



## ATELIER, ITS EVOLUTION

The classic French atelier, where young people began their journey to becoming successful artisans. And where precision in skills, a meticulous eye for detail and refined taste were passed down from masters to young apprentices. Thus, it was often seen as a private school for aspiring artists.

Today, the atelier has evolved into a creative hub to learn and work with the trendiest designers, artists, and architects. Sophisticated, elegant and always avant-garde, it is an incubator for emerging talents, where imagination becomes reality in a unique, energetic, and artistic space.



## NEWTON, THE REVOLUTIONARY GENIUS

Sir Isaac Newton was one of the greatest mathematicians and physicists of all time. His scientific and mathematical theories and discoveries challenged centuries of thinking and opened new doors into the way we see the world today.

Newton's theories on time, space, place and motion are still studied and advanced upon in modern classrooms and contemporary scientific research. These were expounded in his book the Principia, which is considered as one of the most important works in the history of science and the beginning of a great revolution in physics.

## PRELUDE:

Inspired by Newton's theories on  
**TIME, SPACE, PLACE and MOTION.**

Imbued with the passion and dedication  
of the modern designer atelier.

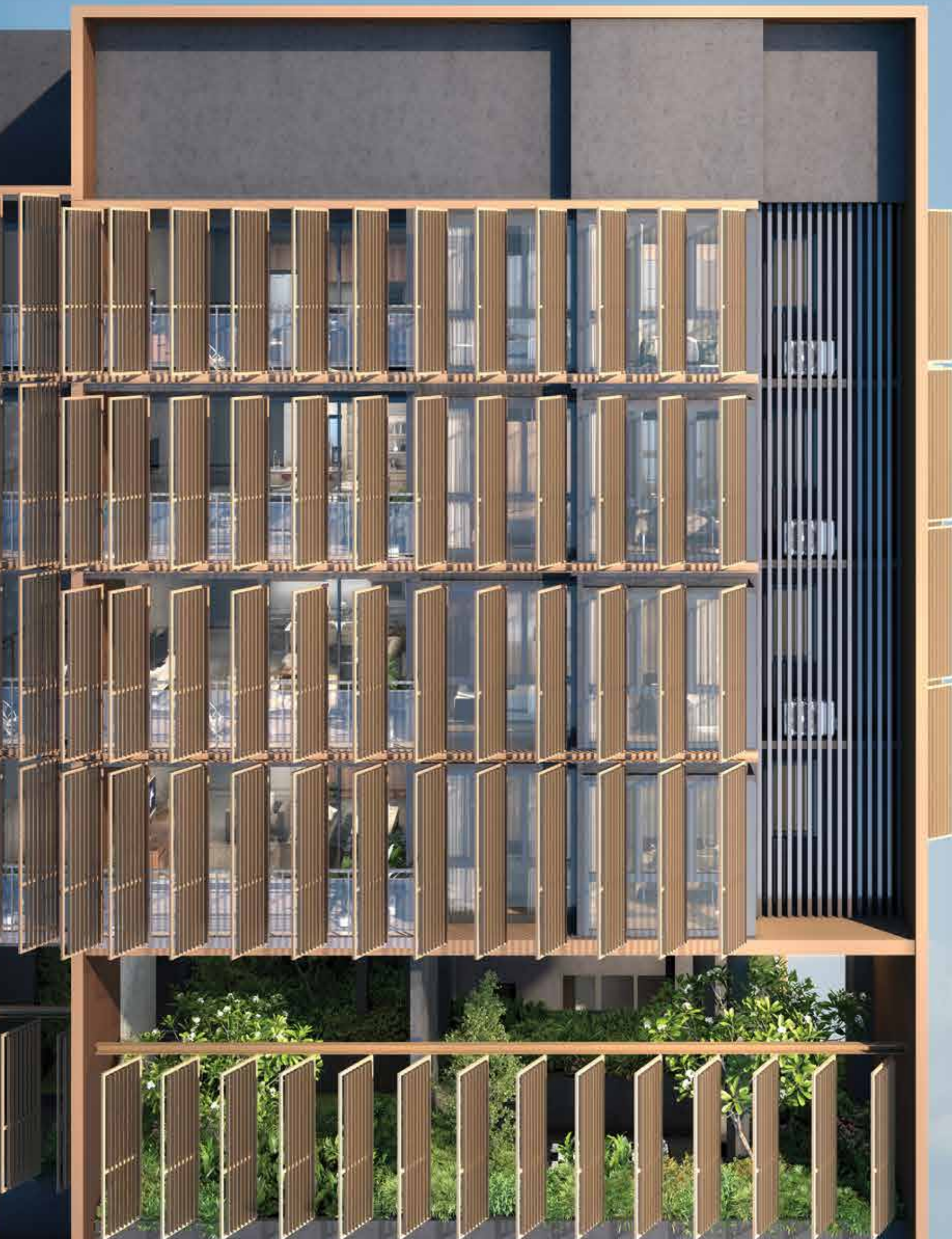
United in their common vision to forge  
new paths and break new grounds.

### **This is The Atelier.**

Discover the new Notion of LUXURY  
in the coveted District 9 neighbourhood  
of Newton. Only at The Atelier.

Encapsulated by the four essences of  
TIME, SPACE, PLACE and MOTION,  
be guided by these principles to an  
unprecedented lifestyle of luxury.

So in this time for new beginnings,  
look forward to welcoming a new future here.  
And experience *joie de vivre*, or the joy of  
living, like never before.



# The Notion of LUXURY at Newton

THE NOTION OF LUXURY #1

# The Essence of TIME

THE ESSENCE OF  
— TIME —

# TIME, THE ULTIMATE LUXURY

What is time but a foundation for tomorrow?  
What we decide and do today impacts the future.  
And what you hold dear now, can be cherished forever.

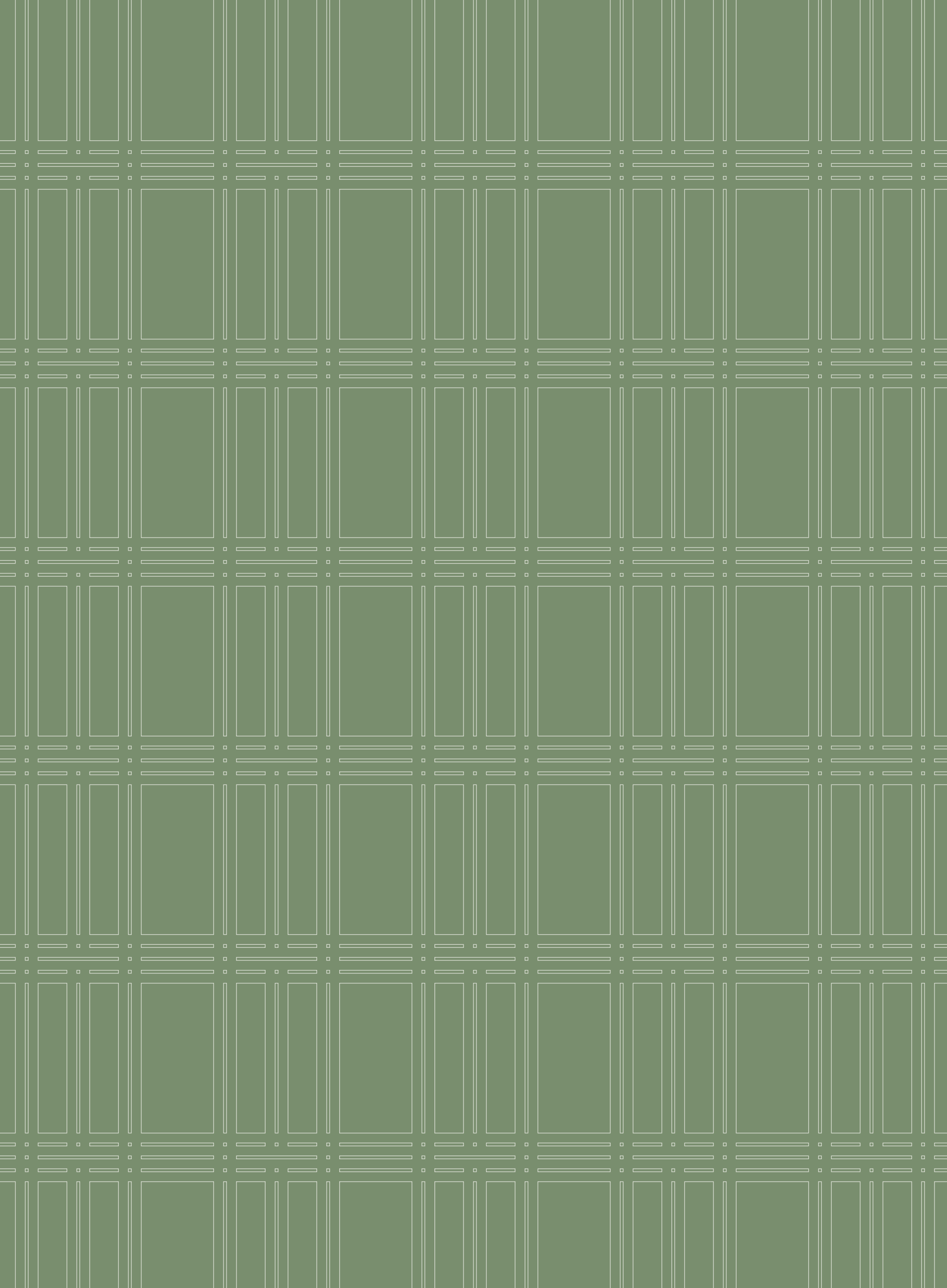
## FREEHOLD

With its FREEHOLD status, The Atelier is yours  
to own and preserve for the next generation.  
And for generations to come.  
There may not be an opportunity quite like this ever again,  
especially in the prestigious District 9 area.

So use the essence of TIME now to  
create and safeguard a legacy that begins here at  
The Atelier, a home for all generations.



ARTIST'S IMPRESSION



THE NOTION OF LUXURY #2

The  
Essence  
of  
PLACE

THE ESSENCE OF  
— PLACE —

## BE FRONT AND CENTRE TO THE CITY

Echo the city of Paris, where all roads seem to radiate from the *Arc De Triomphe*. And from its top, one can take in all the beauty of the city. This is the essence of PLACE.

## CENTRE STAGE

Be in the heart of the action at The Atelier in Newton, one of Singapore's most desired precincts. Take centre stage as the city in all its magnificence puts on a show-stopping performance around you.

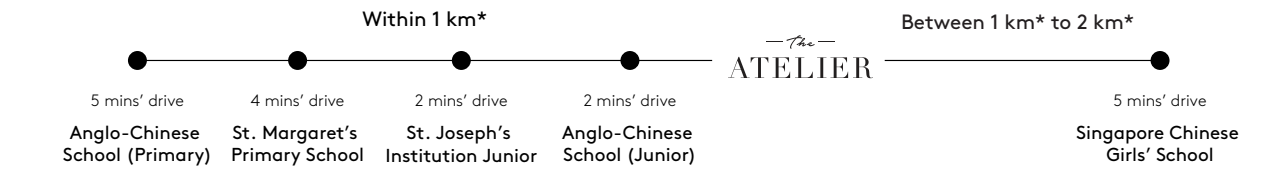
Prestigious schools. Newton MRT station. Health City Novena. Orchard Road, which is ranked among the world's most famous shopping streets. The Marina Bay financial district. Everything is within reach from your tranquil abode.



# Primary priority for 7-year-olds

ACS Junior, ACS Primary, SJI Junior and St Margaret’s Primary are within 1 km\* of The Atelier.

Let your children take the first step into a promising future. The Atelier is within 1 km\* of renowned schools like Anglo-Chinese School (Junior and Primary), Anglo-Chinese School (Barker Road), St Joseph’s Institution Junior, and St Margaret’s Primary School. Also close by are Singapore Chinese Girls’ School, St Joseph’s Institution, Catholic Junior College, and more.



All distances and travelling times are approximates only.  
\*Source: oneMap.com.sg

# The Master Plan for healthcare

3 minutes’ drive to Health City Novena.

Enjoy peace of mind knowing that your health needs will be taken care of at Health City Novena. Here, medical and healthcare experts come together in Singapore’s integrated healthcare master plan development. It is already a world-class medical hub that comprises Mount Elizabeth Novena Hospital, Novena Medical Centre, Novena Specialist Centre and Tan Tock Seng Hospital.

The 17-hectare Health City Novena master plan will elevate the Novena medical precinct with plans for centres for continuous learning, medical research and innovation, and more.



- Completed:

  1. Lee Kong Chian School Of Medicine
  2. Ng Teng Fong Centre For Healthcare Innovation
  3. Ren Ci Community Hospital
- In progress:

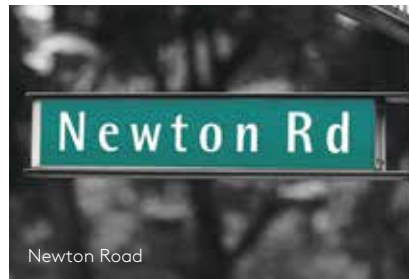
  4. Proposed TTSH Ambulatory Expansion
  5. Proposed Integrated Intermediate Care Hub
  6. National Skin Centre Expansion & National Healthcare Group's Headquarters
7. National Centre for Infectious Diseases
  8. Medical Education & Training Building
  9. Future Health Sciences School

All distances and travelling times are approximates only.  
Master Plan source: The Straits Times, 31 Aug 2013

# Lining up connections from your doorstep

8 minutes’ walk to Newton MRT station (interchange).

The right connections will take you anywhere in no time. Walk 8 minutes to Newton MRT station, an interchange for both North-South and Downtown Lines. The nearby Central and Pan-Island Expressways will connect you to the rest of Singapore, with the Marina Bay financial district just 10 minutes’ drive away. Or take a 5-minute drive to Singapore Botanic Gardens and spend a tranquil time exploring this sprawling UNESCO World Heritage Site.



All distances and travelling times are approximates only.

# Let the stars guide your tastebuds

6 minutes’ walk to Newton Food Centre.

Gordon Ramsey was here. The Hollywood blockbuster movie Crazy Rich Asians filmed here. Needless to say, Newton Food Centre is well-known for showcasing Singapore hawker food at its best. Take a short stroll from home and tuck into mouth-watering food from over 80 stalls in an open-air convivial atmosphere that is uniquely Singapore.



All distances and travelling times are approximates only.

# More than just shopping, it's a destination

5 minutes' drive to Orchard Road.

Orchard Road is Singapore's premier shopping, dining, and entertainment destination and on par with other great shopping streets in the fashion capitals of the world. As a Master Plan to rejuvenate Orchard Road takes shape, look forward to new discoveries to enhance the shopping experience.

Tanglin, at the upper end of Orchard, will offer spaces for arts and culture. Link bridges over the Orchard and Paterson Roads will create new vantage points and great photo opportunities. Further down, the Somerset area will see exciting new youth-oriented event spaces and lifestyle uses being introduced. Meanwhile family-centric attractions will be developed at the Dhoby Ghaut area.



# Making the everyday extra special

3 minutes' drive to United Square,  
Velocity@Novena Square, and Square 2.

