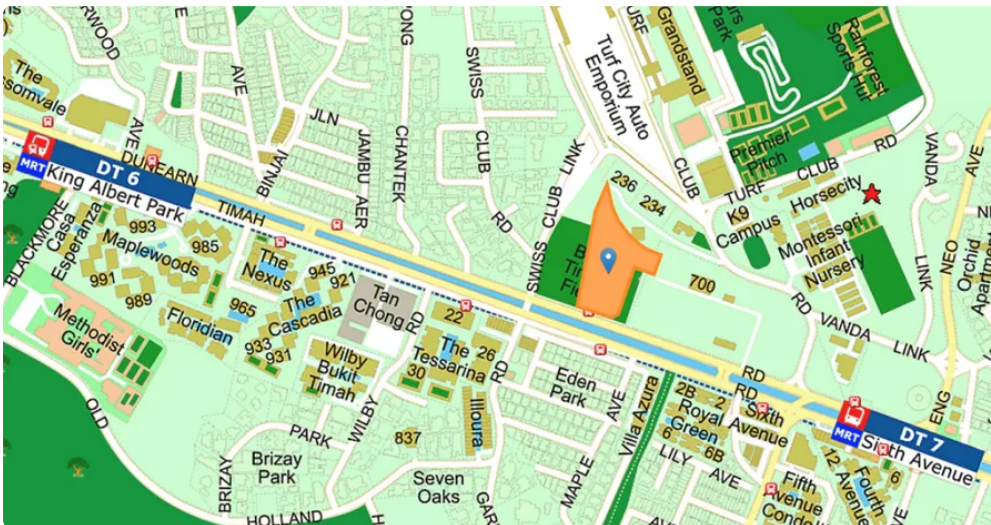


People search for “Dunearn Green Floor Plan” and “Dunearn Green Pricing” in a hurry, usually because they are trying to line up a unit before their preferred stacks get locked in. The tricky part is that the project being actively launched in this precinct is not called “Dunearn Green”. The new launch at **Dunearn Road in the Bukit Timah / Turf City area** is **Dunearn House**. If you have been seeing “Dunearn Green Condo” or similar wording while reading, it is worth pausing and confirming you are looking at the correct development before you start comparing layouts or prices.



What I can do in this article is help you plan like someone who has done the exercise before, even when details like specific pricing tiers or exact released stack configurations change around preview and launch. We will anchor on the confirmed facts about the launch, then focus on how to choose units intelligently, what to look for in any Dunearn House floor plan material you receive, and how to think about trade-offs that are easy to miss when you are excited.

Start with the confirmed project details, not the scrolling

Before you even open a brochure, you want your mental map to be correct. For Dunearn House, here is what has been publicly reported and can be treated as the stable ground for your decisions:

- The development is at a **land parcel at Dunearn Road**.

- It sits within the **Bukit Timah Turf City masterplan / precinct** and is described as the **first private residential development launched within that masterplan**.
- The launch is associated with an announced launch date of **8 December 2025** for the site.
- The development is reported as comprising **380 homes**.
- The developer group includes **Frasers Property, CSC Land Group, and Sekisui House**.
- An official developer press release reported **56% take-up at the first launch weekend** on **26 July 2026**.
- The location is in **District 11**, beside the former **Bukit Timah Turf Club / Turf City** area, and near **Sixth Avenue MRT**.

Those points matter because they shape how competition will behave, how quickly certain unit types get snapped up, and how you should interpret “availability” once the sales team starts allocating.

If 56% take-up is real for the first launch weekend, it usually means buyers have already formed preferences around layout, aspect, and practical considerations. You do not want to show up on launch weekend only with a wishlist, then try to reverse-engineer your unit choice while the best options are being taken.

Why unit selection feels harder here than in older estates

There is a specific kind of pressure that comes with a new residential precinct inside a masterplan area. With Dunearn House, you are not just buying an apartment, you are buying into the first phase of a broader redevelopment concept around the former Turf Club/Turf City site. URA’s Bukit Timah Turf City planning materials describe the precinct as redeveloping into a new residential precinct with green links, heritage and community areas, and new road and transport connections.

Even without going beyond those high-level descriptions, you can already expect two things:

1. **People will read location signals differently.** Nearness to major transport like Sixth Avenue MRT tends to pull demand toward units that buyers perceive as more convenient for daily commuting.
2. **Future precinct amenities influence what “good” means.** When a masterplan is still unfolding, different buyers value different “stage of completion” benefits. Some prioritise long-term precinct character, others prioritise current livability and access.

