

# Jervois Hill GCB on the market for S\$80m

Transactions in the enclave are infrequent, real estate agency Huttons says

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A FREEHOLD Good Class Bungalow (GCB) at Jervois Hill in the Tanglin Estate has been launched for sale via an expression of interest exercise with a guide price of S\$80 million, real estate agency Huttons announced on Wednesday (Apr 8).

The price for the property, which sits on an estimated land area of 15,199 square feet (sq ft), translates to around S\$5,263 per square foot (psf). The modern bungalow was completed in 2007 and is situated on elevated ground on

the cul-de-sac of Jervois Hill.

Transactions in this enclave are infrequent.

"GCBs on Jervois Hill are seldom put up for sale. The last transaction on Jervois Hill dates back to 2024, where a GCB on a 15,094 sq ft land plot was sold for S\$58 million," said Lee Sze Teck, senior director of data analytics at Huttons Asia.

The residence features six ensuite bedrooms, comprising two on the first level, three on the second, and a guest room located adjacent to the swimming pool.

The first floor has a grand hall

with a ceiling height of up to 6.45 m and a dining hall equipped with a custom wine cellar.

A verandah on the first level overlooks the greenery towards Chatsworth Road. The second level includes two family rooms designed to accommodate multi-generational living.

The expression of interest exercise for the property will close on May 31.

GCBs are highly coveted in land-scarce Singapore, with only about 2,800 available, and their ownership largely restricted to locals.

A S\$93.9 million purchase of a



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separate Tanglin Hill GCB was completed in February this year at a record-setting S\$6,197 psf price.

That GCB sits on a plot of about 1,408 square metres, located near

the Orchard Road shopping belt and various embassies. It was bought by Diona Teh, daughter of the late tycoon Teh Hong Piow, who founded Public Bank.