

Developer	Bukit One Pte Ltd (a subsidiary of Bukit Sembawang Estates Limited)
Address	6 Bukit Timah Link Singapore 589943 8 Bukit Timah Link Singapore 589944
District	21
Site Area	4,611.1 sqm
Development	2 blocks of 20-storey residential development with basement carparks, landscape deck and communal facilities
Tenure	99-year leasehold commencing from 13 Feb 2023
No of Units	158 units
No of Carpark Lots	126
Expected TOP (estimated)	Q4 2027
Architect	Arc Studio Architecture + Urbanism Pte Ltd
Landscape Architect	Ecoplan Asia Pte Ltd
Project ID	2 <sup>nd</sup> Edition Pte Ltd

## PROJECT DETAILS





# Site Planning - Distance to Site Boundary









### 6 Bukit Timah Link Singapore 589943

UNIT / FLOOR	01	02	03	04
20	C1	PH1	PH2	C3
19	C1	D1	D2	C3
18	C1	D1	D2	C3
17	C1	D1	D2	C3
16	C1	D1	D2	C3
15	C1	D1	D2	C3
14	C1	D1	D2	C3
13	C1	D1	D2	C3
12	C1	D1	D2	C3
11	C1	D1	D2	C3
10	C1	D1	D2	C3
9	C1	D1	D2	C3
8	C1	C4	D2	C2
7	C1	C4	D2	C2
6	C1	C4	D2	C2
5	C1	C4	D2	C2
4	C1	C4	D2	C2
3	C1	C4	D2	C2
2	C1	C4	D2	C2
1	C1(P)	C4(P)		

### 8 Bukit Timah Link Singapore 589944

UNIT / FLOOR	05	06	07	08
20	B2	B1	A1	B3
19	B2	B1	A1	B3
18	B2	B1	A1	B3
17	B2	B1	A1	B3
16	B2	B1	A1	B3
15	B2	B1	A1	B3
14	B2	B1	A1	B3
13	B2	B1	A1	B3
12	B2	A2	A1	B3
11	B2	A2	A1	B3
10	B2	A2	A1	B3
9	B2	A2	A1	B3
8	B2	A2	A1	B3
7	B2	A2	A1	B3
6	B2	A2	A1	B3
5	B2	A2	A1	B3
4	B2	A2	A1	B3
3	B2	A2	A1	B3
2	B2	A2	A1	B3
1	B2(P)	A2(P)	A1(P)	B3(P)

LEGEND:

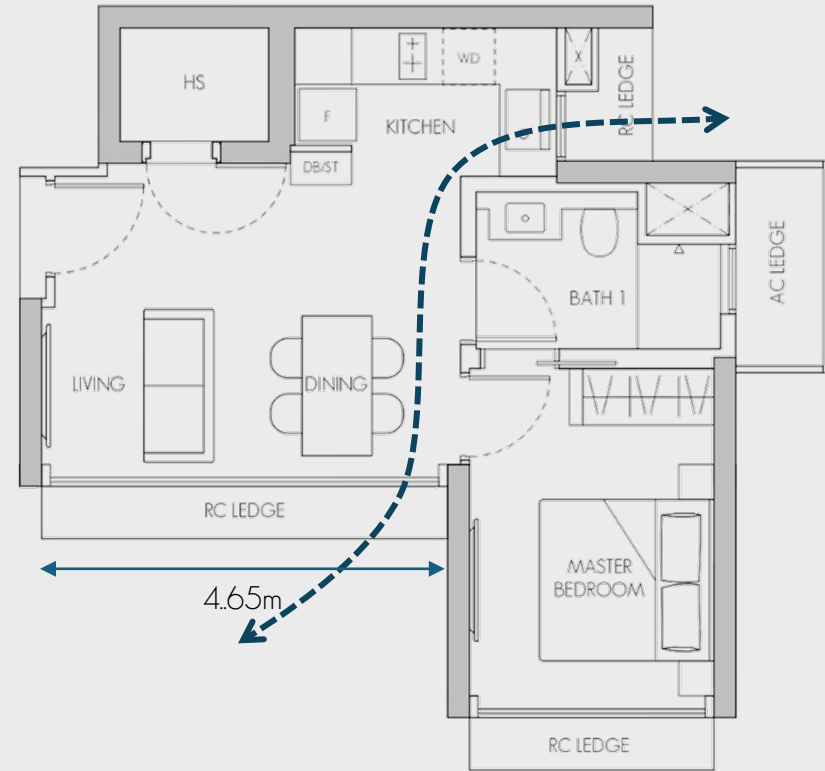
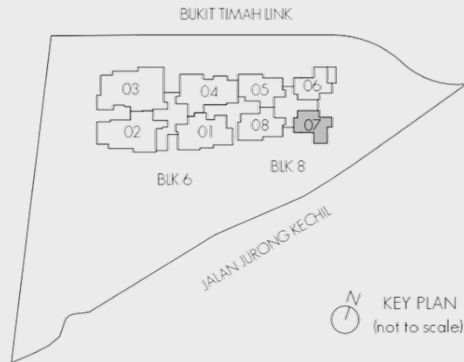
				
