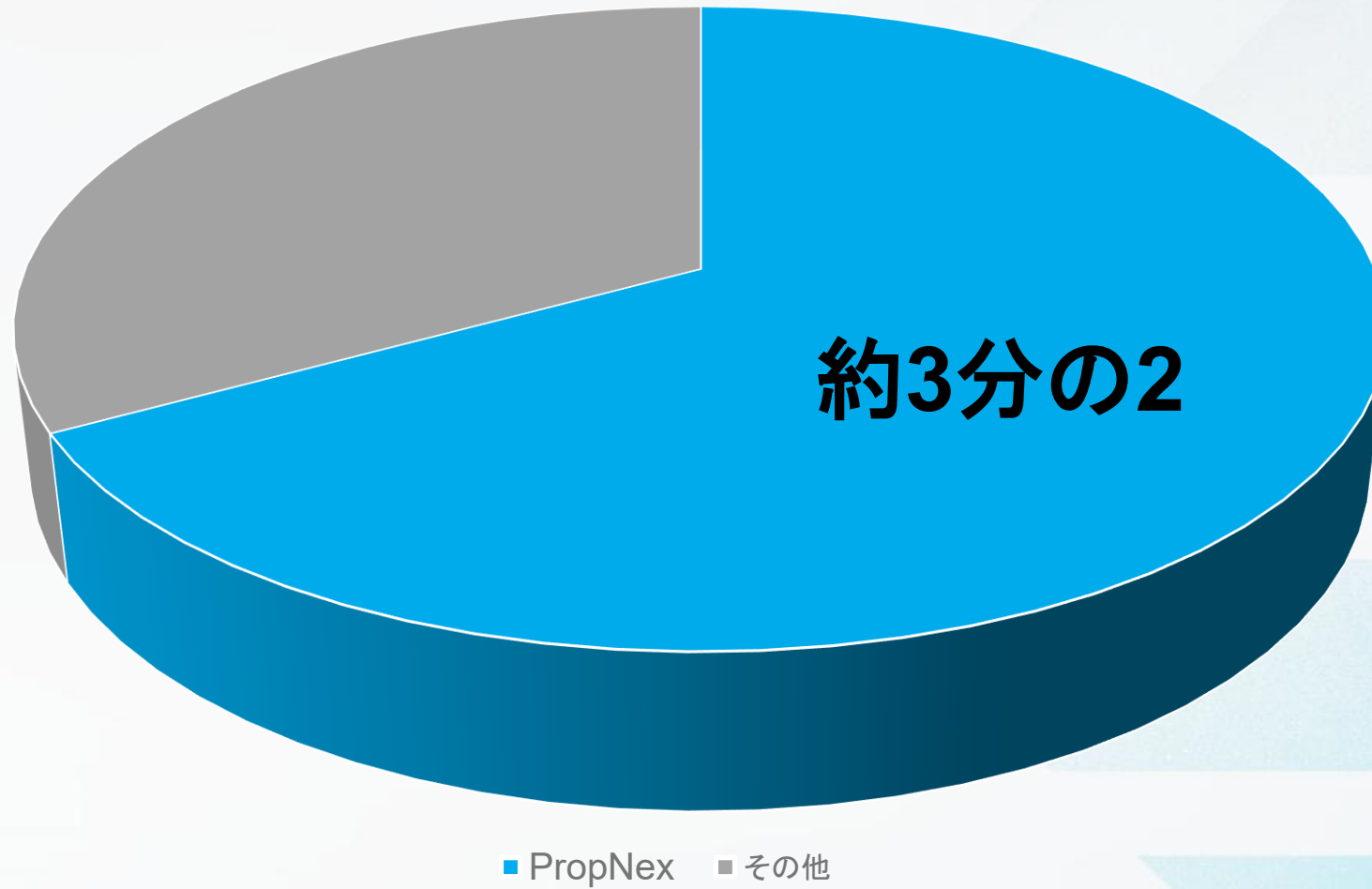
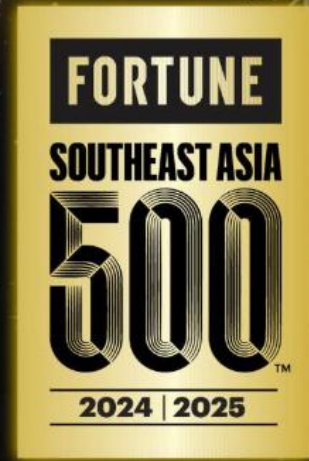




