

Held for
Generations.
A home
designed with
time in mind.



LUXUS
HILLS

THE ESTATE

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THE ESTATE

LUXUS HILLS | THE ESTATE is set within the established grounds of Seletar Hills, shaped with care and quiet intention. Once a rubber plantation defined by time, patience, and continuity, that same spirit lives on in a neighbourhood designed to feel settled, lasting, and familiar with its own distinctive and timeless identity.



HELD FOR GENERATIONS

999-Year Leasehold



ARTIST'S IMPRESSION



A home built for generations
must consider more than the
present moment.

It must consider
what it leaves behind.

Opportunities such as this are increasingly rare. Set on **999-year leasehold** land—a tenure that approaches true permanence—this address offers a sense of continuity seldom found today. It is land that extends far beyond the conventions of ownership, carrying with it the assurance of time itself.

Once part of a historic rubber estate, the ground beneath holds a quiet memory of patience and cultivation. Just as those early landscapes were shaped over years, this land now offers the foundation for a different kind of legacy—one defined by permanence, not transience.

In a city where most properties are bound by shorter horizons, such tenure stands apart. It offers not only security, but the freedom to think beyond a single lifetime—to plan, to grow, and to pass forward without compromise. Here, rarity is not a statement. It is inherent.

LUXUS HILLS | THE ESTATE is a place that endures,
ready to hold the stories of generations to come.

LANDED IN NATURE MODERN IN LIVING TIMELESS IN DESIGN

Designed for modern living, these timeless landed homes bring together enduring architectural elegance and contemporary comfort. Thoughtfully crafted with a distinct identity, each residence in Luxus Hills contributes character to the streetscape, creating a refined neighbourhood that feels both welcoming and uniquely its own.



ARTIST'S IMPRESSION

DESIGNED TODAY FOR TOMORROW

Future proof living tailored
for every chapter of life.



A READY-INSTALLED SOLAR PANELS

Solar panels support renewable energy, reducing carbon footprint, offering a considered step toward a more sustainable future.



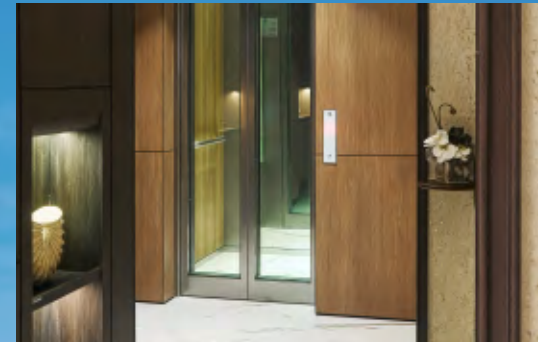
B EV-READY INFRASTRUCTURE

A generous private car porch accommodates at least two cars, with isolator points ready for future electric vehicle charger installation.



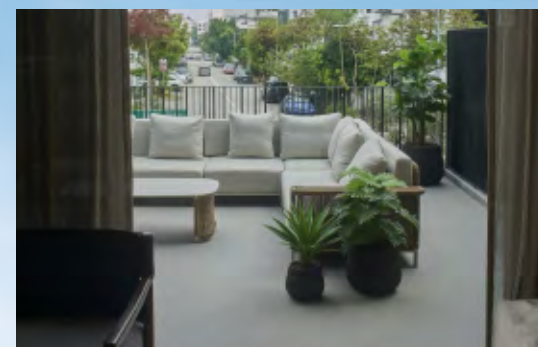
C FIVE ENSUITE BEDROOMS

Spacious and functional bedroom layouts tailored to varied needs, interests and every phase of life while offering privacy for every member of the household. Ideal for multi-generational living.



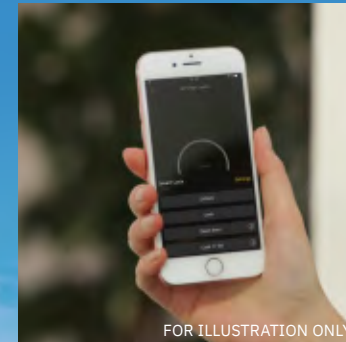
D PRIVATE HOME ELECTRIC LIFT

Every home comes with its own electric private lift, offering everyday ease across all levels.



