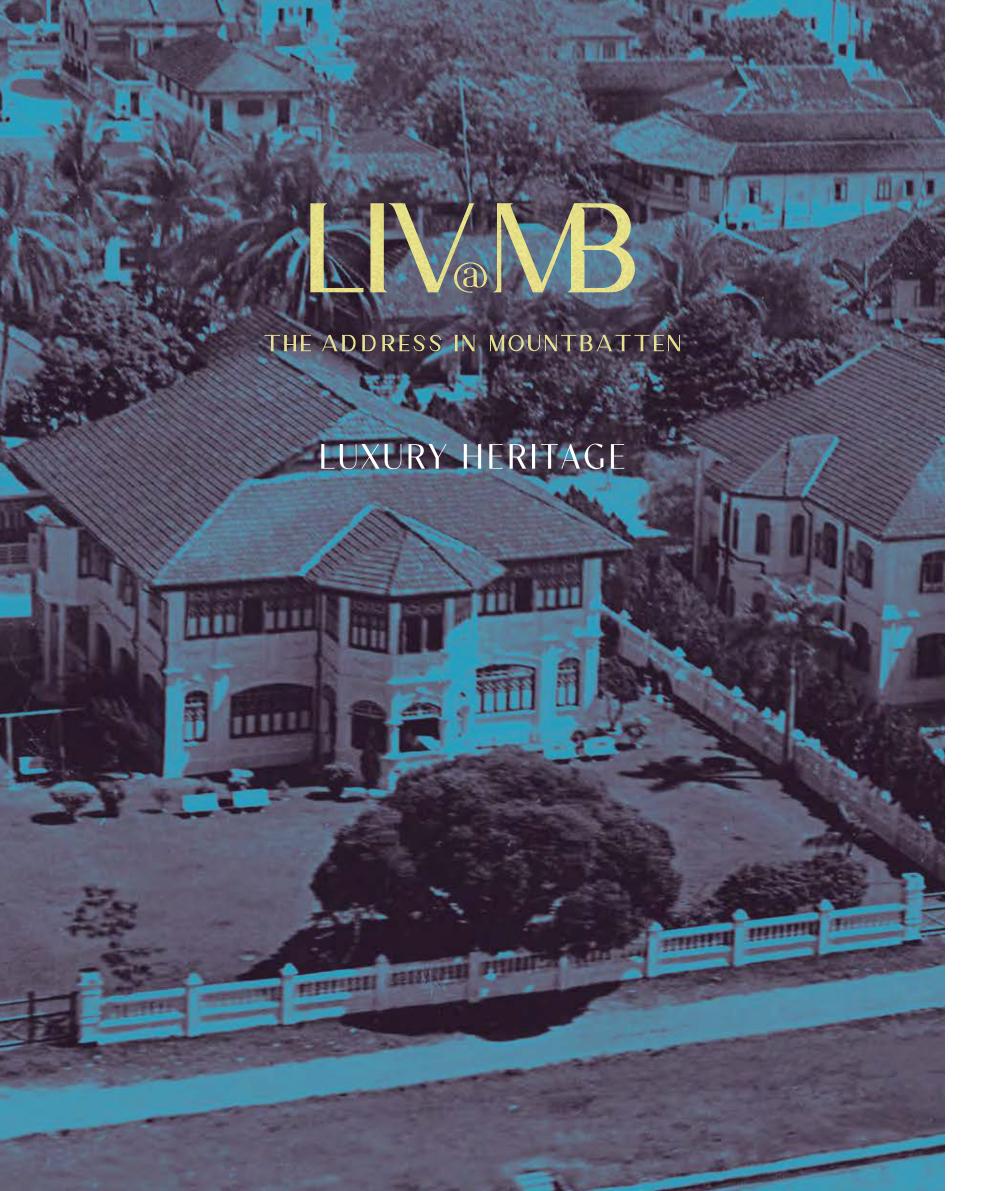


COVETED MOUNTBATTEN CONSERVATION ENCLAVE







A HERITAGE OF LUXURY LIVING, SINCE 1850

Luxury Heritage Prime District 15 **Coveted Mountbatten Conservation Enclave**

Extremely rare, exclusive landed conservation areas are some of the most desired residential enclaves in Singapore. And there is no other conservation enclave quite like the one in Mountbatten where LIV@MB takes pride of place.

This exclusive enclave boasts of a rich heritage. In the 1850s, prominent families built their seaside bungalows here. In the 1990s, several iconic bungalows were awarded conservation status. Today, the Mountbatten Conservation Enclave is still highly sought after.



In 1819, the founding of modern Singapore began when Sir Stamford
Raffles signed a historic treaty with the Temenggong and the Sultan
to establish Singapore as a Crown Colony.

NEW CHAPTER BEGINS

Coastal living in Mountbatten first came about when European settlers set up plantations in this seaside area in the east of Singapore. The main road in this area was first known as Grove Road.

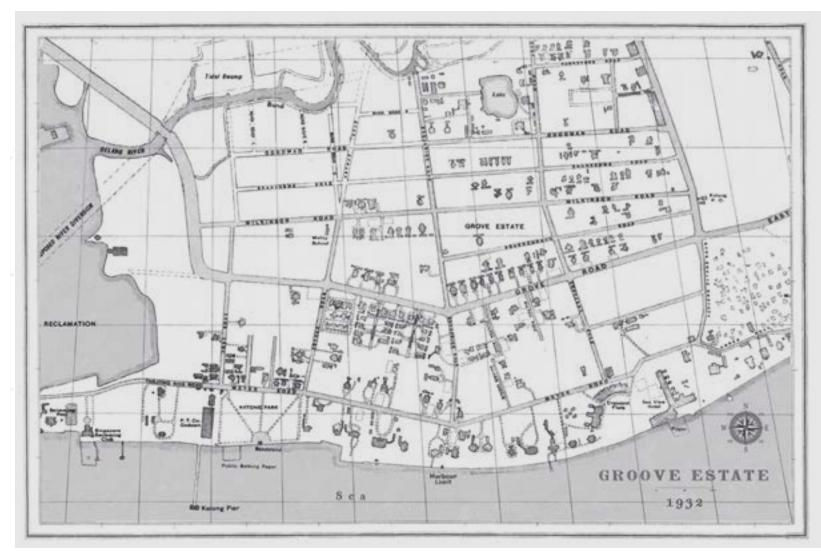
Grove Road was later named after Lord Louis Mountbatten, the Supreme Allied Commander of South-East Asia during the Second World War. Lord Mountbatten was in Singapore to witness the surrender of the Japanese forces in 1945. The road was named in his honour a year later.



THE FIRST COASTAL MILLIONAIRES' ROW

Idyllic shores, an exclusive enclave

During the early days of Mountbatten, the plantation owners and wealthy merchants built their bungalows and weekend holiday homes here. This led to the creation of a "millionaires' row". Whether it was for their iconic architecture or the opulent lifestyles of their owners, bungalows along this millionaires' row like the Butterfly House and Mandalay Villa continue to fascinate to this very day.



Source: National Library Board

BUNGALOWS DOTTED THE SEASIDE
GROVE ESTATE BEFORE IT WAS RENAMED
MOUNTBATTEN ROAD IN 1946

FIRST MASTER PLAN

THE GROVE ESTATE

From plantation to tranquil coastal living

In the late 19th century, what was to become Mountbatten was a handful of large estates. The area between Grove Road and the original shoreline was a large plantation known as the Grove Estate.

As more Europeans entered Singapore in the 1920s, Grove Estate was proposed as a residential estate as the city embarked on its first residential expansion plan. Soon, grand residences and retreats were built to take advantage of the tranquil seaside location.

1850 - 1950

THE GROVE ESTATE

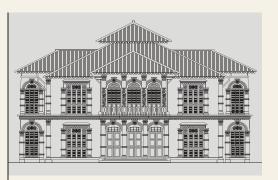
1950 - 1990

BUNGALOWS LANDED ENCLAVE 1990 - PRESENT

THE CONSERVATION DISTRICT

THE ADDRESS IN MOUNTBATTEN

1850



1902 **MANDALAY VILLA**

Amber Road

The grand seaside bungalow that was renowned for its even grander social events. 1920



1927 **781 MOUNTBATTEN ROAD Tanjong Katong**

One of the villas with European influences in its design, and accompanied with large grounds and a gazebo on its sprawling lawn.

1980



1987 **KATONG PARK TOWERS**

Currently known as LIV@MB

The high-rise condominium development near to scenic Katong Park, in the coveted Mountbatten enclave.

2000



MODERN **BUNGALOW Mountbatten Road**



1905 SINGAPORE CHINESE **SWIMMING CLUB**

Amber Road

This elite club has been a popular draw since its establishment, with an illustrious legacy of many national swimmers.



1912 **BUTTERFLY HOUSE**

Amber Road

This iconic bungalow was built by Regent A. J. Bidwell who also built Raffles Hotel, Goodwood Park Hotel, and the Singapore Cricket Club.

1943 CHANSVILLE 745 MOUNTBATTEN ROAD

Some of Singapore's most well-known families built their bungalows along Mountbatten Road, including this one which was distinguished by its Art Deco style.



iiii

1991 777 MOUNTBATTEN ROAD

MOUNTBATTEN ROAD **AWARDED CONSERVATION**

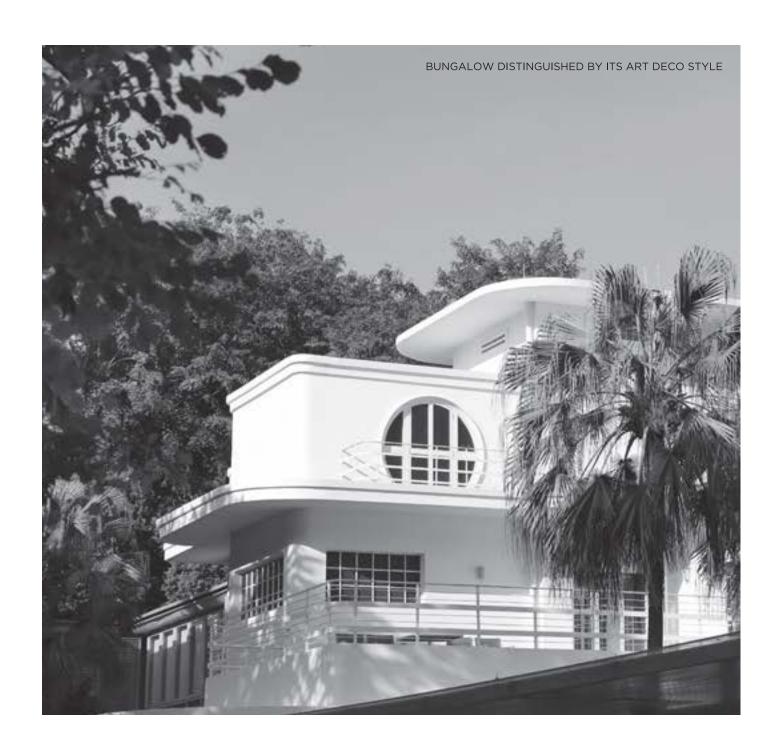
Because of its distinctive architecture and design, this bungalow at 777 Mountbatten Road is just one of the bungalows that have been conserved for future generations to appreciate.