The Atelier is perfectly positioned to make sure that your family's daily needs are well catered for throughout every stage of their life. The one-stop convenience of nearby family-centric malls makes life so much easier for every member of the family. Supermarkets, essential services, enrichment classes, family restaurants, coffee shops, cool cafes, boutiques, shops and so much more.... all there to ensure that every moment can be a fun and fulfilling time for the whole family.



CONNECTIVITY



MRT STATIONS

8 mins\* walk to  
Newton MRT Station Interchange  
(North-South Line and Downtown Line)

1 Stop to

Orchard MRT Station  
Novena MRT Station

2 Stops to

Stevens MRT Station Interchange  
(Downtown Line and Thomson-East Coast Line)



EXPRESSWAYS

Central Expressway (CTE)  
Pan Island Expressway (PIE)

EDUCATION



PRESCHOOLS

EtonHouse Pre-School Newton  
EtonHouse International Pre-School  
at Claymore  
MOE Kindergarten @ Farrer Park



PRIMARY SCHOOLS WITHIN 1 KM\* RADIUS

Anglo-Chinese School (Junior)  
Anglo-Chinese School (Primary)  
St. Joseph's Institution Junior  
St. Margaret's Primary School  
Farrer Park Primary School



PRIMARY SCHOOLS WITHIN 2 KM\* RADIUS

Singapore Chinese Girls' School  
EtonHouse International School Orchard  
Hong Wen School



SECONDARY SCHOOLS

Anglo-Chinese School (Barker Road)  
St. Joseph's Institution  
Singapore Chinese Girls' School  
School Of The Arts (SOTA)  
EtonHouse International School Orchard

SHOPPING AND DINING



Orchard Road Shopping Belt  
United Square  
Velocity@Novena Square  
Square 2



Newton Food Centre  
Balmoral Plaza

HEALTHCARE



Mount Elizabeth Hospital  
Mount Elizabeth Novena Hospital  
Gleneagles Hospital  
Thomson Medical Centre  
Paragon Medical  
Tan Tock Seng Hospital  
KK Women's and Children's Hospital

PRIVATE CLUB

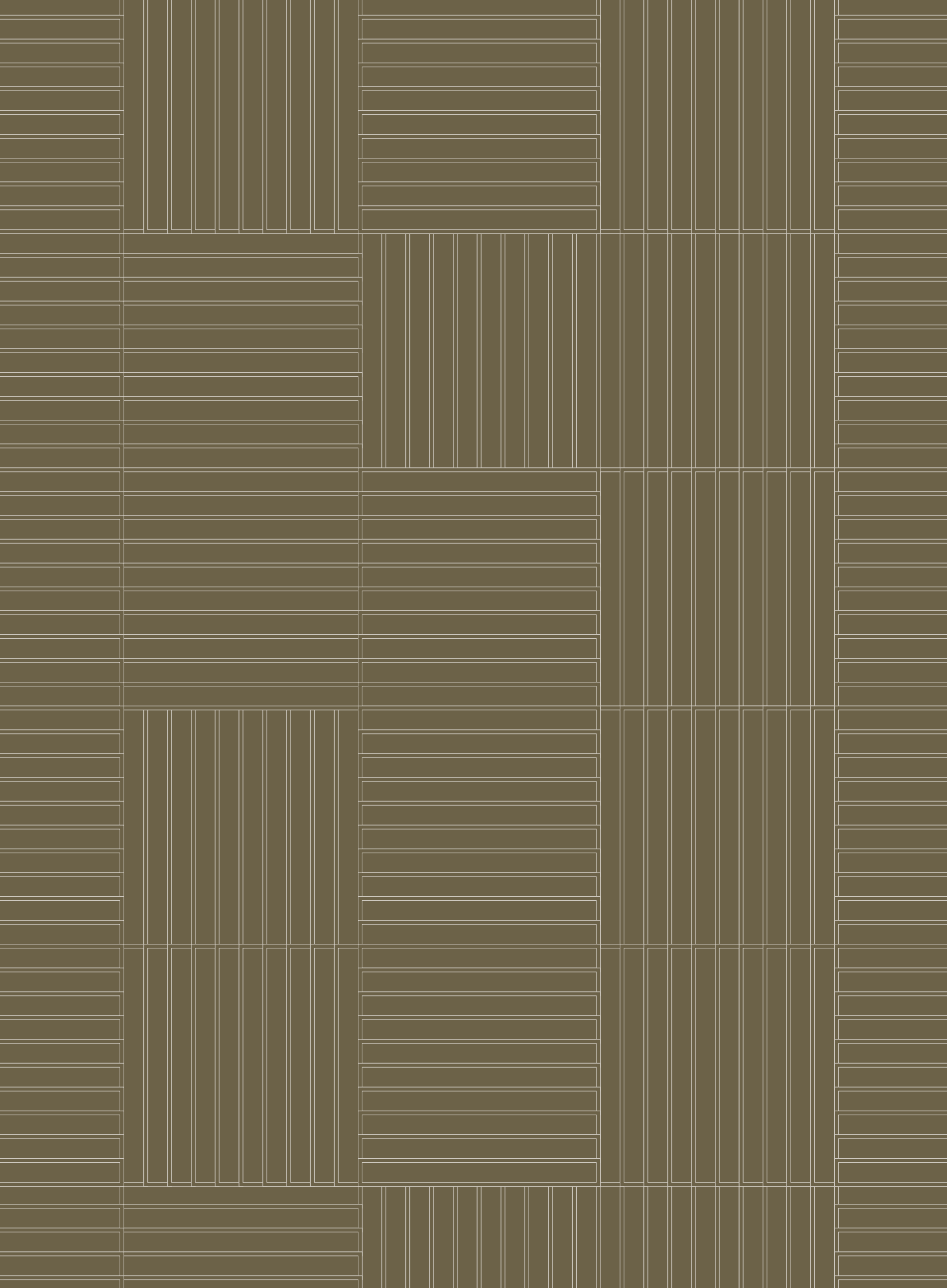


The Tanglin Club  
The American Club

\* All distances and travelling times are approximates only.

\* MAP IS NOT DRAWN TO SCALE





THE NOTION OF LUXURY #3

# The Essence of SPACE

THE ESSENCE OF  
— SPACE —

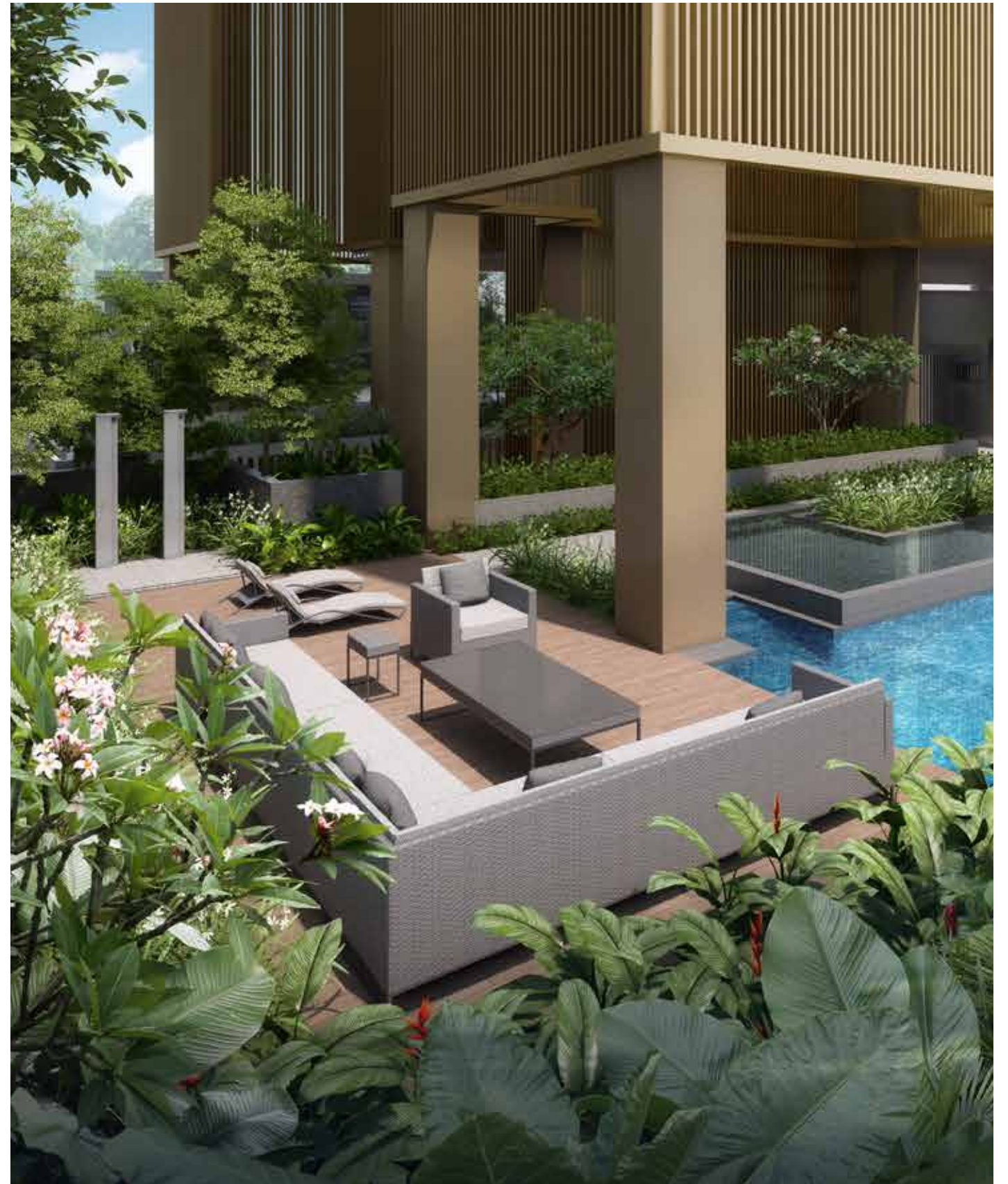
# SHAPE THE SPACE, AND THE SPACE SHAPES YOU

In a space that exists beyond four walls, imagination thrives.  
In a place with only 120 residences, exclusivity reigns.

## EVOLUTION OF SPACE

The Atelier is inspired by *Unité d'habitation* in Paris, which was designed by the great French architect *Le Corbusier* in 1952. With the same focus on communal living in a vertical garden city, The Atelier is designed with a seamless flow of form, function and flexibility to optimise exclusive private living and communal spaces. Enjoy the freedom to transform spaces into conducive places that best suit your needs.

Elevated to luxurious heights, The Atelier is a perfect harmony of living, playing, studying and working all coming together in a sleek architectural statement that you call home. For now, and even for the future, the essence of SPACE is truly in your hands.



ARTIST'S IMPRESSION

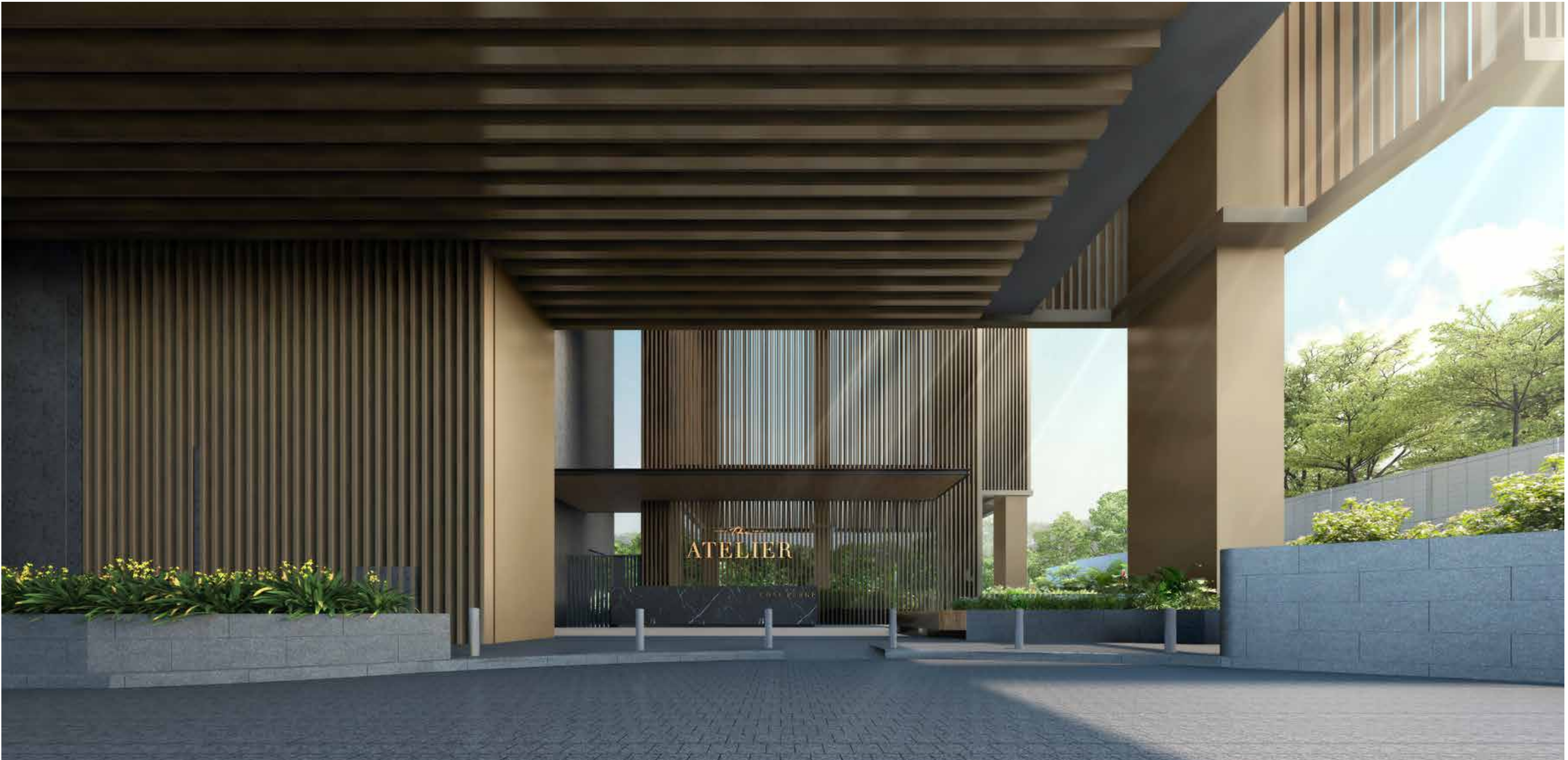
# COMMUNAL ATELIER

Spread across three distinct landscape levels,  
the Communal Atelier of luxury facilities has been  
carefully considered for your discerning pleasure.  
Discover ever-evolving experiences in lush spaces  
that will elevate the concept of work-study-socialise.



