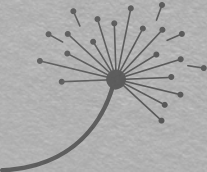


POLLEN
COLLECTION II

POLLEN LANE



A new vision
for landed living

Rare by design.
Timeless by nature.



Landed in nature. Elevated in life.

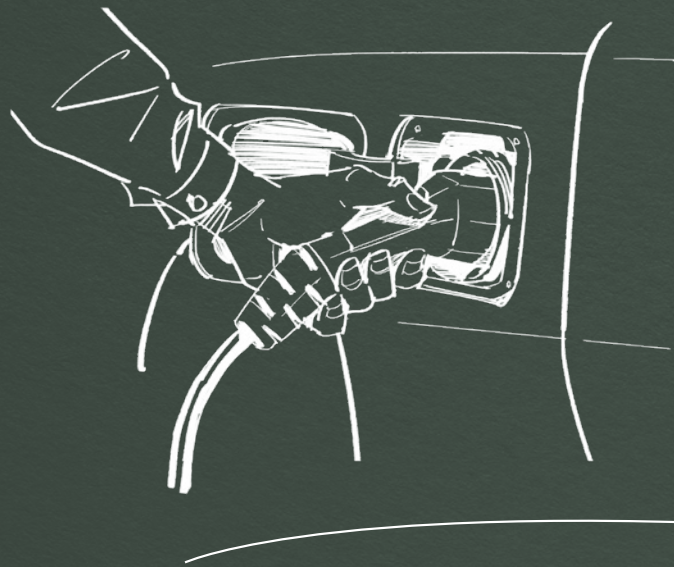
Every home in **Pollen Collection II** reflects Bukit Sembawang Estates' commitment to timeless architecture and functional beauty. Designed by award-winning W Architects, each façade is defined by clean geometry, rhythmic rooflines, and a thoughtful interplay of light and volume.

Inspired by the charm of the Seletar Hills landed enclave and modern minimalist principles, these homes stand out for their quiet elegance. Each street has its own unique identity, woven together to form a cohesive precinct full of character.



POLLEN LANE

Artist's Impression



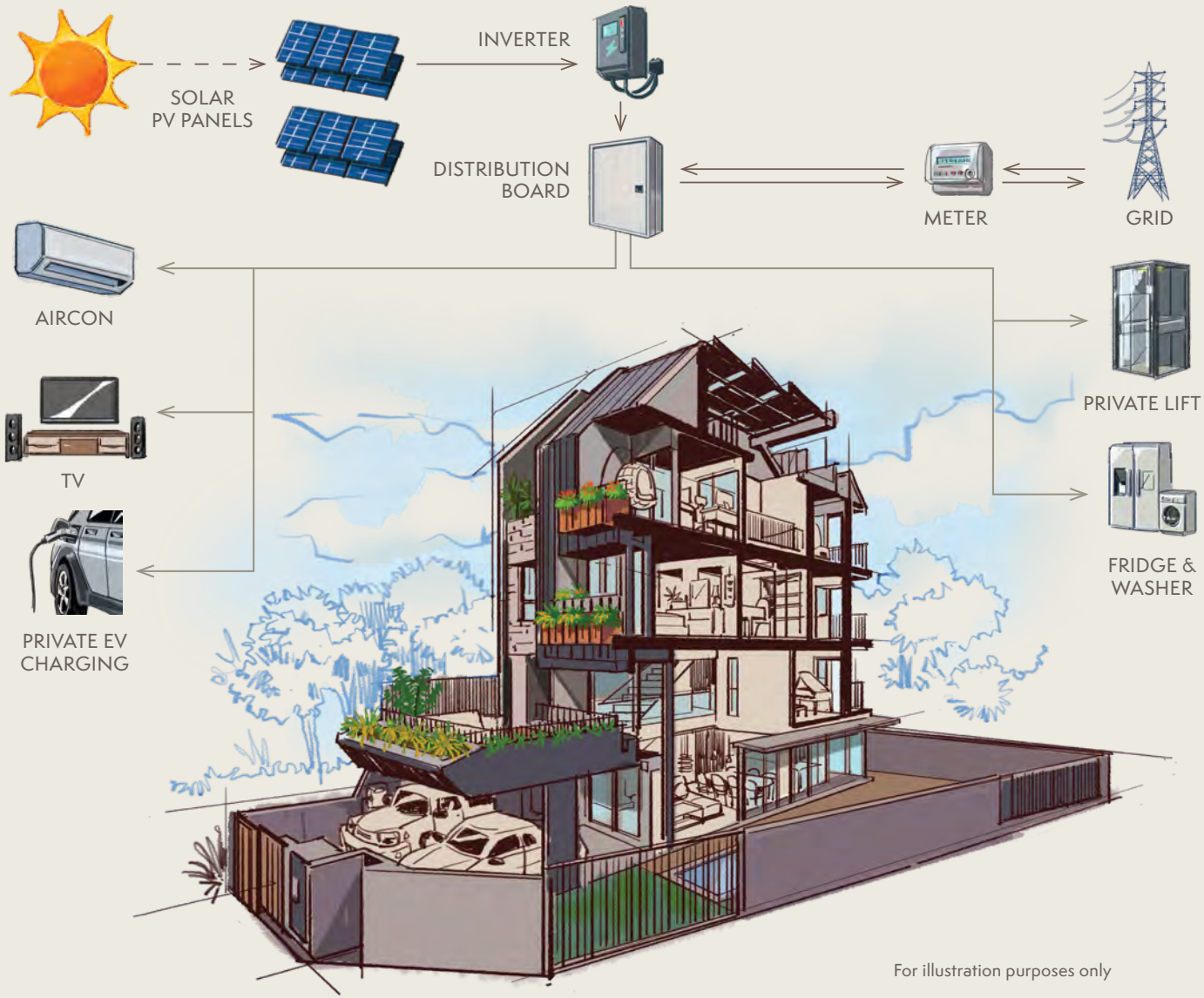
future-ready

A home designed not just for today, but for every tomorrow, with energy-conscious features and enduring comfort for all who will call it home.

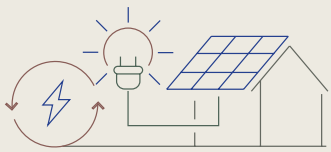
Where every detail looks to the future

Pollen Collection II is designed with tomorrow in mind. As Singapore's leading landed home developer, these residences built by Bukit Sembawang Estates offer rooftop solar panels that optimise sunlight capture, powering daily essentials like your home lift or EV charging, delivering significant cost savings over time.

From smart home features that give you control at your fingertips to passive cooling innovations and water-saving features, every detail is thoughtfully engineered for a lifestyle that's lighter on resources—so you enjoy the benefits, effortlessly.

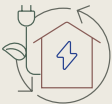


POLLEN COLLECTION II



Solar powered

Sustainable living and optimal cost savings with integrated rooftop solar panels



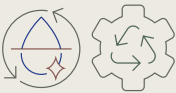
Energy efficiency

Energy efficient air-conditioning and a private lift provide comfort and convenience to your daily life with lower power consumption



Passive cooling & natural ventilation

North-south orientation and strategically placed open terraces enhance cross ventilation and daylight while reducing glare and heat



Water-saving features

Water-efficient fittings and appliances help reduce water usage and utility costs



Environmentally sustainable

Green-labelled materials reduce carbon footprint, while low-VOC (Volatile Organic Compounds) paint improves indoor air quality



Smart home features

Smart home gateway integrates smart home features such as smart air-conditioning, smart gate, smart digital lockset to main door and smart audio-visual doorbell intercom, allowing seamless control via mobile application



SITE PLAN



A visionary master-planned precinct

As the latest chapter in a proud legacy, **Pollen Collection II** brings together architecture, lifestyle, sustainability and a true sense of belonging.

This is a rare opportunity to call an exceptional residence your own.

Artist's Impression

ESS : Electrical Substation
MDF : Main Distribution Frame Room



space

Here, every space flows with life and is designed to support your journey, no matter where it leads or how it changes.

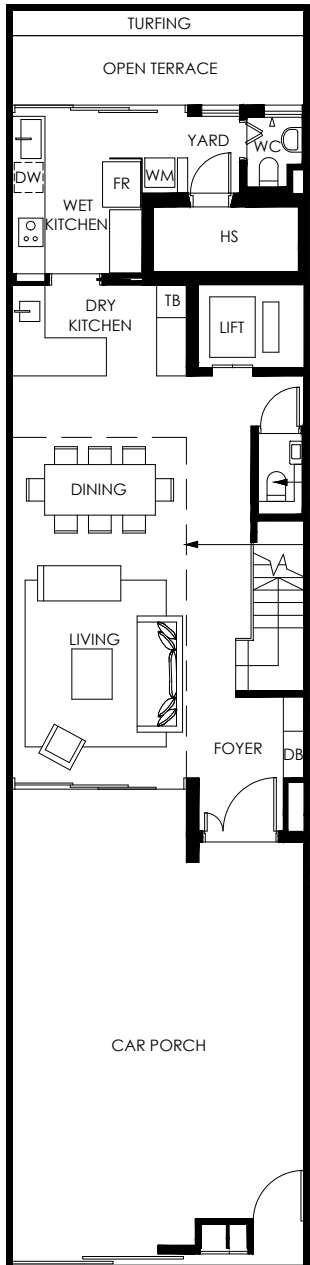


Intermediate Terrace - Type B (House No. 3,7,11,15,19,23,27,33,37,41,45,49 Pollen Lane)

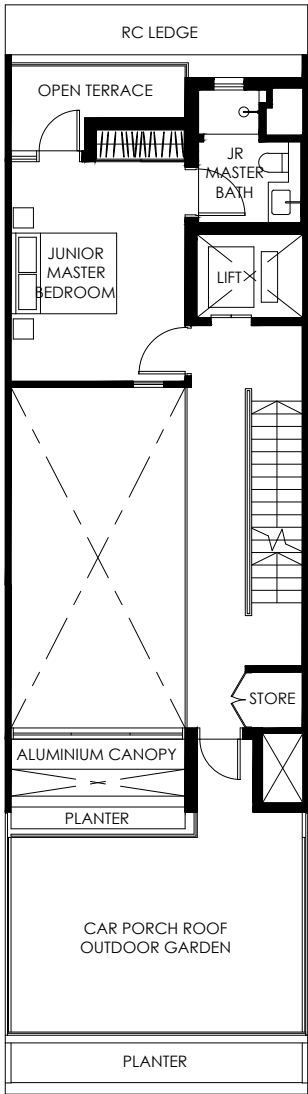
Land Area: 150.0 sq.m.

Estimated Floor Area: 414.1 sq.m.

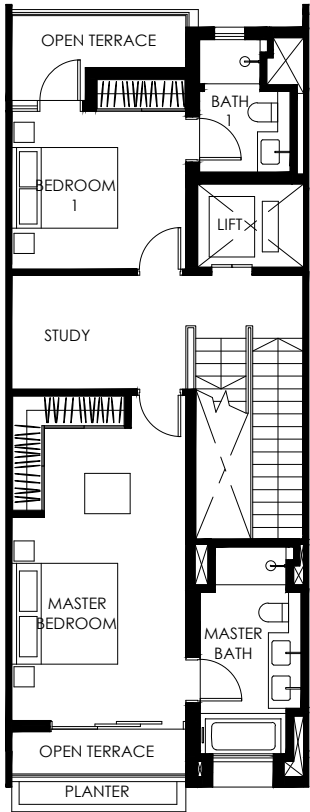
Inclusive of car porch, car porch roof outdoor garden, open terrace, open roof terrace and planter



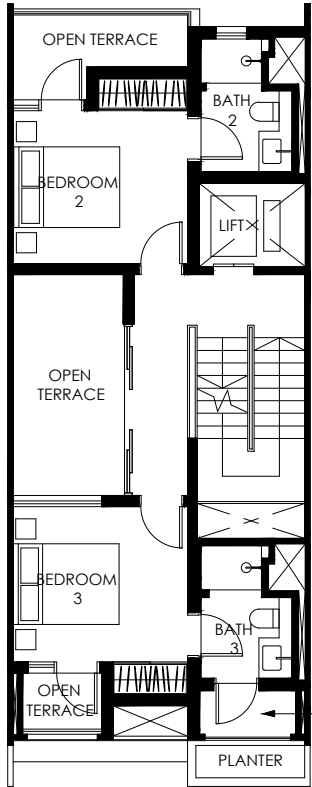
1st Storey



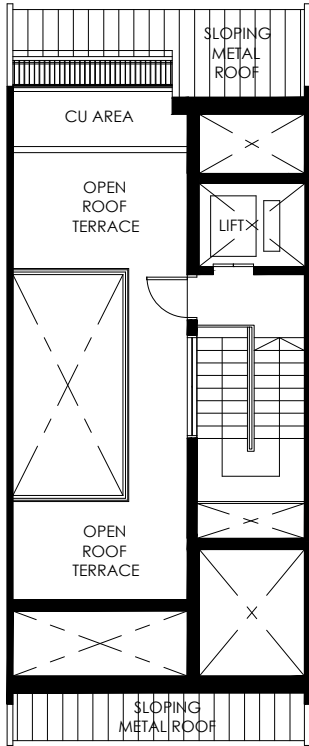
1st Storey Mezzanine



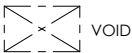
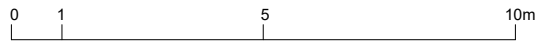
2nd Storey



3rd Storey

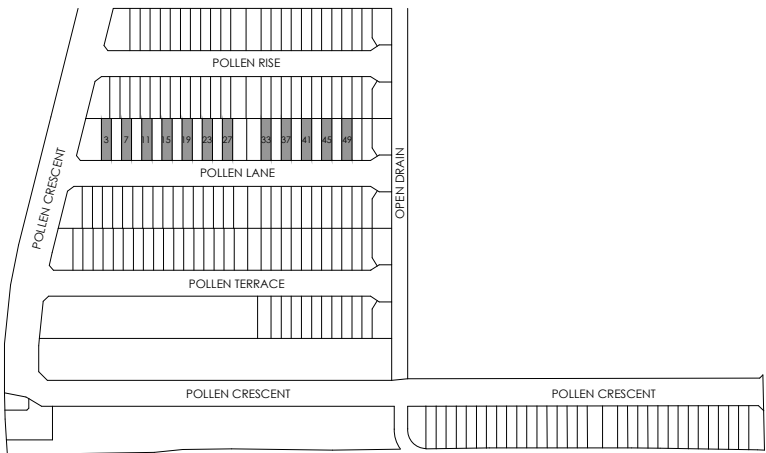


Attic



- LEGEND: (WHERE APPLICABLE)
- HS : HOUSEHOLD SHELTER
 - DB : DISTRIBUTION BOARD
 - FR : FRIDGE
 - WM : WASHING MACHINE
 - WC : WATER CLOSET
 - TB : TALL BOY (OVEN & STEAM OVEN)
 - DW : DISH WASHER
 - RC : REINFORCED CONCRETE
 - CU : CONDENSING UNIT

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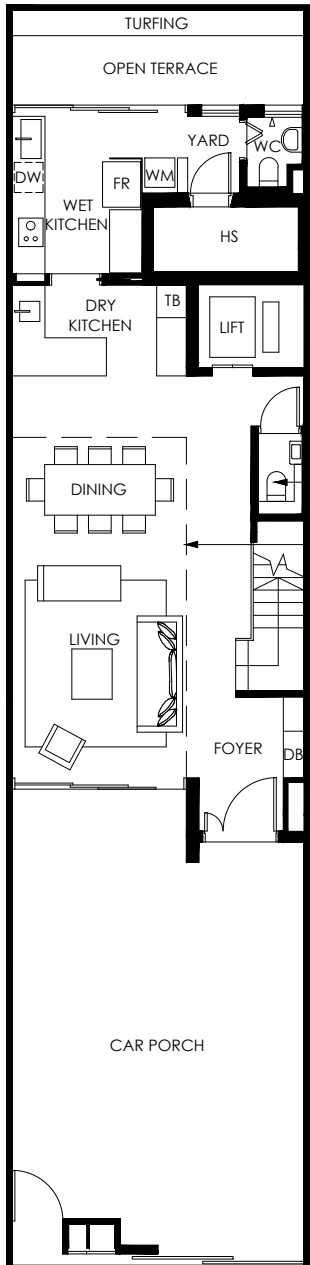


Intermediate Terrace - Type B (House No. 5,9,13,17,21,25,35,39,43,47,51 Pollen Lane)

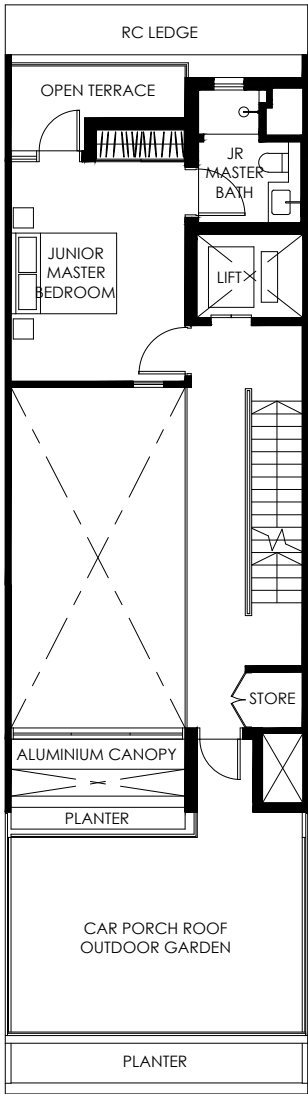
Land Area: 150.0 sq.m.