1-BEDROOM	2-BEDROOM	3-BEDROOM	4-BEDROOM	PENTHOUSE

# 1 BEDROOM (Show Unit)

TYPE A1

48 sqm / 517 sqft

- Space-efficient with no balcony and corridor
- Sizeable and wide living / dining area
- Separate natural ventilated kitchen
- Sizable Master Bedroom fits king-size bed
- Dual access to bathroom
- Natural ventilated bath
- Cross-ventilated
- Household shelter for storage

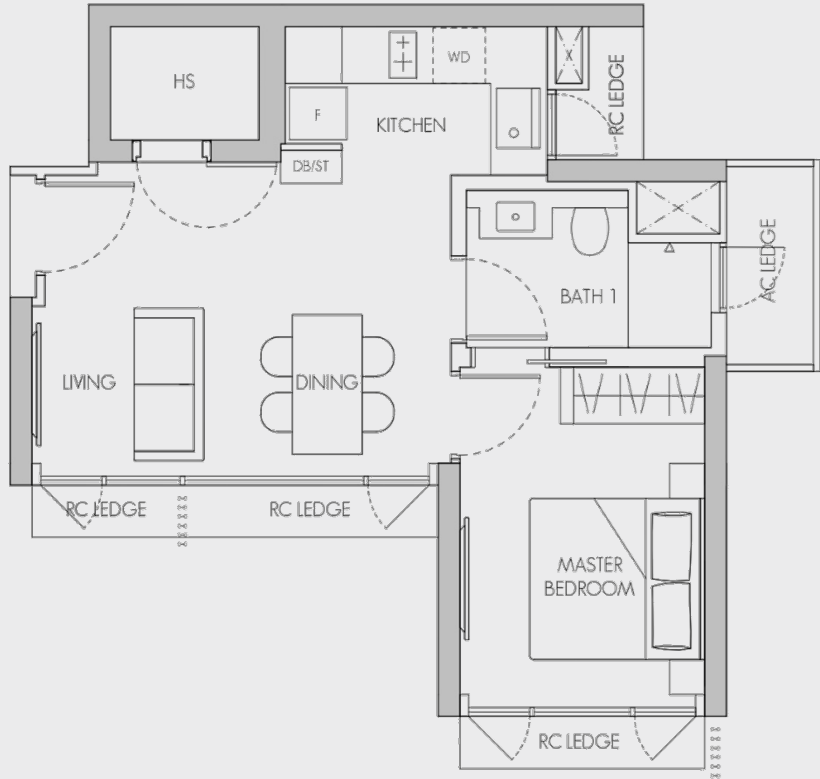


Please note the area / dimension  
is for reference only.