# The new art of making an entrance

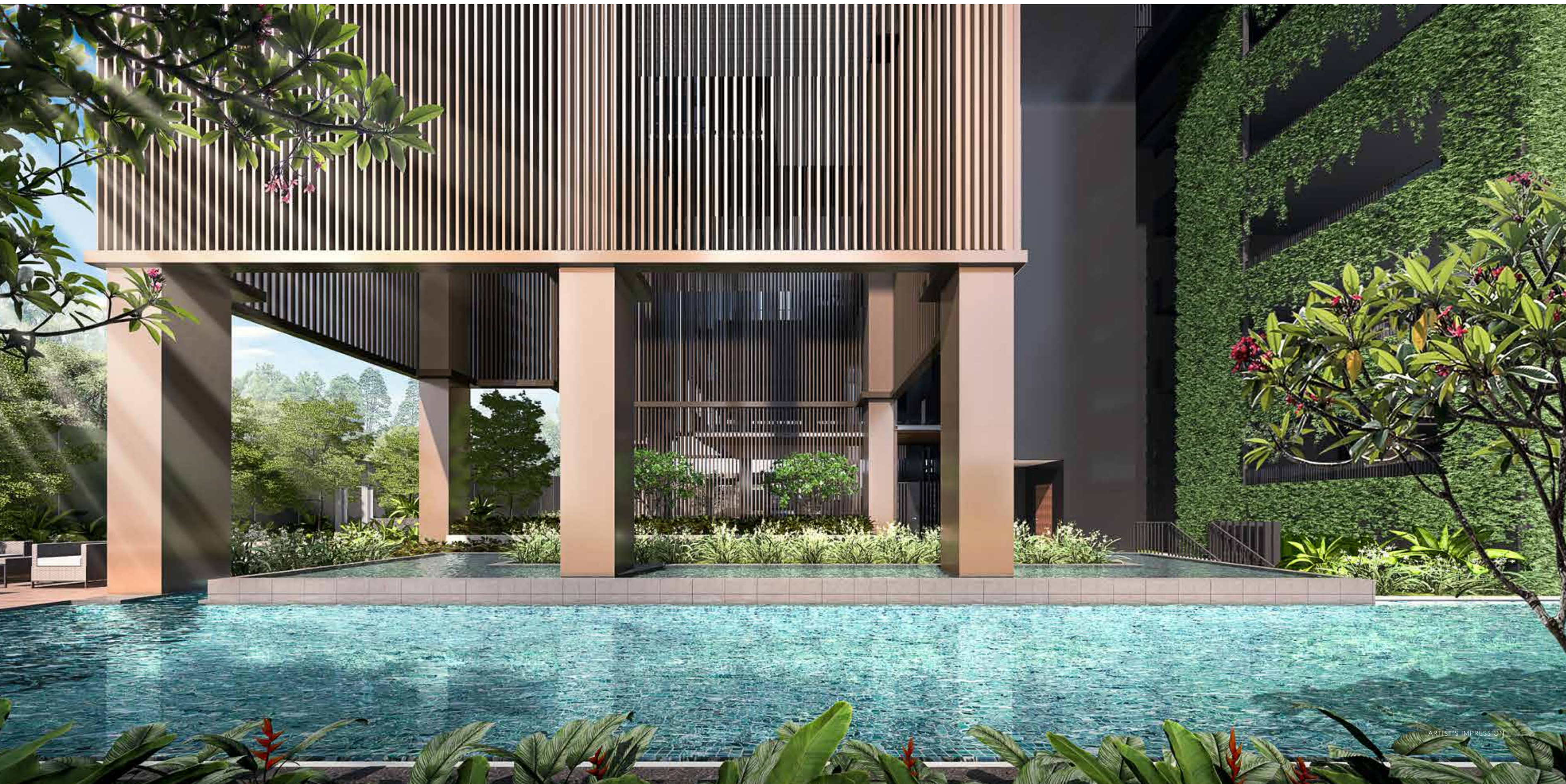
The peaceful road leading to The Atelier paints a tranquil picture for what is to come. As you enter this lush oasis in the city, be welcomed by the serene artistry of the Arrival Piazza. Framed by lofty ceilings and manicured gardens, a sophisticated visual statement is created to befit this haven of exclusivity you call home.



# Sanctuary reimagined

INDULGE @ 1ST STOREY

Fringed by tropical flora and exuding an air of sophistication, escape to your aquatic sanctuary. Immerse in the inviting waters of the Aura Lap Pool to centre the mind and body. And emerge rejuvenated. Or lounge in the poolside cabana for a quiet tête-à-tête with a loved one.



ARTIST'S IMPRESSION

Rethink the way  
we meet

IMMERSE @ 6TH STOREY

With the city as your backdrop, gather your friends and family and come together for a gastronomic adventure. Or turn this refreshingly verdant poolside setting into an online meeting venue or work-from-home space with an impressive difference.



ARTIST'S IMPRESSION

# Imagination at play

IMMERSE @ 6TH STOREY

Let your children's imagination take flight in this fun playground! Besides exercise, outdoor play also gives them an outlet to express themselves while helping to build their self-confidence.

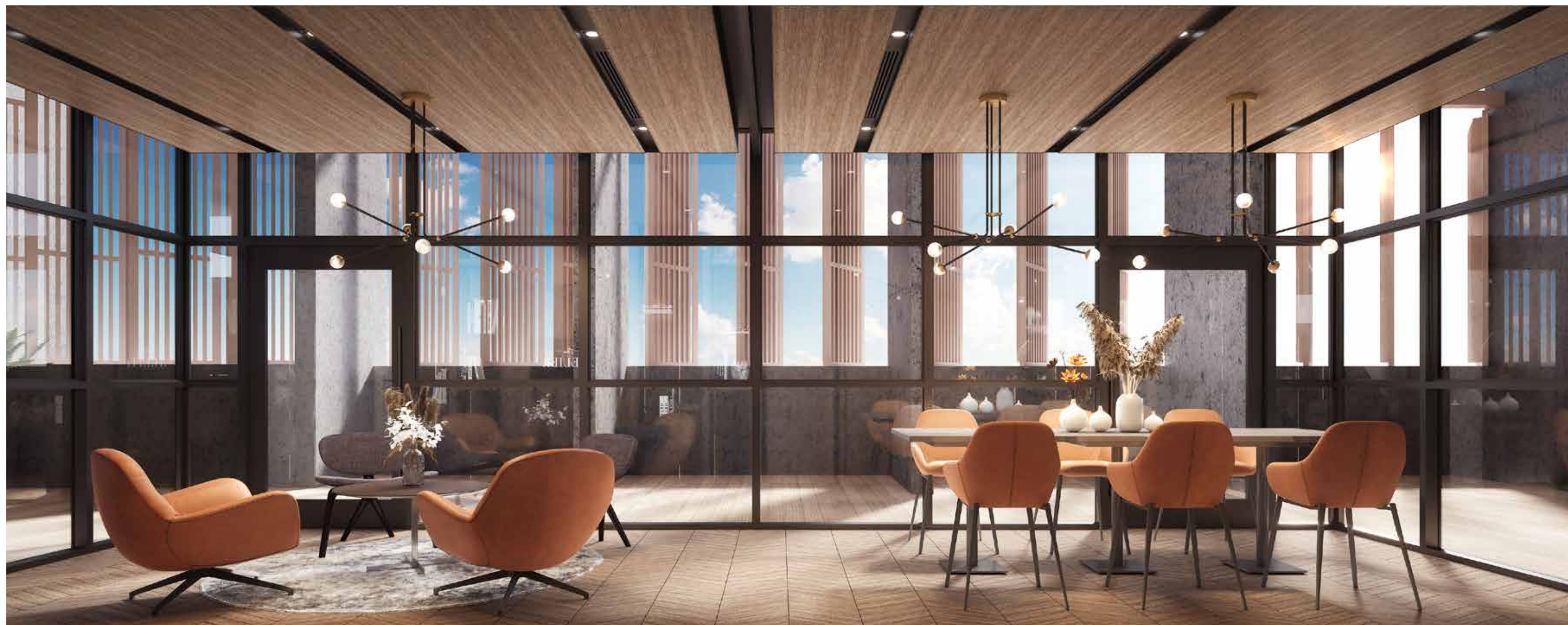


ARTIST'S IMPRESSION

When inspiration  
is high on your list

#### INSPIRE @ 18TH STOREY

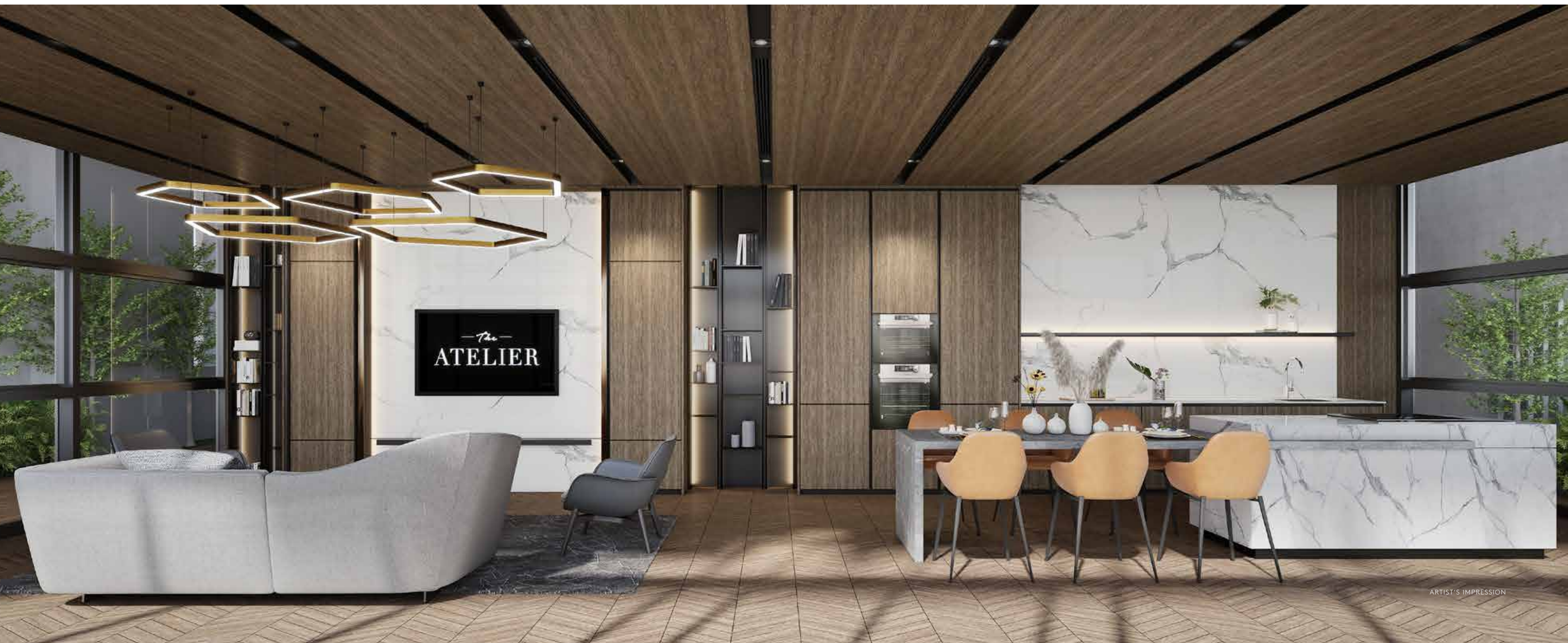
Head up to the 18th storey to a space that inspires creativity, motivates learning, and enhances productivity. Quiet areas offer the privacy you need to concentrate on work or study. Meanwhile, the function room is ideal for collaborative and networking sessions, or to foster connections between family and friends.



## Celebrating life at the top

INSPIRE @ 18TH STOREY

Transform the Atelier Clubhouse into the perfect place to showcase your culinary skills for your friends. Or celebrate special occasions by organising afternoon high tea with quiet enjoyment at the Clubhouse. If you prefer something more intimate, you can commemorate your special day with a romantic dinner just for two.



ARTIST'S IMPRESSION

Set your fitness goals  
sky-high



ARTIST'S IMPRESSION

INSPIRE @ 18TH STOREY

With a bracing view of the city skyline to keep you energised, prepare for a dynamic workout at Serenity Fitness. Take in the breathtaking views for a one-of-a-kind yoga session in the sky at the City Sky Deck. Or gather your friends for a fun game at The Billiard.



# Facilities Plan



# HOME ATELIER

Generously sized for comfort, the Home Atelier is designed for maximum adaptability as your life and needs evolve through time. With more space, craft an individualised live-work-rest ecosystem that expands the boundaries of the physical space.

Luxuriate in the assurance that even the finest details and functions are rigorously considered and refined. And every design reflects the spirit of originality and craftsmanship of quiet luxury and understated elegance.



Space for at least a 4-seater dining table



All bedrooms can fit at least a queen-size bed



Bathrooms come with luxurious European fittings from Gessi and Villeroy & Boch



Flexible space to comfortably work from home

# Blooming with creativity

The spaces of each residence invite you to explore the beauty of possibilities and create your own unique home to suit your individual lifestyle and needs.

## The Chef's Atelier

Let the highly functional galley or stunningly grand open kitchen be your culinary playground to inspire you to unleash your master chef aspirations.



## The Pâtissier's Atelier

The secret ingredient to making the most scrumptious of pastries is always love. And you will love creating in a kitchen that comes well-equipped with premium French De Dietrich appliances.



## The Artist's Atelier

With the views as your inspiration, take advantage of the beautiful natural light all around and set up your home art studio.



## The Botanist's Atelier

With natural light flowing into your home, you can grow an indoor garden to nurture nature's beauty. Or transform your balcony into a garden in the sky.

## The Social Media Atelier

Choreograph the latest dance moves for TikTok in the spacious living area. Or create a makeup tutorial or fashion Instagram Reel in the generously sized bedrooms.



## The Sommelier's Atelier

There is always room for a wall-mounted wine rack, or a wine chiller or cabinet to store and showcase your prized collection.



## The Learning Atelier

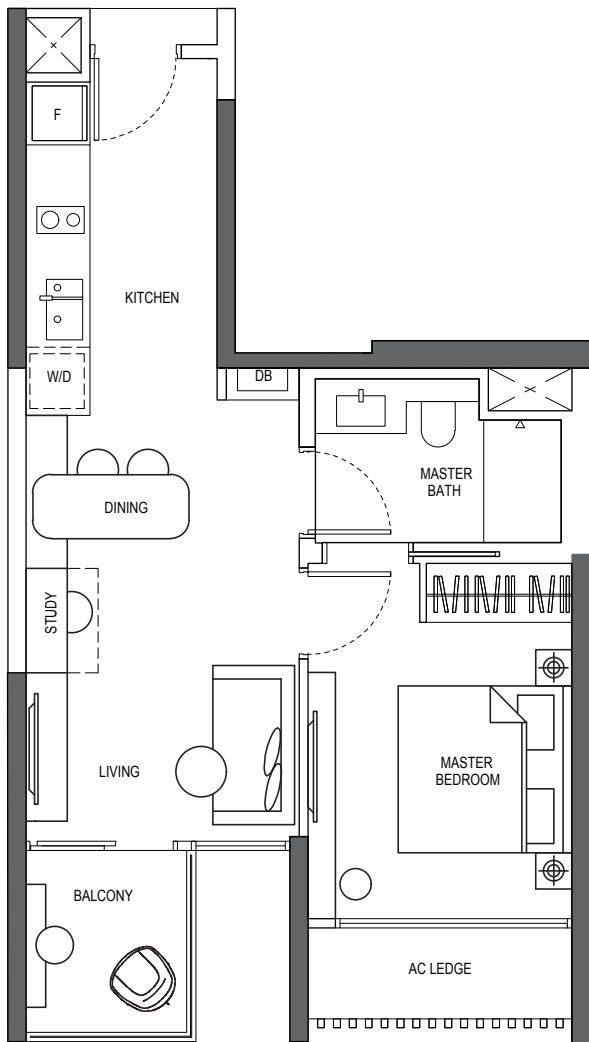
There is always space to dedicate a conducive and quiet area for work or study, even in the 1-bedroom units which are designed for home/work use.