Estimated Floor Area: 414.1 sq.m.

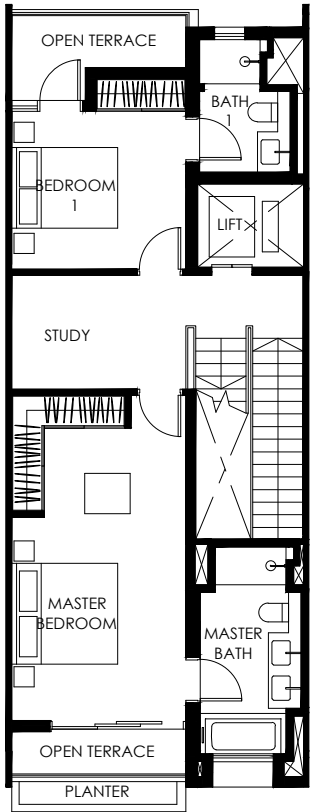
Inclusive of car porch, car porch roof outdoor garden, open terrace, open roof terrace and planter



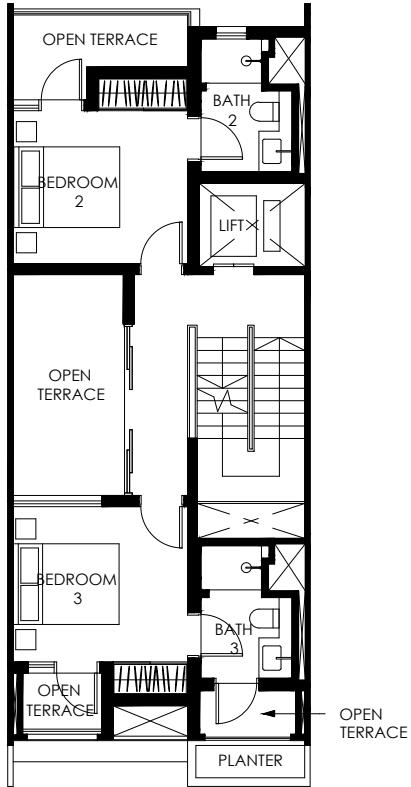
1st Storey



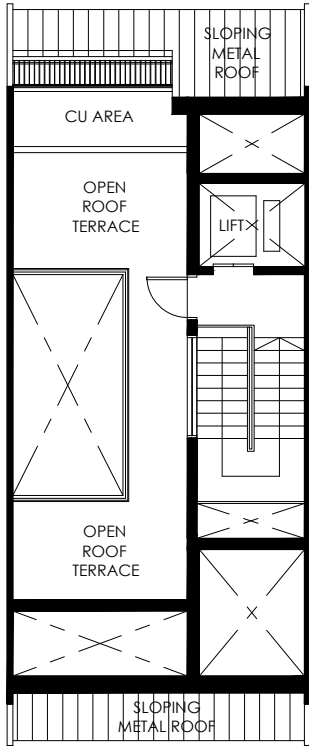
1st Storey Mezzanine



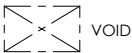
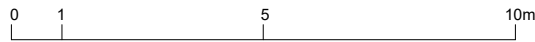
2nd Storey



3rd Storey

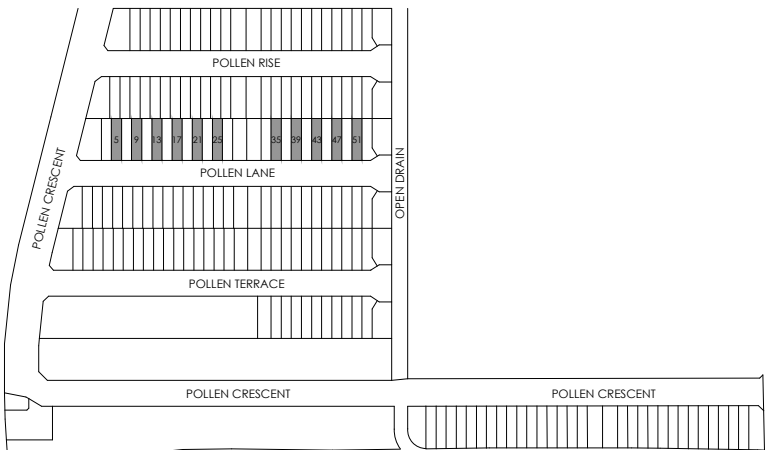


Attic



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- HS : HOUSEHOLD SHELTER
 - DB : DISTRIBUTION BOARD
 - FR : FRIDGE
 - WM : WASHING MACHINE
 - WC : WATER CLOSET
 - TB : TALL BOY (OVEN & STEAM OVEN)
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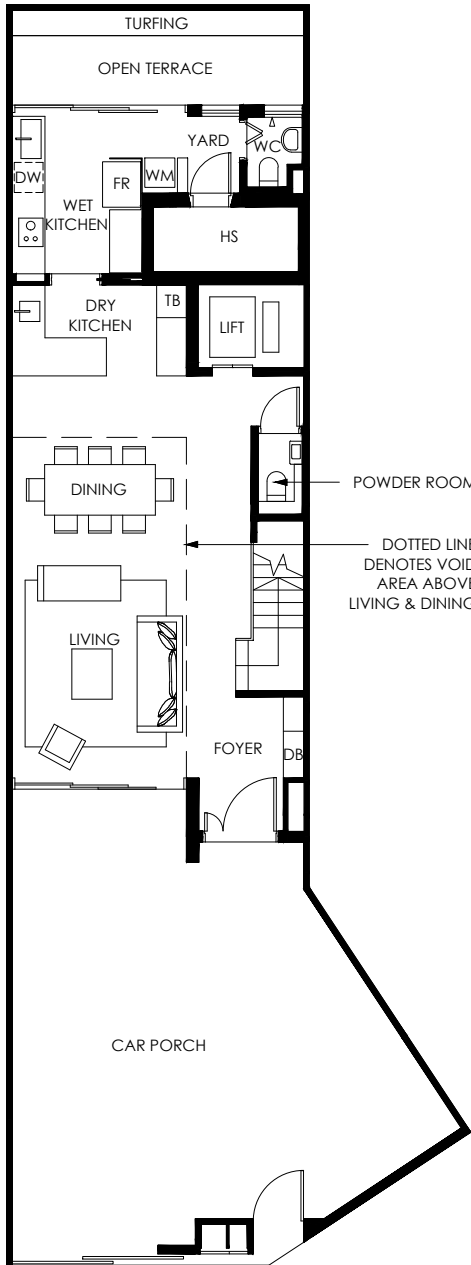


Intermediate Terrace - Type B (House No. 53 Pollen Lane)

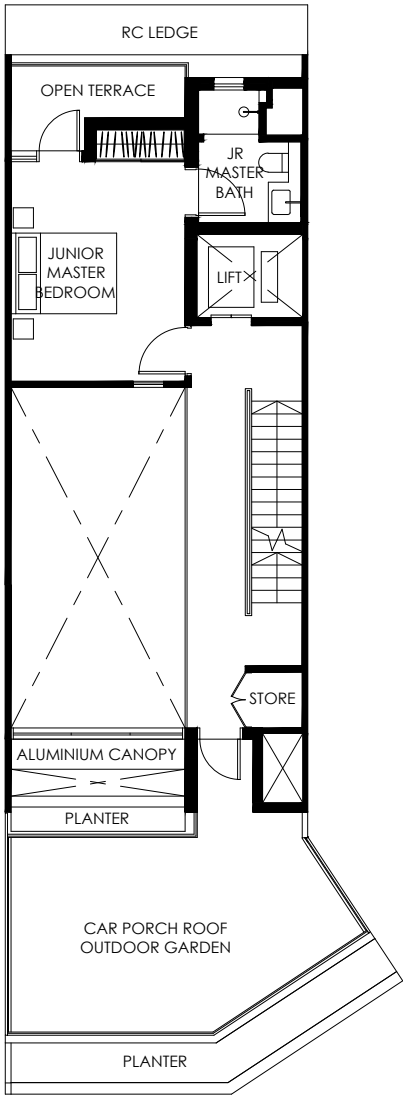
Land Area: 160.9 sq.m.

Estimated Floor Area: 419.9 sq.m.

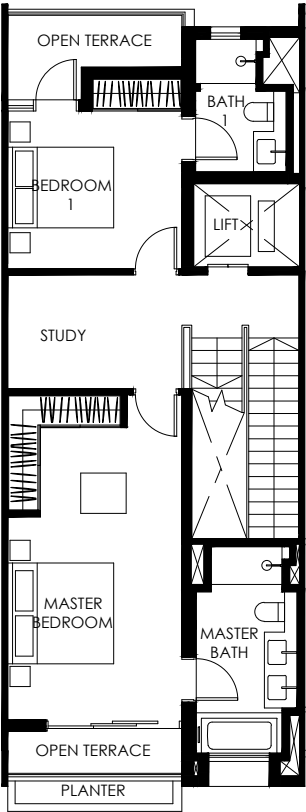
Inclusive of car porch, car porch roof outdoor garden, open terrace, open roof terrace and planter



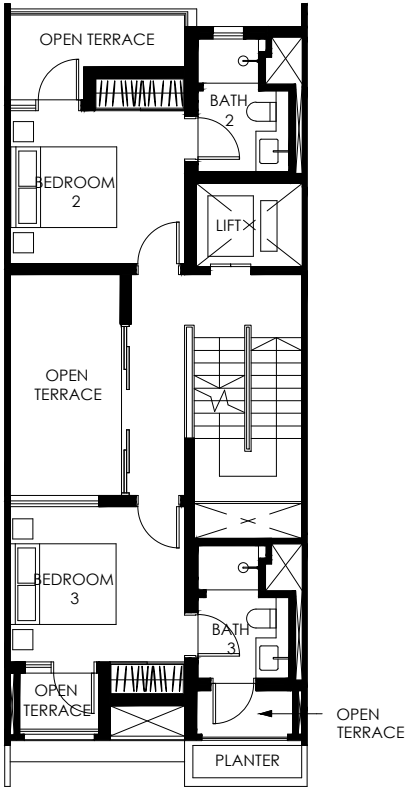
1st Storey



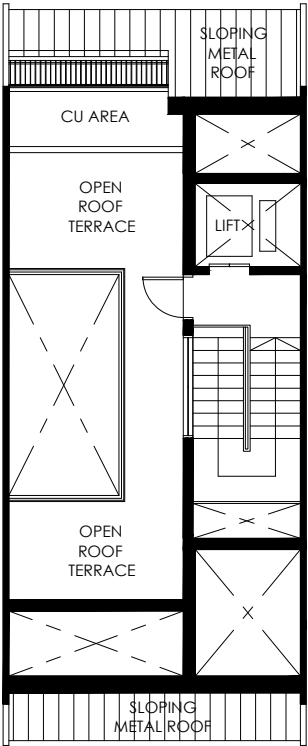
1st Storey Mezzanine



2nd Storey



3rd Storey



Attic

0

1

5

10m

VOID

LEGEND: (WHERE APPLICABLE)

HS

: HOUSEHOLD SHELTER

DB

: DISTRIBUTION BOARD

FR

: FRIDGE

WM

: WASHING MACHINE

WC

: WATER CLOSET

TB

: TALL BOY (OVEN & STEAM OVEN)

DW

: DISH WASHER

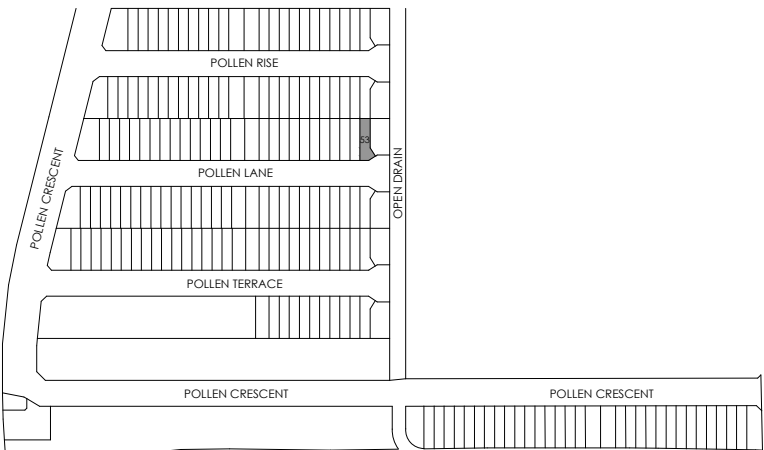
RC

: REINFORCED CONCRETE

CU

: CONDENSING UNIT

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KEY PLAN

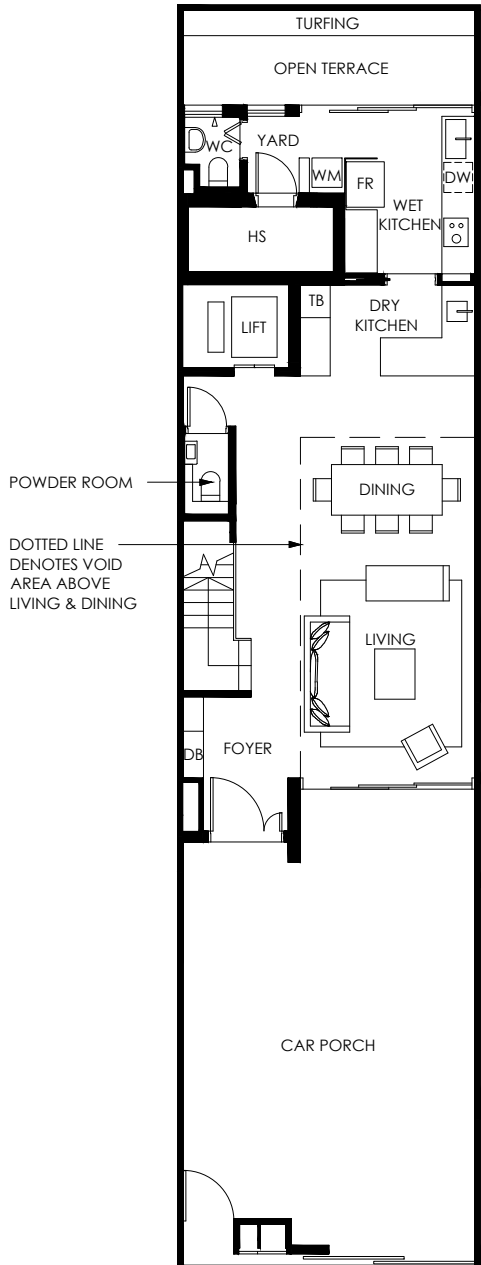
(NOT TO SCALE)

Intermediate Terrace - Type B (House No. 4,8,12,16,20,24,28,32,38,42,46,50,54 Pollen Lane)

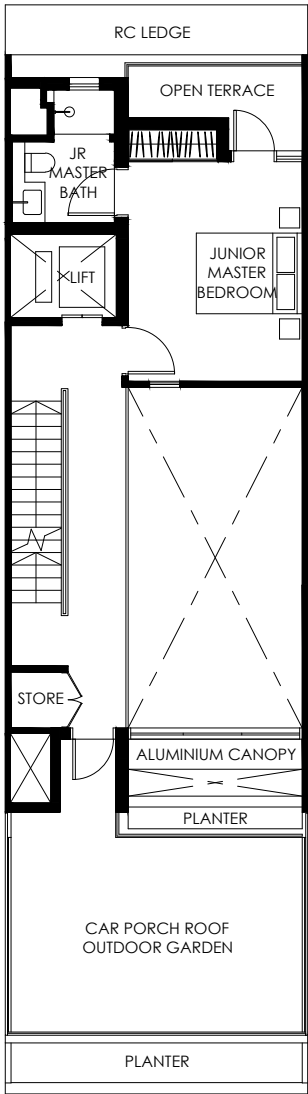
Land Area: 150.0 sq.m.

