

If you have been watching District 10 for the next wave of homes, the name Dunearn Green is one of the ones that keeps resurfacing for a simple reason: it sits right in the middle of a new housing transformation at Bukit Timah Turf City, and it is being associated with a serious development pair, Wing Tai Holdings and Metro Holdings through a joint venture.

This project is described as an upcoming/new-launch condominium on Dunearn Road in the Bukit Timah Turf City area. The wider estate plan is not just about adding buildings, it is about weaving greenery, future amenities, and pedestrian connections into the neighbourhood fabric. That matters, because it changes the way people experience a place day to day, not only during weekends.

Here is what we can say with confidence from the confirmed information, plus what I would personally watch for as the launch details get clearer, whether you are a first-time buyer or someone upgrading for lifestyle and long-term planning.

Why Bukit Timah Turf City is the kind of address people start talking about

Bukit Timah Turf City is not a random plot that happens to be labelled “up-and-coming”. The transformation of the former Singapore Turf Club / Turf City area at 700 Dunearn Road into a new housing estate is explicitly described as an integrated plan with public and private homes, connected to greenery and future amenities.

That theme of integration shows up again in Wing Tai’s own framing of the Dunearn Road site. Wing Tai highlights the project’s strategic positioning within the upcoming Bukit Timah Turf City precinct, including an adjacent future park and extensive surrounding green network. Even if you are not a “greenery person”, you still feel the difference when a neighbourhood is planned with walkability and open space in mind.

In practice, buyers often underestimate how much this affects their daily routine. A short walk to a park or a connected green corridor changes how often you step out, how often kids and pets get routine movement, and even how you view noise and traffic across different parts of the day. When the planning intent is visible early, you can usually see the long-term direction more clearly than in areas where the land-use story is vague.

Dunearn Green’s positioning on Dunearn Road, right inside the precinct story

Dunearn Green is promoted as being located at Dunearn Road, within Bukit Timah Turf City in Singapore (District 10). The project information site that exists for the development also frames the address as Dunearn Road, Bukit Timah Turf City, with the mention that it will include ground-floor shops.

That combination, a residential condo with ground-floor commercial space, tends to shape what the immediate surroundings feel like once people move in. Instead of everything “starting and stopping” at the condo entrance, you can get more life at street level, at least for essentials and neighbourhood-serving activity. Of course, the exact tenant mix is usually something that gets refined as the area develops, so it is worth keeping expectations grounded and checking the developer’s latest confirmed materials.

Also, remember that this is a new estate environment. When you buy into a precinct with planned green links and future routes, you are not just buying a floor plan, you are buying into a timeline. Some features arrive first, others take longer, and how the area evolves can affect what feels “convenient” in year one versus year five.

The Wing Tai and Metro joint venture factor

One reason people pay attention to this launch even before details get fully published is the developer partnership behind it.

Wing Tai announced that a site award for Dunearn Road was done together with Metro Holdings, as a joint venture, dated 4 May 2026. That is a meaningful signal because it ties Dunearn Green to a defined land acquisition and development track, rather than a vague “plans for the area” narrative.

Wing Tai also describes the site as strategically located within the upcoming Bukit Timah Turf City precinct, and again points to the adjacent future park and broader green network. If you are evaluating the project for lifestyle and long-term desirability, that “surrounded by green connections” positioning is not just marketing language. It aligns with the verified precinct transformation direction described earlier.

What the “new-launch” label means for buyers right now

Because Dunearn Green is being described as an upcoming/new-launch condominium, the market reality is that you will likely see information roll out in stages. This is where many buyers either get excited and jump too early, or get stuck waiting forever.

The sweet spot is to get clear on what you can confirm now, then plan your due diligence around what still needs to be published. From the verified context, we know there is an official project information site, and we know the project sits within the Bukit Timah Turf City transformation. What we do not have confirmed publicly in the verified material here is launch pricing, a full brochure with guaranteed specs, or detailed floor plans.

So the right way to approach this is practical:

- Get the broad location and precinct story firmly in mind.
- Use the developer information sources as they update.
- Treat brochure and pricing items as “only real when confirmed in official materials”.

That last point matters more than people think. In new launches, numbers can shift, and early marketing pages can get edited. If you want to be decisive, you want to be decisive with verified information, not with guesses.

How I’d think about the lifestyle angle, not just the address

It is tempting to judge a condo by what it looks like in the photos, then stop there. But at Bukit Timah Turf City, the lifestyle argument is tied to the precinct planning.

When a developer or planning authority frames an area around greenery and connected routes, it changes everyday patterns. You can expect the future environment to be shaped around:

- an adjacent future park (as referenced in the developer’s positioning),
- a surrounding green network (again, referenced by Wing Tai),
- and integrated planning that links public and private homes with green and amenities (as described by URA for the broader transformation).

This is especially relevant for families, people with regular routine exercise, and even those who commute in a way that depends on “walk the last leg” habits rather than only driving.



One personal way I like to sanity check these claims is to ask a simple question: if I were living there, how would I use the space in small chunks, not just on holiday? Would I take a 10 minute walk after dinner? Could I casually reach a nearby park? Would kids be able to go out without always needing a car? The whole point of green-linked estates is that they make those micro-decisions easier.

The Dunearn Green official site: what it is useful for, and how to use it

There is an existing official project information site for Dunearn Green. When you are in a new launch window, an official website is useful not because it is exciting, but because it is where the developer updates the “ground truth” as details become available.

If you are tracking the Dunearn Green New Launch, a sensible approach is to check the official site regularly and focus on items that actually affect your decision, such as:

- confirmed unit types and layout information once they appear,
- showflat updates when available,
- and any officially stated details around the project’s development timeline.