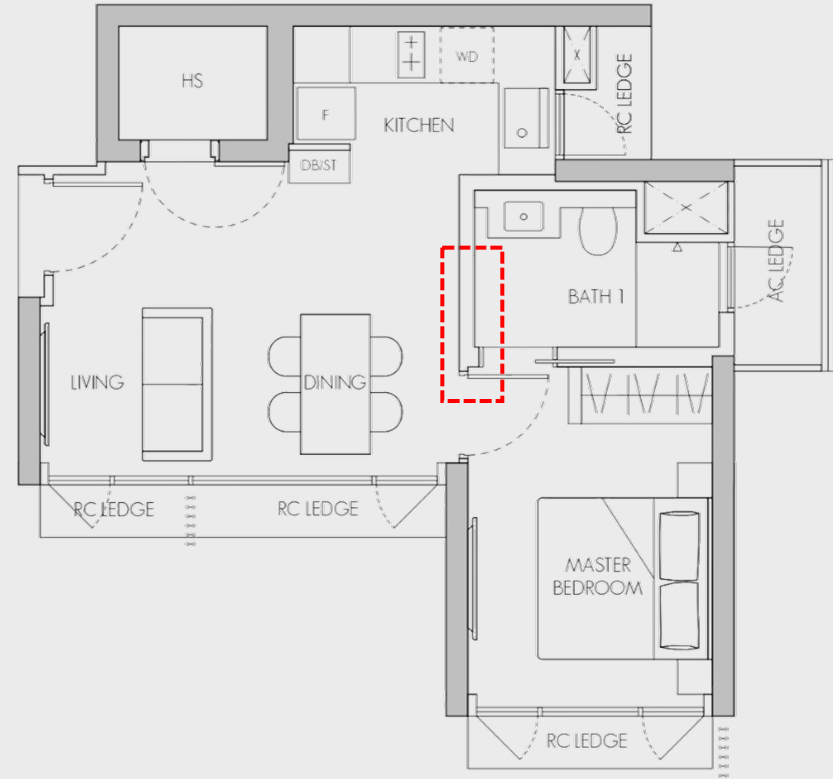
## Type A1 - 1-Bedroom



Original Layout  
- Bath 1 with 2 doors



Optional Layout  
- Bath 1 with 1 door



Type A1 - Optional Layout

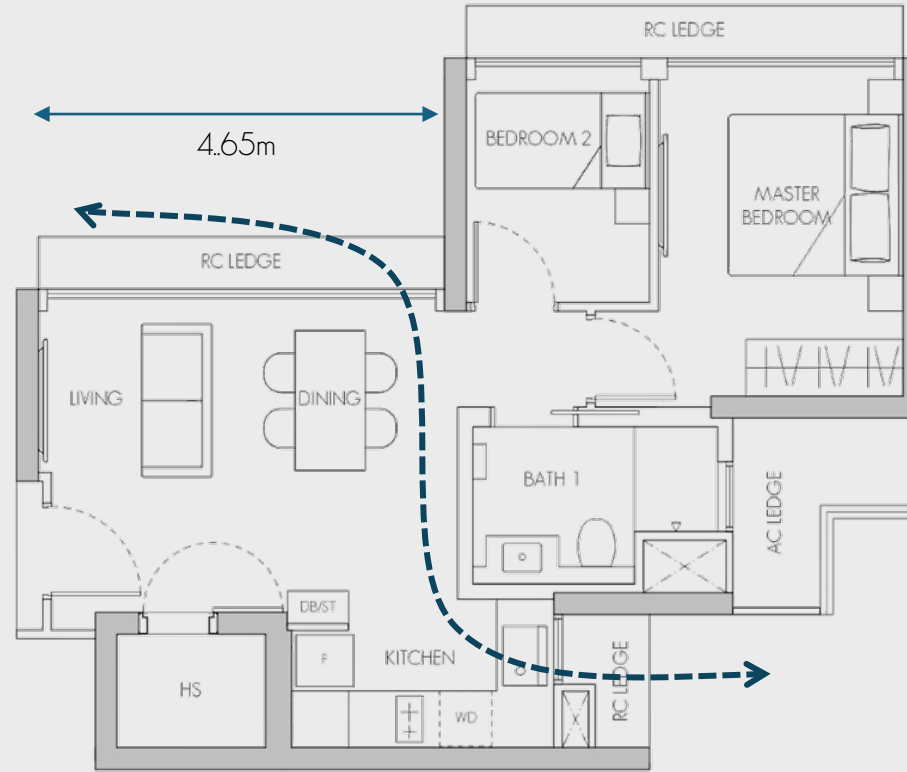
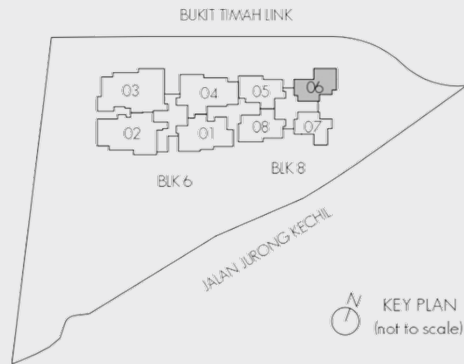


# 2 BEDROOM

TYPE B1

58 sqm / 624 sqft

- Space-efficient with no balcony and minimal corridor
- Sizeable and wide living / dining area
- Separate natural ventilated kitchen
- Sizable Master Bedroom fits with king-size bed
- Natural ventilated bath
- Cross-ventilated
- Household shelter for storage



Please note the area / dimension is for reference only.

