

Lentor Modern records early subsale gains of up to 21 % following TOP

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The 605-unit Lentor Modern, GuocoLand’s first private condo in the Lentor Hills Estate, was completed earlier this year. It is also the only integrated mixed-use development within the new private housing enclave.

In January, GuocoLand announced that the project was fully sold after the final unit — a 1,130 sq ft three-bedroom apartment on the 23rd floor of one of the three 25-storey towers — was taken up at \$2.4 million (\$2,126 psf), based on a caveat lodged.

The residential component of Lentor Modern obtained its Temporary Occupation Permit (TOP) at the end of August, with homeowners collecting the keys to their new units over the past two months.

Since then, eight subsales have already been recorded. Seven of these achieved double-digit gains ranging from 13 % to 21 %, while one unit posted a 9 % increase. Seven of the eight subsales involved three-bedroom units measuring between 980 sq ft and 1,109 sq ft, while the remaining transaction was for a 1,528 sq ft four-bedroom unit.

Lentor Modern proved to be a strong market performer from the outset. At its launch in September 2022, 508 units, or 84 % of the project, were sold over the first weekend.

The mall at Lentor Modern which is linked to the Lentor MRT Station (Thomson-East Coast Line) is scheduled to open in January 2026. The mall, which has 90,000 sq ft of net lettable area, will be anchored by CS Fresh supermarket, Mulberry Learning preschool, F&B, retail and wellness services.

To date, six residential projects totalling 2,954 units have been launched in Lentor Hills Estate, with 98.2 % of the total supply taken up, based on caveats lodged.

GuocoLand has played a dominant role in the precinct’s development, having been involved in four of the six projects launched so far. The latest is the 477-unit Lentor Central Residences, a joint-venture development by GuocoLand, Hong Leong Holdings and CSC Land Group. Launched in March, Lentor Central Residences was fully sold by November. In fact, all four projects involving GuocoLand have achieved 100 % sales (see table).

The 598-unit Lentor Hills Residences, the second project to be launched in the estate, was fully sold in August this year. Developed by a joint venture between Hong Leong Group and GuocoLand, the project recorded its first subsale in October, when a 958 sq ft three-bedroom unit changed hands for \$2.18 million (\$2,276 psf). The unit was originally purchased at launch in July 2023 for \$1.963 million (\$2,049 psf), translating into a gain of \$217,000, or 11 %, for the seller.

Looking ahead, 2026 will mark the launch of the seventh residential project in Lentor Hills Estate, to be developed by Kingsford Group. The new development at Lentor Gardens is expected to have about 500 units.

Meanwhile, the eighth residential plot at Lentor Central was launched for sale on Dec 5. The 171,428 sq ft 99-year leasehold site, which can yield about 560 units, is located next to Lentor Modern. Hence, it is within walking distance of Lentor MRT Station and the mall. The tender for the site will close on March 3, 2026. **E**

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The 605-unit Lentor Modern is fully sold, and obtained TOP in October, and already eight sub-sales have been recorded in the project

TABLES: EDGEPROP BUDDY, URA REALIS, BASED ON CAVEATS LODGED AS AT DEC 15, 2025

Lentor Modern – Profitable subsales

Rank	Block No.	Floor No.	No. of Bedrooms	Area (Sq Ft)	Purchase Date	Purchase Price (psf)	Sale Date	Sale Price (psf)	Gains (\$)	Gains (%)
1	7	5	3	1,109	17-Sep-22	\$1,880	21-Oct-25	\$2,272	\$434,938	21%
2	3	12	3	990	17-Sep-22	\$2,032	31-Oct-25	\$2,432	\$395,330	20%
3	7	4	3	980	17-Sep-22	\$1,904	23-Oct-25	\$2,277	\$364,840	20%
4	5	6	3	990	17-Sep-22	\$2,005	16-Oct-25	\$2,383	\$374,060	19%
5	7	17	3	990	17-Sep-22	\$2,082	20-Nov-25	\$2,424	\$337,830	16%
6	5	13	4	1,528	16-Sep-22	\$1,968	13-Oct-25	\$2,290	\$492,380	16%
7	7	7	3	1,109	17-Sep-22	\$1,894	21-Oct-25	\$2,147	\$280,210	13%
8	7	23	3	990	23-Sep-22	\$2,243	27-Oct-25	\$2,444	\$199,000	9%

New project launches and sales at Lentor Hills estate

No.	Project Name	Developer(s)	Government Land Sale (GLS) site	Tender Close Date	Number of Bids	Land Rate (\$ psf ppr)	Launch Date	Total Number of Units	Number of Units Sold	Percentage of Sales*	Average Price of Units Sold*
1	Lentor Modern	GuocoLand	Lentor Central	22-Jul-21	9	\$1,204	Sep-22	605	605	100.0%	\$2,107
2	Lentor Hills Residences	Hong Leong Holdings and GuocoLand	Lentor Hills Road (Parcel A)	18-Jan-22	4	\$1,060	Jul-23	598	598	100.0%	\$2,100
3	Hillock Green	China Communications Construction Co., Soilbuild Group and United Engineers	Lentor Central	13-Sep-22	3	\$1,108	Nov-23	474	458	96.6%	\$2,173
4	Lentoria	TID (a joint venture between Hong Leong Group and Mitsui Fudosan)	Lentor Hills Road (Parcel B)	13-Sep-22	2	\$1,130	Mar-24	267	231	86.5%	\$2,208
5	Lentor Mansion	GuocoLand and Hong Leong Holdings	Lentor Gardens	4-Apr-23	1	\$985	Mar-24	533	533	100.0%	\$2,257
6	Lentor Central Residences	Hong Leong Holdings, GuocoLand and CSC Land Group	Lentor Central	12-Sep-23	2	\$982	Mar-25	477	477	100.0%	\$2,207
							Aggregate Number of Units	2,954	2,902	98.2%	
7	Lentor Gaardens GLS site**	Kingsford Group	Lentor Gardens	3-Apr-25	2	\$920	NA	500	NA	NA	NA
8	Lentor Central GLS Plot 4*	NA	Lentor Central	3-Mar-26	NA	NA	NA	560	NA	NA	NA
							Aggregate Number of Units	4,014			

* Based on URA Realis data downloaded as at Dec 15
** Not launched yet
* Government Land Sales (GLS) site launched on Dec 5