



8 ST THOMAS IS ONE OF TOP-SELLING FREEHOLD LUXURY PROJECTS IN DISTRICT 9

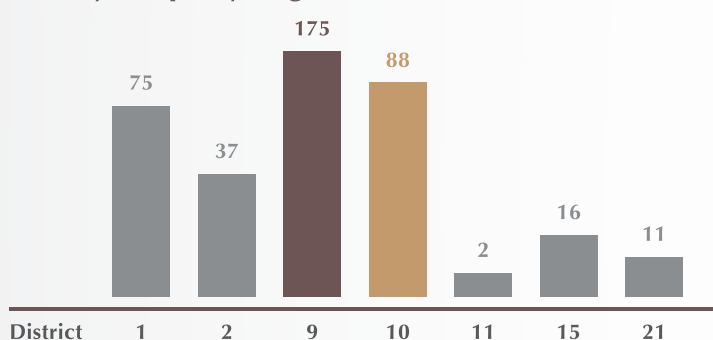


Artist's Impression

DEMAND FOR ONE OF SINGAPORE'S FINEST LUXURY PROPERTIES ON THE RISE

District 9, a prime residential neighbourhood encompassing River Valley and Orchard, saw the highest volume of sales in Singapore's Core Central Region (CCR) this year. The district continues to draw strong interest from foreign investors and home buyers alike: of the 175 recorded transactions to date, 110 were attributed to Chinese and Indonesian buyers.

Luxury Property Segment (Jan – Nov 2018)



The above data shows property transactions that are equal to or more than \$2,500 psf (Jan – Nov 2018). Source: PropNex Research, URA Realis



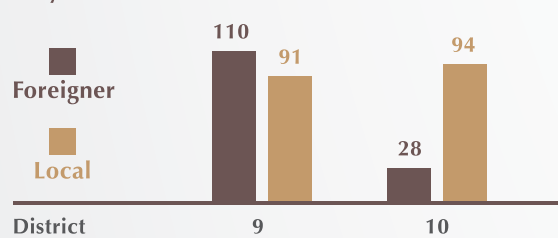
Artist's Impression

At the same time, demand from Singaporean buyers in District 9 remains strong. The proportion of Singaporean buyers rose to 63 per cent in Q3 2018, up from 58 per cent in the first half of the year.

Separate research by ERA also shows that, from July 2018 to November 2018, the proportion of buyers for properties worth \$2 million and above rose by 64 per cent, in Singapore's Core Central Region (CCR). This was up from 50 per cent in 2017.

In the same period, 43 per cent of new sales were transacted at above \$3,000 per square foot.

Buyer's Profile in District 9 and 10



The above data shows total transactions in District 9 and 10 (Jan – Nov 2018). Source: PropNex Research, URA Realis

Rare Brand New Freehold Development, Ready for Immediate Occupancy

8 St Thomas, situated along River Valley Road, is ideally positioned to capture buyers eyeing the area.

Key Executive Officer for ERA, Mr Eugene Lim, observed: "Located in one of the most prestigious areas and just off Singapore's premier shopping belt, Orchard Road — [and] together with its freehold tenure — 8 St Thomas is a popular choice among the affluent, either for occupation or investment purposes.

"With prices starting at \$1.457 million for a one-bedroom unit and \$1.799 million for a two-bedroom unit, it makes this the perfect opportunity to own a property with a coveted District 9 address."

Developer for 8 St Thomas, Bukit Sembawang Estates Limited (BSEL), noted that more than half the released units have been sold. This makes it the top-selling new freehold luxury project in Orchard, with more than 18 units sold in November 2018 alone.

"Buyers are more discerning nowadays," said Lee Sze Teck, Head of Research for Huttons Asia.

"They will choose to invest in projects that offer them the best value for money. 8 St Thomas is one project that fits the bill of outstanding design, superior locational attributes, and excellent growth potential."



Actual photo

Eco-Paradise with Sweeping Views of the City

8 St Thomas consists of two tower blocks, with apartment sizes from 441 square feet (one bedroom) to 1,744 square feet (four bedrooms, dual-key), and penthouses that reach a spacious 2,659 square feet. These homes offer a breathtaking view of the Marina Bay Sands and Orchard Road skyline. Each apartment also features a Home Automation System, with smart lighting controls in the living room, dining room, and master bedroom.

Besides the usual suite of condominium facilities such as a pool and gym, 8 St Thomas also offers six sky terraces, gourmet dining, cocktail lounges, and a children's discovery deck.

Chief Executive Officer of Edmund Tie & Company, Ong Choon Fah, stated, "This urban oasis provides a much-needed respite for residents who respect the environment and value both convenience and privacy."

8 St Thomas has an energy and water-efficient design: common areas allow for natural light by day, while lights are triggered by motion sensors at night. Rainwater is collected, filtered, and used for irrigation, while washing machines are fitted with water-efficient features. The luxury condominium is also one of few developments in Singapore that provides green lots, for the charging of electric cars.



Actual photo

Located just minutes away from Orchard Road, 8 St Thomas is currently serviced by the nearby Somerset MRT station. The upcoming Great World MRT station — scheduled to open in 2021 — will only be around five minutes away by foot.

Multi-Award Winning Development

8 St Thomas has won several distinguished awards, including the New York Design Awards (Gold), BCA Green Mark (Gold), and Asia Property Awards (Best Luxury Condo Development and Best Luxury Condo Architectural Design).

The New York Design Awards promote buildings that show excellence in design and conservation. Judges described 8 St Thomas as "a prime located, high-rise property with a bespoke Mondrian-inspired façade, generous balconies and extensive landscaping" and "a sanctuary in the heart of District 9 in Singapore".



Attractive Flexible Payment Schemes

Bukit Sembawang Estates Limited (BSEL) offers several attractive payment schemes to suit your needs.

Stay-and-Pay Scheme*

This most popular scheme allows buyers to make an initial payment of just 20 per cent and move in immediately. The remaining 80 per cent can be paid by 31st October 2020. (By contrast, regular home loans require a down payment of at least 25 per cent, since the implementation of recent policy measures).

Reservation Scheme*

You can also opt to reserve the apartment of your choice through the Reservation Scheme, where you'll only need to place a 10 per cent deposit to reserve the unit till 31st October 2019.

These payment schemes are beneficial to buyers who are awaiting the sales proceeds from their former home, such as buyers who moved out due to an en-bloc sale.

Chief Executive Officer of PropNex Realty, Ismail Gafoor, said: "In any investment, one of the key considerations is setting the right entry price and complementing it with a potential capital appreciation.

"With 8 St Thomas being positioned in one of the most sought-after districts in Singapore, its desirable qualities and appealing price payment features are more than capable of captivating prospective buyers and investors."

Due to the scarcity of freehold properties in land scarce Singapore, let alone in an almost 1-hectare land space of District 9, 8 St Thomas has the potential to hold or grow its value far into the future. This is an enticing prospect for investors, and for home buyers who want to leave a legacy for future generations.

8 St Thomas is an ideal opportunity in Singapore's globally regarded luxury property market; but supply is limited in the exclusive, bespoke development.

For the pleasure of ownership, visit bsel.sg/8stthomas or call 6950 0333.

*Terms and conditions apply.

Developed by:



**BUKIT SEMBAWANG
ESTATES LIMITED**

HOMES FOR EVERY GENERATION