That is why “Dunearn Green Floor Plan” searches can become a rabbit hole. If you only compare floor plans on paper, you might miss how the precinct’s phased growth changes the value of certain unit positions, for example, how quiet you expect your home to feel, or how you plan for long-term lifestyle routines.

The real work: matching your lifestyle to what floor plans usually reveal

Most people look at a floor plan and focus on headline aspects like the number of bedrooms or the living and dining size. Those are important, but the better questions are often more specific and more personal.

When you review Dunearn House floor plan options (whether you received them from a sales gallery, preview materials, or a listing platform), treat each plan like a set of trade-offs. You are choosing how your daily life will move through space, year after year.

Here are the practical dimensions I would normally assess, without needing exact unit dimensions in advance:

1) Your “path” from entry to the main living zone

Layouts differ in how the entrance connects to the living area. Some homes feel welcoming and open immediately, others have a short transition that can be good for privacy. If you entertain often, a direct sightline from the entry into <https://dunearn-green.sg> the living space can help. If you work from home and receive visitors, a plan that lets you control that transition matters more than you think.

2) Bedrooms that suit the way you actually use them

A second bedroom might be a guest room today, a kid's study tomorrow, or a future office. If you plan for at-home work regularly, you will care about how the bedrooms relate to the living area's busyness. Also, pay attention to whether any bedroom placement tends to be louder depending on orientation and surrounding features described in sales materials.

3) The kitchen and utility logic

Even if the kitchen looks "fine" at first glance, real satisfaction often comes from the workflow between kitchen, service yard, and storage. If the floor plan offers an integrated arrangement, it can reduce daily friction. If the utility area feels tucked away without enough practical access, it can become a nuisance faster than people expect.

4) Bathrooms, ventilation, and the "morning queue" problem

The number of bathrooms is one thing. The layout and ventilation patterns are another. In households with more than one adult schedule, bathroom placement can make mornings smoother. If you only look at how many fixtures are drawn on the plan, you miss how that plays out with your routine.

5) Storage and what you will stop buying

Storage is one of those topics people talk about politely in viewings, then regret later. A floor plan with better closet strategy can reduce how much you need to buy additional cabinets or make compromises in the living space. If you have hobbies, you know storage is lifestyle, not just convenience.

Planning ahead for "Dunearn Green Pricing" confusion

Your search terms suggest you might be tracking pricing and availability, but the confirmed context also indicates that a final, fixed public price list was not clearly provided in the materials found during research, and that project pages describe pricing and floor plans as being released around preview or launch rather than as fixed public facts.

So how do you plan ahead without pretending you know the exact Dunearn Green pricing numbers?

You plan ahead by locking in a range of acceptable outcomes and a decision rule. For example, you can decide in advance what you will prioritise if your first choice stack is not available, you can decide what trade-off you are willing to accept, and you can decide what you will not compromise on.

One buyer mindset that works well in busy launches like this is to make two shortlists:

- shortlist A: your ideal configuration and position preferences
- shortlist B: the next-best configuration that still fits your lifestyle needs

When your preferred option disappears, you do not panic, you move to shortlist B. That is how you avoid overpaying later for a "similar" unit that does not actually match your daily flow.

What the confirmed launch momentum tells you about availability

When an official developer press release reports **56% take-up at the first launch weekend** (26 July 2026), it signals that demand was not casual. In practice, this usually means:

- popular unit types can move quickly
- buyers with clear stack preferences get prioritised
- those who wait too long may end up with fewer “good-fit” choices

Even if you are not buying on the same weekend, that momentum tends to carry into early phases. It does not guarantee every choice is gone, but it does mean you should not behave like you have unlimited time to compare everything.

A useful reality check is to treat floor plan selection as a scheduling problem, not a research marathon. You want enough time to think, but you do not want to let indecision turn into a forced compromise.

How to evaluate unit choices when you do not yet have everything

Sometimes you will view a display unit, see floor plan cards, and get general guidance on unit characteristics, but not full transparency about every stack detail. The correct response is not to freeze. It is to structure your questions so you can confirm what matters.

Here is a focused way to approach it in a viewing or consultation, with the goal of protecting your decision from missing information.

- Confirm the unit type you are being shown, and ensure it matches the actual plan set for that stack.
- Ask about the practical differences between your top two options, not just “which one is better”.
- Clarify what is included in the unit and what is subject to assignment or configuration at a later stage.
- Check how the plan supports your daily routines, especially kitchen flow, storage, and bathroom usage.
- Request the most current floor plan and any stack-specific notes before you commit.

That last point is key. People often compare a plan image they saw previously to a different stack’s actual arrangement they are being offered later. If you keep your reference set consistent, you avoid the common mistake of choosing on a mismatch.

