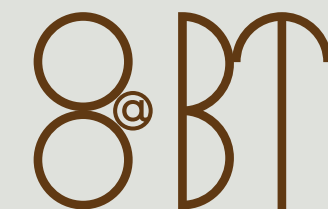




THE ADDRESS IN BUKIT TIMAH



THE ADDRESS IN BUKIT TIMAH

Discover the best of both worlds -
an exclusive enclave within
an inclusive neighbourhood.

Step into an exclusive enclave, serenely tucked away from urban distractions. This is the life at the highly exclusive residences in the hub of Bukit Timah. Be pampered by the tranquillity offered by its resort-style facilities amidst enchanting nature.

Step outside to an inclusive and gentrified neighbourhood that caters to your every need. This vibrant community has seen significant revitalisation, blending charming heritage with modern conveniences. In this prime address that strikes a perfect balance between old and new, modern convenience comes easy with close proximity to good schools, business hubs, dining establishments, and lifestyle destinations. Just a mere 2-minute walk from home is Beauty World MRT, providing seamless connectivity to major locations such as Marina Bay Financial Centre and Orchard Road, ensuring that everything you need is within easy reach, both within the neighbourhood and beyond.

All yours to own.

YOUR WORLD IN A GENTRIFIED NEIGHBOURHOOD

Amidst Bukit Timah Nature Reserve, 8@BT is a resort home featuring two 20-storey towers, comprising 158 residential units, including 1- to 4-bedroom units and penthouses, inspired by Bukit Timah's distinguished heritage and nature's contours. Enjoy seamless connectivity and gentrified living with resort-style facilities designed to soothe your senses. Experience the preserved charm of Bukit Timah's storied past within this calm retreat, immerse in the present moment, and embrace a future filled with boundless possibilities.





AN ILLUSTRIOUS PAST THAT SHAPES A VIBRANT PRESENT

Rich with nature and cultural heritage, Bukit Timah has evolved from a rising industrial hub into the prestigious and highly coveted address today. Witness the beauty of Bukit Timah Hill, Singapore's highest natural peak, and explore Bukit Timah Nature Reserve, Singapore's largest surviving primary rainforest. Once used to mine granite, the Singapore Quarry is also a sight to behold with its scenic view. Traverse along the Rail Corridor where you can find the well-conserved Bukit Timah Railway Station.

Experience timeless charm and soak in the serenity that surrounds modern amenities such as the nearby Beauty World MRT, local and international cuisines at Cheong Chin Nam, lifestyle malls, and educational institutions. In the near future, ongoing transformations on the horizon are poised to enhance convenience and lifestyles, promising a vibrant and evolving community for all.



INTEGRATED TRANSPORT HUB



The bus interchange will be seamlessly integrated with Beauty World MRT and adjoining future malls, combining the accessibility of both commuting and lifestyle conveniences.

GREEN TRAILS AND CORRIDORS



Follow trails of greenery, such as the Bukit Timah-Rochor Green Corridor and Coast-to-Coast Trail, to witness Bukit Timah's natural heritage. Enjoy the lushness of nature parks that contrasts the bustling city.

BUKIT TIMAH COMMUNITY BUILDING



This one-stop integrated facility with a community club, hawker centre and market, will offer revitalising amenities such as an indoor sports hall, community library, and elderly facility – all in one place.

BUKIT TIMAH TURF CITY



Bukit Timah Turf City will be transformed into a new estate where homes, heritage, nature and amenities are integrated with 10-minute neighbourhoods and inclusive public spaces for the community.

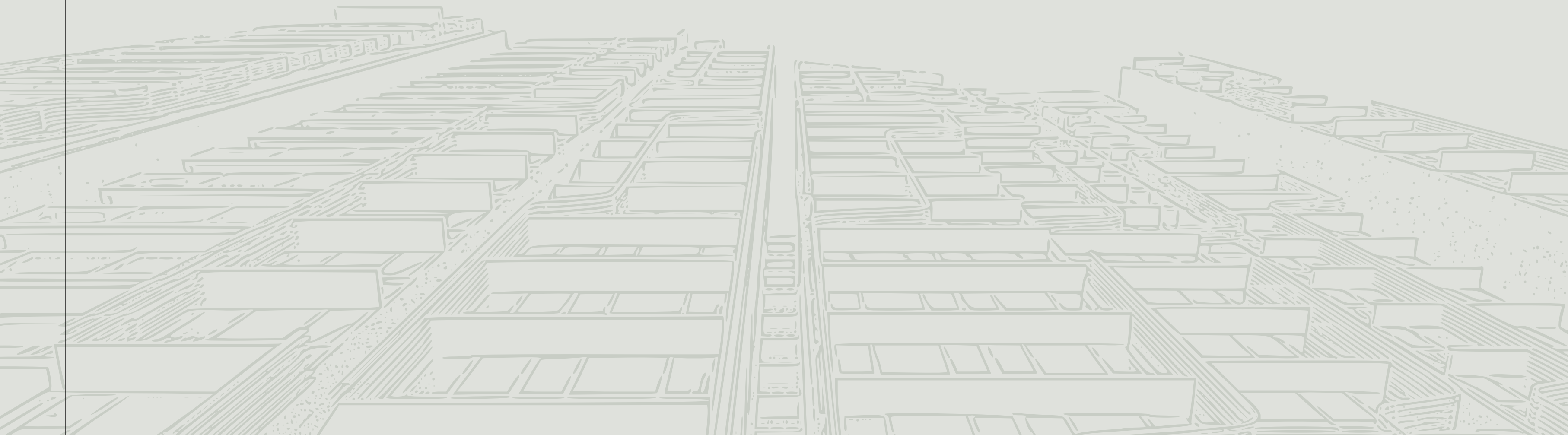
JURONG LAKE DISTRICT



Golden opportunities await with the future Cross Island Line (CRL) effortlessly connecting Jurong Lake District, the 2nd CBD, a major business and lifestyle hub to look forward to.

TOWARDS A THRIVING FUTURE

With an ongoing transformation, 8@BT will enjoy new modern amenities alongside its current offerings.

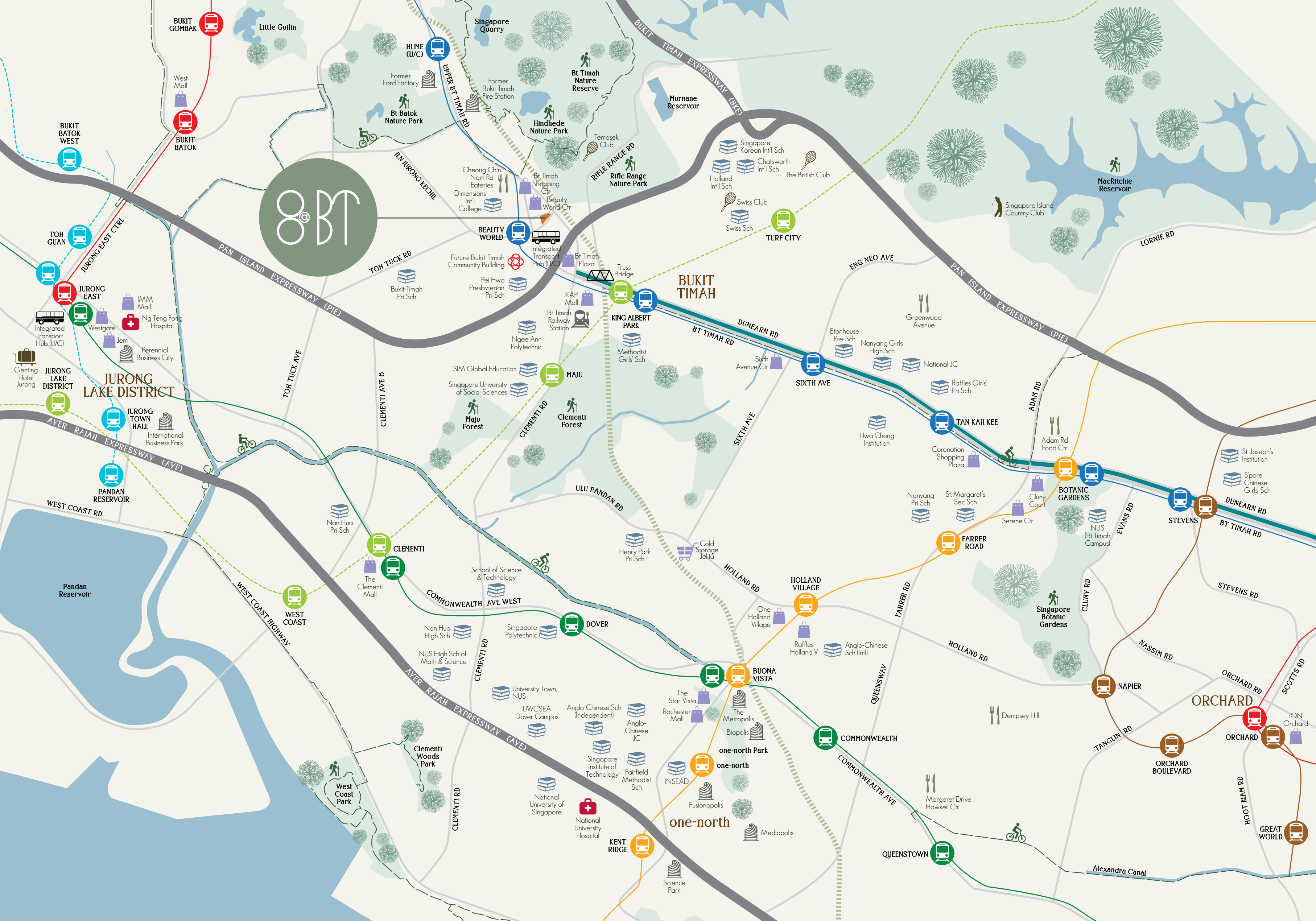


THE ADDRESS IN BUKIT TIMAH



one-north	Singapore Polytechnic			Ngee Ann Polytechnic	Jurong Lake District				Future Bukit Timah Community Building	Beauty World MRT	Future Integrated Transport Hub	Bukit Timah Nature Reserve
	Singapore University of Social Sciences	Singapore Institute of Management				Westgate / JEM	Toh Tuck Landed Enclave	Pei Hwa Presbyterian Primary School	Eateries at Chun Tin Rd / Cheong Chin Nam Rd	Beauty World Centre		Rifle Range Nature Park





TRANSPORT & CONNECTIVITY

MRT & BUS	
Beauty World MRT	2-min walk
Integrated Transport Hub (U/C)	3-min walk
EXPRESSWAYS	
PIE	3-min drive
BKE	5-min drive

EDUCATION	
Pei Hwa Presbyterian Pri Sch (within 1km)	7-min walk
Bukit Timah Pri Sch	5-min drive
Methodist Girls' Sch	1 MRT stop
Ngee Ann Polytechnic	5-min drive
SIM Global Education / Singapore University of Social Sciences	6-min drive
National University of Singapore	9 MRT stops

SHOPPING & DINING	
Beauty World Plaza	2-min walk
Cheong Chin Nam Food Alley	3-min walk
Bukit Timah Shopping Centre	4-min walk
Bukit Timah Plaza	10-min walk
IMM / JEM / Westgate	13-min drive
Holland Village	6 MRT stops
Orchard Road	7 MRT stops
Marina Bay Sands	11 MRT stops

BUSINESS	
Jurong Lake District	5 MRT stops
one-north	8 MRT stops
Science Park	9 MRT stops
Marina Bay Financial Centre	12 MRT stops
Central Business District	13 MRT stops

PARKS & RECREATION	
Future Bukit Timah Community Building	4-min walk
Bukit Timah Nature Reserve	13-min walk
Rifle Range Nature Park	15-min walk
Singapore Botanic Gardens	4 MRT stops

LEGEND:

North-South Line

East-West Line

Circle Line

Downtown Line

Thomson-East Coast Line

Cross Island Line (U/C)

Jurong Region Line (U/C)

Rail Corridor

Future Bukit Timah-Rochor Green Corridor

Park Connector

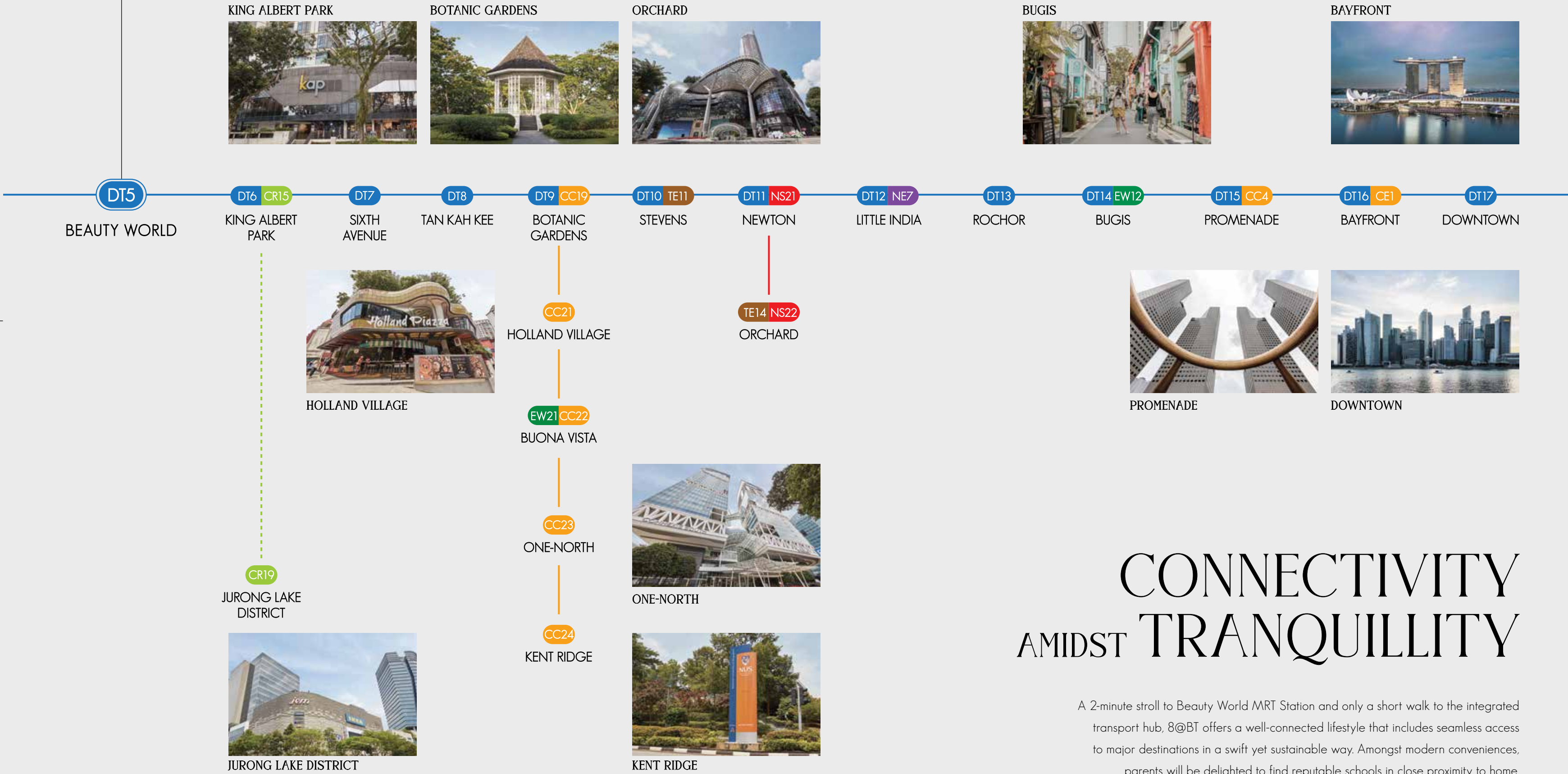
N

0 200m 400m 600m

All travelling times are approximate only, subject to traffic conditions.

CONVENIENTLY CONNECTED

The exclusivity within a prestigious address comes with the peace of mind knowing that every convenience, including the upcoming integrated transport hub, is right at your doorstep. This is where living the best of both worlds is an everyday privilege.



CONNECTIVITY AMIDST TRANQUILLITY

A 2-minute stroll to Beauty World MRT Station and only a short walk to the integrated transport hub, 8@BT offers a well-connected lifestyle that includes seamless access to major destinations in a swift yet sustainable way. Amongst modern conveniences, parents will be delighted to find reputable schools in close proximity to home.

LEARN TO EXPLORE EXPLORE TO LEARN



DT5

BEAUTY WORLD



Pei Hwa
Presbyterian
Pri School
*(Within 1km)



DT6

KING ALBERT PARK



Methodist
Girls' School /
Ngee Ann
Polytechnic



DT7

SIXTH AVENUE



Nanyang Girls'
High School



DT8

TAN KAH KEE



Hwa Chong Institution /
National Junior College /
Raffles Girls' Pri School /
Nanyang Pri School



DT9

BOTANIC GARDENS



NUS
(Bukit Timah
Campus)



DT10

STEVENS



Singapore Chinese
Girls' School /
St Joseph's
Institution



DT11

NEWTON



Anglo-Chinese
School (Junior)

*Source: OneMap

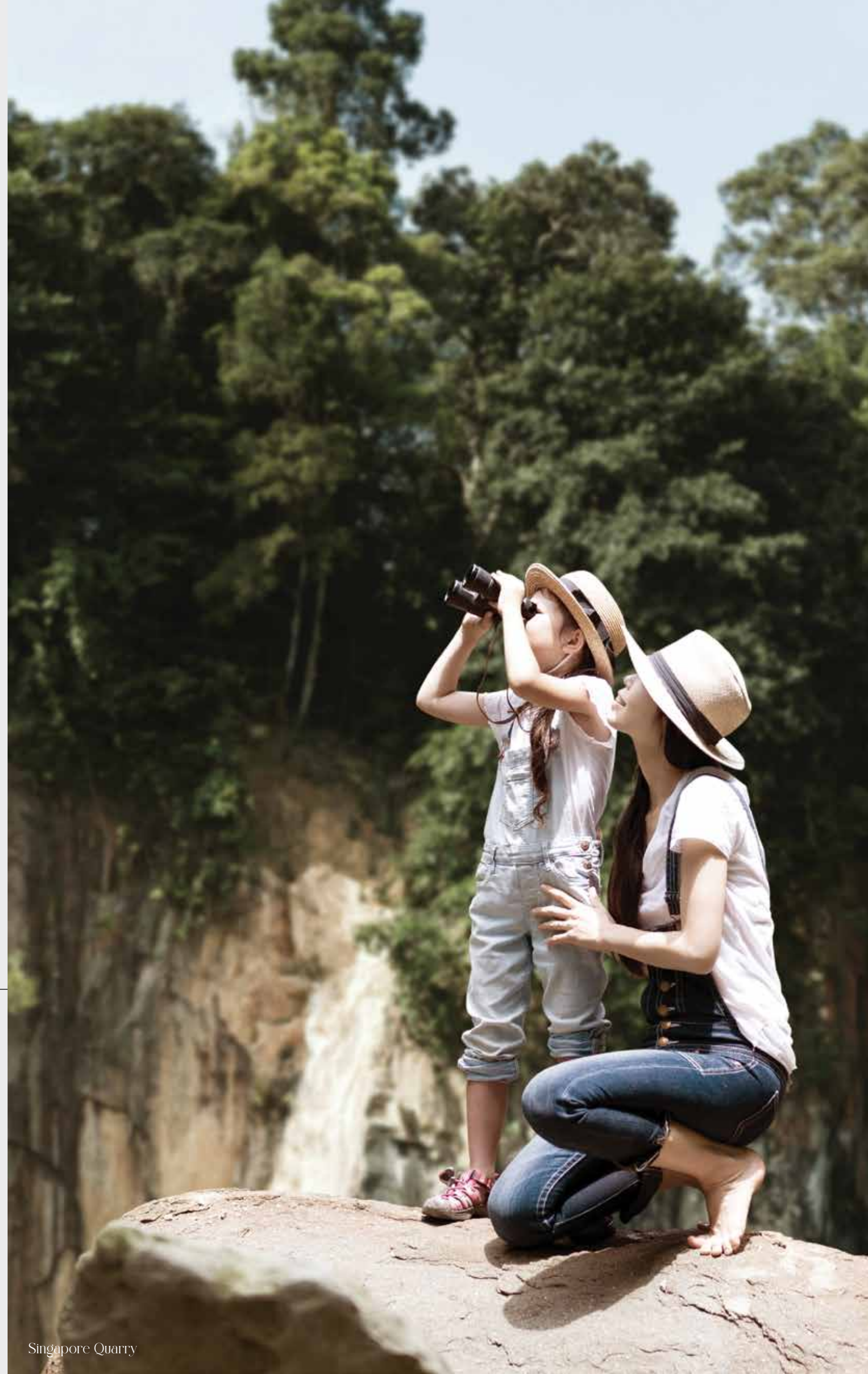


Embrace a brighter future along an education belt synonymous with quality learning. Notable primary schools, renowned higher learning institutions, and acclaimed international schools are just a walk or train ride away, fully equipped to nurture bright minds. Beyond the four walls of the classroom are also the surrounding landscape and nature parks that offer abundant opportunities for exploration and new discoveries.

NATURE IN THE CITY



Bukit Timah Nature Reserve



Singapore Quarry



Rail Corridor



Rifle Range Nature Park



Singapore Botanic Gardens

Nestled away from urban life, traverse lush greenery along the Bukit Timah Nature Reserve, Rifle Range Nature Park, and the 24km Rail Corridor. For a more curated natural landscape, the UNESCO World Heritage Singapore Botanic Gardens is just 4 train stops away. After embarking on adventures in nature, immerse yourself in the diverse culinary offerings nearby for that needed energy boost.

FEASTS FROM THE EAST



Eateries @ Cheong Chin Nam Road



Carpenter And Cook @ Lorong Kilat

THE BEST OF THE WEST

Explore culinary delights along Lorong Kilat, Chun Tin Road, and Cheong Chin Nam Road. Discover avenues lined with dining options, offering a treasure trove of gastronomic gems from around the world. Every meal - whether Asian or Western cuisine - is a treat for the palate, perfect for every occasion, every mood, and every craving.