1910

1940

1990

PRESENT





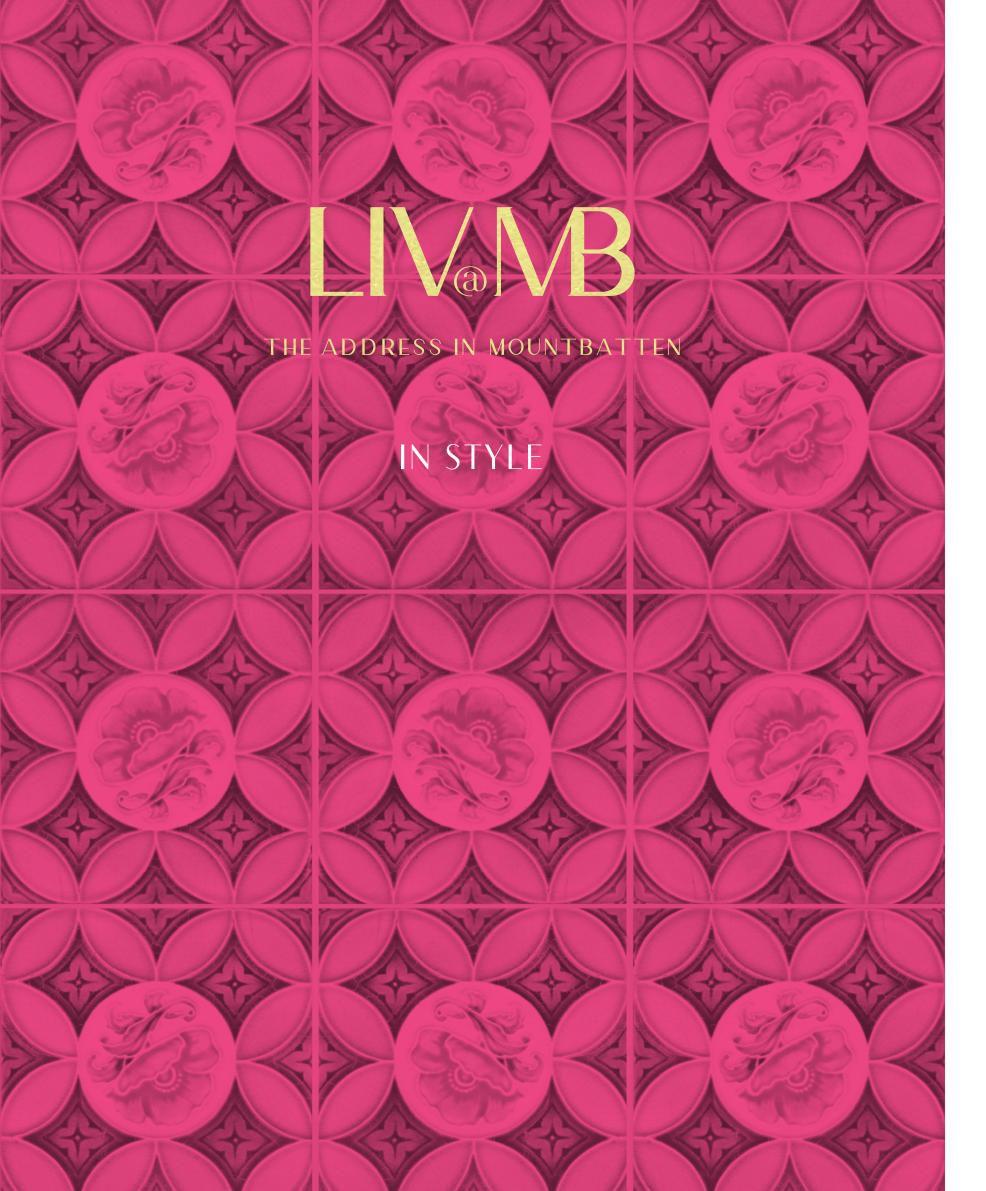
PRESENT

THE EXCLUSIVE MOUNTBATTEN OF TODAY

District 15 has long been one of Singapore's most desired locations. The gem of District 15 is undoubtedly the Mountbatten area. Its name still evokes reminiscences of old and new world elegance. With the modern influence and reinterpretation of design, it is now translated into contemporary statements of sophisticated living, with touches of homage to Mountbatten's rich history.









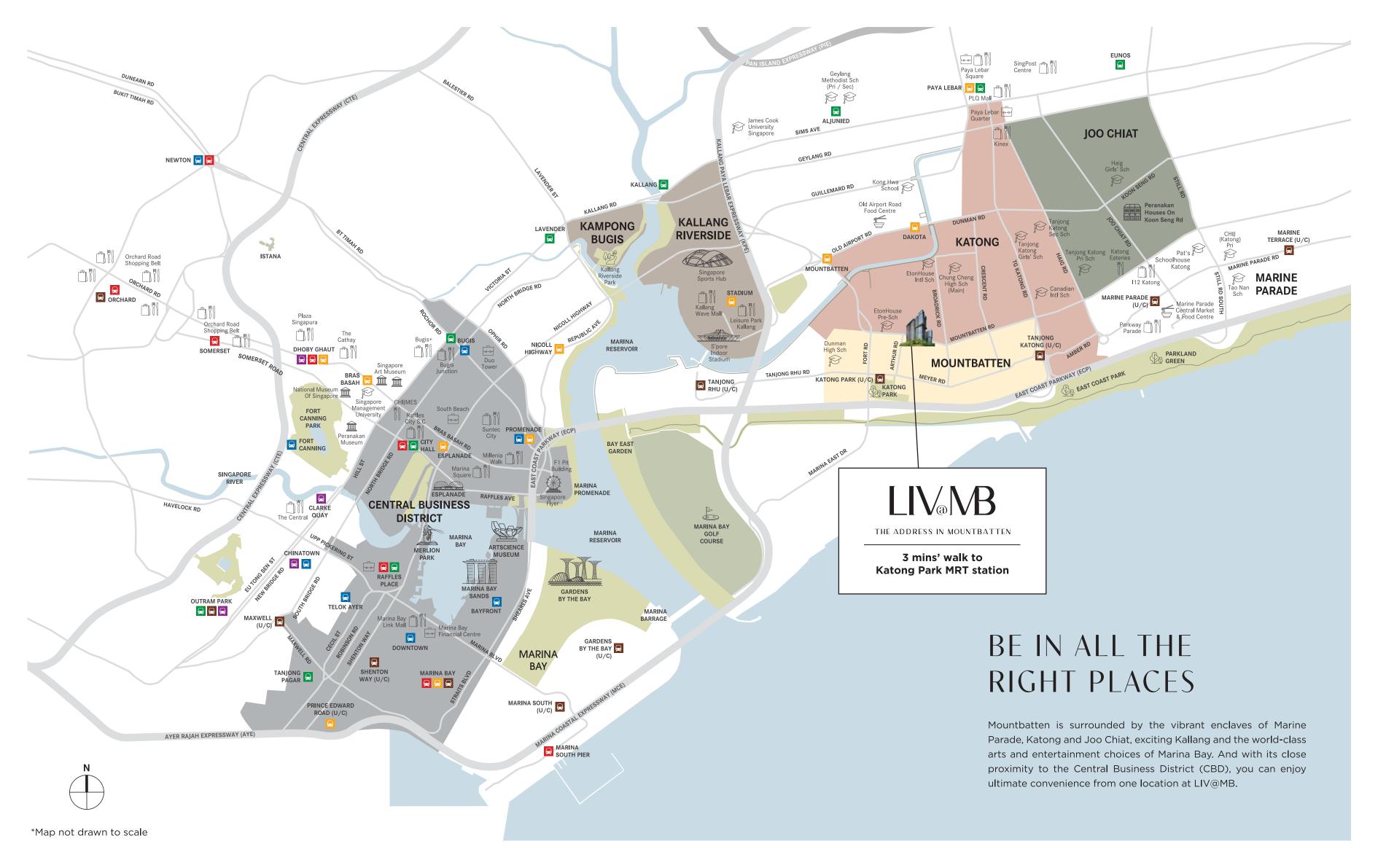
A DISTINCTIVE LIFESTYLE THAT IS ALWAYS IN STYLE

In Style, Unique Lifestyle Prime
District 15

Coveted Mountbatten Conservation Enclave

Mountbatten in District 15 is the most prominent coastal conservation enclave in Singapore, highly desired for its seaside charms and rich heritage.

