



By [iCompareLoan Editorial Team](#)

A Hearty Home in the Heartland



In the island of Singapore, where, as we know, land is quite limited, landed properties are rather considered a rare and special luxury. That's even more so with freehold landed homes. Nonetheless, landed homes have always been favored by buyers, and they continue to be popular. In fact, the demand for them has been growing in the the past few years - sales are increasing despite the revised ABSD (additional buyer stamp duty), and the supply is already struggling to meet the high demand. At that, the demand is likely to grow even further, now that the new government guidelines allow the developers to consider more design options.

Indeed, landed residential developments are more preferable among property buyers in Singapore - and with good reason. Apart from the sense of comfort and affluence that they come with, landed homes are perceived to be more conducive to healthier, happier lifestyles than condominium buildings. These are what home-buyers, especially families, are after. And as far as investors are

[Join us](#) | [Login for Financial Advisors](#) |

SMS us at +65 – 9782 - 8606

Home Loan | Commercial Loan | Refinance Loan | *Financial Planning | *Insurance



concerned, landed properties are generally considered more stable investments, more likely to withstand the fluctuations in the economy. Property values in landed estates are foreseen to remain high for years to come.

In the residential estate of Kovan in District 19, Kovan Grandeur Pte. Ltd. will be constructing a new landed project to furnish the ever-increasing need of Singapore home buyers. Jazz Residences will be a freehold cluster home development within a safe, peaceful neighborhood, to feature eight units of 3-storey terraced houses. It will have a set of facilities for all the residents to enjoy, including a swimming pool, a pool deck, a fitness station, a barbecue area, pockets of landscaped gardens, and a basement carpark. Everything you need for a fulfilling recreation time is right there. The TOP is scheduled for April 0f 2018.

Located on 4 Lim Ah Pin Road, Jazz Residences is going to be just a short walk from Heartland Mall. Heartland Mall, of course, is replete with establishments and offerings you will need to supplement your modern lifestyle, such as clothing stores, eateries, banks, and others. It also has a Cold Storage supermarket, Hollywood Theatres, and a hawker centre. Apart from Heartland Mall, there are many shopping destinations within a quick, easy drive, like Hougang Mall, Nex Shopping Mall, and Upper Serangoon Shopping Centre. If you don't feel like going among the crowd at the mall, are also restaurants, cafes, retail stores, and other shops within the vicinity that you can opt for. There are also other supermarkets nearby, like the NTUC Fairprice at Hougang Blk 202 and another one at Blk 682.

Other places for fun and recreation that you can go to are sports facilities like Superbow! Hougang, Kovan Sports Centre, Serangoon Stadium, or Hougang Stadium. Your children can also go to nearby parks like Richards Avenue Park, Japanese Cemetery Park Surin Avenue Neighborhood Park, Maplewood Park, or Realty Park Playground.

The Kovan MRT Station (North-East Line) is a seven-minute stroll from your new home, as it's just around the block, along Upper Serangoon Road. One stop from Kovan is the Serangoon Station, which is an interchange on the North-East and the Circle Lines. If you prefer to drive, you take your vehicle down Upper Serangoon Road toward the Pan Island Expressway or the Central Expressway, or Tampines Road toward the Kallang Paya Lebar Expressway.



The primary buyers of landed homes are growing families, so it's an important factor to be located near schools where the children can enroll. Jazz Residences is fortunately situated near to several educational institutions. Your young ones can go to Montfort Junior School, Xinghua Primary, or Xinmin Primary. For your older ones, you can consider an education at Montfort Secondary, Holy Innocents High School, Yuying Secondary School, or Serangoon Junior College. If you'd rather that your children have an international education, you can opt for DPS International School.

The great thing about a landed cluster home is that it's spacious, it's comfortable, and it's a more stable form of real estate. If you're house-hunting with plans of living in a landed property, a strata unit or townhouse is definitely a good choice for settling down and raising a family. If you're merely interested in an investment, remember that a landed property has a huge potential for a lot of income through rent or resale, and it's less vulnerable to the uncertainties of the property market. What's even better about Jazz Residences is that it's freehold, which means your family can keep it for years to come - and that's not so common a privilege for a landed home. What's more, Jazz Residences has a good location, in-development facilities, superlative accessibility, and a lot of nearby niceties. It's a purchase that will be good for you, and will pay for itself in terms of what you can get from it.

Whether you're a newbie home-buyer or an experienced investor, you can always use some good advice. There's no shame in getting help from professionals - it doesn't necessarily mean you don't know what you're doing. On the contrary, it means you know that anything that involves a significant amount of money is a serious matter, and it shouldn't be taken lightly, so it's best to be wise enough to ask help. That's what iCompareLoan mortgage broker is here for. It's so you can compare Singapore home loans with less hassle and plan your finances in a way that works best for you. It's all for a better, brighter future for you and your family.



Home Loan | Commercial Loan | Refinance Loan | *Financial Planning
<http://www.iCompareLoan.com/>
+65 – 9782 – 8606

For advice on a new loan, go [here](#).

For refinancing advice, go [here](#).

Read more articles at

PropertyBuyer.com.sg/articles

SingaporeHomeLoan.net/blog/

iCompareLoan.com/resources/category/faq/

[Join us](#) | [Login for Financial Advisors](#) |

SMS us at +65 – 9782 - 8606

Home Loan | Commercial Loan | Refinance Loan | *Financial Planning | *Insurance



Home Loan | Commercial Loan | Refinance Loan | *Financial Planning
<http://www.iCompareLoan.com/>
+65 – 9782 – 8606

About www.iCompareLoan.com Mortgage Consultants

iCompareLoan Mortgage Consultants is a research focused independent mortgage broker. We emphasize a consultative approach where we match our client's financial situation with the best fit mortgage loan, not simply a cheap loan.

Paul Ho is the editor of www.PropertyBuyer.com.sg, www.iCompareloan.com and www.SingaporeHomeLoan.net and he holds a Masters of Business Administration from a reputable university. He is passionate about helping people enhance their wealth through financial literacy and in making money work harder for them.

Email: sales@iCompareLoan.com

Tel: 6100 – 0608

SMS: 9782 – 8606

For agents, mortgage brokers and financial advisors, subscribe to the [Home Loan Report™](#) at iCompareLoan and impress your clients with detailed home loan analyses which facilitate property buying and selling.

Copyright © - All articles are the copyright of www.iCompareLoan.com and CoreConcept Systems Pte Ltd and the company reserves full rights to use, reuse in any form or in any media including rights of attribution and credits of articles.

[Join us](#) | [Login for Financial Advisors](#) |

SMS us at +65 – 9782 - 8606

Home Loan | Commercial Loan | Refinance Loan | *Financial Planning | *Insurance