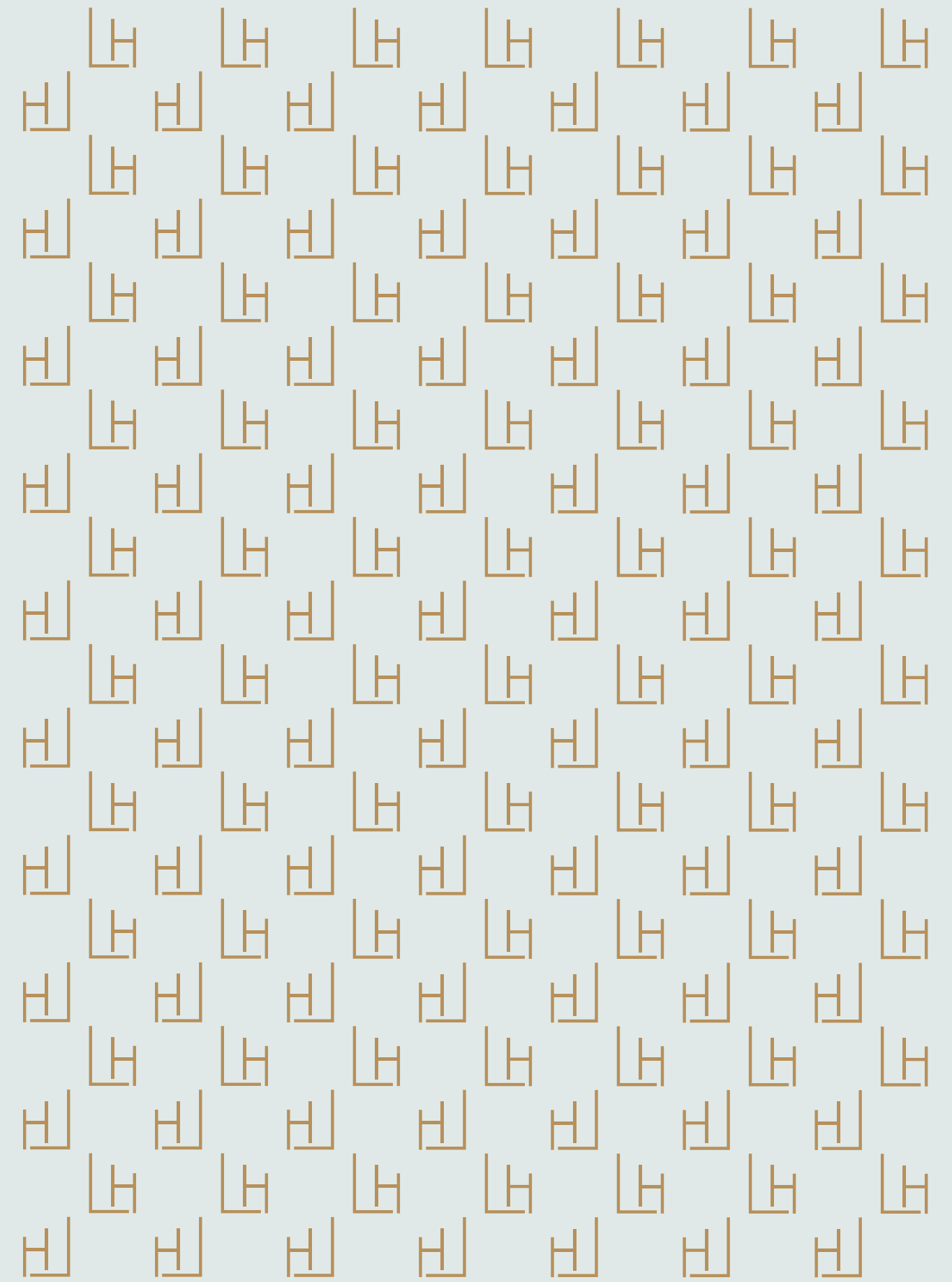


LUXUS HILLS



CONTEMPORARY
COLLECTION





Artist's Impression

LOCATION MAP

Greenwich V	3 mins
NEX Mall	8 mins
Hougang Mall	9 mins
AMK Hub	10 mins
Seletar Aerospace Park	9 mins
Seletar Regional Centre	10 mins
Orchard	15 mins
CTE	8 mins
TPE	9 mins

ISLANDWIDE CONNECTIVITY

	.....	North South Line
	.....	Circle Line
	.....	North East Line
	.....	Cross Island Line (Under Construction)
	.....	Bus Interchange

*Estimated time by car. Subject to traffic conditions.
(Source: Google Map)



SITE PLAN

M1 (L)	M (L)	M (L)	M (L)	M (L)	M (L)	M (L)	M (L)	M (L)	M (L)	Ma (L)	Ma (L)	Ma (L)	M1a (S)(L)
28	26	24	22	20	18	16	14	12	10	8	6	4	2

M1 (L)	M (L)	M (L)	M (L)	M (L)	M (L)	M (L)	M (L)	M (L)	M (L)	Ma (L)	Ma (L)	Ma (L)	M1a (L)
27	25	23	21	19	17	15	13	11	9	7	5	3	1

SD6(S)(L)	1
SD6(L)	3
N1(L)	5
N(L)	7
N(L)	9
N(L)	11
N(L)	13
N(L)	15
N(L)	17
N1(L)	19

LUXUS HILL HEIGHTS

VL1(S)(L)
2

LUXUS HILL VIEW

LUXUS HILL AVE

LUXUS HILL DRIVE

SELETAR GREEN VIEW

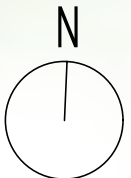
SELETAR GREEN WALK

SELETAR GREEN AVE

LUXUS HILLS PARK

YIO CHU KANG RD

ANG MO KIO AVE 5





Artist's Impression

CONTEMPORARY COLLECTION

With its perfect proportions and modern lines, the Luxus Hills Contemporary home commands a confident and cosmopolitan first impression. Its form exhibits a modern silhouette, with a striking facade and a geometric roof.

Within, the Contemporary home's considered proportions translate to a well-distributed floor area on every level, giving you the creative liberty to define each level's intent and purpose.

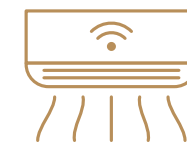
All Contemporary homes are fashioned with a private lift and a suite of Smart Home features.



SMART HOME SYSTEM

We have introduced a bevy of Smart Home features for all that you care about – your family, your home, and the environment.

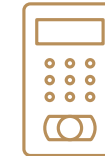
Seek confidence and convenience with security at your finger tips. Rest assured that your energy use is well managed for cost and comfort. Find peace of mind both at and away from home.



Smart
Aircon



Remote Video
Intercom



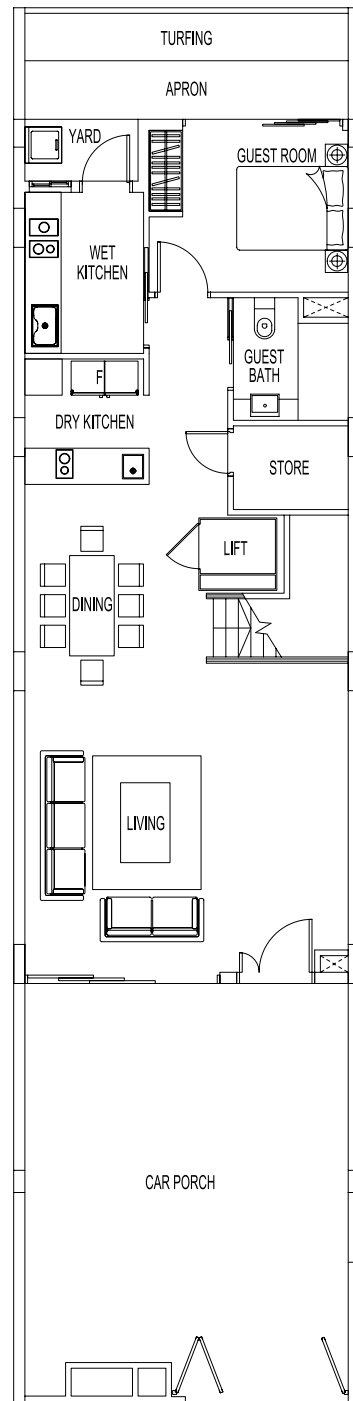
Smart Digital
Lock Set

INTERMEDIATE TERRACE - TYPE M(L) | TYPE Ma(L)

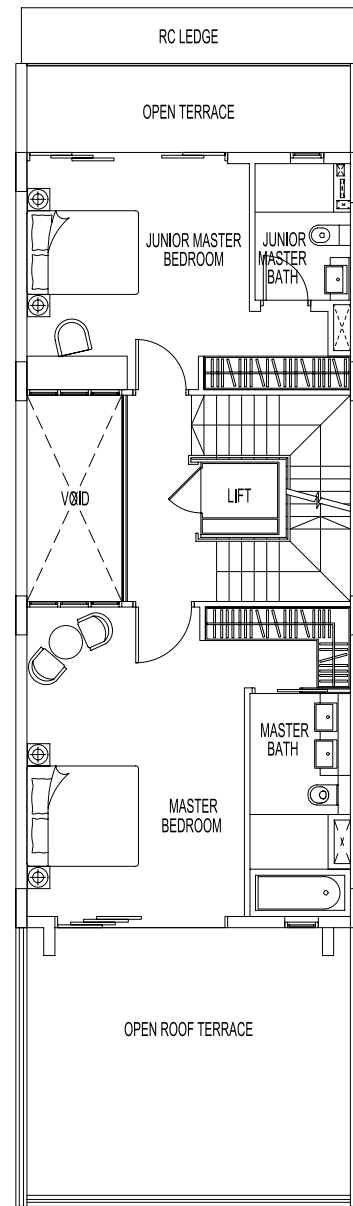
9, 12, 13, 16, 17, 20, 21, 24, 25 LUXUS HILL VIEW | 4, 5, 8 LUXUS HILL VIEW

