

LUCKY PLAZA

MULTI GERERATIONAL WEALTH PLANNING

1

Freehold - Rarity

2

Center of Orchard Road

3

Potential En-Bloc

4

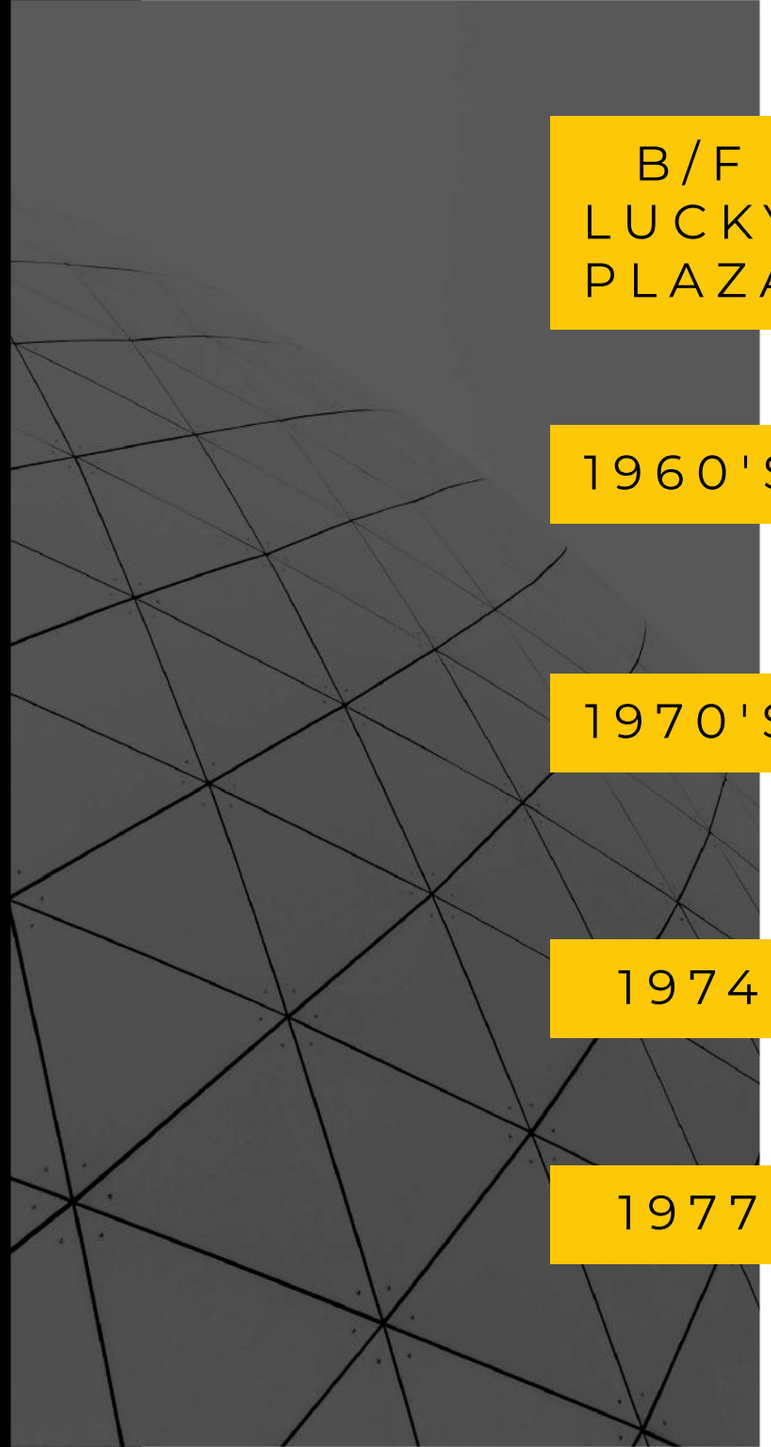
Heart of Shopping Belt



BASIC DETAILS

- 304 Orchard Road District 9
- Estimated land size - 97,565 sf
- Present GFA - 573,710sf
- URA Masterplan 2019 - Plot Ratio 6.3
- Building Height Control - Max 30 Storey

Roadmap Timeline



B/F LUCKY PLAZA

Champion Motors - Orchard Road was Singapore's Motor Road

1960'S

Singapore Tourism Board was formed. Massive transformation along Orchard Road.