## Type B1 - 2-Bedroom (1 Bath)

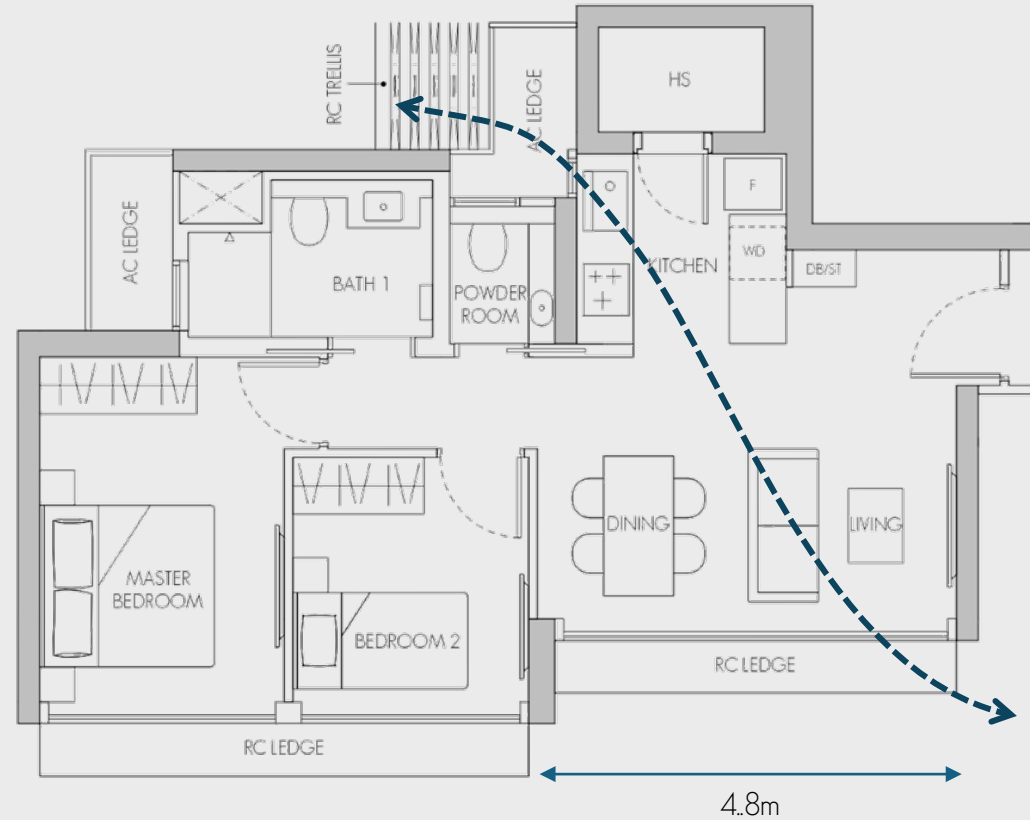
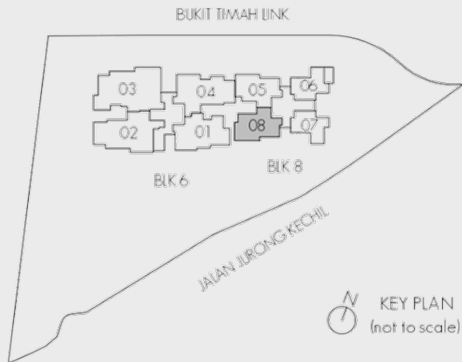


# 2 BEDROOM (Show Unit)

TYPE B3

68 sqm / 732 sqft

- Space-efficient with no balcony and corridor
- Sizeable and wide living / dining area
- Separate natural ventilated kitchen
- Master Bedroom fits with king-size bed
- Additional powder room for guest or co-tenant
- Natural ventilated bath and powder room
- Cross-ventilated
- Household shelter for storage



Please note the area / dimension is for reference only.

