

## Romesh Navaratnarajah (18 January 2019, excerpt)

### Project Details

This large development in rapidly transforming **Eunos**, is in effect three condos in one. Grand Parc, in the centre of the project site, exudes classy elegance and is designed along the lines of an upmarket hotel complete with a stately foyer and arrival hall. This is flanked by the other two, namely East and West Parc.

East Parc boasts much of the sophistication of its central neighbour, but it comes with its own low key, relaxed vibe. Lush greenery and a tranquil environment provide the perfect background to unwind, relax and – if you prefer – socialise, in a more informal setting. Finally, West Parc is more family and activity orientated.

Launched in the fourth quarter of 2018, sales have been consistent and encouraging. All unit types are still available, but the five-bedders are becoming scarce.

### Location

The eastern part of Singapore may have been ignored in recent years, but that is certainly no longer the case. This neighbourhood and many surrounding it are being transformed into a dynamic enclave that has the advantage of being close to both the joys of the East Coast and the city itself.

*Eunos MRT station is a short walk away from Parc Esta.*

The development is just across the road from **Eunos MRT station**. On the East-West Line, the station is just seven stops from the CBD and Marina Bay Sands; nine stops from Orchard; five from Bugis Junction; five from Changi Airport and two from many people's favourite food court in Singapore – the Old Airport Road Food Centre.

Education-wise, the area delivers too. Haig Girls and Eunos Primary Schools are both less than a kilometre from the project. Seven more are less than 2km away.

*There's a bus interchange nearby offering bus services that cover the island.*

The bus interchange is located across the road, next to the MRT station, while the KPE and ECP are both within easy reach of Parc Esta.

### Analysis

Parc Esta is located on the former **Eunosville en bloc site**. Launched for sale in November 2018, prices start from around \$698,000 for the smallest unit. This is considered attractive as prices at Park Place Residences, the last residential project to launch in the area, start from about \$900,000.

### Summary

There is no getting away from the fact that **Parc Esta** is a large development with getting on for 1,500 units. The clever way that **MCL Land** has designed it however, with the three distinct areas – three condos in one if you like, means that it should not feel too big or impersonal.

One thing that hits you when you walk through the showflat, and this is not something that happens very often despite the best intentions from those who decorate them, is that all the units feel like they

could be a home. Somehow, they don't feel like one of the many cookie cutter interiors that are rampant throughout the island. These are somewhere where you could and would want to live.

Nice touches are prevalent in all of the units. They also have plenty of storage throughout. Time and effort has gone into the design of these. That shows, and it is that which sets them apart from much of its competition. Eunost looks set to become a new destination in Singapore, and Parc Esta will be right at the forefront of making that happen.

Source: <https://www.propertyguru.com.sg/new-project-launch/reviews/parc-esta-review-194240#summary>