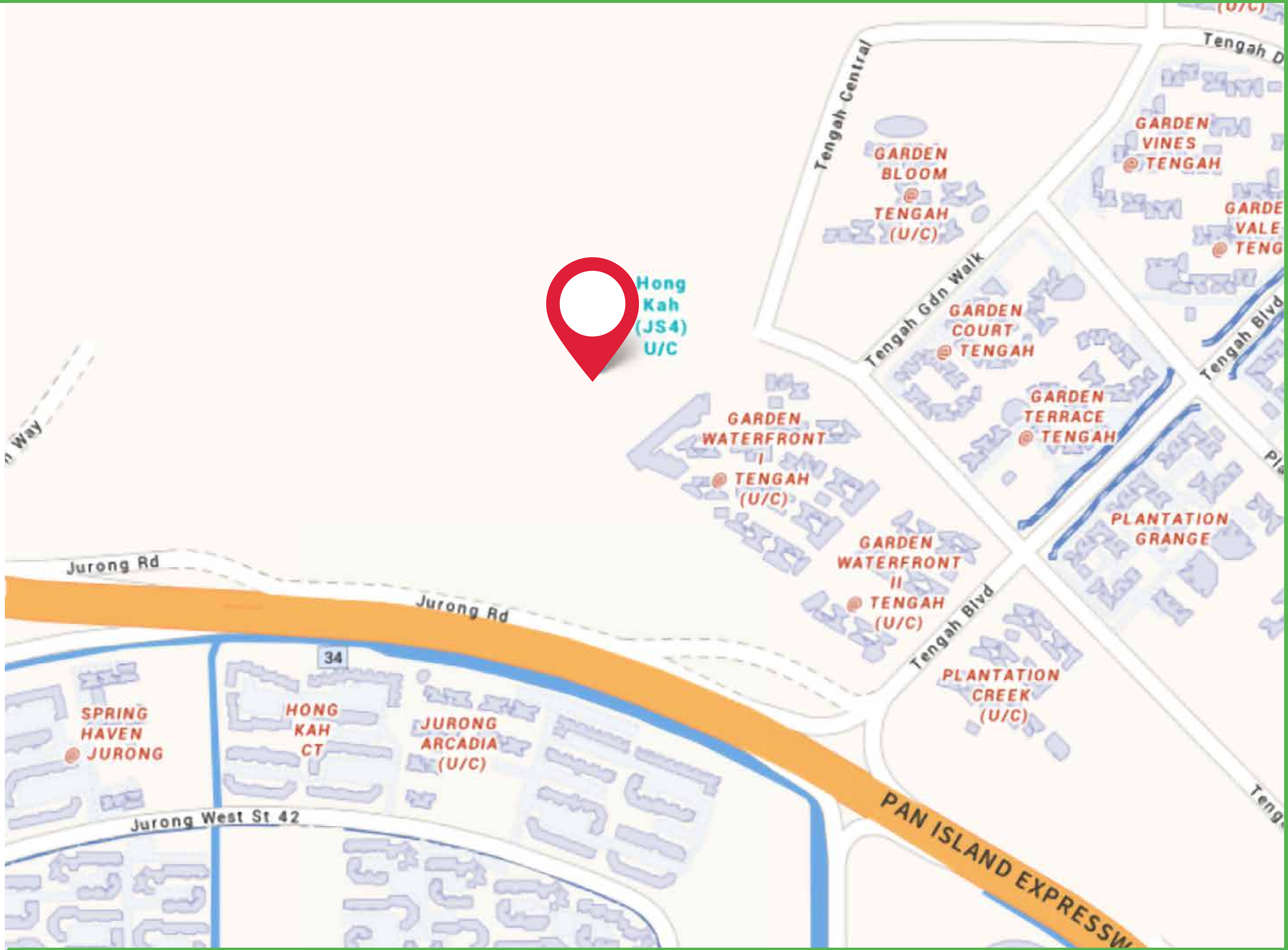


2. TBC (TENGAH GARDEN AVENUE GLS)

WEST

Located close to the upcoming Hong Kah MRT station (JRL), the site offers exceptional connectivity and long-term growth potential when the full line opens by 2029. Additionally, it stands to gain from the relocation of Anglo-Chinese School (Primary) to Tengah, a move that will further enhance the town's family appeal and investment attractiveness.

