

NEW LAUNCH

POLLEN COLLECTION II

4,500 sq ft of future-ready living.
Yours to own.



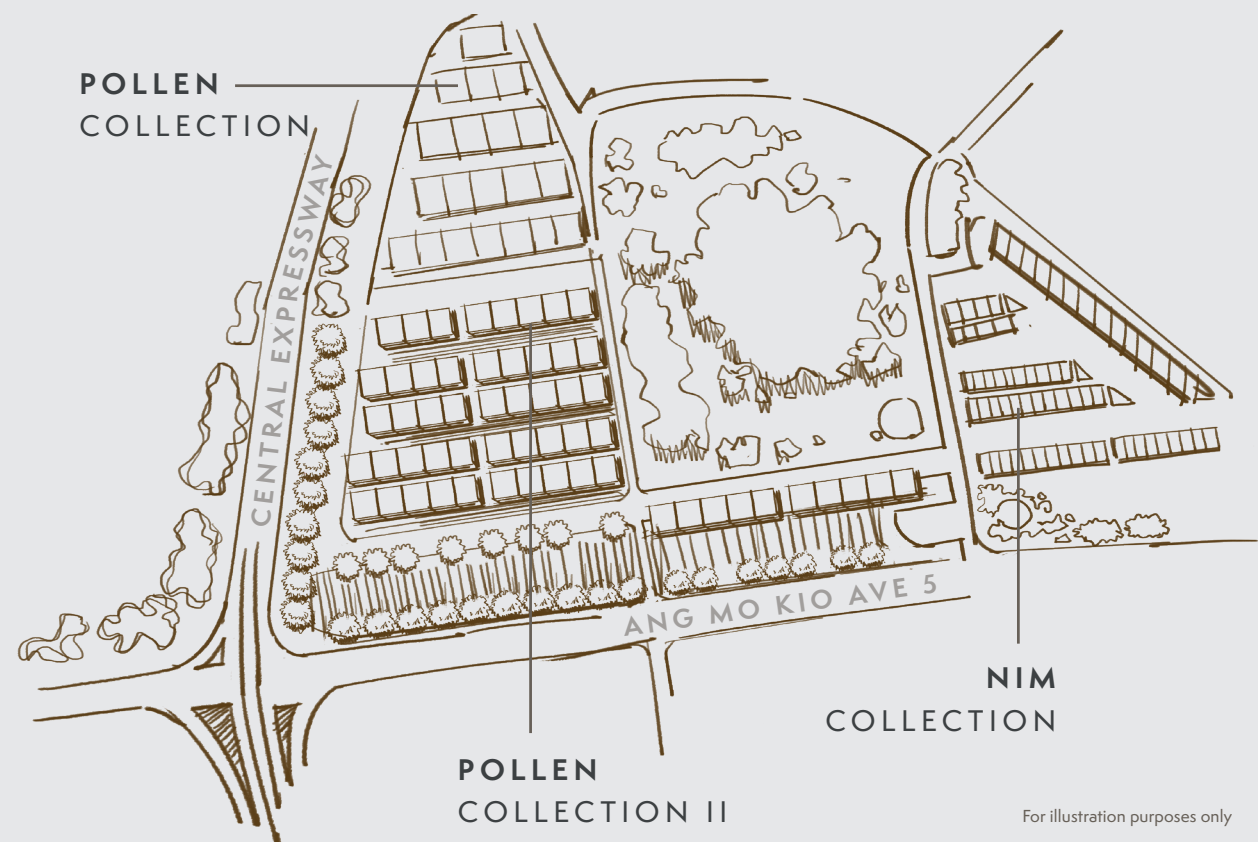
Intermediate terrace
with 5 levels

5 bedrooms with
ensuite + study

1,615 sq ft of land
4,500 sq ft of living space

Optimised with solar energy for
sustainable, future-ready living

A vision for every chapter. A home for every moment.



Each stage of life brings new aspirations, from starting out in a first home, to raising a growing family, and building deeper bonds across generations. Only a few residences are crafted to evolve with you at every turn.

As Singapore’s largest landed estates developer, Bukit Sembawang Estates has crafted more than 4,600 landed homes, each a reflection of what makes a residence truly exceptional. This legacy is carried forward in the master-planned precincts of Nim Collection, Pollen Collection, and now **Pollen Collection II** – where thoughtfulness, functionality, and adaptability define every detail.