1970'S

Many hotels being built. Big car brands relocated to Leng Kee. Transformation of double storey shop houses to shopping belt.

1974

Far East Organization was the first to venture into Orchard Road with Far East Shopping Center.

1977

Birth of Lucky Plaza and turned into a huge success in the early 1980s.

Succesful En-Bloc

$868m

- TANGLIN SHOPPING CENTER
- **$2769 psf/ppr**
- Feb 2022

+12.8%

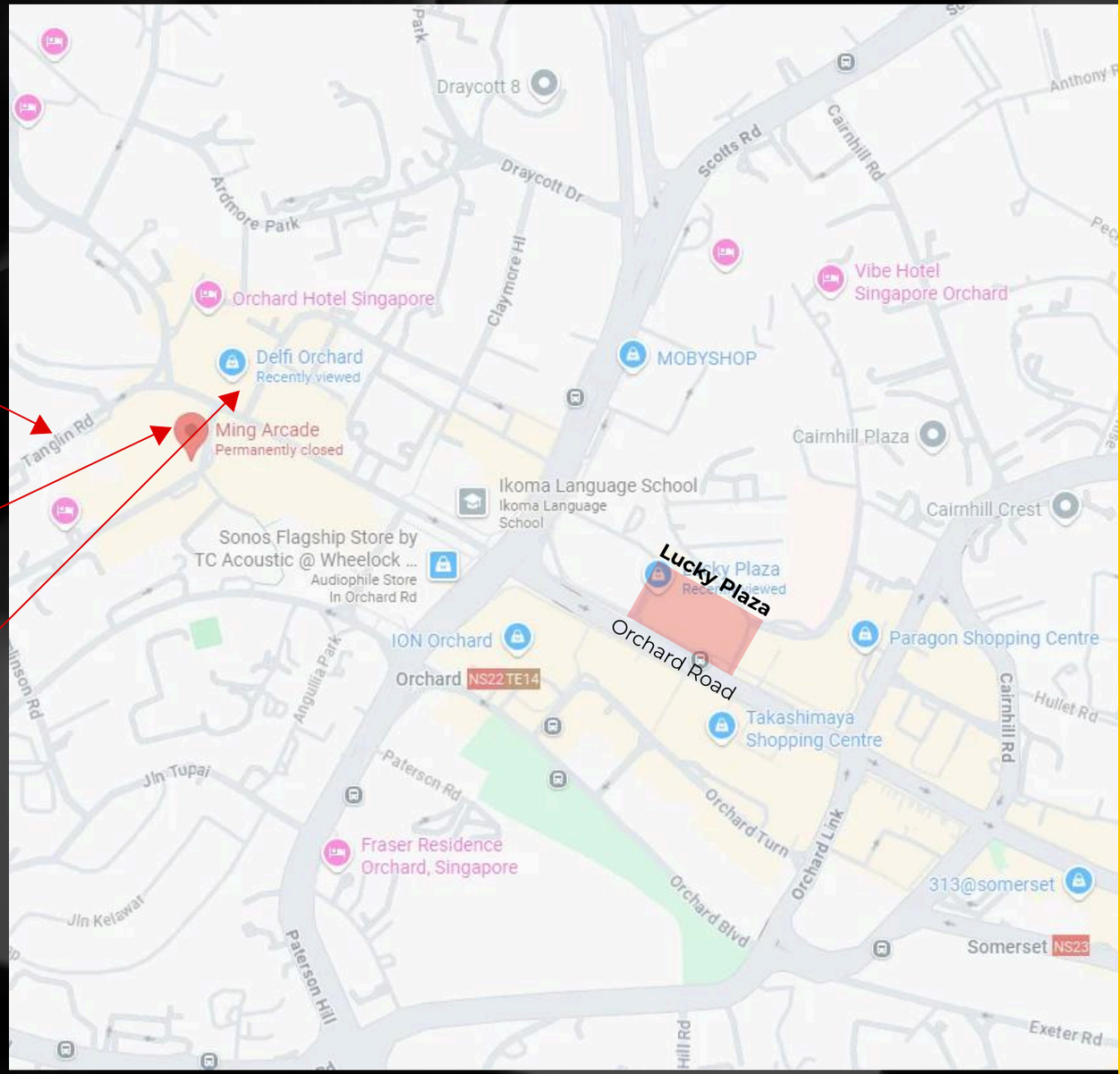
$172m

- MING ARCADE
- **$3125 psf/ppr**
