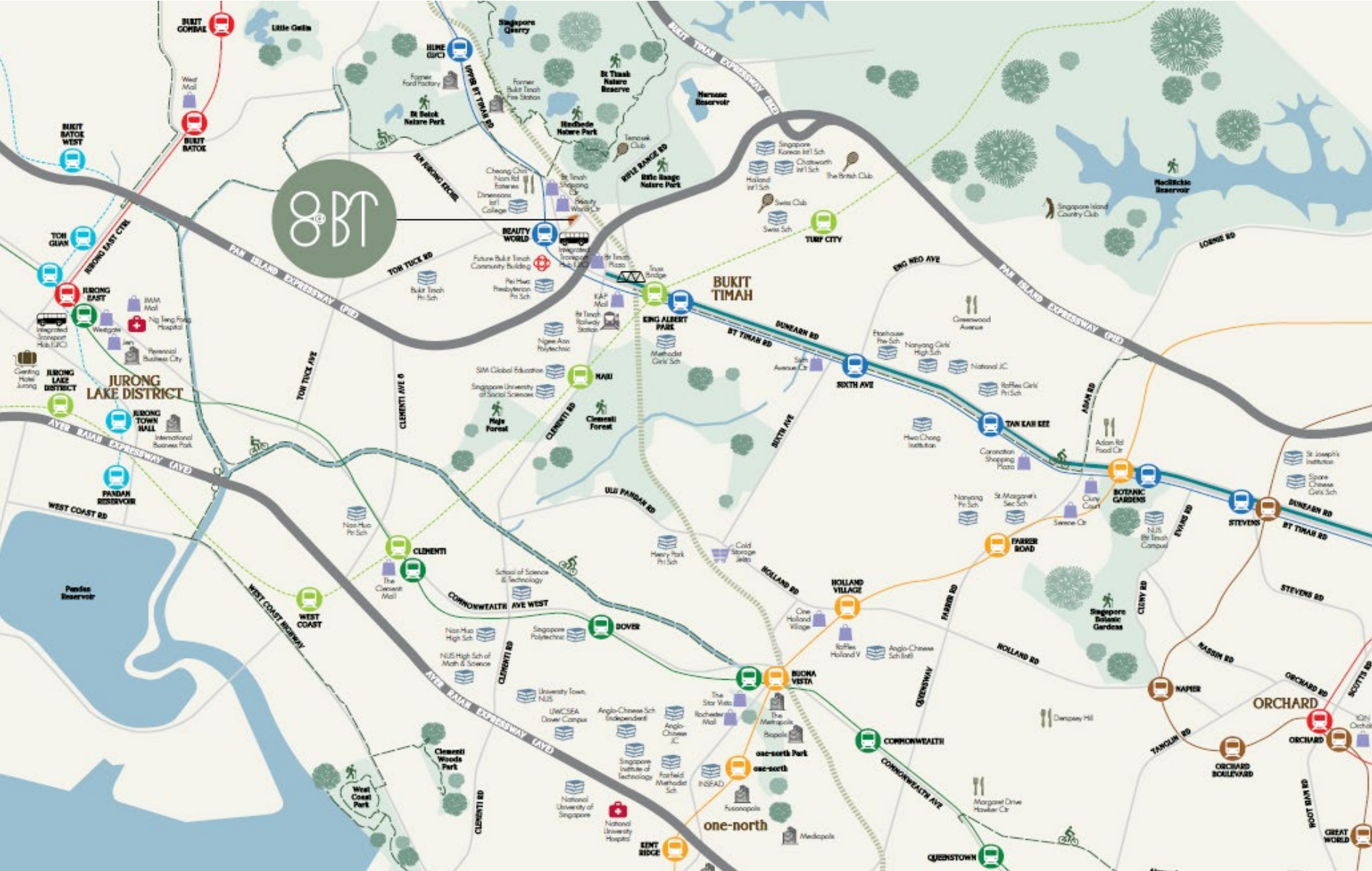


THE ADDRESS IN BUKIT TIMAH



TRANSPORT & CONNECTIVITY

MRT & BUS	
Beauty World MRT	2-min walk
Integrated Transport Hub (I/U/C)	3-min walk
EXPRESSWAYS	
PIE	3-min drive
BKE	5-min drive

EDUCATION	
Pei Hwa Presbyterian Pri Sch (within 1km)	7-min walk
Bukit Timah Pri Sch	5-min drive
Methodist Girls' Sch	1 MRT stop
Ngee Ann Polytechnic	5-min drive
SIM Global Education / Singapore University of Social Sciences	6-min drive
National University of Singapore	9 MRT stops

SHOPPING & DINING	
Beauty World Plaza	2-min walk
Cheong Chin Nam Food Alley	3-min walk
Bukit Timah Shopping Centre	4-min walk
Bukit Timah Plaza	10-min walk
IMM / JEM / Westgate	13-min drive
Holland Village	6 MRT stops
Orchard Road	7 MRT stops
Marina Bay Sands	11 MRT stops

BUSINESS	
Jurong Lake District one-north	5 MRT stops
Science Park	8 MRT stops
Marina Bay Financial Centre	9 MRT stops
Central Business District	12 MRT stops
	13 MRT stops

PARKS & RECREATION	
Future Bukit Timah Community Building	4-min walk
Bukit Timah Nature Reserve	13-min walk
Rifle Range Nature Park	15-min walk
Singapore Botanic Gardens	4 MRT stops

LEGEND:

- North-South Line
- East-West Line
- Circle Line
- Downtown Line
- Thomson-East Coast Line
- Cross Island Line (I/U/C)
- Jurong Region Line (I/U/C)
- Rail Corridor
- Future Bukit Timah-Rocher Green Corridor
- Park Connector

0 200m 400m 600m

All travelling times are approximate only, subject to traffic conditions.

LOCATION - CONVENIENTLY CONNECTED



THE ADDRESS IN BUKIT TIMAH





For illustration purpose only

RIGHT IN THE HUB OF BUKIT TIMAH



Bukit Timah is home to the largest primary rainforest and the highest natural point on the island - Bukit Timah Nature Reserve. The 163-hectare Reserve includes the island's highest hill at 163m. With one of the richest and most diverse ecological systems, the reserve has been a favourite spot for those looking to get close to nature.