# 1-BEDROOM UNIT

51 sqm / 549 sqft

- Sizable and efficient 1-bedroom layout for comfy bachelor/bachelorette living.
- Galley open concept kitchen with ample counter space, a dual sink, an induction hob with hood, integrated fridge, microwave oven, washer cum dryer, top and bottom cabinets for storage, and open shelving for condiments.
- Spacious living and dining area for a functional study area.
- Roomy balcony that can be styled with a bar counter or lounge corner to chill and relax after work.
- Huge master bedroom that can fit a king-size bed, a TV console and a dresser. Also comes with a full-length wardrobe with a safe.
- Luxurious master bathroom with premium finishes and matt black fittings.



ARTIST'S IMPRESSION

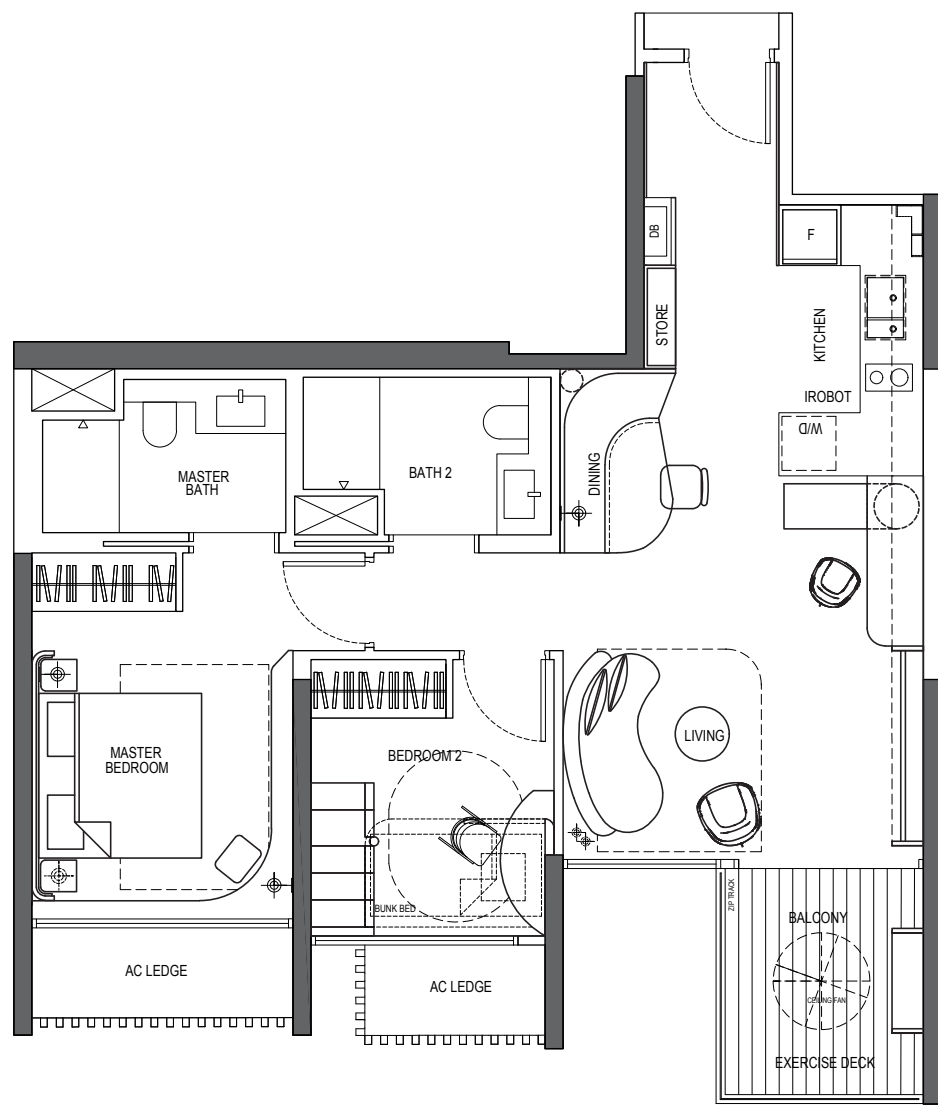


ARTIST'S IMPRESSION

# 2-BEDROOM UNIT

81 to 85 sqm / 872 to 915 sqft

- Spacious 2-bedroom layout that is ideal for young couples.
- Lifestyle open concept kitchen with a roomy work space and ample counter space. Fully fitted with a dual sink, induction hob with hood, integrated fridge and microwave oven, washer cum dryer, top and bottom cabinets for storage, and open shelving for condiments.
- Spacious living and dining area that can be turned into a functional study area or a hobbies corner.
- Sizeable balcony that can be transformed into relaxation corner for lounging, a gardening spot for your potted plants, an exercise deck with a smart fitness mirror, or for drinks by placing a bar counter and bar stools.
- Master bedroom that is huge enough for a king-size bed. Also comes with a wardrobe that includes a safe, and space for a TV console and a dresser.
- Master bathroom with premium finishes, stylish matt black fittings, and a rain shower where you can unwind after a long day at work.
- Sizeable common bedroom that can fit a queen-size bed, and flexible enough to turn into an office when working from home.



ARTIST'S IMPRESSION

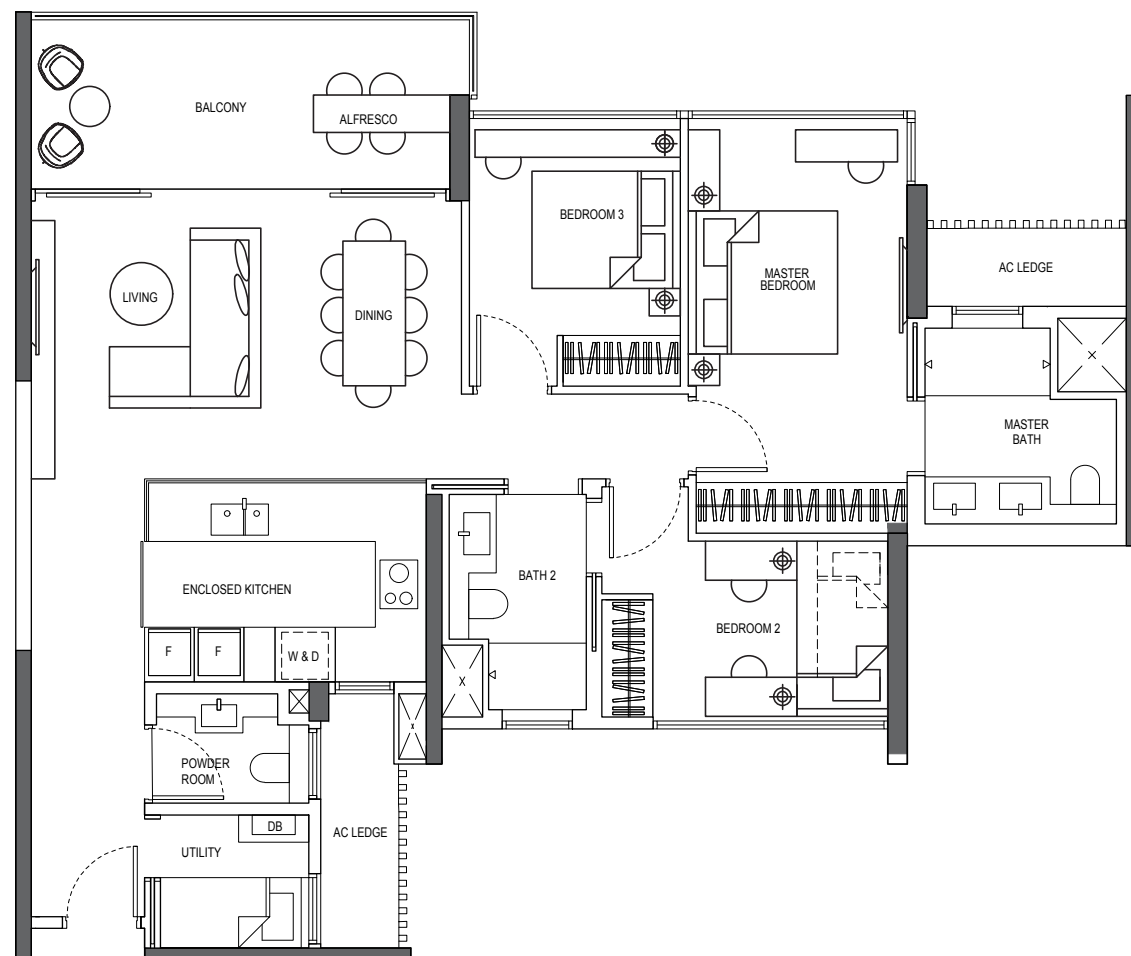


ARTIST'S IMPRESSION

# 3-BEDROOM UNIT

109 to 119 sqm / 1173 to 1281 sqft

- Exceptionally spacious 3-bedroom unit that is perfect for a family with young kids.
- Open concept kitchen with luxury satin-glass cabinets for plenty of storage space.
- Built-in appliances from premium French brand De-Dietrich (gas hob and hood, oven, integrated fridge, washer and dryer) for true functionality and efficiency.
- Generous living and dining area that is large enough to fit a 4-seater sofa and 8-seater dining table.
- Wide balcony to style up with your own hobbies corner, or turn it into an alfresco dining venue for socialising with friends.
- Utility room can be converted into a room for the helper, or for extra storage space.
- Sizeable common bedrooms that can fit in a queen-size bed or two single beds. There is also space for study tables to suit your family's lifestyle needs.
- Grand master bedroom that can fit a huge king-size bed, with space for a work-from-home corner or a dresser. Comes with a wardrobe with an accessories tray and a safe.
- Sophisticated master bathroom in premium marble finishes with designer matt black fittings, and styled with a long vanity and his and her sinks. There is also a large shower area with his and her rain showers.



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION

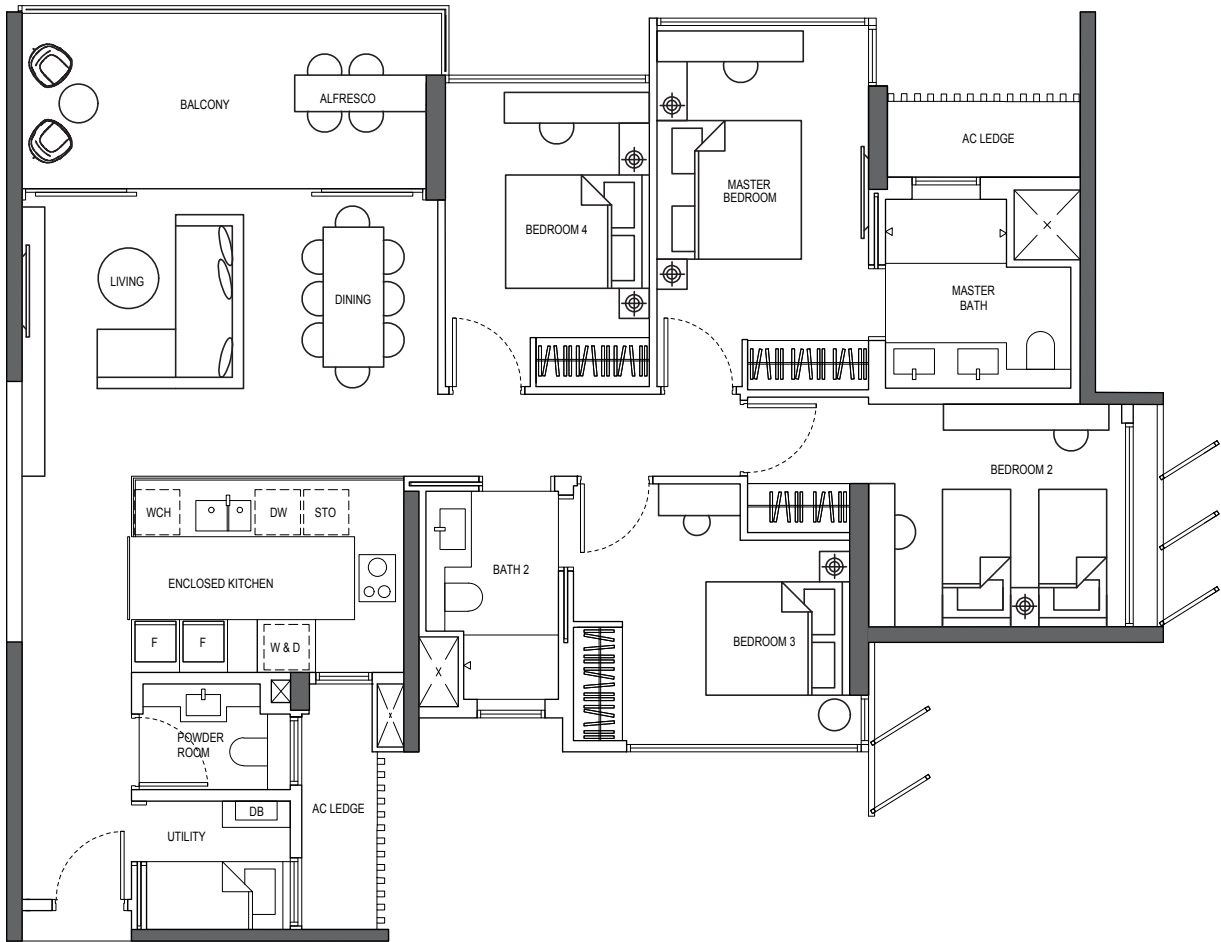
# 4-BEDROOM UNIT

139 sqm / 1496 sqft

The *crème de la crème* of The Atelier. Only eight of these premium 4-bedroom units are available.

- Generously spaced 4-bedroom unit for multi-generation living.
- Grand lifestyle kitchen with luxury satin-glass cabinets with ample storage for your kitchen ware and groceries.
- Functional kitchen with built-in appliances from De-Dietrich, the premium brand from France. Appliances include a gas hob and hood, an oven, a steam oven, a dishwasher, a wine chiller, a two-door integrated fridge, as well as a washer and a dryer.
- Commodious living and dining area with ducted air conditioning for more efficient cooling. Large enough for a 4-seater sofa and an 8-seater dining table.
- Balcony that is wide enough to style into a space for your hobbies, or into an alfresco dining area that is great for entertaining friends and bonding with the family.