E SEAMLESS INDOOR- OUTDOOR LIVING

Outdoor terraces flow naturally from the interior, creating spaces for family activities, entertaining, hobbies or quiet retreats.



FOR ILLUSTRATION ONLY

An integrated smart home system further enhances modern living with seamless control and everyday convenience. A central Smart Home Gateway allowing effortless management of key functions. From smart digital lock and audio-visual doorbell intercom, to smart gate and air-conditioning via mobile application, every detail is designed to deliver enhanced security, refined comfort, and intelligent living—quietly embedded into the background of daily life.

F PASSIVE COOLING & NATURAL VENTILATION

Optimal orientation and open terraces encourage cross ventilation, natural light and reduced heat gain.



Type A

ARTIST'S IMPRESSION

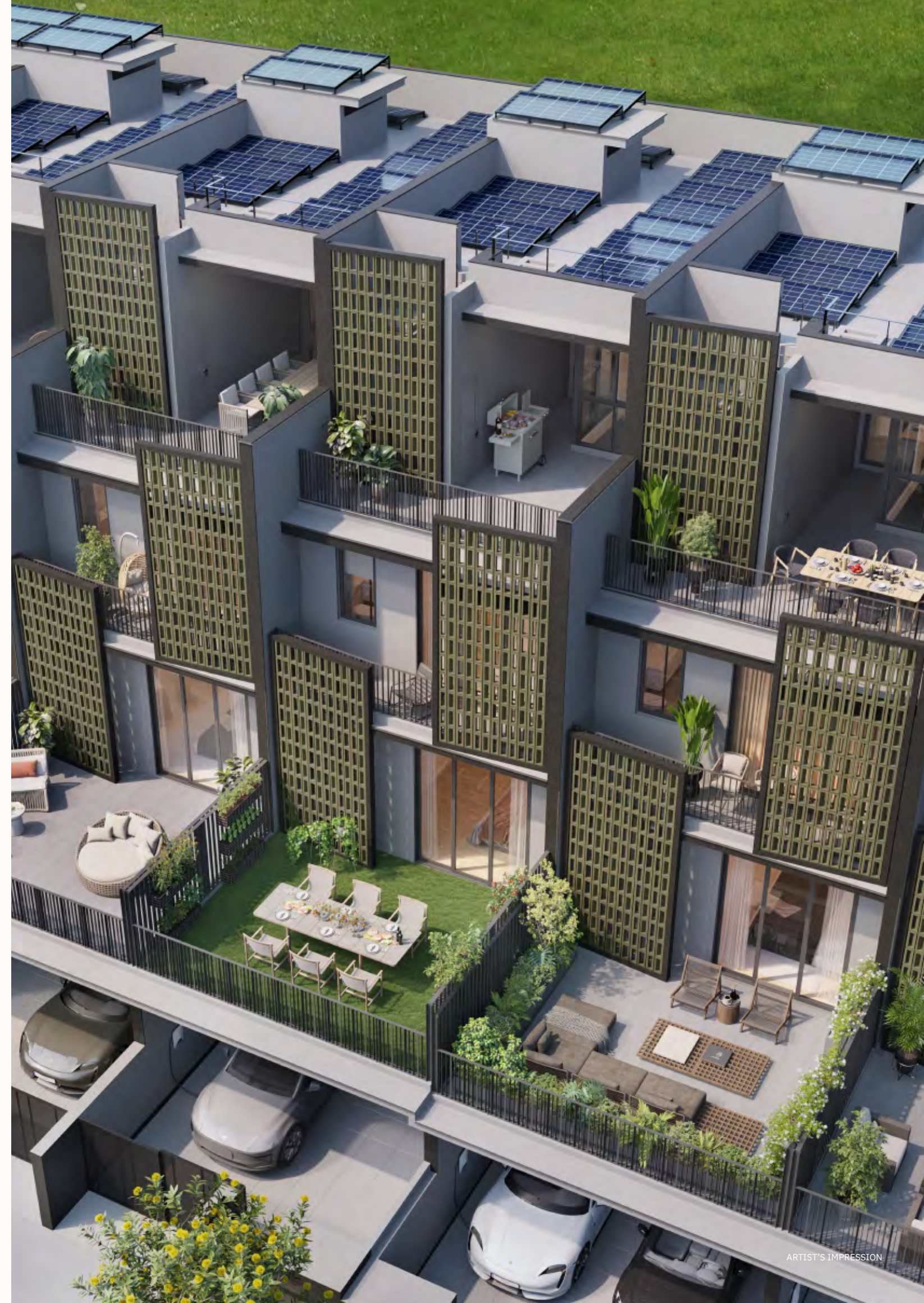
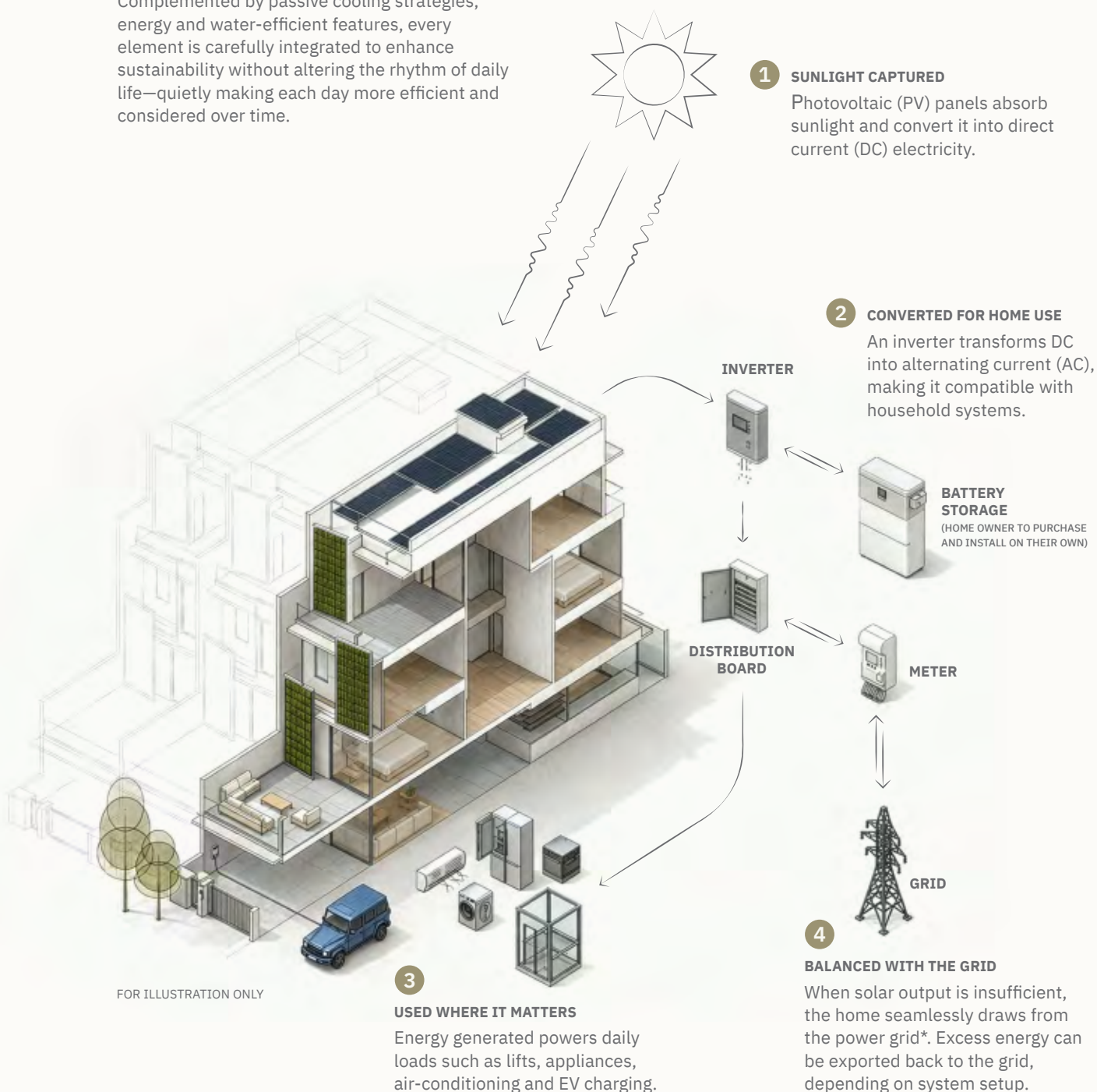
LANDED HOMES DESIGNED WITH A GREEN VISION

