

16 Belilios Lane

District 8 · Little India Conservation Area · Shophouse

S\$6,300,000

≈ S\$6,818 psf land · ≈ S\$2,290 psf GFA



General views of the building and location via Google Maps (Street View / satellite) — illustrative only; they show the property and its surroundings, not a staged interior. Real photos to follow.

KEY FACTS

TENURE

99 yrs LH

LAND AREA

85.8 m²

RENT / YIELD

S\$18k/mo

HIGHLIGHTS

- Many nearby shophouses have a residential upper floor that triggers ABSD (20–65%). Here both storeys are commercial-approved, so a foreign or corporate buyer pays none.
- Approved office mezzanine adds usable area beyond the standard two-storey shophouse envelope.
- Interchange access plus Tekka Market footfall — a frontage in one of Singapore's most-visited precincts.



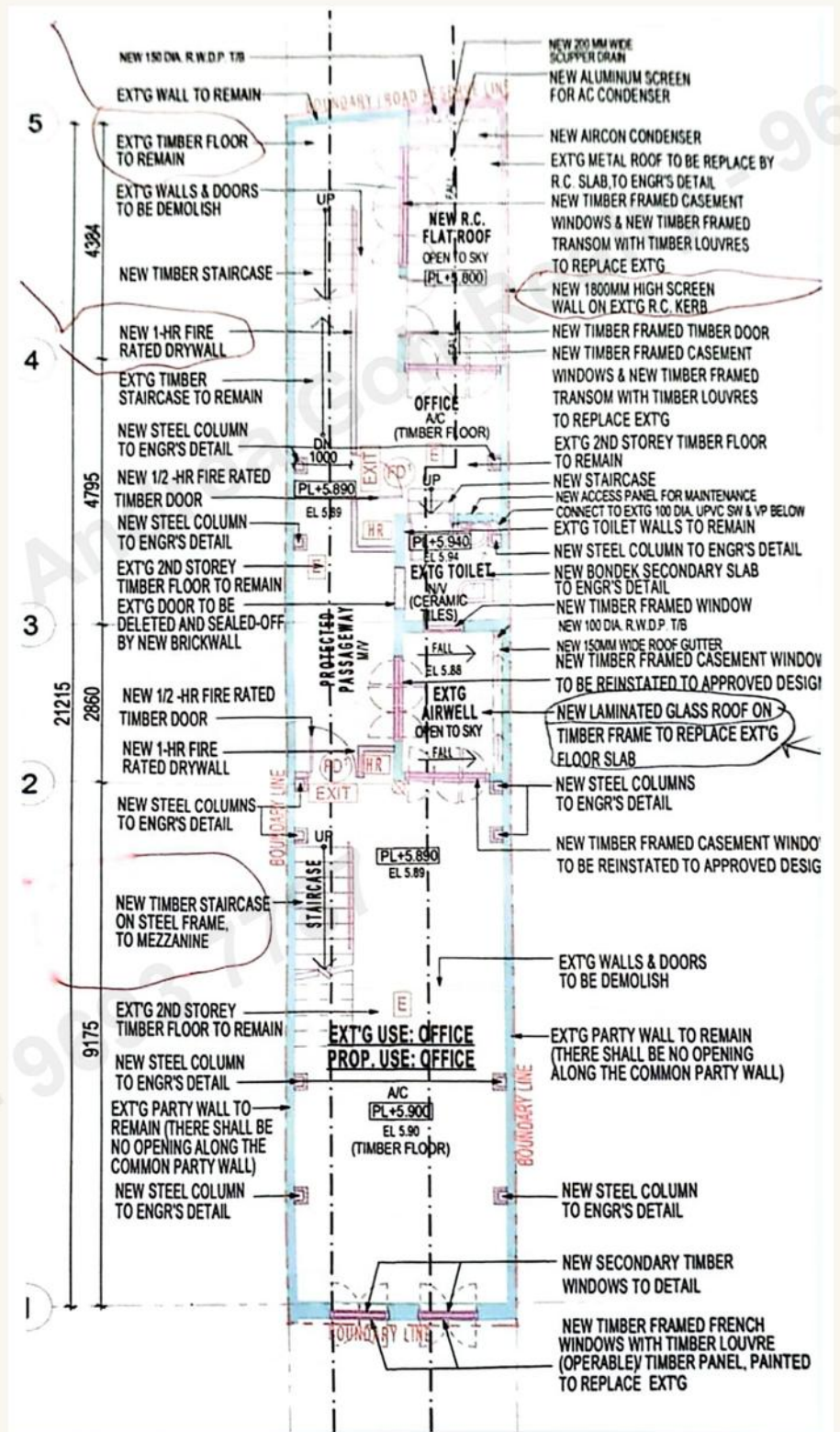
Verify me: search 9693 7787 on the CEA Public Register. If an advert for this property shows a different number, it is not me.