## Type B3 - 2-Bedroom (1 Bath + 1 Powder Room)

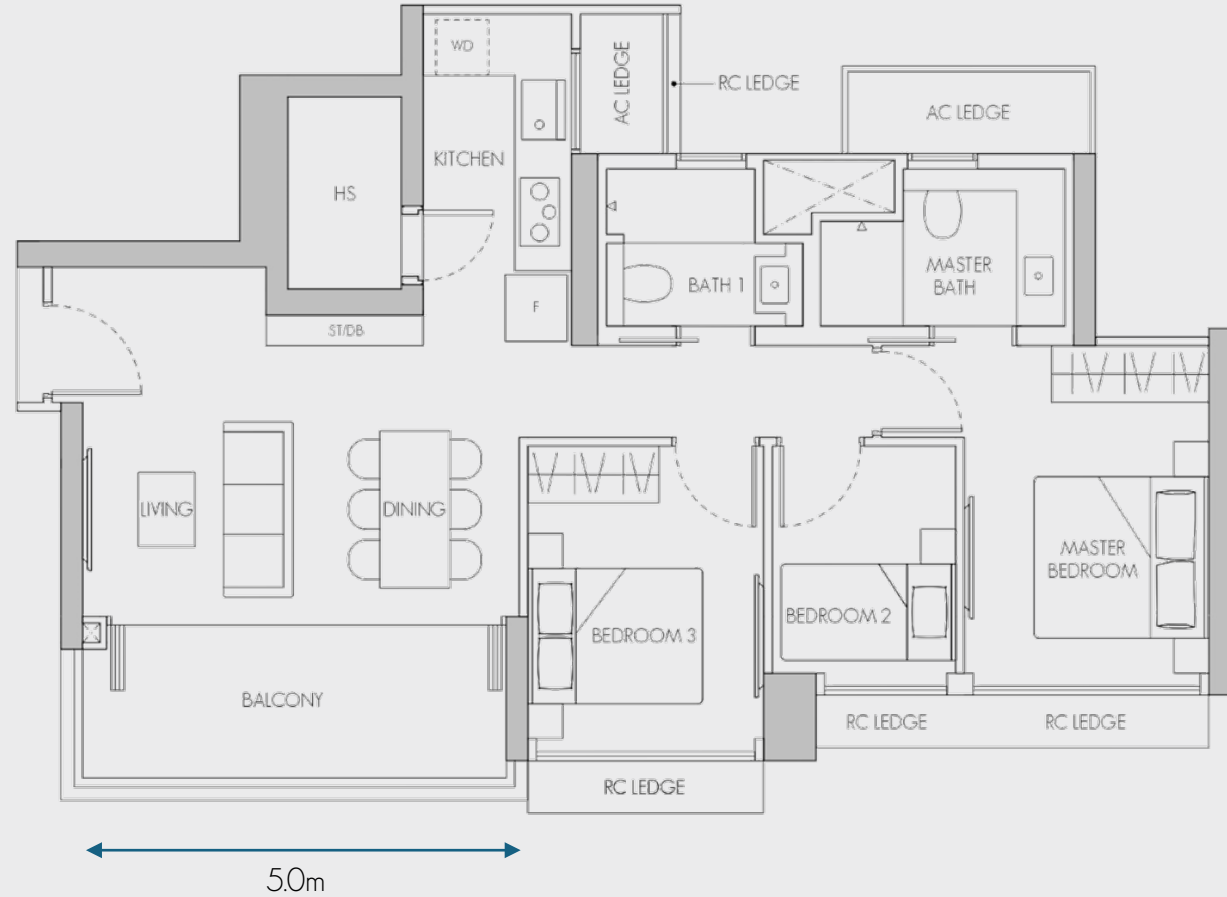
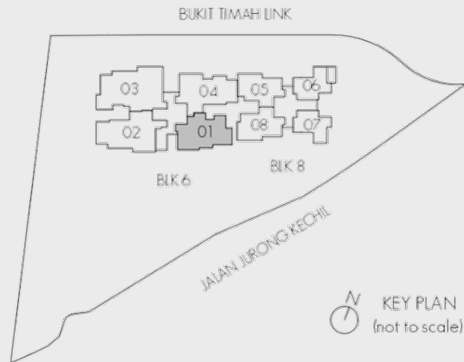


# 3 BEDROOM

TYPE C1

93 sqm / 1003 sqft

- Sizeable and wide living / dining area
- Balcony with slide and fold glass door
- Master Bedroom fits with king-size bed
- Bedroom 3 fit with queen-size bed
- Natural ventilated kitchen and bath
- Household shelter for storage



Please note the area /  
dimensions for  
reference only.

