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**EdgeProp Singapore
wishes all our readers
a Happy Year of
the Horse.**

There will be no publication
next week. The next issue will
be on **Feb 27, 2026.**



EP 7 **Commentary**
Why Osaka and Kyoto are quietly outperforming
Tokyo for foreign property buyers

EP 10 **Research**
Lessons from 2025's most successful
condo launches

EP 14 **Personality**
Shape, site and self: How feng shui veteran
Rex Chong reads properties

EP 20 **Spotlight**
The Fire Horse cycle: Singapore's economic
and property story, 1966-2026

EP 32 **Under the Hammer**
Three-bedder at Park Infinia at Wee Nam
put up for MCST sale at \$3.75 mil

GuocoLand debuts River Modern — one of the last prime District 9 riverfront parcels — from \$2,877 psf

Turn to our Cover Story on **Pages 16 and 17.**



The 455-unit River Modern has twin 36-storey towers, which occupy a footprint of just 20% of the site area, freeing up the remaining 80% for landscaping

PICTURES: SAMUEL ISAAC CHUA/EDGEPROP SINGAPORE

GuocoLand debuts River Modern – one of the last prime District 9 riverfront parcels – from \$2,877 psf

BY CECILIA CHOW

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Nearly 50 years ago, Singapore's first Prime Minister Lee Kuan Yew issued a bold challenge to clean up the nation's rivers. In 1977, he declared: "In 10 years, let us have fishing in the Singapore River and fishing in the Kallang River. It can be done."

A decade later, at the opening of the "Tidal Fortunes: A Tale of Three Rivers" exhibition in 1987, Wong Kan Seng, then Minister for Community Development and Second Minister for Foreign Affairs, reflected on that transformation. The Singapore River, once dismissed by colonial administrators as little more than a "salt creek", could not compare to the great rivers of the world, he said – yet it was "no less significant and endearing to us than the River Thames is for London, the Seine for Paris or, nearer home, the Chao Phraya for Bangkok".

Today, that once-polluted waterway is not just clean – it is coveted.

Reimagined in the late 1980s, Robertson Quay has evolved into one of Singapore's most vibrant dining enclaves and one of prime District 9's most desirable residential addresses, where glass-clad condo towers and hotels stand alongside conserved warehouses and shophouses. Former godowns now house boutique hotels and restaurants, while luxury residential developments such as Riviere and RiverGate anchor the riverfront skyline.

The nearby Jiak Kim Bridge links the enclave to Kim Seng Park and the river promenade that stretches towards Marina Bay in one direction and Alexandra Canal in the other.

A rare 186m riverfront parcel

Fronting Kim Seng Park – with 186m of prized river frontage – is a 126,325 sq ft, 99-year leasehold site at River Valley Green (Parcel B) acquired by GuocoLand in February 2025 for \$627.84 million, or \$1,420 psf per plot ratio. It was the highest of five bids submitted at the close of the tender.

The site will debut as River Modern, a 455-unit development comprising twin 36-storey towers. The preview is scheduled for Feb 20, with its launch slated for March 7.

"The River Modern site is our favourite in the area," says Cheng Hsing Yao, group CEO of GuocoLand. "It sits directly along the Singapore River, fronting both the river and Kim Seng Park. This is very rare, and possibly one of the last [residential] parcels that directly face the river."

While River Modern sits in prime District 9 with a direct link to Great World MRT Station on the Thomson-East Coast Line and the Great World mall, it is also tranquil and private, adds Cheng. "You're minutes from Orchard Road and the CBD, yet removed from the bustle."

The development is within close proximity to several schools, including Anglo-Chinese School (Junior) and St Margaret's Primary School. River Valley Primary School – just a minute's walk away – is the nearest, with GuocoLand providing a sheltered walkway for added convenience.

Design inspired by the river

River Modern pays homage to GuocoLand's earlier project in the area – the 450-unit Martin Modern, launched in 2017 and completed in 2022. The design of Martin Modern was a collaboration between Yip Yuen Hong, principal architect of ipli Architects, and Tang Kok Thye, associate partner of DDP Architect.

However, for the design of River Modern, Yip collaborated with Kingsley Ng, director of P&T Architects & Engineers.

"The inspiration for River Modern stems from the Singapore River itself – its movement and changing colours," says Yip. "That led us to explore a more curvilinear form and lush landscaping."

According to Dora Chng, residential director at GuocoLand, the two towers are oriented so that about 70% of units enjoy unobstructed views of the river, the pool, or a corridor view of the city skyline and Marina Bay Sands in the distance.

