

Bukit Sembawang Estates Limited to Preview 8@BT: A Fully Residential Development in the Heart of Bukit Timah on 7 September 2024

- The only fully residential property in the vicinity, 8@BT embodies Bukit Sembawang's ethos of creating thoughtfully crafted living spaces that offer privacy, practicality, and enduring value for generations.
- A strategically located sanctuary, 8@BT is just a 2-minute walk to the Beauty World MRT, the upcoming integrated transport hub, and wide selection of F&B and shopping options.
- A reflection of the development's natural surroundings, 8@BT features a stunning façade of cascading fins that mirrors the terrain of natural landscapes, along with resort-inspired facilities.
- The 158-unit private residential development will commence previews on Saturday, 7 September 2024, with sales beginning on Saturday, 21 September 2024.



Artist's Impression: 8@BT's stunning architectural design pays homage to the natural beauty of Singapore's iconic Bukit Timah Nature Reserve.¹

SINGAPORE, 4 September 2024 – Pioneer Singapore property developer Bukit Sembawang Estates Limited (“BSEL”) is set to preview its highly anticipated residential development 8@BT this Saturday, 7 September. Situated along Bukit Timah Link, 8@BT is conveniently nestled in the heart of Bukit Timah, one of Singapore's most historically rich and sought-after residential enclaves. Following the success of the sold-out LIV@MB in Mountbatten, 8@BT

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represents the latest chapter in Bukit Sembawang's legacy of creating luxurious and thoughtfully designed homes that stand the test of time.

Lisa Goh, General Manager (Marketing and Sales) at Bukit Sembawang said, *"8@BT embodies Bukit Sembawang's commitment to creating thoughtfully designed living spaces that cater to the evolving needs of today's homebuyers. Every single detail has been meticulously considered and crafted to create a truly unique space for residents, delivering a seamless blend of tailored living spaces and modern conveniences – within and beyond each individual home.*

We have infused every aspect of 8@BT with our design philosophy, creating distinctive, aspirational homes where residents can build their own legacies. We are proud to preview 8@BT this weekend, a development that will not only be a centrepiece in Bukit Timah's continued evolution, but also a testament to our dedication to delivering homes with enduring value for generations to come."

Situated at the heart of the Bukit Timah district and overlooking Bukit Timah Hill, the exclusive 158-unit District 21 residential property embodies a harmonious blend of tranquil living and modern conveniences. With Bukit Sembawang's deep expertise in designing and developing exceptional landed homes across Singapore, the developer has applied the same ethos in thoughtfully curating every detail within 8@BT – from its main entrance to common spaces, and individual units.

The 99-year leasehold luxury development consists of two 20-story North-South facing towers, housing 158 exclusive units. The unit mix comprises one to four-bedders, and two penthouses ranging from 517 sq ft to 1,593 sq ft. The estimated TOP date is set for Q4 2027.

A Strategically Located Sanctuary

Bukit Timah is a prestigious district well-known for its blend of natural, historical, and modern-day conveniences. The district has consistently been one of Singapore's most sought-after residential areas due to this unique mix of tranquillity and seamless connectivity, offering a serene living environment surrounded by natural beauty amidst Singapore's high-rise, high-density urban landscape.

The location is also famed for its proximity to top-tier educational institutions along the Bukit Timah education belt. This provides easy access for residents of 8@BT to a wide range of schools including Hwa Chong Institution, Methodist Girls' School, Nanyang Primary School, NUS, Singapore Polytechnic, and Singapore Chinese Girls' School.

Just a 2-minute stroll from Beauty World MRT, residents of 8@BT will also benefit from the convenience of the Downtown Line, providing residents with direct access to the Central Business District (CBD), Orchard Road, the upcoming "2nd CBD" at Jurong Lake District, and other key areas across the island. Additionally, 8@BT offers easy access to major expressways such as the Pan Island Expressway and Ayer Rajah Expressway, ensuring that all corners of the city are within reach.

Enduring Value for Generations to Come

Bukit Timah sits at the heart of the Singapore government's plans to revitalize and conserve key parts of the island, making it a focal point in the Urban Redevelopment Authority's (URA) Draft Master Plan 2019.

The Plan aims to enhance connectivity, green spaces, and community amenities, ensuring that the district continues to evolve while preserving its rich heritage. Plans underway include the construction of the Bukit Timah Integrated Transport Hub and Community Building, extension of the Rail Corridor, conservation of historic buildings including the Bukit Timah Fire station and Railway Station Quarters, and most recently, the unveiling of plans for the revitalisation of Bukit Timah Turf City in May this year.

Amidst this ongoing transformation, 8@BT offers residents the unique advantage of living in a neighbourhood that is both historically significant and positioned for future growth. It provides a rare opportunity to experience the best of both worlds—tranquil living amidst lush greenery, combined with the modern conveniences and enhanced infrastructure that the Master Plan will bring to the area.

A Seamless Blend of Modern Architecture and Nature's Elements



Artist's impression of 8@BT's façade.

The stunning architectural design of 8@BT is a tribute to nature. The development's facade features unique cascading fins and natural contours, creating a striking visual connection to the surrounding landscape.

This theme extends to the development's facilities, which are thoughtfully designed to reflect and celebrate the beauty of nature. The Quarry draws inspiration from the colour palette and

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outline of quarries, featuring a Slide Pool, a 25-meter Quarry Pool, a pool deck, and the Furo bath that replicates the calming experience of a Japanese sauna.

The Rainforest, surrounded by lush greenery, evokes the serene experience of being immersed in a rainforest, with amenities such as a fitness pool, a sunbathing lawn, and a sensory trail.

