

POLLEN
COLLECTION II

POLLEN RISE



A new vision
for landed living

Rare by design.
Timeless by nature.



Landed in nature. Elevated in life.

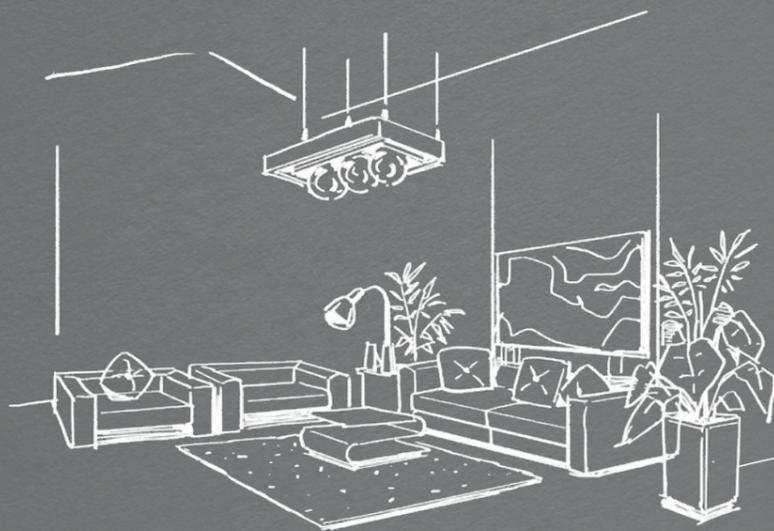
Every home in **Pollen Collection II** reflects Bukit Sembawang Estates' commitment to timeless architecture and functional beauty. Designed by award-winning W Architects, each façade is defined by clean geometry, rhythmic rooflines, and a thoughtful interplay of light and volume.

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 RISE

Artist's Impression



design

Where architecture breathes, light lingers, and every home is a chapter in a story still unfolding.

SIGNATURE FEATURES



1 Five ensuite bedrooms + study

Spacious bedrooms with extra room for work, ideal for multi-generational living

2 Light-filled, airy interiors

Spacious, naturally lit homes designed for comfort and openness

3 Outdoor terrace

A breezy, multi-use space for urban farming, outdoor hobbies, family-bonding and entertaining



4 Glass-door electric lift

A sleek in-home lift for convenient, age-friendly access across levels

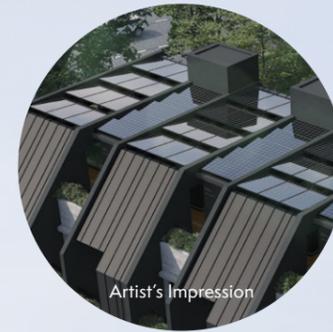
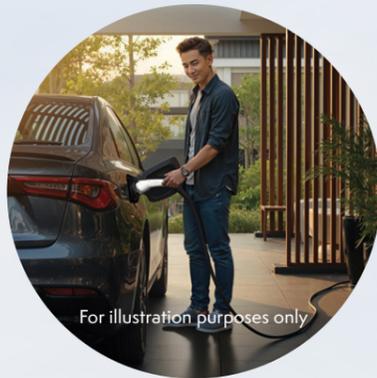


Designed for living, built for life

From rooftop solar panels to lift-accessible, spacious layouts, every detail delivers lasting ease, sustainability, and flexibility for modern landed living.

5 EV-ready infrastructure

Fitted with isolator points for future installation of two EV chargers, supporting low-emission, sustainable mobility



6 Optimised solar integration

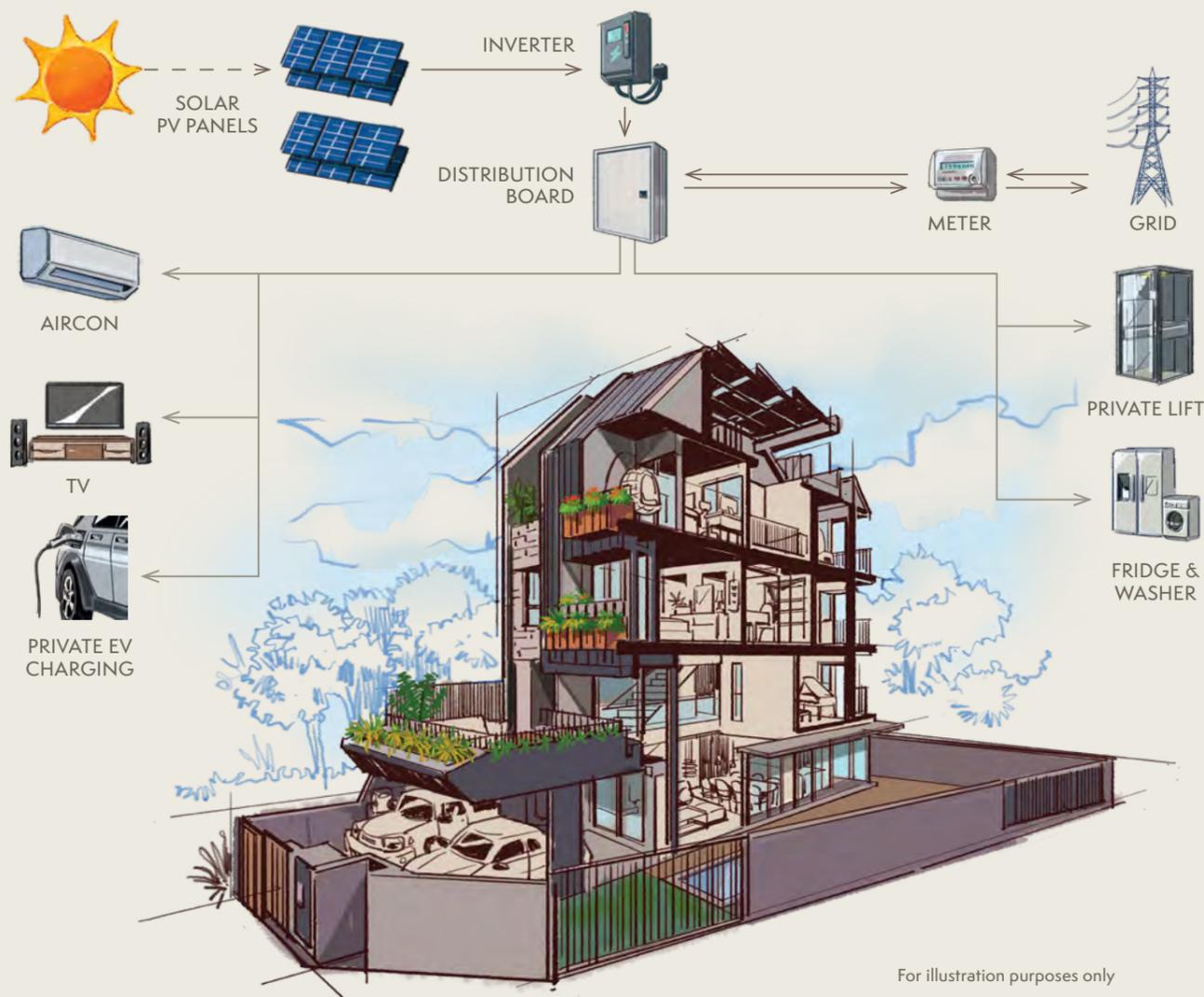
Roof-mounted solar panels are optimised to harness renewable energy, lower costs and support sustainable living



Where every detail looks to the future

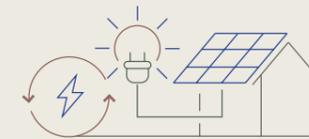
Pollen Collection II is designed with tomorrow in mind. As Singapore's leading landed home developer, these residences built by Bukit Sembawang Estates offer rooftop solar panels that optimise sunlight capture, powering daily essentials like your home lift or EV charging, delivering significant cost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



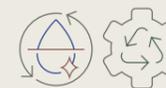
Energy efficiency

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



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.



space

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

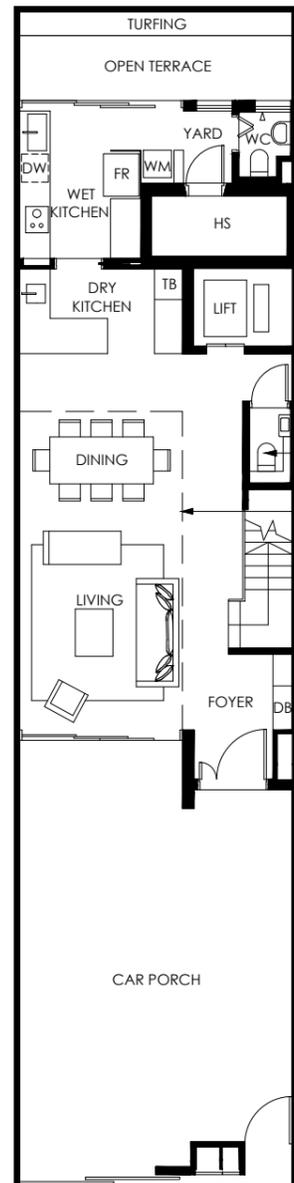


Intermediate Terrace - Type A (House No. 3,7,11,15,19,27,31,35,39,43 Pollen Rise)

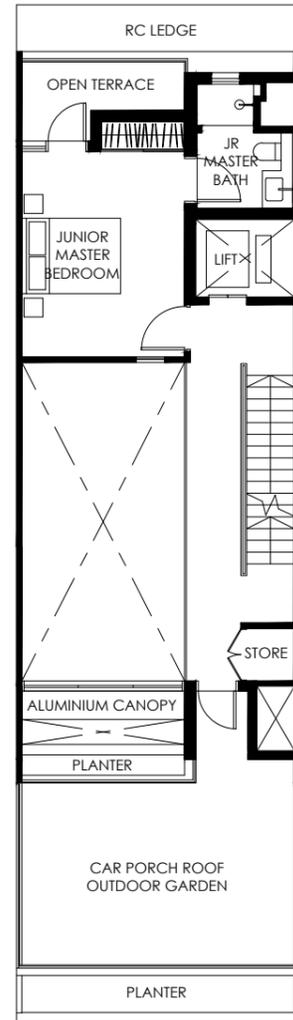
Land Area: 150.0 sq.m.

Estimated Floor Area: 420.4 sq.m.

