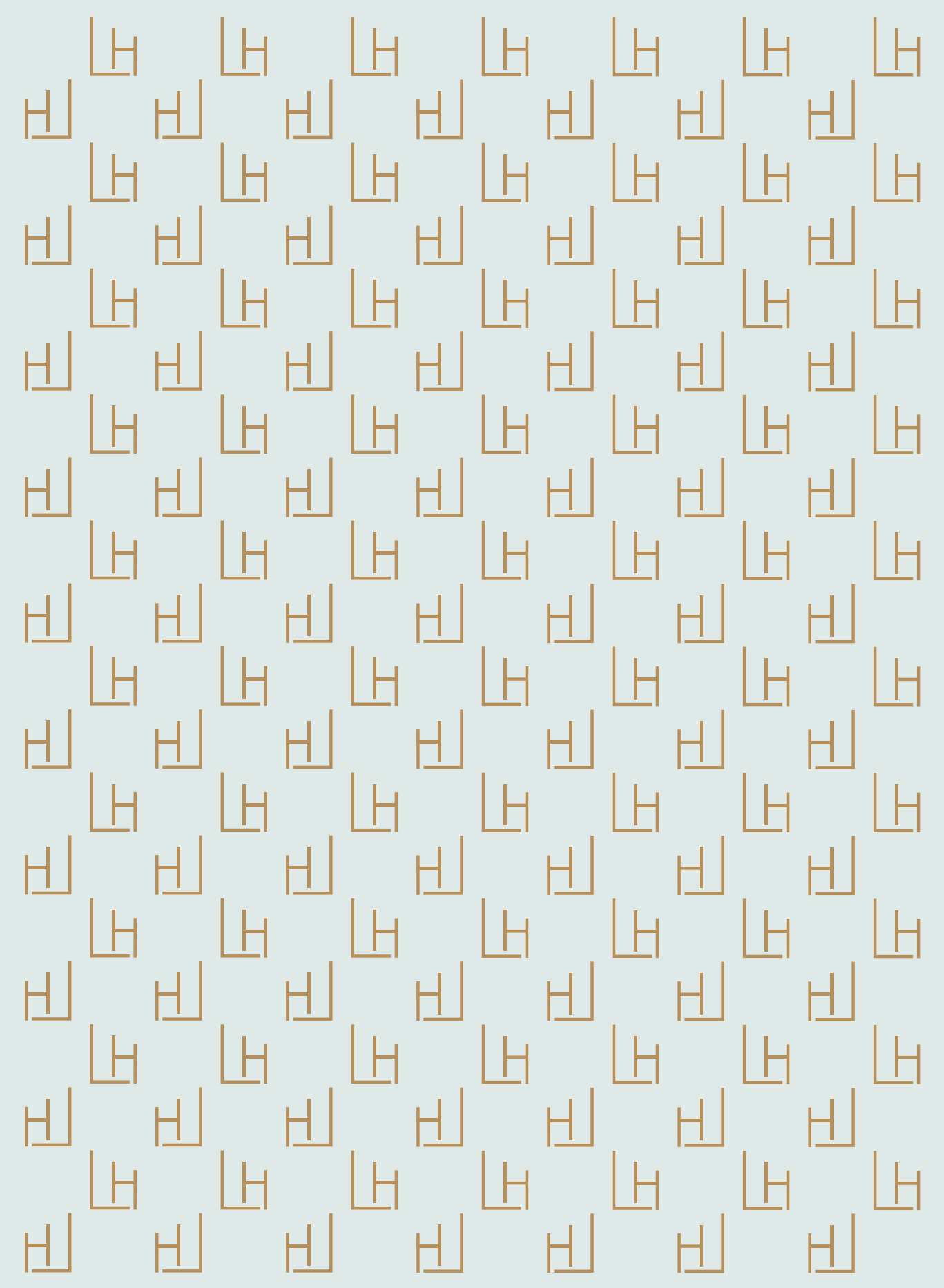


LUXUS HILLS



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





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



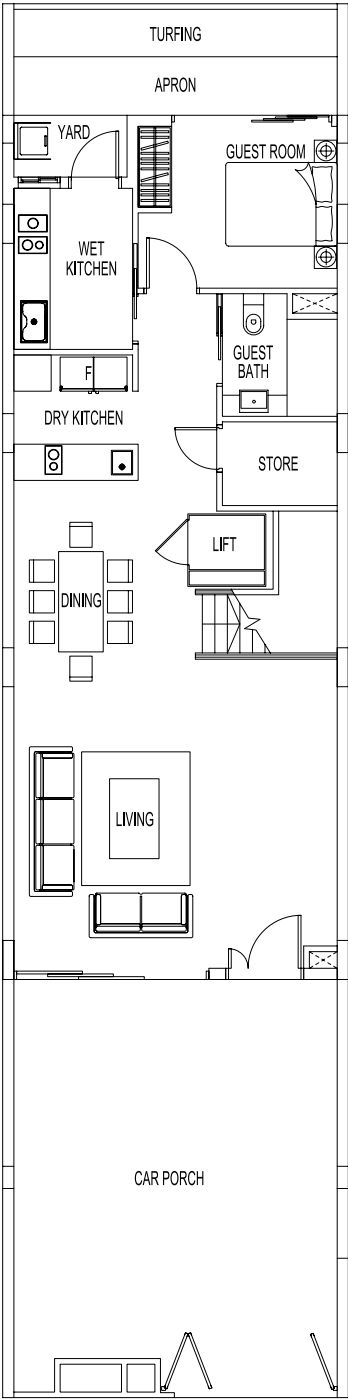
Smart Digital Lock Set

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

