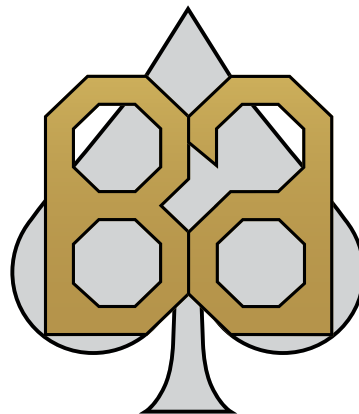
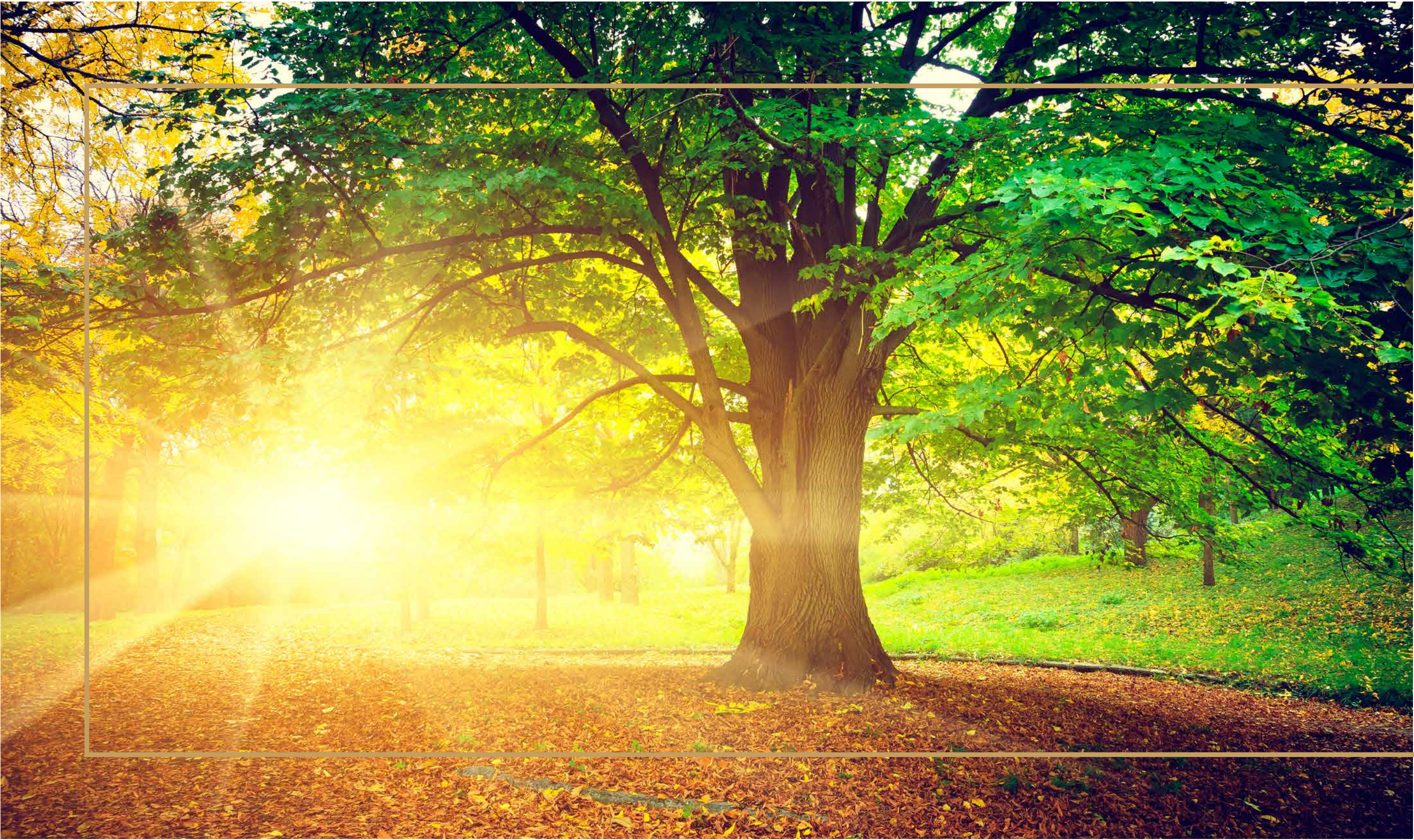




BELGRAVIA
ace

ALONG COMES BELGRAVIA ACE TO TAKE YOUR BREATH AWAY

FREEHOLD STRATA SEMI-DETACHED AND TERRACE HOUSES



FREEHOLD

THE BEST TENURE

Belgravia Ace is located at:

Belgravia Drive

Lot Number 18431T

Mukim 18

District 28

Postal Code 8*****

Comprising:

Type A 18 units

Type B 18 units

Type C 68 units

Type D 3 units



YOUR HOME TODAY

YOUR LEGACY TOMORROW

This is an asset for your generations to come,
to cherish and to keep.

