

If you have been tracking the Bukit Timah Turf City area, the name Dunearn Green will start sounding familiar fast. It sits in one of those precincts that feels less like a single condo launch and more like the beginning of a new neighbourhood. And that matters, because you are not just buying four walls, you are buying what the surrounding area is supposed to become.

Dunearn Green is promoted as an upcoming or new-launch condominium project along Dunearn Road, in the Bukit Timah Turf City precinct in District 10. Based on the available project information and developer announcements, the project is associated with Wing Tai Holdings and Metro Holdings through a joint venture. Wing Tai also described the site as strategically located within the upcoming Bukit Timah Turf City precinct, with an adjacent future park and an extensive surrounding green network. The bigger story behind all of that comes from URA's planning direction for the former Singapore Turf Club and Turf City area at 700 Dunearn Road, which URA says is being transformed into a new housing estate, integrated with greenery and future amenities.

So yes, Dunearn Green is a condo name. But it is also a chance to be early in a precinct that is actively being shaped.

Why Dunearn Green feels different from a “normal” condo launch

Plenty of developments launch with attractive sales language, but Dunearn Green's pitch stands on something more grounded: the precinct itself is in motion. URA has documented that the Turf Club and Turf City area is being transformed into a new housing estate with both public and private homes, integrated with greenery and future amenities. That is not a vague claim, it is part of the broader planning for the site at 700 Dunearn Road.

When you overlay that with Wing Tai's announcement about the site award at Dunearn Road, and their description of an adjacent future park plus extensive green connections, you start to see why buyers keep mentioning “lifestyle precinct” when they talk about this area.

This is the sort of location where your daily routine could look different in a few years. It is not just about getting home and switching off. If the green links and pedestrian routes take shape as planned, you are more likely to find yourself walking to nearby places for simple errands, or using outdoor spaces for late-day decompression.

And that matters for resale thinking too. Homes near a well-connected, genuinely green precinct tend to keep their appeal, even when market conditions shift. The key is whether the precinct deliveries match the vision. In this case, you have at least a documented planning direction from URA, plus developer guidance that points to green networks.

The Dunearn Green location story, in plain language

Let's zoom in on location without turning it into marketing poetry.

Dunearn Green is associated with Dunearn Road in Bukit Timah Turf City. URA's material specifically references the former Turf Club/Turf City area at 700 Dunearn Road, which is being transformed into a housing estate. That gives you a useful anchor point for understanding where the precinct is, and why the area is being planned as an integrated community rather than a scattered development pattern.

Wing Tai's announcement describes the awarded prime site at Dunearn Road as being within the upcoming Bukit Timah Turf City precinct, and they also mention an adjacent future park and surrounding green network. In practical terms, that means the development is not being positioned as a standalone building surrounded by hard surfaces. It is framed as part of a greener precinct plan.

Even a conceptual plan published by URA for Bukit Timah Turf City highlights Dunearn Road and Bukit Timah Road as key road corridors, while also indicating planned green links and pedestrian routes through the precinct. When a city planning authority shows pedestrian routes and green connections, it signals that the area is not just designed for cars. It is intended for walking and everyday movement patterns.

That is where buyers like this start getting excited. Not because they want to pretend the future is guaranteed, but because the direction is coherent enough that you can imagine your routine improving instead of deteriorating.

Dunearn Green and the developers behind it

The name 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. For many Singapore buyers, developer track record is not just a trust exercise, it is a risk filter. You want to know that the entity building your home is capable of delivering, managing, and completing projects through the real constraints of land, approvals, and construction timelines.

From the verified context available here, we can only confidently say that Wing Tai and Metro are involved via a joint venture connected to the site award, and that Wing Tai has described the strategic location and the precinct's green direction. We cannot responsibly claim exact unit mixes, facilities, or timelines beyond what is officially stated in the developer materials you can access directly.

Still, for buyers evaluating Dunearn Green New Launch options, the developer sale narrative is partially comforting already: this is not being presented as a random seller with no backing. It is anchored to recognised players who were announced as part of the site award.

The green network angle: what it means for day-to-day living

When developers say "green network," buyers sometimes picture something abstract, like a token patch of landscaping.

What makes the Dunearn Green area more compelling is that there are multiple layers of guidance pointing to greenery that connects across the precinct. Wing Tai's description explicitly mentions an adjacent future park and extensive surrounding green network. URA's conceptual planning for Bukit Timah Turf City also indicates planned green links and pedestrian routes through the precinct.