Three Meals a Day @ Chun Tin Road

TIMELESSNESS THAT INSPIRES PRESTIGE THAT YOU ASPIRE

8@BT draws inspiration from Bukit Timah's rich, natural and cultural heritage. Surrounded by iconic historical landmarks and lush landscapes, this architectural marvel captures the essence of a green urban village where modern amenities revitalise mature shophouses and malls. 8@BT envisions a sustainable lifestyle that centers on a cosmopolitan vibe and tropical industrial heritage. The cascading vertical fins echo nature's contours, creating an intricately landscaped environment that seamlessly blends with the nature-framed, gentrified neighbourhood.

8@BT fulfils your aspiration for a space that reflects the allure and vibrancy of the past and the present, while allowing you to embrace a promising future as you bask in unparalleled tranquillity and urban elegance. Step inside and be welcomed by immaculate details and craftsmanship, coupled with the exceptional exclusivity that only 8@BT can offer.

A WORLD OF EXCLUSIVITY



Be greeted by tranquillity and opulence once you step into The Lobby. Discover a range of facilities that you can enjoy solo or with good company. Exercise in the Fitness Room or work, entertain, and celebrate milestones in the Meeting Room and Living Room. Experience the perfect blend of leisure and sophistication, making every moment memorable.

MOMENTS BY THE QUARRY



Step away from the urban hustle and retreat to the tranquility of The Quarry. Tailored for all ages, including The Clubhouse, a 25m Quarry Pool, and a Slide Pool, each space is an invitation to unwind, recharge, and connect with your loved ones amidst nature's embrace in a resort-style setting.

RESORT- STYLE FACILITIES

Experience the true essence of resort living – workouts in the Fitness Pool and Fitness Room, pampering sessions in the Furo Bath, barbecue or stargazing in The Campsite, or fun parent-child bonding in The Playground.



The Campsite

Artist's Impression



The Fitness Pool

Artist's Impression



The Furo Bath

Artist's Impression

BUKIT TIMAH LINK

MAIN ENTRANCE

JALAN JURONG KECHIL



SITE PLAN

BP No.: A1477-00001-2023-BP01 Dated 08-08-2024
BP No.: A1477-00001-2023-BP02 Dated 05-12-2024
BP No.: A1477-00001-2023-BP03 dated 15-07-2025

LEGEND

BASEMENT 1

THE ARRIVAL

- 1 The Lobby
- 2 The Water Cascade

THE QUARRY

- 3 The Slide Pool
- 4 The Quarry Pool (25m)
- 5 The Deck
- 6 The Showers
- 7 The Furo Bath

THE CLUBHOUSE

- 8 The Living Room
- 9 The Meeting Room
- 10 The Fitness Room (1ST Storey)

1ST STOREY

THE RAINFOREST

- 11 The Fitness Pool
- 12 The Sunbathing Lawn
- 13 The Sensory Trail

THE CAMPSITE

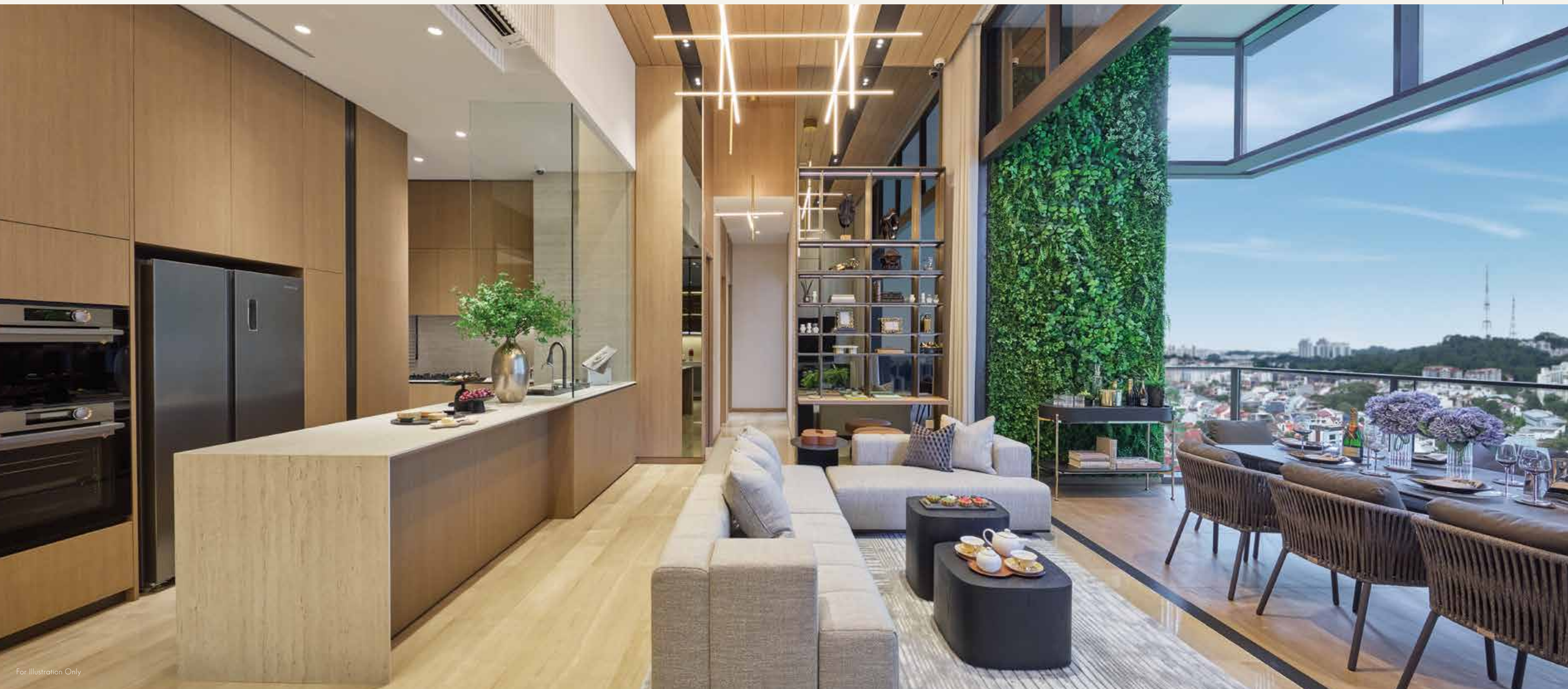
- 14 The Playground
- 15 The BBQ Pavilion
- 16 The Camping Ground

OTHERS

- A Guardhouse (Basement 1)
- B Side Gate (Basement 1)
- C Electrical Substation (Basement 1)
- D Genset (Basement 2)
- E Bin Centre (Basement 1)
- F Water Tank (Roof)
- G Fire Engine Access Gate (1ST Storey)
- H Ventilation Shaft (Basement 1 & 1ST Storey)
- J Bulk Meter (Basement 1)
- K Short-Term Bicycle Park (Basement 1)
- L Bicycle Park (Basement 1)
- M Outdoor Shower (Basement 1 & 1ST Storey)
- N Loading / Unloading Bay (Basement 1)

A SPACE FOR EVERY LIFESTYLE

INTERIOR



For Illustration Only

Welcome to a space that perfectly matches your distinct lifestyle. Thoughtful layouts are designed to adapt to your own unique needs, offering functionality without compromising sophistication. Behold a scenic view that invites natural light and the cool breeze into your home. In this well-lit and well-ventilated space, live in unmatched relaxation and comfort.

RELAX & REFRESH



Cosy up in your own bedroom and pamper your senses with a *side cabinet with a full-length mirror for storage in your lavish bathroom or wardrobe.

*For selected units only.

SCHEMATIC DIAGRAM

6 Bukit Timah Link Singapore 589943

UNIT FLOOR	01	02	03	04
20	C1	PH1	PH2	C3
19	C1	D1	D2	C3
18	C1	D1	D2	C3
17	C1	D1	D2	C3
16	C1	D1	D2	C3
15	C1	D1	D2	C3
14	C1	D1	D2	C3
13	C1	D1	D2	C3
12	C1	D1	D2	C3
11	C1	D1	D2	C3
10	C1	D1	D2	C3
9	C1	D1	D2	C3
8	C1	C4	D2	C2
7	C1	C4	D2	C2
6	C1	C4	D2	C2
5	C1	C4	D2	C2
4	C1	C4	D2	C2
3	C1	C4	D2	C2
2	C1	C4	D2	C2
1	C1(p)	C4(p)		

8 Bukit Timah Link Singapore 589944

UNIT FLOOR	05	06	07	08
20	B2	B1	A1	B3
19	B2	B1	A1	B3
18	B2	B1	A1	B3
17	B2	B1	A1	B3
16	B2	B1	A1	B3
15	B2	B1	A1	B3
14	B2	B1	A1	B3
13	B2	B1	A1	B3
12	B2	A2	A1	B3
11	B2	A2	A1	B3
10	B2	A2	A1	B3
9	B2	A2	A1	B3
8	B2	A2	A1	B3
7	B2	A2	A1	B3
6	B2	A2	A1	B3
5	B2	A2	A1	B3
4	B2	A2	A1	B3
3	B2	A2	A1	B3
2	B2	A2	A1	B3
1	B2(p)	A2(p)	A1(p)	B3(p)

LEGEND:



1-BEDROOM



2-BEDROOM



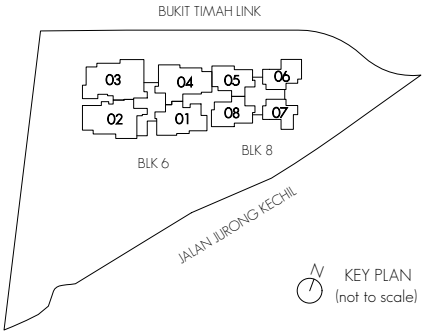
3-BEDROOM



4-BEDROOM



PENTHOUSE





1-BEDROOM



SOLELY PERSONAL

Ideal for individuals seeking a space tailored to their lifestyle and interests, the **1-Bedroom** unit offers expansive living spaces with a dual-purpose dining area for both work and leisure. Enjoy natural ventilation and efficient space optimisation that includes a household shelter to be used for storage or as a space for hobbies.

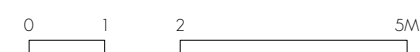
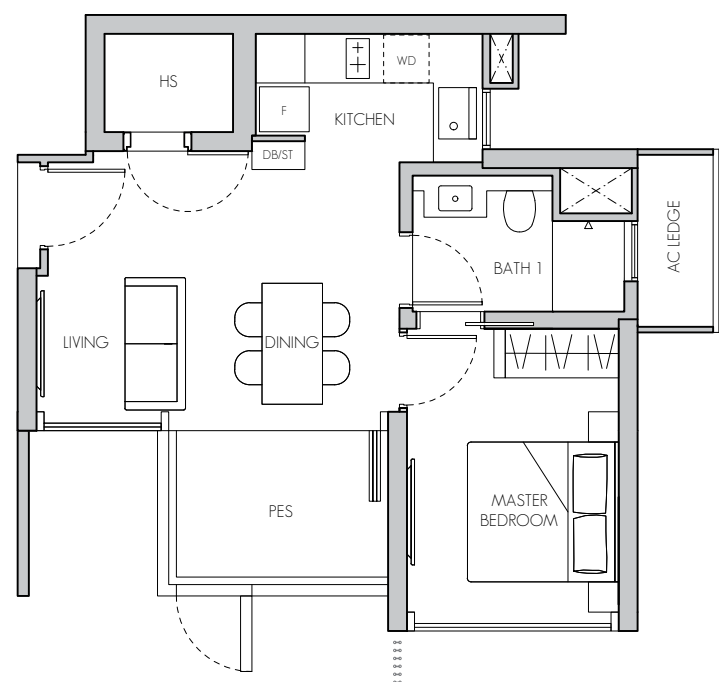
The kitchen is equipped with premium appliances, beautifully integrated to elevate every occasion. Your own personal oasis, the spacious master bedroom accommodates a king-size bed, a wardrobe with a side cabinet with a full-length mirror, and a bathroom adorned with luxurious fittings for the ultimate indulgence.

1-BEDROOM

TYPE A1(p)

55 sq m / 592 sq ft

#01-07

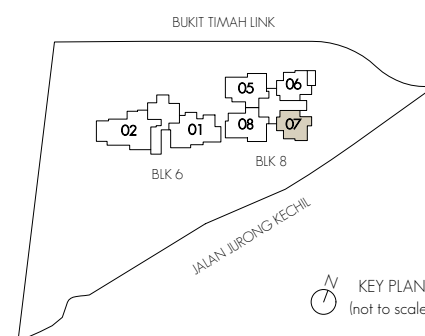


LEGEND:

AC	AIR-CONDITIONER	ST	STORE
F	FRIDGE	DB	DISTRIBUTION BOARD
WD	WASHER CUM DRYER	HS	HOUSEHOLD SHELTER
O	OVEN (BELOW HOB)	RC LEDGE	REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
PES	PRIVATE ENCLOSED SPACE		VOID SPACE (EXCLUDED FROM STRATA AREA)

Note:

Area includes air-con (AC) ledge, balcony and private enclosed space (PES) where applicable. The plans are subject to change as may be required or approved by the relevant authorities. All areas and measurements stated or depicted herein are approximate only and are subject to final survey. Please refer to key plan for orientation.

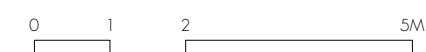
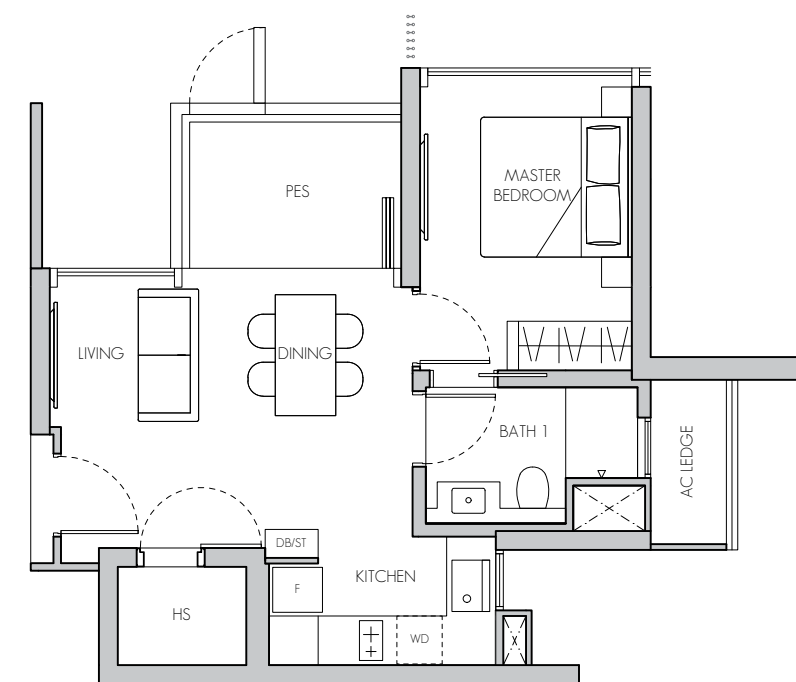


1-BEDROOM

TYPE A2(p)

55 sq m / 592 sq ft

#01-06

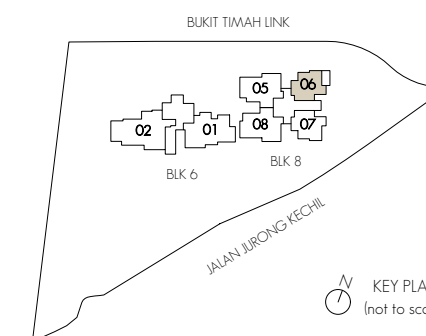


LEGEND:

AC	AIR-CONDITIONER	ST	STORE
F	FRIDGE	DB	DISTRIBUTION BOARD
WD	WASHER CUM DRYER	HS	HOUSEHOLD SHELTER
O	OVEN (BELOW HOB)	RC LEDGE	REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
PES	PRIVATE ENCLOSED SPACE		VOID SPACE (EXCLUDED FROM STRATA AREA)

Note:

Area includes air-con (AC) ledge, balcony and private enclosed space (PES) where applicable. The plans are subject to change as may be required or approved by the relevant authorities. All areas and measurements stated or depicted herein are approximate only and are subject to final survey. Please refer to key plan for orientation.

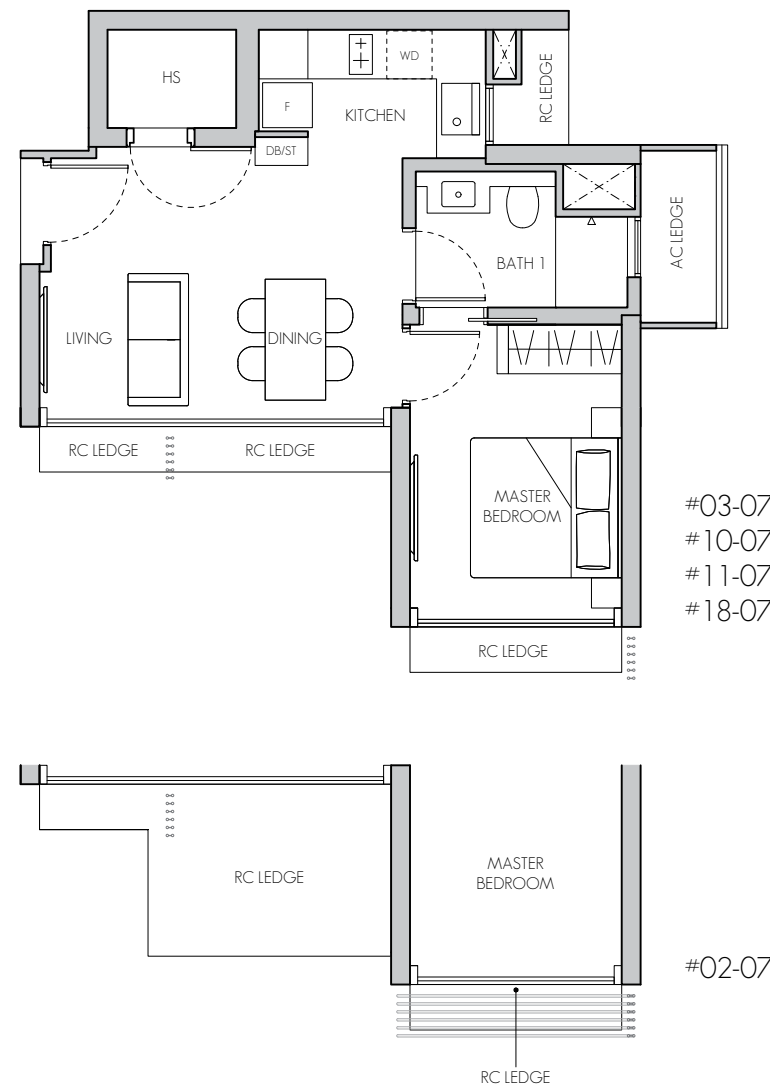


1-BEDROOM

TYPE A1

48 sq m / 517 sq ft

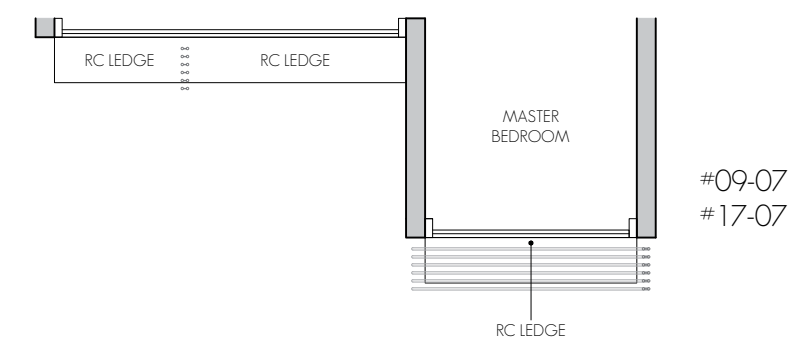
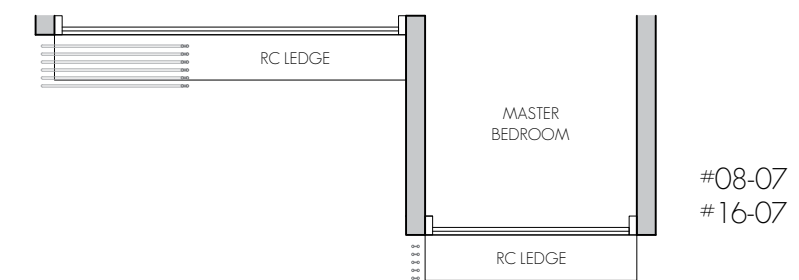
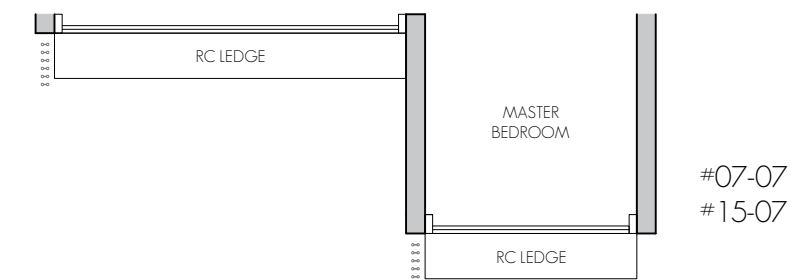
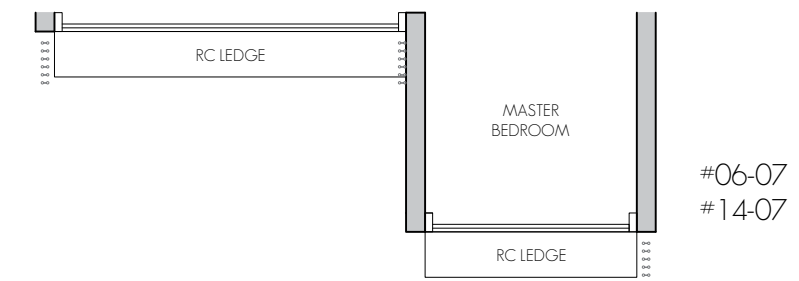
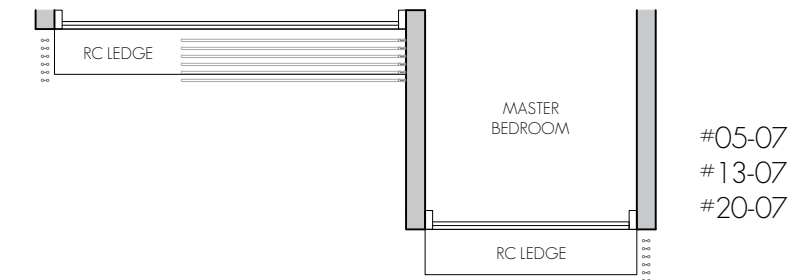
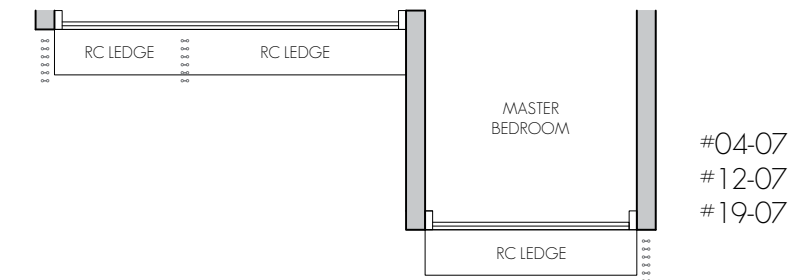
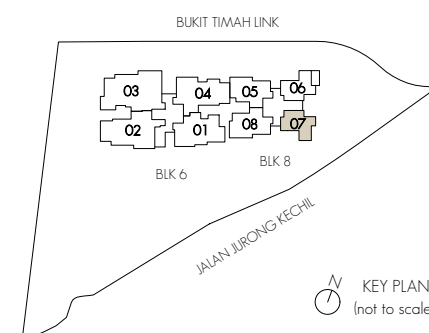
#02-07 - #20-07



LEGEND:

AC	AIR-CONDITIONER	ST	STORE
F	FRIDGE	DB	DISTRIBUTION BOARD
WD	WASHER CUM DRYER	HS	HOUSEHOLD SHELTER
O	OVEN (BELOW HOB)	RC LEDGE	REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
			VOID SPACE (EXCLUDED FROM STRATA AREA)

Note:
Area includes air-con (AC) ledge, balcony and private enclosed space (PES) where applicable. The plans are subject to change as may be required or approved by the relevant authorities. All areas and measurements stated or depicted herein are approximate only and are subject to final survey. Please refer to key plan for orientation.