MIRROR IMAGE: 10, 11, 14, 15, 18, 19, 22, 23, 26 LUXUS HILL VIEW | 3, 6, 7 LUXUS HILL VIEW

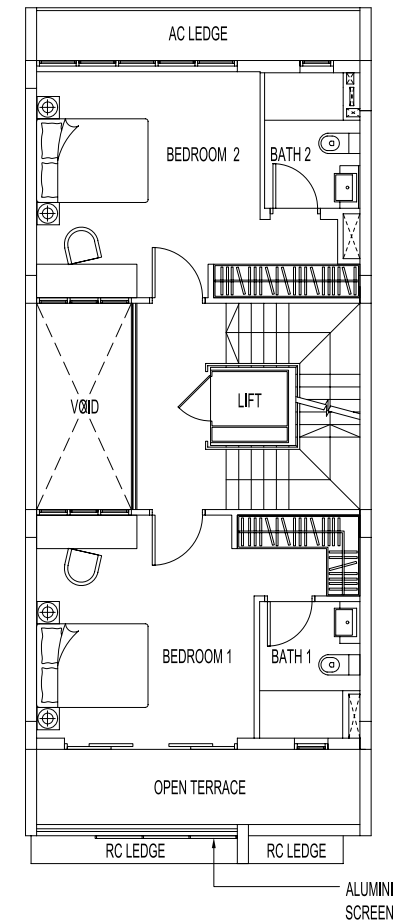
Plot Area: 150.0 sqm | Estimated Floor Area: 384 sqm



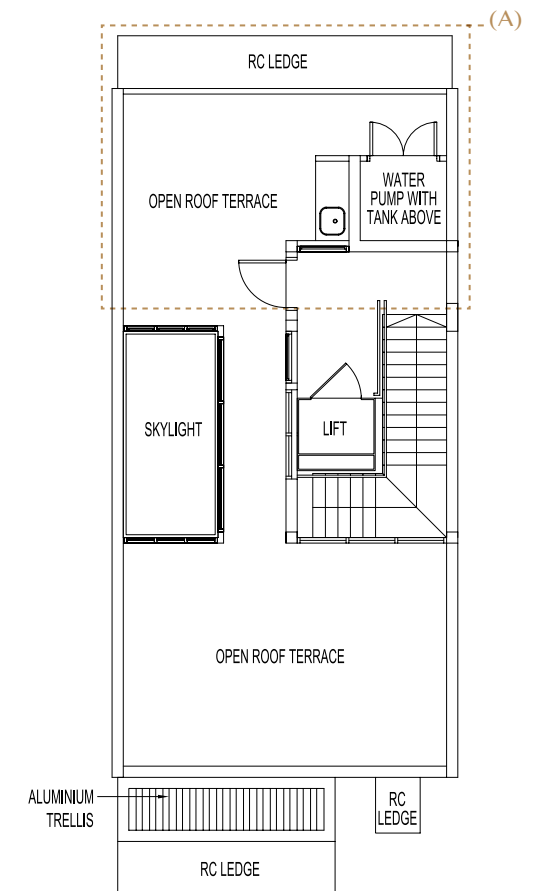
1st Storey



2nd Storey

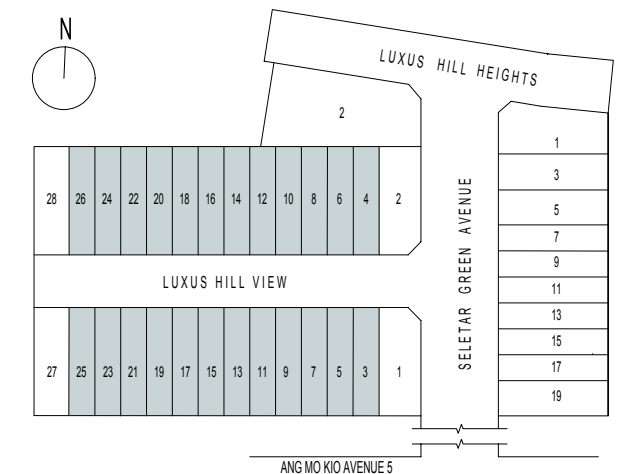
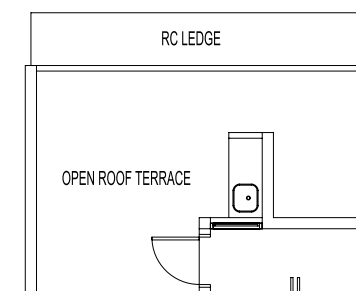


3rd Storey



Roof Terrace

(A) Applicable to Type Ma(L) only.



(Inclusive of car porch, AC ledge, open terrace, open roof terrace, skylight and water pump with tank area)

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All external and internal walls are of masonry and/or reinforced concrete panel and/or pre-fabricated panel construction and/or metal fencing.

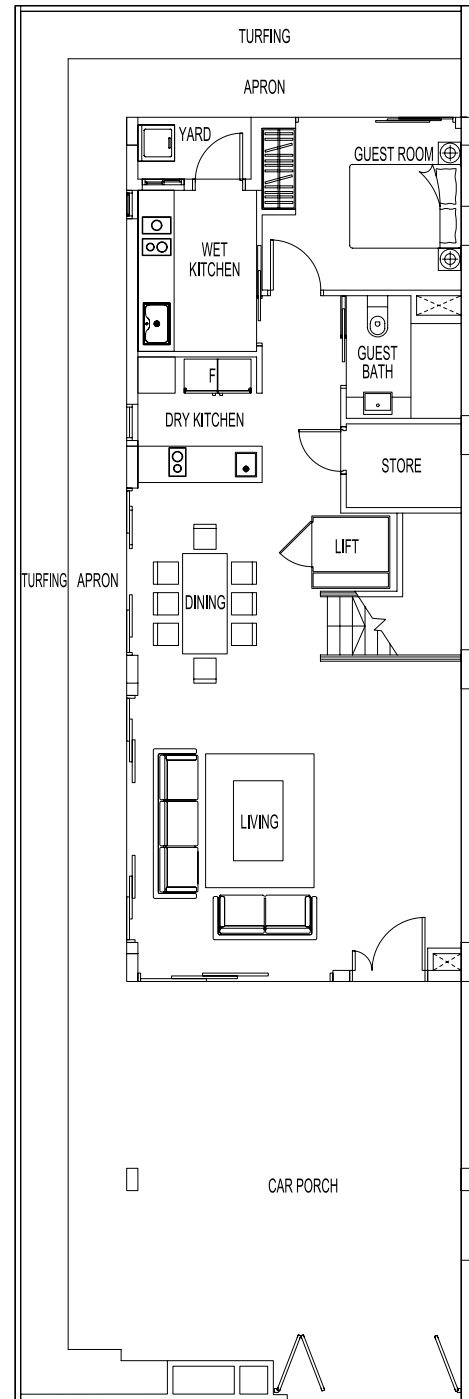
(A) Applicable to houses 4, 5, 8 and 3, 6, 7 (mirror image)

CORNER TERRACE - TYPE M1(L)

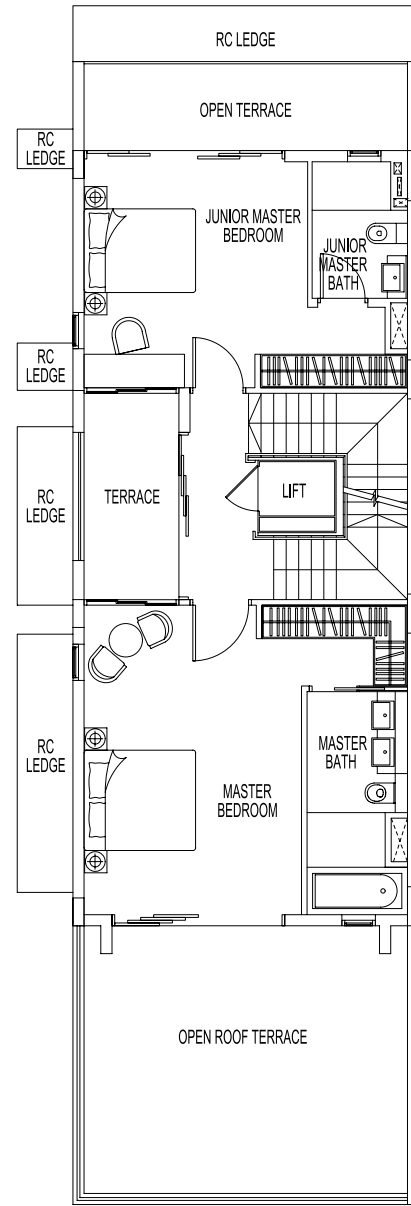
28 LUXUS HILL VIEW

MIRROR IMAGE: 27 LUXUS HILL VIEW

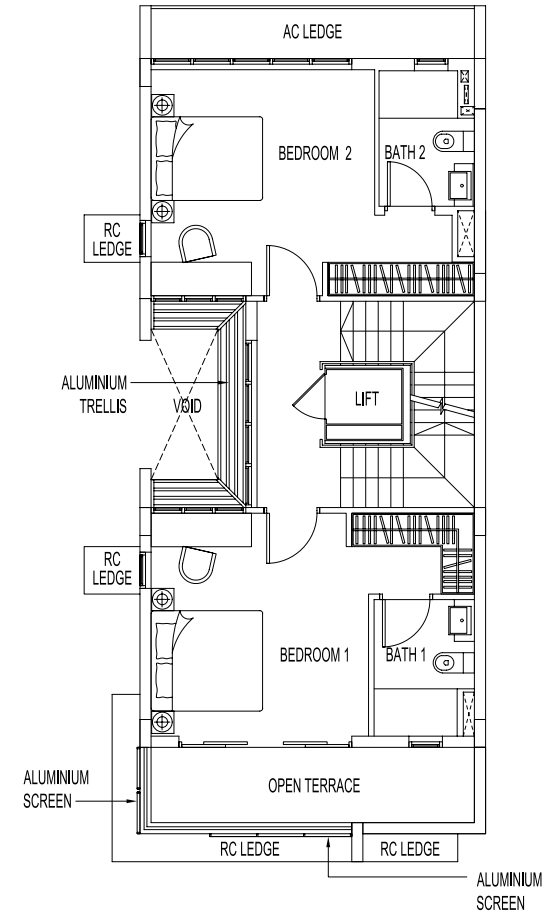
Plot Area: 202.5 sqm | Estimated Floor Area: 392 sqm



