

If you have been watching the Bukit Timah corridor for the next wave of launches, Dunearn Green has started to stand out for a simple reason. It is not being positioned as a generic “landmark on paper”, but as an integrated development within the larger Bukit Timah Turf City precinct, with ground-floor commercial space and an explicit emphasis on a greener environment around the project.

What makes the story more interesting is the developer joint venture behind it. Wing Tai Holdings and Metro Holdings are a pairing with serious track record and industrial experience, and the way the site was awarded signals confidence from the market. For buyers, that matters, because the fine print of execution is usually where your long-term experience is decided, from build quality to the way shared facilities are managed once the novelty of a new launch wears off.

Below is a practical, buyer-focused look at what is known about Dunearn Green, what the Wing Tai x Metro joint venture brings to the table, and what you should pay attention to as the Dunearn Green showflat materials roll out.

The Dunearn Green headline: a new-launch with a precinct mindset

Dunearn Green is described as an upcoming new-launch condominium, with ground-floor shops along Dunearn Road. Rather than being isolated from its surroundings, the project is framed as one of the first residential entries in the Bukit Timah Turf City estate area, which is meant to develop into an interconnected precinct rather than a standalone condo block.

When a developer speaks about the precinct, they are really pointing you to two things. First, how the surrounding amenities and transport landscape may evolve over time. Second, how pedestrian experience, greenery, and daily convenience could be shaped by what is built around the development, not just inside it.

In this case, the verified development notes point to an upcoming park adjacent to the project and an extensive green network across the precinct. That is not a small promise. Green networks can affect how the area feels at different times of the day, how the streetscape looks from within the estate, and even how residents experience “distance” to things that are not far on a map but feel far on foot.

If you are searching for Dunearn Green at Dunearn Road or trying to understand what Dunearn Green at Bukit Timah actually means in day-to-day terms, the honest answer is that the location story is tied to the surrounding Bukit Timah Turf City build-out. In other words, the value proposition is not only about Dunearn Green location today, but also about the precinct’s direction.

Wing Tai Holdings x Metro Holdings JV: what the joint venture signals

The Dunearn Green developer is a Wing Tai Holdings and Metro Holdings joint venture. Wing Tai has stated that its wholly owned subsidiary and Metrobilt Construction Pte Ltd won the site.

In many property announcements, developers will talk about design and lifestyle, but tend to say less about the operational side. A joint venture structure, however, can give you hints about execution style. Metro’s involvement through a construction arm is relevant because the site is a “prime” land sale and the scope includes both residential and commercial components. Projects like this are not just about assembling units and selling them, they are about sequencing construction, managing interfaces between residential and commercial areas, and delivering common facilities that can handle the long-term footfall patterns created by shops below.

This matters when you think about how a condo ages. A development with ground-floor retail can do well for convenience and street activity, but it also changes the building's rhythm. The loading arrangements, service traffic, noise management, and how management handles shared boundaries are not theoretical. They show up when the project is fully occupied, and when daily life becomes predictable rather than exciting.

The fact pattern we have also includes the site award context. URA awarded the site as a 99-year leasehold prime site at Dunearn Road, with a tender price of S\$532,999,999. While buyers are not asked to judge the tender number directly, this price level signals that the government sees the location as strategically valuable. It also suggests that the winning consortium has committed capital with the expectation of a robust, properly scaled development.

The site scale and the commercial component you should not ignore

The approval notes indicate a site area of about 19,045.9 square metres. The development includes up to 1,400 square metres of commercial space, including a minimum 600 square metres for an Early Childhood Development Centre.

This is an important detail for two reasons.

First, it affects how the project's ground level functions. An ECdC brings a different crowd profile compared to purely retail shops. You can expect peak usage windows during school opening and closing times, and the surrounding pedestrian movement patterns will reflect that. That can be a positive for families, and a different trade-off for buyers without children, especially those who are more sensitive to morning noise or higher foot traffic near certain zones.

Second, the commercial allocation is a clue about long-term convenience. Ground-floor shops are not just about "having something at the bottom". A minimum ECdC requirement is a tangible indicator that daily errands and child-related routines may be shortened, rather than requiring travel outside the estate.

If you are reading Dunearn Green brochure materials once they are released, make sure you pay attention to how the commercial space is planned to sit relative to residential access. Even if you cannot see every layout detail now, you can still ask pointed questions and look for clarity in what is made available at the Dunearn Green showflat.

Why the Bukit Timah Turf City precinct context matters for your decision

The verified notes describe the location as within the upcoming Bukit Timah Turf City precinct in District 10, near the former Turf City / Dunearn Road area. Independent property-research discussion also points to the precinct being linked to a future civic heart or amenity cluster around the Grandstand buildings and the upcoming Turf City MRT station.

