

If you have been keeping an eye on Bukit Timah's next wave of residential launches, Dunearn Green on Dunearn Road is the one that keeps popping up in conversations. It sits in the District 10 area that people already associate with greenery and premium living, but with a fresh layer of momentum because the surrounding Turf Club and Turf City precinct is actively being transformed into a new housing estate. The excitement is not just about a new Dunearn Green New Launch. It is about arriving while the neighbourhood itself is still taking shape, which changes how you think about location, convenience, and long term outlook.

Here is what you can reasonably know right now, what it means in practice, and what you should double check before you commit to anything.

The setting: Dunearn Green at Dunearn Road in Bukit Timah Turf City

Dunearn Green is positioned as an upcoming condominium project on Dunearn Road, within the Bukit Timah Turf City area. This matters because Bukit Timah is not just "central". It is also a district where the quality of the surrounding environment often plays a big role in how residents actually feel day to day. You do not only see it in marketing lines, you notice it in how convenient it is to step out for a walk, where traffic tends to funnel, and whether the everyday routes feel busy or breathable.

The URA has described the former Singapore Turf Club and Turf City area at 700 Dunearn Road as being transformed into a new housing estate that blends public and private housing, integrated greenery, and future amenities. In plain terms, that precinct is not a static backdrop. It is a long term redevelopment plan, and that shifts how a new project like Dunearn Green by Wing Tai Holdings fits into the bigger picture.

On the developer side, the project is promoted as being one of the first residences in the new Bukit Timah Turf City estate. That "first mover" angle is worth paying attention to. When a neighbourhood is still forming, early arrivals often face a different rhythm of construction activity and road works, compared with areas that are already fully settled. The flip side is that you also get to benefit earlier from the new amenities and connectivity as they roll out, assuming the schedule stays on track.

The developer story you should actually care about

Dunearn Green is tied to Wing Tai Holdings and Metro Holdings through a joint venture. Wing Tai has publicly announced the site award together with Metro Holdings on 4 May 2026. Beyond the corporate announcement, this is relevant because it anchors the project to established operators, not just a standalone marketing push.

Wing Tai also described the site as being strategically located within the upcoming Bukit Timah Turf City precinct. It also highlighted an adjacent future park and an extensive surrounding green network. When a project sits next to a future park and within a wider green network, it usually influences more than scenery. It can affect how the area breathes, how outdoor space is framed for residents, and how pedestrian routes are likely to develop around the precinct.

It is also why keywords like Dunearn Green Location and Dunearn Green at Dunearn Road are not just "search phrases". They point to a very specific kind of environment, one where the precinct plan and the project sit together.

Why Bukit Timah Turf City redevelopment changes the buying conversation

A neighbourhood redevelopment can create two competing impressions.

First, there is the hopeful version, the one where more homes, amenities, and green links improve walkability and everyday convenience over time. The URA's conceptual plan for Bukit Timah Turf City shows Dunearn Road and Bukit Timah Road as key road corridors, alongside planned green links and pedestrian routes through the precinct. That supports the idea that the area is being planned with movement and connectivity in mind, not only buildings.