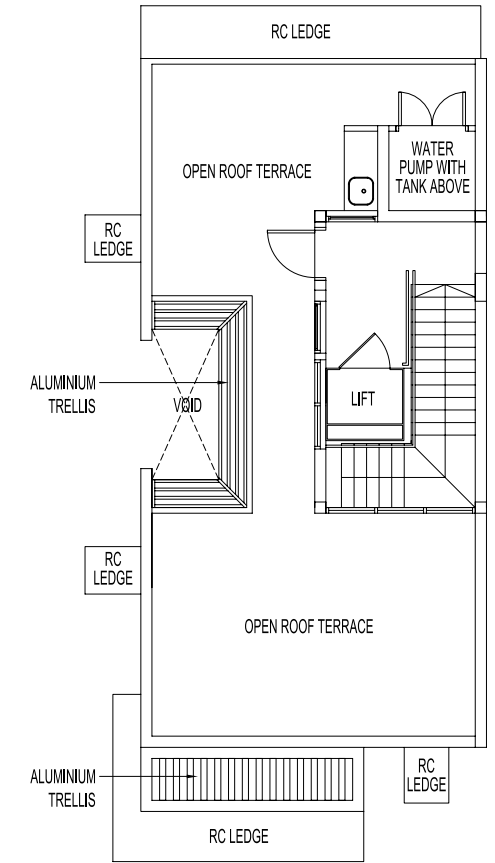
1st Storey



2nd Storey

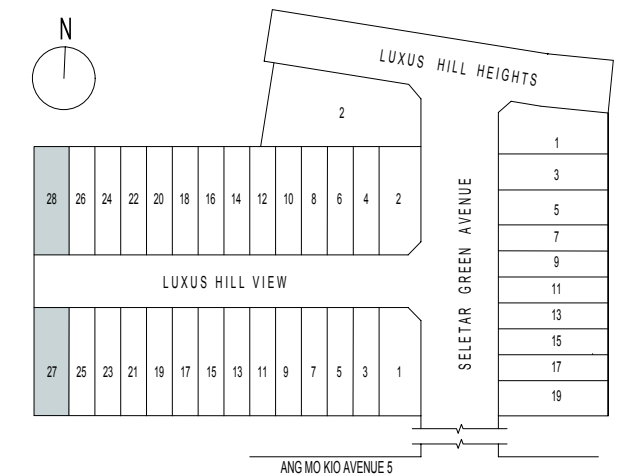


3rd Storey



Roof Terrace

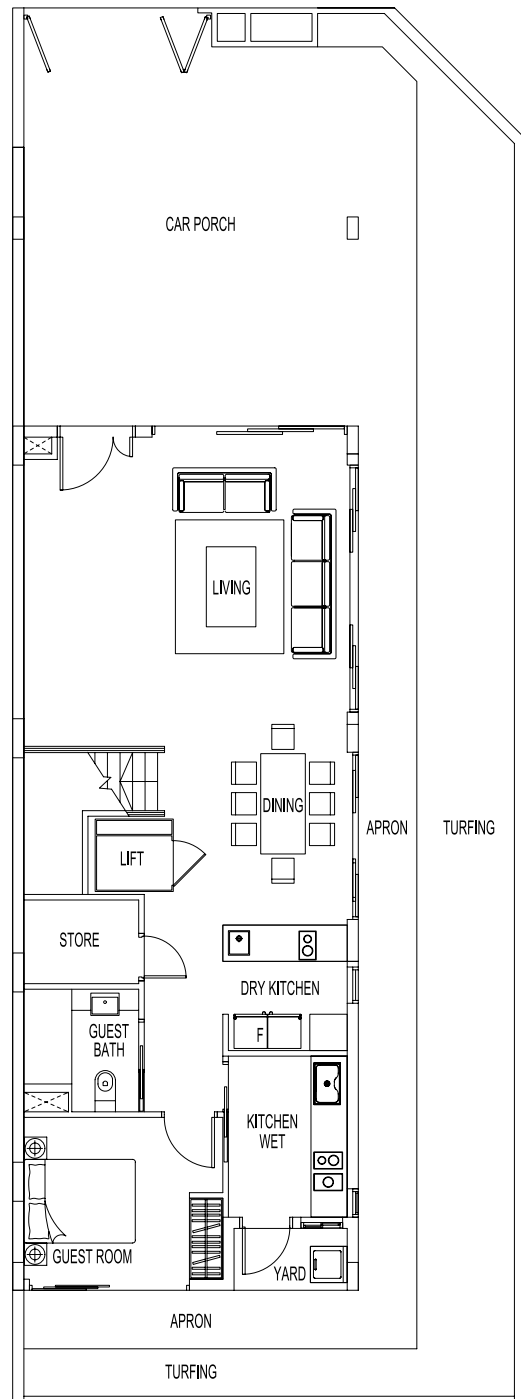
(Inclusive of car porch, AC ledge, open terrace, open roof terrace and water pump with tank area)
 Plans are subjected to changes as may be required or approved by the relevant authorities. Areas are estimates only and are subjected to final survey.
 All external and internal walls are of masonry and/or reinforced concrete panel and/or pre-fabricated panel construction and/or metal fencing.



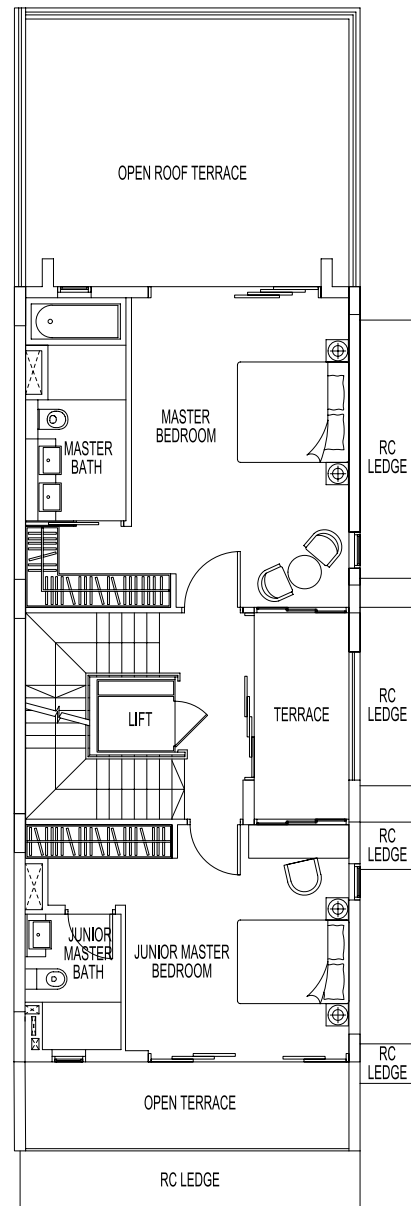
CORNER TERRACE - TYPE M1a(L)

1 LUXUS HILL VIEW

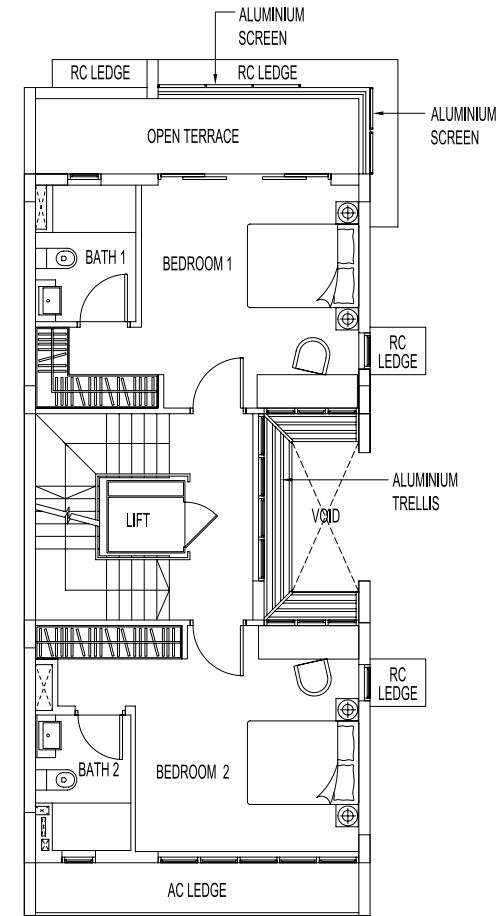
Plot Area: 224.7 sqm | Estimated Floor Area: 392 sqm



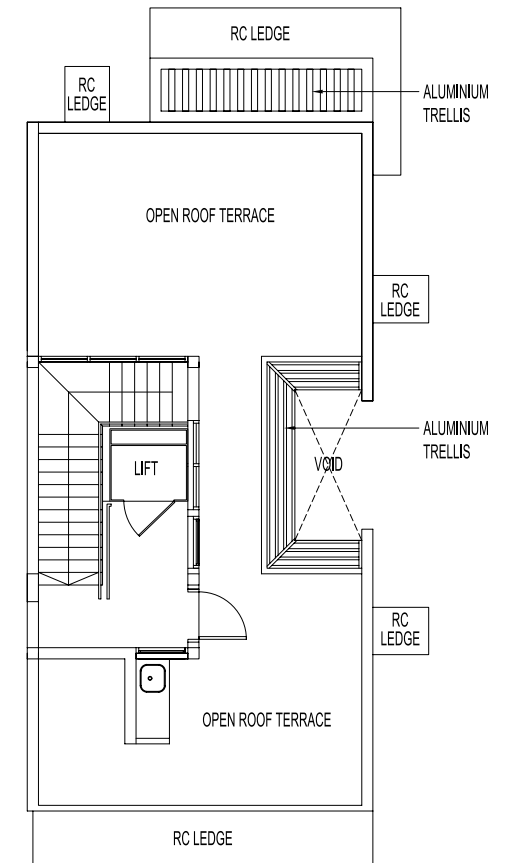
1st Storey



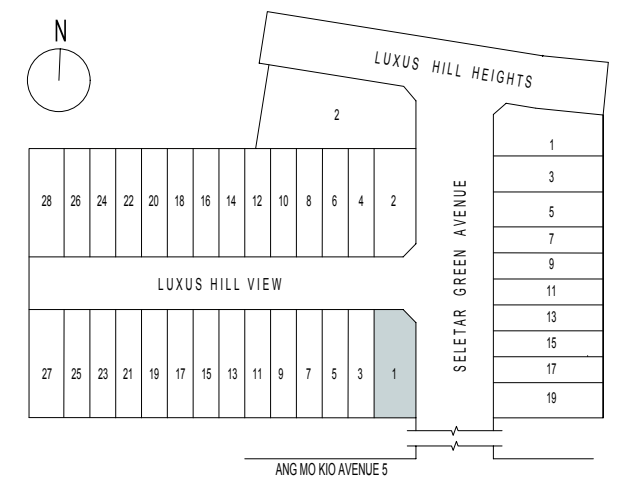
2nd Storey



3rd Storey



Roof Terrace



(Inclusive of car porch, AC ledge, open terrace and open roof terrace)

