

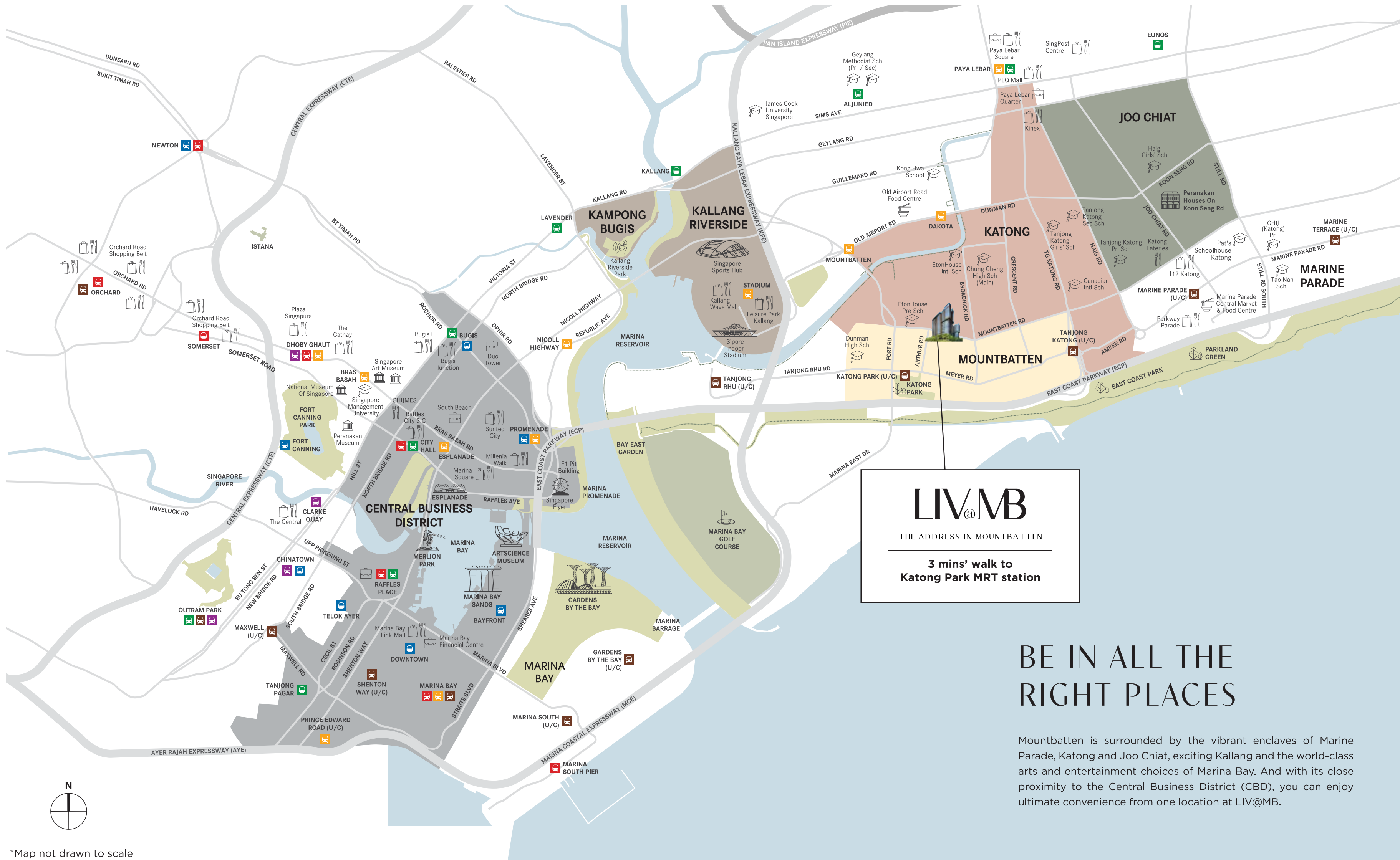
# LIV@MB

THE ADDRESS IN MOUNTBATTEN

E-BROCHURE

COVETED MOUNTBATTEN  
CONSERVATION ENCLAVE





**LIV@MB**  
 THE ADDRESS IN MOUNTBATTEN  
 3 mins' walk to  
 Katong Park MRT station

# BE IN ALL THE RIGHT PLACES

Mountbatten is surrounded by the vibrant enclaves of Marine Parade, Katong and Joo Chiat, exciting Kallang and the world-class arts and entertainment choices of Marina Bay. And with its close proximity to the Central Business District (CBD), you can enjoy ultimate convenience from one location at LIV@MB.



\*Map not drawn to scale

# THE ADDRESS IN MOUNTBATTEN

LIV@MB is nestled within the prestigious Mountbatten enclave of District 15. It is proudly designed by ARC Studio, the firm headed by President\*s Design award recipients.

With Katong Park MRT station just 3 minutes' walk away, LIV@MB offers great investment potential and opportunities for capital appreciation.

## LIV@MB

THE ADDRESS IN MOUNTBATTEN



Gardens By The Bay

Marina Bay Financial Centre

Orchard Road Shopping Belt

Singapore Sports Hub (National Stadium)

Katong Park MRT Station (U/C) Marina Bay Golf Course

Marina Bay Sands

Esplanade - Theatres on the Bay

Kallang Riverside

Singapore Indoor Stadium

Parkway Parade

East Coast Park

Sentosa

Singapore Flyer

City Hall

East Coast Parkway (ECP)

Kallang Wave Mall

Kong Hwa School

Tao Nan School

Jewel Changi Airport

# THE VISION FOR A NEW MOUNTBATTEN LIFESTYLE

## KALLANG RIVER MASTER PLAN

### Kallang to come alive with new sports and entertainment spaces

Redevelopment will see a velodrome, tennis centre and football hub built for the community by 2025.



#### 1 KALLANG FOOTBALL HUB

To be completed by next year, the facility will have one full-sized natural turf pitch, two full-sized artificial pitches and one half-sized pitch for five-a-side or seven-a-side games. It will also have four sheltered futsal pitches and a perimeter running track.



#### 2 SINGAPORE TENNIS CENTRE

Home of the National Training Centre for Tennis and ActiveSG Tennis Academy, the facility will have sheltered and open courts. This will replace the current centre and be open to the community.



#### 3 YOUTH HUB AND VELODROME

Sport Singapore is working with the National Youth Sports Institute to develop the area, which will include spaces for sports like speed climbing and parkour. The authorities are completing the feasibility study for the velodrome that will serve as a National Training Centre for track cycling and be open to the public.



#### 4 BENAAN KAPAL GREEN

An active community park space will be introduced along the waterfront and this could include park connectors, running trails and play areas for all ages.



#### 5 REDEVELOPMENT OF KALLANG THEATRE

The existing Kallang Theatre and its adjoining areas will be redeveloped into an integrated sport, entertainment and lifestyle centre. Among the ideas proposed are: a multi-purpose indoor arena capable of hosting e-sports events, a themed hotel and an international sports medicine centre.



#### 6 ALIVE GATEWAY AND LOOP

A new iconic circular walking and cycling loop will be built to trace the original airfield of the Kallang Airport and link to the waterfront across Stadium Boulevard and Nicoll Highway.

Source: SPORT SINGAPORE PHOTOS: SPORT SINGAPORE STRAITS TIMES GRAPHICS

Source: The Straits Times © SPH Media Limited. Reprinted with permission

## THE EAST COAST SUSTAINABILITY AND GREENERY PLAN

### A green plan for East Coast

A new 15km central green corridor could soon connect East Coast Park to Changi Beach Park, via New Upper Changi Road and Loyang Way. Lined with native plants, the corridor will also be connected to parks and gardens in the area via a network of community corridors. These are part of plans to make the eastern parts of Singapore greener under the country's City in Nature vision.



Source: NATIONAL PARKS BOARD Photos: NATIONAL PARKS BOARD SUNDAY TIMES GRAPHICS

Source: The Straits Times © SPH Media Limited. Reprinted with permission

CONNECTING GREEN SPACES

I look forward to partnering our people, especially residents of East Coast, to turn these plans into reality... These corridors will also connect our pockets of green space and enhance their overall biodiversity.



DEPUTY PRIME MINISTER HENG SWEE KEAT, on the proposed 15km green link.

#### What to expect:



Community gardens



Therapeutic gardens



Nature ways



Nature play gardens



## 3 MINS' WALK TO KATONG PARK MRT STATION

- 5 STOPS TO MARINA BAY
- 6 STOPS TO SHENTON WAY (CBD)



# LIVE IN CONVENIENCE BE EVERYWHERE IN NO TIME

## EDUCATION

### Preschools

- 3 mins' walk EtonHouse International Pre-School
- 6 mins' drive Pat's Schoolhouse Katong
- 9 mins' drive NAFA Arts Preschool

### Primary schools

- 7 mins' drive Kong Hwa School
- 8 mins' drive Ngee Ann Primary School
- 8 mins' drive Tao Nan School

### Secondary schools

- 2 mins' drive Dunman High School
- 2 mins' drive Chung Cheng High School (Main)

## CONNECTIVITY

- 3 mins' walk Katong Park MRT station
- 3 mins' drive East Coast Parkway (ECP)
- 3 mins' drive Kallang Paya Lebar Expressway (KPE)
- 6 mins' drive Marina Coastal Expressway (MCE)
- 7 mins' drive Paya Lebar MRT station
- 8 mins' drive Pan Island Expressway (PIE)
- 10 mins' walk Mountbatten MRT station

## SHOPPING & DINING

- 4 mins' drive Parkway Parade
- 7 mins' drive Kallang Wave Mall
- 7 mins' drive KINEX Shopping Mall
- 8 mins' drive Katong Square
- 9 mins' drive Katong V
- 10 mins' drive Paya Lebar Square
- 11 mins' drive Changi City Point
- 12 mins' drive Jewel Changi Airport
- 13 mins' drive Orchard Road shopping belt

## NATURE/SPORTS/RECREATION

- 2 mins' drive East Coast Park
- 4 mins' drive Singapore Sports Hub (National Stadium)
- 4 mins' drive Kallang Active SG Tennis Centre
- 5 mins' drive Coastal PlayGrove (former Big Splash)
- 5 mins' drive Parkland Green
- 7 mins' drive Gardens by the Bay
- 8 mins' drive Marina Bay Golf Course
- 15 mins' drive Henderson Waves (the Southern Ridges)

## ARTS/ENTERTAINMENT

- 4 mins' drive Singapore Indoor Stadium
- 6 mins' drive Goodman Arts Centre
- 8 mins' drive Esplanade - Theatres on the Bay
- 9 mins' drive Marina Bay Sands & ArtScience Museum
- 9 mins' drive The Fullerton Heritage precinct
- 9 mins' drive Victoria Theatre and Concert Hall
- 10 mins' drive National Gallery Singapore
- 11 mins' drive National Museum of Singapore

# A CITY OF OPPORTUNITY AWAITS

Some of Singapore's most eminent families have built their homes at Mountbatten because of its idyllic location that was still ideally close to the city centre. Some things never change. Live amidst the serenity you desire at LIV@MB, while staying connected to the excitement of the city which is just mere minutes away.





THE ICONIC TOWERS OF MARINA BAY SANDS AND THE ARTSCIENCE MUSEUM

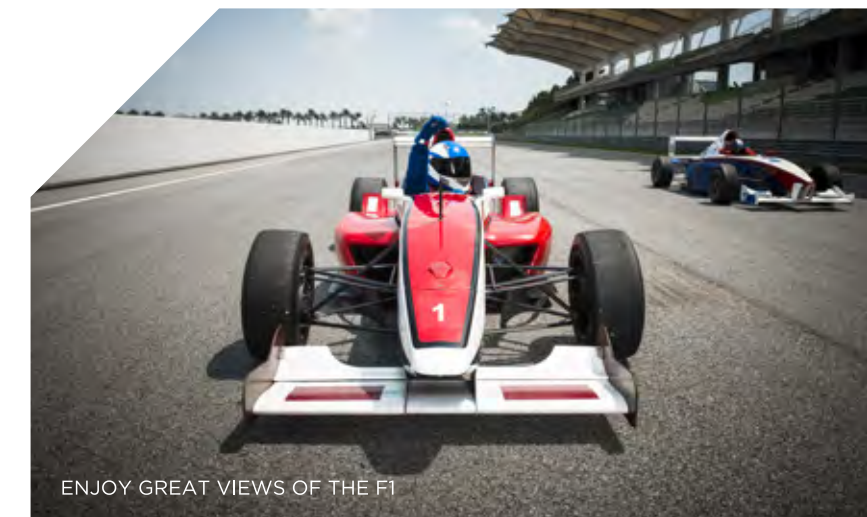
## WHERE THE WORLD COMES TO PLAY

### MARINA BAY SANDS

Marina Bay Sands, a short drive from LIV@MB, offers non-stop entertainment from dusk to dawn. Awaken to the beauty of its world-renowned rooftop infinity pool. A shopping experience like no other awaits at the exquisite boutiques. Dine on award-winning cuisine from around the world. Be entertained at the ArtScience Museum, catch a world-class performance, then party the night away.



WORLD-CLASS PERFORMANCES  
AT SANDS THEATRE



ENJOY GREAT VIEWS OF THE F1



FEAST AT MICHELIN-STARRED RESTAURANTS



SHOP THE LATEST RUNWAY LOOKS  
AT MARINA BAY SANDS SHOPPES

## CLOSE TO THE CENTRAL BUSINESS DISTRICT

LIV@MB is only 3 minutes' walk to the future Katong Park MRT station, and a short drive to the CBD, home to many regional offices of multinational corporations in the banking, financial and technology sectors. That makes commuting to and from work quicker so that you can concentrate on what is more important to you.