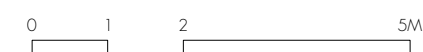
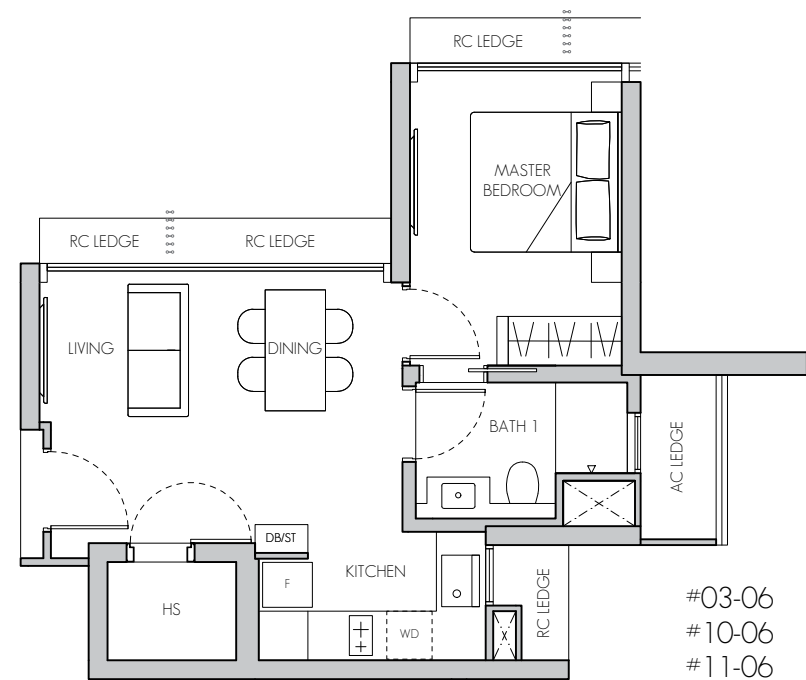
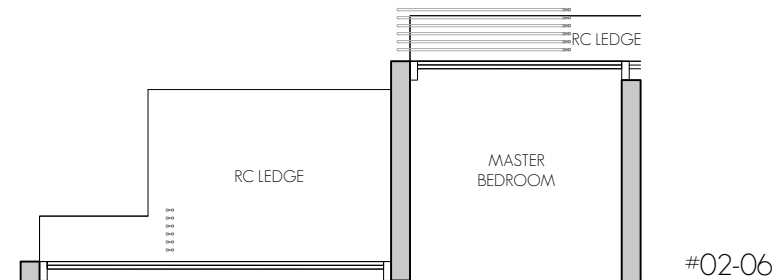


1-BEDROOM

TYPE A2

48 sq m / 517 sq ft

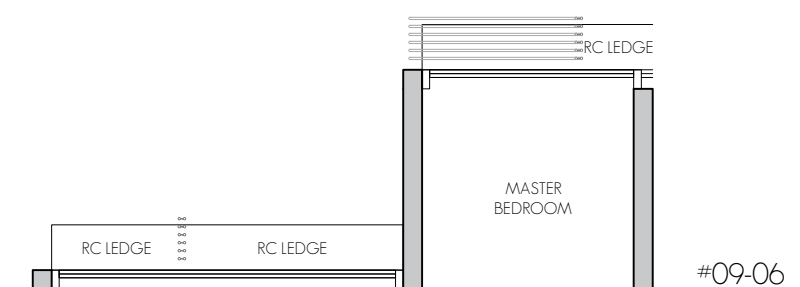
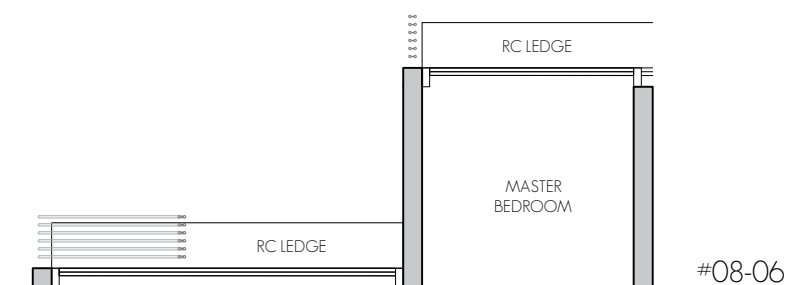
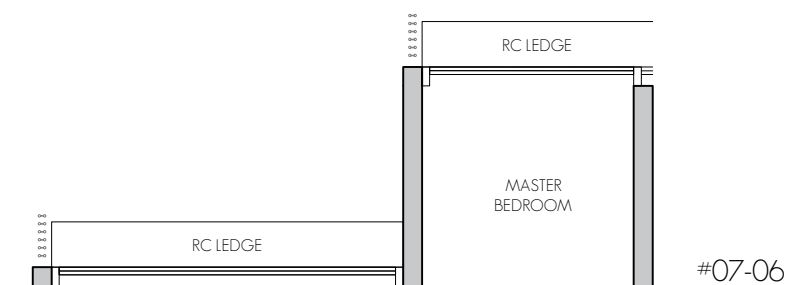
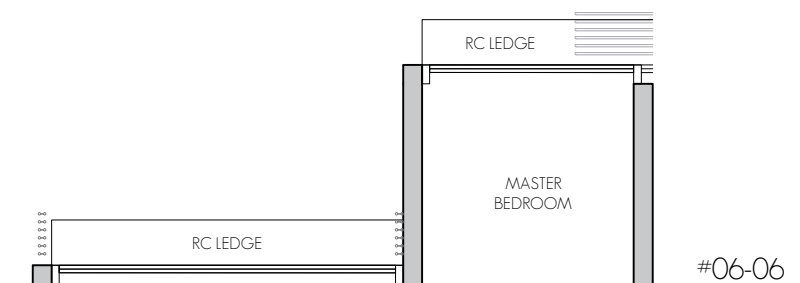
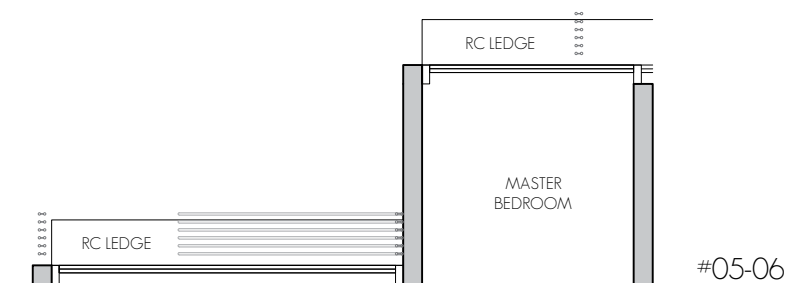
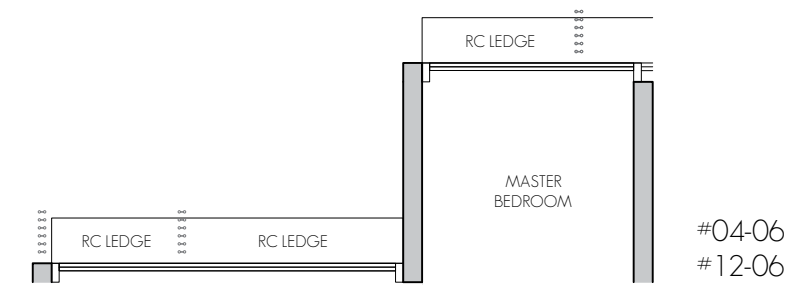
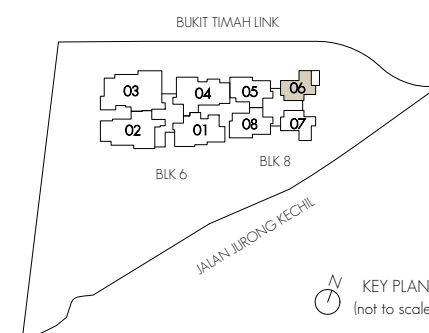
#02-06 - #12-06



LEGEND:

AC	AIR-CONDITIONER	ST	STORE
F	FRIDGE	DB	DISTRIBUTION BOARD
WD	WASHER CUM DRYER	HS	HOUSEHOLD SHELTER
O	OVEN (BELOW HOB)	RC LEDGE	REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
			VOID SPACE (EXCLUDED FROM STRATA AREA)

Note:
Area includes air-con (AC) ledge, balcony and private enclosed space (PES) where applicable. The plans are subject to change as may be required or approved by the relevant authorities. All areas and measurements stated or depicted herein are approximate only and are subject to final survey. Please refer to key plan for orientation.





2-BEDROOM



UNIQUE IN INDIVIDUALITY

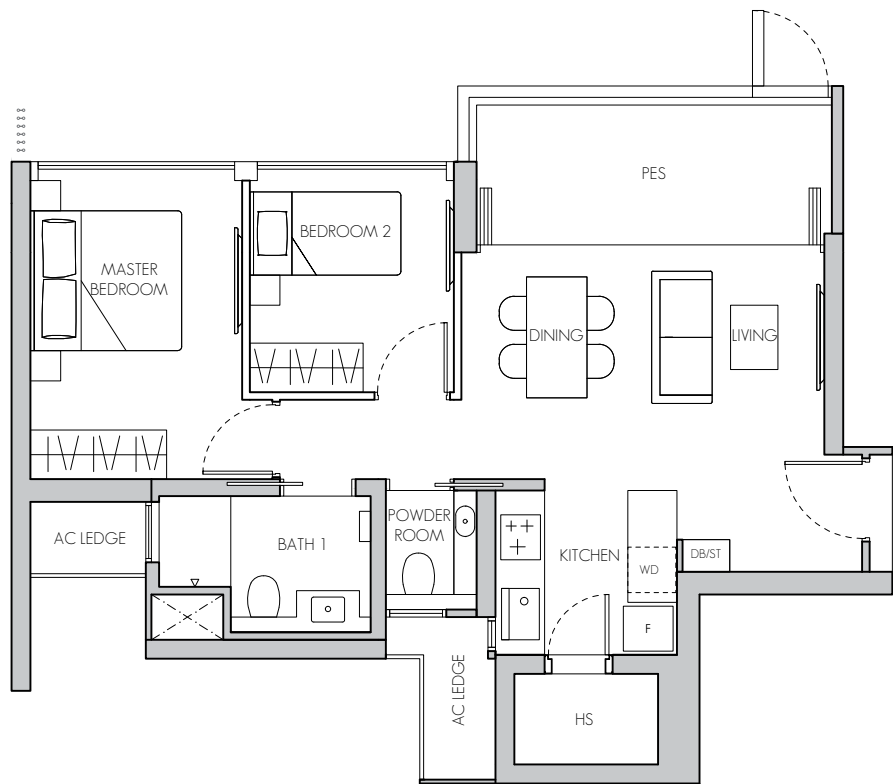
Perfect for young couples or co-living arrangements, the functional **2-Bedroom** unit feels warm and welcoming without compromising your privacy and the quality of both shared and private spaces. Natural light and ventilation envelope the spacious living and dining area. The seamless kitchen features premium appliances that enhance daily living with effortless sophistication.

A household shelter is provided for additional storage space. Breeze through the morning rush or impress guests with the addition of a *powder room. The master bedroom accommodates a king-size bed and features a bathroom equipped with premium fittings, as well as a side cabinet with a full-length mirror.

* For selected unit types only

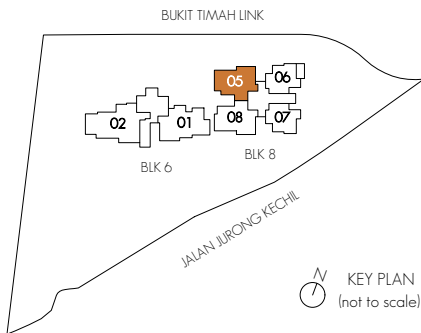
2-BEDROOM

TYPE B2(p)
77 sq m / 829 sq ft
#01-05



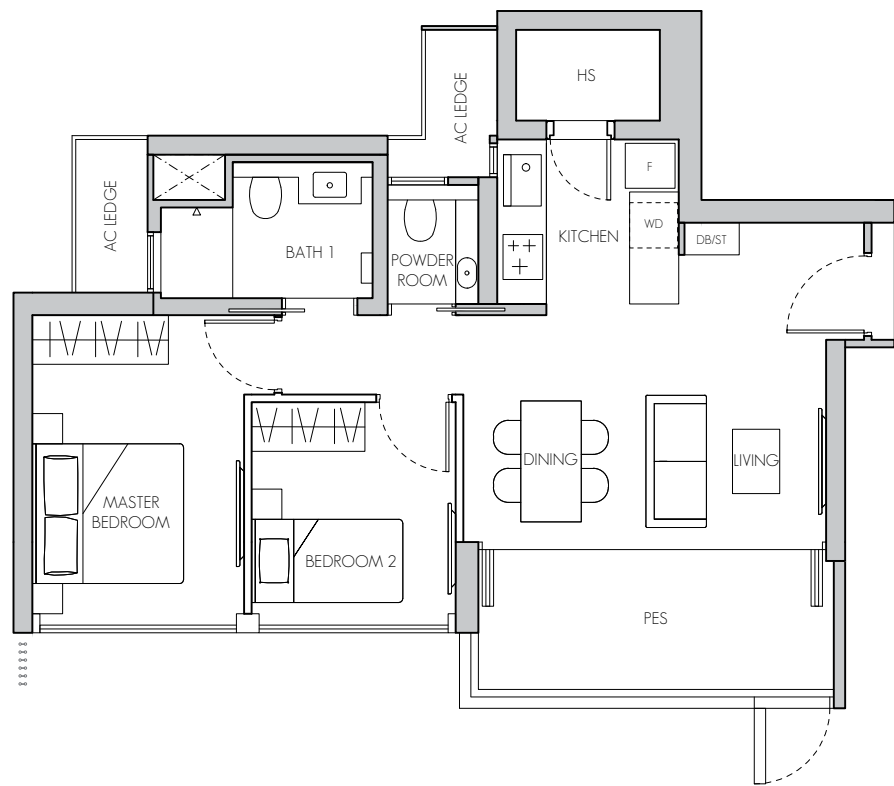
LEGEND:			
AC	AIR-CONDITIONER	ST	STORE
F	FRIDGE	DB	DISTRIBUTION BOARD
WD	WASHER CUM DRYER	HS	HOUSEHOLD SHELTER
O	OVEN (BELOW HOB)	RC LEDGE	REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
PES	PRIVATE ENCLOSED SPACE		VOID SPACE (EXCLUDED FROM STRATA AREA)

Note:
Area includes air-con (AC) ledge, balcony and private enclosed space (PES) where applicable. The plans are subject to change as may be required or approved by the relevant authorities. All areas and measurements stated or depicted herein are approximate only and are subject to final survey. Please refer to key plan for orientation.



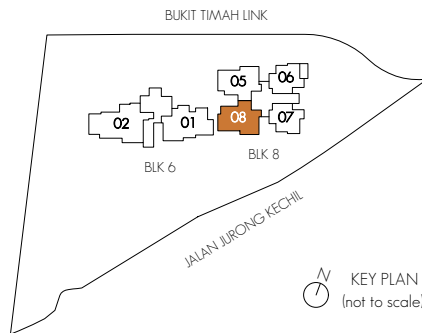
2-BEDROOM

TYPE B3(p)
77 sq m / 829 sq ft
#01-08



LEGEND:			
AC	AIR-CONDITIONER	ST	STORE
F	FRIDGE	DB	DISTRIBUTION BOARD
WD	WASHER CUM DRYER	HS	HOUSEHOLD SHELTER
O	OVEN (BELOW HOB)	RC LEDGE	REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
PES	PRIVATE ENCLOSED SPACE		VOID SPACE (EXCLUDED FROM STRATA AREA)

Note:
Area includes air-con (AC) ledge, balcony and private enclosed space (PES) where applicable. The plans are subject to change as may be required or approved by the relevant authorities. All areas and measurements stated or depicted herein are approximate only and are subject to final survey. Please refer to key plan for orientation.

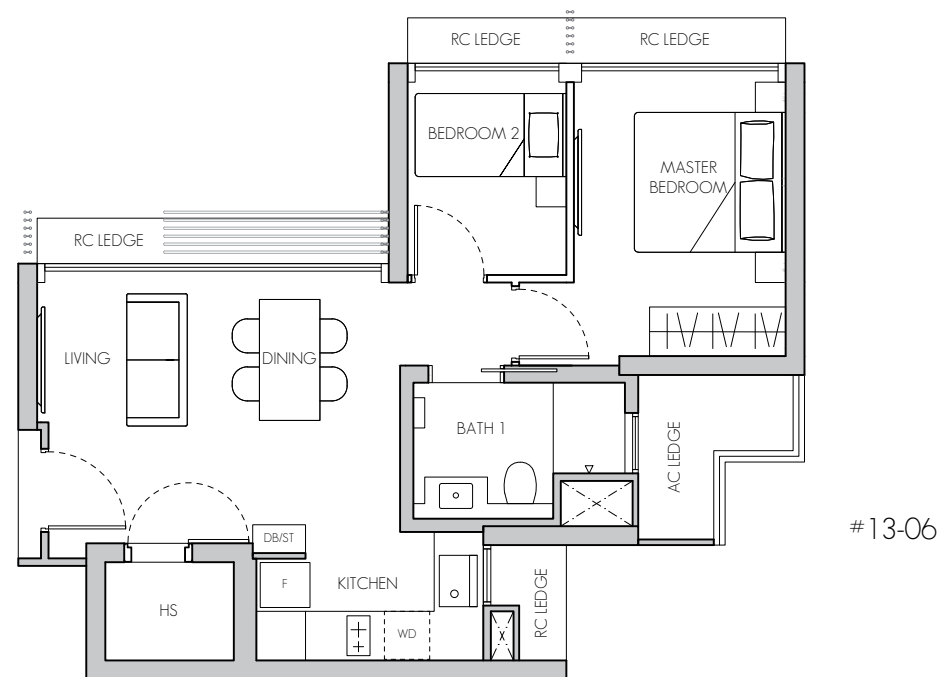
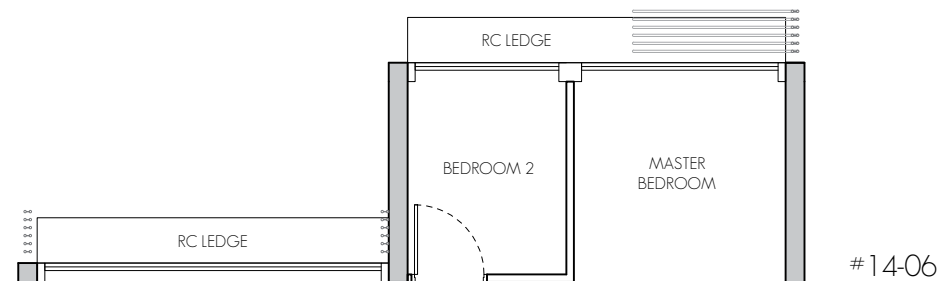


