

When people start asking about a new condo launch in a specific part of Singapore, the questions are usually practical. Who is building it. What kind of neighbourhood is it being placed into. Whether the marketing promises line up with the actual site and planning context. For Dunearn Green, those questions lead back to the same core story: a prime Dunearn Road location in the Bukit Timah Turf City precinct, delivered by a joint venture anchored by Wing Tai Holdings and Metrobilt Construction.

This is exactly the kind of profile that matters for buyers who are comparing several Dunearn Green new launch options, or who are simply trying to understand what “Dunearn Green at Dunearn Road” really means on the ground. It is not just about a floor plan or a glossy brochure. It is about the development platform behind the project, the scale and intent of the site, and how the precinct around it is expected to take shape over time.

The developer behind the project: Wing Tai Holdings with Metrobilt Construction

Dunearn Green has a developer team that is more than a branding exercise. Wing Tai Holdings and Metrobilt Construction sit within the same delivery story, and Wing Tai has stated that its wholly owned subsidiary, together with Metrobilt Construction Pte Ltd, won the site.

From a buyer’s perspective, this matters for two reasons.

First, it frames how the project is likely to be executed. When a site is awarded to a joint venture, the responsibilities and delivery focus usually reflect the strengths each party brings. Even if buyers never meet the contractors on site, those strengths show up later as workmanship consistency, project management discipline, and how the finishing works up across different parts of the development.

Second, it sets expectations around the timeline and scale. Dunearn Green is not being positioned as a small infill project. The site was awarded by URA as a 99-year leasehold prime site at Dunearn Road, with a tender price of S\$532,999,999. That kind of tender number tells you the project is built around the economics of a large-scale development, not a light-touch refurbishment or a minor redevelopment.

It is also why “Dunearn Green developer” is not a throwaway search term. For many buyers, the developer name is one of the few concrete signals they can use early, before they have the full story from showflat viewing, engineering drawings, or the first wave of unit selection.

Why the site context at Dunearn Road carries weight

Dunearn Green is described in public information as an upcoming new-launch condominium with ground-floor shops on Dunearn Road. The location is positioned as one of the first residences in the Bukit Timah Turf City estate, in District 10, near the former Turf City / Dunearn Road area.

If you have ever compared two launches that look similar on a brochure, you will know that the neighbourhood context is often the deciding factor. A condo can be well-designed, but if the surroundings remain unfinished for too long, the day-to-day experience can lag behind the marketing.

Here, the proven fact is that Dunearn Road and the Bukit Timah Turf City precinct are part of a longer-term planning push. Wing Tai has said the development will benefit from an upcoming park adjacent to the project and an extensive green network in the precinct. That kind of phrasing typically points to a broader master-planned intention rather than a single stand-alone facility.

There is also the scale of the site. The development approval includes a site area of about 19,045.9 square metres. It further includes up to 1,400 square metres of commercial space, including a minimum 600 square metres for an Early Childhood Development Centre. That commercial component is not merely window dressing. It supports everyday convenience for residents and creates an activity layer at ground level.

Ground-floor shops can change how a place feels. Even when you do not use them daily, having a meaningful commercial component nearby tends to reduce the “empty frontage” problem that sometimes happens when a condo is delivered ahead of the neighbourhood.

The intended mix: residential plus shops, with an EC D component

Dunearn Green’s public development context indicates up to 1,400 square metres of commercial space, including a minimum 600 square metres for an Early Childhood Development Centre.

For families, an ECD is not abstract. It affects planning for school schedules, travel time, and the routine geography of a household. For investors, it has a different angle, but it still matters, because child-focused amenities can influence how rental demand behaves in the early years after completion.

At the same time, it is important to be realistic about what this does and does not guarantee. The presence of an ECD allocation does not automatically mean that the facility will immediately be fully operational on day one, and the exact operating timing would depend on licensing and the build-out schedule. What you can say from the verified context is that the planning approval includes that allocation, and the project is designed with that mixed-use intent.

This is also where the term “Dunearn Green at Bukit Timah” and “Dunearn Green location” start to feel different. “Bukit Timah” can sound like a general descriptor, but here it is tied to a specific precinct logic. It is a Turf City adjacent planning environment, not an isolated address.

