

POLLEN
COLLECTION II

POLLEN LANE



A new vision
for landed living

Rare by design.
Timeless by nature.



Landed in nature. Elevated in life.

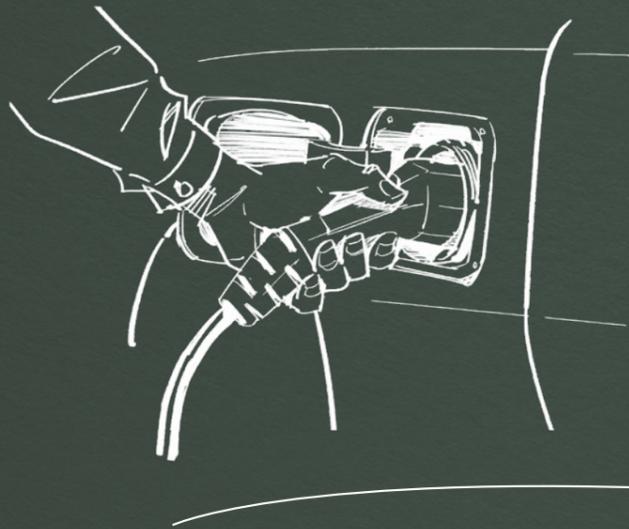
Every home in **Pollen Collection II** reflects Bukit Sembawang Estates' commitment to timeless architecture and functional beauty. Designed by award-winning W Architects, each façade is defined by clean geometry, rhythmic rooflines, and a thoughtful interplay of light and volume.

Inspired by the charm of the Seletar Hills landed enclave and modern minimalist principles, these homes stand out for their quiet elegance. Each street has its own unique identity, woven together to form a cohesive precinct full of character.



POLLEN LANE

Artist's Impression



future-ready

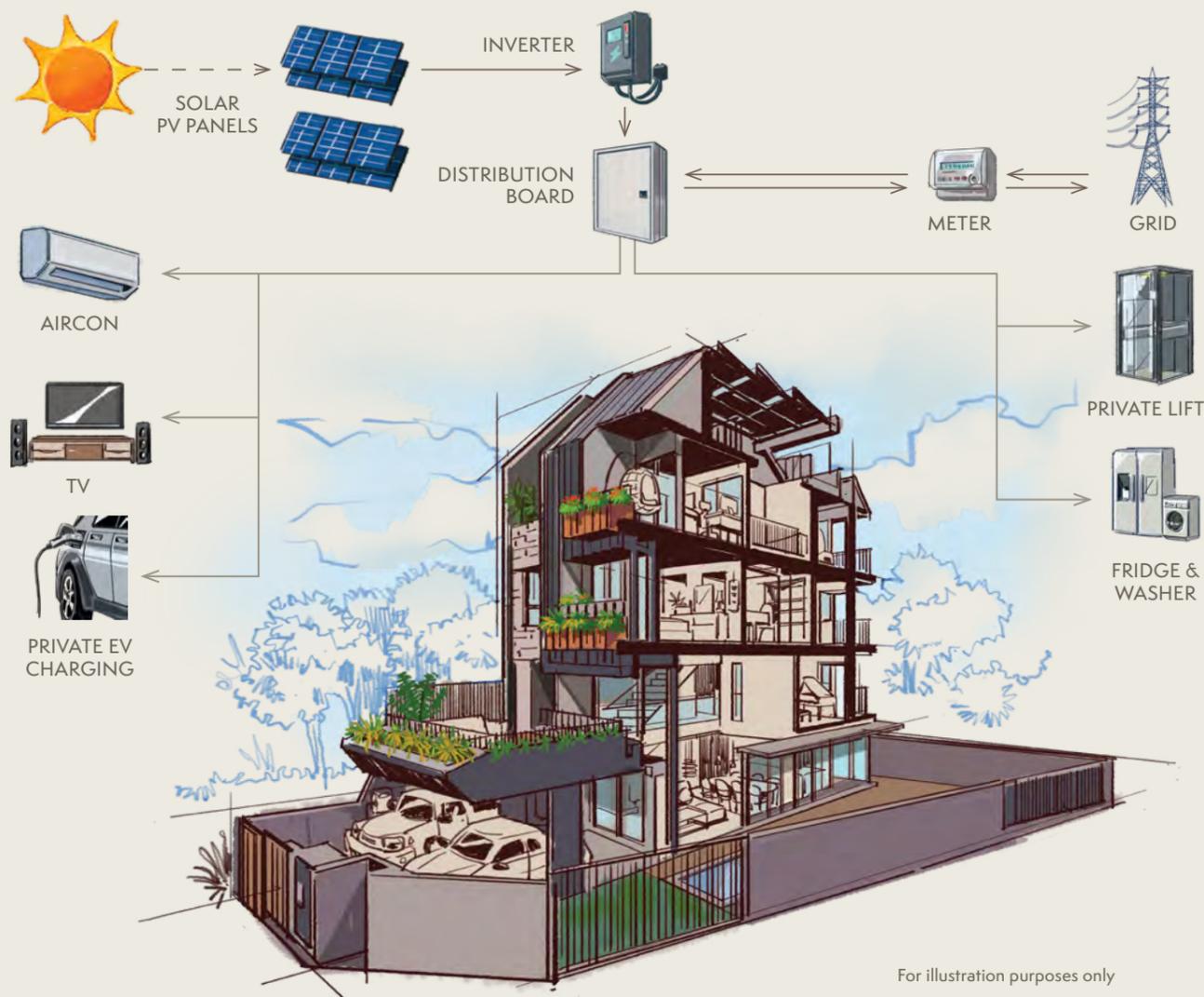
A home designed not just for today, but for every tomorrow, with energy-conscious features and enduring comfort for all who will call it home.