Yours to own forever.



Artist's Impression

Impressive Roundabout Fountain and Clubhouse

A GRAND WELCOME

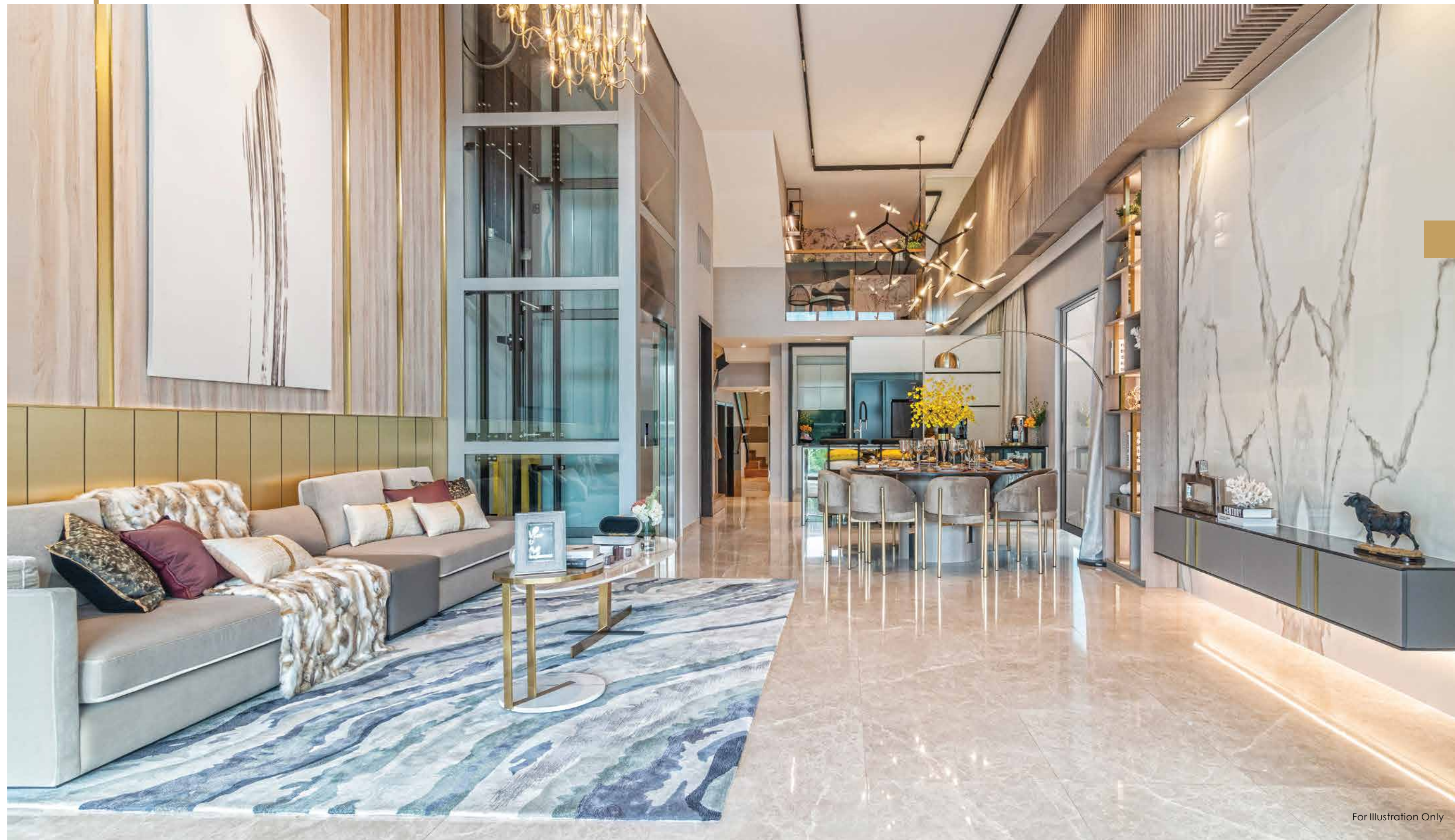
FIRST IMPRESSIONS COUNT

Belgravia Ace is an exclusive estate reserved for the privileged few. A long driveway tantalises expectations. The soothing sounds of water greet your arrival, and you will feel that you have arrived at someplace special.



