

If you are looking at a “Dunearn Green” marketing page or talking to a sales team, pause for a moment and confirm what exact project you are booking for. Based on the most reliable publicly stated project identity, the new launch near the Bukit Timah Turf City precinct is called **Dunearn House**, a private residential development on **Dunearn Road** in **District 11**, launched as an URA-announced land parcel launch. It is also described as the first private residential development launched within the Bukit Timah Turf City masterplan precinct.

That matters for you because the floor plan you choose is not just about room sizes. It is about how the unit’s layout fits your lifestyle, how it affects usable space, and whether the offer you put money down on truly corresponds to the unit category and configuration you think you are paying for.

This guide is written for people who are seriously considering booking and want to be more selective before committing. I will focus on the specific due diligence you should do around **Dunearn Green floor plan** decision-making, while keeping the confirmed facts anchored to **Dunearn House**.

Start with the basics: confirm you are booking the right development

The fastest way to avoid regret is to make sure the “Dunearn Green” you are looking at is not a mistaken label, a branding shorthand, or a different phase or parcel. The verified facts indicate the launch is for **Dunearn House** on **Dunearn Road**, associated with the **Bukit Timah Turf City** redevelopments, and near **Sixth Avenue MRT**.

From there, you can confirm the developer group stated for the project: **Frasers Property**, **CSC Land Group**, and **Sekisui House**. The project is described as having **380 homes**.

When a floor plan discussion starts, it is easy to drift into “just pick a layout you like.” That is risky. Before you even compare unit types, make sure your sales consultant is referring to the same named project and land parcel, and that the floor plan set they are showing is for that project, not a generic model or a nearby development.

A short example from the ground: I have seen buyers fall in love with an impressive living area plan shown in a sales slide, then later realize the plan set included configurations that belonged to a different stack or even a different development page. The buyer still dunearn-green.sg liked the layout, but the deal paperwork and unit code did not match what they expected. It turned into extra back-and-forth, and those weeks feel longer when money is already on the line.

Your “booking readiness” should include one simple question: do you have enough detail in writing to show the unit configuration and its basis?

Why the floor plan choice is not just aesthetic

People often ask for the “best” floor plan like it is a single answer. In reality, the floor plan is a set of trade-offs. Two units can both be a “3-bedroom,” yet the way the corridor is shaped, the placement of the kitchen, and the size of the common bathroom can shift your daily experience more than you would expect.

With an integrated precinct development like the Bukit Timah Turf City area, your unit layout also affects how you use the home in different contexts: commute patterns, how you come back with groceries, whether you host friends around weekends, and whether you work from home.

For Dunearn Green condo or Dunearn Green new launch buyers, the early excitement can lead to over-focusing on the show flat feel. Your check should be more practical and less emotional.

Think about the questions below as you review the Dunearn Green floor plan set your agent sends you.

Confirm the exact unit you are reviewing, not just the layout type

A floor plan PDF or brochure can be deceptively persuasive. The drawing might look consistent, but the unit letter, stack, and orientation can change what you actually get. For booking, you should insist on clarity in three areas:

1. Unit type and unit code

“3-bedroom premium” (or whatever category is used) may look the same across stacks, but the unit code is what ties to the contract. Ask your agent to confirm the unit code that matches the floor plan you are comparing.

2. Configuration differences

Sometimes the same room count comes with different constraints, such as a narrower dining area or a different kitchen corridor path. Do not assume the brochure plan represents your exact stack.

3. Set coverage

Confirm whether the floor plan you are seeing is the full official plan set for the project or a limited preview. If pricing and layout packs are released progressively, your “current” plan set might change slightly in final documentation. The verified context indicates that official materials found did not clearly provide a final released price list, and that project pages describe pricing and floor plans as being released around preview or launch rather than as fixed public facts. That is a good reason to treat what you receive as provisional until locked into your booking documents.

The key point is simple: you are not only choosing a design. You are choosing a contractual unit.

Check the room flow like you live there already

When buyers evaluate floor plans, they often check room sizes first. Sizes matter, but flow is what determines whether your home feels functional.

In a typical Bukit Timah district lifestyle, you might do these routines often: quick weekday meals, bringing back parcels, and using the living room as a work zone sometimes. The floor plan flow can make these routines smooth or annoying.



