



TIM CHIONH  
SIGNATURE COLLECTION

# The Insider's Guide to Thomson Reserve

A Buyer's Guide to  
One of Upper Thomson's  
Most Anticipated  
New Launches

Curated by

*Tim Chionh*

*Helping buyers make  
confident property decisions.*



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INDEPENDENT INSIGHTS. THOUGHTFUL ANALYSIS. BETTER PROPERTY DECISIONS.

01



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# Why Buyers Are Watching Thomson Reserve

A distinguished address in a mature estate.  
A limited collection that buyers don't  
want to miss.



## LOCATION

An established address  
that combines  
tranquillity with  
everyday convenience.



## LIFESTYLE

A mature neighbourhood  
surrounded by nature,  
dining and  
connectivity.



## DEMAND

Limited new supply  
continues to attract  
discerning  
buyers.



## WHO IS IT FOR

Families, professionals  
and long-term  
investors seeking a  
quality home.



## SCARCITY

One of the few  
opportunities to own  
a new home in  
Upper Thomson.



## WHY BUYERS ARE PAYING ATTENTION

Strong fundamentals in  
one of Singapore's  
most liveable  
districts.

## QUESTIONS TO ASK BEFORE YOU BUY

01

Does this location  
fit my lifestyle  
and daily needs?

02

Will this property  
remain desirable  
5–10 years from  
now?

03

How does this project  
compare to other  
options I'm  
considering?

04

Is this the right  
home for my family  
or a smart addition  
to my portfolio?

05

Do I understand  
the long-term  
potential of this  
neighbourhood?

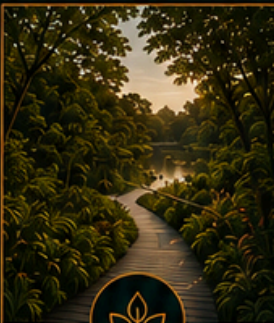




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# Life Around Thomson Reserve

Everything you need.  
Where you want to be.  
The best of city living,  
wrapped in greenery.



## NATURE

Surrounded by green spaces and park connectors.

- MacRitchie Reservoir
- Lower Peirce Reservoir
- Thomson Nature Park
- Windsor Nature Park
- Park connectors and cycling routes



## CONNECTIVITY

Seamless connections across Singapore.

- Upper Thomson MRT (Thomson–East Coast Line)
- Marymount MRT (Circle Line)
- Circle Line, Caldecott MRT
- Pan Island Expressway (PIE)
- Central Expressway (CTE)
- Easy access to CBD and Orchard



## DINING

From local flavours to café culture and restaurants.

- Upper Thomson Food Centre
- Thomson Plaza
- Shunfu Mart
- Cafés and restaurants along Upper Thomson



## SCHOOLS

A strong selection of schools within easy reach.

- Ai Tong School
- Catholic High School
- Marymount Convent School
- Raffles Institution
- Anderson Primary School
- Many more



## LIFESTYLE

Everyday conveniences and lifestyle amenities close to home.

- Junction 8
- Thomson Plaza
- Sin Ming Plaza
- Community clubs
- Sports and recreation facilities

“ A location that offers the perfect balance of tranquillity, convenience and connectivity — a place where families grow and lifestyles thrive. ”



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# The Thomson Reserve Story

Upper Thomson has quietly become one of Singapore's most desirable residential enclaves. Here is why.



## A HERITAGE OF NATURE

Nestled among mature greenery, parks and reservoirs, Upper Thomson offers a rare sense of tranquillity in a city that never stops moving.



## A LOCATION THAT CONNECTS

With Upper Thomson MRT on the Thomson–East Coast Line, and Caldecott MRT on the Circle Line close by, connectivity is effortless in every direction.



## A NEIGHBOURHOOD THAT MATTERS

Long-established schools, community amenities, and everyday conveniences come together to create an exceptional environment for families to live, learn and grow.



## A FUTURE THAT INSPIRES CONFIDENCE

Limited land, strong fundamentals and sustained demand continue to shape Upper Thomson as a location with enduring long-term value.

“Upper Thomson is not just a place to live — it is a place to belong, today and for generations to come.”

## TRANSFORMATION OF UPPER THOMSON

### THEN

A quiet, leafy neighbourhood



### 2000s

Enhancing amenities and lifestyle



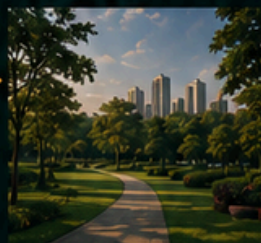
### 2020s

Improved connectivity with MRT (TEL)



### TODAY

A mature estate with everything within reach



### TOMORROW

Enduring value in a prime residential address





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# At A Glance

The key facts about Thomson Reserve, so you can understand the essentials at a glance.