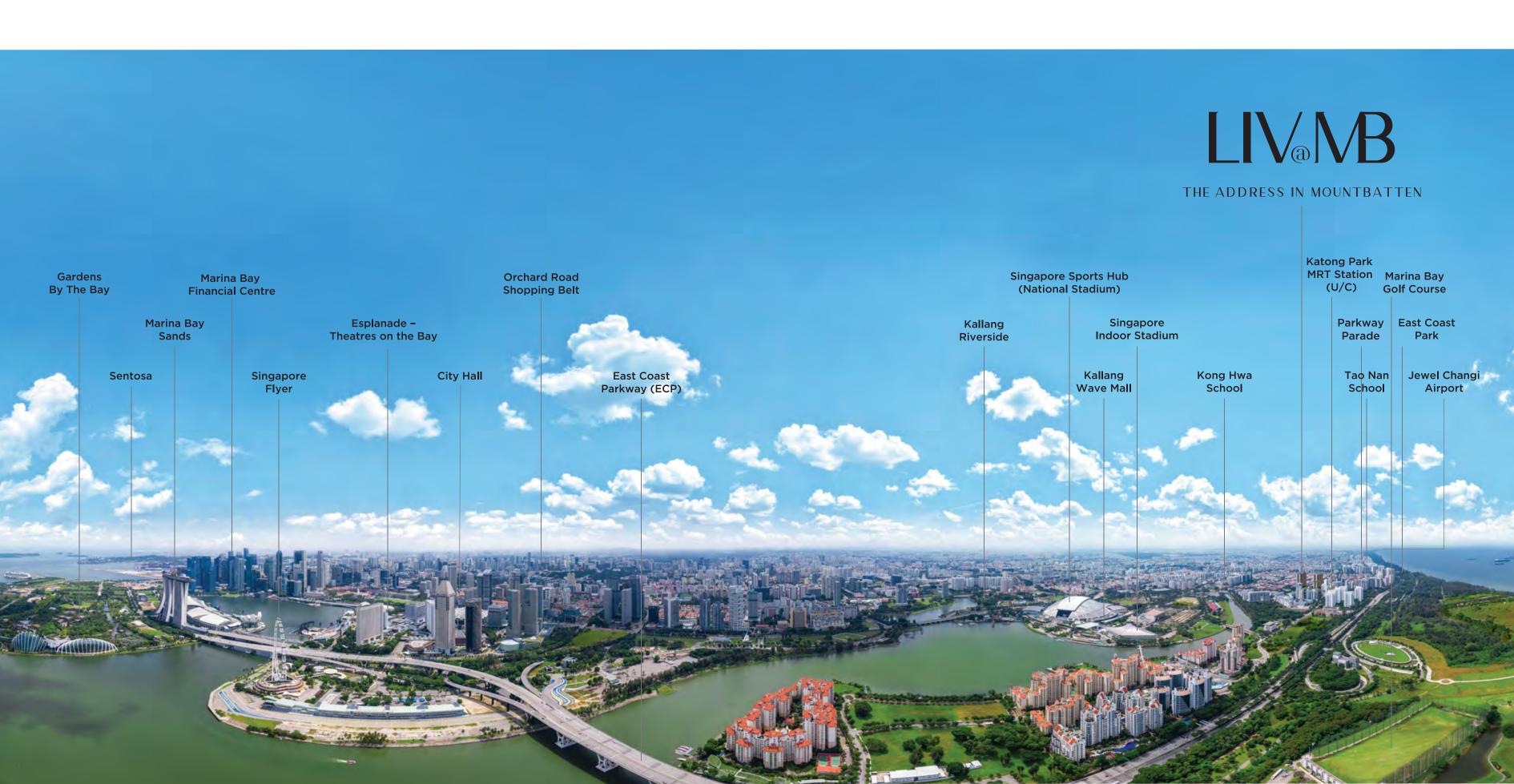
Experience an enchantingly unique lifestyle that is imbued with a cosmopolitan vibe and filled with surprising discoveries every day. As the neighbourhood evolves into the future, look forward to even greater things to come.



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.



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.



11 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



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.



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





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



5 REDEVELOPMENT OF KALLANG THEATRE

The existing Kallang Theatre and its adjoining areas will be redeveloped into A new iconic circular walking and cycling loop will be built to trace the an integrated sport, entertainment and lifestyle centre. Among the ideas proposed are: a multi-purpose indoor arena capable of hosting e-sports



6 ALIVE GATEWAY AND LOOP

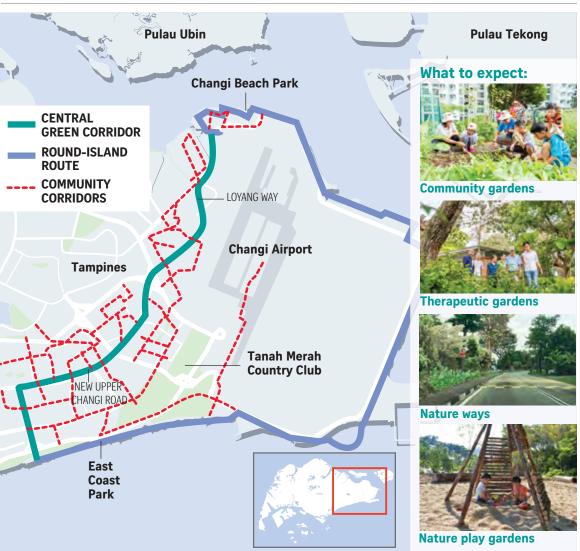
original airfield of the Kallang Airport and link to the waterfront across Stadium Boulevard and Nicoll Highway.

Source: SPORT SINGAPORE PHOTOS: SPORT SINGAPORE STRAITS TIMES GRAPHICS

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

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.

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



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

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

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)

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

Source/disclaimer: Google Maps. All travel times are estimates and subject to actual traffic conditions







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.





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.





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.









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

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.















GOOD EDUCATION BUILDS A STRONG FOUNDATION

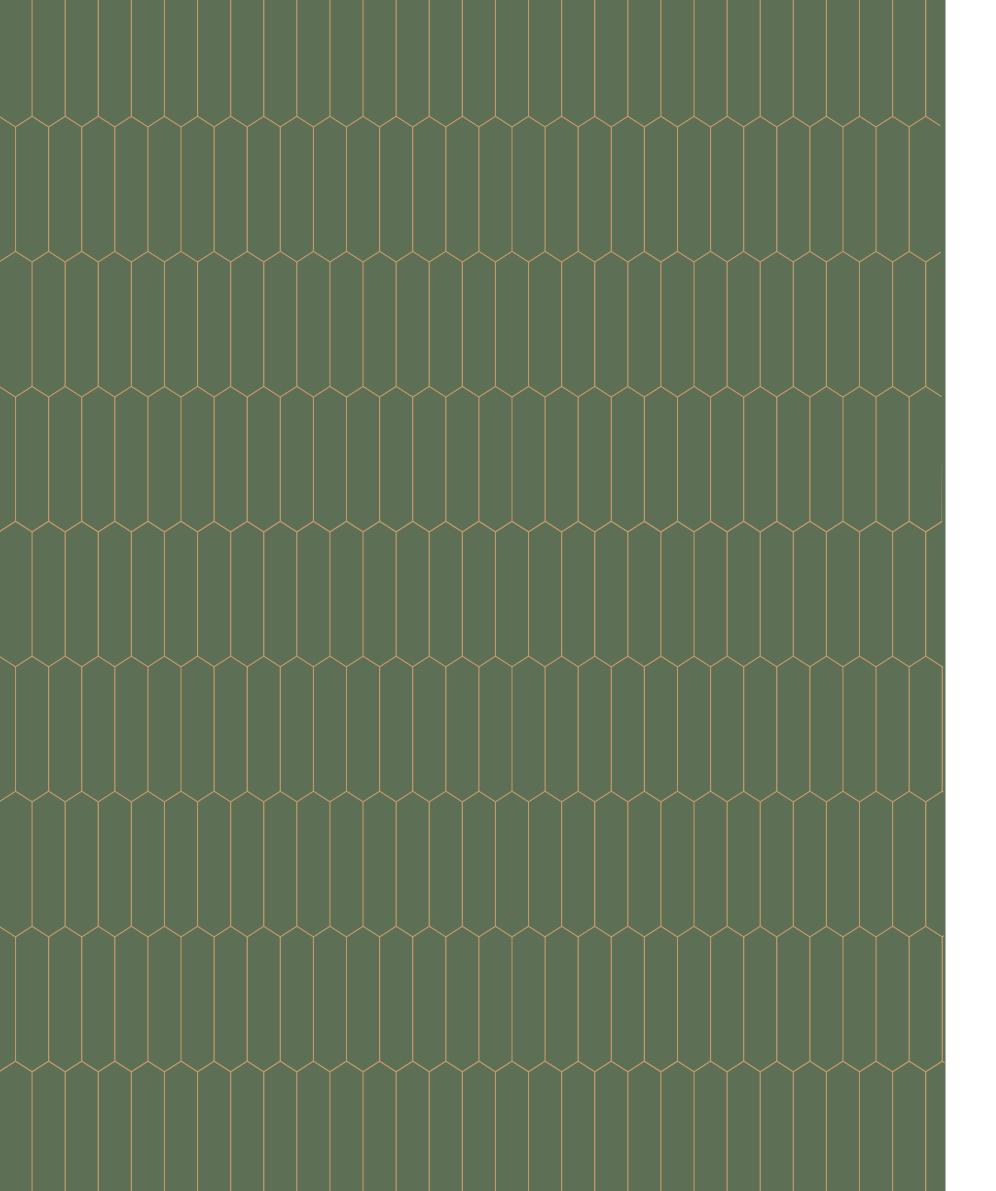




Quality education at every stage of your child's life is always within easy reach. LIV@MB is strongly supported by a vast selection of educational institutions, including some of Singapore's most popular schools, near home.

	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.



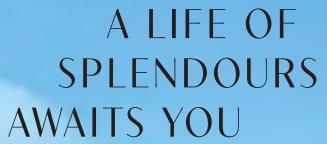


LIVE IN A COVETED MOUNTBATTEN CONSERVATION ENCLAVE

Luxury	In	Prime
Heritage	Style	District 15

What many desire, you can now own. Close to the sea in an exclusive conservation enclave, with nature and heritage all around. LIV@MB offers a lifestyle that is vibrant, yet elegantly sophisticated. Elevate luxury to new heights, experience the life here at LIV@MB.

District 15. An area that has always been highly desired for its idyllic seaside and cultural charms, while remaining so close to the city. Through the times, this has never changed, even until today.