Access and connectivity: what you can actually anchor to

Location claims can become vague unless they connect to real road networks. Public information identifies access roads and connectivity elements that include Dunearn Road, Bukit Timah Road, Eng Neo Avenue, and the Pan-Island Expressway.

This matters because buyers often test a location in their head by imagining their usual routes, morning patterns, and weekend errands. Even if you do not drive daily, road access tends to influence how delivery services function, how taxis queue, and how much effort it takes to reach the nearest arterial roads.

One edge case to keep in mind: access is only as good as traffic patterns. A road can exist, but the real-world experience depends on how the precinct evolves, how many new developments come online together, and whether the adjacent segments are completed in a staged way. Still, having the named road network in the planning context gives you a more defensible starting point than a purely promotional claim.

The Bukit Timah Turf City precinct: first residences and longer-term amenity development

One of the most useful details in the verified context is that Dunearn Green is positioned as one of the first residences in the Bukit Timah Turf City estate.

Being among the first in a precinct can be a trade-off. There is potential benefit in early mover advantage, meaning you get to live closer to the development timeline and sometimes earlier access to certain precinct-level

improvements. There is also the possibility that some amenities are still under construction for a period. That is not a defect, it is a normal consequence of how large precincts roll out.

Independent property-research context also indicates the precinct is linked to a future civic heart and amenity cluster around the Grandstand buildings and the upcoming Turf City MRT station. That gives a clearer “why this matters” direction beyond the immediate condominium boundary. It suggests the precinct is not only about residential delivery, but also about a wider set of public-facing anchors and transport infrastructure.

In practice, this is the sort of information that affects how you interpret “Dunearn Green at Dunearn Road” as a living environment, not just a mailing address. If the future MRT and civic heart are genuine planning anchors, then the first residences might benefit most as the precinct matures.

Understanding what buyers can and cannot confirm yet about layouts

The question many prospective owners ask is straightforward: what is the Dunearn Green floor plan like?

Here, the verified context is careful. Publicly available launch pages indicate that e-brochures and floor plans are being offered or will be released, but an official floor-plan PDF was not found in the reliable sources reviewed.

That distinction is worth taking seriously when you are comparing launches. Marketing pages may show sample layouts, and there can be differences between marketing previews and the final approved configurations that come with the official brochure pack.

So rather than guessing, it is better to treat the floor plan details as something you should confirm during showflat viewing or when the official brochure pack is made available through the proper channel. If you are serious about a Dunearn Green new launch, make it a deliberate step, not a casual skim.

When I hear buyers say “I already looked at the floor plan online,” I always ask what they actually verified, because too many “pictures” look correct at first glance but omit the constraints that matter, like how the corridor space affects usable area, how the balcony edge is shaped, or how the living and dining adjacency changes with unit type. Without the official document, you can only judge so far.

The brochure and e-brochure reality check

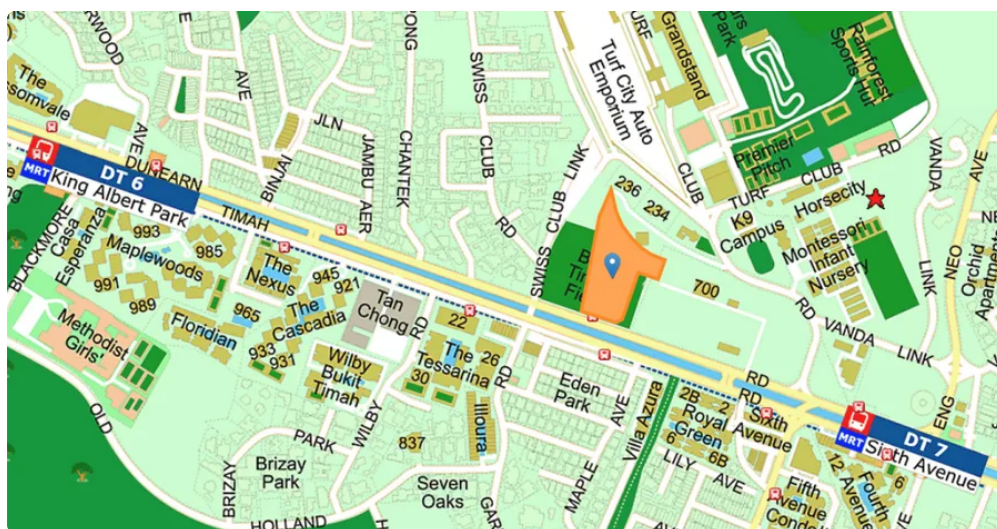
Dunearn Green brochures tend to circulate online ahead of full availability. In the verified context, e-brochures and floor plan information are mentioned as being offered or pending release.

