

POLLEN
COLLECTION II



A new vision
for landed living

Rare by design.
Timeless by nature.

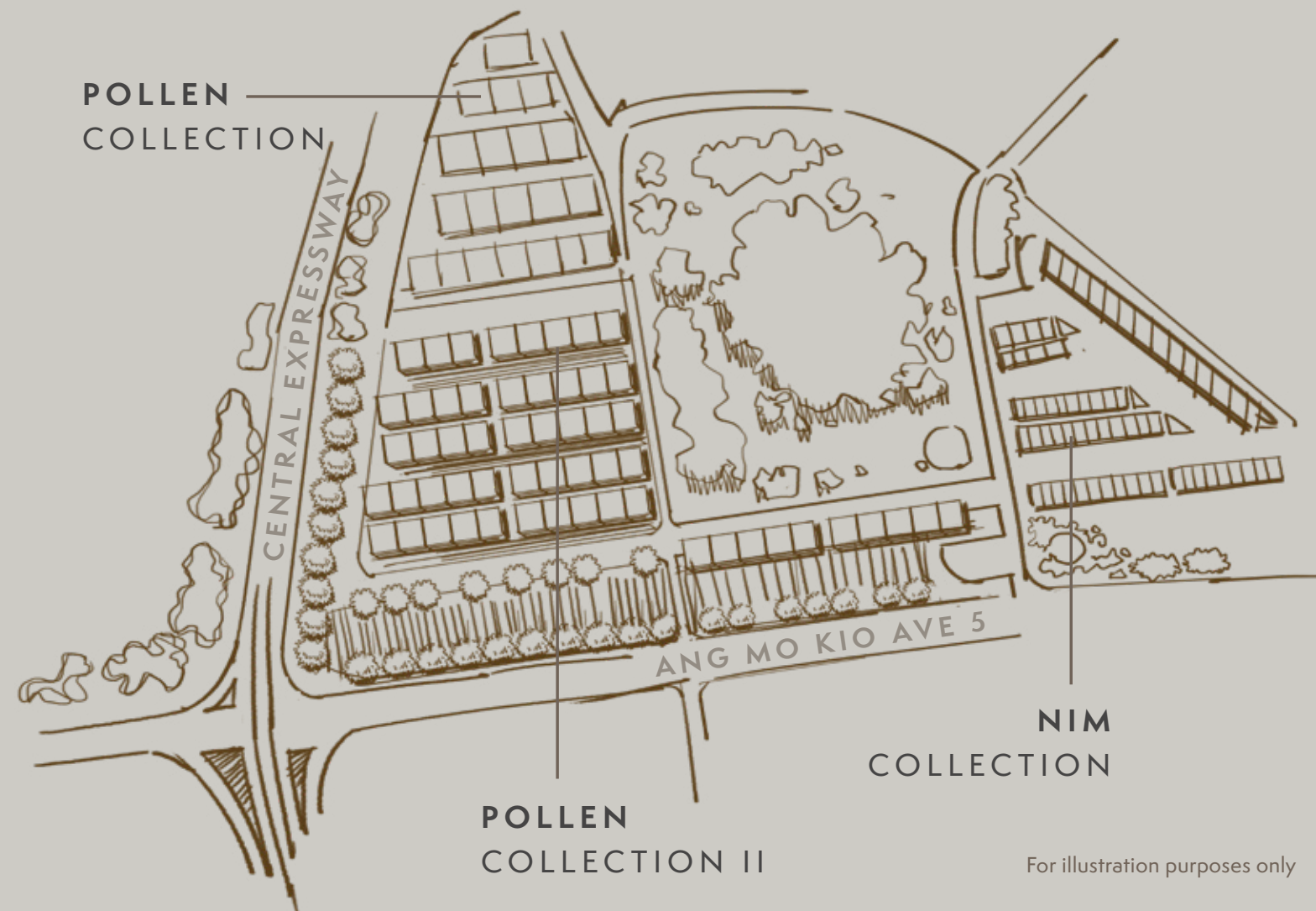




vision

Within the quiet charm of the Seletar Hills landed enclave, a new chapter takes shape. Where every home is guided by foresight, designed with care, and built to grow with you, with purpose in every detail.

A visionary master-planned precinct



Welcome to **Pollen Collection II**, an exclusive landed precinct by Bukit Sembawang Estates, tucked away in the sought-after Seletar Hills landed enclave.

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.