MERE MINUTES' DRIVE TO CBD

# PLAY AT THE BAY

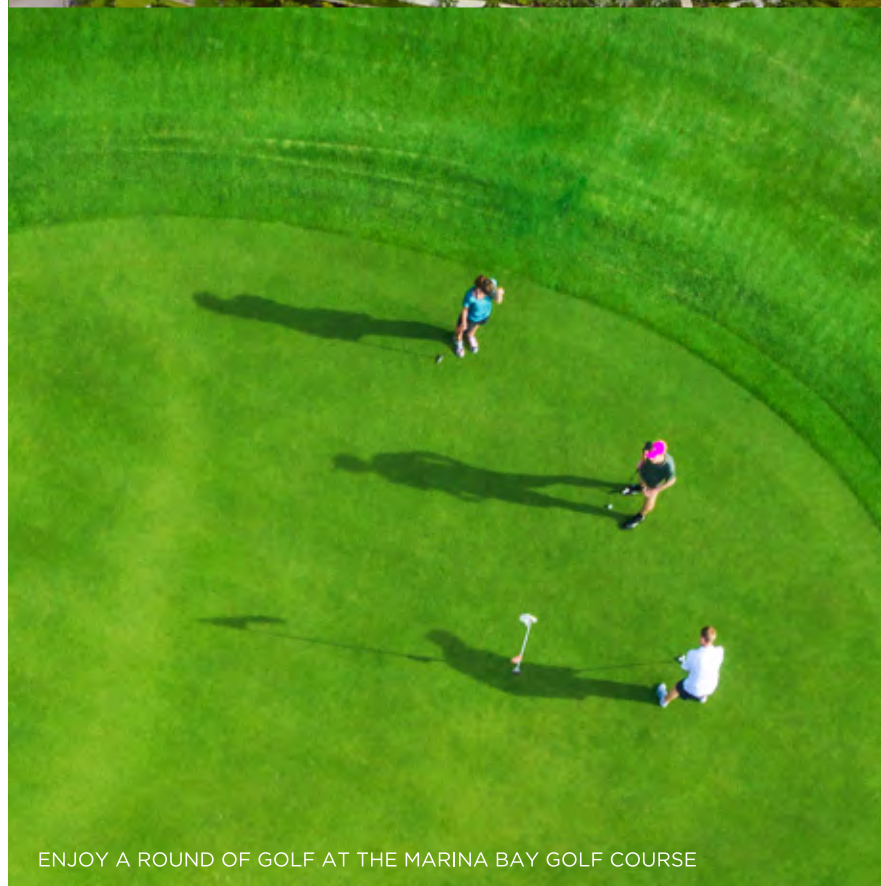
This is the Singapore Sports Hub, where sports-lovers come to engage in their favourite water and land sports. And where some of the world's best performers entertain thousands at the Singapore Indoor Stadium. Future plans are afoot to enhance the sports-centric appeal of Kallang, and you will have the privilege of witnessing its transformation from your home at LIV@MB.







THE STUNNING GARDENS BY THE BAY



ENJOY A ROUND OF GOLF AT THE MARINA BAY GOLF COURSE



THE MAJESTIC SUPERTREE GROVE

## WHERE WORLD-CLASS LEISURE CHOICES COME TOGETHER

Be enchanted by the exotic flora at Gardens by the Bay. Tee off at Marina Bay Golf Course. Or head to the Singapore Sports Hub to get fit, watch a concert at the Singapore Indoor Stadium, or just spend an idyllic afternoon shopping and dining at Kallang Wave Mall. Discover them all just minutes from home.





## DISCOVER A WEALTH OF CHOICES

Experience a new way of life. Where numerous shopping malls around you are now one-stop lifestyle destinations for the entire family. Shop for essentials or have a bite or two, while the kids attend enrichment classes. After which, the whole family can bond together over a meal, delight in exploring the shops, or catch a fun movie at the cinema.



Brilliant bakes that draw in the crowds and artisan loaves made from scratch. Some of Singapore's favourite bakeries are right here in your neighbourhood. Life can also be so much sweeter when tempting desserts and treats are within easy reach. Or just enjoy some time-out from the hustle and bustle of life to savour comfort food in cosy cafes in the company of your loved ones.



## TASTES OF A CREATIVE CULINARY COMMUNITY





TAO NAN SCHOOL

# GOOD EDUCATION BUILDS A STRONG FOUNDATION



NGEE ANN PRIMARY SCHOOL



CHUNG CHENG HIGH SCHOOL



KONG HWA SCHOOL

Quality education at every stage of your child's life is always within easy reach. LIV@MB is strongly supported by a vast selection of educational institutions, including some of Singapore's most popular schools, near home.

	PRESCHOOLS	PRIMARY SCHOOLS	SECONDARY SCHOOLS	POST-SECONDARY
1-2 KM	EtonHouse International Pre-School	Kong Hwa School Tanjong Katong Primary School Canadian International School	Chung Cheng High School (Main) Dunman High School Tanjong Katong Girls' School Tanjong Katong Secondary School	Dunman High School
> 2 KM	Pat's Schoolhouse Katong NAFA Arts PreSchool	Tao Nan School Ngee Ann Primary School CHIJ Katong (Primary)	CHIJ Katong Convent Saint Patrick's School	Victoria Junior College Temasek Junior College

All distances are approximate only.

# A LIFE OF SPLENDOURS AWAITS YOU

Elevate and live in the coveted Mountbatten Conservation Enclave. Be surrounded by a legacy of bungalows and a neighbourhood rich in heritage. This is a global melting pot where the best and brightest meet the hip and the trendy. Fashionistas. Creative minds. Technopreneurs. Next generation movers and shakers. This is your world. This is LIV@MB.

Soaring above the exclusive Mountbatten landed homes enclave of District 15, LIV@MB is designed to showcase the reinterpreted modern architectural elements inspired by the historical bungalows and heritage shophouses of the 19th century.

Discover a distinct new style, evident in the design of **The Mountbatten Hall**, the main volume of The Clubhouse. Like a community barn, it is now transformed into a grand yet cosy modern space.



LIV@MB

# A CLUBHOUSE INSPIRED BY SEAFRONT BUNGALOWS

The Clubhouse of LIV@MB is a collection of 5 distinctive pavilions along the “shoreline” of The Main Pool. The Mountbatten Hall is the main pavilion and function hall of the Clubhouse. It can be combined with The Dining Halls and The Jacuzzi Pool for spectacular celebrations.

As the community heart of LIV@MB, the pavilions are designed to bring residents together. Over vintage wines, bespoke cocktails and crafted cheese platters, conversations flow and neighbours leave as friends.



# THERE'S ALWAYS A REASON TO CELEBRATE

In the 1850s, taverns were places where residents gathered for food and drink, and to be merry. Today, The Mountbatten Hall at LIV@MB is a special venue to make celebrations even more memorable.

Like the other pavilions, this function room is designed to look like a single storey pitched roof bungalow. It can be opened to a lawn and terrace, extending your party venue. This versatility makes it perfect for grand gatherings and joyous occasions.



Artist's Impression



Artist's Impression

## PARTY IN THE SKY

Where the glitterati gather. Where champagne and canapes become hors d'oeuvres to an enchanted evening. The Mountbatten Villa at The Roof Top on Level 20 is designed with living, dining and lounge alcoves that are enhanced by the exquisite landscaping, bracing breezes and breathtaking views. From this vantage point, you may even view fireworks displays over Kallang and Marina Bay.



OWN THIS.  
UP HERE,  
THE WORLD  
IS YOURS.

The world shall be right where you want it to be. Because up here, you will feel that anything is possible as the entire city presents its stunning views every day, and showcases its glittering magnificence every night. Just for you and your guests.



# AN INFINITE PANORAMIC VIEW TO BEHOLD

High above LIV@MB, splendour awaits. Step in The Lap Pool at The Roof Top on Level 20 and soak in the unblocked views of the city and beyond.

Savour the panoramic vistas formed by prominent bungalows and landed homes, a glittering skyline and the magnificence of the glorious horizon. The world may offer all its treasures to you, but there is simply no place to be than home.



## EXHILARATION AND REJUVENATION

Fitness enthusiasts can look forward to sweating it out at The Indoor and Outdoor Gymnasiums. For a no sweat yet highly effective workout, hit The Water Gym. Then cool down and be lulled to a state of relaxation in The Jacuzzi Pool or on The Water Beds while listening to the gentle lapping of water.

# DEDICATED TO MAKING YOUR DAY SPECIAL

Concierge services are ready to make your every moment here extraordinary. Experience the dedication and professionalism of our concierge who will strive to make your stay at LIV@MB truly exceptional.



## CONCIERGE SERVICES



### CONCIERGE GREETINGS

There is nothing more welcoming than arriving home to a warm smile.



### TRANSPORT ARRANGEMENTS\*

We can help you to get where you want to be by arranging for your private transport.



### PORTER SERVICE

Always on hand to help you take the load off your hands.



### PARCEL AND POSTAL SERVICES\*

Have your online shopping received and delivered from the reception to your home. Alternatively, we can keep them at the smart parcel station for self-collection at your convenience. We can also help to mail your letters.



### UMBRELLA RENTAL

Forgot your umbrella? Don't worry. Rain or shine, we have got you covered.



### E-BICYCLE RENTAL\*

Gather your loved ones or family and rent e-bicycles from concierge services to explore the nature, sea and rich heritage surrounding LIV@MB.



### LOUNGE REFRESHMENTS

Browse through the daily newspapers and relax with complimentary coffee, tea and some light refreshments.



### ENJOY MORE CONCIERGE SERVICES\*

Restaurant and café reservations • Party and event planning • Hiring private chef for parties and events • Spa, beauty and wellness services • Laundry and housekeeping services • Handyman services and aircon servicing • Professional mover services • Pet care services • Car grooming and servicing • Hiring personal fitness trainer • Organising lifestyle classes

Concierge services are complimentary, and a gesture of goodwill provided by the developer for a period of 24 months from Temporary Occupation Permit (TOP) or up to 1st AGM, whichever is earlier. \*Terms and conditions apply.

# WHEN INTELLIGENCE MEETS LIFESTYLE

The home of tomorrow is now here. Your smart home features are fully integrated via a smart home gateway which can be controlled from your smartphone anytime, anywhere. In addition, you can also access e-features and services throughout LIV@MB from the smart community app.



## SMART HOME FEATURES\*



### SMART AIRCON CONTROL

Come back to a home cooled to your ideal temperature. Remotely switch on the aircon, and even control the fan speed, mode and temperature, before you reach home.



### SMART DIGITAL DOOR LOCK

Unlock your door via your smartphone, and have the option to remotely allow visitors, housekeeping or repair services to access your home when you are not at home.



### SMART HOME FIRE ALARM DEVICE

Rest assured that even if you are overseas, you will receive notification on your smartphone if the smoke detector at home is activated.



### AUDIO VIDEO INTERCOM MONITOR

For peace of mind, you can know who is at the door, even if you are not at home.



### SMART LIGHTING CONTROL

Remotely switch on the lights from your smartphone. You can even set a schedule for lights to be switched on/off.

## SMART COMMUNITY LIVING



### FACILITIES BOOKING AND MANAGEMENT

Gain access, check the availability and enjoy hassle-free instant booking of your preferred facility at LIV@MB from your smartphone.



### KEYLESS LETTER BOX

The contact-free way to open your letter box with your access card.



### SMART PARCEL STATION

When your parcel is deposited at the station, receive a unique OTP/QR code to unlock the locker and collect it at your own convenience at anytime of the day.



### CAR PLATE RECOGNITION SYSTEM

Ease of entry/exit for the guest via smart recognition of pre-registered car number plates.



### SMART BICYCLE RACK

Check the availability of lots in an easy to access area to park two-wheelers. Scan to lock/unlock your bicycle.

\* Terms and conditions apply where applicable.



SPRAWLING  
140,000 SQ FT LAND.  
80% NATURE.  
20% RESIDENTIAL.

Take a deep breath. There is always plenty of room to breathe when you are surrounded by the great expanse of space here in LIV@MB. With 80% of the development dedicated to greenery and recreation, it creates a picturesque natural frame to the soaring residential blocks.

