

Buying a new launch is one of those rare moments where the paperwork does not just support the decision, it actively shapes it. For Dunearn Green, the right way to compare units starts with the floor plan, but it cannot stop there. A fair comparison means you control for the “easy-to-market” differences, and you inspect the practical ones that affect how you actually live day to day.

This article is written for buyers who are going to look at the Dunearn Green floor plan, the Dunearn Green brochure materials, and the Dunearn Green showflat information, and want a method that stays rational even when two units look similar on paper.

Along the way, I will anchor the discussion to what is known about the development. Dunearn Green is described as an upcoming new-launch condominium with ground-floor shops on Dunearn Road, and it sits within the Bukit Timah Turf City precinct in District 10, near the former Turf City / Dunearn Road area. The site was awarded by URA as a 99-year leasehold prime site at Dunearn Road, with a tender price of S\$532,999,999. The developer is a joint venture between Wing Tai Holdings and Metro Holdings, with Wing Tai stating that its wholly owned subsidiary and Metrobilt Construction Pte Ltd won the site. The approval includes commercial space up to 1,400 square metres, with a minimum 600 square metres set aside for an Early Childhood Development Centre, and the development is described as benefiting from an adjacent upcoming park and an extensive green network in the precinct.

Even without a finalized “official PDF” floor plan floating freely online, you can still compare units fairly, because the method is about how you read the plan you receive, and how you test whether one unit is genuinely better or just easier to sell.

Start with a fair comparison mindset, not a “best unit” fantasy

The temptation with a Dunearn Green new launch is to anchor on a unit number, a view pitch, or a photo of a living room. Those things matter, but they can also mislead.



From experience in Singapore transactions, floor plan comparisons get unfair when you unintentionally change what you are comparing. For example, you compare a high floor unit with a low floor unit, or you compare a corner unit with a non-corner unit, and then you declare the more premium one as “better” without acknowledging the differences that naturally come with those positions. That is not a moral problem, it is a method problem.

A fair process treats each unit as a set of trade-offs. Higher floors often have better privacy and different light angles, corner units often have better ventilation, and near-lift units often have different noise patterns. None of those are automatically good or bad. They only become good or bad when your household's habits make them matter.

So before you open the Dunearn Green brochure, decide what you care about most. Are you optimizing for daylight and airflow? Are you optimizing for work-from-home separation? Are you optimizing for family flow, with kids and guests moving without bumping into your private zones?

Once you set that target, the Dunearn Green floor plan becomes a puzzle you can solve with evidence, not preference.

Know what the Dunearn Green location context does to your unit value

Dunearn Green at Dunearn Road is tied to the upcoming Bukit Timah Turf City precinct, and that matters because "location" in a condo does not just mean distance to roads. It also means what kinds of land use sit nearby, and what the long-term environment is likely to feel like.

The confirmed context gives you three practical levers for your comparison:

First, the precinct is described as benefiting from a park adjacent to the project and an [Dunearn Green new launch](#) extensive green network. If one unit's plan gives you a usable orientation to that future greenery, it can turn into something you feel every day, not just something you market in a brochure. The catch is that you cannot assume a view from a single angle. A "green outlook" on a brochure photo may not match how your living room aligns, or how deep the sightline actually is once neighbouring blocks settle.

Second, the commercial component is not trivial. The approval includes up to 1,400 square metres of commercial space, with a minimum 600 square metres for an Early Childhood Development Centre. If you are comparing units, ask how that plays out at your level. Ground-floor activation is one thing, but the spillover effects are different depending on how far you are vertically and how the internal layout buffers noise.

Third, access and road context exists around the precinct. Roads identified by URA and research sources include Dunearn Road, Bukit Timah Road, Eng Neo Avenue, and the Pan-Island Expressway. This matters less for "is it near a road" and more for how the unit's orientation and the interior positioning manage sound. Two units facing the same direction can still experience very different acoustic comfort, depending on window placement and internal room placement.

In short, your Dunearn Green Location evaluation should feed back into your floor plan comparison, rather than living separately as a "general location score".

Use the floor plan like a technician, not like a tourist

Most buyers scan a floor plan for the obvious items: number of bedrooms, size, and whether the living area looks spacious. That is a starting point, but it is not enough to compare fairly.