Rifle Range Nature Park, south of Bukit Timah Nature Reserve, spans over 66 hectares with a 7km trail, is the newest green spot in Singapore. From panoramic cliff-top views to bridges over streams, the new Rifle Range Nature Park is the latest nature park to visit.



Bukit Timah Nature Reserve .



Quarry



Rifle Range Nature Park

LOCATION - SINGAPORE GREENEST DISTRICT



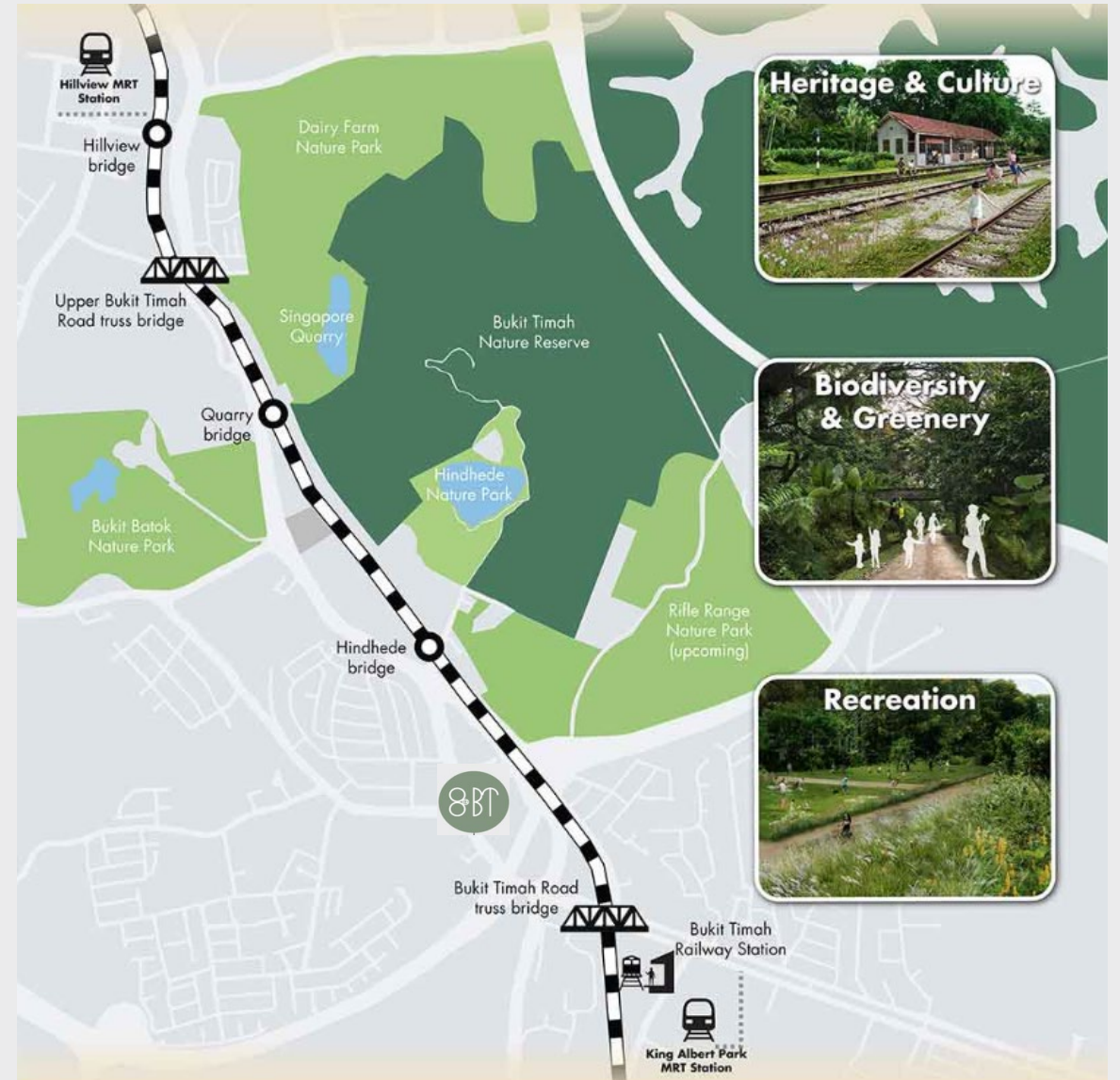
The Rail Corridor is a former railway line that stretches 24km north to south of Singapore. Now a “green corridor”, it will be transformed into a community space that links 1 million people within 1km of the Rail Corridor.

Highlights of the Rail Corridor (Central) in the Bukit Timah vicinity include Rifle Range Nature Park, Bukit Timah Railway Station and the Former Station Master’s Quarters. Beauty World will be transformed into gateways for surrounding nature trails and heritage spaces.

The Rail Corridor will spur the development of surrounding lands and rejuvenation of older districts.



The conserved Bukit Timah Railway Station is to be transformed into a heritage gallery.



LOCATION - SINGAPORE GREENEST DISTRICT





Beauty World Centre



Bukit Timah Shopping Centre



Bukit Timah Plaza



King Albert Park



Cheong Chin Nam Eateries



hillV2



Bukit Timah Market and Food Centre



Holland Village



Clementi Mall



Greenwood Ave



Sixth Ave



The Rail Mall

LOCATION - F&B AND SHOPPING



Notable primary schools and renowned higher learning institutions are just a walk or train ride away.



DT5

BEAUTY WORLD



Pei Hwa
Presbyterian
Pri School
*(Within 1km)

DT6

KING ALBERT PARK



Methodist
Girls' School /
Ngee Ann
Polytechnic

DT7

SIXTH AVENUE



Nanyang Girls'
High School

DT8

TAN KAH KEE



Hwa Chong Institution /
National Junior College /
Raffles Girls' Pri School /
Nanyang Pri School

DT9

BOTANIC GARDENS



NUS
(Bukit Timah
Campus)

DT10

STEVENS



Singapore Chinese
Girls' School /
St Joseph's
Institution

DT11

NEWTON



Anglo-Chinese
School (Junior)

LOCATION - EDUCATION BELT





KING ALBERT PARK



BOTANIC GARDENS



ORCHARD



BUGIS



BAYFRONT



DT5

BEAUTY WORLD

DT6 CR15

KING ALBERT PARK

DT7

SIXTH AVENUE

DT8

TAN KAH KEE

DT9 CC19

BOTANIC GARDENS

DT10

STEVENS

DT11 NS21

NEWTON

DT12 NE7

LITTLE INDIA

DT13

ROCHOR

DT14 EW12

BUGIS

DT15 CC4

PROMENADE

DT16 CE1

BAYFRONT

DT17

DOWNTOWN



HOLLAND VILLAGE

CC21
HOLLAND VILLAGE

EW21 CC22
BUONA VISTA

CC23
ONE-NORTH

CC24
KENT RIDGE

TE14 NS22
ORCHARD



ONE-NORTH



KENT RIDGE



PROMENADE



DOWNTOWN

CR19

JURONG LAKE DISTRICT



JURONG LAKE DISTRICT

A 2-minute stroll to Beauty World MRT station and only a short walk to the integrated transport hub, 8@BT offers a well-connected lifestyle that includes seamless access to major destinations.

egrated
i access
niences,
o home.

