

If you have been watching the Bukit Timah area for a while, you will notice a pattern. Big lifestyle precincts do not always arrive with a single tower and a handful of facilities. They tend to come as a cluster, with public space, civic amenities, and transport developments that gradually change how people live day to day.

That is the appeal behind **Dunearn Green at Dunearn Road**. This **Dunearn Green Condo** is positioned as an upcoming new-launch development in District 10, inside the wider Bukit Timah Turf City precinct near the former Turf City and the Dunearn Road area. From what has been publicly described, it is not just a residential project tucked into a plot. It is planned around a larger neighbourhood vision, including green space and a commercial component at ground level.

Below, I will walk through what is known from reliable public descriptions, how those facts translate into real living considerations, and what to verify when you visit a **Dunearn Green Showflat** or review the **Dunearn Green Brochure** and **Dunearn Green Floor Plan** materials.

A new-launch condo shaped by the Turf City precinct

Dunearn Green at Bukit Timah is frequently discussed in the context of the Bukit Timah Turf City estate, and that positioning matters. District 10 buyers tend to weigh convenience heavily, but convenience is not only about today's roads. It is about how an area is expected to function once key nodes, public spaces, and amenities come online.

Publicly described redevelopment plans for the precinct connect to the idea of future civic and amenity clusters in the Grandstand area, with an additional focus around the future Turf City MRT station. Even if you do not lock onto the timeline of every surrounding project, it helps to understand the direction of travel: the precinct is designed to become more than a "place you pass through". It is meant to function like a destination that residents can rely on.

What I look for in a precinct-driven development is whether daily needs are built into the project itself, while larger amenities fill in around it as plans progress. In this case, public descriptions point to both.

Ground-floor commercial plans that can reduce everyday friction

One of the most practical aspects of **Dunearn Green at Dunearn Road** is the planned commercial provision at ground level. Public descriptions state the development's approval includes up to **1,400 square metres of commercial space**, which includes a **minimum 600 square metres for an Early Childhood Development Centre (ECDC)**.

That detail tends to matter more than people expect, especially if you are a household with young children. An ECDC on site reduces the "where do we send the kids" stress. It also changes how your day flows, because school drop-off does not require crossing a patchwork of short distance routes that can still become time-consuming in peak periods.

The commercial component can also support other convenience needs, given that it is not described as purely childcare. However, the exact mix of shops and services is not something you should assume. The right approach is to treat the commercial provision as a capacity indicator, then verify the tenant categories or planned usage when you get the **Dunearn Green Brochure** or any official leasing and site plan details.



The developer team behind Dunearn Green

When a buyer asks “who is the **Dunearn Green Developer?**”, it is not just curiosity. It affects confidence in delivery discipline, site management style, and how the project might handle timelines and fit-and-finish standards.

Public announcements identify **Wing Tai Holdings** and **Metro Holdings** as the joint venture behind the project. The site has been described as awarded to Wing Tai’s wholly owned subsidiary and **Metrobilt Construction Pte Ltd**.

It is worth noting the phrasing in public communications: Wing Tai and its JV partners were linked to winning the site, and the company also described the development’s positioning and benefits. That matters because it often shapes how marketing priorities translate into actual design emphasis on the ground, particularly around the living experience the project claims to deliver.

Location within Bukit Timah, with access that does not depend on one road

A strong address is not only about prestige. It is about access patterns. The precinct description in public materials points to major surrounding roads including **Dunearn Road, Bukit Timah Road, Eng Neo Avenue**, and the **Pan-Island Expressway**.

For buyers, the key question is how these routes work for your routines. If you commute towards the city, expressway connectivity tends to carry more weight. If your weekly rhythm is more West or East, the secondary roads become more important than what you see on a glossy map.

What I find useful is to sketch your own routes and compare them with these identified connections. Even if you do not decide anything today, it helps to map “morning to work” and “evening back” first, then test where you usually go for groceries, errands, and leisure.

Green network and an adjacent park: how this plays out day to day

The precinct narrative around this site includes green space. Public announcements describe the development as benefiting from an **upcoming park adjacent to the project** and an **extensive green network** in the precinct.

This is one of those features that can sound vague until you translate it into lived scenarios. For example, you might walk after dinner without detouring into a faraway mall. Or you might want a quieter route for stroller walks and casual runs. A green network also tends to improve the “feel” of an area, even before every facility is fully built out.

Still, the trade-off to keep in mind is that parks and integrated green networks are often delivered in phases across a precinct. When you evaluate a new launch like **Dunearn Green New Launch**, your comfort level should depend on your expectations for what is available immediately versus what improves over time.

This is where site visits and the latest updates matter. If you can, compare how the adjacent park is described relative to construction timelines. If you cannot access that, treat greenery as a long-term benefit and plan your short-term lifestyle around what is ready now.

A URA prime site and the scale behind the project

The public description of the land sale is also unusually specific, which helps you understand the intent and scale behind what is being developed.

The site has been described as being awarded by the Urban Redevelopment Authority as a **99-year leasehold prime site at Dunearn Road**, with a tender price of **S\$532,999,999**. The site area is described at about **19,045.9 square metres**.

Why does this matter to an individual buyer? It matters because large sites tend to be built with more comprehensive precinct planning. They also tend to attract attention from multiple stakeholders, which can influence how amenities like childcare, commercial usage, and public space are integrated.

If you are comparing projects across different neighborhoods, these land sale figures can be a useful lens. Not because higher tender price always equals better home interiors, but because it often signals that the project is not happening in isolation. It is tied to a bigger development story.

What to expect from Dunearn Green’s planning materials

You may be looking for a **Dunearn Green Floor Plan** because floor layout is the quickest way to judge whether a condo fits your household.