So the expectation is not only a view or a balcony-friendly outlook. It is also about movement and access. A green link, when it is designed well, changes how you travel locally. You might take a different path to a nearby destination because the walking route is pleasant. You might spend time outside more often because the environment feels inviting rather than exposed.

This is where experienced home buyers tend to focus. A condo can be beautiful, but the street-level reality decides how often you will actually use the area. If the precinct planning supports continuous, walkable green connections, then the lifestyle benefit becomes more repeatable, not just a one-time "wow" when you move in.

What buyers often look for, and what you should verify first

People shopping for a new condo launch in a forming precinct usually have a clear checklist in their head, even if they do not say it aloud. They want to know what they are getting now, what will exist later, and how flexible the plan is if the timeline slips.

Since the verified context here does not confirm official brochure details or confirmed launch pricing, the safest approach is to treat anything unverified as a “question to ask,” not as a fact.

Here is a short, practical checklist you can use when you research Dunearn Green, especially if you are looking for the Dunearn Green brochure, Dunearn Green pricing, or Dunearn Green official website materials:

1. Confirm the exact project address details tied to Dunearn Green at Dunearn Road within Bukit Timah Turf City, and match them to the developer’s own documents
2. Ask the team what is already completed versus what is planned for the adjacent future park and surrounding green network
3. Request the latest, official floor plans you can rely on, and verify any standard layouts versus show suite units
4. If the project includes ground-floor shops, ask for the official statement on what is included and what it means for your daily access
5. Verify launch terms and current pricing from the developer’s official materials rather than third-party interpretations

That last point may sound obvious, but buyers lose more money through assumptions than through bad luck. If Dunearn Green developer sale details, Dunearn Green floor plans, or showflat specifics are important to your decision, they should come directly from the Dunearn Green official site or the developer-led materials.

Showflat expectations: what to look for beyond the glossy presentation

When a new condo is actively generating interest, showflats can feel like theatres. The best ones still do something important, they help you understand how the unit will live.

For Dunearn Green Showflat visits (when available), focus on the fundamentals that are hard to fake:

First, pay attention to the layout logic. Even in a growing precinct, your day-to-day experience depends on how the kitchen connects to the living area, how storage works, and how natural light lands in each room.

Second, check the practical stuff that affects comfort. Things like the feel of circulation space, whether the bedroom proportions are usable in real furniture sizes, and how the bathroom setup will work for your household routine.

Third, ask yourself how the precinct’s green network claim translates into your lived context. If the future park and green links are part of the attraction, then you should ask where those pedestrian routes are intended to connect from the site. Not “in theory,” but in terms of approximate directions and access points you can stand near and visually relate to.

This is also where you manage expectations. Precinct planning can be ambitious. Deliveries take time. If you move in early, you may still be dealing with temporary construction zones or partial access. That does not mean the investment is wrong, it means you should be psychologically prepared for an in-between phase.

Dunearn Green in the Bukit Timah Turf City precinct: the bigger lifestyle bet

It is tempting to think of Bukit Timah Turf City as just another spot on the map. But URA’s documentation makes it clear this is a conversion and transformation. The former Turf Club and Turf City area is being turned into a new housing estate, integrated with greenery and future amenities.

That transformation is exactly why Dunearn Green stands out as a new home option. People often choose a condo based on the building and the immediate environment. But for buyers willing to look one or two neighbourhood phases ahead, precinct-wide planning becomes a powerful differentiator.

If the planned green links and pedestrian routes come together as intended, the area could support a more walk-friendly, greener rhythm of life. That kind of environment tends to attract both owner-occupiers and investors because it offers a broader lifestyle narrative, not a single “feature” that can become dated.

For families, that might mean more casual outdoor time close to home. For working adults, it might mean routes to nearby destinations that do not feel like an ordeal. For everyone, it comes down to comfort and convenience, and those are often connected to how pleasant the immediate surroundings are.

Terms you will see while researching, and how to read them critically

If you are searching for Dunearn Green New Launch, New Dunearn Green Conod, or the Dunearn Green New Condo Launch at Bukit Timah, you are likely seeing listings and promotional copy across different sites. The verified context available here confirms the project is part of a Dunearn Road, Bukit Timah Turf City direction, connected to Wing Tai Holdings and Metro Holdings through a joint venture, and framed around green planning.

But for buyers, the risk is always the same: unverified “extras.” Some sites may claim confirmed details like floor area ranges, unit counts, launch prices, or specific facilities. If you cannot find that information in the developer-led materials, treat it as unconfirmed.

