



LIV@MB

THE ADDRESS IN MOUNTBATTEN

IN STYLE

LIV@MB

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A DISTINCTIVE LIFESTYLE THAT IS ALWAYS IN STYLE

**In Style,
Unique Lifestyle**

**Prime
District 15**

**Coveted Mountbatten
Conservation Enclave**

Mountbatten in District 15 is the most prominent coastal conservation enclave in Singapore, highly desired for its seaside charms and rich heritage.

Experience an enchantingly unique lifestyle that is imbued with a cosmopolitan vibe and filled with surprising discoveries every day. As the neighbourhood evolves into the future, look forward to even greater things to come.

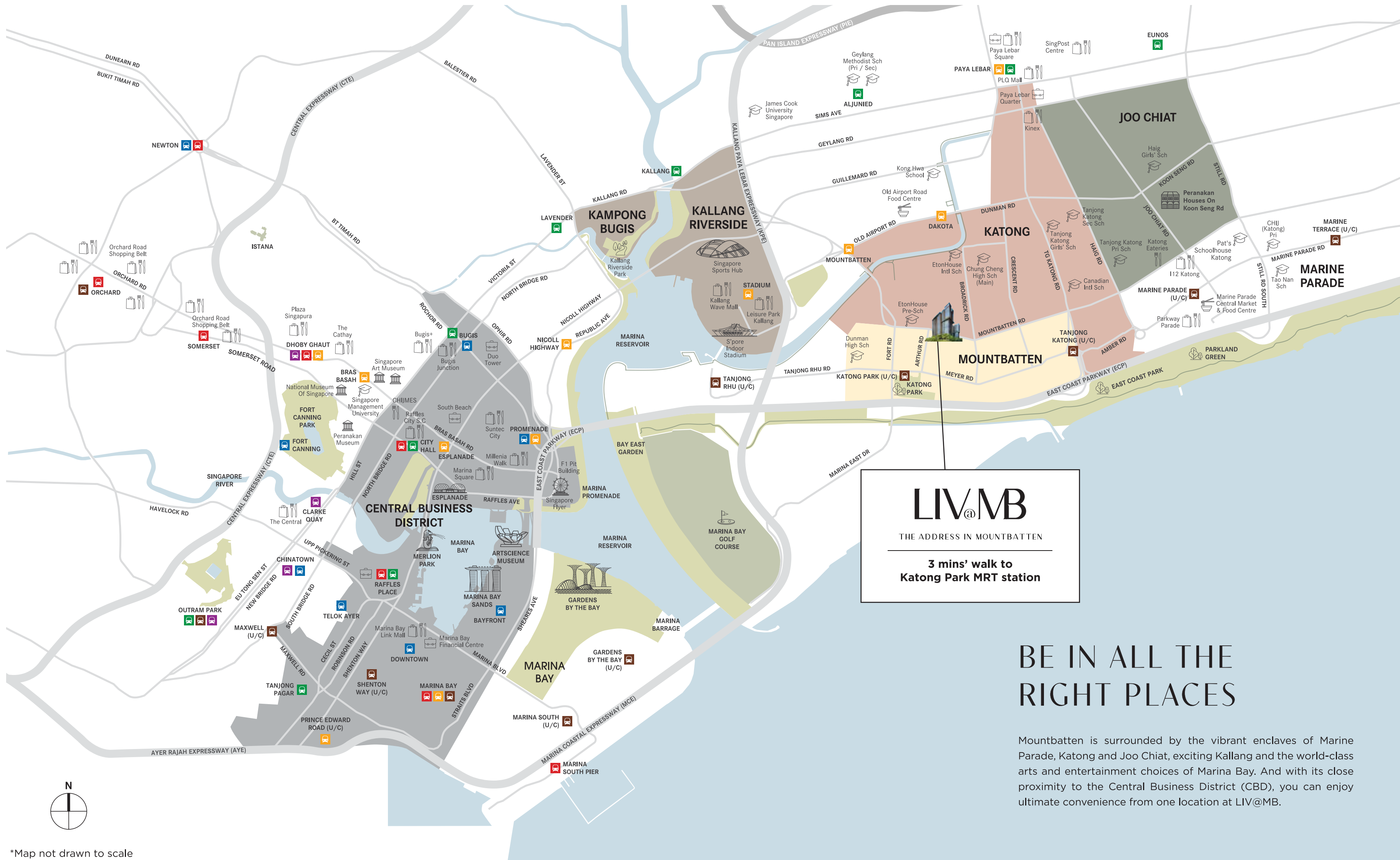


The image is an aerial photograph of a modern residential development. In the center, a large, rectangular swimming pool with a wooden deck and lounge chairs is surrounded by lush greenery and several modern, low-rise buildings with large glass windows and dark roofs. To the right, a tall, modern high-rise building with a glass facade and wooden accents stands prominently. The background shows a dense residential area with many smaller houses and a city skyline in the distance under a clear sky.

THE ESSENCE OF MILLIONAIRES' ROW

Back then, seaside bungalows dotted the coast. Trees gently swayed in the tropical breeze as laughter filled the air. Life just seemed more relaxed and tranquil here.

Today, this highly sought-after conservation enclave still exudes that idyllic seaside charm, exclusivity, and prestige. And this is your rare opportunity to live it, here at LIV@MB.



LIV@MB
 THE ADDRESS IN MOUNTBATTEN
 3 mins' walk to
 Katong Park MRT station

BE IN ALL THE RIGHT PLACES

Mountbatten is surrounded by the vibrant enclaves of Marine Parade, Katong and Joo Chiat, exciting Kallang and the world-class arts and entertainment choices of Marina Bay. And with its close proximity to the Central Business District (CBD), you can enjoy ultimate convenience from one location at LIV@MB.

