

There are certain places in Singapore where you can feel the future arriving before you can name it. Dunearn Road in Bukit Timah is one of those corridors. If you have been watching the evolution of the Turf City area at 700 Dunearn Road, you will already know the broad story: the old Turf Club/Turf City precinct is being transformed into a new housing estate that weaves in greenery and future amenities. And right in the middle of that momentum, Dunearn Green is positioned as a new-launch condominium on Dunearn Road, in the Bukit Timah Turf City vicinity.

When a project is being launched alongside a bigger masterplan area, it changes how you think about value. It is no longer just about the unit. It is about the neighborhood that will surround the unit over time, the pedestrian links that will shape day-to-day movement, and the green network that can make the whole estate feel calmer even when urban life is close by. Dunearn Green, associated with Wing Tai Holdings and Metro Holdings through a joint venture, is tied directly to that wider transformation narrative.

Let's look at what is known from the confirmed information, what the location implies in practical terms, and what to do if you are considering the Dunearn Green New Launch for your next home.

Dunearn Green and the Bukit Timah Turf City context

Dunearn Green is described as an upcoming or new-launch condominium project on Dunearn Road, in the Bukit Timah/Turf City area of Singapore's District 10. The project is promoted as one of the first residences in the new Bukit Timah Turf City estate.

This "first wave" detail matters more than it sounds. In masterplanned areas, early phases often become the benchmark for how residents experience the place once the new rhythms settle in. You start to see which streets feel intuitive to walk, which routes become habitual, and how the planned green links connect everyday routines. Being early can also mean you are buying into a neighborhood at the stage where the transformation is still unfolding, which is a different kind of bet from buying into a fully matured district.

The broader plan around the Turf Club/Turf City site is clear in intent. URA describes the former Turf Club/Turf City area at 700 Dunearn Road being transformed into a new housing estate with public and private homes, integrated with greenery and future amenities. In other words, it is not [Read More](#) a bare development. It is designed to include both built form and connective green space, plus future convenience.

Why Dunearn Road feels different from "just another condo address"

Condo locations can be very similar on paper, but the lived experience can diverge drastically based on how people move through the area. With Bukit Timah Turf City, the URA conceptual planning for the precinct indicates that Dunearn Road and the Bukit Timah Road corridor function as key road linkages, while pedestrian routes and green connections are planned through the precinct.

That combination, road corridor plus planned pedestrian links, is usually the sweet spot for daily life. You get access to major routes without everything being forced into a car-first experience. Even without quoting specific distances or projecting timelines, you can infer the direction of travel and the likely "feel" of the area: more walking, more connected greenery, and more usable outdoor space as the estate takes shape.

This is also why people interested in Dunearn Green Location often ask the same follow-up questions in person. Which paths are the most convenient to reach? How does the green network connect to the places you will

actually go, like groceries, schools, and usual amenities? What is the pedestrian experience after work, not just what the map looks like at launch?

The masterplan direction supports those concerns. It is meant to be an integrated precinct, not isolated buildings sitting on a traffic island.

The developer link you should pay attention to

Dunearn Green is tied to Wing Tai Holdings and Metro Holdings through a joint venture. Wing Tai announced the site award together with Metro Holdings on 4 May 2026.

That matters for two reasons. First, it anchors the project to known industry players rather than an anonymous platform. Second, it tells you the site is not a random land parcel dropped into a street. It is part of a broader prime site allocation connected to the future precinct, which aligns with how the wider Turf City plan is being carried out.

When you see these kinds of developer sale announcements and site awards, you should still do your due diligence on your specific purchase, of course. But as far as the confirmed context goes, this is a real, established development pipeline, tied to a JV and announced as a prime site in the Dunearn Road area.

Green outlook: adjacent future park and a wider green network

One of the most compelling parts of the confirmed positioning is the green outlook described by Wing Tai. The company describes the site as strategically located within the upcoming Bukit Timah Turf City precinct, with an adjacent future park and extensive surrounding green network.

This is where the “excitement” tone is justified, because green access changes more than aesthetics. Over time, it affects how often people choose to walk instead of drive, how children play, how evening routines feel, and even how residents mentally recharge after a busy day.

There is also an important trade-off to acknowledge, especially in new-launch phases. Green features that are “future park” or “planned green network” may not be fully present at the exact time you move in, depending on the estate phasing schedule. The confirmed information supports that the park and network are part of the plan, but it does not provide a specific completion timeline for each element in what has been verified here.

