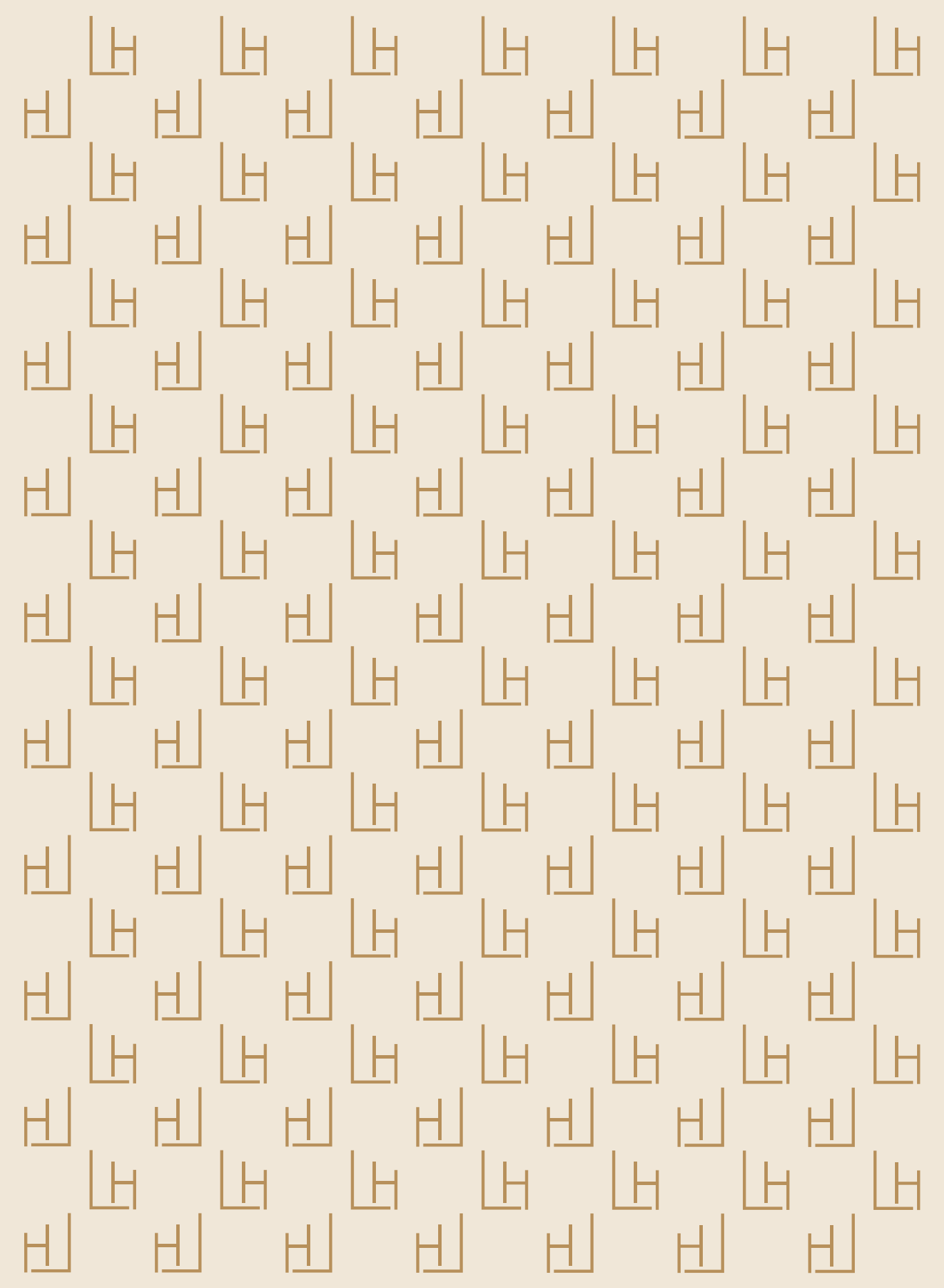


LUXUS HILLS

A Collection of Bespoke Landed Homes
by Bukit Sembawang Estates Limited



LIFE'S MOST PRECIOUS OBJECTS.
NEITHER GOLD NOR SILVER.