住宅取引市場シェア 2025年

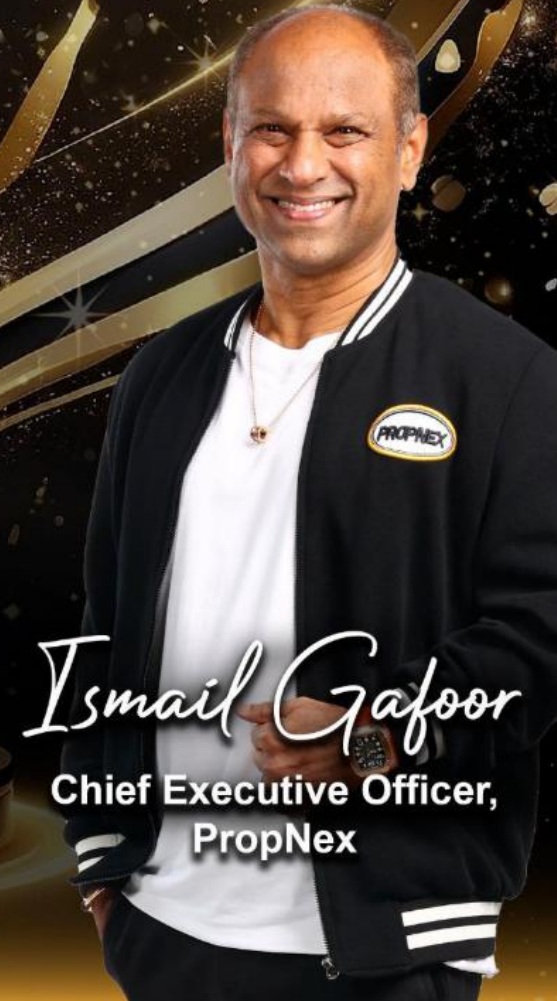




HISTORIC MILESTONE

**Only real estate agency in Singapore to be
ranked in the Fortune Southeast Asia 500
List for 2nd Year Running (2024 & 2025)**

PropNex was **ranked #409** in the rankings include
companies from seven nations: Indonesia, Thailand, Malaysia,
Singapore, Vietnam, the Philippines and Cambodia.