- Dec 2022
- 34% above reserved price

+7%

$439m

- Delfi Orchard
- **$3346 psf/ppr**
- May 2024



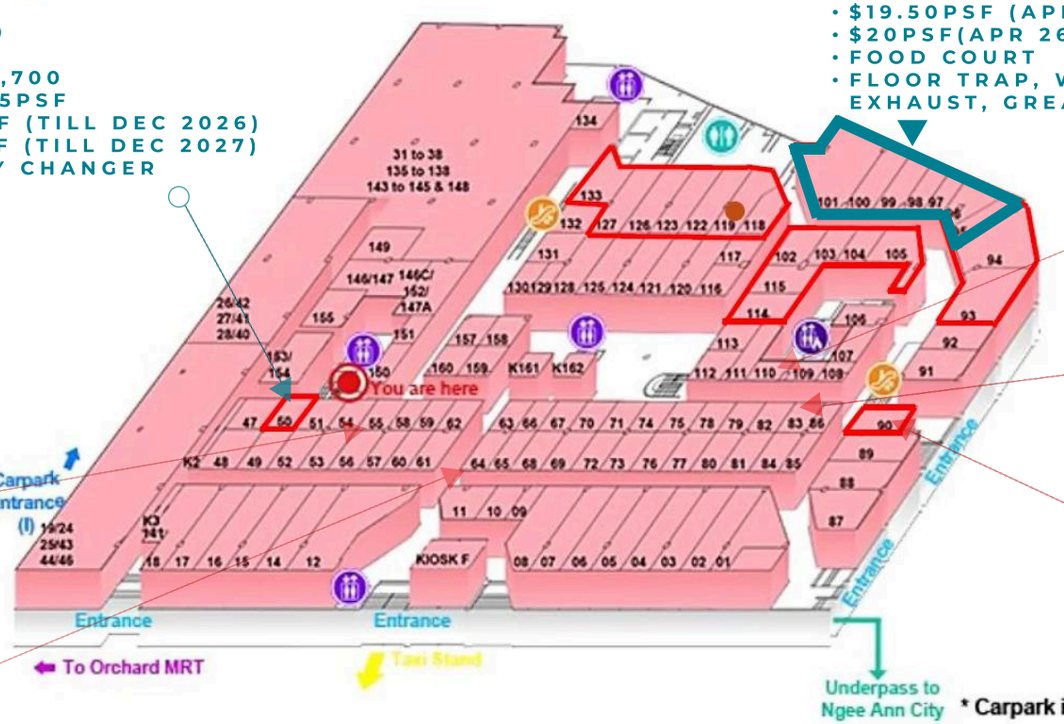
Latest Transactions & Priced Units

Latest Transactions

8 Priced Units For Sale

LEVEL B1

#B1-50
118SF
$1,495,700
$12,675PSF
$24PSF (TILL DEC 2026)
$25PSF (TILL DEC 2027)
MONEY CHANGER



- #B95 TO B101
- 3045SF
- $25,659,000
- $8426.60PSF
- $19.50PSF (APR 25 TO APR 26)
- $20PSF(APR 26 TO APR 27)
- FOOD COURT
- FLOOR TRAP, WATER SS, EXHAUST, GREASE TRAP