Where every detail looks to the future

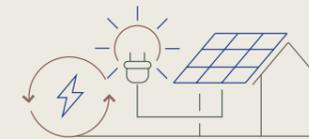
Pollen Collection II is designed with tomorrow in mind. As Singapore's leading landed home developer, these residences built by Bukit Sembawang Estates offer rooftop solar panels that optimise sunlight capture, powering daily essentials like your home lift or EV charging, delivering significant cost savings over time.

From smart home features that give you control at your fingertips to passive cooling innovations and water-saving features, every detail is thoughtfully engineered for a lifestyle that's lighter on resources—so you enjoy the benefits, effortlessly.



For illustration purposes only

POLLEN COLLECTION II



Solar powered

Sustainable living and optimal cost savings with integrated rooftop solar panels



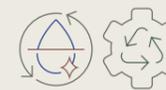
Energy efficiency

Energy efficient air-conditioning and a private lift provide comfort and convenience to your daily life with lower power consumption



Passive cooling & natural ventilation

North-south orientation and strategically placed open terraces enhance cross ventilation and daylight while reducing glare and heat



Water-saving features

Water-efficient fittings and appliances help reduce water usage and utility costs



Environmentally sustainable

Green-labelled materials reduce carbon footprint, while low-VOC (Volatile Organic Compounds) paint improves indoor air quality



Smart home features

Smart home gateway integrates smart home features such as smart air-conditioning, smart gate, smart digital lockset to main door and smart audio-visual doorbell intercom, allowing seamless control via mobile application



POLLLEN RISE															POLLLEN RISE																
B3	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B1	B1	B	B	B	B	B	B	B	B	B	B	B	B	B	B	E2
1	3	5	7	9	11	13	15	17	19	21	23	25	27	29	31	33	35	37	39	41	43	45	47	49	51	53	55				
POLLLEN LANE															POLLLEN LANE																
B3	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B1	B2	B	B	B	B	B	B	B	B	B	B	B	B	B	B	E2
2	4	6	8	10	12	14	16	18	20	22	24	26	28	30	32	34	36	38	40	42	44	46	48	50	52	54	56	58	60		
POLLLEN TERRACE															POLLLEN TERRACE																

SITE PLAN



A visionary master-planned precinct

As the latest chapter in a proud legacy, **Pollen Collection II** brings together architecture, lifestyle, sustainability and a true sense of belonging. This is a rare opportunity to call an exceptional residence your own.

ESS : Electrical Substation
MDF : Main Distribution Frame Room

Artist's Impression



space

Here, every space flows with life and is designed to support your journey, no matter where it leads or how it changes.

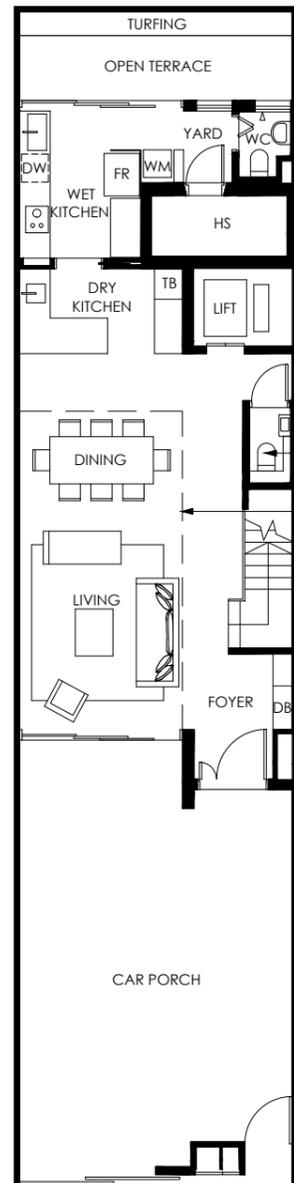


Intermediate Terrace - Type B (House No. 3,7,11,15,19,23,27,33,37,41,45,49 Pollen Lane)

