

“Location” sounds like a marketing word until you read what the regulator actually wrote about the area. For buyers considering **Dunearn Green**, the sharper story is not just that it sits near familiar roads, but that URA and the relevant parties frame the site as part of an **upcoming Bukit Timah Turf City precinct** in District 10, near the former Turf City / Dunearn Road area. That precinct context changes how you should evaluate the long-term feel of the neighbourhood, the kind of amenities likely to arrive, and even how you weigh convenience versus quiet.

This article unpacks the **Dunearn Green location** through what is verifiably stated: the site is on **Dunearn Road**, it is described as among the first residences in the Bukit Timah Turf City estate, and URA’s planning reference points to a larger precinct that includes commercial components and a green network. I’ll also share the practical buyer mindset I use when I look at a launch that is still forming around future developments, including what you should check at the **Dunearn Green showflat**, how to read a **Dunearn Green floor plan** in light of precinct evolution, and what questions to ask your agent before you commit.

Where Dunearn Green sits within Bukit Timah Turf City

The cleanest verified anchor is the site address and precinct framing. **Dunearn Green is positioned along Dunearn Road**, and it is described by parties involved as **one of the first residences in the Bukit Timah Turf City estate**. URA’s language around the broader area consistently positions this land under an “upcoming precinct” narrative, not a mature estate where you already have everything delivered and settled.

Why that matters: with an early stage precinct, the neighbourhood you experience at handover can be meaningfully different from the neighbourhood you experience after a few phases of development. At the same time, you do not want to overpay for imagined convenience that has not been built yet.

So, when you think of **Dunearn Green at Bukit Timah**, treat it like a location decision inside a timeline, not a one-time map pin. The precinct is not a vague concept, it is tied to an identified area and planned land use mix. URA and the developer references connect the site to the **Bukit Timah Turf City precinct**, including how the estate links to future clusters around the Turf City area.

The regulator’s precinct lens: why the “Bukit Timah Turf City” framing is a real signal

URA’s planning reference is valuable because it signals that the land is being treated as part of a coherent precinct plan. In practical terms, precinct planning tends to influence:

1. How commercial space and amenities are distributed near homes
2. How green spaces and walkable connections are designed
3. What kind of public infrastructure is prioritised as the area develops

Verified context around this site indicates URA and the market analysis view the broader estate as connected to an amenity cluster that revolves around larger civic and transit-related components, including the future **Turf City MRT station** and the **Grandstand buildings**. Even if you personally prefer a quieter pocket, that connection can shape day-to-day convenience later on, particularly for weekend outings, errands, and commuting rhythms.

The important nuance is timing and the way residents adapt. In early phases, you may find yourself making use of existing roads and nearby established conveniences more than you would in a fully completed town centre. Later, the precinct’s internal ecosystem can reduce reliance on driving for certain tasks.

URA-linked access roads: what you can rely on today

Precinct plans can be long. The roads that exist now are what determine your lived experience while the estate is still forming. URA and related references identify access roads around the area including:

- **Dunearn Road**
- **Bukit Timah Road**
- **Eng Neo Avenue**
- **Pan-Island Expressway (PIE)**

From a buyer's standpoint, this is a useful shortlist because it gives you something tangible to test during visits. When you do a **Dunearn Green showflat** appointment, it is worth doing a small, informal route check. Drive or take transport at the same time window you expect to travel most often. If your routine is weekday evenings, check what Dunearn Road feels like then. If you commute earlier, check mornings. You are not trying to "forecast traffic", you are trying to feel how the approach roads behave now, because those are what you will deal with before the precinct completes.

Also, access roads influence parking habits and family convenience. If you expect frequent drop-offs, grocery runs, or quick after-work errands, you will notice quickly whether the surrounding street network is straightforward or whether it forces detours.

The site itself: URA's prime-site framing and what it implies

The verified context includes URA's award of the land as a **99-year leasehold prime site** at **Dunearn Road**. The tender price stated in the verified references is **S\$532,999,999**. The site area is about **19,045.9 square metres**.

When land is awarded as a prime site, it usually means the plot is treated as a significant development opportunity within the precinct. For buyers, that can be comforting because it suggests a certain level of seriousness around delivery and integration. That said, it does not guarantee your exact view, noise conditions, or the precise commercial unit mix that will operate at opening. Prime-site land still goes through design and approvals for specific building massing, setbacks, and operating models.

