

When people ask about the “Dunearn Green location,” they usually mean one thing: what it feels like to live in the Bukit Timah Turf City area, near the legacy of the former turf club, and close to the everyday conveniences that make a home livable day after day. In recent months, the strongest confirmed anchor in this immediate pocket has been the new launch at **Dunearn House**, which sits on **Dunearn Road** in **District 11**, beside the former **Bukit Timah Turf Club / Turf City** area.

If you are researching “Dunearn Green” as a condo or new launch, it helps to ground the location story around what is actually happening at Dunearn Road. The confirmed project there is **Dunearn House**, launched at a **land parcel at Dunearn Road**. It was launched on **8 December 2025**, and it is the **first private residential development** released within the **Bukit Timah Turf City masterplan** area. That “first” point matters, because it often shapes the surrounding experience, from how transport nodes get emphasized to how buyers plan their short and long term routines.

Below, I will walk through what you can realistically expect from the Dunearn Road, Turf City edge, and why so many people find this location compelling even before they look at any floor plan.

Why the Dunearn Road side feels different from other Bukit Timah pockets

Bukit Timah is not one uniform story. Some parts are all about the fine grain of landed housing streets and long-established habits. Others are defined by clusters around MRT interchanges and bus routes, where the rhythm is more “commuter daily.”

The **former Bukit Timah Turf Club / Turf City** area has its own character because it is a redevelopment precinct in motion, not just a static neighborhood. URA’s Bukit Timah Turf City plan materials describe the former racecourse site being redeveloped into a new residential precinct, with elements that include green links, heritage or community areas, and new road and transport connections. Even when you are not thinking about masterplans, that kind of planning language usually translates into a few practical outcomes for buyers: you tend to get better clarity on future connectivity, and you can also expect a stronger emphasis on pedestrian and leisure spaces compared to older, denser pockets that never had the space for intentional landscaping.

That redevelopment context also explains why Dunearn Road is a notable address right now. The confirmed launch at that location, **Dunearn House**, is positioned as the first private residential release within the Turf City masterplan. When a precinct begins its residential “chapter,” demand often arrives in waves: first from people who want a new home, then from those who anticipate the next amenities and transport improvements.

The “nearby” factor: what it means that Dunearn House is by the Turf Club and Turf City area

Let’s get literal about the geography, because location questions are rarely about vague vibes.

The confirmed facts are clear: **Dunearn House** is on **Dunearn Road** in **District 11**, positioned **beside the former Bukit Timah Turf Club / Turf City** area. In everyday terms, that means you are not living in a generic commercial zone. You are living on the edge of a heritage and redevelopment story, where the surrounding land use is intended to shift toward a residential precinct rather than remaining permanently commercial or permanently industrial.

This also matters for the way you picture your regular routes. People who live near precinct developments tend to be more flexible about commuting patterns at the start, because construction phases and the gradual activation of roads and facilities can shift traffic flows. Some households adjust by using a slightly different drive-in pattern or bus transfer for the first year or two. Others lean on the MRT option more heavily once the walking and last-mile connections are well established.

In this Dunearn Road pocket, the MRT relevance is anchored by proximity to **Sixth Avenue MRT**, which is one of the reasons the location is discussed with such energy. MRT access gives you predictable commuting structure, while the precinct setting gives you a sense that your home is part of a larger neighborhood ecosystem, not an isolated building with little around it.

“Dunearn Green” research, but keep your facts aligned with the confirmed launch

A quick note for anyone doing due diligence under the name **Dunearn Green**. The verified information available in the research context points to the new launch in this exact pocket as **Dunearn House**.

So if you are comparing or cross-checking listings that mention “Dunearn Green Condo,” “Dunearn Green New Launch,” or the “Dunearn Green Location,” your most defensible move is to anchor your understanding to what is confirmed: the new launch at Dunearn Road within the Bukit Timah Turf City area is **Dunearn House**.

