



PRESS RELEASE

For Immediate Release

**64% of Bukit Sembawang's 999-year Luxus Hills
(Contemporary Collection) Sold Following Private Previews**



Artist's Impression: Bukit Sembawang Estates Limited features the 3-Generation Envelope Design & Courtyard Concept Terraces, an innovative and thoughtfully designed layout for multi-generational living.

SINGAPORE, 21 FEBRUARY 2020 – Bukit Sembawang Estates Limited (“BSEL”) has sold more than 64 per cent, or 25 units, of its highly-anticipated final phase of its landed development **Luxus Hills (Contemporary Collection)**. Luxus Hills (Contemporary Collection) is the final phase of 999-year leasehold releases at the tranquil Seletar Hills estate, comprised of 39 exclusive landed homes for immediate occupancy. Following the launch of the Contemporary Collection landed homes, BSEL will focus on developing its 99-year land parcels at Nim Road.

“With each release at Luxus Hills, we have seen the gradual transformation of the Seletar Hills Estate into a picturesque residential enclave and we are proud to have played a part in the development of the estate and community. Landed homes offer owners absolute



exclusivity, privacy and the luxury of space with the autonomy to reconfigure, redesign and rebuild their homes as their families grow across generations. We are encouraged by the strong response from discerning buyers who were taken by the modern architectural designs, spacious layouts, quality finishing and thoughtful touches offered with our homes.” said Ms Ho Jenny, General Manager (Marketing).

Through private previews, BSEL offered a limited release of the 39-unit Luxus Hills (Contemporary Collection). Strong interest came from many buyers who had earlier expressed interest in the previous phase of the development, the Luxus Hills (Signature Collection) in 2019. Contemporary Collection homes sold span inter-terraces, corner terraces, semi-detached houses and a villa. With prices ranging from S\$3.288 million for Inter-terraces at an average selling price of S\$2,060 psf on land.

Ms Ho added, “With the strong sales garnered thus far, previews will end today and show houses will be closed. With the health and well-being of the current residents at Luxus Hills being the utmost priority, we will pace out the release of our remaining inventory in phases.”

The deferred payment schemes offered at Luxus Hills (Signature Collection)¹ were extremely well-received. On the back of this positive response, BSEL has continued to extend similar deferred payment schemes in this final phase, allowing buyers greater flexibility in the purchase of a landed property. The schemes also cater to homebuyers who are awaiting proceeds from the sale of properties or those undergoing enbloc sales. With the **Stay & Pay Scheme***, buyers are able to move in right away with just a 20% down payment, while the **Reservation Scheme*** allows buyers to reserve their choice home with just a 10% deposit.

Luxus Hills (Contemporary Collection) comprises 39 landed houses with 30 inter terraces, 6 corner terraces, a pair of semi-detached homes, and 1 villa, with a pool for the selected few. The 5 bedroom landed homes come with land sizes ranging from 150sqm – 566sqm with a built-up area of 344sqm to 560sqm. All Contemporary Collection homes are fashioned with a private lift, parking space for two vehicles and smart home features.

¹ The previous launch phase at Luxus Hills in August 2019.

* Terms and conditions apply



3-Generation Envelope Design Terraces – A multi-generational home for all



With an exceptional track-record in developing landed homes for multi-generational living, BSEL has seamlessly integrated the concept of a traditional family home with modern, flexible spaces that comes with a fully equipped kitchen, pantry, spacious living and dining halls, bedrooms with en-suite bathrooms, providing homeowners the luxury of comfort and privacy. The 3-G Concept is the hallmark of the modern family home.

Courtyard Concept Terraces - A lush haven away from city-living



With this final launch at Luxus Hills, the Contemporary Collection completes the luxurious and serene enclave that has been developed by BSEL over the years. Nestled in the heart of the estate are the *Courtyard Concept Terraces*, which feature space-enhancing designs such as a central air well that is seamlessly integrated into the living, dining and



recreational spaces. Each storey of the terrace also boasts an expansive veranda, which provides homeowners with a lush, green sanctuary in the comfort of their own home.

