



LUXUS
HILLS

THE ESTATE

HELD FOR
GENERATIONS

999-year Leasehold
Brand New Landed Homes

PRICES FROM \$5.5x MIL*

*SUBJECT TO CHANGE



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Brand New

www.luxushills.com.sg



Investing in Homes for Every Generation

999-Year Leasehold

Among the rarest landed offerings in Singapore, **LUXUS HILLS | THE ESTATE** presents a collection of 999-year leasehold homes comprising terrace, semi-detached and detached residences. Conceived for generations rather than moments, each home is designed with a longer view in mind — balancing timeless architecture with the needs of modern family living.

Intermediate terrace homes begin from 1,615 sq ft of land with approximately 4,000 sq ft of living space, thoughtfully arranged across four to five levels. Five ensuite bedrooms provide comfort and privacy for every member of the household, while a private electric lift offers seamless connectivity throughout the home.

Looking ahead, every residence is designed to support future-ready living. Rooftop solar panels harness renewable energy, while EV-ready provisions anticipate the evolving needs of tomorrow, reflecting a commitment to responsible living without compromising comfort.

At **LUXUS HILLS | THE ESTATE**, longevity is not simply measured in tenure, but in the way a home continues to serve, adapt and endure for generations to come.

Consider What Your Investment Could Endure

At a price comparable to selected 99-year condominium, **LUXUS HILLS | THE ESTATE** offers another proposition altogether: a brand-new landed home with 999-year tenure and significantly more living space. For buyers taking a longer view, it presents a compelling way to think about what your property investment can endure.

Having More to Call Your Own

Landed living goes beyond additional space. Private land ownership, five ensuite bedrooms and private car porch are complemented by the convenience of a home electric lift, rooftop solar panels and support for EV charging—together with the flexibility to redesign a home for generations.

HOUSING TYPE	99-YEAR LEASEHOLD CONDOMINIUM	999-YEAR LEASEHOLD INTERMEDIATE TERRACE
Location/District	DISTRICT 20 Ang Mo Kio	DISTRICT 28 Seletar
Condition	Brand New	Brand New at Luxus Hills
Price	\$5.48 mil*	Estimated \$5.5x mil [#]
Floor Area	2,293 sq ft ACROSS A SINGLE LEVEL	4,000 - 4,500 sq ft ACROSS 4-5 LEVELS
* SOURCE: WWW.URA.GOV.SG # SUBJECT TO CHANGE		
CONDOMINIUM VERSUS LANDED LIVING		
Private Land Ownership	No	Yes
5 Ensuite Bedrooms	No	Yes
Private Car Porch	No	Yes
Private EV Charging	No	Yes
Private Rooftop Solar Panels	No	Yes
Monthly Maintenance Fee	Yes	No
FOR ILLUSTRATION PURPOSE ONLY.		