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



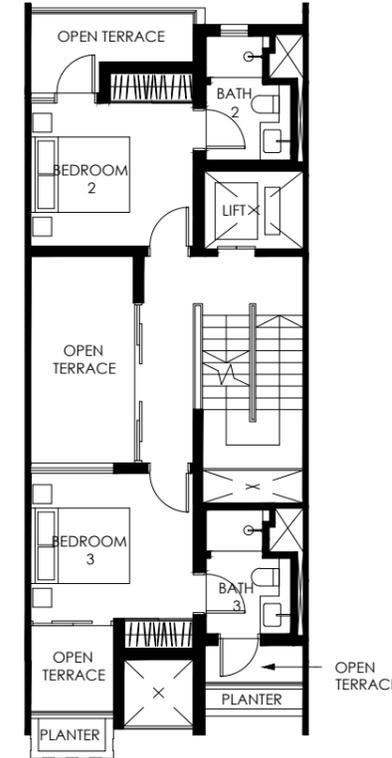
1st Storey



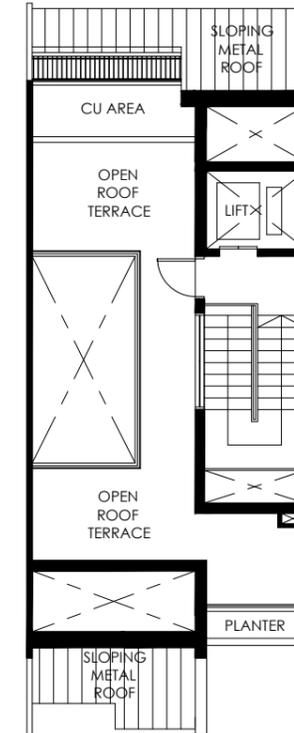
1st Storey Mezzanine



2nd Storey



3rd Storey

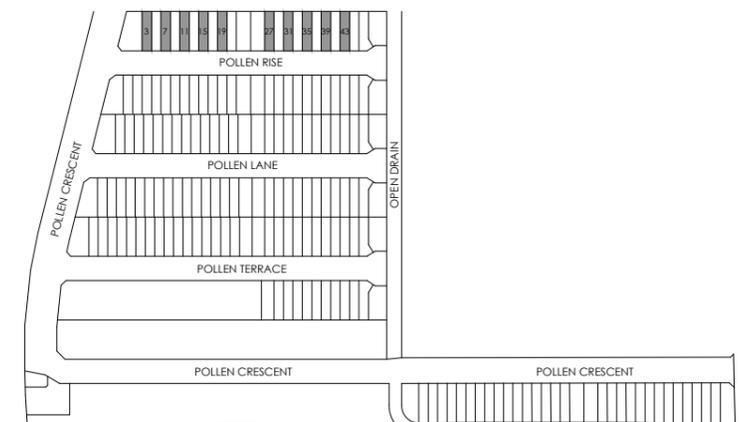


Attic



- LEGEND: (WHERE APPLICABLE)
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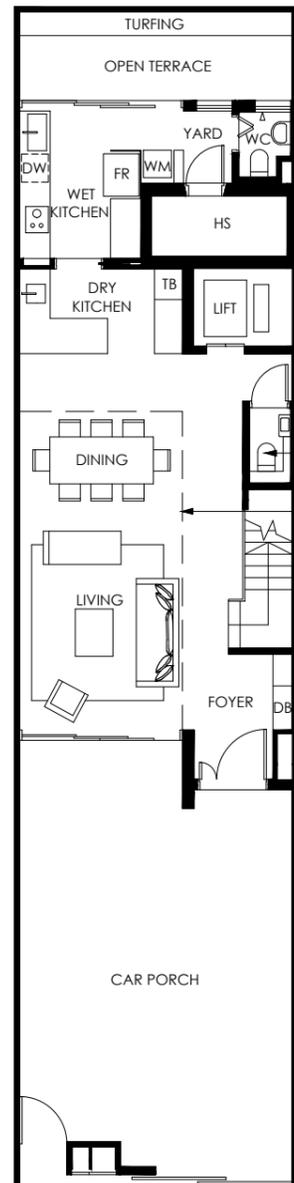


Intermediate Terrace - Type A (House No. 5,9,13,17,21,29,33,37,41,45 Pollen Rise)

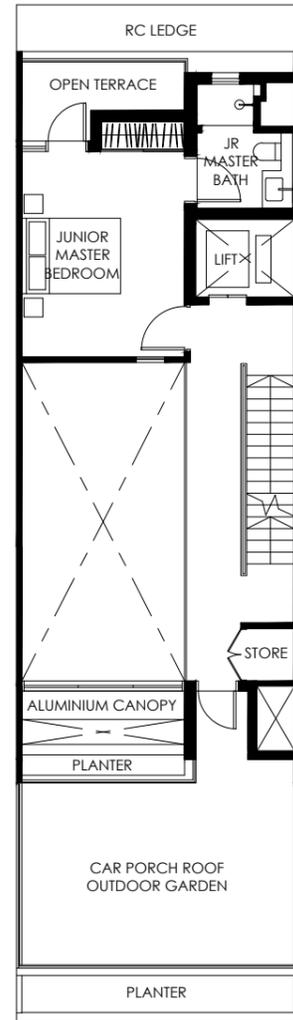
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Inclusive of car porch, car porch roof outdoor garden, open terrace, open roof terrace and planter



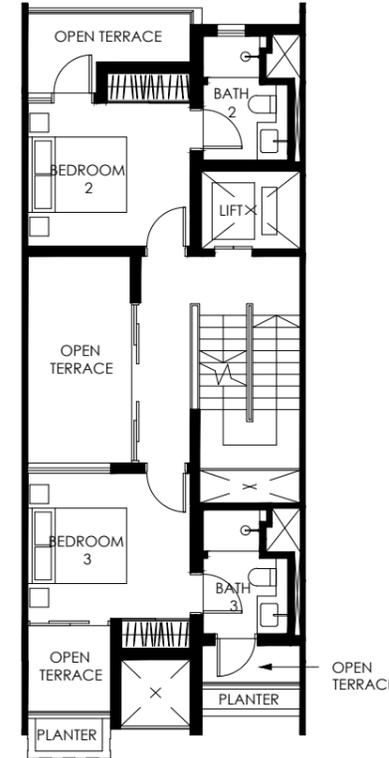
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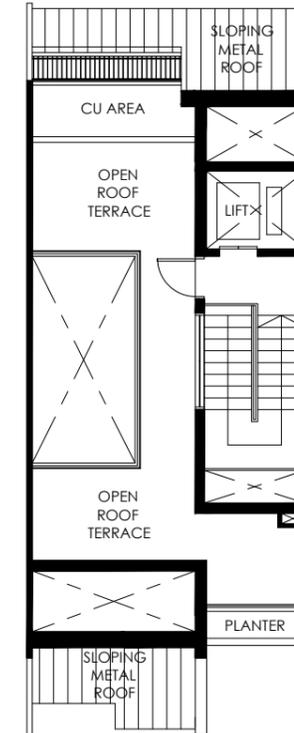
1st Storey Mezzanine



2nd Storey



3rd Storey



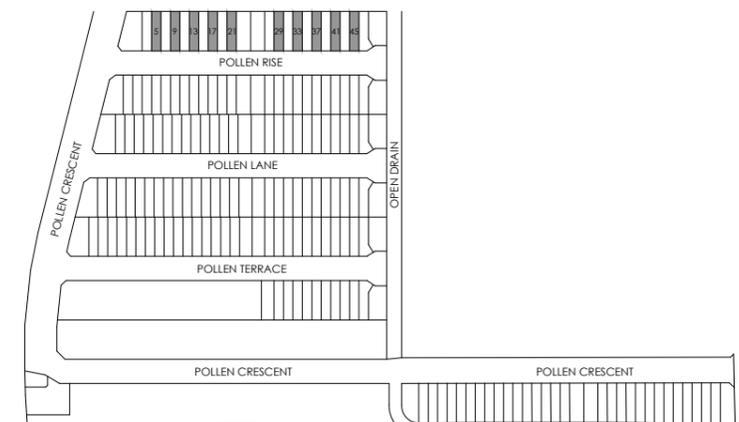
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VOID

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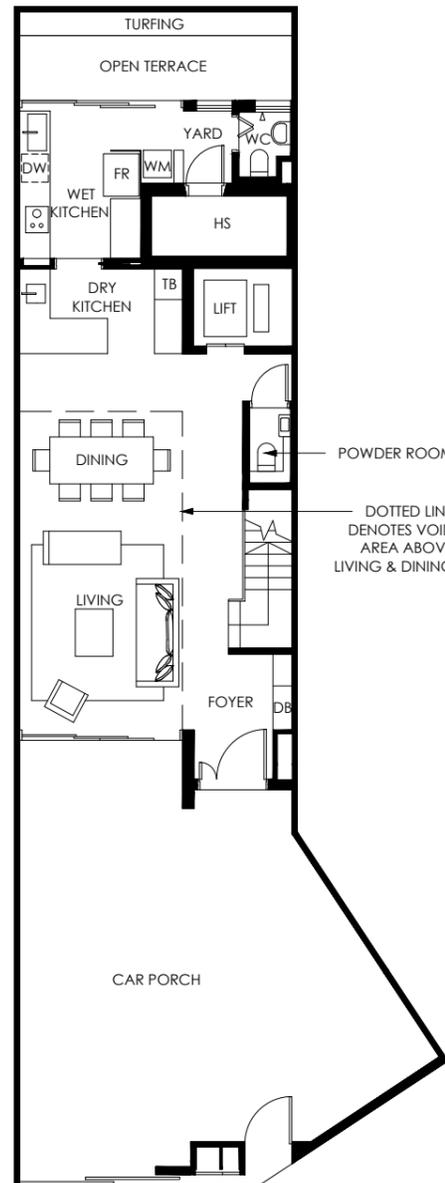


Intermediate Terrace - Type A (House No. 47 Pollen Rise)

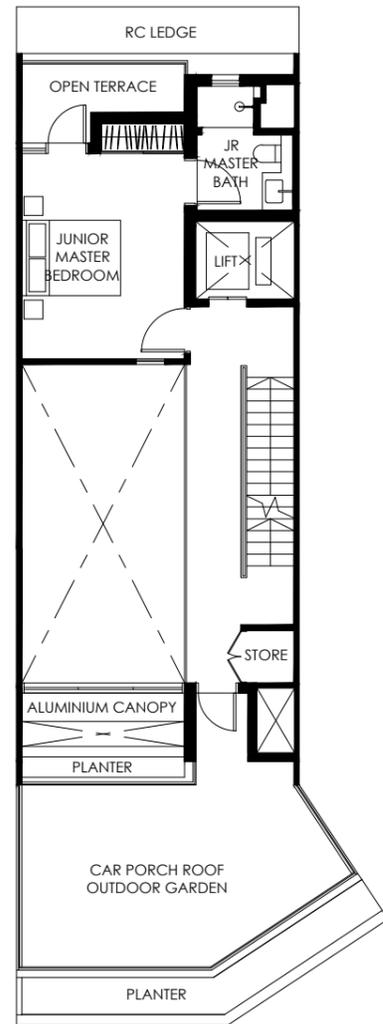
Land Area: 161.0 sq.m.

Estimated Floor Area: 426.3 sq.m.