A proper review reads the plan for function. On a Dunearn Green floor plan, you are hunting for the moments where daily movement either flows cleanly or constantly collides with itself.

Here is what I typically look for as I move room to room, ignoring the sales captions and focusing on spatial logic. You should do the same in your viewing, whether it is a Dunearn Green showflat walk-through or the Dunearn Green brochure floor plan you are shown.

- Entry sequence and sightlines: When you step in, do you immediately face the living room directly, or is there a visual buffer? If your home has guests often, a buffered entry can be more comfortable. If privacy matters less, direct sightlines may feel more open.
- Corridor efficiency: Hallways are not “lost space” in a moral sense, but they are a functional cost. Compare how wide the corridors feel on each unit and whether furniture can be placed without blocking doors.
- Living-dining-kitchen relationship: This is where layouts often differ more than bedrooms do. A unit that keeps the kitchen close to the dining can support family routines. A unit that isolates the kitchen can reduce cooking smells reaching the living area, but may feel less connected.
- Bed placement and door swings: Door swing space becomes real once you bring wardrobes, study desks, and storage. Two rooms can have the same dimensions but different usability if one has awkward door placement near the usable wall.
- Windows and “usable outlook”: Do not stop at “there is a window.” On the plan, check where the window sits relative to your intended furniture. A bedroom with a window above the bed is visually nice, but it can complicate blackout solutions and bed placement choices.

You may notice that some of these checks do not require precise measurements. They require judgement, and judgement is what keeps comparisons fair. If a unit only looks better because the living area photo is staged, you will still catch it when you test the actual flow and door logic.

A practical Dunearn Green floor plan checklist you can apply in 30 to 45 minutes

If you want a repeatable method that prevents “I like this one more” from taking over, use a structured scan every time you compare two units, even if they are similar.

Here is a compact checklist you can run without needing any special tools. It assumes you have the floor plan and can sit with it for a bit.

- Confirm room sizes and usable space, not just room count, and circle any room where the shape looks irregular
- Check circulation routes, where the entry path and the kitchen-to-dining path either open up or create bottlenecks
- Identify each balcony or window’s practical furniture wall, and note where you could place seating, dining, or a desk
- Review bedroom privacy, including whether doors and common areas visually face bedrooms too directly
- Consider noise buffering, especially if the living area or bedrooms are close to lifts, service zones, or the ground-floor commercial activation footprint

If you do this consistently, you will notice patterns. A “bigger” unit might lose more functionality through corridors. A “smaller” unit might feel better because it has cleaner sightlines and fewer dead zones.

Compare units by trade-offs, not by one headline metric

It is common for Dunearn Green at Bukit Timah to be marketed with a sense of “green, connected precinct living”. That can be attractive, but it does not automatically mean every unit is equally positioned to benefit. So your fair comparison should separate three categories of value:

1) Outward-facing value.

This includes balcony depth, window placement, and whether your living or main bedroom has a clear outlook. The green network and adjacent park can matter here, but only when the layout actually directs your daily activity towards that outlook.

2) Inward-facing value.

This is where you care about privacy, corridor layout, and how your household moves. It can be invisible in photos, but it is often the reason one unit feels “right” long after the novelty of a showflat.

3) Operational value.

This is about livability logistics: where you can realistically store things, how the kitchen supports daily routines, and whether you can set up a work-from-home corner without making your home feel cramped.

When buyers compare unfairly, they usually over-weight category one and ignore category two. In practice, category two is where people live. If the precinct environment delivers enjoyment but your home movement is constantly awkward, you may still end up frustrated.

The “unit position” trap: floors, corners, and adjacent public activity

Unit position is real, but it needs a controlled interpretation.

A higher floor might deliver better privacy, but it can also reduce your ability to use certain balconies if the layout makes them more decorative than functional. A corner unit might deliver better ventilation, but it can also create a different lighting pattern that forces you to rethink blackout blinds and electronics placement.

Then there is adjacent public activity. Dunearn Green is expected to have ground-floor shops on Dunearn Road and a commercial component that includes an Early Childhood Development Centre space. Even if you do not know the exact tenant mix yet, the planning indicates public activity exists at least at the lower levels.

So when you compare, treat “near public activity zones” as a factor you can manage by layout rather than as a universal deal-breaker. If one unit places bedrooms on the quieter side of the plan and keeps common living areas buffered by an interior corridor, that unit may be the better home for families who need rest.