LOCATION - SEAMLESS CONNECTIVITY VIA DTL



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 nd Edition Pte Ltd

PROJECT DETAILS





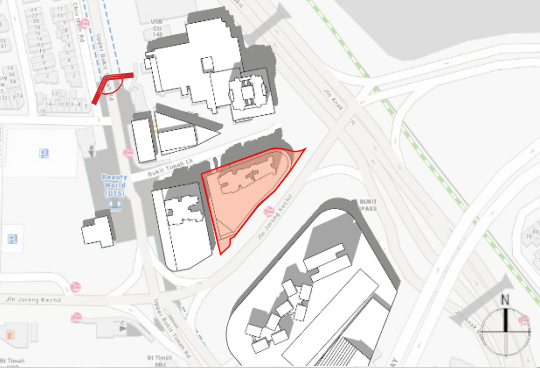
Architectural Design – Facade





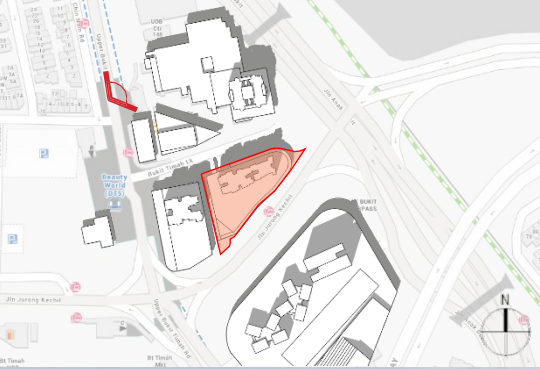
Site Planning - Distance to Site Boundary





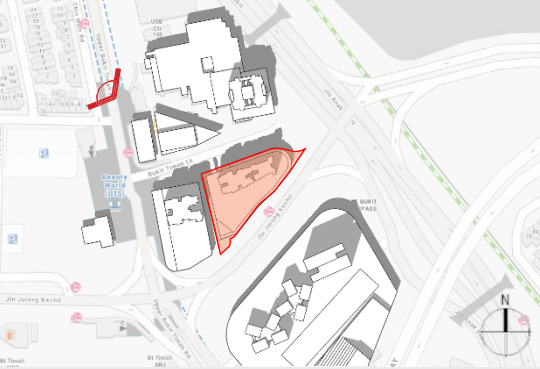
Aerial View - South East





Aerial View - North East





BUKIT BATOK

BUKIT TIMAH

CHUN TIN ROAD
SHOPHOUSES

CHEONG CHIN NAM
ROAD SHOPHOUSES

Aerial View - North





		Basement 1	Basement 2
ACCESS	Block 6 (Tower 1)	Yes	Yes
	Block 8 (Tower 2)	Yes	No

	Total
TOTAL	126
Regular carpark lots	99
Mechanical carpark lots	27
[Includes electric vehicle (EV) lots]	[2]
OTHERS	
Accessible lots	3
Motorcycle lots	8
Bicycle lots	40

Carparks and Vehicular Access








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

Unit Type		Area (sq ft)	No. of Units		
1 Bedroom	1 Bedroom	Type A1	517	20%	
		Type A2	517		11
	1 Bedroom PES	Type A1(p)	592		1
		Type A2(p)	592		1
2 Bedroom	2 Bedroom (1 Bath)	Type B1	624	30%	
	2 Bedroom (1 Bath + 1 Powder Room)	Type B2	732		19
		Type B3	732		19
		Type B2(p)	829		1
	2 Bedroom (1 Bath + 1 Powder Room) PES	Type B3(p)	829		1
3 Bedroom	3 Bedroom + Balcony	Type C1	1001	30%	
		Type C2	1109		7
		Type C3	1163		12
	3 Bedroom (Private Lift) + Balcony	Type C4	1238		7
	3 Bedroom PES	Type C1(p)	1023		1
	3 Bedroom (Private Lift) PES	Type C4(p)	1270		1
	4 Bedroom	4 Bedroom (Private Lift) + Balcony	Type D1		1356
4 Bedroom (Private Lift) + Balcony		Type D2	1593	18	
Penthouse	Penthouse (high ceiling)	Type PH1	1356	1	
		Type PH2	1593	1	
Total			158		