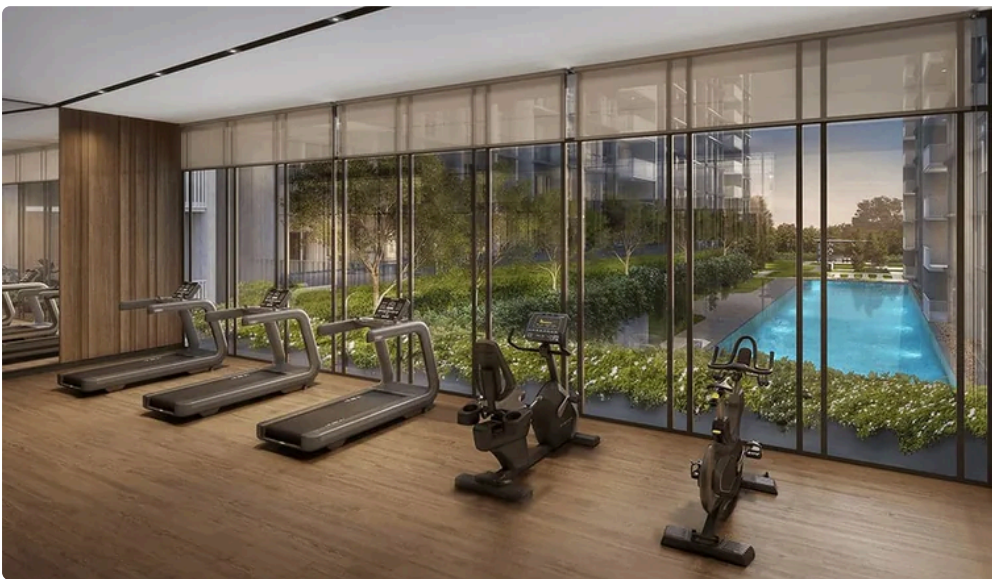
Second, there is the realistic version, where you keep one eye open for the normal growing pains of an estate that is still under transformation. Road works happen. Construction noise shifts. Access routes evolve. Even when a project is "ready" on paper, your lived experience depends on what is open nearby at the time you move in.

If you are evaluating the Dunearn Green New Condo Launch at Bukit Timah with a long horizon, you want to focus on how the precinct planning affects daily routes. For example, green links and pedestrian routes are not just aesthetic improvements. If you know where those paths are intended to run, you can guess how convenient it will be to do short walks without always driving, especially on weekdays.

In my experience, this is where buyers either get pleasantly surprised or quietly disappointed. People who look only at unit features sometimes miss what the surrounding estate will do to morning and evening flow.

The "green" promise, and how to translate it into daily life

Dunearn Green Location is often discussed in terms of greenery, and that is consistent with what Wing Tai described: an adjacent future park and surrounding green network. It also lines up with URA's broader framing of the precinct as integrated with greenery.



But "green network" can mean different things in practice. Sometimes it is a chain of pocket parks that make the area look nice. Other times, it is designed as a continuous pedestrian and cycling fabric that makes walking from home to destinations feel natural.

URA's conceptual plan indicates planned green links and pedestrian routes through the precinct. That is the type of detail that helps you picture how the neighbourhood might function beyond your block.

A useful way to sanity check this, even before official materials are fully published, is to think in routines rather than statements. Ask yourself: would a short post dinner walk become easier if there are pedestrian routes nearby? Would weekend outings feel more spontaneous if there is a park adjacency rather than a distant green spot? These questions are how you convert "green" from a brochure phrase into a practical lifestyle advantage.

What about shops and street level convenience?

One project information site identifies the address as Dunearn Road, Bukit Timah Turf City, Singapore (District 10), and says it will include ground floor shops. That is a plausible and commonly used arrangement for integrated estates, especially where a precinct expects future footfall from residents and visitors.

However, since this specific detail is not confirmed in the verified context as coming from an official developer brochure or launch specification, you should treat it cautiously. If you are serious about the shopping convenience angle, your best move is to wait for the Dunearn Green official website, the Dunearn Green official site materials, or the Dunearn Green brochure (when the developer publishes it) and verify the ground floor programming in the project's own documentation.

This is exactly where buyers can save themselves from unpleasant mismatches between expectation and reality. If ground floor shops are important to you, do not rely on third party summaries alone.

New launch momentum: what “early in the estate” feels like

The idea that Dunearn Green is one of the first residences in the Bukit Timah Turf City estate can sound glamorous, like you are arriving early to a thriving district. The real value is more specific: you can align your home timeline with the estate's build out.

If you move in early, you may experience:

- more visible construction activity in the vicinity at certain times, depending on the precinct progress
- evolving access routes and signage while the surrounding plan is implemented
- the chance to see future amenities materialise sooner from your vantage point than later entrants

If you move in later, you might get a quieter environment, but you may also be waiting longer for the estate to mature around you.