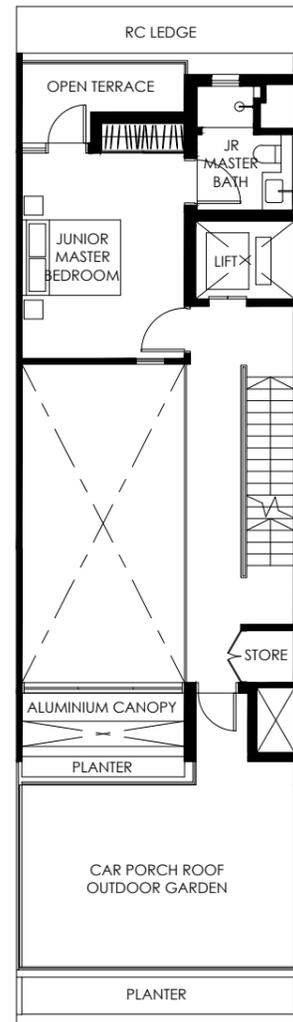
Land Area: 150.0 sq.m.

Estimated Floor Area: 414.1 sq.m.

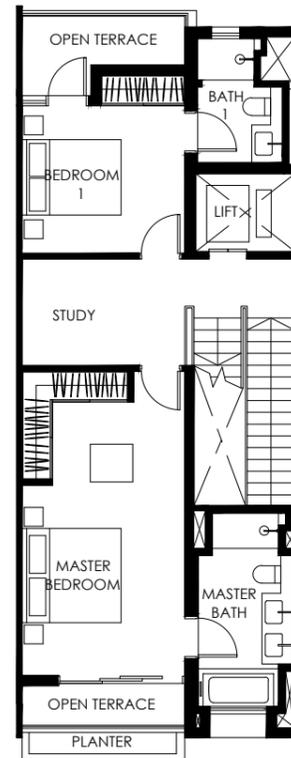
Inclusive of car porch, car porch roof outdoor garden, open terrace, open roof terrace and planter



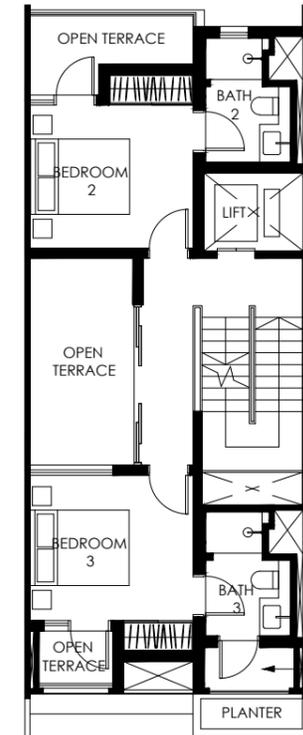
1st Storey



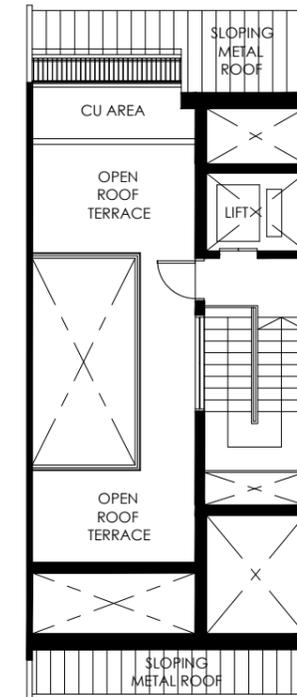
1st Storey Mezzanine



2nd Storey



3rd Storey



Attic

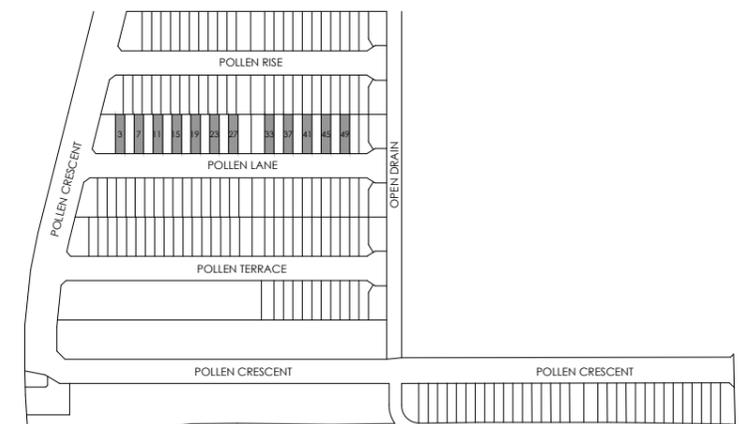
POWDER ROOM
DOTTED LINE DENOTES VOID AREA ABOVE LIVING & DINING



VOID

- LEGEND: (WHERE APPLICABLE)
- HS : HOUSEHOLD SHELTER
 - DB : DISTRIBUTION BOARD
 - FR : FRIDGE
 - WM : WASHING MACHINE
 - WC : WATER CLOSET
 - TB : TALL BOY (OVEN & STEAM OVEN)
 - DW : DISH WASHER
 - RC : REINFORCED CONCRETE
 - CU : CONDENSING UNIT

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.