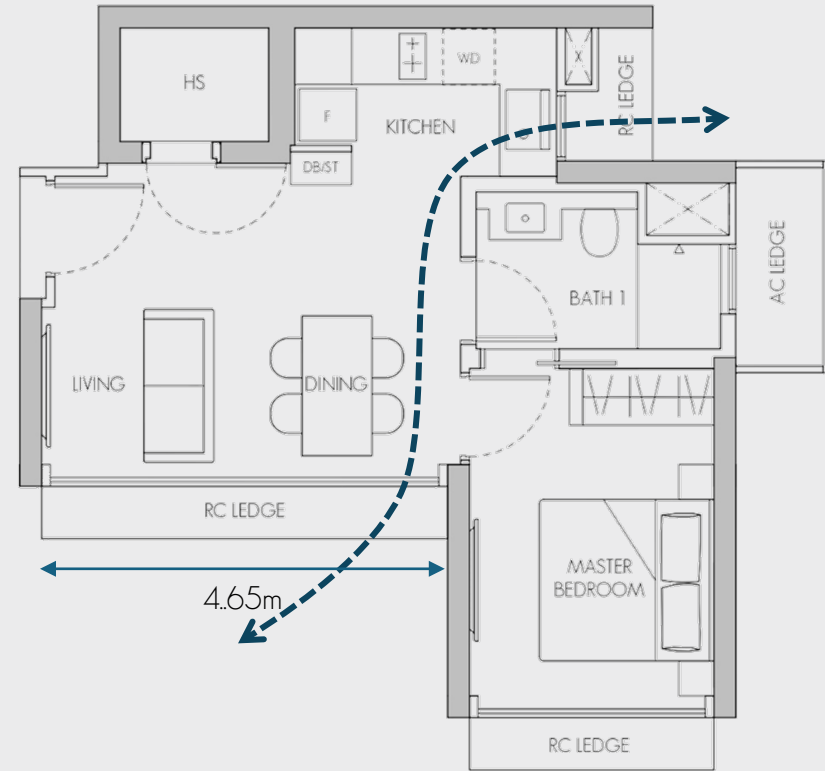
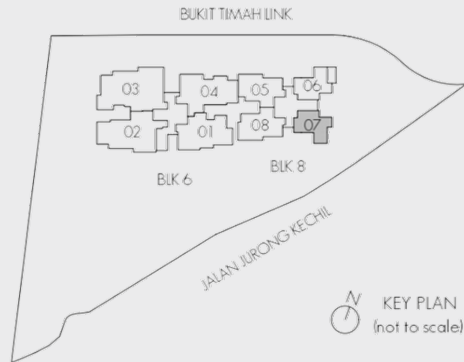
Please note that the areas are subject to approval

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

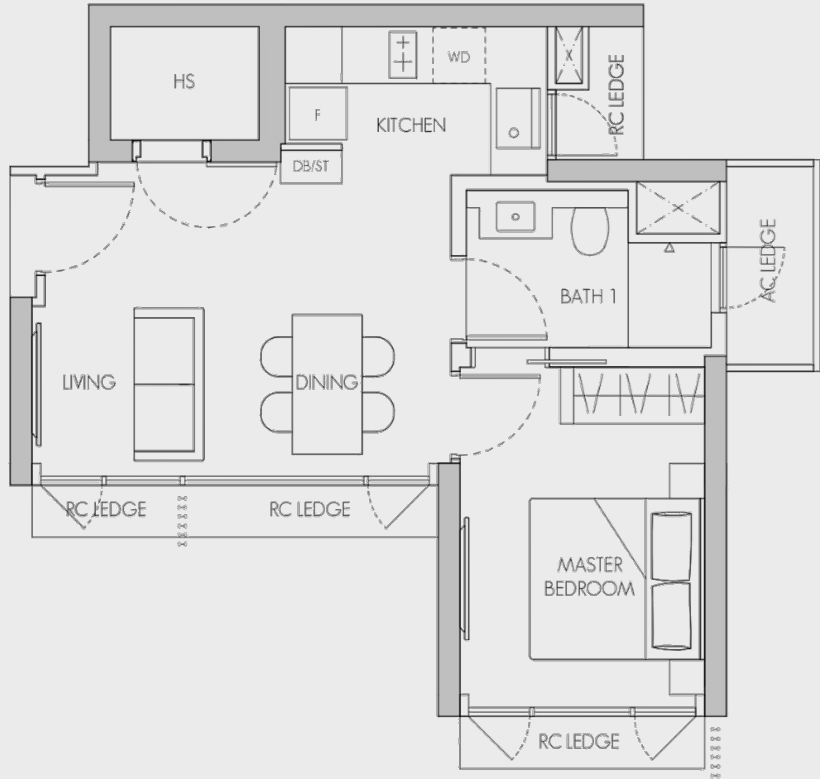


Please note the area / dimension
is for reference only.