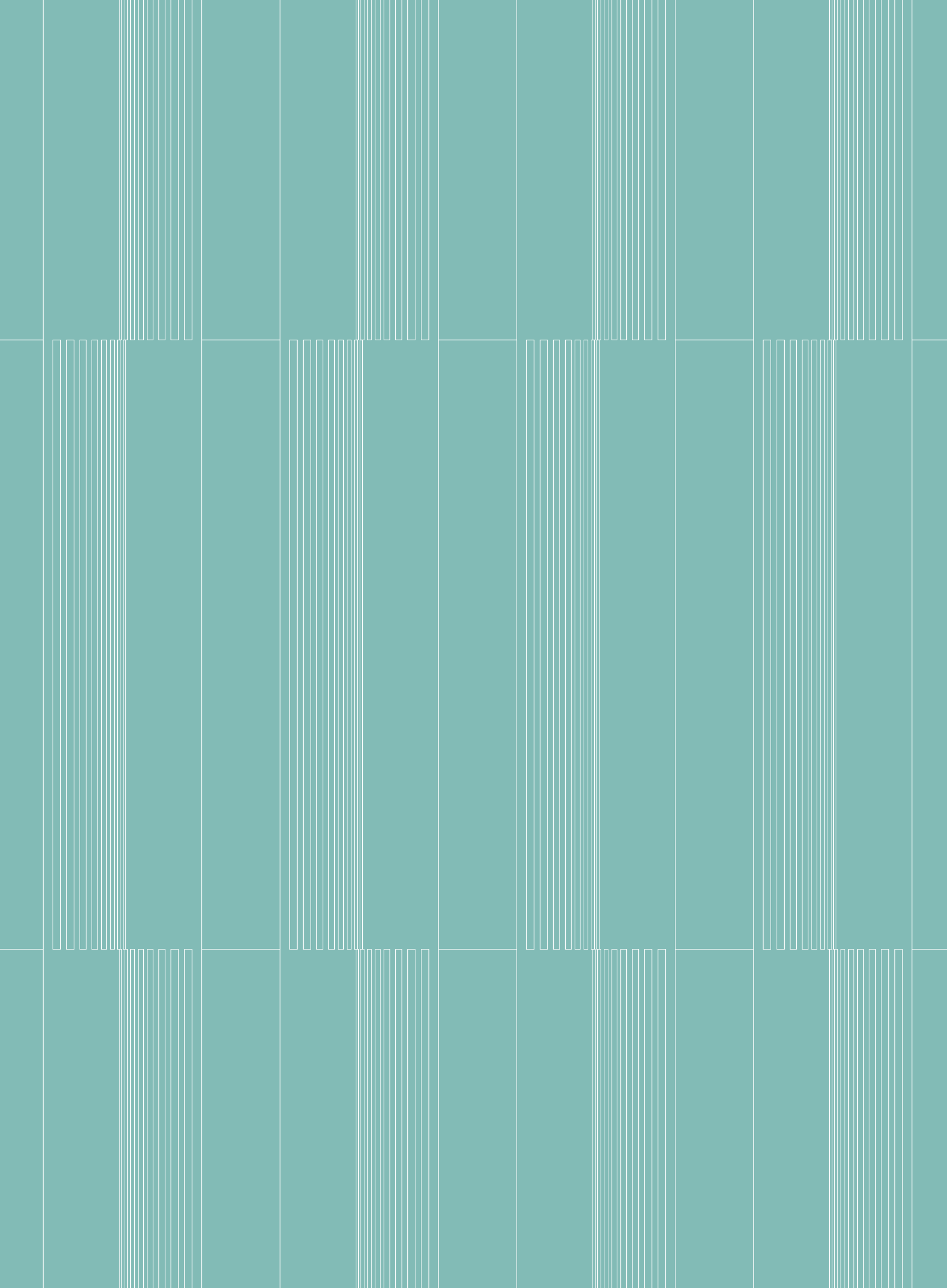
- Provision of a utility room that also serves as the helper's room, or as an additional storage space.
- Comes with a powder room which may be used as a guest bathroom, or as an additional bathroom for use during the morning rush.
- Three sizeable common bedrooms where each one can fit in a queen-size bed or two single beds with enough room for study tables.
- Grand master bedroom that is large enough for a huge king-size bed with ample space for a dresser or a study area. Keep clothes and valuables in the wardrobe that comes with an accessories tray and a safe.
- Luxurious master bathroom that is finished in premium marble, with stylish designer matt black fittings, and a long vanity with his and her sinks. For ultimate indulgence, step into the large shower area that comes with his and her rain showers.



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION

A decorative vertical band on the left side of the page, featuring a teal background with a pattern of thin, white, vertical lines of varying heights, creating a textured, architectural look.

THE NOTION OF LUXURY #4

The  
Essence  
of  
MOTION

THE ESSENCE OF  
— MOTION —

# THE ONLY WAY IS UP

When the essences of TIME, PLACE and SPACE are in perfect equilibrium, value is set in MOTION.

## VALUE

The Atelier is designed with a luxury of space for its residences. Space and flow are also meticulously curated to maximise space for maximum value.

Such a large space at a great value may be harder to find in the future. This makes The Atelier akin to a highly desired and valuable collector's item.

The Atelier is also within 1 km\* to some of Singapore's most renowned schools, offering priority opportunity for school admission.^

So make The Atelier your wise investment choice now as there are only a very limited number of 120 exclusive residences in this prestigious development.

\*All distance and travelling times are approximates only.  
^For more information, please visit the MOE website at <https://www.moe.gov.sg/primary/p1-registration/understand-balloting>



# Fitted and finished with branded perfection



ARTIST'S IMPRESSION



Villeroy & Boch is a premium European brand that was established in 1748. Renowned for its quality and design, its stylish bathroom fittings add a touch of luxury to your home.



Experience the French art of living. De Dietrich is a French brand with over 300 years of heritage. And its dedication to culinary innovation is evident in the exquisite appliances found in your kitchen, as well as the washer/dryer.



For over 30 years, Gessi has been designing and manufacturing exceptional bathroom fittings that are made in Italy and found in exclusive hotels, spas, yachts and private residences around the world.

Your home will be accessorised with the Rettangolo and Rilievo Collection by Gessi. The sleek avant-garde matt black fittings in this collection enhance the sophisticated elegance of your interiors. Meanwhile, the collection's design aesthetics reflect the modernity and artistic lines of The Atelier to form a holistic concept that engages the senses on every level.



# Smart in every way

The home of the future is here today. Home appliances and devices with smart home capabilities can now be integrated into an all-in-one smart home gateway. Enjoy the true convenience of accessing everything from your smartphone, wherever you may be, and at any time of the day.



ARTIST'S IMPRESSION

## SMART COMMUNITY LIVING

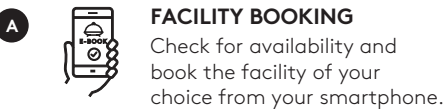


**FACE RECOGNITION  
LIFT LOBBY**

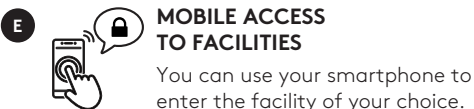


**CONTACTLESS  
WAVE BUTTONS**

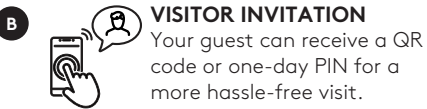
For greater health and security, enjoy contactless access from the basement carpark or 1st storey to your home. Use face recognition technology to enter the lift lobby. Your smartphone can be used to activate the lift, and just wave at the contactless buttons to exit the lobbies.



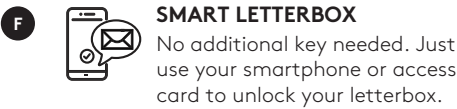
**FACILITY BOOKING**  
Check for availability and book the facility of your choice from your smartphone.



**MOBILE ACCESS  
TO FACILITIES**  
You can use your smartphone to enter the facility of your choice.



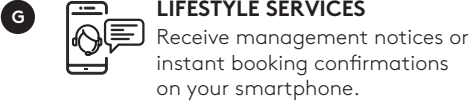
**VISITOR INVITATION**  
Your guest can receive a QR code or one-day PIN for a more hassle-free visit.



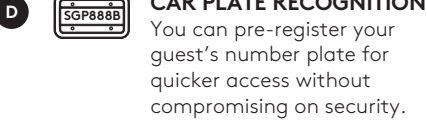
**SMART LETTERBOX**  
No additional key needed. Just use your smartphone or access card to unlock your letterbox.



**SMART PARCEL BOX**  
Deliveries can now be stored and collected later at your own convenience.

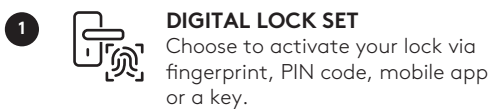


**LIFESTYLE SERVICES**  
Receive management notices or instant booking confirmations on your smartphone.

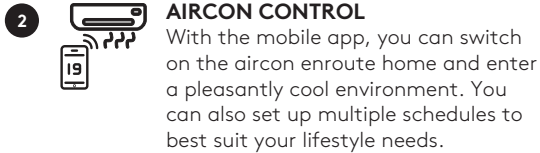


**CAR PLATE RECOGNITION**  
You can pre-register your guest's number plate for quicker access without compromising on security.

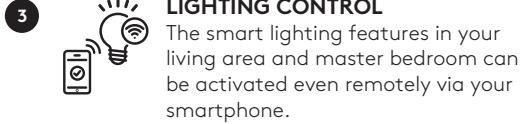
## SMART HOME FEATURES



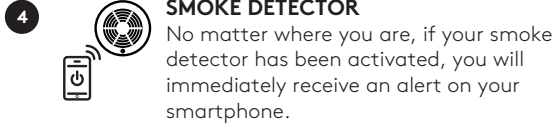
**DIGITAL LOCK SET**  
Choose to activate your lock via fingerprint, PIN code, mobile app or a key.



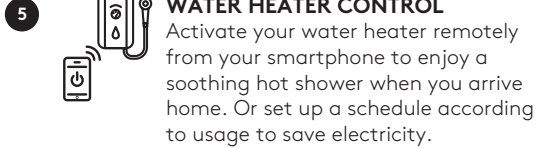
**AIRCON CONTROL**  
With the mobile app, you can switch on the aircon enroute home and enter a pleasantly cool environment. You can also set up multiple schedules to best suit your lifestyle needs.



**LIGHTING CONTROL**  
The smart lighting features in your living area and master bedroom can be activated even remotely via your smartphone.



**SMOKE DETECTOR**  
No matter where you are, if your smoke detector has been activated, you will immediately receive an alert on your smartphone.



**WATER HEATER CONTROL**  
Activate your water heater remotely from your smartphone to enjoy a soothing hot shower when you arrive home. Or set up a schedule according to usage to save electricity.

It's our  
pleasure!

With a warm smile, our concierge service makes arriving home even that more welcoming. Relax and bask in the luxury of knowing that your special requests or everyday needs will always be taken care of with utmost professionalism. So you can focus on enjoying the best that life has to offer.



A



**CONCIERGE GREETING**

The little things matter at The Atelier. And it could be as simple as a friendly greeting when you arrive home.

D



**LOUNGE SERVICE AND REFRESHMENT**

A selection of coffee, tea and snacks are available for your pleasure, as are daily newspapers to keep you abreast of the latest happenings.

G



**E-BICYCLE RENTAL\***

Hop on an e-bicycle for a greener and more fun way to explore the neighbourhood.

B



**PORTER SERVICE**

We are always on hand to help you with your heavy baggage.

E



**TRANSPORTATION ARRANGEMENTS\***

Need to get somewhere quick? We can arrange for your transportation to get you where you want to be.

H



**ADDITIONAL CONCIERGE SERVICES\***

Restaurant and café reservations • Party and event planning • Hiring of private chef for parties and events • Spa, beauty and wellness services • Laundry and housekeeping services • Handyman services and aircon servicing • Mover services • Pet care services • Car grooming and servicing • Hiring of personal fitness trainer • Variety of lifestyle classes

C



**UMBRELLA RENTAL**

Rain or shine, we have got you covered with our umbrella rental service.

F



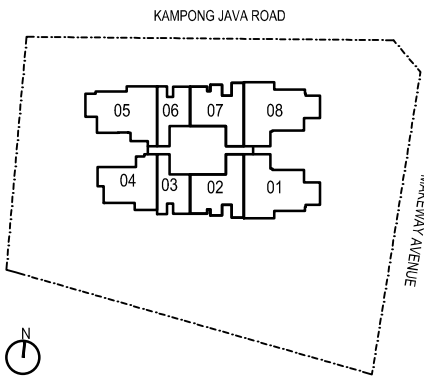
**PARCEL AND POSTAL SERVICE\***

If you wish, we can accept parcels on your behalf and deliver them to your doorstep, or store them in lockers so you can collect them at your own convenience. We can also help to mail your letters.

2 MAKEWAY AVENUE, SINGAPORE 228599

|    | 01                                                     | 02 | 03 | 04 | 05                               | 06 | 07 | 08 |
|----|--------------------------------------------------------|----|----|----|----------------------------------|----|----|----|
| 22 | D1                                                     | B1 | A  | B3 | C2                               | A  | B2 | D2 |
| 21 | D1                                                     | B1 | A  | B3 | C2                               | A  | B2 | D2 |
| 20 | D1                                                     | B1 | A  | B3 | C2                               | A  | B2 | D2 |
| 19 | D1                                                     | B1 | A  | B3 | C2                               | A  | B2 | D2 |
| 18 | INSPIRE @ 18 <sup>th</sup> STOREY                      |    |    |    |                                  |    |    |    |
| 17 | C3                                                     | B1 | A  | B3 | C1                               | A  | B1 | C3 |
| 16 | C3                                                     | B1 | A  | B3 | C1                               | A  | B1 | C3 |
| 15 | C3                                                     | B1 | A  | B3 | C1                               | A  | B1 | C3 |
| 14 | C3                                                     | B1 | A  | B3 | C1                               | A  | B1 | C3 |
| 13 | C3                                                     | B1 | A  | B3 | C1                               | A  | B1 | C3 |
| 12 | C3                                                     | B1 | A  | B3 | C1                               | A  | B1 | C3 |
| 11 | C3                                                     | B1 | A  | B3 | C1                               | A  | B1 | C3 |
| 10 | C3                                                     | B1 | A  | B3 | C1                               | A  | B1 | C3 |
| 9  | C3                                                     | B1 | A  | B3 | C1                               | A  | B1 | C3 |
| 8  | C3                                                     | B1 | A  | B3 | C1                               | A  | B1 | C3 |
| 7  | C3                                                     | B1 | A  | B3 | C1                               | A  | B1 | C3 |
| 6  | IMMERSE @ 6 <sup>th</sup> STOREY<br>ACCESS TO CAR PARK |    |    |    | INDULGE @ 1 <sup>st</sup> STOREY |    |    |    |
|    | CARPARK                                                |    |    |    |                                  |    |    |    |
|    | BASEMENT CAR PARK                                      |    |    |    |                                  |    |    |    |