Andrea Goh · PropNex Realty Pte Ltd (Licence No. L3008022J) · CEA R000289H · 9693 7787

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Architectural drawing of the 1st Storey Plan for a building. The plan shows a rectangular building footprint with various rooms and structural elements. Key features include:

- Rooms and Areas:** STO. (Store), ACCESSIBLE TOILET, SEVRY COUNTER, EXT'G USE: SHOP, PROP. USE: CAFE.
- Structural and Finishing Work:**
 - NEW BRICKWALL
 - EXT'G IC TO REMAIN (TOP LEVEL = +2.74)
 - EXT'G TIMBER STAIRCASE TO REMAIN
 - NEW 100 DIA. SEWER PIPE AT FLOOR LEVEL
 - EXT'G WALLS & DOORS TO BE DEMOLISH
 - NEW R.C. COLUMNS TO ENGR'S DETAIL
 - NEW R.C. STAIRCASE
 - NEW R.C. COLUMNS TO ENGR'S DETAIL
 - EXT'G WALS & DOORS TO BE DEMOLISH
 - NEW 100 DIA. R.W.D.P. FIA
 - NEW 100 MM DIA. DRAIN PIPE AT CEILING LEVEL
 - NEW STEEL COLUMNS TO ENGR'S DETAIL
 - EXT'G SLAB TO REMAIN
 - EXT'G COLUMN TO REMAIN
 - NEW 100 DIA. R.W.D.P. FIA CEILING LEVEL
 - EXT'G PARTY WALL TO REMAIN (THERE SHALL BE NO OPENING ALONG THE COMMON PARTY WALL)
 - EXT'G COLUMN TO REMAIN
 - NEW STEEL COLUMNS TO ENGR'S DETAIL
 - NEW STEEL COLUMN TO ENGR'S DETAIL
 - NEW ROLLER SHUTTER TO REPLACE EXT'G
 - NEW STEEL COLUMN TO ENGR'S DETAIL
 - NEW GLASS SHOP FRONT WITH GLASS DOOR TO REPLACE EXT'G
 - EXT'G FLOOR SLAB FINISH WITH TERRACOTTA TILES WITH GRANIT SLAB EDGING AND SLAB OVER DRAIN TO REMAIN
- Other Annotations:**
 - EL. 2.950, EL. 2.940, EL. 2.930, EL. 2.920, EL. 2.910, EL. 2.900, EL. 2.890, EL. 2.880, EL. 2.870, EL. 2.860, EL. 2.850, EL. 2.840, EL. 2.830, EL. 2.820, EL. 2.810, EL. 2.800, EL. 2.790, EL. 2.780, EL. 2.770, EL. 2.760, EL. 2.750, EL. 2.740, EL. 2.730, EL. 2.720, EL. 2.710, EL. 2.700, EL. 2.690, EL. 2.680, EL. 2.670, EL. 2.660, EL. 2.650, EL. 2.640, EL. 2.630, EL. 2.620, EL. 2.610, EL. 2.600, EL. 2.590, EL. 2.580, EL. 2.570, EL. 2.560, EL. 2.550, EL. 2.540, EL. 2.530, EL. 2.520, EL. 2.510, EL. 2.500, EL. 2.490, EL. 2.480, EL. 2.470, EL. 2.460, EL. 2.450, EL. 2.440, EL. 2.430, EL. 2.420, EL. 2.410, EL. 2.400, EL. 2.390, EL. 2.380, EL. 2.370, EL. 2.360, EL. 2.350, EL. 2.340, EL. 2.330, EL. 2.320, EL. 2.310, EL. 2.300, EL. 2.290, EL. 2.280, EL. 2.270, EL. 2.260, EL. 2.250, EL. 2.240, EL. 2.230, EL. 2.220, EL. 2.210, EL. 2.200, EL. 2.190, EL. 2.180, EL. 2.170, EL. 2.160, EL. 2.150, EL. 2.140, EL. 2.130, EL. 2.120, EL. 2.110, EL. 2.100, EL. 2.090, EL. 2.080, EL. 2.070, EL. 2.060, EL. 2.050, EL. 2.040, EL. 2.030, EL. 2.020, EL. 2.010, EL. 2.000, EL. 1.990, EL. 1.980, EL. 1.970, EL. 1.960, EL. 1.950, EL. 1.940, EL. 1.930, EL. 1.920, EL. 1.910, EL. 1.900, EL. 1.890, EL. 1.880, EL. 1.870, EL. 1.860, EL. 1.850, EL. 1.840, EL. 1.830, EL. 1.820, EL. 1.810, EL. 1.800, EL. 1.790, EL. 1.780, EL. 1.770, EL. 1.760, EL. 1.750, EL. 1.740, EL. 1.730, EL. 1.720, EL. 