Estimated Floor Area: 414.1 sq.m.

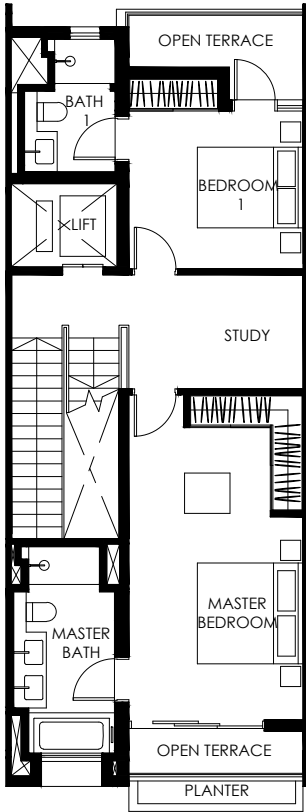
Inclusive of car porch, car porch roof outdoor garden, open terrace, open roof terrace and planter



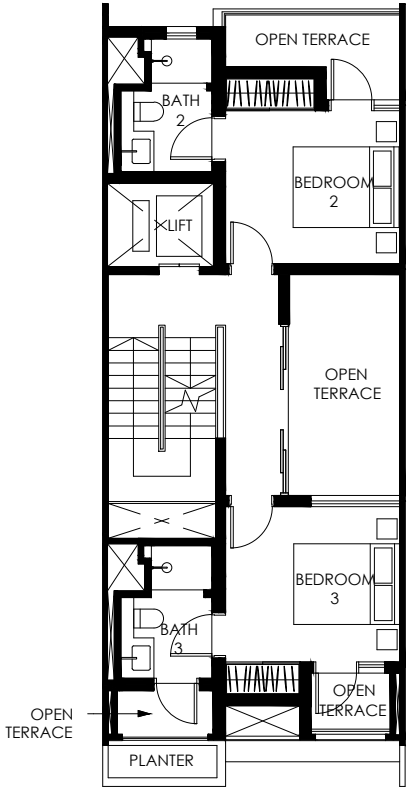
1st Storey



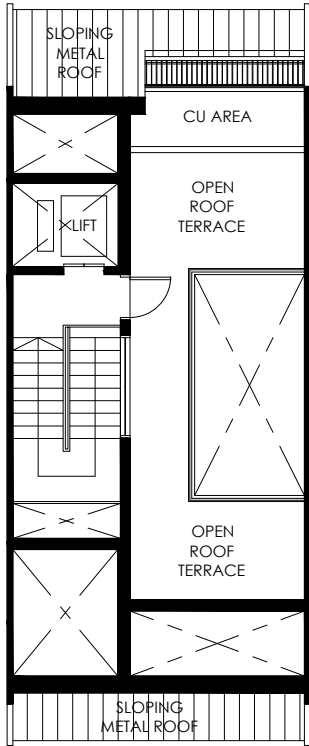
1st Storey Mezzanine



2nd Storey



3rd Storey



Attic

0

1

5

10m

VOID

LEGEND: (WHERE APPLICABLE)

HS

: HOUSEHOLD SHELTER

DB

: DISTRIBUTION BOARD

FR

: FRIDGE

WM

: WASHING MACHINE

WC

: WATER CLOSET

TB

: TALL BOY (OVEN & STEAM OVEN)

DW

: DISH WASHER

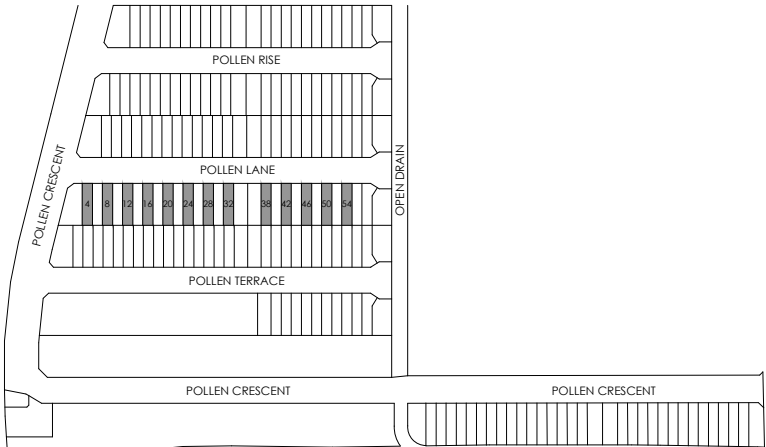
RC

: REINFORCED CONCRETE

CU

: CONDENSING UNIT

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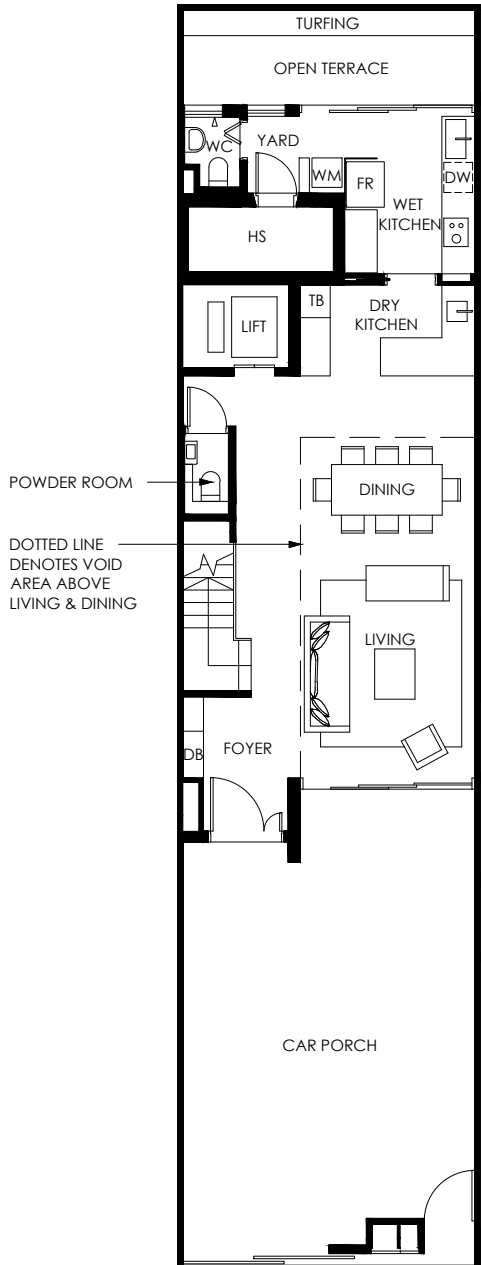
KEY PLAN
(NOT TO SCALE)

Intermediate Terrace - Type B (House No. 6,10,14,18,22,26,30,40,44,48,52,56 Pollen Lane)

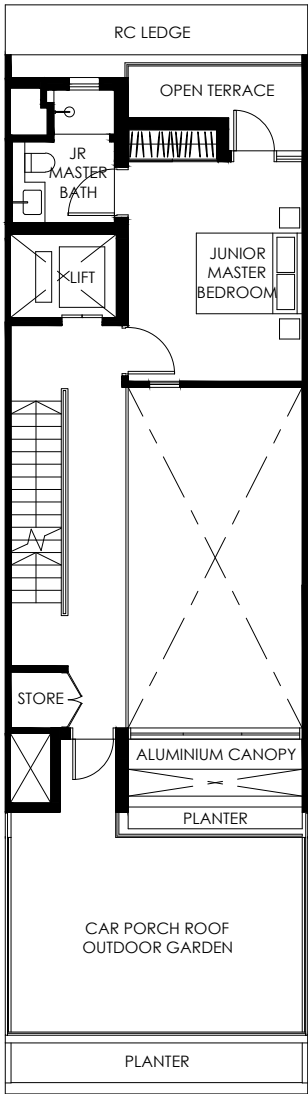
Land Area: 150.0 sq.m.

Estimated Floor Area: 414.1 sq.m.

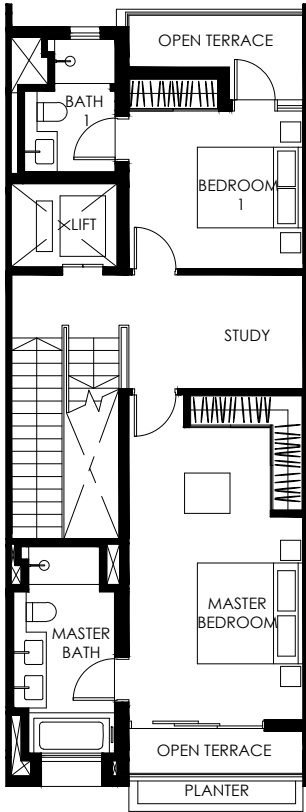
Inclusive of car porch, car porch roof outdoor garden, open terrace, open roof terrace and planter



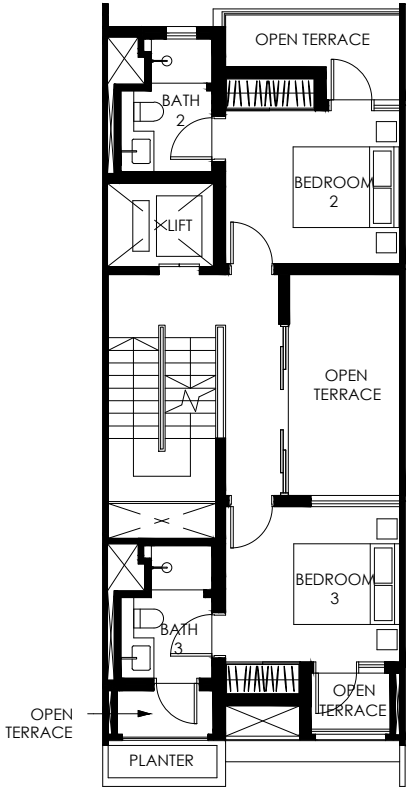
1st Storey



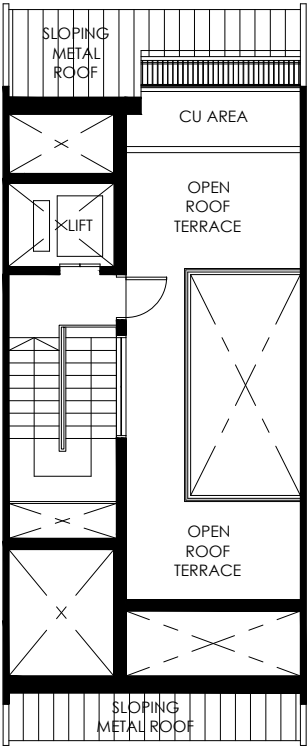
1st Storey Mezzanine



2nd Storey



3rd Storey



Attic

0

1

5

10m

VOID

LEGEND: (WHERE APPLICABLE)

HS

:

HOUSEHOLD SHELTER

DB

:

DISTRIBUTION BOARD

FR

:

FRIDGE

WM

:

WASHING MACHINE

WC

:

WATER CLOSET

TB

:

TALL BOY (OVEN & STEAM OVEN)

DW

:

DISH WASHER

RC

:

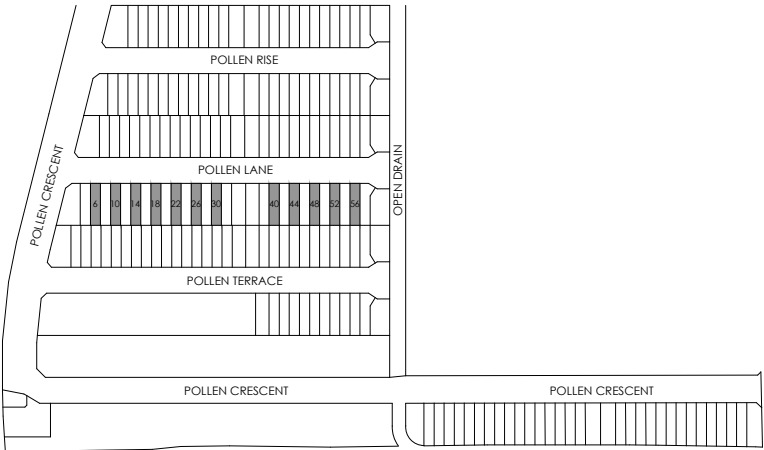
REINFORCED CONCRETE

CU

:

CONDENSING UNIT

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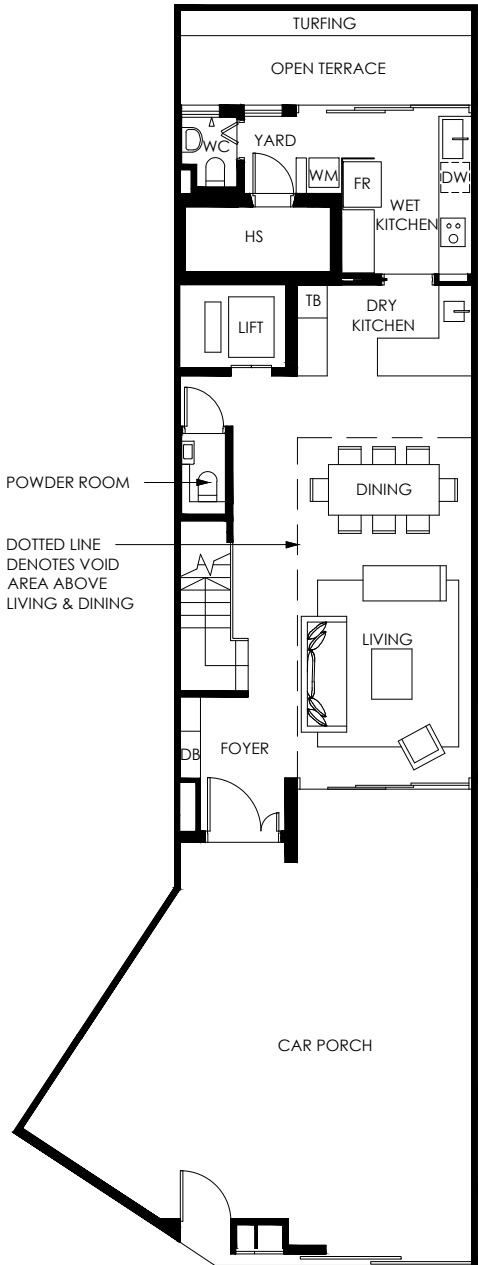


Intermediate Terrace - Type B (House No. 58 Pollen Lane)

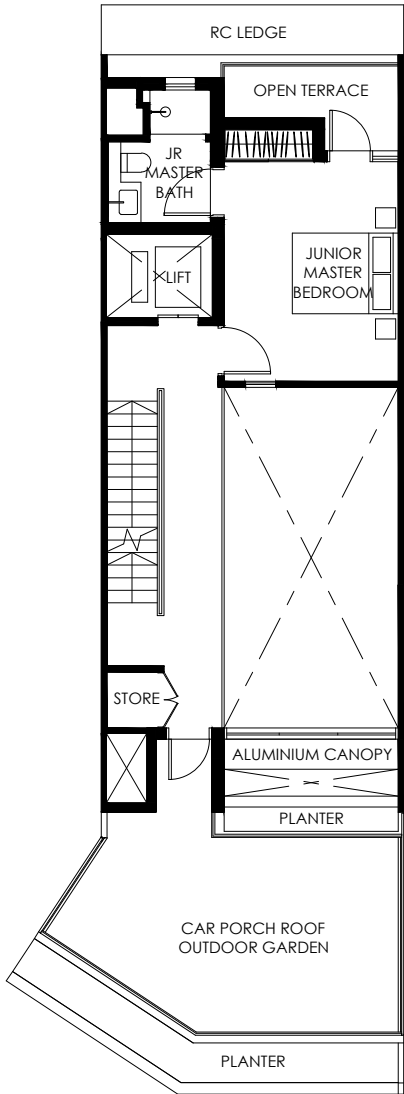
Land Area: 160.9 sq.m.