Neither approach is universally better. The right decision depends on whether you prioritise immediate comfort or earlier adjacency to future facilities. That is why Dunearn Green Pricing, Dunearn Green developer sale details, and launch terms, when they eventually come out, should be evaluated alongside location and timing assumptions. Price is not only about the unit, it is also a negotiation about when you want to live through the area's transformation.

What to look for in the Dunearn Green brochure and showflat

Right now, verified context does not include detailed official launch pricing, floor plans, or fully confirmed brochure contents from the developer. So the smartest approach is not to guess, but to prepare for what you will verify once the materials are officially published.

When you review the Dunearn Green brochure, focus on things that directly impact real life, not only presentation:

First, check how the project defines the living environment. If the marketing highlights adjacency to a future park and a green network, the brochure and site plan should support that with accurate orientations and layouts.

Second, scrutinise practical accessibility. URA's planning indicates green links and pedestrian routes, but your actual experience depends on how your block connects to those routes, and how direct the walking paths are once fully implemented.

Third, use the Dunearn Green Showflat visit as a reality check. Showflats are not just about finishes, they help you understand how the unit layout handles daily movement. Even without specific verified floor plans in the current context, you can still evaluate flow, how natural light plays out in similar orientations, and whether common spaces feel usable rather than just pretty.

Here is a short pre-showflat checklist I would actually bring along, so you do not waste the appointment time:

- Bring your top two unit choices (if you have short listed them) and compare how each one changes your daily routines, morning prep and evening wind down.
- Ask for clarification on how the precinct pedestrian routes and green links are expected to connect near the project.
- Request the latest official site plan and any published details on ground floor programming if you care about shops.
- Confirm what is already completed versus still planned in the Bukit Timah Turf City precinct timeline, as shared by the developer.
- Make sure you know where to view the Dunearn Green official website for updates, since new launch information can roll out in phases.

If you are planning to check the Dunearn Green official website or Dunearn Green official site, treat it like the single source of truth for updates, especially around Dunearn Green Pricing and any new marketing releases titled Dunearn Green New Launch.

Dunearn Green New Launch at Bukit Timah: buyer mindset that pays off

A launch like this is exciting, but it also rewards the kind of buyer who stays disciplined. When you see “new” and “green network” together, it is easy to romanticise the future and discount the practical details.

In my experience, the best decisions happen when people balance three realities at the same time.

The first reality is the project’s own documentation. This is where Dunearn Green Brochure, Dunearn Green Floor plans (once published), and the official confirmation of any shop or layout claims matter.

The second reality is the precinct plan. URA’s transformation of the Turf Club and Turf City area into a new estate, plus the conceptual plan showing green links and pedestrian routes, gives you a grounded sense of where connectivity and outdoor movement are meant to develop.

The third reality is timing and execution. Wing Tai and Metro Holdings have tied the site to the Bukit Timah Turf City precinct with an adjacent future park and green network. That is a strong directional signal, but your actual experience will track with construction phases and access changes. So it is not enough to love the narrative, you have to be ready for the neighbourhood to grow.

This is also where trade-offs show up. Early launches can align with your move in timeline, but they may come with a slightly “in progress” environment. If you are someone who gets easily bothered by construction activity, you will want to talk through how the surrounding works are managed, what is expected near your move-in date, and what routes residents will use during the transition period.

How to evaluate “Dunearn Green Pricing” without getting stuck

Because the verified context does not confirm Dunearn Green pricing figures, you should avoid making decisions based on rumours or third party estimates. What you can do now is build a sensible framework so that when pricing is officially shared, you can respond quickly and confidently.

Think about pricing in relation to:

- the unit's internal layout suitability for your household routines
- how the project positioning within the precinct affects daily convenience over time
- whether your priorities lean more toward early adjacency to future amenities or toward a quieter, fully matured environment

When Dunearn Green developer sale terms and official pricing are shared, compare what is included, what is promised, and what is still planned. This is also where checking the Dunearn Green floor plans in detail becomes important, because two units can be priced differently for reasons that have nothing to do with market hype, and everything to do with livability.

