

16 Belilios Lane

District 8 · Little India Conservation Area · Shophouse

S\$6,300,000

≈ S\$6,818 psf land · ≈ S\$2,290 psf GFA



General views of the building and location via Google Maps (Street View / satellite) — illustrative only; they show the property and its surroundings, not a staged interior. Real photos to follow.

KEY FACTS

TENURE

99 yrs LH

LAND AREA

85.8 m²

RENT / YIELD

S\$18k/mo

HIGHLIGHTS

- Many nearby shophouses have a residential upper floor that triggers ABSD (20–65%). Here both storeys are commercial-approved, so a foreign or corporate buyer pays none.
- Approved office mezzanine adds usable area beyond the standard two-storey shophouse envelope.
- Interchange access plus Tekka Market footfall — a frontage in one of Singapore's most-visited precincts.

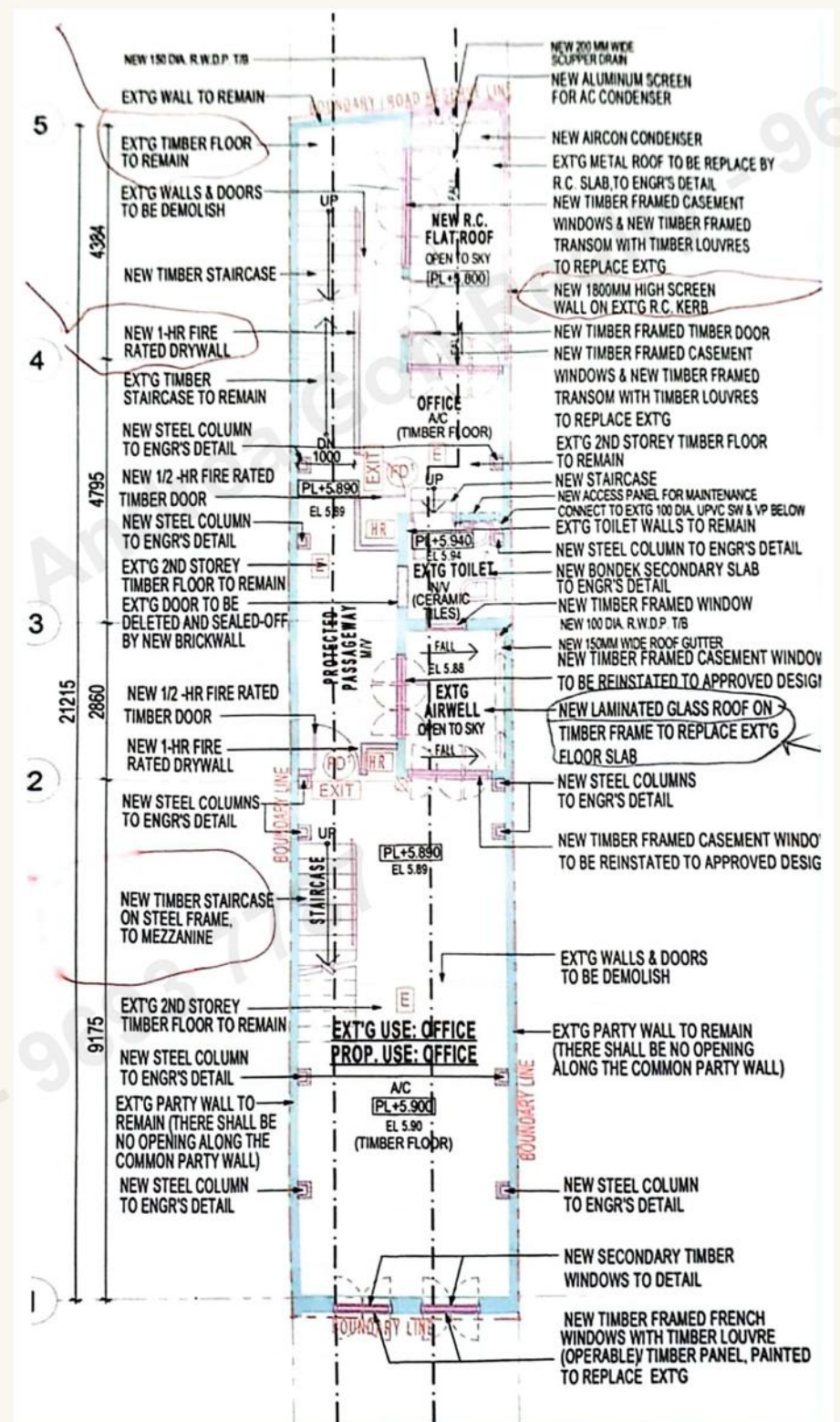
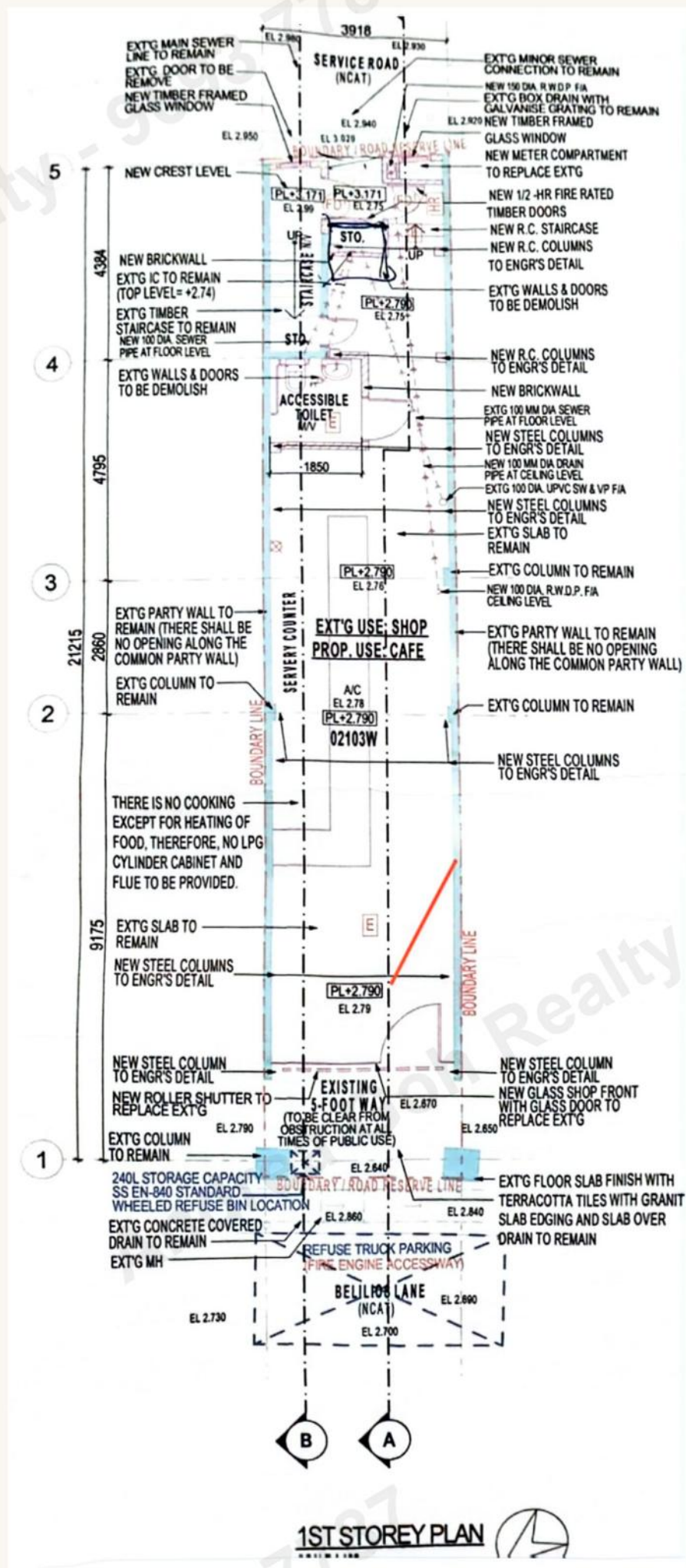


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Andrea Goh · PropNex Realty Pte Ltd (Licence No. L3008022J) · CEA R000289H · 9693 7787

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FLOOR PLAN



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