Estimated Floor Area: 419.9 sq.m.

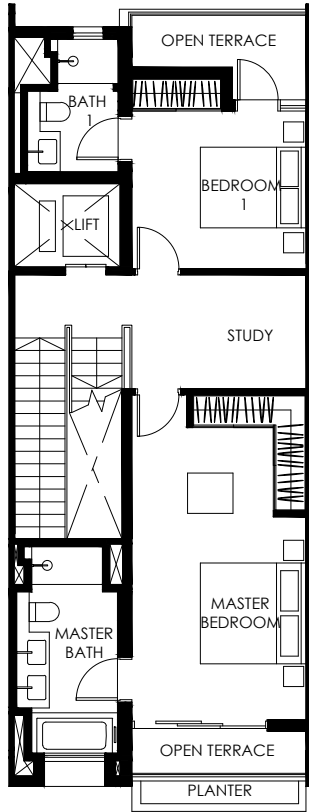
Inclusive of car porch, car porch roof outdoor garden, open terrace, open roof terrace and planter



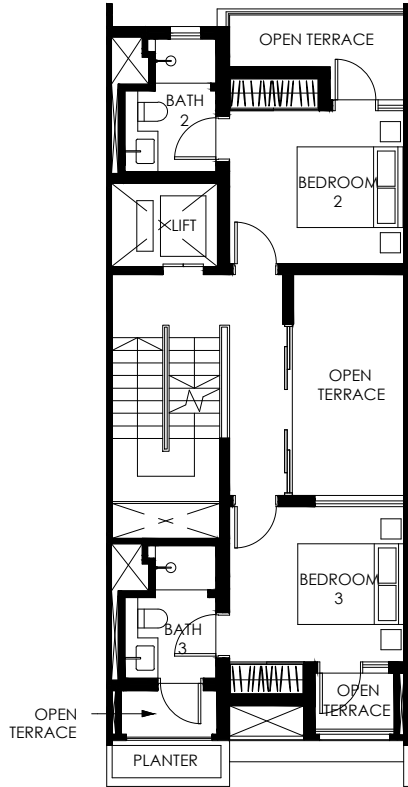
1st Storey



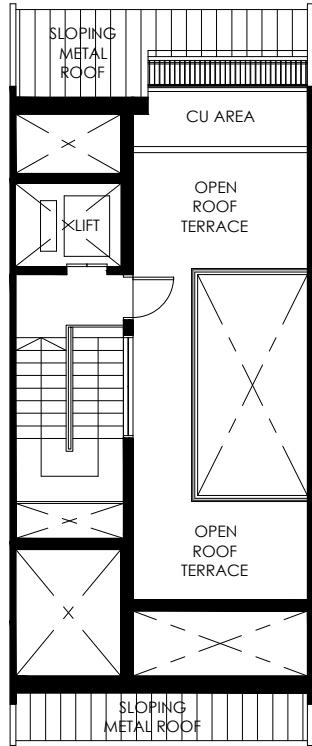
1st Storey Mezzanine



2nd Storey



3rd Storey



Attic

0

1

5

10m

VOID

LEGEND: (WHERE APPLICABLE)

HS

: HOUSEHOLD SHELTER

DB

: DISTRIBUTION BOARD

FR

: FRIDGE

WM

: WASHING MACHINE

WC

: WATER CLOSET

TB

: TALL BOY (OVEN & STEAM OVEN)

DW

: DISH WASHER

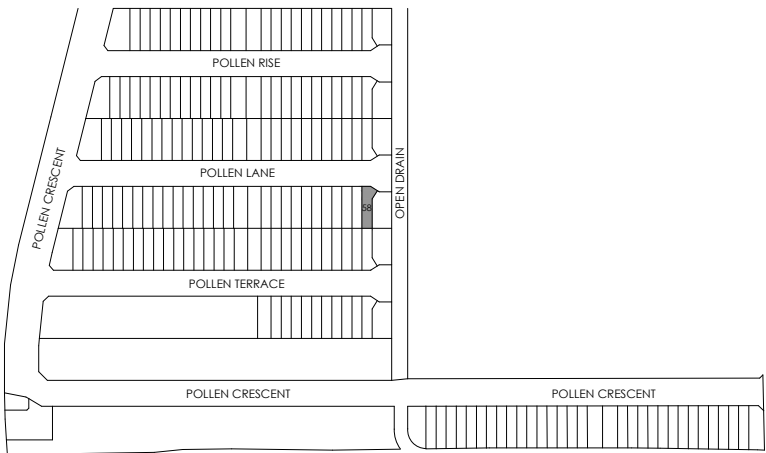
RC

: REINFORCED CONCRETE

CU

: CONDENSING UNIT

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N

KEY PLAN

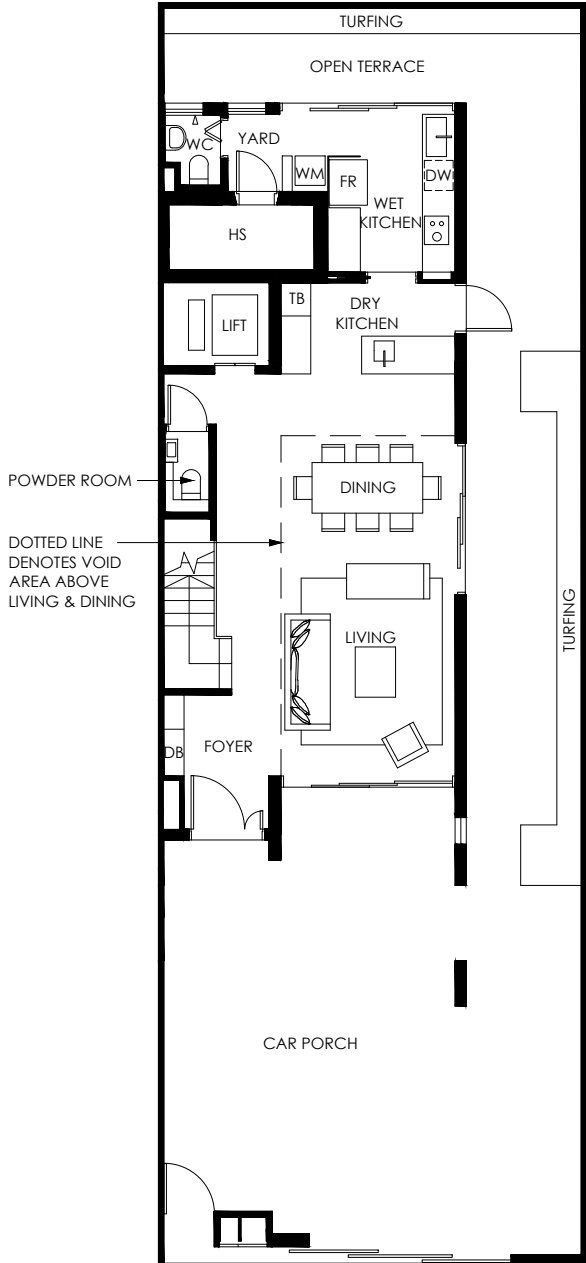
(NOT TO SCALE)

Corner Terrace - Type B1 (House No. 29 Pollen Lane)

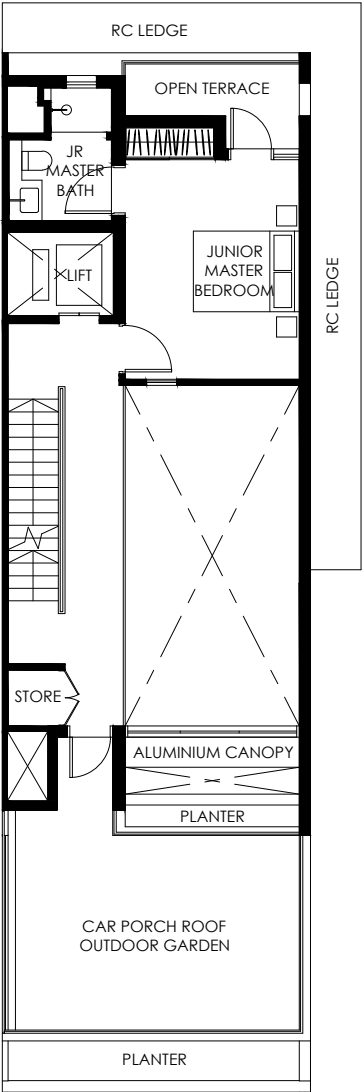
Land Area: 212.5 sq.m.

Estimated Floor Area: 426.6 sq.m.

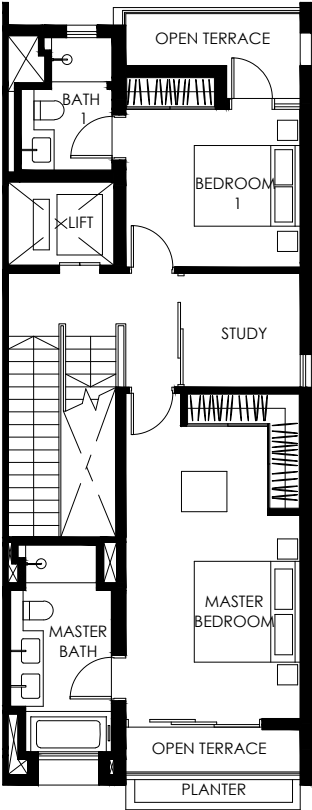
Inclusive of car porch, car porch roof outdoor garden, open terrace, open roof terrace and planter



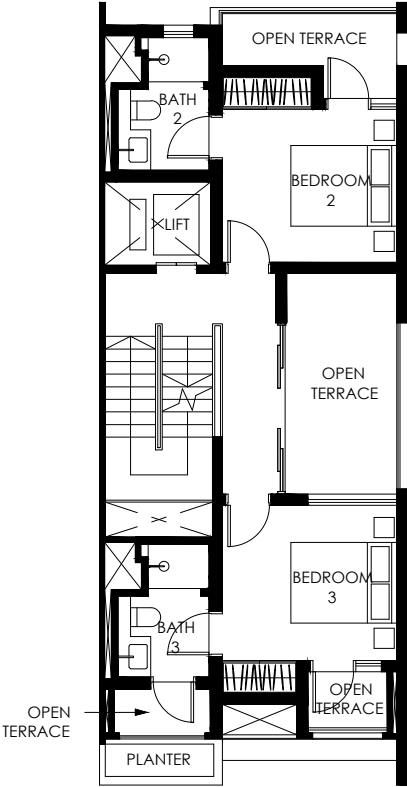
1st Storey



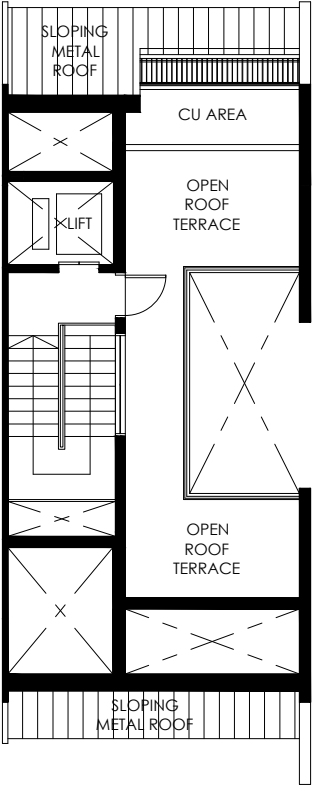
1st Storey Mezzanine



2nd Storey



3rd Storey



Attic

01510m

VOID

LEGEND: (WHERE APPLICABLE)

HS

: HOUSEHOLD SHELTER

DB

: DISTRIBUTION BOARD

FR

: FRIDGE

WM

: WASHING MACHINE

WC

: WATER CLOSET

TB

: TALL BOY (OVEN & STEAM OVEN)

DW

: DISH WASHER

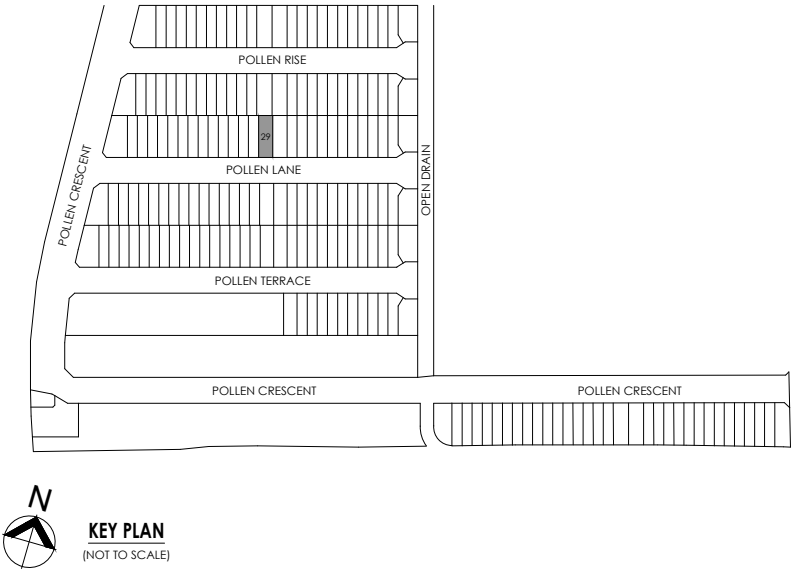
RC

: REINFORCED CONCRETE

CU

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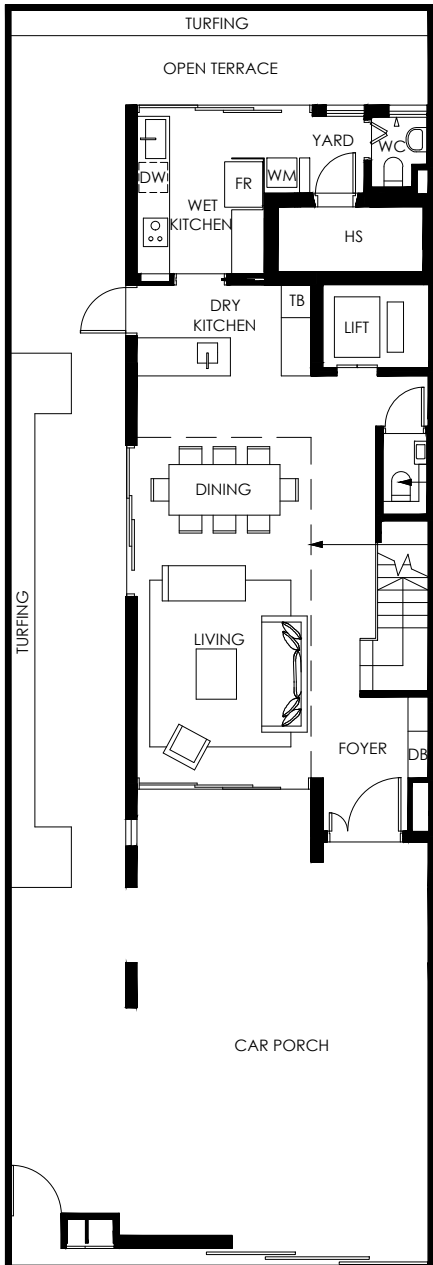


Corner Terrace - Type B1 (House No. 31 Pollen Lane)

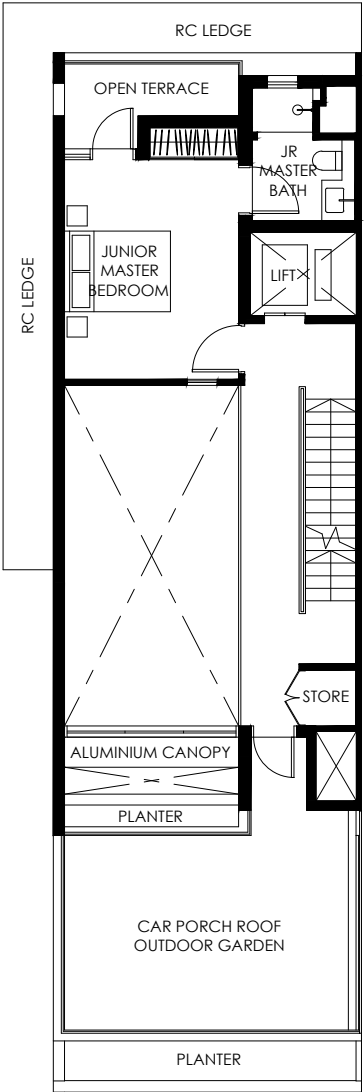
Land Area: 212.5 sq.m.