Designed with a Green Vision

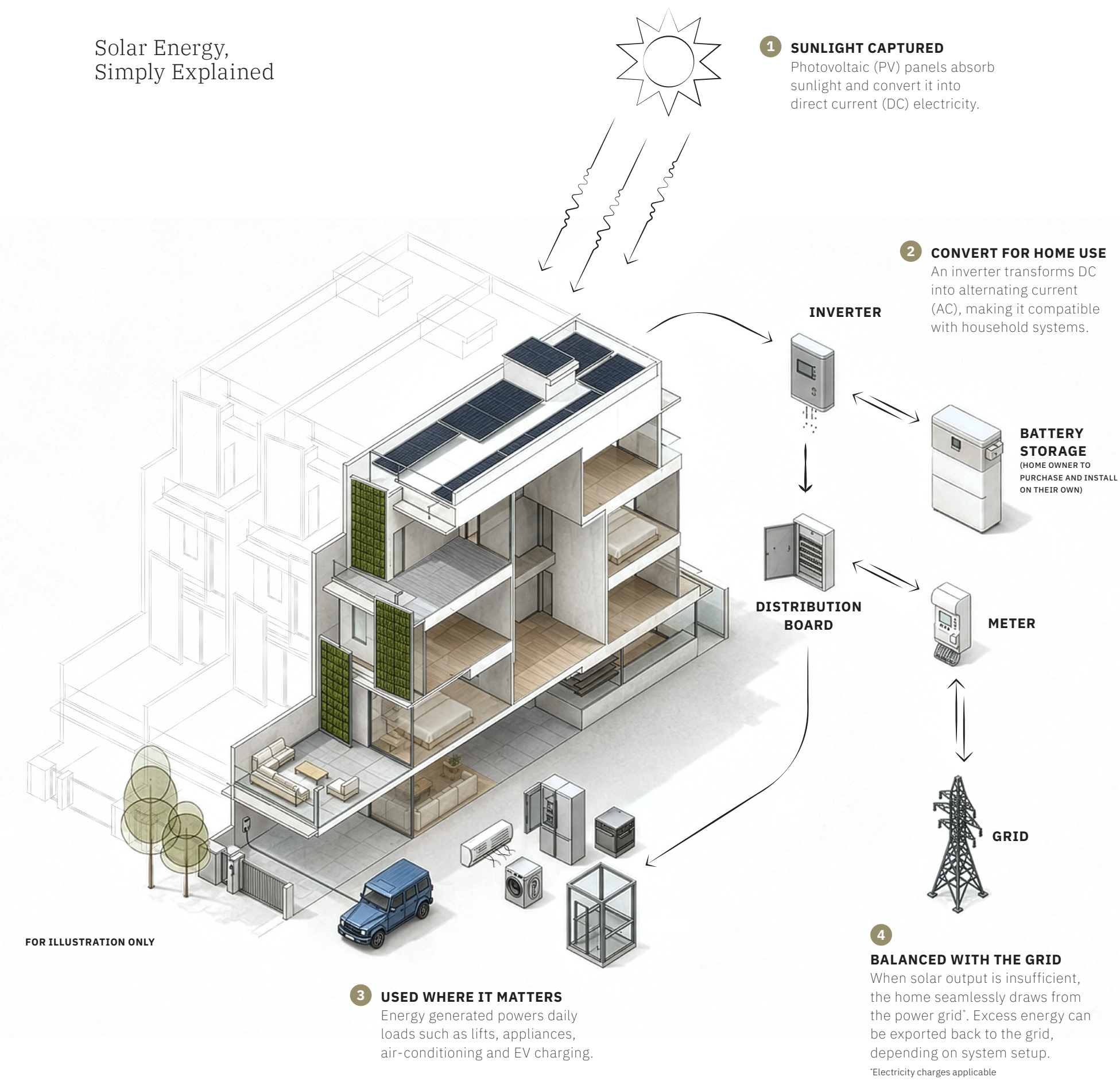


Solar-Powered Homes

LUXUS HILLS | THE ESTATE 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.





Designed With Quiet Intent

Refined, purposeful, functional.

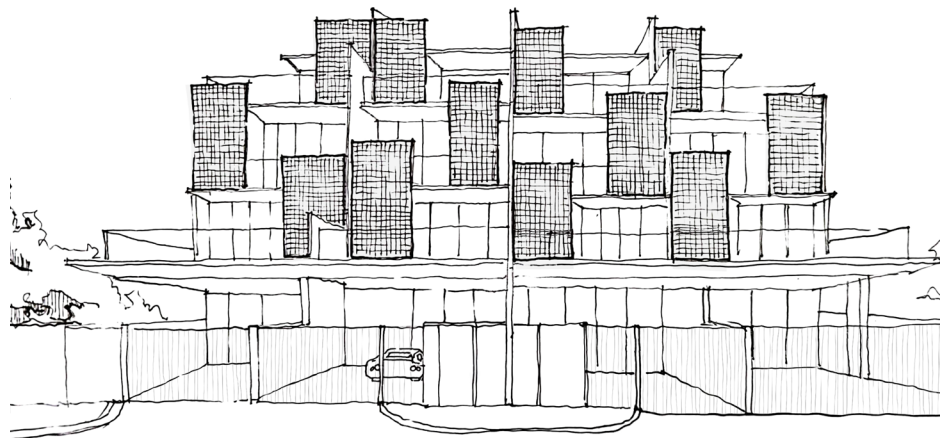
Thoughtfully designed Master Bedroom and Bath crafted for comfort, relaxation, and privacy.