So if you are deciding based on greenery, a practical approach is to look for the most concrete visuals available to you at the time of enquiry, and to confirm what is available at different stages once you contact the project team. Many people regret buying enthusiasm without verifying what is deliverable near-term versus mid-term.

“New launch” is not just marketing, it is a different decision set

Dunearn Green as a Dunearn Green New Launch changes your checklist. With resale condos, you can inspect the unit, see the actual environment, and measure what is already there. With a new condo launch, you are buying a future combination of design, immediate surrounding works, and the unfolding precinct.

That makes your expectations more important. You might love the idea of being close to an upcoming park and green links, but you also need to plan for construction noise patterns, temporary route changes, and the way the neighborhood may look at different phases.

From a value perspective, the “first wave” nature can be a plus if the estate develops smoothly, because your home sits at the start of a new normal. But it is not automatic. The project’s long-term appeal will depend on how

the masterplan's connectivity and amenities actually come together, not just the promise that they will.

What “near the new Turf City estate” really means for daily life

Let's translate the confirmed planning into what you will likely feel day to day, without pretending we know exact opening dates for future facilities.

If Dunearn Road is a key corridor in the conceptual plan, it generally means better access and easier routing to the rest of the city. If the precinct includes planned pedestrian routes through the estate, it tends to produce a more walkable micro-environment within the neighborhood. And if there is an adjacent future park with surrounding green network, that suggests a visible and usable outdoor component rather than greenery only at the margins.

In practice, what people want is not an abstract “connected precinct.” They want to walk somewhere safely and comfortably, they want a weekend routine that does not require a long drive, and they want to feel that the estate is designed for more than passing through.

For anyone comparing other District 10 options, this is the kind of difference that can matter. It is the difference between living in a condo among roads, versus living inside a precinct designed to bring people out into green, connected space.

About the brochure, pricing, and official site details

You will probably see people asking about Dunearn Green Brochure, Dunearn Green Pricing, or the Dunearn Green Official Website and Dunearn Green official site. Based on what has been verified here, I cannot confirm specific brochure figures or official launch pricing.

So if your decision depends on numeric details, treat any unverified “pricing package” claims carefully. The responsible approach is to rely on the developer's own materials or the official information channel you receive during a proper enquiry.

If you want to contact the project team, asking for the Dunearn Green Showflat availability and the latest floor-by-floor or unit-specific documents is sensible. For a new launch, the showroom and unit types can also help you understand layout intention, natural light orientation, and how spaces are meant to work day to day.

What I can say from the verified context is that Dunearn Green is associated with Wing Tai Holdings, and the project is linked to that broader Bukit Timah Turf City precinct redevelopment narrative. Beyond that, you should avoid assumptions and verify the exact offer terms directly when you get the official documents.

Dunearn Green Floor plans: what to judge beyond the website pictures

Floor plans can look impressive in marketing renders. In reality, small choices in design can make or break how a unit feels after a few months.



Since specific Dunearn Green Floor plans are not provided in the verified context here, let's focus on what experienced buyers typically evaluate when they tour a unit or view an official floor plan set. Even without naming exact configurations, you can still apply the same practical lens.

The best starting point is to ask yourself, "Where will we spend time daily?" Then map those habits onto the layout. If the living area connects naturally to dining, if bedrooms are sized realistically for your current and future needs, if ventilation is decent, and if storage is enough for Singapore-style living, you will notice the difference.



Also pay attention to how the unit's internal flow handles ordinary friction. Morning rush, groceries landing in the kitchen, kids' bags, shoes near the entrance, and laundry routines. In new launches, the layout may feel smooth on paper, but you still want the day-to-day details to work without awkward detours.

When you visit Dunearn Green Showflat, take your time. Walk the path like you are going to sleep, then like you are getting ready in the morning. Those two moments reveal more than you might expect.

A quick showflat sanity checklist (keep it simple)

- Stand in the kitchen area and look back toward the living and dining zones, check sightlines and practicality
- Count usable storage locations, not just cupboards, include where you can hide daily clutter
- Test airflow by opening doors and imagining breeze flow, especially for bedrooms
- Measure mentally how often you will carry items from entrance to kitchen, then see if the path feels efficient

- Ask how the unit interfaces with surrounding construction and future works phases (timing varies, so get specifics)

Dunearn Green by Wing Tai Holdings: what the JV context implies

The confirmed joint venture link with Metro Holdings and Wing Tai provides a useful signal about how the development is being carried out within a larger prime site framework. It also means your questions should include how the project is phased in the context of the wider estate.