Ismail Gafoor
Chief Executive Officer,
PropNex

お客様に提供できるメリット

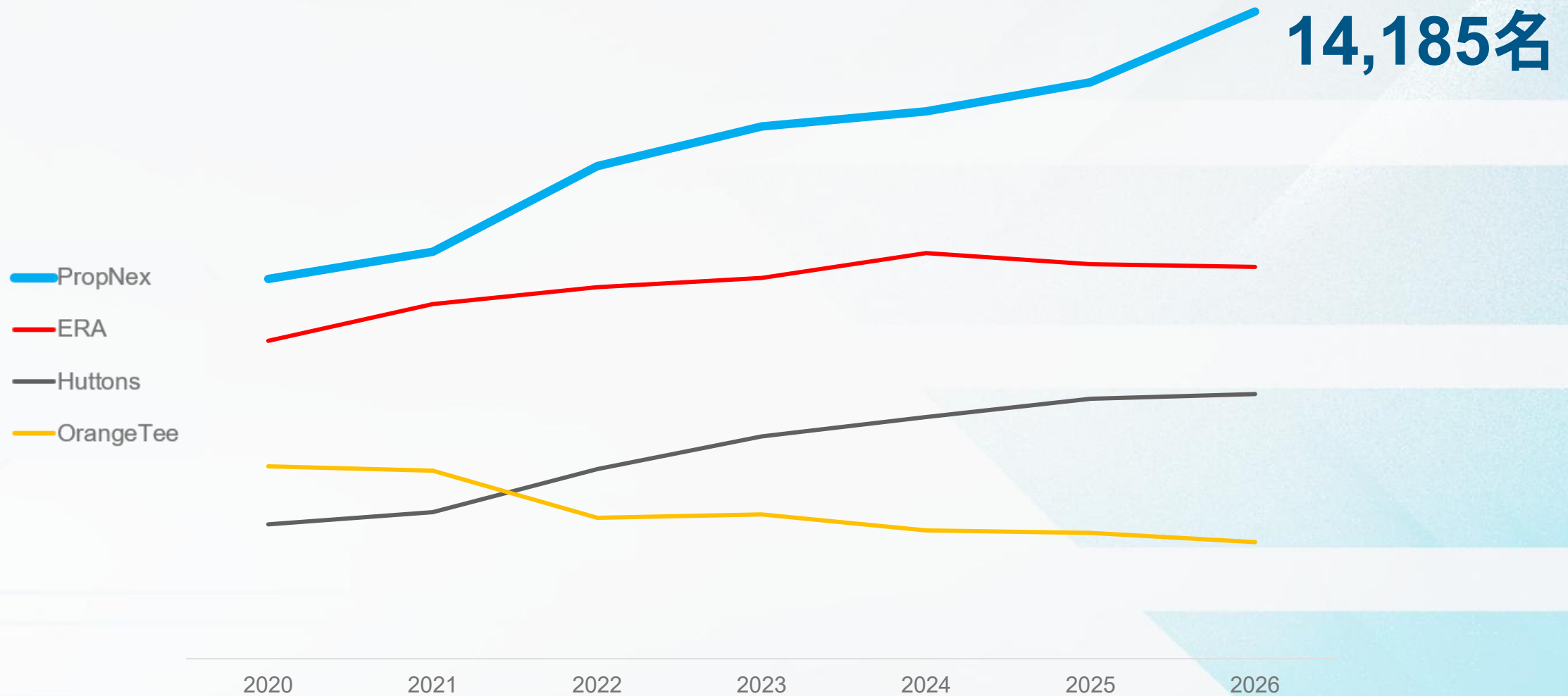
- ①業界最大手のデータベースに基づくご提案
- ②新築物件のご案内
- ③日本人エージェントとの迅速な意思疎通