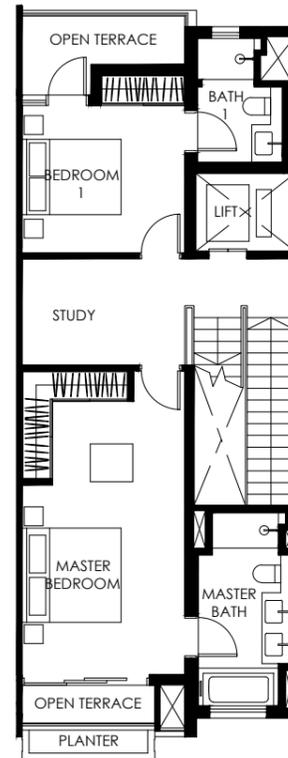
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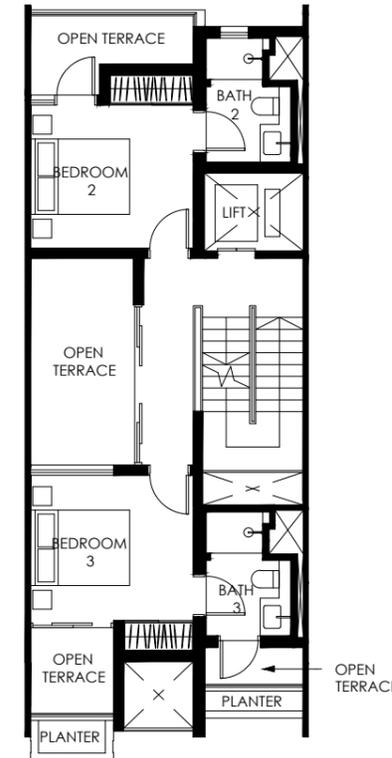
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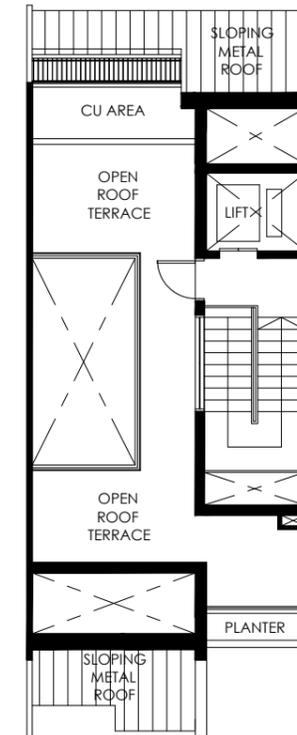
1st Storey Mezzanine



2nd Storey



3rd Storey

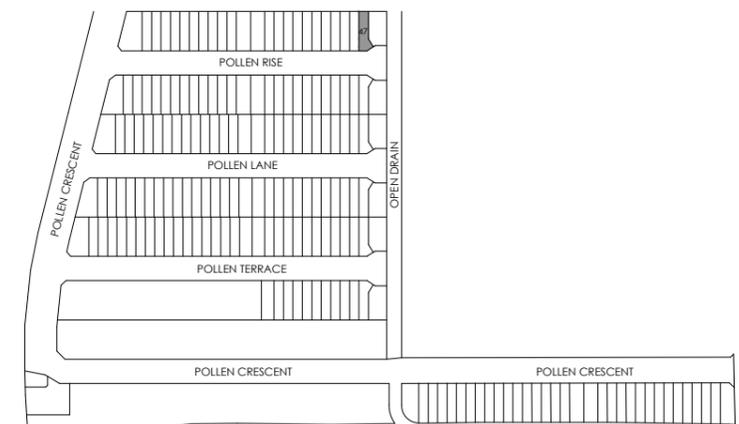


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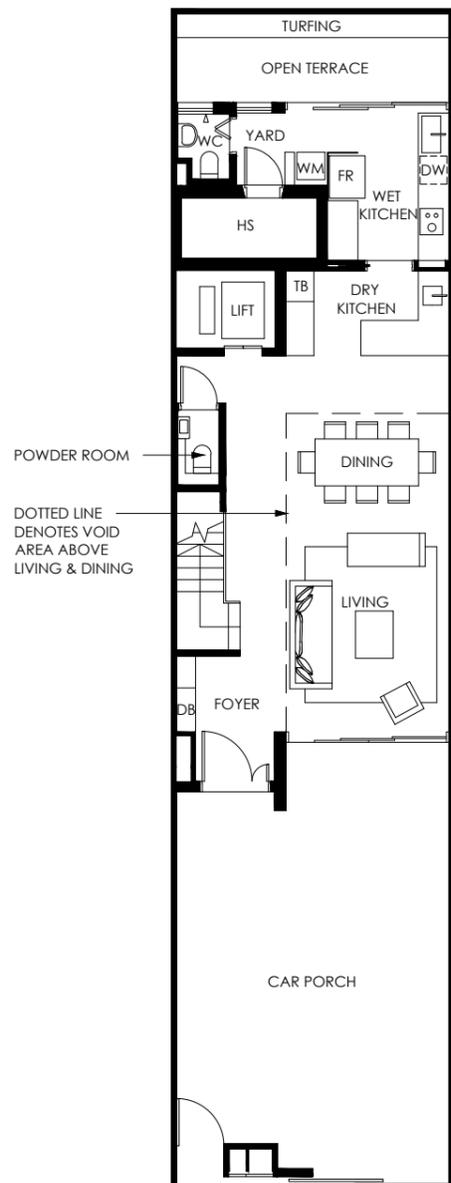


Intermediate Terrace - Type A (House No. 4,8,12,16,20,24,32,36,40,44,48 Pollen Rise)

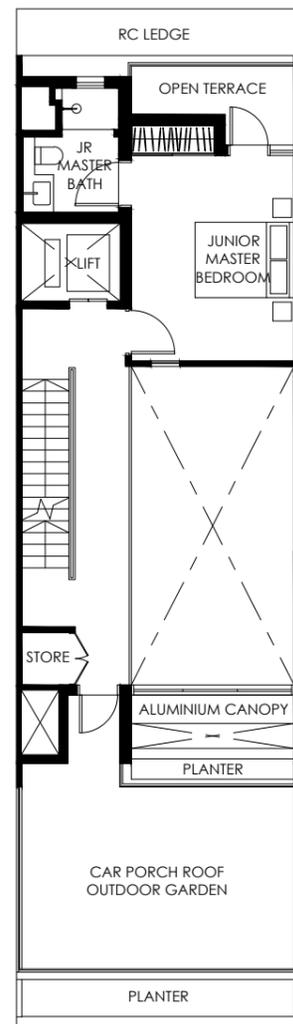
Land Area: 150.0 sq.m.

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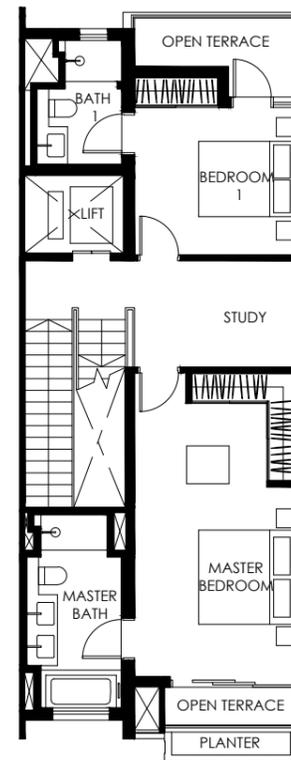
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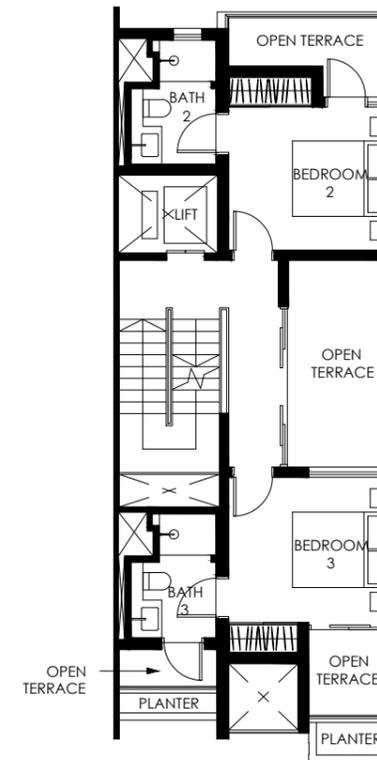
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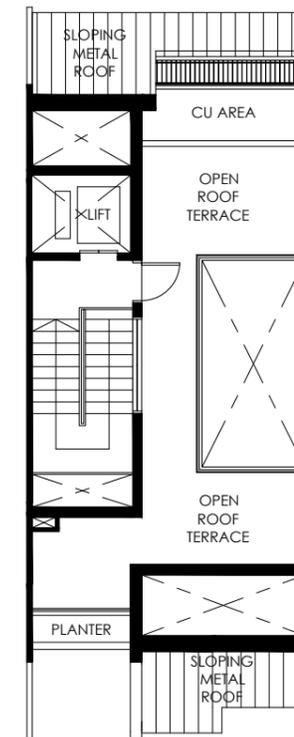
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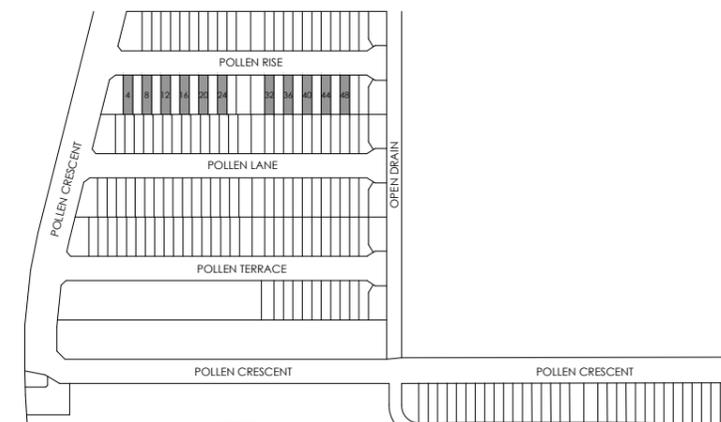


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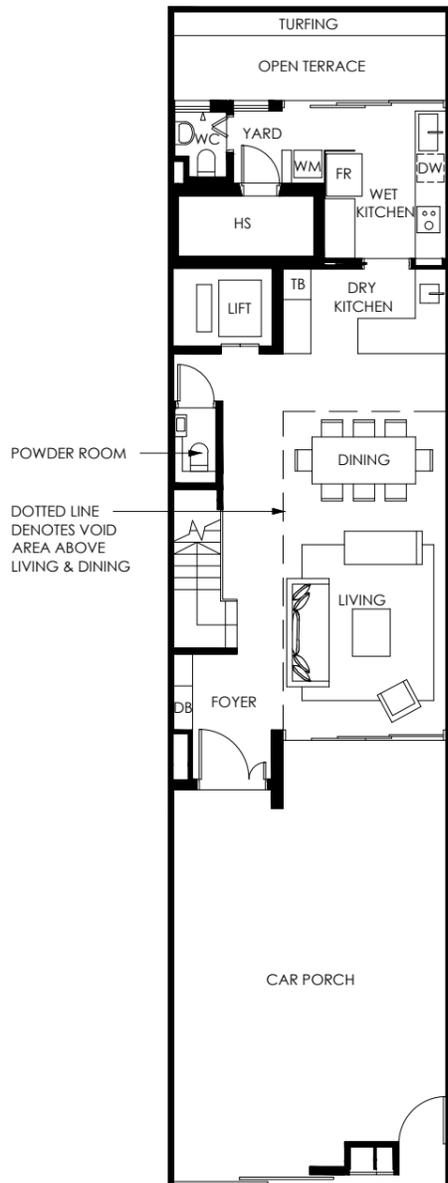


Intermediate Terrace - Type A (House No. 6,10,14,18,22,26,34,38,42,46,50 Pollen Rise)

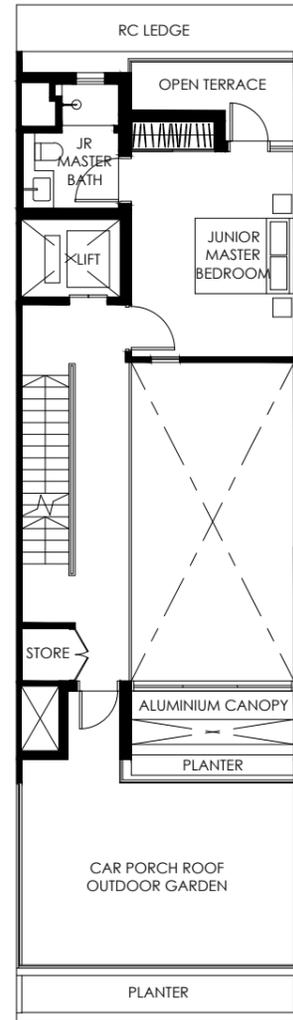
Land Area: 150.0 sq.m.