Even if you love the concept of being near the new Turf City estate, what you actually experience can be heavily influenced by phasing. The surrounding works might change traffic flow during certain periods, and the feel of the precinct can shift as nearby parcels come online.

That is also why the “excited” feeling should be paired with disciplined inquiry. When buyers get emotionally invested, they sometimes skip the exact questions that later become annoyances. If you want Dunearn Green as your next home, you are right to ask the timeline questions directly when they are available.

Who is Dunearn Green most suited for?

A new-launch condo near a new masterplanned estate tends to attract a few distinct buyer profiles.

First, people who like the idea of living early in a growing precinct, where the neighborhood around them is still taking shape. If you enjoy being close to future amenities and green spaces from the start, Dunearn Green is the kind of opportunity that matches that mindset.

Second, buyers who value a green-forward environment, especially when an adjacent future park and surrounding green network are part of the positioning. If you are drawn to the idea of a connected green network rather than isolated pockets of landscape, this precinct direction aligns well.

Third, investors or future end-users who are comfortable with the reality that an estate’s maturity takes time. In those cases, the return story is linked to how the precinct’s promised connectivity and amenities actually materialize.

What about buyers who want a settled, fully complete environment on day one? They might find the “new estate transformation” nature less comfortable. Not because the project is wrong, but because the surrounding environment is part of an ongoing change.

The practical steps to take before you commit

If you are serious about Dunearn Green New Condo Launch at Bukit Timah, the best approach is to confirm the information that directly affects your decision.

Sometimes the most valuable questions are the ones you do not think to ask until you are standing at the counter. For example, ask for the latest official materials, unit availability, and what is included in the sales offer. Ask about how the development relates to the adjacent future park and the green network in the plan, and what access is expected once the precinct is more established.

Also, if you care about long-term convenience, ask how walkability in the precinct is expected to work, since URA’s conceptual planning indicates pedestrian routes and green links. The exact routes that matter to you depend on where your daily routines will pull you next.

Before you sign, ask these high-impact questions

- What specific elements near the site are already confirmed for the early phases versus later phases
- Which official documents reflect the latest unit details, and can you review them during the enquiry process
- What does the developer say about access to the adjacent future park and the surrounding green network
- How is the precinct expected to be connected for pedestrians, based on the latest approved planning visuals
- What is the current status and schedule of the Dunearn Green Showflat for unit viewing

Dunearn Green is part of a larger story, not a standalone dot

The most honest way to view Dunearn Green is as a piece of the Bukit Timah Turf City transformation. URA's description of the 700 Dunearn Road Turf Club/Turf City area becoming a new housing estate with public and private homes, integrated greenery, and future amenities sets the stage. URA's conceptual plan points to Dunearn Road and the Bukit Timah Road corridor as key road elements and indicates planned green links and pedestrian routes through the precinct.

Then Wing Tai adds the project-specific positioning: a strategically located site in the upcoming precinct, adjacent future park, and extensive surrounding green network. Finally, the Wing Tai announcement that the site was awarded in a JV context with Metro Holdings gives it a credible development backbone.

This is why the keyword Dunearn Green at Dunearn Road feels more than just an address. It is a location embedded in a redevelopment narrative where design intent includes greenery and connectivity, not only buildings.

Final thoughts as you explore Dunearn Green

If you are looking at Dunearn Green, you are not only shopping a unit type. You are choosing a timeline and a neighborhood direction. That can be exciting, especially when the verified context points to planned green networks, an adjacent future park, and a precinct built with pedestrian and integrated planning in mind.

At the same time, because it is a new launch, you will want to verify the deliverables that matter to you, floor plan details that match your lifestyle, and the concrete inclusions reflected in the developer's own materials. If you manage that process well, Dunearn Green can be the kind of home that feels like it fits the future of the area, not just the present day.

If you are considering the Dunearn Green developer sale or trying to understand Dunearn Green Pricing, keep your focus on official, confirmed documents received directly through the project's enquiry and showflat channels. The best decision is usually the one grounded in what you can verify, while still letting yourself appreciate the momentum that is already in motion around Dunearn Road and the new Turf City estate.