An eco-paradise for all generations

Designed with sustainability and comfort in mind, the homes at Luxus Hills (Contemporary Collection) are mostly North-South facing. All homes include energy and water efficient fittings and green features such as solar panels, rainwater harvesting systems and two charging points for electric cars. Air filters are also installed in each home to promote a healthy and clean environment for all members of the family. Luxus Hills (Contemporary Collection) has been awarded the Green Mark Gold^{PLUS} Development award.

Accessibility and connectivity at your doorstep

Luxus Hills is in close proximity to a variety of shopping and dining options such as Greenwich V, NEX, AMK Hub, Waterway Point, Compass Point and Seletar Mall. It is also well-connected to major transport routes, such as the Central Expressway and Tampines Expressway. Two upcoming transport links will also offer even greater connectivity, with the North-South Corridor and Cross Island MRT Line.

Reputable educational institutions located in the vicinity also make the estate an ideal place for families to call home. With schools like Catholic High, CHIJ St Nicholas, Ai Tong, Rosyth and Nan Chiau Primary and High School, Nanyang Junior College, Anderson Junior College and Nanyang Polytechnic all nearby.

Just beyond their doorsteps, homeowners will also be able to enjoy daily life amidst nature with Luxus Hills Park, and an array of nearby nature spots such as Bishan Park, Seng Kang Riverside Park, Lower Peirce Reservoir Park, Punggol Waterway Park and the Punggol Promenade Nature Walk.



Appendix A: Precautionary measures for COVID-19

To play our part in ensuring a safe environment for our visitors, agents and staff, BSEL has implemented a range of precautionary measures during the private previews for the Luxus Hills (Contemporary Collection). On top of scheduling appointments for viewings to mitigate crowds, some of the on-site measures include the careful screening of visitors with temperature taking and travel declarations at designated registration points. Cleaning staff have also been doubled, to ensure the multiple entry, exit and contact points of the showhouses are sanitised regularly.

Pre-launch briefings with agents and staff were also conducted to reinforce the importance of the individual responsibility to public health, to practice good personal hygiene, and to adhere to all other established protocols.

For project information on Luxus Hills, please visit bse.sg/luxushills.

For pleasure of ownership, please call 6950 6333.

About Bukit Sembawang Estates Limited (BSEL)

Bukit Sembawang Estates Limited (BSEL) started developing landed properties in the 1950s and was incorporated in Singapore in 1967. It is one of the pioneer companies that obtained public-listing on SGX Mainboard in 1968. The company focuses on property development, investment and other property-related activities.

As a leading and experienced property developer, we are committed to designing and building fine quality homes that satisfy the aspirations and lifestyles of our customers, for generations to come.

For over half a century, BSEL has built many of Singapore's renowned and established residential developments comprising landed homes, private condominiums and apartments.

We value every customer, every family, and we shall remain dedicated to creating quality homes that property owners will love, cherish and appreciate — for generation after generation.



Our widely acclaimed portfolio of luxury private condominiums and apartments include completed projects such as 8 St Thomas, Paterson Suites, The Vermont on Cairnhill, Skyline Residences and Verdure. We have also completed our bespoke landed properties at Nim Collection Phase 1 & 2, Watercove, Luxus Hills Phase 1 to 7, 14 & 16 Lengkok Angsa and Mimosa Terrace.

We have established a reputation as a trusted developer of fine quality homes with great value. Our recent accolades and awards include The Edge Billion Dollar Club 2019 award for “Best Performing Stock (Properties)”, BCI Asia Awards 2017 “Top Ten Developers Singapore”, China Real Estate Design Award (CREDAWARD) 2019 “Silver - High-End Residence Category, 8 St Thomas”, Asia Pacific Property Awards 2019 “Award Winner – Residential High-rise Development Singapore, Skyline Residences” and “Best Apartment/Condominium Singapore, 8 St Thomas”, BCA Awards “Green Mark Platinum & Gold^{PLUS} for Luxus Hills (Signature Collection)” and “Green Mark Gold^{PLUS} for Luxus Hills (Contemporary Collection)”.

Our Mission Statement – Building Quality Homes for Every Generation

Website www.bsel.sg

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