# LIV@MB SITE PLAN

- 1 The Garden Pavilion 1
- 2 The Pond
- 3 The Green
- 4 The Courtyard
- 5 The Playground
- 6 The Fitness Yard
- 7 The Garden Pavilion 2
- 8 The Forecourt
- 9 The Mountbatten Lawn
- 10 The Rainforest Villa
- 11 The Rainforest Jacuzzi
- 12 The Hammock Grove
- 13 The Beach Villa
- 14 The Wading Pool
- 15 The Garden Villa
- 16 The Play Pool
- 17 The Main Pool
- 18 The Jacuzzi Pool
- 19 The Water Beds
- 20 The Sun Deck
- 21 The Water Gym
- 22 The Dining Hall 1
- 23 The Dining Hall 2
- 24 The Mountbatten Hall
- 25 The Green Lawn
- 26 The Outdoor Gymnasium
- 27 The Indoor Gymnasium
- 28 The Grill
- 29 The Changing Room
- 30 The Open Yard
- 31 The Garden Trail
- 32 The Bicycle Yard
  
- A The Bin Centre
- B The Substation
- C The Guard House
- D The Side Entrance



- 33 The Yoga Yard
- 34 The Lounge
- 35 The Jacuzzi Lounge 1
- 36 The Jacuzzi Pool
- 37 The Dining Lounge 1
- 38 The Sky Lounge 1
- 39 The Sky Lounge 2
- 40 The Study Lounge 1
- 41 The Study Lounge 2
- 42 The Dining Lounge 2
- 43 The Jacuzzi Lounge 2
- 44 The Jacuzzi

## THE SKY LOUNGE ON LEVEL 11



- 45 The Yoga Yard
- 46 The Lounge 1
- 47 The Yard
- 48 The Lounge 2
- 49 The Sunning Lawn
- 50 The Pool Deck
- 51 The Lap Pool
- 52 The Water Deck
- 53 The Sky Grill
- 54 The Sky Villa
- 55 The Sky Court
- 56 The Mountbatten Grill
- 57 The Mountbatten Villa

## THE ROOF TOP ON LEVEL 20



# THE SKY LOUNGE

## ON LEVEL 11



Artist's Impression



- 33 The Yoga Yard
- 34 The Lounge
- 35 The Jacuzzi Lounge 1
- 36 The Jacuzzi Pool
- 37 The Dining Lounge 1
- 38 The Sky Lounge 1
- 39 The Sky Lounge 2
- 40 The Study Lounge 1
- 41 The Study Lounge 2
- 42 The Dining Lounge 2
- 43 The Jacuzzi Lounge 2
- 44 The Jacuzzi

# THE ROOF TOP

## ON LEVEL 20



Artist's Impression



- 45 The Yoga Yard
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- 54 The Sky Villa
- 55 The Sky Court
- 56 The Mountbatten Grill
- 57 The Mountbatten Villa

# DIAGRAMMATIC CHART

North West Tower  
114A Arthur Road, Singapore 439826

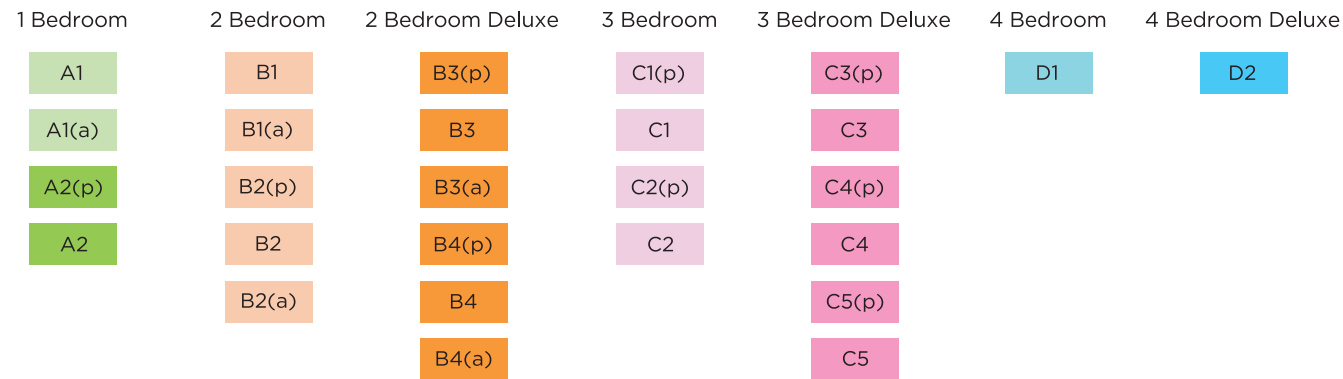
North East Tower  
114B Arthur Road, Singapore 439835

South East Tower  
114C Arthur Road, Singapore 439836

South West Tower  
114D Arthur Road, Singapore 439837

Floor/Unit	1	2	3	4	5	6	7	8	Floor/Unit
20	The Roof Top								20
19	D2	C3	C1	D1	B4(a)	B2(a)	B1	B3	19
18	D2	C3	C1	D1	B4(a)	B2(a)	B1	B3	18
17	D2	C3	C1	D1	B4(a)	B2(a)	B1	B3	17
16	D2	C3	C1	D1	B4(a)	B2(a)	B1	B3	16
15	D2	C3	C1	D1	B4(a)	B2(a)	B1	B3	15
14	D2	C3	C1	D1	B4(a)	B2(a)	B1	B3	14
13		C3	C1		B4(a)	B2(a)	B1	B3	13
12	C5	C3	C1	C4	B4(a)	B2(a)	B1	B3	12
11	C5	C3	C1	C4	B4(a)	B2(a)	B1	B3	11
10	C5	C3	C1	C4	B4	B2	B1(a)	B3(a)	10
9	C5	C3	C1	C4	B4	B2	B1(a)	B3(a)	9
8	C5	C3	C1	C4	B4	B2	B1(a)	B3(a)	8
7	C5	C3	C1	C4	B4	B2	B1(a)	B3(a)	7
6	C5	C3	C1	C4	B4	B2	B1(a)	B3(a)	6
5	C5	C3	C1	C4	B4	B2	B1(a)	B3(a)	5
4	C5	C3	C1	C4	B4	B2	B1(a)	B3(a)	4
3	C5	C3	C1	C4	B4	B2	B1(a)	B3(a)	3
2	C5	C3	C1	C4	B4	B2	B1(a)	B3(a)	2
1	C5(p)	C3(p)	C1(p)	C4(p)	B4(p)	B2(p)		B3(p)	1
BASEMENT CARPARK									

Floor/Unit	9	10	11	12	13	14	15	16	Floor/Unit
20	B4(a)	A2	A1	B3	D2	C3	C1	D1	19
19	B4(a)	A2	A1	B3	D2	C3	C1	D1	18
18	B4(a)	A2	A1	B3	D2	C3	C1	D1	17
17	B4(a)	A2	A1	B3	D2	C3	C1	D1	16
16	B4(a)	A2	A1	B3	D2	C3	C1	D1	15
15	B4(a)	A2	A1	B3	D2	C3	C1	D1	14
14	B4(a)	A2	A1	B3	D2	C3	C1	D1	13
13	B4(a)	A2	A1	B3	D2	C3	C1	D1	12
12	B4(a)	A2	A1(a)	The Sky Lounge					11
11	B4(a)	A2	A1(a)	The Sky Lounge					11
10	B4(a)	A2	A1	B3	C5	C3	C1	C2	10
9	B4(a)	A2	A1	B3	C5	C3	C1	C2	9
8	B4(a)	A2	A1	B3	C5	C3	C1	C2	8
7	B4(a)	A2	A1	B3	C5	C3	C1	C2	7
6	B4(a)	A2	A1	B3	C5	C3	C1	C2	6
5	B4(a)	A2	A1	B3	C5	C3	C1	C2	5
4	B4(a)	A2	A1	B3	C5	C3	C1	C2	4
3	B4(a)	A2	A1	B3	C5	C3	C1	C2	3
2	B4(a)	A2	A1	B3	C5	C3	C1	C2	2
1	B4(p)	A2(p)		B3(p)	C5(p)	C3(p)	C1(p)	C2(p)	1
BASEMENT CARPARK									

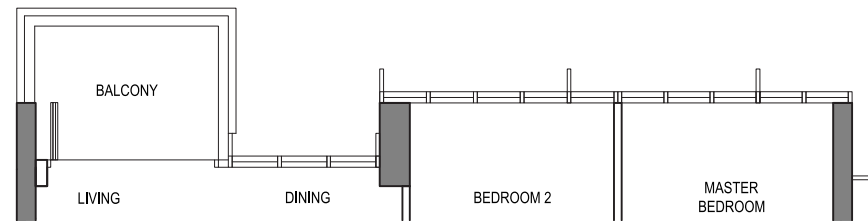


# 2 Bedroom

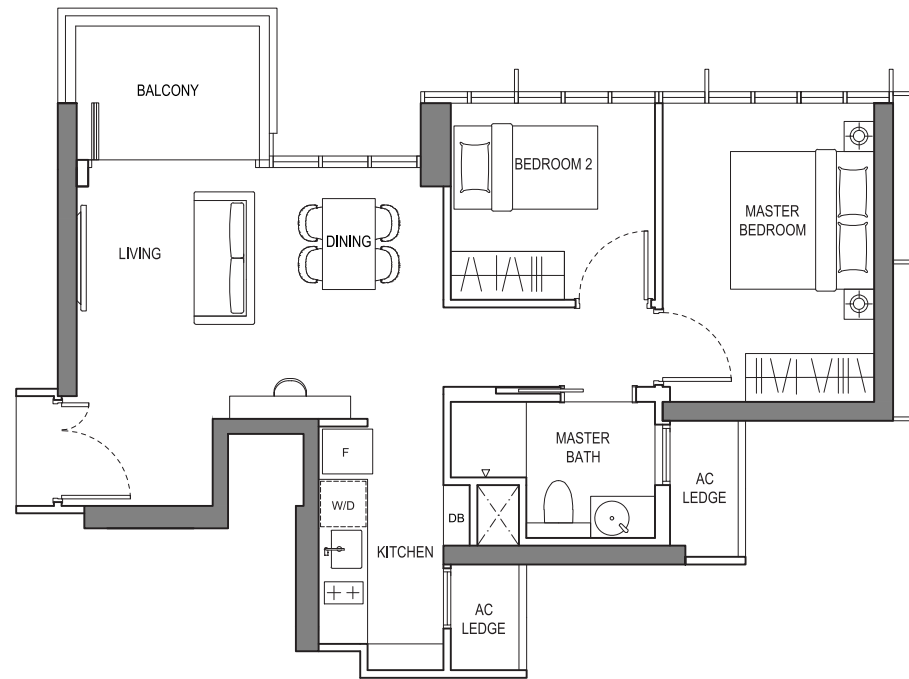
## TYPE B2(a)

66 sqm / 710 sqft

(114B) #11-06 to #19-06

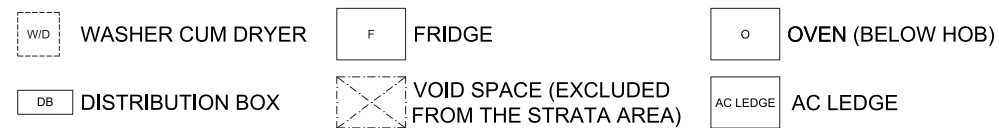


(114B) #14-06 to #19-06

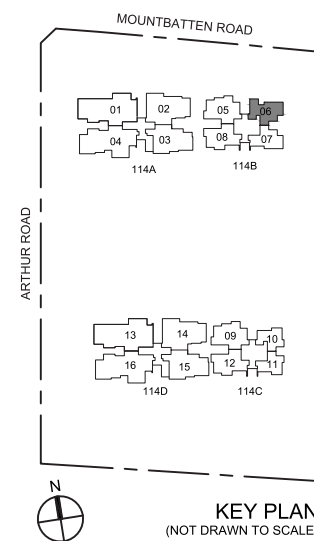


(114B) #11-06 to #13-06

### LEGEND:



NOTE:  
AREA INCLUDES A/C LEDGE AND BALCONY WHERE APPLICABLE. THE ABOVE PLANS AND ILLUSTRATIONS ARE SUBJECT TO CHANGE AS MAYBE REQUIRED OR APPROVED BY THE RELEVANT AUTHORITIES. ALL FLOOR AREAS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY. PLEASE REFER TO KEY PLAN FOR ORIENTATION. FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO "BALCONY SCREEN" PAGE IN THIS BROCHURE.



