

THE ADDRESS IN MOUNTBATTEN TO CALL HOME

LIV@MB

THE ADDRESS IN MOUNTBATTEN

3 MINS' WALK TO
KATONG PARK MRT

PRIME
DISTRICT 15

EXCLUSIVE
298 UNITS

LIVE IN THE COVETED
MOUNTBATTEN
CONSERVATION ENCLAVE

SMART COMMUNITY,
SMART HOME AND
CONCIERGE SERVICES
AT YOUR FINGERTIPS

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

CHOICE OF
1- TO 4-BEDROOM
LUXURY UNITS, FROM
495 TO 1,688 SQ FT

Artist's Impression



LIV @ MB is an upcoming 298-unit development in Mountbatten. The project is developed by Bukit Sembawang Estates Limited

Artist's Impression

PICTURES: BUKIT SEMBANGWANG ESTATES

LIV @ MB offers home buyers coveted District 15 address

Aspiring homeowners and investors who are keen to pick a new home in the East Coast area should have the upcoming LIV @ MB under their spotlight. This prime residential development is by property developer Bukit Sembawang Estates Limited.

The project is in the Mountbatten neighbourhood in the highly desirable District 15 locale. The condo is set to become a distinctive architectural development in the East Coast area, and one of the most well-connected new residential projects in the area. For example, the upcoming Katong Park MRT

Station on the Thomson-East Coast Line will be a three-minute walk from the development, a convenience that will benefit future residents of LIV @ MB.

LIV @ MB is set to be completed by 4Q2024, which coincides with the operational period of this stretch of the Thomson-East Coast Line.

A wide range of unit types is available at LIV @ MB, which caters to the diverse resident profiles expected in the development. The project has been curated to meet the needs of locals, families with school-going children, and expatriates. Residents can

expect to move into a fully fitted modern home with the best-in-class fittings, finishes and layouts.

Desirable Mountbatten neighbourhood

Future residents of LIV @ MB will make their home in one of the most coveted addresses in the Mountbatten area in District 15. The condo is along Arthur Road in a conservation residential enclave, and the development is mostly surrounded by two-storey bungalows and semi-detached houses.

The project will be desirable to those who

want to enjoy the conveniences of this part of the East Coast area. For example, the condo is a short walk to an underpass that leads directly to East Coast Park.

An existing MRT station in the vicinity is the Mountbatten station on the Circle Line. The area is also served by major roads and highways such as Mountbatten Road, Tanjong Katong Road, Nicoll Highway, Kallang-Paya Lebar Expressway and East Coast Parkway.

These transport options make it easy for residents to travel around the island, and result in a relatively short drive to the Central Business District and city centre.



The 99-year leasehold project will be a towering 20-storey residential development in the Mountbatten, East Coast area, overlooking the surrounding low-rise landed estates



The Mountbatten Hall, the centrepiece clubhouse of the condo, offers views of The Main Pool



Seafront-inspired clubhouse bungalow along the "shoreline" of The Main Pool

Artist's Impression

PICTURES: BUKIT SEMBANGWANG ESTATES

LIV @ MB is also close to the Singapore Sports Hub and Kallang River. Thus, residents who are keen on a more active lifestyle will benefit from URA's revitalisation plans for this area. Nearby stretches of the Kallang River are being looked at, so as to beautify the riverside. Sport Singapore plans to strengthen the sporting and community facilities in the Sports Hub area and transform it into a more inclusive sporting district.

The nearby Old Kallang Airport will also be revitalised, with plans to include a variety of community, sports and recreational uses on the historical site. A new circular walking and cycling track will be designed around the original circular airfield, and the tracks will link to the waterfront across Stadium Boulevard and Nicoll Highway.

Proximity to schools and amenities

The East Coast area is highly sought-after for families with children and multi-generational families due to the numerous amenities and proximity to popular schools.

Schools that are close to LIV @ MB include Dunman High School, Chung Cheng High School (Main), Tanjong Katong Girls' School and Tanjong Katong Secondary School. Other schools in the vicinity include Kong Hwa School, Tao Nan School, the Canadian International School (Tanjong Katong Campus) and Etonhouse International School (Broadrick).