- Unit #B1-110
- Size 140sf
- $1.32m ($9,433psf)
- Mar 2024

- Unit #B1-83
- Size 172sf
- $1.388 ($8,064psf)
- Apr 2024

- Unit #B1-90
- Size 495sf
- $4.208 ($8,502psf)
- Jan 2026

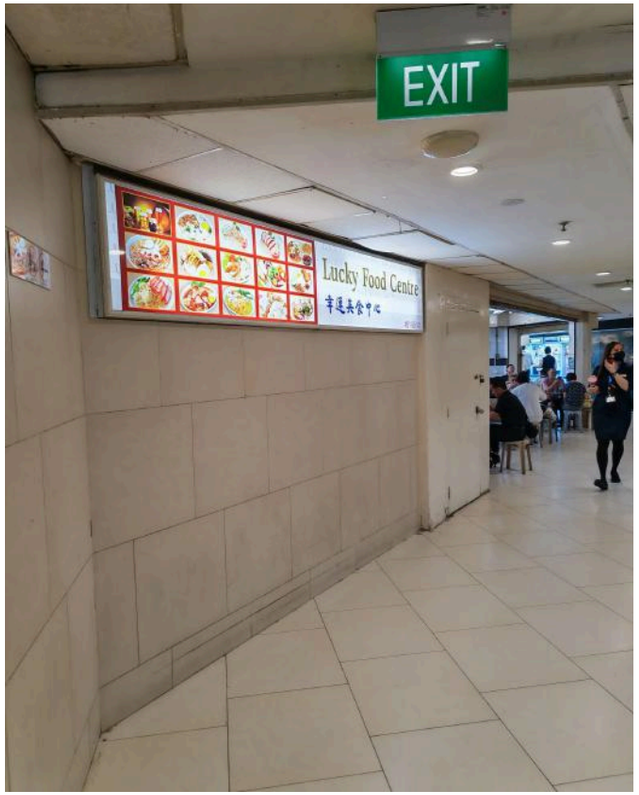
- Unit #B1-55
- Size 172sf
- $1.7m ($9,883psf)
- Nov 2025

- Unit #B1-64
- Size 194sf
- $2.98m ($15,381psf)
- Nov 2024

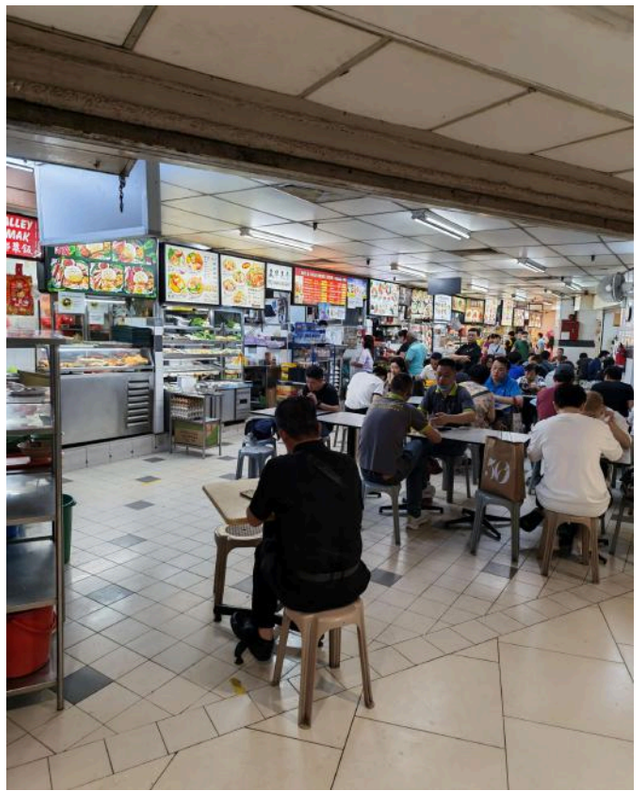
*** Carpark is from L4 to L8**

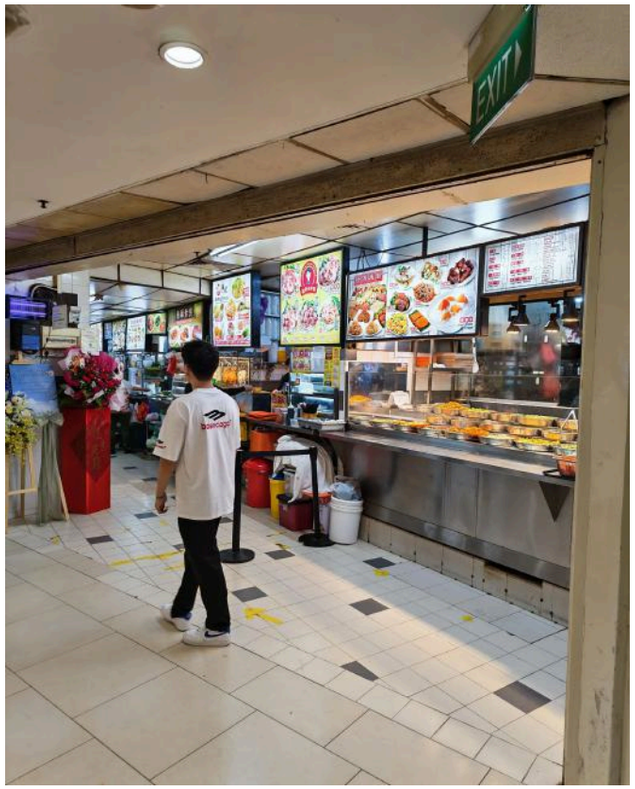
B95 to B101 (Food Court - 3045sf)

