

LIV@MB

THE ADDRESS IN MOUNTBATTEN

FLOOR PLANS
BROCHURE

LIV@MB

THE ADDRESS IN MOUNTBATTEN

A LIFE OF SPLENDOURS AWAITS YOU

**Experiential
Luxury**

**Prime
District 15**

**Coveted Mountbatten
Conservation Enclave**

Elevate and live in the coveted Mountbatten conservation enclave. Be surrounded by a legacy of bungalows and a neighbourhood rich in heritage. This is a global melting pot where the best and brightest meet the hip and the trendy. Fashionistas. Creative minds. Technopreneurs. Next generation movers and shakers.

This is your world. This is LIV@MB.

Soaring above the exclusive Mountbatten landed homes enclave of District 15, LIV@MB is designed to showcase the reinterpreted modern architectural elements inspired by the historical bungalows and heritage shophouses of the 19th century.



SPRAWLING
140,000 SQ FT LAND.
80% NATURE.
20% RESIDENTIAL.

Take a deep breath. There is always plenty of room to breathe when you are surrounded by the great expanse of space here in LIV@MB. With 80% of the development dedicated to greenery and recreation, it creates a picturesque natural frame to the soaring residential blocks.

LIV@MB SITE PLAN

- 1 The Garden Pavilion 1
- 2 The Pond
- 3 The Green
- 4 The Courtyard
- 5 The Playground
- 6 The Fitness Yard
- 7 The Garden Pavilion 2
- 8 The Forecourt
- 9 The Mountbatten Lawn
- 10 The Rainforest Villa
- 11 The Rainforest Jacuzzi
- 12 The Hammock Grove
- 13 The Beach Villa
- 14 The Wading Pool
- 15 The Garden Villa
- 16 The Play Pool
- 17 The Main Pool
- 18 The Jacuzzi Pool
- 19 The Water Beds
- 20 The Sun Deck
- 21 The Water Gym
- 22 The Dining Hall 1
- 23 The Dining Hall 2
- 24 The Mountbatten Hall
- 25 The Green Lawn
- 26 The Outdoor Gymnasium
- 27 The Indoor Gymnasium
- 28 The Grill
- 29 The Changing Room
- 30 The Open Yard
- 31 The Garden Trail
- 32 The Bicycle Yard

- A The Bin Centre
- B The Substation
- C The Guard House
- D The Side Entrance



- 33 The Yoga Yard
- 34 The Lounge
- 35 The Jacuzzi Lounge 1
- 36 The Jacuzzi Pool
- 37 The Dining Lounge 1
- 38 The Sky Lounge 1
- 39 The Sky Lounge 2
- 40 The Study Lounge 1
- 41 The Study Lounge 2
- 42 The Dining Lounge 2
- 43 The Jacuzzi Lounge 2
- 44 The Jacuzzi

THE SKY LOUNGE ON LEVEL 11



- 45 The Yoga Yard
- 46 The Lounge 1
- 47 The Yard
- 48 The Lounge 2
- 49 The Sunning Lawn
- 50 The Pool Deck
- 51 The Lap Pool
- 52 The Water Deck
- 53 The Sky Grill
- 54 The Sky Villa
- 55 The Sky Court
- 56 The Mountbatten Grill
- 57 The Mountbatten Villa

THE ROOF TOP ON LEVEL 20



DIAGRAMMATIC CHART

North West Tower
114A Arthur Road, Singapore 439826

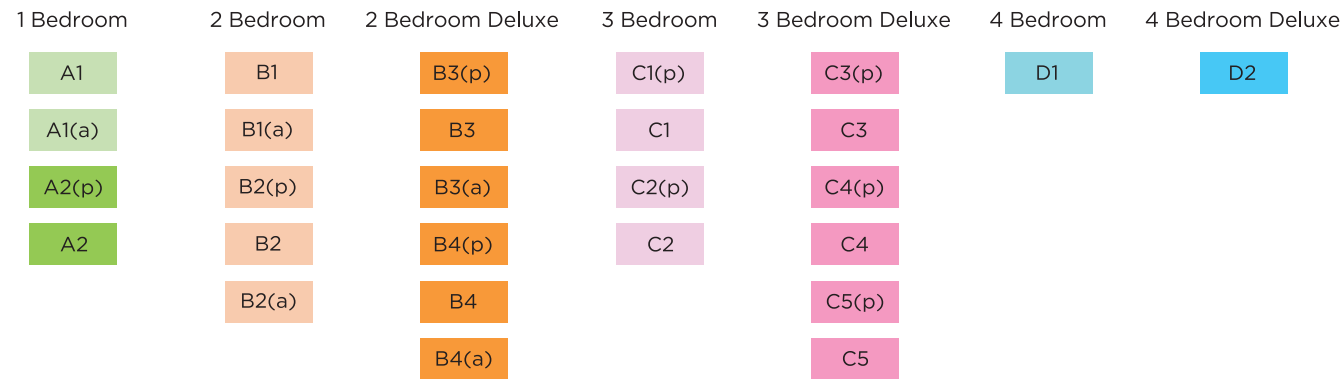
North East Tower
114B Arthur Road, Singapore 439835

South East Tower
114C Arthur Road, Singapore 439836

South West Tower
114D Arthur Road, Singapore 439837

Floor/Unit	1	2	3	4	5	6	7	8	Floor/Unit
20	The Roof Top								20
19	D2	C3	C1	D1	B4(a)	B2(a)	B1	B3	19
18	D2	C3	C1	D1	B4(a)	B2(a)	B1	B3	18
17	D2	C3	C1	D1	B4(a)	B2(a)	B1	B3	17
16	D2	C3	C1	D1	B4(a)	B2(a)	B1	B3	16
15	D2	C3	C1	D1	B4(a)	B2(a)	B1	B3	15
14	D2	C3	C1	D1	B4(a)	B2(a)	B1	B3	14
13		C3	C1		B4(a)	B2(a)	B1	B3	13
12	C5	C3	C1	C4	B4(a)	B2(a)	B1	B3	12
11	C5	C3	C1	C4	B4(a)	B2(a)	B1	B3	11
10	C5	C3	C1	C4	B4	B2	B1(a)	B3(a)	10
9	C5	C3	C1	C4	B4	B2	B1(a)	B3(a)	9
8	C5	C3	C1	C4	B4	B2	B1(a)	B3(a)	8
7	C5	C3	C1	C4	B4	B2	B1(a)	B3(a)	7
6	C5	C3	C1	C4	B4	B2	B1(a)	B3(a)	6
5	C5	C3	C1	C4	B4	B2	B1(a)	B3(a)	5
4	C5	C3	C1	C4	B4	B2	B1(a)	B3(a)	4
3	C5	C3	C1	C4	B4	B2	B1(a)	B3(a)	3
2	C5	C3	C1	C4	B4	B2	B1(a)	B3(a)	2
1	C5(p)	C3(p)	C1(p)	C4(p)	B4(p)	B2(p)		B3(p)	1
BASEMENT CARPARK									

Floor/Unit	9	10	11	12	13	14	15	16	Floor/Unit
20	B4(a)	A2	A1	B3	D2	C3	C1	D1	19
19	B4(a)	A2	A1	B3	D2	C3	C1	D1	18
18	B4(a)	A2	A1	B3	D2	C3	C1	D1	17
17	B4(a)	A2	A1	B3	D2	C3	C1	D1	16
16	B4(a)	A2	A1	B3	D2	C3	C1	D1	15
15	B4(a)	A2	A1	B3	D2	C3	C1	D1	14
14	B4(a)	A2	A1	B3	D2	C3	C1	D1	13
13	B4(a)	A2	A1	B3	D2	C3	C1	D1	12
12	B4(a)	A2	A1(a)	The Sky Lounge					11
11	B4(a)	A2	A1(a)	The Sky Lounge					11
10	B4(a)	A2	A1	B3	C5	C3	C1	C2	10
9	B4(a)	A2	A1	B3	C5	C3	C1	C2	9
8	B4(a)	A2	A1	B3	C5	C3	C1	C2	8
7	B4(a)	A2	A1	B3	C5	C3	C1	C2	7
6	B4(a)	A2	A1	B3	C5	C3	C1	C2	6
5	B4(a)	A2	A1	B3	C5	C3	C1	C2	5
4	B4(a)	A2	A1	B3	C5	C3	C1	C2	4
3	B4(a)	A2	A1	B3	C5	C3	C1	C2	3
2	B4(a)	A2	A1	B3	C5	C3	C1	C2	2
1	B4(p)	A2(p)		B3(p)	C5(p)	C3(p)	C1(p)	C2(p)	1
BASEMENT CARPARK									

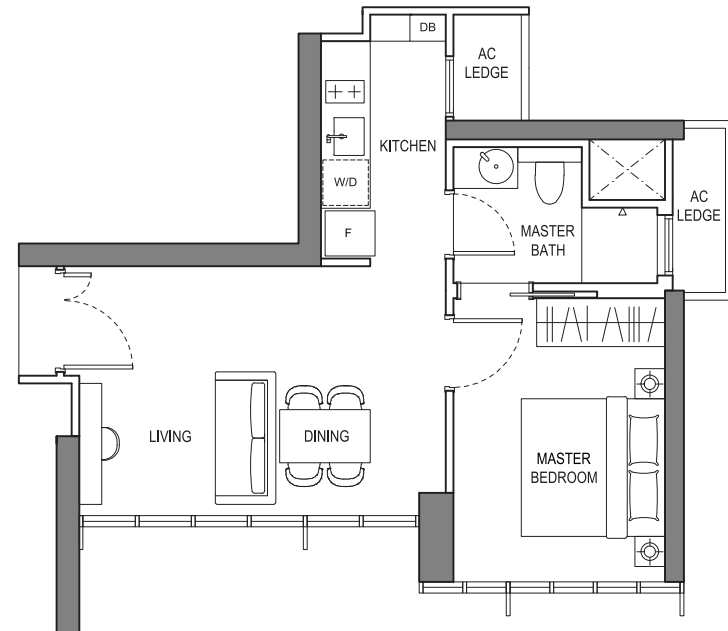


1 Bedroom

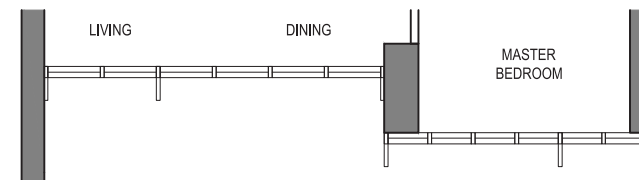
TYPE A1

46 sqm / 495 sqft

(114C) #02-11 to #10-11, #13-11 to #20-11



(114C) #02-11, #05-11 to #07-11, #13-11 to #19-11



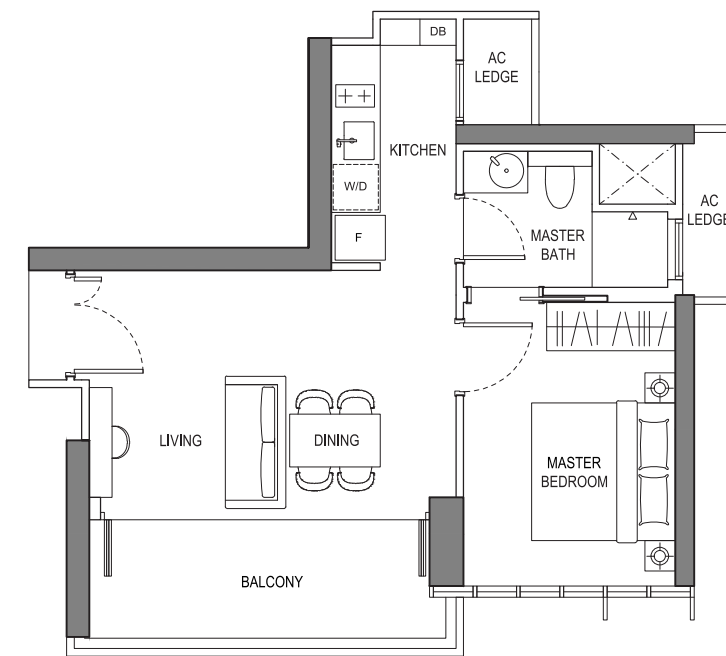
(114C) #03-11 to #04-11, #08-11 to #10-11, #20-11

1 Bedroom

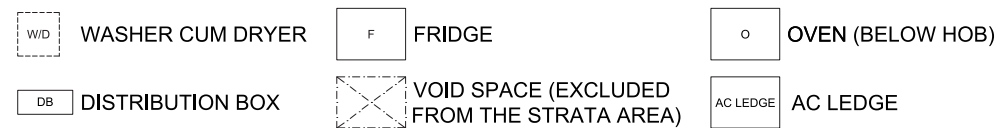
TYPE A1(a)

54 sqm / 581 sqft

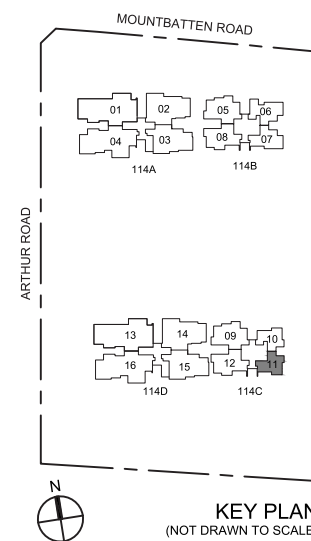
(114C) #11-11 to #12-11



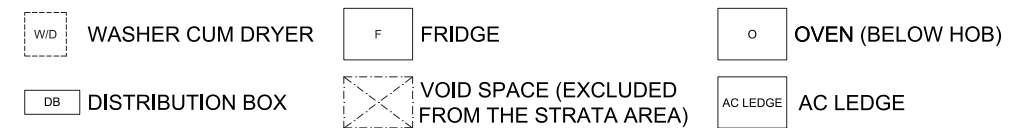
LEGEND:



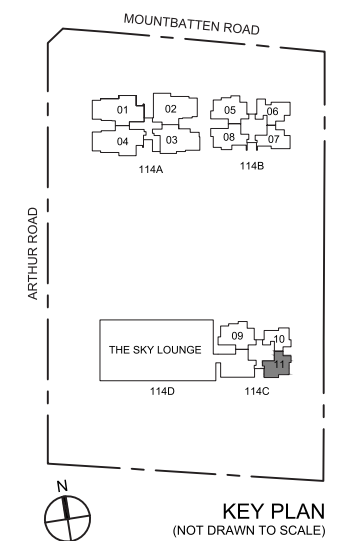
NOTE:
AREA INCLUDES A/C LEDGE AND BALCONY WHERE APPLICABLE. THE ABOVE PLANS AND ILLUSTRATIONS ARE SUBJECT TO CHANGE AS MAYBE REQUIRED OR APPROVED BY THE RELEVANT AUTHORITIES. ALL FLOOR AREAS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY. PLEASE REFER TO KEY PLAN FOR ORIENTATION. FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO "BALCONY SCREEN" PAGE IN THIS BROCHURE.



