

SHOPPES

@ A S C E N T 4 5 6



RARE CITY FREEHOLD

THE PERFECT INVESTMENT

CITY FREEHOLD RETAIL SHOPPES



Artist's Impression



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INVEST FOR SUCCESS

Shoppes @ Ascent 456 is a premium freehold commercial property featuring 16 retail units within a 2-storey podium. The commercial spaces, located at the basement, Level 1, and Level 2, are complemented by 28 residential apartments above, ensuring a steady stream of potential customers. The retail units range from 269 to 969 square feet. Positioned in a high-visibility area with substantial footfall and convenient access to major transportation routes, this property is poised for significant long-term appreciation.



Artist's Impression

NO ABSD ADVANTAGE

Saving on Additional Buyer's Stamp Duty (ABSD) reduces your initial costs and enhances your return on investment (ROI). This financial advantage opens up opportunities for business growth, setting the stage for long-term success.

Prime Location - High visibility
and footfall on bustling Balestier Road

Poised for
long-term appreciation

Retail units from
269 to 969 sq ft

NO ABSD • FREEHOLD • PRIME LOCATION • CONVENIENT

- Prominent Street Frontage • Ready Footfall • Strong Catchment
- Bustling Neighbourhood • Array of Condominiums Nearby



RISING DEMAND

Retail properties with residential district nearby are gaining popularity as consumers favour shopping in their neighbourhood and the rise in flexible work arrangements drives higher local expenditure within the heartlands.



BUSINESS OPPORTUNITIES

Nestled in the vibrant district and especially near to the renowned medical hub of Novena, Shoppes @ Ascent 456 offers substantial catchment both within the development and its surroundings. Whether you run an F&B outlet, a retail shop, or a service provider like a beauty salon, your business can anticipate strong returns with such a large and diverse customer base.

FOREIGNERS & ENTITIES ELIGIBLE TO PURCHASE

There are no limitations for foreigners or entities in acquiring these commercial properties, and neither Additional Buyers' Stamp Duty (ABSD) nor Sellers' Stamp Duty (SSD) is applicable.

BUSINESS SUITABILITY*

RETAIL

Fashion Boutique, Gift Shop,
Florist, Pawnshop, etc

FOOD AND BEVERAGE

SERVICES

Wellness Centre Like Foot
Reflexology, Acupuncturist /
Chinese Physician, Hair
Salon, Launderette, etc

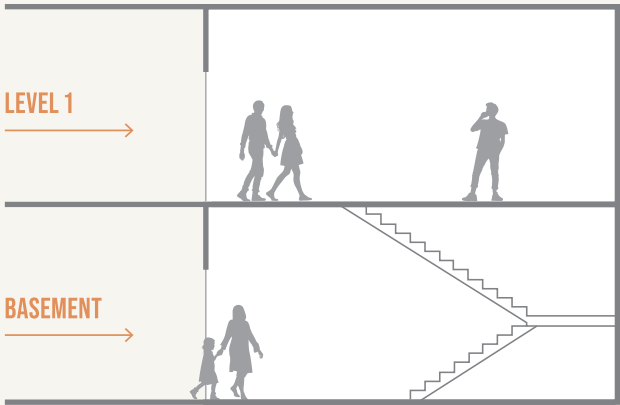
*Source:
<https://www.ur.gov.sg/Corporate/Property/Business/Change-Use-of-Property-for-Business/related/Other-shop-examples>



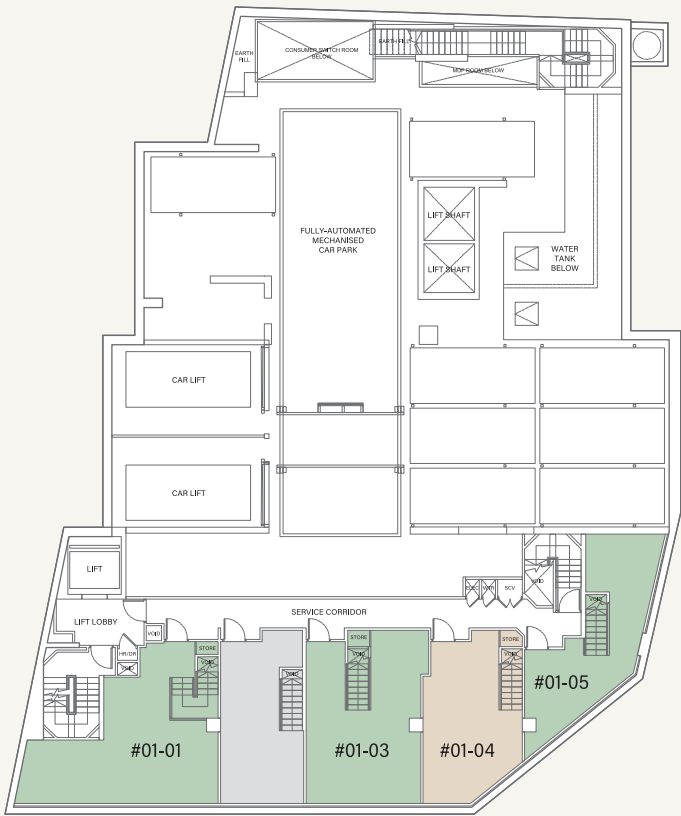
MAXIMISE YOUR INVESTMENT

The Shoppes @ Ascent 456 offer provides the **exceptional advantage of two levels of retail space with the purchase of a single unit**. Use one level for your own business and rent out the other for passive income, or leverage both levels to enhance your business plans.