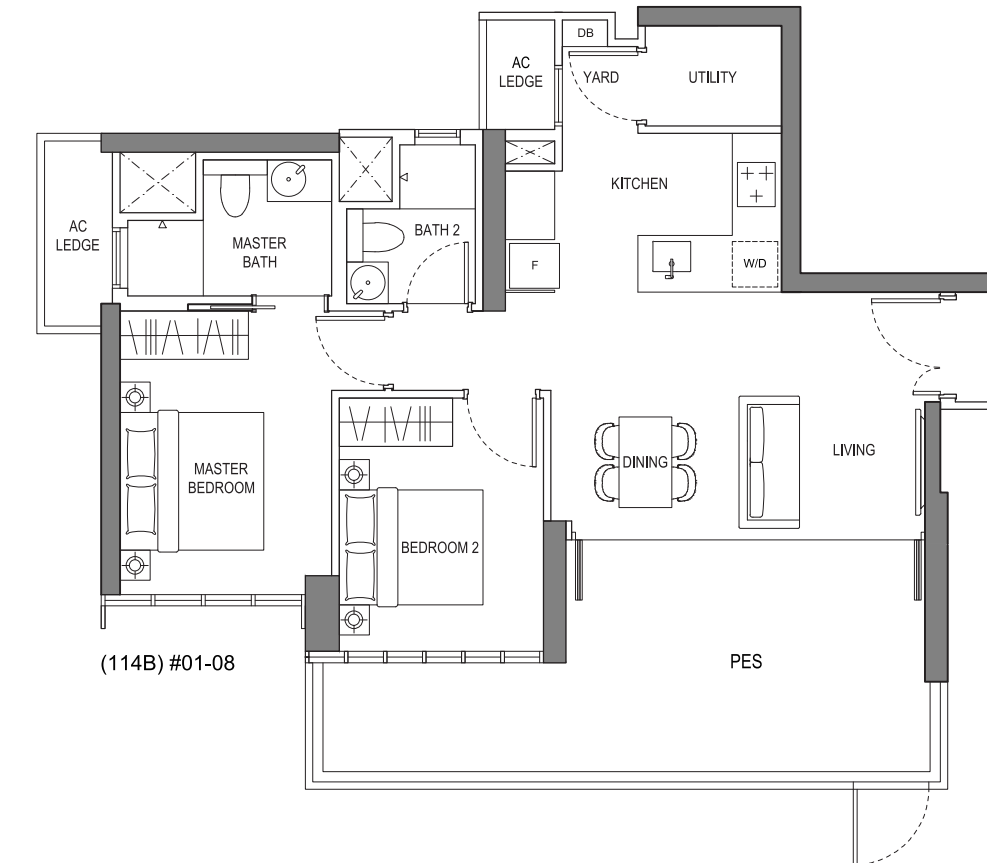
# 2 Bedroom Deluxe

## TYPE B3(p)

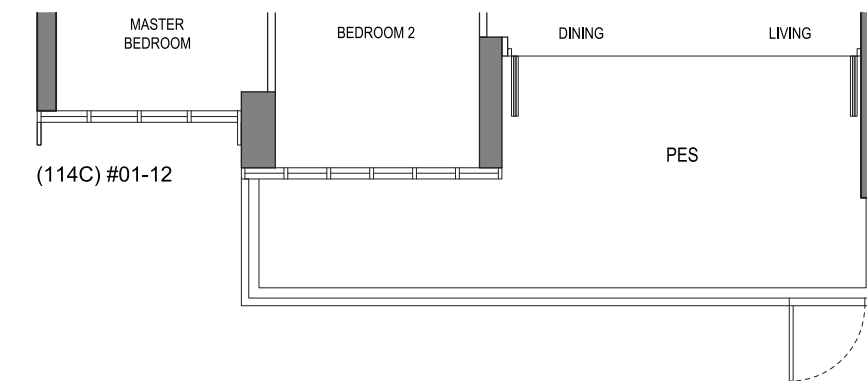
92 sqm / 990 sqft

(114B) #01-08

(114C) #01-12

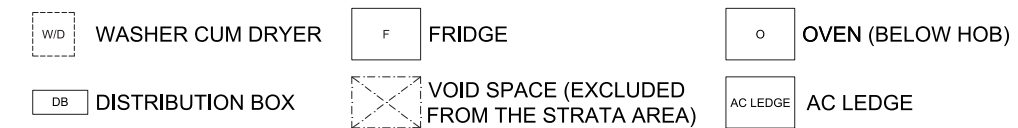


(114B) #01-08

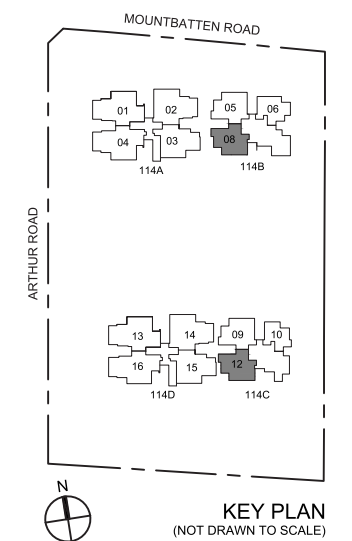


(114C) #01-12

### LEGEND:



NOTE:  
AREA INCLUDES A/C LEDGE AND BALCONY WHERE APPLICABLE. THE ABOVE PLANS AND ILLUSTRATIONS ARE SUBJECT TO CHANGE AS MAYBE REQUIRED OR APPROVED BY THE RELEVANT AUTHORITIES. ALL FLOOR AREAS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY. PLEASE REFER TO KEY PLAN FOR ORIENTATION. FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO "BALCONY SCREEN" PAGE IN THIS BROCHURE.



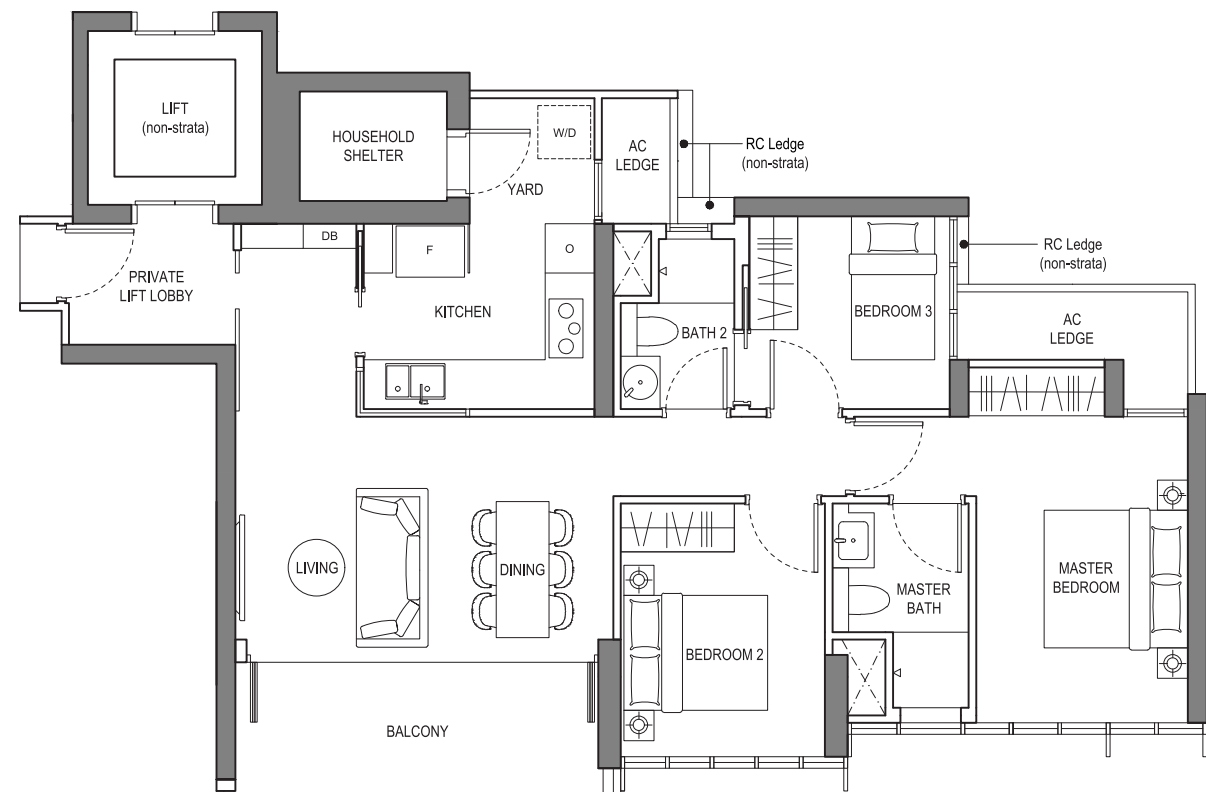


# 3 Bedroom

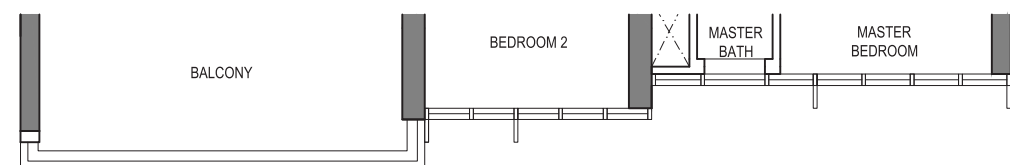
## TYPE C1

104 sqm / 1,119 sqft

(114A) #02-03 to #19-03  
(114D) #02-15 to #10-15, #12-15 to #19-15

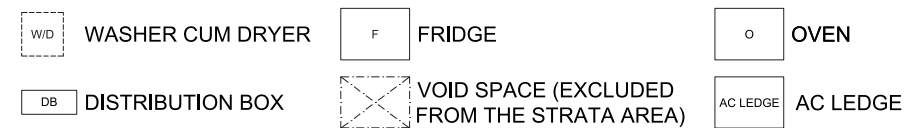


(114A) #02-03 to #03-03, #06-03 to #08-03, #14-03 to #19-03  
(114D) #03-15 to #04-15, #08-15 to #10-15, #19-15

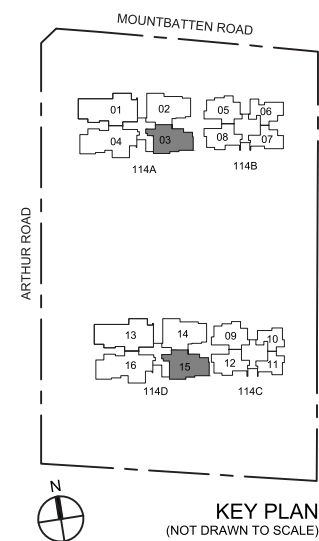


(114A) #04-03 to #05-03, #09-03 to #13-03  
(114D) #02-15, #05-15 to #07-15, #12-15 to #18-15

### LEGEND:



NOTE:  
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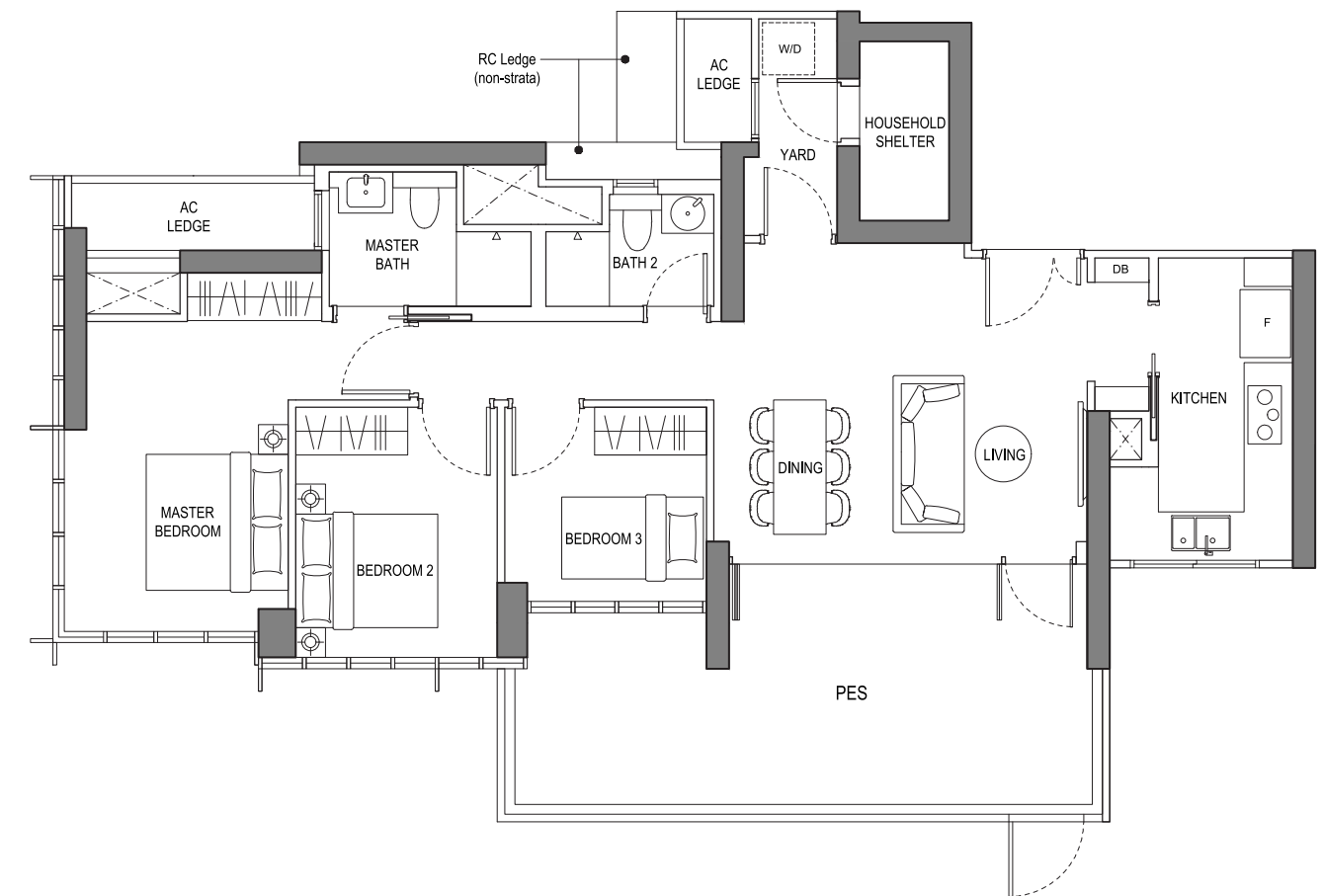
KEY PLAN  
(NOT DRAWN TO SCALE)

# 3 Bedroom

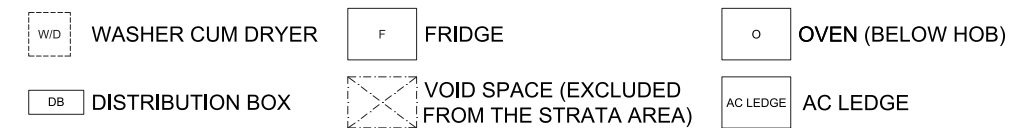
## TYPE C2(p)

121 sqm / 1,302 sqft

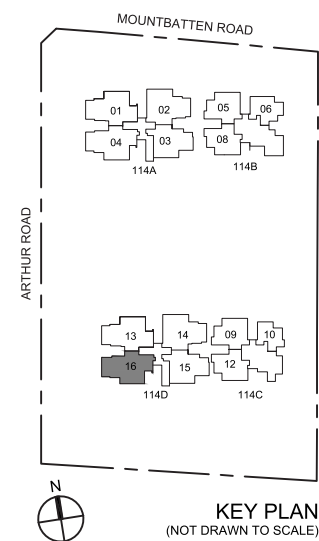
(114D) #01-16



### LEGEND:



NOTE:  
AREA INCLUDES A/C LEDGE AND BALCONY WHERE APPLICABLE. THE ABOVE PLANS AND ILLUSTRATIONS ARE SUBJECT TO CHANGE AS MAYBE REQUIRED OR APPROVED BY THE RELEVANT AUTHORITIES. ALL FLOOR AREAS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY. PLEASE REFER TO KEY PLAN FOR ORIENTATION. FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO "BALCONY SCREEN" PAGE IN THIS BROCHURE.