LEGEND:



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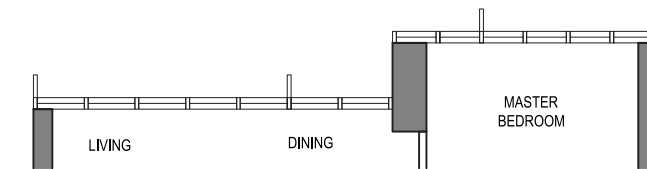
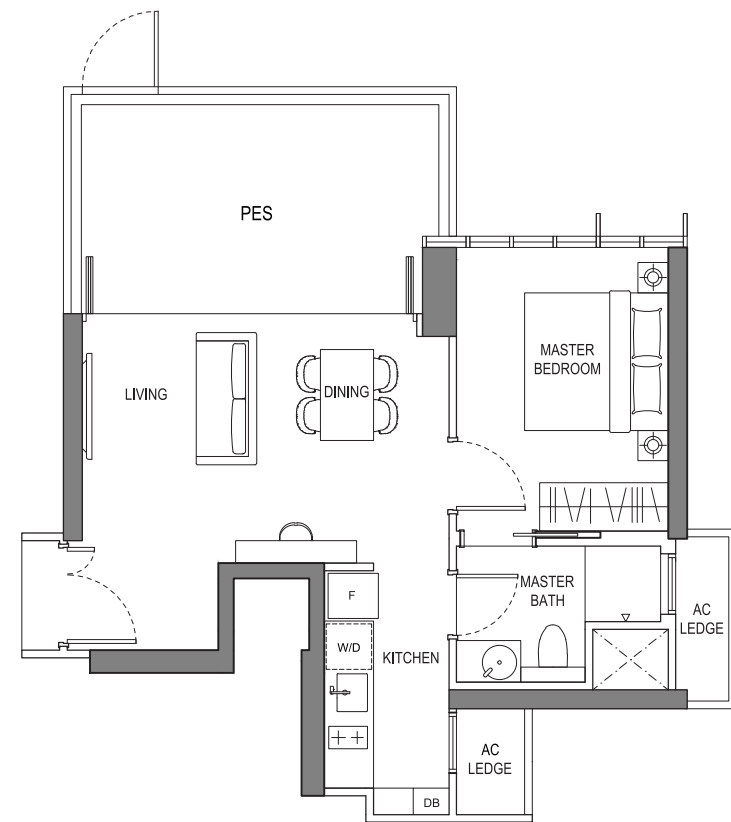


1 Bedroom

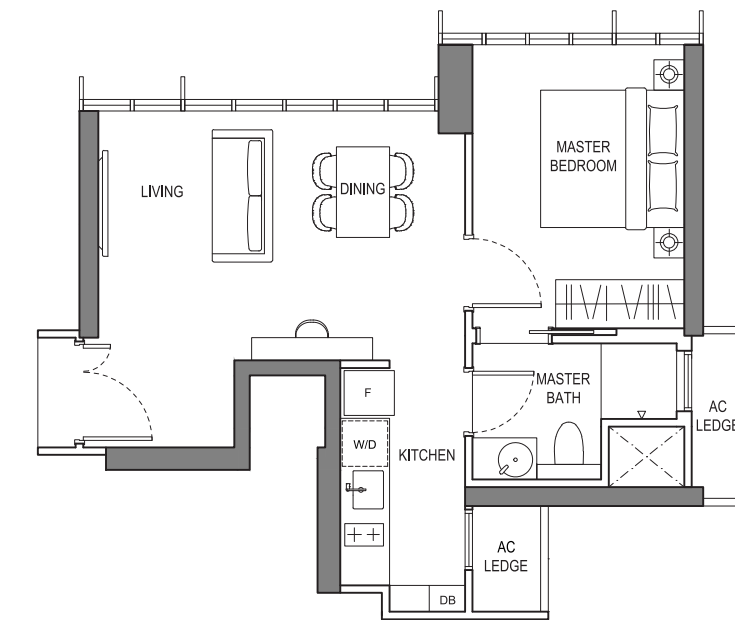
TYPE A2(p)

62 sqm / 667 sqft

(114C) #01-10

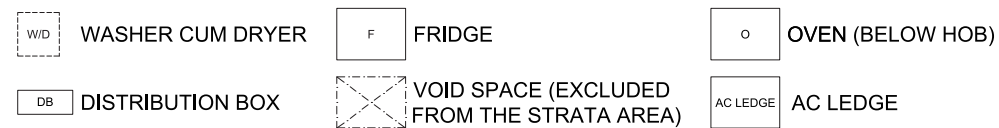


(114C) #03-10 to #04-10, #08-10 to #12-10, #20-10

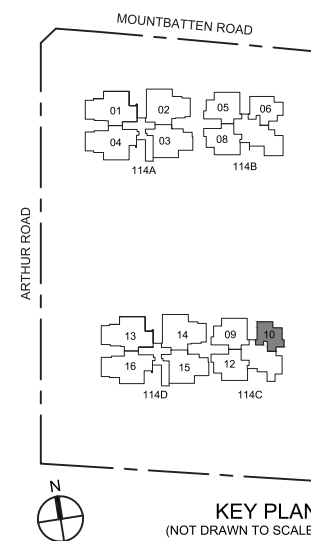


(114C) #02-10, #05-10 to #07-10, #13-10 to #19-10

LEGEND:



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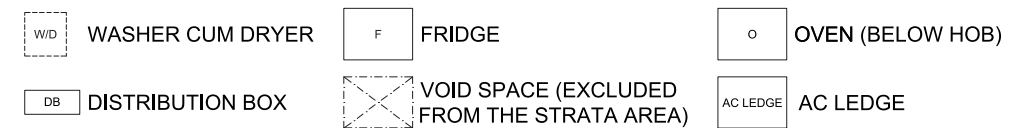
1 Bedroom

TYPE A2

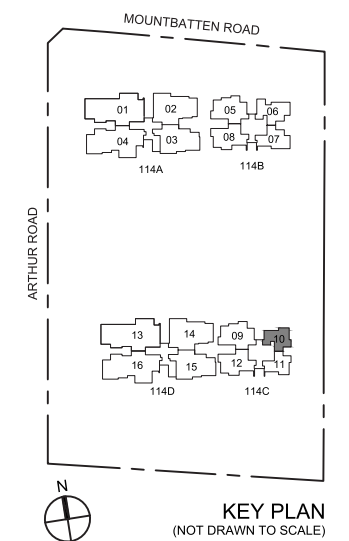
48 sqm / 517 sqft

(114C) #02-10 to #20-10

LEGEND:



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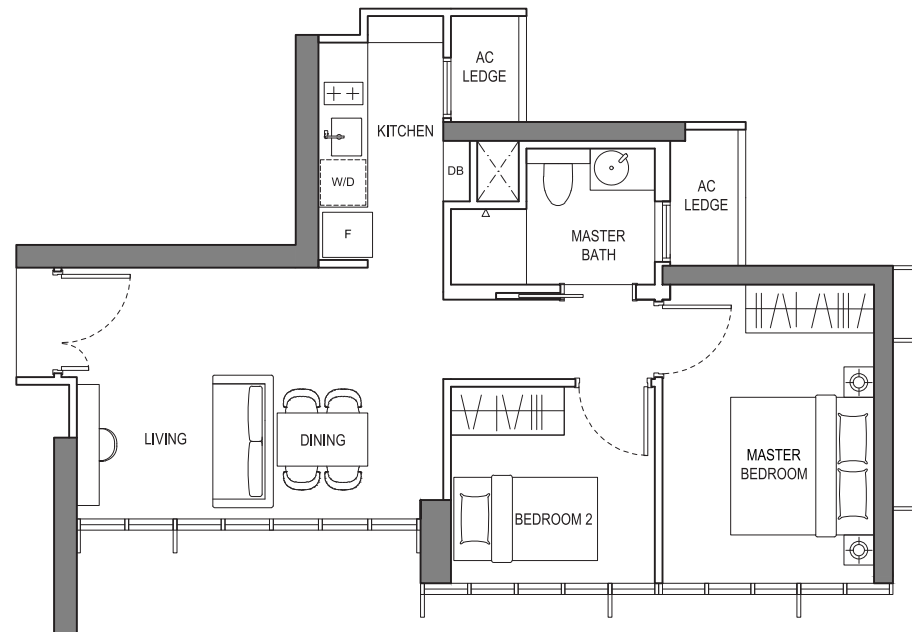


2 Bedroom

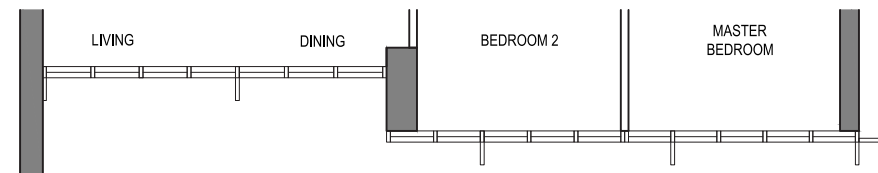
TYPE B1

58 sqm / 624 sqft

(114B) #11-07 to #19-07

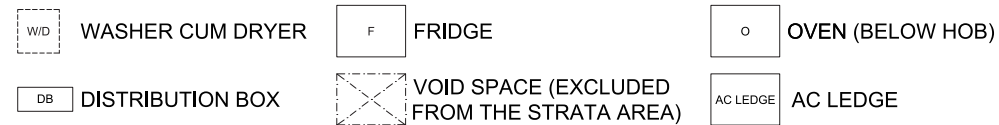


(114B) #11-07 to #13-07

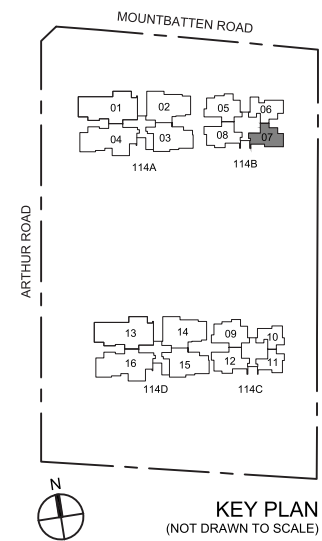


(114B) #14-07 to #19-07

LEGEND:



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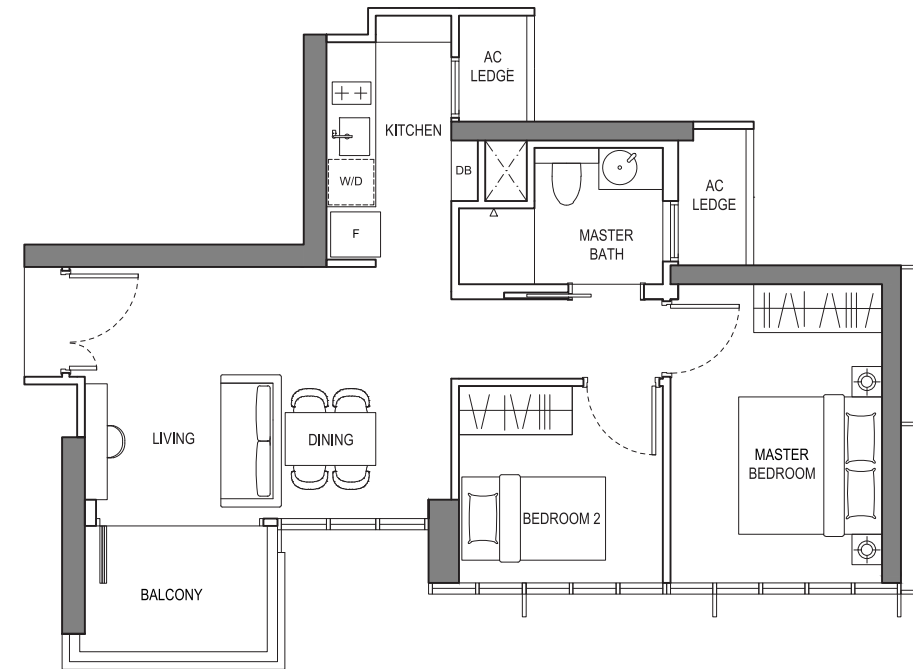


2 Bedroom

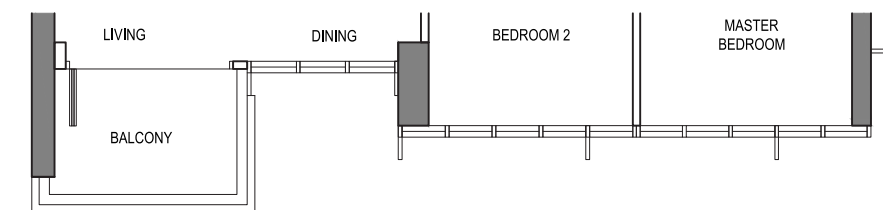
TYPE B1(a)

63 sqm / 678 sqft

(114B) #02-07 to #10-07

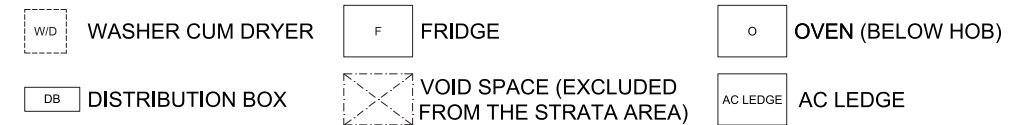


(114B) #02-07 to #03-07, #06-07 to #08-07

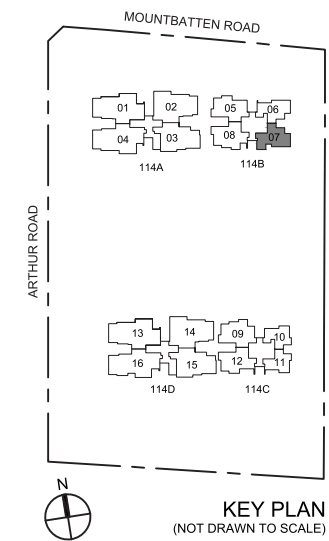


(114B) #04-07 to #05-07, #09-07 to #10-07

LEGEND:



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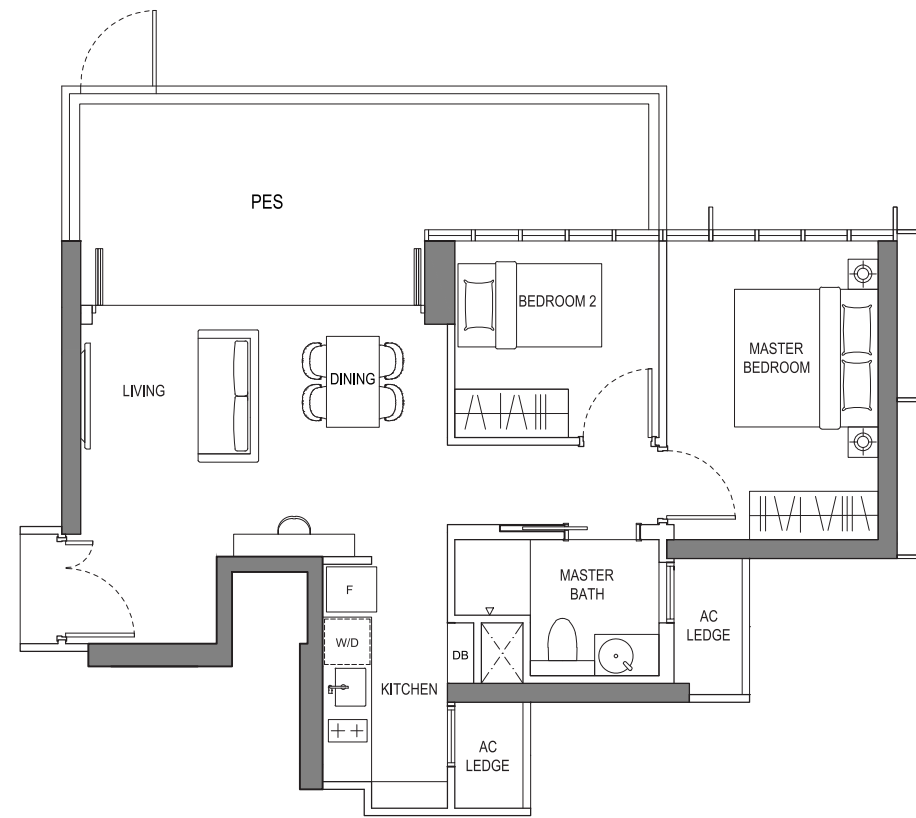


2 Bedroom

TYPE B2(p)

