

An exclusive limited collection of landed homes by BUKIT SEMBAWANG

BUILDING QUALITY HOMES FOR EVERY GENERATION

BY AN AWARD-WINNING TRUSTED DEVELOPER



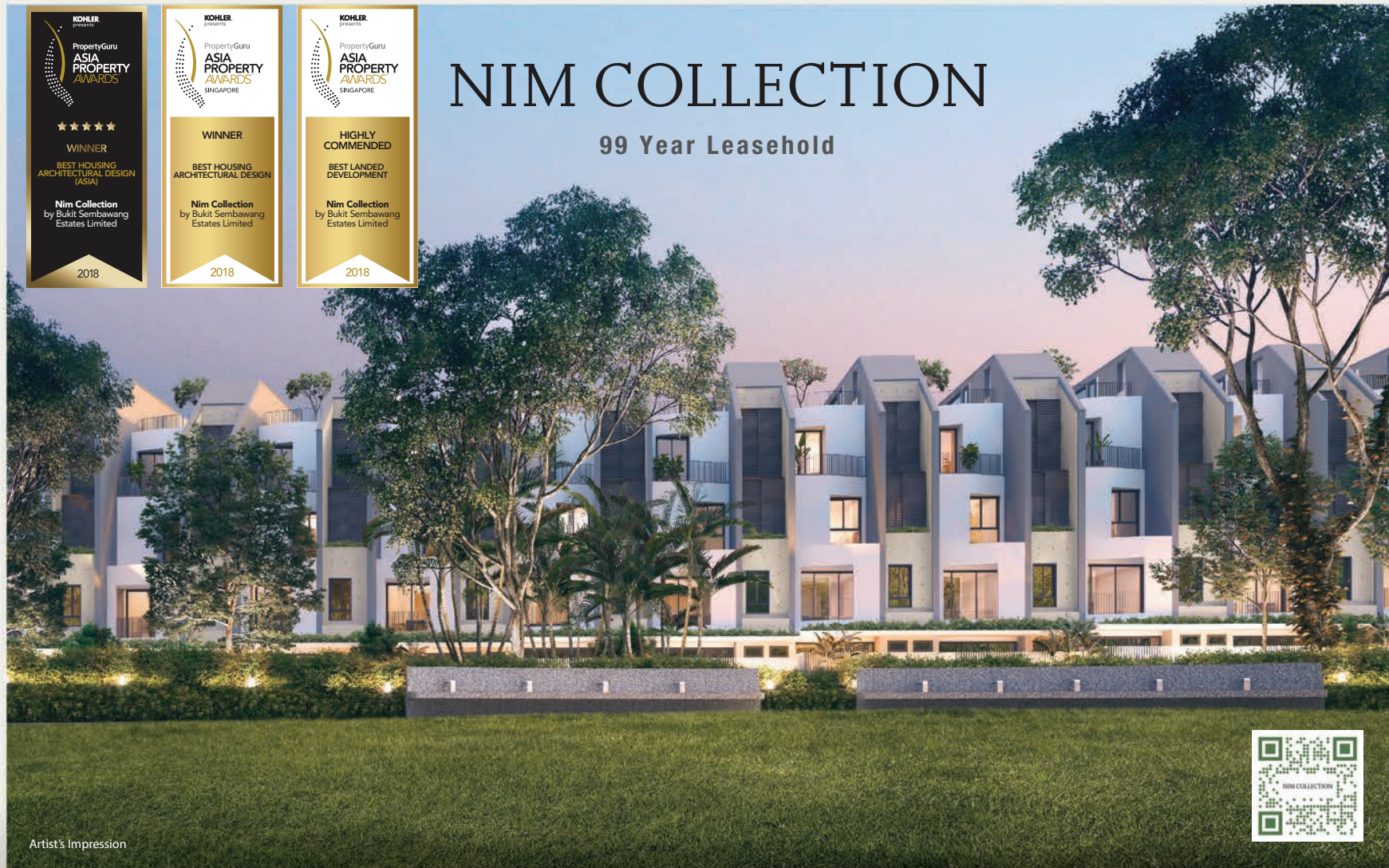
BUKIT SEMBAWANG
ESTATES LIMITED



Building homes, achieving dreams for generations

Often regarded as a pioneer developer in Singapore, Bukit Sembawang Estates Limited laid the foundation for our first landed property in the 1950s. And we have continued to refine our craft with every home built ever since. We have consistently delivered homes that are characterised for thoughtful planning, outstanding design, fine detailing and quality finishing. The BCI Asia “Singapore Top Ten Developers 2017” Award is testament to our promise of building quality lifestyle homes of the highest standards and satisfaction for every generation.