Where Life Gathers

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

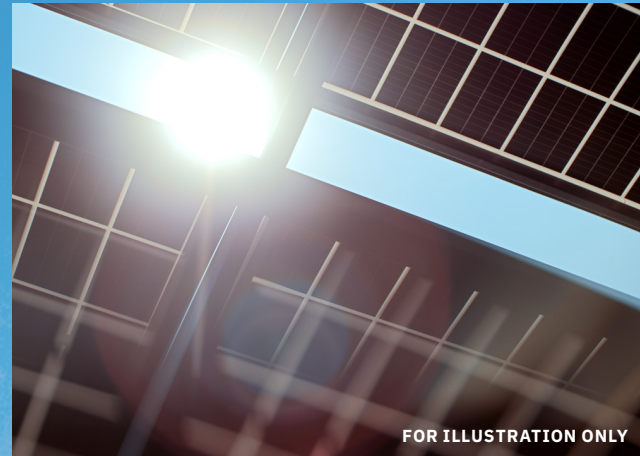
Bathed in natural light and breezes. Thoughtfully composed living space that flows naturally to an expansive outdoor terrace, creating a natural setting for hosting and gatherings, blending interior comfort and outdoor living in a calm, connected rhythm.



The Wet Kitchen is fitted with premium appliances for effortless daily cooking, while the Dry Kitchen adapts to every occasion—from crafting gourmet meals to hosting memorable gatherings with loved ones.



Designed Today for Tomorrow



FOR ILLUSTRATION ONLY

A READY-INSTALLED SOLAR PANELS

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



FOR ILLUSTRATION ONLY

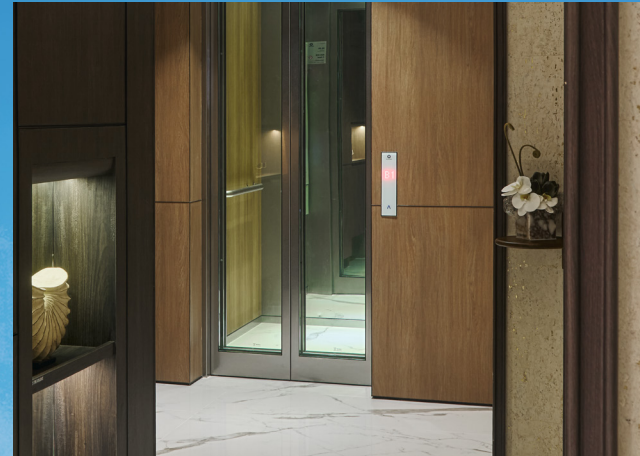
B EV-READY INFRASTRUCTURE

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.

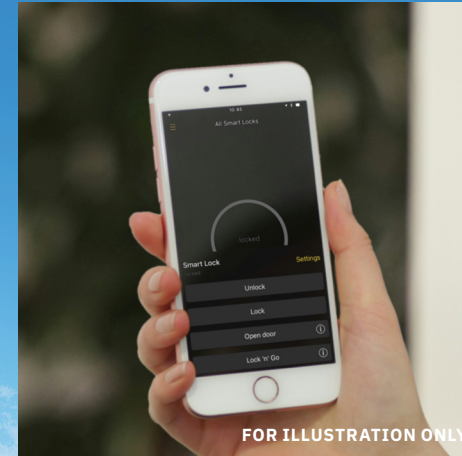


E SEAMLESS INDOOR- OUTDOOR LIVING

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

F PASSIVE COOLING & NATURAL VENTILATION

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



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.