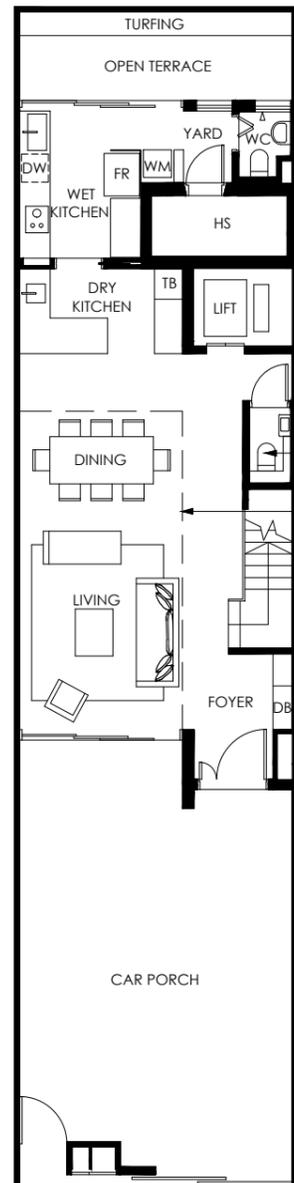


Intermediate Terrace - Type B (House No. 5,9,13,17,21,25,35,39,43,47,51 Pollen Lane)

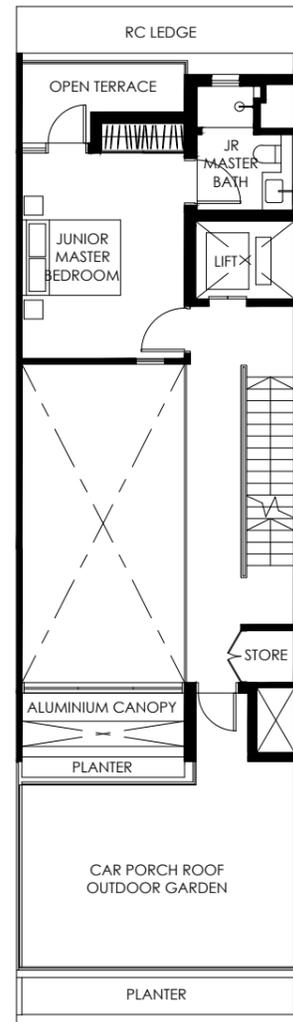
Land Area: 150.0 sq.m.

Estimated Floor Area: 414.1 sq.m.

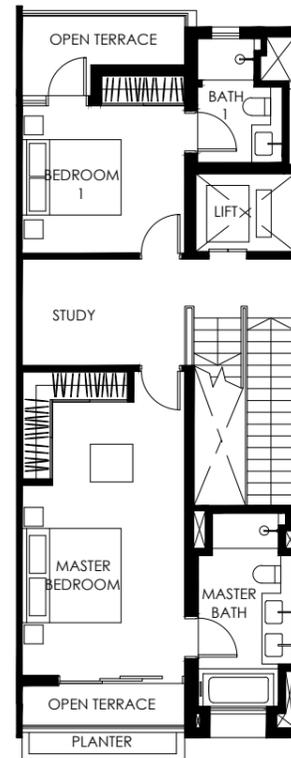
Inclusive of car porch, car porch roof outdoor garden, open terrace, open roof terrace and planter