Here, iconic architecture and timeless layouts do more than create beautiful homes. They bring together a community of discerning residents, elevating the precinct into a neighbourhood where like-minded families flourish, naturally.



Where foresight meets foundation

Great homes are shaped by foresight, grounded in a deep understanding of how people live, and how they aspire to do so tomorrow.

At **Pollen Collection II**, over 4,500 sq ft of thoughtfully planned space makes room for every chapter. A soaring double-volume ceiling in living and dining areas captures light and timeless elegance.

Five ensuite bedrooms and a study offer privacy and versatility, while outdoor terraces flow seamlessly from indoors, perfect for relaxation, hobbies, or green living. With a private lift connecting all levels, comfort and accessibility are assured for all.

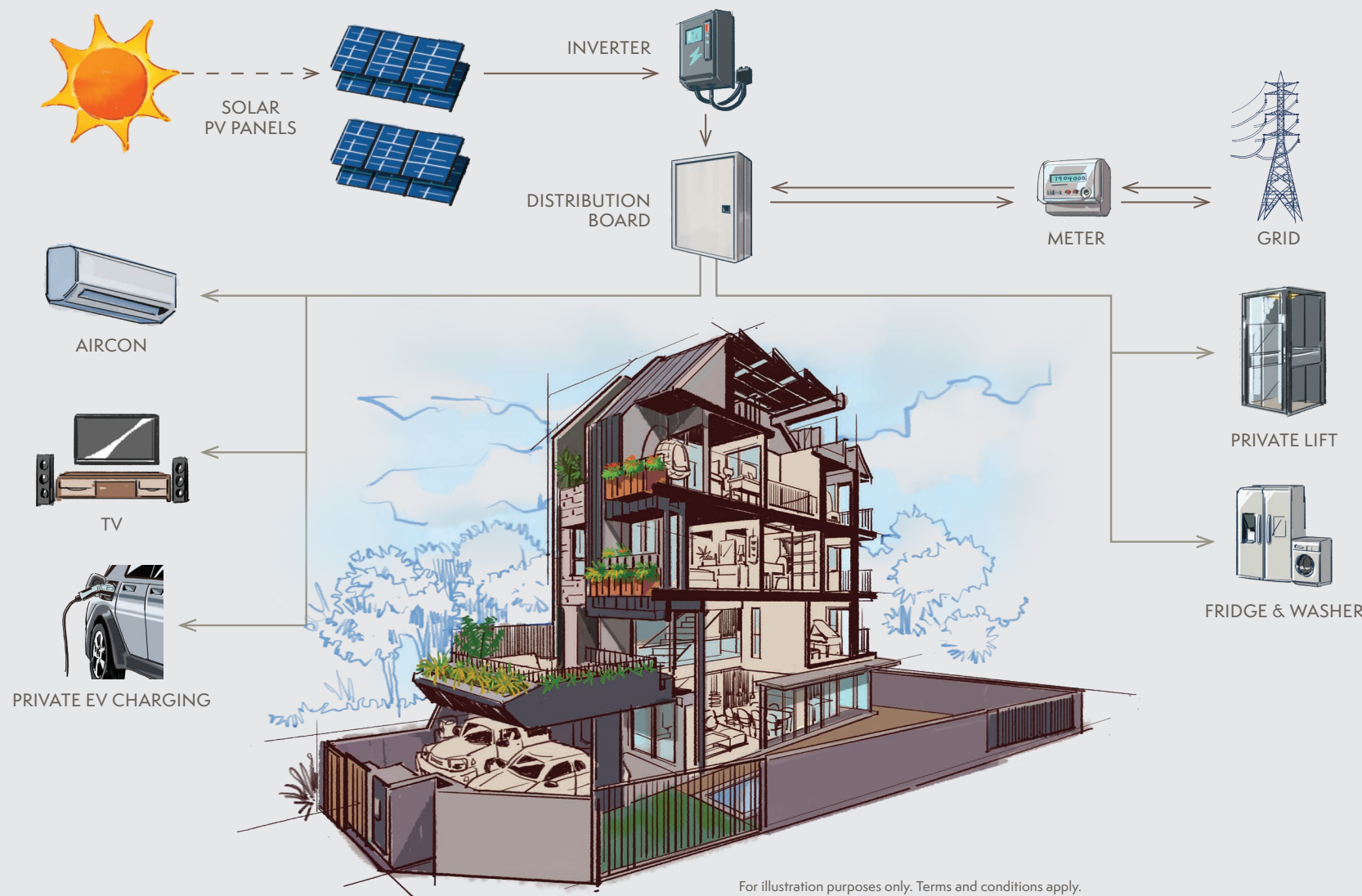
This is more than a place to live. It is a home envisioned to grow with you, and every generation that follows.