LUXUS HILLS | THE ESTATE is developed with a greener vision in mind. Each home brings together thoughtful design, everyday efficiency, and enduring comfort.

Rooftop solar panels harness sunlight, converting it into usable energy that supports daily living—from powering the home appliances, air-conditioning, private lift to enabling EV charging—reducing reliance on external energy sources delivering long-term cost savings.

Complemented by passive cooling strategies, energy and water-efficient features, every element is carefully integrated to enhance sustainability without altering the rhythm of daily life—quietly making each day more efficient and considered over time.

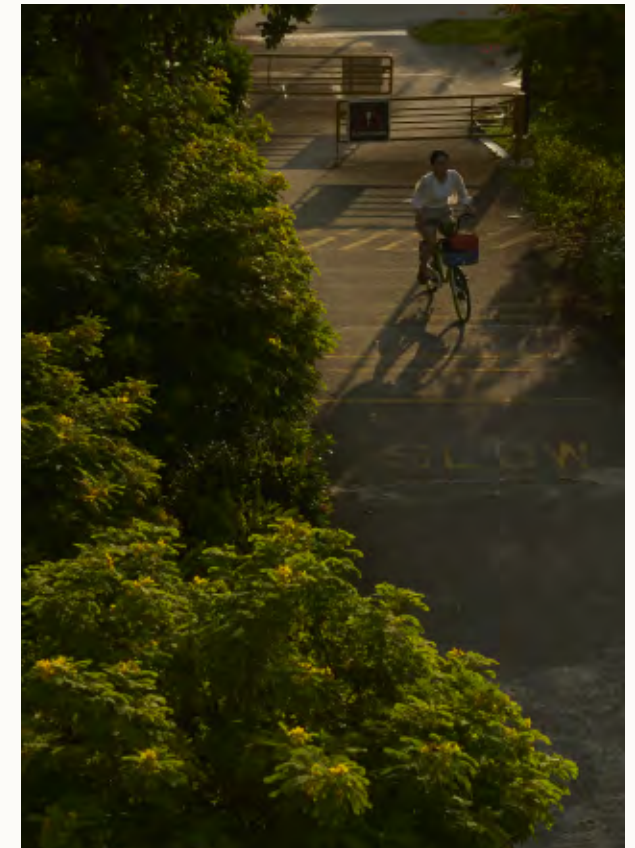
Solar Energy, Simply Explained



AN ADDRESS SHAPED BY QUIET RHYTHMS



Life here moves at an easy pace. Tree-lined streets, established greenery and neighbourhood parks bring nature close to everyday routines—a settled, unhurried setting where familiar paths lead home, and every return brings a quiet sense of belonging.



Seletar Hills Estate

Connectivity

- 5min ... Central Expressway (CTE)
- 8min ... Seletar Expressway (SLE)
- 11min ... Tampines Expressway (TPE)

Parks and Recreation

- 10min ... Hampstead Wetlands Park
- 10min ... Sengkang Sports Centre
- 11min ... Seletar Country Club
- 13min ... Yio Chu Kang Sports Hall /Swimming Complex
- 14min ... Bishan-Ang Mo Kio Park
- 16min ... Punggol Waterway Park
- 21min ... Singapore Island Country Club