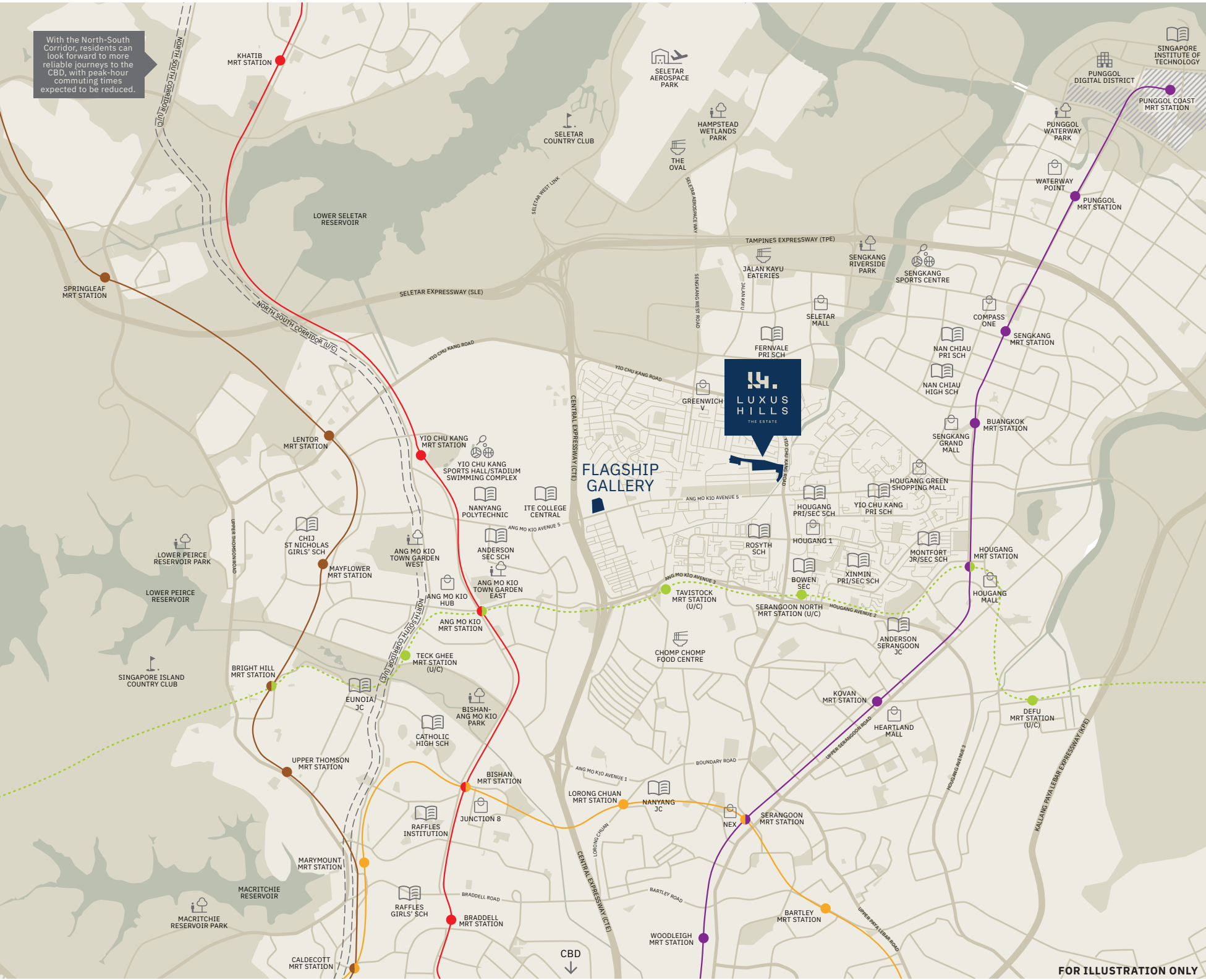


Masterfully crafted neighbourhood in Seletar Hills



Set within the established grounds of Seletar Hills, shaped with care and quiet intention. Once a rubber plantation defined by time, patience and continuity, its enduring spirit lives on in a neighbourhood designed to feel settled, lasting and familiar —one with its own distinctive and timeless identity.

An Address Shaped by Quiet Rhythms



CONNECTIVITY	EDUCATION	RETAIL & DINING
5min Central Expressway (CTE) 8min Seletar Expressway (SLE) 11min Tampines Expressway (TPE)	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	5min Greenwich V 5min Hougang 1 5min Hougang Green Shopping Mall 6min The Seletar Mall 7min Sengkang Grand Mal 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
PARKS AND RECREATION	BUSINESS	
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	10min Seletar Aerospace Park 19min Punggol Digital District 22min CBD	
LEGEND EXPRESSWAY MAJOR ROAD MINOR ROAD GREEN SPACES RESERVOIRS PUNGGOL DIGITAL DISTRICT NORTH-SOUTH MRT LINE CIRCLE MRT LINE THOMSON-EAST COAST MRT LINE NORTH-EAST MRT 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.		

Costly renewals: Transforming an old landed house into your dream home is getting harder

Rising land and construction costs have made landed property ownership much more elusive. BY CORINNE KERK

IN A landed estate in the east sits a pair of mismatched semi-detached houses. One is a modern, two-and-a-half-storey structure, while the other has clearly seen better days. It is a sight that is familiar in similar residential areas, where old houses that are rebuilt by new owners stand alongside their unrenovated counterparts.

It is also a striking example of what urban renewal looks like in Singapore's landed property districts. Unlike HDB estates which are upgraded when the government steps in, private estates rely on the piecemeal sale and rebuild of old houses for a neighbourhood refresh.

Landed homes, which are estimated to form only around 5 per cent of all dwellings in Singapore, represent the pinnacle of private residential living. Beyond serving as legacy family homes, they are also a long-term wealth preservation tool, especially given Singapore's land scarcity.