2-BEDROOM

TYPE B1

58 sq m / 624 sq ft

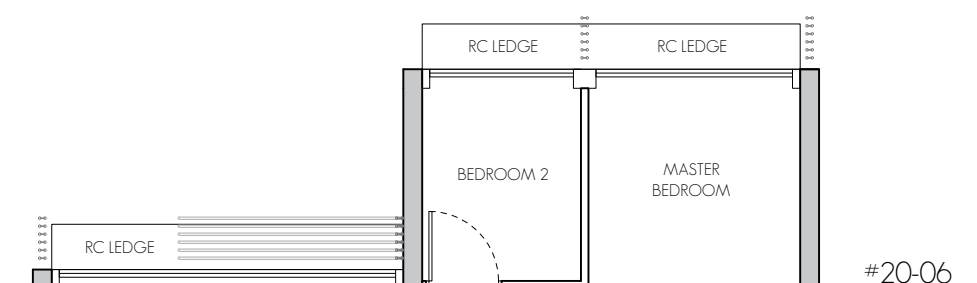
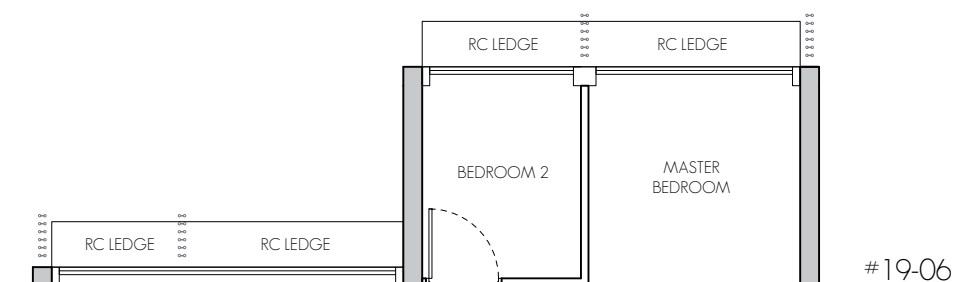
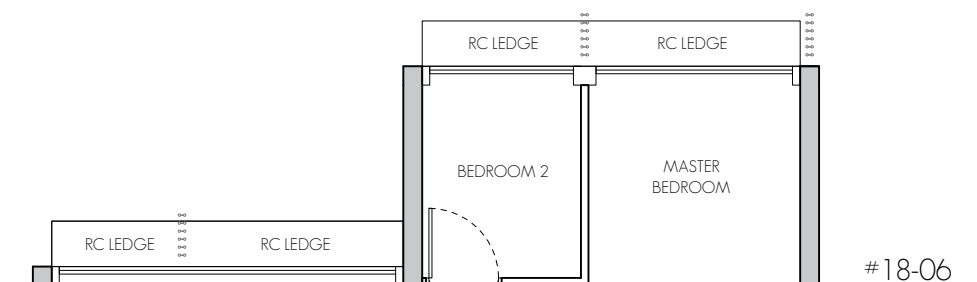
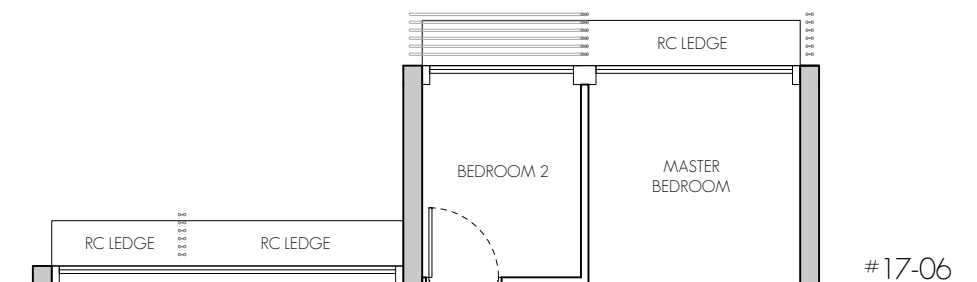
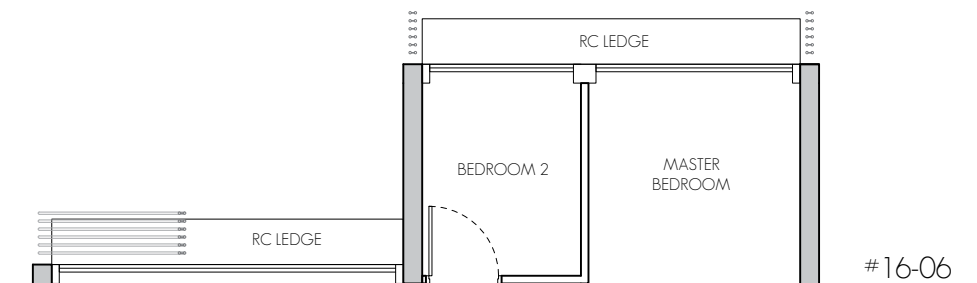
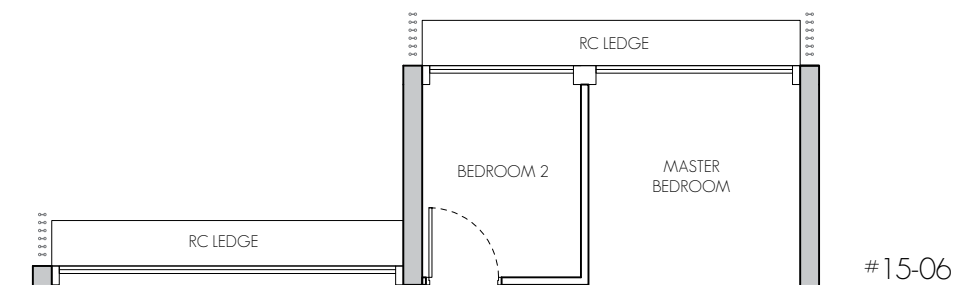
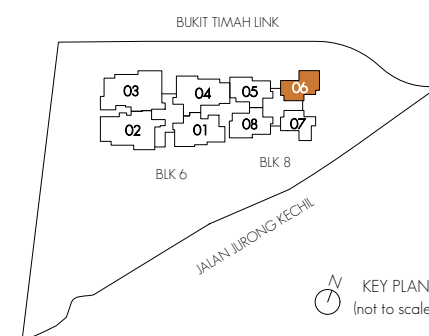
#13-06 - #20-06



LEGEND:

AC	AIR-CONDITIONER	ST	STORE
F	FRIDGE	DB	DISTRIBUTION BOARD
WD	WASHER CUM DRYER	HS	HOUSEHOLD SHELTER
O	OVEN (BELOW HOB)	RC LEDGE	REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
			VOID SPACE (EXCLUDED FROM STRATA AREA)

Note:
Area includes air-con (AC) ledge, balcony and private enclosed space (PES) where applicable. The plans are subject to change as may be required or approved by the relevant authorities. All areas and measurements stated or depicted herein are approximate only and are subject to final survey. Please refer to key plan for orientation.

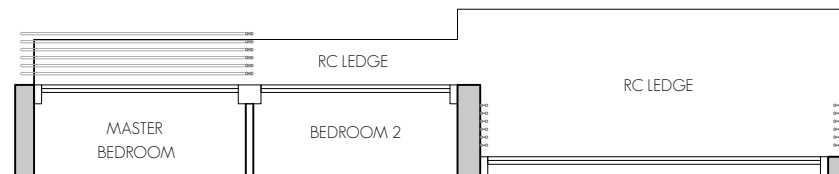


2-BEDROOM

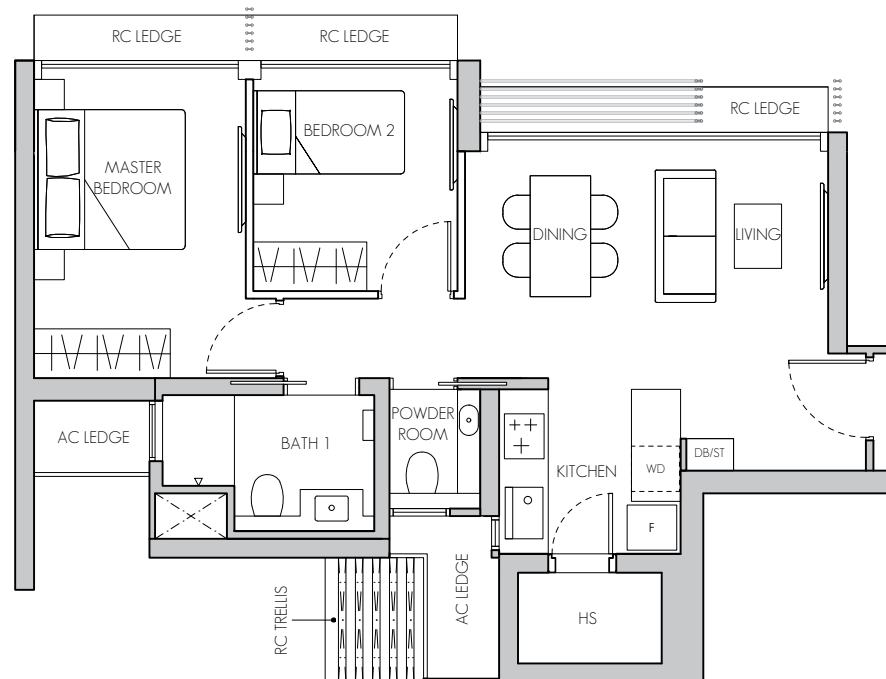
TYPE B2

68 sq m / 732 sq ft

#02-05 - #20-05



#02-05



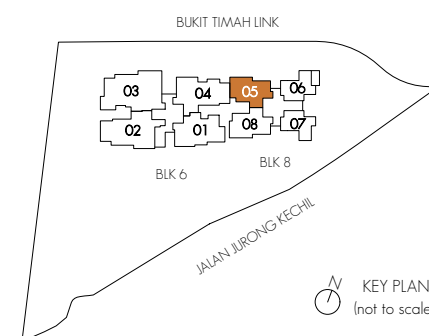
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#11-05
#18-05



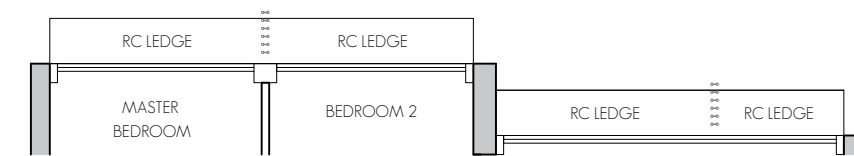
LEGEND:

AC AIR-CONDITIONER
F FRIDGE
WD WASHER CUM DRYER
O OVEN (BELOW HOB)

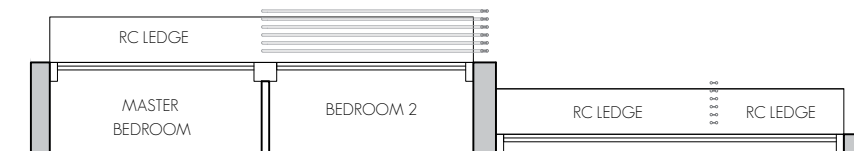
ST STORE
DB DISTRIBUTION BOARD
HS HOUSEHOLD SHELTER
RC LEDGE REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
VOID SPACE (EXCLUDED FROM STRATA AREA)



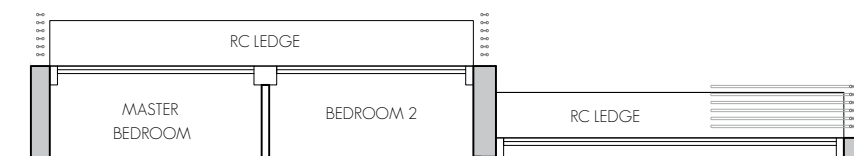
Note:
Area includes air-con (AC) ledge, balcony and private enclosed space (PES) where applicable. The plans are subject to change as may be required or approved by the relevant authorities. All areas and measurements stated or depicted herein are approximate only and are subject to final survey. Please refer to key plan for orientation.



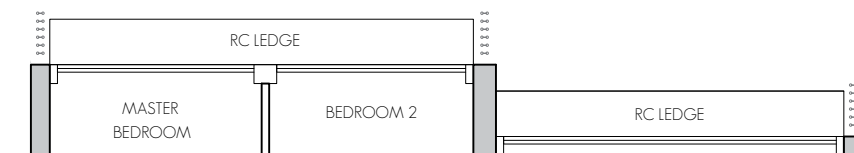
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#05-05
#12-05
#13-05



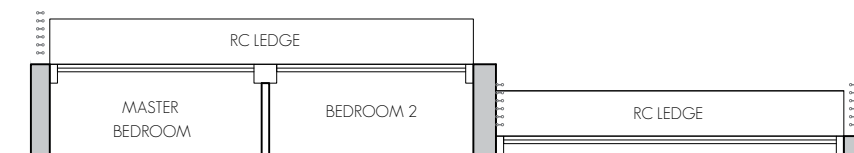
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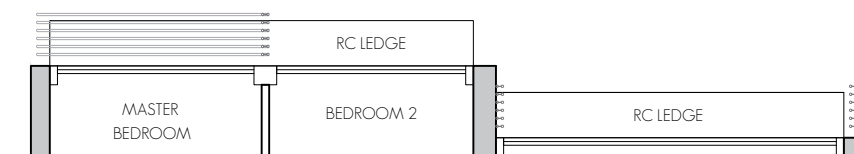
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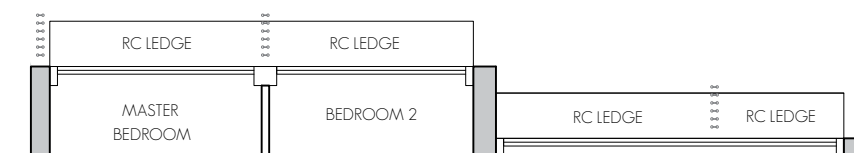
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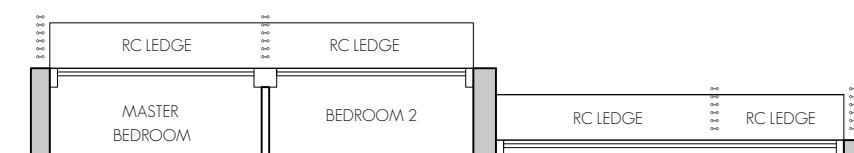
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#16-05



#10-05
#17-05



#19-05

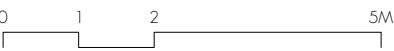
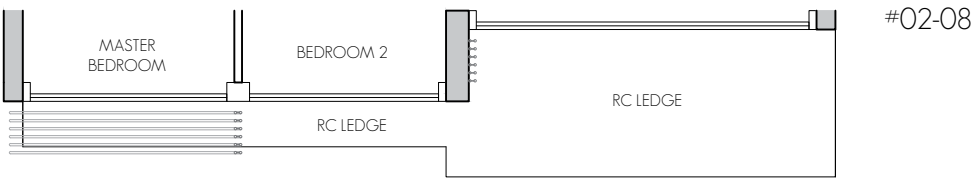
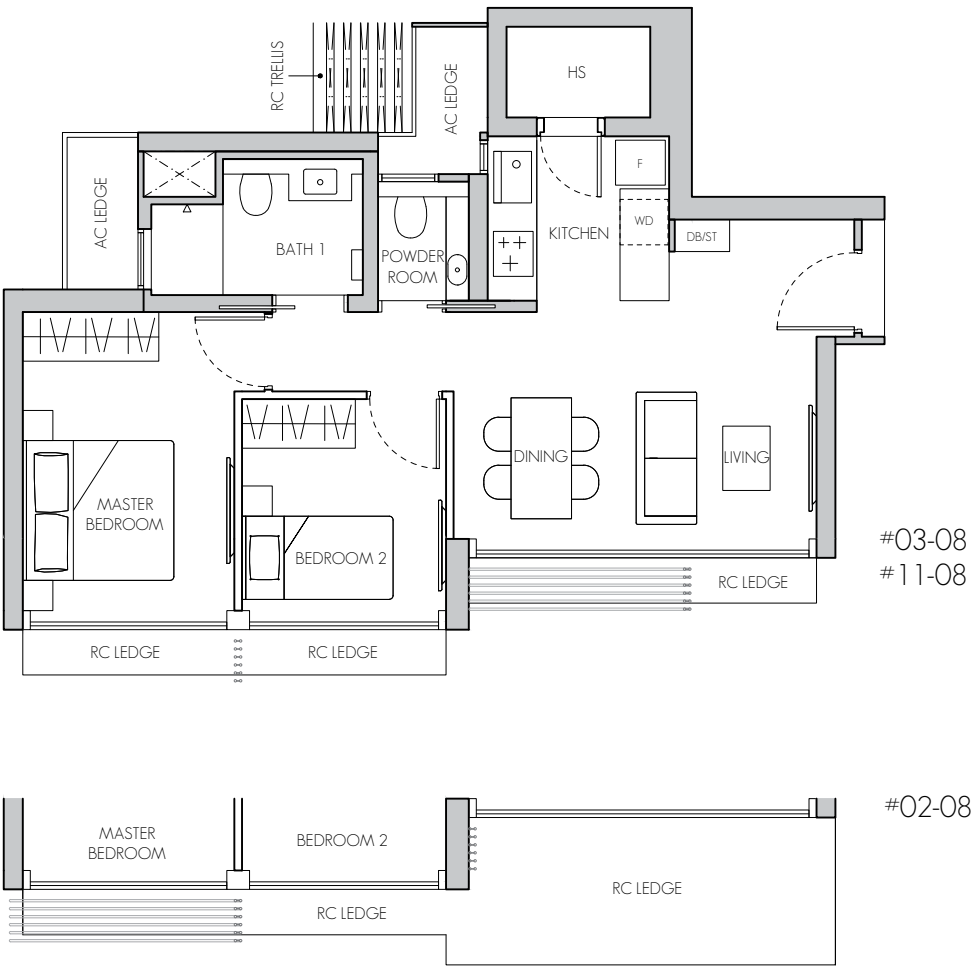


#20-05

2-BEDROOM

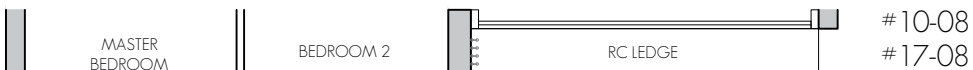
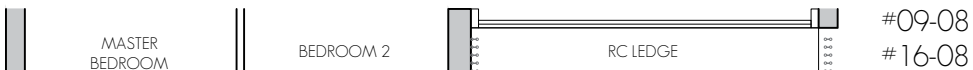
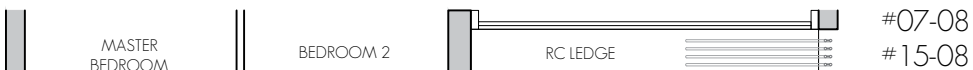
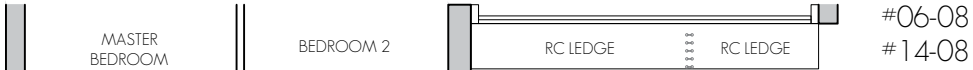
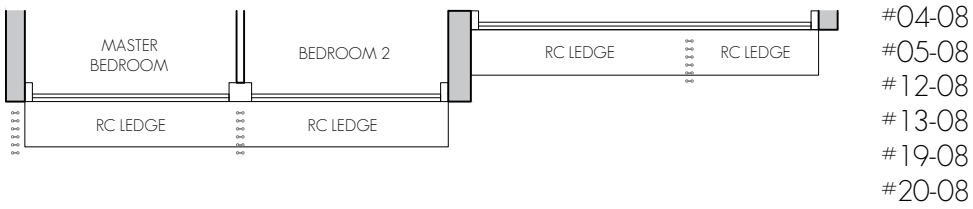
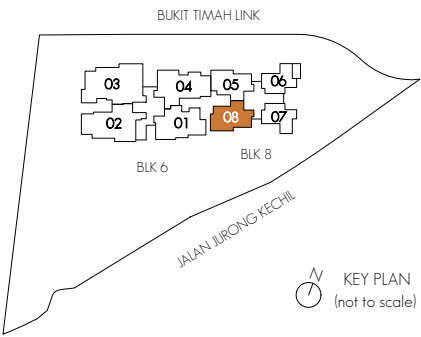
TYPE B3

68 sq m / 732 sq ft
#02-08 - #20-08



- LEGEND:
- | | | | |
|----|------------------|----------|---|
| AC | AIR-CONDITIONER | ST | STORE |
| F | FRIDGE | DB | DISTRIBUTION BOARD |
| WD | WASHER CUM DRYER | HS | HOUSEHOLD SHELTER |
| O | OVEN (BELOW HOB) | RC LEDGE | REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA) |
| | | | VOID SPACE (EXCLUDED FROM STRATA AREA) |

Note:
Area includes air-con (AC) ledge, balcony and private enclosed space (PES) where applicable. The plans are subject to change as may be required or approved by the relevant authorities. All areas and measurements stated or depicted herein are approximate only and are subject to final survey. Please refer to key plan for orientation.





3-BEDROOM



PRACTICAL FOR GROWTH

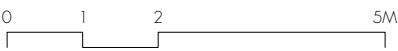
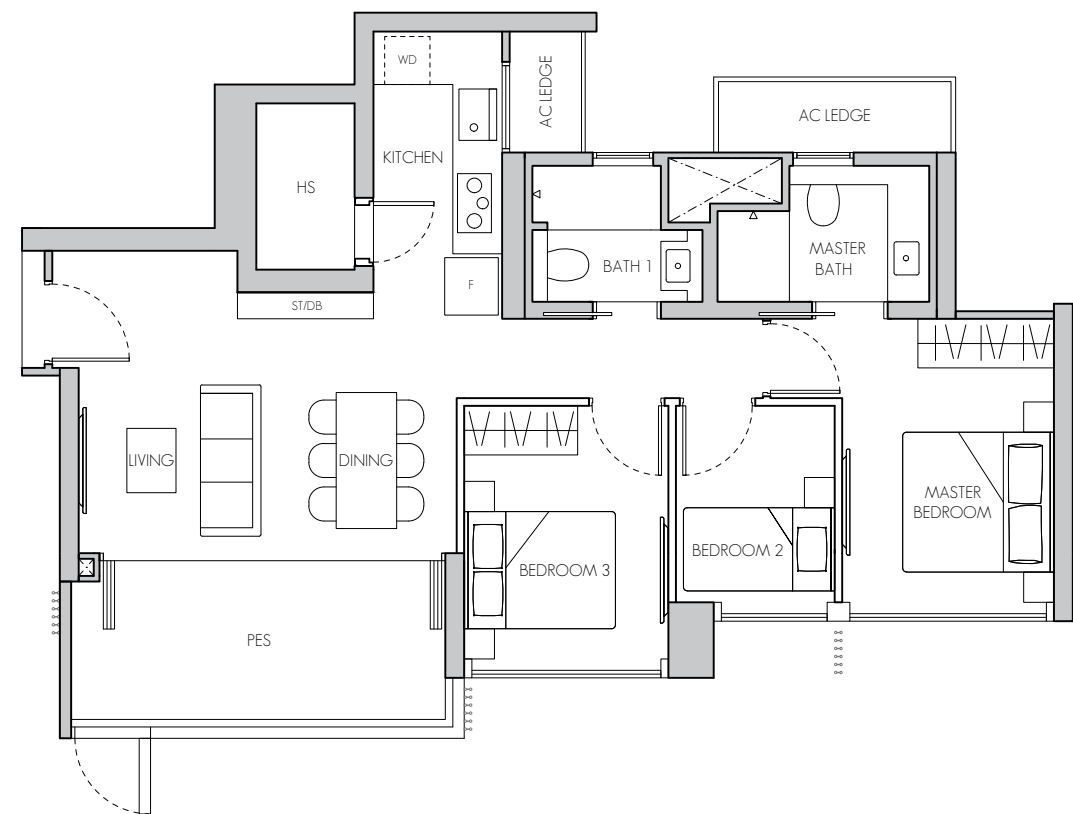
The **3-Bedroom** units are thoughtfully designed with purposeful layouts that cater to all families. The vast sense of space flows through the living and dining areas and towards the balcony, the perfect places for family gatherings and entertainment. The kitchen features ample countertop space and premium appliances.