This is where buyer judgment matters. A lot of buyers evaluate condos like they are isolated products, but new launches in precincts do not behave that way. If transport and amenity clusters arrive in phases, the value uplift and lifestyle payoff may also come in phases.

From a practical perspective, you are not only asking "Is it close to X today?" but also "Is the precinct direction credible enough that X will be built in the expected timeline range?" Since we are working strictly within verified information, the safe stance is this: the precinct plan includes references to a future civic and transport cluster around the Grandstand area and an upcoming Turf City MRT station. That is a meaningful future-oriented anchor.

The best way to use this information when you evaluate Dunearn Green at Dunearn Road is to think like a resident five years from now, not like a visitor today. If you plan to stay long-term, the precinct build-out can be a compounding advantage. If you might sell earlier, you need more careful thinking about liquidity and buyer demand at the time you exit, which often correlates with how well the surrounding amenities are actually operational by then.

Access and connectivity: the roads that frame everyday movement

Connectivity is where a lot of condo promises become real or fail. In the verified planning notes, nearby access and roads identified by URA and research sources include Dunearn Road, Bukit Timah Road, Eng Neo Avenue, and the Pan-Island Expressway.

You should interpret this as a network of options rather than a single route story. In real life, your travel pattern changes by weekday, time of day, and even weather. Having multiple road connections often reduces the risk of one bottleneck dominating your entire routine.

When you visit the Dunearn Green showflat or review the Dunearn Green at Dunearn Road marketing collateral, do not just look at unit finishes. If the developer shares site plans or maps, study them in terms of how you would actually walk, drive, or drop off. Ask yourself a blunt question: would I still choose this if my daily routine leaned more heavily on Bukit Timah Road or the PIE, and less on one “headline” road?

That kind of honest evaluation tends to protect you from surprises later.

Green network claims: how to evaluate “green” without getting lost in marketing

Dunearn Green Location is being tied to an upcoming park adjacent to the project and a wider green network in the precinct. These are the kinds of statements developers make because buyers increasingly value outdoor spaces, shade, and a more breathable environment.

But the buyer’s job is to translate the promise into something you can check.



Start with perspective. A green network can exist on paper, but the resident experience is defined by details such as sightlines, whether paths connect naturally to main pedestrian routes, and whether the green spaces are protected from being dominated by road noise. You will not be able to confirm everything from a brochure

alone, but you can gather clues from how the overall precinct is described and, more importantly, what will be revealed when the Dunearn Green brochure and related showflat information are released.

If the project truly benefits from the nearby park, you should expect the marketing narrative to tie greenery to walkability and daily routines, not just decorative landscaping. When you view the site during future viewings, look for how far green spaces feel from your intended unit's everyday access points. It is one thing to have a park "nearby", and another to have it be part of how you leave home.

What you can realistically expect from Dunearn Green brochure and floor plan materials

You may already be browsing for a Dunearn Green Brochure and for a Dunearn Green Floor Plan overview. Publicly available launch pages indicate that e-brochures and floor plans are being offered or will be released. However, in the reliable sources reviewed, an official floor-plan PDF was not found.

That means you should handle early information with caution. Marketing visuals can be helpful for first impressions, but without an official floor-plan set, it is too easy to over-interpret. Room sizes, corridor efficiency, the way kitchens open into living spaces, and the layout logic for ventilation and privacy are all the types of details that matter when you later decide whether to proceed.

What you can do now, before full floor plan materials are available, is set up your evaluation criteria so that when the Dunearn Green e-brochure and unit layouts are released, you can move quickly.

For example, pay attention to how you prefer the living area to connect to the balcony or how you want bedrooms arranged for privacy. If you work from home, think about where your desk would sit without you turning the living area into a permanent work zone. These are practical considerations that do not require having every PDF in front of you today.

A quick note on "first residence" positioning in a precinct

The description that Dunearn Green is among the first residences in the Bukit Timah Turf City estate is not just a marketing line. Early residents often experience a mix of benefits and trade-offs.



Benefits can include being one of the earlier communities to enjoy new facilities once they open, and having more influence in how the management team addresses operational issues because the management phase is still forming norms.

Trade-offs often include the uncertainty of how quickly adjacent precinct elements get delivered, including retail activation and the timetable for civic and transit upgrades. Even when a plan is credible, the experience of the area can evolve unevenly. A development can feel complete internally while the external environment catches up gradually.

That is why your decision should be anchored not only in what the brochure shows, but also in how you personally weigh “now versus later”.