With hardly any supply coming out of government land sales, most people get their hands on such property via the resale market. In many cases, these assets become available via estate sales after their owners die or when elderly owners cash out to enjoy their retirement in a smaller property, says Geryl Lim, deputy branch associate director with property firm OrangeTee.

"Some of these old houses are tenanted, but because their conditions are not ideal, the rental returns are usually not very attractive, especially with escalating property taxes. So owners would rather sell than have to manage a lot of maintenance issues."

He also knows of others who sell and give the proceeds to their children before they die, to avoid potential fights over their estate.

In this wealth transfer, old landed homes are sold to owner-occupiers or boutique developers who rebuild the property for sale. As a result, neighbourhoods are reinvigorated, with younger families moving in.

Sticker shock

The resulting streetscape from the rebuilding may or may not be to one's liking. But one thing's for sure, buying such properties has become increasingly difficult for landed home aspirants, thanks to hikes in both land and construction costs, especially over the last few years.

In the past decade, the median price of landed (excluding strata landed) properties have risen by 60 per cent to reach \$54.9 million, notes Christine Sun, Realcon (OrangeTee & ETC) Group chief researcher and strategist. Over the last five years alone, prices hiked by 48 per cent.

As entry-level landed prices hit the \$55 million mark in 2026, Benedict Choa, chief executive officer and founder of specialised design and build entity, Kapa Design Co, notices more old landed houses being put up for sale. "Many pioneer generation owners are choosing to divest and downsize, while younger families are looking for old plots specifically to rebuild into their forever homes. We've also seen a new trend where owners are sub-dividing their land and passing it down to their children."