Estimated Floor Area: 420.4 sq.m.

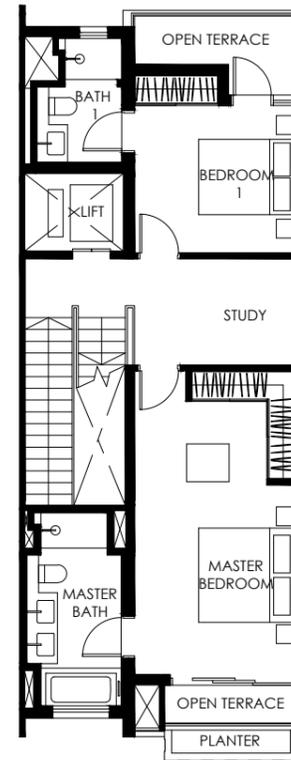
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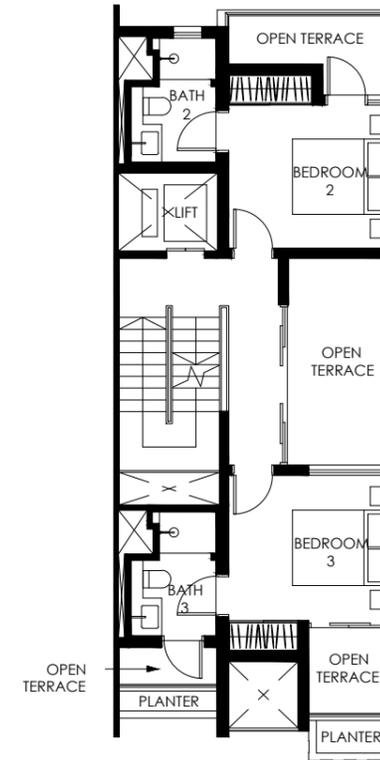
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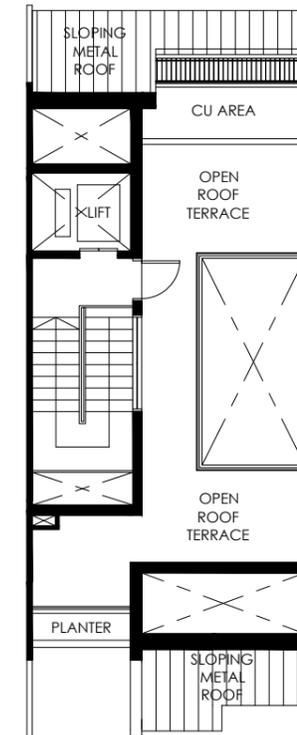
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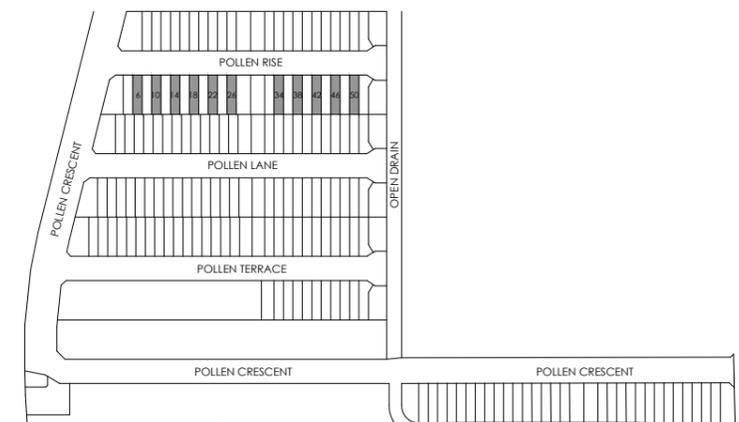
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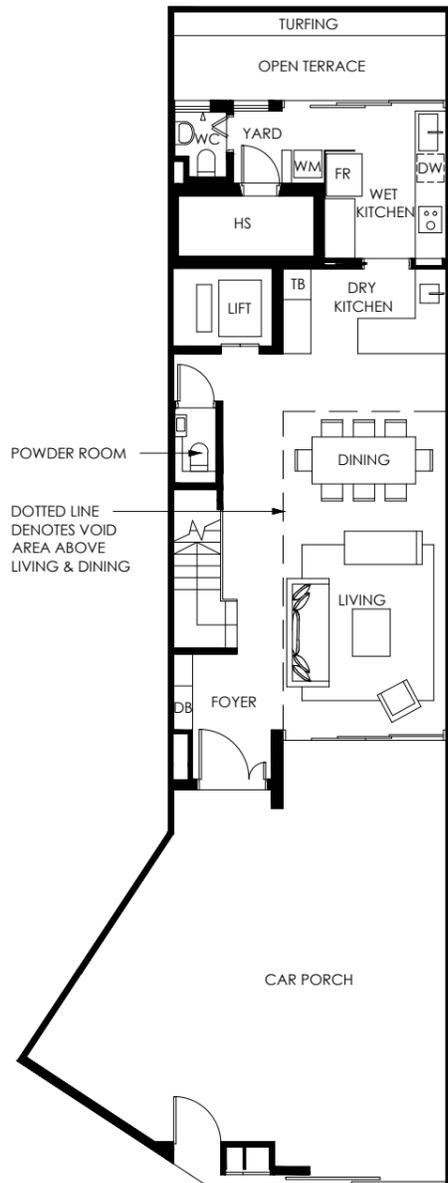


Intermediate Terrace - Type A (House No. 52 Pollen Rise)

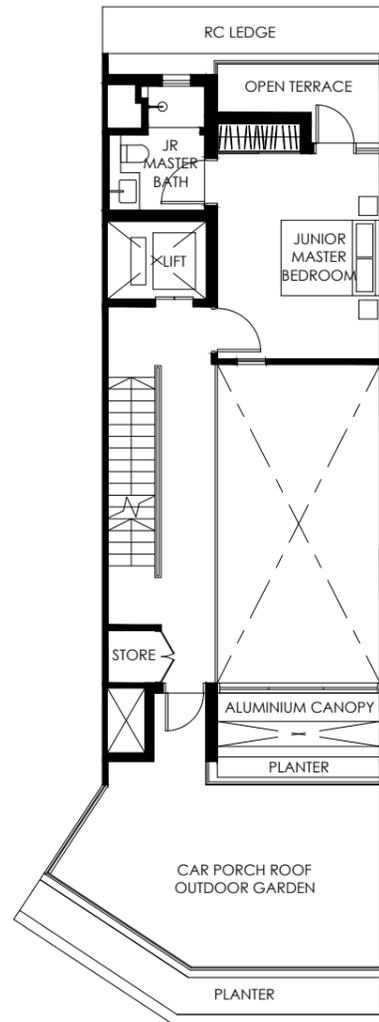
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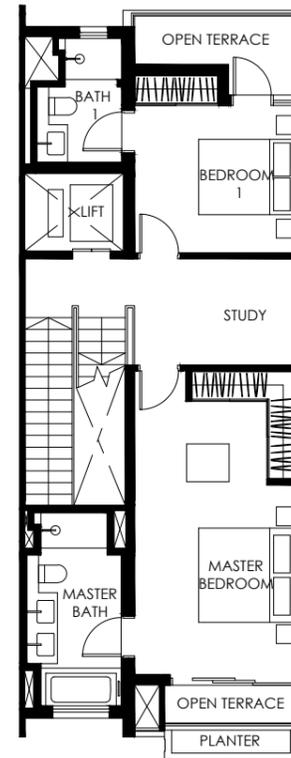
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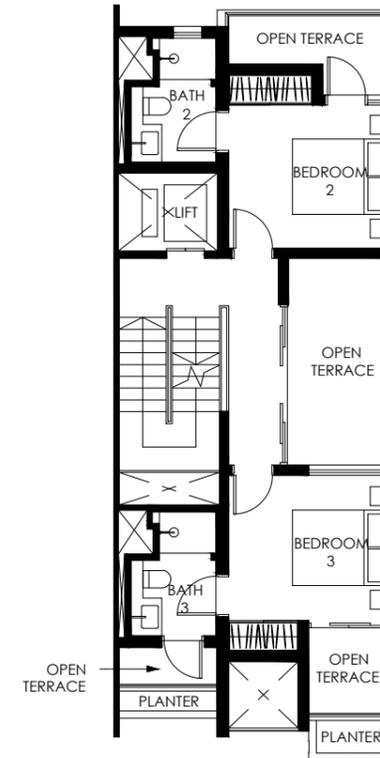
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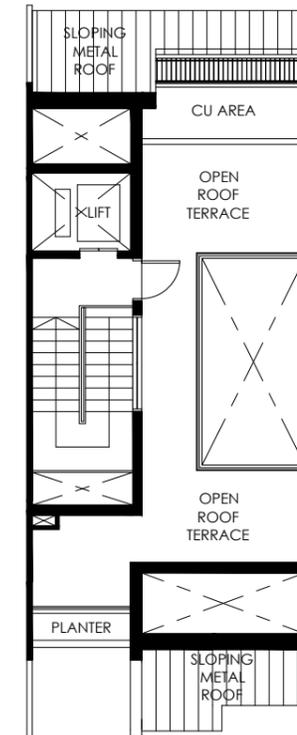
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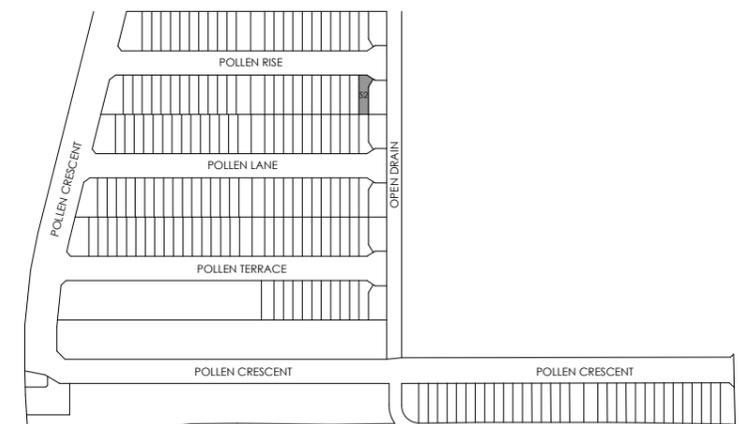