This is also why you should avoid “copy-paste” decisions. A similar unit on the same floor can still have different room placement relative to common vertical cores or service areas.

What to look for when the Dunearn Green brochure shows floor plans, but not the final details

You may be viewing Dunearn Green brochure materials that describe floor plans or offer e-brochures, and the level of detail can vary. It is also possible you may see marketing floor plan diagrams that are not identical to the final technical plan.

So what do you do?

You do not guess. You verify what you can verify in the materials you are given, and you treat what you cannot verify as an open question for the sales team or for the official documents during the booking and selection process.

In your fair comparison, write down the items that are missing or unclear, especially around:

- balcony dimensions and whether the balcony is truly usable for seating

- exact positioning of door swings and whether certain walls are structural or flexible
- the placement and size of windows relative to room furniture plans

I am deliberately cautious here, because buyers who make final decisions too early can end up disappointed when furniture planning does not match reality.

Red flags that usually show up only after you “live” with the plan

It is easy to fall for a floor plan that looks good at first glance. The more subtle problems tend to appear when you picture routines: morning traffic, dinner cleanup, kids returning from school, guests arriving, and work calls in a quiet room.

Here are the main red flags I look for when I am comparing two units in a new launch:

- A bedroom that is technically sized well but cannot take a standard wardrobe without blocking circulation
- A dining area that is too tight once you place a dining table and still leave a comfortable path
- A kitchen layout that forces you to do awkward turns, which becomes tiring after long weeks
- A living room that looks open but channels movement through cramped corners near doors
- A balcony or window arrangement that is visually pleasant but impractical for everyday use

These issues are not about being “picky”. They are about avoiding the situation where you buy a unit you can admire, but you cannot comfortably operate.

How to factor in the showflat experience without letting it bias you

A Dunearn Green showflat will usually make certain design choices look very intentional. Lighting temperature, decor scale, and even the display furniture can nudge you towards a particular layout. That is not wrong, but you should treat the showflat as a translation, not as the truth.

My approach is to use the showflat to confirm three things: 1) whether the rooms feel proportionate, not just measured

2) whether door swings and sightlines match what you expected from the floor plan 3) whether the proposed storage logic and kitchen workflow actually feels workable

Then I go back to the floor plan and I re-check the details I might have softened in my head after seeing the showflat atmosphere.

This is especially important when buyers are choosing between Dunearn Green units that differ by small layout variations. In those cases, your final judgement should come from the plan logic, and your showflat should mainly validate or correct it.

A fair way to rank units when you cannot compare everything equally

Sometimes you will not have perfect information. One unit might be shown more clearly, another unit might have a better brochure angle, and you might also be working against time during the selection window.

So instead of trying to “decide the best unit” instantly, use a fair ranking method:

First, group units into categories by practical similarity. For instance, compare units with similar bedroom counts and similar living-kitchen adjacency patterns. Then rank within each category based on your checklist items.

If you do not do this, you risk losing fairness to a false comparison. A layout that is functionally better might appear worse because it is shown with less flattering staging. Or a layout that is adequate might look exceptional because its outlook is photographed well.

The goal is not to get a perfect decision every time. The goal is to get a decision you can explain to yourself later without mental gymnastics.

Final thoughts before you commit

Dunearn Green is positioned within the Bukit Timah Turf City precinct, with an emphasis on green network and an adjacent upcoming park, plus ground-floor shops on Dunearn Road and a commercial component that includes space for an Early Childhood Development Centre. The developer is a Wing Tai Holdings and Metro Holdings joint venture, and the URA-awarded 99-year leasehold prime site status provides a clear institutional backbone to the project.



But what ultimately matters to you is the Dunearn Green floor plan, because the floor plan governs your privacy, movement, noise experience, and everyday convenience. A fair comparison does not chase a single standout feature. It checks the whole machine: entry, circulation, kitchen workflow, bedroom placement, balcony or window practicality, and how public activity might affect your routine.

If you want a clean rule of thumb, it is this: choose the unit that supports your household habits with the least compromise, using evidence from the plan and sensible judgement from what you see at the showflat.

When buyers do that, “fair comparison” stops being a slogan and becomes a decision process that feels solid, even months after keys are collected.