9 stalls and 1 drink stalls
Heavy footfall - constant crowd
Picture taken at 3.30pm on a weekday









B1-50 (118sf)

Few Shops from Jollibee



B1-90 (495sf)

Right next to entrance to Mount Elizabeth, corner unit





Latest Transactions & Priced Units

Latest Transactions

1 Priced Unit For Sale

LEVEL 1

- #01-48
- 721SF
- $4,934,600
- $6844PSF

- PUB
- 3YRS LEASE
- $9PSF
- $6489 PER MONTH
- TILL 2ND MAY 2026
- FLOOR TRAP, WATER SS

- Unit #01-61
- Size 237sf
- $2.3m ($9713sf)
- Oct 2025

- Unit #01-108
- Size 151sf
- $2.68m ($17,784psf)
- Jun 2025



FEOCPL Units



#01-48 (721sf)
Next to side door
Leading to Marriott Tang Plaza Hotel
Live Band, Karaoke, Comedy Club

Latest Transactions & Priced Units

Latest Transactions

5 Priced Units For Sale

LEVEL 2

- Unit #02-45
- Size 226sf
- $1.429m ($6,322psf)
- Mar 2025

- Unit #02-42
- Size 215sf
- $1.14m ($5,300psf)
- Feb 2025

- Unit #02-44
- Size 248sf
- $1.636m ($6611psf)
- May 2025

- #02-56
- 388SF
- $2,287,200
- $5895PSF
- $9PSF
- $9.40PSF
- $9.80PSF
- WEF 1ST MAR 26

- #02-53
- 388SF
- $2,042,200
- $5263PSF
- $11PSF
- $11.60PSF
- 31 MAY 27

- #02-52
- 388SF
- $2,020,000
- $5206PSF
- VACANT

- #02-51
- 388SF
- $2,613,900
- $6736.90PSF
- $11/$11.60/$12/$12.60PSF
- 22 DEC 28



- #02-50
- 226SF
- $1,570,500
- $6949PSF
- $13.40PSF
- SEPT 26

- #02-49
- 205SF
- $1,066,000
- $5200PSF
- $12.70PSF
- $13.10PSF
- 31 MAY 27

- #02-48
- 215SF
- $1,184,000 ($5507PSF)
- NOV 2025

FEOCPL Units



02-48 (215sf) - SOLD
02-49 (205sf) - SOLD
02-53 (388sf) - AVAILABLE
Same tenant - iBeauty Collection
Door to walkway facing Orchard Rd

02-52 (388sf)

Real estate office marketing
overseas projects



02-50 (226sf)

Overlooking Orchard Road
From Second Floor



02-56 (388sf)

Presently Maid Agency



02-51 (388sf)