①業界最大手のデータベースに基づくご提案



①業界最大手のデータベースに基づくご提案

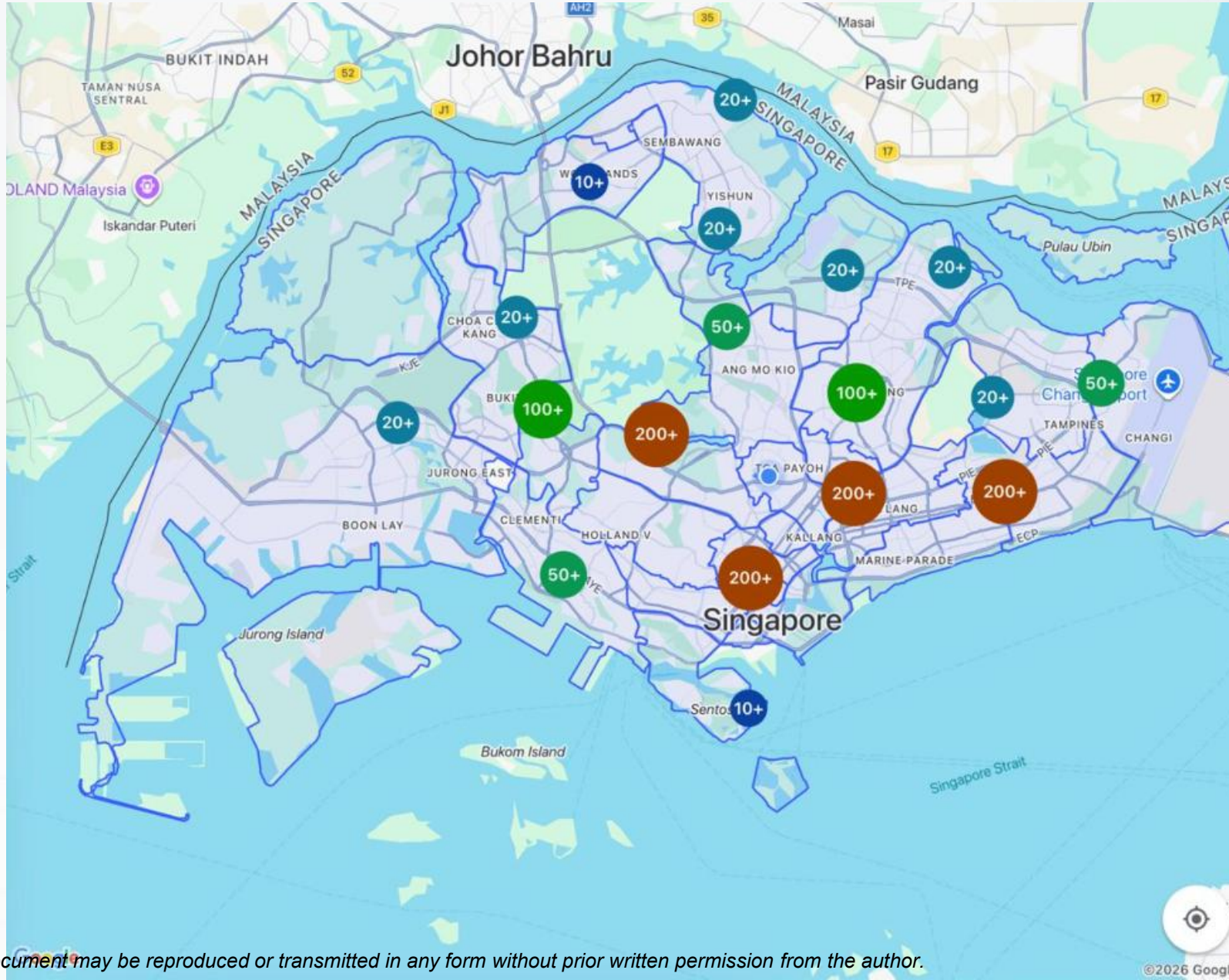
所属エージェント数 2026年2月



*Data Source: The Council for Estate Agencies ("CEA") as at 12 Feb 2026

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①業界最大手のデータベースに基づくご提案



①業界最大手のデータベースに基づくご提案



①業界最大手のデータベースに基づくご提案

09:17 Mon 18 May85%

<

Filter Result

Add

6M

1Y

2Y

5Y

Custom

Filter Summary

Somerset (Within 1km)

Date: 1Y

Condo (Rental)

Bedroom: 3

Overall

Name	Min. Psf	Max. Psf	Avg. Psf	Min. Price	Avg. Price	Max. Price	No. Of Project	Volume
☐ Somerset (Within 1km)	\$1.04	\$10.23	\$5.46	\$2,300	\$8,256	\$29,000	122	1,881

Location

Mrt Name	Min. Psf	Max. Psf	Avg. Psf	Min. Price	Avg. Price	Max. Price	No. Of Project	Volume
☐ Somerset	\$1.04	\$10.23	\$5.46	\$2,300	\$8,256	\$29,000	122	1,881

View All (1)

Projects

Project Name	Star	Min. Psf	Max. Psf	Avg. Psf	Min. Price	Avg. Price	Max. Price	District	Tenure From	TOP	Unit Type	Neares MRT/LI
☐ Rivergate	☆	\$4.24	\$8.59	\$6.49	\$7,000	\$10,146	\$13,311	D9	Freehold	2009	2, 3, 4	Some
☐ Aspen Heights	☆	\$3.60	\$6.07	\$4.69	\$5,700	\$6,501	\$8,200	D9	999 yrs from 01/0...	1998	1, 2, 3, 4, 5+	Some
☐ The Cosmopolitan	☆	\$3.70	\$7.26	\$6.36	\$5,000	\$8,589	\$9,800	D9	Freehold	2008	2, 3, 4	Some
☐ Martin Modern	☆	\$6.34	\$9.52	\$8.25	\$7,800	\$9,793	\$13,800	D9	99 yrs from 28/09/20...	2021	2, 3, 4	Some
☐ 8 @ Mount Serenis	☆	\$2.72	\$5.97						103 yrs from 28/1...	2007	1, 2, 3	Some