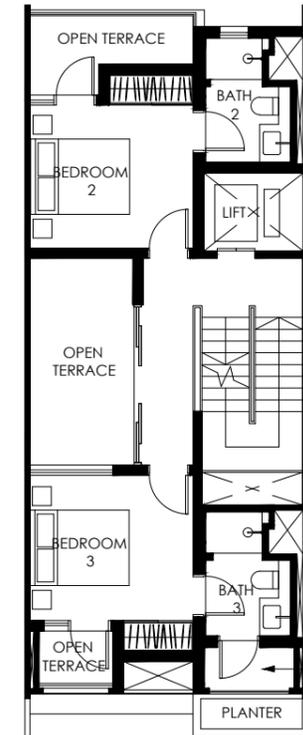
1st Storey



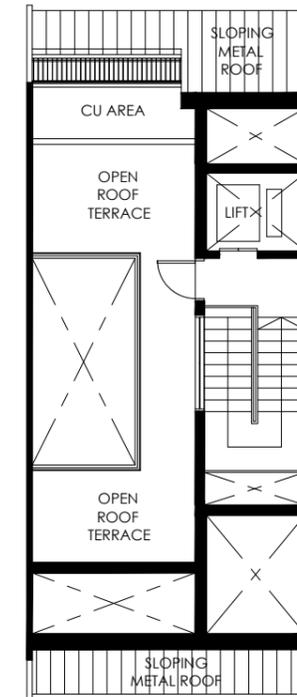
1st Storey Mezzanine



2nd Storey



3rd Storey



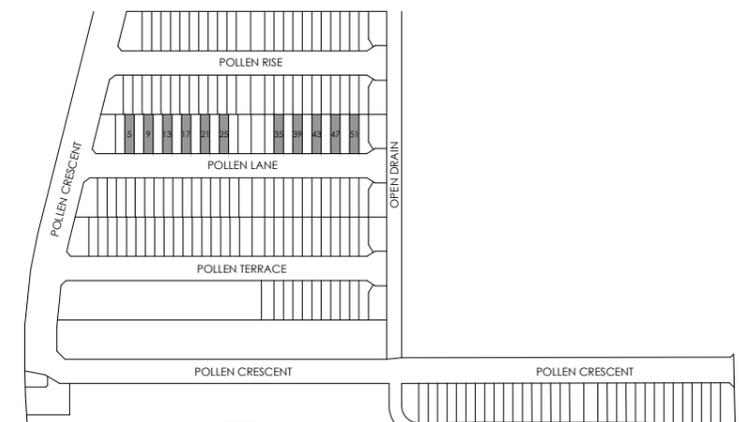
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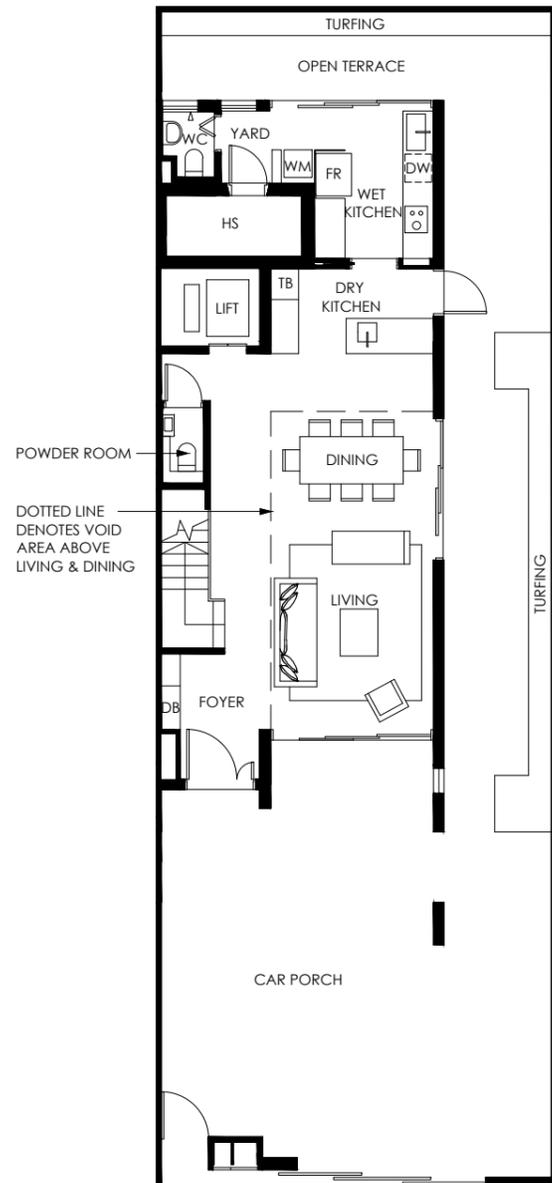


Corner Terrace - Type B1 (House No. 29 Pollen Lane)

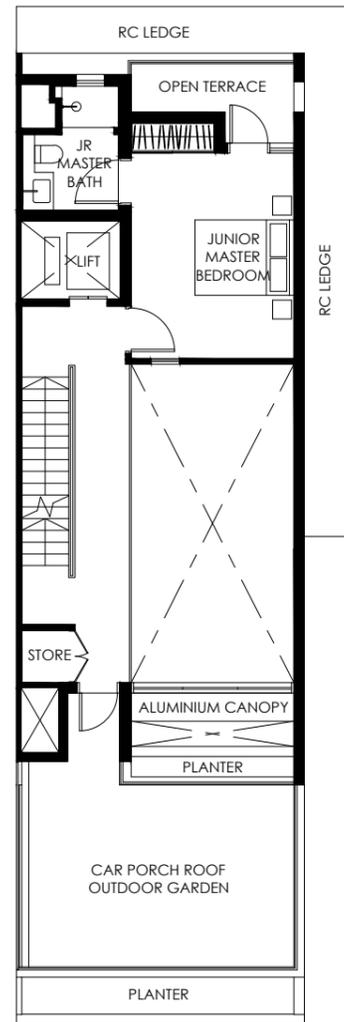
Land Area: 212.5 sq.m.