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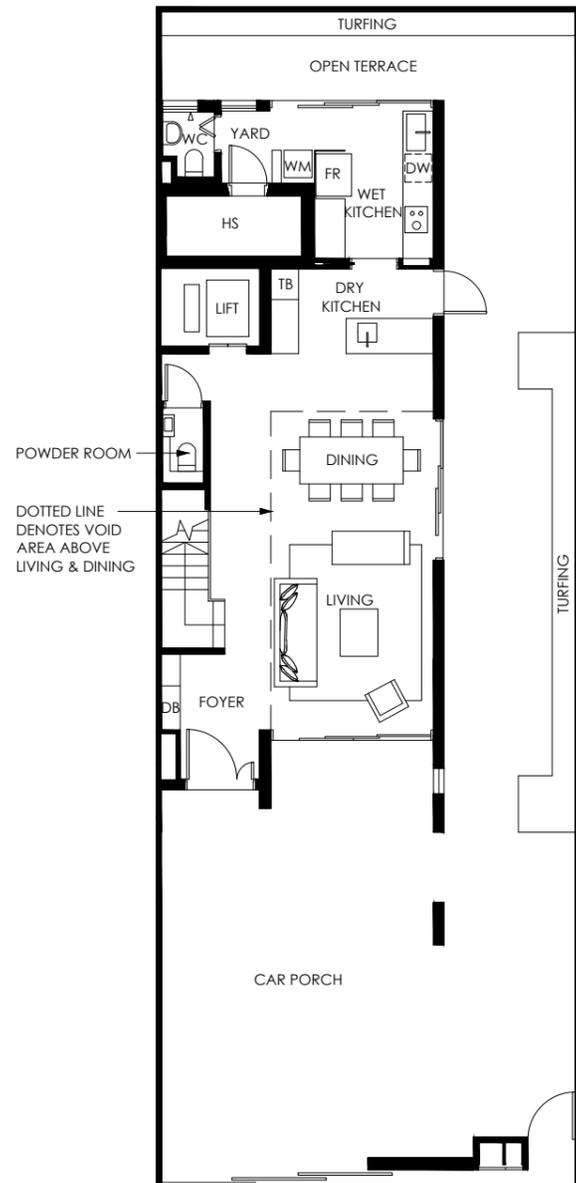


Corner Terrace - Type A1 (House No. 23,30 Pollen Rise)

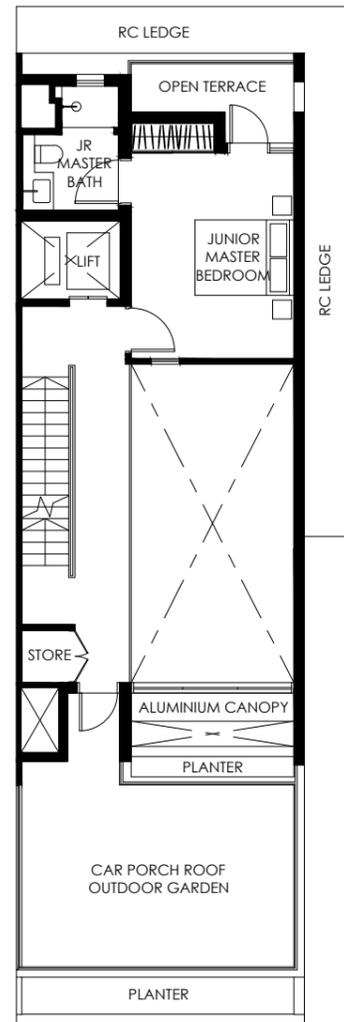
Land Area: 225.0 sq.m.

Estimated Floor Area: 435.6 sq.m.

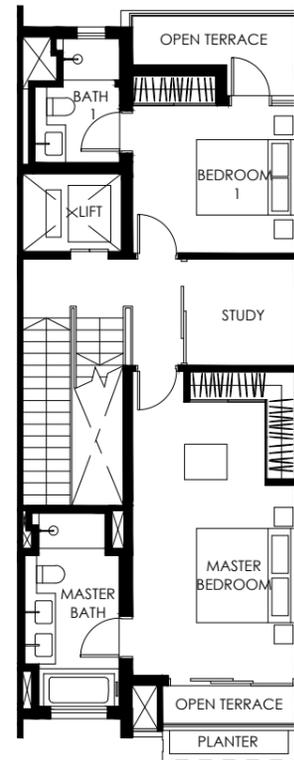
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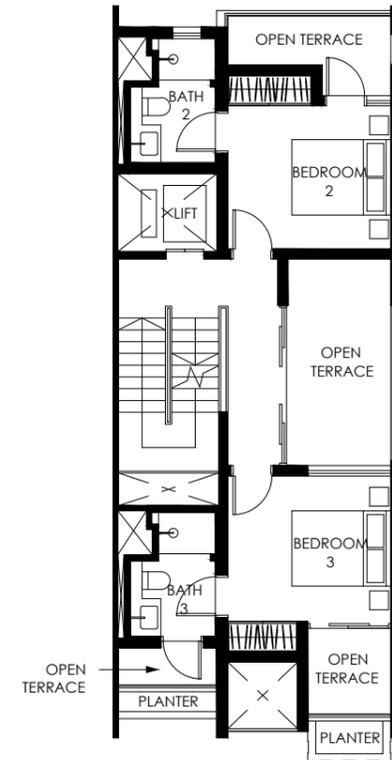
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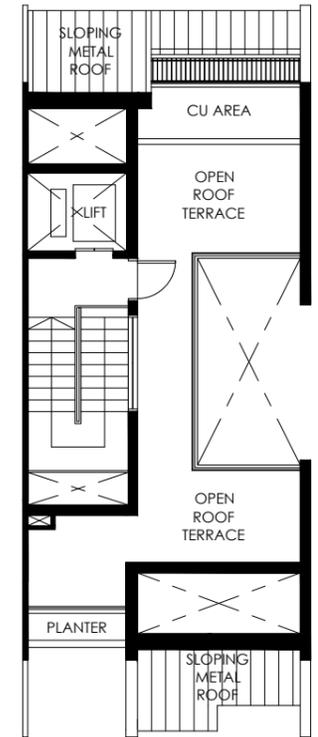
1st Storey Mezzanine



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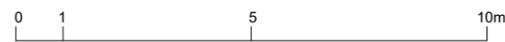


3rd Storey



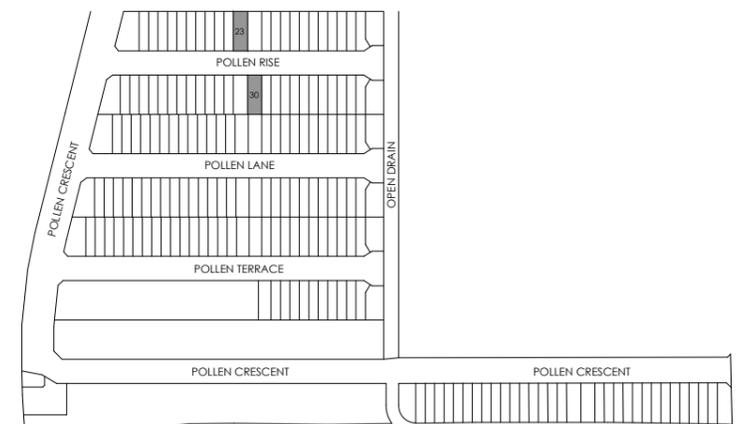
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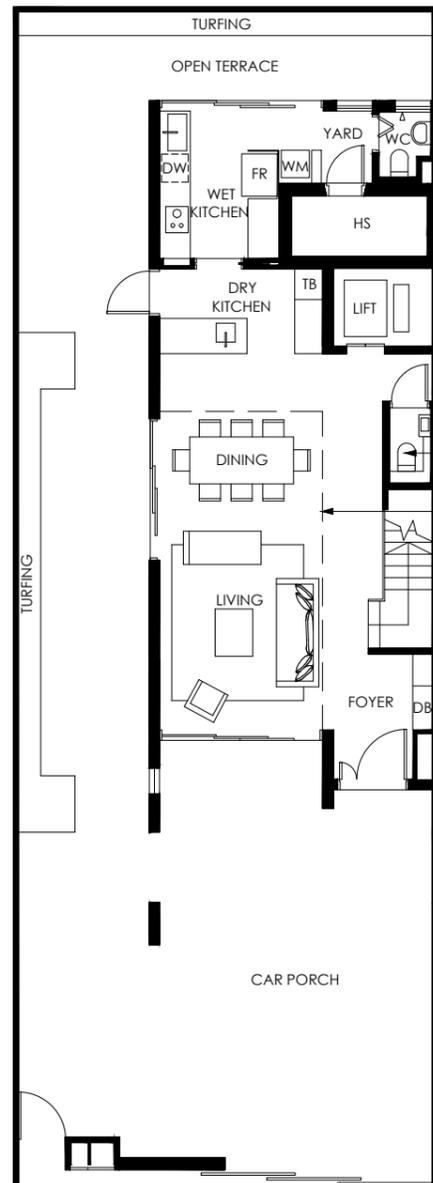


Corner Terrace - Type A1 (House No. 25,28 Pollen Rise)

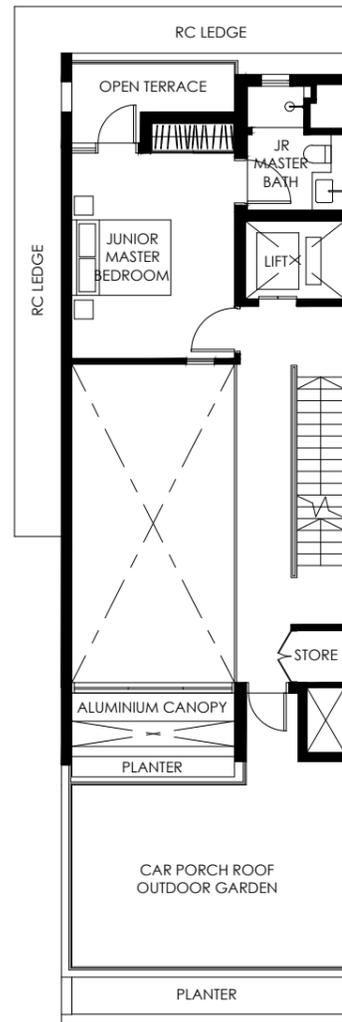
Land Area: 225.0 sq.m.

Estimated Floor Area: 435.6 sq.m.

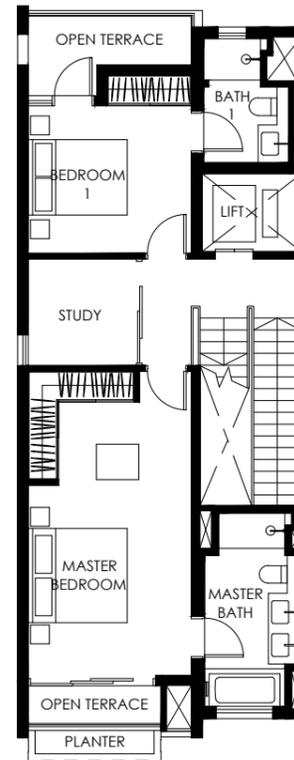
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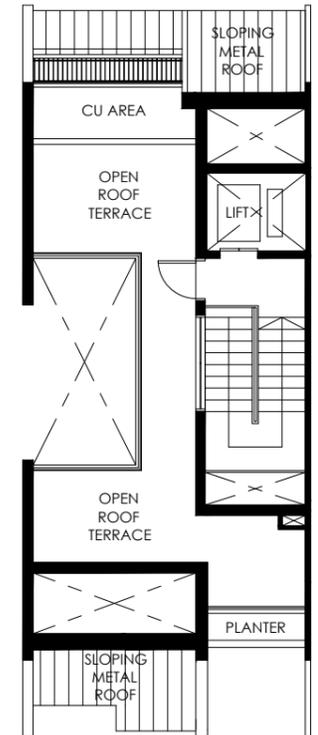
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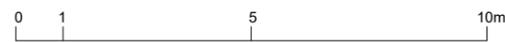