79 sqm / 850 sqft

(114B) #01-06

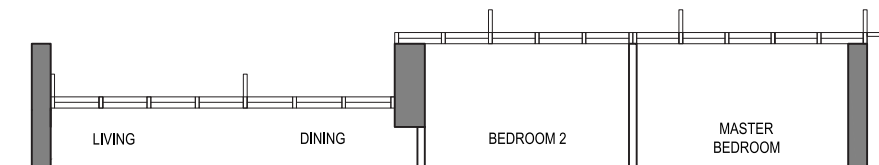


2 Bedroom

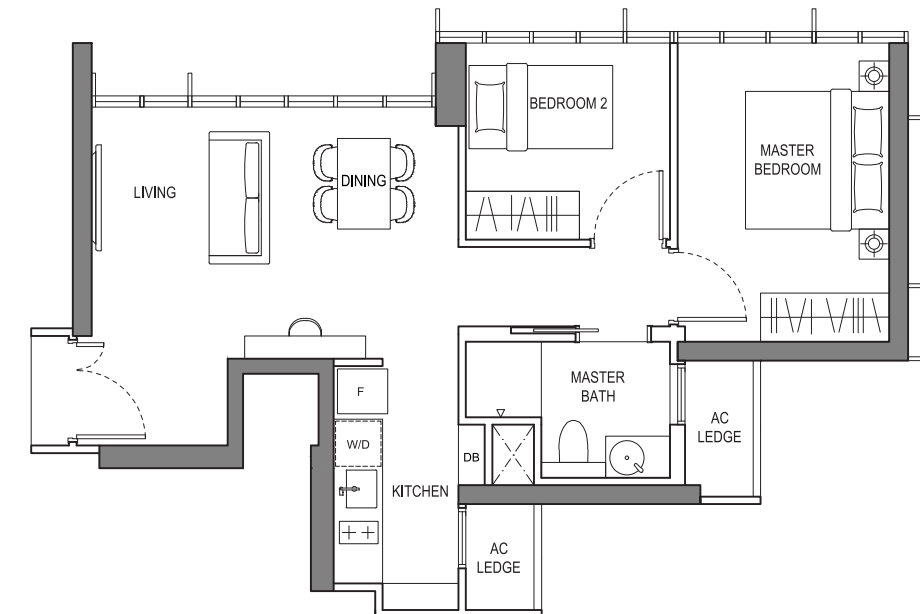
TYPE B2

60 sqm / 646 sqft

(114B) #02-06 to #10-06

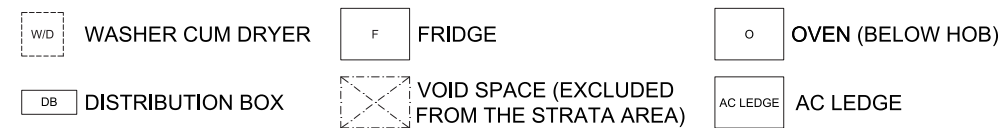


(114B) #04-06 to #05-06, #09-06 to #10-06

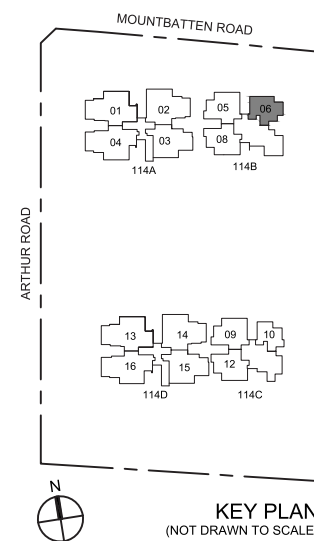


(114B) #02-06 to #03-06, #06-06 to #08-06

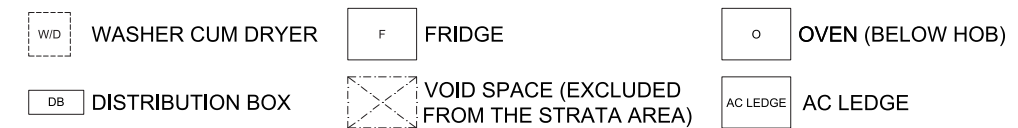
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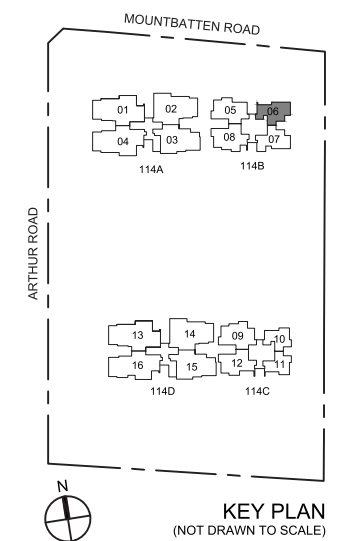
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LEGEND:



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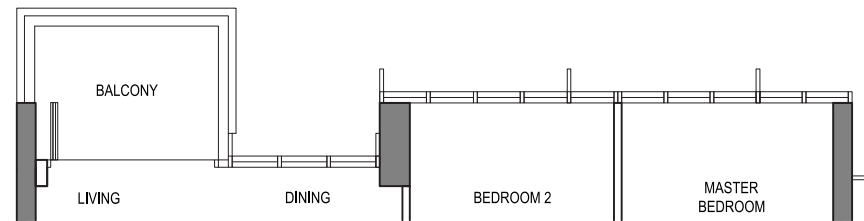


2 Bedroom

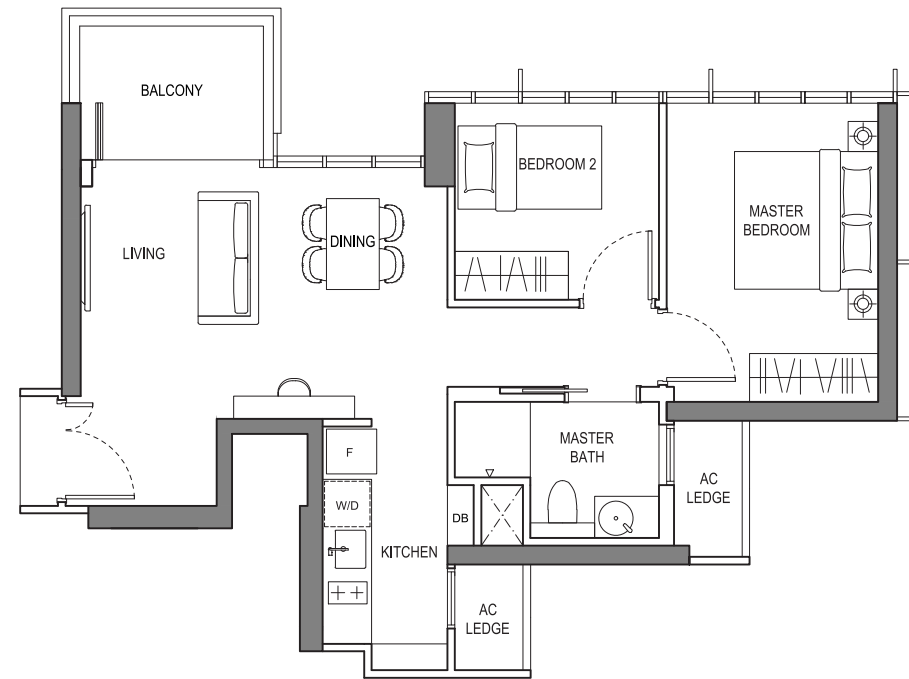
TYPE B2(a)

66 sqm / 710 sqft

(114B) #11-06 to #19-06

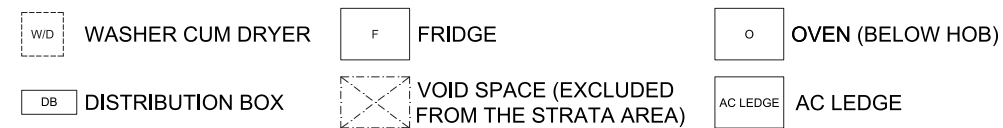


(114B) #14-06 to #19-06

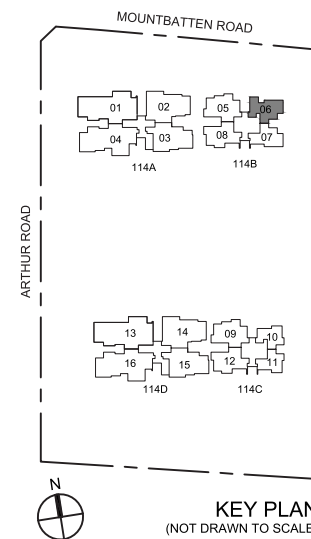


(114B) #11-06 to #13-06

LEGEND:



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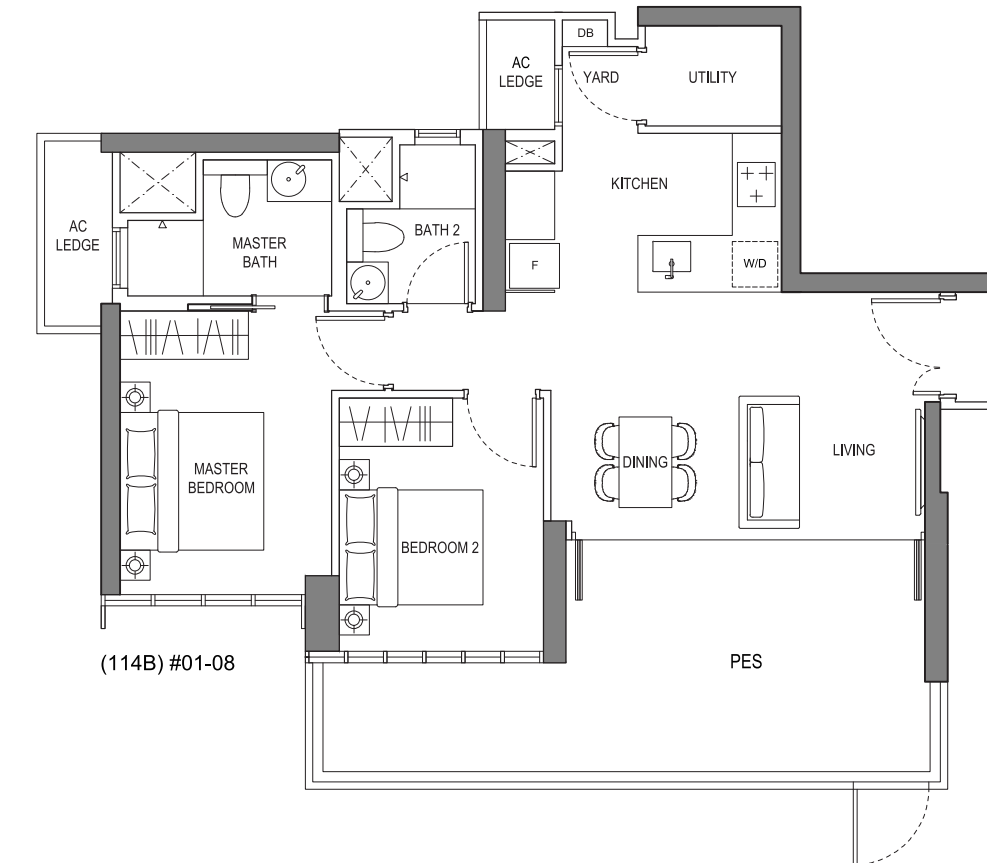
2 Bedroom Deluxe

TYPE B3(p)

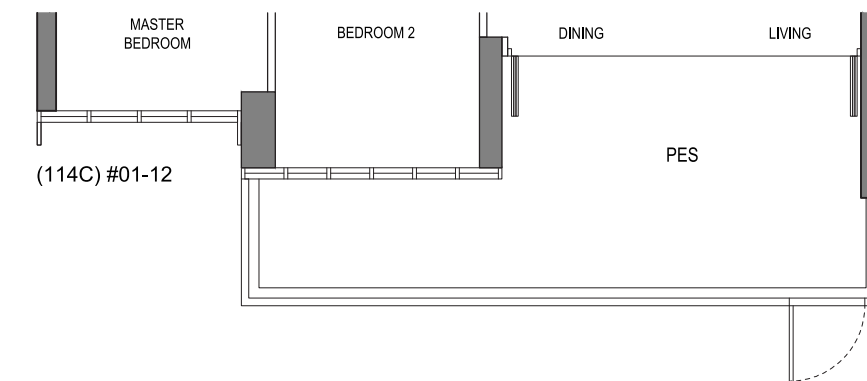
92 sqm / 990 sqft

(114B) #01-08

(114C) #01-12

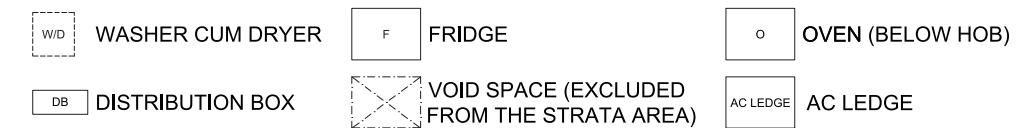


(114B) #01-08

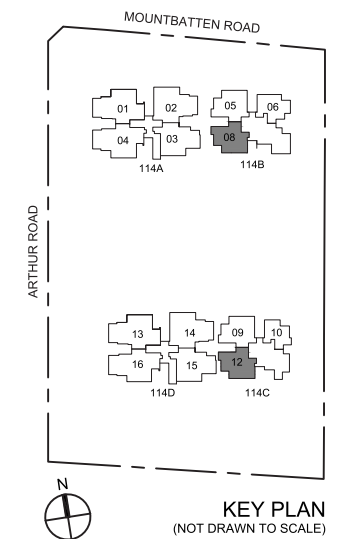


(114C) #01-12

LEGEND:



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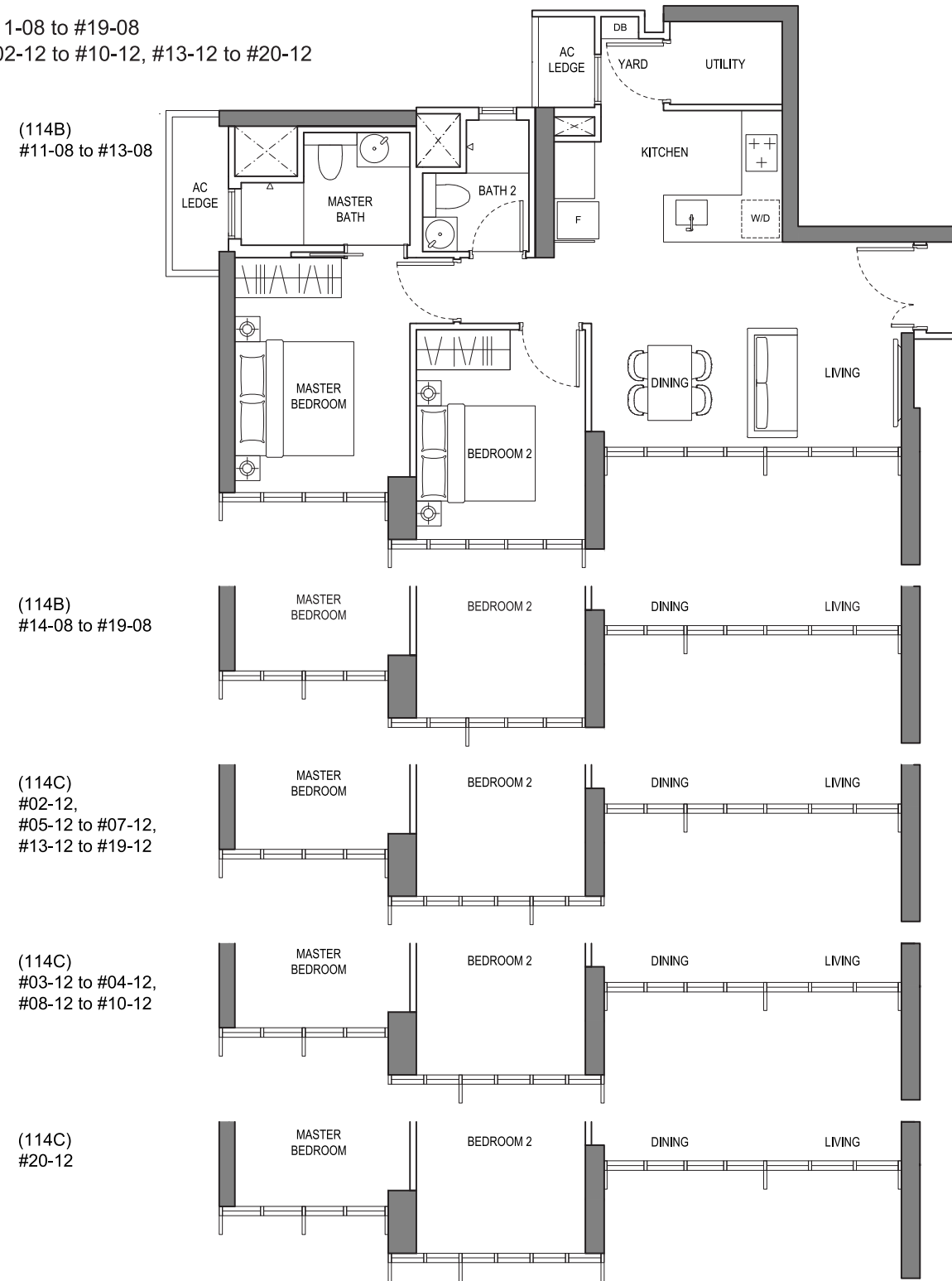