Estimated Floor Area: 426.6 sq.m.

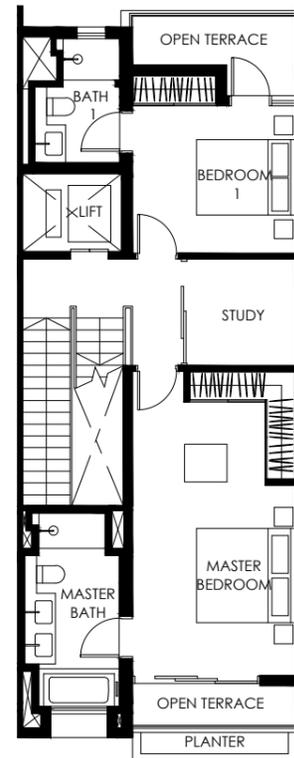
Inclusive of car porch, car porch roof outdoor garden, open terrace, open roof terrace and planter



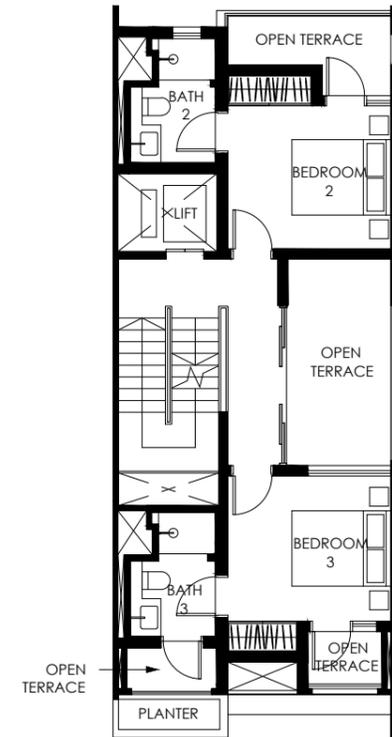
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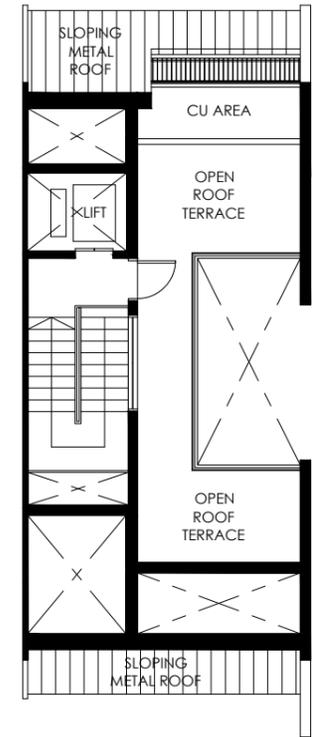
1st Storey Mezzanine



2nd Storey

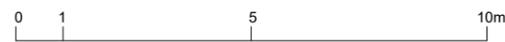


3rd Storey



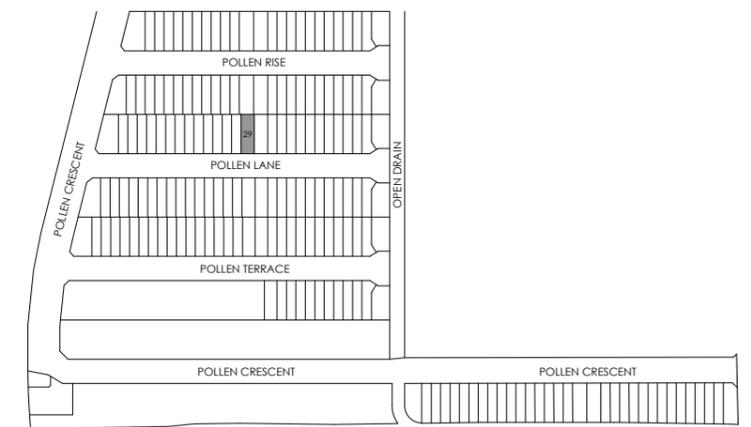
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VOID