3rd Storey

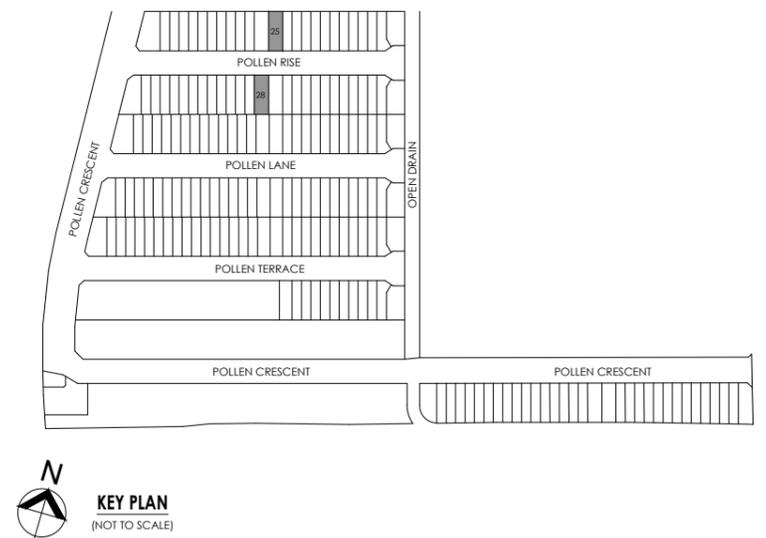


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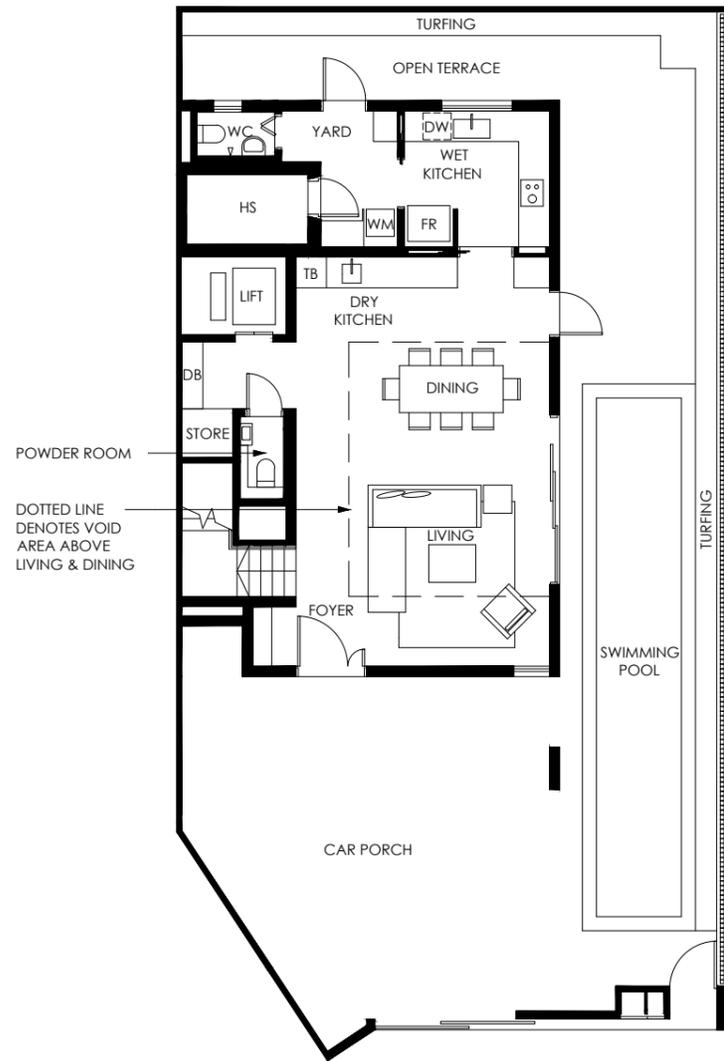


Corner Terrace - Type E1 (House No. 49 Pollen Rise)

Land Area: 248.5 sq.m.

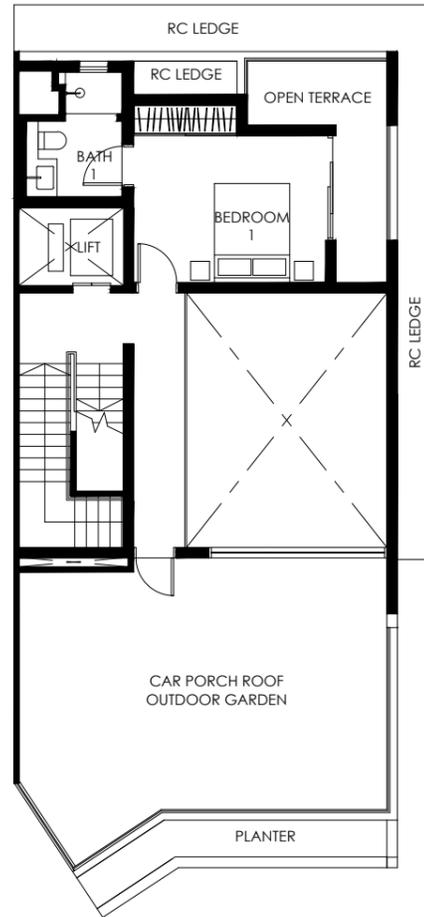
Estimated Floor Area: 493.9 sq.m.

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

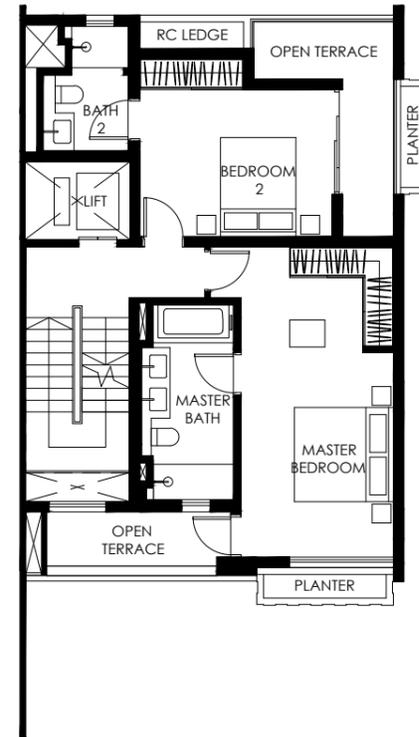


1st Storey

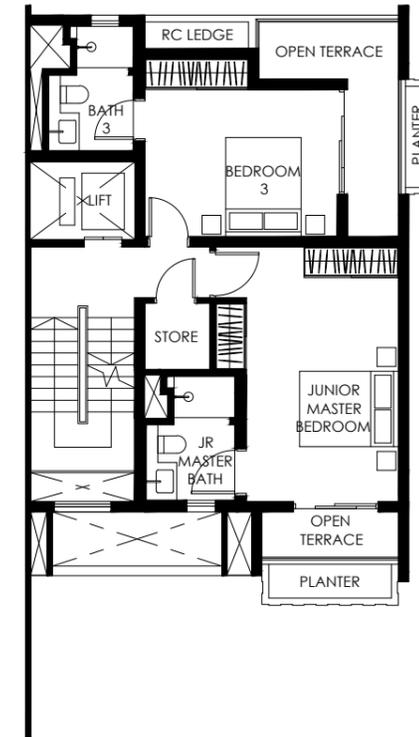
POWDER ROOM
DOTTED LINE DENOTES VOID AREA ABOVE LIVING & DINING



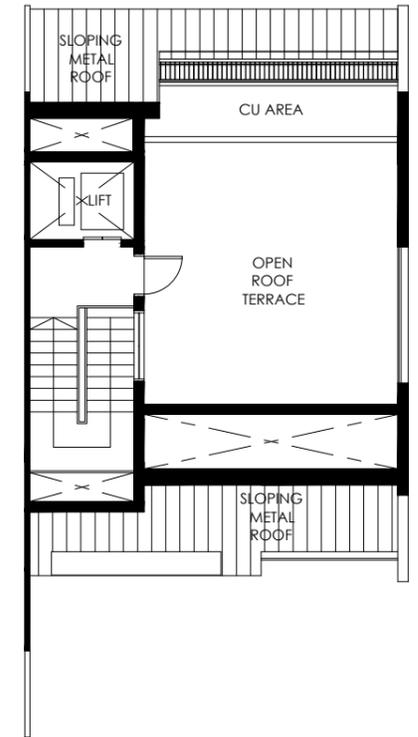
1st Storey Mezzanine



2nd Storey



3rd Storey

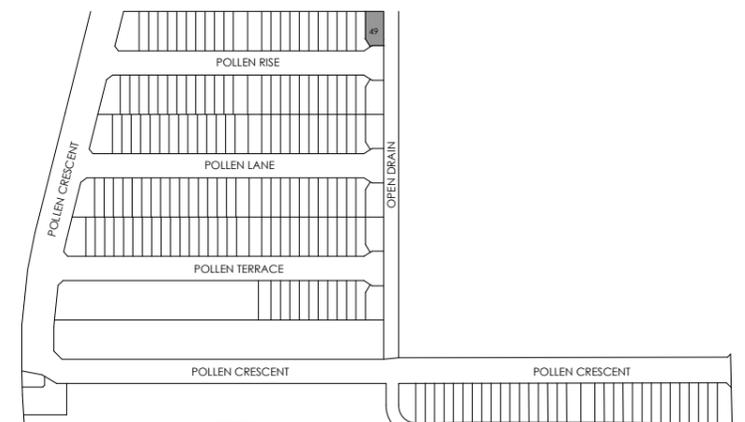


Attic



- 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

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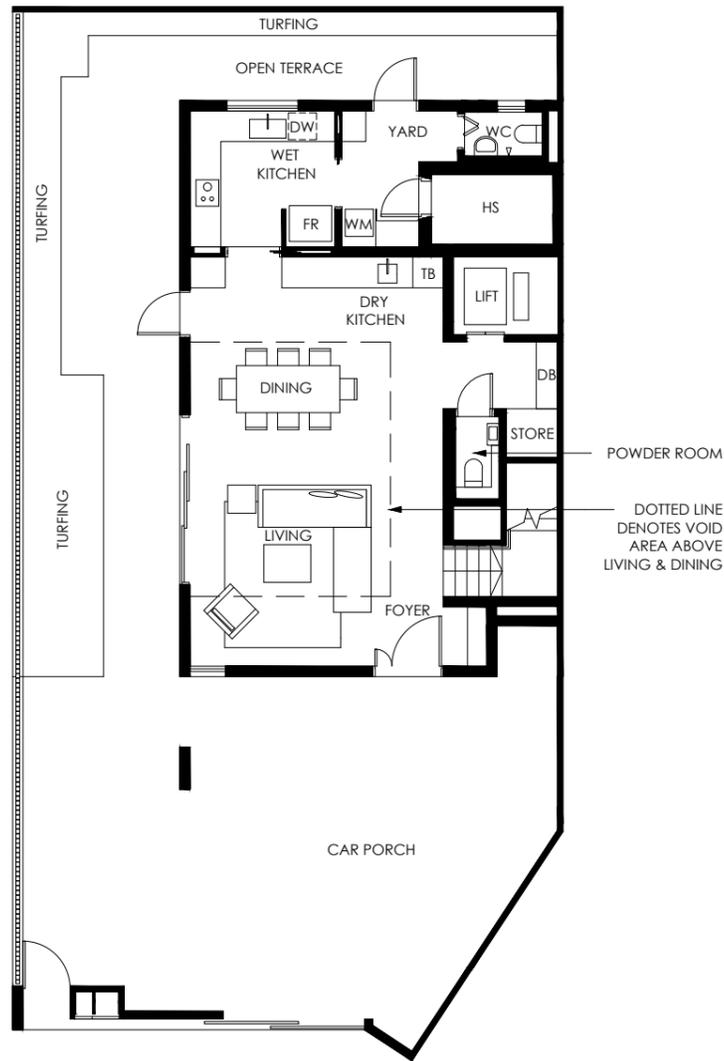