TIME and SPACE

– two resources, quite arguably,
no one can have enough of.



Luxus Hills, an exclusive collection of bespoke luxury landed homes, is made to the order of TIME and SPACE.

A 999-year leasehold for generations, and a landed home with vast living spaces for your family.



AN ADDRESS TO CALL YOUR OWN
A HOME TO OWN FOR GENERATIONS





Artist's Impression



TRUE BLESSING IS NOT JUST
A ROOF OVER YOUR HEAD.
BUT THE NUMBER OF HEADS
UNDER ONE ROOF.



Artist's Impression



Artist's Impression



At the heart of a Luxus Hills home is a breathtakingly high double volume ceiling, crowned with a skylight. Bathing each home in natural sunlight during the day, and enveloping the space with a canopy of stars after dark.

And for a few select homes, a private pool to work out or unwind.



The three storeys of expansive living spaces are designed with generous proportions and efficient, functional layouts. There are four to five en-suite bedrooms for exclusive privacy, with each room spacious enough to fit a king-sized bed.



Luxus Hills homes are prized not just for personal spaces but for family bonding as well. A high ceiling atrium that makes for an inviting living and dining room. An indulgent balcony to host an intimate cocktail party. And an open terrace to welcome an alfresco dinner.

Having an address to call your own means you get
to decide how you want to spend your time on your land.
Urban farming on the rooftop? Yoga on the terrace?
The luxury of choice is yours.





EXCLUSIVE RESIDENCES BEGIN
WITH QUALITY BUILD.
INSPIRED LIVING BEGINS
WITH QUALITY OF LIFE.

Luxury is in the details. With food prepared from good-sized
fully fitted dry and wet kitchens that are thoughtfully
designed, even the simplest of meals are elevated to
an occasion. And with quality appliances from De Dietrich,
quality of life is inherent with every home.

De Dietrich 



Actual Photo



Actual Photo

Every sanitary ware or fitting in each bathroom is meticulously selected to complement each other. Collectively, they are intended to exact an exceptional level of luxury and comfort for every member of your household.



*Pure Freude
an Wasser*



BCA GREEN MARK PLATINUM/GOLDPLUS AWARD

Luxus Hills homes are green from design to build,
from the ground and up, from within and out.



Energy Efficient

Improved energy efficiency comes naturally with every home's solar panels. Start tapping into stored electricity ready for all your household needs.



Water Efficient

The rainwater harvesting design channels recycled water from above to open areas on the ground floor. Save the water for watering the plants or washing the car, and save cost.



Eco-friendly Environment

Most homes are North / South facing, thereby fostering a cool and comfortable climate indoors. Air filters, installed in all homes, promote fresh air and healthier living for your family.



Go Electric

Charge and go at your convenience. Each home comes ready with a charging point for eco-friendly electric cars.








MINUTES TO EVERYWHERE
IS A CONVENIENCE.
MORE TIME WITH YOUR FAMILY,
A GIFT.

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

ISLANDWIDE CONNECTIVITY

		North South Line
		Circle Line
		North East Line
		Cross Island Line (Under Construction)
		Bus Interchange

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





Bordering the verdant greenery that envelops the estate
are dignified low-rise landed houses. Setting a landscape
that is at once liberating yet reassuringly private.

THE GREAT OUTDOORS



The vast Luxus Hills Park at your doorstep is both a green respite and a green corridor for residents. Running through the park is a prominently placed park connector. To its north lies the North Eastern Riverine loop, the path to rustic coastlines and waterways that line Punggol Beach and Promenade. To its south lies the Central Urban Loop, the way to lively heartlands that surround Bishan-Ang Mo Kio Park.





Punggol Waterway Park



Punggol Promenade Nature Walk



Punggol Promenade Nature Walk

The area's reputation as a serene green enclave for wellness and healthy living is only raised by a splendid array of green destinations such as Punggol Waterway Park, Punggol Promenade Nature Walk, and Coney Island.