Region / District	OCR / D24
Location	Tengah Garden Avenue
Developer	Hong Leong Holdings / GuocoLand / CSC Land
Tenure	99 LH
Est. No. of Units	860
Land Price ($psfppr)	$821
Target Preview	Mar / Apr 2026

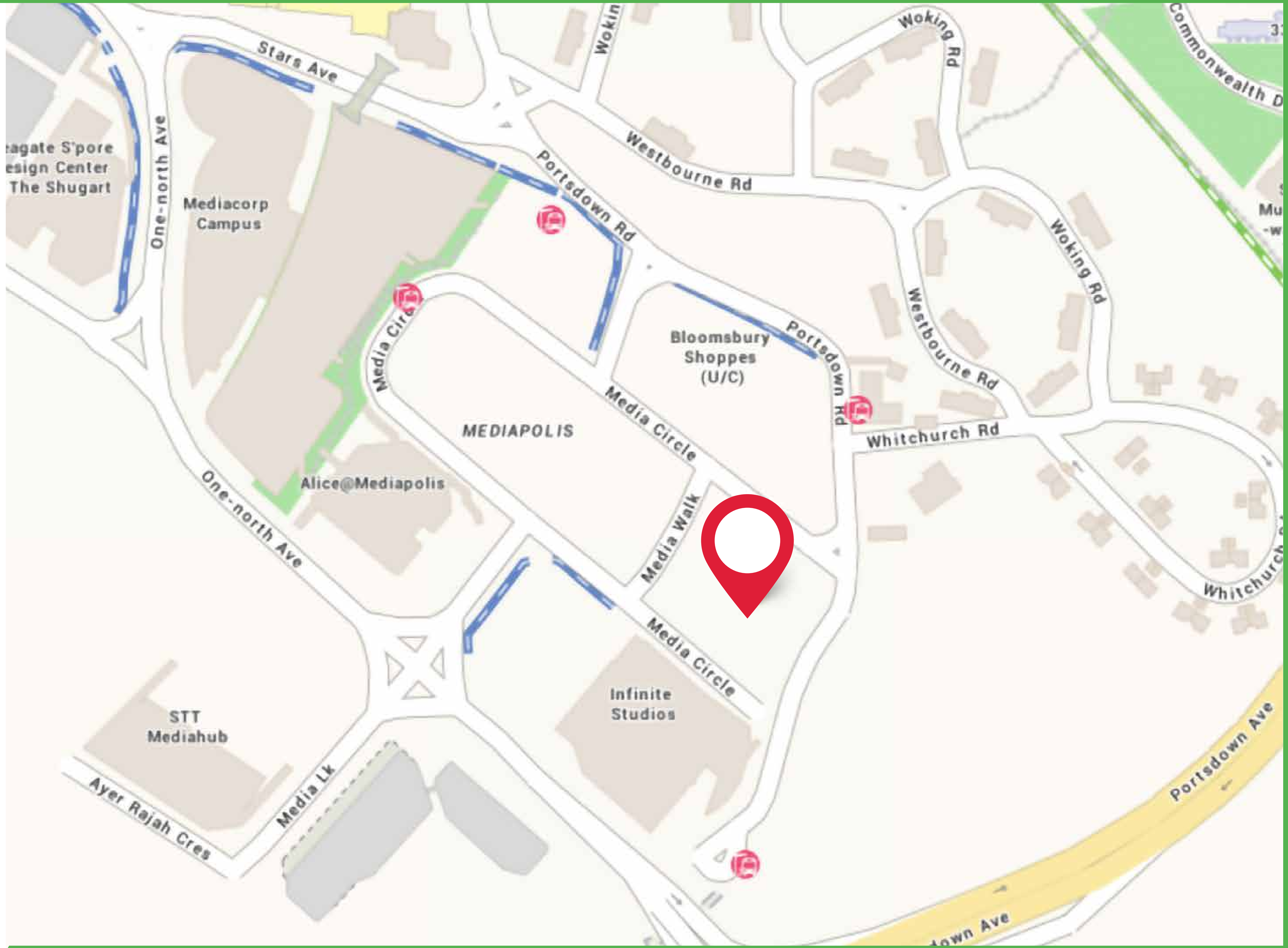


3. TBC (MEDIA CIRCLE PARCEL A GLS)

WEST

IYKYK: one-north is getting a kick-start from the Draft Master Plan 2025, where new zoning and homes are set to strengthen this innovation district into a full-blown live-work-play precinct. The Media Circle site parcels sit strategically at the southern end of the precinct, within the Mediapolis cluster and just a short walk from Wessex, Ayer Rajah, and Fusionopolis.

Region / District	RCR / D05
Location	Media Circle
Developer	Qingjian Realty /Forsea Holdings / Hoovasun Holdings
Tenure	99 LH
Est. No. of Units	327
Land Price ($psfppr)	$1,037
Target Preview	Mar / Apr 2026