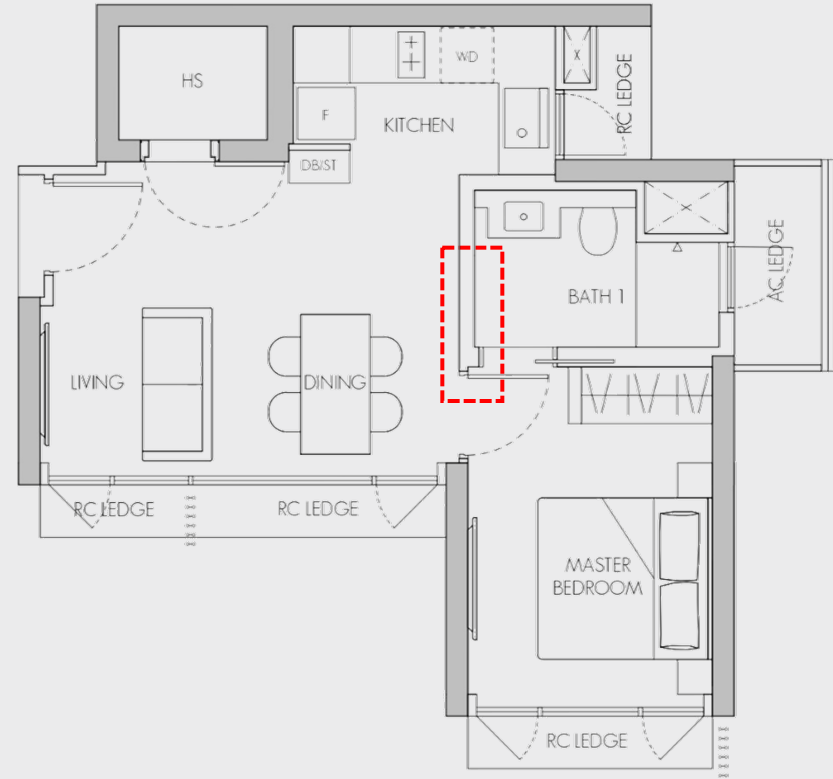
Type A1 - 1-Bedroom



Original Layout
- Bath 1 with 2 doors



Optional Layout
- Bath 1 with 1 door



Type A1 - Optional Layout

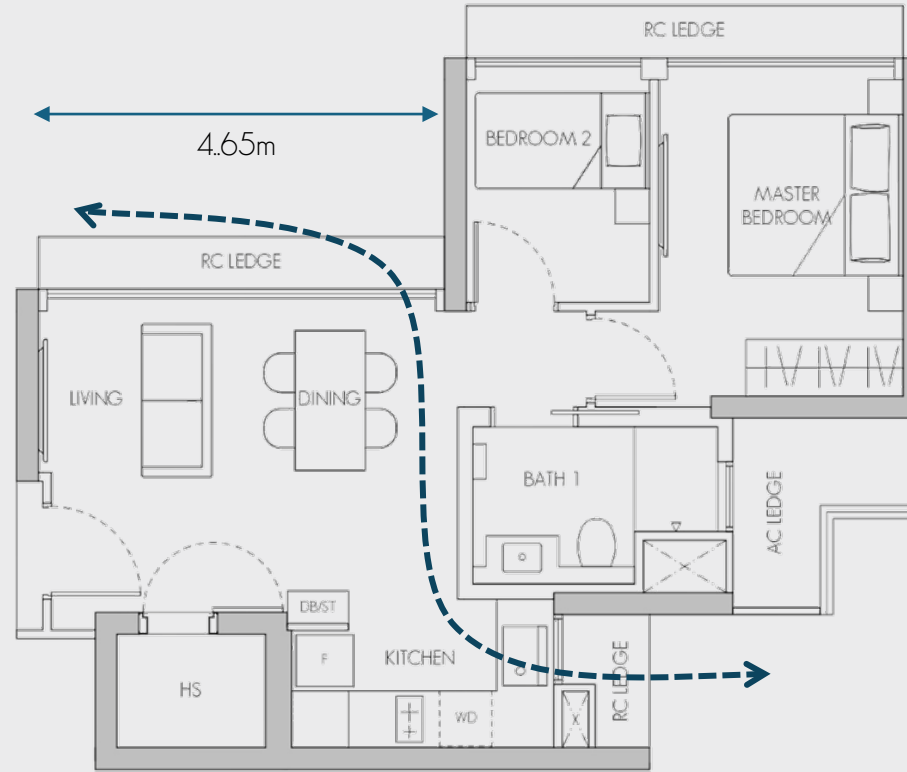
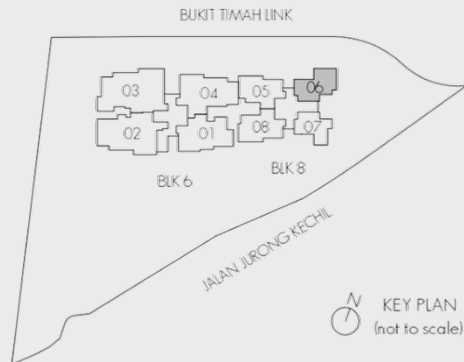


2 BEDROOM

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)

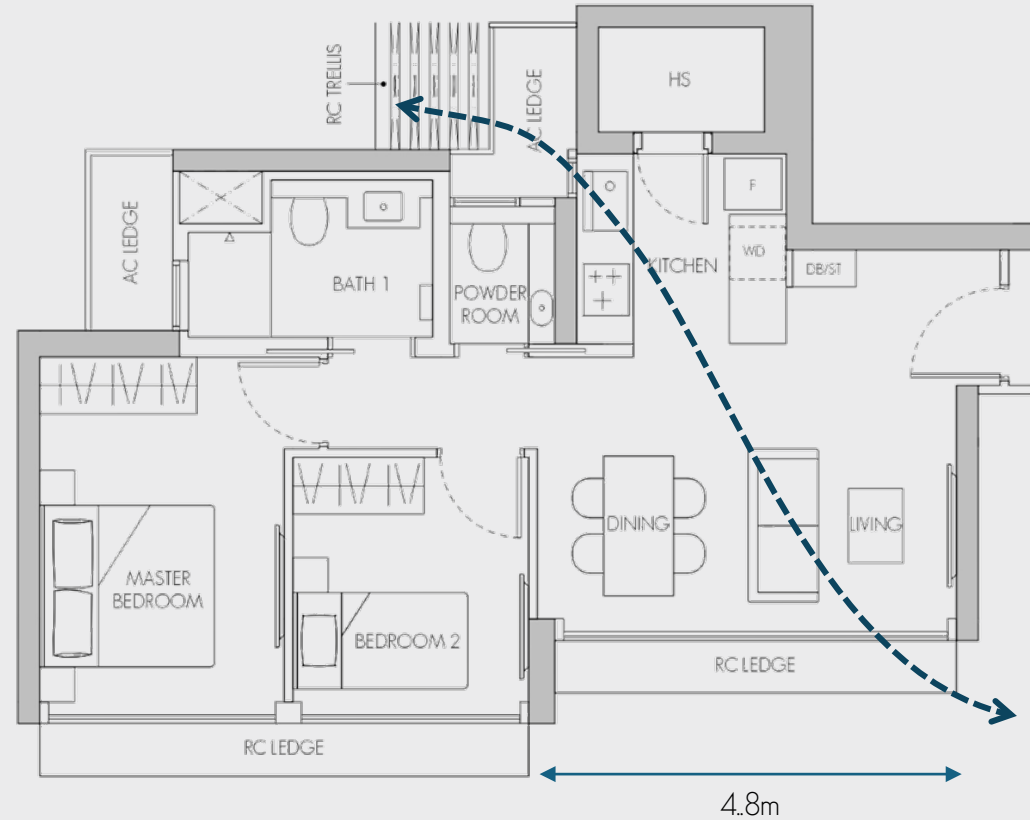
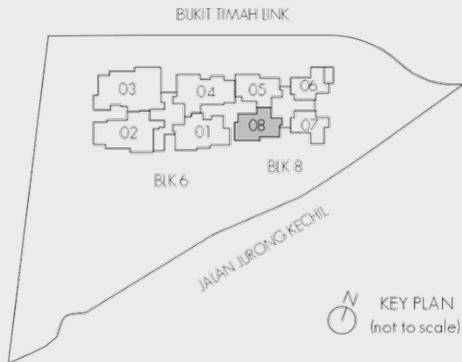


2 BEDROOM (Show Unit)

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)