Additional storage space is provided by the household shelter. The master bedroom includes a king-size bed, with a master bathroom designed with premium fittings and a *side cabinet with a full-length mirror or a *long vanity top. Selected units come with the convenience of an *exclusive private lift lobby with direct access to the unit.

* For selected unit types only

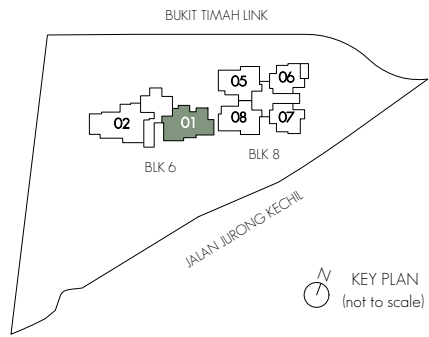
3-BEDROOM

TYPE C1(p)
95 sq m / 1023 sq ft
#01-01



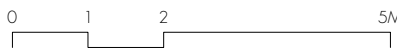
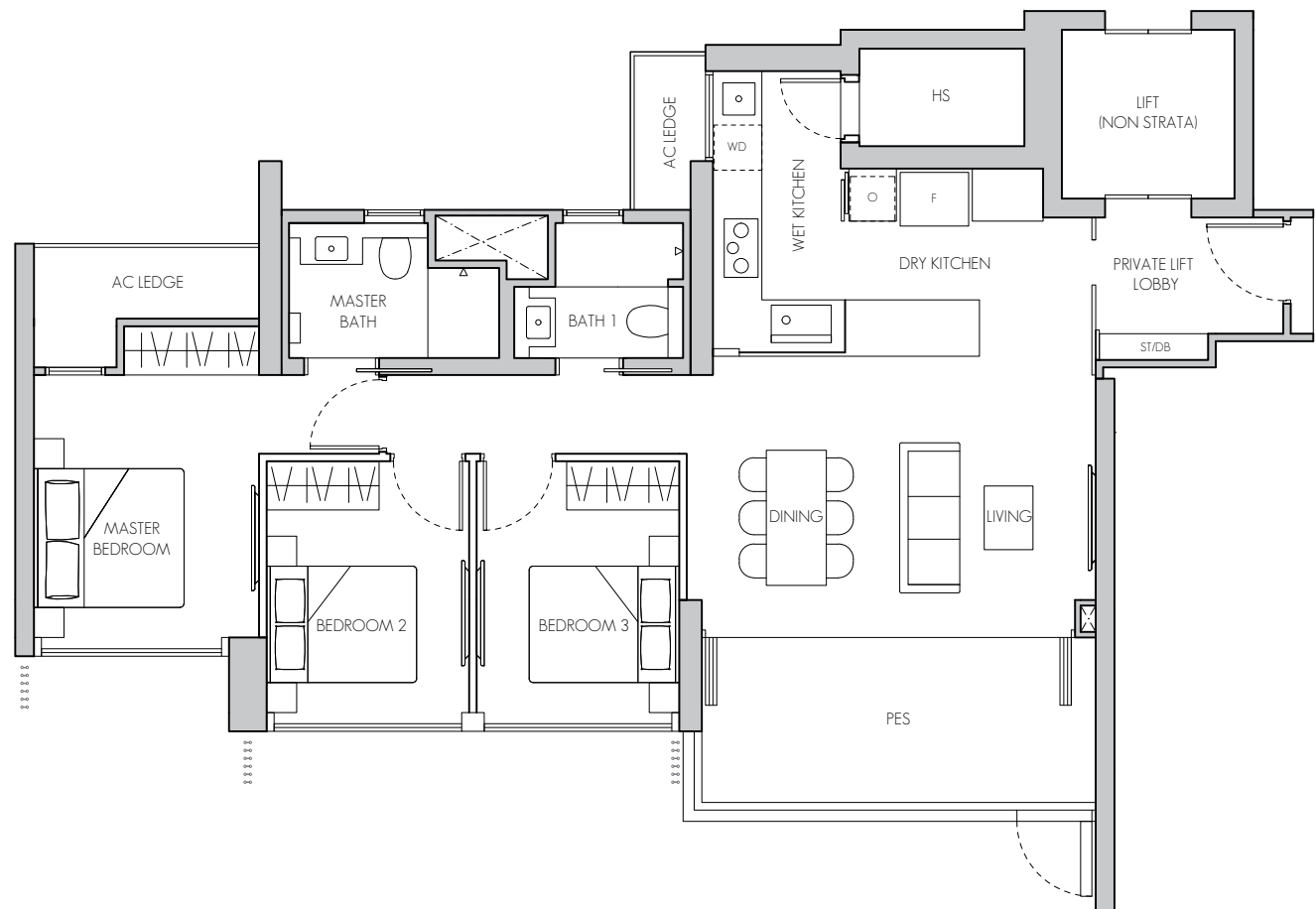
LEGEND:			
AC	AIR-CONDITIONER	ST	STORE
F	FRIDGE	DB	DISTRIBUTION BOARD
WD	WASHER CUM DRYER	HS	HOUSEHOLD SHELTER
O	OVEN (BELOW HOB)	RC LEDGE	REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
PES	PRIVATE ENCLOSED SPACE		VOID SPACE (EXCLUDED FROM STRATA AREA)

Note:
Area includes air-con (AC) ledge, balcony and private enclosed space (PES) where applicable. The plans are subject to change as may be required or approved by the relevant authorities. All areas and measurements stated or depicted herein are approximate only and are subject to final survey. Please refer to key plan for orientation.



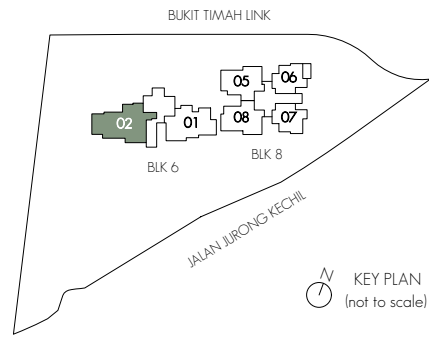
3-BEDROOM

TYPE C4(p)
118 sq m / 1270 sq ft
#01-02



LEGEND:			
AC	AIR-CONDITIONER	ST	STORE
F	FRIDGE	DB	DISTRIBUTION BOARD
WD	WASHER CUM DRYER	HS	HOUSEHOLD SHELTER
O	OVEN	RC LEDGE	REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
PES	PRIVATE ENCLOSED SPACE		VOID SPACE (EXCLUDED FROM STRATA AREA)

Note:
Area includes air-con (AC) ledge, balcony and private enclosed space (PES) where applicable. The plans are subject to change as may be required or approved by the relevant authorities. All areas and measurements stated or depicted herein are approximate only and are subject to final survey. Please refer to key plan for orientation.

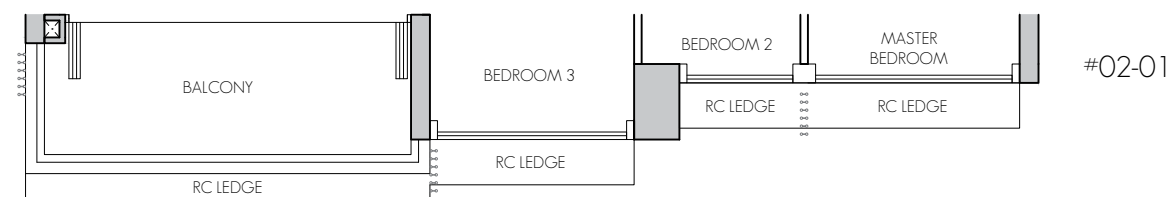
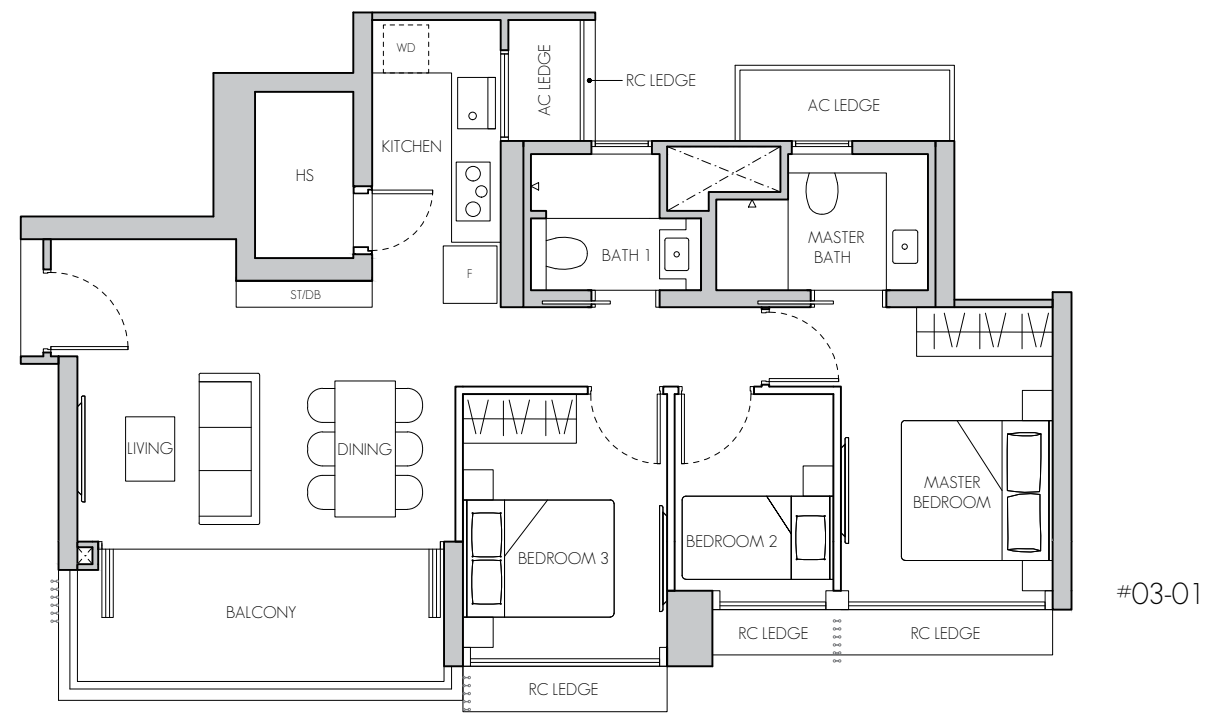


3-BEDROOM

TYPE C1

93 sq m / 1001 sq ft

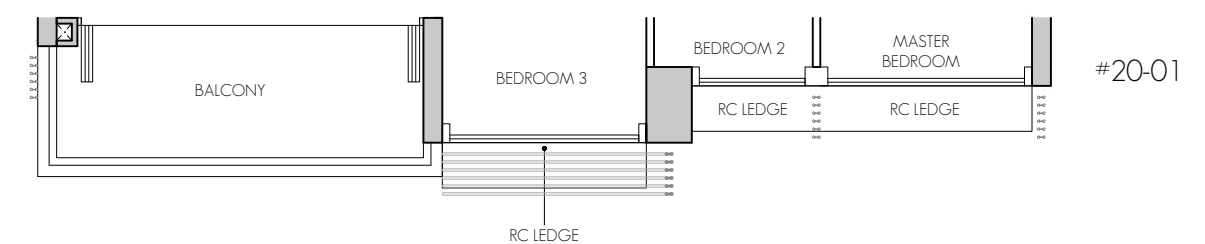
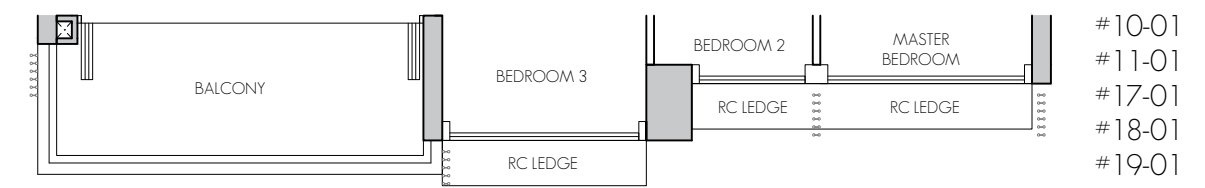
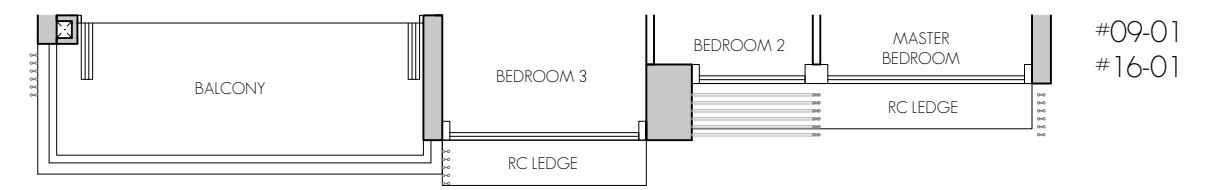
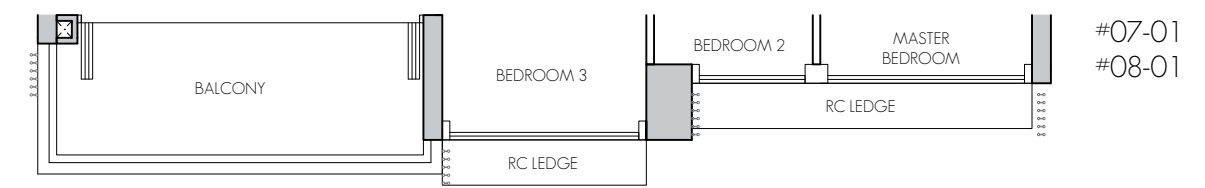
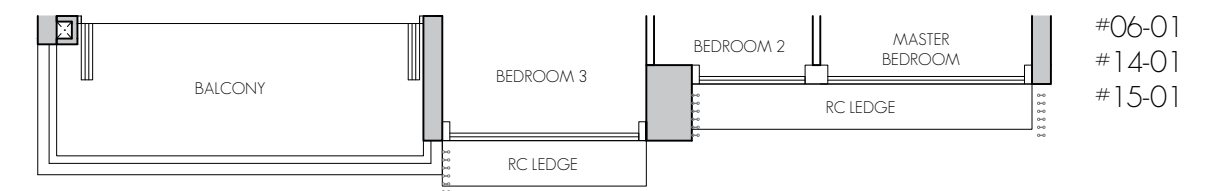
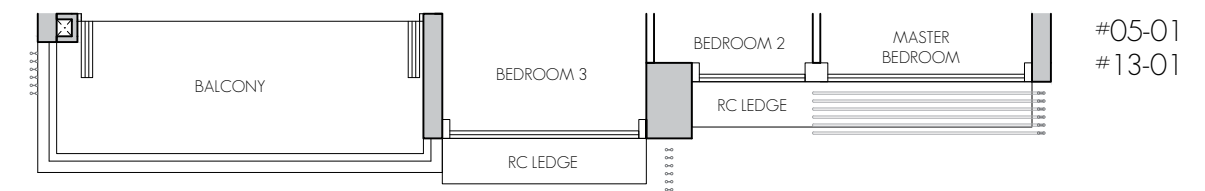
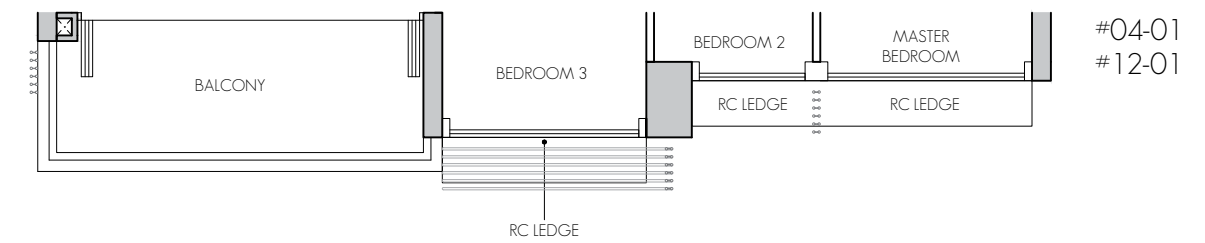
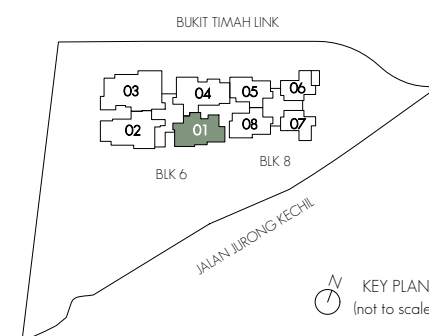
#02-01 - #20-01



LEGEND:

AC	AIR-CONDITIONER	ST	STORE
F	FRIDGE	DB	DISTRIBUTION BOARD
WD	WASHER CUM DRYER	HS	HOUSEHOLD SHELTER
O	OVEN (BELOW HOB)	RC LEDGE	REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
			VOID SPACE (EXCLUDED FROM STRATA AREA)

Note:
Area includes air-con (AC) ledge, balcony and private enclosed space (PES) where applicable. The plans are subject to change as may be required or approved by the relevant authorities. All areas and measurements stated or depicted herein are approximate only and are subject to final survey. Please refer to key plan for orientation.