## DEVELOPER

UOL, CapitaLand & SingLand



## TENURE

99-Year Leasehold



## DISTRICT

District 20



## ESTIMATED PREVIEW

October 2026



A rare opportunity to own a new home in one of Singapore's most established and sought-after neighbourhoods.

## UNIT MIX

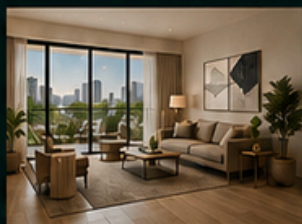
A balanced selection of homes for different lifestyles.

### 2 BEDROOM



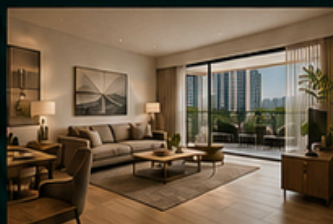
Smart, efficient layouts ideal for young couples, professionals or investors.

### 3 BEDROOM



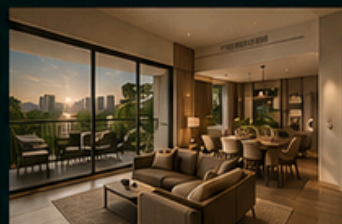
Well-proportioned homes for growing families and modern living.

### 4 BEDROOM



Spacious layouts for families who value comfort and quality time together.

### 5 BEDROOM



Premium homes for multigenerational living and discerning buyers.



Each home is thoughtfully designed to maximise space, natural light and livability.



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# Investment Perspective

## THOMSON RESERVE

A location with enduring value and long-term upside.

Backed by strong fundamentals, excellent connectivity and ongoing transformation, Thomson Reserve is well-positioned for sustainable value growth.



Artist's Impression

### KEY INVESTMENT HIGHLIGHTS



#### PRIME CITY FRINGE LOCATION

Strategically located in the prestigious Upper Thomson enclave.



#### EXCELLENT CONNECTIVITY

Upper Thomson MRT (TEL) brings the city closer, boosting long-term accessibility and demand.



#### STRONG CAPITAL APPRECIATION

Limited new supply in the vicinity supports sustained price growth over time.



#### BROAD TENANT APPEAL

Attractive to families, professionals and expatriates seeking a quality lifestyle.



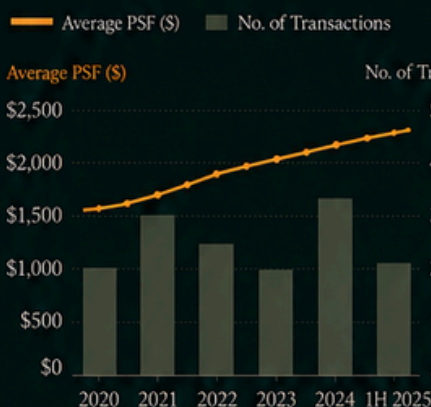
#### STABLE RENTAL DEMAND

Proximity to schools, amenities and business hubs underpins steady rental demand.

### MARKET FUNDAMENTALS

#### LANDED TRANSACTIONS IN UPPER THOMSON ENCLAVE\*

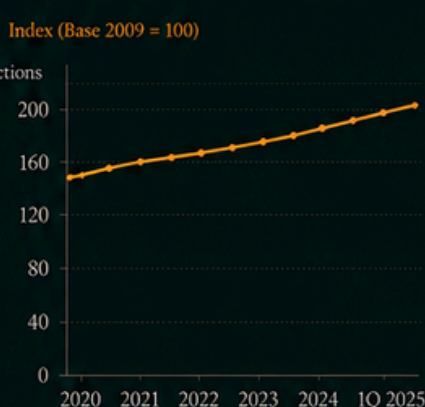
Limited landed supply continues to drive strong price levels.



Source: URA Realis (Landed, OCR - Thomson / Tagore / Springleaf / Upper Thomson) \*Data as at 1H 2025

#### PRIVATE RESIDENTIAL PRICE INDEX (NON-LANDED) – OCR

Prices have trended upward, reflecting resilient demand and limited supply.



Source: URA Realis

### WHO WILL THIS ATTRACT?



#### FAMILIES

Close to reputable schools, parks and family amenities.