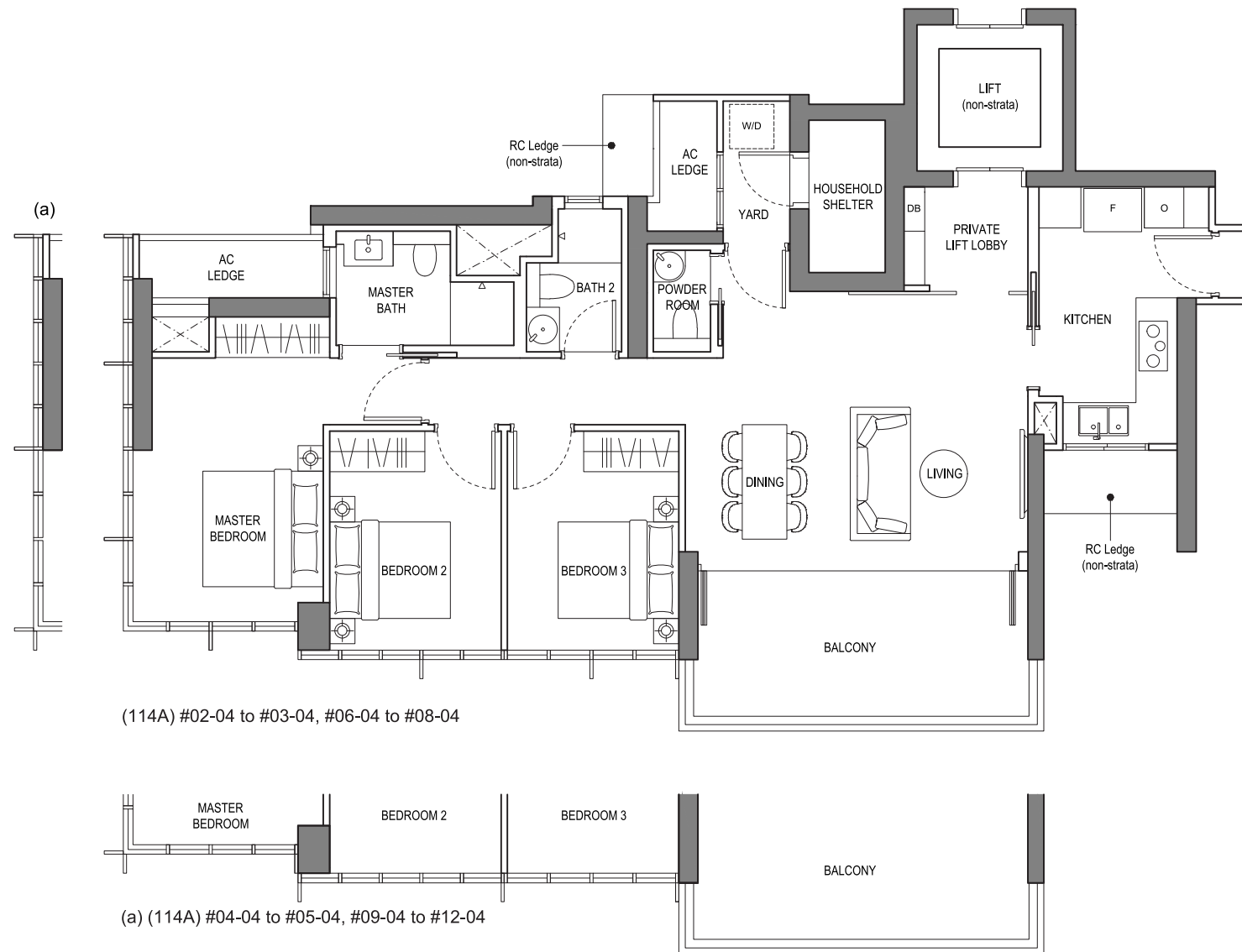
KEY PLAN  
(NOT DRAWN TO SCALE)

# 3 Bedroom Deluxe

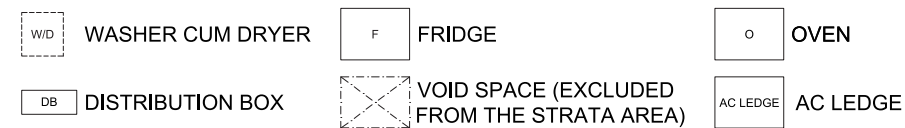
## TYPE C4

121 sqm / 1,302 sqft

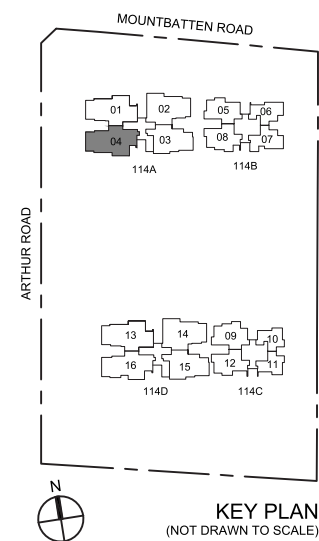
(114A) #02-04 to #12-04



### LEGEND:



NOTE: AREA INCLUDES A/C LEDGE AND BALCONY WHERE APPLICABLE. THE ABOVE PLANS AND ILLUSTRATIONS ARE SUBJECT TO CHANGE AS MAYBE REQUIRED OR APPROVED BY THE RELEVANT AUTHORITIES. ALL FLOOR AREAS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY. PLEASE REFER TO KEY PLAN FOR ORIENTATION. FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO "BALCONY SCREEN" PAGE IN THIS BROCHURE.

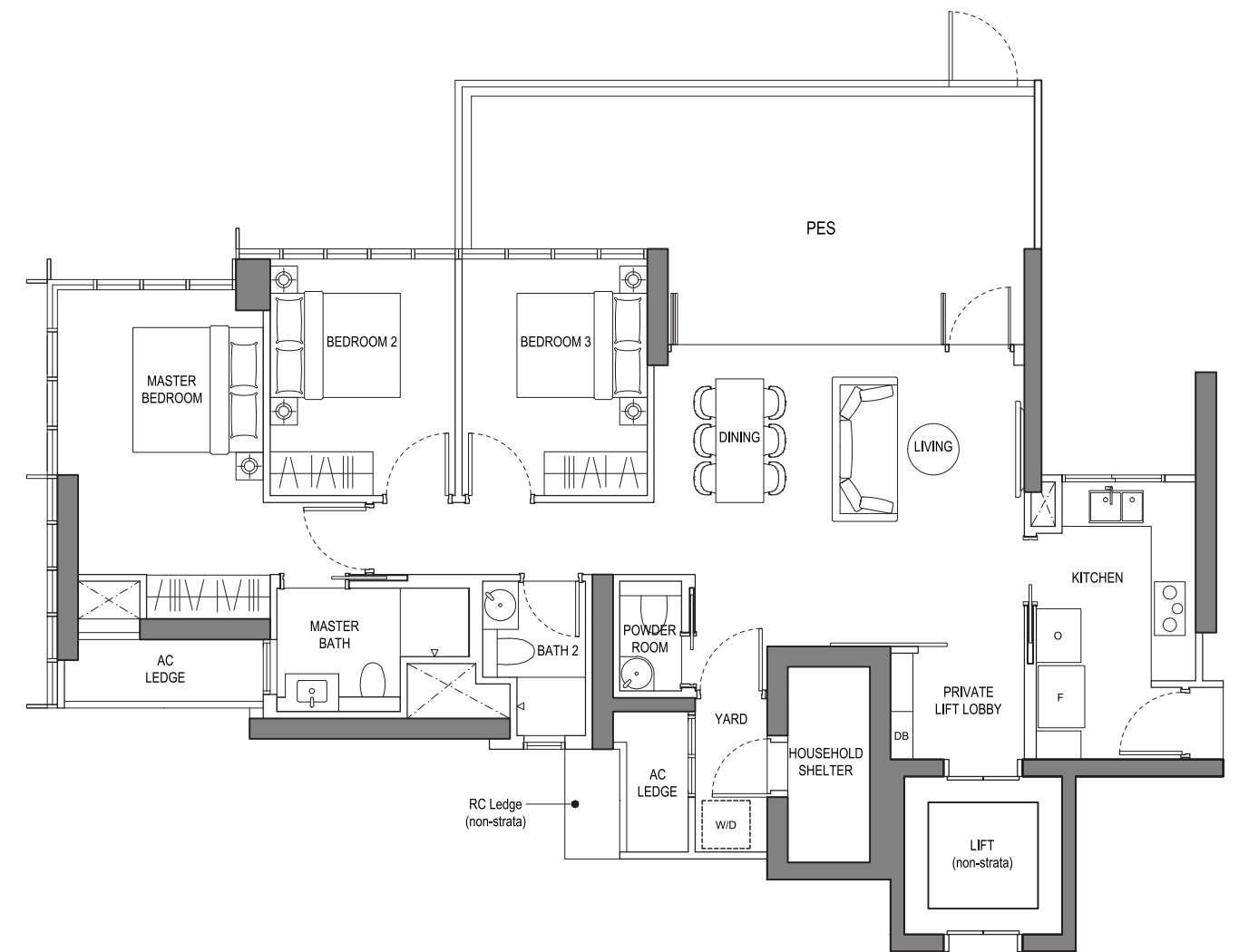


# 3 Bedroom Deluxe

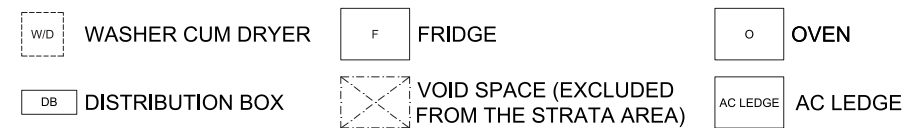
## TYPE C5(p)

135 sqm / 1,453 sqft

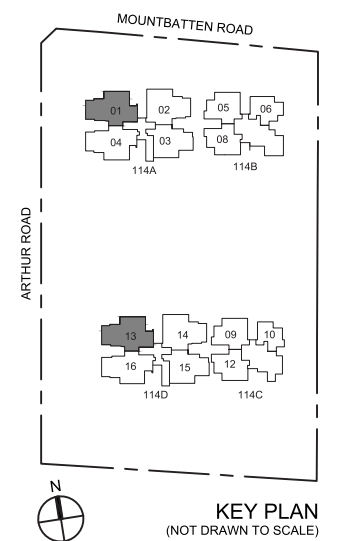
(114A) #01-01  
(114D) #01-13



### LEGEND:



NOTE: AREA INCLUDES A/C LEDGE AND BALCONY WHERE APPLICABLE. THE ABOVE PLANS AND ILLUSTRATIONS ARE SUBJECT TO CHANGE AS MAYBE REQUIRED OR APPROVED BY THE RELEVANT AUTHORITIES. ALL FLOOR AREAS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY. PLEASE REFER TO KEY PLAN FOR ORIENTATION. FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO "BALCONY SCREEN" PAGE IN THIS BROCHURE.