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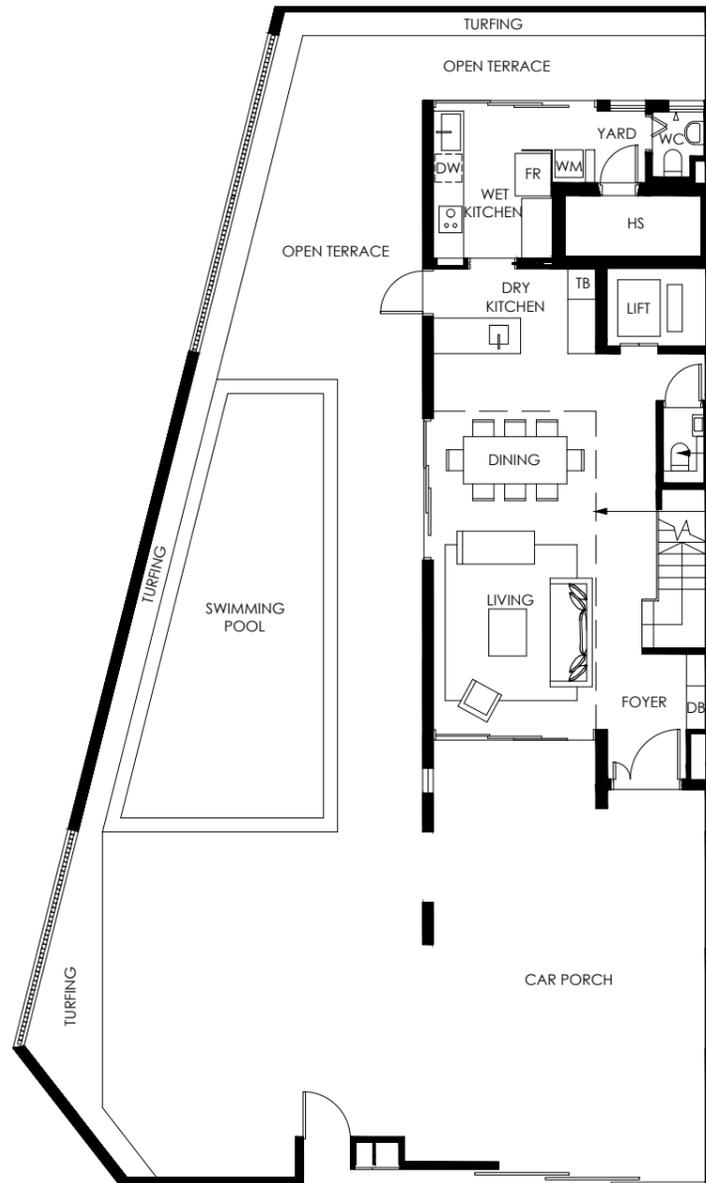


Corner Terrace - Type B3 (House No. 1 Pollen Lane)

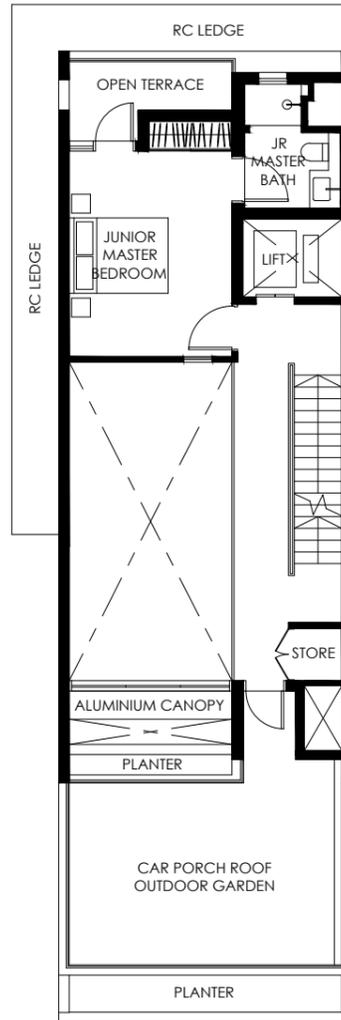
Land Area: 305.4 sq.m.

Estimated Floor Area: 455.3 sq.m.

Inclusive of car porch, car porch roof outdoor garden, open terrace, open roof terrace, planter and swimming pool



