

MAUDE ROAD SHOPHOUSE

District 8 · Desker Road Conservation Area · Shophouse



Interior stills from the seller's agent's 3D tour, tone-corrected only (no generative editing). Exterior and street views are not shown.

\$19,999,999

≈ S\$14,993 psf land · ≈ S\$4,083 psf built-up

Asking ≈ S\$14,993 psf · recorded sales nearby: freehold S\$4,458–5,889 psf

THE NUMBERS

Stamp duty (BSD): ≈ S\$969,599

All-in cost: ≈ S\$20,969,598 (+ S\$1,800,000 if GST applies)

Tenure: Freehold · Clifton list; re-verify on title

Land area: ~1,334 sqft · Clifton list; title to verify

Interested? WhatsApp Andrea 9693 7787

Verify me: search 9693 7787 on the CEA Public Register. If an advert for this property shows a different number, it is not me.

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

WhatsApp 9693 7787 to arrange a viewing · <https://www.andreagohrealty.com/for-sale/shophouse/maude-road-shophouse>

General information and Andrea's personal views only, not financial advice, not a forecast. Figures as dated; verify independently before you rely on them.

COMPARABLE SALES

Shophouse sales are recorded per sqft of LAND (URA commercial transactions e-service, checked 27 Oct 2026). Caveats do not record condition, frontage or approved uses, so the spread is wide. Buyers should verify. This listing: the asking ~S\$14,993 psf of land is about 2.5–3 times nearby sales (S\$4,458–5,889); the price rests on the rebuilt 4-storey rear extension (4,898 sqft built-up, about S\$4,083 psf).

TENURE	STREET	SOLD	PSF
This unit	— this listing	Advertised	~S\$14,993
Freehold	Maude Road	Apr 2023	S\$5,889
Freehold	Maude Road	Nov 2021	S\$4,458
Freehold	Rowell Road	May 2026	S\$5,502
Freehold	Rowell Road	Dec 2025	S\$5,567
Freehold	Jalan Besar	Sep 2025	S\$5,723
Freehold	Desker Road	Jan 2025	S\$4,566

WHERE THE ASKING PRICE SITS



How to read this: each grey dot is one recorded freehold sale in the table (S\$ per sqft); the middle line is the median of those 6 sales only. Other tenures stay in the table but not in this strip. The green marker is this unit's asking price. A marker right of the line means asking is above the middle sale; left means below.

Fair or not? Compared per sq ft of LAND (URA records these shophouse sales by land area only, so floor-area psf cannot be matched): the asking S\$14,993 is above 6 of 6 freehold sales and 2.7 times their median. It is priced as a renovated building; the sales records do not say whether the others were renovated.

RISKS TO WEIGH

- Tenure: Freehold (Clifton list; re-verify on title).
- Price: the asking ~S\$14,993 psf of land is about 2.5–3 times nearby sales (S\$4,458–5,889); the price rests on the rebuilt 4-storey rear extension (4,898 sqft built-up, about S\$4,083 psf).
- Sizes are the seller's agent's estimates, not surveyed or certified.
- GST: 9% is payable on the price only if the seller is GST-registered; being confirmed.
- Conservation: facade and structural changes need URA conservation approval; new uses need a change-of-use approval, not guaranteed.
- Tenancy: current rent, lease end and vacant possession are not on file; to confirm.

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WHY THIS ONE

- Restaurant below, office above
- Three MRT stations within about 530 m
- Built 1925, restored and extended



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