BUKIT SEMBAWANG
ESTATES LIMITED



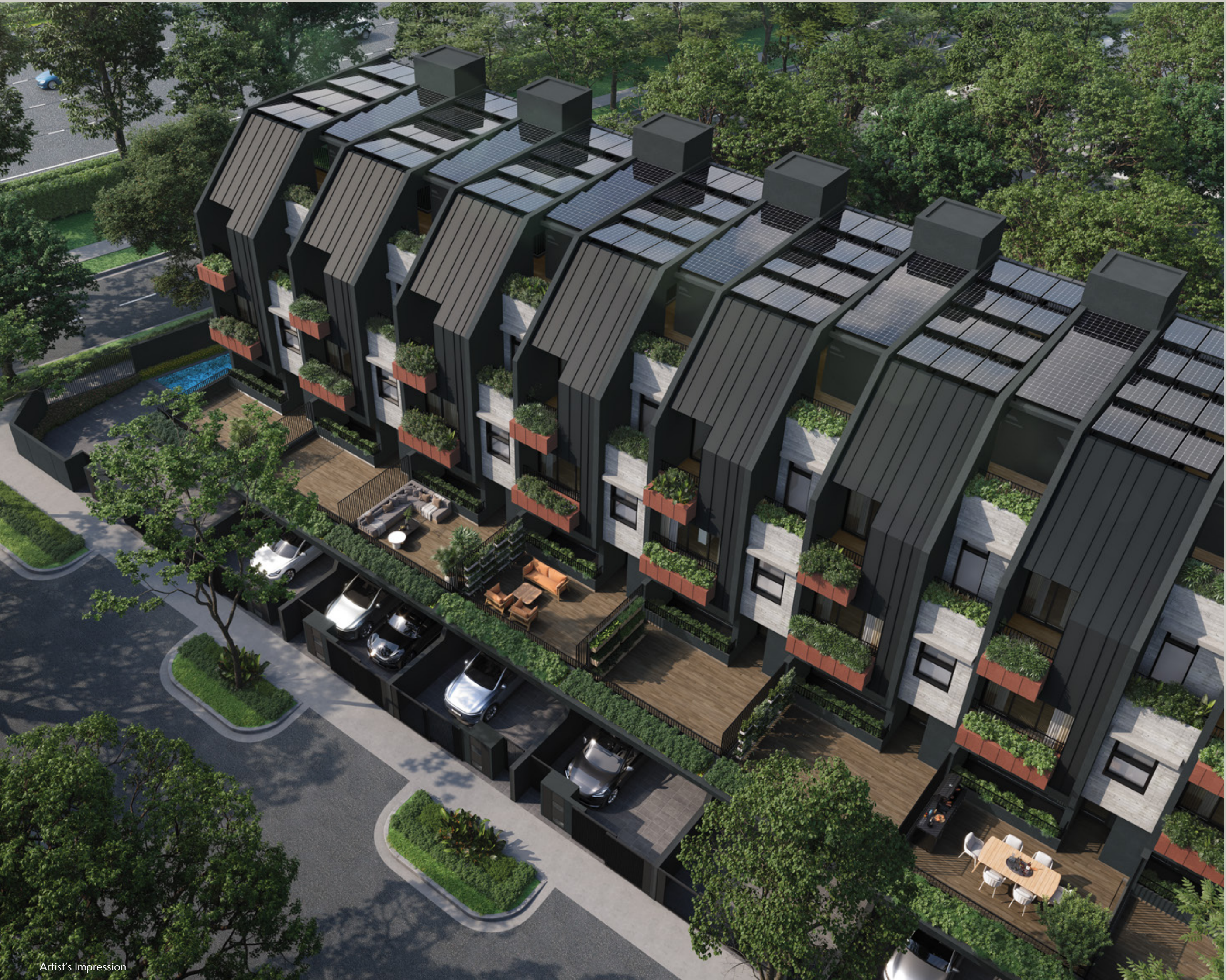
Artist's Impression
POLLEN COLLECTION



Artist's Impression
NIM COLLECTION

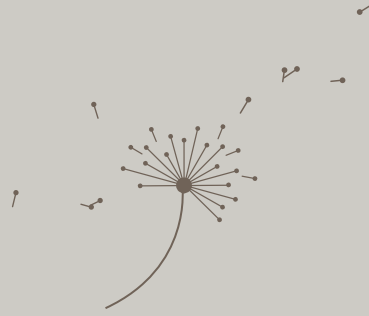


Artist's Impression
POLLEN COLLECTION II



POLLEN COLLECTION II

Designed by award-winning W Architects, these landed homes feature bold modern lines, airy interiors, and more than 4,200 sq ft of living space for your family to grow, gather, and create a lifetime of memories – embodying a new vision of sustainable living