The practical takeaway is this: treat any brochure content you find as a preliminary view until you see the official listing material that comes with the unit selection process. A brochure is not only a selling document, it is also the place where developers usually communicate constraints, product specifications, and the refined versions of what buyers thought they saw earlier.

If you are searching “Dunearn Green brochure” because you want to compare finishes, constraints, or layout details across unit types, plan to confirm the final version at the right time. It saves you from building your decision on an incomplete snapshot.

How to evaluate Dunearn Green as a purchase, based on what is known

Not everything can be answered before showflat viewing, but you can still make reasoned judgments using only what is grounded.



Here is how I would frame it, based on the verified information.

The first factor is the development platform. A 99-year leasehold prime site at Dunearn Road with a large tender price indicates the project is built with significant intent and resources. It also suggests a formal URA award and structured planning approval, rather than a casual redevelopment.

The second factor is the precinct logic. Being within the Bukit Timah Turf City estate, and being an early residence, changes the “when will it feel complete” curve. It might feel lively sooner if precinct progress is quick, or it might feel transitional if the surrounding civic cluster and station area take longer. The key is to align your expectations with how precinct rollouts typically behave.

The third factor is the mixed-use intent at ground level. Ground-floor shops and an ECD allocation of at least 600 square metres within the commercial allocation of up to 1,400 square metres are concrete signals of everyday activity and resident convenience.

The fourth factor is the green narrative with a reason attached to it. Wing Tai has mentioned an upcoming park adjacent to the project and an extensive green network in the precinct. Whether you personally care about parks depends on your lifestyle, but the existence of those elements influences how the precinct can feel over time, especially for families and for residents who value walkable leisure spaces.

What you should look for at the Dunearn Green showflat

Even with limited floor plan documentation publicly available, a showflat visit can still be highly productive if you walk in with a checklist tailored to the context of Dunearn Green at Dunearn Road and Bukit Timah.

Below is a short, practical set of [Dunearn Green condo](#) things to focus on during viewing.

- Confirm the exact unit layout from the official e-brochure material, not only the preview images on launch pages.
- Check how the living, dining, and kitchen adjacency works in your specific unit type, including any door swings and corridor tightness.
- Inspect how the balcony edge and usable outdoor space is shaped, since that affects daily comfort more than people expect.
- Ask about how the ground-floor commercial frontage and the ECD allocation may influence noise patterns at different floor levels.

- Verify what “upcoming park adjacent to the project” means in terms of sightlines and whether your block faces the green network directly or indirectly.

Those questions are not theatre. They help you translate “Dunearn Green Location” from a map concept into the reality you will feel every day.

Trade-offs to consider, especially for early-precinct living

If you are choosing between multiple options, trade-offs are where the honest differences show up.

For an early residence within Bukit Timah Turf City, the upside can be a sense of belonging to the precinct from the beginning. You also get to experience the rollout of the park and green network as the neighbourhood builds out.

The downside is that amenities often arrive in phases. Some of the civic heart and amenity cluster anchored around the Grandstand buildings and the upcoming Turf City MRT station may take time to fully land. Even if the end picture is appealing, your lived experience in the first months and first couple of years might be more “in-between” than what a mature estate would feel like.

Another trade-off involves mixed-use ground levels. Shops and an ECD can be a convenience, but they can also introduce operational noise patterns at different timings of day. That is why floor selection is not just about view or privacy. It also affects how you experience the building’s relationship with street life.

These are the kinds of judgment calls that matter when comparing “Dunearn Green at Dunearn Road” with any other project that is either more established or more remote from a precinct rollout.

Where the “Dunearn Green at Dunearn Road” story leads, practically

The most valuable way to interpret Dunearn Green location is to treat it as a combination of three layers.

The first layer is the address layer: Dunearn Road, within District 10, near the former Turf City / Dunearn Road area.