2 Bedroom Deluxe

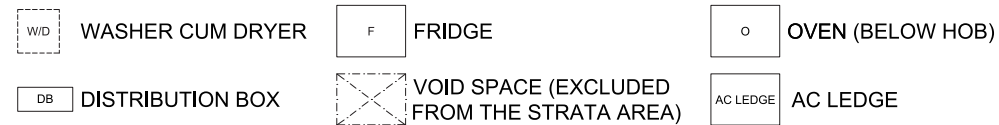
TYPE B3

70 sqm / 753 sqft

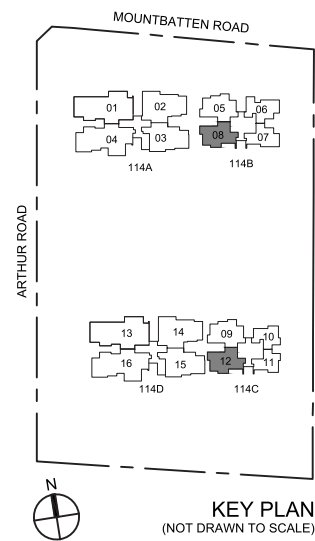
(114B) #11-08 to #19-08
(114C) #02-12 to #10-12, #13-12 to #20-12



LEGEND:



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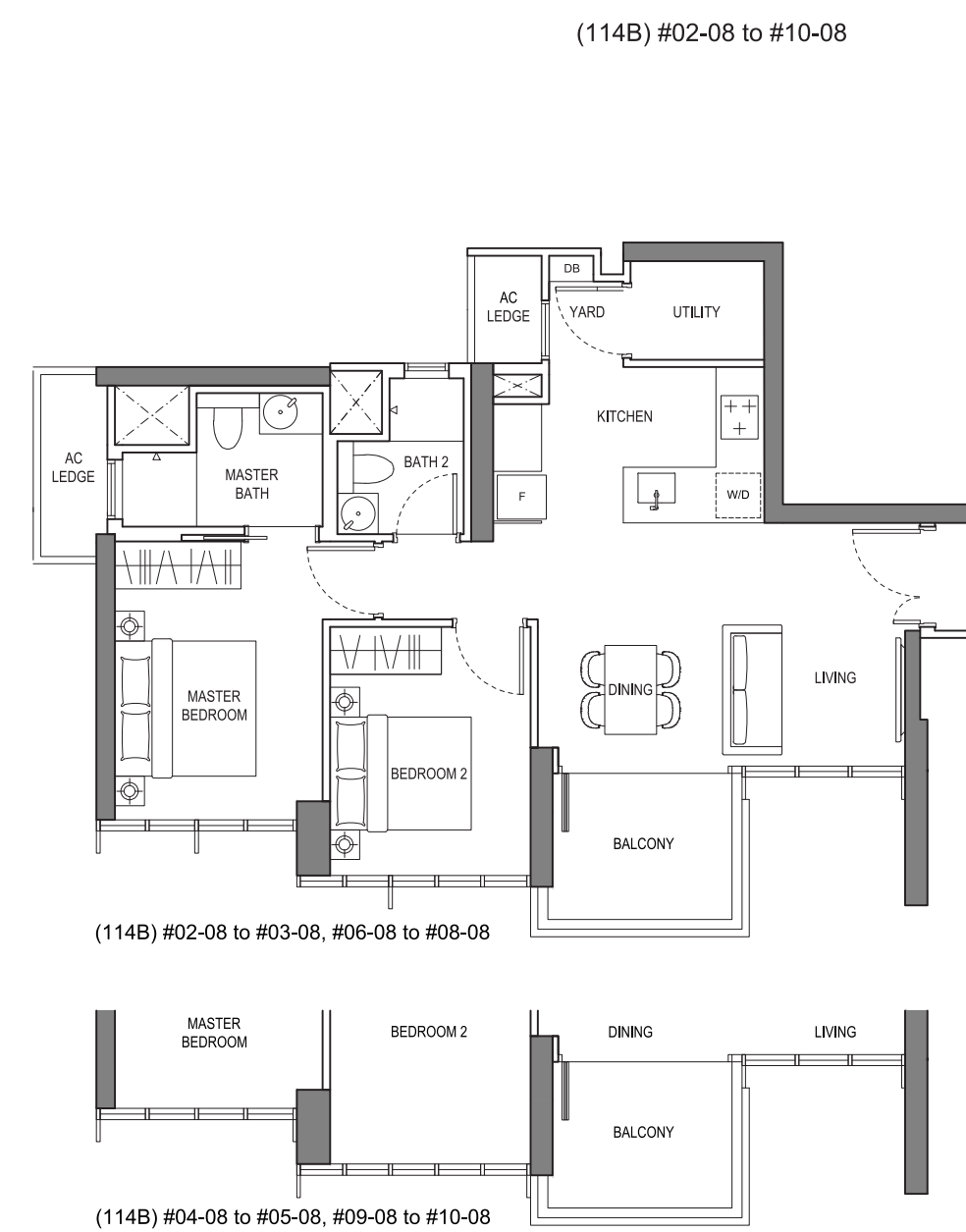


2 Bedroom Deluxe

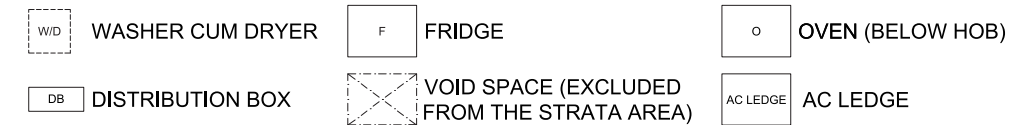
TYPE B3(a)

76 sqm / 818 sqft

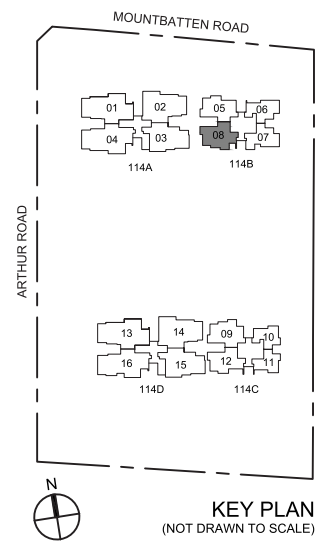
(114B) #02-08 to #10-08



LEGEND:



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. FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO "BALCONY SCREEN" PAGE IN THIS BROCHURE.

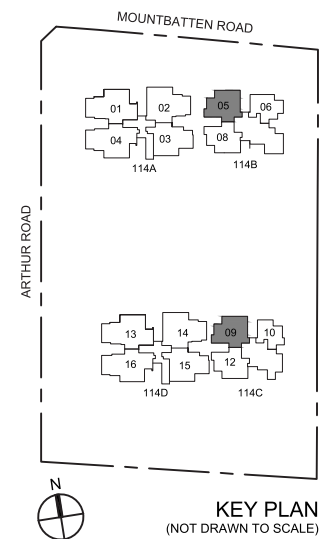
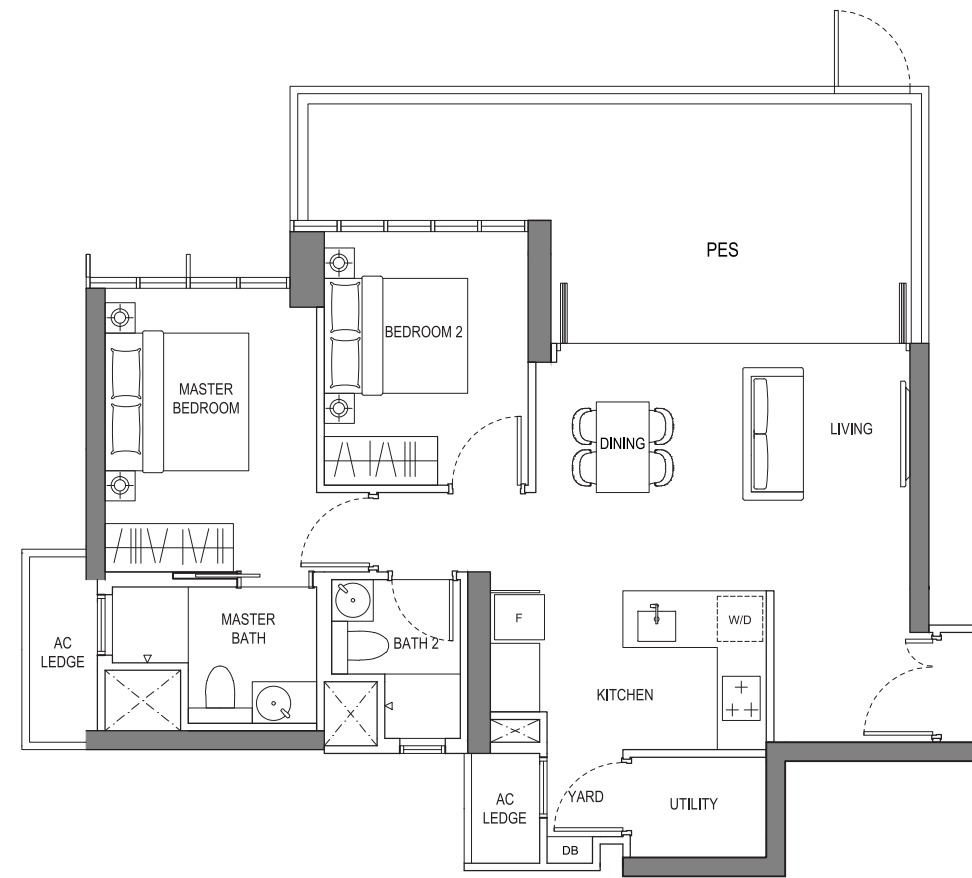


2 Bedroom Deluxe

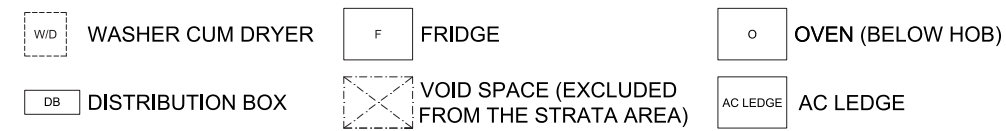
TYPE B4(p)

97 sqm / 1,044 sqft

(114B) #01-05
(114C) #01-09



LEGEND:



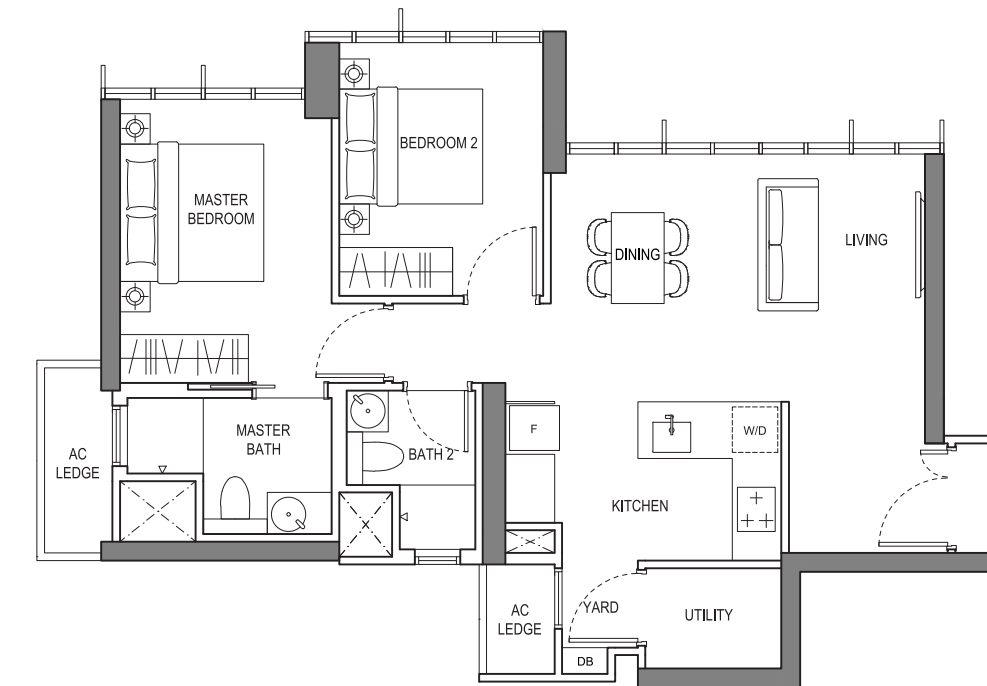
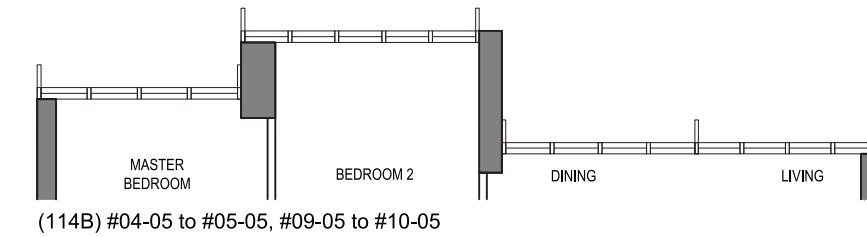
NOTE:
AREA INCLUDES A/C LEDGE AND BALCONY WHERE APPLICABLE. THE ABOVE PLANS AND ILLUSTRATIONS ARE SUBJECT TO CHANGE AS MAYBE REQUIRED OR APPROVED BY THE RELEVANT AUTHORITIES. ALL FLOOR AREAS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY. PLEASE REFER TO KEY PLAN FOR ORIENTATION. FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO "BALCONY SCREEN" PAGE IN THIS BROCHURE.