What you can infer responsibly is this: the precinct is not an afterthought. It is planned as a meaningful component, and the land is significant enough that it is tied to structured approvals for residential and commercial use.

Commercial space and community planning: the "mixed-use" part you should not ignore

One detail that buyers sometimes overlook is the commercial component attached to the broader approval. Verified context indicates approval includes up to **1,400 square metres of commercial space**, including a minimum **600 square metres** reserved for an **Early Childhood Development Centre**.

This matters for several reasons:

- It can reduce long-term logistics for families with young children, especially if the centre's hours align with typical childcare schedules.
- It shapes the ground-floor environment, which affects foot traffic and street life in a daily, not promotional, way.
- It can influence what kind of neighbours you see outside your home, not only who lives inside.

It is also a reminder that **Dunearn Green at Dunearn Road** is not just a residential stack. There is a community interface baked into the precinct intent. If you value quieter streets, you should consider how ground-level activation may feel at different times of day. If you are a family buyer, that same activation can be a benefit, not a nuisance, particularly when you have a stable routine.

The green network narrative: what to look for on the ground

Verified references state that the development will benefit from an upcoming park adjacent to the project and an extensive green network in the precinct. That is the kind of statement that can sound generic if you have never walked a real precinct-to-park connection. In practice, you want to check two things whenever possible:

- whether the green edges are designed to connect in walkable ways rather than just being fenced backdrops
- whether pathways are practical for daily movement, like stroller-friendly routes, short walks from the home to a nearby pocket of green, and safe crossings

Even if the park is still “upcoming” at the time you visit, you can look at how the neighbourhood appears to be oriented toward it. From the buyer side, it is less about the existence of landscaping on day one and more about whether the project’s siting intends to make the greenery usable.

This is where **Dunearn Green Location** becomes more than distance to amenities. It becomes a question of the micro-route you will take every day, and whether you will enjoy it.

Developer signal: Wing Tai and Metro, and why it can affect your confidence

Verified context identifies the development as a **Wing Tai Holdings and Metro Holdings joint venture**, with Wing Tai saying its wholly owned subsidiary and Metrobilt Construction Pte Ltd won the site.

For buyers, developer identity is not just about brand familiarity. It can affect:

- how seriously the project is resourced during execution
- whether the construction delivery is aligned with a precinct schedule
- the clarity of buyer communications when planning details evolve

There is no need to speculate beyond what is stated. But it is fair to treat the joint venture as a confidence signal that the site is backed by established industry players. If you are comparing options, you can ask your agent about the project delivery approach and buyer communication process. Those answers matter more than slogans.

“First residences” in a new estate: the trade-off you should expect

The precinct context tells you that this is an early-stage moment. That usually comes with a predictable trade-off:

- You may get a better entry position relative to later phases.
- You also may experience transitional surroundings while nearby works complete.

I have seen buyers either over-romanticise early phase greenery or, on the other hand, assume everything will feel like a construction zone. The real experience usually sits in between. Depending on phasing, you can have a calm pocket around your own development while construction exists elsewhere.

So the practical approach is to visit more than once if you can. If a second visit is not possible, try to schedule your showflat time on a different day or time window. You want to understand what you feel as “normal” movement around the site area.

What to check at the Dunearn Green showflat, given the precinct timeline

A **Dunearn Green showflat** visit should not be a quick, glossy walkthrough. If you are buying with the Bukit Timah Turf City precinct context in mind, you should examine how the homes are designed to live well now, not only after the precinct matures.

Here is a short checklist I recommend. It is intentionally practical, focused on how plan design meets daily life:

- Test the usability of the living and dining layout with furniture assumptions you actually own, not just the sample setting
- Check how the kitchen connects to service areas, especially ventilation and the practicality of daily chores
- Look closely at storage, including whether the plan can handle household clutter without turning bedrooms into catch-all rooms
- Assess bedroom layouts for future changes, like whether a study setup can work long term
- Ask about noise considerations in relation to the site’s planned ground-floor activation and surrounding future works

You are essentially stress-testing the plan against real routines. Even if **Dunearn Green Floor Plan** details are still being refined in marketing materials, the spatial logic should still be apparent in the showflat’s presentation.

Reading the Dunearn Green floor plan the “right” way

Plans for new launches can look impressive at first glance. The mistakes tend to happen when buyers treat the floor plan as a static diagram, not as a lived sequence of rooms.