That approach protects you from one of the most common buyer mistakes. Sometimes similar names appear in online marketing materials, but the location logic, developers, and confirmed launch particulars need to match the actual registered project details. In this case, the confirmed developer group for the Dunearn House launch comprises **Frasers Property**, **CSC Land Group**, and **Sekisui House**.

The precinct story for buyers, not just brochures

When people talk about “location,” they often mean time distance to MRT and how long the ride feels during peak hours. Those are real factors. But in a redevelopment precinct like Turf City, location also includes how you expect the area to mature.

URA’s Bukit Timah Turf City materials frame the former racecourse site redevelopment with green links and community and heritage elements. The way these plans are written signals that the area is intended to be more than a stack of towers. Over time, that usually influences how residents use weekends, where they walk, and how often they choose to stay around the neighborhood instead of travelling elsewhere for a simple dinner or a calmer evening walk.

Dunearn House being the first private residential development in the masterplan makes it a kind of “bellwether.” Developers and authorities generally do not start big precincts in residential mode unless they have enough confidence that transport and road connections will continue to improve in step with demand. That does not guarantee every timeline detail for every facility, but it does help explain why buyers are paying attention now, rather than waiting five years later.

Scale and build density: why “380 homes” changes your expectations

One of the most practical location signals is project scale. In this case, the confirmed project size for **Dunearn House** is **380 homes**.

That matters because a 380-home development is big enough to create meaningful day-to-day activity in its immediate surroundings. You will likely feel it in how common areas are used, how busy certain drop-off routines become at certain hours, and how quickly service needs emerge, like convenience retail within walking distance where available.

At the same time, it is not so massive that it behaves like a standalone city. People who dislike overly crowded lifts and shared facilities often find mid-size developments easier to manage than the mega projects. People who want the convenience of a lively precinct still tend to prefer that there are enough households nearby to sustain everyday services. With 380 homes, you can usually get the “lived-in” feel without assuming it will automatically feel like a fully formed town center overnight.

Developers behind the launch: what you can and cannot infer

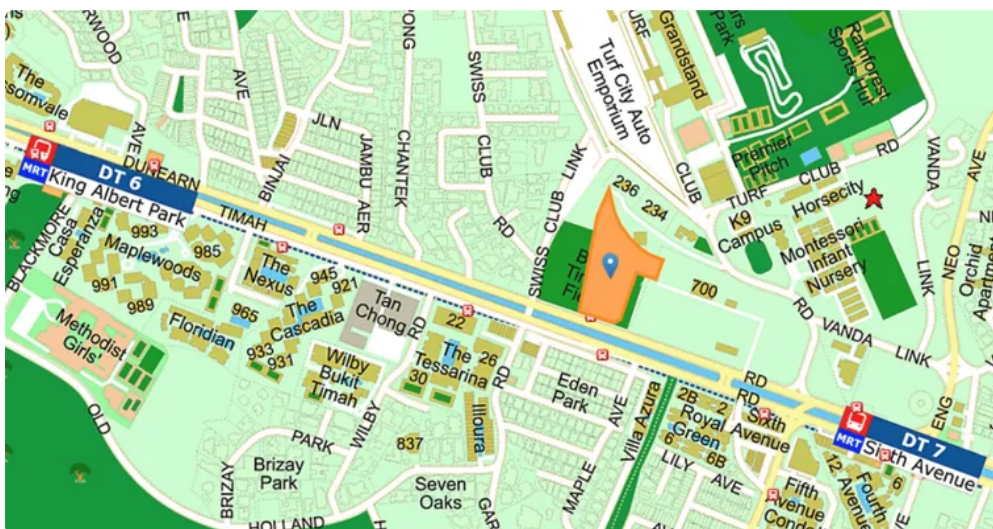
The confirmed developer group for the Dunearn House launch includes **Frasers Property**, **CSC Land Group**, and **Sekisui House**.