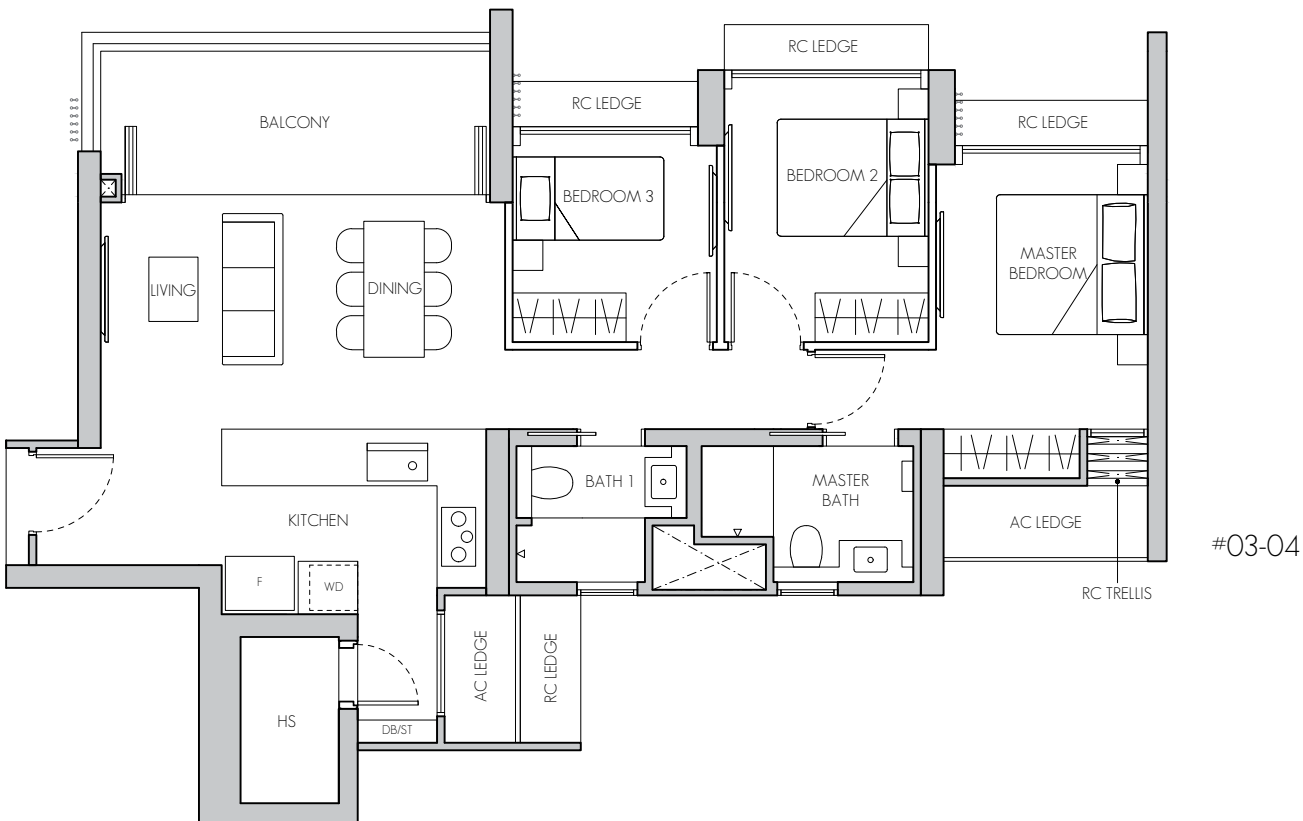


3-BEDROOM

TYPE C2

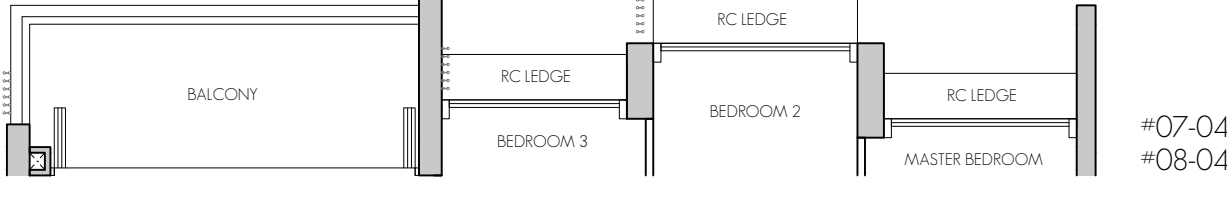
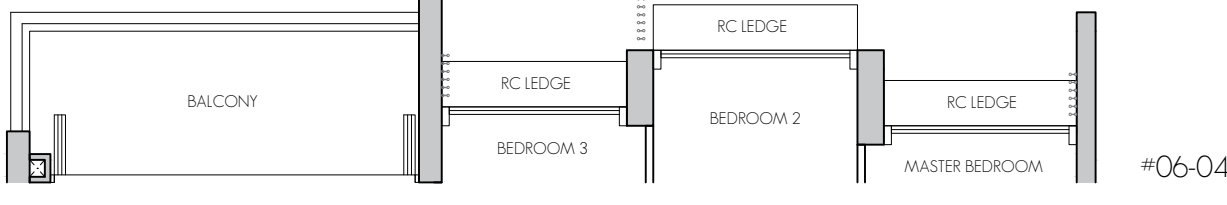
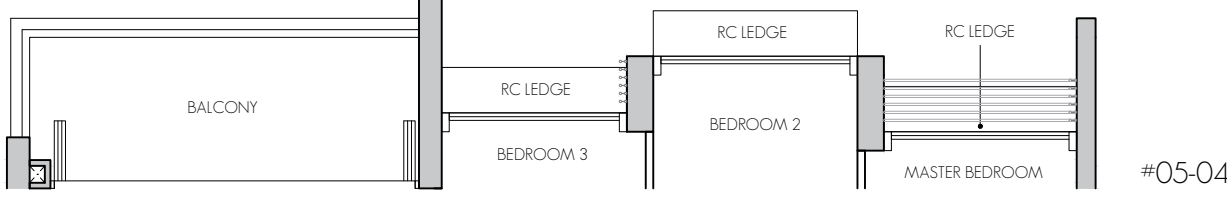
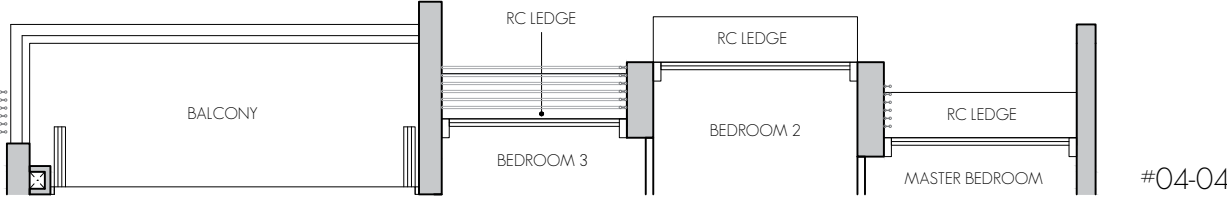
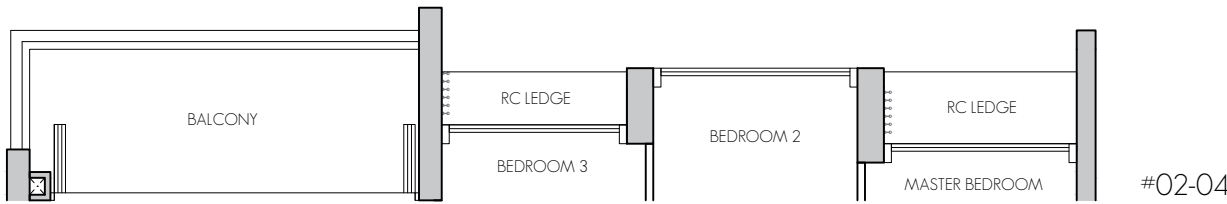
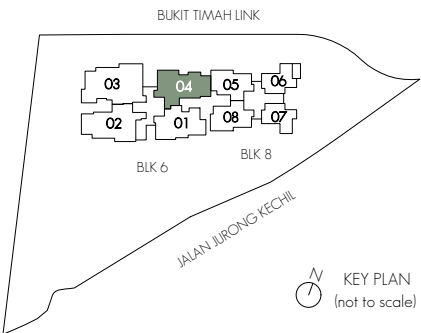
103 sq m / 1109 sq ft

#02-04 - #08-04



LEGEND:		ST	STORE
AC	AIR-CONDITIONER	DB	DISTRIBUTION BOARD
F	FRIDGE	HS	HOUSEHOLD SHELTER
WD	WASHER CUM DRYER	RC LEDGE	REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
O	OVEN (BELOW HOB)		VOID SPACE (EXCLUDED FROM STRATA AREA)

Note:
Area includes air-con (AC) ledge, balcony and private enclosed space (PES) where applicable. The plans are subject to change as may be required or approved by the relevant authorities. All areas and measurements stated or depicted herein are approximate only and are subject to final survey. Please refer to key plan for orientation.

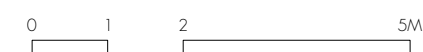
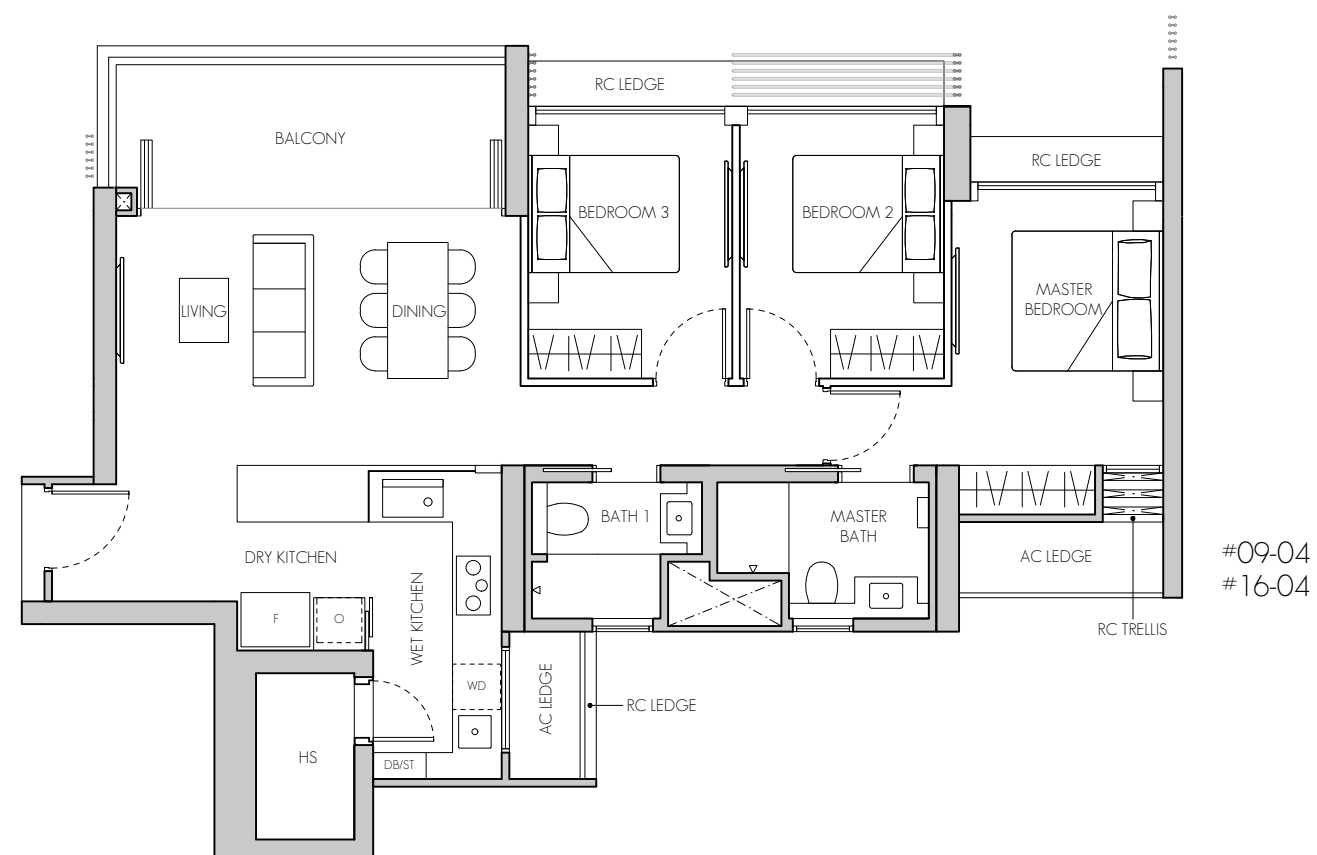
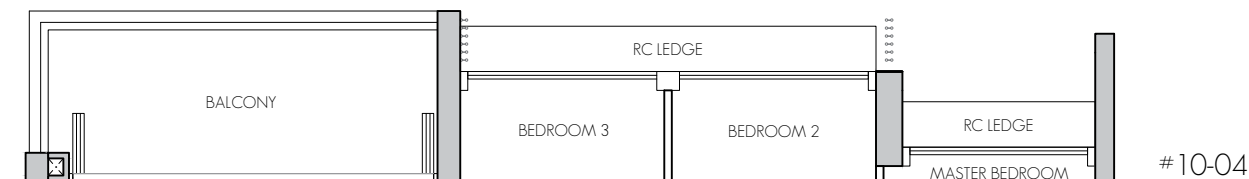


3-BEDROOM

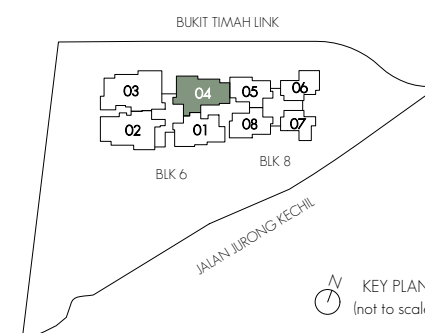
TYPE C3

108 sq m / 1163 sq ft

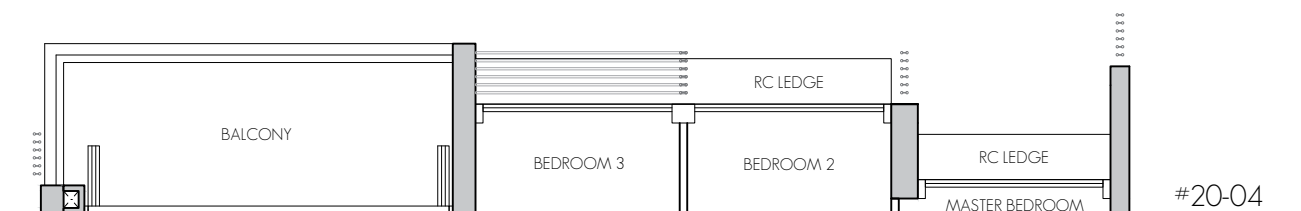
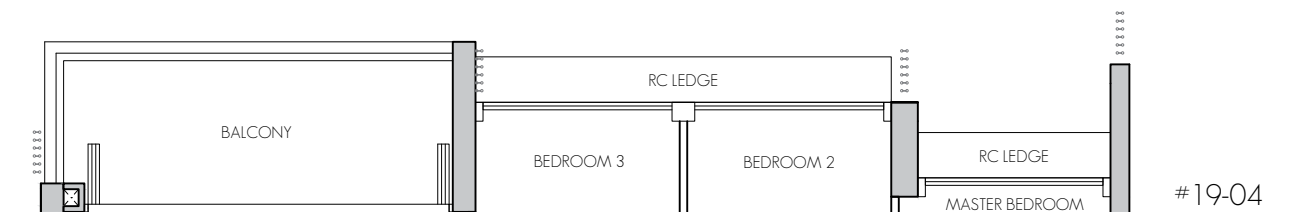
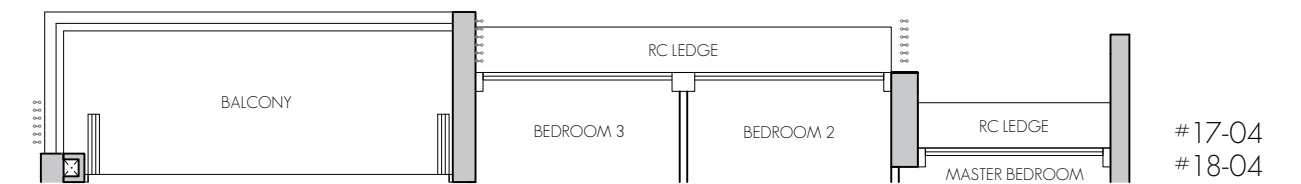
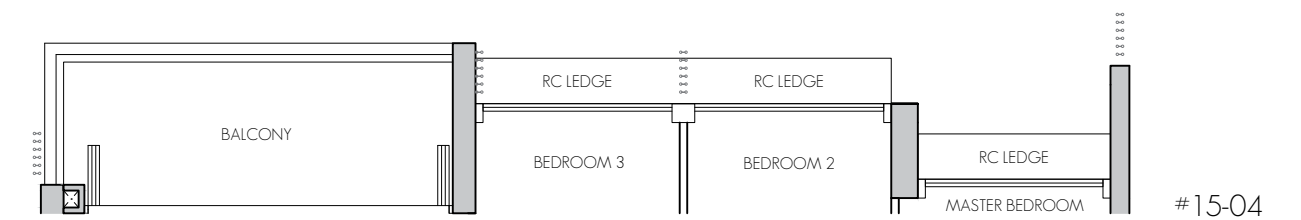
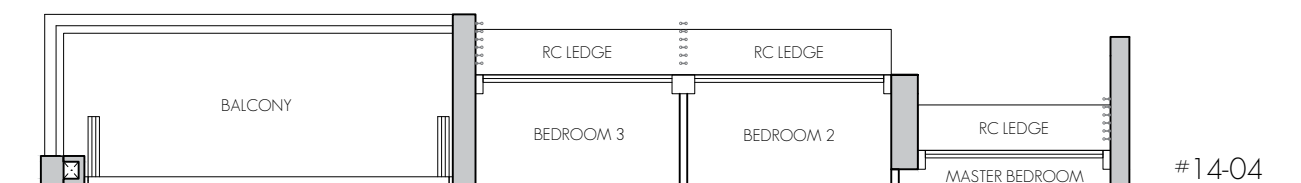
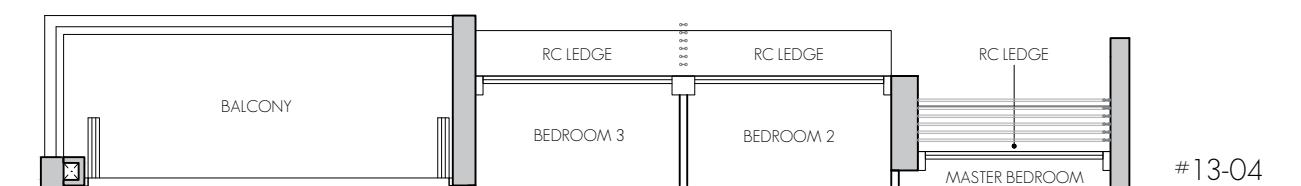
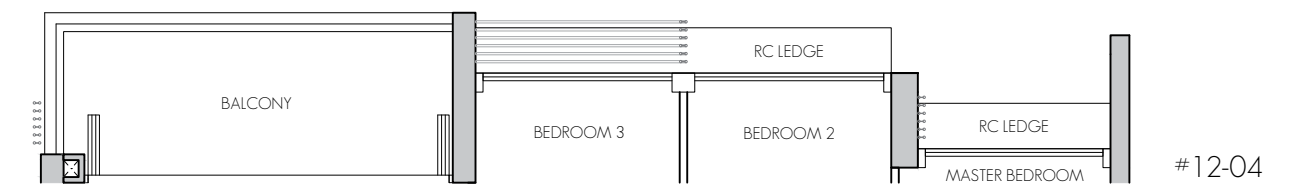
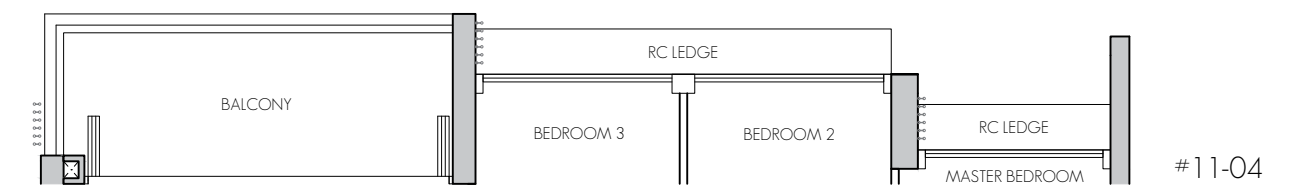
#09-04 - #20-04



LEGEND:			
AC	AIR-CONDITIONER	ST	STORE
F	FRIDGE	DB	DISTRIBUTION BOARD
WD	WASHER CUM DRYER	HS	HOUSEHOLD SHELTER
O	OVEN	RC LEDGE	REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
			VOID SPACE (EXCLUDED FROM STRATA AREA)



Note:
Area includes air-con (AC) ledge, balcony and private enclosed space (PES) where applicable. The plans are subject to change as may be required or approved by the relevant authorities. All areas and measurements stated or depicted herein are approximate only and are subject to final survey. Please refer to key plan for orientation.

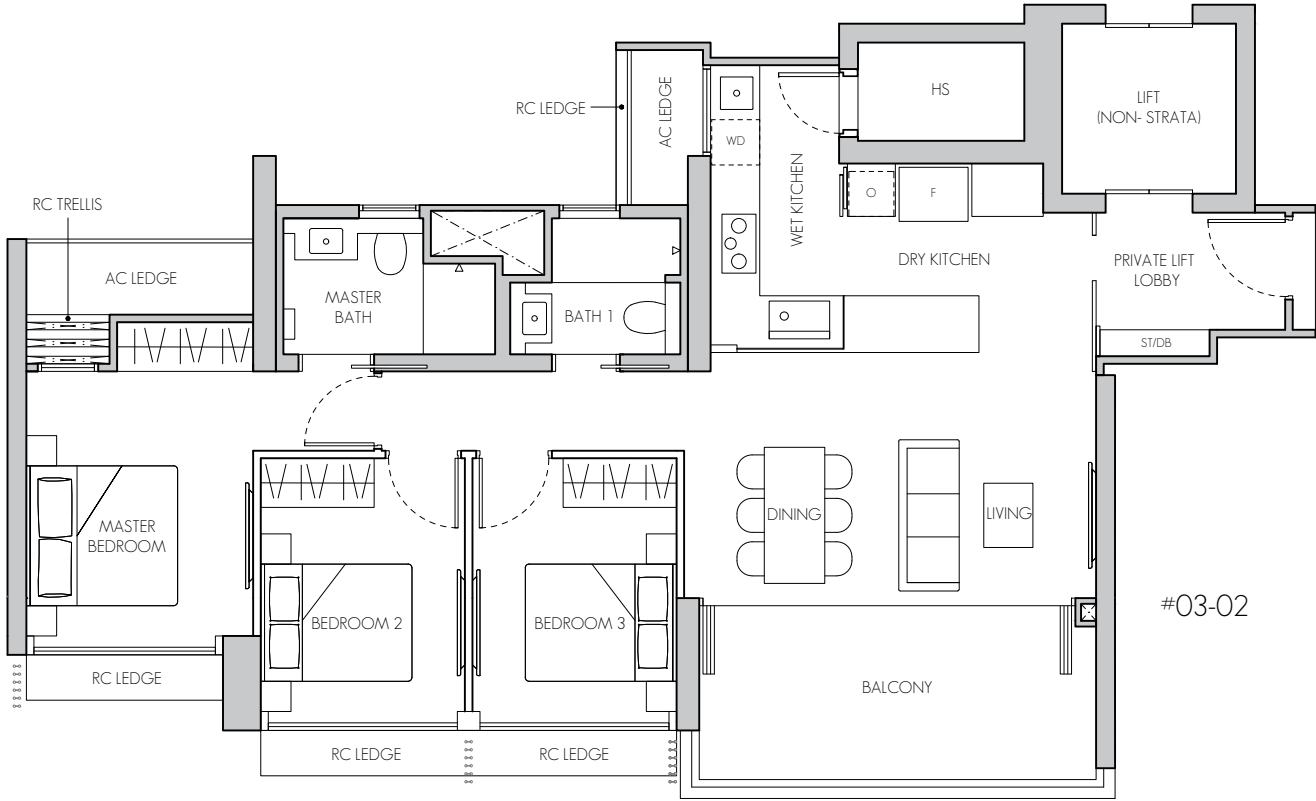


3-BEDROOM

TYPE C4

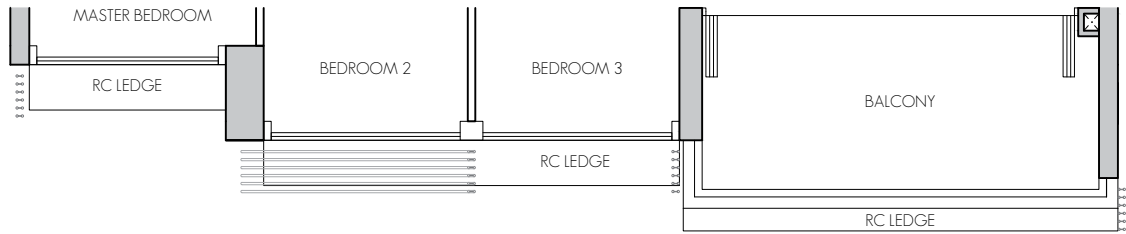
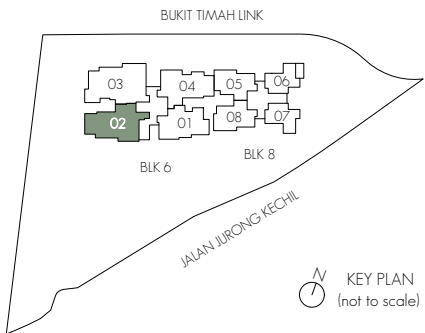
115 sq m / 1238 sq ft

#02-02 - #08-02

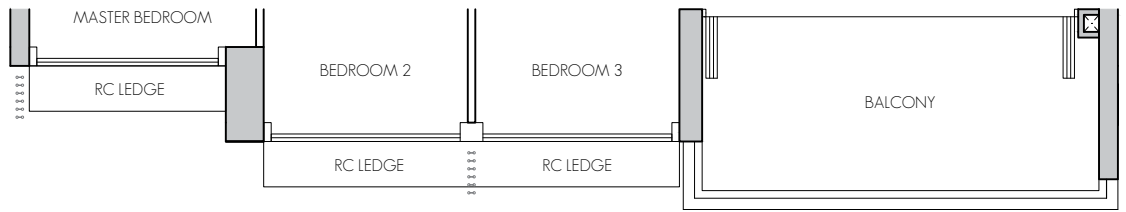


LEGEND:		ST	STORE
AC	AIR-CONDITIONER	DB	DISTRIBUTION BOARD
F	FRIDGE	HS	HOUSEHOLD SHELTER
WD	WASHER CUM DRYER	RC LEDGE	REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
O	OVEN		VOID SPACE (EXCLUDED FROM STRATA AREA)

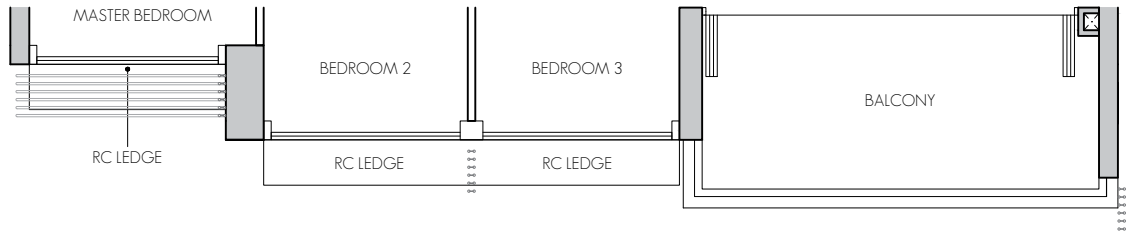
Note:
Area includes air-con (AC) ledge, balcony and private enclosed space (PES) where applicable. The plans are subject to change as may be required or approved by the relevant authorities. All areas and measurements stated or depicted herein are approximate only and are subject to final survey. Please refer to key plan for orientation.



