

# riverfront residences - For sale

Hougang Ave 7

**\$591,000.00**

## About Riverfront Residences Condo

**Riverfront Residences (Former Rio Casa)** is an upcoming residential development by Oxley-Lian Beng Venture Pte Ltd, a joint venture between KSH Development, Oxley Holdings, Lian Beng Group and Apricot Capital.

Strategically located along **Hougang Avenue 7, District 19, Singapore**, the development has a site area of 396,234 sq ft, and comprises 1,400 one to five bedroom units.

The former Rio Casa @ Hougang Avenue 7, was a development with 7 blocks and a total of 286 residential units. The Site at Hougang Avenue 7, has a total area of 396,234 sqft of prime land, which can be maximized to provide a Gross Floor Area (GFA) of about 1,109,447 sqft at plot ratio of 2.8.

After considering the topping up of lease to 99 years and development charges, which could be around \$208 million, the estimated land price would work out to be around \$706 per sqft PPR based on the maximum GFA of 1,109,447 sqft.

The new project @ Hougang Avenue 7, could potentially yield about 1,400 residential units, base on an average of 750 sqft per unit.

New Launch Condo @ Hougang Avenue 7 is expect to garner strong interest due to many positive site attributes such as:

â€“ Enjoys a 200m meters water front view along the Sungei Serangoon River.

â€“ Close proximity to amenities such as Hougang MRT Station, Bus Interchange.

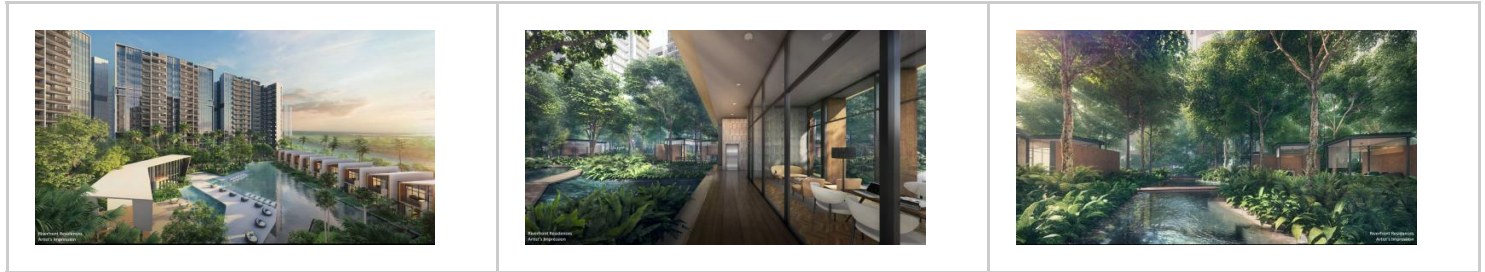
â€“ Right next to Serangoon Park Connector, surrounded by vast greenery.

â€“ Property experts do not expect any new launch in the vicinity within short to midterm.

Bedrooms	
Bathrooms	
Floor Size	0.00 sqm

PSF	inf
Property Type	Apartment / Condo

## Photos



## Project Details

Developer	
Tenure	30
Completion Year	
No. of floors	
No. of units	

## Agent Contact Information



Name	MC GAN
Agency	Propnex Realty
License No	R020781D
Mobile Number	90461934