What can you responsibly infer from that, as a location-focused buyer? Not layout quality or exact finish standards, because those are specific to the project design and documentation. But you can infer that the buyers are being offered a product aligned with a major precinct redevelopment strategy, since this consortium is launching the first private residential component within the Turf City masterplan area.

It also means buyers tend to see more structured marketing and launch activity. In this case, there is confirmed launch activity, including sales interest that was reported as **56% take-up at the first launch weekend on 26 July 2026**. That is not a guarantee of long-term resale outcomes, but it does tell you that demand is not just speculative talk, at least at the early stage.

Timing matters: launch on 8 December 2025, attention ramping up in 2026

The Dunearn House launch was officially dated to **8 December 2025**, and then reported sales take-up activity appears in 2026 with the first launch weekend on **26 July 2026**.



Why does timing matter for a buyer who is focused on “Dunearn Green pricing” or “Dunearn Green floor plan”? Because timelines often affect when you can verify practical things: how show flats are presented, whether you can get more details about the unit mix during the launch window, and how quickly any early feedback becomes visible through buyer discussions.

One trade-off with new launches in precinct redevelopments is that your decision window can feel a little compressed. If you want to be early, you may be making choices with limited final information compared to later launches or later documentation releases. If you want full clarity, you may have to accept that the more in-demand unit types or stack locations could become harder to secure.

Given the confirmed research context here, it is also worth being careful: the information available does not clearly provide a final, fixed public price list in a way that can be treated as an absolute fact across all listings, and some project pages describe pricing and floor plan releases as being around preview or launch rather than a fully stabilized, universally published list. So for anyone using “Dunearn Green Pricing” as a key research term, the safest practical stance is to verify directly what is available for the specific launch or unit at the time you are comparing.

What the Dunearn Green Location really gives you day to day (based on confirmed surroundings)

Even without speculating on interior design, the location story around Dunearn Road and Turf City is built on three confirmed anchors: proximity to the former Turf Club/Turf City redevelopment zone, closeness to **Sixth Avenue MRT**, and inclusion within the larger **Bukit Timah Turf City masterplan**.

If you are imagining your weekday routine, here are the location-based effects that are most reasonable to expect from those anchors:

1) Commuting options tend to be structured around MRT access, and **Sixth Avenue MRT** is the key mention in the verified context for this area.

2) Your neighborhood feel is shaped by a precinct redevelopment, not just an old estate with limited change. 3) You are living near a former sports and heritage site that is being reimaged into a residential precinct, so weekend leisure may be designed more intentionally over time. 4) Because this is the first private residential development within the Turf City masterplan, early residents are often the ones who influence how quickly “everyday life” starts to feel normal around the site. 5) With a mid-size project of **380 homes**, the area around it should feel active but not chaotic in the way mega mixed-use town centers can.

That combination is exactly why Dunearn Green Location research keeps coming back to this pocket. The “location” is not only an address, it is the start of a larger story.

The edge cases people forget when they only look at distance

There is a difference between “near MRT” and “easy MRT in real life.” I’ve seen buyers who only check straight-line distance get surprised by walking routes, crossing points, and how construction phases affect temporary detours.

In a redevelopment precinct like Turf City, the immediate surroundings can change year by year. Even if sixth avenue access is the anchor, the walking paths and street-level connections can be adjusted as the precinct roads, green links, and community spaces are implemented. This is not something you can fully “see” from a single static map snapshot.

So if you are assessing Dunearn Green Condo for your household, pay attention to questions like: where do you actually walk at 7.30 am, and what is the most direct route when temporary barriers are in place? For some buyers, the best route during a construction phase becomes slightly different from the route you would take once everything is completed.

Another edge case is the early “amenities gap.” When a new residential precinct begins, some conveniences may arrive later than expected, especially services that require enough resident density to be profitable. A 380-home development helps, but you still want to be realistic about what will be available immediately at ground level versus what will mature over time.