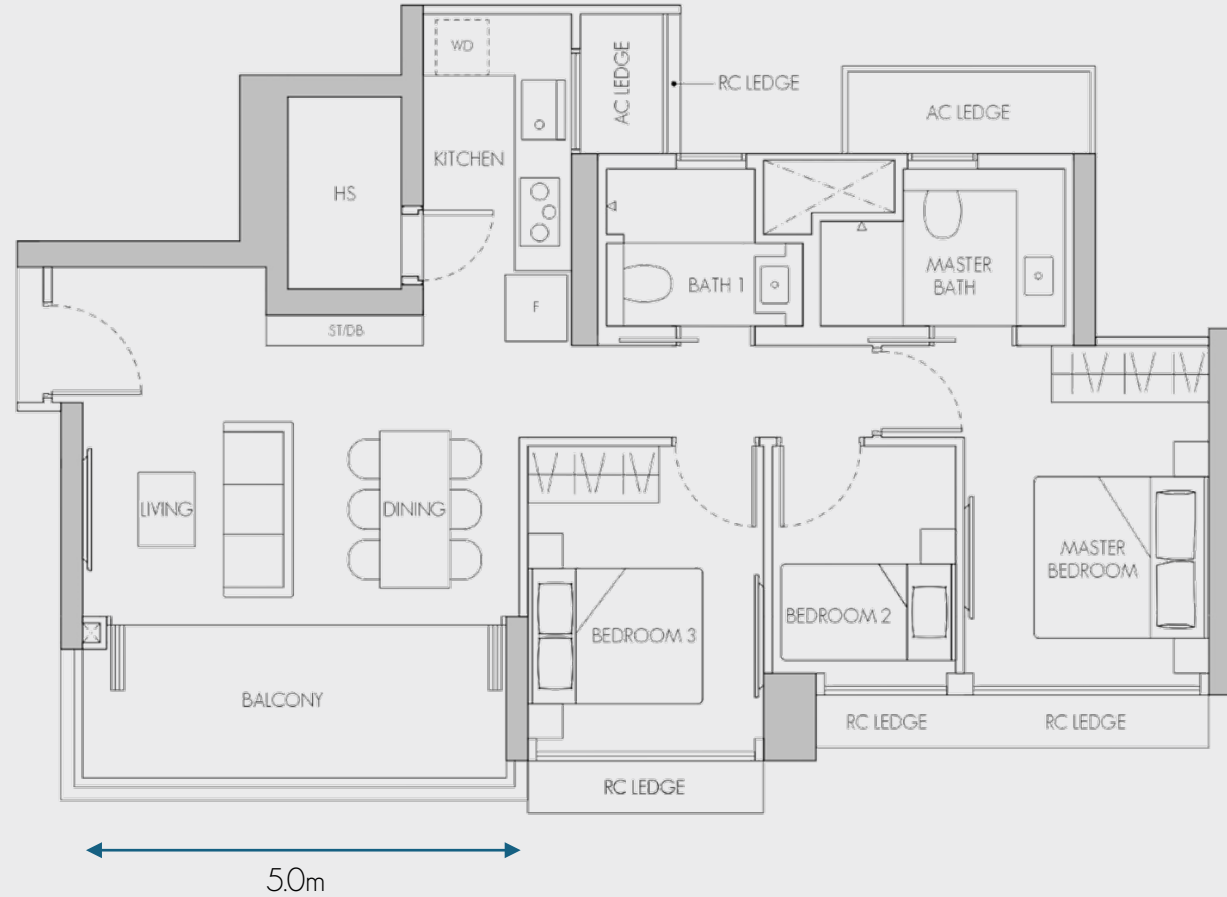
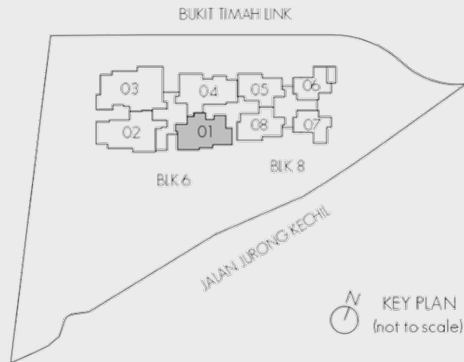


3 BEDROOM

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

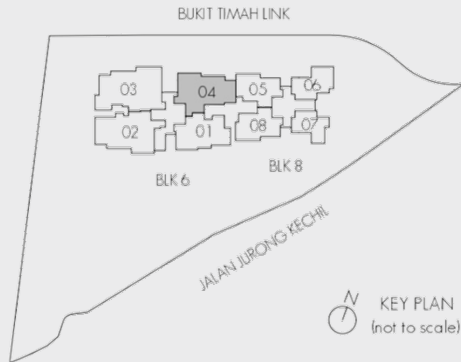
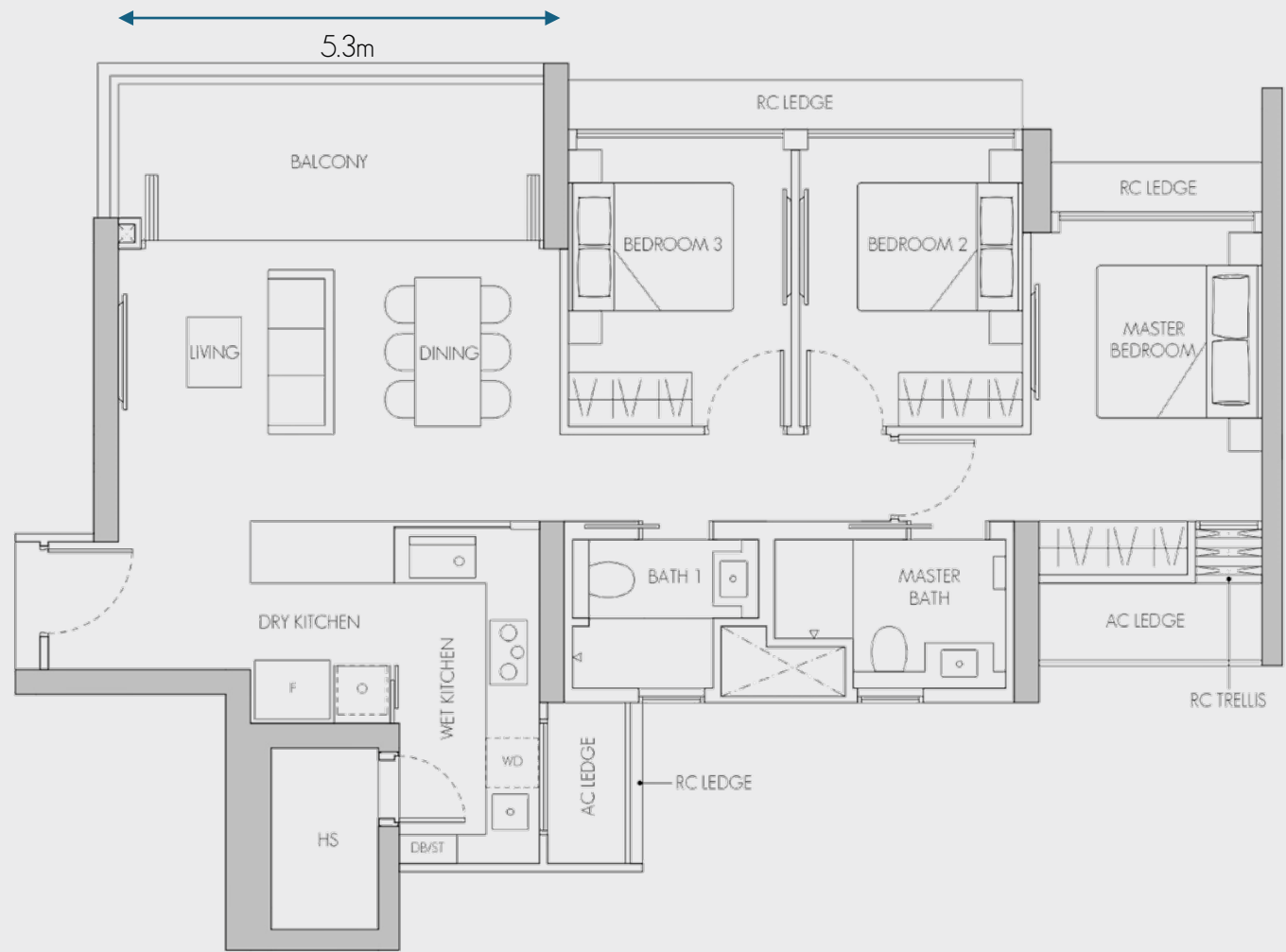