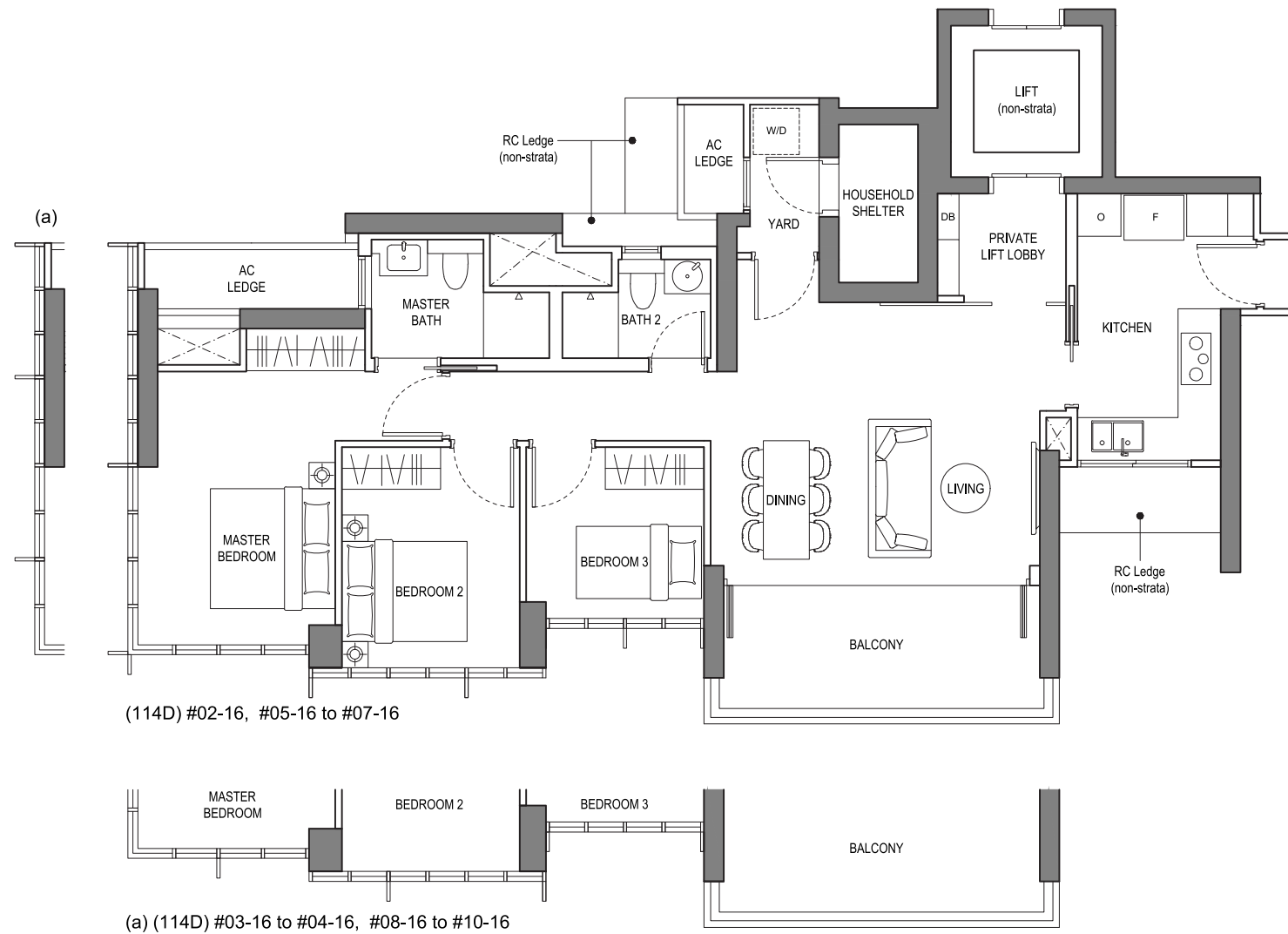


# 3 Bedroom

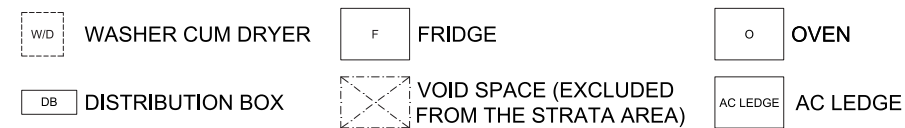
## TYPE C2

112 sqm / 1,206 sqft

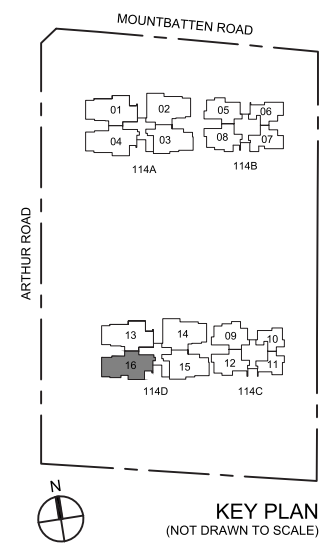
(114D) #02-16 to #10-16



### LEGEND:



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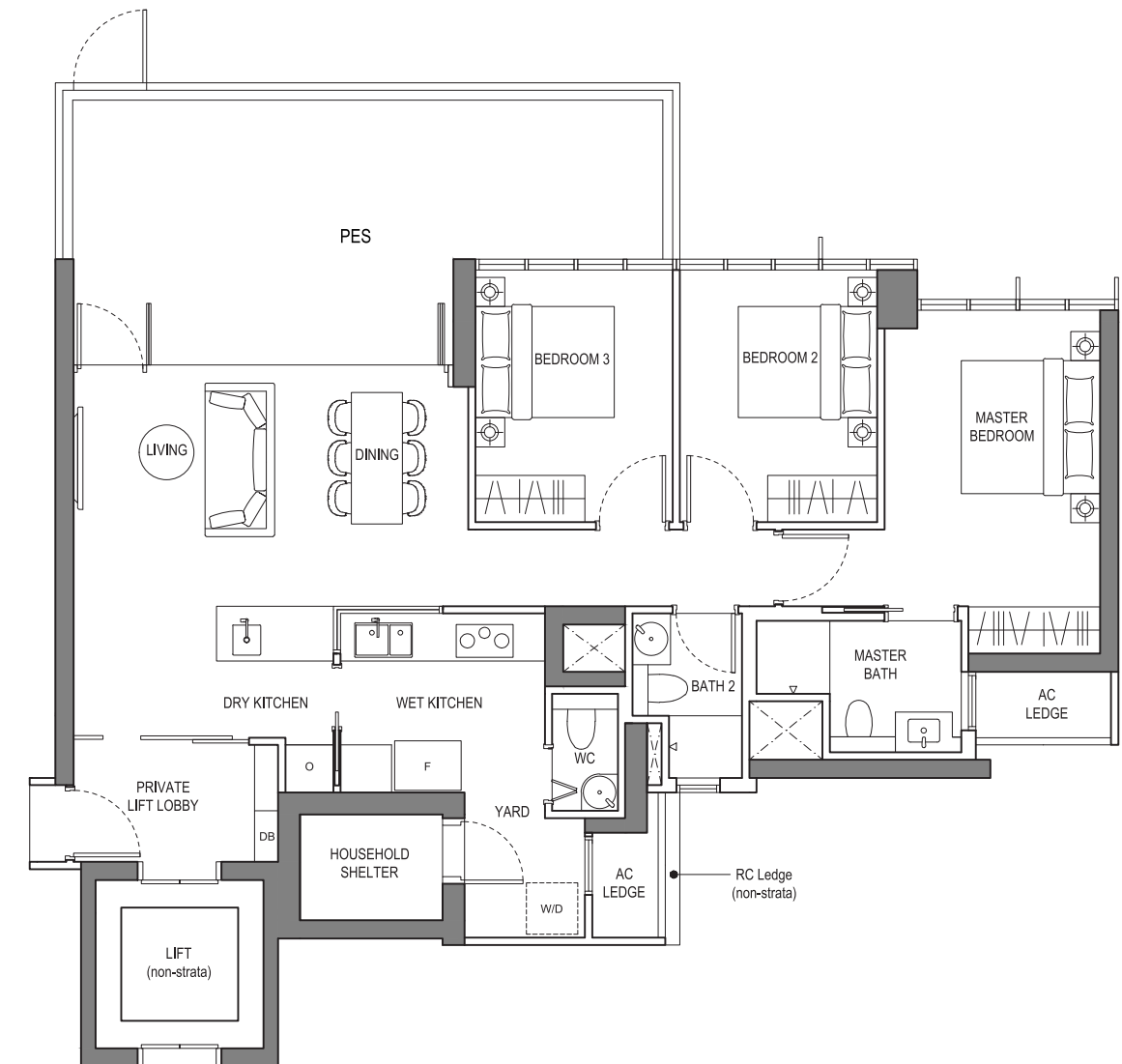


# 3 Bedroom Deluxe

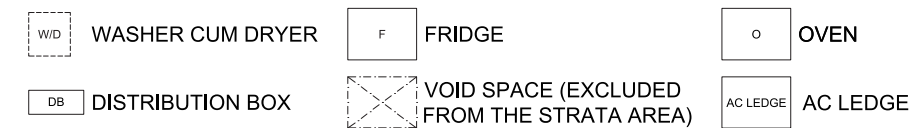
## TYPE C3(p)

133 sqm / 1,432 sqft

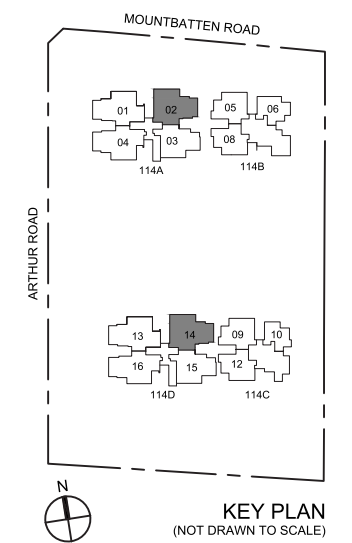
(114A) #01-02  
(114D) #01-14



### LEGEND:



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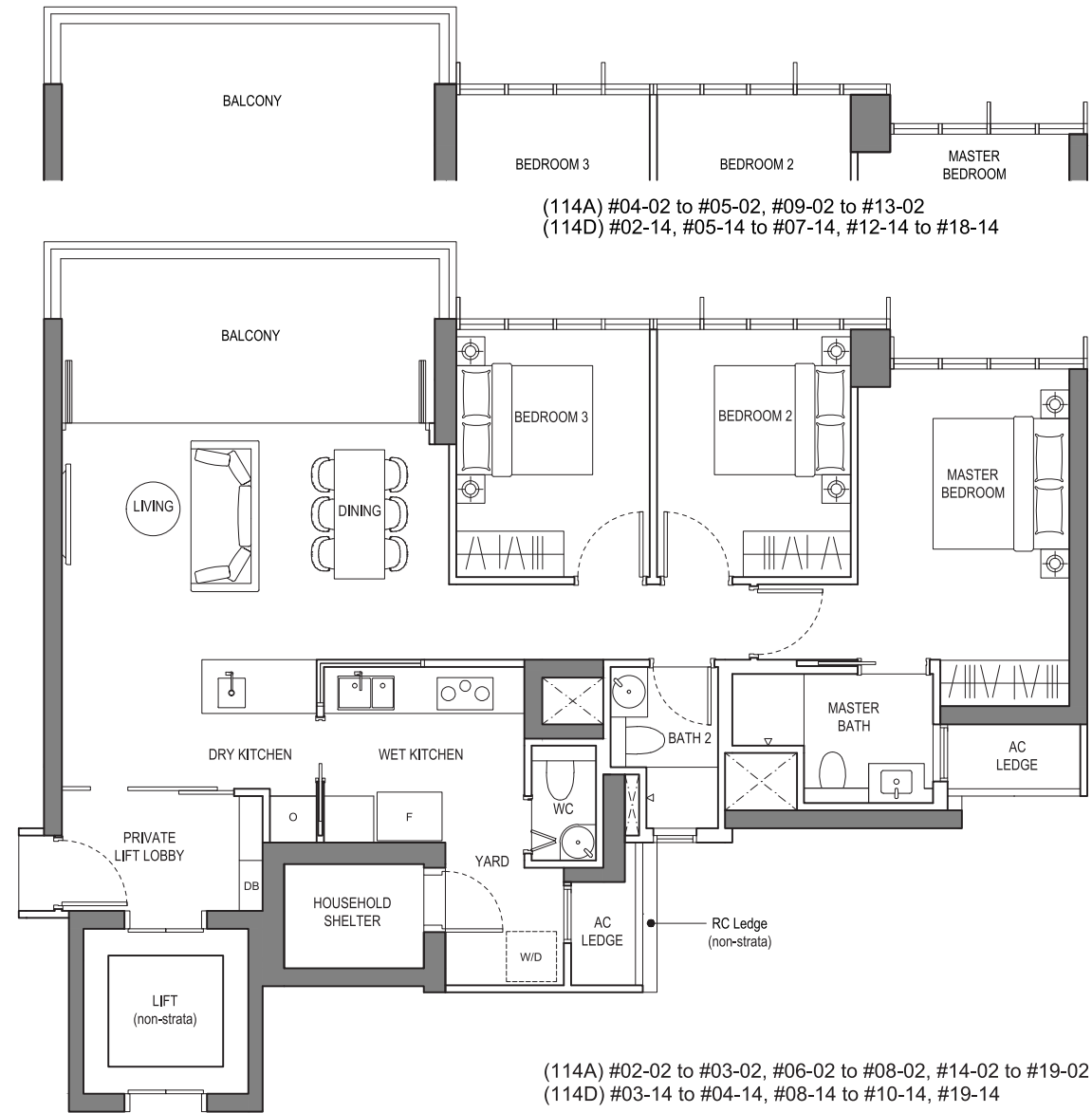


# 3 Bedroom Deluxe

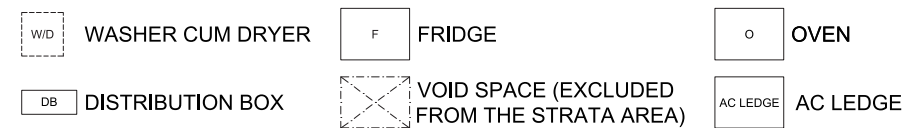
## TYPE C3

118 sqm / 1,270 sqft

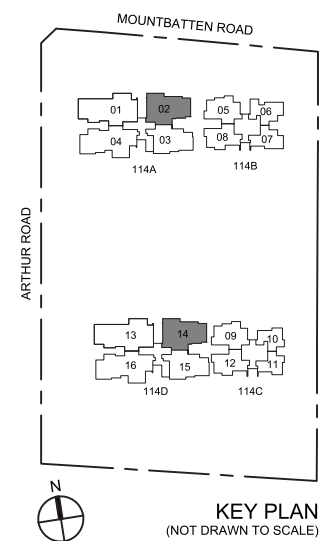
(114A) #02-02 to #19-02  
(114D) #02-14 to #10-14, #12-14 to #19-14