Here is what to watch in the Dunearn Green floor plan drawings, even when you only have a brochure view:

- **Entry-to-living transition:** Is the entry area swallowing space that could have been more usable, or does it open into a clear view of the living and dining zones?
- **Kitchen adjacency:** Does the kitchen connect logically to the dining area, or does it create awkward steps and corners?
- **Bedroom corridor length:** A long corridor can reduce the usable feel, even if the bedroom sizes look fine on paper.
- **Bathroom access:** Pay attention to which bedroom each bathroom serves. A layout can be “family-friendly” on paper but inconvenient if the bathroom access does not match how your household actually wakes and showers.
- **Storage placement:** Storage is not just about having cabinets, it is about whether you can actually keep things without turning the hallway into a dumping zone.

You do not need to be an interior designer to evaluate flow. Stand in the plan and simulate your routine. If you cannot picture it clearly after a few minutes, that is a sign you might be relying too much on show flat impressions.

Understand how the Dunearn Green Pricing can influence your floor plan pick

People think floor plan comparison is separate from pricing, but the reality is tighter than that. Even when the brochure shows multiple unit types, your final selection can be driven by price bands, payment schedules, and what was available during launch.

Verified context shows that an official developer press release reported **56% take-up at the first launch weekend** on **26 July 2026**. A fast take-up often means popular stacks or certain configurations move quickly. So if you wait for “later,” you might lose access to the layout that best matches your routine, and you end up choosing a different plan because it is still available.

Also, the verified context notes that public official materials did not clearly provide a final released price list, and floor plans and pricing may be released around preview or launch rather than as fixed public facts. That means your Dunearn Green pricing information might be changing or being updated as the launch progresses.

Practically, before booking:

- Ask your agent what price band the unit you like falls under.
- Confirm what is included in the quoted price package, and whether there are any conditions tied to unit selection.
- Be wary of situations where the “best deal” is tied to a specific unit code you might not actually receive if availability shifts.

The floor plan is your anchor. Pricing is what can force compromises. Knowing that up front lets you decide deliberately rather than reactively.

Location checks you should not skip, even if the floor plan is perfect

For Dunearn Green location buyers, the big question is not just “where is it,” but “how will this location change my day.”

The confirmed facts place Dunearn House on **Dunearn Road** in **District 11**, beside the **former Bukit Timah Turf Club / Turf City** area and near **Sixth Avenue MRT**. The broader Bukit Timah Turf City plans described by URA include the redevelopment into a new residential precinct with green links, heritage or community areas, and new transport and road connections.

Your floor plan might look great, but your home satisfaction can still hinge on commuting and neighborhood usability.

When you confirm location, check things that affect real movement:

- How the walking route to public transport feels at different times of day.
- Whether the development's immediate surroundings create noise or visual clutter you will notice from your windows.
- Whether your unit's placement within the site changes sunlight exposure or privacy.

I am not telling you to become a GIS analyst. Just do enough due diligence so you are not surprised after keys collection.

How to evaluate “developer quality” without over-guessing

You might see messaging about the Dunearn Green developer team, and it is useful to understand what developer identity signals, especially when you are booking before everything is final.

The verified developer group for Dunearn House is **Frasers Property, CSC Land Group, and Sekisui House**. That combination matters less in a marketing sense and more in how it typically influences project execution discipline, documentation standards, and responsiveness around unit matters.

That said, “developer reputation” should not replace unit-level checks. Even with strong developers, you still want clarity about:

- what exactly is included,
- what exactly is excluded,
- and what is stated in the booking package versus what is only discussed verbally.

If a floor plan is “likely” to change, you want that captured properly. If a unit category has constraints, you want those reflected accurately.

Book only when you can map the floor plan to the contract details

This is the part many buyers rush, especially during launch hype. Here is the principle: your floor plan decision should be tied to a set of documents you can review, not just a sales slide.

Because the verified context indicates that floor plans and pricing may be released around preview or launch rather than as fully finalized public facts, you should treat the floor plan you receive as “what you are currently being offered,” not “guaranteed final until your booking paperwork states otherwise.”

Before you book a unit based on the Dunearn Green floor plan, ask for the most specific info you can get in plain language:

- Which unit code you are booking
- The exact stack and orientation references used in the paperwork
- Any stated allowances for changes, if applicable

- The basis of the floor plan drawings you are signing off on

You do not need to be confrontational. A calm, specific question is usually enough: “Can you show me the unit code in the contract that matches this exact plan?”

If the agent cannot produce the linkage quickly and clearly, that is a signal to slow down.

A quick, practical checklist before you hand over your booking

Since you asked what to confirm before booking, here is a compact checklist you can use immediately. Keep it to what you can verify, not what sounds good.