2 Bedroom Deluxe

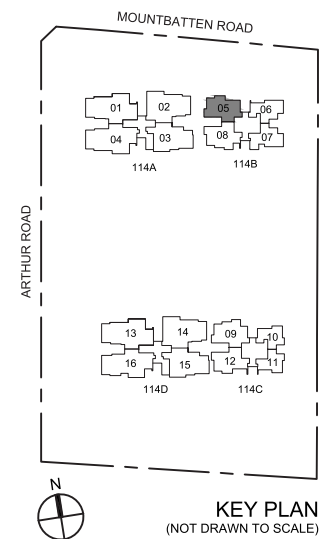
TYPE B4

74 sqm / 796 sqft

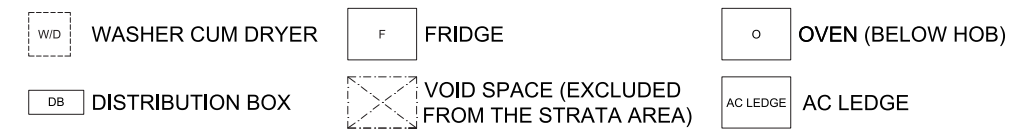
(114B) #02-05 to #10-05



(114B) #02-05 to #03-05, #06-05 to #08-05



LEGEND:



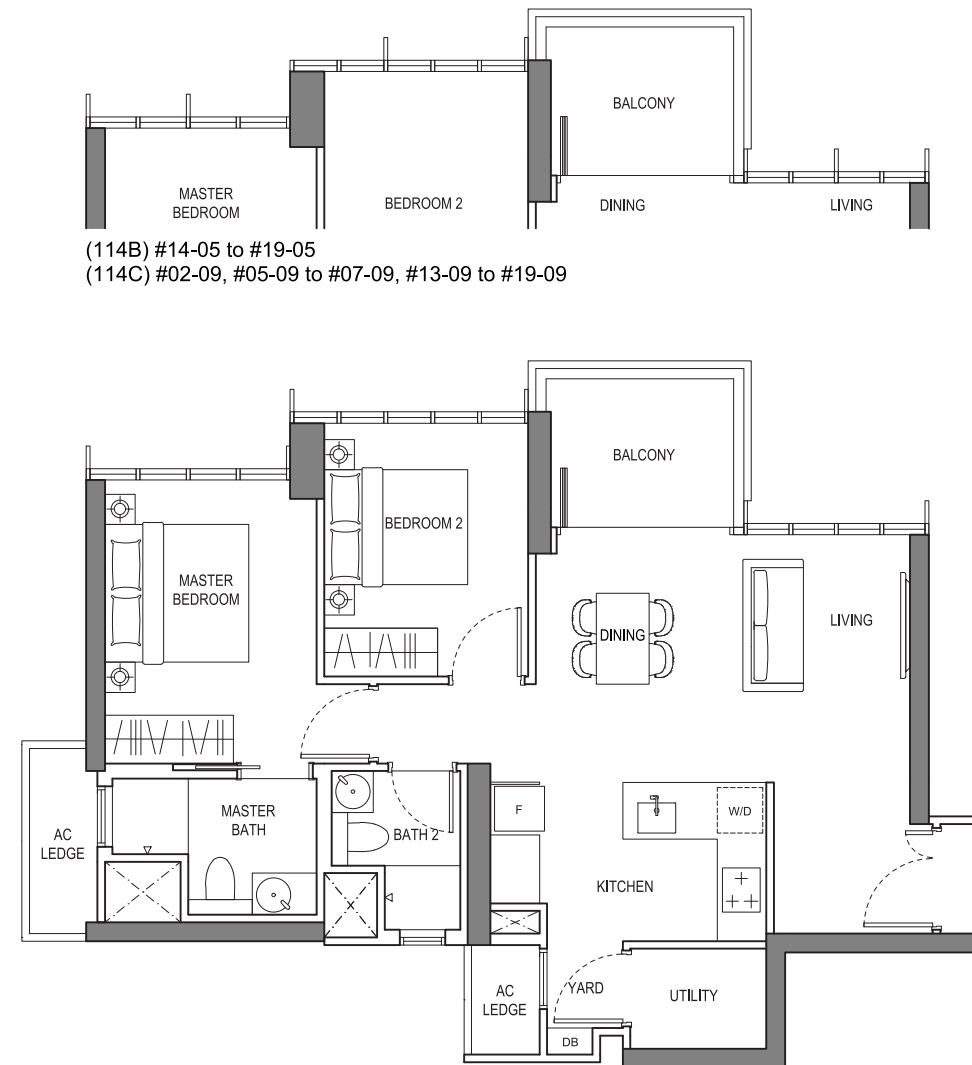
NOTE:
AREA INCLUDES A/C LEDGE AND BALCONY WHERE APPLICABLE. THE ABOVE PLANS AND ILLUSTRATIONS ARE SUBJECT TO CHANGE AS MAYBE REQUIRED OR APPROVED BY THE RELEVANT AUTHORITIES. ALL FLOOR AREAS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY. PLEASE REFER TO KEY PLAN FOR ORIENTATION. FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO "BALCONY SCREEN" PAGE IN THIS BROCHURE.

2 Bedroom Deluxe

TYPE B4(a)

80 sqm / 861 sqft

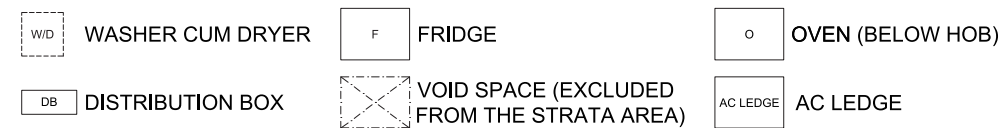
(114B) #11-05 to #19-05
(114C) #02-09 to #20-09



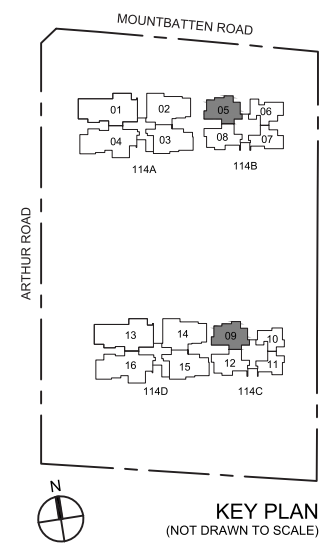
(114B) #14-05 to #19-05
(114C) #02-09, #05-09 to #07-09, #13-09 to #19-09

(114B) #11-05 to #13-05
(114C) #03-09 to #04-09, #08-09 to #12-09, #20-09

LEGEND:



NOTE:
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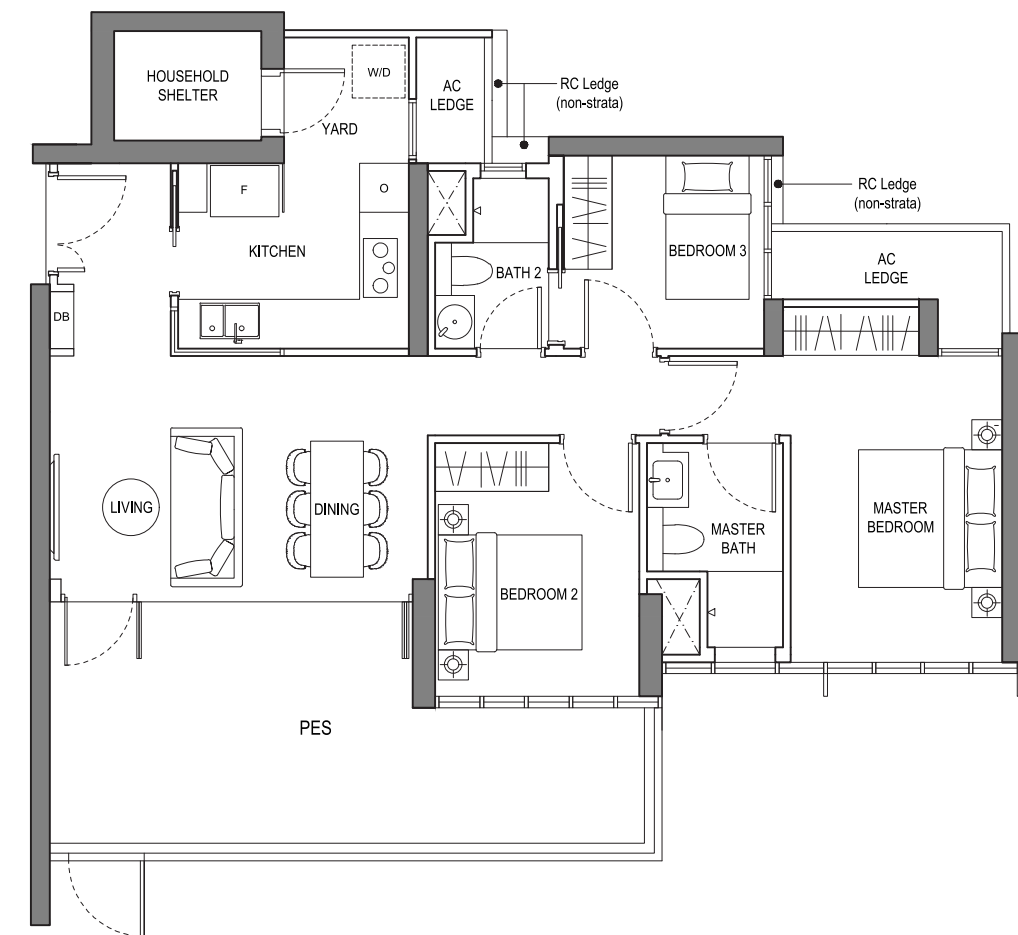


3 Bedroom

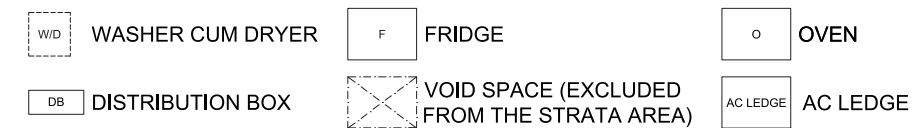
TYPE C1(p)

113 sqm / 1,216 sqft

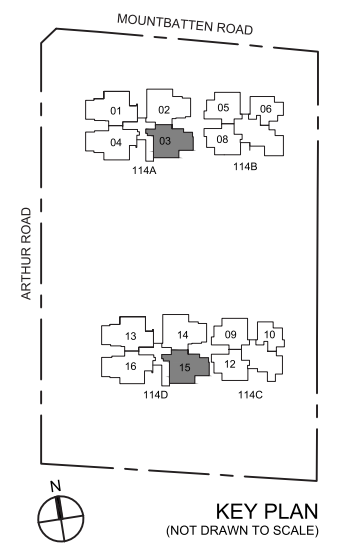
(114A) #01-03
(114D) #01-15



LEGEND:



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. FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO "BALCONY SCREEN" PAGE IN THIS BROCHURE.

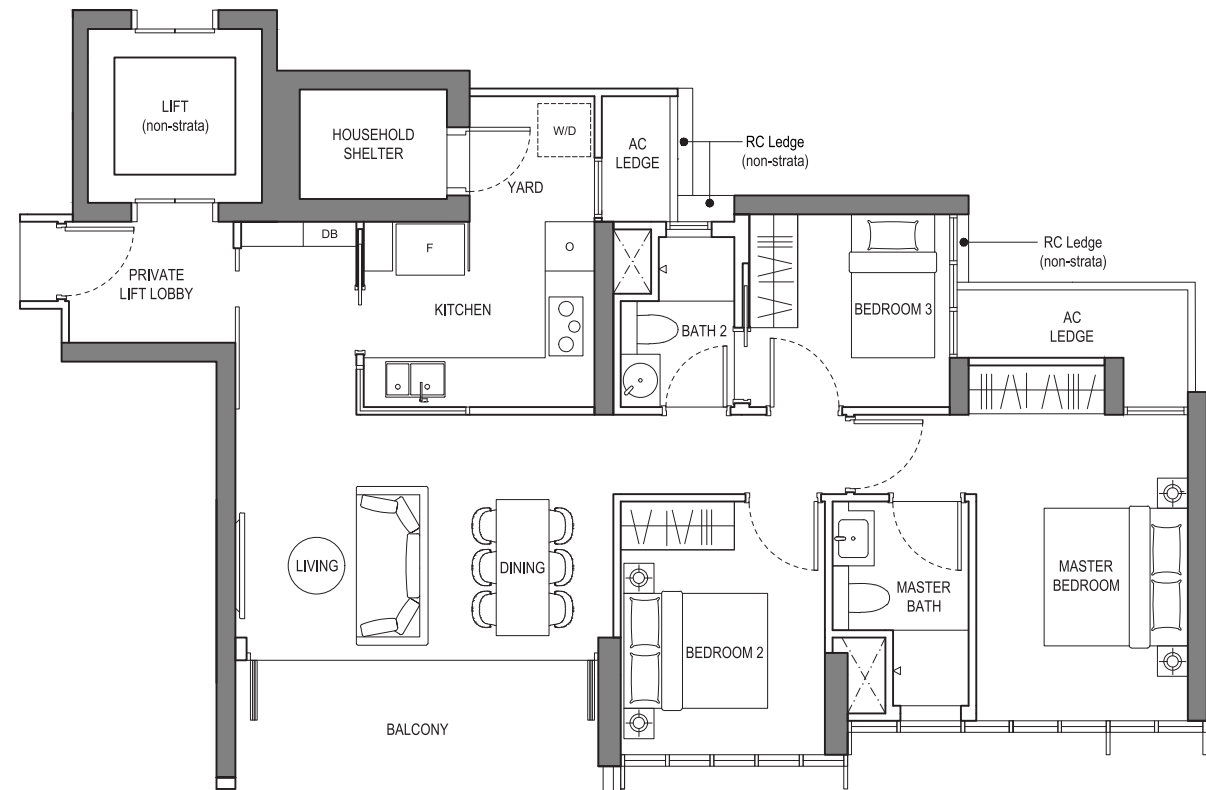


3 Bedroom

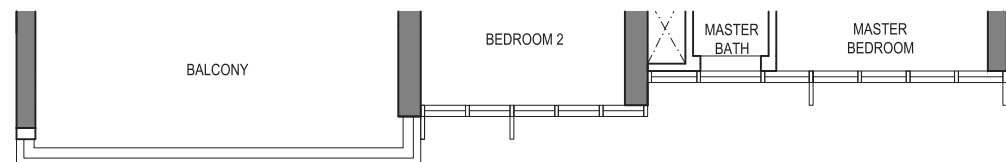
TYPE C1

104 sqm / 1,119 sqft

(114A) #02-03 to #19-03
(114D) #02-15 to #10-15, #12-15 to #19-15

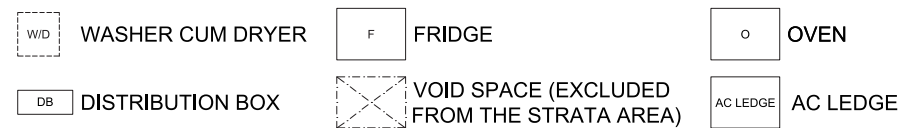


(114A) #02-03 to #03-03, #06-03 to #08-03, #14-03 to #19-03
(114D) #03-15 to #04-15, #08-15 to #10-15, #19-15

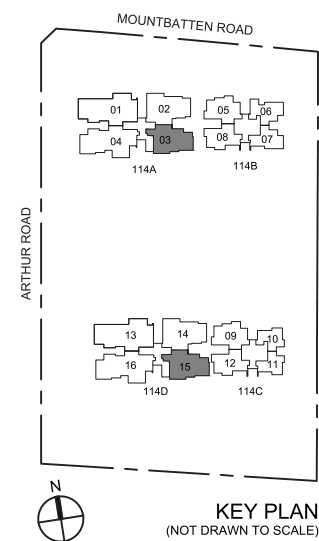


(114A) #04-03 to #05-03, #09-03 to #13-03
(114D) #02-15, #05-15 to #07-15, #12-15 to #18-15

LEGEND:



NOTE:
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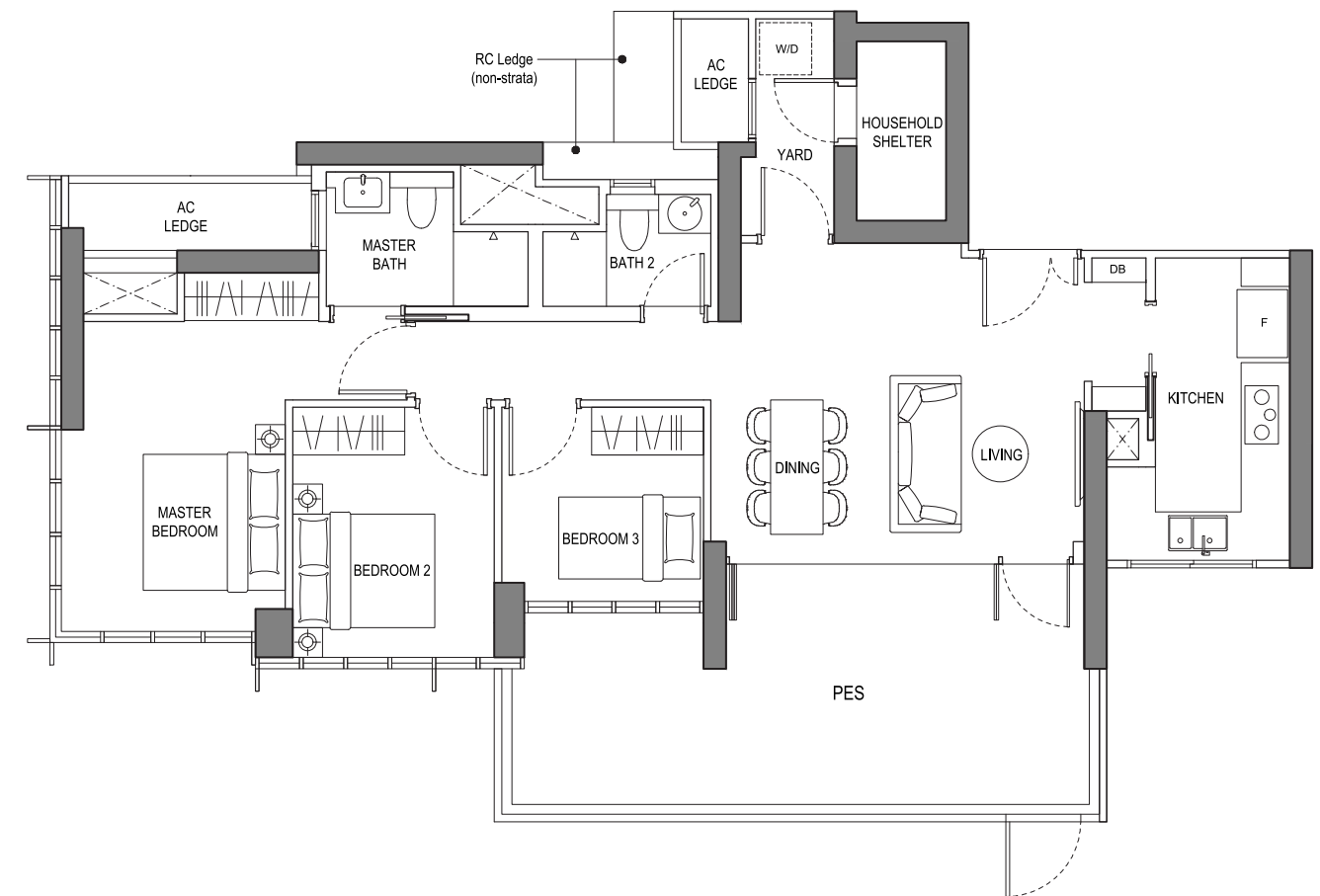
KEY PLAN
(NOT DRAWN TO SCALE)