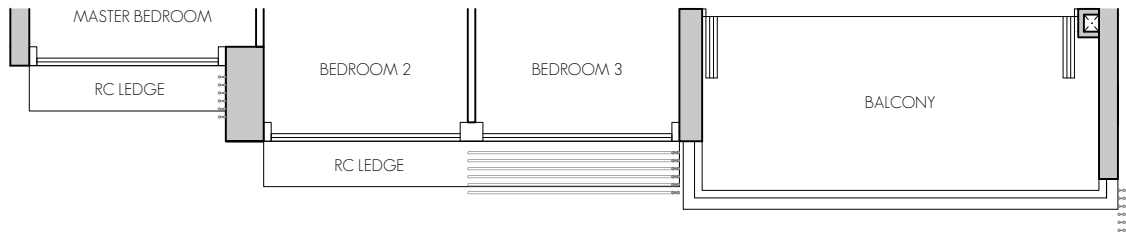
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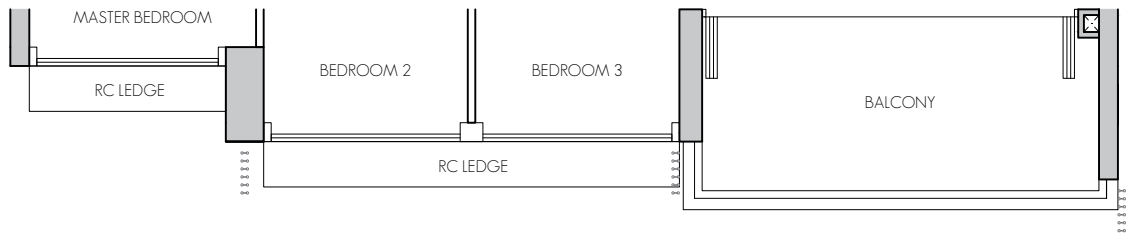
#04-02



#05-02



#06-02



#07-02

#08-02



4-BEDROOM



INDULGENT FOR COMFORT

Embrace space in this **4-Bedroom** unit, suitable for lock-and-go families that enjoy living large. The choice of marble floor finishes adds a touch of luxury to the unit. The expansive space flows seamlessly from the living and dining area to the open balcony, which is wide enough to be set up as an alfresco dining spot or a hobby corner. The functional wet and dry kitchen is equipped with premium appliances.

Additional features include a *powder room for swift morning routines and a household shelter that can be used as storage space or a multi-purpose room. The master bedroom is large enough for a king-size bed with a his-and-her wardrobe, along with a plush bathroom with premium fittings, a long vanity top and *freestanding bathtub for the ultimate indulgence. Enjoy the ease of convenience and accessibility with an exclusive private lift lobby.

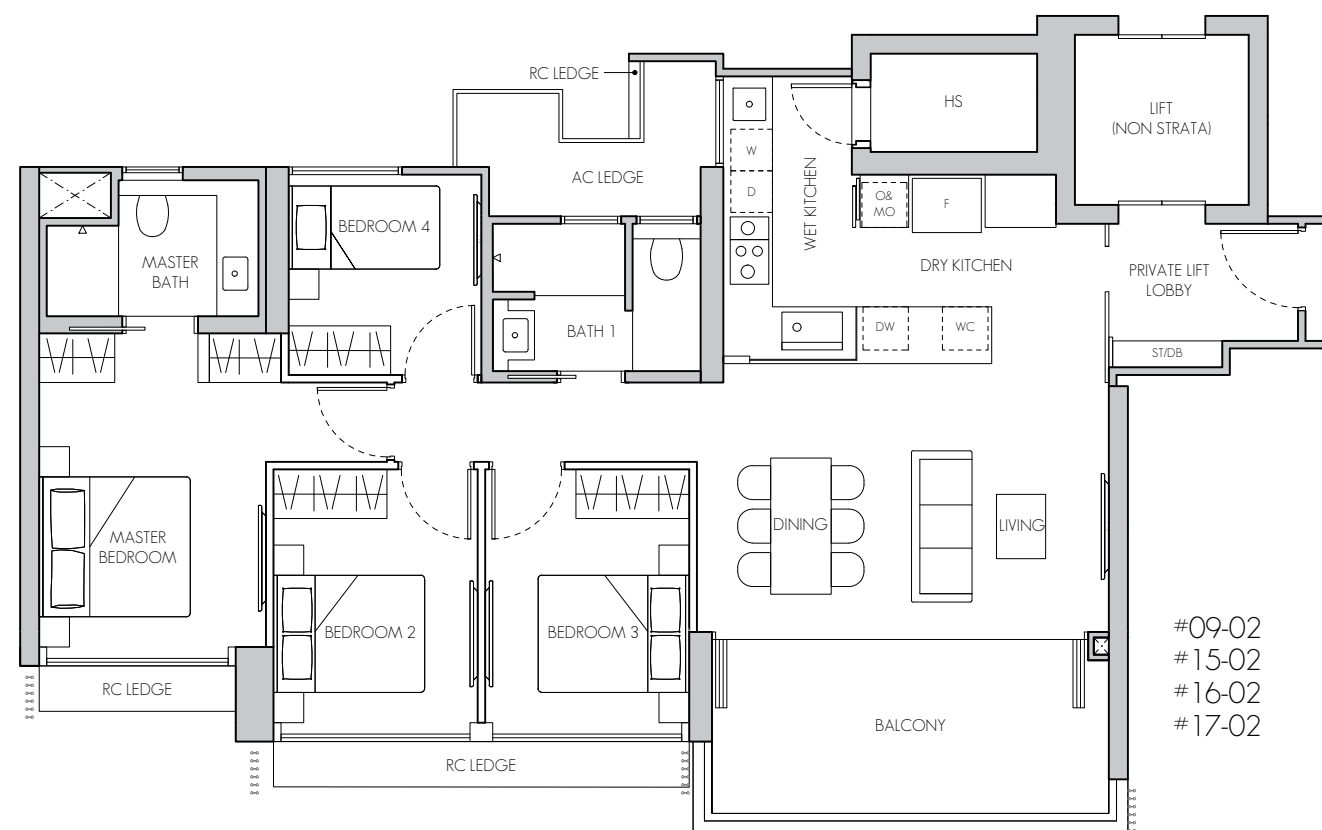
* For selected unit types only

4-BEDROOM

TYPE D1

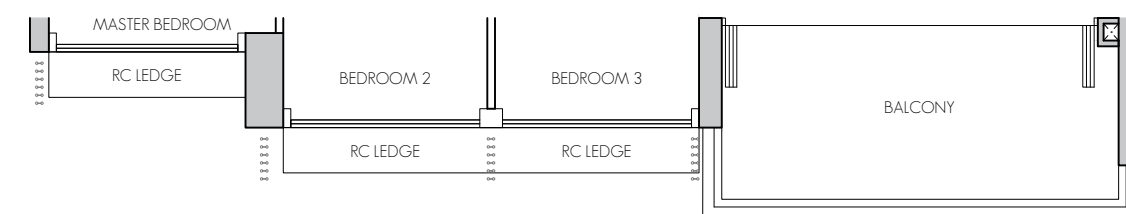
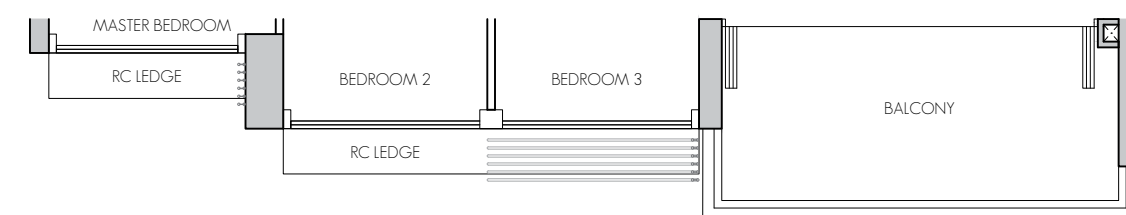
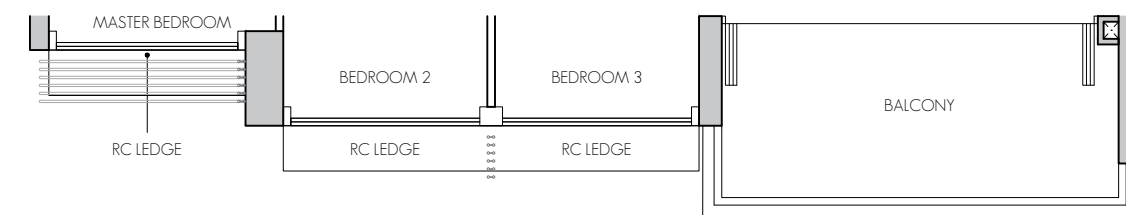
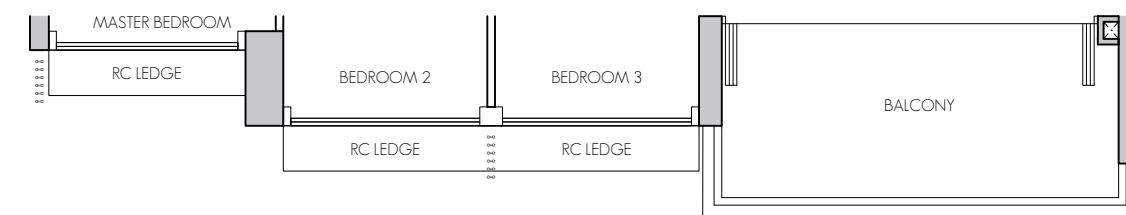
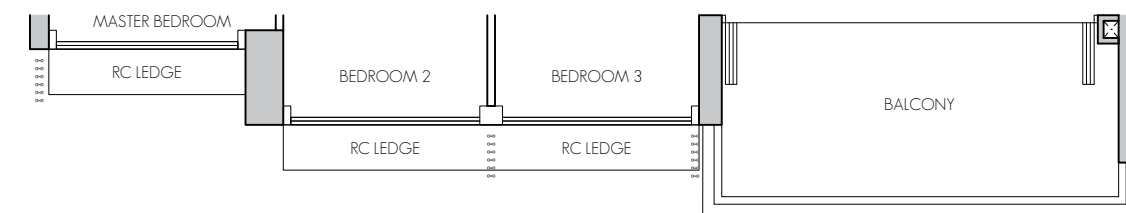
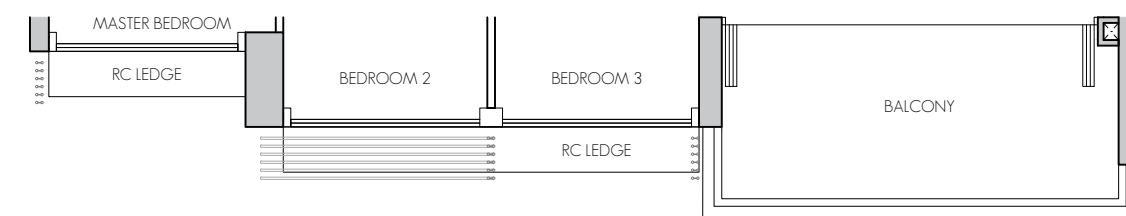
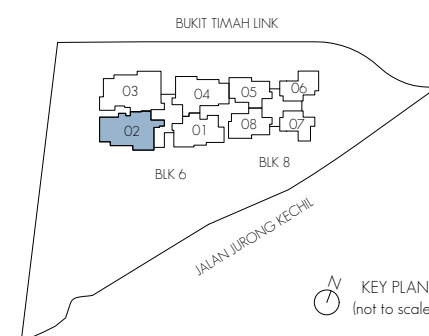
126 sq m / 1356 sq ft

#09-02 - #19-02



LEGEND:		ST	STORE
AC	AIR-CONDITIONER	DB	DISTRIBUTION BOARD
F	FRIDGE	HS	HOUSEHOLD SHELTER
W	WASHER	RC LEDGE	REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
D	DRYER		VOID SPACE (EXCLUDED FROM STRATA AREA)
O&MO	OVEN & MICROWAVE OVEN	DW	DISH WASHER
WC	WINE CHILLER		

Note:
Area includes air-con (AC) ledge, balcony and private enclosed space (PES) where applicable. The plans are subject to change as may be required or approved by the relevant authorities. All areas and measurements stated or depicted herein are approximate only and are subject to final survey. Please refer to key plan for orientation.