Market

Property Analysis

ProTrend

ProMap

More

①業界最大手のデータベースに基づくご提案



① 業界最大手のデータベースに基づくご提案



Property Analysis Report
Standard

Caribbean At Keppel Bay

10 Keppel Bay Drive, S(098640)
Condo



Ono Takeshi
Associate Advisor
PropNex Realty Pte Ltd
CEA: R072893H/L3008022J
HP: 96675115

Selected Unit Information

Selected Address: 10 Keppel Bay Drive, S(098640)
Type: 3 Bedrooms
Area: 1,378sqft

Caribbean At Keppel Bay

Type: Condo
Region: RCR
District: D04 - Telok Blangah, Harbourfront
Subtown: Maritime Square
TOP: 2004
Tenure: 99 yrs from 16/08/1999
Land Size: 1,049,448 sqft / 97,497 sqm
GFA: 1,429,231 sqft / 132,780 sqm
Plot Ratio: -
Total Units: 969
Developer: Keppel Bay Pte Ltd
MCST: -

Residential Analysis

58.93% Singaporean
21.33% PR
17.06% Foreigner
2.69% Company

Purchase Address Indicator

Private: 78.75
HDB: 21.25

Unit Mix

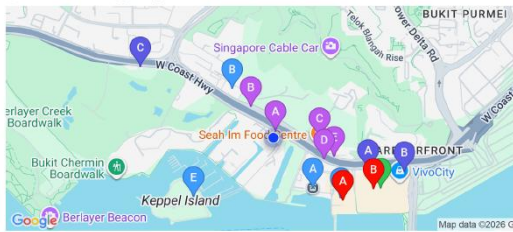
Unit Type	Min(sqft)	Max(sqft)	No. Units
2-BEDROOM	840	1141	209
2-BEDROOM + With Study			0
3-BEDROOM	1206	2174	326
3-BEDROOM + With Study	1324	3122	193
4-BEDROOM	1636	6135	114
4-BEDROOM + With Study	4650	4650	6

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Amenities (Within 1 km)

Caribbean At Keppel Bay



MRT

- Harbourfront: 0.57 km
- Sentosa: 0.77 km
- Telok Blangah: 0.88 km
- Waterfront: 1.32 km
- Imbiah: 1.48 km

Bus Stops

- Telok Blangah Rd: 0.06 km
- Telok Blangah Rd: 0.23 km
- Seah Im Rd: 0.27 km
- Telok Blangah Rd: 0.31 km
- Telok Blangah Rd: 0.36 km

Childcare

- Kiddiwinkle Schoolhouse Pte Ltd: 0.35 km
- Little Seeds Preschool: 0.38 km
- Agora-Coleman Spaces Pte Ltd: 0.51 km
- Brighton Montessori @ Harbourfront: 0.51 km
- Julia Gabriel Preschool Keppel Bay: 0.56 km

Primary Schools

- Radin Mas Primary School: 1.23 km
- Blangah Rise Primary School: 1.36 km
- CHU (Kellock): 1.53 km

Secondary Schools

- CHU St. Theresa's Convent: 1.14 km

International Schools

- Knightbridge House International School: 1.77 km
- North London Collegiate School: 1.93 km
- ISS International School: 1.95 km

Tertiary & Universities

-

Mall

- HarbourFront Centre: 0.53 km
- VivoCity: 0.64 km
- WEAVE @ Resorts World Sentosa: 1.18 km
- Deput Heights Shopping Centre: 1.71 km
- Alexandra Retail Centre: 1.88 km