Estimated Floor Area: 426.6 sq.m.

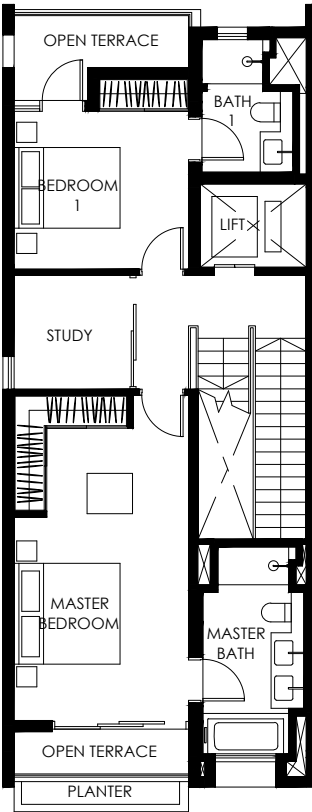
Inclusive of car porch, car porch roof outdoor garden, open terrace, open roof terrace and planter



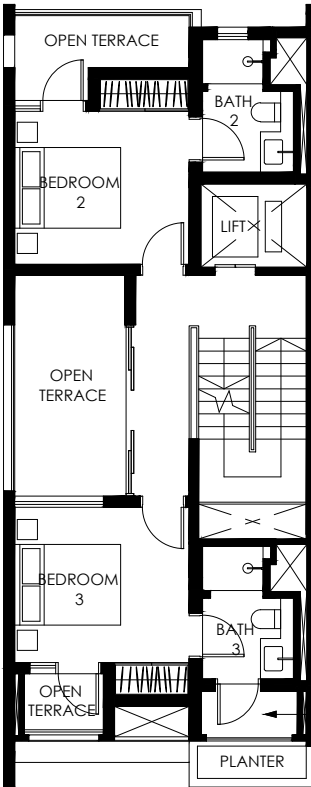
1st Storey



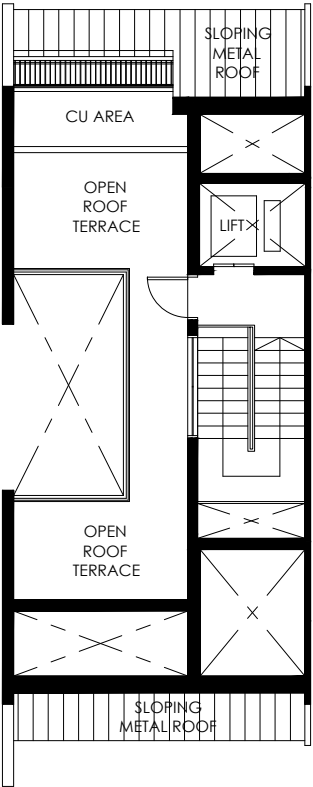
1st Storey Mezzanine



2nd Storey



3rd Storey



Attic

0

1

5

10m

VOID

LEGEND: (WHERE APPLICABLE)

HS

: HOUSEHOLD SHELTER

DB

: DISTRIBUTION BOARD

FR

: FRIDGE

WM

: WASHING MACHINE

WC

: WATER CLOSET

TB

: TALL BOY (OVEN & STEAM OVEN)

DW

: DISH WASHER

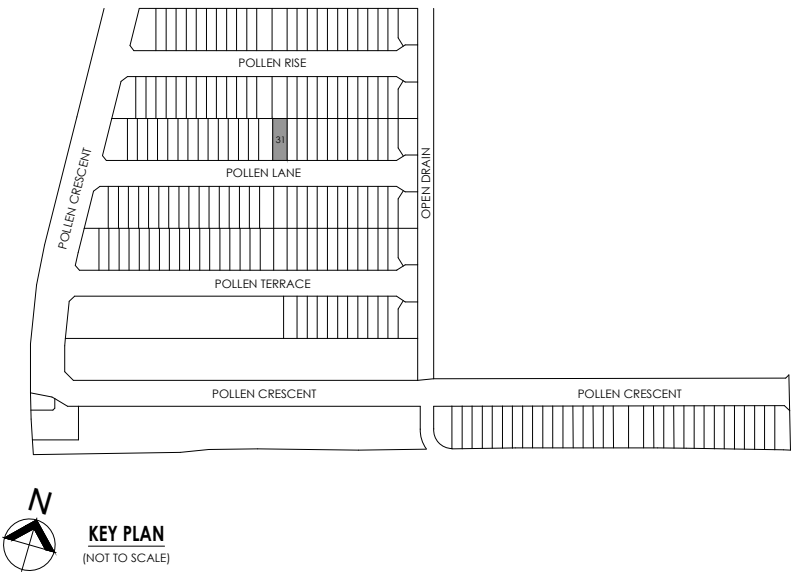
RC

: REINFORCED CONCRETE

CU

: CONDENSING UNIT

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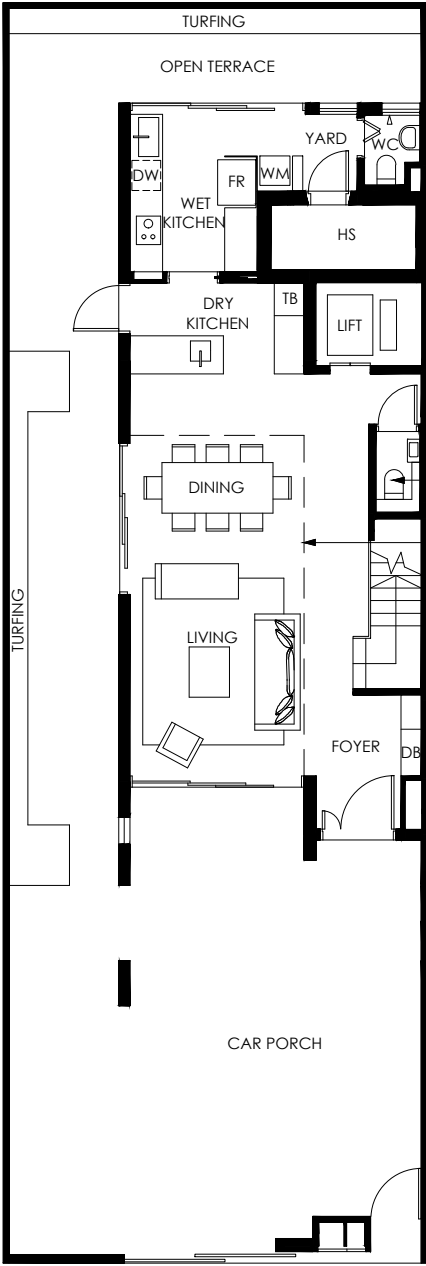


Corner Terrace - Type B1 (House No. 34 Pollen Lane)

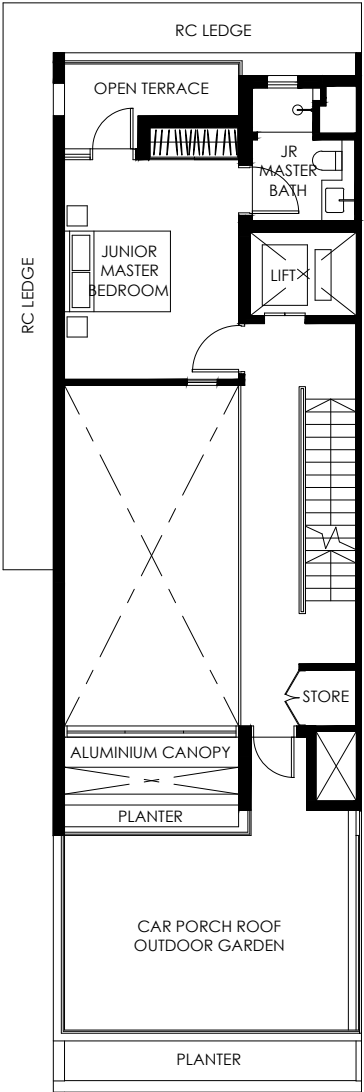
Land Area: 210.0 sq.m.

Estimated Floor Area: 426.6 sq.m.

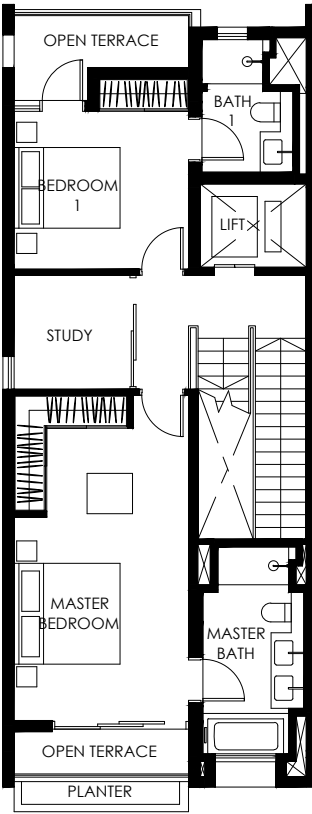
Inclusive of car porch, car porch roof outdoor garden, open terrace, open roof terrace and planter



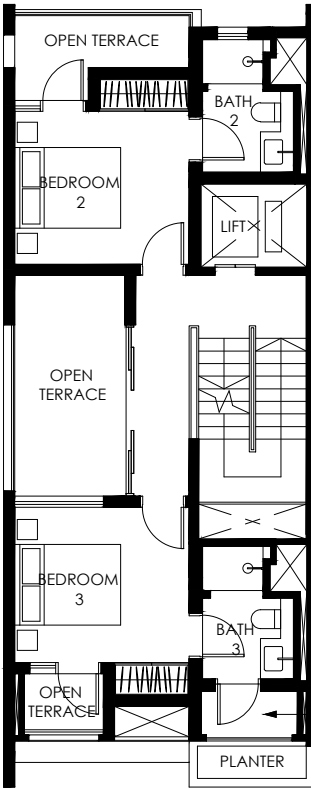
1st Storey



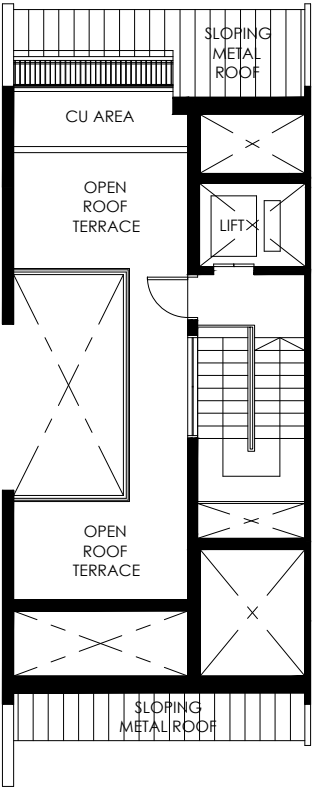
1st Storey Mezzanine



2nd Storey



3rd Storey



Attic

0

1

5

10m

VOID

LEGEND: (WHERE APPLICABLE)

HS

: HOUSEHOLD SHELTER

DB

: DISTRIBUTION BOARD

FR

: FRIDGE

WM

: WASHING MACHINE

WC

: WATER CLOSET

TB

: TALL BOY (OVEN & STEAM OVEN)

DW

: DISH WASHER

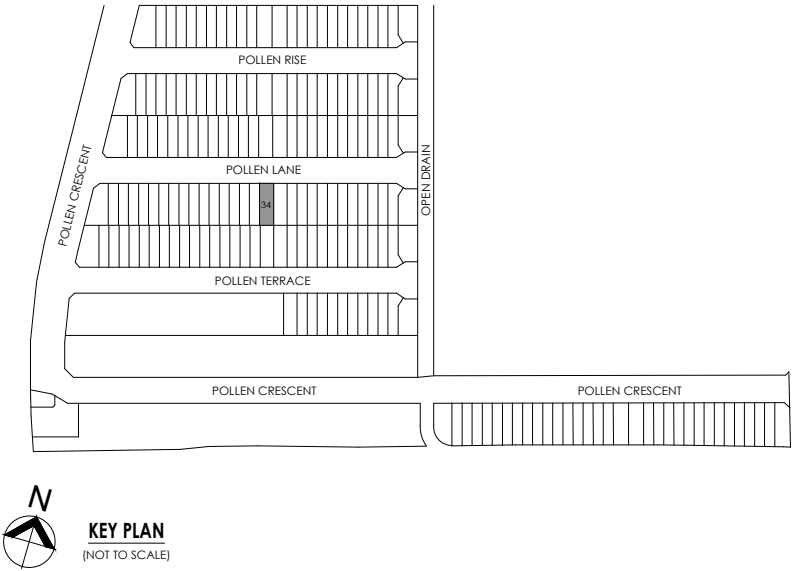
RC

: REINFORCED CONCRETE

CU

: CONDENSING UNIT

The plans are subject to change as may be required or approved by the relevant Authorities. Areas are estimate only and are subject to final survey. Please refer to key plan for orientation.