Futuristic Grand Entrance

Artist's Impression



For Illustration Only

SPACE

THE NEW LUXURY

- Belgravia Ace sits on a sprawling land of 26,990 sqm (290,520 sq ft), the largest of its kind in terms of land size.
- Low density configuration, with more open space.
- A grand driveway to your home.
- A 235 meters site width conjures liberating space.
- High ceiling in the living, dining and deluxe kitchen.
- Generous frontage of 6 meters.
- Wide dining space able to accommodate a 8-seater circular dining table.
- Spending more time at home has its own rewards.

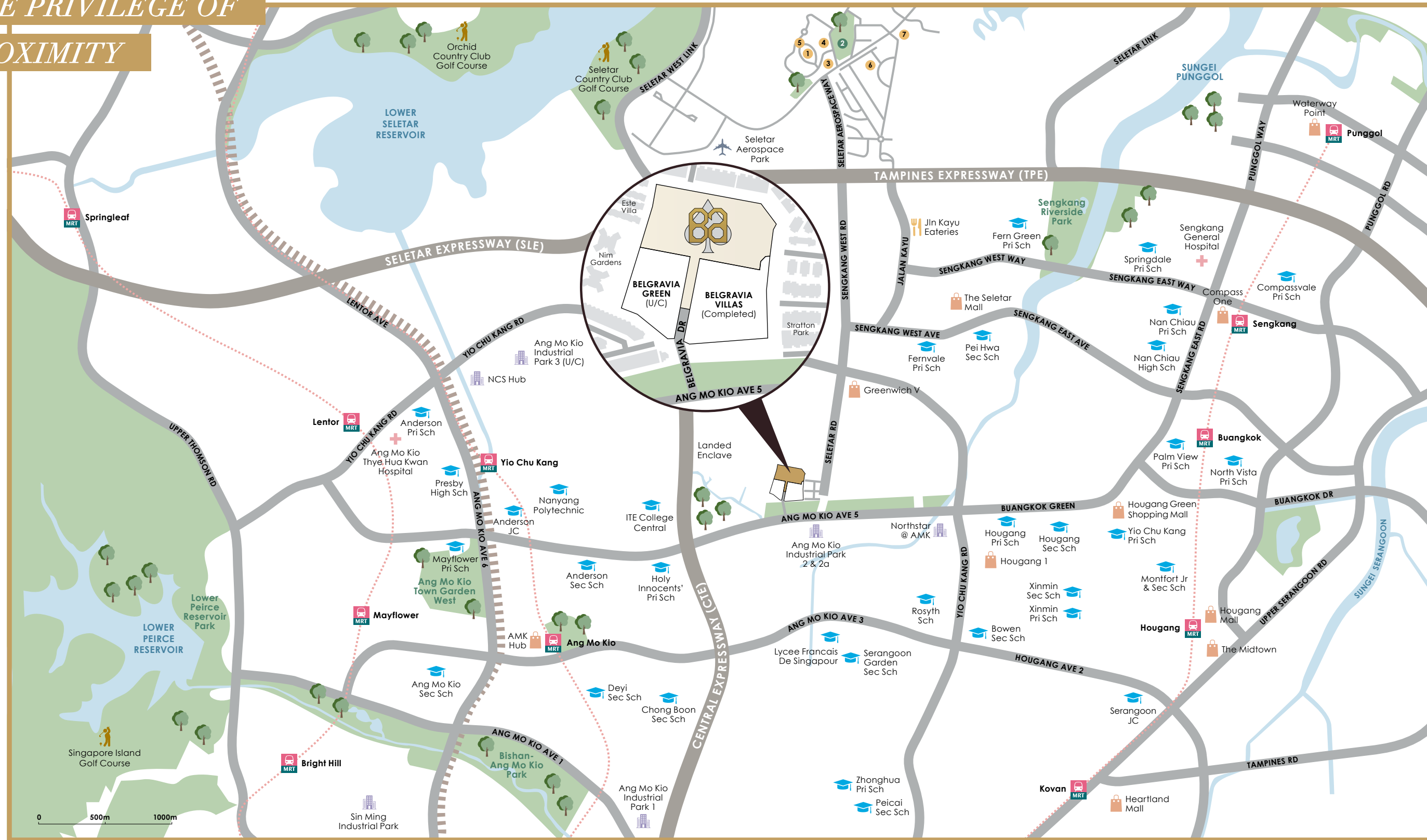
KITCHEN MAGIC

FOR GREAT CULINARY CREATIONS

- Twin kitchens connected by a sliding door.
- Designed for optimal efficiency.
- Appliances chosen for best performance and visual appeal.
- V-Zug steamer, oven, gas and induction hobs.
- Top-of-the-line Samsung Family Hub twin door fridge.
- Grohe taps and Blanco sinks.
- Flip-up top cabinets for a streamlined look.
- Breakfast counter for two.
- Spice alcove with display.
- 3 worktops for ease of food preparation.
- Cooking will be a whole new experience, and a total pleasure.