*Map not drawn to scale

THE ADDRESS IN MOUNTBATTEN

LIV@MB is nestled within the prestigious Mountbatten enclave of District 15. It is proudly designed by ARC Studio, the firm headed by President*s Design award recipients.

With Katong Park MRT station just 3 minutes' walk away, LIV@MB offers great investment potential and opportunities for capital appreciation.

LIV@MB

THE ADDRESS IN MOUNTBATTEN



Gardens By The Bay

Marina Bay Financial Centre

Orchard Road Shopping Belt

Singapore Sports Hub (National Stadium)

Katong Park MRT Station (U/C) Marina Bay Golf Course

Marina Bay Sands

Esplanade - Theatres on the Bay

Kallang Riverside

Singapore Indoor Stadium

Parkway Parade

East Coast Park

Sentosa

Singapore Flyer

City Hall

East Coast Parkway (ECP)

Kallang Wave Mall

Kong Hwa School

Tao Nan School

Jewel Changi Airport

THE VISION FOR A NEW MOUNTBATTEN LIFESTYLE

KALLANG RIVER MASTER PLAN

Kallang to come alive with new sports and entertainment spaces

Redevelopment will see a velodrome, tennis centre and football hub built for the community by 2025.



1 KALLANG FOOTBALL HUB

To be completed by next year, the facility will have one full-sized natural turf pitch, two full-sized artificial pitches and one half-sized pitch for five-a-side or seven-a-side games. It will also have four sheltered futsal pitches and a perimeter running track.



2 SINGAPORE TENNIS CENTRE

Home of the National Training Centre for Tennis and ActiveSG Tennis Academy, the facility will have sheltered and open courts. This will replace the current centre and be open to the community.



3 YOUTH HUB AND VELODROME

Sport Singapore is working with the National Youth Sports Institute to develop the area, which will include spaces for sports like speed climbing and parkour. The authorities are completing the feasibility study for the velodrome that will serve as a National Training Centre for track cycling and be open to the public.



