

OneKA @Macpherson

1 KAMPONG AMPAT #01-11/#05-03/#05-04, SINGAPORE 368314

Mortgagee Sale by Expression of Interest
Closing 31 July 2026 (Friday), 3:00 PM



I N F O R M A T I O N M E M O R A N D U M

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Executive Summary



OneKA@Macpherson is an 8-storey Business 1 light industrial development strategically located on the city fringe. It offers seamless connectivity to the rest of the island via public transportation and major expressways.

Spanning a site area of 7,346 square metres, the development comprises 97 commercial-industrial units designed for operational efficiency with direct vehicular access to all levels. Each unit features dedicated loading bays and spacious interiors with high ceilings ranging from 5.6 to 6.3 metres.



Asset Overview

Address	1 Kampong Ampat #01-11/#05-03/#05-04 Singapore 368314 (D13)
Tenure	Leasehold 41 years wef 15 May 2021
Key Features	• Suitable for general industrial trades e.g., car trade, interior design showroom, IT trade, ecommerce etc. • Canteen within the development • Amenities and eateries in the vicinity include Grantral Mall, Macpherson Mall and Breadtalk Building • Selling vacant on an “as-is” condition

Development Features

The development features ramp-up vehicular access to all 8 storeys bringing the convenience of direct access to each unit.

- ▶ Open concept column-free floor plate for flexible layout
- ▶ High ceiling for double storage space
- ▶ Direct loading and unloading for all units
- ▶ En-suite toilets within units

Level 8 sky deck features a garden pavilion, sky lawn, wellness deck, BBQ verandah and a rejuvenation pool.



Image source: Smartisan Development Pte Ltd

Location and Connectivity



Image source: Smartisan Development Pte Ltd

Connect to other parts of Singapore by public transport just in front of the development and easy access to major expressways.

Walking Distance

- ▶ 3 minutes to business districts in the vicinity
- ▶ 3 minutes to eateries
- ▶ 7 minutes to Grantal Mall
- ▶ 9 minutes to Tai Seng MRT

Driving Distance

- ▶ 5 minutes to Macpherson MRT Interchange
- ▶ 5 minutes to PIE and KPE
- ▶ 12 minutes to Changi Airport
- ▶ 15 minutes to Central Business District

Units Available

Unit	Size	Indicative Price	Notes
01-11	3,681 sf	\$2.8 M	Includes strata void area
05-03	1,614 sf	\$1.6x M	Can be sold individually or with Unit 05-04
05-04	1,657 sf	\$1.6x M	Can be sold individually or with Unit 05-03

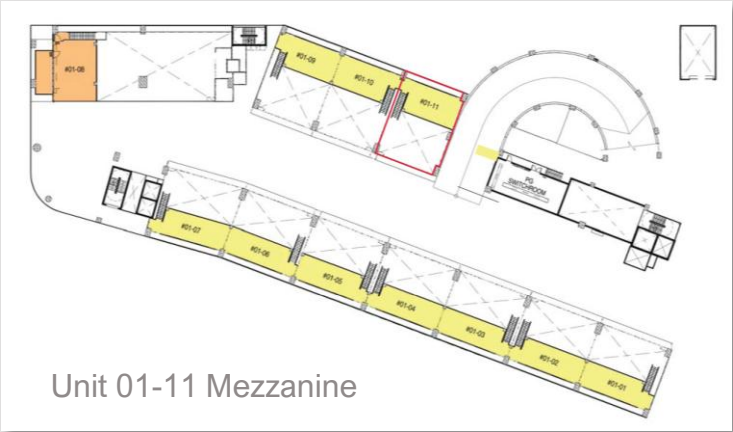
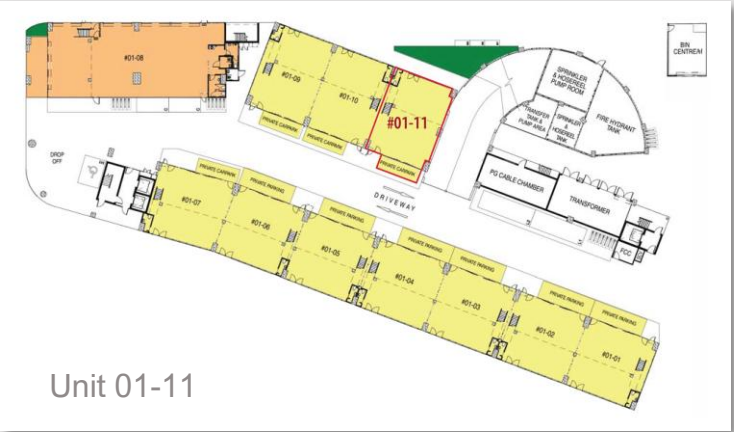
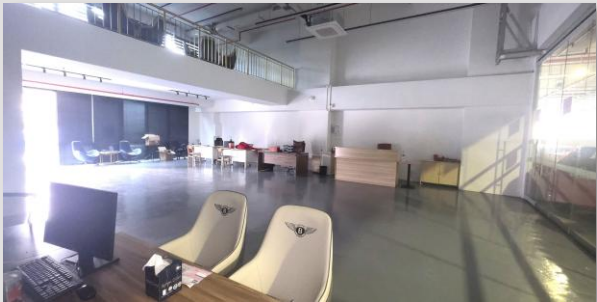


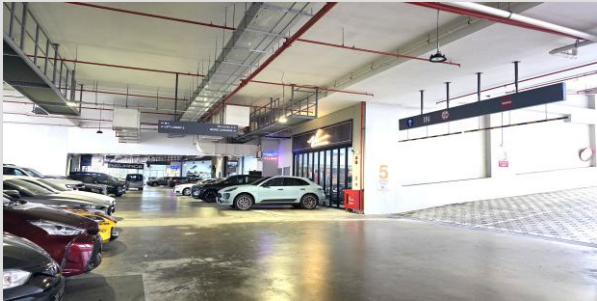
Image source: Smartisan Development Pte Ltd

Asset Gallery

Unit 01-11



Unit 05-03 and 05-04 (External)



Unit 05-03 and 05-04 (Internal)



Contact Us

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Submit EOI

Submission closing:

31 July 2026 (Friday), 3:00 PM

Submission link:

kfbidding.com.sg/oneka/oneka-eoi





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