#### PROFESSIONALS

Easy access to the city and major business hubs.



#### EXPATRIATES

A tranquil, green environment with excellent connectivity.



#### INVESTORS

Strong rental demand and long-term capital growth potential.

“



Thomson Reserve combines location, lifestyle and connectivity with the fundamentals of a solid investment.

*A home you'll enjoy today.*

*An asset that grows for tomorrow. ”*



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## Tim Chionh's Professional Insight

An experienced perspective.  
For informed decisions.

With years of experience in the Singapore property market, I look beyond just today's numbers to help you understand the bigger picture — so you can buy with confidence and hold with conviction.

*“ Knowledge gives you options.  
Clarity gives you confidence.  
The right insights help you  
make the right decisions. ”*

### MY TAKE ON THOMSON RESERVE



#### 1. LOCATION THAT LASTS

Upper Thomson is a proven residential enclave with strong owner-occupier demand. Its centrality, greenery and connectivity make it timeless.



#### 2. CONNECTIVITY THAT MATTERS

With the Thomson–East Coast Line (Upper Thomson MRT) and Circle Line (Caldecott MRT) close by, getting around Singapore is effortless.



#### 3. SUPPLY THAT'S LIMITED

New private supply in District 20 remains tight. Thomson Reserve adds quality units to an already sought-after market.



#### 4. DEMAND THAT'S REAL

Families, professionals and expatriates continue to be drawn to the area for the lifestyle, schools and convenience.



#### 5. VALUE THAT GROWS

The fundamentals are in place for sustainable capital appreciation and attractive rental yield over the long term.

### WHAT THIS MEANS FOR YOU



#### FOR HOMEOWNERS

A comfortable, well-connected home in a mature neighbourhood — perfect for families to live in and grow.



#### FOR INVESTORS

A resilient asset in a prime location with steady rental demand and long-term upside potential.



#### FOR THE FUTURE

A home that remains relevant and valuable, today and for generations to come.

### KEY CONSIDERATIONS



#### HOLD FOR LONG TERM

Property is a long game. Patience is rewarded.



#### RENTAL APPEAL

Proximity to schools, MRT and amenities supports consistent rental demand.



#### BUY WHAT YOU UNDERSTAND

Invest in a location and product you believe in, and would be comfortable holding.



#### EXIT WITH A PLAN

Have a clear plan from day one — whether it's for own stay or investment.

*“ Real estate is not about timing the market.  
It's about time in the market.  
Buy right, hold steady,  
and the results will follow. ”*

I'm here to help you make the right decision.  
Let's discuss how Thomson Reserve fits your property goals.



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## Before You Make Your Decision

Buying a home is more than a financial decision — it's a lifestyle decision that shapes your future and the lives of those you love.

Take the time to decide with clarity, confidence and the right guidance.

“

*The right home is not just a place to live. It's where your life happens, your memories are made, and your future is built.*

”

### SIX QUESTIONS TO ASK YOURSELF



#### 1. DOES THE LOCATION FIT MY LIFESTYLE?

Is it close to the places, people and lifestyle that matter most to you?



#### 2. DOES IT MAKE FINANCIAL SENSE?

Does it align with your financial goals today while building long-term value for tomorrow?



#### 3. WILL IT GROW WITH MY FAMILY?

Will this home continue to suit your family's needs in the years ahead?



#### 4. IS IT A QUALITY HOME?

Is the development well-designed, well-built and backed by a reputable developer?



#### 5. IS THIS THE RIGHT TIME?

Have you considered the market cycle and supply-demand dynamics?



#### 6. DOES IT FEEL RIGHT?

Finally, does it feel like the right place for your next chapter in life?



Every buyer's situation is unique. I'll help you evaluate your options objectively and provide the insights you need to make the best decision for yourself and your family.

Honest advice  
Real guidance

## Curious to find out if Thomson Reserve is right for you?

Let's have a conversation.

I'm happy to answer your questions, share more insights, and help you explore how this exceptional development can fit into your plans.



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on WhatsApp



With a strong foundation in market analysis, negotiation and client advisory, I am committed to helping you make confident property decisions that lead to long-term satisfaction and financial success.

INDEPENDENT. OBJECTIVE. CLIENT-FOCUSED. YOUR PROPERTY GOALS, MY PRIORITY.

INDEPENDENT INSIGHTS. THOUGHTFUL ANALYSIS. BETTER PROPERTY DECISIONS.