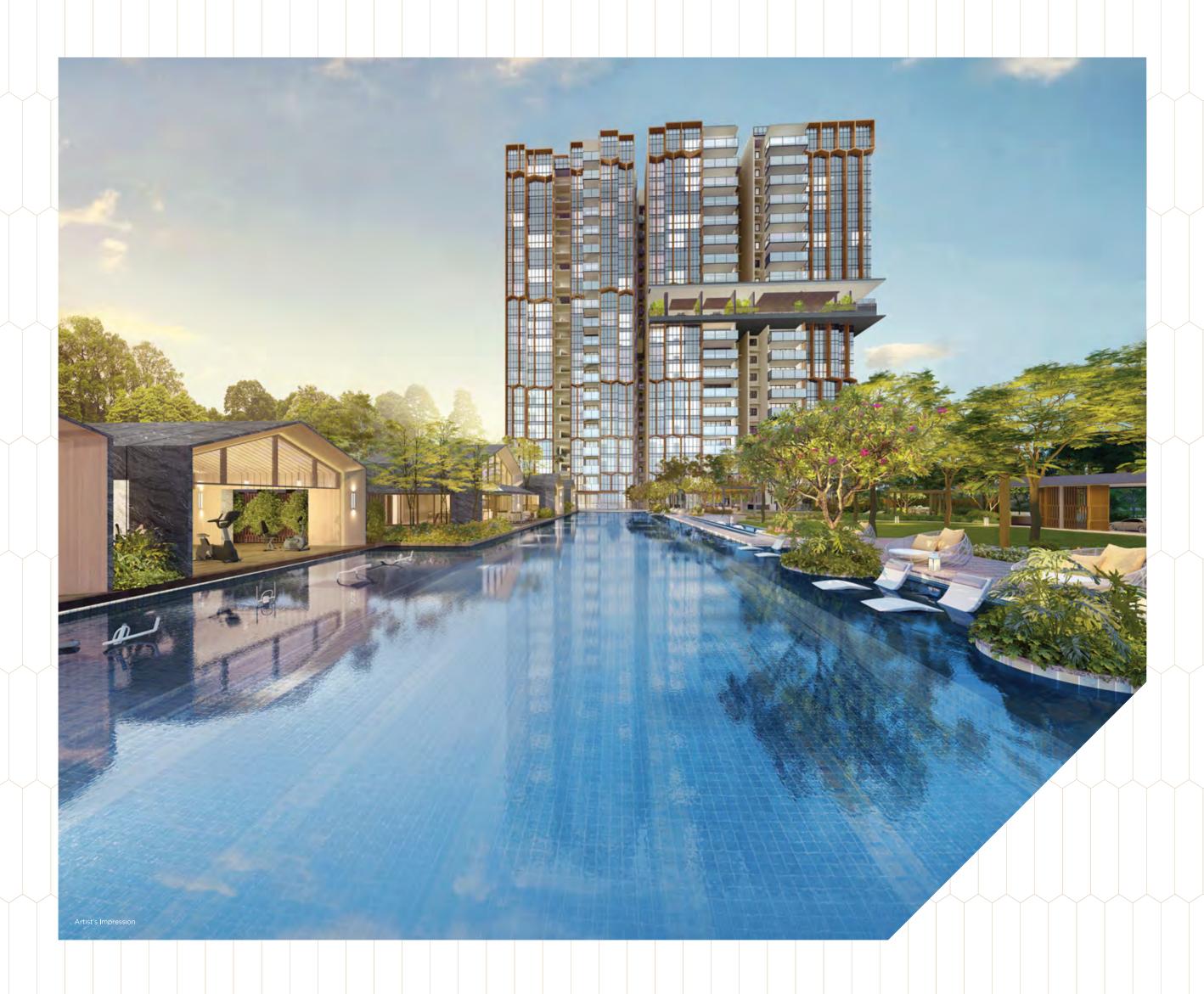
Elevate and live in the coveted Mountbatten Conservation Enclave. Be surrounded by a legacy of bungalows and a neighbourhood rich in heritage. This is a global melting pot where the best and brightest meet the hip and the trendy. Fashionistas. Creative minds. Technopreneurs. Next generation movers and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







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.

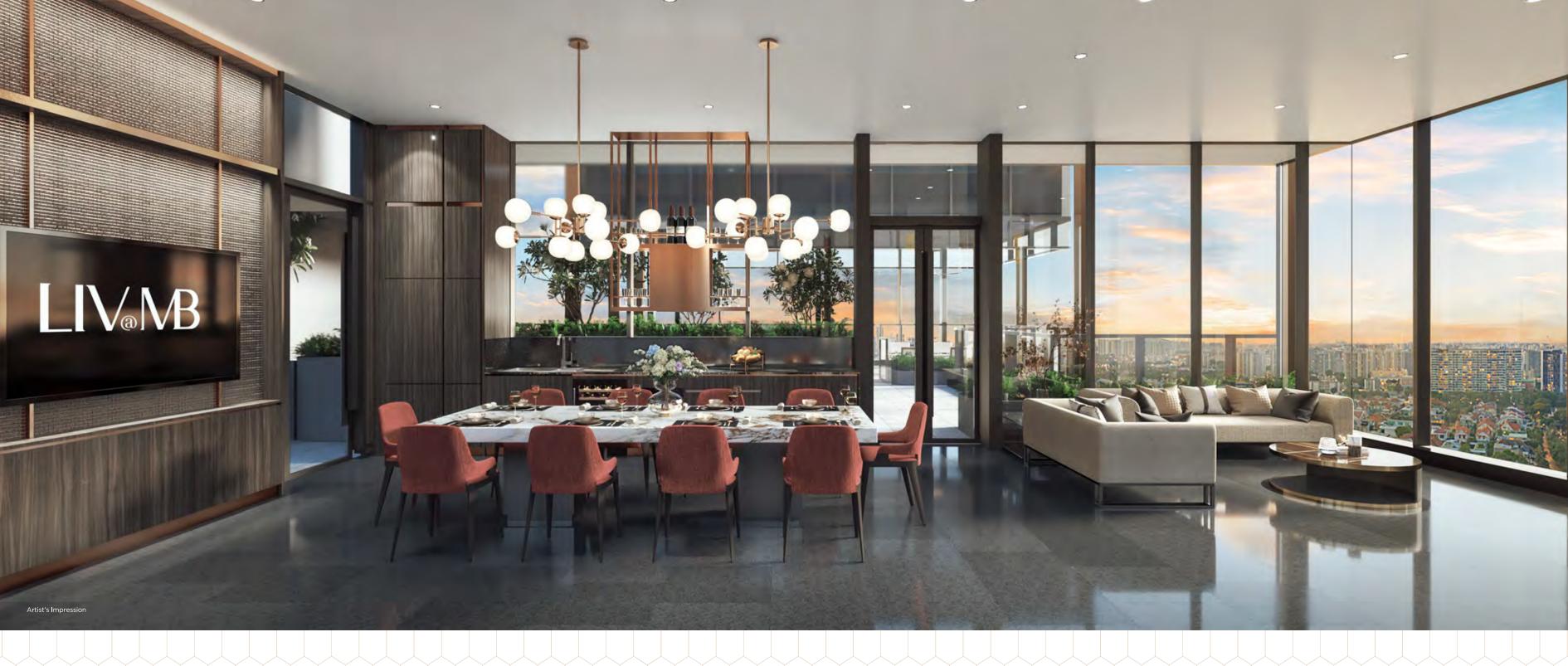
THERE'S ALWAYS
A REASON
TO CELEBRATE

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.

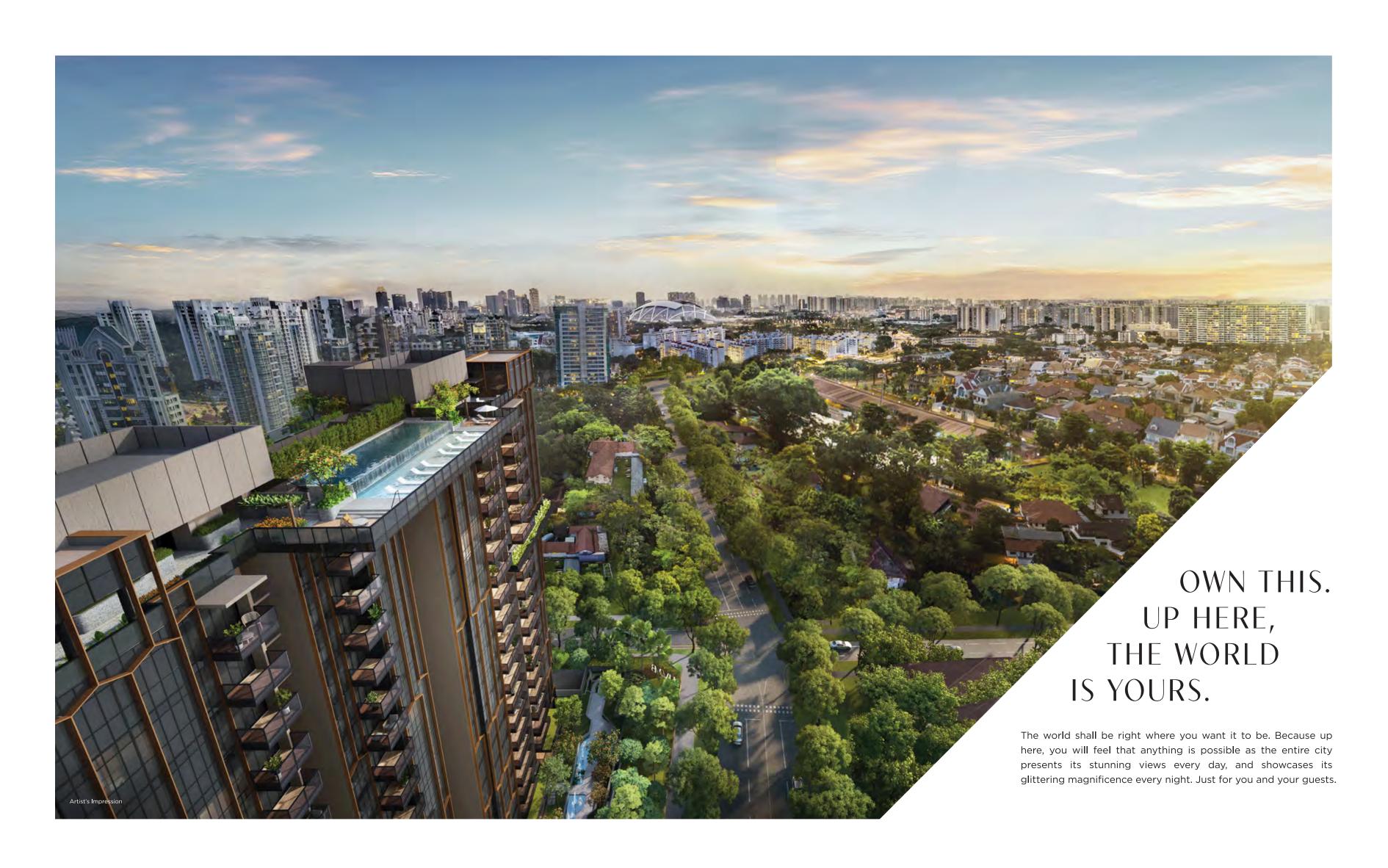






PARTY IN THE SKY

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.