Finally, the Campsite takes inspiration from Bukit Timah Nature Reserve, offering a dedicated space for fun family outdoor activities. Much like having a camping ground in your own backyard, it's a perfect place for bonding, complete with BBQ facilities and a children's playground.

A Life Enhanced by Sustainable and Smart Choices



Artist's impression of 8@BT's resort-themed facilities.

Emphasizing sustainable design and construction at 8@BT is a key pillar of Bukit Sembawang's commitment to creating homes that future generations can inherit and build their lives in.

The development's common facilities such as the clubhouse, meeting room and pools are powered by solar panels, which help reduce energy consumption and enhance long-term cost savings for residents. Additionally, the inclusion of two dedicated EV charging lots supports the eco-conscious choices of residents, further contributing to the reduction of the community's overall carbon footprint², promote lower energy consumption,

² Sustainable Car Parking Ideas and Solutions. Retrieved from: <https://www.parking.net/parking-news/skyline-parking-ag/sustainable-car-parking-ideas>

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and deliver greater convenience to residents, a portion of the parking spaces is also equipped with an automated parking system.

Within all residential units, Bukit Sembawang has also ensured that residents can enjoy cross-ventilation for better indoor air quality. Each unit is also fitted with appliances that elevate both water and energy efficiency. 8@BT will be assessed for BCA Green Mark certification during construction, following in the footsteps of LIV@MB and The Atelier.

Complementing these sustainable features, 8@BT's smart technology features enable residents to take control of their energy usage while managing their everyday activities conveniently. With the Smart Gateway, residents can effortlessly manage their home devices through a mobile app, while the Smart Air-Conditioning Control System allows for seamless climate management from any connected device. The Smart Digital Lockset ensures secure, keyless entry, and the Smart Invite feature enables pre-registration for visitor access. Booking amenities is made easy with Smart Booking, and the Smart Parcel service eliminates the need to wait for deliveries, offering flexibility in retrieving packages.

Thoughtfully crafted living spaces for the whole family

Each unit type at 8@BT is carefully crafted and sized to cater to various buyer aspirations, whether for own stay or investment, different budgets, and family sizes.

Full-length mirrors are included in the bathrooms for selected units — an uncommon yet highly practical feature that adds both practicality and a touch of luxury. Additionally, almost all kitchens, bathrooms, and powder rooms are equipped with natural ventilation, ensuring a bright and airy atmosphere throughout each home.

The 3 and 4-bedroom units feature balconies with slide-and-fold glass doors, allowing the living and dining areas to be fully extended for a more spacious and open-concept environment. The 3-bedroom units also offer varying bedroom sizes, with the second bedroom accommodating a queen-sized bed, while the third bedroom is designed as a versatile space, suitable for use as a study or hobby room.

To maximize interior space, the 1 and 2-bedroom units are designed without balconies, making them ideal for singles and small families. The 2-bedroom units also offer flexible configurations, with options for 1 or 1.5 bathrooms³, allowing homebuyers to tailor their living space according to their needs, whether they prioritize additional living space or the convenience of a powder room for guests.

³ "1.5" bathrooms refers to a fully equipped bathroom and a powder room, which saves space by omitting the shower.

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Photograph of the 2 bedroom penthouse show unit

8@BT's two penthouse units are uniquely designed to reflect the evolving lifestyles of today's homebuyers. The 1,593 sq ft PH2 unit is ideal for buyers who prefer more spacious living areas, and a luxurious retreat within their very own master bedroom. PH2 features a spacious master bedroom, a second bedroom, and a study.

Catering to homeowners who require more individual spaces for added privacy, the 1,356 sq ft PH1 is designed with a total of four bedrooms. Both penthouse units feature 4.35-meter-high ceilings and are served by private lifts, enhancing the sense of luxury and exclusivity.

Preview and Launch details

8@BT is set for previews from 7 September 2024, with sales commencing on 21 September 2024. The development is marketed by ERA, Huttons and PropNex.

The sales gallery is located at Bukit Sembawang's flagship gallery at 398 Telok Kurau Road. Viewings are by appointment only.

For enquiries and more information, please visit <https://www.bukitsembawang.sg/8atbt>.

End of Release

About Bukit Sembawang Estates Limited

Bukit Sembawang Group started developing landed properties in the 1950s and was incorporated in Singapore in 1967. It is one of the pioneer companies that obtained public-listing on SGX Mainboard in 1968. The Group focuses on property development, investment and other property-related activities.

As a leading and experienced property developer, we are committed to designing and building fine quality homes that satisfy the aspirations and lifestyles of our customers, for generations to come.

For over half a century, Bukit Sembawang Group has built many of Singapore's renowned and established residential developments comprising landed homes, private condominiums and apartments.

We value every customer, every family, and we shall remain dedicated to creating quality homes that property owners will love, cherish and appreciate — for generation after generation.

Our widely acclaimed portfolio of high-end private condominiums and apartments include completed projects such as 8 St Thomas, Parc Mondrian, Verdure, Paterson Suites, The Vermont on Cairnhill, Skyline Residences, Paterson Collection, Watercove, Nim Collection Phase 1 & 2 and Luxus Hills Phase 1 to 7, Luxus Hills Signature and Contemporary Collection, the Atelier, LIV@MB, and most recently, Pollen Collection.

Our Mission Statement – Homes for Every Generation

Website <http://www.bsel.sg>

Media Contact

For and on behalf of Bukit Sembawang Estates Limited

Samantha Wong

M: +65 9115 6968

E: samantha@inkhead.sg