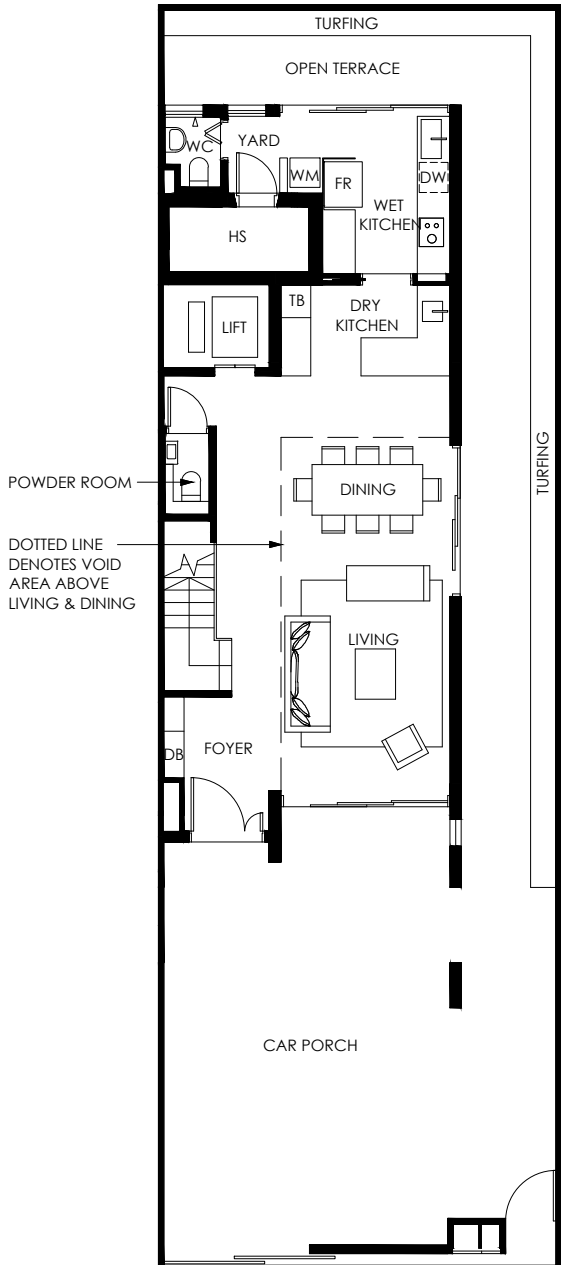


Corner Terrace - Type B2 (House No. 36 Pollen Lane)

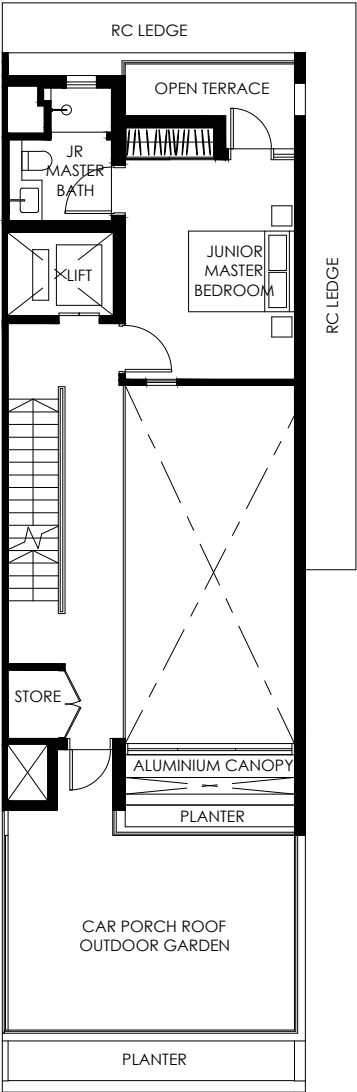
Land Area: 200.0 sq.m.

Estimated Floor Area: 420.1 sq.m.

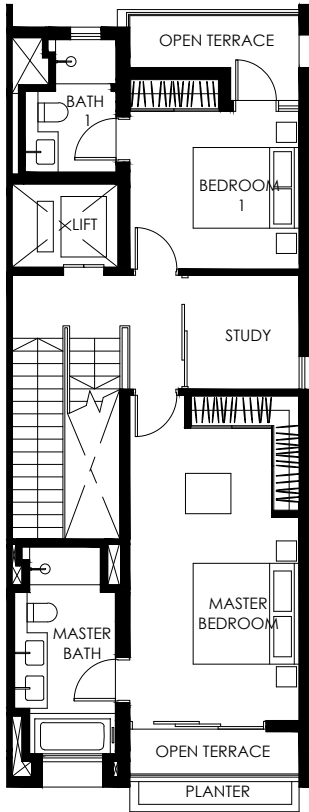
Inclusive of car porch, car porch roof outdoor garden, open terrace, open roof terrace and planter



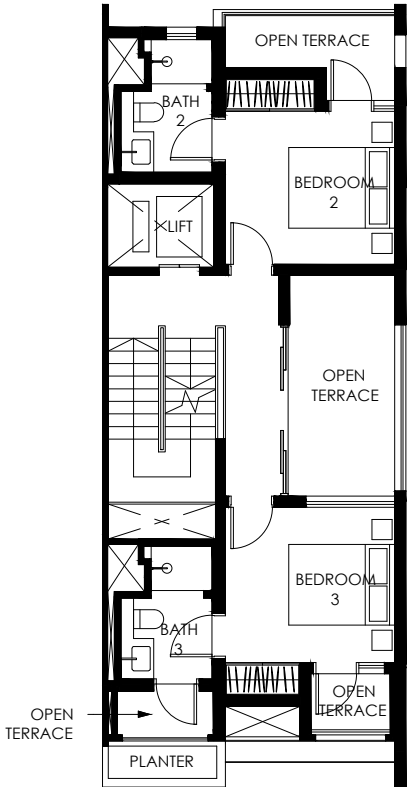
1st Storey



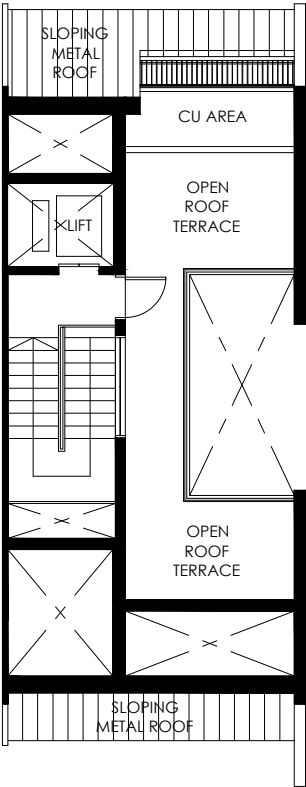
1st Storey Mezzanine



2nd Storey



3rd Storey



Attic

0

1

5

10m

VOID

LEGEND: (WHERE APPLICABLE)

HS

: HOUSEHOLD SHELTER

DB

: DISTRIBUTION BOARD

FR

: FRIDGE

WM

: WASHING MACHINE

WC

: WATER CLOSET

TB

: TALL BOY (OVEN & STEAM OVEN)

DW

: DISH WASHER

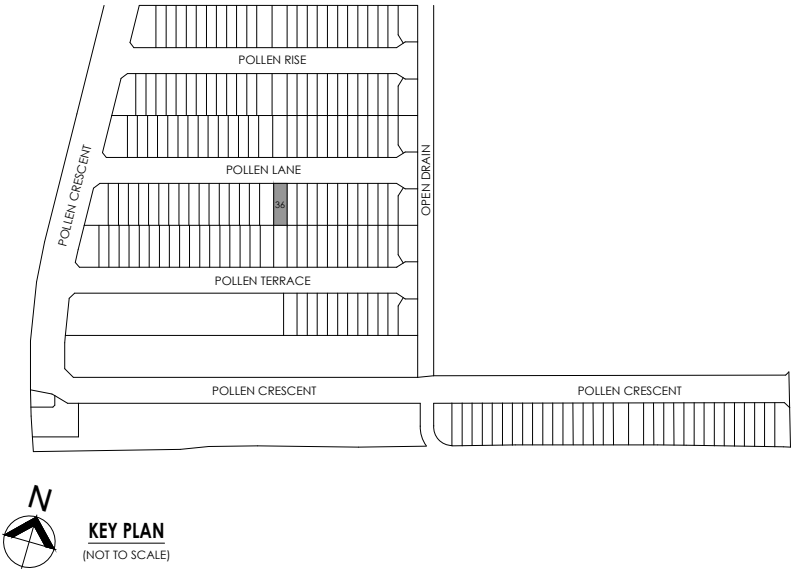
RC

: REINFORCED CONCRETE

CU

: CONDENSING UNIT

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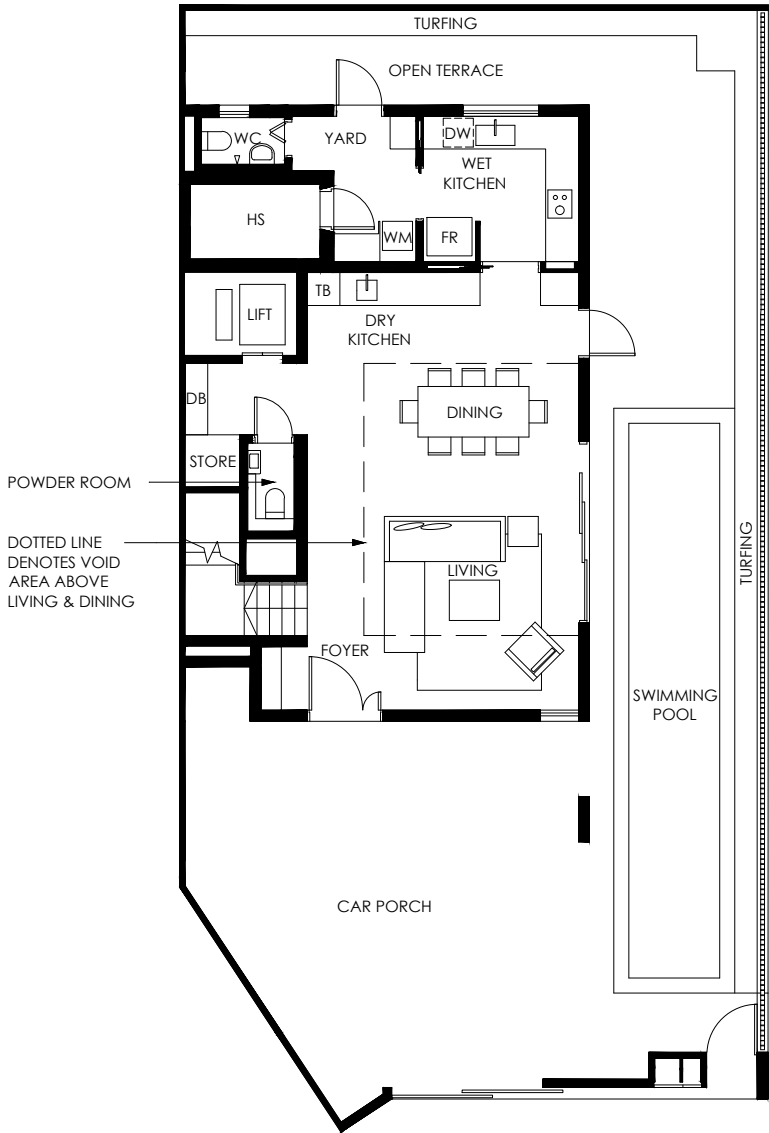


Corner Terrace - Type E2 (House No. 55 Pollen Lane)

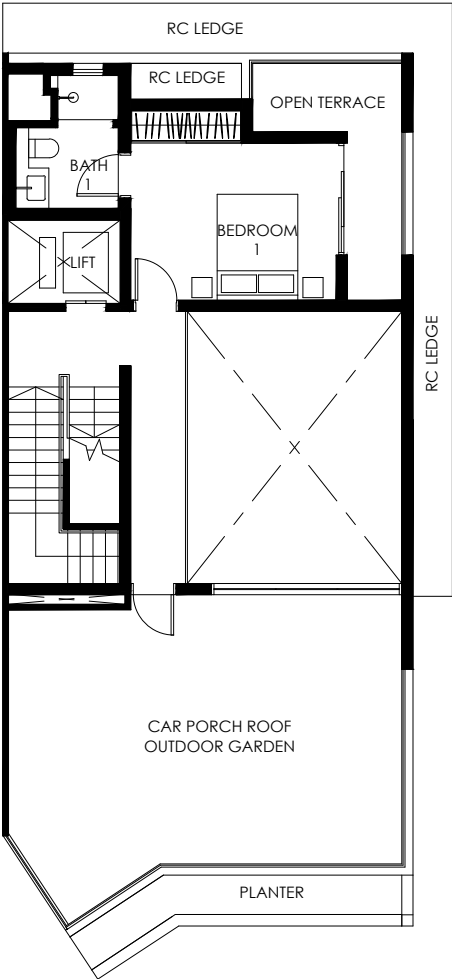
Land Area: 248.3 sq.m.

Estimated Floor Area: 494.1 sq.m.

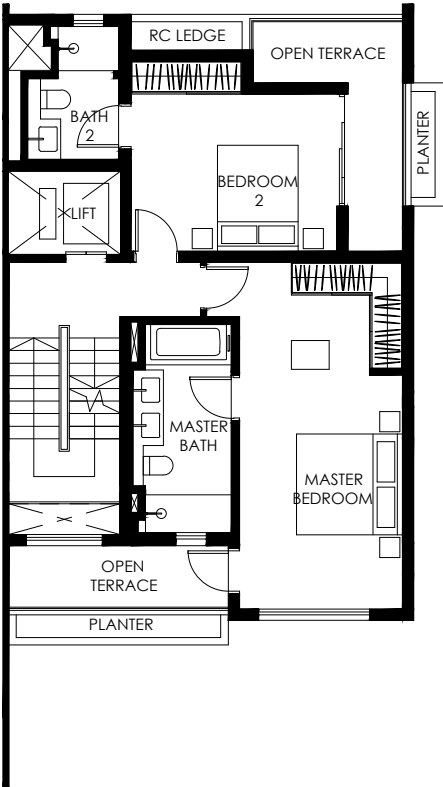
Inclusive of car porch, car porch roof outdoor garden, open terrace, open roof terrace, planter and swimming pool



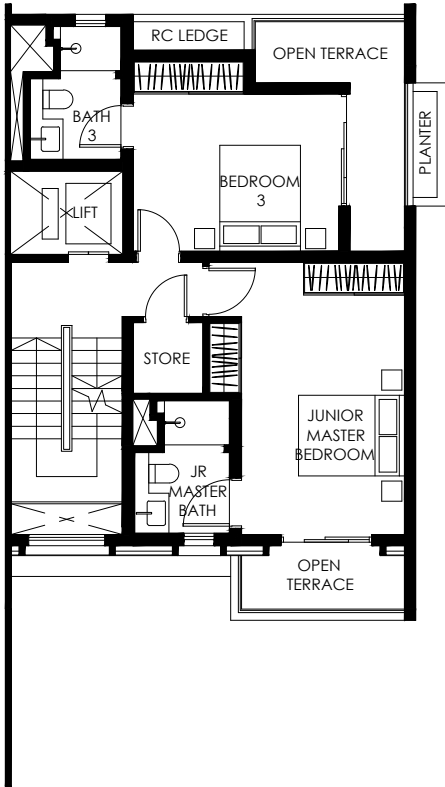
1st Storey



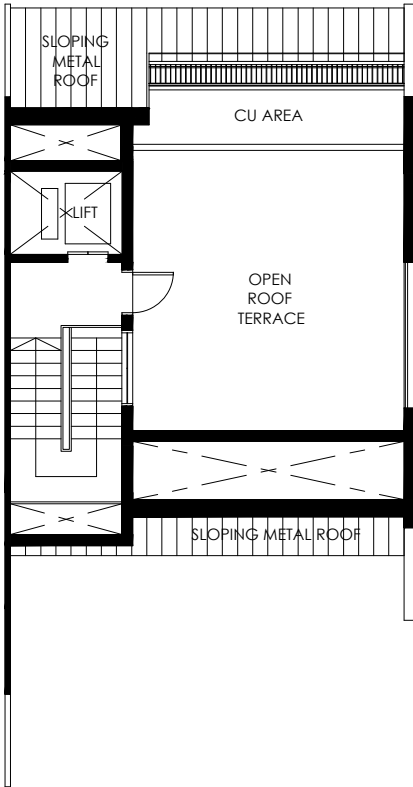
1st Storey Mezzanine



2nd Storey

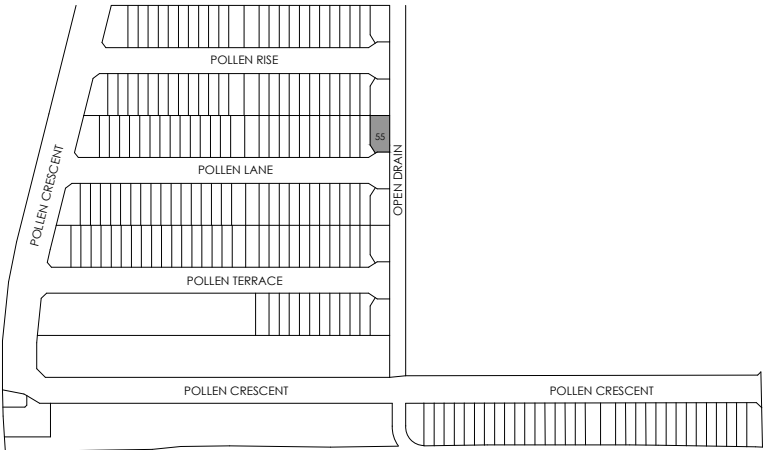


3rd Storey



Attic

- LEGEND: (WHERE APPLICABLE)
- HS : HOUSEHOLD SHELTER
 - DB : DISTRIBUTION BOARD
 - FR : FRIDGE
 - WM : WASHING MACHINE
 - WC : WATER CLOSET
 - TB : TALL BOY (OVEN & STEAM OVEN)
 - DW : DISH WASHER
 - RC : REINFORCED CONCRETE
 - CU : CONDENSING UNIT



