

Emerald Hill conservation terraced house sells for \$10.3 mil, or \$5,896 psf

By Valerie Kor / EdgeProp Singapore | February 19, 2021 6:00 AM SGT



The terraced house is restored and well-renovated, and had been on the market for six weeks before it was purchased by a local family (Photo: Isabel Redrup)

Agency)

SINGAPORE (EDGEPROP) – A conservation terraced house on a 1,747 sq ft plot of freehold land along [Emerald Hill Road](#) was sold for a record price of \$5,896 psf (land area), or \$10.3 million on Jan 18.

The record was previously held by a 1,508 sq ft terraced house on Emerald Hill Road, which was sold for \$8 million (\$5,305 psf). “In the past two years, transactions here have been between \$3,900 and \$4,100 psf on the land area,” says Susan Prior, managing director of Isabel Redrup Agency, the exclusive marketing agent for the property.

A double-storey terraced house with an attic, the property has five bedrooms, of which two are en suite. It has a double-volume ceiling height at the dining area on the first floor while the family area is on the second floor. On the roof terrace, there is a small pool and a shaded pavilion. The total gross floor area measures around 5,000 sq ft. Thus, the price tag of \$10.3 million translates to \$2,060 psf on floor area.

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Recent transactions of terrace houses on Emerald Hill Road

Sale date	Price (\$)	Area (sq ft)	Price (\$ psf)
Jan 18, 2021	10,300,000	1,747	5,896
Sep 22, 2020	8,300,000	2,799	2,966
Jul 8, 2020	5,600,000	1,281	4,372
Sep 10, 2019	10,500,000	2,442	4,299
Apr 1, 2019	7,425,000	1,797	4,133
Jun 8, 2018	7,600,000	1,904	3,991
Feb 21, 2017	10,800,000	2,627	4,110
Sep 9, 2016	6,280,000	1,747	3,595
Aug 23, 2016	8,000,000	1,508	5,305
Mar 13, 2013	8,000,000	2,113	3,786

The exterior of the house is in the Chinese baroque architectural style, which features intricate wood carvings, ceramic tilework and ornate doorways. This is typical of the terraced houses at the Emerald Hill conservation area, which were built at the turn of the 20th century by wealthy Chinese and Straits-Chinese merchants. They number at around 150. The area was declared a conservation area by the URA in 1985 and gazetted four years later.

The property had been on the market for six weeks before it was purchased by a local family, says Prior. The seller had purchased it previously in September 2016 for \$6.28 million (\$3,595 psf), according to the URA caveat lodged.

The [Emerald Hill conservation area](#) is located off Orchard Road and Cairnhill Road in prime District 9. It is a 10-minute walk from Somerset MRT Station and the surrounding shopping malls like 313 Somerset and The Centrepoint.

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