4 BENAAN KAPAL GREEN

An active community park space will be introduced along the waterfront and this could include park connectors, running trails and play areas for all ages.



5 REDEVELOPMENT OF KALLANG THEATRE

The existing Kallang Theatre and its adjoining areas will be redeveloped into an integrated sport, entertainment and lifestyle centre. Among the ideas proposed are: a multi-purpose indoor arena capable of hosting e-sports events, a themed hotel and an international sports medicine centre.



6 ALIVE GATEWAY AND LOOP

A new iconic circular walking and cycling loop will be built to trace the original airfield of the Kallang Airport and link to the waterfront across Stadium Boulevard and Nicoll Highway.

Source: SPORT SINGAPORE PHOTOS: SPORT SINGAPORE STRAITS TIMES GRAPHICS

Source: The Straits Times © SPH Media Limited. Reprinted with permission

THE EAST COAST SUSTAINABILITY AND GREENERY PLAN

A green plan for East Coast

A new 15km central green corridor could soon connect East Coast Park to Changi Beach Park, via New Upper Changi Road and Loyang Way. Lined with native plants, the corridor will also be connected to parks and gardens in the area via a network of community corridors. These are part of plans to make the eastern parts of Singapore greener under the country's City in Nature vision.



Source: NATIONAL PARKS BOARD Photos: NATIONAL PARKS BOARD SUNDAY TIMES GRAPHICS

Source: The Straits Times © SPH Media Limited. Reprinted with permission

CONNECTING GREEN SPACES

I look forward to partnering our people, especially residents of East Coast, to turn these plans into reality... These corridors will also connect our pockets of green space and enhance their overall biodiversity.



DEPUTY PRIME MINISTER HENG SWEE KEAT, on the proposed 15km green link.

What to expect:



Community gardens



Therapeutic gardens



Nature ways



Nature play gardens



3 MINS' WALK TO KATONG PARK MRT STATION

- 5 STOPS TO MARINA BAY
- 6 STOPS TO SHENTON WAY (CBD)



LIVE IN CONVENIENCE BE EVERYWHERE IN NO TIME

EDUCATION

Preschools

- 3 mins' walk EtonHouse International Pre-School
- 6 mins' drive Pat's Schoolhouse Katong
- 9 mins' drive NAFA Arts Preschool

Primary schools

- 7 mins' drive Kong Hwa School
- 8 mins' drive Ngee Ann Primary School
- 8 mins' drive Tao Nan School

Secondary schools

- 2 mins' drive Dunman High School
- 2 mins' drive Chung Cheng High School (Main)

CONNECTIVITY

- 3 mins' walk Katong Park MRT station
- 3 mins' drive East Coast Parkway (ECP)
- 3 mins' drive Kallang Paya Lebar Expressway (KPE)
- 6 mins' drive Marina Coastal Expressway (MCE)
- 7 mins' drive Paya Lebar MRT station
- 8 mins' drive Pan Island Expressway (PIE)
- 10 mins' walk Mountbatten MRT station

SHOPPING & DINING

- 4 mins' drive Parkway Parade
- 7 mins' drive Kallang Wave Mall
- 7 mins' drive KINEX Shopping Mall
- 8 mins' drive Katong Square
- 9 mins' drive Katong V
- 10 mins' drive Paya Lebar Square
- 11 mins' drive Changi City Point
- 12 mins' drive Jewel Changi Airport
- 13 mins' drive Orchard Road shopping belt

NATURE/SPORTS/RECREATION

- 2 mins' drive East Coast Park
- 4 mins' drive Singapore Sports Hub (National Stadium)
- 4 mins' drive Kallang Active SG Tennis Centre
- 5 mins' drive Coastal PlayGrove (former Big Splash)
- 5 mins' drive Parkland Green
- 7 mins' drive Gardens by the Bay
- 8 mins' drive Marina Bay Golf Course
- 15 mins' drive Henderson Waves (the Southern Ridges)