|  |           |
|--|-----------|
|  | 1-BEDROOM |
|  | 2-BEDROOM |
|  | 3-BEDROOM |
|  | 4-BEDROOM |

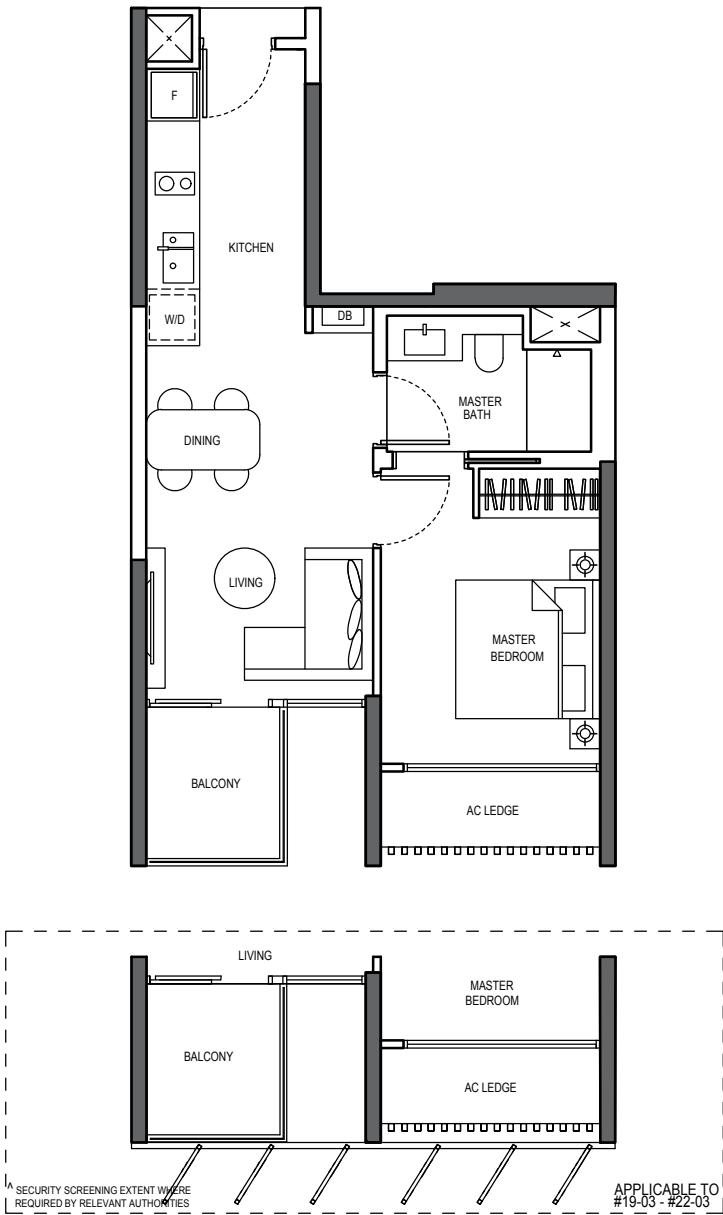


Concierge services are complimentary and a gesture of goodwill provided by the developer for a period of 24 months from Temporary Occupation Permit (TOP) or up to 1st AGM, whichever is earlier.  
\*Terms and conditions apply.

1-BEDROOM UNIT

TYPE A  
1 Bedroom Suite

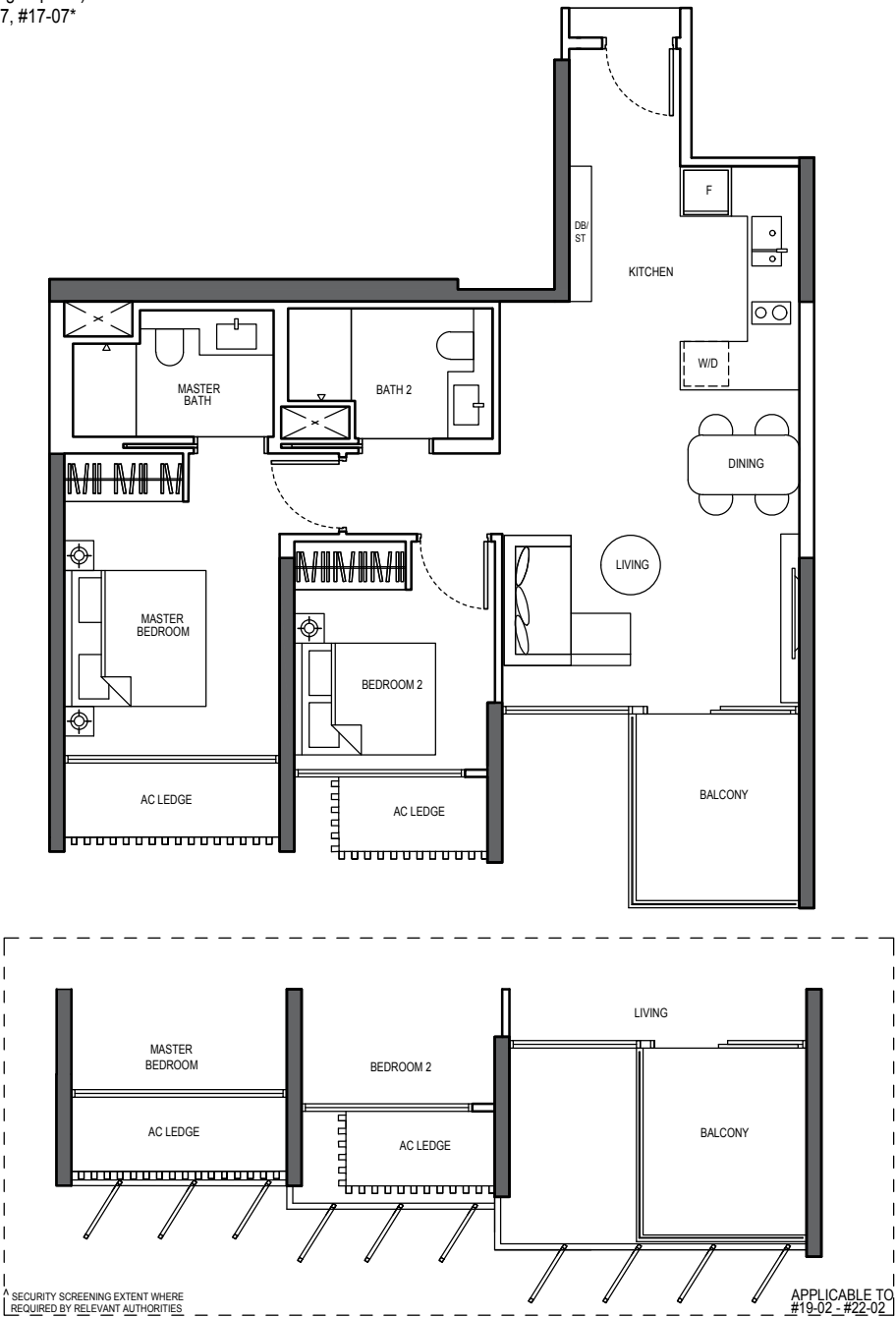
51 sqm / 549 sqft  
#07-03 - #17-03  
#19-03 - #22-03 (\*Security Screening)  
#07-06\* - #17-06\*, #19-06\* - #22-06\*  
\* Mirror Image



2-BEDROOM UNIT

TYPE B1  
2 Bedroom Deluxe

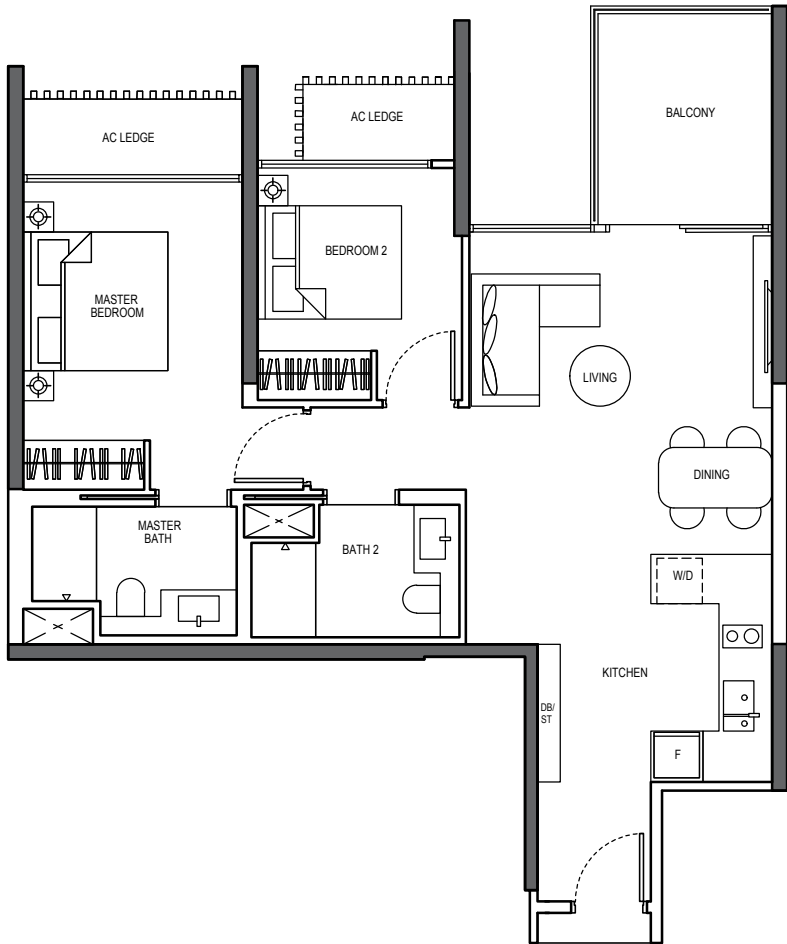
81 sqm / 872 sqft  
#07-02 - #17-02  
#19-02 - #22-02 (\*Security Screening required)  
#07-07\* - #10-07\*, #12-07\* - #15-07, #17-07\*  
\* Mirror Image



2-BEDROOM UNIT

TYPE B2  
2 Bedroom Deluxe

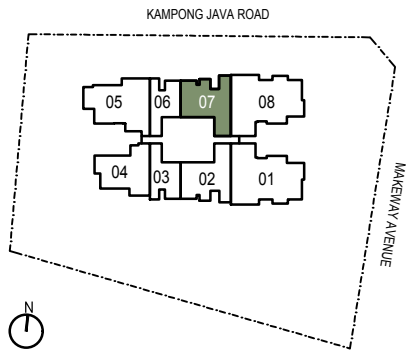
82 sqm / 883 sqft  
#19-07, #21-07, #22-07



LEGEND

- WD UNDER-COUNTER WASHER CUM DRYER
- F INTEGRATED FRIDGE
- DB/ST DISTRIBUTION BOX / STORAGE
- AC LEDGE
- VOID SPACE (EXCLUDED FROM THE STRATA AREA)

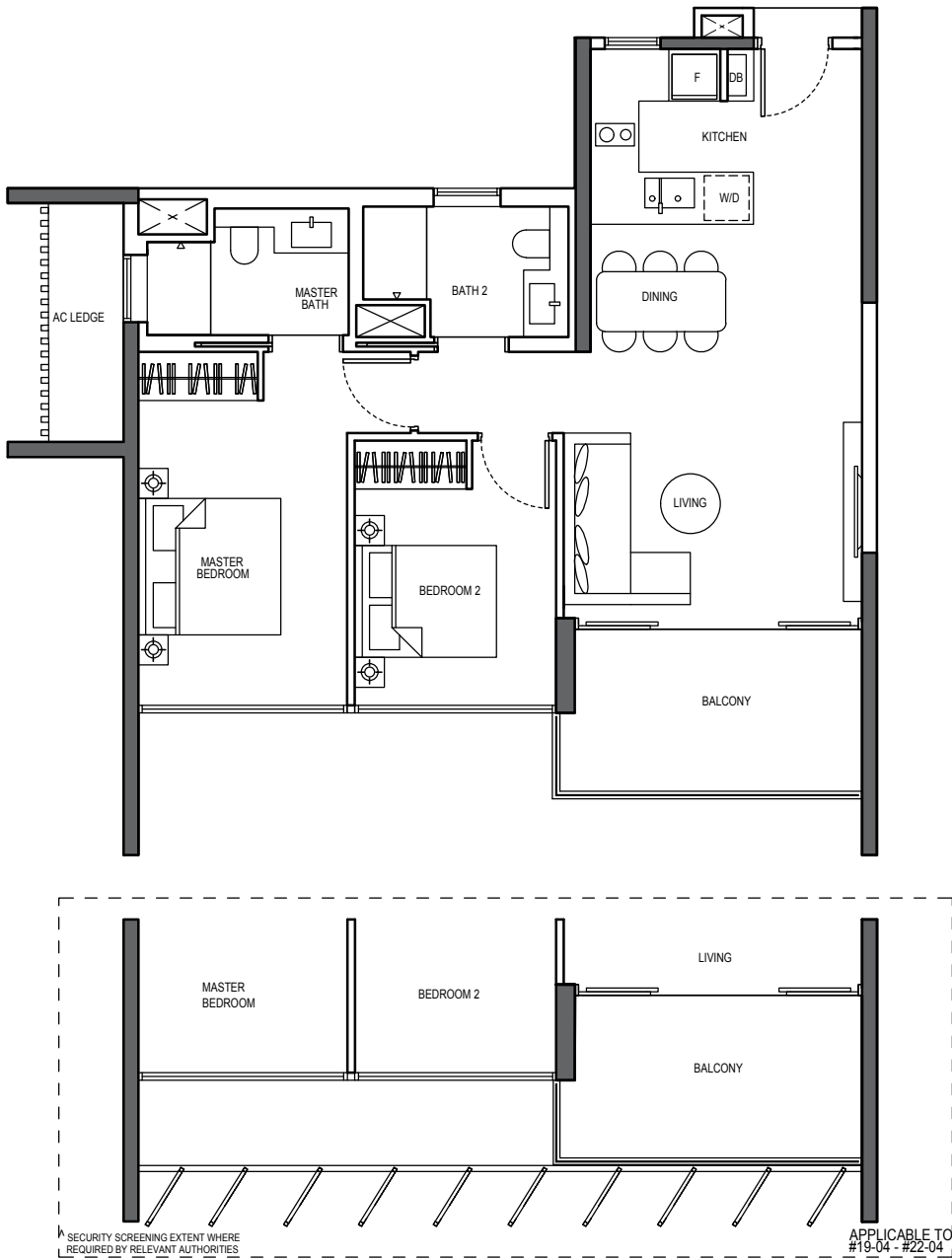
NOTE:  
AREA INCLUDES A/C LEDGE AND BALCONY WHERE APPLICABLE. THE ABOVE PLANS AND ILLUSTRATIONS ARE SUBJECT TO CHANGE AS MAYBE REQUIRED OR APPROVED BY THE RELEVANT AUTHORITIES. ALL FLOOR AREAS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY. PLEASE REFER TO KEY PLAN FOR ORIENTATION.  
BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN. FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO THE DIAGRAM ANNEXED HERETO AS "APPROVED BALCONY SCREEN" PAGE IN THIS BROCHURE.