Closeby, the rustic backdrops of Punggol Beach and Lorong Halus Wetland make for picture perfect postcards. But to truly appreciate these green spaces is to experience the vibrant activities they offer. Kayak down the inviting waterway, cycle along the idyllic coastline, cast a fishing line and catch some bonding time with your family, or explore the water banks teeming with biodiversity.



TRANSFORMATION OF SELETAR



Yesterday it was a diligent rubber estate, bordering a Royal Air Force (RAF) base.

Today, it's a harmonious residential estate, bordering a future Aerospace Park.

The rapidly developing Seletar Regional Centre and Aerospace Park (home to aerospace companies such as Rolls Royce Group, Airbus Helicopter, ST Aerospace, and more) present a hotbed for potential career opportunities.



Two forthcoming transport links will, quite literally, connect Luxus Hills swiftly to all four corners of Singapore. The North-South Corridor (NSC) will channel cyclists, pedestrians, buses and motorists from Woodlands to Marina Bay. And the Cross Island MRT line (CRL) will ferry commuters from Changi to Jurong.

SELETAR HERITAGE AND LIFESTYLE



The Summerhouse at The Oval
- rated "Best new food experiences for travellers in 2019" by Lonely Planet



Wildseed Cafe at The Oval



The Oval Aeroplane Play Ground

It's remarkable how much the region's physical landscape has changed over the years; yet, it continues to preserve much of its character and charm from the last century. The tastes, flavours, and allure of Seletar's heritage are alive and thriving today. Decades-old black and white bungalows nestle alongside a fresh crop of contemporary artisanal boutiques at the old Seletar Airbase.

MODERN CONVENIENCE



Many modern-day conveniences have since emerged in the locale, Greenwich V, Seletar Mall, NEX, AMK Hub, Compass One, Hougang Mall, and Waterway Point are just around the corner.

INSTITUTIONS OF LEARNING



With many good schools abound, the region makes for an ideal place for families to take root. The wealth of learning institutions include

Primary - Rosyth School, Nan Chiau Primary, Fernvale Primary;

Secondary - Ximin Secondary, Nan Chiau High School, Bowen Secondary;

Junior College - Anderson Serangoon JC; and

Tertiary - Nanyang Polytechnic.



IT TAKES GENERATIONS TO CRAFT
A HOME THAT LAST GENERATIONS.



Artist's Impression



BUKIT SEMBAWANG
ESTATES LIMITED

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

With one of the largest land banks on the island, we have inherited a level of trust and confidence unlike any other. It is a repute we hold dearly as BSEL strives to build not just quality houses but distinctive homes for generations.

BUKIT SEMBAWANG ESTATES LIMITED

Bukit Sembawang Estates Limited (BSEL) started developing landed properties in the 1950s and was incorporated in Singapore in 1967. It is one of the pioneer companies that obtained public-listing on SGX Mainboard in 1968. BSEL now focuses on property development, investments and other property-related activities.

OUR MISSION

As a leading and experienced property developer, we are committed to designing and building fine quality homes that satisfy the aspirations and lifestyles of our customers, for generations to come.

OUR MILESTONES

For over half a century, Bukit Sembawang Estates Limited has built many of Singapore’s renowned and established residential developments comprising landed homes, private condominiums and apartments.

OUR COMMITMENT

We value every customer, every family, and we shall remain dedicated to creating quality homes that property owners will love, cherish and appreciate — for generation after generation.