3 BEDROOM (Show Unit)

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

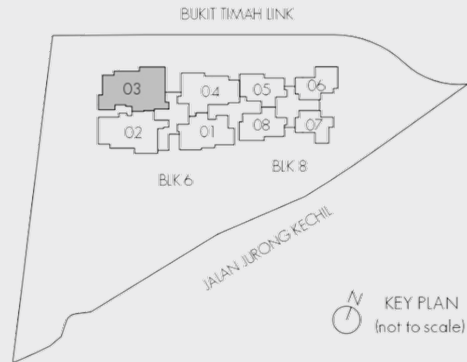
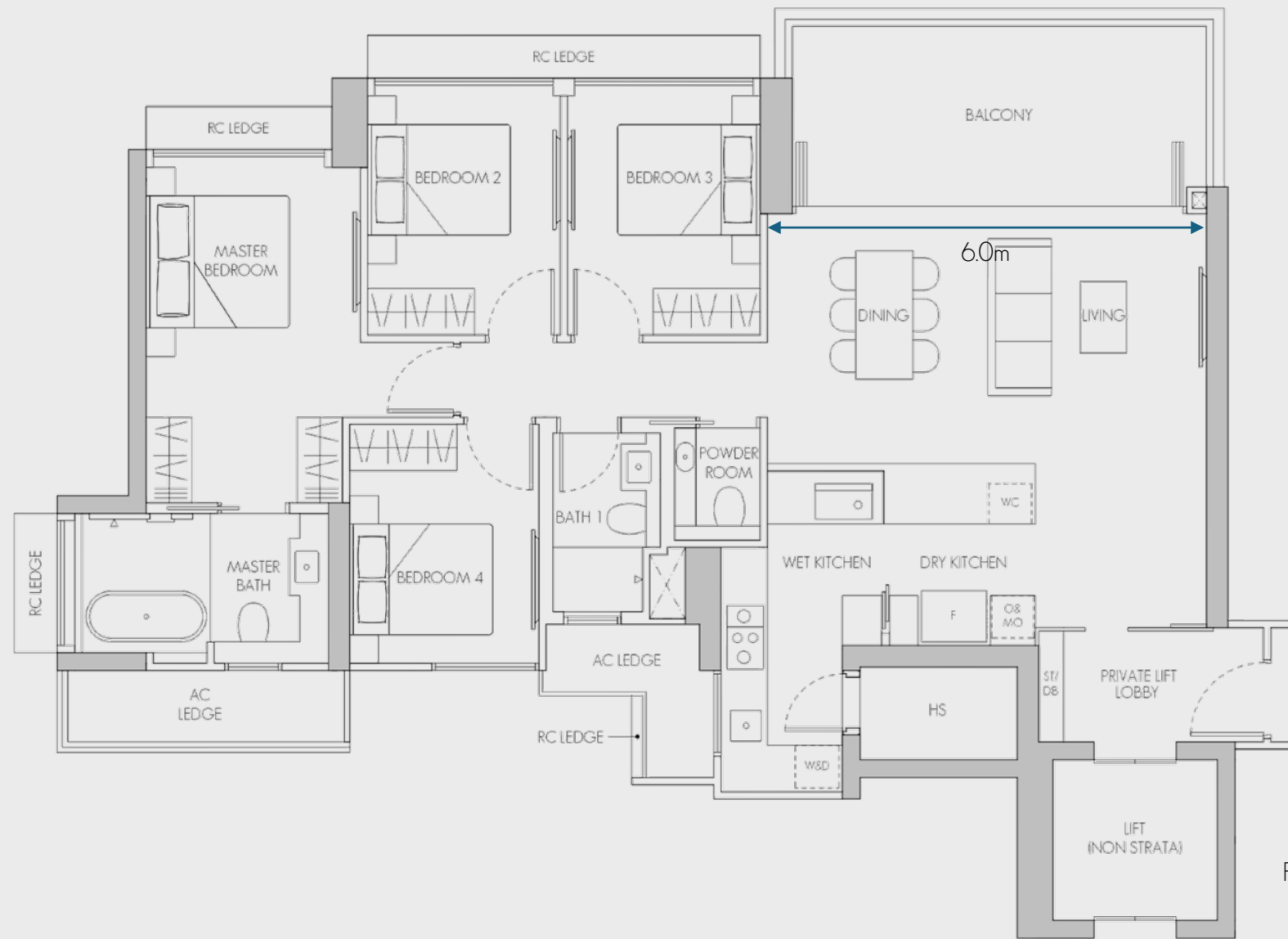


4 BEDROOM

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



KEY PLAN
(not to scale)

Please note the area /
dimensions for
reference only.