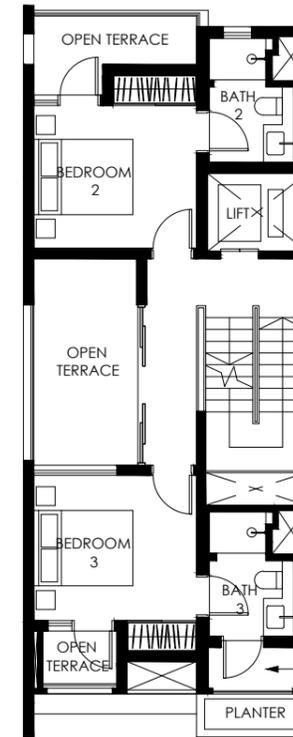
1st Storey



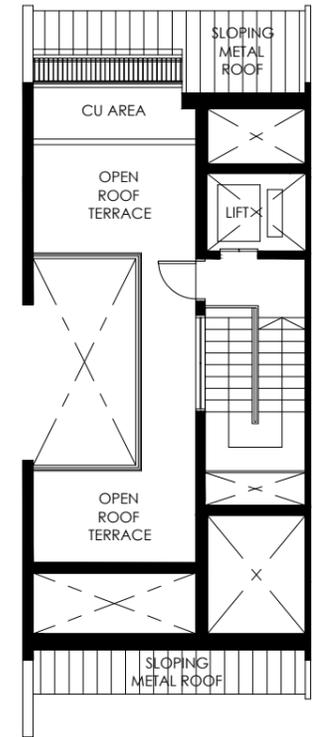
1st Storey Mezzanine



2nd Storey



3rd Storey



Attic



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 - WC : WATER CLOSET
 - TB : TALL BOY (OVEN & STEAM OVEN)
 - DW : DISH WASHER
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KEY PLAN
(NOT TO SCALE)

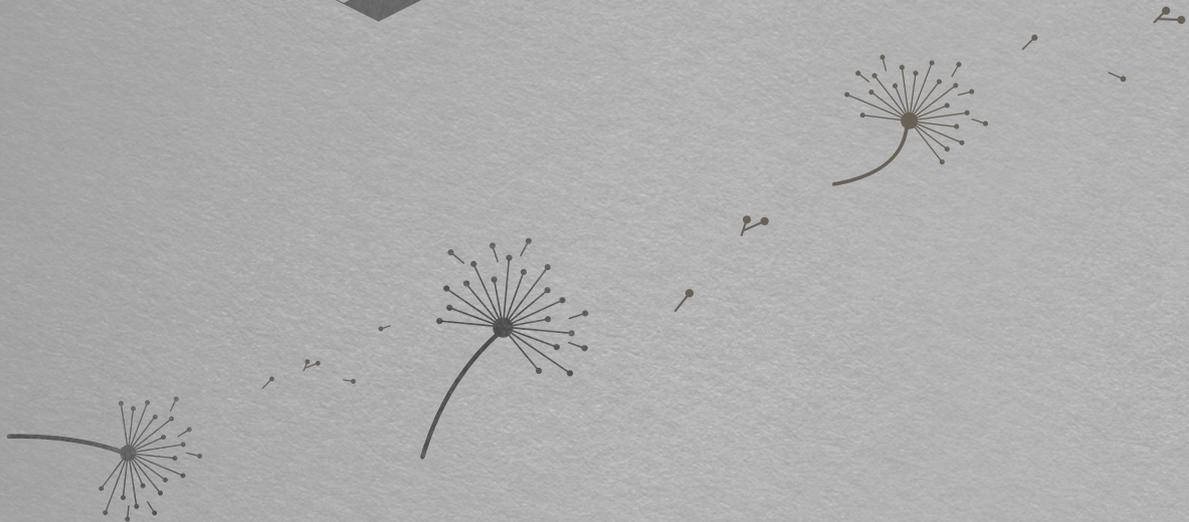
8800 0333

pollencollection2.sg

A NEW VISION FOR LANDED LIVING



BUKIT SEMBAWANG
ESTATES LIMITED



Name of Developer: Singapore United Estates (Private) Limited [UEN 195500005N] • Housing Developer's License No.: C1489 • Location of the Project: Lot No. 19096K, 19094T and 19093P (formerly known as Lot No. 18634W PT and 9934W PT) all of Mukim 18, Singapore at Nim Road/Ang Mo Kio Avenue 5 • Tenure of Land: Leasehold estate of 99-years commencing on 3rd April 2025 • Encumbrances on the Land: NIL • Expected Date of Vacant Possession: 30 June 2029 • Expected Date of Legal Completion: 30 June 2032

While every reasonable care has been taken in preparing the document, the developer and its salesperson or agents do not guarantee the accuracy, reliability, completeness, or suitability of the information in the document.

The developer and its salesperson or agents shall not be held responsible for any inaccuracies or omissions and for any reliance placed by you on the information in this document, and for any loss, damage, cost, or expense incurred by you as a result of any inaccuracies, omissions, or misrepresentation in relation to the information in this document. All statements are believed to be correct but are not to be regarded as statements or representations of fact. All information is subject to changes as may be required.

The developer shall not be bound by any statements, representations, or promises (whether written or oral) by its salesperson or agents or otherwise, except as expressly set forth in the Sale and Purchase Agreement. The Sale and Purchase Agreement embodies the terms and conditions between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements, or statements of intention, whether written or oral, made by the developer and/or its salesperson or agents which are not embodied in the Sale and Purchase Agreement.