SIGNATURE FEATURES



1 Five ensuite bedrooms + study

Spacious bedrooms with 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



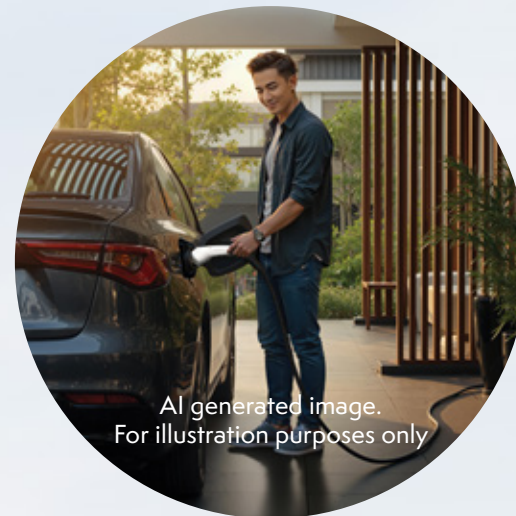
4 Glass-door electric lift

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



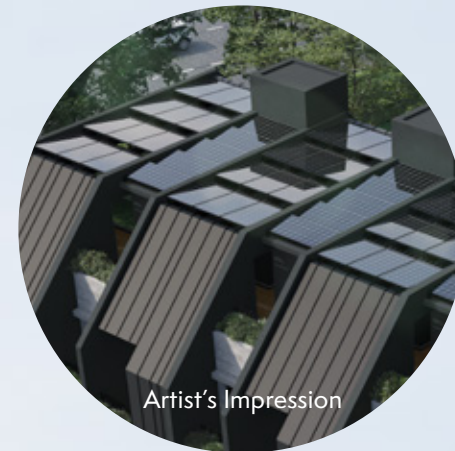
5 EV-ready infrastructure

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



Designed for living, built for life

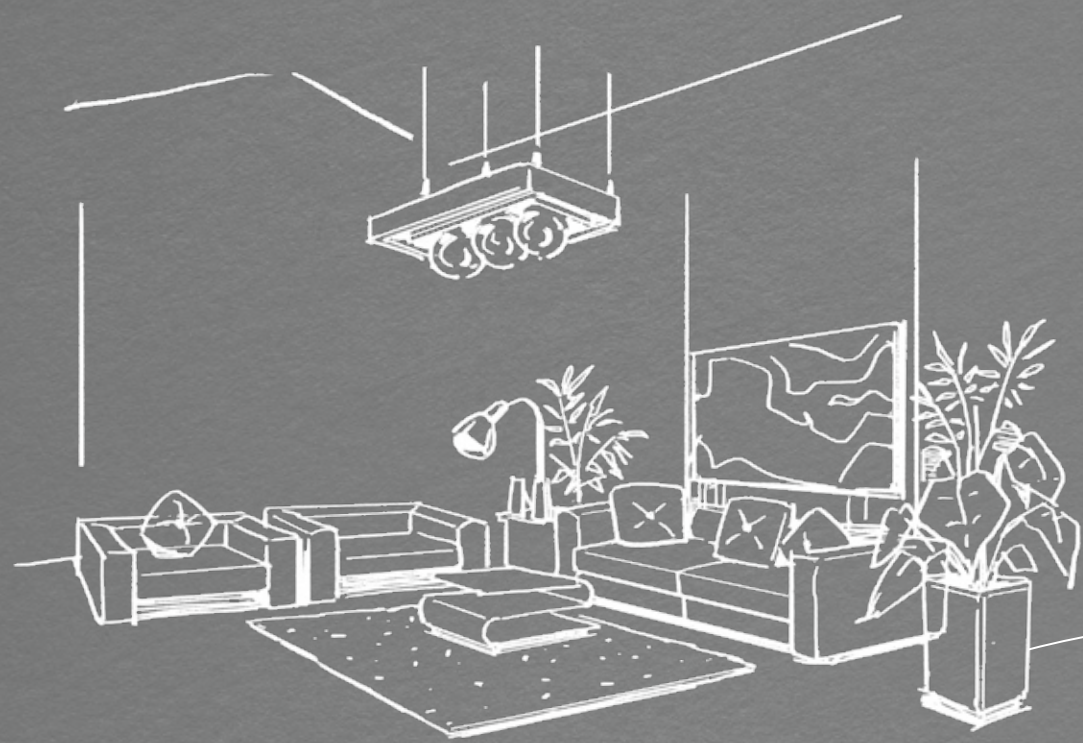
From rooftop solar panels to lift-accessible, spacious layouts, every detail delivers lasting ease, sustainability, and flexibility for modern landed living.



6 Optimised solar integration

Roof-mounted solar panels are optimised to harness renewable energy, lower costs and support sustainable living