Education

- 4min ... Hougang Pri/Sec Sch
- 5min ... Bowen Sec Sch
- 6min ... Yio Chu Kang Pri Sch
- 6min ... Fernvale Pri Sch
- 7min ... Xinmin Pri/Sec Sch
- 7min ... Montfort Jr/Sec Sch
- 7min ... ITE College Central
- 7min ... Nanyang Polytechnic
- 8min ... Nan Chiau High Sch
- 8min ... Rosyth Sch
- 8min ... Anderson Sec Sch
- 9min ... Nan Chiau Primary Sch
- 10min ... Anderson Serangoon JC
- 14min ... Nanyang JC
- 15min ... Raffles Girls’ Sch
- 15min ... CHIJ St Nicholas Girls’ Sch
- 15min ... Raffles Institution
- 16min ... Catholic High Sch
- 16min ... Eunoia JC
- 20min ... Singapore Institute of Technology

Retail & Dining

- 5min ... Greenwich V
- 5min ... Hougang 1
- 5min ... Hougang Green Shopping Mall
- 6min ... The Seletar Mall
- 7min ... Sengkang Grand Mall
- 8min ... Jalan Kayu Eateries
- 10min ... Chomp Chomp Food Centre
- 11min ... Compass One
- 11min ... Hougang Mall
- 11min ... The Oval
- 13min ... Heartland Mall
- 13min ... NEX
- 13min ... Ang Mo Kio Hub
- 15min ... Waterway Point
- 15min ... Junction 8

Business

- 10min ... Seletar Aerospace Park
- 19min ... Punggol Digital District
- 22min ... CBD

LEGEND

EXPRESSWAYS

MAJOR ROADS

MINOR ROADS

GREEN SPACES

RESERVOIRS

PUNGGOL DIGITAL DISTRICT

NORTH-SOUTH MRT LINE

CIRCLE MRT LINE

THOMSON-EAST COAST MRT LINE

NORTH EAST LINE

CROSS ISLAND LINE (U/C)

NORTH SOUTH CORRIDOR (U/C)

MAP NOT DRAWN TO SCALE

NOTE: DRIVE TIMES ARE APPROXIMATE AND MAY VARY DEPENDING ON TRAFFIC CONDITIONS.



WHERE CHERISHED MOMENTS UNFOLD

Seamless,
Spacious,
Enduring.



Generous living spaces are shaped with clarity and flow—where Living, Dining and Dry Kitchen areas connect seamlessly. Each space is thoughtfully planned for precious family moments, supporting effortless movement and bringing daily routines and shared experiences together in a natural, unhurried rhythm.



WHERE LIFE GATHERS

Living spaces that
bring everyone closer
—in presence, in time.



Bathed in natural light and breezes.
Thoughtfully composed living space that
flows naturally to an expansive outdoor
terrace, creating a natural setting for hosting
and gatherings, blending interior comfort and
outdoor living in a calm, connected rhythm.



DESIGNED WITH QUIET INTENT

Refined,
purposeful,
functional.



The Wet Kitchen fitted with premium appliances for effortless everyday cooking, while the Dry Kitchen adapts to every occasion—from crafting gourmet meals to hosting memorable gatherings with loved ones. Thoughtfully designed Master Bedroom and Bath crafted for comfort, relaxation, and privacy.



THE SITEPLAN

The Estate brings together residences within a well-connected setting of landscaped streets, green spaces and established neighbourhoods.