ARTS/ENTERTAINMENT

- 4 mins' drive Singapore Indoor Stadium
- 6 mins' drive Goodman Arts Centre
- 8 mins' drive Esplanade - Theatres on the Bay
- 9 mins' drive Marina Bay Sands & ArtScience Museum
- 9 mins' drive The Fullerton Heritage precinct
- 9 mins' drive Victoria Theatre and Concert Hall
- 10 mins' drive National Gallery Singapore
- 11 mins' drive National Museum of Singapore

A CITY OF OPPORTUNITY AWAITS

Some of Singapore's most eminent families have built their homes at Mountbatten because of its idyllic location that was still ideally close to the city centre. Some things never change. Live amidst the serenity you desire at LIV@MB, while staying connected to the excitement of the city which is just mere minutes away.





THE ICONIC TOWERS OF MARINA BAY SANDS AND THE ARTSCIENCE MUSEUM

WHERE THE WORLD COMES TO PLAY

MARINA BAY SANDS

Marina Bay Sands, a short drive from LIV@MB, offers non-stop entertainment from dusk to dawn. Awaken to the beauty of its world-renowned rooftop infinity pool. A shopping experience like no other awaits at the exquisite boutiques. Dine on award-winning cuisine from around the world. Be entertained at the ArtScience Museum, catch a world-class performance, then party the night away.



WORLD-CLASS PERFORMANCES AT SANDS THEATRE



ENJOY GREAT VIEWS OF THE F1



FEAST AT MICHELIN-STARRED RESTAURANTS



SHOP THE LATEST RUNWAY LOOKS AT MARINA BAY SANDS SHOPPES

CLOSE TO THE CENTRAL BUSINESS DISTRICT

LIV@MB is only 3 minutes' walk to the future Katong Park MRT station, and a short drive to the CBD, home to many regional offices of multinational corporations in the banking, financial and technology sectors. That makes commuting to and from work quicker so that you can concentrate on what is more important to you.