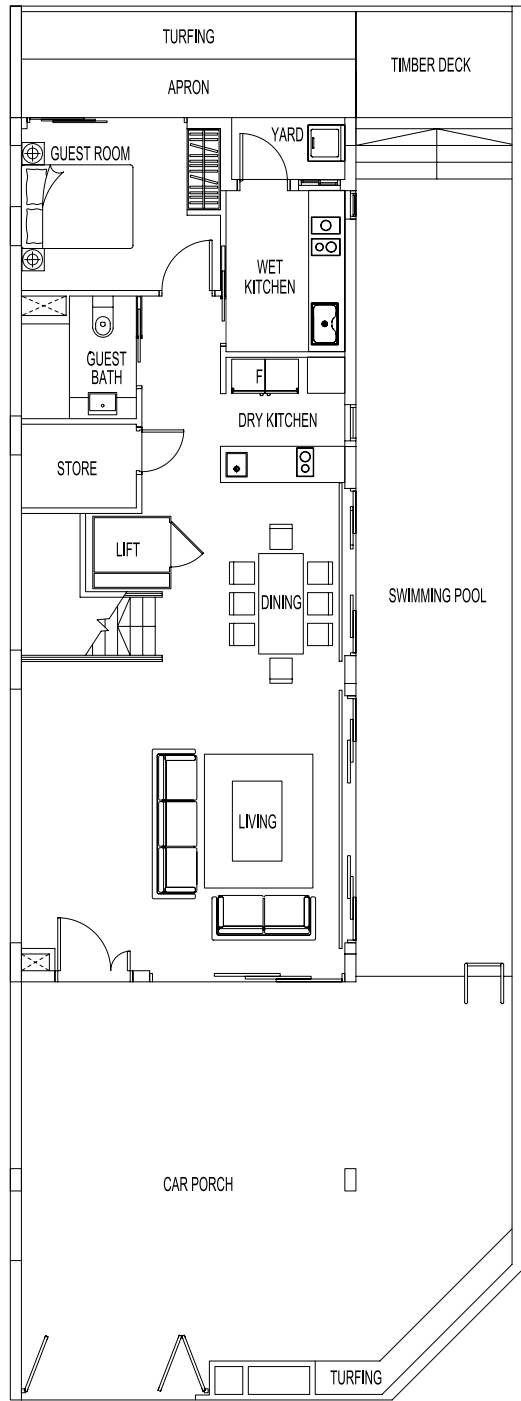
Plans are subjected to changes as may be required or approved by the relevant authorities. Areas are estimates only and are subjected to final survey.

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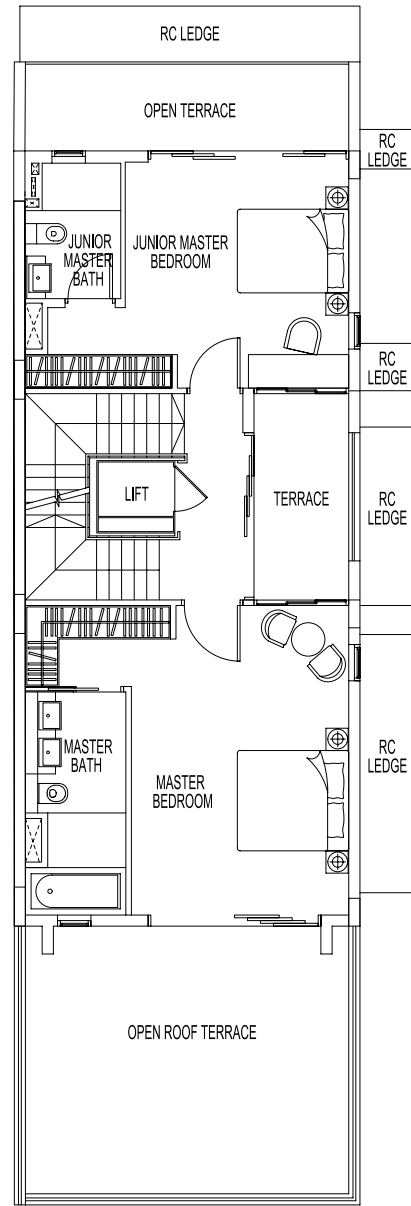
CORNER TERRACE - TYPE M1a(S)(L)

2 LUXUS HILL VIEW

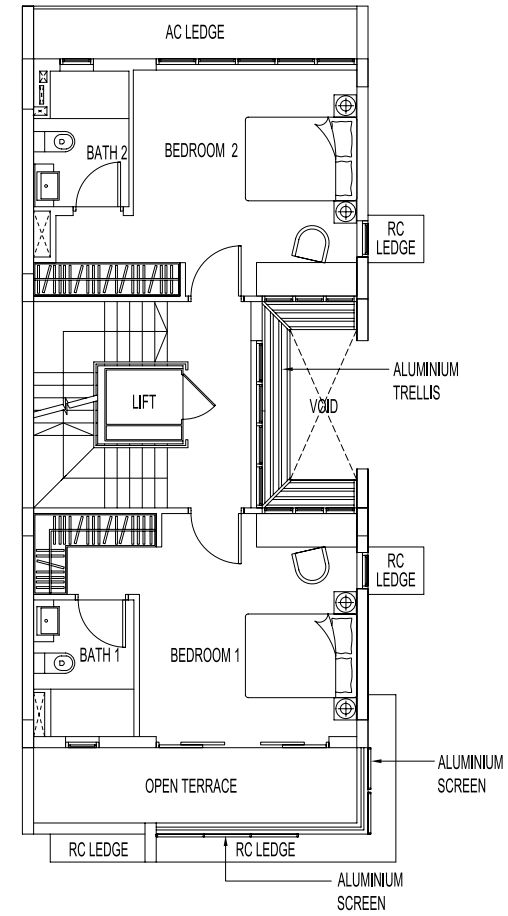
Plot Area: 224.7 sqm | Estimated Floor Area: 392 sqm



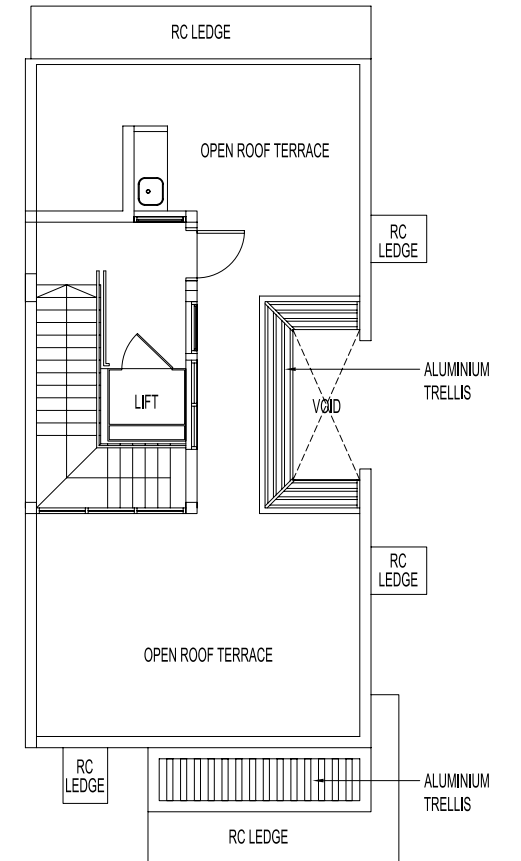
1st Storey



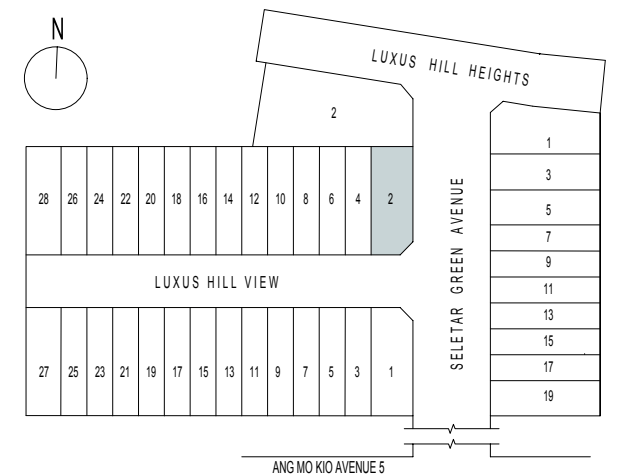
2nd Storey



3rd Storey



Roof Terrace



(Inclusive of car porch, AC ledge, open terrace and open roof terrace)

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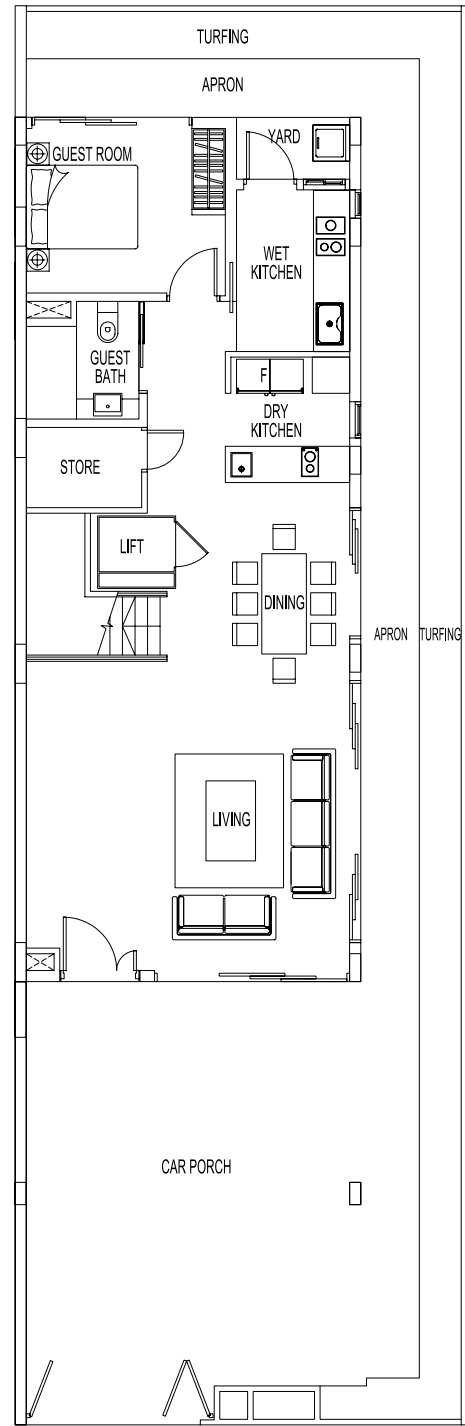


