

If you are drawn to the idea of coming home to greenery, you will probably like what the Dunearn Green location is being positioned to deliver. Based on what has been publicly described around the Bukit Timah Turf City redevelopment, Dunearn Green sits in a part of Singapore that is actively being reshaped into a new housing precinct with green connections woven into the plan. That matters, because in projects like this, the location is not just “near trees”. It is about how the precinct is designed to move people, light, and daily routines through landscaped spaces over time.

What makes the area especially compelling is the story of the site itself. The former Turf Club / Turf City area at 700 Dunearn Road is being transformed into a new housing estate that integrates public and private homes with greenery and future amenities. The planning messaging around Bukit Timah Turf City also points to green links and pedestrian routes through the precinct, and Dunearn Road / Bukit Timah Road are presented as key road corridors in the conceptual plan.

So, while you might be shopping for a specific condominium, you are really buying into a broader neighbourhood blueprint. Dunearn Green is being promoted as part of this early wave of residences in the new Bukit Timah Turf City estate, and it is tied to a Wing Tai Holdings and Metro Holdings joint venture. If you are the type who cares about how a place feels on a typical weeknight, that precinct-level intent is worth taking seriously.

## **Why the “greenery” pitch is more than a marketing line**

I have visited enough show units and preview suites to know when “green” means a token landscape feature at the edge of a development. This is different in tone. The public redevelopment framing for the Turf Club area is not merely about adding ornamental planting. It is about integrating greenery into the estate and shaping pedestrian movement across green links over time.

Wing Tai has described the site as being strategically located within the upcoming Bukit Timah Turf City precinct, with an adjacent future park and extensive surrounding green network. That phrase “green network” is the key here. Networks imply connections, not isolated pockets. If the precinct delivers what is being outlined, you can reasonably expect the daily environment to feel more continuous, with more walks that do not feel like you are dodging concrete all the way.

At the same time, I would not pretend that a conceptual plan guarantees what you will see from your balcony on day one. Precinct developments unfold in phases. Green links, parks, and pedestrian routes typically become more obvious only as each component is completed. So the smart way to approach a new Dunearn Green Conod is to treat the greenery promise as a direction of travel, not an instant finished product.

In other words, you are not only buying a home. You are also choosing a timing. Some buyers prefer to move in early and grow with the estate. Others want the finished neighbourhood to be already settled. Both can make sense, as long as you align expectations with how large-scale precincts generally roll out.

## **Where Dunearn Green sits within Bukit Timah Turf City**

Dunearn Green is associated with Dunearn Road within the Bukit Timah Turf City area in District 10. The project information site I have come across identifies it in this way, describing the address as Dunearn Road, Bukit Timah Turf City, and also indicating ground-floor shops. That matters for location because ground-floor retail within a precinct often shapes convenience, street vibrancy, and how active the immediate area feels.

More broadly, the precinct planning highlights Dunearn Road and Bukit Timah Road as key road corridor elements, while also indicating planned green links and pedestrian routes. When roads are designated as corridors, the practical effect is that you tend to get clearer connectivity for commuting and for accessing amenities, whether those amenities are public facilities or future commercial nodes.

But the pedestrian plan is what ties back to the “green” experience. If the precinct includes routes that thread through landscaped connections, it can change how a neighbourhood feels at walking speed. You do not just pass by greenery, you move through it in your routine, errands, and weekend strolls.

That is the kind of environment many homeowners want, but it is also the kind that depends heavily on how pathways are delivered and maintained as construction progresses. If you are evaluating Dunearn Green Location, spend time thinking beyond the unit stack and into how the surrounding ground-level experience might evolve.

## **The developer and joint venture angle, and why it can matter**

Dunearn Green at Dunearn Road 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. The wording in that announcement frames the location as prime within the upcoming Bukit Timah Turf City precinct, plus the adjacent future park and surrounding green network.

