If you have been seeing the name "Dunearn Green" floating around, you are not alone. People often use shorthand when a new project starts to surface in the market. What matters is the official identity and location behind the hype. Based on the latest official and published materials available, the new launch on Dunearn Road in the Bukit Timah / Turf City area is **Dunearn House**.

This article is a friendly, practical introduction to what is known about the **Dunearn Green Condo** concept people are talking about, how it ties back to **Dunearn Green Location**, and what you should focus on when you start comparing **Dunearn Green New Launch** options and **Dunearn Green Pricing** expectations.

The quick reality check: what "Dunearn Green" refers to

Let's clear the air first. The project that has been reported as a new private residential development within the Bukit Timah Turf City masterplan is **Dunearn House**, launched at **a land parcel on Dunearn Road**. The same redevelopment precinct context is consistently referenced in official planning materials for the Turf City area.

So when you hear "Dunearn Green" in conversations, treat it as a nickname or marketing shorthand. When you do your own diligence, anchor everything to **Dunearn House at Dunearn Road**, because that is the project identity tied to the published launch and development group information.

That small habit, I have found, saves a lot of confusion when you later compare unit types, eligibility, and documents that are specific to the actual development.

Why Bukit Timah Turf City matters for property decisions

Bukit Timah is not new to premium addresses, but the Turf City area is more interesting than a typical "old neighborhood becoming new" story. Official redevelopment planning has described the former racecourse site being transformed into a broader residential precinct, with green links, community and heritage elements, and new road and transport connections.

From an investor's lens and also from a homebuyer's day-to-day living lens, that type of precinct redevelopment changes how you should think about timelines and outcomes. In the early years, the environment can feel like a construction phase plus a promise. In later years, the same place can become a cohesive neighborhood with connections that are hard to replicate elsewhere.

The most important confirmed point here is that **Dunearn House is the first private residential development launched within the Bukit Timah Turf City masterplan or precinct**. That "first" detail matters because it often means you are looking at an initial piece of a longer jigsaw, not a standalone island.

Dunearn House at Dunearn Road: the confirmed location picture

Here is what is firmly stated in the materials available:

- The development is on **Dunearn Road**
- It sits in **District 11**
- It is near the **Sixth Avenue MRT** area
- It is beside the former **Bukit Timah Turf Club / Turf City** precinct

Practically, this places the project in a part of the city that is often discussed for access and convenience. You typically see the Sixth Avenue MRT mentioned because it helps with commuting options, especially for households that are not strictly tied to one office node.

I usually advise buyers to do a simple “real commute” exercise even before you look at floor plans. Pick two weekday trips that matter to you, such as home to work and home to where you usually do groceries or weekends errands. Then sanity-check how the MRT access plus the road layout would feel. Even if you never walk the exact route, the mental model helps you avoid buying a unit that is “close on a map” but annoying in practice.

Developer team: who is behind Dunearn House

One reason people feel more confident at launch is when they understand the development group involved. For Dunearn House, the developer group reported is:

Frasers Property, CSC Land Group, and Sekisui House

Having an experienced consortium behind a project can influence everything from delivery management style to the way buyers are supported during the sales process. That said, due diligence still matters. What I look for is not just who the developer is, but how the developer communicates during launch, how clearly the documents are presented, and whether the buyer journey is structured enough that you can make decisions with minimal guesswork.

Project scale: 380 homes changes the “vibe” of a future estate

Another confirmed fact is that the development comprises **380 homes**.

That number matters because building size changes how common spaces feel. With around 380 units, you should expect a community that is large enough to have lively daily movement, but not so huge that the estate becomes impersonal like some mass-market mega developments.

It also affects how you think about practicalities like lift usage at peak times, how often you will share facilities with a broad range of residents, and how quickly common areas get booked or used during events. None of this is guesswork once the project is complete, but the key is using the confirmed scale to frame your expectations from the beginning.

Launch timing: what “launched” means here, and when it happened

There are two different date references you may see in the market chatter: the formal launch site announcement and then later reported take-up *Dunearn Green price* during launch weekend.

The official announcement materials describe the site as the **Land Parcel at Dunearn Road** and state the **launch date as 8 December 2025**.

Separately, an official developer press release reported **56% take-up at the first launch weekend** on **26 July 2026**.

A careful note for buyers: “launch” can be used loosely in conversation. One date can relate to an official launch announcement, while another date relates to a subsequent weekend where bookings were measured and reported. When you evaluate momentum, it helps to compare like with like, such as take-up measured in a specific weekend or phase, rather than mixing different milestones.

For you as a buyer, the actionable takeaway is this: the project generated enough demand in the first reported launch weekend to be highlighted as a take-up statistic. That does not automatically tell you pricing will always move up, but it does suggest that the market saw the location and the offer as credible.

Dunearn Green Floor Plan: what you can and cannot assume right now

A lot of buyers ask me about **Dunearn Green Floor Plan** details early because floor plan configuration is where real value decisions often start.

However, based on the verified context available, there is a limitation: the project pages and the market discussion indicate that **pricing and floor plan information were described as being released around preview or launch rather than as fixed public facts you can rely on without checking the current official materials**.

So here is the practical way to approach floor plans for Dunearn House without stepping on landmines:

1. Treat any floor plan visuals you see online as "current at that time," not permanent.
2. Use official documents provided during the launch or sales process to compare unit sizes, layouts, and supporting details.
3. If you are comparing units across projects, ensure the data is from the same release phase, otherwise you end up comparing one project's final stack to another project's early teaser.