The second layer is the planning layer: Bukit Timah Turf City precinct, with an upcoming adjacent park and a wider green network.

The third layer is the delivery and amenity layer: a major URA-awarded site, with ground-floor shops and a dedicated ECD allocation within the approved commercial space.

When those layers align, a condo becomes more than a unit. It becomes part of a neighbourhood forming around it.

That is also why the question “Dunearn Green New Launch?” is often really about timing. Are you the kind of buyer who prefers to move into a fully settled environment, or do you feel comfortable taking a longer view while the precinct develops around you? There is no universal right answer, only an answer that fits your lifestyle and risk tolerance.

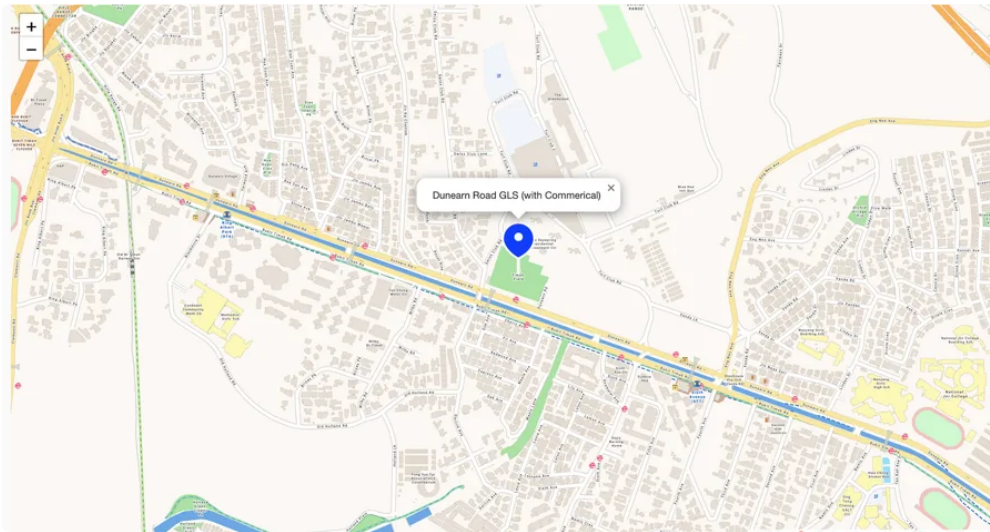
How the developer profile can matter in day-to-day outcomes

Buyers sometimes focus too hard on the developer name alone, without translating it into real outcomes. Here is a more grounded way to think about Wing Tai Holdings and the Wing Tai - Metrobilt Construction context.

A large-scale, prime-site development with commercial allocations and mixed-use planning requirements needs operational discipline. It needs coordination across residential and commercial spaces, and it needs workmanship consistency across the entire stack, from ground-level public-facing areas to higher-floor units.

Even when buyers never see the internal project management, the end result shows up in how the building holds up under regular use, how cleanly the finishes present, and how well the building functions as a system, including how occupants interact with shared spaces.

That is why it is fair to say the developer profile is not marketing fluff. It is one of the earliest lenses you can use to assess execution risk, especially when you are considering a new launch before full unit information is finalized and before you have many independent observations from residents.



Final guidance: approach Dunearn Green as an informed decision, not a rushed one

If you are considering Dunearn Green as your next home or investment, the most sensible approach is to map what is already confirmed to the parts you must still verify.

Confirmed context anchors your confidence: the URA 99-year leasehold prime site at Dunearn Road, the Wing Tai Holdings and Metrobilt Construction joint venture delivery story, the inclusion of ground-floor shops and a minimum 600 square metres commercial allocation for an ECD, and the precinct positioning within Bukit Timah Turf City with an upcoming adjacent park and a green network.

The parts that need verification happen during the sales process: the official e-brochure details, the exact Dunearn Green floor plan configurations, and the unit-level implications for noise, light, and daily convenience.

That balanced approach is what keeps decision-making clean. You do not overbuy the brochure. You also do not underweight the precinct's planning logic just because it is still forming.

If you want to move forward, the next step is not guesswork. It is a showflat visit where you verify the official layouts and ask the precise questions that connect the Dunearn Green at Dunearn Road concept to the lived reality of your preferred unit type.