### LEGEND:



NOTE:  
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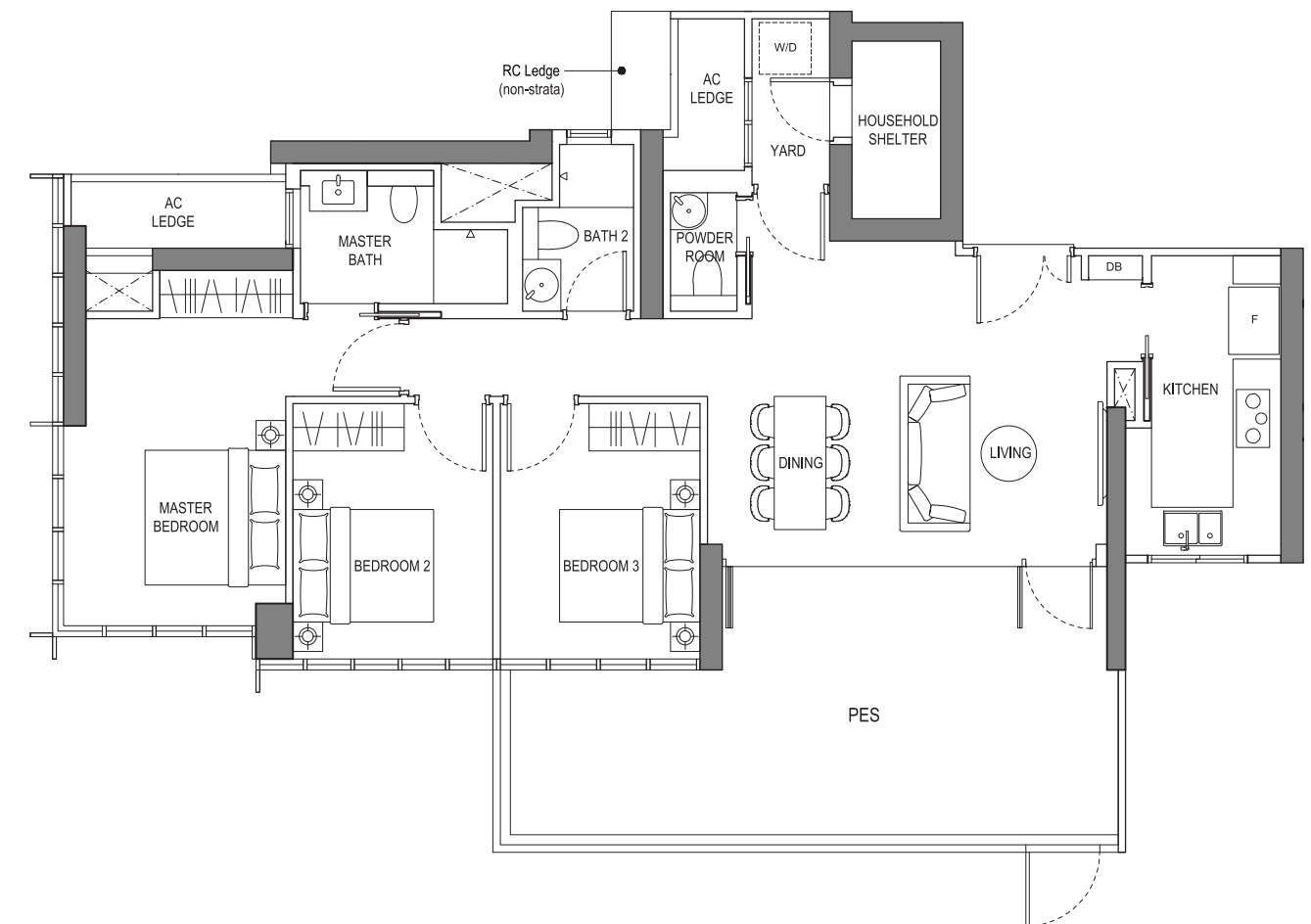


# 3 Bedroom Deluxe

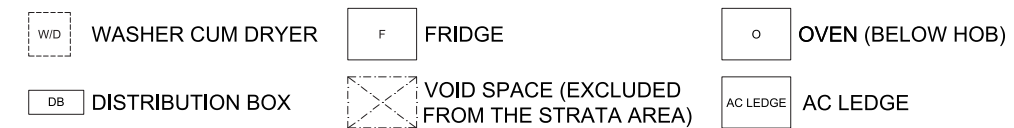
## TYPE C4(p)

129 sqm / 1,388 sqft

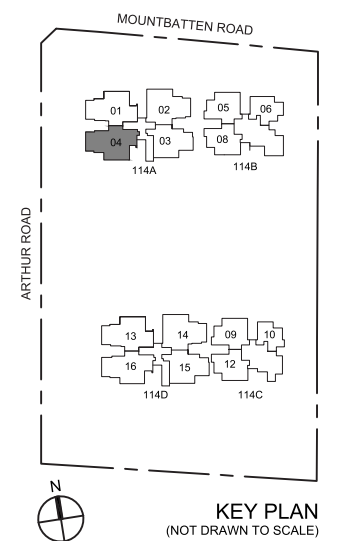
(114A) #01-04



### LEGEND:



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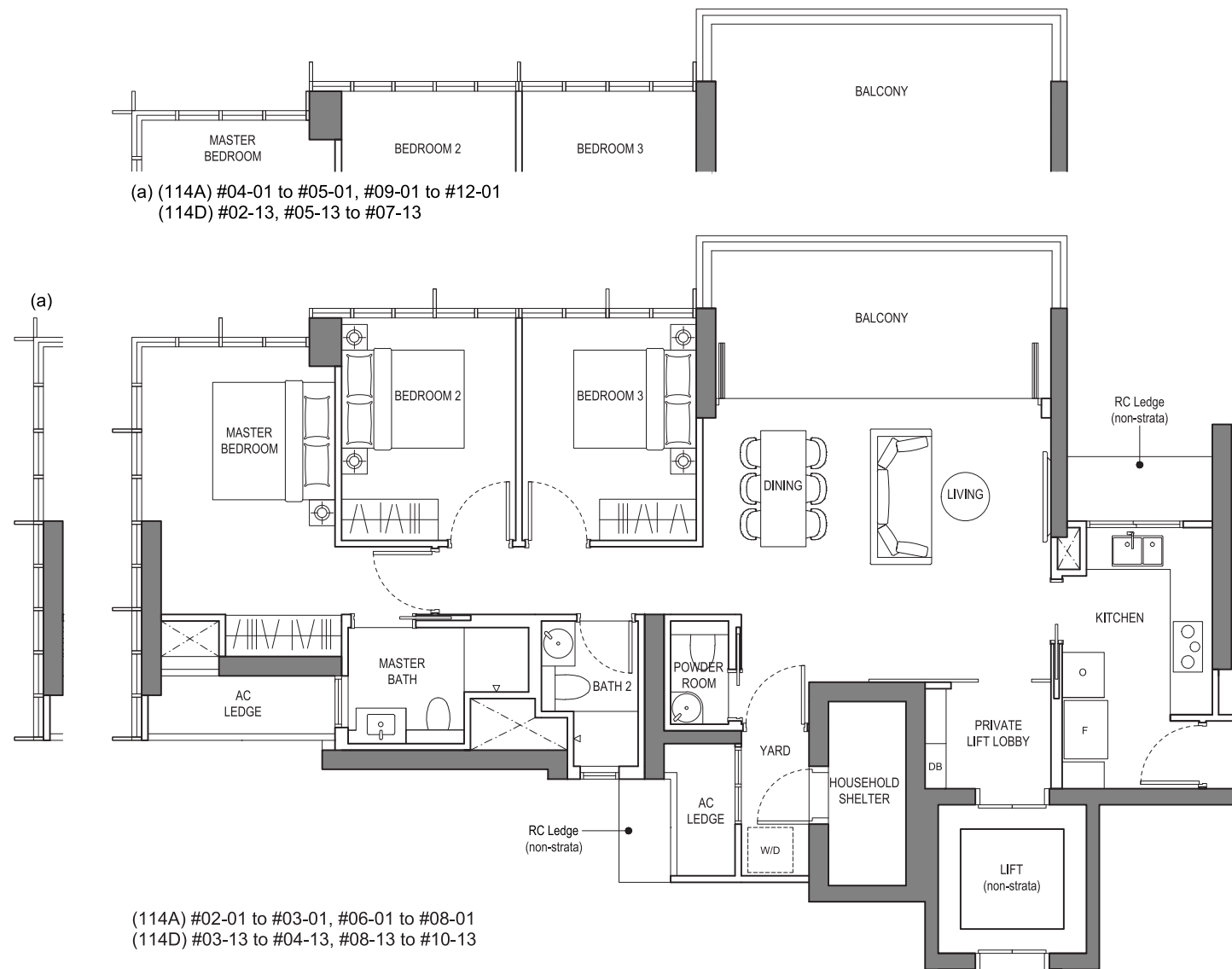


# 3 Bedroom Deluxe

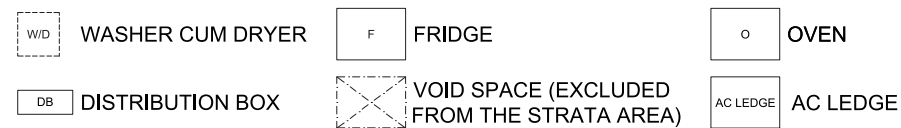
## TYPE C5

121 sqm / 1,302 sqft

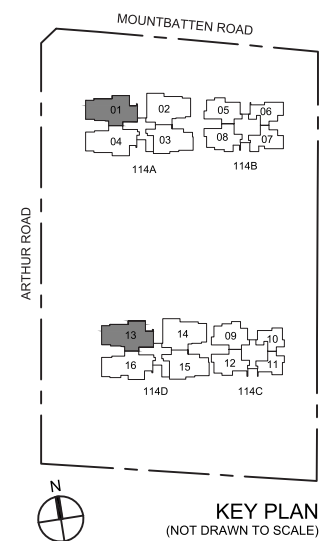
(114A) #02-01 to #12-01  
(114D) #02-13 to #10-13



### LEGEND:



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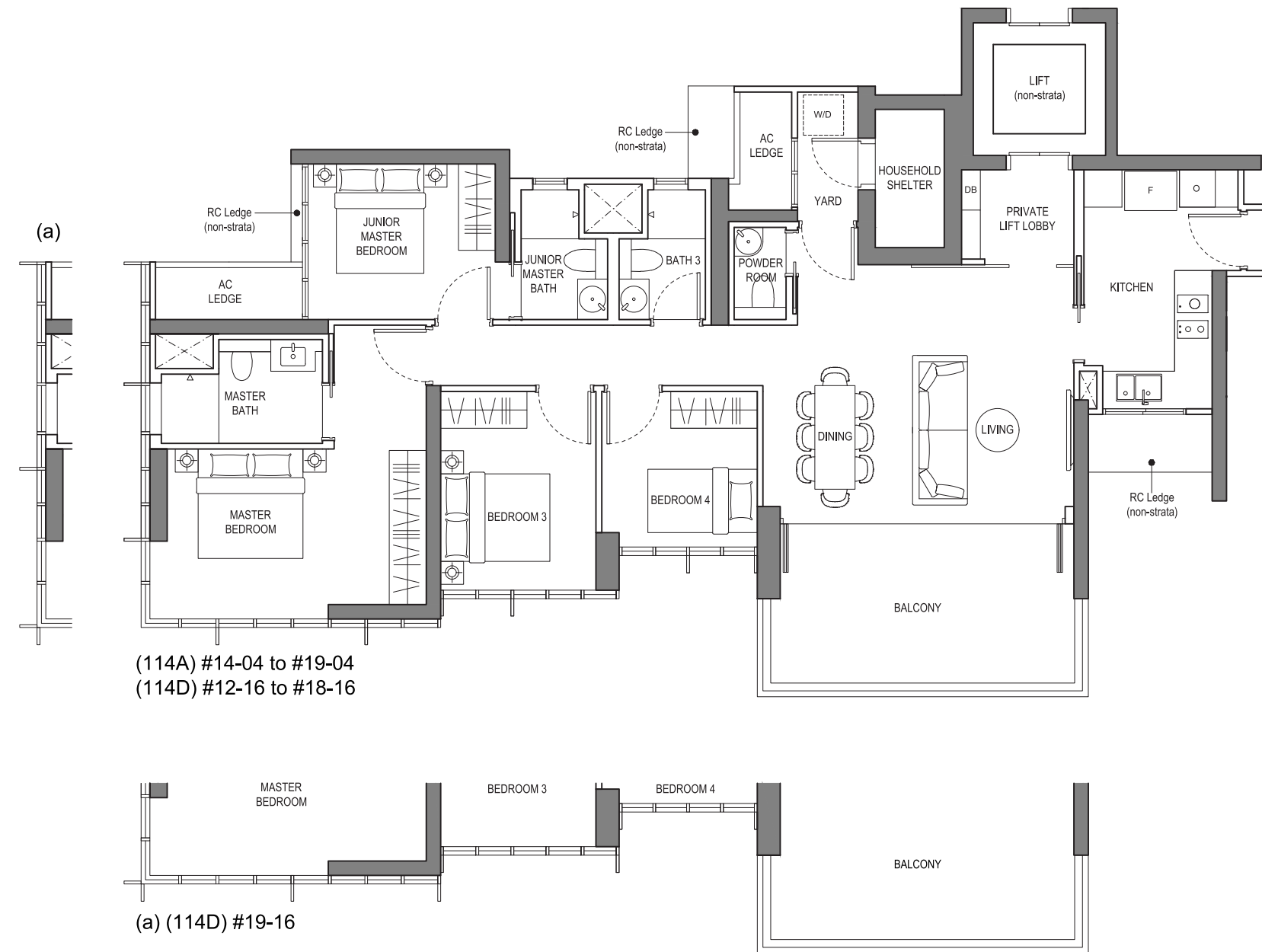