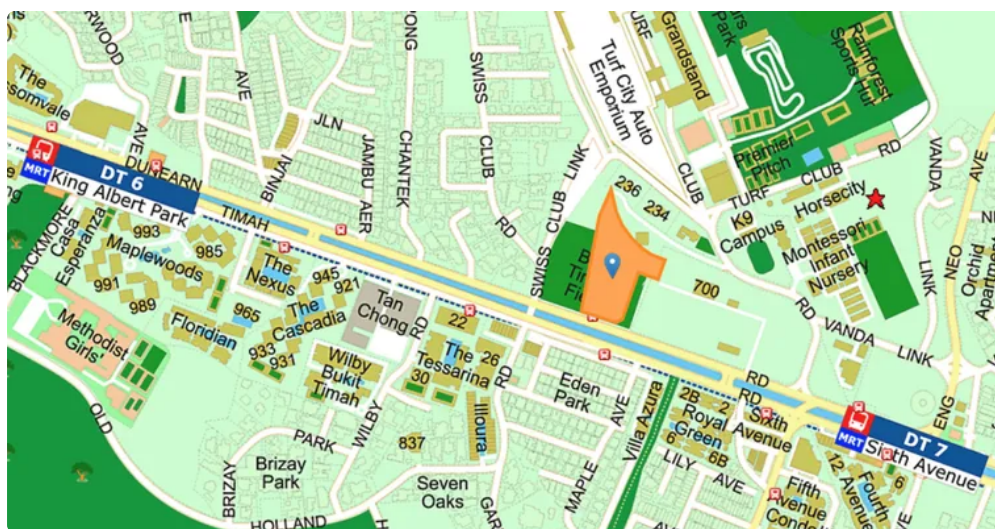
For buyers, the developer sale story is usually what people focus on, but the joint venture detail is useful for a different reason. It can affect how you interpret delivery confidence, marketing approach, and how the developer positions the project in relation to the precinct. If the developer is part of the precinct narrative from early stage, you often get more consistent messaging around long-term place-making, not only a standalone building.

That does not automatically translate into “better finishes” or “faster construction”. But it does suggest that the project is being anchored to a larger plan, rather than appearing as a random infill amid unrelated land use.

If you are considering Dunearn Green by Wing Tai Holdings, it is reasonable to connect the dots between the broader precinct redevelopment framing and how the project is being presented as part of the Bukit Timah Turf City estate.

## **What you can realistically expect now versus later**

This is where I encourage a grounded approach. We can say with confidence that Turf Club / Turf City at 700 Dunearn Road is being transformed into a new housing estate with greenery and future amenities. We can also say that planning concepts show green links and pedestrian routes, and that Wing Tai describes an adjacent future park and a green network around the site.



What we cannot do from the verified information is spell out exact completion dates, the size and look of the future park, or the exact look and timing of the green connections from your immediate doorstep.

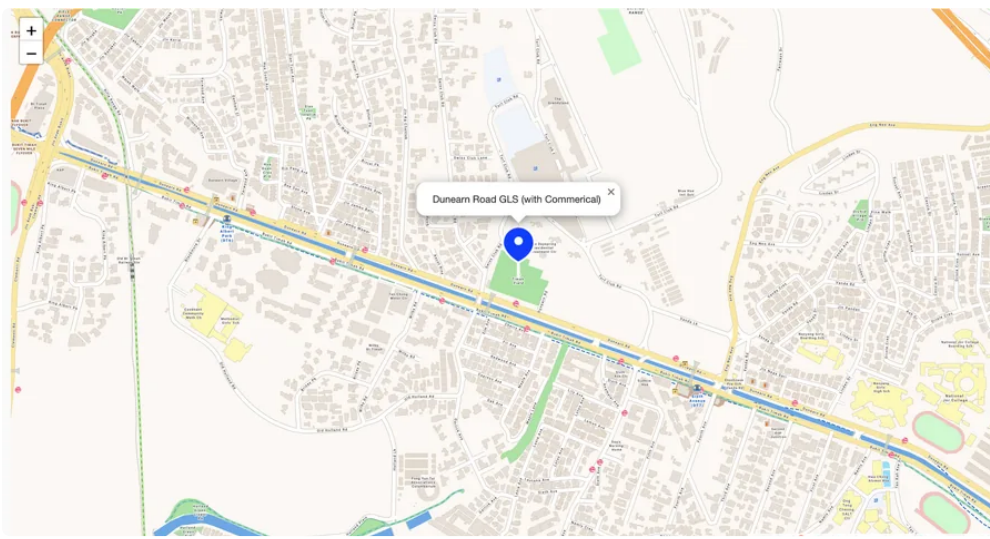
That uncertainty is not a reason to avoid a project, it is a reason to visit with eyes open.