MERE MINUTES' DRIVE TO CBD

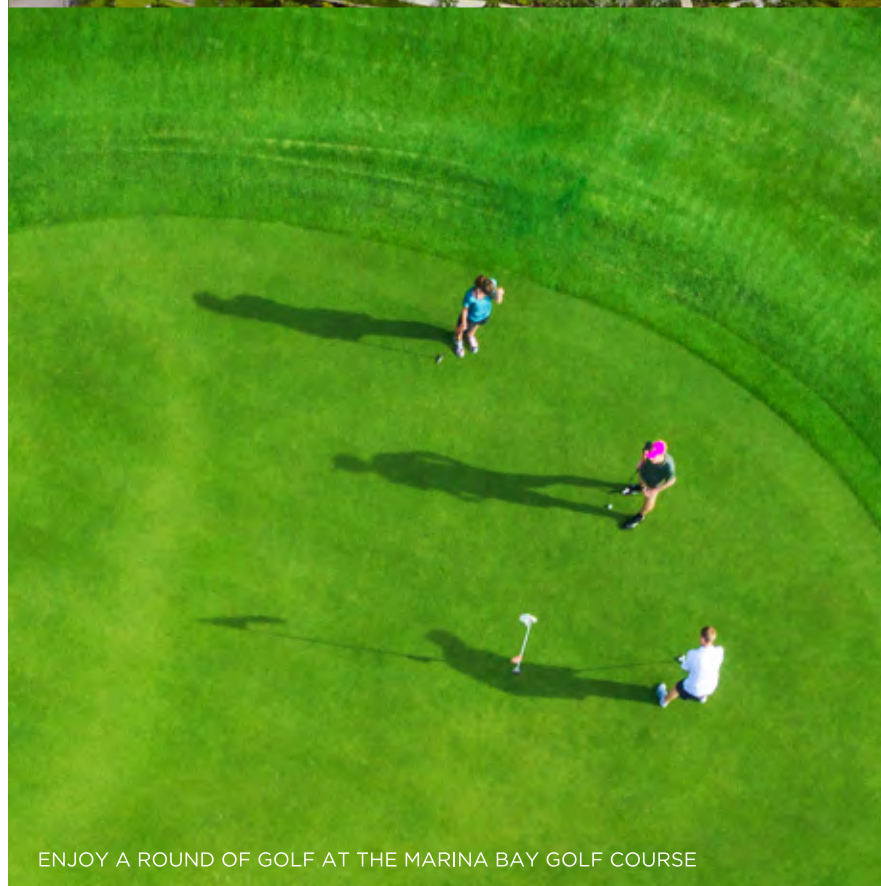
PLAY AT THE BAY

This is the Singapore Sports Hub, where sports-lovers come to engage in their favourite water and land sports. And where some of the world's best performers entertain thousands at the Singapore Indoor Stadium. Future plans are afoot to enhance the sports-centric appeal of Kallang, and you will have the privilege of witnessing its transformation from your home at LIV@MB.





THE STUNNING GARDENS BY THE BAY



ENJOY A ROUND OF GOLF AT THE MARINA BAY GOLF COURSE



THE MAJESTIC SUPERTREE GROVE

WHERE WORLD-CLASS LEISURE CHOICES COME TOGETHER

Be enchanted by the exotic flora at Gardens by the Bay. Tee off at Marina Bay Golf Course. Or head to the Singapore Sports Hub to get fit, watch a concert at the Singapore Indoor Stadium, or just spend an idyllic afternoon shopping and dining at Kallang Wave Mall. Discover them all just minutes from home.





DISCOVER A WEALTH OF CHOICES

Experience a new way of life. Where numerous shopping malls around you are now one-stop lifestyle destinations for the entire family. Shop for essentials or have a bite or two, while the kids attend enrichment classes. After which, the whole family can bond together over a meal, delight in exploring the shops, or catch a fun movie at the cinema.



Brilliant bakes that draw in the crowds and artisan loaves made from scratch. Some of Singapore's favourite bakeries are right here in your neighbourhood. Life can also be so much sweeter when tempting desserts and treats are within easy reach. Or just enjoy some time-out from the hustle and bustle of life to savour comfort food in cosy cafes in the company of your loved ones.



TASTES OF A CREATIVE CULINARY COMMUNITY





TAO NAN SCHOOL

GOOD EDUCATION BUILDS A STRONG FOUNDATION



NGEE ANN PRIMARY SCHOOL



CHUNG CHENG HIGH SCHOOL



KONG HWA SCHOOL

Quality education at every stage of your child's life is always within easy reach. LIV@MB is strongly supported by a vast selection of educational institutions, including some of Singapore's most popular schools, near home.

	PRESCHOOLS	PRIMARY SCHOOLS	SECONDARY SCHOOLS	POST-SECONDARY
1-2 KM	EtonHouse International Pre-School	Kong Hwa School Tanjong Katong Primary School Canadian International School	Chung Cheng High School (Main) Dunman High School Tanjong Katong Girls' School Tanjong Katong Secondary School	Dunman High School
> 2 KM	Pat's Schoolhouse Katong NAFA Arts PreSchool	Tao Nan School Ngee Ann Primary School CHIJ Katong (Primary)	CHIJ Katong Convent Saint Patrick's School	Victoria Junior College Temasek Junior College

All distances are approximate only.



**BUKIT SEMBAWANG
ESTATES LIMITED**

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



THE ATELIER



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: BSEL Development Pte. Ltd. (Company Registration No. 201733852N) • Housing Developer License No.: C1364 • Tenure: Leasehold of 99 years commencing from 23 November 2021 • Encumbrances: Nil • Location: Lot 4343V MK 25 at Arthur Road • Expected Date of Vacant Possession: 1 April 2026 • Expected date of Legal Completion: 1 April 2029

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