The development is close to convenient family-friendly amenities such as shopping malls for weekly groceries, retail and F&B options. Well-known malls in the area include Parkway Parade and i12 Katong. The East Coast area also boasts other lifestyle

neighbourhoods, at Kallang, Marine Parade, Katong and Joo Chiat.

The area offers convenient access to East Coast Park and the green spaces. The popular East Coast Park is within walking distance from LIV @ MB; the public space is ideal for sea activities, sports and recreational activities such as cycling, cable water-skiing, skating and fishing.

Verdant landscaped areas

LIV @ MB sits on a sprawling 140,000 sq ft site, and about 80% of the ground-floor area is set aside for recreational facilities, amenities and landscaped areas.

The developer has tapped its years of real estate development experience to carefully design and plan the layout of the site, and the residential buildings only take up about 20% of the ground-floor area.

The lush, landscaped areas are designed to mimic a verdant tropical landscape that is similar to how the area would have looked like when plantations and bungalows dominated the area in the past.

The landscaped areas in the condo feature various thematic zones, such as the Landscape Deck on the ground floor, a Sky Lounge on the 11th floor, and a Roof Top Deck on the 20th floor. Each area of the development features elements of its thematic landscape.

LIV @ MB boasts 57 different condo facilities spread across the three landscapes on the ground floor, 12th floor and 20th floor. For example, a Yoga Yard, The Sky Grill and The Mountbatten Villa are on the 20th floor, while a Jacuzzi Pool, Sky Lounge and a Study Lounge are on the 12th floor. The Mountbatten

Lawn, The Main Pool, and The Outdoor and Indoor Gymnasiums are on the ground floor.

Holistic lifestyle facilities are evenly distributed around the development. The developer has also crafted conducive work and study areas around the development to facilitate work-from-home arrangements.

The clubhouse of LIV @ MB is a collection of five pavilions which design is inspired by the colonial seafront bungalows that used to populate the East Coast area. These clubhouses line the "shoreline" of the main swimming pool. The focal point of the development is a spacious green lawn that provides a conducive open area for families and young children to enjoy. The average distance between blocks is about 55m, a rarity among most new residential developments. This distance enhances the privacy and comfort of residents, and the spacious landscaping on the ground floor is a luxury.

Flexible unit layout

LIV @ MB comprises 298 residential units with a mix of one- to four-bedroom units that range from 495 sq ft to 1,668 sq ft. Varying layouts cater to the different needs of homeowners and buyers. All units feature efficient layouts and the master bedrooms comfortably fit a king-sized bed.

The developer has carefully considered the design of each layout and thoughtfully incorporated flexible features to offer optional layouts to suit different lifestyles and needs. Owners will also be able to choose between a warm or cool colour scheme for some unit types. All units feature a north-south layout design to optimise the solar comfort of residents, and the entire devel-

opment is expected to receive a Green Mark Gold Plus certification from BCA for its outstanding sustainability features and designs.

For example, the one-bedroom units could be converted into a studio layout for professionals or couples who want a place to call their own. Some units come with a powder room that can be converted to one with shower facilities, while the kitchens of the exclusive four-bedroom premium units can be designed as modern open-concept kitchens or a traditionally arranged close-concept ones.

Empty-nesters who are looking to right-size to a smaller home might find the three- and four-bedroom unit types ideal for their lifestyle and needs. They will be able to enjoy a leisurely lifestyle while living in a spacious home.

On the other hand, investors might see the smaller, one- and two-bedroom units as attractive assets that generate stable rental yield. The area is popular among expats and couples who want to rent in District 15. Strong interest from foreign buyers will likely boost competition for investment units when the development is launched for sale.

Units also come with premium kitchen appliances from Bosch, and stylish sanitary fittings from Kohler. Smart-home features have also been included in each unit, such as a smart digital door lock, a smart aircon control, a smart home fire alarm device and a smart lighting control.

Residents will also enjoy complimentary concierge services. The suite of bespoke services includes a porter service, lounge refreshments, umbrella and e-bicycle rental, transport arrangements, as well as parcel and postal services.