- Confirm the project name and location match **Dunearn House** on **Dunearn Road**, District 11 near **Sixth Avenue MRT**
- Confirm the developer group in your booking materials matches **Frasers Property, CSC Land Group, and Sekisui House**
- Match the floor plan image to your specific **unit code and stack**, not only the room type
- Ask what “release stage” you are in for pricing and floor plans, since launch and preview materials may be updated
- Verify what the booking documents say about inclusions and any floor plan basis so you are not relying on slides alone

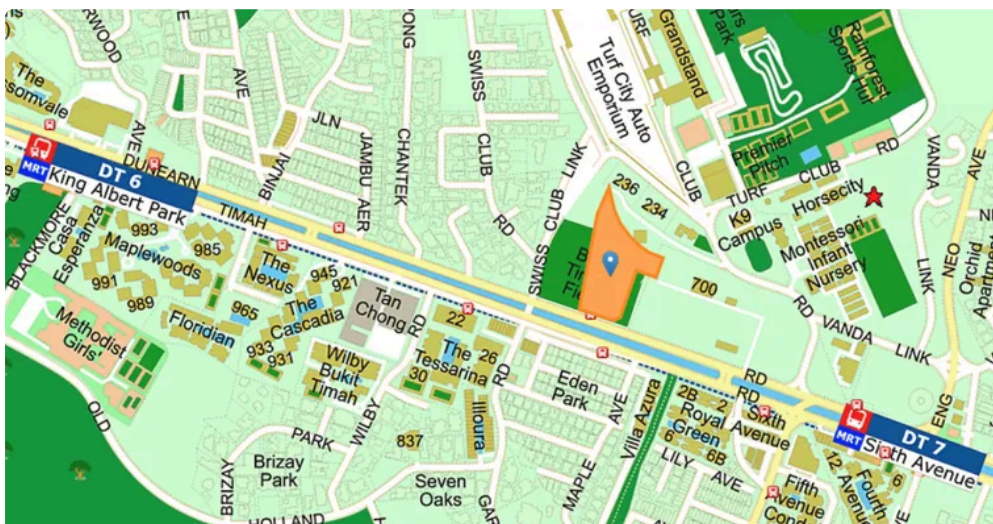
That last point is the one I would emphasize. In a fast take-up period, it is easy to forget that the contract is what protects you, not the brochure wording.

Deal strategy: how to pick a floor plan when availability is tight

Because the verified press release indicates strong early take-up at the first launch weekend, you may face a reality where your ideal configuration is gone. When that happens, your strategy should shift from “choose your favorite” to “choose the least damaging compromise.”

Here is how I would think about it:

If you absolutely love a particular layout, make sure the unit code you book still matches it. Do not accept “similar” configurations as a substitute without confirming differences. If the similar unit changes the bathroom access or storage placement, it can change your day-to-day experience more than you expect.



If you are forced to move down the list of choices, prioritize the elements that affect your routine the most, like:

- the kitchen-dining flow,
- the corridor and entrance experience,
- and storage placement.

Room count is the headline, but the daily friction often comes from circulation and functional adjacency.

Red flags that should make you pause

Most booking moments are smooth, but there are a few patterns that should trigger caution.

If the sales team cannot clearly show you the unit code that corresponds to the floor plan you are looking at, slow down. If they talk broadly about “Dunearn Green” without clearly anchoring it to Dunearn House’s confirmed project identity, slow down. If pricing and floor plan details feel like they are shifting each time you ask, slow down and get the latest version pinned to your booking documents.

Also, be careful if the information you receive relies heavily on “what should be” versus “what is.” With the verified context showing that public materials did not clearly provide a final released price list, and that floor plans and pricing can be described as released around preview or launch, you should rely on what is formally stated to you at booking.

Bringing it all together for Dunearn Green buyers considering Dunearn House

So what should you do, practically, with the Dunearn Green floor plan information you have today?

Treat the floor plan as the start of your decision, not the finish. Before you book, confirm the project identity (Dunearn House on Dunearn Road in District 11 near Sixth Avenue MRT), the developer group (Frasers Property, CSC Land Group, and Sekisui House), and the exact unit code tied to the plan you like.

Then evaluate the layout in terms of flow, daily routine, and storage practicality. Finally, match your decision to the contract basis, especially since launch and preview materials may be updated as the project progresses.

Booking a unit is exciting, but it does not have to be stressful. With a disciplined approach, you end up with a home layout you understand and a decision you can stand behind, even when the market around Bukit Timah Turf City moves fast.

If you want, tell me the unit type you are considering (for example, “3-bedroom” or “4-bedroom”), and whether your priority is family living, work-from-home space, or investment practicality. I can help you translate your priorities into the specific floor plan features to check next, without guessing beyond what is shown in your documents.