2-BEDROOM UNIT

TYPE B3  
2 Bedroom Deluxe

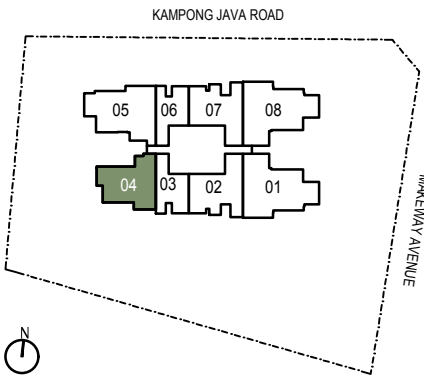
85 sqm / 915 sqft  
#07-04 - #17-04  
#19-04 - #22-04 (\*Security Screening required)



LEGEND

- WD UNDER-COUNTER WASHER CUM DRYER
- F INTEGRATED FRIDGE
- DB DISTRIBUTION BOX
- AC LEDGE
- VOID SPACE (EXCLUDED FROM THE STRATA AREA)

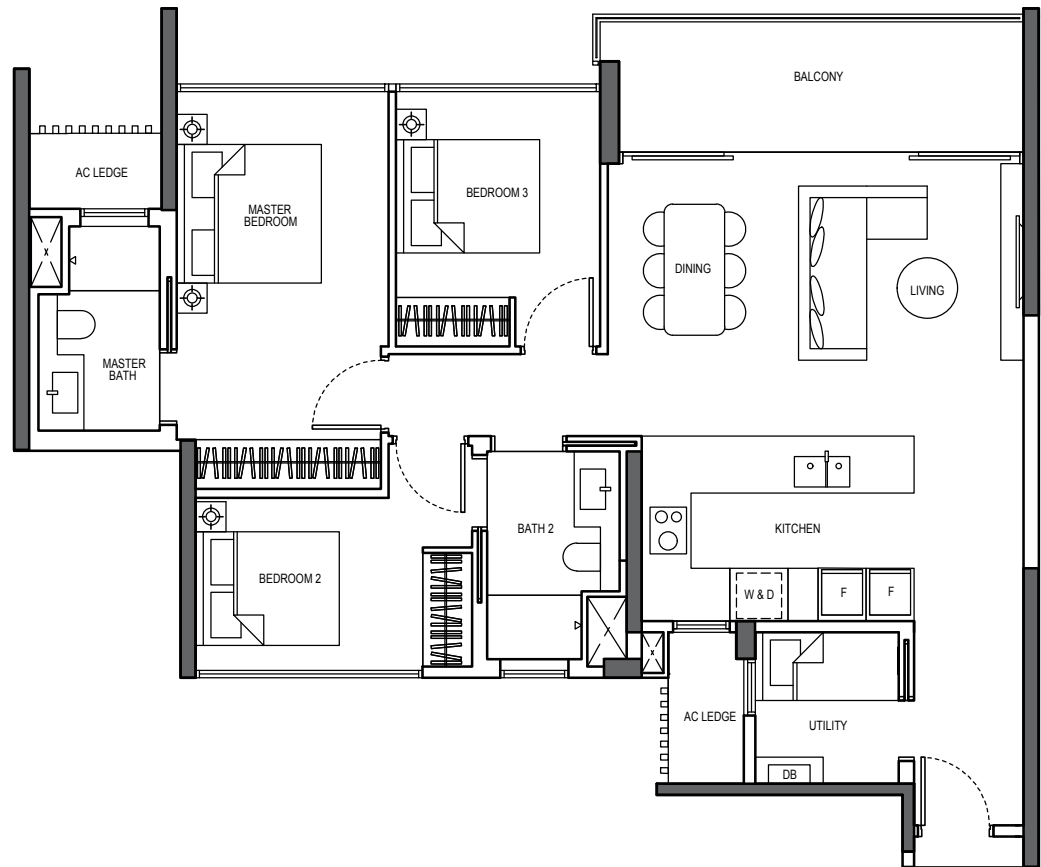
NOTE:  
AREA INCLUDES A/C LEDGE AND BALCONY WHERE APPLICABLE. THE ABOVE PLANS AND ILLUSTRATIONS ARE SUBJECT TO CHANGE AS MAYBE REQUIRED OR APPROVED BY THE RELEVANT AUTHORITIES. ALL FLOOR AREAS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY. PLEASE REFER TO KEY PLAN FOR ORIENTATION.  
BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN. FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO THE DIAGRAM ANNEXED HERETO AS "APPROVED BALCONY SCREEN" PAGE IN THIS BROCHURE.



3-BEDROOM UNIT

TYPE C1  
3 Bedroom Compact

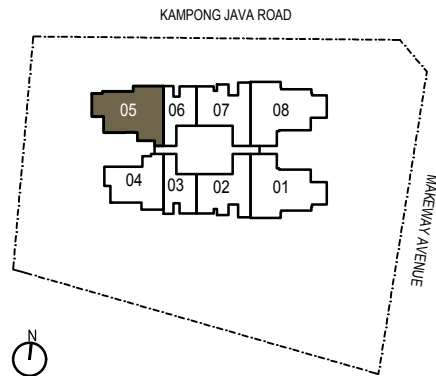
109 sqm / 1173 sqft  
#07-05 - #17-05



LEGEND

- W&D WASHER AND DRYER
- F INTEGRATED FRIDGE
- DB DISTRIBUTION BOX
- VOID SPACE (EXCLUDED FROM THE STRATA AREA)
- AC LEDGE

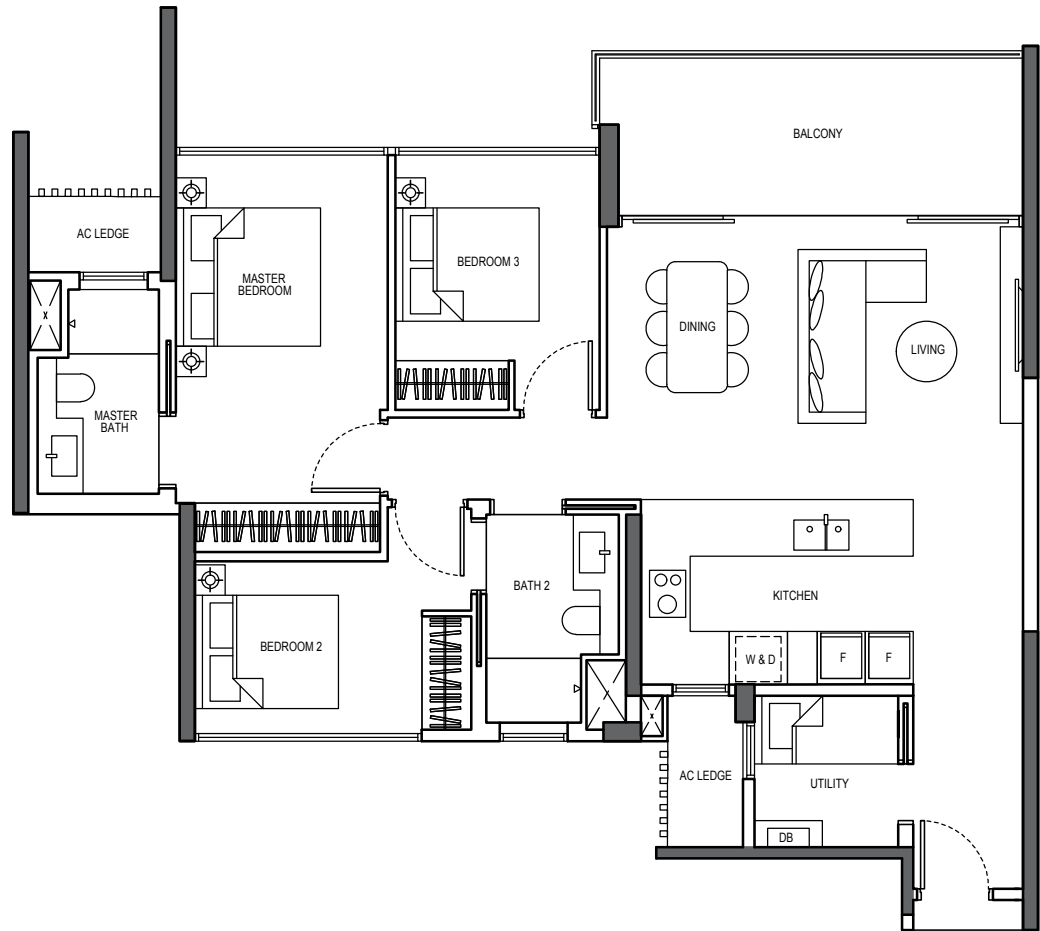
NOTE:  
AREA INCLUDES A/C LEDGE AND BALCONY WHERE APPLICABLE. THE ABOVE PLANS AND ILLUSTRATIONS ARE SUBJECT TO CHANGE AS MAYBE REQUIRED OR APPROVED BY THE RELEVANT AUTHORITIES. ALL FLOOR AREAS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY. PLEASE REFER TO KEY PLAN FOR ORIENTATION.  
BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN. FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO THE DIAGRAM ANNEXED HERETO AS "APPROVED BALCONY SCREEN" PAGE IN THIS BROCHURE.



3-BEDROOM UNIT

TYPE C2  
3 Bedroom Compact

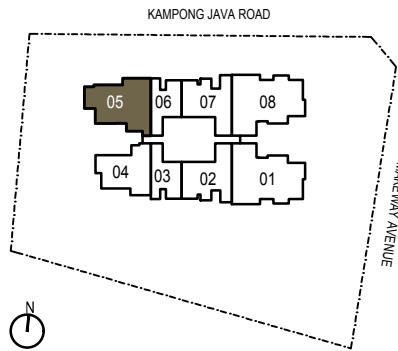
110sqm / 1184 sqft  
#19-05 - #22-05



LEGEND

- W&D WASHER AND DRYER
- F INTEGRATED FRIDGE
- DB DISTRIBUTION BOX
- VOID SPACE (EXCLUDED FROM THE STRATA AREA)
- AC LEDGE

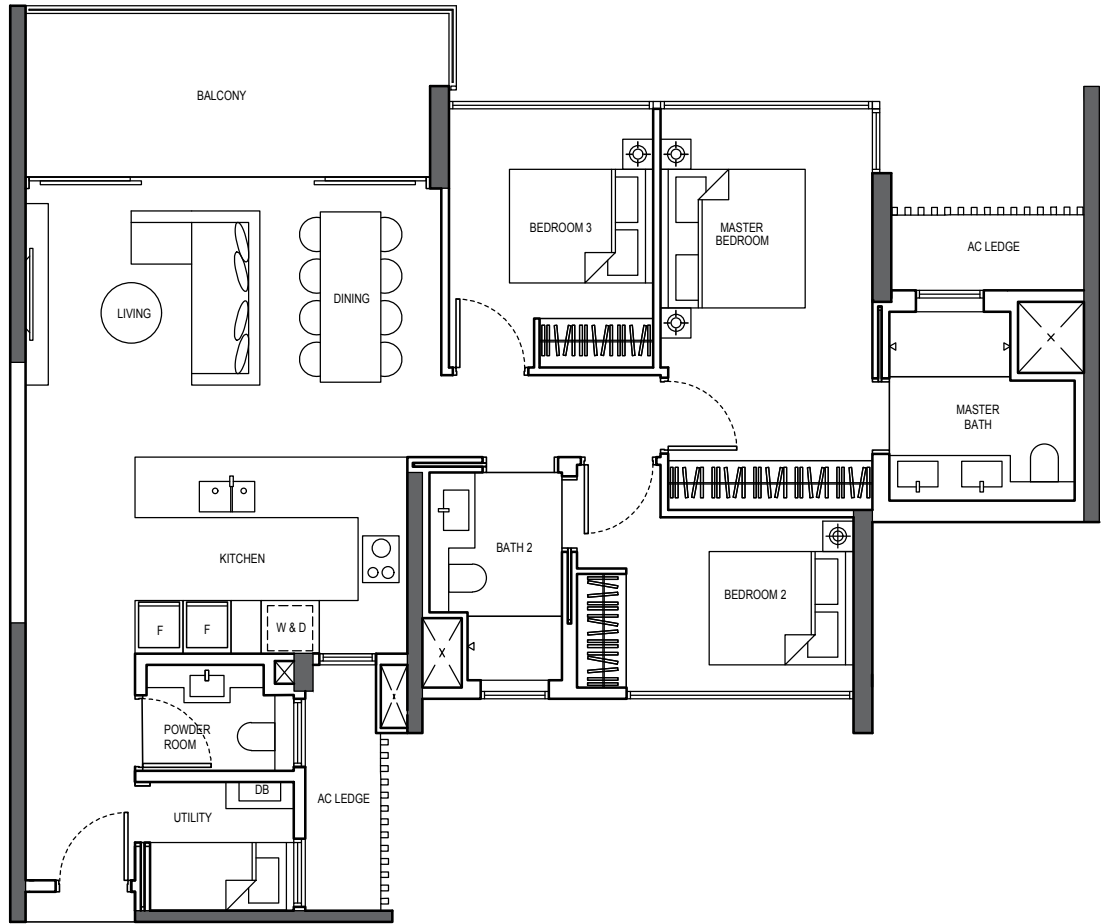
NOTE:  
AREA INCLUDES A/C LEDGE AND BALCONY WHERE APPLICABLE. THE ABOVE PLANS AND ILLUSTRATIONS ARE SUBJECT TO CHANGE AS MAYBE REQUIRED OR APPROVED BY THE RELEVANT AUTHORITIES. ALL FLOOR AREAS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY. PLEASE REFER TO KEY PLAN FOR ORIENTATION.  
BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN. FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO THE DIAGRAM ANNEXED HERETO AS "APPROVED BALCONY SCREEN" PAGE IN THIS BROCHURE.



3-BEDROOM UNIT

TYPE C3  
3 Bedroom Deluxe

119 sqm / 1281 sqft  
#07-01 - #17-01  
#07-08\* - #17-08\*  
\* Mirror Image

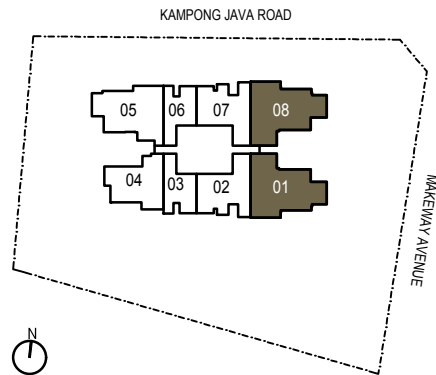


LEGEND

- W&D WASHER AND DRYER
- F INTEGRATED FRIDGE
- 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.