TOP OBTAINED. READY FOR IMMEDIATE OCCUPATION. LAST FEW HOUSES FOR SALE.



TOP OBTAINED. READY FOR IMMEDIATE OCCUPATION. FLEXIBLE PAYMENT SCHEME.

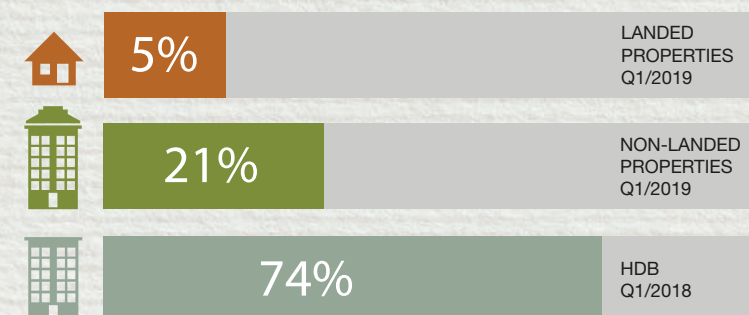


LIVE LANDED. YOUR LAND. YOUR HOME.

RARITY OF LANDED HOMES IN SINGAPORE

As of 2020, landed properties take up only 5% of total residential stock.

The percentage is unlikely to increase further due to limitation of land and the fixed supply of freehold and 999-years land for redevelopment.



REDEFINE | RECONFIGURE | REDESIGN | REBUILD.

Unparalleled advantages for full fledged landed home owners

Landed living redefines your way of living. A landed home readily affords you and your family abundant space to make the most of your time, and opportunities for your family to grow.

Equally prized is the control a land owner holds over the use of their land.

The autonomy and flexibility translate to a home that may be re-configured, re-designed and re-built to evolve with your family, way of life, and different phases in life. All based on the lifestyle one chooses. From generation to generation.

THE ULTIMATE HOME OWNERSHIP

There is no comparison when it comes to owning a **full fledged landed home**. After all, nothing says “you have arrived” more than being a proud owner of a landed home. This is because in land-scarce Singapore, private ownership of landed homes is still relatively rare and highly valued.

Due to land limitations, landed homes comprise only 5% of all residential stock in Singapore. As such, the rarity of landed homes has driven up the demand while supply has remained relatively limited. Both Nim Collection and Luxus Hills offer the opportunity for you to own a piece of land in

Singapore where land scarcity makes it a very prized asset. This makes the landed home one of the most resilient assets with a very strong potential for capital appreciation.

With flexible payment schemes*, the dream of owning a landed home with title deeds could now be a reality.

Therefore, seize the opportunity to own a landed home that is now ready for you and your family to move in and enjoy. Take your pick from Nim Collection or Luxus Hills, two award-winning landed home developments.

FLEXIBLE PAYMENT SCHEMES AVAILABLE*

STAY-AND-PAY SCHEME*
Move in immediately with a 20% down payment.

RESERVATION SCHEME*
Reserve a unit with a 10% down payment.

*Terms and conditions apply and are subject to changes without prior notice.

NEW GENERATION HOMES FOR THE DISCERNING FEW



Nim Collection is designed by W Architects, winners of the President's Design Award. With its unique and ingenious design, Nim Collection has garnered awards for outstanding architectural design, as well as the BCA Green Mark Gold^{Plus} Award.

Created for multi-generation living, indulge in the extravagance of space. Each 3-storey home is endowed with 5 ensuite bedrooms, an attic and a mezzanine level. The **unique Envelope Design** incorporates double-volume living and dining spaces, an open-plan ground level and a courtyard between the second and third storeys. All homes come with private lifts and private carparking, while an exclusive number enjoy the luxury of a private pool.

THE PRIVILEGE OF A PRIZED TROPHY HOME

A recipient of the BCA Green Mark Gold^{Plus} Award, Luxus Hills is offering two exclusive design concepts based on tranquil nature living and a modern take on the family home.

Courtyard Concept Terraces

These homes perfectly embody the concept of living with nature. Features include a soaring central airwell that seamlessly integrates living, dining and resting spaces, and a veranda on every storey to invite in the beauty of nature.