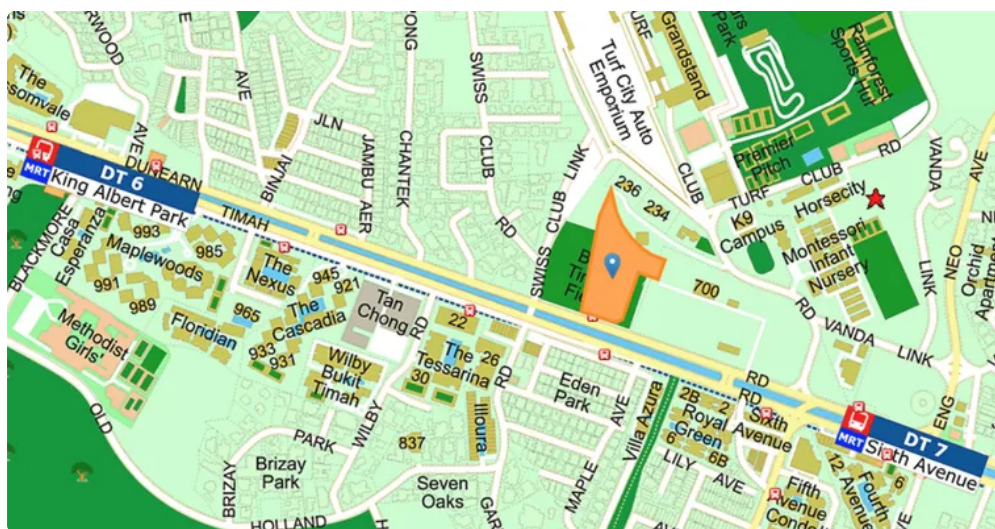
The same caution applies to the Dunearn Green brochure and showflat details. A brochure, in particular, should be treated as the official reference for unit layouts and what is included. If you want confident answers on Dunearn Green pricing, the Dunearn Green official website or the developer’s official materials are the right place to look.

Where the excitement should land: early, but grounded

The excitement around Dunearn Green is understandable. It is tied to a precinct that URA is actively transforming, and it is associated with a joint venture tied to a site award. Wing Tai has also described the location within the upcoming Bukit Timah Turf City precinct, highlighting an adjacent future park and extensive surrounding green network.

Those are meaningful signals. They suggest the development is positioned as part of a planned community with greenery and pedestrian movement in **Dunearn Green** mind, rather than as a single isolated project.

At the same time, you are not buying the future park today. You are buying a unit now and a precinct trajectory that will unfold over time. That trade-off is the heart of buying in forming neighbourhoods. If you approach it with clear questions, you can enjoy the upside while staying realistic about the in-between phase.



How to approach Dunearn Green decision-making if you are an investor

If you are considering Dunearn Green developer sale options from an investment perspective, the precinct-wide planning should be part of your thesis. URA's documentation indicates the Turf Club and Turf City area at 700 Dunearn Road is being transformed into a housing estate integrated with greenery and future amenities. That planning direction is useful because it is not just a developer's dream, it is city-level intent.

However, your investment outcome depends on how buyers will feel about the finished environment when the precinct matures. That is why it pays to visit showflat discussions, study any official Dunearn Green floor plans you can verify, and ask questions about what will be delivered in which phases.

If you can connect the dots between a unit you might buy and the precinct access you will actually experience, your decision becomes more solid. You are not relying only on the fact that it is "near greenery," you are evaluating how that greenery could influence daily life and future buyer appeal.

The practical next step: use official materials to close the gaps

Right now, the verified context supports the big picture: Dunearn Green in Bukit Timah Turf City along Dunearn Road, District 10, with Wing Tai and Metro involvement through a joint venture, plus stated precinct direction around an adjacent future park and green networks.

But for the details that swing decisions, you still need to rely on official sources. That includes the Dunearn Green official website information, the Dunearn Green official site materials, any developer-led brochure documents, and the specifics you can confirm on-site at the Dunearn Green showflat when it is available.

If you do that, you turn excitement into confidence. And in a precinct like this, confidence is what lets you act early without regretting it later.

If you want, tell me what matters most to you, owner-occupier lifestyle or investment. I can help you translate the confirmed location and precinct facts into the kinds of unit evaluation questions you should prioritize for Dunearn Green floor plans and showflat viewing.