Artist's Impression

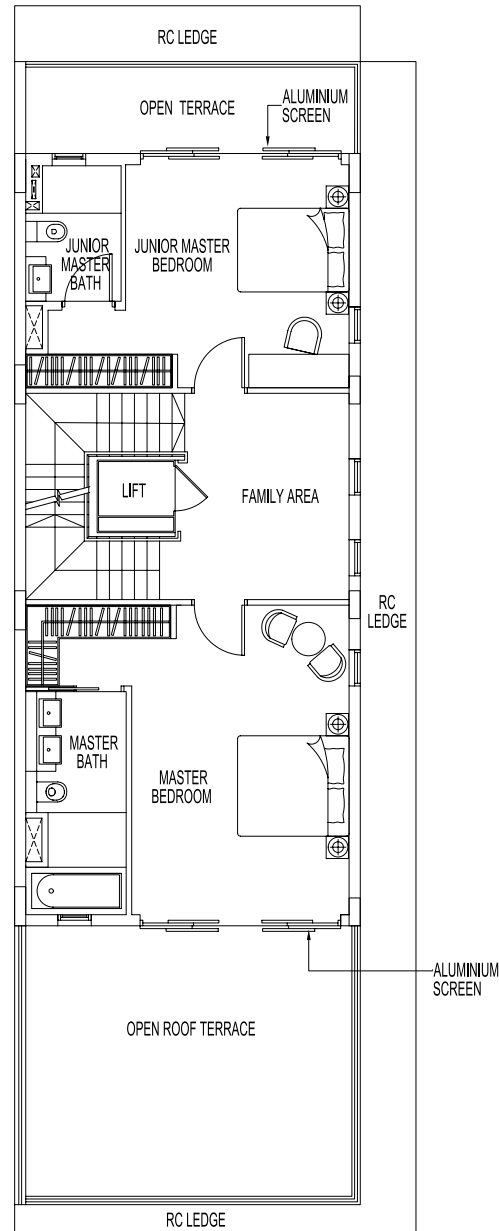
SEMI-DETACHED - TYPE SD6(L)

3 SELETAR GREEN AVENUE

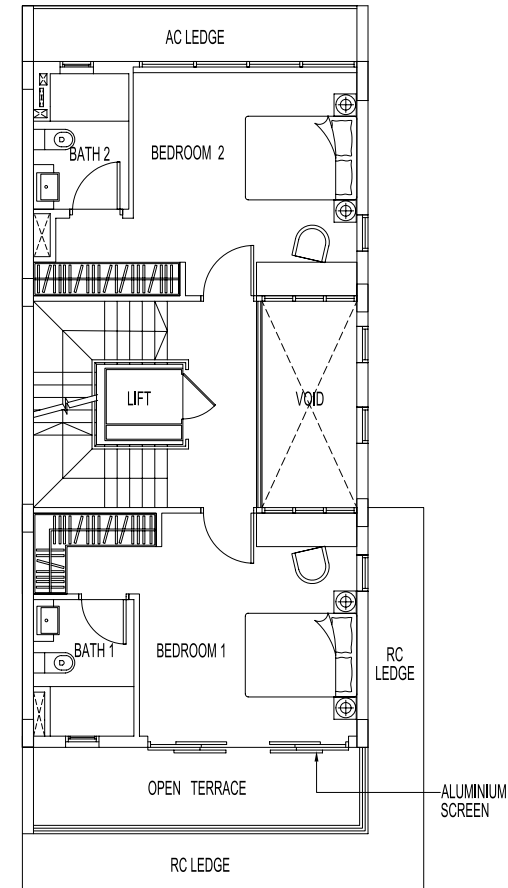
Plot Area: 206.1 sqm | Estimated Floor Area: 400 sqm



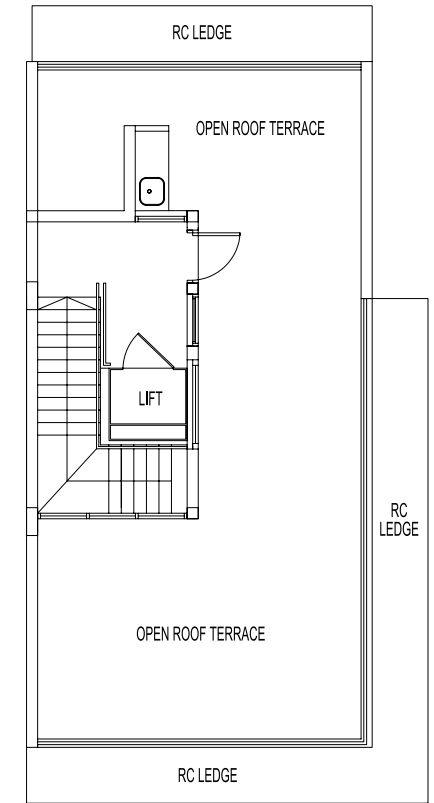
1st Storey



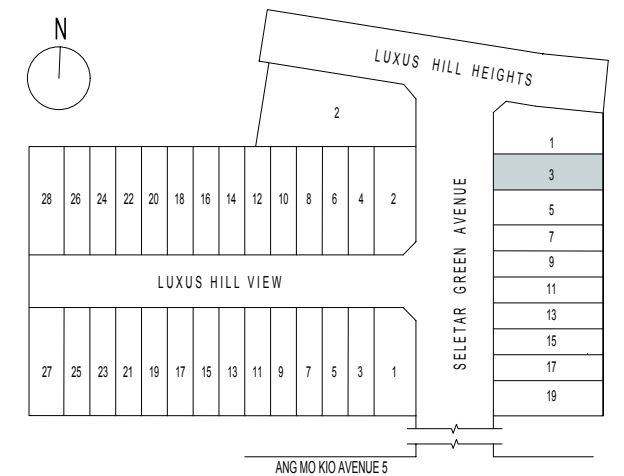
2nd Storey



3rd Storey



Roof Terrace



(Inclusive of car porch, AC ledge, open terrace and open roof terrace)

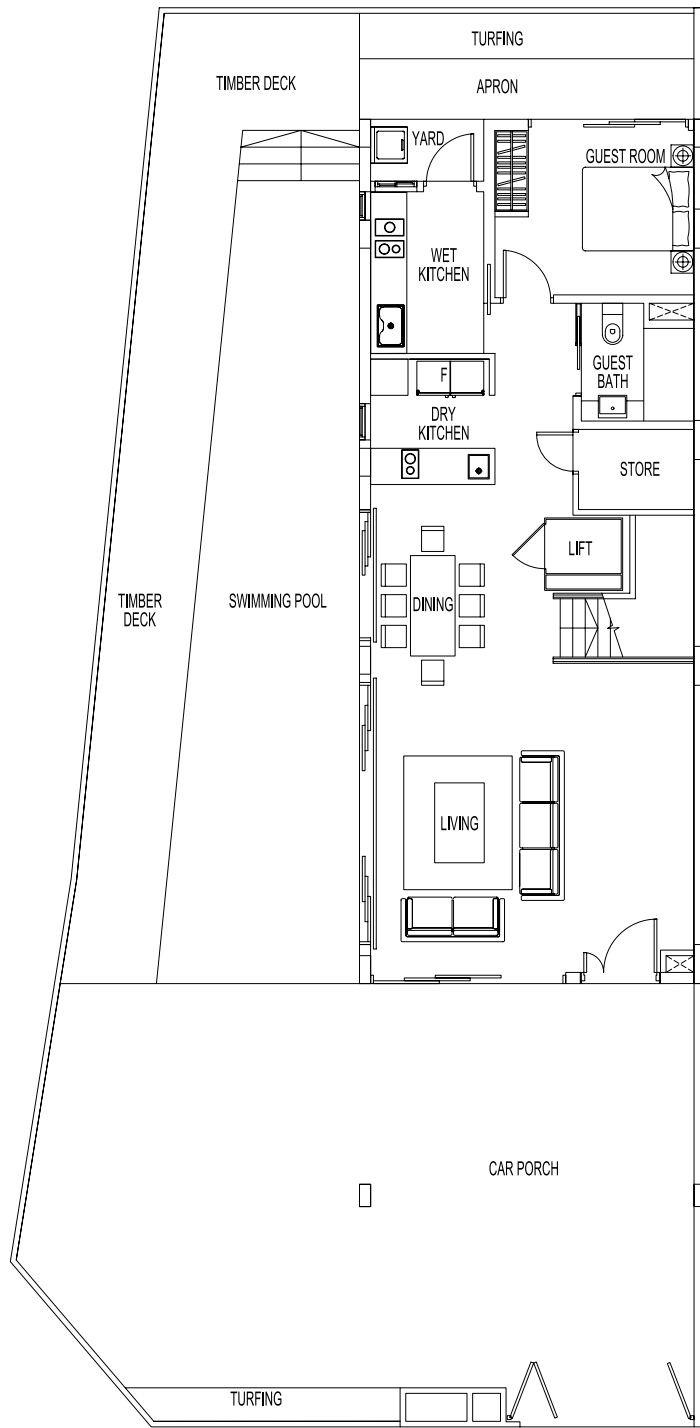
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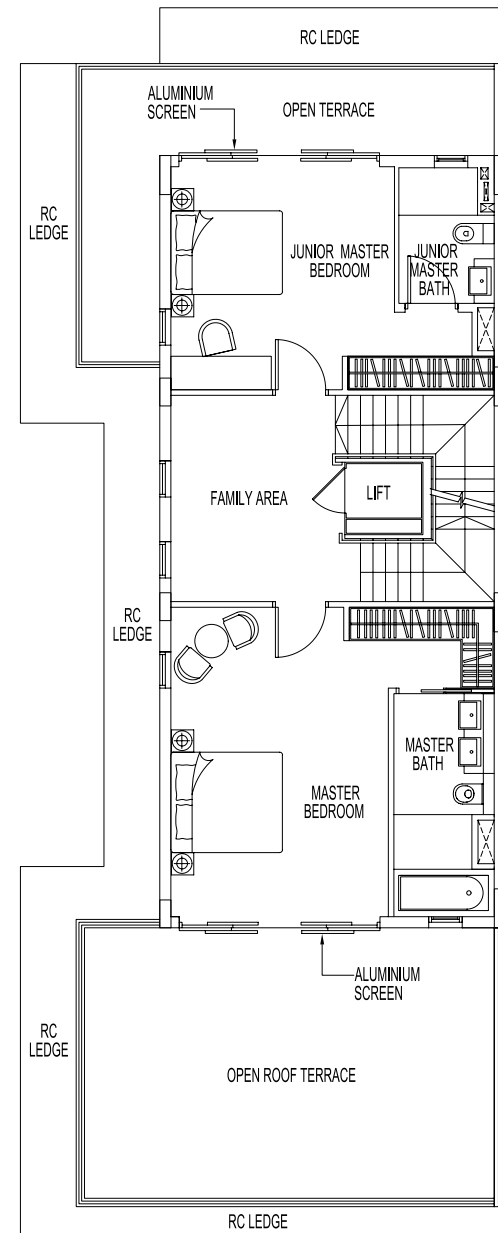
SEMI-DETACHED - TYPE SD6(S)(L)