Type D2 - 4-Bedroom with Private Lift Lobby



Embrace smart living, simplified with the ease and convenience of having technology at your fingertips.



Smart Gateway

Effortlessly manage your smart home devices via the Mobile App.



Smart Digital Lockset

Gone are the days of forgetting your physical door keys. Secure and unlock your home with a simple fingerprint, passcode, or even through your phone.



Smart Air-Conditioning Control System

Stay cool effortlessly and remotely manage your air-conditioning settings via any connected device.



Smart Invite

Enhance convenience by pre-registering your visitors for seamless entry.



Smart Booking

Effortlessly check the availability of facilities and book at your convenience using the Mobile App.



Smart Parcel

Eliminate the need to wait for deliveries. Have your packages sent to the Parcel Box and retrieve them at your leisure.

Incorporate sustainability into your lifestyle with eco-conscious features that not only benefits the environment but also enhances energy efficiency, reduces carbon footprint, and provides a comfortable living space.



EV Charging

EV charging offers the convenience of a full battery each morning while reducing the carbon footprint of your travels.

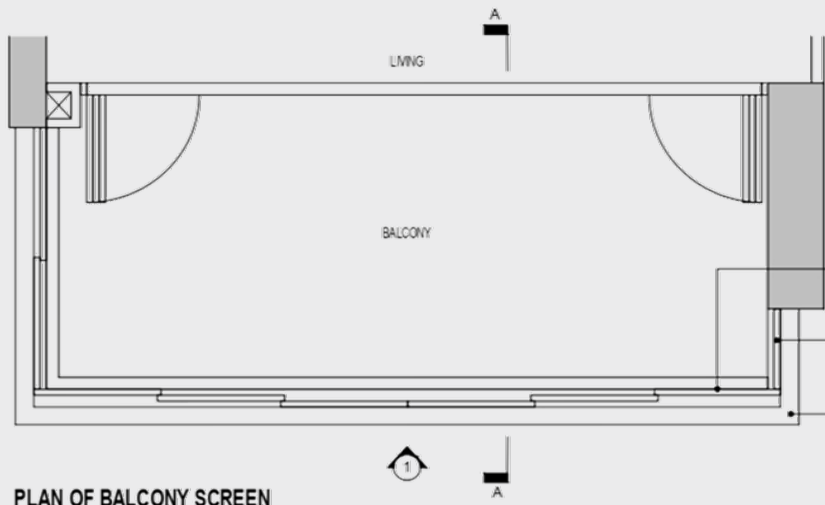


Solar Panel

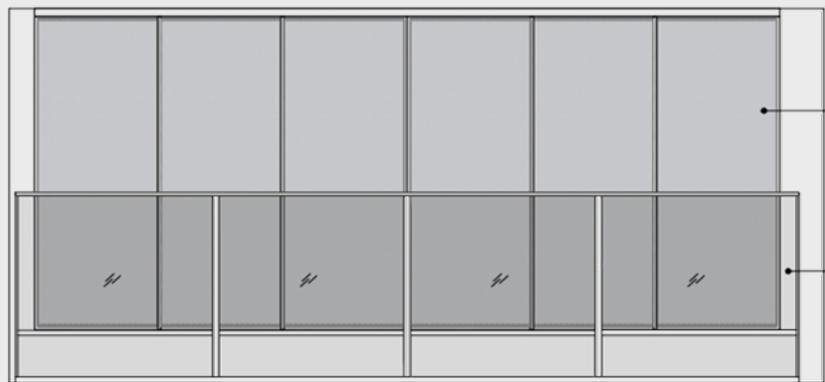
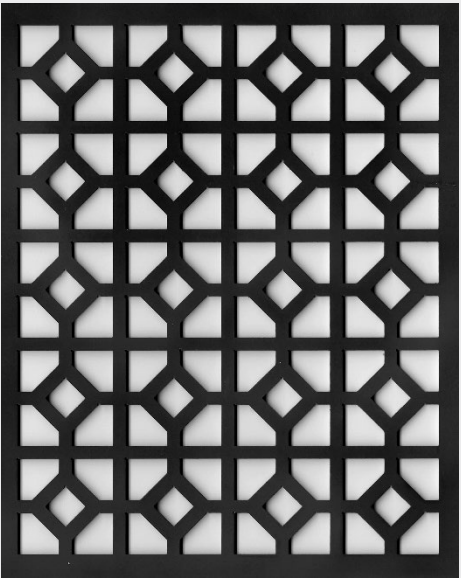
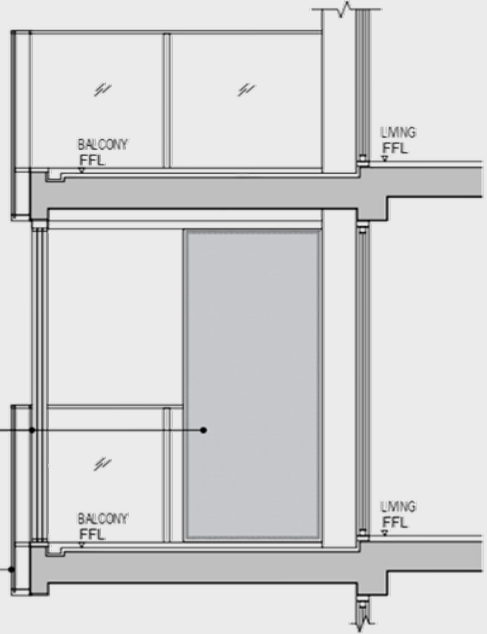
Embrace environmental sustainability with solar panels illuminating common areas, reducing energy consumption and enhancing long-term savings.

SMART AND SUSTAINABLE





PATTERNED SLIDING METAL SCREEN
 PATTERNED FIXED METAL SCREEN
 GLASS RAILING



PATTERNED SLIDING METAL SCREEN
 GLASS RAILING



- 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



Master Bath

Type C1, D1



Type C1, D1, D2,
Type PH1, PH 2

Long Vanity Top

- Wall to wall vanity
- Open side shelving for quick access to daily use items

Master Bath

Type PH2



USP - Master Bath Long Vanity Top





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.