Overlooking Orchard Road
From Second Floor



Latest Transactions

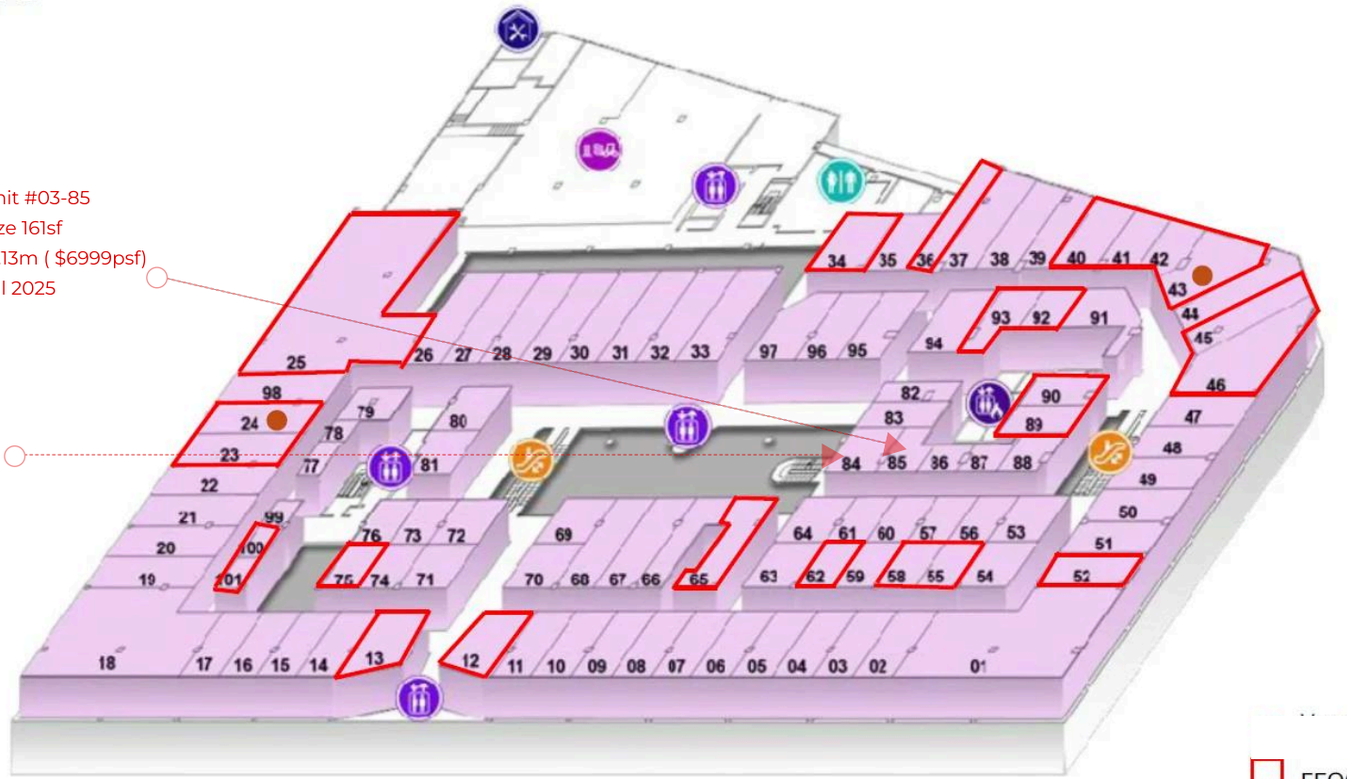
Latest Transactions

No Priced Units

LEVEL 3

- Unit #03-85
- Size 161sf
- $1.13m ($6999psf)
- Jul 2025

- Unit #03-84
- Size 312sf
- $2.4m ($7689psf)
- Mar 2024

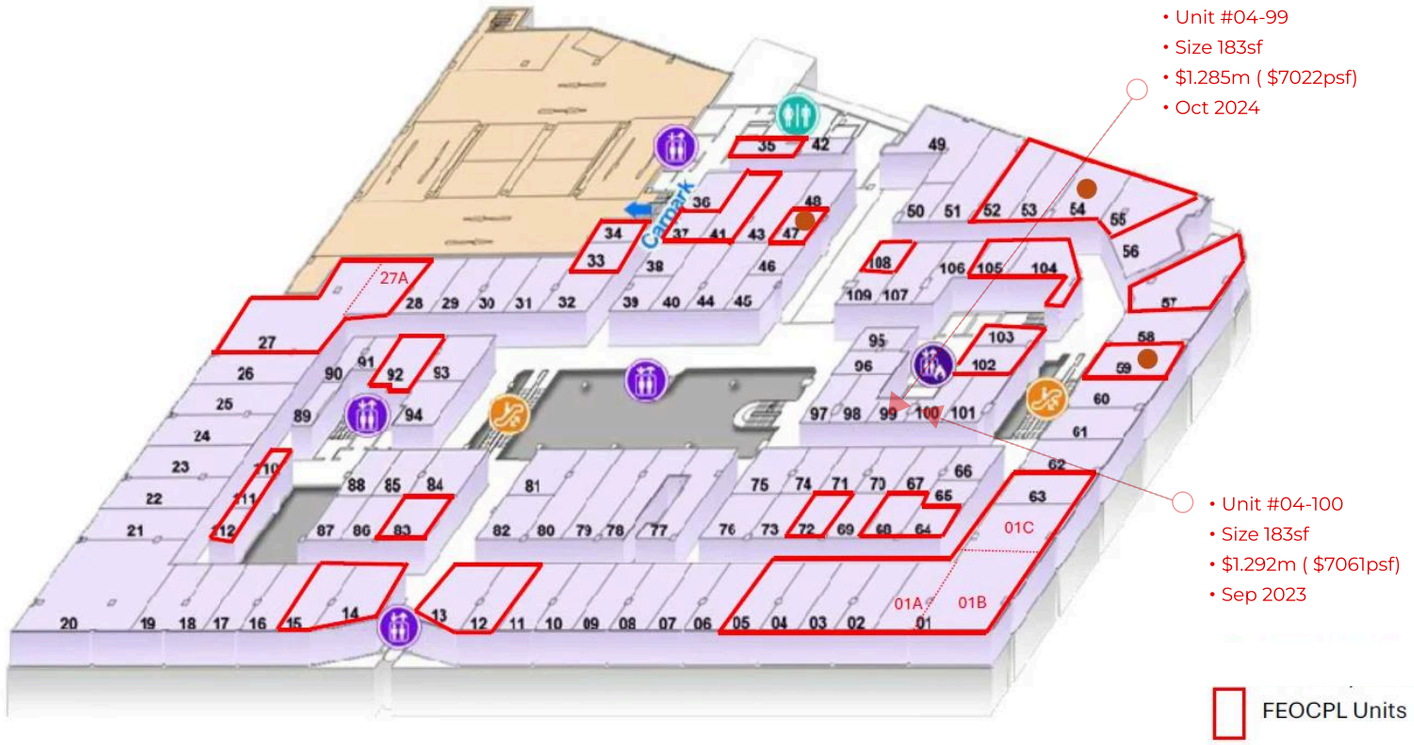