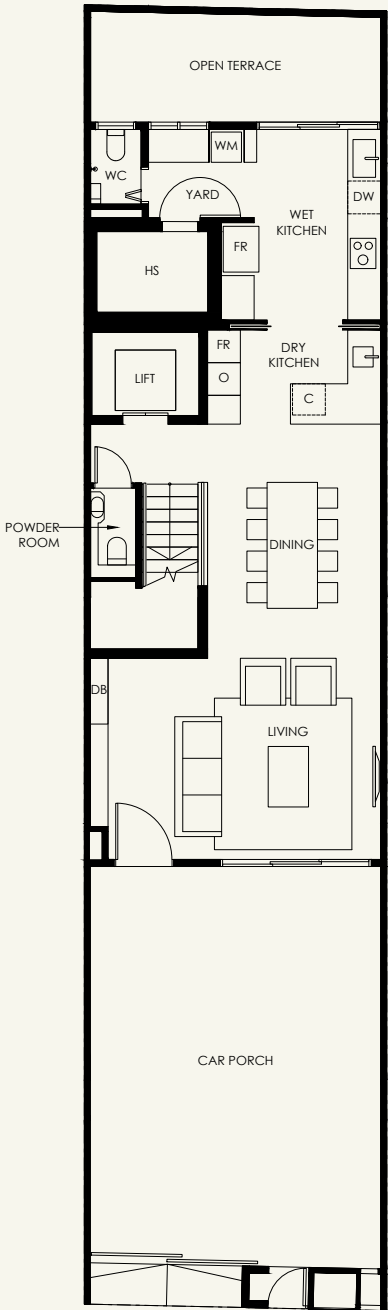


Intermediate Terrace - Type A
House No. 98 LUXUS HILL HEIGHTS

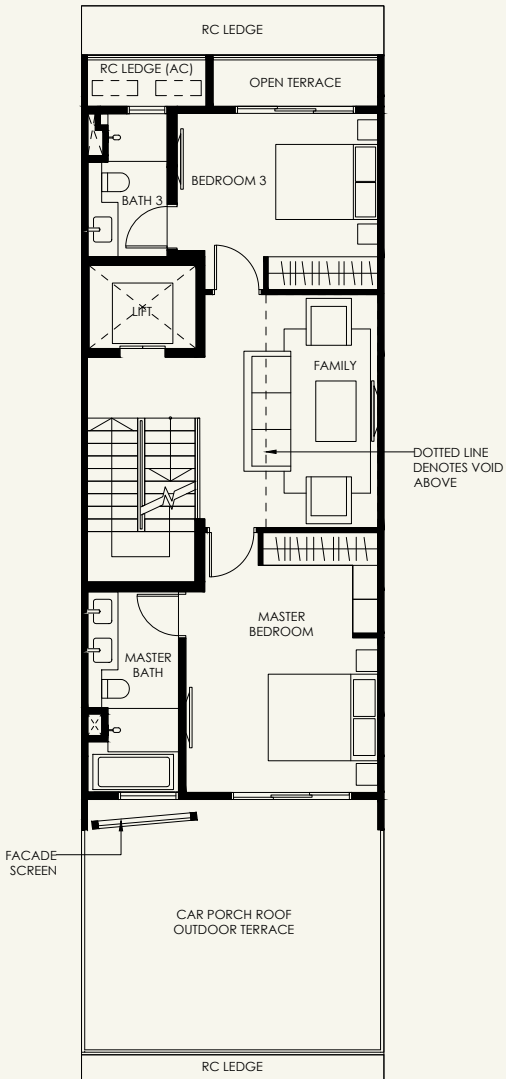
Land Area: 154.7 sq.m

Estimated Floor Area : 376.1 sq.m

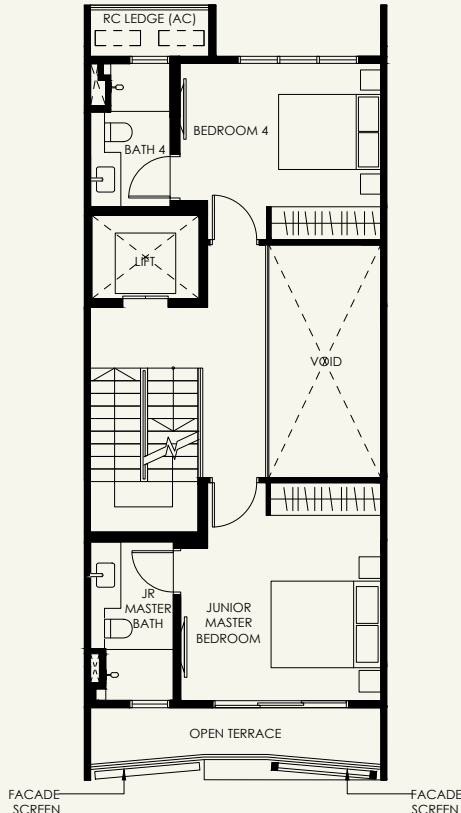
Inclusive of car porch, car porch roof outdoor terrace, open terrace, open roof terrace, RC ledge (AC), meter compartment and letter box.