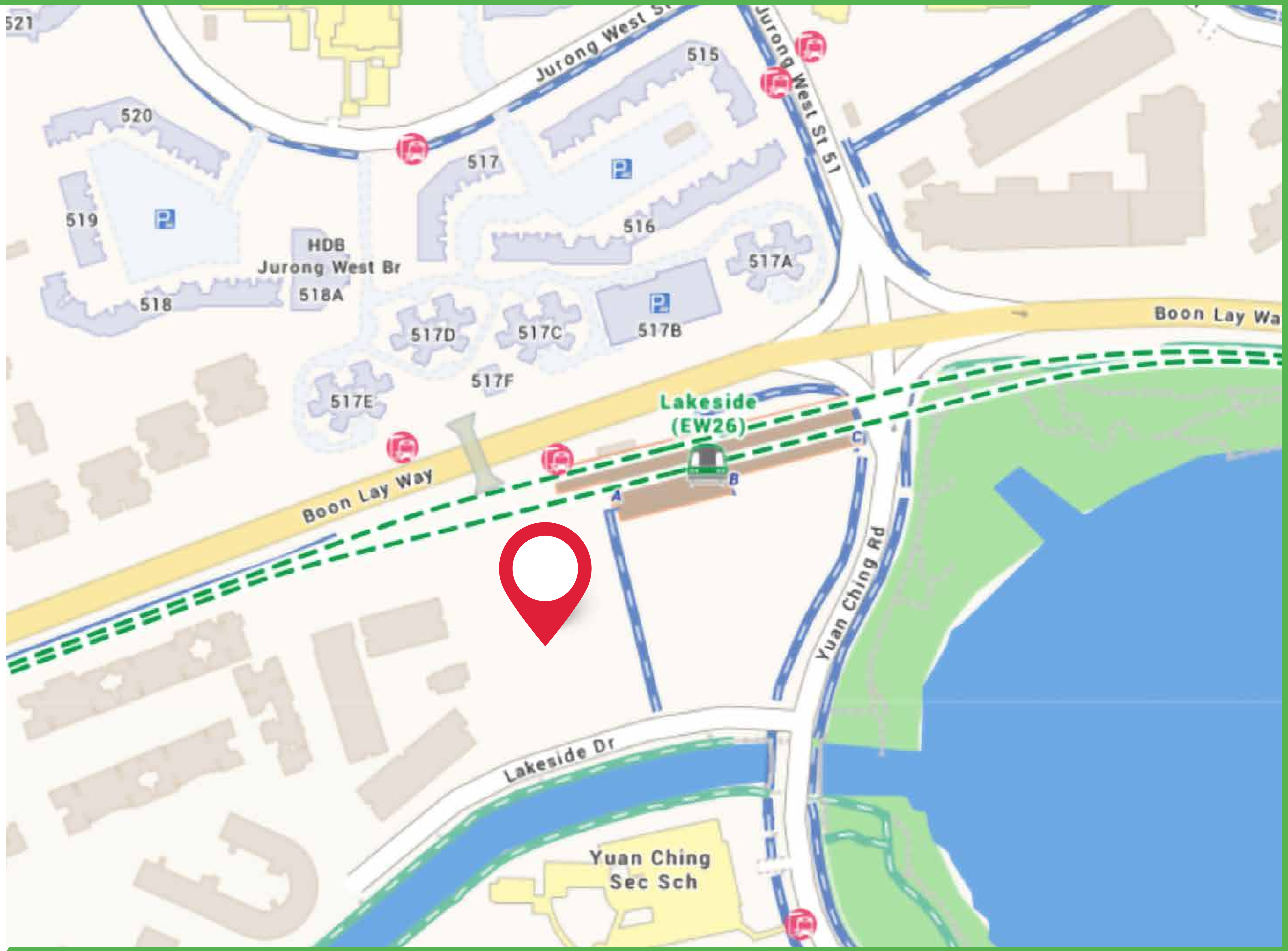


4. TBC (LAKESIDE DRIVE GLS)

WEST

Lakeside Drive's biggest draw is undoubtedly its unbeatable location right next to Lakeside MRT Station. Just minutes from the vibrant Jurong Lake District, future residents can look forward to being at the heart of it all. With Jurong Point and Westgate only a few stops away, residents can expect an exciting array of retail, dining, and lifestyle options just moments from home.

Region / District	OCR / D22
Location	Lakeside Drive
Developer	CDL
Tenure	99 LH
Est. No. of Units	575
Land Price ($psfppr)	$1,132
Target Preview	Q3 2026



5. TBC (SENJA CLOSE GLS) (EC)

WEST

The Senja Close EC is the first of its kind in Bukit Panjang in nearly 15 years, setting the stage for strong pent-up demand in the vicinity. This upcoming development enjoys a prime advantage with its close proximity to Bukit Panjang Town Centre, just two LRT stops away, offering residents convenient access to established amenities and connectivity.