If you want to keep it simple, keep one mental rule: price should buy you comfort now and confidence later. If a pricing offer looks good but compromises on connectivity or unit flow, it might not be “good value” for your life.



The Dunearn Green by Wing Tai Holdings angle

“By Wing Tai Holdings” is not a small detail here. The verified context indicates Wing Tai’s involvement and the joint venture with Metro Holdings, and it also shows Wing Tai’s public description of the location within the Bukit Timah Turf City precinct, including the adjacent future park and surrounding green network.

For buyers, this typically matters because you expect clearer coordination around how the project integrates with the precinct plan. Even then, integration depends on what the broader estate execution delivers. That is why you should still verify with Dunearn Green official materials, rather than relying only on high level descriptions.

Where the “Dunearn Green official website” fits into your decision

When information starts flowing for new projects, it is easy to get lost in mirrored content and partial summaries. Your best habit is to use the Dunearn Green official website and official site updates as your baseline, especially for anything tied to Dunearn Green Showflat, unit releases, and any published Dunearn Green New Condo Launch details.

Also, if the developer releases a Dunearn Green brochure in stages, you want the latest version, not an older PDF that someone forwarded earlier. New launch announcements can tighten or change based on authority approvals, final specifications, and construction sequencing. Staying aligned with the official site protects you from making decisions on outdated details.

What I would do next if I were comparing it to other District 10 options

I cannot tell you which unit or which price is right for you, but I can tell you the move that usually sharpens the decision.

Visit the showflat when available, then compare it to the precinct plan narrative. Look for whether the unit's orientation and layout supports the kind of lifestyle being sold: more outdoor movement, easier pedestrian routes in the estate, and a greener daily rhythm once the future park and green links are established.

If the brochure and showflat experience make sense together, the location becomes more than a map point. It becomes a lived environment.

And while you do that, keep expectations grounded. Verified context confirms the precinct transformation and the broad environmental intent. It does not confirm detailed pricing, floor plans, or specific shop tenant information in the official documents within the available material. So your best path is to wait for those official releases, then verify in person and in the Dunearn Green brochure.

A quick reality check on expectations

You might be tempted to treat "Dunearn Green Location" as a final verdict. It is not. Location is layered.

The confirmed pieces are clear enough: Dunearn Green is on Dunearn Road within the Bukit Timah Turf City area, tied to a Wing Tai and Metro Holdings joint venture, with Wing Tai describing the site's strategic position and green intent, including an adjacent future park and surrounding green network. URA also supports the broader transformation of the Turf Club and Turf City area at 700 Dunearn Road into a housing estate with integrated greenery and future amenities, with a conceptual plan showing key road corridors, green links, and pedestrian routes.

What still needs confirmation in official materials is the finer operational detail, such as exact launch specifications, Dunearn Green Pricing, Dunearn Green Floor plans, and anything like ground-floor retail arrangements presented with full accuracy. That is normal for an upcoming project, but it means you should let the official brochure and Dunearn Green official website guide you once they are released.

Keep your eyes on the right updates

Dunearn Green is generating real interest because it sits at a junction of two things that buyers usually want: a premium District 10 address, and a precinct that is designed to become greener and more connected. The new Bukit Timah Turf City estate concept, the [Dunearn Green Singapore](#) adjacent future park messaging, and the planned green links and pedestrian routes create a compelling narrative for lifestyle.

But the purchase decision should still be driven by what you can verify. Once Dunearn Green New Launch details are officially published, lean on the developer's own materials, confirm the practical elements, and only then weigh the price and the floor plans against your household needs.

If you do that, the excitement stays productive, not just hopeful. And Dunearn Green at Dunearn Road stops being a headline and becomes a neighbourhood you can actually picture yourself living in.