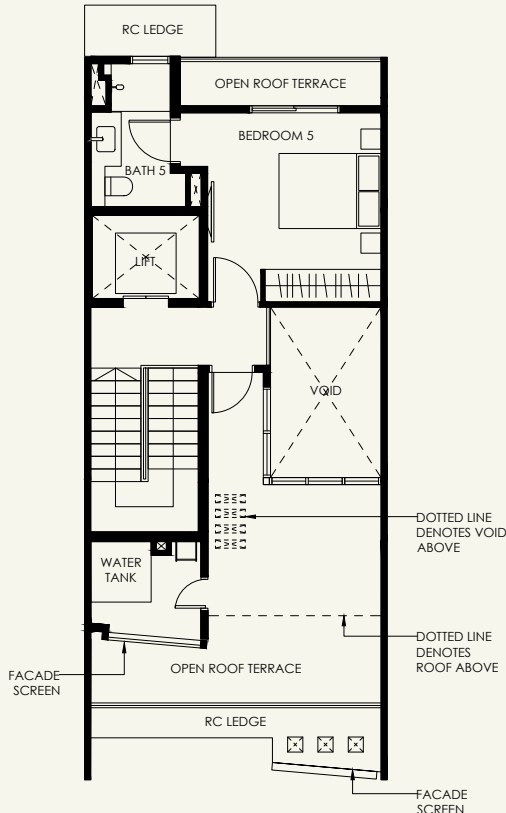
1st Storey



2nd Storey



3rd Storey

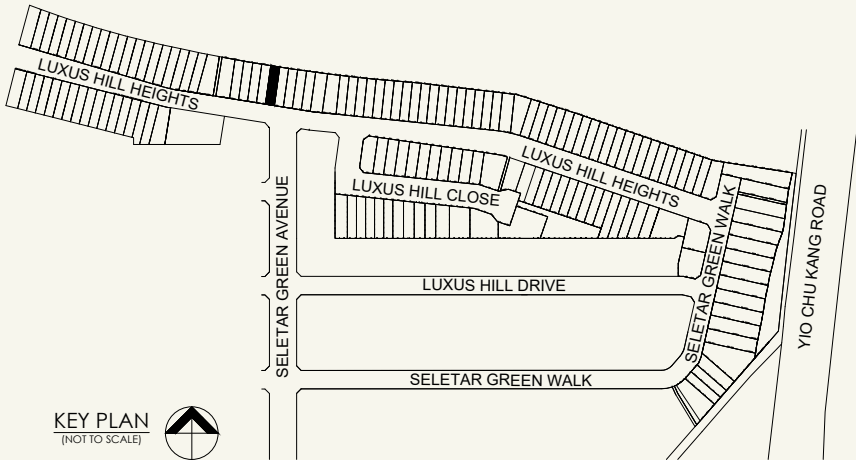


Attic



The plans are subject to change as may be required or approved by the relevant Authorities. Areas are estimate only and are subject to final survey. Please refer to key plan for orientation.

- LEGEND: (WHERE APPLICABLE)
- HS : HOUSEHOLD SHELTER
 - DB : DISTRIBUTION BOARD
 - RC : REINFORCED CONCRETE
 - WM : WASHING MACHINE
 - WC : WATER CLOSET
 - C : WINE CHILLER
 - O : OVEN + STEAM OVEN
 - FR : FRIDGE
 - DW : DISHWASHER
 - [Symbol] : CONDENSING UNIT
 - [Symbol] : VOID