Luxury Private Condominium Collection

8 St Thomas
Paterson Suites
The Vermont on Cairnhill
Skyline Residences
Verdure

Bespoke Landed Homes Collection

Nim Collection
Luxus Hills
Watercove
14 & 16 Lengkok Angsa
Mimosa Terrace

Homes for Every Generation | 时代家居 世代家园

Another quality development by:



A member of:



Disclaimer:
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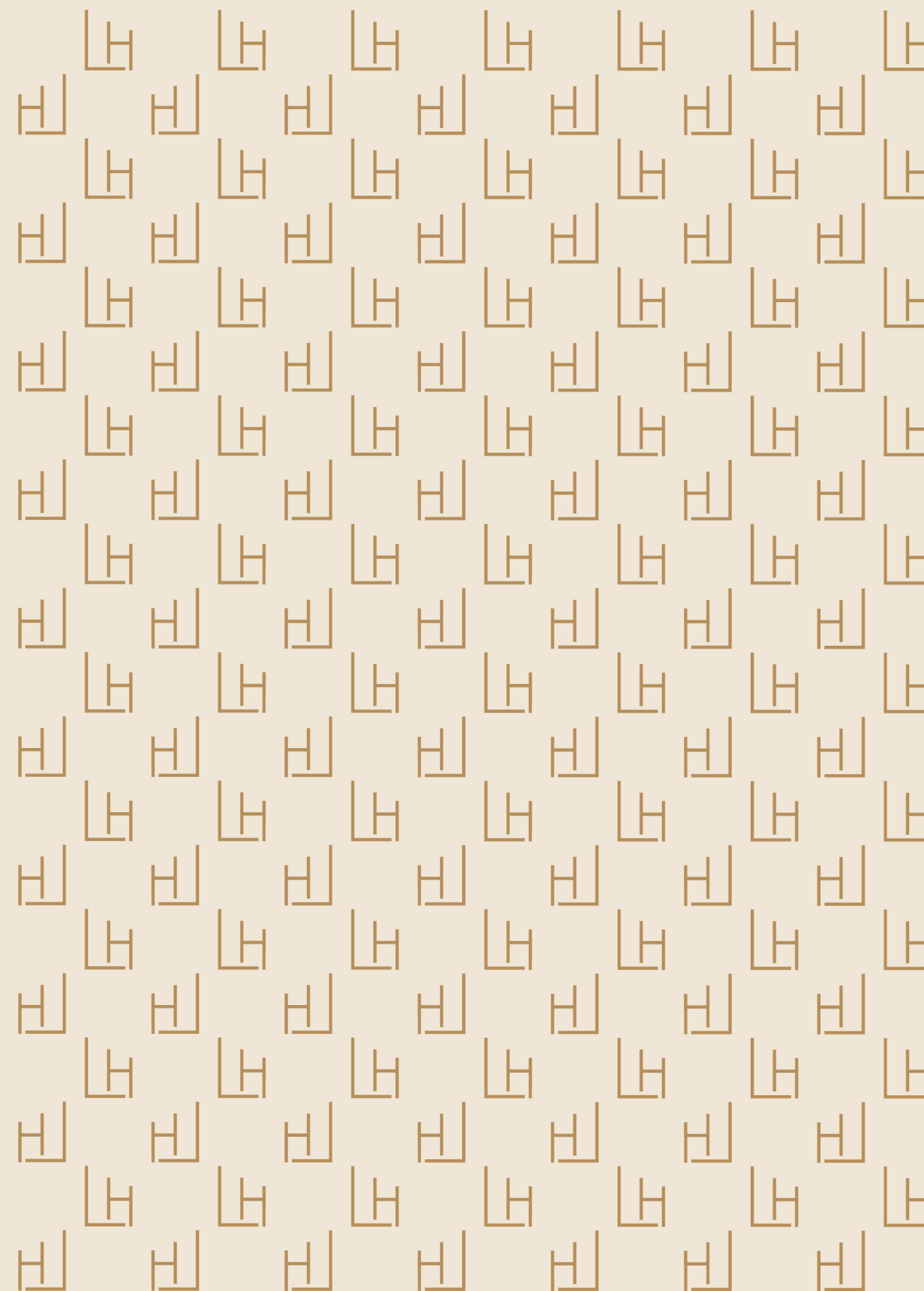


LUXUS HILLS

bsel.sg/luxushills



For the pleasure of ownership, please call
6950 6333





Another quality development by:



BUKIT SEMBAWANG
ESTATES LIMITED