Corner Terrace - Type E1 (House No. 54 Pollen Rise)

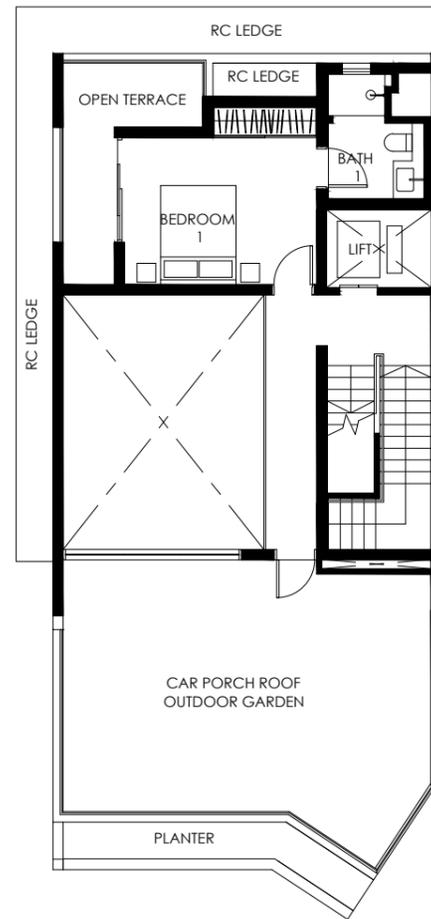
Land Area: 248.4 sq.m.

Estimated Floor Area: 474.1 sq.m.

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



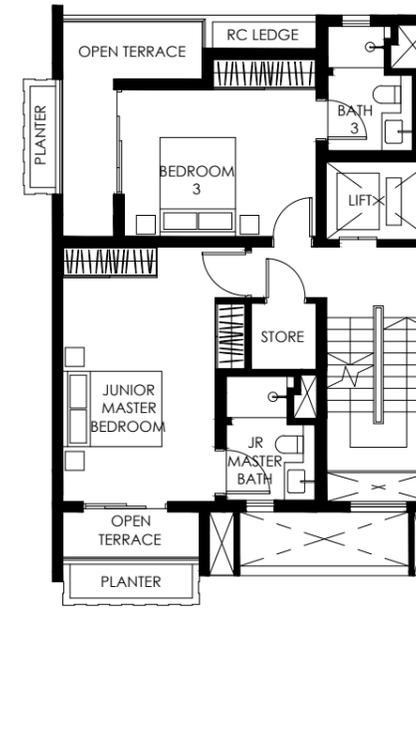
1st Storey



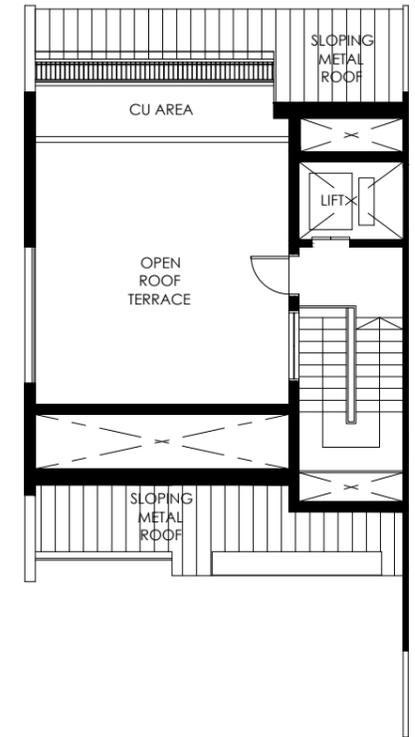
1st Storey Mezzanine



2nd Storey



3rd Storey

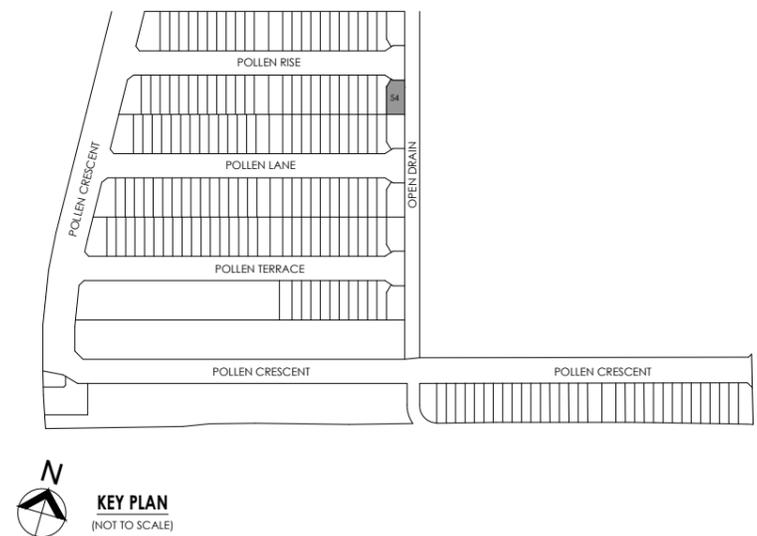


Attic



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 - DB : DISTRIBUTION BOARD
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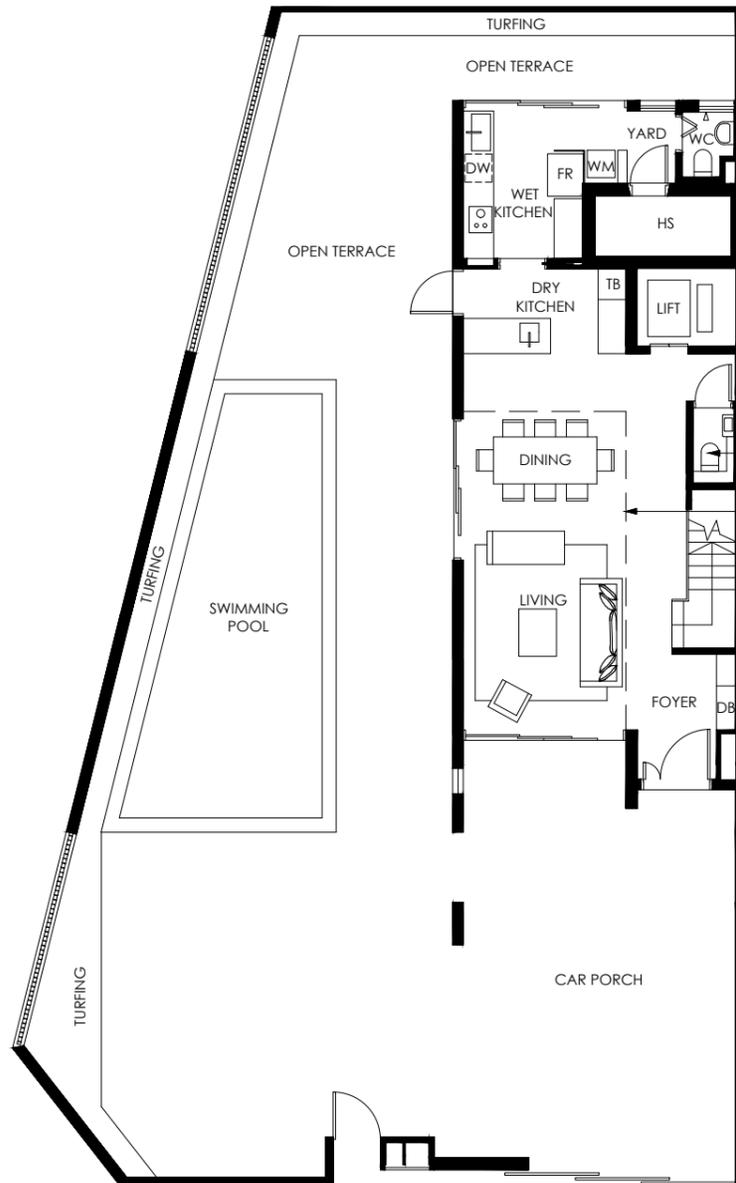


Corner Terrace - Type A2 (House No. 1 Pollen Rise)

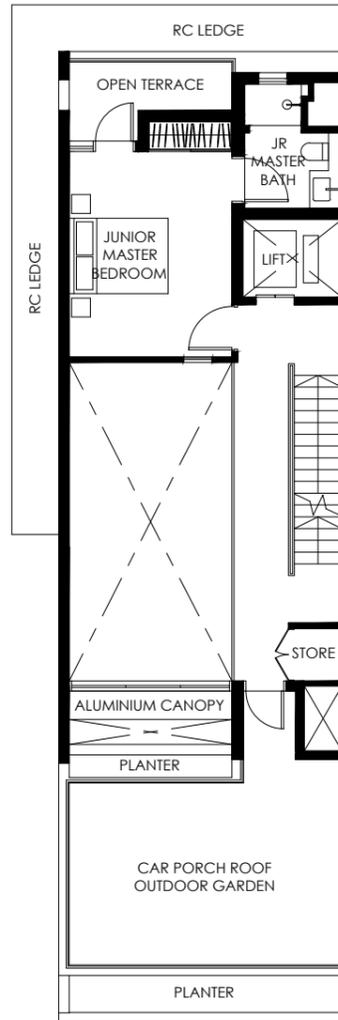
Land Area: 322.4 sq.m.

Estimated Floor Area: 461.5 sq.m.