## Type C1 - 3-Bedroom



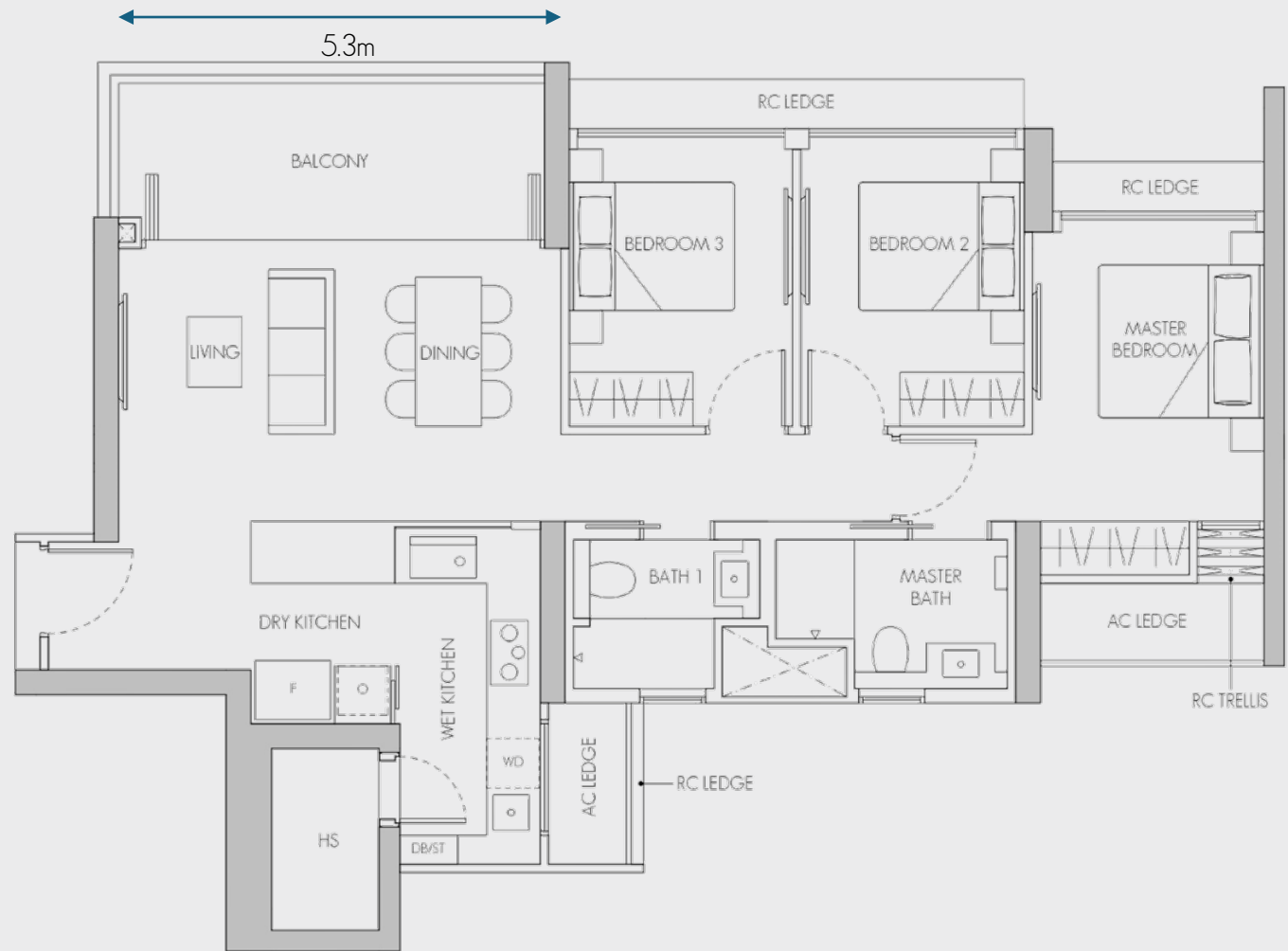
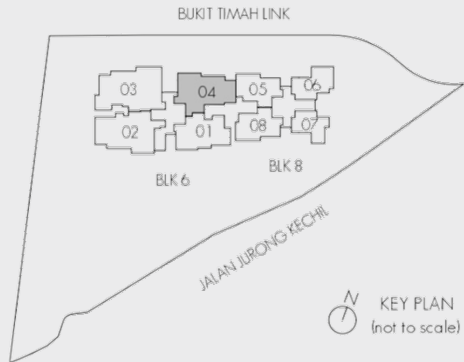


# 3 BEDROOM (Show Unit)

TYPE C3

108 sqm / 1163 sqft

- Sizeable and wide living / dining area
- Balcony with slide and fold glass door
- Master Bedroom fits with king-size bed
- Bedroom 2 and 3 fit queen-size bed
- Sizable Dry / Wet Kitchen
- Natural ventilated Kitchen and Baths
- Household shelter for storage



Please note the area /  
dimensions for  
reference only.