1 SELETAR GREEN AVENUE

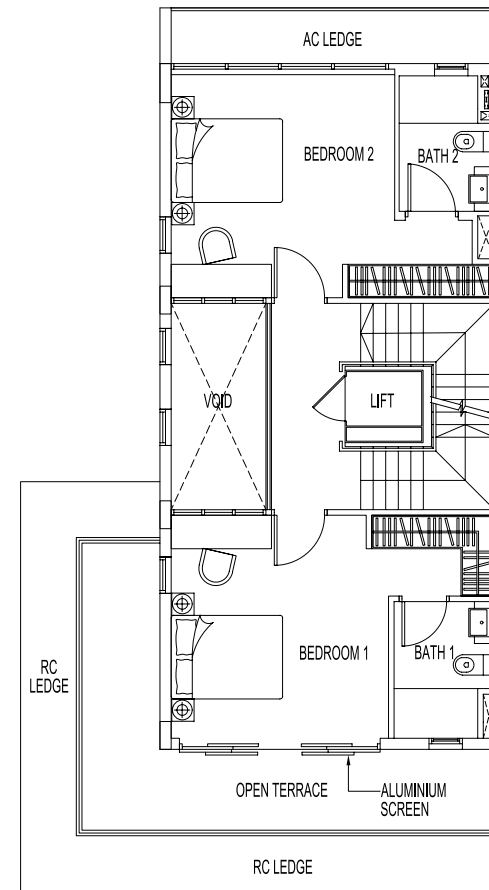
Plot Area: 277.6 sqm | Estimated Floor Area: 423 sqm



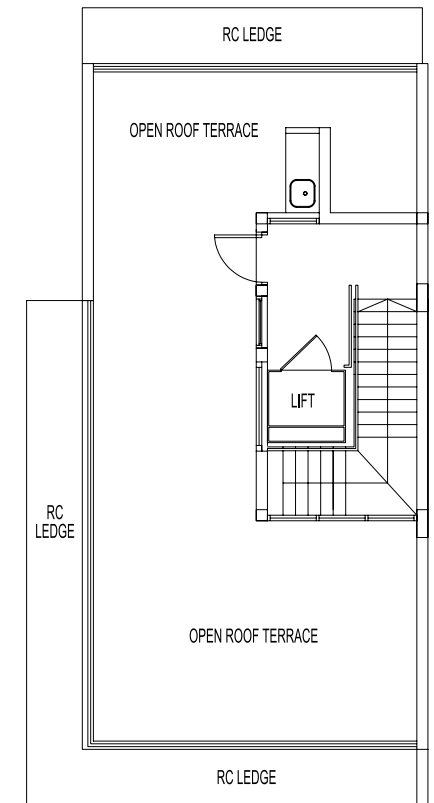
1st Storey



2nd Storey



3rd Storey

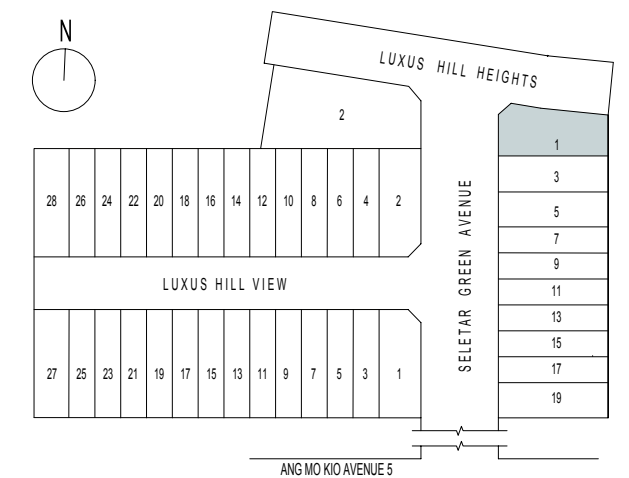


Roof Terrace

(Inclusive of car porch, AC ledge, open terrace and open roof terrace)

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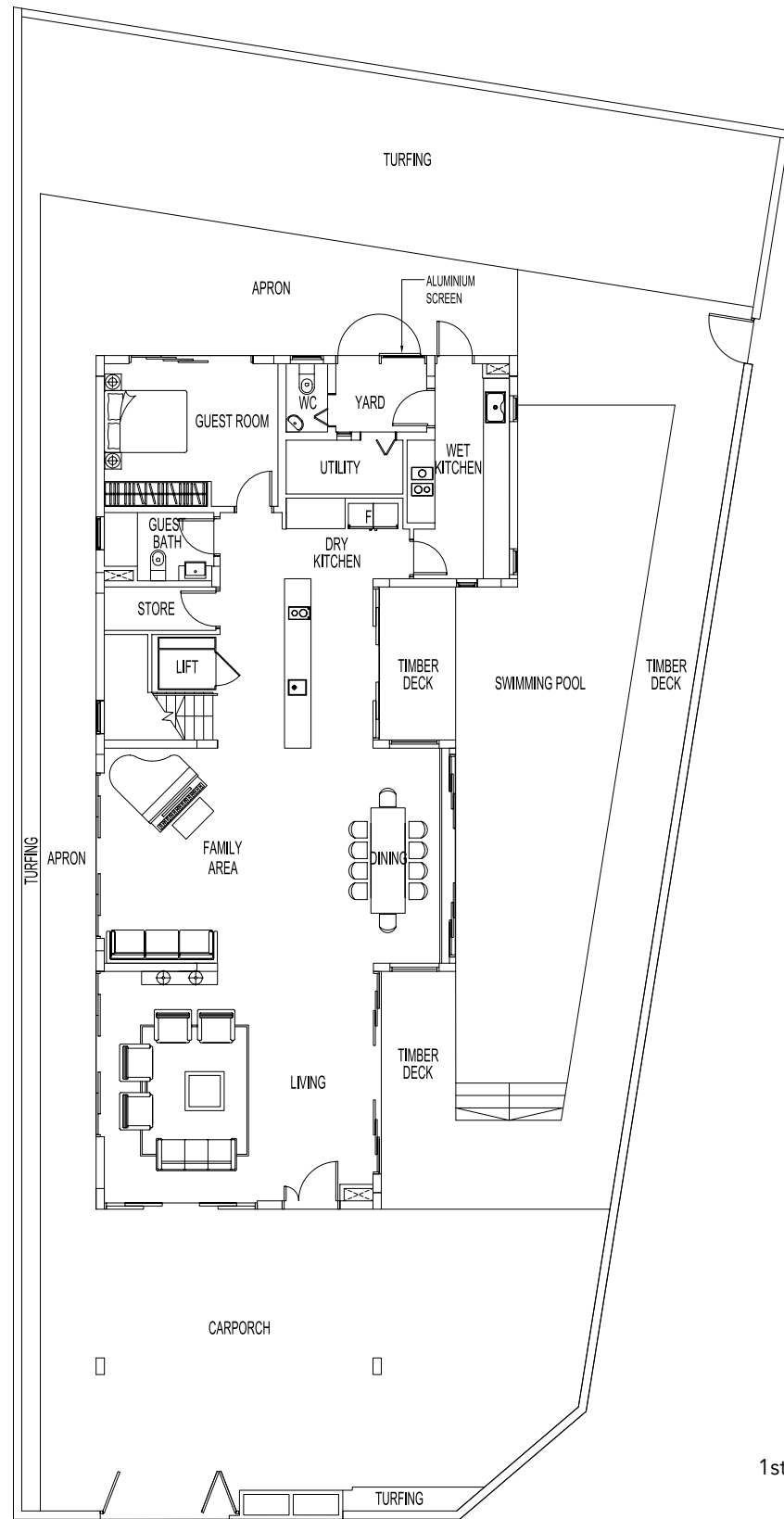


Artist's Impression

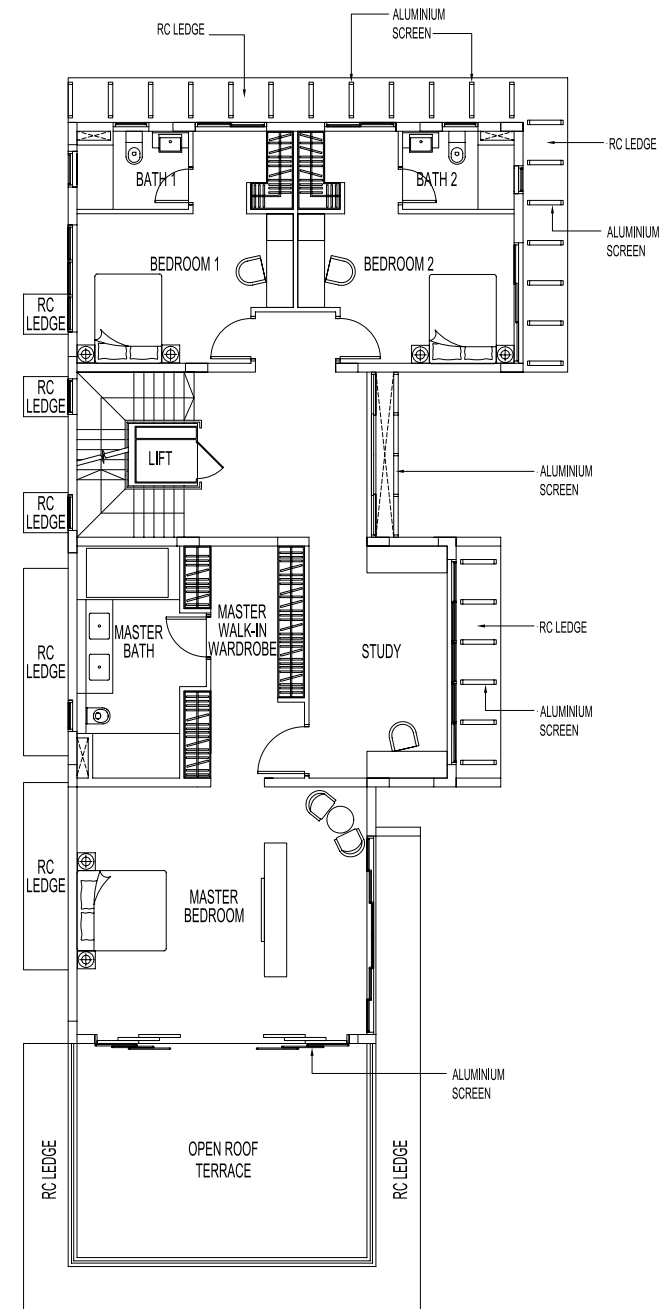
VILLA - TYPE VL1(S)(L)