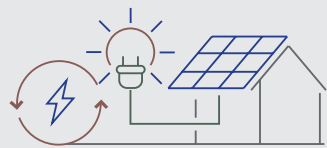
Where every detail looks to the future

Designed with tomorrow in mind, **Pollen Collection II** brings together innovations that make everyday living not only smarter, but gentler on the environment.

Each home is designed for effortless living and yet meant to last meaningfully. Rooftop solar panels power daily essentials, delivering savings that add up over time, while passive cooling and water-efficient features support a way of life that is lighter on resources. Smart home features add another layer of comfort – keeping your home safe, secure, and connected.



Sustainability at the heart of every home



Solar powered

Sustainable living and optimal cost savings with integrated rooftop solar panels



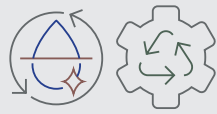
Energy efficient

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 bring in natural light, enhance cross ventilation, and reduce 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



Artist's Impression

DOUBLE-VOLUME CEILING AT LIVING AND DINING AREAS

POLLEN COLLECTION II

Rare by design. Timeless by nature.

With its soaring double-volume ceiling, the living and dining areas are bathed in natural light, creating an airy sense of openness. Spacious yet timeless in design, it is a setting made to welcome gatherings, celebrate milestones, and hold enduring value for generations.



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An open-plan layout from living to dry and wet kitchens creates a versatile space for family activities and memorable gatherings, perfect for everyday moments and hosting with ease.



Artist's Impression

Own a masterpiece by the distinguished W Architects

From the Victoria Theatre and Concert Hall to the Lee Kong Chian Natural History Museum, W Architects has redefined the city's landscape with landmark works of heritage and modernity.

That same vision shapes the master-planned precincts of the Nim Collection, Pollen Collection, and Pollen Collection II. Each home is designed to be striking in its own right, yet harmonious as a whole, creating an estate that stands apart with architectural distinction and enduring prestige.

Inside, spaces are planned to elevate everyday living. Natural light, ventilation, and volumetric spaces come together in interiors that feel bright, airy, and effortlessly liveable, a timeless canvas for life across generations.



Artist's Impression

Live without compromise

The master bedroom offers the flexibility to transform the entire level into a suite for couples – a retreat for rest, rejuvenation, and privacy.



Artist's Impression

OUTDOOR TERRACE FOR AL FRESCO DINING



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Where ideas have room to flourish

Every space is designed with flexibility, each an extension of your lifestyle.

Five ensuite bedrooms offer space, privacy, and adaptability to meet your needs at every stage of life.



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Artist's Impression

Home with nature at your doorstep

Each bedroom opens to its own private outdoor terrace, creating a seamless flow of harmony between indoor comfort and outdoor serenity.



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The outdoor terrace is connected to indoor living, creating an inviting urban farm-to-table lifestyle over shared meals and moments in nature.

All from the comfort of home.



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SIGNATURE FEATURES



1 Five ensuite bedrooms + study

Spacious bedrooms with an extra room for work, ideal for multi-generational living

2 Light-filled, airy interiors

Spacious, naturally lit homes designed for comfort and openness

3 Outdoor terrace

A breezy, multi-use space for urban farming, outdoor hobbies, family-bonding and entertaining