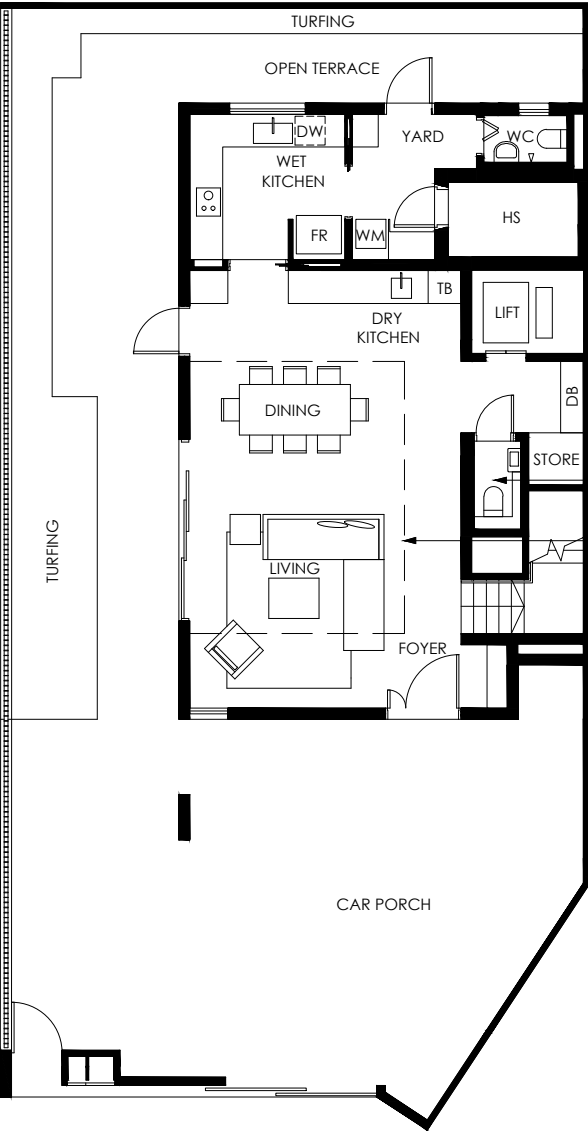
The plans are subject to change as may be required or approved by the relevant Authorities. Areas are estimate only and are subject to final survey. Please refer to key plan for orientation.

Corner Terrace - Type E2 (House No. 60 Pollen Lane)

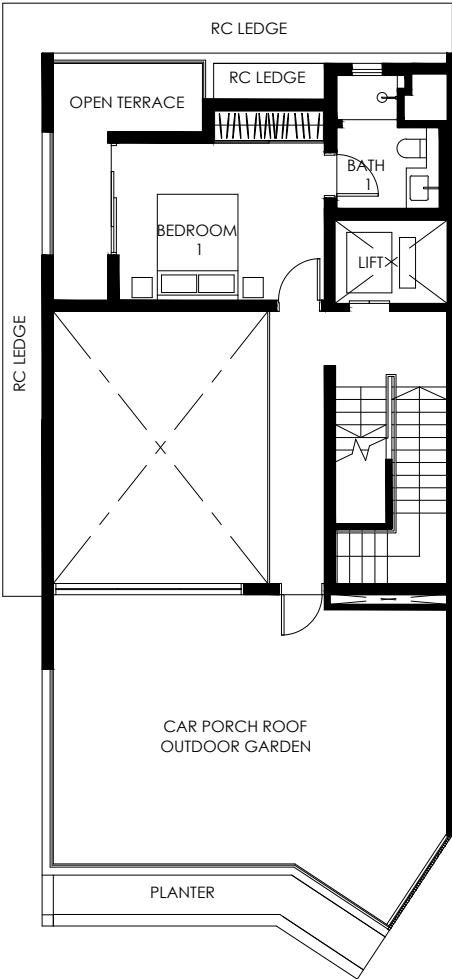
Land Area: 248.2 sq.m.

Estimated Floor Area: 474.3 sq.m.

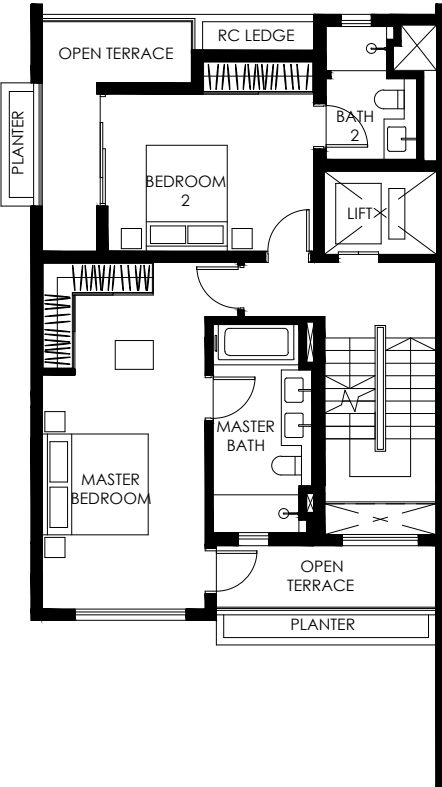
Inclusive of car porch, car porch roof outdoor garden, open terrace, open roof terrace and planter



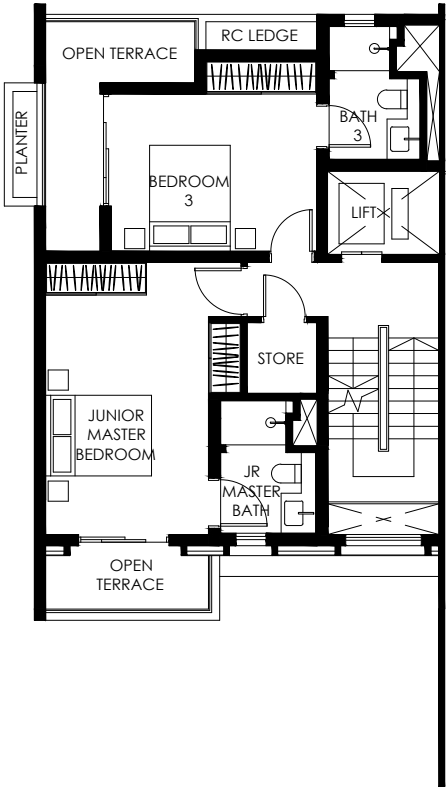
1st Storey



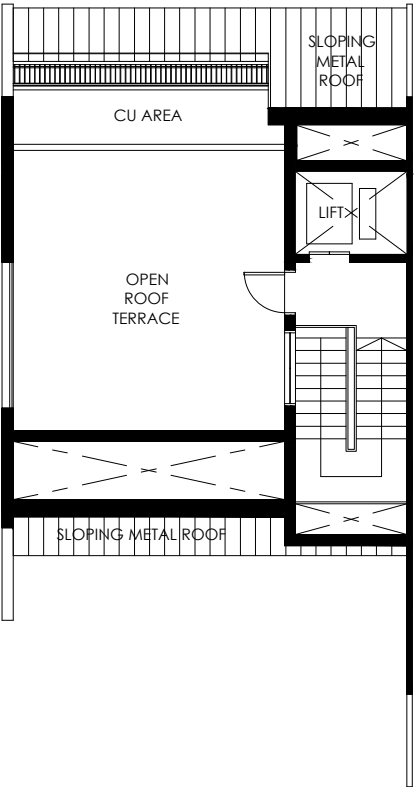
1st Storey Mezzanine



2nd Storey

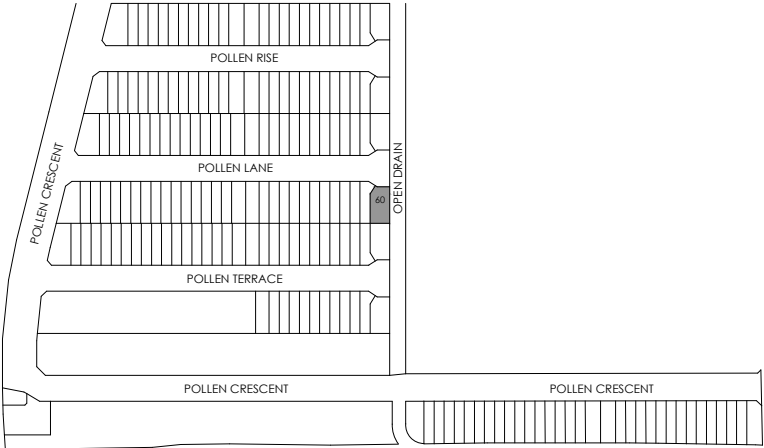


3rd Storey



Attic

- LEGEND: (WHERE APPLICABLE)
- HS : HOUSEHOLD SHELTER
 - DB : DISTRIBUTION BOARD
 - FR : FRIDGE
 - WM : WASHING MACHINE
 - WC : WATER CLOSET
 - TB : TALL BOY (OVEN & STEAM OVEN)
 - DW : DISH WASHER
 - RC : REINFORCED CONCRETE
 - CU : CONDENSING UNIT



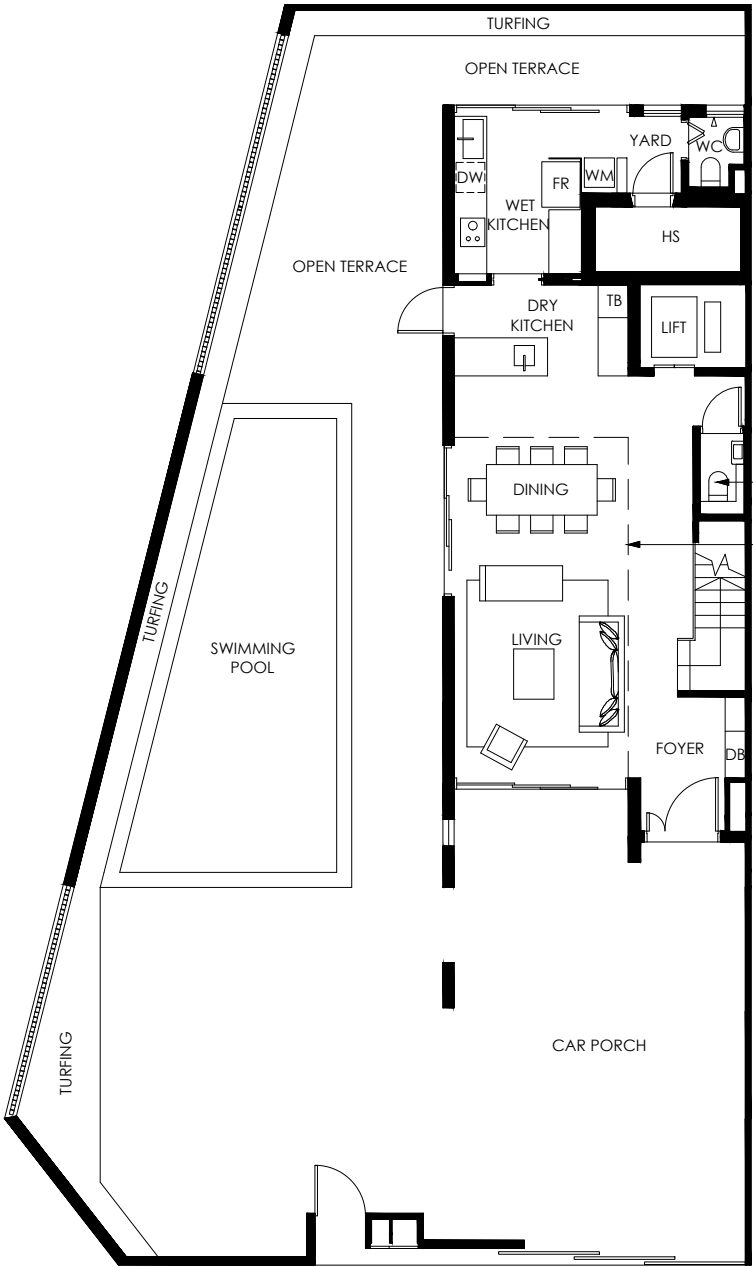
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Corner Terrace - Type B3 (House No. 1 Pollen Lane)

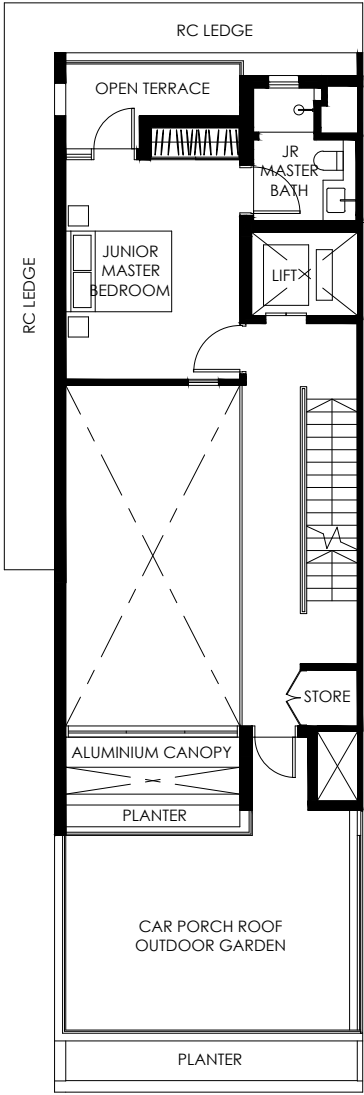
Land Area: 305.4 sq.m.

Estimated Floor Area: 455.3 sq.m.

