

By [iCompareLoan Editorial Team](#)

Riverfront Residences: Luxury Living On a Charming Waterfront



Riverfront Residences is a premium, waterfront development located at Hougang Avenue 7, where Rio Casa Residential area used to be. The entire site

has been transformed into a modern, luxurious high-rise condo that's one of the main property highlights of District 19. From the development, one can enjoy unblocked views of the Serangoon River, get the better of the pleasant winds from the glistening streams and immerse oneself in the refreshing and tranquil environment.

About Location

Riverfront Residences sits in a strategic location, where there's an array of amenities and convenient access to treasured destinations. The residence is just a 13-minute walk to Hougang MRT Station while the Kalland Paya Lebar Expressway (KPE) and Central Expressway (CTE) are 5 and 14 minutes drive away respectively.

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The mega Hougang Mall lies just 3 minutes from the residence by car while major schools like Montfort Junior & secondary, Serangoon Secondary and Punggol Primary are found within a 7-minute walking distance. That means shopping and education can all be accessed hassle-free.

There are also nature parks that are in close proximity to Rivefront Residences. Such parks include the Punggol Park (8-minute walk away), Evergreen Park (5-minute walk away) and the Serangoon Park Connector, not so far from the condo.

What to Expect From the Residence

Facilities

Riverfront Residence's Botanic Cove is one of the best spots within the condo where you can hang out. Here, you can read a book, dine with loved ones or lazy around as you enjoy the rhythm of the waterfall. Other facilities like sun bed, pool, tanning decks, pool hammocks and function room (multi-purpose) are also at your disposal.

Further, there is a water play station and a 50-meter lap pool, where kids and adults can play and soak from the heat respectively. A waterbed, aquarium walk and movie room are also found nearby. They can be great places to spend time too, especially during the evenings.

For those who love nature, the mist and tea garden, the chess garden and not forgetting the flower terrace can provide great respite. Residents are also free to enjoy gourmets and grand dinners close to the waterfall, river or mangrove.

Unit Configuration

Riverfront Residences comprises a total of 1472 units (9 blocks of 17-storey apartments and 21 strata landed housing units). Within the same building also lie 6 shops with 2 basement car park, landscape deck and other communal facilities.

In terms of configuration, the residential section features a mix of 1 to 5 bedroom units (with study, premium and private lift options) and strata landed units (4 bedroom, private car park and 3-level). This gives home seekers and investors convenient options to choose from based on their needs.

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Style and fixtures

Riverfront Residences is turning out to be one of the most sought-after residences in D19. Both first time homeowners and seasoned investors are rushing to buy units in the development. That's largely because the condo features the latest modern designs and has fully adaptable spaces that present versatility in terms of style.

All units within the development come with stylish kitchens, modern bathrooms and bedrooms, all fitted with high-end fixtures to provide a refined look luxurious look. This is simply where comfort, sophistication and elegance meet.

Selling Price

The site where Riverfront Residences lies was bought by Oxley Holdings at \$575 million plus \$208m million for 99-year leasehold renewal. That totals to \$783 million, translating to \$706 psf ppr (per square foot per plot ratio). The breakeven price for the condo comes to about 1,156 psf.

Starting from \$578K going up (\$1,248), you can acquire a 1 bedroom. The average price for Riverfront Residences as per recent transactions plays at somewhere slightly above \$1,300.

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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.

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