design

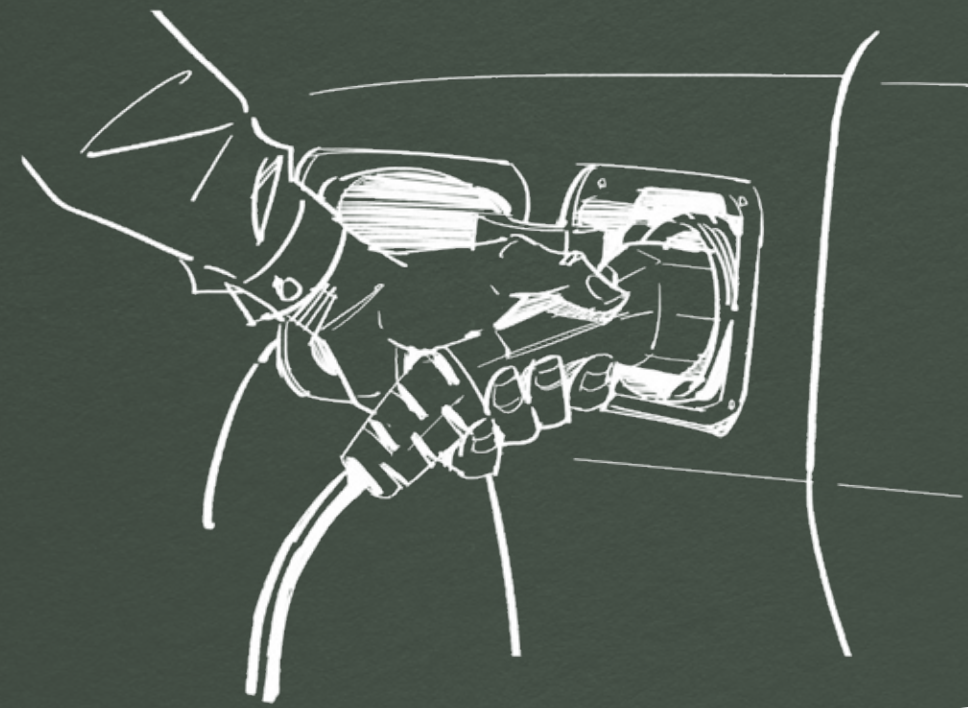
Where architecture breathes, light lingers, and every home is a chapter in a story still unfolding.

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.





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.