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

WHEN INTELLIGENCE MEETS ar servi

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.



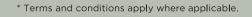
AUDIO VIDEO INTERCOM MONITOR

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.



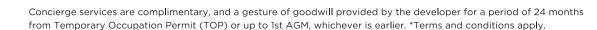
CAR PLATE RECOGNITION SYSTEM

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

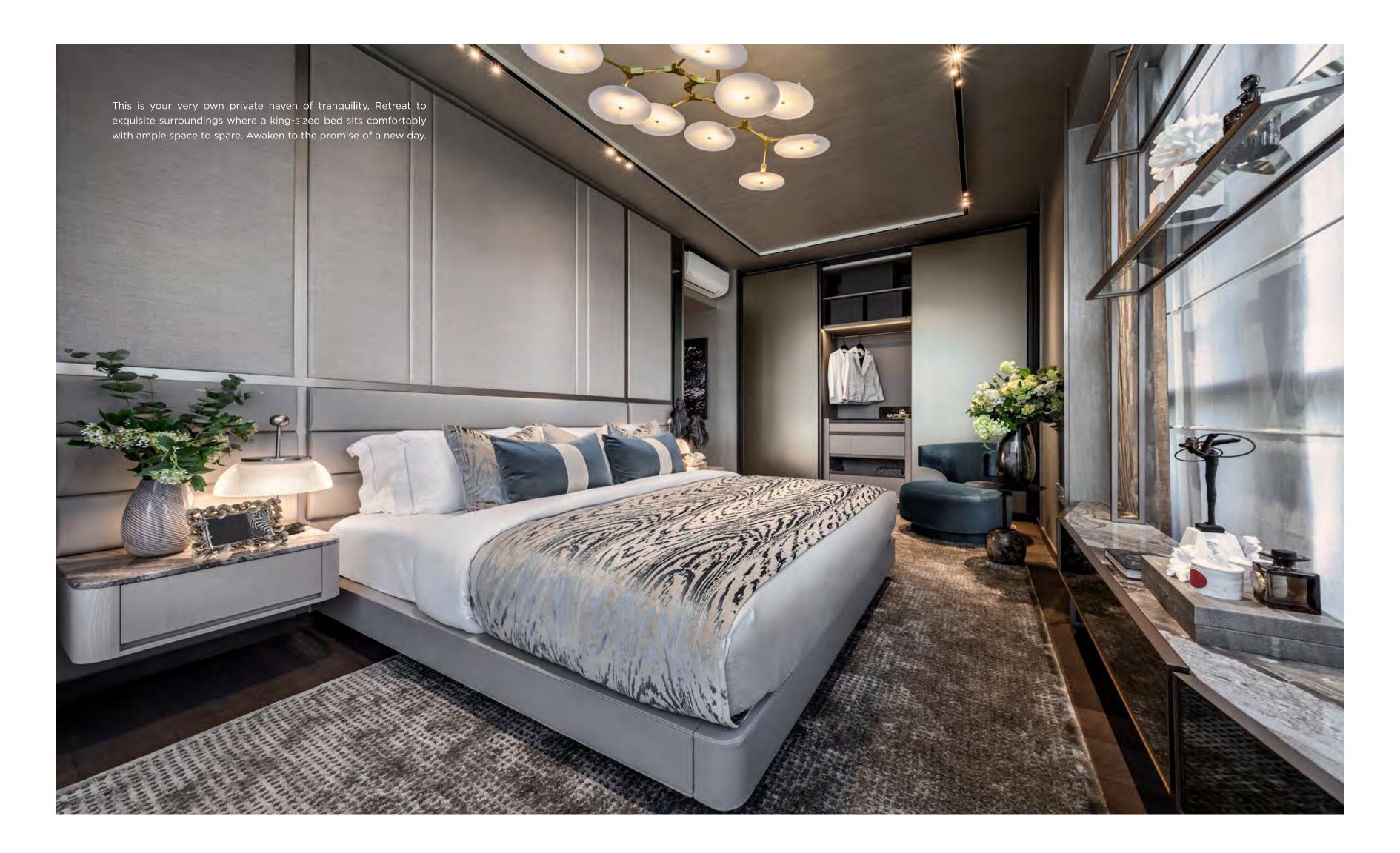


SMART BICYCLE RACK

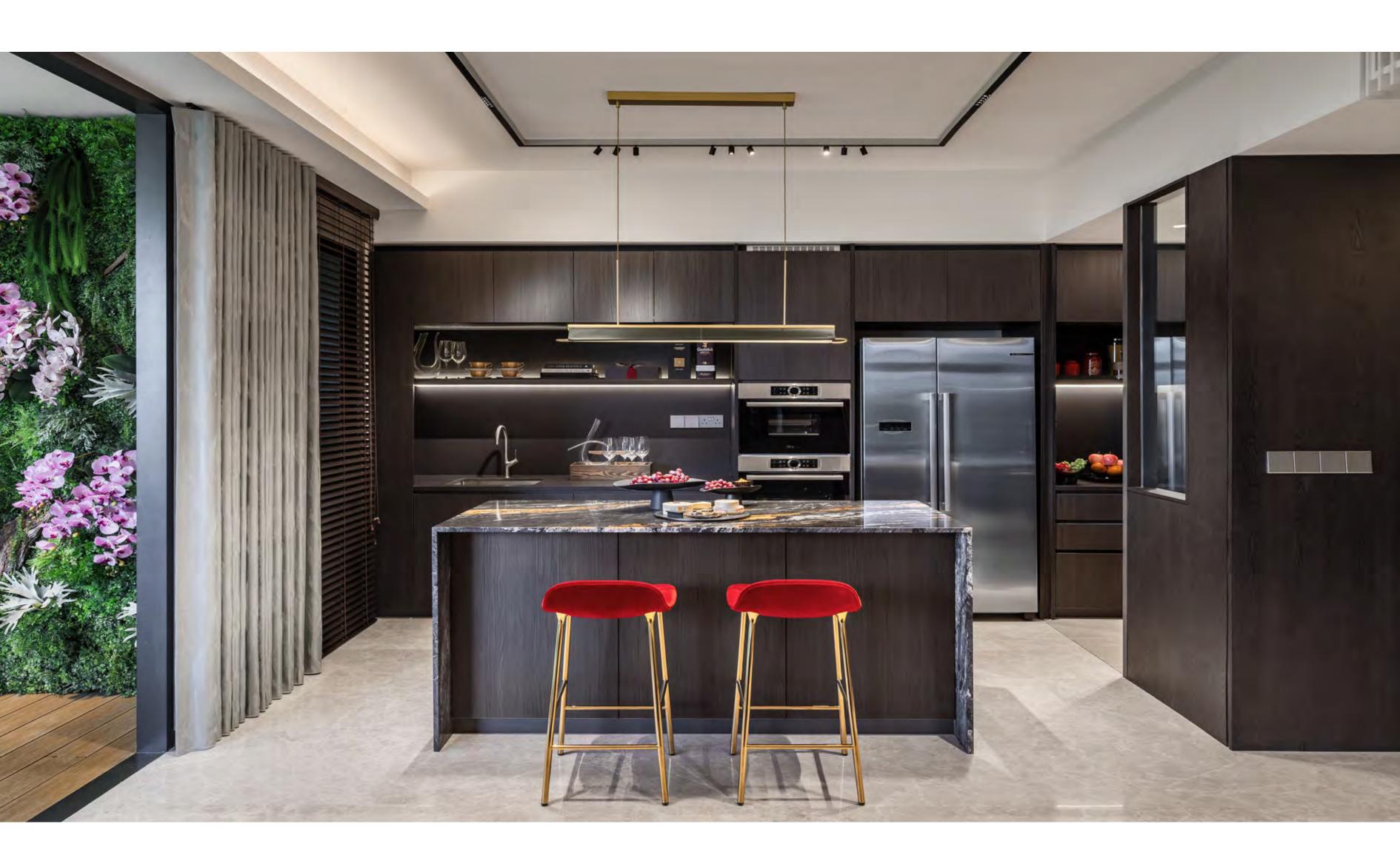
Check the availability of lots in an easy to access area to park two-wheelers. Scan to lock/unlock your bicycle.