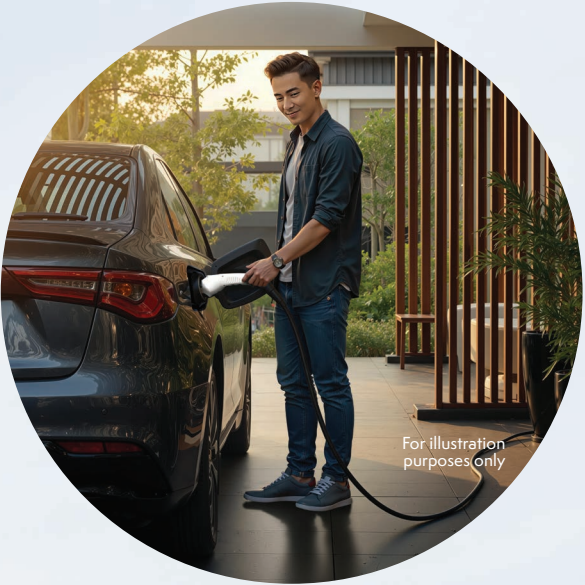
4 Glass-door electric lift

A sleek in-home lift for convenient, age-friendly access across levels



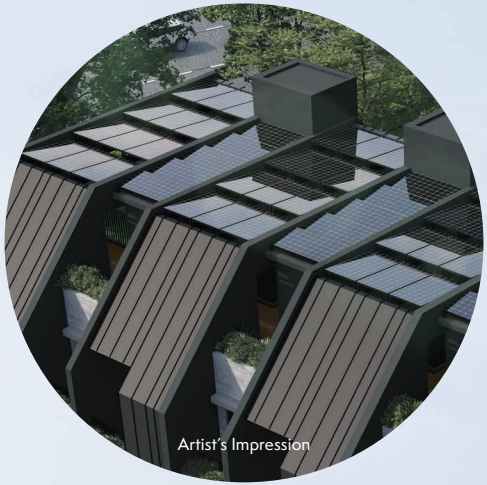
5 EV-ready infrastructure

Fitted with isolator points for future installation of two EV chargers, supporting low-emission, sustainable mobility



Designed for living, built for life

Not just built for today, but for every milestone in life – this is a place that grows alongside you, both in form and adaptability.



6 Optimised solar integration

Solar panels are maximised on the roof to harness solar power, promoting renewable energy sources, cost savings, and sustainable living



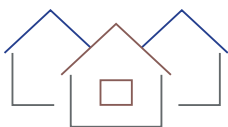
Not just a home. A statement of lasting value.

A landed home is where families find space, exclusivity, and a sense of belonging that lasts for generations. **Pollen Collection II** carries this tradition forward with a thoughtful collection of residences designed for lasting value in a precinct that is ready for tomorrow.



A true rarity

Landed homes make up less than 5% of housing in Singapore



A neighbourhood that feels like home

Low-density estate with a like-minded community, thoughtfully planned for privacy and connection



All the space you'll need

Spacious interiors, outdoor terraces, and a private lift create ideal liveability for every generation



Positioned for tomorrow

Set in a maturing landed enclave with long-term potential, close to surrounding growth hubs at Seletar, Punggol and Bishan



The independence of living landed

Live on your own terms, with the space and flexibility to shape a lifestyle that is distinctly yours



Future-ready features

Solar panels, isolators for EV chargers, and flexibility in reconfiguring spaces for changing lifestyle needs

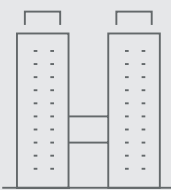


Homes beyond compare

At **Pollen Collection II**, intermediate terrace homes offer an expansive 4,200 to 4,500 sq ft of thoughtfully designed space, with corner terraces that are even larger. Such scale is rarely found in other property types within a comparable price range, and more importantly, you own all 1,615 sq ft of the land itself.

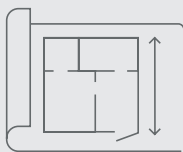
Did you know...?

99-year Leasehold Condominium



District 19
Serangoon Garden/
Hougang/Punggol

Transacted Price
\$4.093M

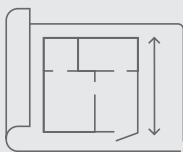


Floor Area
1,550 sq ft



District 20
Ang Mo Kio/
Bishan

Transacted Price
\$5.05M

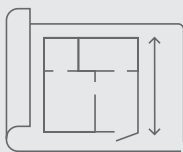


Floor Area
2,098 sq ft



District 28
Seletar
Pollen Collection

Transacted Price
\$3.96M



Floor Area
4,100 sq ft

Source: www.ur.gov.sg | Transaction Date: Mar 2025 – Nov 2025

The best investment in life begins at home

At **Pollen Collection II**, a home is more than a place to live, it is a coveted asset of lasting value. With land ownership, you enjoy more freedom to reconfigure and redesign the space within your home, as compared to strata titled properties. Conventional landed homes like Pollen Collection II remain the most exclusive type of property which symbolise stability and wealth preservation.