When evaluating **Dunearn Green at Bukit Timah** or **Dunearn Green at Dunearn Road**, I encourage you to read it in the order your day moves:

- where you come in from, and how the entrance organizes “in and out” items
- whether the dining area and living space are truly usable as one zone or if you will feel forced into separation
- where cooking smells go, and how that interacts with the living environment
- whether bedrooms maintain privacy when the home is active

Also, if the precinct includes ground-floor commercial components and an Early Childhood Development Centre, think about how the home’s orientation and glazing choices might influence the feel of home after school hours and early evenings. You do not need to panic about it, you just need to understand it.

In the verified context, publicly available launch pages indicate that e-brochures and floor plans are offered or will be released, but no official floor-plan PDF was found in the reliable sources reviewed. That means you should be cautious about treating any leaked diagrams as final. When in doubt, request the official materials through the project’s proper channels before you make a decision.

Dunearn Green brochure and e-brochure: how to use them without getting misled

Buyers often ask for the **Dunearn Green Brochure** because it sounds like the one-stop document. In early launch periods, however, the brochure can be a mix of what is confirmed and what is presented as marketing. Given the verified context about e-brochures and floor plans being offered or released, the smart move is to verify what is final and what is still pending.

When you review the **Dunearn Green Developer** materials, focus on:

- what is clearly stated as approved or confirmed
- which parts are described with softer language that might indicate future confirmation
- whether the plan illustrations align with what you see physically at the showflat

If you find yourself unsure about an aspect, ask for written clarification. You are not being difficult. You are doing the due diligence the precinct timeline requires.

Positioning versus “distance shopping”: the nuance of Turf City’s ecosystem

A frequent buyer question is whether they should prioritize “distance to MRT” or “distance to daily conveniences.” With the precinct framed around future Turf City MRT station and amenity clusters around the Grandstand buildings, the correct answer depends on your tolerance for transitional years.

If you are buying to live there immediately, you will care more about how the current road access works and what everyday errands look like. If you are buying with a medium-term plan, you can place more weight on how the precinct ecosystem will likely connect later.

The verified context does support that the precinct analysis ties the area to a future MRT and amenity clusters. That makes the “longer hold” thesis more coherent than a random new launch in an unrelated location. But it still does not remove the need to evaluate the present experience, because your everyday routine does not wait for future phases.

Why the Dunearn Green location matters even if you do not commute daily

It is easy to assume location only matters for commuting. In reality, it shows up in smaller moments:

- children’s schedules, especially if a childcare centre is within the development’s commercial plan
- weekend errands and food runs, influenced by nearby road access and planned amenities
- how often you take short walks or use nearby green space, shaped by the green network narrative

If your work is flexible or you drive less, you might think you can ignore precinct planning. But if the estate includes an early childcare component and a future green network, your non-commute days will still feel the location.

This is why I prefer talking about **Dunearn Green Location** as a “life rhythm decision” rather than a “transport math decision.”

Questions worth asking before you commit

Because the precinct is upcoming, the best decisions come from asking good questions at the right time. You do not need to ask 30 things, you need to ask the questions that match your risk tolerance.



Ask your agent or sales team how they explain:

- phasing expectations for surrounding precinct works, at a level that affects day-to-day living
- how the ground-floor commercial component is intended to operate, especially the childcare-related portion
- the most practical access routes you should use for daily travel, tied to Dunearn Road and the other identified roads

You are trying to reduce uncertainty without assuming <https://dunearn-green.sg> facts that are not yet confirmed.

Practical next step: how to evaluate your fit

If you are seriously considering **Dunearn Green New Launch** options, I recommend you treat it like a structured fit test. The precinct context supports a lifestyle that can become richer over time, but your home must still work for you during the transition.

In practice, you might ask yourself whether you are comfortable with:

- a growing precinct, not a finished town centre
- day-to-day reliance on established roads during early stages
- living with ground-floor activation in a mixed-use environment

If those trade-offs align with your expectations, the location can be compelling, especially because it is anchored to a coherent precinct plan rather than scattered development.

For buyers who want a home that starts strong now and gains additional ecosystem depth later, **Dunearn Green at Bukit Timah** offers a rationale that is easier to defend when you look at URA's precinct framing and the documented mixed-use approvals tied to this Dunearn Road site.

If you want, tell me the household profile you are shopping for (for example, couple, family with kids, or working-from-home emphasis) and your typical commute style. I can help you translate the precinct and access context into a more personalized "what to care about most" shortlist for **Dunearn Green Floor Plan** selection and showflat questions.