3 Bedroom

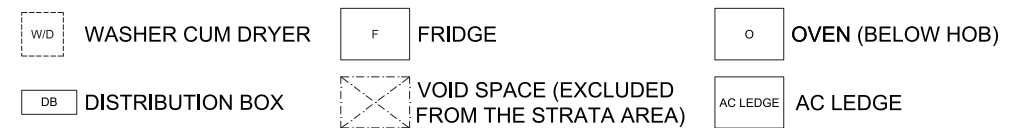
TYPE C2(p)

121 sqm / 1,302 sqft

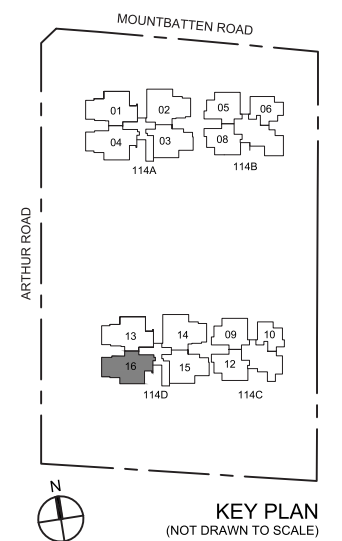
(114D) #01-16



LEGEND:



NOTE:
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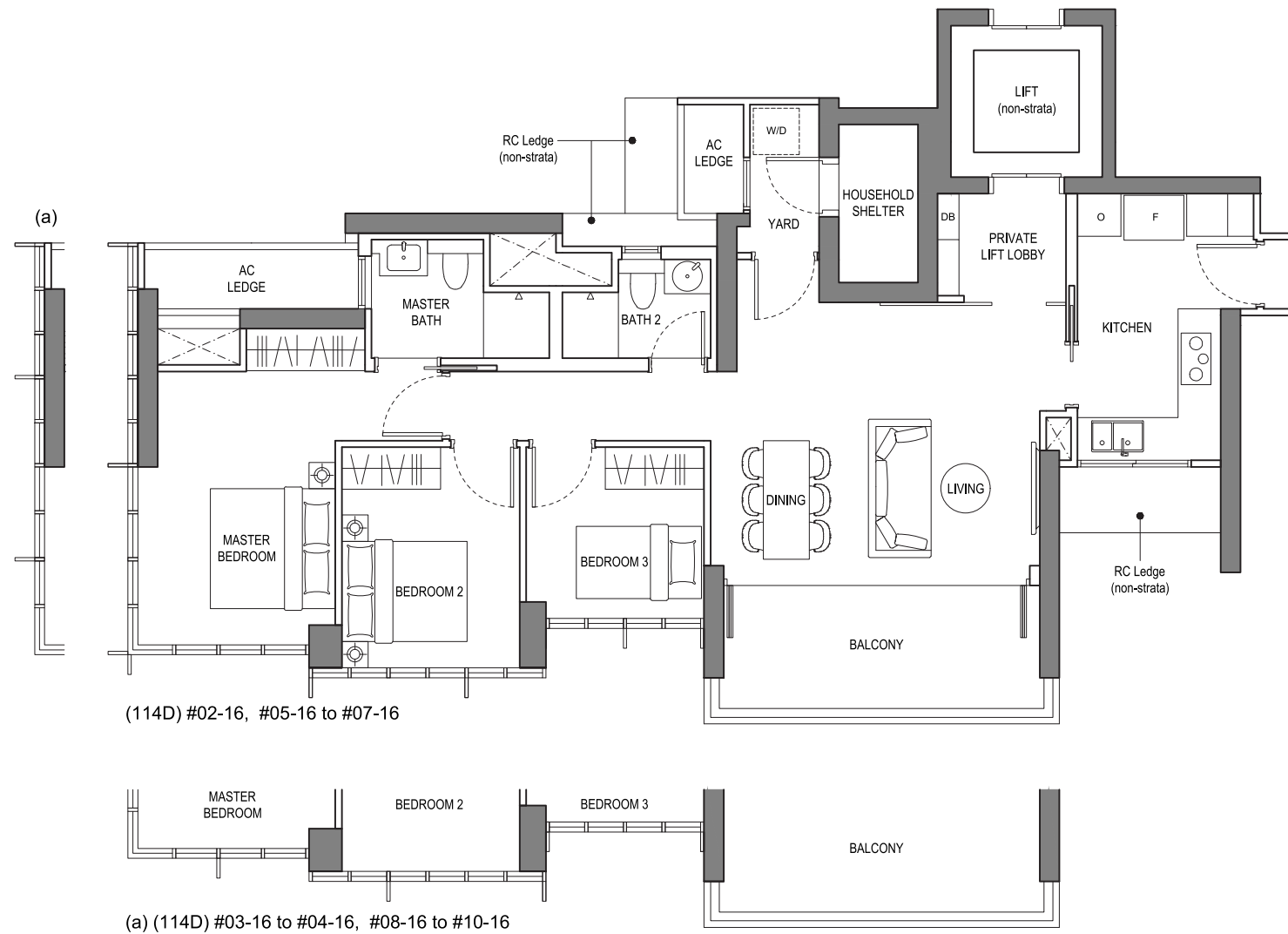
KEY PLAN
(NOT DRAWN TO SCALE)

3 Bedroom

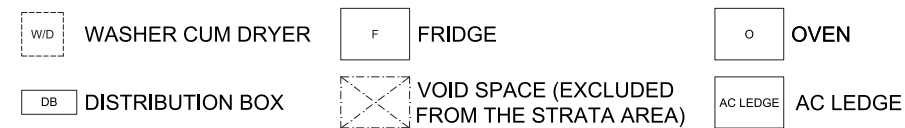
TYPE C2

112 sqm / 1,206 sqft

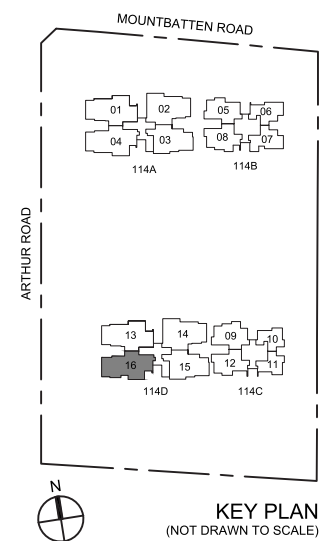
(114D) #02-16 to #10-16



LEGEND:



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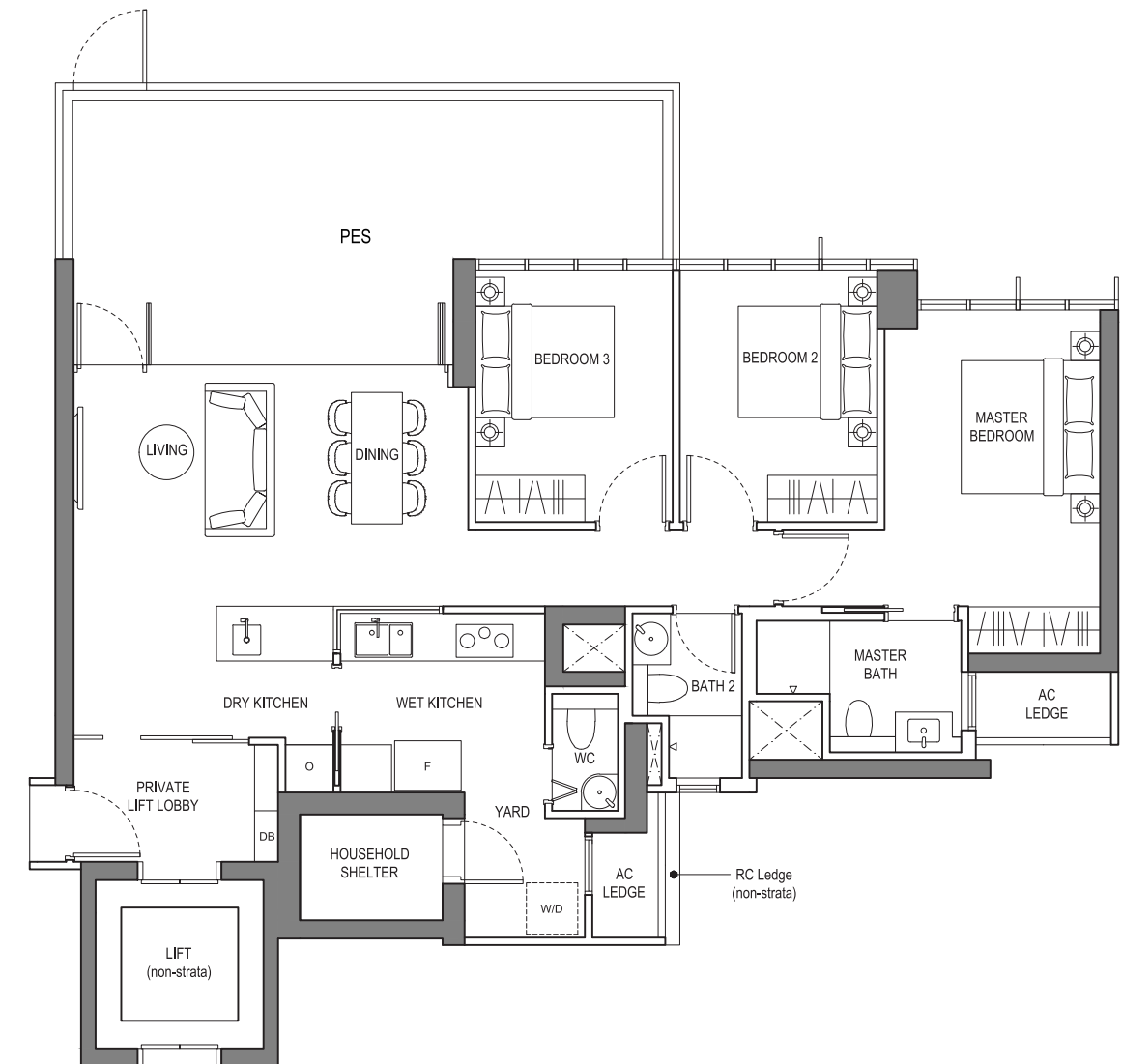


3 Bedroom Deluxe

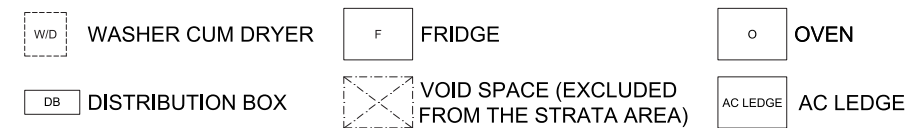
TYPE C3(p)

133 sqm / 1,432 sqft

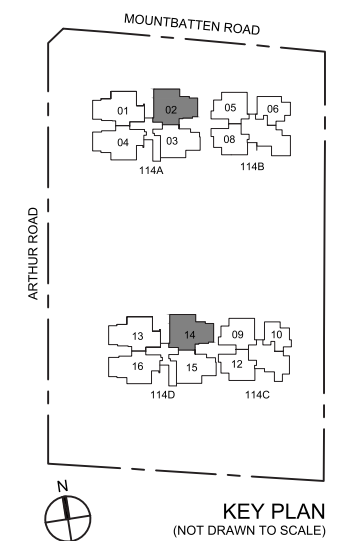
(114A) #01-02
(114D) #01-14



LEGEND:



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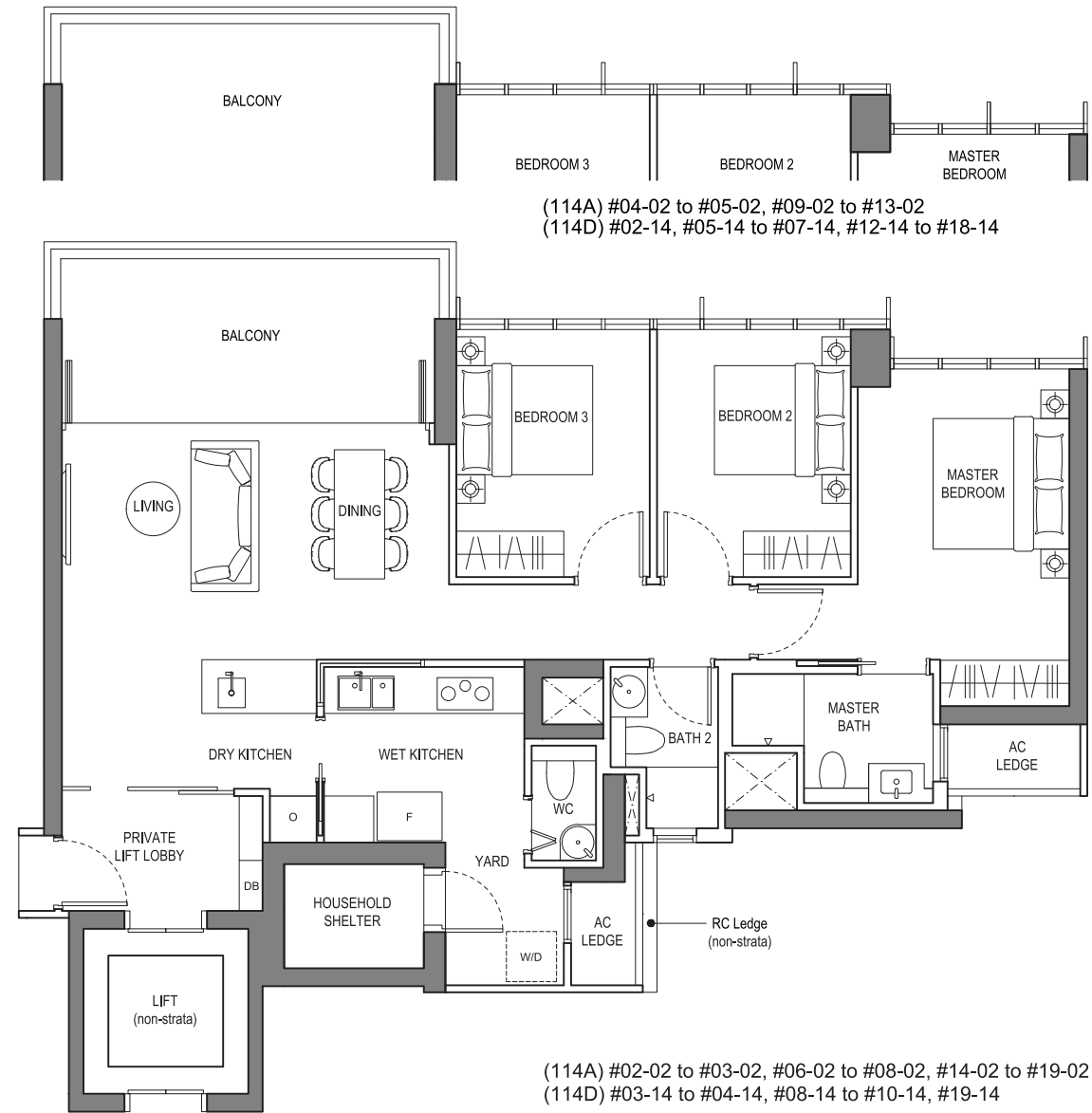


3 Bedroom Deluxe

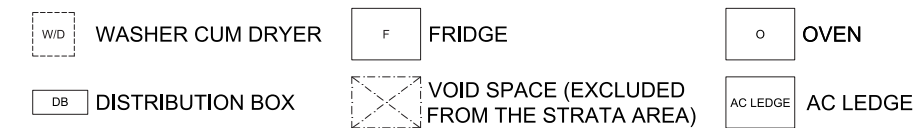
TYPE C3

118 sqm / 1,270 sqft

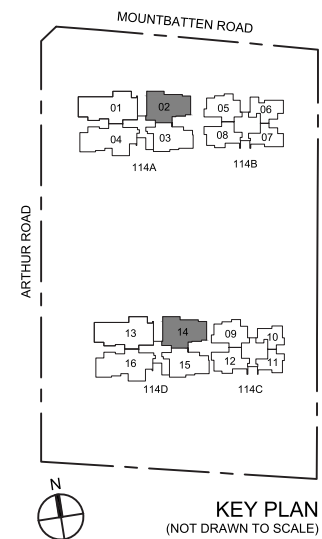
(114A) #02-02 to #19-02
(114D) #02-14 to #10-14, #12-14 to #19-14



LEGEND:



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. FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO "BALCONY SCREEN" PAGE IN THIS BROCHURE.