From the publicly visible launch pages that were reviewed, it is stated that **e-brochures and floor plans are being offered or will be released**. What I did not find in that review was a reliably accessible official floor-plan PDF. So if you see third-party copies circulating, treat them cautiously and prioritise the official set released by the project.

A practical way to evaluate any **Dunearn Green Floor Plan** you receive is to check how it behaves for real life, not just how it looks in a marketing render:

- how your furniture fits without making circulation paths narrow
- whether bedrooms get usable daylight across the day
- whether the kitchen layout makes cooking and cleanup practical in small movements
- whether storage is enough for the way you actually keep household items

If the brochure includes a range of unit types, focus on the ones that match your lifestyle first. It is easy to get distracted by show-unit views, then regret choosing a layout that works only for photos.

Choosing between “District 10 convenience” and “Turf City precinct living”

District 10 buyers often have a clear mental model for what they want. Some want proximity to established lifestyle nodes, others want a quieter environment with room for growth.

With **Dunearn Green at Dunearn Road**, you are effectively choosing between two ways of valuing the address.

On one side, you have the Bukit Timah and Turf City precinct context, which emphasises a broader green network and planned community facilities, including an ECDC. On the other side, you still benefit from access to known roads like Dunearn Road and Bukit Timah Road, plus the Pan-Island Expressway.

The judgement call is about your timeline.

If you need everything to feel “complete” on day one, precinct-driven projects can require more patience. If you are more focused on a home you can enjoy now, while appreciating that amenities mature over time, this style of development can suit you well.

When I advise buyers, I often start with a simple question: what do you want to be true in year one? If your answer depends on facilities that are only in later phases, you may need to adjust expectations or unit selection priorities.

Visiting the showflat: what actually changes your decision

A **Dunearn Green Showflat** visit should not be treated as a pass-or-fail exercise for interior finishes alone. New launches can look polished, but the decision you are making is deeper, about how you will live in that layout and environment.

Here are the checks I would prioritise during a viewing, especially for a new-launch development like **Dunearn Green at Bukit Timah**.

1. How the main living area feels with real sightlines, not just show-unit styling
2. Whether the balcony or any outdoor interface supports your routine, even if the view is still developing
3. Whether the kitchen workflow makes sense when you visualise daily cooking and dish handling
4. How sound feels between rooms, particularly if you expect home offices or frequent guests
5. Whether storage areas match your current household habits, including bulky seasonal items

If you can also ask how the adjacent park and green network are expected to roll out, you get a clearer answer on the “future benefit” part of the pitch.

Brochure and official documents: how to read them without getting misled

A **Dunearn Green Brochure** is usually the buyer’s most important reference, but it is also easy to overread and misinterpret.

When the public descriptions talk about commercial space and the ECDC component, that is a structural level detail, not a guarantee of every storefront tenant or exact operational timing. Likewise, when announcements talk about green networks and an adjacent park, it tells you the intended outcome, but not always the immediate delivery schedule.

Because of that, I recommend treating the brochure and any **Dunearn Green Brochure** attachments as a checklist of what is confirmed versus what is aspirational.

A smart approach is to focus on:

- confirmed development parameters you can verify in official materials
- unit typology and layout options (then compare against your furniture and daily routine)
- the way the project is positioned relative to the precinct and access roads described publicly

If you get an e-brochure or layout set for review, cross-check that it matches the unit types you are considering, and avoid basing your decision on reused images from unrelated sources.

Practical lifestyle fit: who Dunearn Green tends to suit

Based on the public description, **Dunearn Green Condo** appears designed around family practicality, community facilities, and precinct living rather than only “urban convenience from an established district core.”

That does not mean it is only for families. It means the project’s stated strengths align with households that value day-to-day convenience and future neighbourhood amenities.

<https://dunearn-green.sg>

If you are buying for a family, the planned ECDC component is naturally relevant. If you are buying as a professional couple, the adjacent park and green network still matter because they shape how you unwind and where you choose to spend time close to home.

For investors, the biggest question is usually not just unit size. It is whether the precinct’s planning story increases attractiveness as amenities come online. You will want to look at how the project is positioned in the Bukit Timah Turf City precinct and whether the surrounding civic and amenity cluster narratives are reflected in market sentiment when leasing demand matures.

The key trade-offs to weigh before you commit

New launches bring energy, but they also come with uncertainty. You should go into **Dunearn Green at Dunearn Road** with eyes open.

A balanced way to think about the trade-offs is to separate three categories:

- what is confirmed structurally (like site and commercial allocation details)
- what is planned for the precinct environment (like green networks and adjacent park)
- what can vary in timing and experience (like when exactly you feel the area “fully livable”)

If you are someone who thrives on predictability, you may value tighter delivery timelines and a more established catchment today. If you are comfortable buying into a precinct evolution, then the green and community facility direction can be a strong fit.

What you should confirm next

Because public descriptions confirm certain elements while leaving timing and exact operational details for later phases, the most useful next step is to validate the specifics that affect daily living.

If you are considering this **Dunearn Green New Launch**, make sure your **Dunearn Green Showflat** or your e-brochure review answers these points clearly:

- the unit types available and how the layouts differ across sizes
- the latest official materials available for **Dunearn Green Floor Plan** selection
- how the planned commercial space and the ECDC component fit into the development's ground-floor plan
- the current state of adjacent park access and how you can use green areas from day one versus later
- the practical access routes you will use most often, given your work and lifestyle pattern

That last point sounds basic, but it is where many buyers save themselves from future frustration.



If you want, tell me what unit type you are considering (bedroom count and approximate size, if you have it) and your commute pattern. I can help you evaluate which **Dunearn Green at Dunearn Road** layout traits are likely to matter most for your daily routine, especially around sunlight, privacy, and kitchen-to-living flow.