Depending on the district, buyers today can expect to pay roughly \$51,600 to \$52,800 per square foot (psf) for freehold land, he says.

Adds Sing Tien Foo, provost's chair professor at the Department of Real Estate, National University of Singapore Business School: "Landed housing values will increase through redevelopment or upgrading through renovation, where the capital expenditure is translated into higher prices."

And that capital expenditure is getting ever more eye-watering.

Choa says rebuilding costs have risen by approximately 20 to 30 per cent over the last three years, due to labour scarcity and material inflation.

"In 2026, for a high-specification design and build project that includes architectural fees, authority submissions and premium finishes, buyers should expect costs starting from \$5480 to \$5600 psf of built-up area," he estimates.

He notes that realistic rebuilding budgets (including construction and professional fees) range from \$51.8 million to \$52.2 million for terraced homes, \$52.5



Kapa's pair of semi-detached houses in Westlake Avenue were rebuilt from a bungalow. Rather than produce a mirrored pair, the two homes were designed as a considered whole to look like part of an evolving streetscape. PHOTO: GOOGLE MAPS/KAPA DESIGN CO



Landed estate rejuvenation is often a piecemeal process. PHOTO: GOOGLE MAPS



The before and after photos of a rebuilt semi-detached house. PHOTO: ARSEA GROUP

million to \$53.5 million for semi-detached houses and \$54.5 million and above for bungalows.

The hefty additional buyer's stamp duty imposed on developers who acquire houses only to do addition and alteration works instead of a rebuild before selling them, is also a disincentive for them to keep the house's original structure.

To "make economic sense", Raj Nainani, director of landed home developer, Arsea Group, looks for old, single-storey houses to buy and rebuild. Arsea currently has around \$5200 million worth of landed homes for sale.

"We sold a corner terrace at least six months back for around \$57.8 million, but... prices are all going up further. So our smallest homes, which are corner terraces, will cost at least \$58.5 million."

A pit stop

For such high price tags, homeowners and buyers expect to get some bang for their buck – which also explains why new homes tend to tower over old ones.

To "make economic sense", Raj Nainani, director of landed home developer, Arsea Group, looks for old, single-storey houses to buy and rebuild.

"The need to maximise gross floor area (GFA) is number one," says Nainani. "This also means the buyers' extended family can live with them."

Secondly, in an ageing society, the dwellings have to be elderly-friendly, so homeowners can age in place. "All our homes today have lifts, be it a terraced, semi-detached or detached house. That's the standard now because buyers expect it."

In addition, clients want natural light in the house without the heat, as well as lifestyle facilities that enhance their quality of life and the asset's value, such as home gyms and swimming pools, says Kapa's Choa.

"The neighbourhoods will become more vertical and modern, but also greener because modern building codes require better drainage and greenery replacement. So while the old kampung feel may fade, it's being replaced by a sophisticated, lush urban forest aesthetic that's much more sustainable for Singapore's future climate."

Those who engage Kapa's services from sourcing and acquiring a suitable site to handover of a newly built house are typically busy professionals or investors seeking a full "turnkey" experience.

Of late, Nainani's experience is that a growing number of newly minted Singaporeans have been picking up landed property – whose ownership is strictly regulated by the government.

"When we first started selling homes over a decade ago, we saw Singaporeans from many walks of life coming for viewings. But over the last four to five years, we've seen a larger proportion of newly minted citizens who were formerly mainland Chinese and, to some extent, ... from India."

Given the financial constraints of building their dream homes, OrangeTee's Lim says he has seen a trend where buyers are making a "pit stop" – by first buying an old landed house and doing sufficient refurbishment before moving in. They will then consider selling it four years down the road, past the holding period that attracts a seller's stamp duty, before purchasing or building their bigger, ideal abode.