Latest Transactions

Latest Transactions

No Priced Units

LEVEL 4



Latest Transactions

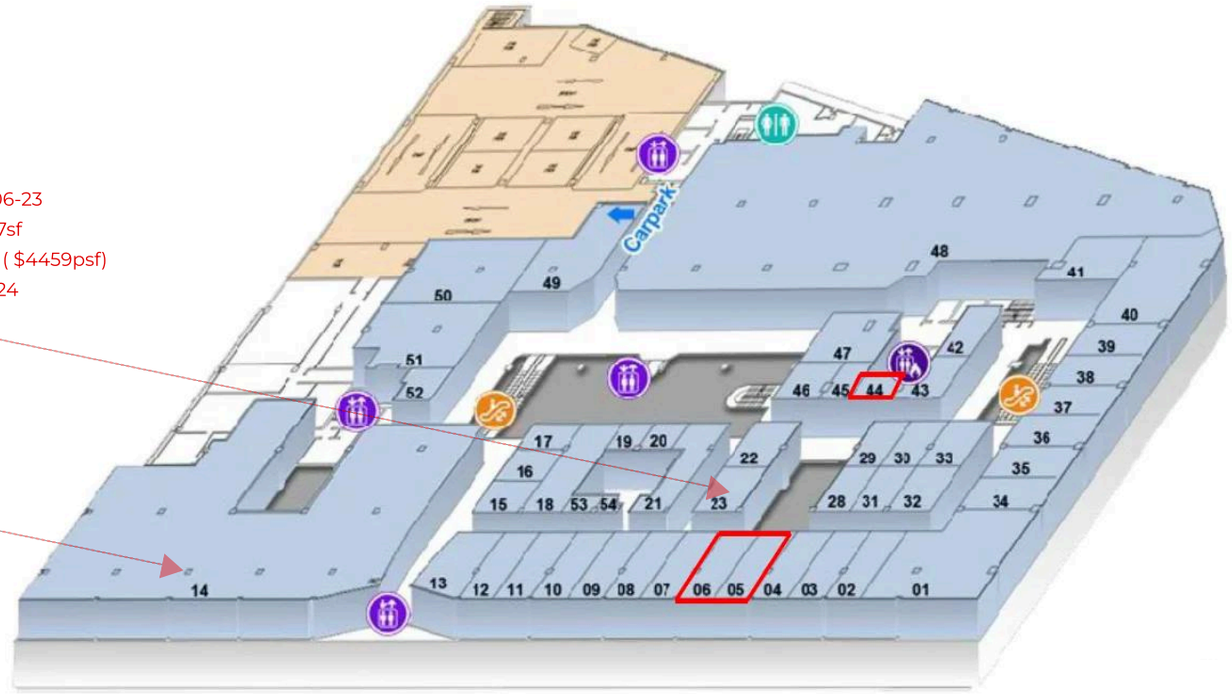
Latest Transactions

No Priced Units

LEVEL 6

- Unit #06-23
- Size 377sf
- $1.68m ($4459psf)
- Sep 2024

- Unit #06-14
- Size 8848sf
- $30m ($3391psf)
- Feb 2025



FEOCPL Units