How to evaluate the “Dunearn Green Developer” and launch energy without guessing

Since the verified context ties the confirmed Dunearn Road new launch to the developer <https://dunearn-green.sg> group of **Frasers Property**, **CSC Land Group**, and **Sekisui House**, it’s reasonable to treat the launch momentum as part of the location narrative.

The confirmed report of **56% take-up at the first launch weekend** on **26 July 2026** suggests that buyers showed strong early interest. For a location-focused buyer, this kind of signal often means one thing: the area is not only attractive on paper. There are households actively choosing to be early within the Turf City residential chapter.

Still, you should separate “launch interest” from “personal fit.” A fast first weekend does not automatically mean the unit you want will be the one you get, and it certainly does not mean every stack, orientation, or layout is equally appealing. That is where you should bring the conversation back to the floor plan you are considering and what your daily habits require.

Floor plan and pricing: what you can verify, and what you should wait to confirm

The verified research context indicates that several project pages describe pricing and floor plans as being released around preview or launch rather than as fixed public facts that can be treated like a final, settled price list in every place it appears.

That is why, if “Dunearn Green Floor Plan” and “Dunearn Green Pricing” are key terms in your research, it is smarter to treat any early numbers as preliminary unless you have the specific, latest official release for the exact unit type you are buying.

In practice, I recommend focusing your effort on three verification points that you can control:



First, confirm the latest released pricing information for the unit type you are considering at the time of your decision. Second, ask for the floor plan you can compare side-by-side with your lifestyle needs, like workable living and dining dimensions, bedroom usability, and how your household moves through the home. Third, do not assume the “location convenience” automatically fixes the “home workflow” issues. Some buyers fall in love with the address, then realize too late that the unit layout does not suit how they host, store items, or work from home.

That is not a critique. It is just experience. Location is the stage, but floor plan is the script you live inside.

A quick buyer’s checklist for a Dunearn Road, Turf City edge purchase

If you want a simple way to keep your research tight, this is the short checklist I would use when someone is weighing Dunearn Green as a target and wants to understand what is happening around Dunearn House.

1) Confirm the exact project identity tied to the name you are researching, because the verified Dunearn Road launch in this pocket is Dunearn House.

2) Check that the pricing and unit details you are comparing are the latest released versions for the specific unit type. 3) Walk or map the route to the MRT option you intend to use, rather than relying on distance alone, especially with precinct works likely in motion. 4) Revisit your lifestyle assumptions about retail and daily conveniences, since a masterplanned precinct matures over time. 5) Match your floor plan needs to how you actually live, not just how the show flat looks in photos.

That approach keeps the focus on what will affect your everyday routine, not just what sounds attractive in a brochure.

So, is Dunearn Green Location “worth it” if Dunearn House is the confirmed anchor?

If your question is really whether the Dunearn Road, Turf City adjacency is a good place to build a life around, the most defensible answer based on the verified context is that the location is actively becoming part of a larger residential precinct plan, with transport access anchored around Sixth Avenue MRT.

The confirmed facts support that this is not a random pin on the map. It is the first private residential development within the Bukit Timah Turf City masterplan, set on a Dunearn Road land parcel, launched in December 2025, with strong reported take-up activity during the first launch weekend in July 2026.

Whether it is “worth it” for you depends on your tolerance for the early precinct realities. If you prefer brand-new living with the excitement of being near the start of a neighborhood’s next phase, this kind of location tends to be a good fit. If you want everything fully stabilized and mature right away, you will likely want to wait or at least set expectations carefully about what services and street-level comfort will look like during the early years.

For many buyers, though, that trade-off is exactly the point. They are not only buying a condo address. They are buying into the next chapter of an area that used to be defined by turf, and is now designed for a residential precinct with green links and community space.

If you tell me what you care most about, like commute time, family setup, or investment horizon, I can help you translate this location story into a more personal buying checklist tied to your priorities.