THE PRIVILEGE OF PROXIMITY



Occupying a corner of quietude within Seletar Hills Estate, Belgravia Ace exudes exclusivity, yet embraces all of life's modern conveniences. With its private-yet-prime District 28 address, Belgravia Ace brings a world of lifestyle and entertainment offerings closer to home.

Education

Rosyth School – Within 2km
Presbyterian High School – 9-min drive
Anderson Serangoon Junior College – 10-min drive
Nanyang Polytechnic – 10-min drive
Nanyang Junior College – 12-min drive

Nature & Leisure

Bishan-Ang Mo Kio Park – 12-min drive
Serangoon Gardens Country Club – 9-min drive
Lower Seletar Reservoir – 12-min drive
Seletar Country Club – 14-min drive
Thomson Nature Park – 13-min drive

LEGENDS:

- | | | | |
|---|-----------|---|---------------|
|  | EDUCATION |  | BUSINESS PARK |
|  | RETAIL |  | COUNTRY CLUB |
|  | EATERY |  | HOSPITAL |

- | | | | |
|---|--|---|-------------------------|
|  | 1 The OVAL @ SAP |  | 5 5 by Sans Facon |
|  | 2 Hampstead Wetlands Park |  | 6 CWATCH Corner |
|  | 3 Wildseed Café & Bar at The Summerhouse |  | 7 Boh Geh Uncle Canteen |
|  | 4 Wheeler's Estate | | |

Business

Ang Mo Kio Industrial Park 1 – 10-min drive
NCS Hub – 10-min drive
Seletar Regional Centre – 13-min drive
Defu Industrial Estate – 13-min drive
Punggol Digital District – 15-min drive
CBD – 21-min drive

F&B & Retail

Greenwich V – 6-min drive
The Seletar Mall – 8-min drive
Hougang 1 – 8-min drive
AMK Hub – 8-min drive
NEX – 11-min drive
Chomp Chomp Food Centre – 9-min drive
Seletar Aerospace Park – 13-min drive

Expressway

CTE – 6-min drive
TPE – 10-min drive
SLE – 10-min drive



Lentor & Mayflower MRT Stations

With the addition of the 2 new MRT Stations on the Thomson-East Coast Line, traveling times are expected to be cut by half.

A MASTER PLAN

BROUGHT TO LIFE



27km Cycling Network

Designated as a walking and cycling town, Ang Mo Kio will have a cycling path network spanning about 27km by 2026, allowing pedestrians and active mobility users to get around safely.



North-South Corridor

Slated to be Singapore's longest Transit Priority Corridor, the North-South Corridor (NSC) will feature dedicated bus lanes, cycling trunk routes and pedestrian paths, to serve bus commuters and pedestrians. Upon completion, the NSC will directly connect the Northern region and the city centre.



Punggol Digital District

This learning and economic hub will house the Singapore Institute of Technology campus and a business park developed by JTC. Punggol Digital District is expected to create 28,000 jobs.



Punggol Regional Sports Centre

Boasting a swimming complex with five pools, a 5,000-seater football stadium, an indoor sports hall with 20 badminton courts and a sports hall with three convertible basketball courts, the Punggol Regional Sports Centre will keep fitness enthusiasts working up a sweat.



North-East Waterways

Waterways at Serangoon Reservoir, Punggol Reservoir and My Waterway@Punggol will be transformed into active spaces for water activities, and seamlessly connected to Punggol Regional Sports Centre, SAFRA Punggol and Anchorvale Community Club.



A RESIDENCE THAT HAS

PRIDE OF PLACE

Exciting plans are ahead for residents of Belgravia Ace as the anticipated network of park connectors gains traction including the adjacent Ang Mo Kio Avenue 5 Park Connector, lined with fitness stations and play areas, offering access to the Bishan-Ang Mo Kio Park and upcoming Serangoon North Linear Park.

AN EXCLUSIVE COLLECTION



Artist's Impression

Belgravia Ace is the final edition of the acclaimed Belgravia trilogy. A majestic start for the privileged.