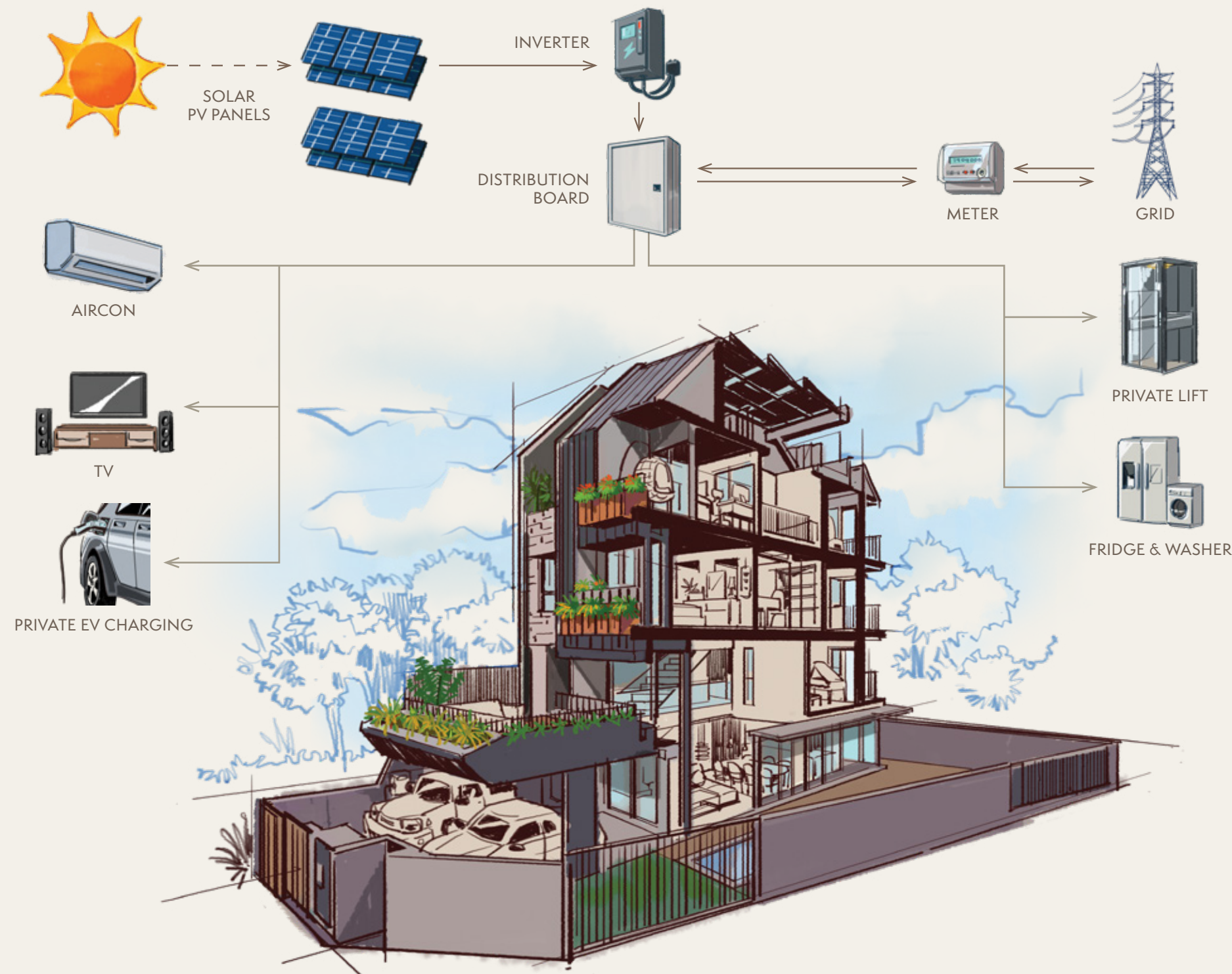


Where every detail looks to the future

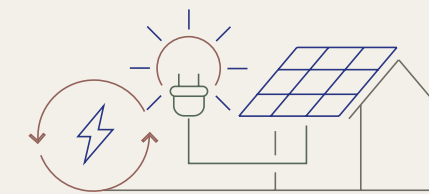
POLLEN COLLECTION II

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.

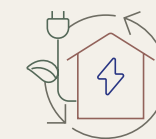


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Solar powered

Sustainable living and optimal cost savings with integrated rooftop solar panels



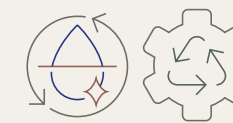
Energy efficiency

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



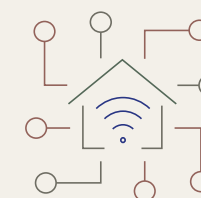
Water-saving features

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



space

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



A storey for
every generation

DOUBLE-VOLUME CEILING AT LIVING AND DINING AREAS

Artist's Impression

Design that takes living to new heights



Artist's Impression

OPEN-CONCEPT DRY KITCHEN AND PRIVATE LIFT

Experience a sense of space with a soaring double-volume ceiling in the living and dining areas, complemented by a spacious open-plan layout that flows seamlessly for family gatherings or entertaining. A private lift adds a touch of effortless convenience to every level.



Artist's Impression

SLEEK WET KITCHEN



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PRIVATE CAR PORCH

Where ideas have room to flourish

ENTERTAINMENT ROOM



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STUDY ROOM



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HOME GYM



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HOBBY ROOM

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.