Groceries & Supermarkets

- Cold Storage: 0.81 km
- Don Don Donki: 0.81 km
- Fairprice Xtra: 0.67 km
- The Seafood Market Place By Song Fish: 0.67 km
- Fairprice: 1.12 km

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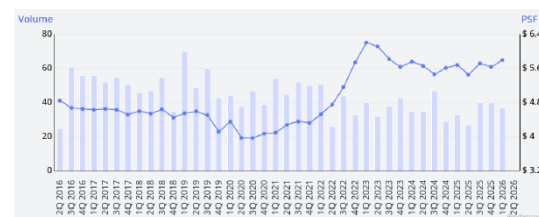
Rental - 3 Bedrooms

Selected Address: 10 Keppel Bay Drive, S(098640)
Type: 3 Bedrooms
Area: 1,378sqft

Size Mix Rentals For 3 Bedrooms (2Y)

Size (sqft)	Unit Type	Price Range	Median Price	Volume
1,200 - 1,300	3	\$5,000- \$9,250 (\$4.72- \$7.40 PSF)	\$7,136 \$5.71 PSF	148
1,300 - 1,400	3	\$6,350- \$8,600 (\$4.70- \$6.37 PSF)	\$7,764 \$5.75 PSF	92
1,400 - 1,500	3	\$7,000- \$7,900 (\$4.83- \$5.45 PSF)	\$7,325 \$5.05 PSF	8
1,500 - 1,600	3	\$7,800 (\$5.03 PSF)	\$7,800 \$5.03 PSF	1
1,600 - 1,700	3	\$7,500- \$10,750 (\$4.55- \$6.52 PSF)	\$8,950 \$5.42 PSF	15
1,700 - 1,800	3	\$8,800- \$9,800 (\$5.03- \$5.60 PSF)	\$9,167 \$5.24 PSF	3
1,800 - 1,900	3	\$9,700 (\$5.24 PSF)	\$9,700 \$5.24 PSF	1
2,100 - 2,200	3	\$9,650 (\$4.49 PSF)	\$9,650 \$4.49 PSF	2
2,200 - 2,300	3	\$9,500- \$10,900 (\$4.22- \$4.84 PSF)	\$10,200 \$4.53 PSF	2
2,500 - 2,600	3	\$8,300- \$10,800 (\$3.25- \$4.24 PSF)	\$9,400 \$3.69 PSF	5

Rental Trend For 3 Bedrooms (10Y)



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②新築物件のご案内

オフィス賃料が上がり続けている。いっそ購入を検討してみようか。

購入するなら値上がりした中古物件(**Resale**)ではなく、新築に興味がある。

シンガポールに永住するので最新のコンドミニアムを買いたい。

②新築物件のご案内



ONE
MARINA GARDENS



V
ON SHENTON



SKYWATERS
RESIDENCES



W
RESIDENCES
MARINA VIEW
SINGAPORE



ONE
SOPHIA



CT foodNEX



KeyStone
@mandai



woods
square

②新築物件のご案内



500+
BUYERS HAVE VISITED
CT GOLD
— @ MACPHERSON —

**ARE YOU STILL
SITTING ON
THE FENCE?**

LAST 6 DAYS
TO VISIT THE SALES GALLERY!

CT GOLD
• MACPHERSON

SERIOUS BUYERS. STRONG INTEREST. REAL MOMENTUM.
Don't miss out on this rare opportunity!