Region / District

OCR / D23

Location

Senja Close

Developer

CDL

Tenure

99 LH

Est. No. of Units

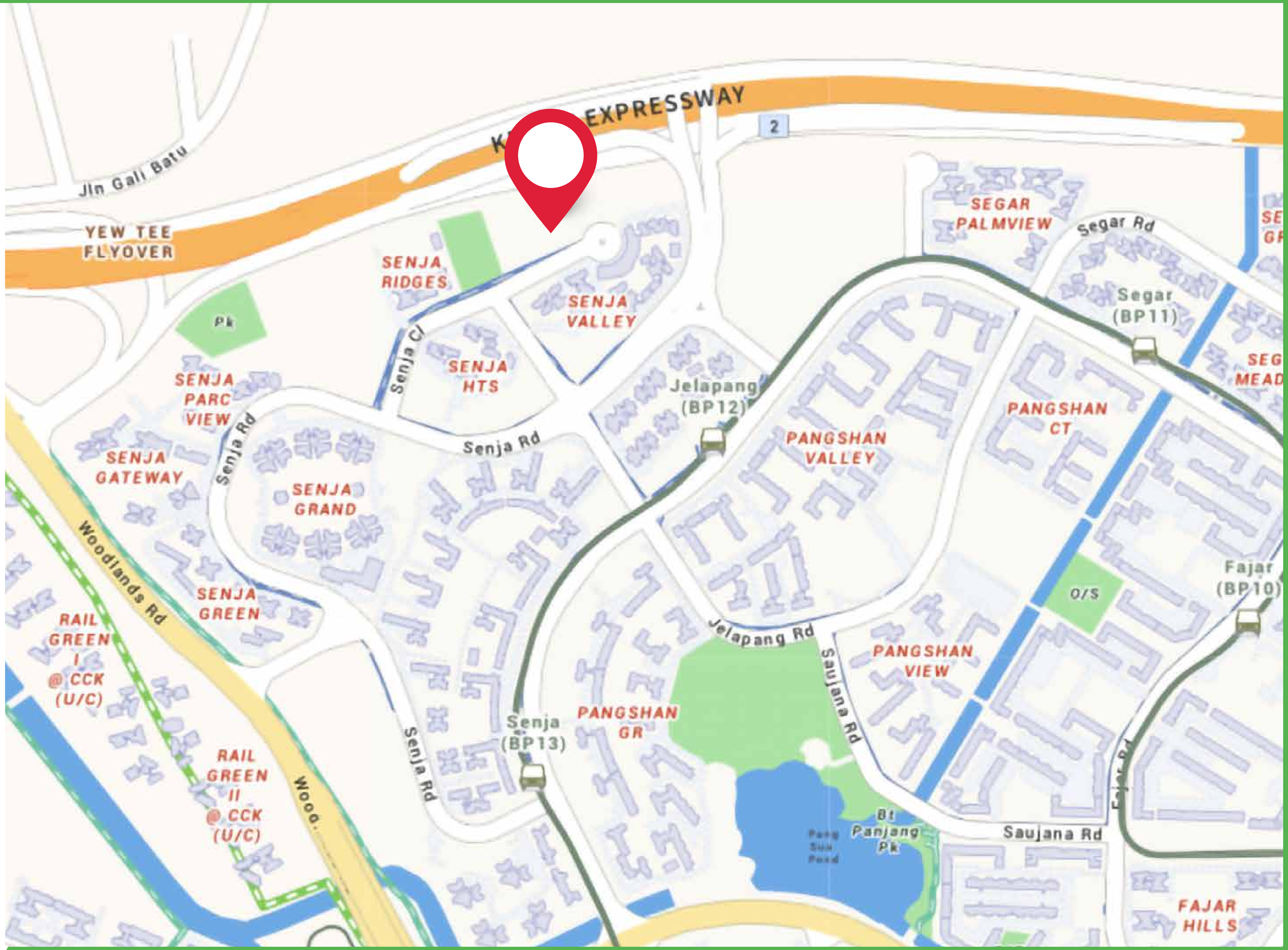
295

Land Price ($psfppr)

$771

Target Preview

Q4 2026



ERA REAL ESTATE

Procedure & Payments for New Launch Private Properties

Booking Of Unit 5% Booking Fee
Issuance of OTP

Within 2 weeks (from OTP Date)

Developer send S & P (in triplicates) to Buyer's address or Buyer's solicitor

Within 3 weeks (from receipt of S & P)

Buyer exercise Option by signing S & P & returning S & P to developer's solicitor

Within 2 weeks (from exercise of OTP)

Buyer to pay
Stamp Duty + ABSD

Within 8 weeks (from OTP date)

Buyer to pay 15% + any Progress Payment required according to construction stage

NPS
NORMAL PAYMENT SCHEME

Applicable to All Purchases of Building Under Construction (BUC)

Except Executive Condo and HDB BTO

New LTV effective from 6th July 2018
(For Loan Tenure up to 30 years and Borrower's Age at Last Repayment up to 65 years old)

NORMAL PAYMENT SCHEME (PROGRESSIVE)

Progress	Payment	LTV 75%	LTV 45%	LTV 35%
Booking Upon the Grant of Option to Purchase	5%	Cash	Cash	Cash
S&P Upon signing of Sale & Purchase Agreement or within 8 weeks from the Option Date	15%	CPF or Cash	Cash	Cash
Foundation Completion of foundation work	10%	5% CPF or Cash **and** 5% Loan	5% CPF or Cash **and** 5% Cash	5% CPF or Cash **and** 5% Cash
Framework Completion of reinforced concrete framework of unit	10%	Loan	CPF or Cash	CPF or Cash
Wall Completion of partition walls of unit	5%	Loan	CPF or Cash	CPF or Cash
Ceiling Completion of roofing/ ceiling of unit	5%	Loan	CPF or Cash	CPF or Cash
Windows Completion of door sub-frames/ door frames, windows frames and plumbing of unit	5%	Loan	CPF or Cash	CPF or Cash
Car Park Completion of car park, roads and drains serving the housing	5%	Loan	Loan	CPF or Cash
TOP Temporary Occupation Permit	25%	Loan	Loan	5% CPF or Cash **and** 20% Loan
CSC Legal Completion	15%	Loan	Loan	Loan