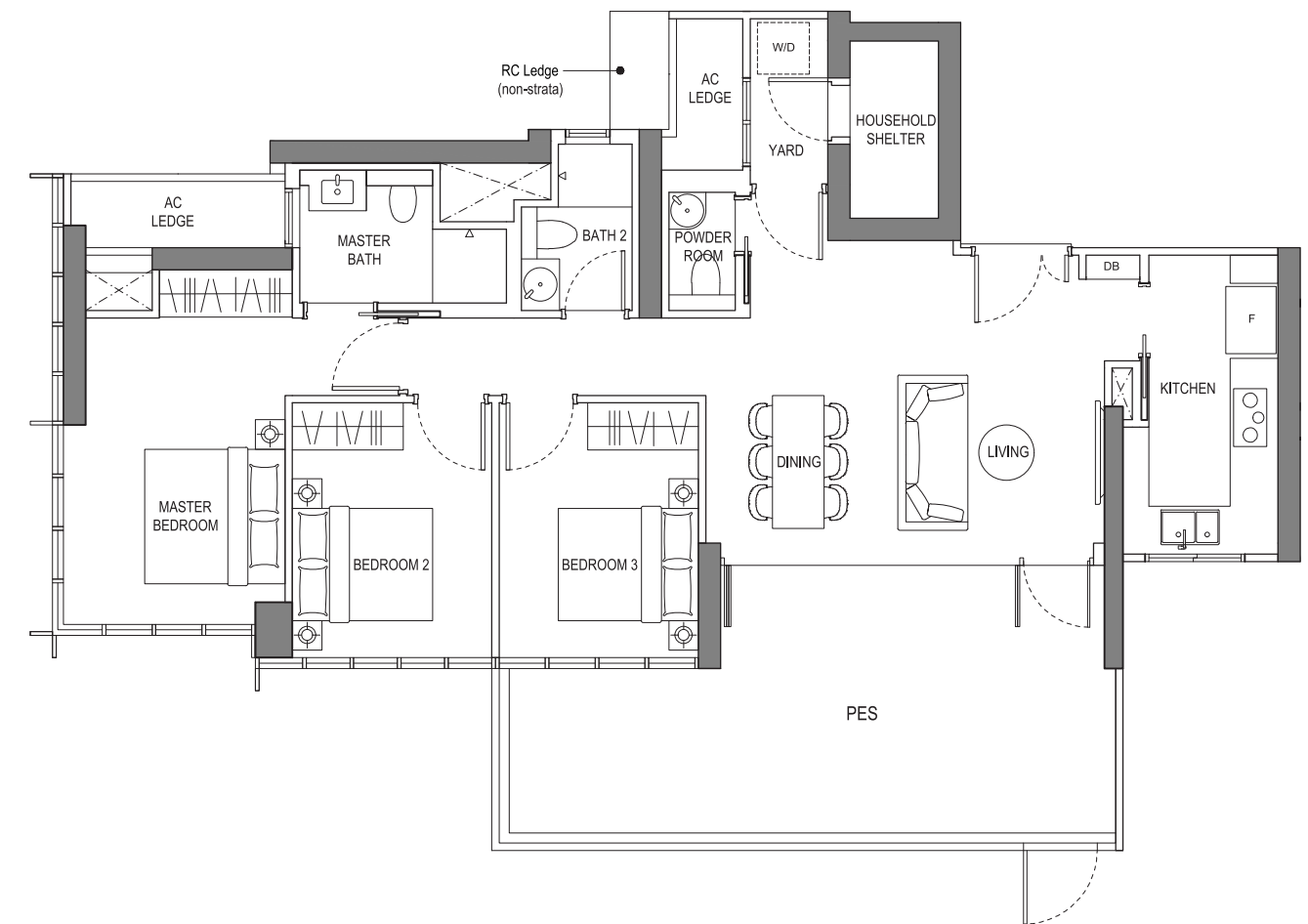


3 Bedroom Deluxe

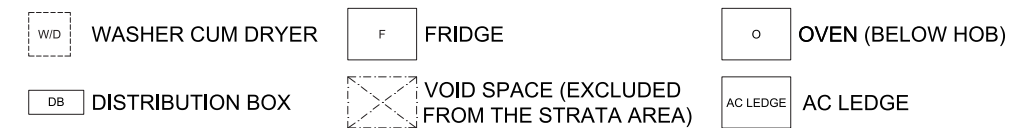
TYPE C4(p)

129 sqm / 1,388 sqft

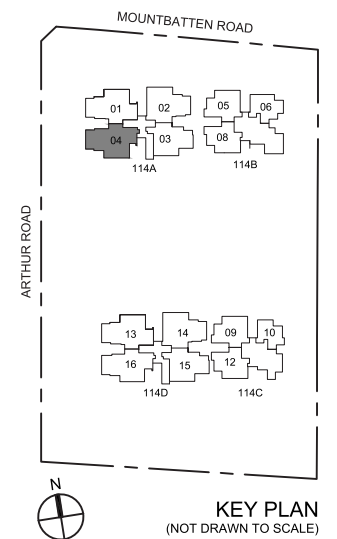
(114A) #01-04



LEGEND:



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. FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO "BALCONY SCREEN" PAGE IN THIS BROCHURE.

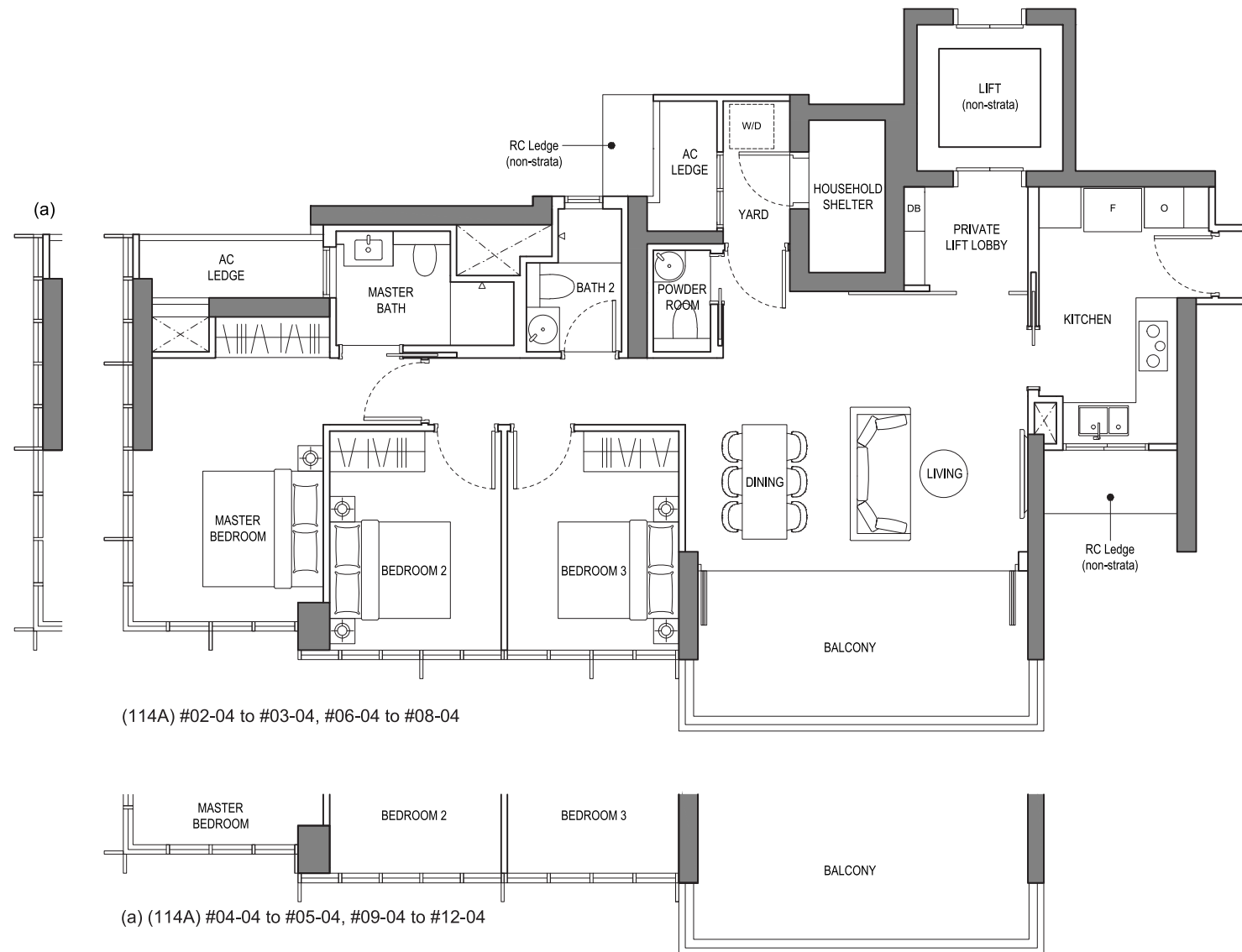


3 Bedroom Deluxe

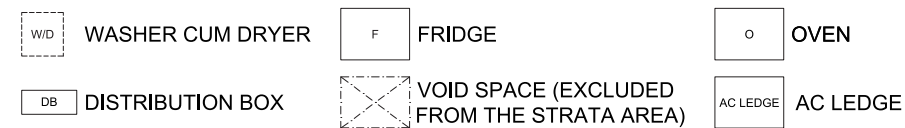
TYPE C4

121 sqm / 1,302 sqft

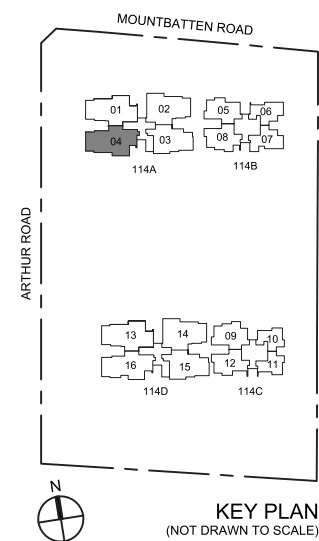
(114A) #02-04 to #12-04



LEGEND:



NOTE:
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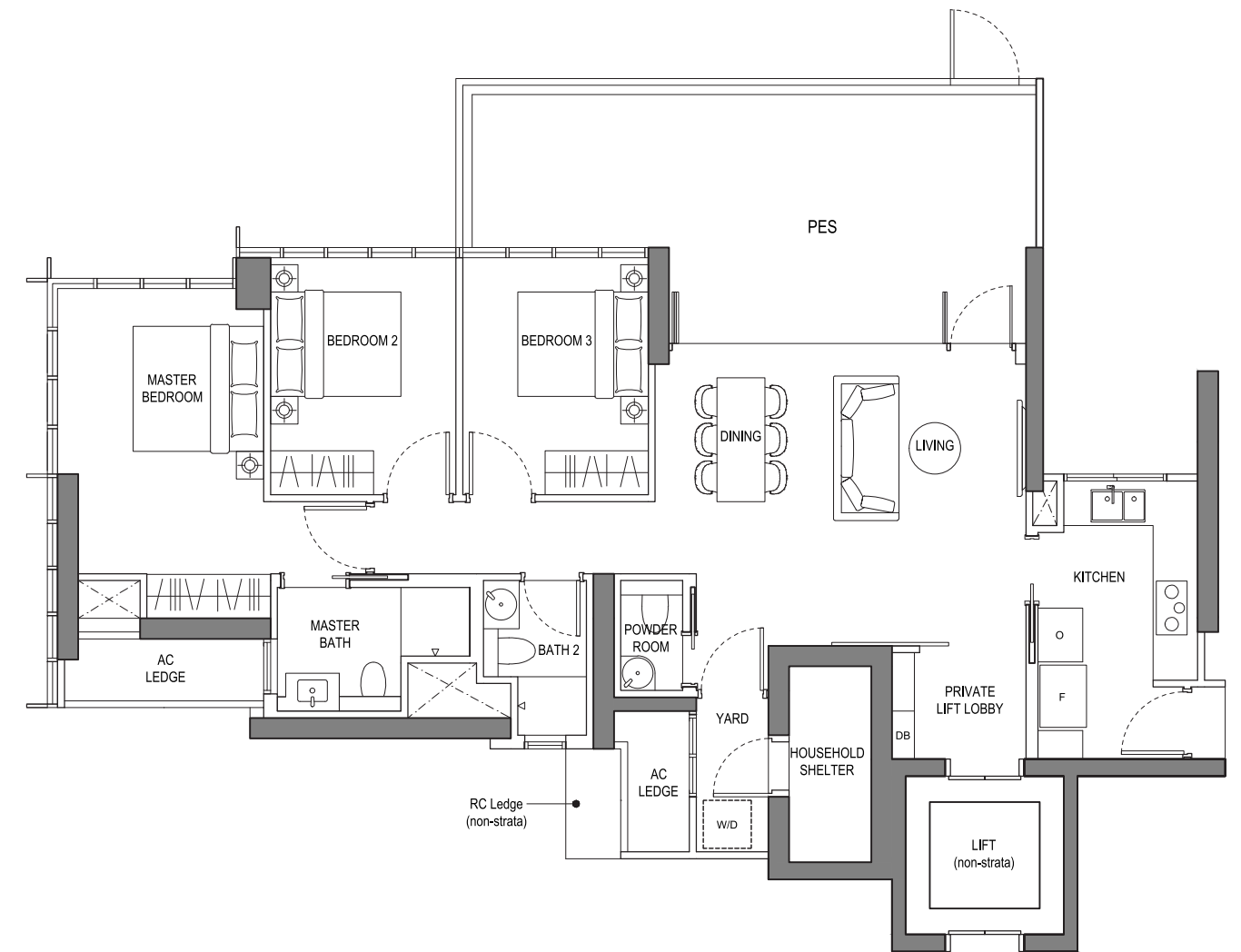


3 Bedroom Deluxe

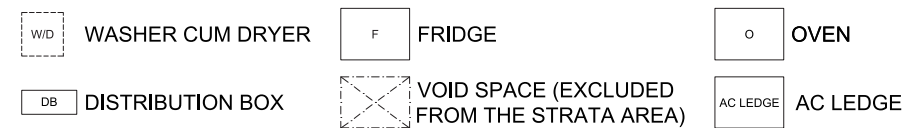
TYPE C5(p)

135 sqm / 1,453 sqft

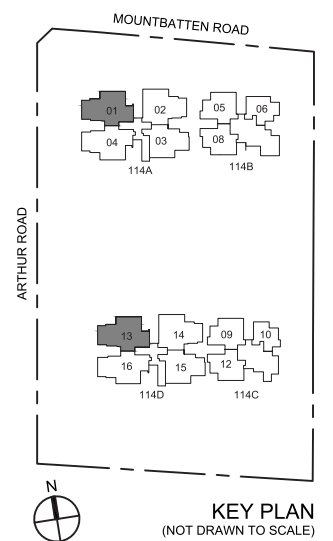
(114A) #01-01
(114D) #01-13



LEGEND:



