



OrangeTee

A member of Realion Group

INVESTMENT POTENTIAL OF VELA BAY

Consumer Investment Playbook
2026

01

VELA BAY

LUXURIOUS DEVELOPMENT DESIGNED FOR YOU

Location

Bayshore Road
District 16

Developer

SingHaiyi Group

Tenure

99-year Leasehold

Expected TOP

Est. 2030

Unit Mix

Estimated 515 units

1 to 5 bedroom apartments
& penthouses



OrangeTee

A member of Realion Group

WATERFRONT PRESTIGE MEETS MODERN LIVING



Vela Bay, a new private residential development situated in the emerging Bayshore waterfront precinct in District 16, is developed by the established SingHaiyi Group. Vela Bay offers a unique coastal living experience with easy access to lifestyle amenities and public transport. The thoughtfully designed homes emphasise abundant natural lighting, optimal ventilation, and stunning coastline views, that perfectly complement the transformation of the Bayshore estate into a vibrant residential district.



Vela Bay enjoys accessibility to Changi Airport, Upper East Coast, and the CBD via major expressways and MRT connections. As the Bayshore estate rapidly evolves into a vibrant waterfront residential neighbourhood, Vela Bay presents an attractive opportunity for discerning homeowners and savvy investors seeking long-term value in Singapore's East Coast corridor.



02

INVESTMENT ANALYSIS



CAPITAL APPRECIATION

The median prices of new condos in District 16 jumped by over 50 per cent from 2020, faster than the price growth in Districts 14 and 15.



PROFITABILITY

More than 85 per cent of private residential units in District 16 were sold at a profit.



EXIT STRATEGY

Prices of 4-room and 5-room flats in Bedok and Marine Parade have risen significantly from 2020 to 2025.



RENTAL RETURNS

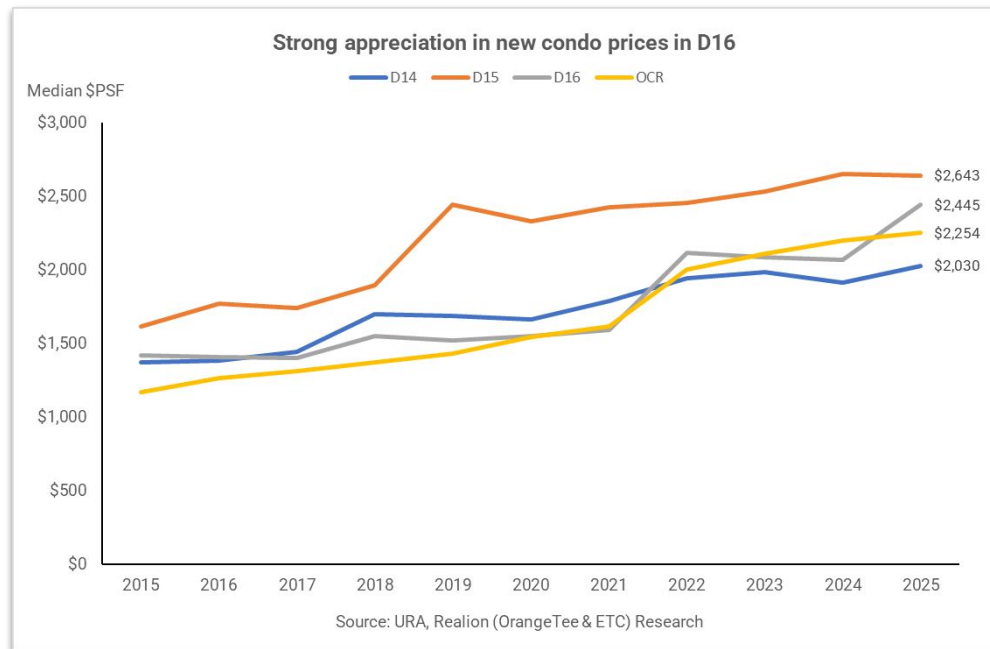
The median monthly rents for condos in District 16 rose by 50 per cent from 2020 to 2025.



CAPITAL APPRECIATION

New condominiums in District 16 demonstrated excellent capital appreciation over the past five years. According to caveat data from the Urban Redevelopment Authority (URA), the median price of new condos in District 16 rose by 57.3 per cent from S\$1,554 per square foot (psf) in 2020 to S\$2,445 psf in 2025. This surpassed the 5-year growth rate observed in neighbouring Districts 14 and 15 (21.8 per cent and 13.5 per cent), and in the OCR region (45.6 per cent).