8 GARDEN TREASURES

1 EXCEPTIONAL LANDSCAPE



WOOD GARDEN

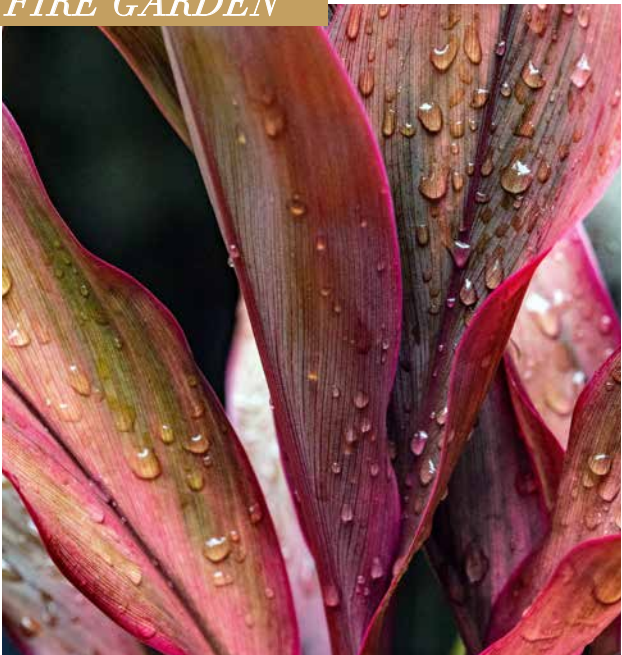
Lush spaces designed for moments of tranquility.



METAL GARDEN

A sleek garden with curved architecture and sculpture designs.

FIRE GARDEN



A dynamic space to welcome you home.

AIR GARDEN

A garden with light and breezy elements, giving the space an ethereal touch.



WATER GARDEN

A space that is fluid and flexible, where waterbodies are abundant.

LIGHT GARDEN

Let the warm, comforting rays of sunlight soothe the senses.



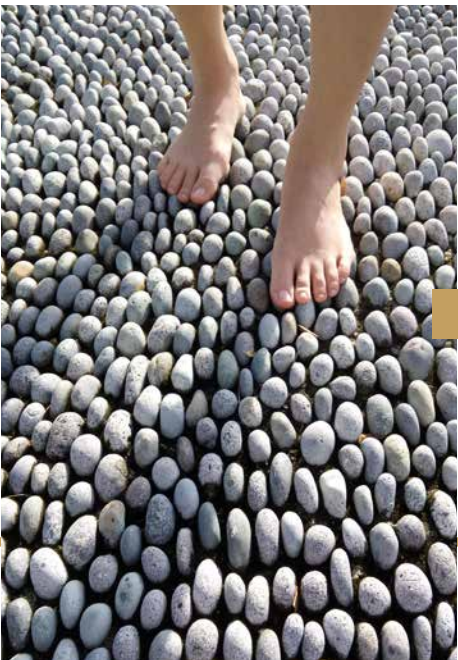
EARTH GARDEN

A warm and inviting space for fun and entertainment.



STONE GARDEN

A garden focused on natural strong organic materials.





Artist's Impression

*FACILITIES THOUGHTFULLY STAGED,
FOR EVERY AGE*



Artist's Impression

From social gatherings with friends and families along the Party Lawn and BBQ Pavilion, to playtime with the little ones at the Fun Playground, there is something for everyone.



*REVEL IN A
RARE LUXURY*

Rejuvenate and energise in the luxurious 50m lap pool. After a refreshing swim, lounge by the pool deck and simply enjoy the tranquility of your private sanctuary.