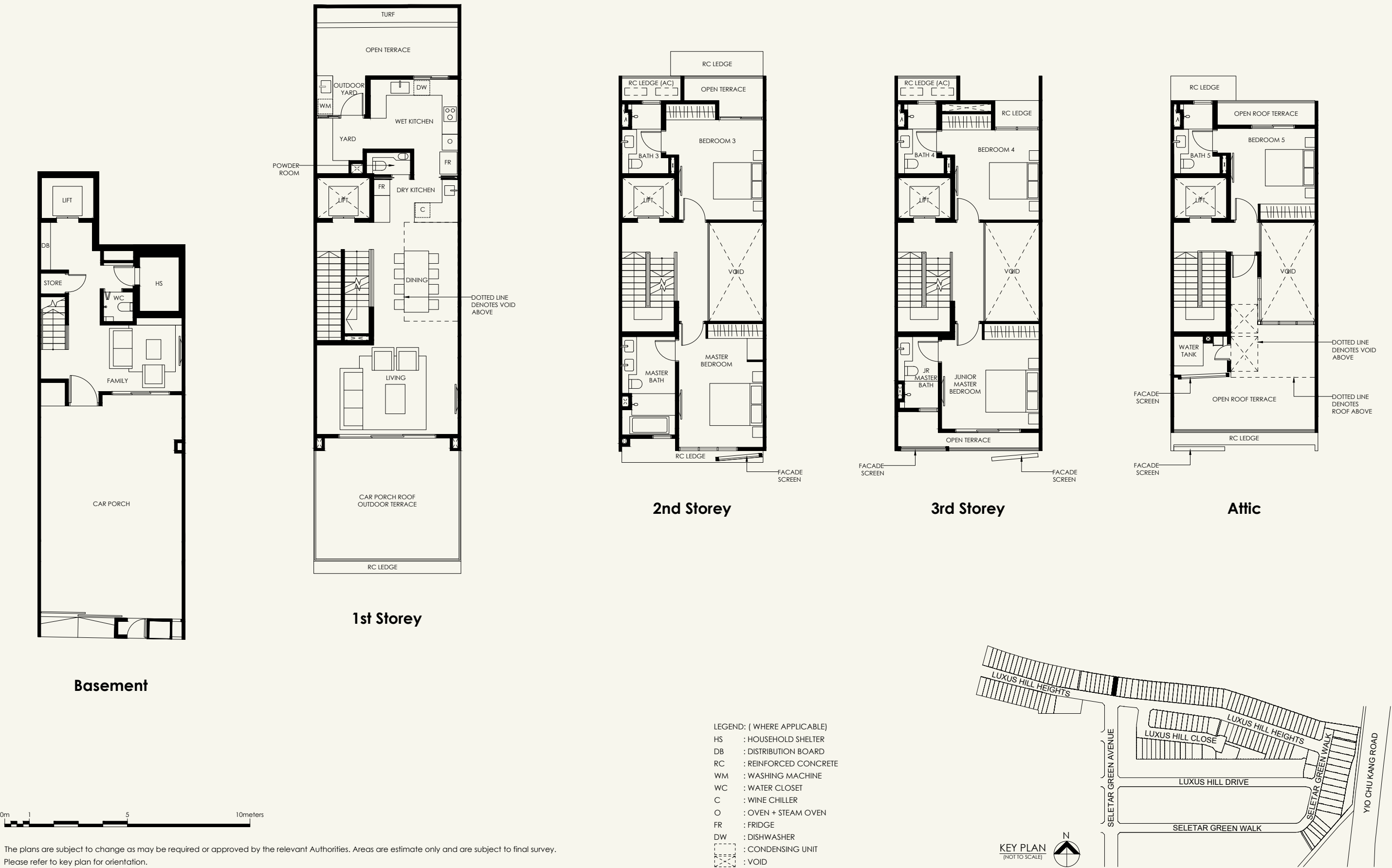


Intermediate Terrace - Type B
House No. 94 LUXUS HILL HEIGHTS

Land Area: 154.9 sq.m

Estimated Floor Area : 415.8 sq.m

Inclusive of car porch, car porch roof outdoor terrace, open terrace, open roof terrace, RC ledge (AC), meter compartment and letter box.



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 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.



ALL DEVELOPMENT IMAGES ABOVE ARE ARTIST'S IMPRESSIONS



BUKIT SEMBAWANG
ESTATES LIMITED



8800 0333
luxushills.com.sg

Name of Developer: Singapore United Estates (Private) Limited (UEN 195500005N) • Housing Developer's License No.: C1482 • Location of the Housing Estate: Lot No. 18513M and 18512C (PT) Mukim 18 at Seletar Green Walk / Luxus Hill Heights • Tenure of Land: Leasehold estate of 999-years commencing on 1 January 1879 • Encumbrances on the Land: NIL • Expected Date of Vacant Possession: 31 December 2028 • Expected Date of Legal Completion: 31 December 2031

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