Buying Considerations	New 5-Bedroom 99-year Leasehold Condominium	Intermediate Terrace House at Pollen Collection II
Floor Area	Approx. 1,600 sq ft on single level	4,200–4,500 sq ft across 4–5 levels
5 Ensuite Bedrooms	No	Yes
Private Land with Land Title Ownership	No	Yes
Private Car Porch	No	Yes
Private EV Charging 	No	Yes
Private Lift	Some	Yes
Private Rooftop Solar Panels 	No	Yes
Fixed Monthly Maintenance Fee	Yes	No

Here, there, go everywhere

Life in Seletar Hills moves at a gentler pace – a quiet enclave that is always close to what matters. Schools, malls, healthcare, parks, and cafés are just minutes away, while expressways and MRT lines connect you seamlessly to the city and the nearby business hubs of Seletar Aerospace Park, Punggol Digital District, and the upcoming Bishan Sub-Regional Centre. Proximity to work and play – you’ll get to enjoy both here.



Tavistock MRT[^]
Ang Mo Kio MRT
Hougang MRT

5-min drive
10-min drive
10-min drive



Major Expressway

Central Expressway (CTE)
Seletar Expressway (SLE)
Tampines Expressway (TPE)
North-South Corridor (NSC)[^]

5-min drive
7-min drive
8-min drive
10-min drive

[^]Under construction.

*Map not drawn to scale. | Drive times are approximate and may vary depending on traffic conditions.

Singapore’s best kept secret. Seletar Hills. If you know, you know.



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Shop, dine, unwind

Greenwich V, The Seletar Mall and AMK hub bring retail, dining, and daily essentials within easy reach.



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A family-friendly enclave

From whimsical play at the Aeroplane Playground to al fresco brunches at Wheeler’s Estate, Wildseed Café, and heritage strolls through The Oval – Seletar is alive with experiences that bring families together.

Close to nature’s heart

Hampstead Wetland Park, Nim Meadow Park, and the Ang Mo Kio Linear Park Connector offer fresh air, green views, and space to unwind, so every day feels healthier and closer to nature.



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Where aviation takes flight

A world-class aviation hub, Seletar Aerospace Park places the district on the global stage, housing international industry leaders alongside exciting dining and lifestyle establishments.



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Education at your doorstep

7-min drive
to Greenwich V



7-min drive
to Rosyth School



For illustration purposes only

10-min drive
to Nanyang Polytechnic

11-min drive
to AMK Hub



12-min drive to
Sengkang General Hospital



18-min drive to Punggol
Digital District

With reputable schools such as Rosyth School and Nanyang Polytechnic nearby, every stage of your child’s learning journey is academically supported.



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A city within a city

The upcoming Bishan Sub-Regional Centre is set to be the next urban heart of the North-East, enhancing connectivity while introducing new retail, work, and lifestyle opportunities.



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Singapore’s digital frontier

Punggol Digital District brings together business, technology, and education in one integrated cluster – the neighbourhood just became light years ahead.

Peace of mind that is close to home

Sengkang General Hospital and nearby clinics provide accessible, quality healthcare – ensuring that the wellbeing of the whole family is always within reach.



For illustration purposes only

Drive times are approximate and may vary depending on traffic conditions.

Coveted. Prestigious. Timeless.

A truly great home is more than just walls and spaces, it is a masterpiece of thoughtful and timeless design. Every detail is considered to enrich daily living, creating an environment that nourishes, inspires, and transforms.

Such homes remain fresh and relevant across generations, evolving gracefully as lifestyles change. They provide space for growth, flexibility for reconfiguration, and foresight for future-ready living, from sustainable features to adaptable layouts.

Pollen Collection II embodies these very qualities. With enduring aesthetics, intelligent functionality, and a vision for sustainability, each residence is designed not just for today, but for generations ahead – ensuring comfort, liveability, and value that lasts for every phase of life.



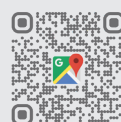
Artist's Impression

A NEW VISION FOR LANDED LIVING



BUKIT SEMBAWANG
ESTATES LIMITED

Visit our website or call **8800 0333**
to book an exclusive viewing appointment now.



Visit
BSEL Landed Homes Flagship Gallery
at Ang Mo Kio Ave 5



Visit
pollencollection2.sg

Name of Developers: 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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