2 SELETAR GREEN AVENUE

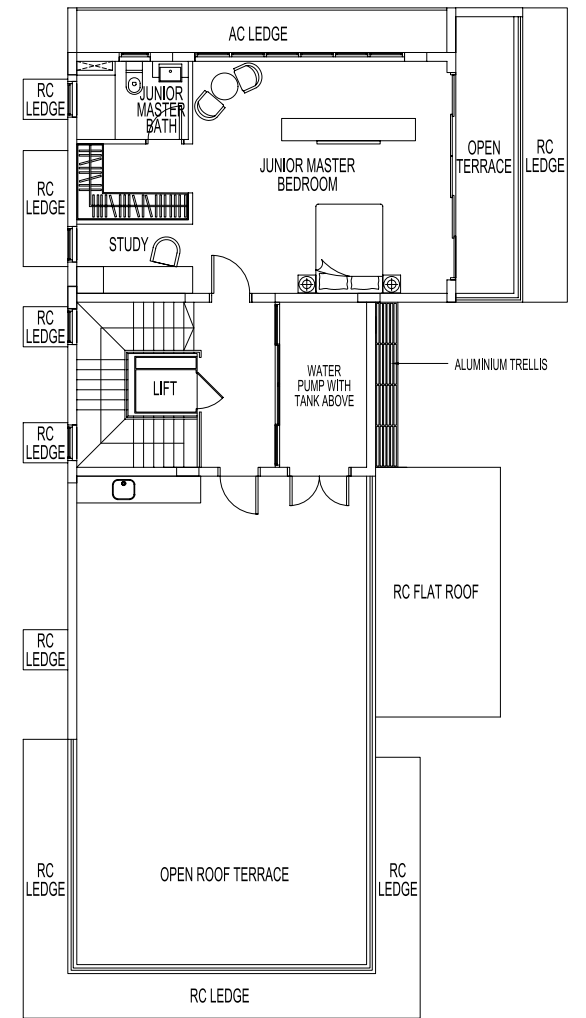
Plot Area: 566.3 sqm | Estimated Floor Area: 560 sqm



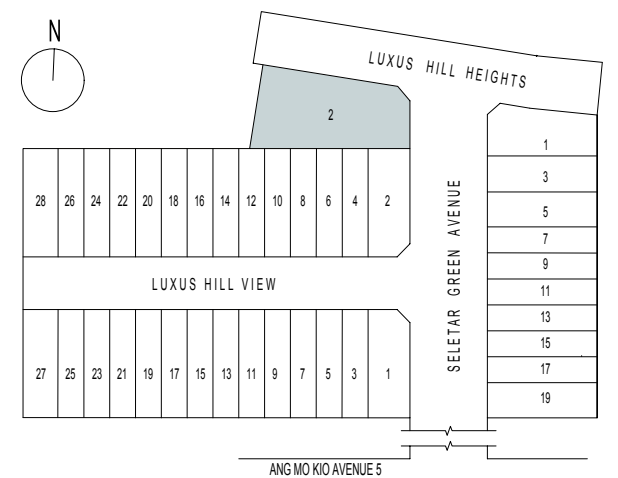
1st Storey



2nd Storey



3rd Storey



(Inclusive of car porch, AC ledge, open terrace, open roof terrace and water pump with tank area)

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Artist's Impression

Within the Contemporary Collection are eight premium landed homes. Each bears the hallmarks of the Contemporary home exterior – modern and cosmopolitan.

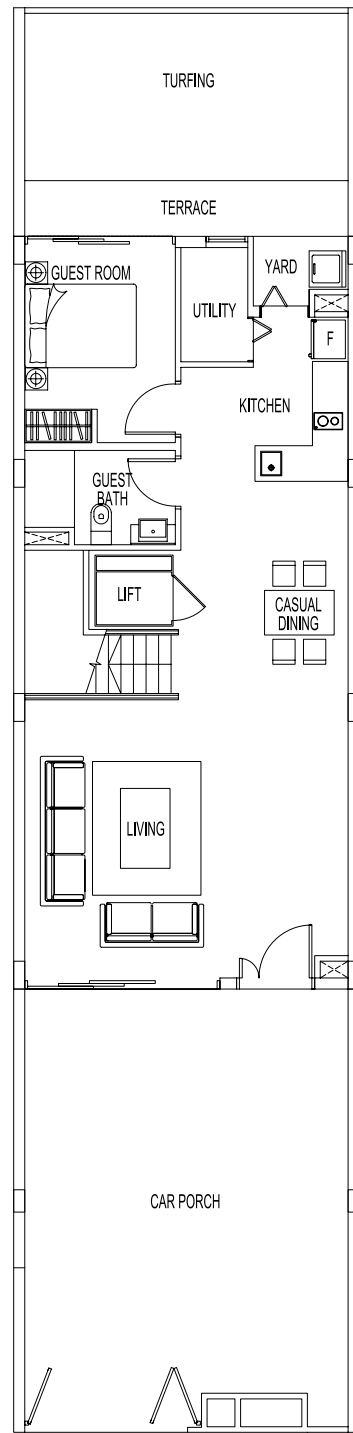
They adopt URA's latest envelope control guidelines that allow new landed housing to be developed with greater flexibility in design and interior space configuration.

INTERMEDIATE TERRACE - TYPE N(L)

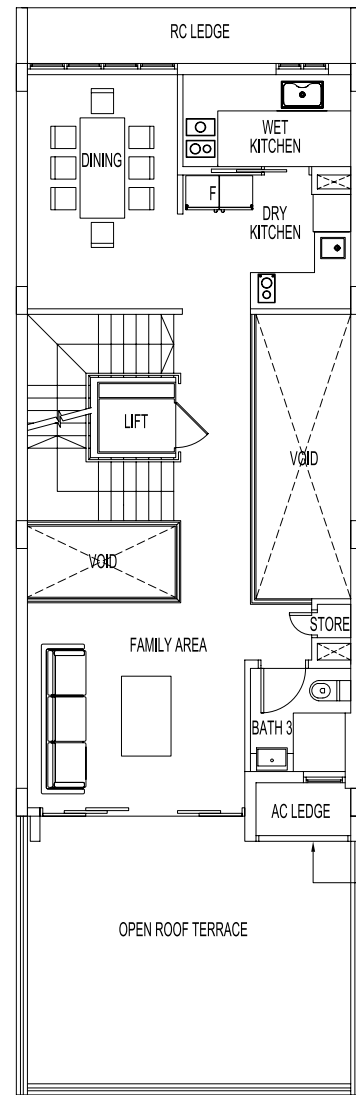
7, 11, 15 SELETAR GREEN AVENUE

MIRROR IMAGE: 9, 13, 17 SELETAR GREEN AVENUE

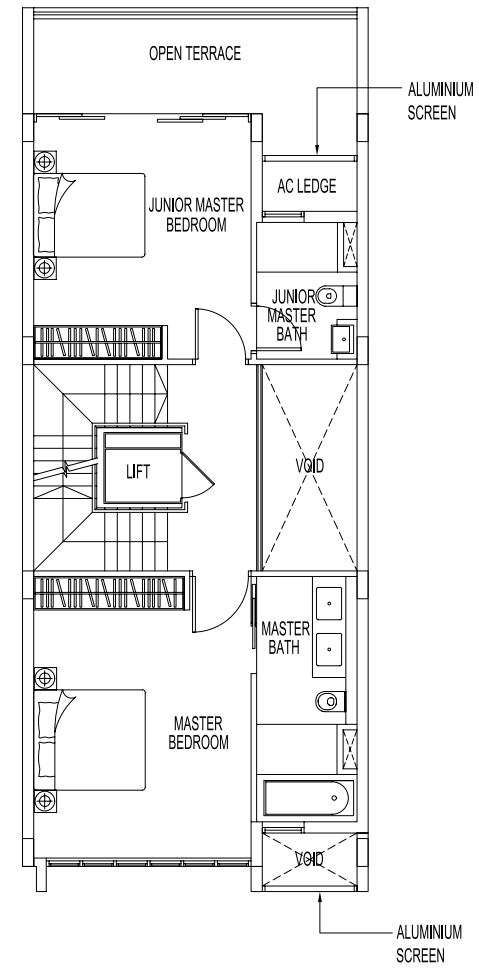
Plot Area: 152.7 sqm | Estimated Floor Area: 344 sqm