Masterfully yours



Artist's Impression

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

Live without compromise

Home, with nature at your doorstep

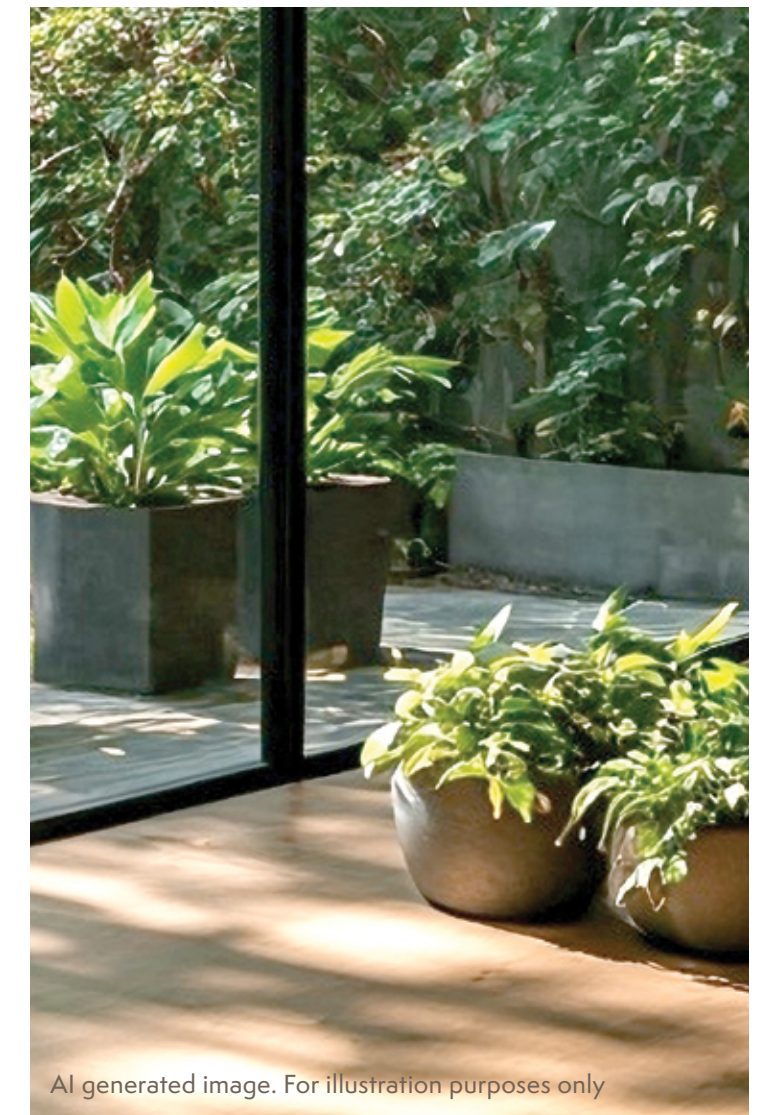


TYPE D LIVING ROOM
Artist's impression



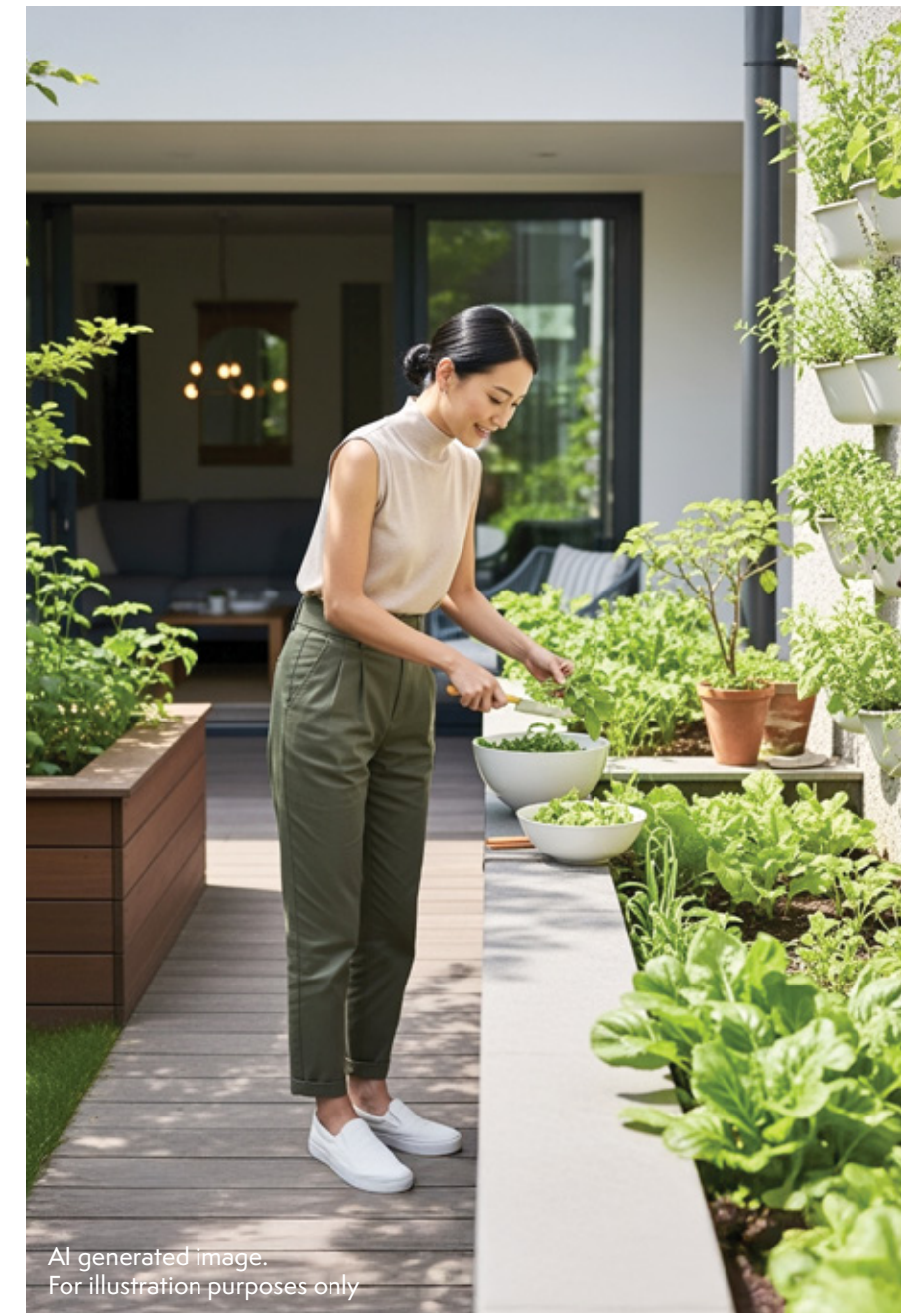
Each bedroom opens to its own private outdoor terrace, inviting you to experience the perfect harmony of indoor comfort and outdoor serenity.

Bask in airy, naturally ventilated, light-filled spaces accentuated by a soaring double-volume ceiling.



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A home that nourishes



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.



Artist's Impression

The ultimate statement? Your very own private pool.

Selected corner terrace units feature a garden and a private pool, bathed in natural light and open air. Designed to elevate every possibility, inside and out.



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community

Where thoughtful living becomes a shared rhythm in the people, the pace and the quiet connections.





Artist's Impression

Where neighbours feel like family



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Pollen Collection II is a close-knit community where like-minded families grow together.

With wide streets, walkable paths and a low-rise charm, it's a neighbourhood shaped by shared values, and a true sense of belonging.



nature

Begin each day in greenery. End it in calm.
This is a life rooted in nature's quiet rhythm.