1.710, EL. 1.700, EL. 1.690, EL. 1.680, EL. 1.670, EL. 1.660, EL. 1.650, EL. 1.640, EL. 1.630, EL. 1.620, EL. 1.610, EL. 1.600, EL. 1.590, EL. 1.580, EL. 1.570, EL. 1.560, EL. 1.550, EL. 1.540, EL. 1.530, EL. 1.520, EL. 1.510, EL. 1.500, EL. 1.490, EL. 1.480, EL. 1.470, EL. 1.460, EL. 1.450, EL. 1.440, EL. 1.430, EL. 1.420, EL. 1.410, EL. 1.400, EL. 1.390, EL. 1.380, EL. 1.370, EL. 1.360, EL. 1.350, EL. 1.340, EL. 1.330, EL. 1.320, EL. 1.310, EL. 1.300, EL. 1.290, EL. 1.280, EL. 1.270, EL. 1.260, EL. 1.250, EL. 1.240, EL. 1.230, EL. 1.220, EL. 1.210, EL. 1.200, EL. 1.190, EL. 1.180, EL. 1.170, EL. 1.160, EL. 1.150, EL. 1.140, EL. 1.130, EL. 1.120, EL. 1.110, EL. 1.100, EL. 1.090, EL. 1.080, EL. 1.070, EL. 1.060, EL. 1.050, EL. 1.040, EL. 1.030, EL. 1.020, EL. 1.010, EL. 1.000, EL. 0.990, EL. 0.980, EL. 0.970, EL. 0.960, EL. 0.950, EL. 0.940, EL. 0.930, EL. 0.920, EL. 0.910, EL. 0.900, EL. 0.890, EL. 0.880, EL. 0.870, EL. 0.860, EL. 0.850, EL. 0.840, EL. 0.830, EL. 0.820, EL. 0.810, EL. 0.800, EL. 0.790, EL. 0.780, EL. 0.770, EL. 0.760, EL. 0.750, EL. 0.740, EL. 0.730, EL. 0.720, EL. 0.710, EL. 0.700, EL. 0.690, EL. 0.680, EL. 0.670, EL. 0.660, EL. 0.650, EL. 0.640, EL. 0.630, EL. 0.620, EL. 0.610, EL. 0.600, EL. 0.590, EL. 0.580, EL. 0.570, EL. 0.560, EL. 0.550, EL. 0.540, EL. 0.530, EL. 0.520, EL. 0.510, EL. 0.500, EL. 0.490, EL. 0.480, EL. 0.470, EL. 0.460, EL. 0.450, EL. 0.440, EL. 0.430, EL. 0.420, EL. 0.410, EL. 0.400, EL. 0.390, EL. 0.380, EL. 0.370, EL. 0.360, EL. 0.350, EL. 0.340, EL. 0.330, EL. 0.320, EL. 0.310, EL. 0.300, EL. 0.290, EL. 0.280, EL. 0.270, EL. 0.260, EL. 0.250, EL. 0.240, EL. 0.230, EL. 0.220, EL. 0.210, EL. 0.200, EL. 0.190, EL. 0.180, EL. 0.170, EL. 0.160, EL. 0.150, EL. 0.140, EL. 0.130, EL. 0.120, EL. 0.110, EL. 0.100, EL. 0.090, EL. 0.080, EL. 0.070, EL. 0.060, EL. 0.050, EL. 0.040, EL. 0.030, EL. 0.020, EL. 0.010, EL. 0.000, EL. -0.010, EL. -0.020, EL. -0.030, EL. -0.040, EL. -0.050, EL. -0.060, EL. -0.070, EL. -0.080, EL. -0.090, EL. -0.100, EL. -0.110, EL. -0.120, EL. -0.130, EL. -0.140, EL. -0.150, EL. -0.160, EL. -0.170, EL. -0.180, EL. -0.190, EL. -0.200, EL. -0.210, EL. -0.220, EL. -0.230, EL. -0.240, EL. -0.250, EL. -0.260, EL. -0.270, EL. -0.280, EL. -0.290, EL. -0.300, EL. -0.310, EL. -0.320, EL. -0.330, EL. -0.340, EL. -0.350, EL. -0.360, EL. -0.370, EL. -0.380, EL. -0.390, EL. -0.400, EL. -0.410, EL. -0.420, EL. -0.430, EL. -0.440, EL. -0.450, EL. -0.460, EL. -0.470, EL. -0.480, EL. -0.490, EL. -0.500, EL. -0.510, EL. -0.520, EL. -0.530, EL. -0.540, EL. -0.550, EL. -0.560, EL. -0.570, EL. -0.580, EL. -0.590, EL. -0.600, EL. -0.610, EL. -0.620, EL. -0.630, EL. -0.640, EL. -0.650, EL. -0.660, EL. -0.670, EL. -0.680, EL. -0.690, EL. -0.700, EL. -



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