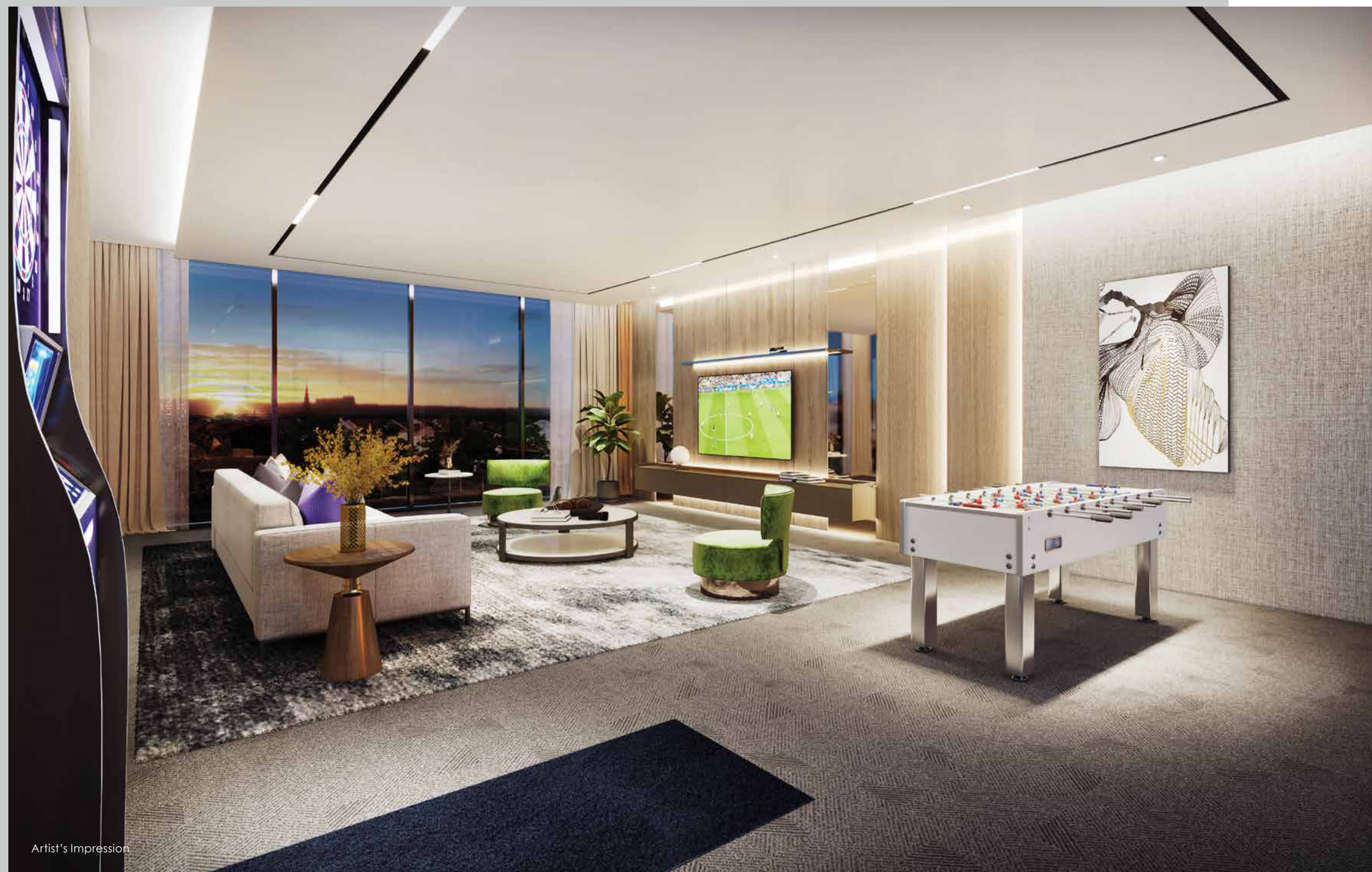


A TROPICAL OASIS

FOR ALL YOUR SENSES

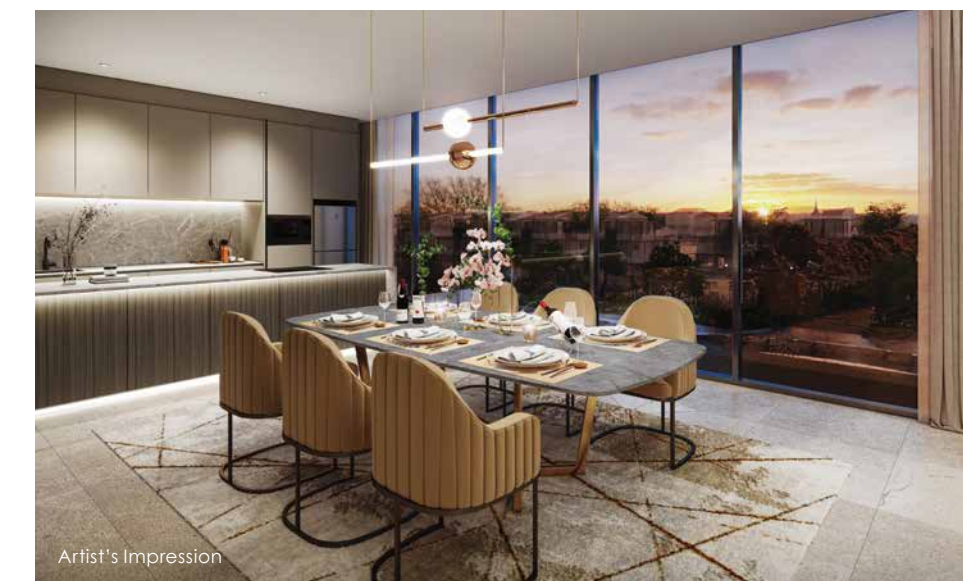


Make a splash in the blue waters with family and friends or retreat into tranquility, Belgravia Ace offers you the best of both worlds.