Direct access
to the units
from Basement
and Level 1



BASEMENT 1



1ST STOREY



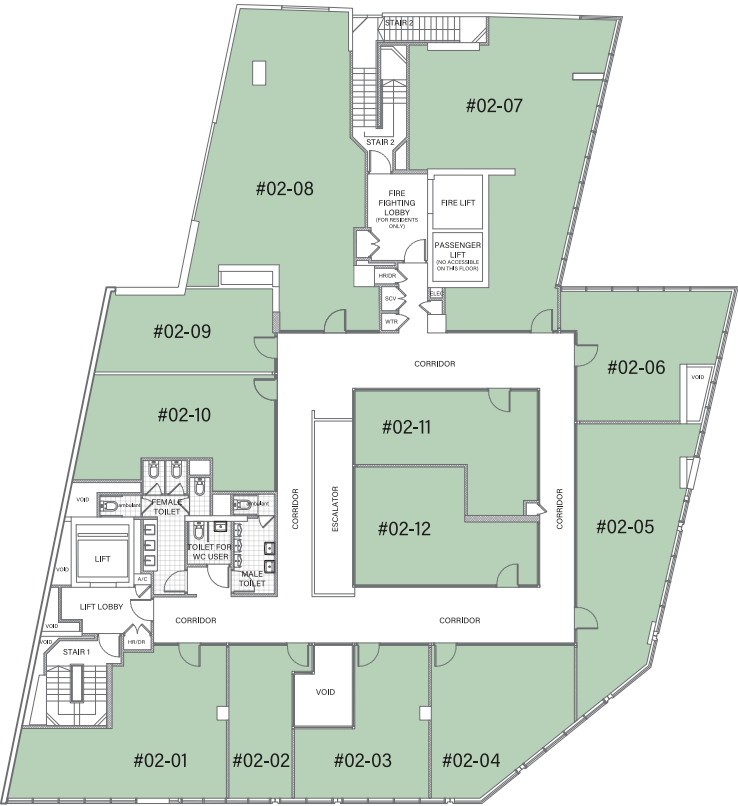
#01-01
74 sq m / 797 sq ft
(Including basement 1 of #01-01)

#01-03
75 sq m / 807 sq ft
(Including basement 1 of #01-03)

#01-04
68 sq m / 732 sq ft
(Including basement 1 of #01-04)

#01-05
90 sq m / 969 sq ft
(Including basement 1 of #01-05)

2ND STOREY



#02-01 52 sq m / 560 sq ft	#02-07 87 sq m / 936 sq ft
#02-02 25 sq m / 269 sq ft	#02-08 89 sq m / 958 sq ft
#02-03 35 sq m / 377 sq ft	#02-09 50 sq m / 538 sq ft (incl. advertising space 18 as accessory lot)
#02-04 41 sq m / 441 sq ft	#02-10 42 sq m / 452 sq ft
#02-05 56 sq m / 603 sq ft	#02-11 38 sq m / 409 sq ft
#02-06 38 sq m / 409 sq ft	#02-12 39 sq m / 420 sq ft

 Retail Restaurant



Note: All areas indicated are inclusive of A/C ledge space and accessory lots (where applicable)



WITHIN 10 MINS WALK

Home to popular food spots like Balestier Food Centre, Bak Kut Teh, Hainanese Chicken Rice and Tim Sum restaurants, drawing large crowds and high footfall



IMMEDIATE AND NEARBY CATCHMENT

- 83,070* residential population
- 14 Schools / Institutions within 2km
- Health City Novena with 30,000# daily commuters



12 MINS WALK

From Toa Payoh MRT

WITHIN 5 MINS DRIVE

Pan Island Expressway (PIE) & Central Expressway (CTE)

Balestier is a vibrant district in Singapore known for its rich history and diverse food scene. Nearby areas like Novena and Toa Payoh also contribute to the population in Balestier, as they are well-connected and have numerous offices, hospitals, and educational institutions. The proximity to these areas means that many professionals commute to Balestier for work or use it as a convenient location for dining and entertainment.



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All travel durations are estimates only. | *Source: www.ttsh.com.sg/About-TTSH/healthcitynovena/Pages/default.aspx *Source: www.citypopulation.de/en/singapore/admin (Balestier, Toa Payoh Central, Boon Teck & Kim Kiat)