The towers are placed 48m apart and about 100m from neighbouring condos to



River Modern will have a 186m frontage along the Singapore River



Jiak Kim Bridge is the nearest bridge to Kim Seng Park and River Modern



River Modern has a direct underground link to the Great World MRT Station on the Thomson–East Coast Line



The underground link from River Modern connects directly to Great World mall



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enhance privacy, adds P&T's Ng. Elevated five storeys above ground, even the lowest residential level enjoys openness and improved views.

More than 80% of the site area is dedicated to landscaping and incorporates biodiversity, says Tan Peck Cheong, principal of Tinderbox Landscape Studio. For instance, plant species were selected to complement those at Kim Seng Park, creating the sense that the park and promenade extend seamlessly into River Modern's grounds.

A 50m infinity-edge pool appears to flow towards the river, while the elevated clubhouse overlooks both the water and canopy of trees. A signature feature of GuocoLand's projects — an expansive lawn — anchors the communal spaces.

"A lawn is especially important in land-scarce Singapore as it creates a sense of openness," says Cheng.

Product mix dominated by two- and three-bedders

Two-bedroom units of 538 to 689 sq ft make up 175 units (39%), while 210 three-bedroom units of 797 to 1,109 sq ft account for 46%. Together, they make up 85% of the units in the development. The remaining 70 units (15%) at River Modern are four-bedders ranging from 1,464 to 1,830 sq ft.

The largest four-bedders of 1,830 sq ft account for just 35 units. They span from the second to 36th floors, and come with private lift access, a 6.3m-wide living area, a dining area large enough for a 10-seater

dining table, and command the most premium riverfront views.

"We believe the primary target audience will be affluent owner-occupiers," says Cheng. "The larger four-bedroom units are designed to give a sense of luxury."

All units include a flexible room adjacent to the kitchen, which can function as a pantry, helper's room, study or nursery — or be reconfigured to enlarge the kitchen.

Pricing aligns with CCR revival

Prices start from \$1.548 million (\$2,877 psf) for a 538 sq ft, two-bedroom unit; from \$2.298 million (\$2,883 psf) for a 797 sq ft three-bedder; and from \$4.588 million (\$3,134 psf) for a 1,464 sq ft, four-bedroom unit. The pricing positions River Modern within a broader revival in the Core Central Region (CCR).

At neighbouring River Valley Green (Parcel A), Wing Tai Holdings sold 88% of its 524-unit River Green during its launch weekend last August at an average price of \$3,130 psf. About 98% of buyers were Singaporeans and permanent residents. As at Feb 11, the District 9 project is 92% sold, based on caveats lodged.

With starting prices from \$2,877 psf, Marcus Chu, CEO of ERA Singapore, expects River Modern to also appeal to HDB upgraders. He cites Bukit Merah and Queenstown, which recorded 216 and 173 million-dollar resale flat transactions in 2025, respectively. "The strong price appreciation in resale transactions has enabled some homeowners to unlock sufficient equity to upgrade to private residential projects in the prime districts," he says.

Narrowest price gap since 1995

The price gap between new CCR and Rest of Central Region (RCR) projects is now at its narrowest since URA Realis data began

URA AS AT FEB 11, ERA RESEARCH AND MARKET INTELLIGENCE

Median new sale price (\$ psf) in District 9*

Month	Median new sale price (\$ psf)
Aug 25	3,111
Sep 25	3,247
Oct 25	3,307
Nov 25	3,308
Dec 25	3,320
Jan 26	3,328

Note: For the last six months

in 1995, notes Mark Yip, CEO of Huttons Asia.

"At just 11.5% above an RCR new home, buyers have a compelling opportunity to own a prime CCR property," he says. "The starting quantum of \$1.548 million for a two-bedroom unit is comparable to recent CCR launches."

CCR new home sales rose to 1,916 units last year from 378 in 2024, according to Mohan Sandrasegaran, head of research and data analytics at SRI. The rebound reflects stabilising buyer confidence in well-located projects with strong liveability and connectivity attributes.

Kelvin Fong, CEO of PropNex, notes that much of the Singapore River frontage has already been developed. "New waterfront homes with unobstructed river views are relatively scarce."

The neighbouring Parcel C — the final residential plot at River Valley Green — is expected to be launched for sale in April. Any resulting development is unlikely to be launch-ready until 2H2027 after approvals are obtained, estimates Sandrasegaran. Hence, he sees River Modern enjoying "a clear runway to capture sustained buyer attention without immediate competing supply." ■



River Modern will have a sheltered walkway to River Valley Primary School, located just a minute's walk away



Showflat of a 1,098 sq ft, three-bedroom unit with a 5.5m-long living and dining space