A SOCIAL SPACE

OF LEISURE ENCHANTMENT



A sleek and elegant 2-storey clubhouse is where meaningful connections are forged. Bond with families and friends over celebrations and fun in the function room and games area on the 1st storey. Or head up to the 2nd storey to work on your fitness goals in the well-equipped gym, and enjoy a quiet moment within the Earth Garden.



TYPE C

A CLASS

OF ITS OWN

Belgravia Ace homes are laid out in a unique fashion that brings back nature, with units in each row arranged in a gradual dip to integrate the lush greenery that surrounds.

Every residence exudes a modern and contemporary appeal, with a sleek fin frame designed around the expansive glass facade, revealing generous 6 meters width interiors and a 4.95 meters floor-to-floor height that opens up to a 1st storey loft. Families will be pleased to find roof terraces with additional spaces for semi-outdoor activities and bonding opportunities.

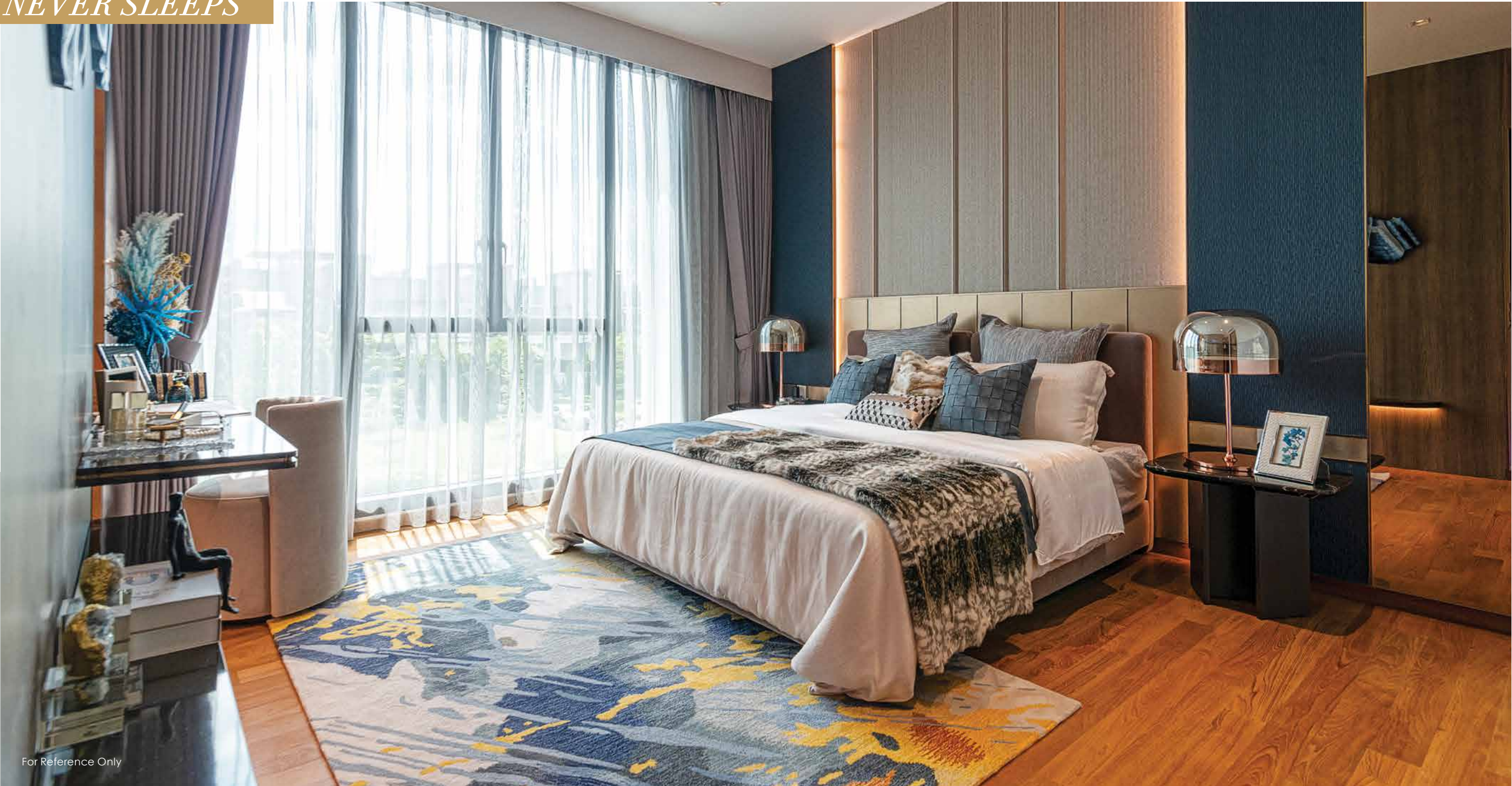


TYPE A



TYPE B

WHERE SOPHISTICATION
NEVER SLEEPS



Functional and practical, master bedrooms come with a walk-in wardrobe for all your fashion needs.