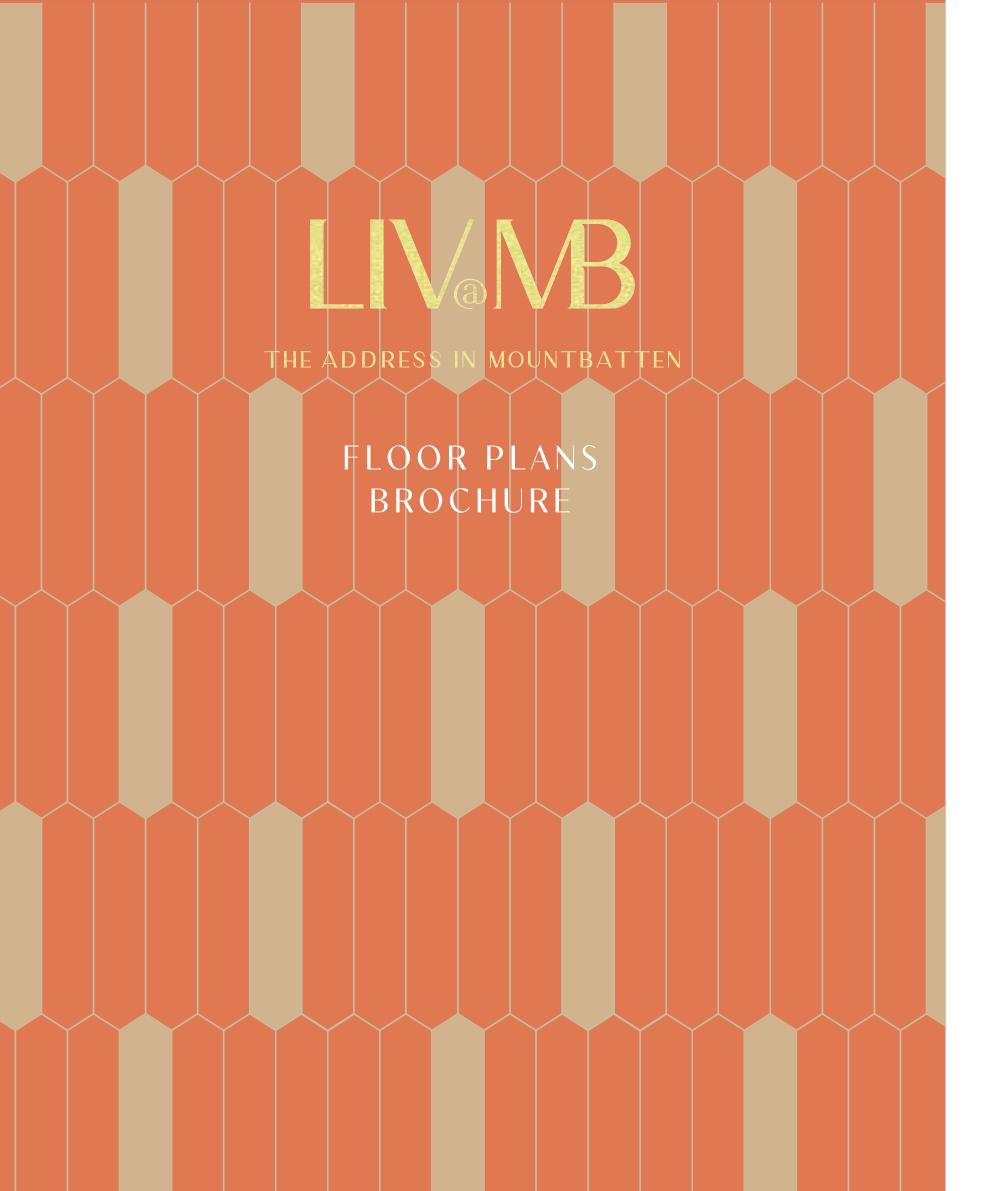














A LIFE OF SPLENDOURS AWAITS YOU

Experiential Prime
Luxury District 15

Coveted Mountbatten Conservation Enclave

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.

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 Deck21 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



THE SKY LOUNGE

ON LEVEL 11





Artist's Impression

- 33 The Yoga Yard
- 34 The Lounge
- The Jacuzzi Lounge 1
- 36 The Jacuzzi Pool
- 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
- 46 The Lounge 1
- 47 The Yard
- 48 The Lounge 2
- 9 The Sunning Lawn
- The Pool Deck
- 51 The Lap Pool
- 2 The Water Deck
- The Sky Grill
- 54 The Sky Villa
- 55 The Sky Court
- The Mountbatten Grill
- 57 The Mountbatten Villa

DIAGRAMMATIC CHART

North West Tower 114A Arthur Road, Singapore 439826

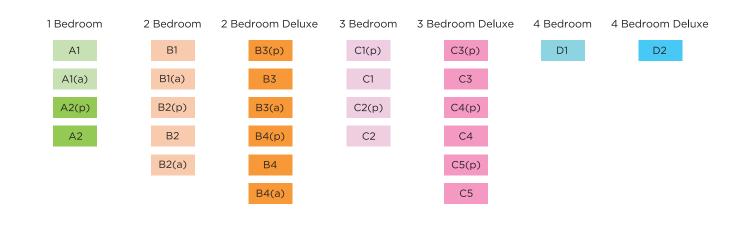
North East Tower 114B Arthur Road, Singapore 439835

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	В3	17
16	D2	C3	C1	D1		B4(a)	B2(a)	B1	В3	16
15	D2	C3	C1	D1		B4(a)	B2(a)	B1	В3	15
14	D2	C3	C1	D1		B4(a)	B2(a)	B1	В3	14
13		C3	C1			B4(a)	B2(a)	B1	В3	13
12	C5	C3	C1	C4		B4(a)	B2(a)	B1	В3	12
11	C5	C3	C1	C4		B4(a)	B2(a)	B1	В3	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		В4	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									

South East Tower 114C Arthur Road, Singapore 439836

South West Tower
114D Arthur Road, Singapore 439837

Floor/Unit	9	10	11	12		13	14	15	16	Floor/Unit
20	B4(a)	A2	A1	В3		D2	C3	C1	D1	19
19	B4(a)	A2	A1	В3		D2	C3	C1	D1	18
18	B4(a)	A2	A1	В3		D2	C3	C1	D1	17
17	B4(a)	A2	A1	В3		D2	C3	C1	D1	16
16	B4(a)	A2	A1	В3		D2	C3	C1	D1	15
15	B4(a)	A2	A1	В3		D2	C3	C1	D1	14
14	B4(a)	A2	A1	ВЗ		D2	C3	C1	D1	13
13	B4(a)	A2	A1	В3		D2	C3	C1	D1	12
12	B4(a)	A2	A1(a)							
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	В3		C5	C3	C1	C2	8
7	B4(a)	A2	A1	В3		C5	C3	C1	C2	7
6	B4(a)	A2	A1	В3		C5	C3	C1	C2	6
5	B4(a)	A2	A1	В3		C5	C3	C1	C2	5
4	B4(a)	A2	A1	В3		C5	C3	C1	C2	4
3	B4(a)	A2	A1	B3		C5	C3	C1	C2	3
2	B4(a)	A2	A1	B3		C5	С3	C1	C2	2
1	B4(p)	A2(p)		B3(p)		C5(p)	C3(p)	C1(p)	C2(p)	1
	BASEMENT CARPARK									

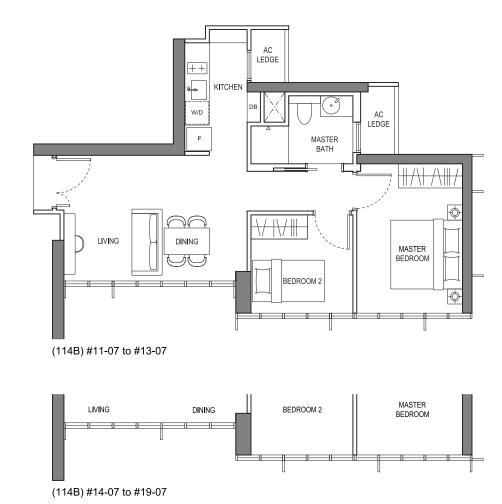


2 Bedroom

TYPE B1

58 sqm / 624 sqft

(114B) #11-07 to #19-07





W/D WASHER CUM DRYER DB DISTRIBUTION BOX

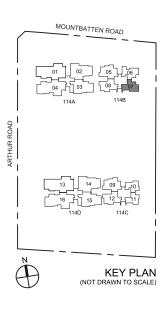
FRIDGE VOID SPACE (EXCLUDED FROM THE STRATA AREA)

AC LEDGE

OVEN (BELOW HOB)

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

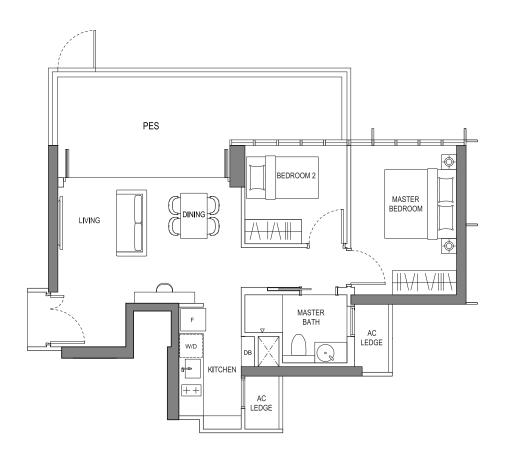


2 Bedroom

TYPE B2(p)

79 sqm / 850 sqft

(114B) #01-06



LEGEND:

W/D WASHER CUM DRYER FRIDGE DB DISTRIBUTION BOX

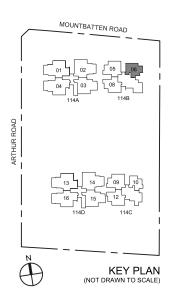
VOID SPACE (EXCLUDED FROM THE STRATA AREA)

OVEN (BELOW HOB)

AC LEDGE

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

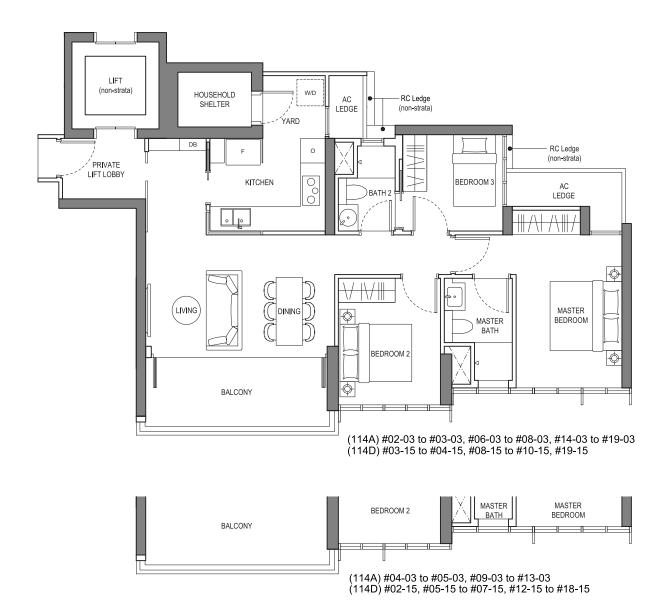


3 Bedroom

TYPE C1

104 sqm / 1,119 sqft

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





WID WASHER CUM DRYER F FRIDGE OVEN

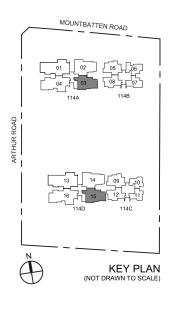
OB DISTRIBUTION BOX FROM THE STRATA AREA)

AC LEDGE

AC LEDGE

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.