These are Henrys – "high earners but not rich yet" – buyers who are typically professional couples in their 30s doing well in their careers and expecting to do "even better". Many of them also have the financial support of their parents to help in down payments or renovation costs.

"For an intermediate terraced house with a land size in the 1,700 square foot range, we're looking at transactions above \$56.2 million," says Lim, who focusses more on District 15 landed homes. "In fact, most brand new houses right now are closer to the \$57 million mark. In contrast, the entry price for an old unit is about \$54 million to \$54.2 million. That's a big difference. Some buyers of the old houses would rather put another \$5500,000 to \$5800,000 for refurbishment or addition and alteration works, and then prepare for the next move when their property appreciates in value."

While prices of newly built homes will also rise in tandem in a few years' time, such buyers "know that if they do not enter the landed market now, they will be lagging even further behind."

So, if one has the budget and is in the market for an old house to makeover, where should one look?

Choa says estates such as Opera Estate (District 15), Serangoon Gardens (District 19) and parts of District 13 (MacPherson/Sennett) are ripe for renewal. "They have a high density of older, single or two-storey houses that do not yet utilise the full allowable GFA under current guidelines."

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11 Case Analysis

Rebuild
Versus
Brand New

Rebuild Versus Brand New



For less than \$1 million price difference*, homeowners can upgrade to a larger, modern home complete with an electric lift, EV charging provisions, and solar panel infrastructure—without the time, uncertainty, and escalating costs involved in rebuilding an older landed property.

In comparison, rebuilding a landed home in an earlier phase of Luxus Hills could cost almost \$2 million* before factoring in temporary accommodation, regulatory approvals, construction delays, design coordination, and additional fitting-out expenses.

A brand-new home offers immediate enjoyment. Instead of navigating the lengthy rebuilding process, homeowners can move straight into a thoughtfully designed home that is ready for modern family living. It presents a smarter and more efficient alternative for homeowners seeking greater value, enhanced comfort, and future-ready features without the stress and hidden costs often associated with rebuilding an ageing landed property.

Our analysis* shows that purchasing a brand-new landed home is both more cost and time-efficient for homeowners than rebuilding an existing property.

PHASES	LUXUS HILLS EARLIER PHASE	LUXUS HILLS THE ESTATE CURRENT PHASE
Price	\$4.78 mil ¹	Estimated \$5.5x mil [#]
Year of Completion	2011	Estimated 2028
Age	15 years	Brand New
Tenure	999-Year Leasehold	999-Year Leasehold
Land Size	1,615 sq ft	1,615 sq ft
Approx. Built Up	3,700 sq ft	4,000 sq ft
Electric Lift	No	Yes
EV Charging Infrastructure	No	Yes
Rooftop Solar Panels	No	Yes
APPROXIMATE COST FOR A BRAND-NEW HOME	REBUILD	UPGRADE TO BRAND NEW
	\$1.92 mil* (\$480 psf ² x 4,000 sq ft)	For less than \$1 mil price difference*

1 SOURCE: WWW.URA.GOV.SG
2 SOURCE: BUSINESS TIMES ARTICLE 10 APRIL 2026
* AN ESTIMATE FOR ILLUSTRATION ONLY
SUBJECT TO CHANGE



ARTIST'S IMPRESSION



HELD FOR
GENERATIONS

LUXUS
HILLS

THE ESTATE

999-YEAR
LEASEHOLD

A Rare Estate with
999-year Leasehold

Brand New
Landed Homes

4—5 Levels of Living Space
From 4,000 sq ft

Private
Electric Lift

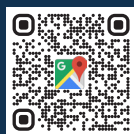
5 Ensuite
Bedrooms

Future Living —
Solar Panels and EV Ready

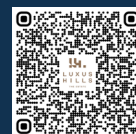
Proudly Developed by



BUKIT SEMBAWANG
ESTATES LIMITED



VISIT BSEL LANDED HOMES
FLAGSHIP GALLERY AT
ANG MO KIO AVE 5



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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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