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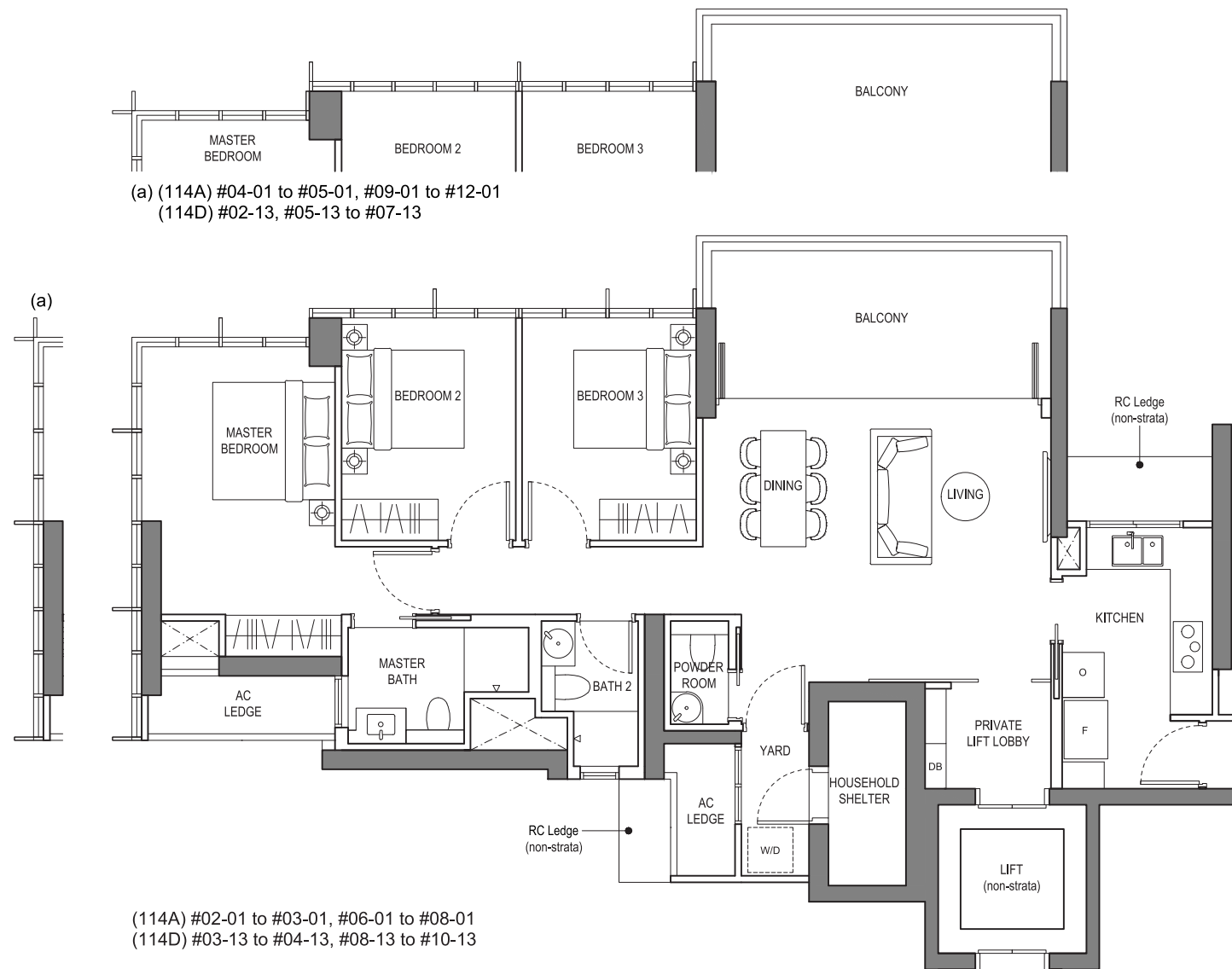


3 Bedroom Deluxe

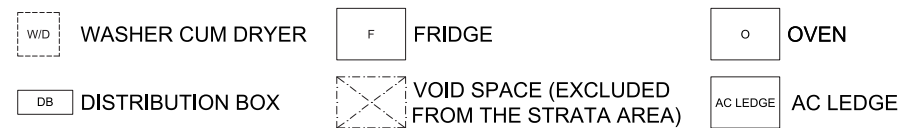
TYPE C5

121 sqm / 1,302 sqft

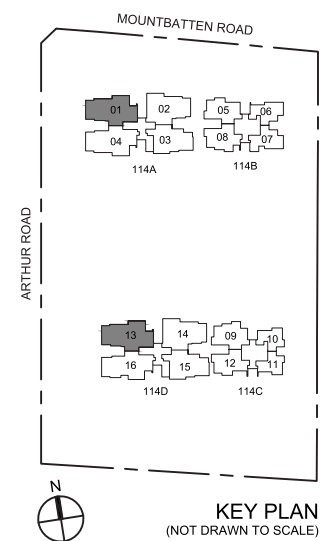
(114A) #02-01 to #12-01
(114D) #02-13 to #10-13



LEGEND:



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. FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO "BALCONY SCREEN" PAGE IN THIS BROCHURE.



4 Bedroom

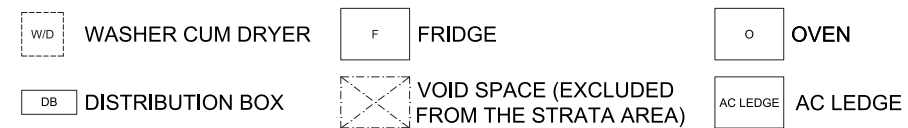
TYPE D1

141 sqm / 1,518 sqft

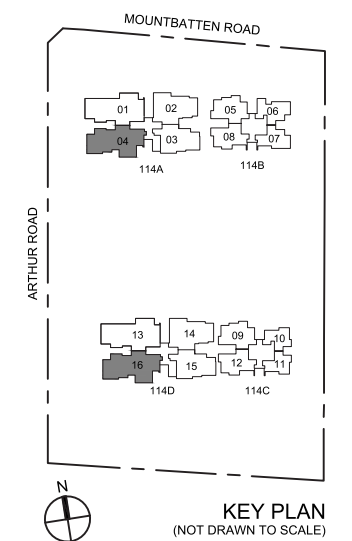
(114A) #14-04 to #19-04
(114D) #12-16 to #19-16



LEGEND:



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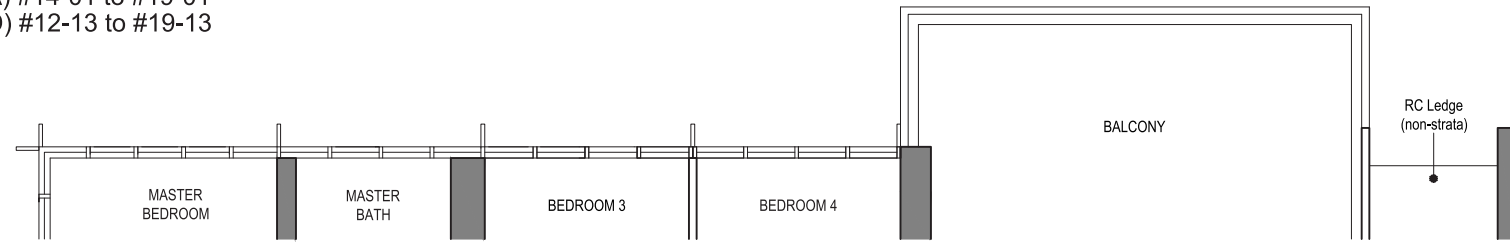


4 Bedroom Deluxe

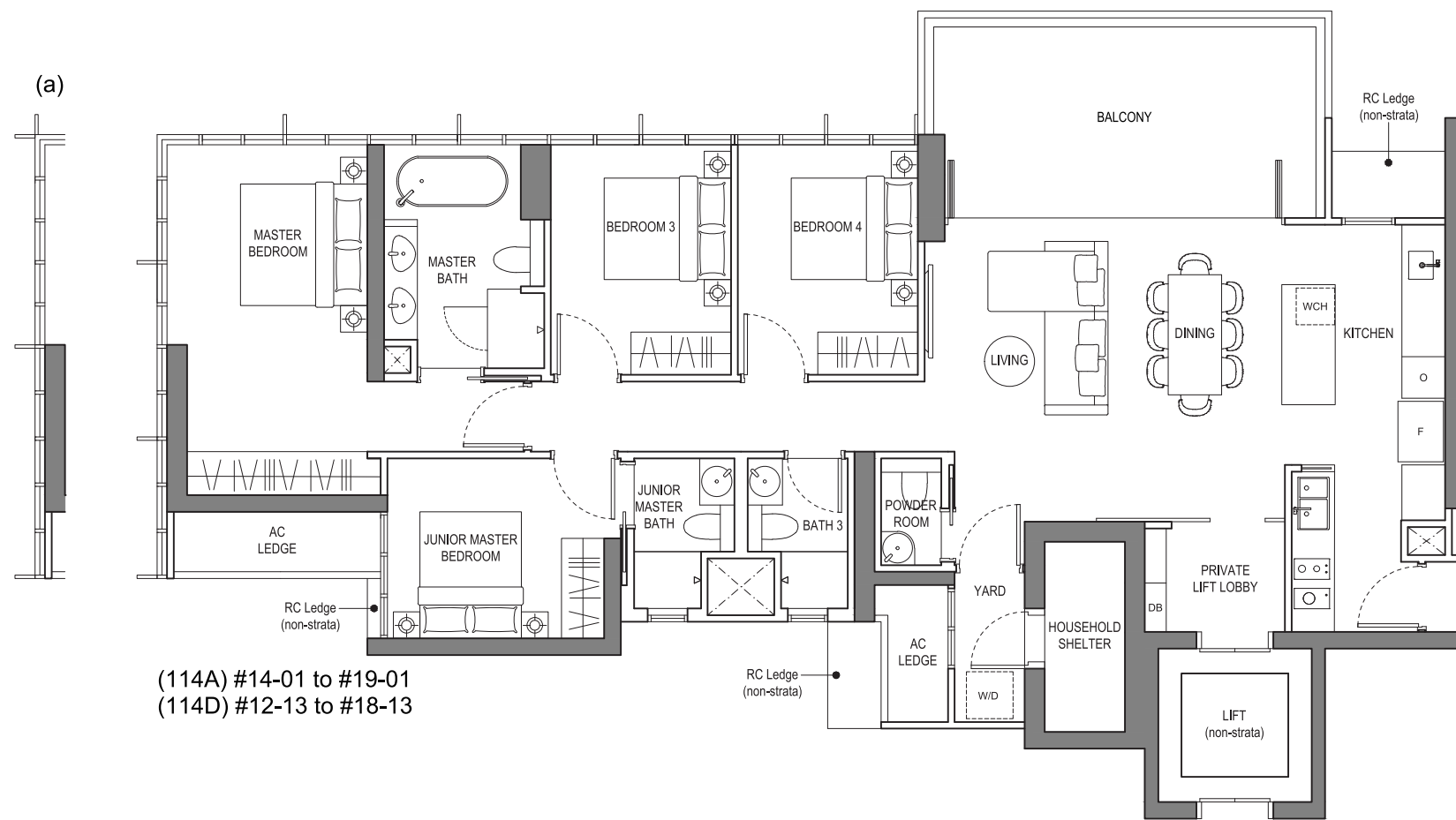
TYPE D2

155 sqm / 1,668 sqft

(114A) #14-01 to #19-01
(114D) #12-13 to #19-13



(a) (114D) #19-13

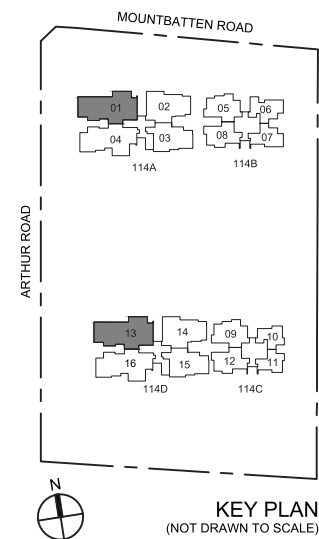


(114A) #14-01 to #19-01
(114D) #12-13 to #18-13

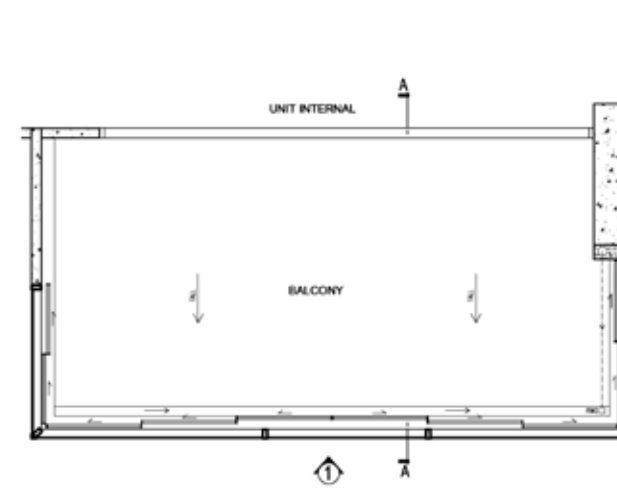
LEGEND:



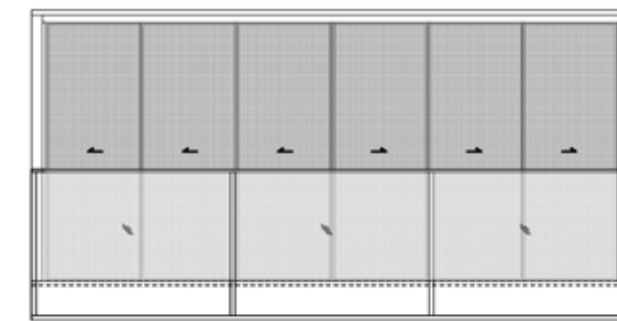
NOTE:
AREA INCLUDES A/C LEDGE AND BALCONY WHERE APPLICABLE. THE ABOVE PLANS AND ILLUSTRATIONS ARE SUBJECT TO CHANGE AS MAYBE REQUIRED OR APPROVED BY THE RELEVANT AUTHORITIES. ALL FLOOR AREAS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY. PLEASE REFER TO KEY PLAN FOR ORIENTATION. FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO "BALCONY SCREEN" PAGE IN THIS BROCHURE.



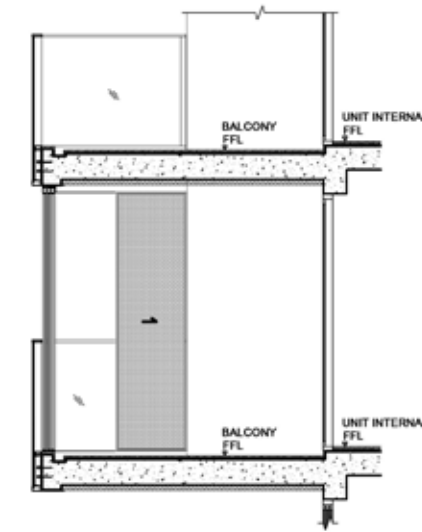
Approved Balcony Screens Design



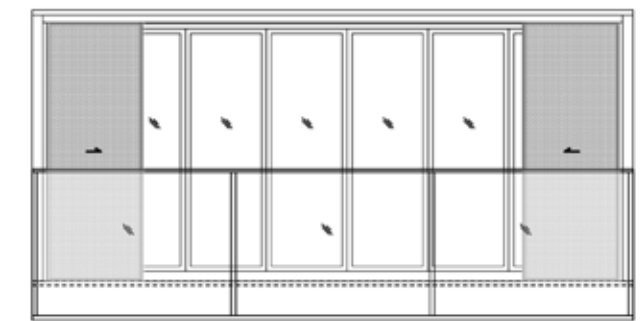
BALCONY SCREEN DETAILS - PART PLAN



ELEVATION 1 (CLOSED SCREENS)



BALCONY DETAILS - SECTION A-A



ELEVATION 1 (OPENED SCREENS)

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**



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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