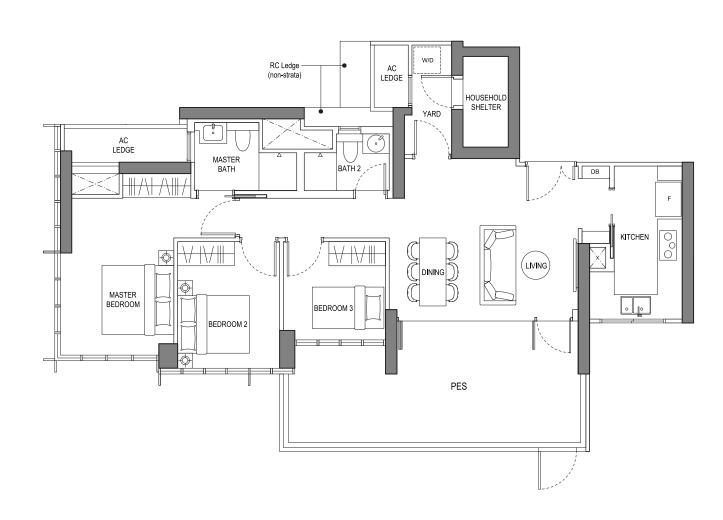


3 Bedroom

TYPE C2(p)

121 sqm / 1,302 sqft

(114D) #01-16



LEGEND:

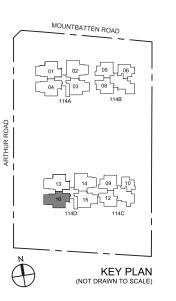
WID WASHER CUM DRYER F FRIDGE OVEN (BELOW HOB)

DB DISTRIBUTION BOX FROM THE STRATA AREA)

AC LEDGE

AC LEDGE

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

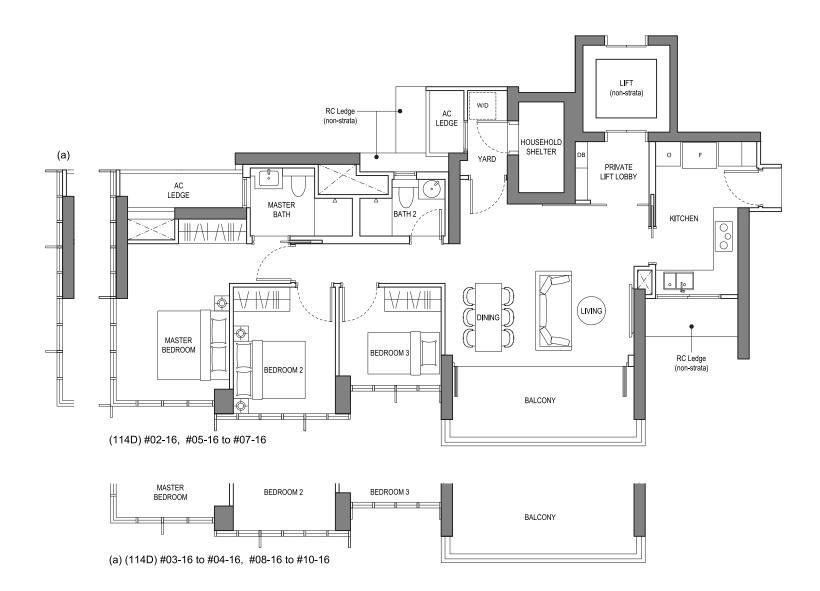


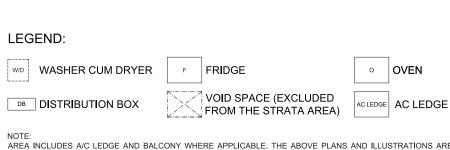
3 Bedroom

TYPE C2

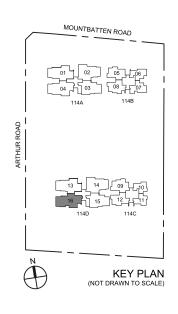
112 sqm / 1,206 sqft

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





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.

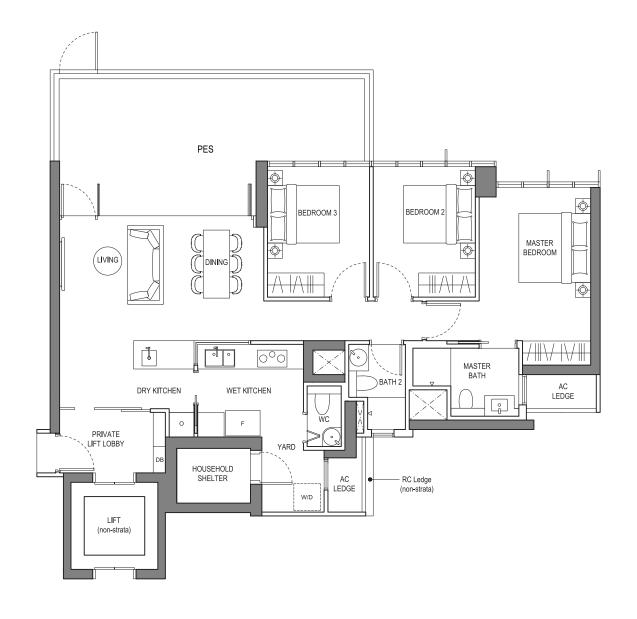


3 Bedroom Deluxe

TYPE C3(p)

133 sqm / 1,432 sqft

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



LEGEND:

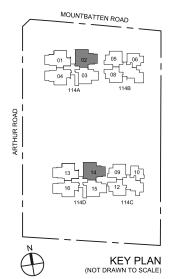
WID WASHER CUM DRYER F FRIDGE O OVEN

DB DISTRIBUTION BOX FROM THE STRATA AREA)

AC LEDGE

AC LEDGE

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
PROCHUME.



TYPE C3

118 sqm / 1,270 sqft

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

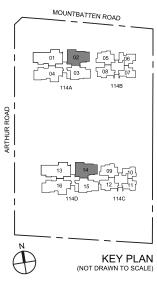






NOTE:

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.

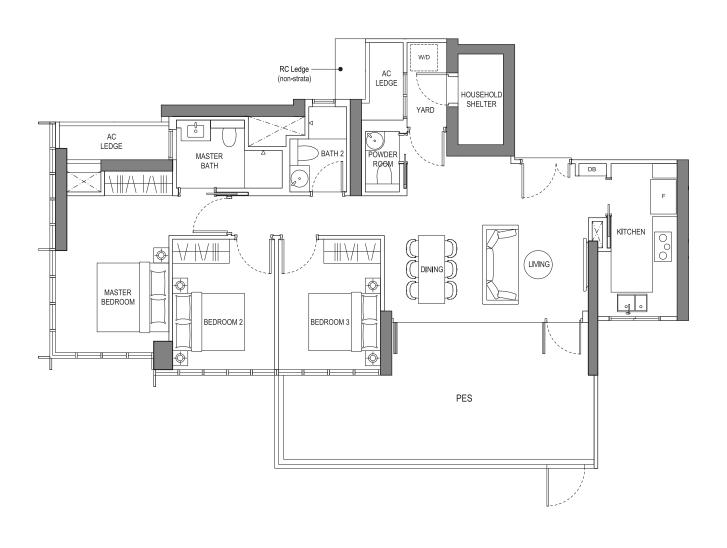


3 Bedroom Deluxe

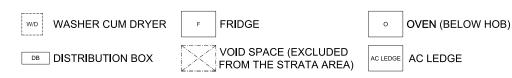
TYPE C4(p)

129 sqm / 1,388 sqft

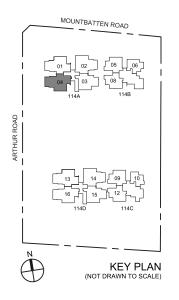
(114A) #01-04







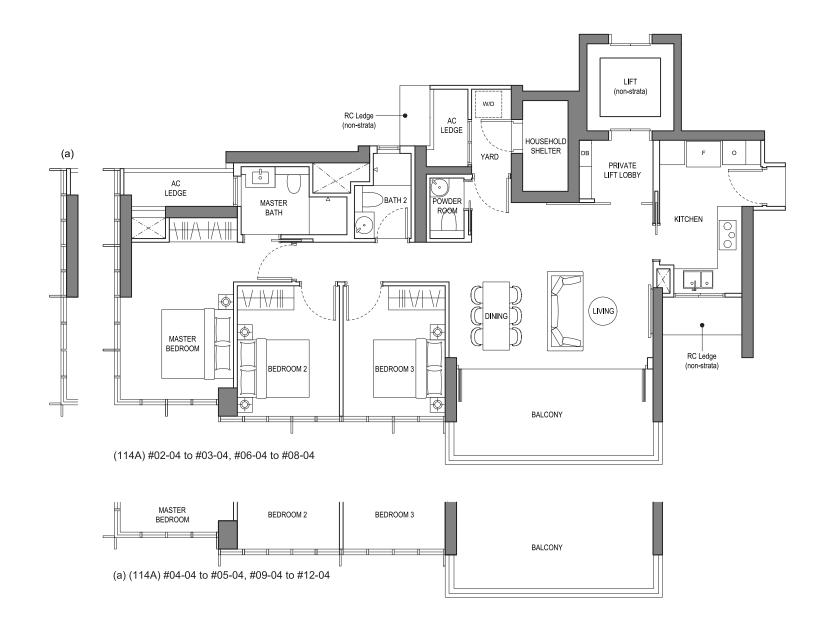
AREA INCLUDES A/C LEDGE AND BALCONY WHERE APPLICABLE. THE ABOVE PLANS AND ILLUSTRATIONS ARE SUBJECT TO CHANGE AS MAYBE REQUIRED OR APPROVED BY THE RELEVANT AUTHORITIES. ALL FLOOR AREAS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY. PLEASE REFER TO KEY PLAN FOR ORIENTATION. FOR AN ILLUSTRATION OF THE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

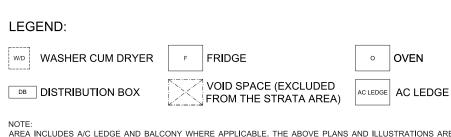


TYPE C4

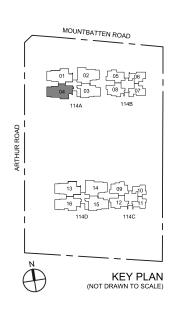
121 sqm / 1,302 sqft

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





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.