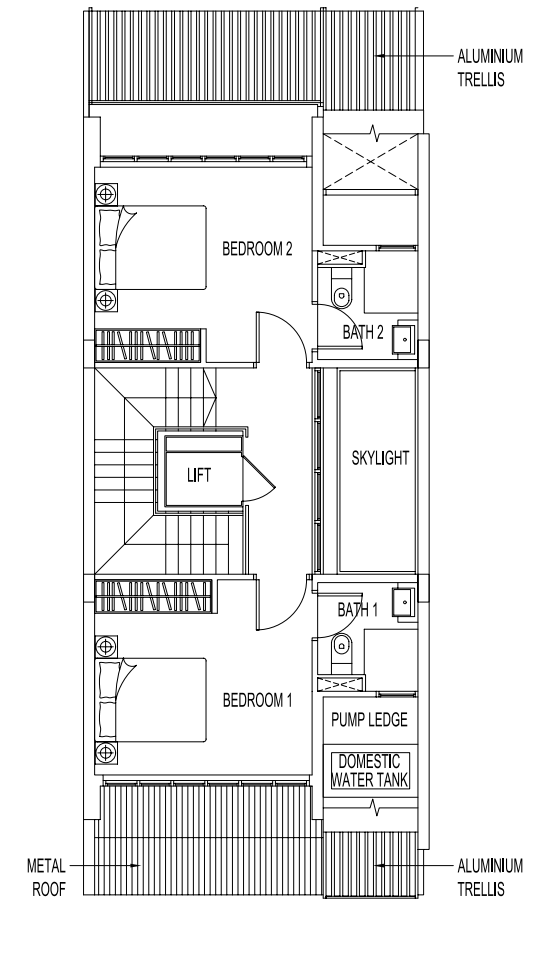
1st Storey



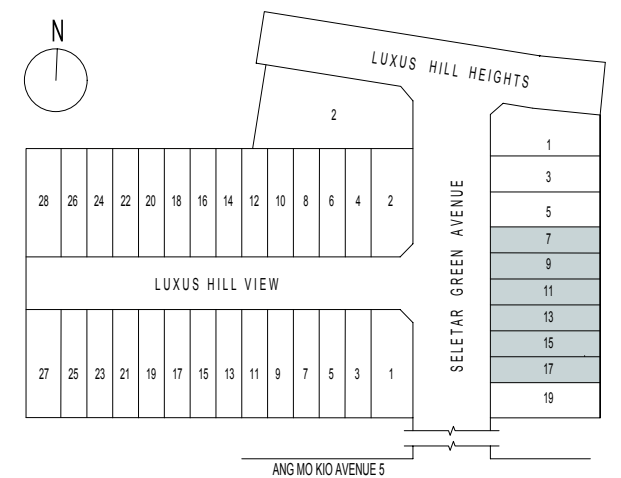
2nd Storey



3rd Storey



Attic



(Inclusive of car porch, AC ledge, open terrace, open roof terrace, skylight, pump ledge and domestic water tank area)

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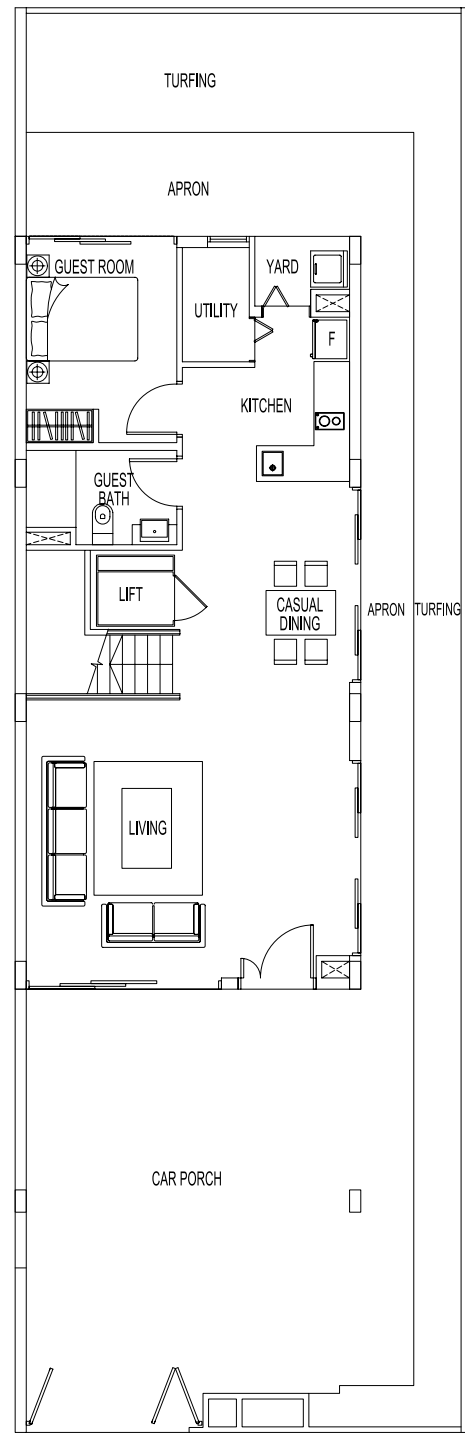
All external and internal walls are of masonry and/or reinforced concrete panel and/or pre-fabricated panel construction and/or metal fencing.

CORNER TERRACE - TYPE N1(L)

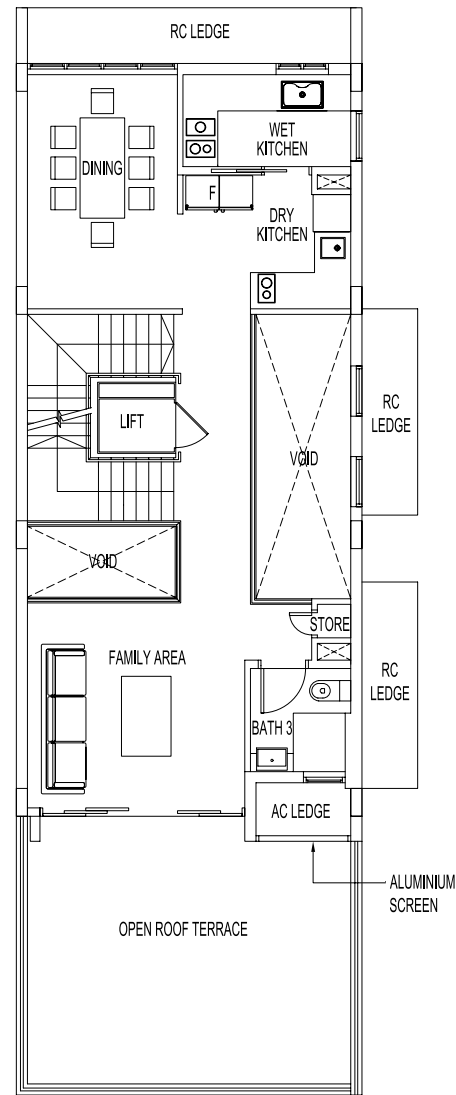
19 SELETAR GREEN AVENUE

MIRROR IMAGE: 5 SELETAR GREEN AVENUE

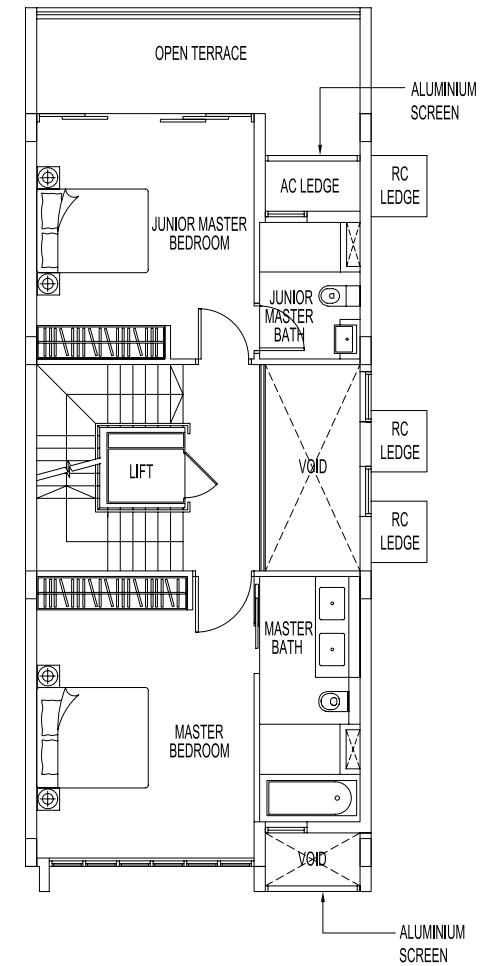
Plot Area: 206.1 sqm | Estimated Floor Area: 349 sqm



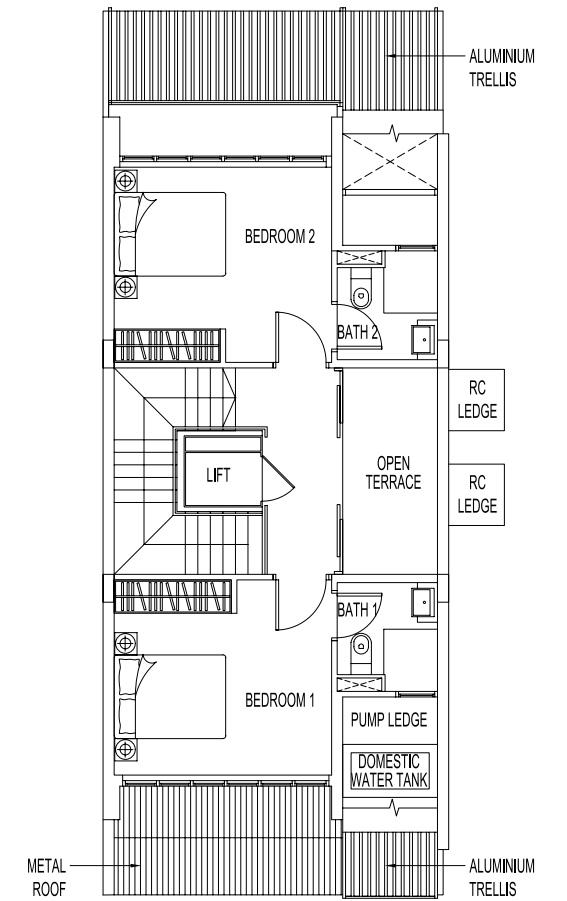
1st Storey



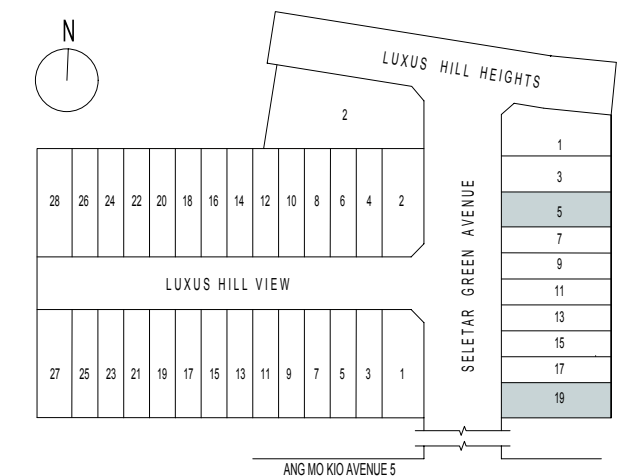
2nd Storey



3rd Storey



Attic



(Inclusive of car porch, AC ledge, open terrace, open roof terrace, skylight, pump ledge and domestic water tank area)

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Another quality development by:



BUKIT SEMBAWANG
ESTATES LIMITED