Live where nature resides by your side

With more green sanctuaries on the horizon including the future Round Island Route and Lower Seletar Green Loop, you'll be immersed in a lush, connected landscape. From morning strolls to weekend bike rides, nature will always be just a few steps from home, enriching everyday living with fresh air, serenity, and ease.

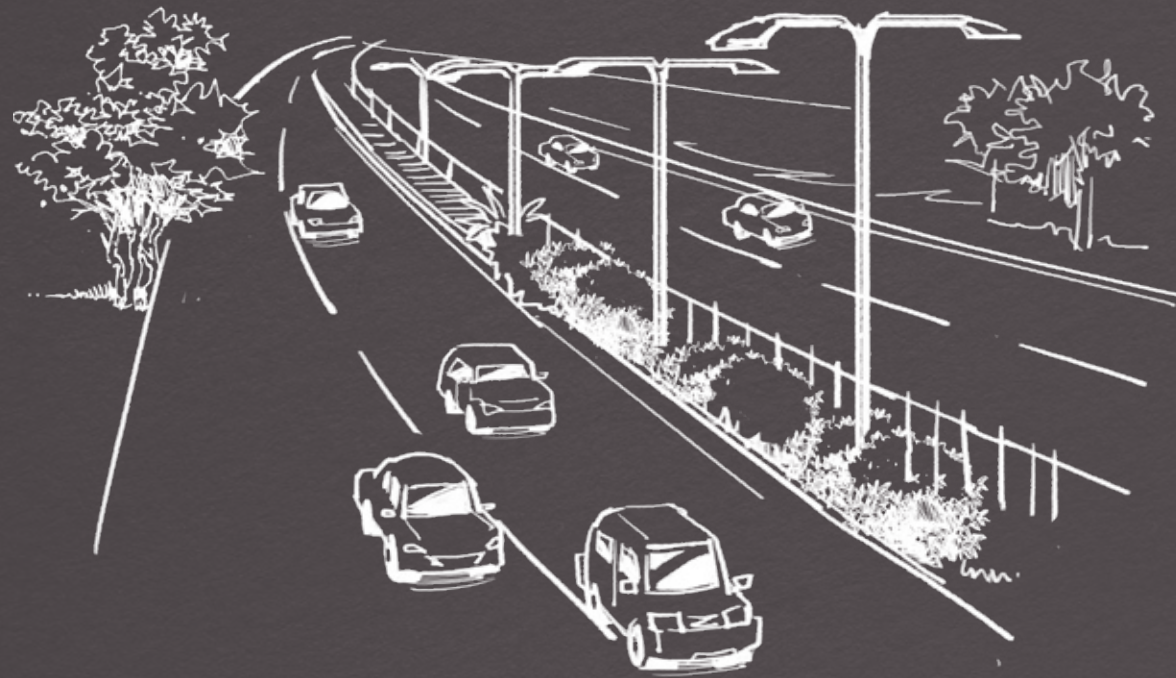


ROWER'S BAY PARK

HAMPSTEAD WETLAND PARK



BISHAN-ANG MO KIO PARK



connectivity

From doorstep to destination, everything moves with quiet ease—through a precinct alive with new ideas, places, and possibilities.

Here, there, go everywhere

5-min drive
CTE

7-min drive
Greenwich V

7-min drive
Rosyth School



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10-min drive
Nanyang Polytechnic

12-min drive
Sengkang General Hospital

18-min drive
Punggol Digital District

*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.

THE SELETAR MALL



AEROPLANE PLAYGROUND



WHEELER'S ESTATE



THE OVAL @ SELETAR

Here, you're just minutes from Greenwich V, The Seletar Mall, AMK Hub, Waterway Point and NEX, with shopping, dining, and essentials all within easy reach.