③日本人エージェントとの迅速な意思疎通



PropNex
日本人エージェント

③日本人エージェントとの迅速な意思疎通

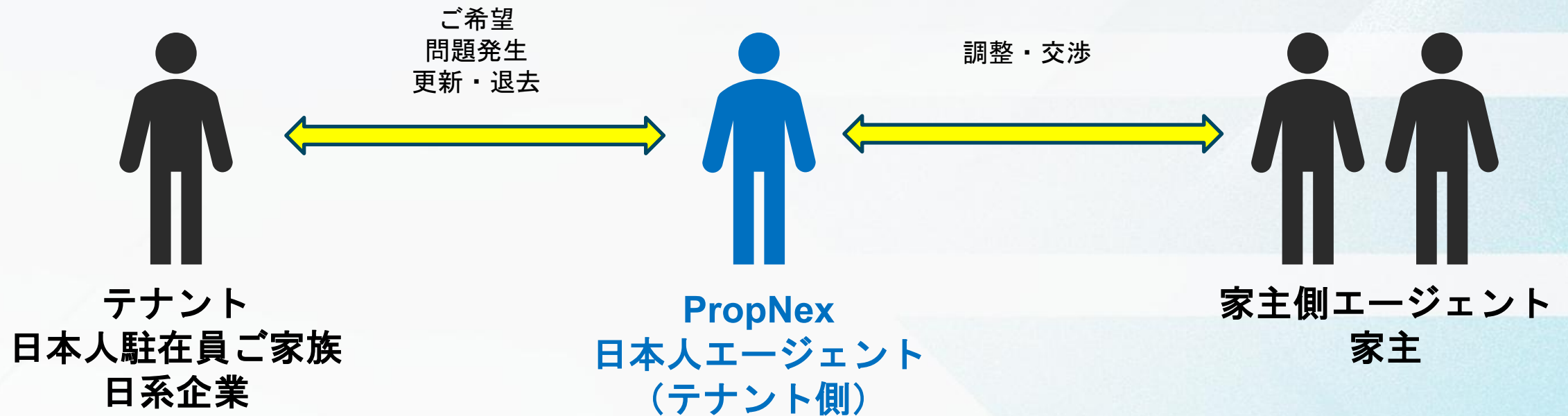
国家ライセンス



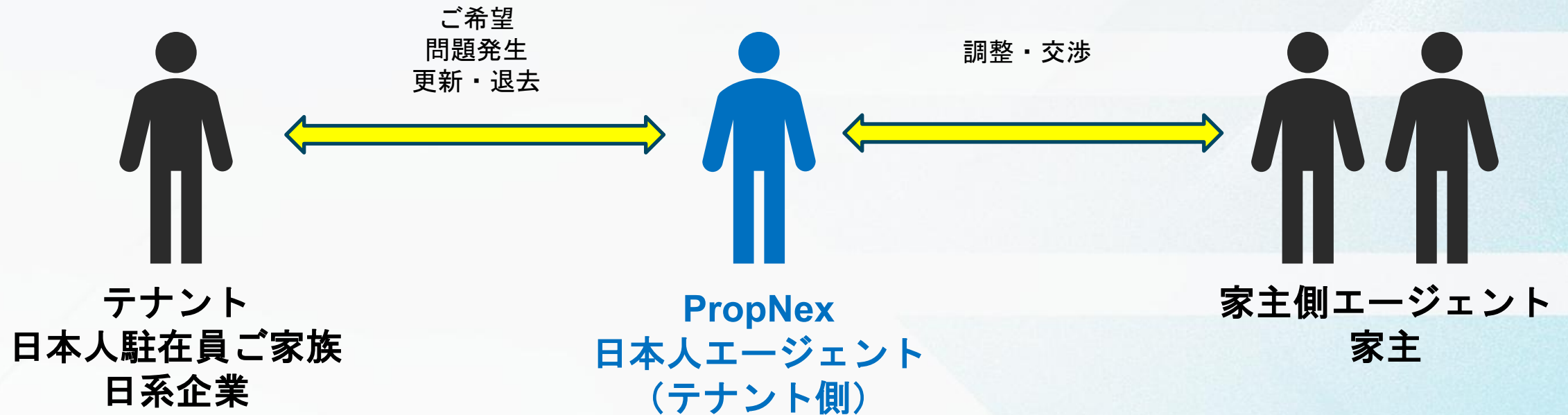
PropNex
日本人エージェント

永住権保持 (PR)

③日本人エージェントとの迅速な意思疎通



③日本人エージェントとの迅速な意思疎通



ローカルエージェントを通さず、日本人エージェントがすべて対応。

お客様に提供できるメリット

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- ③日本人エージェントとの迅速な意思疎通



大野剛司

ASSOCIATE ADVISOR

9667 5115