The notable increase in property prices is likely attributed to excellent connectivity and a range of amenities. For example, the project is connected to the Thomson-East Coast MRT Line. With the government's plans to develop a residential estate in Bayshore, along with new amenities and infrastructure improvements, property values are anticipated to experience strong appreciation.



PROFITABILITY

■ District 16 presents lucrative opportunities for both investors and homeowners, especially for leasehold properties in this district. Based on URA data from 2010 to 2025, 85.3 per cent of matched new sale-resale non-landed property transactions in District 16 were profitable.

■ About 40 per cent of the profitable units, or 534 condos, yielded gross profits of at least S\$200,000, with 113 units generating at least S\$500,000 in profits. In fact, 12 units generated profits of at least S\$1 million!

■ The highest profit ever recorded in District 16 was for a unit at Waterfront Waves, which was purchased for S\$1.27 million in 2010 and resold in 2025 for S\$2.67 million, yielding a substantial gross profit of about S\$1.4 million.

■ The second-highest profit was for another unit at Waterfront Waves, which was purchased at about S\$997,000 in 2010 and resold for S\$2.28 million in 2024, resulting in a gross profit of S\$1.29 million.


OrangeTee

A member of Realion Group

HIGHEST PROFITS FOR CONDOMINIUMS IN DISTRICT 16 (2010 to 2025)

Project Name	Bought Date (QQ-YYYY)	Bought Price	Sold Date (QQ-YYYY)	Sold Price	Gross Profit Before SSD	Holding Period (Years)	Planning Area	Tenure	Property Type	Area (sqft)
WATERFRONT WAVES	Q2-2010	\$1,274,100	Q4-2025	\$2,670,000	\$1,395,900	15.5	Bedok	LH	Condominium	1572
WATERFRONT WAVES	Q1-2010	\$996,550	Q2-2024	\$2,283,000	\$1,286,450	14.3	Bedok	LH	Condominium	1345
WATERFRONT KEY	Q2-2011	\$1,618,450	Q3-2025	\$2,880,000	\$1,261,550	14.2	Bedok	LH	Condominium	1518
WATERFRONT WAVES	Q1-2010	\$874,200	Q1-2024	\$2,120,000	\$1,245,800	14.0	Bedok	LH	Condominium	1259
WATERFRONT KEY	Q2-2010	\$1,055,580	Q4-2024	\$2,270,000	\$1,214,420	14.6	Bedok	LH	Condominium	1324
WATERFRONT WAVES	Q1-2010	\$954,180	Q3-2025	\$2,160,000	\$1,205,820	15.5	Bedok	LH	Condominium	1345
WATERFRONT WAVES	Q1-2010	\$1,254,098	Q3-2024	\$2,450,000	\$1,195,902	14.5	Bedok	LH	Condominium	1572
WATERFRONT KEY	Q1-2011	\$1,597,550	Q1-2025	\$2,720,000	\$1,122,450	13.8	Bedok	LH	Condominium	1518
WATERFRONT KEY	Q2-2010	\$994,660	Q1-2025	\$2,088,000	\$1,093,340	14.8	Bedok	LH	Condominium	1227
WATERFRONT KEY	Q1-2011	\$1,525,000	Q3-2024	\$2,600,000	\$1,075,000	13.6	Bedok	LH	Condominium	1389
WATERFRONT GOLD	Q1-2011	\$1,240,200	Q3-2025	\$2,300,000	\$1,059,800	14.6	Bedok	LH	Condominium	1292
WATERFRONT KEY	Q2-2011	\$1,408,490	Q3-2025	\$2,460,000	\$1,051,510	14.4	Bedok	LH	Condominium	1442
BEDOK RESIDENCES	Q2-2016	\$3,450,000	Q1-2026	\$4,500,000	\$1,050,000	9.8	Bedok	LH	Apartment	3122
WATERFRONT ISLE	Q1-2011	\$1,392,615	Q3-2025	\$2,365,000	\$972,385	14.4	Bedok	LH	Condominium	1378
BEDOK RESIDENCES	Q4-2012	\$1,938,900	Q3-2025	\$2,900,000	\$961,100	12.7	Bedok	LH	Apartment	1528