3-Generation Concept Terraces

This design concept adopts URA's latest envelope control guidelines that allow new landed homes to be developed with greater flexibility in design and interior space configuration.

Both concepts offer 4- to 5-ensuite bedrooms, complete with private lifts and private carparking and are perfect for multi-generation living.



THE ALLURE OF SELETAR

THE PRIME LANDED HOUSING ESTATE

Nim Collection and Luxus Hills are strategically located in the landed housing estate of Seletar. This area is a cosy and niche residential enclave with a family-centric community. Its exclusivity is also enhanced by the tranquility and greenery.

The surrounding region has also seen much growth lately due to the completion of the new Seletar Aerospace Park. More developments abound, making the estate one of Singapore's most desired residential areas for landed home owners.



THE CONVENIENCES



- Close to all the amenities of Ang Mo Kio, Hougang, Sengkang and Punggol
- Surrounded by malls like Greenwich V, The Seletar Mall, Hougang 1, AMK Hub, Waterway Point and more



ECONOMIC ACTIVITIES



- Rapidly developing Seletar Regional Centre and Seletar Aerospace Park
- Close to aerospace companies like Rolls Royce Group, Airbus Helicopter, ST Aerospace and more



ACCESSIBILITY



- Completion of Cross Island Line will have two future MRT stations nearby
- Easily connect to Ang Mo Kio, Singapore's first model walking and cycling town



LIVING ENVIRONMENT



- Surrounded by parks and gardens like Punggol Waterway Park and Promenade Nature Walk, Coney Island and Bishan-Ang Mo Kio Park
- Nearby Ang Mo Kio Linear Park will link Seletar Hills, Buangkok and Cheng San neighbourhoods to the greater Coast-To-Coast Trail



CULTURAL HERITAGE



- Black and white colonial bungalows in Seletar Aerospace Park are transformed into vibrant lifestyle and dining venues
- Discover heritage neighbourhood eateries that continue to draw customers from all over Singapore



THE GREAT OUTDOORS



- Myriad water activities await at Seletar Reservoir or Punggol Waterway Park
- Enjoy the beauty of nature at Punggol Promenade Nature Park, Coney Island, Lorong Halus Wetlands or Seletar West Farmway



DIGITAL DISTRICT



- Punggol Digital District in Punggol North will integrate a business park, university and community facilities and house key growth sectors of the digital economy
- As Singapore's first Enterprise District, this area is also expected to generate 28,000 digital economy jobs



EDUCATION HUB



- Seletar is a popular landed housing estate for families with schooling children
- Near reputable schools: Catholic High, CHIJ St Nicholas Girls, Ai Tong, Rosyth School, Nan Chiau Primary and High Schools, and Nanyang Polytechnic

LOCATION MAP

Greenwich V	3 mins
NEX Mall	8 mins
Hougang Mall	9 mins
AMK Hub	10 mins
Seletar Aerospace Park	9 mins
Seletar Regional Centre	10 mins
Orchard	15 mins
CTE	8 mins
TPE	9 mins

LEGEND

- North South Line
- Circle Line
- North East Line
- Cross Island Line

• Estimated time by car. Subject to traffic conditions. (Source: Google Map)



Another quality development by



BUKIT SEMBAWANG
ESTATES LIMITED

For Pleasure of Ownership, Please Call

8800 0333

8500 0333

bsel.sg/nimcollection
bsel.sg/luxushills



NIM COLLECTION Developer: Singapore United Estates (Pte) Limited (Co. Regn No: 195500005N) Developer's Licence No. C1204 for Phase 1, C1205 for Phase 2. Tenure: 99-year leasehold commencing from 13 October 2016. Expected Date of Vacant Possession for Phase 1: 31 March 2021, Phase 2: 30 June 2021. Expected Date of Legal Completion: Phase 1: 31 March 2024, Phase 2: 30 June 2024. Lot No. 18257X MK 18. Building Plan Approval No: Phase 1: A1002-00003-2016-BP01 dated 13 January 2017, A1002-00003-2016-BP02 dated 29 June 2017, A1002-00003-2016-BP03 dated 11 June 2018, A1002-00003-2019-BP04 dated 01 November 2018. Phase 2: A1002-00004-2016-BP01 dated 22 December 2016 and A1002-00004-2016-BP02 dated 12 June 2017, A1002-00004-2016-BP03 dated 07 July 2017, A1002-00004-2016-BP04 dated 22 January 2019. Encumbrance: NIL. *Estimated date of T.O.P. *Terms and conditions apply.