# 4 Bedroom

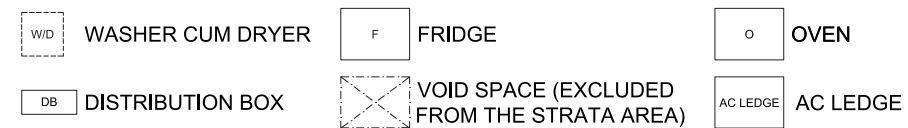
## TYPE D1

141 sqm / 1,518 sqft

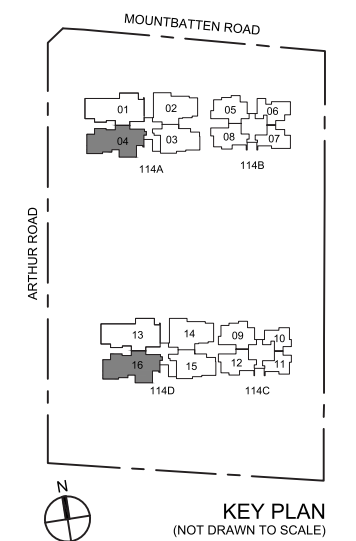
(114A) #14-04 to #19-04  
(114D) #12-16 to #19-16



### LEGEND:



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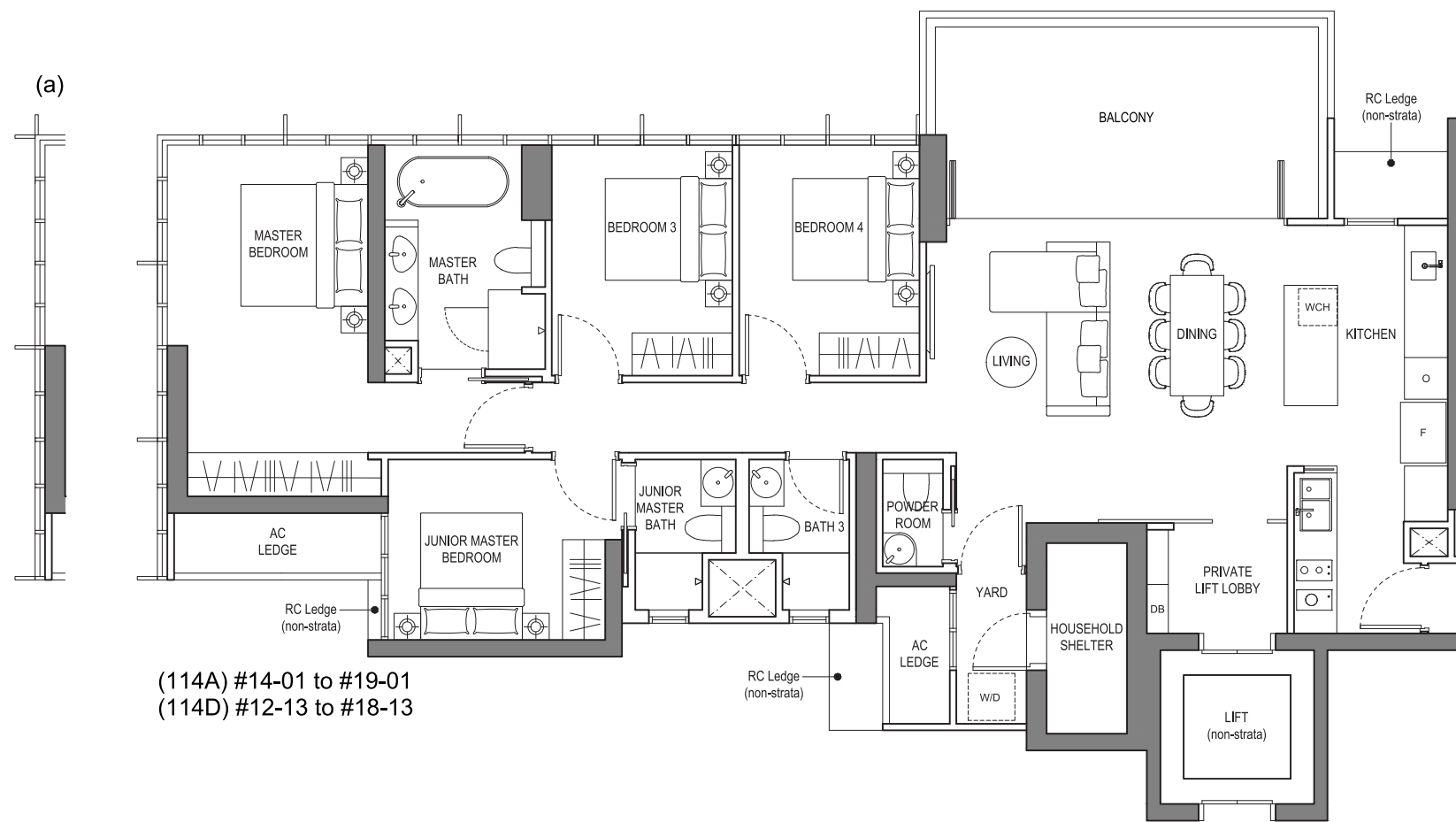
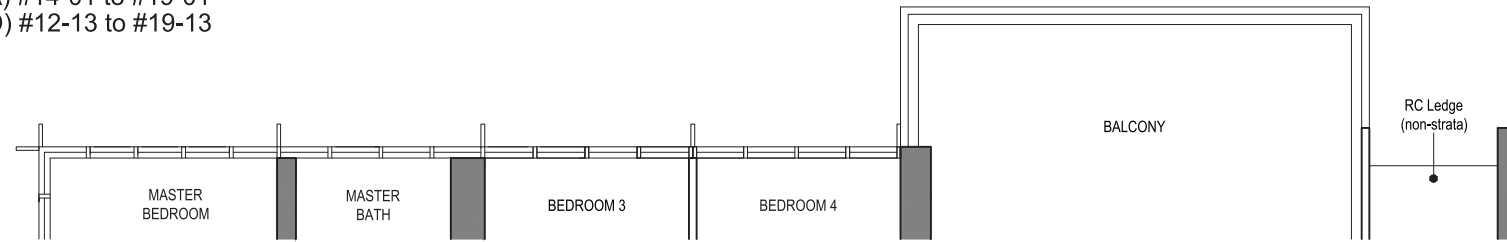


# 4 Bedroom Deluxe

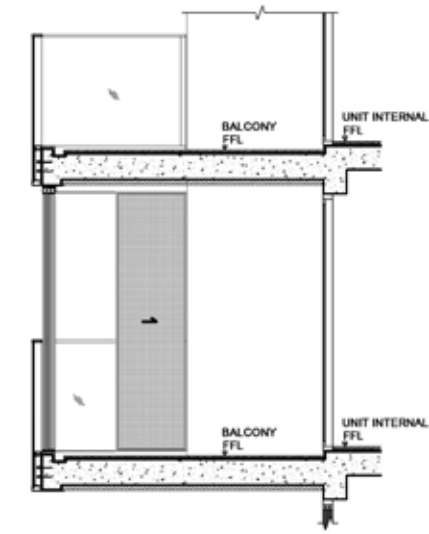
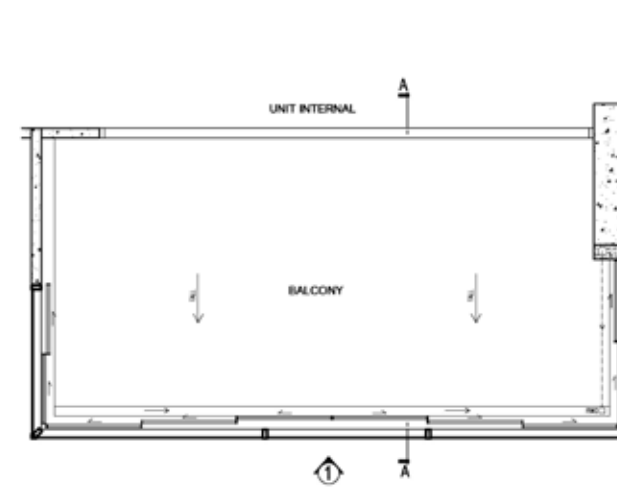
## TYPE D2

155 sqm / 1,668 sqft

(114A) #14-01 to #19-01  
(114D) #12-13 to #19-13

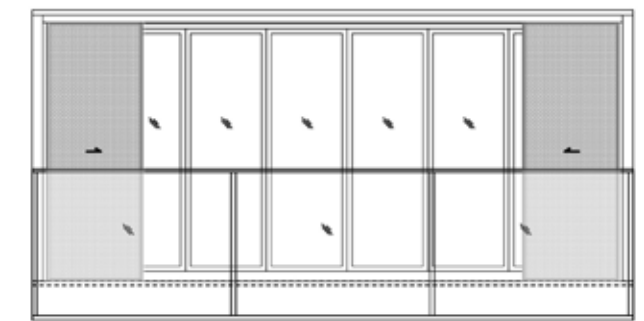
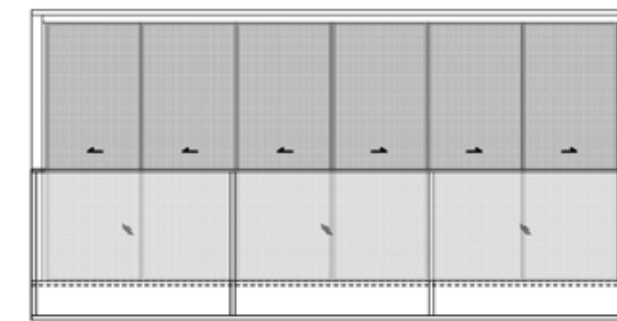


## Approved Balcony Screens Design



BALCONY SCREEN DETAILS - PART PLAN

BALCONY DETAILS - SECTION A-A



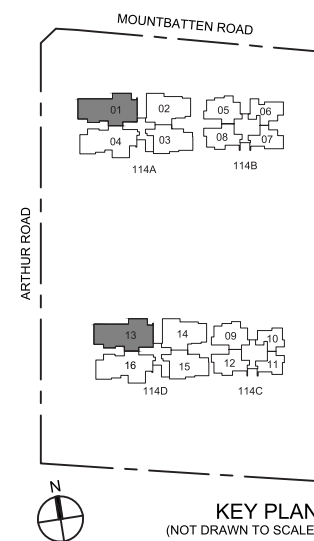
ELEVATION 1 (CLOSED SCREENS)

ELEVATION 1 (OPENED SCREENS)

NOTE:  
THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN AS SHOWN ABOVE.  
THE COST OF SCREEN AND INSTALLATION SHALL BE BORNE BY THE PURCHASER.

### LEGEND:

- WD WASHER CUM DRYER
- F FRIDGE
- O OVEN
- WCH WINE CHILLER
- DB DISTRIBUTION BOX
- X VOID SPACE (EXCLUDED FROM THE STRATA AREA)
- AC LEDGE AC LEDGE



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**BUKIT SEMBAWANG  
ESTATES LIMITED**

**A STELLAR COLLECTION OF AWARD-WINNING  
BESPOKE PRIVATE RESIDENCES, LANDED HOMES & SERVICED APARTMENTS**



THE ATELIER



PATERSON SUITES



8 ST THOMAS



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LUXUS HILLS



THE VERMONT  
ON CAIRNHILL



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ORCHARD SINGAPORE

## HOMES FOR EVERY GENERATION

From our humble beginnings as a leading rubber company in 1911, we have diversified into the development of landed property in the Fifties. Bukit Sembawang Estates Limited (BSEL) was incorporated in Singapore in 1967. Listed on the Singapore Exchange, BSEL now focuses on property development, investment and other property-related activities.

For over half a century, we have been building some of Singapore's most well-known residential developments including more than 4,600 landed homes in Seletar Hills, Sembawang Hills, Luxus Hills and more than 1,800 residences units in Singapore's prime locations such as Districts 9 and 10.

As one of Singapore's pioneers in residential property development, we have established a reputation as a trusted developer of fine quality homes with great value. It is through this unwavering commitment that we have won numerous Accolades and Awards through the years.

Our exacting standards have delivered not just houses but distinctive lifestyle homes where lives revolve memorably around. Homes that are characterized by thoughtful planning, outstanding design, fine detailing and quality finishing - often surpassing the expectations of discerning home-buyers.

**Huttons**<sup>®</sup>  
realestategroup

Developer: BSEL Development Pte. Ltd. (Company Registration No. 201733852N) • Housing Developer License No.: C1364 • Tenure: Leasehold of 99 years commencing from 23 November 2021 • Encumbrances: Nil • Location: Lot 4343V MK 25 at Arthur Road • Expected Date of Vacant Possession: 1 April 2026 • Expected date of Legal Completion: 1 April 2029

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