Source: URA, Realion (OrangeTee & ETC) Research

EXIT STRATEGY FOR OWNERS

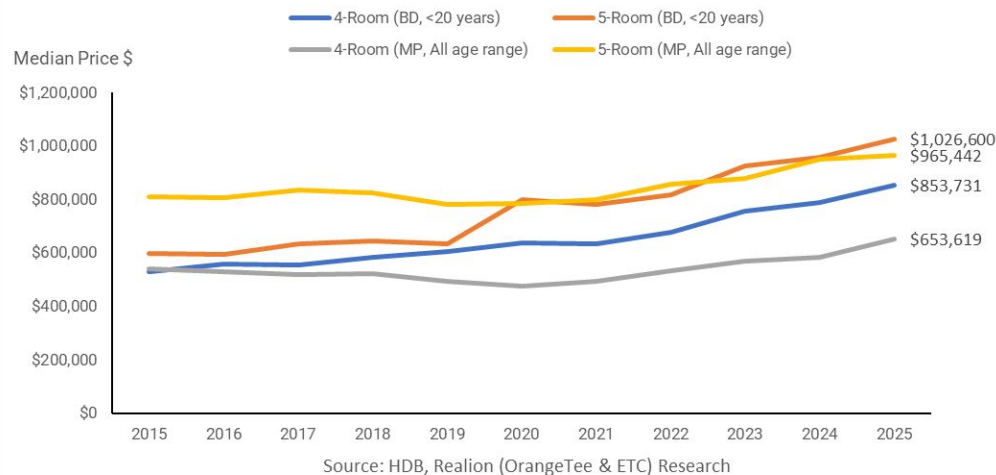


Rising HDB resale prices in nearby towns like Bedok and Marine Parade will provide HDB owners the financial means to upgrade to private homes. For instance, younger resale flats (below 20 years) in Bedok saw 61.1 and 71.4 per cent increases from 2015 to 2025 for the 4-room and 5-room flats, reaching close to median prices of S\$854,000 and S\$1,026,000, respectively. Similarly, prices of older 4-room and 5-room flats in Marine Parade reached S\$654,000 and S\$966,000 over the same period.



HDB data also reveals that over 3,000 flats in Bedok will reach their MOP between 2022 and 2026. We anticipate high upgrader demand, with many possibly looking to upgrade to a private property within the same district.

Median prices of HDB Resale flats in Bedok & Marine Parade

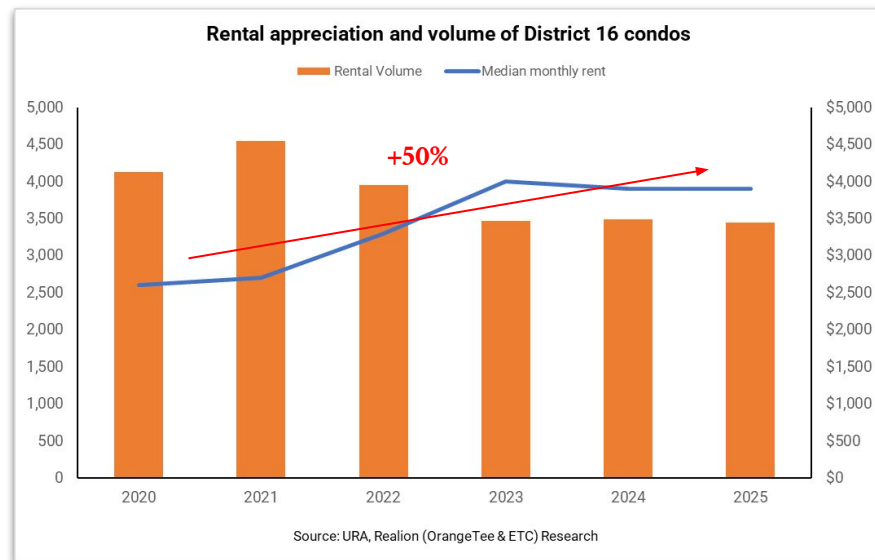


RENTAL RETURNS

District 16 has seen remarkable rental growth, with median condominium rents rising 50 per cent to S\$3,900 per month from 2020 to 2025, based on rental data from URA.

The median rental price growth in D16 was comparable to the growth across the wider Outside Central Region (OCR), which grew by 52 per cent over the same period. Nonetheless, median rents in District 16 surpassed that of the OCR, which hit S\$3,800 per month in 2025.

The ongoing development of the new Bayshore precinct is poised to significantly bolster rental price growth in District 16. With enhanced connectivity through upgraded transportation options and a wealth of new amenities, this area will become more attractive to prospective renters.