What to look for when you visit the Dunearn Green showflat

When the Dunearn Green showflat is available, it will be tempting to focus only on finishes. Finishes do matter, but they are only part of the lived experience. A showflat is also a chance to get a sense of build quality, layout practicality, and how the developer expects buyers to understand the unit.

Here is a short, focused checklist you can keep in mind, based on what typically differentiates a pleasant new home from one that becomes a compromise:

- Verify how the developer presents unit circulation, especially whether common areas feel efficient in everyday use
- Check how balcony space is framed in the marketing, then compare it with how it looks and feels in person
- Look at how the kitchen and living layout supports your actual routine, including where appliances and dining fit comfortably
- Ask for clarity on the residential access flow relative to ground-floor commercial and ECdC usage
- Use the showflat to assess sound and privacy expectations, based on the materials and how rooms are separated

If the developer provides additional materials later, you can refine your evaluation. But a showflat visit is where you confirm whether the unit’s proportions make sense to your eye and your habits.

Questions that matter for a Wing Tai x Metro JV project

A joint venture can be a good sign, but it does not remove the need for due diligence. When you speak to the sales team, you want questions that connect the precinct plan to the specifics of your future unit.

Here are five questions that usually lead to useful answers without getting sidetracked:

- How will the ground-floor commercial and ECdC spaces be operational, and what does management plan for resident access and convenience?
- What are the design safeguards around noise and pedestrian flow from the precinct and adjacent green areas?
- What is the intended pedestrian connection logic from Dunearn Green toward the broader Bukit Timah Turf City precinct amenities?
- When floor plan details are released, will the developer provide official unit layouts that allow buyers to compare sizes accurately?
- How will the development’s green network be maintained after handover, especially for areas that connect to communal spaces?

You are looking for consistency. The answers should align with how the project is described as part of the precinct, with green networks and an adjacent park, rather than treating those elements as decorative extras.

Living well at Dunearn Green: real trade-offs, not just wishful thinking

No matter how compelling a launch is, Dunearn Green will come with trade-offs that buyers should acknowledge early.

If you value everyday convenience, the inclusion of ground-floor shops and the ECdC can be a strong advantage. You may find that errands are shorter and that “in-estate” routines become easier.

If you value quiet above all, you will want to consider how proximity to active ground-floor uses and pedestrian routes could affect your comfort during peak hours. This is especially relevant for buyers who prefer a home that feels calm and insulated from street activity.

And if you care deeply about the long-term precinct transformation, you should weigh patience. The Bukit Timah Turf City precinct references a future civic heart and a future Turf City MRT station area, plus an amenities cluster. Those are big anchors, but they also imply a multi-phase evolution. Buying early can be rewarding, but you need to be honest about what you can live with during the “in-between” period.

That is the essence of buying Dunearn Green at Bukit Timah. The location narrative is not only about proximity today, it is about how you expect the precinct to mature around you.

For buyers deciding between “location” and “lifestyle fit”

Some people shop by distance to offices and transport. Others shop by lifestyle fit, family routines, and the feel of the daily environment.

Dunearn Green sits in a category where lifestyle fit can be strongly influenced by the precinct. The upcoming park and green network, the presence of ground-floor commercial and the ECdC requirement, and the planned precinct amenities and station area all point to a lifestyle environment being curated beyond the unit boundary.

So the decision is not only “Is Dunearn Green Location good on paper?” It is also “Does the precinct direction match my tolerance for change, and does it support the way I actually want to live?”

If you have been searching for Dunearn Green at Dunearn Road and comparing it with other new launches, take your comparison one step deeper. Ask how each project’s environment behaves over time. Some developments stay static, and others benefit from precinct maturation. Dunearn Green appears to be leaning into the latter.

What to do next if you are considering Dunearn Green

At this stage, the safest approach is to prepare for the release of official materials and use showflat time for verification rather than excitement.

Keep an eye out for the Dunearn Green e-brochure and the floor plans once they are released through public launch pages or official channels. Since an official floor-plan PDF was not located in the reliable sources reviewed, you should avoid locking in assumptions based on unofficial images or incomplete layout summaries.

When the Dunearn Green showflat is available, focus on layout functionality, how spaces connect, and how the ground-floor commercial and ECdC context might influence daily movement and comfort.

And if you are evaluating it as a Dunearn Green new launch opportunity, remember that developer execution quality and management practices often matter as much as the initial design. The Wing Tai x Metro JV structure is part of why [Click Here](#) this project is being taken seriously, but you still need to judge based on what is presented, what is promised, and how clearly the project responds to the questions that affect your day-to-day life.

Dunearn Green is not just another tower on Dunearn Road. It is a precinct-bound bet on growth, greenery, and convenience. If your priorities align with that kind of long-term value, it is worth your attention as the materials and unit details get closer to full disclosure.