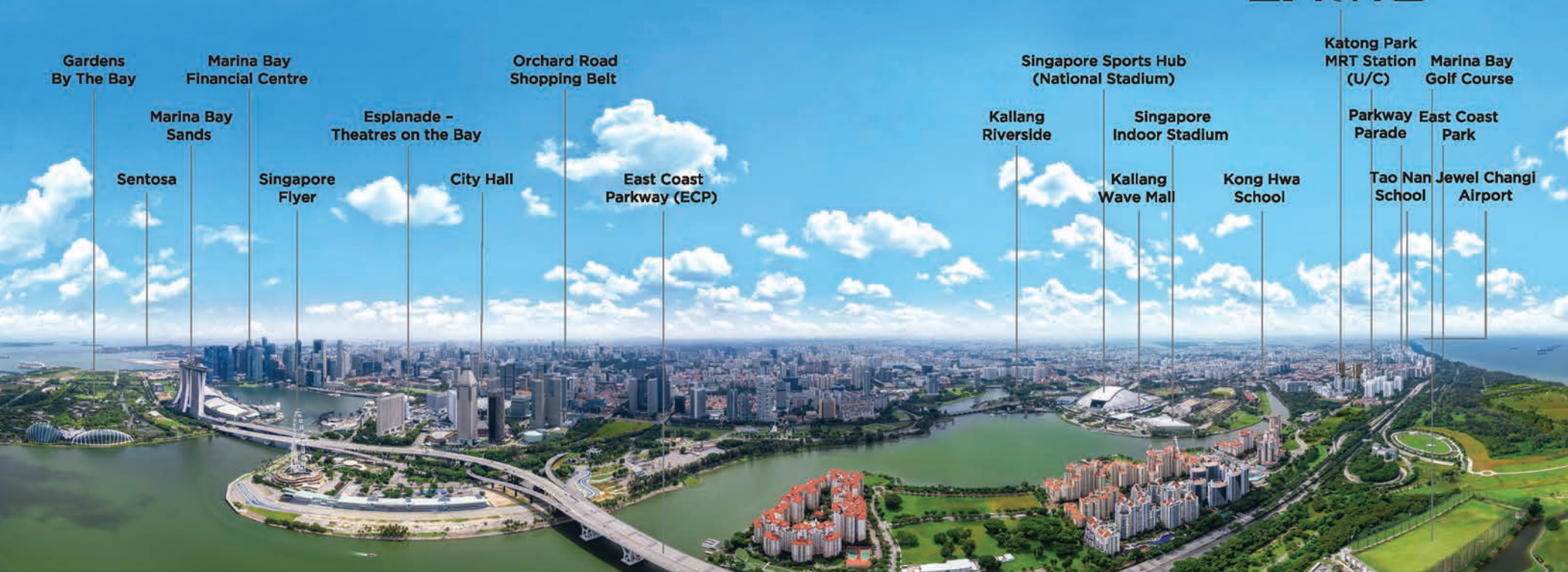
An artist's impression of a three-bedroom unit. The project features a mix of one- to four-bedroom units that range from 495 sq ft to 1,668 sq ft



The wide range of unit types available caters to the different lifestyle needs of residents. Large units like the four-bedroom unit (pictured) suit families