03

URA MASTER PLAN FUTURE TRANSFORMATION

REFRESHING LIVING AND COMMUNITY SPACES



Bayshore's first Built-To-Order (BTO) and Government Land Sales (GLS) developments were launched in 2024, marking the start of a new waterfront neighbourhood next to East Coast Park. The area is anchored by an integrated transport hub, central park, school, and a transit-priority corridor, all connected by a community loop to create a cohesive living environment.



Residents will have access to facilities such as futsal court, gym, and multi-purpose hall, as well as leisure options at the new Bayshore SAFRA clubhouse, which will be directly linked to Bedok South MRT station and a bus interchange.

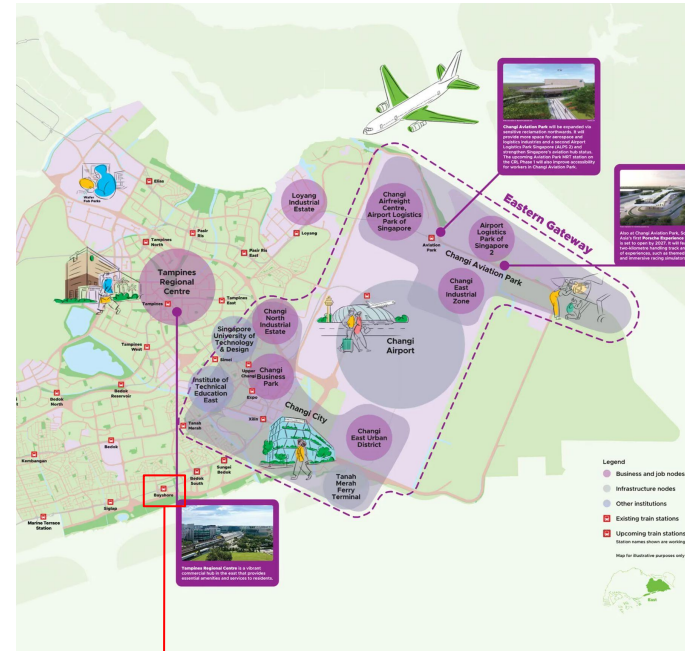


In addition, the Thomson-East Coast Line (TEL) Stage 5 extension will enhance connectivity to the East-West Line (EWL), Changi Business Park, and Changi Airport when Xilin, Sungei Bedok, and Bedok South MRT stations open in 2026.



OrangeTee

A member of Realion Group



Bayshore MRT

GATEWAY TO THE WORLD, VIBRANT NODES FOR ALL

Bayshore sits within Singapore's East Region, which is anchored by Changi Airport and Changi Business Park. While Bayshore itself is mainly residential, its location allows it to benefit from spillover growth, stronger regional connectivity, and access to major employment and lifestyle nodes across the East.

Transport enhancements will have a major impact on residents living in Bayshore. The expansion of the Thomson-East Coast Line and improved regional links will strengthen connections to the East-West Line, Changi Airport, and key business districts. This makes Bayshore a well-connected coastal neighbourhood, supporting its role as a transit-oriented and car-lite community.

Bayshore will be integrated into wider park, coastal, and cycling networks, complementing East Coast Park and nearby recreational corridors. Its people-centric design, focused on walkability, community spaces, and green infrastructure, aligns closely with the region's long-term vision for a future-ready, vibrant eastern corridor.



**OrangeTee**

A member of Realion Group



FOR THE PLEASURE OF
HOME OWNERSHIP,
PLEASE CONTACT
YOUR PREFERRED
ORANGETEE
SALES ADVISOR.

Disclaimer The information provided in this research material is for general informational and educational purposes only and does not constitute professional advice or an offer to buy, sell, or invest in any property. While every effort has been made to ensure the accuracy and reliability of the information presented, OrangeTee makes no representations or warranties of any kind, express or implied, regarding the completeness, accuracy, suitability, or availability of the market data, legal frameworks, or financial insights contained herein. This material is not intended to replace independent legal, financial, or professional advice. Readers are encouraged to consult qualified professionals for advice tailored to their individual needs and circumstances. OrangeTee disclaims any liability for any loss, damage, or expense incurred from the use of or reliance on the information in this research. **Copyright Notice** © [2025] OrangeTee & Tie. All rights reserved. No part of this publication (including all its content, design, text, graphics, and other elements) may be reproduced, distributed, modified, transmitted, stored, or used in any form or by any means, including electronic, mechanical, photocopying, recording, or otherwise, without prior written permission from OrangeTee.