If you want, tell me what unit type ranges you are considering, and I can help you build a comparison framework using the variables that actually affect everyday living, like functional layout, corridor efficiency, and workable space for your lifestyle.

Dunearn Green Pricing: understanding what demand stats can and cannot tell you

You will likely see talk about **Dunearn Green Pricing** once the market starts to digest launch performance.

What we can say confidently from the verified information is that there was **56% take-up** at the first launch weekend (26 July 2026). That is a signal of demand, especially for a "first launch" moment.

What we cannot defensibly claim from the verified context is a final publicly released price list, because the verified material indicates that a clear final price list was not consistently present in public results, and that pricing could be released around preview or launch rather than as a fully fixed public dataset.

So if someone tells you "pricing will be X" or "pricing is already officially confirmed at Y," be cautious. The safer mindset is to treat the take-up figure as a momentum indicator, not a substitute for unit-level pricing data.

If you are deciding whether to commit at launch, your biggest risk is not overpaying relative to a hypothetical ideal price. The biggest risk is committing before you have enough clarity on what you are buying: unit size, layout, included components, and the exact pricing terms provided at the time you sign.

A neighborhood built by redevelopment: the trade-offs you should consider

When a project sits inside an evolving precinct like Turf City, the best outcomes are attractive, but the path there includes trade-offs. Based on the confirmed redevelopment intent for the precinct, here are some grounded considerations that tend to matter in real life:

- Construction phases can affect the "feel" of outdoor routes and nearby ambience. Even if the project itself is planned well, adjacent work can still change how convenient it feels to travel locally in the early years.
- Redevelopment also means you are buying into a long-term plan. That can be exciting if the plan lands as intended, but it means your timeline expectations should be realistic rather than optimistic.
- When a project is positioned as the first private residential in that precinct, it also becomes a reference point. That can create confidence, but it can also mean the precinct identity and the community rhythm take time to form.

I have met buyers who fall in love with the "future neighborhood" vision but do not spend enough time imagining their own daily routines during the earlier phase. It is worth doing a short "what would I do at 7 pm" test in your head. If your routine still works in a partially active precinct, you are more likely to enjoy the journey rather than just waiting for completion.

What a “new launch” buyer should focus on (without overcomplicating it)

You do not need to obsess over every detail on day one, but you do need to be systematic. The goal is to reduce regret risk.

Here is a tight checklist of the categories that matter most when you are looking at Dunearn House as a Dunearn Green New Launch option:

1. Verify the current official unit details and pricing terms provided at the relevant sales phase
2. Compare layouts using functional goals, not only total space, such as where furniture actually fits
3. Check your commuting routines around the stated proximity to the Sixth Avenue MRT area
4. Confirm what is included in your purchase documentation so you are not relying on memory or sales chatter
5. Align your decision with the pace of precinct redevelopment rather than expecting a fully settled environment immediately

That is all. If you cover these items, you will not be easily steered by rumor, and you will likely avoid the classic “it looked right online” trap.

So, is Dunearn Green Condo a good fit for you?

This is the part where I would love to give a direct recommendation, but the honest answer depends on your priorities. What I can do is map the verified context to buyer profiles you might recognize.

If you care about being positioned early within a precinct that is planned with green links and a broader residential redevelopment vision, and you are comfortable evaluating a project while the neighborhood transforms, then the fact that Dunearn House is the first private launch in the Bukit Timah Turf City masterplan can feel compelling.

If you are risk-sensitive and want a more “settled” immediate environment with minimal surrounding development activity, you will need to weigh whether the precinct staging and future connections are enough to justify any short-term disruption.

And if your priority is commuting convenience, the stated proximity to Sixth Avenue MRT is relevant enough to be considered, but it should be validated in your own routine, not just assumed from the general location statement.

Getting ready for the next step: how to approach show unit visits and questions

When a new launch is actively marketed, show units can be inspiring. Still, the sales experience should not replace your own homework.

Before you attend any viewing, write down what you will ask specifically about your must-have trade-offs. For example: you can ask how the unit layout supports your daily patterns, how windows and orientation affect light and privacy, and what the sales documents say clearly about the exact package for the unit you are considering.

I also suggest you bring a realistic expectations mindset: no single floor plan will solve every concern, and no marketing brochure will reflect every operational nuance. The best buyers I have seen do not look for perfection, they look for a layout that remains practical under real routines, then they verify the details in documents provided at the time.

Final thoughts you can act on now

Dunearn House on Dunearn Road sits inside a bigger Bukit Timah Turf City redevelopment story, and the project's confirmed position as the first private residential launch within that precinct gives it an "early chapter" role.

We know key facts that are stable enough to ground your planning: the development is by **Frasers Property, CSC Land Group, and Sekisui House**, it has **380 homes**, it was launched with the stated site timing tied to **8 December 2025**, and it drew **56% take-up** at the first launch weekend reported on **26 July 2026**. We also know the location context, including District 11 and the nearby **Sixth Avenue MRT** area.

Where buyers must slow down is in assumptions about **Dunearn Green Floor Plan** and **Dunearn Green Pricing**. The verified context indicates these details can be released around preview or launch phases, so you should treat online snippets as preliminary until you confirm the current official information provided during the sales process.

If you want, share what matters most to you, for example commute time, family space needs, or a target budget bracket you are considering. I can help you turn the verified facts into a sharper shortlisting approach for Dunearn House, without relying on guesswork.