If you are comparing options, think about your own tolerance for a neighbourhood that is still “in progress” around the edges. If you have the flexibility to adapt for a couple of years, early residency in a precinct can be exciting, because you get to watch the environment settle and mature. If you prefer a calmer, fully established setting from day one, you might want to study the pace of precinct rollout before getting attached to the idea of completed park landscaping.

And if you are trying to find out what is included in Dunearn Green, be careful with unofficial claims. There is information online that discusses items like floor plans and showflat activity, and there is even a site called Dunearn Green Official Website / Dunearn Green official site and a Dunearn Green brochure, but verified details about exact brochure content or launch pricing were not confirmable from the information I was able to verify here. So treat anything pricing-related or brochure-specific as “confirm with the developer” until you see the official materials.

## How to use the Dunearn Green brochure mindset (without overcommitting)

Many buyers have an emotional response when they read a brochure. The photos are curated, the layouts look perfect on paper, and the lifestyle line is easy to imagine. That is normal. The risk is when brochures imply that the environment you see in renderings will be the environment you will live in immediately.



With a precinct like Bukit Timah Turf City, it helps to separate three layers:

First, what the project building itself offers, such as the unit planning and what the development is built to be.

Second, what the immediate site context can become, including pedestrian movement and future park adjacency.

Third, what you will experience during the transition period, when some parts of the precinct are complete and others are still works-in-progress.

Since I cannot verify exact Dunearn Green pricing or detailed Dunearn Green floor plans from the information available here, the most useful approach is to use the brochure as a starting point, then press for confirmation on items that materially affect daily living.

To keep it practical, here is a short due diligence checklist you can use when you are comparing Dunearn Green New Launch options in a developing precinct:

- Ask for official materials directly from the developer, especially for anything that looks like a Dunearn Green Brochure claim about timing or specifications.
- If the pitch mentions an adjacent future park and green network, request the latest published precinct planning information you can get your hands on, and confirm what is actually scheduled.
- When you tour the Dunearn Green Showflat, pay attention to how the team frames the neighbourhood's progress timeline, not just the lifestyle images.
- Compare unit choices based on your tolerance for construction noise and site works, if any are likely around the precinct edges.
- If there are marketing statements about ground-floor shops, verify what is included and how it is expected to function as part of the precinct.

That is a lot of "verify", but it is the most reliable way to avoid disappointment when you buy into a place that is still forming.

## The lived experience angle: how greenery changes routines

Let me give you an example of how this kind of precinct planning shows up in real life. Suppose you commute or run errands and you habitually take short walking segments, not only direct car routes. If the precinct has pedestrian routes that connect through green links, you are more likely to walk between destinations because it feels pleasant instead of purely practical. That reduces the mental friction of "just one stop" trips.

Now consider evenings. In older neighbourhoods, even if there are trees, the walking experience can be inconsistent, because the street design might not support continuous, comfortable pedestrian movement. A precinct plan that explicitly includes green connections tends to create a different emotional baseline. People relax more when paths feel integrated with landscaping.

That is why the “green network” concept resonates. It is not only about scenery, it is about how the neighbourhood supports the everyday choreography of life, kids’ walks, casual meet-ups, and even where you choose to decompress on weekends.