## Type C3 – 3-Bedroom

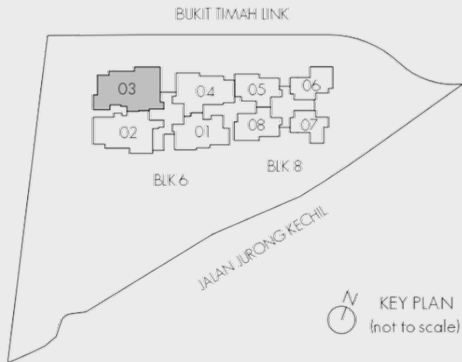
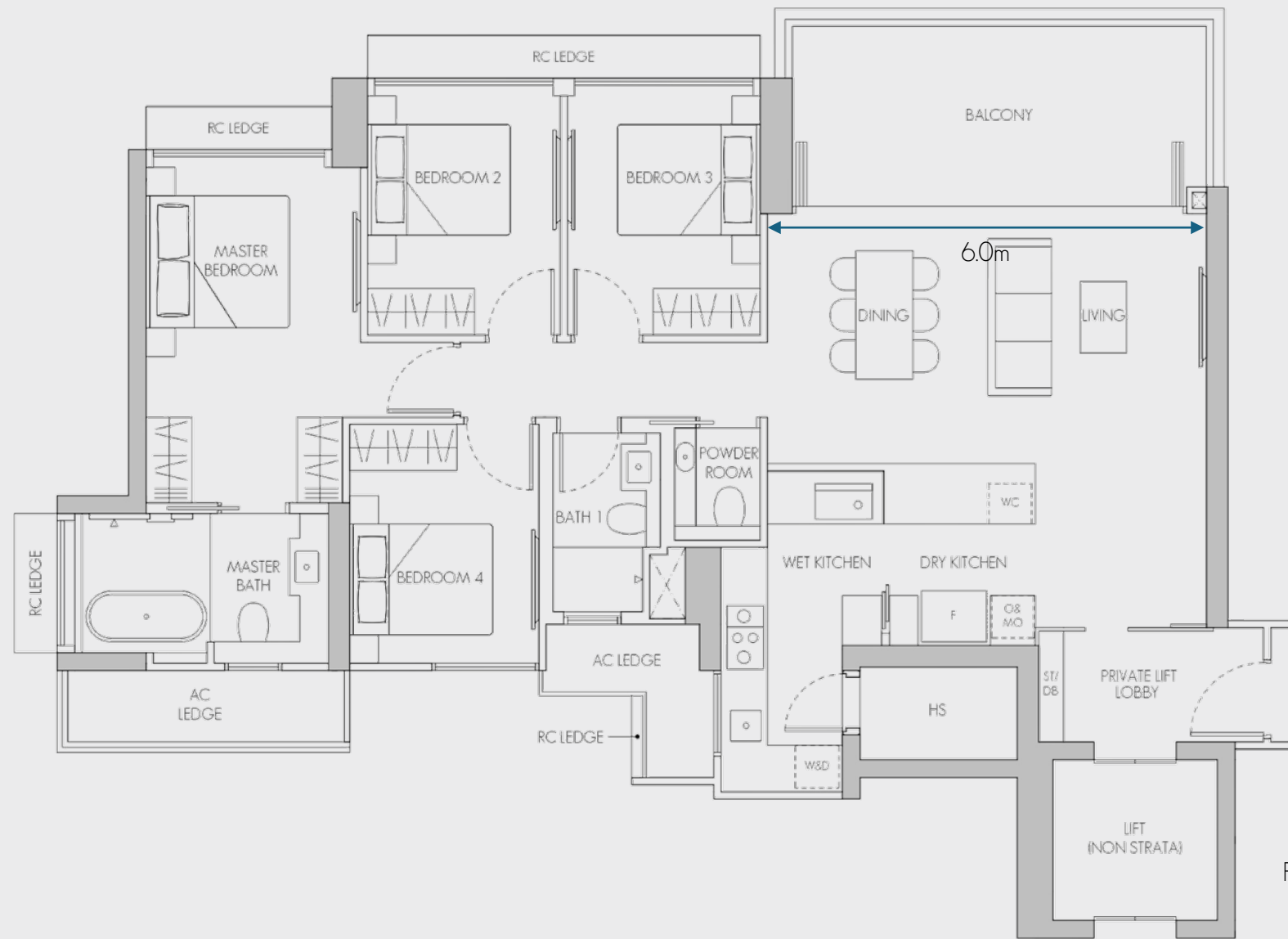


# 4 BEDROOM

TYPE D2

148 sqm / 1593 sqft

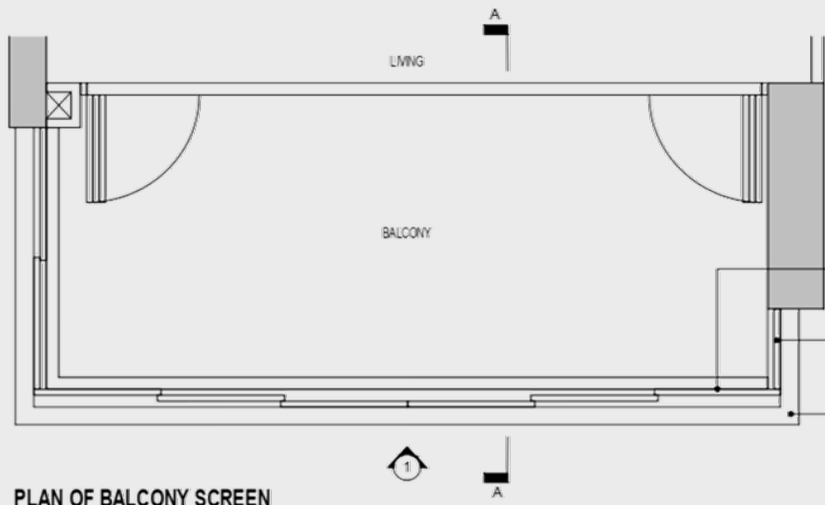
- Private Lift Lobby
- Sizeable and wide living / dining area
- Balcony with slide and fold glass door
- Master Bedroom fits with king-size bed
- Bedroom 2, 3 and 4 fit queen-size bed
- Sizable Dry / Wet Kitchen
- Sizeable Master Bath with bathtub
- Natural ventilated Kitchen and Baths
- Provision of Powder Room
- Household shelter for storage