If you see a brochure link, treat it as a key document, but still read it like you are buying something real, because you are. New brochures can get updated, and occasionally you will find that certain things are described conceptually rather than with final specifications. That is not wrong, but it is why you should rely on the final official version when you decide.

What to look for in Dunearn Green brochure and floor plans (without guessing details)

Since the verified context does not include specific brochure pages or published floor plan dimensions here, I will keep this part grounded. Rather than pretending I know the layouts, I will share how to evaluate Dunearn Green Floor plans once you have them in hand.

When you finally see Dunearn Green Brochure and layout sheets, the most important items are usually not the headline features. They are the “boring details” that become painful later if they do not work for your lifestyle.

Here are the practical checks I would prioritise:

- Natural light and orientation for your main living areas, because it affects mood and daily comfort.

- The practicality of the kitchen and dining flow, especially if you host or cook often.
- Storage decisions, including whether bedrooms and corridors are generous enough for real-life usage.
- Bathroom configuration, because “one extra sink” sounds minor until you live with it.
- Sound considerations, such as how the living rooms relate to corridors, lifts, or potential commercial ground-floor activities.

Even if two units look similar on paper, one might feel spacious and calm, while the other feels cramped due to corridor geometry or awkward recesses. Floor plans are where you find the real differences.

Quick buyer checklist before you spend time comparing unit types

- Confirm the unit mix and layout variants shown in the official brochure version you are viewing.
- Check orientation and windowing for living and master bedrooms.
- Review kitchen and dining connectivity for your real routines.
- Look closely at storage and corridor widths, not only room sizes.
- Verify any claims about ground-floor shops only through the latest official materials.

Dunearn Green pricing: how to stay sharp when numbers are not confirmed

Pricing is always the flashpoint in a new launch, and it is also where people get misled fastest.

The verified context available here does not confirm Dunearn Green Pricing details. That means any exact numbers you hear elsewhere should be treated cautiously unless they match confirmed information from official developer materials.

In a new estate like Bukit Timah Turf City, pricing can also become complicated because demand patterns shift quickly once more details emerge about the precinct. So I recommend you anchor your decision on more than just today’s price.

Instead, compare units by value factors you can verify when the documents are released. For example, if you are choosing between two layout types, the “better” unit is not always the one with the bigger square footage. It is often the one that uses space efficiently, gives you flexible living, and supports your daily routines without constant compromises.

If and when Dunearn Green developer sale details are shared, that is also when you should review eligibility terms and the structure of any sale packages. I am not saying you should expect something complicated, I am saying it is worth reading the fine print carefully because [Dunearn Green](#) new launches can have conditions that surprise people.

Showflat visits: what to do when you get the chance

The best reason to visit a showflat is not to feel wowed by the design, it is to validate your own expectations about scale, finishes, and how the space behaves.

Even if you already studied Dunearn Green Floor plans, the showflat can reveal what diagrams hide. A living room can look generous on paper but feel tight once furniture scale is real. A bedroom recess might be perfect for a wardrobe in one layout, but awkward in another. The showflat gives you that last-mile reality check.

How to get value from a Dunearn Green Showflat visit

- Stand in the “real” positions you care about, dining area, sofa seating, and bed placement.
- Imagine daily movement, bedroom to bathroom, kitchen to living, and entry to corridor flow.
- Ask direct questions about what is included versus what is optional, only using official confirmations.
- Test natural light perception at different times if the showflat management allows it.
- Look for practical issues like door swings and where you would place commonly used items.

The excitement factor: buying into the start of a precinct’s identity

People sometimes treat new launches as pure investment plays. With a precinct like Bukit Timah Turf City, there is also a lifestyle and identity element.

When a neighbourhood is planned around future parks, green networks, and integrated routes, the early buyers become part of the story that the estate eventually becomes known for. That is exciting, because it means you are not only purchasing a home, you are helping shape a living environment that is still taking form.

At the same time, it is important to respect the timeline. In a new estate, some conveniences are immediate, others arrive gradually. That is why the best mindset is “confident, but careful”, and why buyers should watch for confirmed updates as the development progresses.

Using the confirmed facts to make a grounded decision

Let us put what is confirmed into a clean mental model:

Dunearn Green is positioned in Bukit Timah Turf City along Dunearn Road, in District 10. The precinct is part of a transformation of the former Turf Club / Turf City area at 700 Dunearn Road into a new housing estate integrated with greenery and future amenities. Wing Tai, together with Metro Holdings as a joint venture, has been associated with the Dunearn Road site award dated 4 May 2026, and Wing Tai describes the site as strategically located within the Bukit Timah Turf City precinct with an adjacent future park and extensive surrounding green network. An official project information site exists and identifies the address as Dunearn Road, Bukit Timah Turf City, and mentions ground-floor shops.

That is enough to justify excitement, because it places the project inside a known planning direction with verified developer involvement. What is still open are the details that usually drive unit selection, such as confirmed floor plans, official brochure specifics, and any verified launch pricing.

So the best approach is to stay close to the official updates, use the confirmed location and precinct story as your anchor, then validate unit choices once the documents and showflat experience catch up with the promise.

Your next step if you are considering Dunearn Green now

If you are tracking Dunearn Green New Condo Launch at Bukit Timah Turf City, the most productive next move is not to guess. It is to collect confirmed information as it appears.

Start by monitoring the Dunearn Green official site for updates to the brochure and project details. Then, when showflat appointments or official materials are available, do a structured comparison based on layout practicality and your daily routines, not only on marketing visuals.



Because when the precinct is planning around greenery and connected pedestrian life, the unit you choose becomes more than a number. It becomes the base camp for how you live in a maturing neighbourhood. And if Dunearn Green follows the precinct story that has already been verified, that is exactly the kind of long-term bet many buyers feel confident making.