



## LUXUS HILLS

### Landed Homes with a Different View on Luxury

Time and space, two prized resources that most cannot have enough of, are made abundant with every Luxus Hills home. A 999-year leasehold to last a homeowner generations. And generous living spaces to accommodate a multi-generational family comfortably.

As owner of a landed home, one gets the autonomy and flexibility to create bespoke living spaces with a home that may be redefined, re-configured, re-designed to evolve with one's family, way of life, and different phases in life. All based on the lifestyle one chooses. From generation to generation.

### For the Discerning Homeowner

Luxus Hills' limited bespoke collection of 78 luxury landed homes comprises semi-detached, corner-terrace and intermediate-terrace homes. Land plots range from 1,615 to 2,949 sqft, and estimated built-up floor areas from 3,541 to 3,810 sqft, with all homes featuring five bedrooms for exclusive privacy. With the array of configurations, homeowners will be spoilt for choice. Whichever they decide though, they will still be pampered with a host of indulging attributes.

All homes offer four storeys of expansive living spaces, designed with well-considered proportions and functional layouts. All floors are serviced by a home lift. And visually connected by a high volume atrium, crowned with an illuminating skylight. Transforming the heart of every home to an inviting space, and the perfect welcome as one steps in from their private carports.

And for a few exclusive homes, a private pool to unwind.



### Stay Smart and Go Green

The Luxus Hills development holds the coveted BCA Green Mark Platinum/ GoldPlus Award. Each home is green from design to build, from the ground and up, from within and out. Solar Panels for greater energy efficiency, Rainwater Harvesting for recycled water, Air Filters for healthier living, and Charging Points for eco-friendly electric cars.

### Living at the Centre of Greenery and Urbanity, Work and Life

Adjacent to the Luxus Hills estate is the vast Luxus Hills Park. It is both a green respite and a green corridor for residents. To its north



Artist's Impression

lies the rustic coastlines and waterways of Punggol. To its south lies Bishan-Ang Mo Kio Park and its surrounding vibrant heartlands.

The Seletar precinct that borders the estate has witnessed an epochal transformation in recent times. Two forthcoming transport links (i.e. the North-South Corridor and the Cross Island MRT line) will connect residents swiftly islandwide.

The rapidly developing Seletar Regional Centre and Aerospace Park have cultivated a hotbed for potential career opportunities. A host of retail (i.e. Greenwich V, Seletar Mall, NEX, AMK Hub), dining, and lifestyle options is just around the corner. And a selection of good schools (i.e. Rosyth School, Anderson Serangoon JC, Nanyang Polytechnic) scores an "A" for accessibility.

### A Pioneer in Developing Bespoke Landed Homes

Bukit Sembawang's name has been synonymous with one of Singapore's most reputable landed neighbourhoods. For generation after generation, happy families have lived and grown up in homes designed and built for their aesthetic yet functional qualities, and supported by superior workmanship. Today, these values still hold true, and awards bestowed for such outstanding standards are testimonies of the company's unique strengths, dedication, and experience in meeting the expectations of its discerning home-buyers.

A landed home by Bukit Sembawang is a home to aspire to.



BUKIT SEMBAWANG  
ESTATES LIMITED

### The Luxury of Time and Space Paired with an Unparalleled Address

- 999-year lease landed homes to own for generations with autonomy and flexibility to redefine, re-configure, and redesign.
- Ready for immediate occupation.
- BCA Green Mark (Platinum/Goldplus Award) homes: for energy/water efficiency and eco-friendliness.
- Exclusive collection of semi-detached, corner-terrace, and intermediate-terrace homes: each with private carports. Land plots range from 1,615 to 2,949 sqft, and estimated built-up floor areas from 3,541 to 3,810 sqft.
- Expansive 4-storey homes with 5 spacious bedrooms and home lift: ideal for multi-generational living. Exclusive few with private pool.
- Located in the private Seletar Hills' landed property enclave. Minutes from Seletar Regional Centre, educational institutions, shopping malls, and lifestyle amenities.
- Adjacent Luxus Hills Park & Park Connector: a green haven for healthy pursuits and family activities.

### Attractive Payment Schemes\*

#### (A) Stay and Pay Scheme

Move in with just 20% down payment.

#### (B) Reservation Scheme

Reserve your choice of house with just 10% deposit.

\* Terms and conditions apply.



For pleasure of ownership, please visit [bsel.sg/luxushills](https://bsel.sg/luxushills) or call 6950 6333.