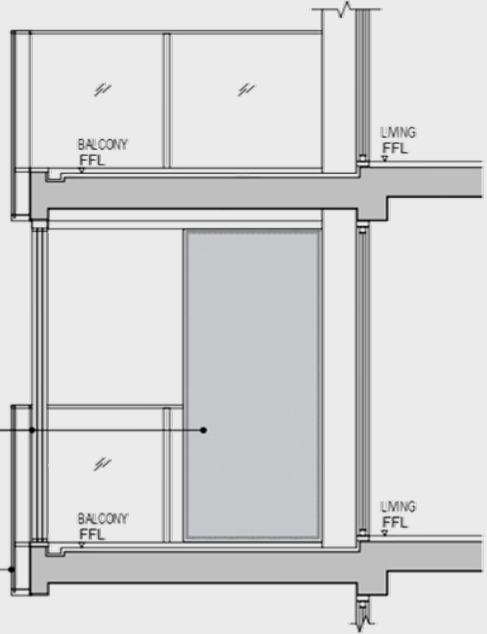
Please note the area / dimensions for reference only.

## Type D2 - 4-Bedroom with Private Lift Lobby

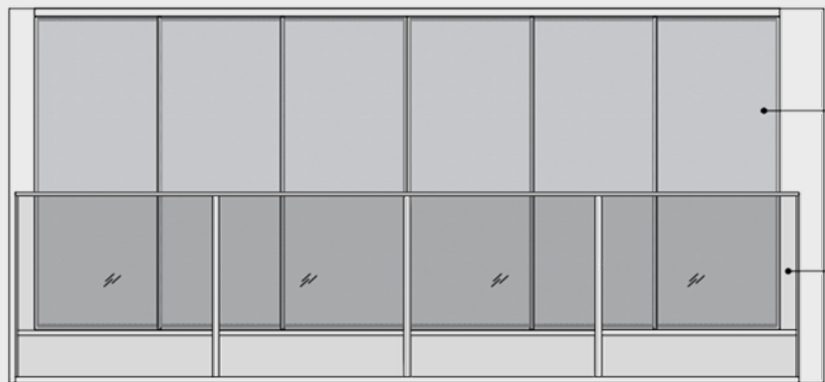
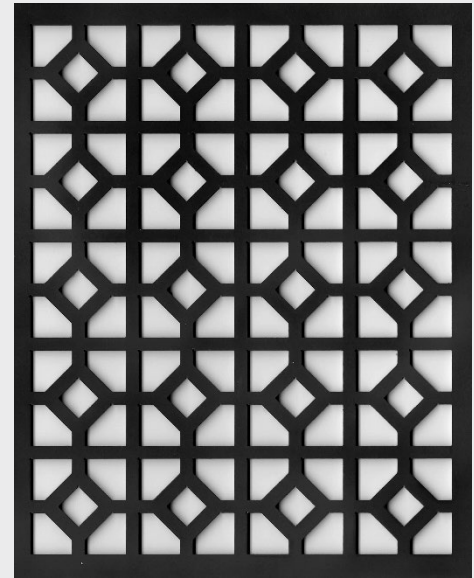




PLAN OF BALCONY SCREEN



SECTION A-A (SECTION OF BALCONY WITH SCREEN)



ELEVATION 1 (BALCONY SCREEN CLOSED POSITION)



ELEVATION 1 (BALCONY SCREEN OPENED POSITION)

Balcony screen notice:

1. The balcony screen shall not be enclosed unless with the approved balcony screen.
2. The purchaser will have to bear the cost of supply & install of the balcony screen if they wish to opt for the screen.

Approved Balcony Screen





BUKIT SEMBAWANG  
ESTATES LIMITED



POLLEN COLLECTION



THE ATELIER



LIV@MB



LUXUS HILLS



8 ST THOMAS



PATERSON SUITES



NIM COLLECTION



VERDURE

As one of Singapore's pioneers in residential property development, Bukit Sembawang Estates Limited (BSEL) is a trusted developer of fine quality homes with great value.

We are committed to deliver distinctive lifestyle homes where lives revolve memorably around. Homes that are characterized by thoughtful planning, outstanding design, fine detailing and quality finishing and has won and has won numerous Accolades and Awards throughout the years.