ERA
REAL ESTATE

LTV
LOAN-TO-VALUE

Applicable to All Property Buyers

For All Property Transactions

To Be Determined Based on

Buyer's No. of Concurrent Loan(s)

Loan Tenure (Based on IWAA)

Buyer's Age at End of Repayment

Loan-to-Value Chart

	1 Loan			2 Loans			3 Loans		
Tenure (in years)	≤ 30		> 30-35	≤ 30		> 30-35	≤ 30		> 30-35
Age	≤ 65	> 65		≤ 65	> 65		≤ 65	> 65	
LTV	75%	55%	55%	45%	25%	25%	35%	15%	15%
Cash	5%	10%	10%	25%	25%	25%	25%	25%	25%

Income Weighted Average Age (IWAA) =

$$\frac{\text{(Borrower A) Income X Age} + \text{(Borrower B) Income X Age}}{\text{(Borrower A + B) Total Income}}$$

BSD
BUYER'S STAMP DUTY

Applicable to All Property Buyers

For All Property Transactions

Payable by Cash or CPF

For Residential Property Between $360k - $1mil
Purchase Price x 3% - $5400

For Residential Property >$1mil to <=$1.5mil
Purchase Price x 4% -$15,400

For Residential Property >$1.5m to <=$3mil
Purchase Price x 5% - $30,400

For Residential Property >$3mil and above
Purchase Price x 6%- $60,400

To Be Paid Within 14 days From Exercising of Option

Cheque / CO Payable to Commissioner of Stamp Duties

SSD
SELLER'S STAMP DUTY

Applicable to Selected Property Sellers

For Residential & Industrial Property Transactions

Holding Period Subjected to SSD is Based on Date of Acquiring The Property

Payable by Cash only

To Be Paid Within 14 days From Exercising of Option

Date of Acquiring Property

Between 11 Mar 2017 to 3 July 2025 (inclusive)		On and After 4 July 2025	
Holding Period	SSD Rate	Holding Period	SSD Rate
1 Year	12%	1 Year	16%
2 Years	8%	2 Years	12%
3 Years	4%	3 Years	8%
4 Years	0%	4 Years	4%
5 Years	0%	5 Years	0%

Above Rates are for Residential Properties Only

ABSD
ADDITIONAL BUYER'S STAMP DUTY

Applicable to Selected Property Buyers

Singapore Citizen	*- 2nd Property Onwards*
Singapore PR	*- From 1st Property*
*Foreigner**	*- From 1st Property*
Company	*- From 1st Property*

For Residential Property Transaction

Payable by Cash or reimbursable by CPF

	1 Property	2 Properties	3 Properties
Singapore Citizen	0%	20%	30%
Singapore PR	5%	30%	35%
Foreigner	60%	60%	60%
Entities/Trustees	65%	65%	65%

To Be Paid Within 14 days From Exercising of Option

*Countries exempted under Free Trade Agreement (FTA)

Citizens only: USA

Citizens & Permanent Residents: Switzerland, Norway, Liechtenstein, Iceland

ABSD Refund of Matrimonial Home Only For

Married** + Singaporean Household + Sell Existing Property(s) + Within 6 Months + From New Condo TOP Date

**The married couple should not own more than one existing property each to qualify for ABSD Refund

ERA
REAL ESTATE

This publication must be viewed in conjunction with the oral presentation provided by ERA Realty Network Pte Ltd, and / or its officially appointed distributors / salespersons. Nothing in this presentation constitutes investment, accounting, legal, regulatory, tax or other advice.

While we endeavour to keep this publication up to date and correct, for avoidance of doubt, ERA and its salespersons accept no responsibility for the accuracy, reliability and/or completeness of the information provided. Any reliance placed on the materials presented is therefore at the user's own risk.

ERA Singapore is a wholly owned subsidiary of SGX mainboard listed APAC Realty Limited.

This handbook was compiled on 11 Nov 2025.

Information in this handbook is subject to change without prior notice.

For latest availability, pricing and promotion, kindly check with any of our ERA Trusted Advisers.