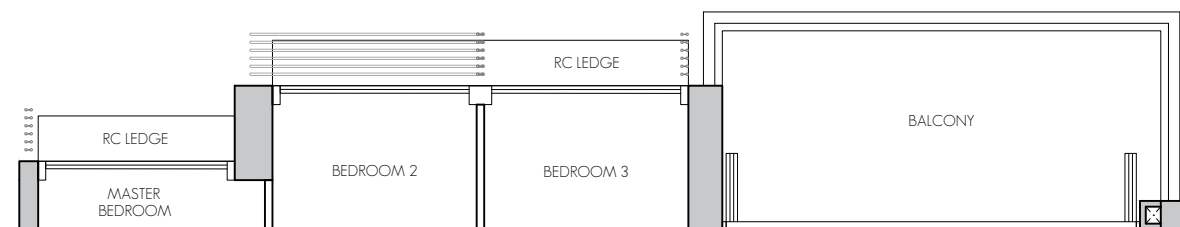


4-BEDROOM

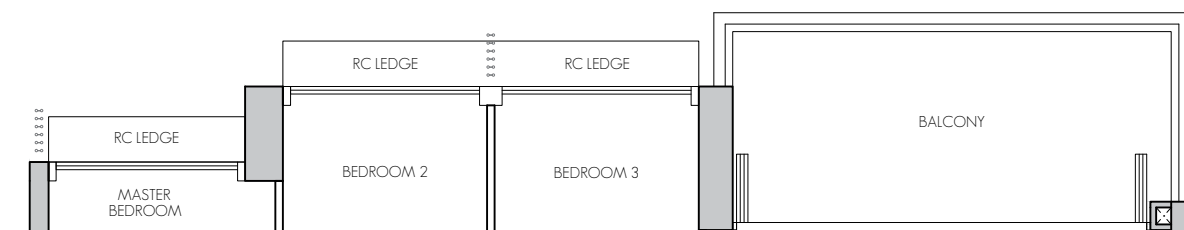
TYPE D2

148 sq m / 1593 sq ft

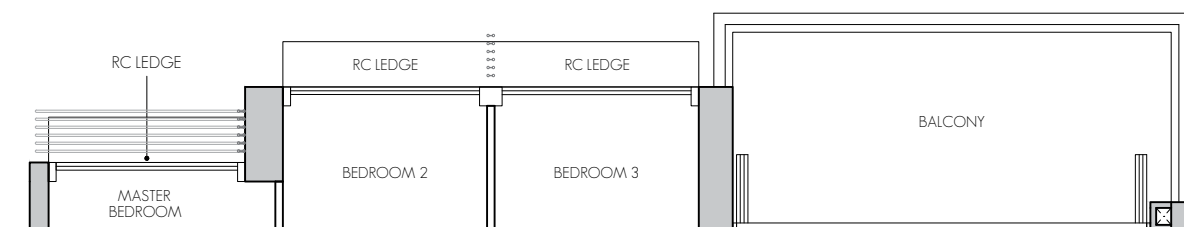
#02-03 - #19-03



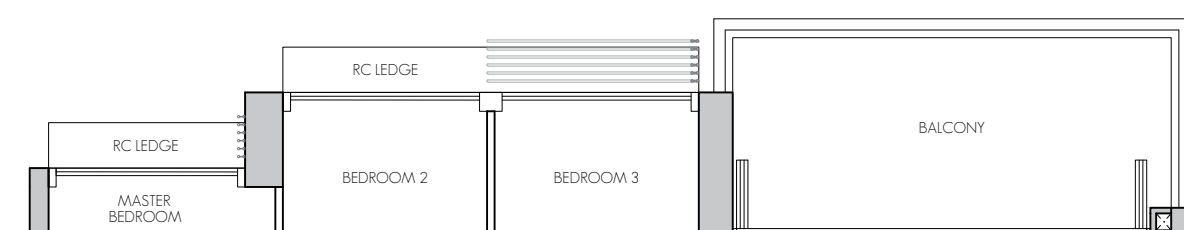
#02-03
#10-03
#18-03



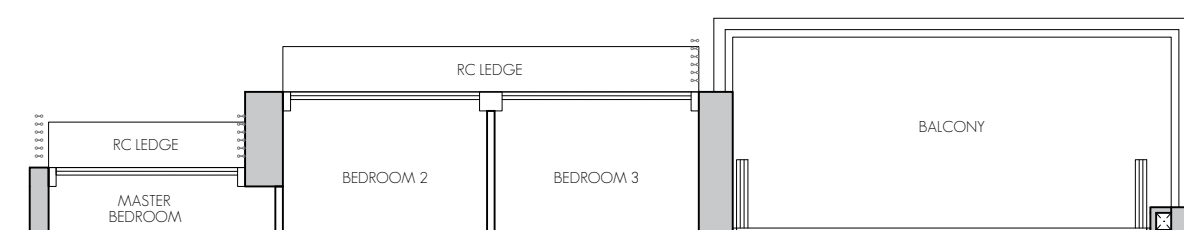
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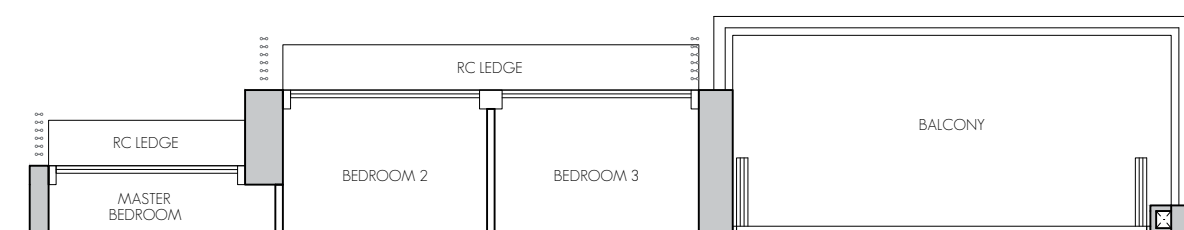
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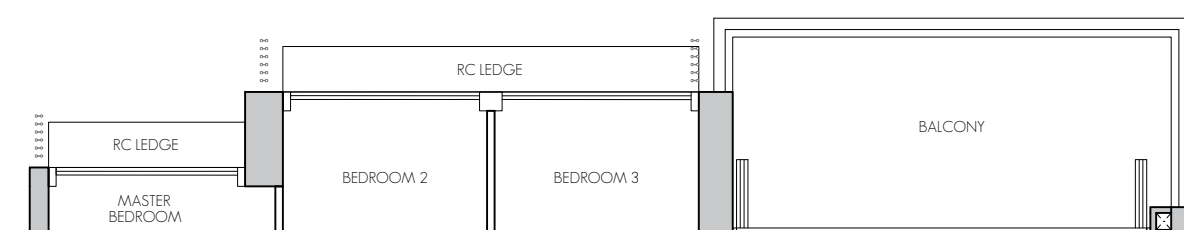
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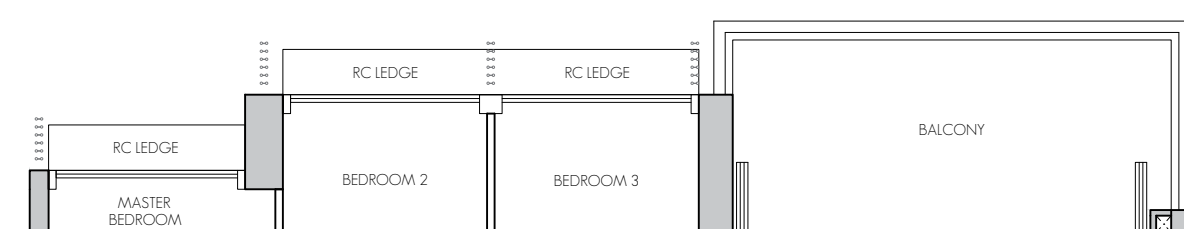
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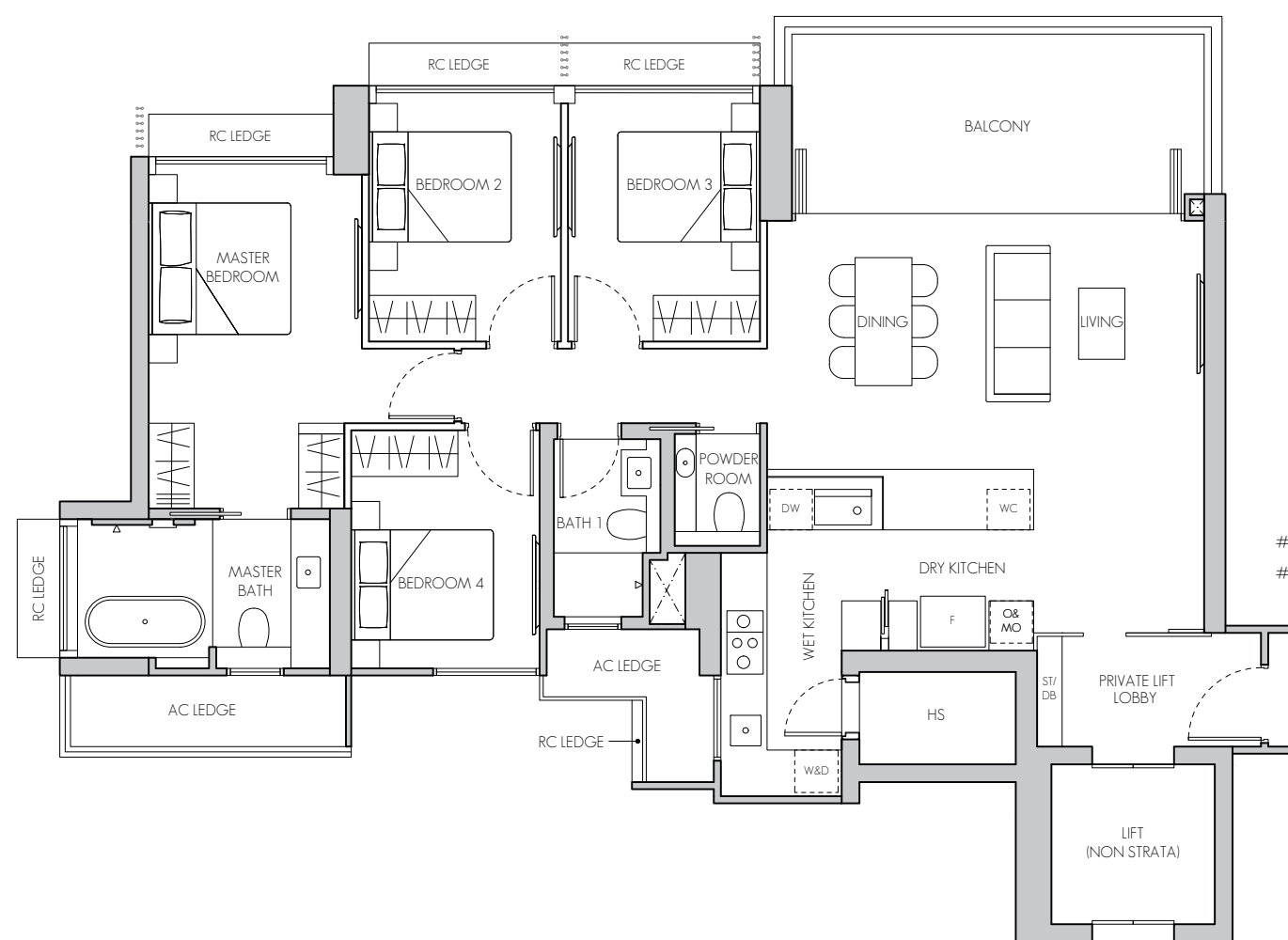
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#16-03



#09-03
#17-03



#19-03

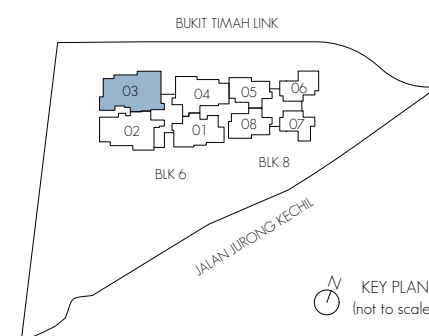


#03-03
#11-03



AC	AIR-CONDITIONER	ST	STORE
F	FRIDGE	DB	DISTRIBUTION BOARD
W&D	WASHER & DRYER	HS	HOUSEHOLD SHELTER
O&MO	OVEN & MICROWAVE OVEN	RC LEDGE	REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
WC	WINE CHILLER		VOID SPACE (EXCLUDED FROM STRATA AREA)
DW	DISH WASHER		

Note:
Area includes air-con (AC) ledge, balcony and private enclosed space (PES) where applicable. The plans are subject to change as may be required or approved by the relevant authorities. All areas and measurements stated or depicted herein are approximate only and are subject to final survey. Please refer to key plan for orientation.



KEY PLAN
(not to scale)

THE PENTHOUSE

Designed for the discerning eye, **the penthouse** unit captivates with its high ceilings, exquisite marble flooring, and grand interior that allows one to personalise with their own unique aesthetic. Enjoy seamless convenience via an exclusive private lift lobby with direct access to the unit.



Indulge in a *master bedroom that can be lavishly furnished with a king-size bed. Luxuriate in style with a his-and-her wardrobe, and an opulent master bathroom infused with premium marble finishes, fittings, and a luxurious *freestanding bathtub.

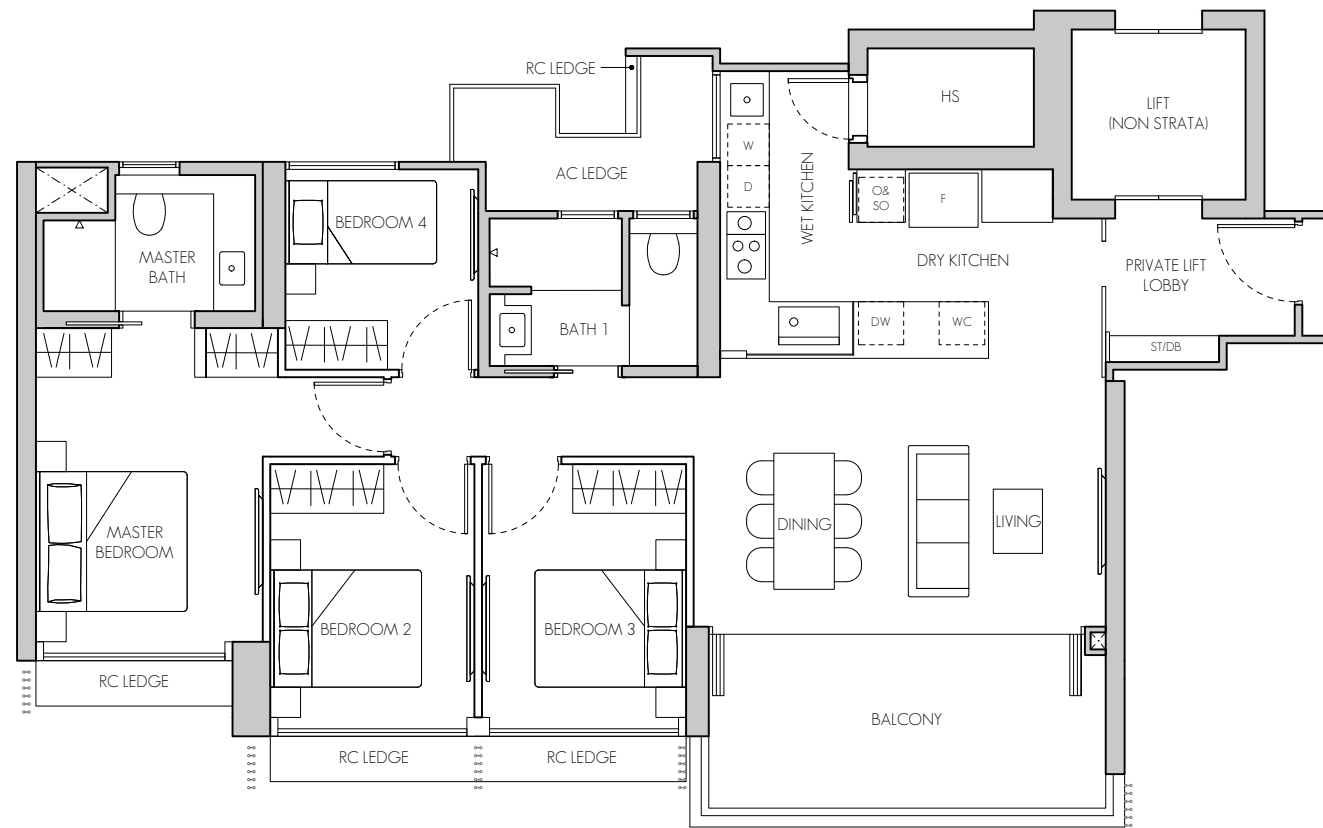
* For selected unit types only

PENTHOUSE

TYPE PH1

126 sq m / 1356 sq ft

#20-02

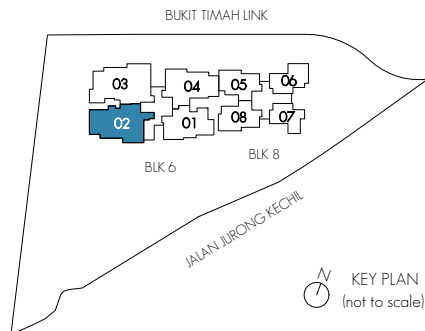


LEGEND:

AC	AIR-CONDITIONER	ST	STORE
F	FRIDGE	DB	DISTRIBUTION BOARD
W	WASHER	HS	HOUSEHOLD SHELTER
D	DRYER	RC LEDGE	REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
O&SO	OVEN & STEAM OVEN		VOID SPACE (EXCLUDED FROM STRATA AREA)
WC	WINE CHILLER	DW	DISH WASHER

Note:

Area includes air-con (AC) ledge, balcony and private enclosed space (PES) where applicable. The plans are subject to change as may be required or approved by the relevant authorities. All areas and measurements stated or depicted herein are approximate only and are subject to final survey. Please refer to key plan for orientation.

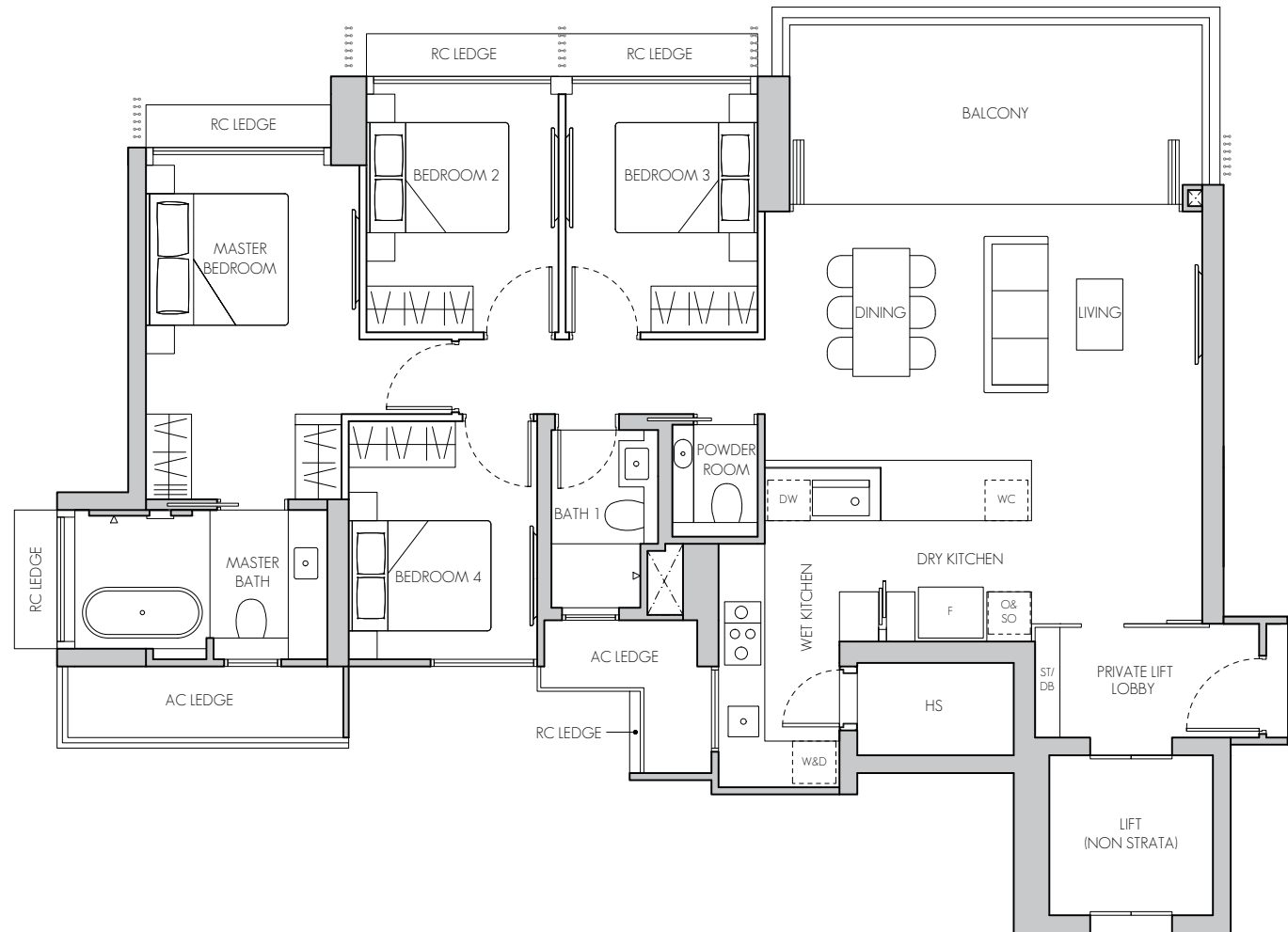


PENTHOUSE

TYPE PH2

148 sq m / 1593 sq ft

#20-03

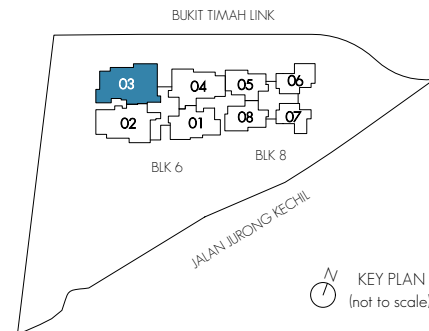


LEGEND:

AC	AIR-CONDITIONER	ST	STORE
F	FRIDGE	DB	DISTRIBUTION BOARD
W&D	WASHER & DRYER	HS	HOUSEHOLD SHELTER
O&SO	OVEN & STEAM OVEN	RC LEDGE	REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
WC	WINE CHILLER		VOID SPACE (EXCLUDED FROM STRATA AREA)
DW	DISH WASHER		

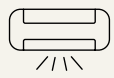
Note:

Area includes air-con (AC) ledge, balcony and private enclosed space (PES) where applicable. The plans are subject to change as may be required or approved by the relevant authorities. All areas and measurements stated or depicted herein are approximate only and are subject to final survey. Please refer to key plan for orientation.



SMART & SUSTAINABLE

Embrace smart living, simplified with the ease and convenience of having technology at your fingertips.



Smart Air-Conditioning Control System

Stay cool effortlessly and remotely manage your air-conditioning settings via any connected device.



Smart Invite

Enhance convenience by pre-registering your visitors for seamless entry.



Smart Gateway

Effortlessly manage your smart home devices via the Mobile App.



Smart Digital Locket

Gone are the days of forgetting your physical door keys. Secure and unlock your home with a simple fingerprint, passcode, or even through your phone.



Smart Booking

Effortlessly check the availability of facilities and book at your convenience using the Mobile App.



Smart Parcel

Eliminate the need to wait for deliveries. Have your packages sent to the Parcel Box and retrieve them at your leisure.

Incorporate sustainability into your lifestyle with eco-conscious features that not only benefits the environment but also enhances energy efficiency, reduces carbon footprint, and provides a comfortable living space.



EV Charging

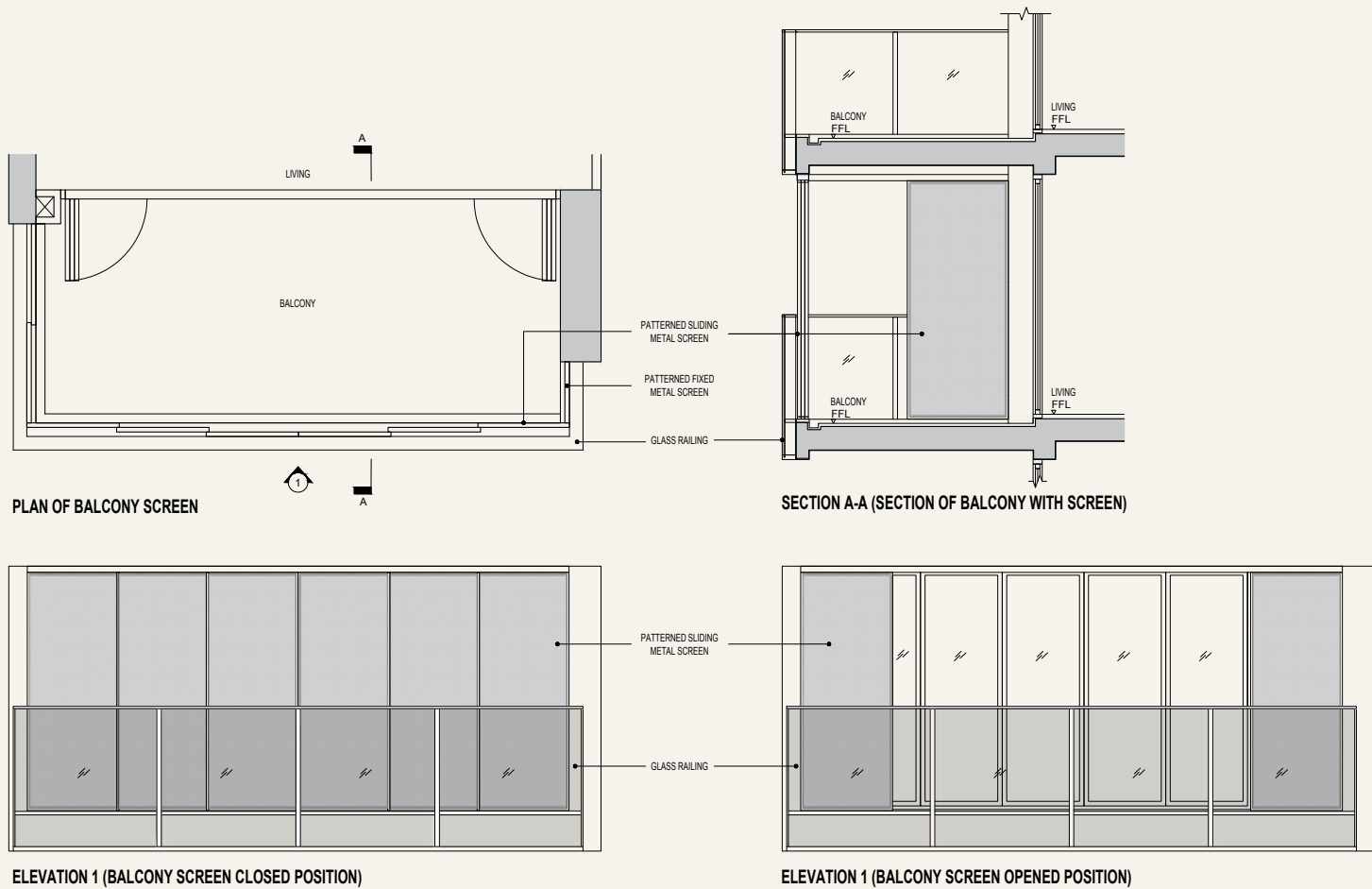
EV charging offers the convenience of a full battery each morning while reducing the carbon footprint of your travels.



Solar Panel

Embrace environmental sustainability with solar panels illuminating common areas, reducing energy consumption and enhancing long-term savings.

APPROVED BALCONY SCREEN



- BALCONY SCREEN NOTICE:
1. THE BALCONY SCREEN SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN.
 2. THE PURCHASER WILL HAVE TO BEAR THE COST OF SUPPLY & INSTALL OF THE BALCONY SCREEN IF THEY WISH TO OPT FOR THE SCREEN.
 3. THE PROPOSED BALCONY SHALL BE POROUS ENOUGH TO ALLOW FOR NATURAL VENTILATION WITHIN THE BALCONY AT ALL TIMES EVEN WHEN THE SCREENS ARE FULLY DRAWN CLOSED.
 4. TO REFER TO MOCK UP BALCONY SCREEN INSTALLED AT SALES GALLERY.





BUKIT SEMBAWANG
ESTATES LIMITED

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



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THE ATELIER



POLLEN COLLECTION



NM COLLECTION



LUXUS HILLS



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FRASER RESIDENCE ORCHARD
SINGAPORE

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 residential 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 characterised by thoughtful planning, outstanding design, fine detailing and quality finishing - often surpassing the expectations of discerning home-buyers.

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8atbt.sg



Developer: Bukit One Pte. Ltd. (Company Registration No.201831985K) • Housing Developer's Licence No.: C1487 • Tenure of Land: Leasehold of 99 years commencing from 13 February 2023 • Encumbrances: Nil • Expected Date of Vacant Possession: 30 November 2028 • Expected Date of Legal Completion: 30 November 2031 • Location: Lot 02904P MK16 at Bukit Timah Link

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