INTEGRATING INTELLIGENCE
AND SUSTENANCE



Smart Air-con with Plasma Quad
Adjust the temperature remotely while filtering the air to clean away smells, dust, moulds and other common household allergens



Minimises Heat Gain
Optimisation of window-to-wall ratio with low emission glazing to facilitate better ventilation and minimise heat gain



Achieves High Water & Energy Efficiency
Provision of water efficient wares and fittings, including home appliances with highest energy efficiency ratings



Lighting Control
Schedule the lights at home to turn on or off for your convenience



Smoke Detector
Get notifications via the app in the event of an emergency



Digital Lockset
Monitor, lock and unlock your doors while on the go



Smart Community
Book facilities, give feedbacks or even buy & sell items you no longer need to your future neighbours



Environmentally Friendly Building Materials
Use of eco-friendly and certified low volatile organic compounds (VOC) such as paints, adhesives and sealants



Supports EV Charging
Availability of Electric Vehicle charging points

SITE PLAN

LEGEND

ZONE 1: FIRE GARDEN

- 1. GUARD POST
- 2. PEDESTRIAN LINK
- 3. ROUNDABOUT FOUNTAIN

WELCOME AREA

- 4. DROP-OFF
- 5. CLUBHOUSE / GYM
- 6. FEATURE WALL PLANTER

ZONE 2: EARTH GARDEN

- 7. FUN PLAYGROUND
- 8. BBQ PAVILION
- 9. PARTY LAWN
- 10. KINETIC SCULPTURE
- 11. LANDFORM PLAY
- 12. TREE NEST
- 13. GAME COURT
- 14. PIAZZA
- 15. GRAND PAVILION

ZONE 3: METAL GARDEN

- 16. FITNESS CORNER
- 17. REFLEXOLOGY PATH
- 18. GARDEN PAVILION 1

ZONE 4: AIR GARDEN

- 19. CLOUD WATERPLAY
- 20. FAMILY POOL
- 21. WATER TRELLIS
- 22. JACUZZI
- 23. ZIG ZAG BRIDGE
- 24. PUTTING GREEN

ZONE 5: WOOD GARDEN

- 25. RENDEZVOUS ALCOVE
- 26. READING PODS
- 27. HAMMOCK LAWN

ZONE 6: WATER GARDEN

- 28. POOL DECK
- 29. AQUA DECK
- 30. 50 M. LAP POOL
- 31. HYDROTHERAPY JETS

ZONE 7: STONE GARDEN

- 32. QUARRY LAWN WITH SEATING PLANTER
- 33. WHISPERING POND WITH WATERFALL

ZONE 8: LIGHT GARDEN

- 34. LAWN BOWL
- 35. GARDEN PAVILION 2
- 36. SEATING ALCOVE
- 37. TWISTY PATH

POCKET GARDEN

- 38. THE MAZE

AUXILIARY

- A. SIDE GATE 1
- B. SIDE GATE 2
- C. SUBSTATION / GENERATOR SET
- D. BIN CENTRE





Belgravia Villas
Belgravia Drive (Strata Housing)

Actual Photo

A TRADITION

OF EXCELLENCE

Since its incorporation in the 1950s, Tong Eng Brothers and its group of companies have taken pride in developing distinctive buildings that are a harmonious blend of form and functionality. From its inception, the group has owned and developed more than 100 acres of land comprising office, retail, landed housing and condominium projects.

Tong Eng Group strives to blend creative planning and understated elegance while adopting new concepts and technology in developing buildings with enduring value. With each project, careful attention is paid to every detail, from redefining spaces to ensure the optimum layout, to providing only the most impeccable finishes and quality.



Belgravia Green
Belgravia Drive (Strata Housing)

Artist's Impression



DEVELOPED BY
FAIRVIEW DEVELOPMENTS PTE LTD

Tel: 6226 6333 | www.tongeng.com.sg
101 Cecil Street #26-01/07 Tong Eng Building, Singapore 069533



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Developer: Fairview Developments Pte Ltd (Co Reg 197201600D) • Developer License No: C1421 • Location: 18431T (Formerly known as Lot 17941L PT) MK18 at Belgravia Drive
• Tenure of Land: Estate in Perpetuity • Expected Date of Vacant Possession: 31 January 2028 • Expected Date of Legal Completion: 31 January 2031 • Building Plan Approval No.: A1404-00450-2017-BP01 dated 10 November 2021 • Encumbrances: Mortgage in Favour of Oversea-Chinese Banking Corporation Limited