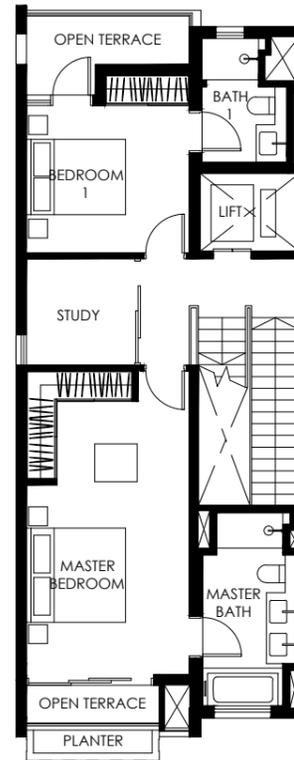
Inclusive of car porch, car porch roof outdoor garden, open terrace, open roof terrace, planter and swimming pool



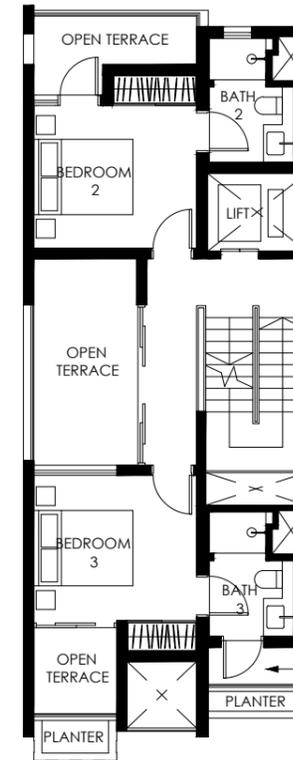
1st Storey



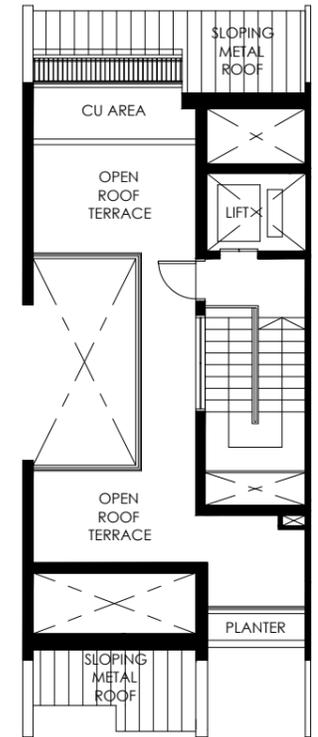
1st Storey Mezzanine



2nd Storey



3rd Storey

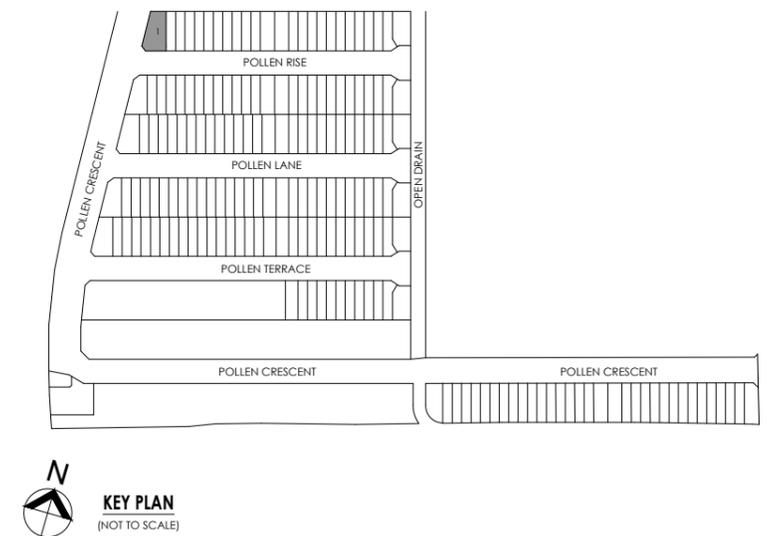


Attic



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- HS : HOUSEHOLD SHELTER
 - DB : DISTRIBUTION BOARD
 - FR : FRIDGE
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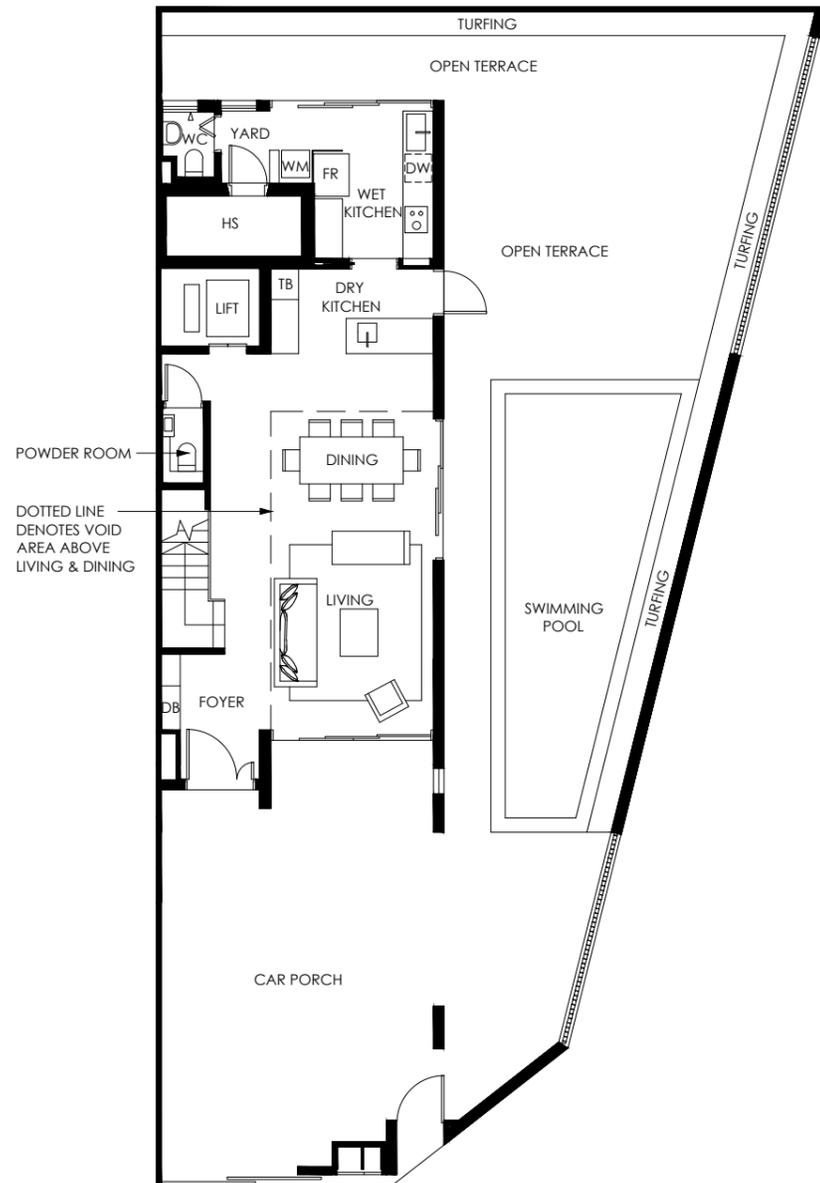
KEY PLAN
(NOT TO SCALE)

Corner Terrace - Type A2 (House No. 2 Pollen Rise)

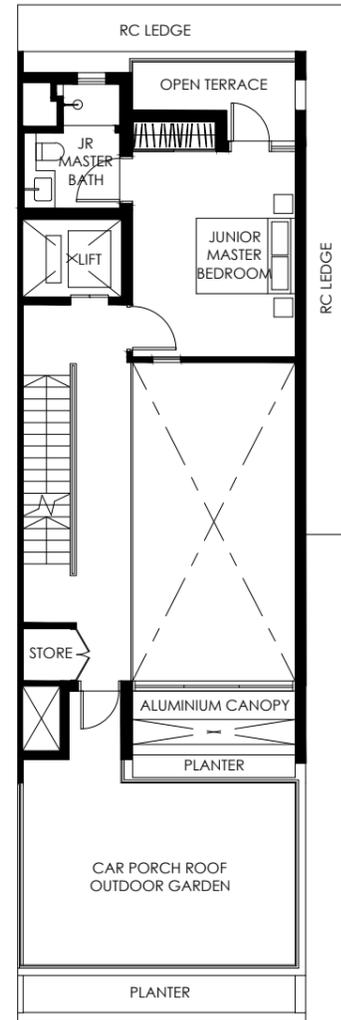
Land Area: 274.0 sq.m.

Estimated Floor Area: 456.5 sq.m.

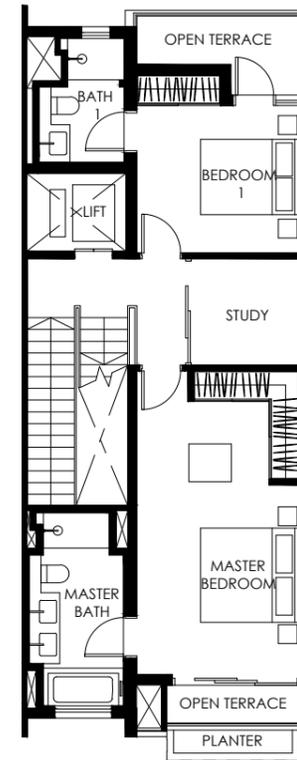
Inclusive of car porch, car porch roof outdoor garden, open terrace, open roof terrace, planter and swimming pool



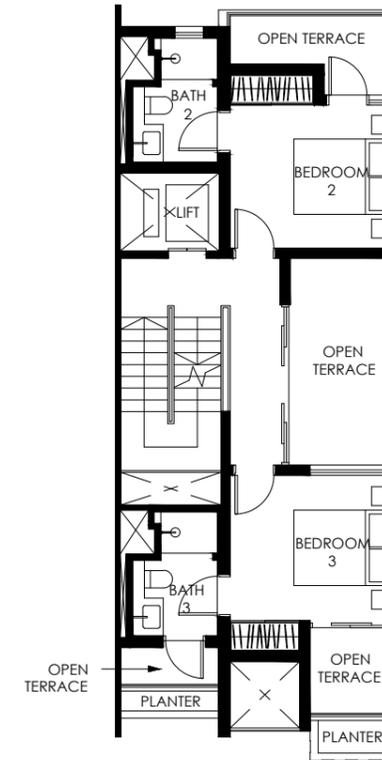
1st Storey



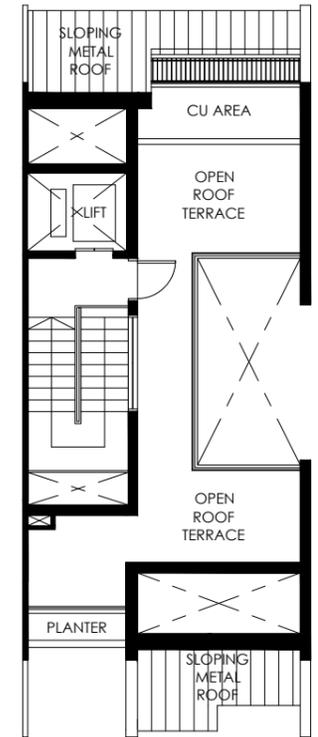
1st Storey Mezzanine



2nd Storey



3rd Storey



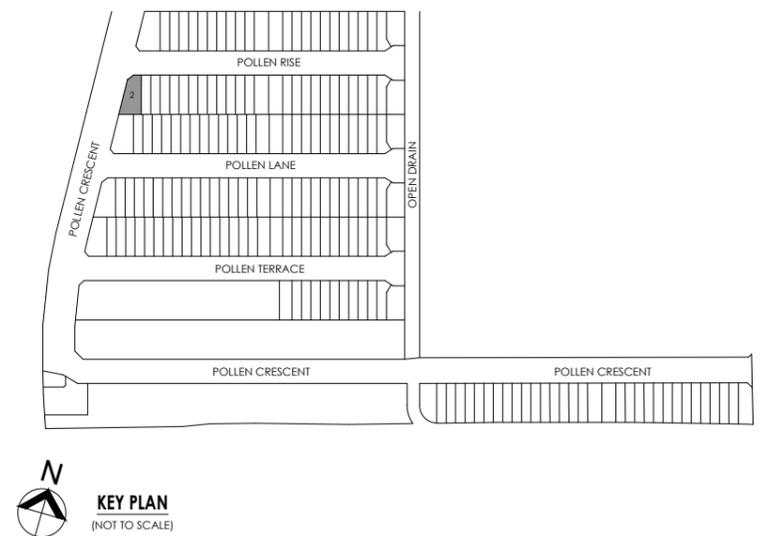
Attic



VOID

- LEGEND: (WHERE APPLICABLE)
- HS : HOUSEHOLD SHELTER
 - DB : DISTRIBUTION BOARD
 - FR : FRIDGE
 - WM : WASHING MACHINE
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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.

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