Of course, this hinges on delivery quality over time, and that is where buyers need to be discerning. A green network can underperform if pathways are poorly designed, if maintenance is slow, or if future access routes differ from initial concepts. Those are exactly the kind of uncertainties you manage by asking good questions early, and by being realistic about the phase you are moving into.

## **Pricing, availability, and the reality of early-stage information**

The excitement around a Dunearn Green New Launch is usually driven by two things: the location promise and the possibility of getting in before competition intensifies. But there is also the practical issue that pricing and availability information often shifts as developers finalize details and as official releases catch up with online discussion.

From the verified context I reviewed, I could not confirm official launch pricing or a fully verified public brochure set. That does not mean pricing is unavailable. It means you should not treat third-party or unverified claims as your decision basis.

When a project is positioned as part of a new precinct like Bukit Timah Turf City, pricing dynamics can also reflect broader land value expectations and the timing of precinct milestones. So, if you see a figure floating around, your best move is to cross-check against the developer’s official materials at the time of booking.

This is particularly relevant for buyers searching for Dunearn Green Pricing and trying to compare unit options across the market. Without official numbers, the comparison becomes speculative, and speculation can push you into decisions you might regret, especially when you are paying for something that is partially about future neighbourhood formation.

If you want to make this less stressful, focus your evaluation on what is confirmable today and what you can verify in person: Unit configuration, the official offering terms, the sales approach, and how the developer explains the precinct integration.

## **About the showflat and what to look for during the tour**

A showflat visit can be energizing, especially when the project is marketed with a strong sense of lifestyle. The Dunearn Green Showflat experience, when done well, should help you visualize daily living and check the practical feel of layouts.

Since the detailed showflat content is not something I can verify in this context, I will keep this grounded in how you can use the visit in a useful way.

Instead of only focusing on how stylish the interior looks, use the session to test your own “fit” criteria. Consider how you would live there with regular routines, not just weekend viewing.

Here are a few practical things to pay attention to, without turning it into a full-blown checklist moment:

First, how the living and dining space transitions into the rest of the home, because that affects whether hosting feels natural or awkward.

Second, whether storage and corridor flow look sensible, because these are the details that show up in daily life, especially in smaller units.

Third, and this is underrated, how the unit's orientation would likely interact with light and privacy. You cannot know everything from the showflat, but you can ask targeted questions and gauge how the developer responds.

Finally, connect the unit back to the precinct. If the sales narrative leans heavily on greenery, ask how they think the precinct's pedestrian routes and adjacent future park integration will be experienced from the building. Their answer quality tells you more than the marketing line does.

## Where “new condo launch at Bukit Timah” sits in the broader market mindset

People searching for Dunearn Green New Condo Launch at Bukit Timah are often thinking about two overlapping concerns: desirability and practicality.

Desirability, in this case, is influenced by the Bukit Timah Turf City transformation story and the presence of a green network concept, plus the adjacent future park messaging.

Practicality includes the immediate convenience of the precinct, and whether the development includes elements like ground-floor retail. The verified context that Dunearn Green may include ground-floor shops is the kind of practical anchor that can help a new estate feel functional sooner, even while the wider precinct is still maturing.

The trade-off is always time. New launches in developing precincts often deliver a great long-term neighbourhood shape, but you have to handle a period where not everything is finished. The buyers who succeed best are the ones who are intentional about that trade-off, not the ones who hope it will magically disappear.

## A final, honest way to frame your decision

Dunearn Green Location is being positioned around a distinct precinct advantage: Bukit Timah Turf City is planned to be integrated with greenery and future amenities, with green links and pedestrian routes, and with Wing Tai describing an adjacent future park and surrounding green network for the site.

That is a strong base to get excited about. But the smart excitement comes with a practical mindset: verify the official materials, confirm what is actually scheduled, and decide whether you personally want to be part of the precinct's early growth phase.

If you do that, Dunearn Green becomes more than a headline like “Dunearn Green Location Near Greenery” or “Dunearn Green New Launch”. **Dunearn Green official** It becomes a real decision about how you want your daily routines to feel as Bukit Timah Turf City takes shape.