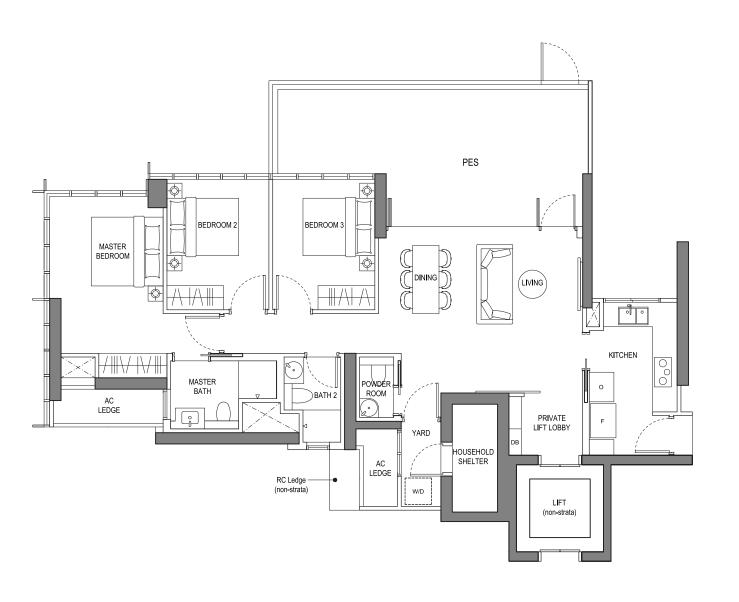


3 Bedroom Deluxe

TYPE C5(p)

135 sqm / 1,453 sqft

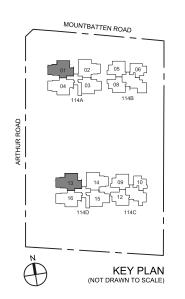
(114A) #01-01 (114D) #01-13



LEGEND:



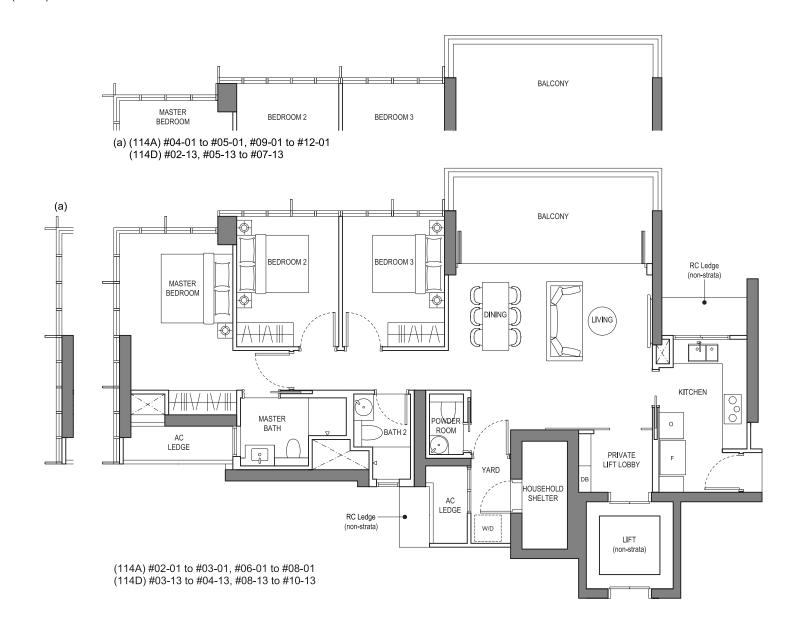
NOTE:
AREA INCLUDES A/C LEDGE AND BALCONY WHERE APPLICABLE. THE ABOVE PLANS AND ILLUSTRATIONS ARE
SUBJECT TO CHANGE AS MAYBE REQUIRED OR APPROVED BY THE RELEVANT AUTHORITIES. ALL FLOOR AREAS
ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY. PLEASE REFER TO KEY PLAN FOR ORIENTATION. FOR
AN ILLUSTRATION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

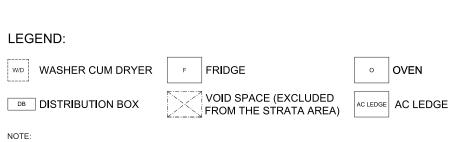


TYPE C5

121 sqm / 1,302 sqft

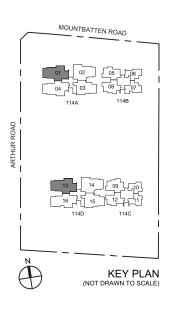
(114A) #02-01 to #12-01 (114D) #02-13 to #10-13





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
BROCHLIRE

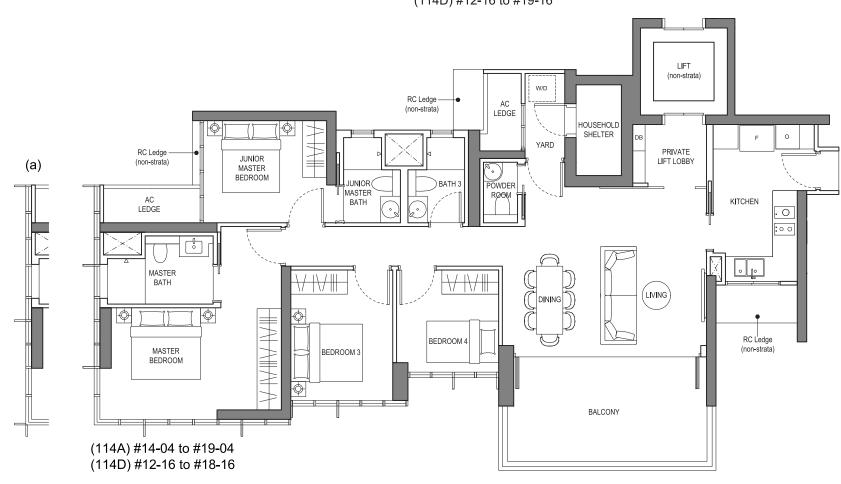


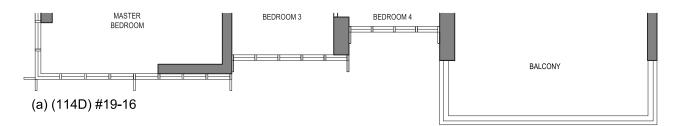
4 Bedroom

TYPE D1

141 sqm / 1,518 sqft

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





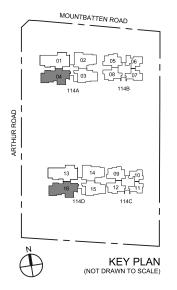


WID WASHER CUM DRYER F FRIDGE OVEN

DB DISTRIBUTION BOX VOID SPACE (EXCLUDED FROM THE STRATA AREA)

AC LEDGE

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
PROCHUME.

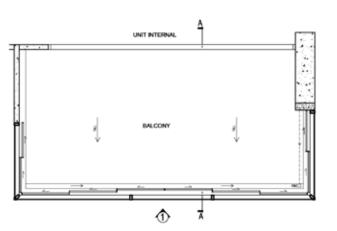


TYPE D2

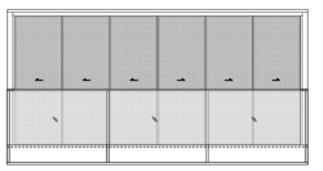
155 sqm / 1,668 sqft

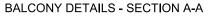


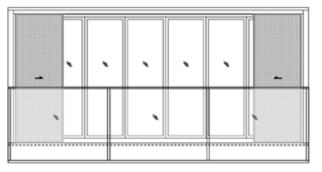
Approved Balcony Screens Design



BALCONY SCREEN DETAILS - PART PLAN







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.



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



















THE VERMONT ON CAIRNHILL





VERDURE



8 ST THOMAS



POLLEN COLLECTION



NIM COLLECTION



LUXUS HILLS

FRASER RESIDENCE 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.

FOR PLEASURE OF OWNERSHIP WWW.LIVATMB.SG 8500 0333 | 8800 0333 | 8855 0333 | 8858 0333





WWW.LIVATMB.SG

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

Whilst every reasonable care has been taken in the preparation of this brochure and in constructing the models and sales gallery/showflats, neither the developer nor its agents will be held responsible for any inaccuracies and omission. The statement, information and depiction shall not be regarded or relied upon as statements or representation of fact, and are subject to change as may be required by the relevant authorities. Visual representations, models, showflats, illustrations, photographs, pictures, drawings, displays are artist's impression and suggestions only, and cannot be regarded as representation of fact. All plans, layouts and models are not to scale unless expressly stated and are subject to any amendments which are required or approved by the relevant authorities. All areas and other measurements are approximate only and subject to final survey, and such estimated areas reflected on the plans for any unit type may not be equal to the estimated strata area of the unit type due to rounding adjustments.