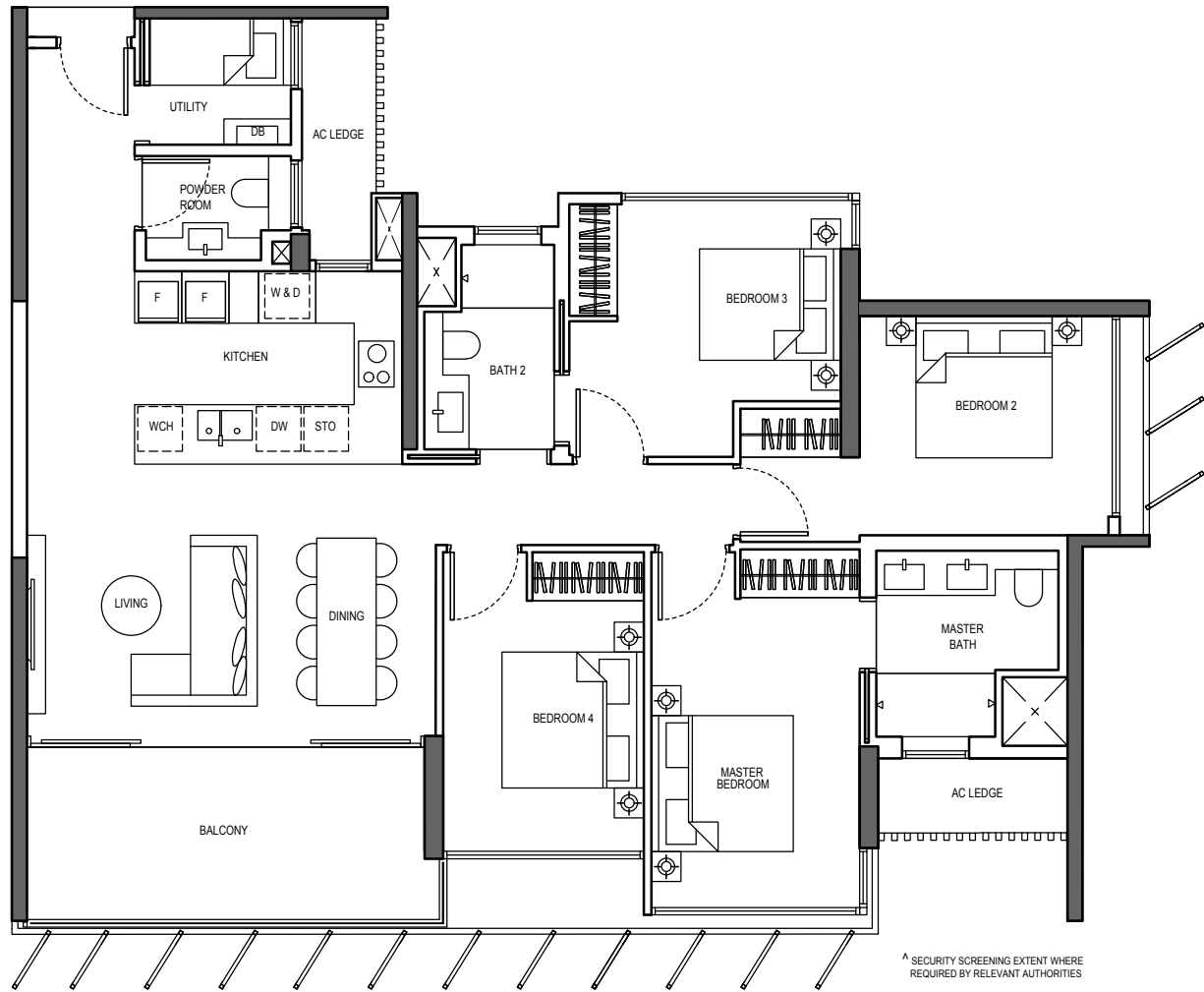
BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN. FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO THE DIAGRAM ANNEXED HERETO AS "APPROVED BALCONY SCREEN" PAGE IN THIS BROCHURE.



4-BEDROOM UNIT

TYPE D1  
4 Bedroom

139 sqm / 1496 sqft  
#19-01 - #22-01 (^Security Screening required)



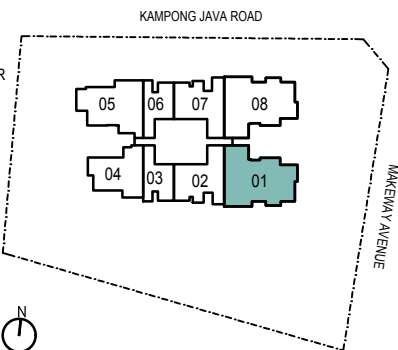
^ SECURITY SCREENING EXTENT WHERE REQUIRED BY RELEVANT AUTHORITIES



- W&D WASHER AND DRYER
- F INTEGRATED FRIDGE
- DB DISTRIBUTION BOX
- DW DISHWASHER
- WCH WINE CHILLER
- AC LEDGE
- STO STEAM OVEN
- VOID SPACE (EXCLUDED FROM THE STRATA AREA)

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.

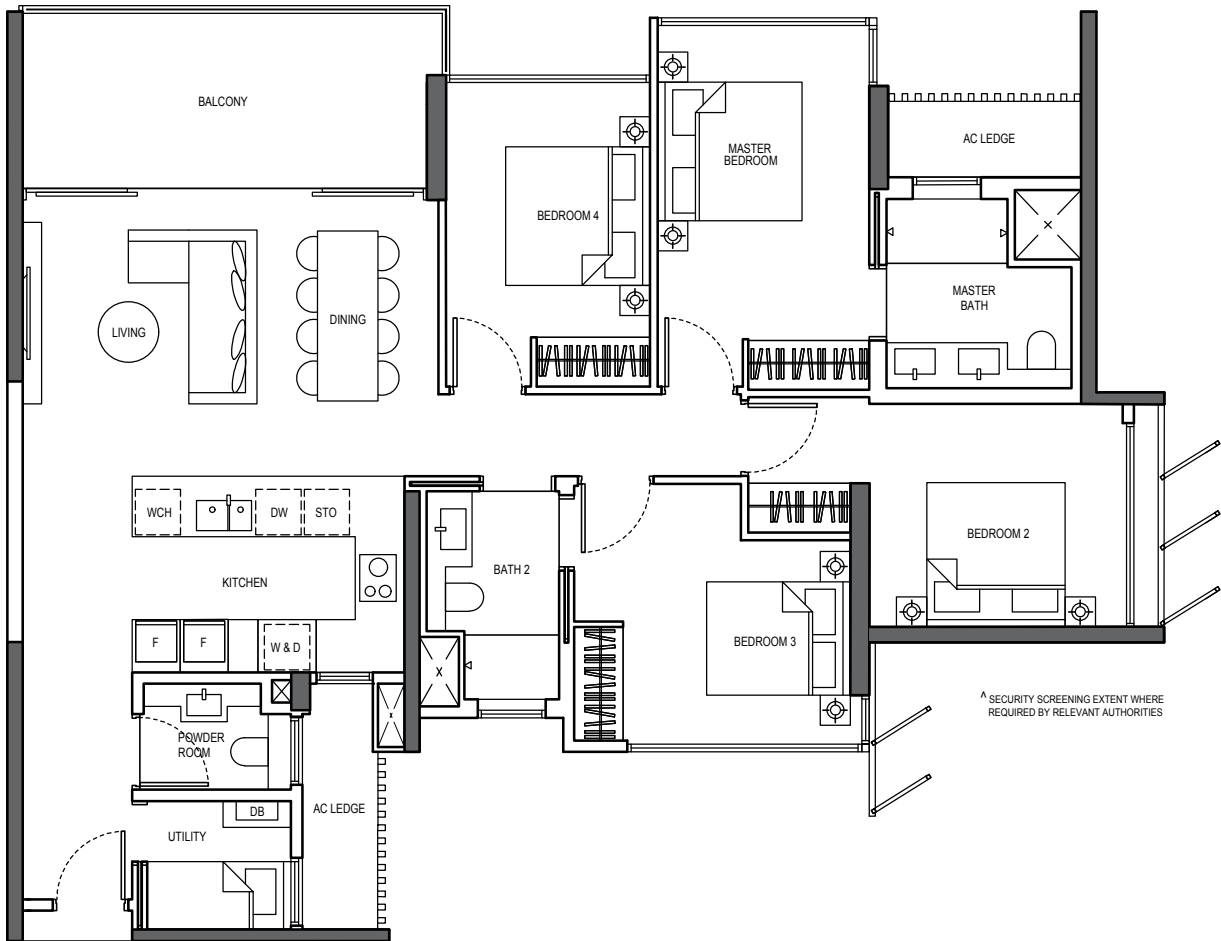
BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN. FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO THE DIAGRAM ANNEXED HERETO AS "APPROVED BALCONY SCREEN" PAGE IN THIS BROCHURE.



4-BEDROOM UNIT

TYPE D2  
4 Bedroom

139 sqm / 1496 sqft  
#19-08 - #22-08 (^Security Screening required)



- W&D

WASHER AND DRYER
- F

INTEGRATED FRIDGE
- DB

DISTRIBUTION BOX
- DW

DISHWASHER
- WCH

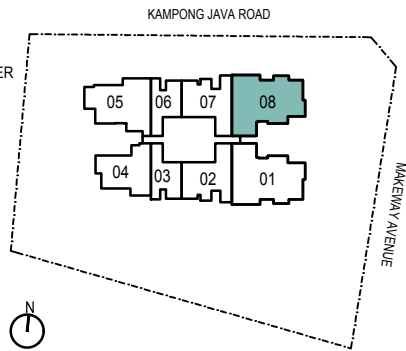
WINE CHILLER
- AC LEDGE

AC LEDGE
- VOID SPACE  
(EXCLUDED FROM  
THE STRATA AREA)
- STO

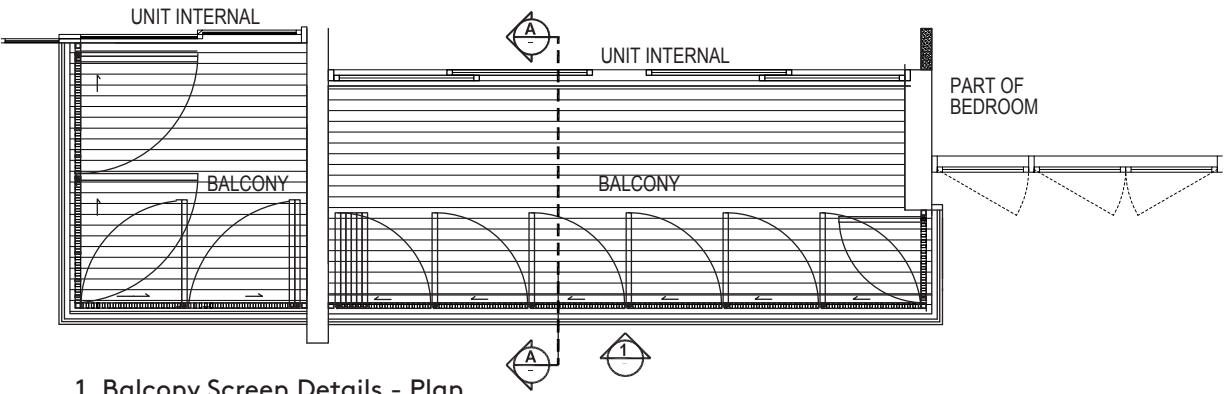
STEAM OVEN

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.

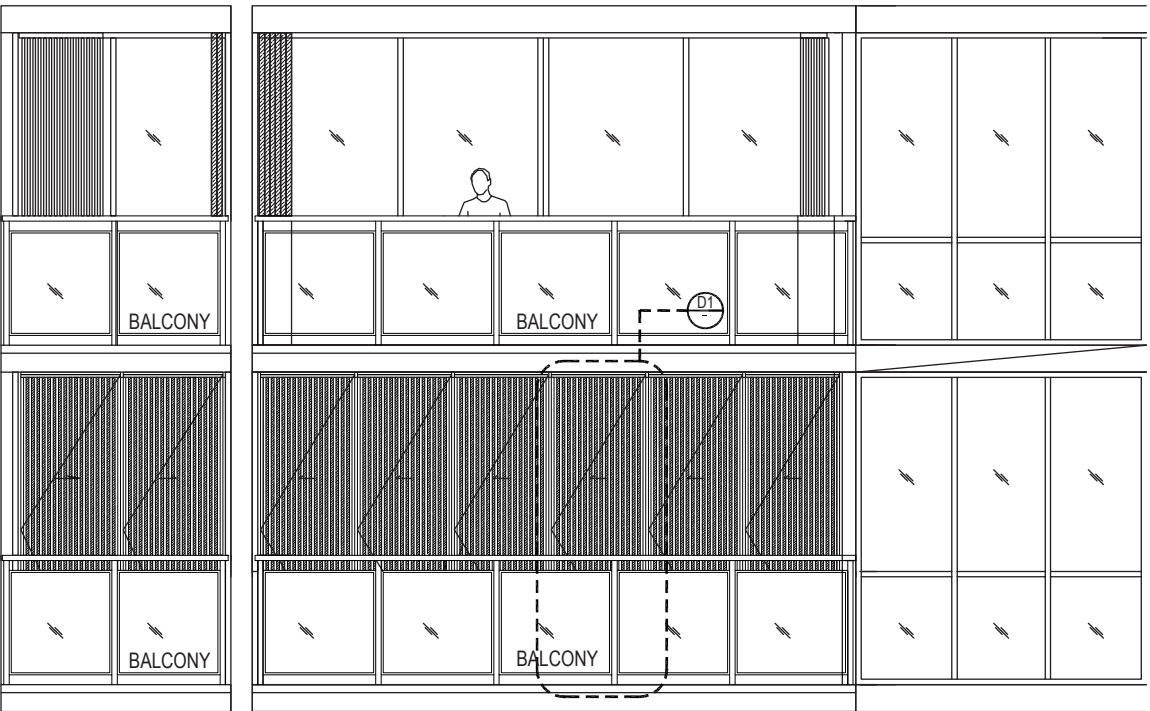
BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY  
SCREEN. FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE  
REFER TO THE DIAGRAM ANNEXED HERETO AS "APPROVED BALCONY SCREEN"  
PAGE IN THIS BROCHURE.



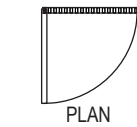
Approved  
Balcony Screen



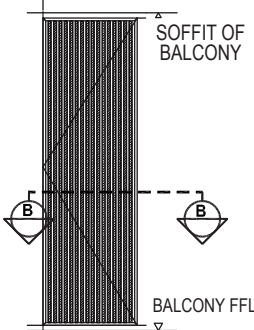
1. Balcony Screen Details - Plan



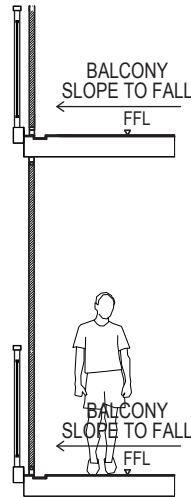
2. Balcony Detail - Elevation 1



3. Balcony Detail - Section B-B



4. Balcony Detail - Detail 'D1'



5. Balcony Detail - Section A-A

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.



BUKIT SEMBAWANG  
ESTATES LIMITED

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



LIV@MB



PATERSON SUITES



8 ST THOMAS



POLLEN COLLECTION



LUXUS HILLS



THE VERMONT  
ON CAIRNHILL



VERDURE



NIM COLLECTION



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.

Developer: Bukit Sembawang Land Pte Ltd (Company Registration No. 201808588E) • Housing Developer License No.: C1355 • Tenure: Estate in Fee Simple • Encumbrances: Nil Expected date of Vacant Possession: 20 December 2024 • Expected date of legal completion: 20 December 2027 • Location : Lot00792X of TS28 at Makeway Avenue, Singapore

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.

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 all 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.