Trade-offs that matter more than people expect

Unit choice is rarely a perfect match. You will usually find yourself balancing a few constraints.

Convenience vs. Quiet

A unit that maximises convenience to transit can also feel more “in the pulse” of the precinct, depending on orientation and nearby movement. If you work early or value sleep quality, you might prefer a quieter position even if it is slightly less convenient on paper.

Bigger layout vs. Better everyday function

A larger unit does not automatically mean a more comfortable home. Sometimes a slightly smaller plan has better storage, a better kitchen rhythm, or better separation between living and bedrooms. If your lifestyle values order and ease, you might prefer the plan that feels “tight and workable” rather than just spacious.

Guest-friendly vs. Privacy

If you host frequently, you may want a living area that invites conversation and movement. If privacy matters more, you may prefer an arrangement that limits how much the living area spills into bedrooms.

Long-term value vs. Short-term satisfaction

Some buyers optimise strictly for resale attractiveness, while others prioritise how the home suits them for several years. In a precinct like Bukit Timah Turf City, where broader amenities and connections are part of the redevelopment story, long-term value can be influenced by how the precinct evolves. But you still live there now, so your satisfaction cannot be optional.

How to think about “Dunearn Green Condo” searches without losing time

If you have been reading under the banner of “Dunearn Green Condo” and “Dunearn Green New Launch”, you might worry you are behind. The more productive move is to separate your work into two tracks:

Track 1 is factual alignment: confirm you are looking at **Dunearn House** in the **Dunearn Road** area in **District 11**, near **Sixth Avenue MRT**, and part of the Bukit Timah Turf City masterplan.

Track 2 is your personal fit: once the right floor plan set is in front of you, focus on how the bedrooms, living area, kitchen and utility flow suit you.

This approach prevents you from getting stuck re-labelling what you are researching. You stop chasing the search terms and start working the decision.

A practical decision rule for your top 2 unit picks

When you are choosing between two or three plans, I find it helps to decide what your “must win” criteria are. If you only decide what you prefer, you will hesitate when trade-offs appear.

Try this decision structure, again in short consultation form:

1. Identify one non negotiable feature in the plan that supports your daily living.
2. Identify one flexible area you can tolerate without regret.
3. Decide how much your budget can stretch for your must win feature.
4. If the preferred stack is not available, jump to the second choice that still satisfies the must win feature.
5. Only then worry about aesthetics or finishing preferences.

That reduces regret, because you are not choosing a unit on vibes, you are choosing it on your household’s functional needs.

The “stack” question, handled the right way

People often ask about “best stacks” like it is a universal ranking. In practice, what is best depends on your priorities. A stack that feels excellent for morning light and a calmer living experience might not be your best if it compromises kitchen workflow, privacy, or storage usability.

Since the verified context does not provide a full stack-by-stack specification, I will not pretend to rank them. Instead, I recommend that you use the floor plan itself plus any stack notes from the sales team, then compare

your shortlisted units on lifestyle fit.

If you are not sure what to ask about stacks, it is okay to ask for the “difference between these two” in plain language. You do not need technical jargon. You need clear, practical distinctions you can picture.

What to do if you are early, mid-cycle, or just starting

Timing changes what you should do.

If you are early in the process, your priority is building a shortlist and clarifying the boundaries of your budget, because demand momentum suggests good-fit units can move quickly.

If you are mid-cycle, your priority is confirming the latest floor plan materials and not relying on older screenshots. You want the most current representation of the unit you might buy.

If you are just starting now, your priority is alignment and education: confirm you are looking at the right project, then focus on functional fit rather than getting lost in broad comparisons across unrelated developments or similarly named projects.

Final thought: planning ahead beats rushing, even in a hot launch

Dunearn House is positioned in an area that has been planned as part of a bigger precinct redevelopment, and it entered the sales conversation with meaningful take-up momentum in its early weekend. That combination typically creates a sense of urgency, and urgency can push buyers toward choices they later question.

Your advantage is not speed alone, it is preparation. If you approach Dunearn House floor plan decisions by matching real lifestyle needs to the plan’s functional layout, and if you build a two-level preference list before you commit, you will feel calmer. Even when options shrink, your decision stays grounded.

If you keep seeing “Dunearn Green” terms, treat them as search noise and make sure you are actually reading the correct unit information for **Dunearn House at Dunearn Road**. Once that alignment is done, the rest becomes a disciplined comparison: bedrooms that suit your routine, kitchen and utility flow that reduces daily friction, storage that keeps your home workable, and a layout you can live with comfortably, not just admire during a short viewing.