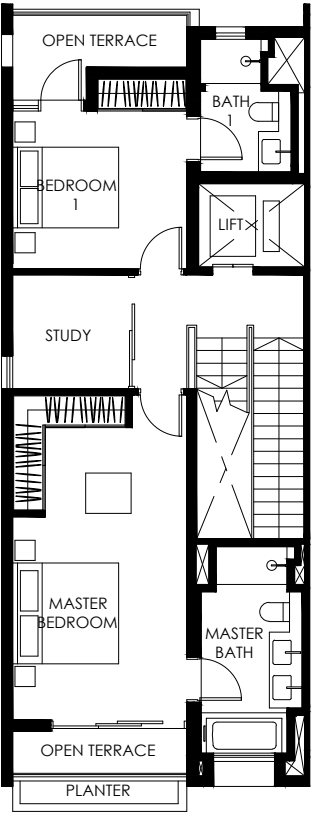
Inclusive of car porch, car porch roof outdoor garden, open terrace, open roof terrace, planter and swimming pool



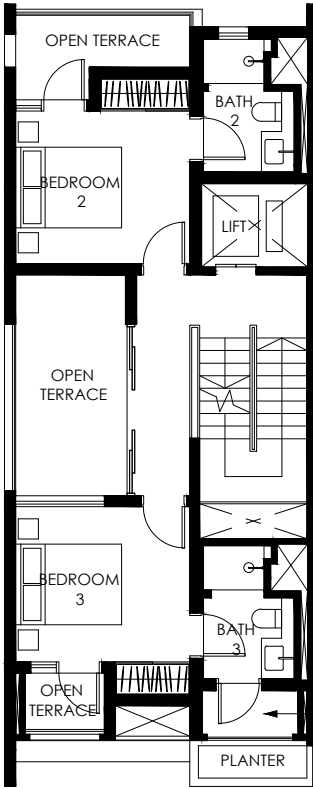
1st Storey



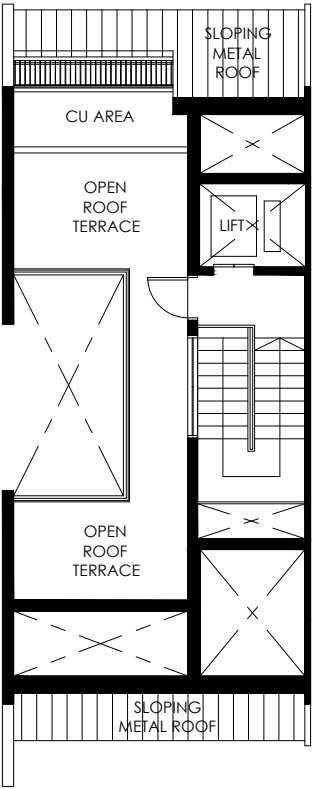
1st Storey Mezzanine



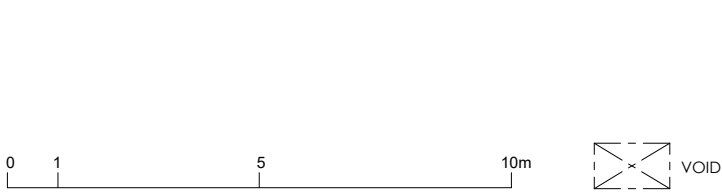
2nd Storey



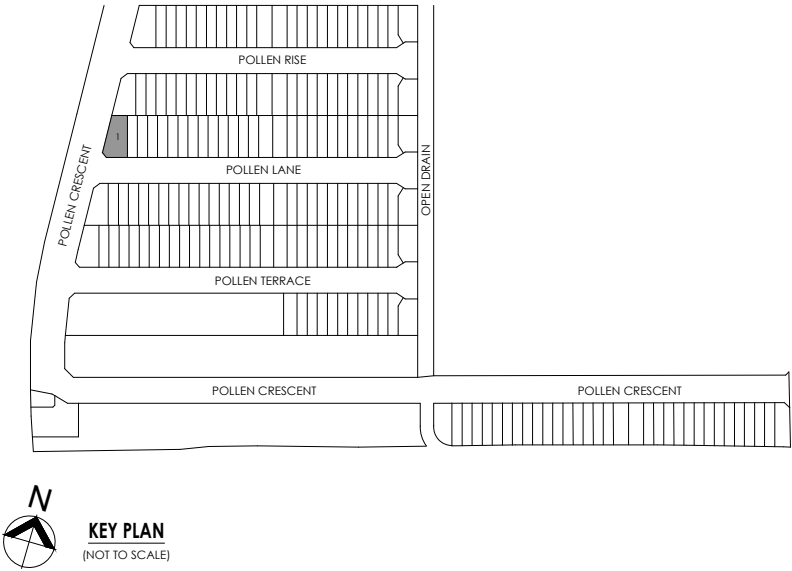
3rd Storey



Attic



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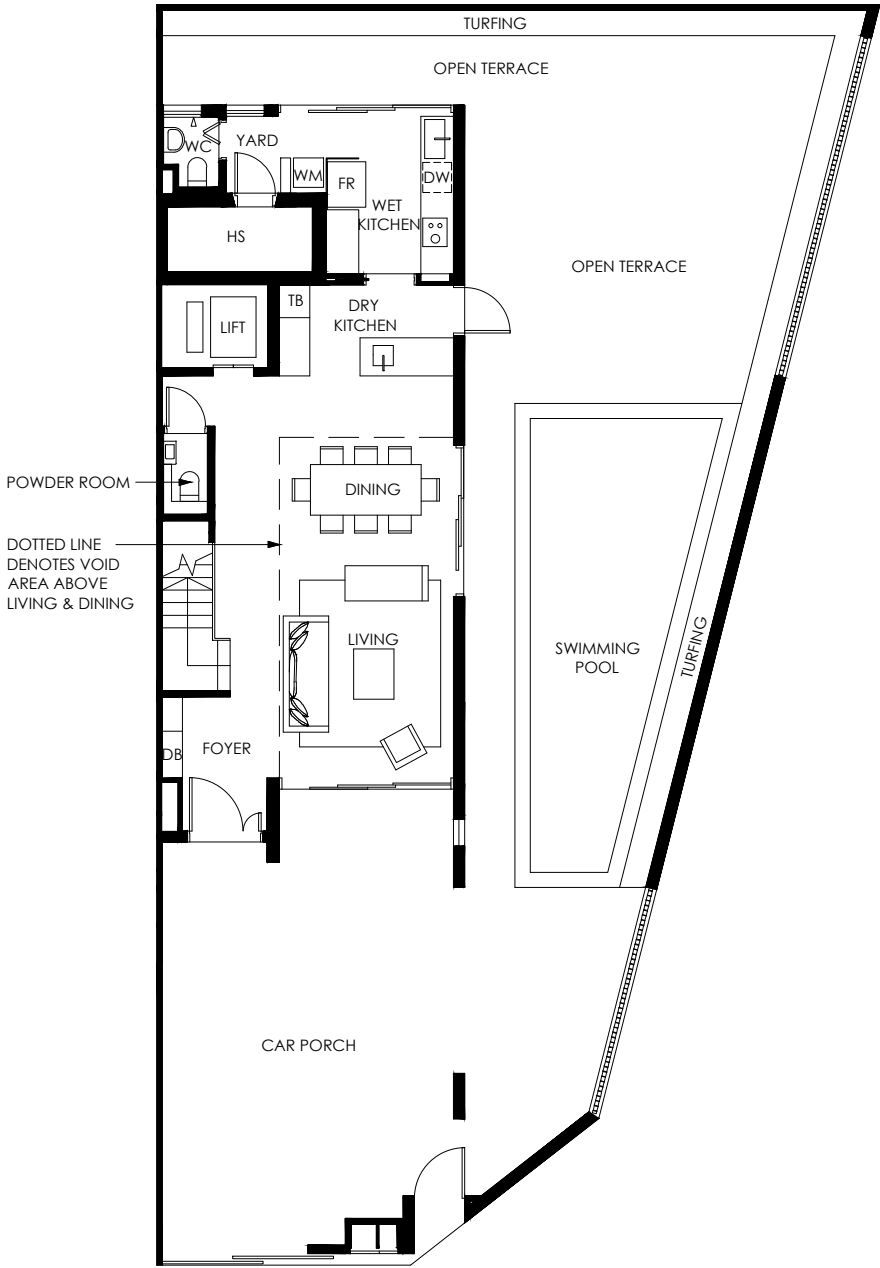


Corner Terrace - Type B3 (House No. 2 Pollen Lane)

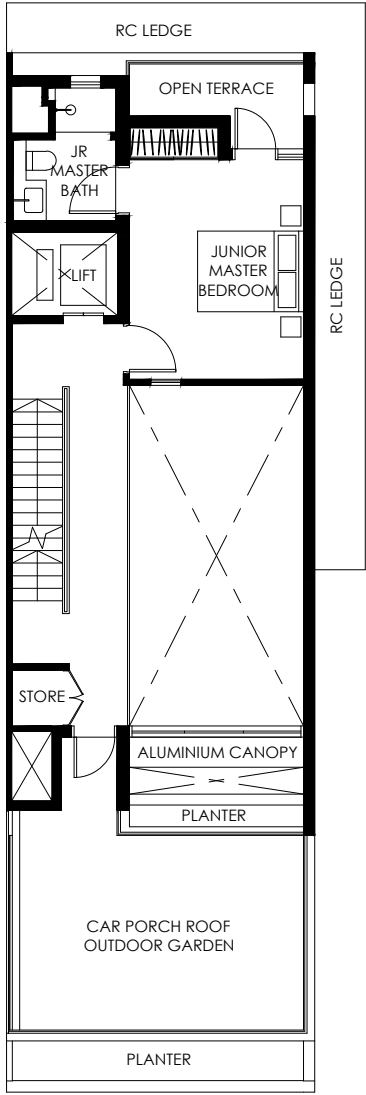
Land Area: 275.5 sq.m.

Estimated Floor Area: 450.9 sq.m.

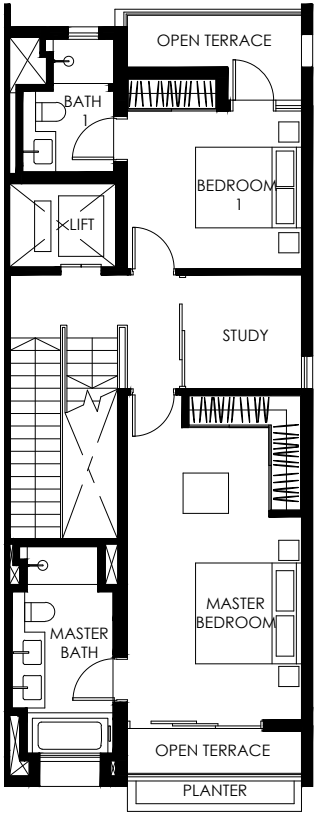
Inclusive of car porch, car porch roof outdoor garden, open terrace, open roof terrace, planter and swimming pool



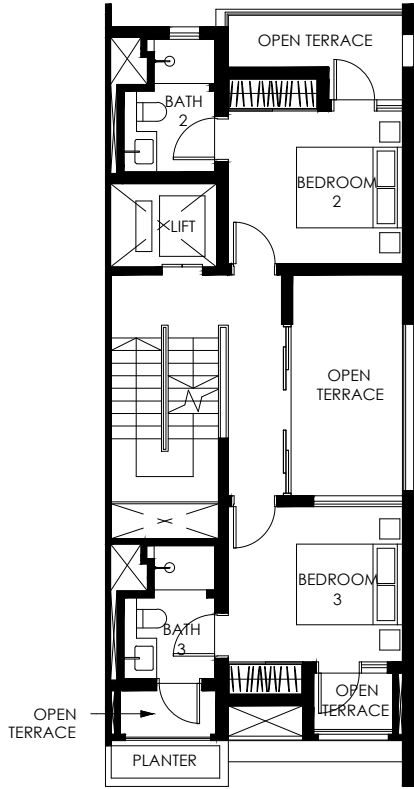
1st Storey



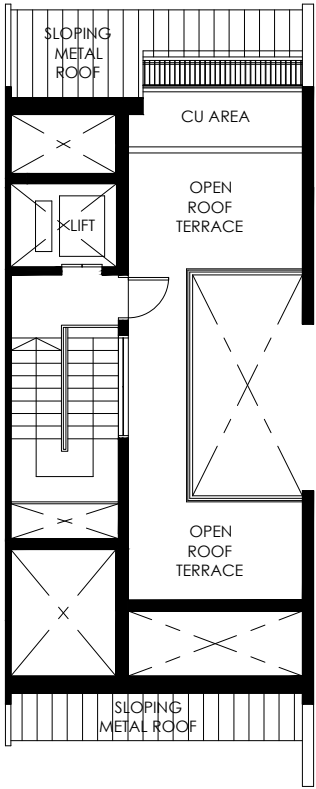
1st Storey Mezzanine



2nd Storey



3rd Storey



Attic

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VOID

LEGEND: (WHERE APPLICABLE)

HS : HOUSEHOLD SHELTER

DB : DISTRIBUTION BOARD

FR : FRIDGE

WM : WASHING MACHINE

WC : WATER CLOSET

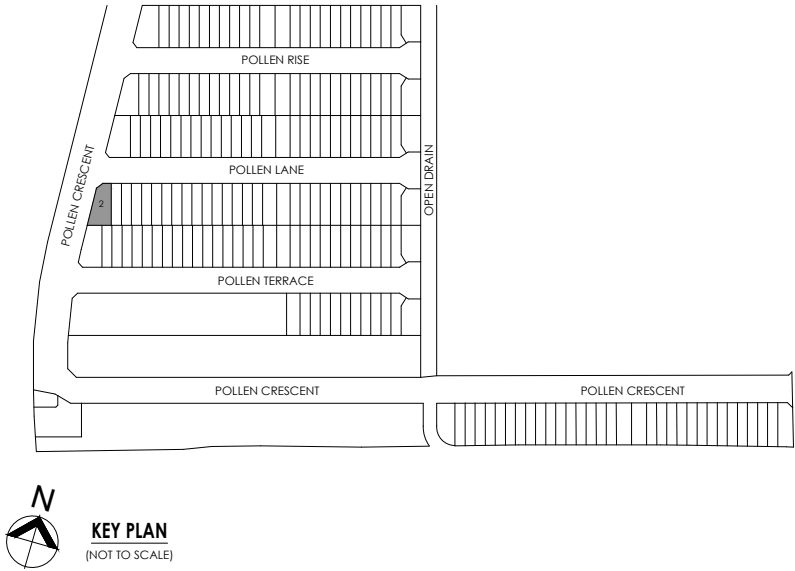
TB : TALL BOY (OVEN & STEAM OVEN)

DW : DISH WASHER

RC : REINFORCED CONCRETE

CU : CONDENSING UNIT

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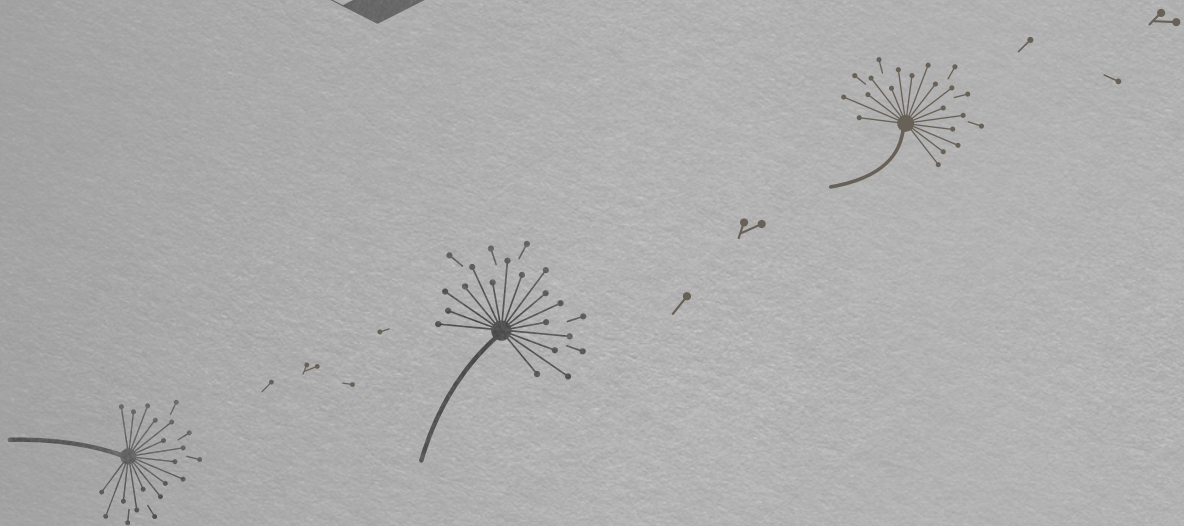


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BUKIT SEMBAWANG
ESTATES LIMITED



Name of Developer: Singapore United Estates (Private) Limited [UEN 195500005N] • Housing Developer's License No.: C1489 • Location of the Project: Lot No. 19096K, 19094T and 19093P (formerly known as Lot No. 18634W PT and 9934W PT) all of Mukim 18, Singapore at Nim Road/Ang Mo Kio Avenue 5 • Tenure of Land: Leasehold estate of 99-years commencing on 3rd April 2025 • Encumbrances on the Land: NIL • Expected Date of Vacant Possession: 30 June 2029 • Expected Date of Legal Completion: 30 June 2032

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