THE ADDRESS IN MOUNTBATTEN

LIV@MB



3 MINS' WALK TO KATONG PARK MRT STATION



GREAT CONNECTIVITY WITH
KATONG PARK MRT STATION
AT YOUR DOORSTEP



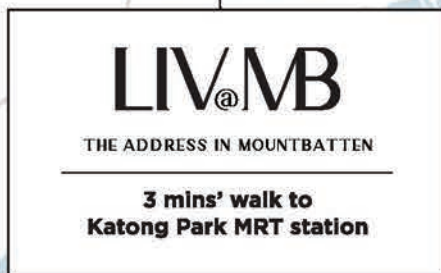
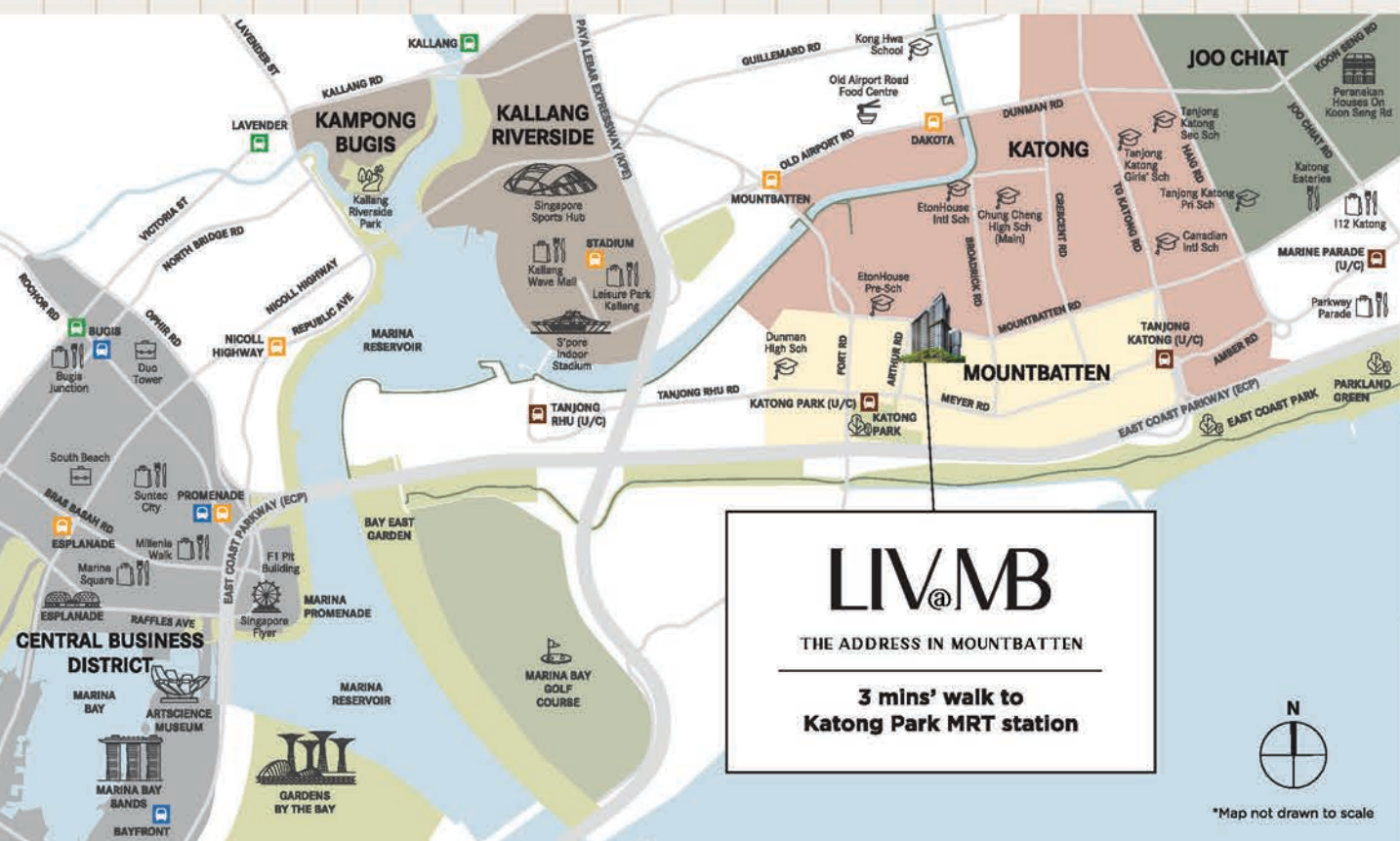
CLOSE TO PRESTIGIOUS SCHOOLS LIKE
TAO NAN SCHOOL AND
KONG HWA SCHOOL



NEXT TO CHARMING AND TRENDY
KALLANG / KATONG
ENCLAVES



MINUTES TO
THE CITY AND
EAST COAST PARK



*Map not drawn to scale

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.



**BUKIT SEMBAWANG
ESTATES LIMITED**

VIEWING BY APPOINTMENT

8500 0333 | 8800 0333
8855 0333 | 8858 0333



VISIT
WWW.LIVATMB.SG

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