Big ideas begin here



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PUNGGOL DIGITAL DISTRICT



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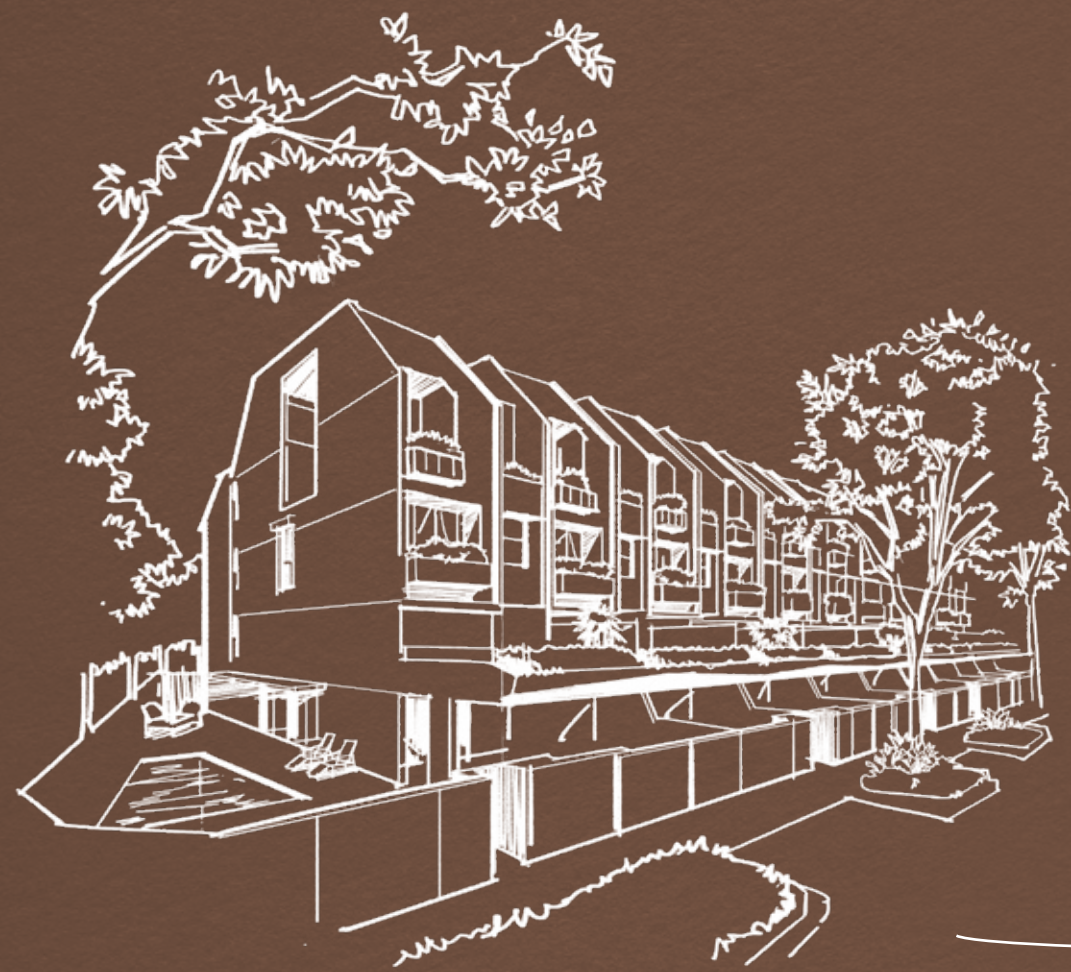
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BISHAN SUB-REGIONAL CENTRE

Seletar Aerospace Park, home to aviation giants like Rolls-Royce and Pratt & Whitney, is just minutes away. Punggol Digital District brings tech, education and innovation together. With Bishan set to become Singapore's newest sub-regional centre, you're right at the crossroads of growth and opportunity.



prestige & value

Built to last and designed to inspire, this is a home that grows in worth as it grows with you.



Not just a home. A statement of lasting value.

This landed collection by Bukit Sembawang Estates blends timeless design with enduring value. In a precinct poised for transformation, this is a home that stands the test of time, both in style and in substance.



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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



An address with quiet presence

Seletar Hills – a precinct known for its calmness, character and charm



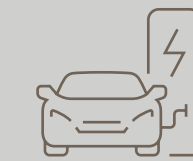
Designed to endure

Timeless architecture with finishes made to last



Positioned for tomorrow

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



Future-ready features

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



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Proven confidence

Proven wealth preservation and lasting value reflected in Nim Collection and Pollen Collection



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Naturally connected

Linked to green corridors and vibrant emerging districts



The independence of living landed

Only in landed homes can you truly appreciate what it means to live on your own terms

Homes for every generation



8 @ BT



LIV @ MB

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 residential units in Singapore's prime locations such as District 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 characterised by thoughtful planning, outstanding design, fine detailing and quality finishing – often surpassing the expectations of discerning home-buyers.



LUXUS HILLS



THE ATELIER



8 ST THOMAS

POLLEN COLLECTION II

8800 0333

pollencollection2.sg

A NEW VISION FOR LANDED LIVING



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

While every reasonable care has been taken in preparing the document, the developer and its salesperson or agents do not guarantee the accuracy, reliability, completeness, or suitability of the information in the document. The developer and its salesperson or agents shall not be held responsible for any inaccuracies or omissions and for any reliance placed by you on the information in this document, and for any loss, damage, cost, or expense incurred by you as a result of any inaccuracies, omissions, or misrepresentation in relation to the information in this document. All statements are believed to be correct but are not to be regarded as statements or representations of fact. All information is subject to changes as may be required.

The developer shall not be bound by any statements, representations, or promises [whether written or oral] by its salesperson or agents or otherwise, except as expressly set forth in the Sale and Purchase Agreement. The Sale and Purchase Agreement embodies the terms and conditions between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements, or statements of intention, whether written or oral, made by the developer and/or its salesperson or agents which are not embodied in the Sale and Purchase Agreement.

A NEW VISION FOR LANDED LIVING



BUKIT SEMBAWANG
ESTATES LIMITED