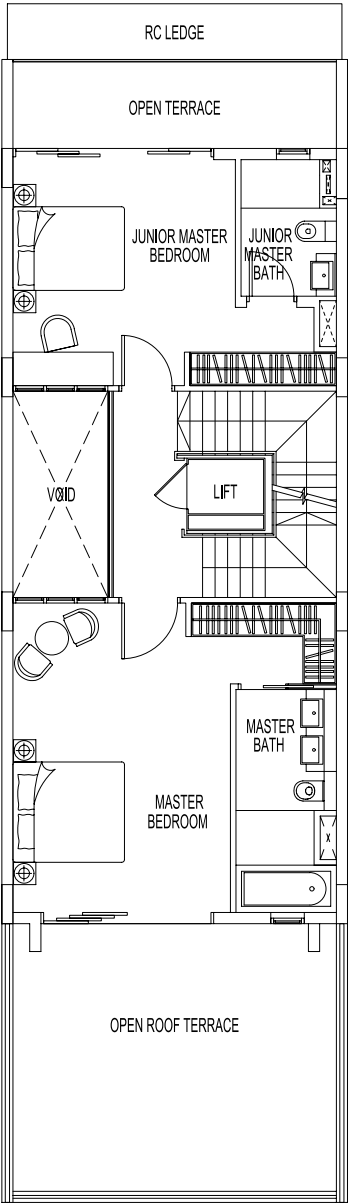
9, 12, 13, 16, 17, 20, 21, 24, 25 LUXUS HILL VIEW | 4, 5, 8 LUXUS HILL VIEW

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

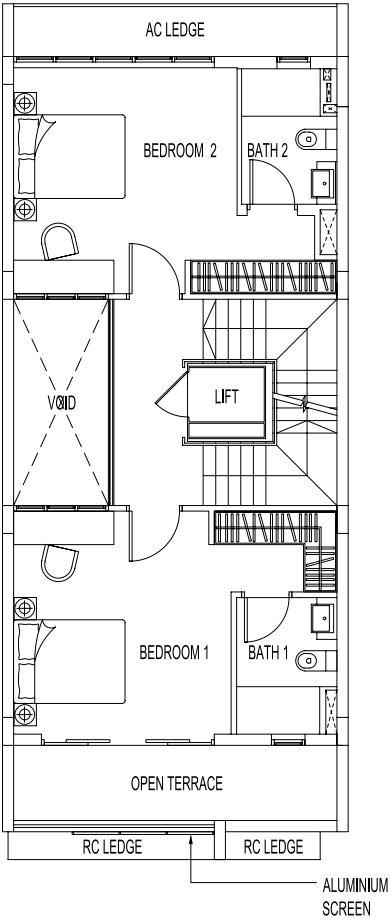
Plot Area: 150.0 sqm | Estimated Floor Area: 384 sqm



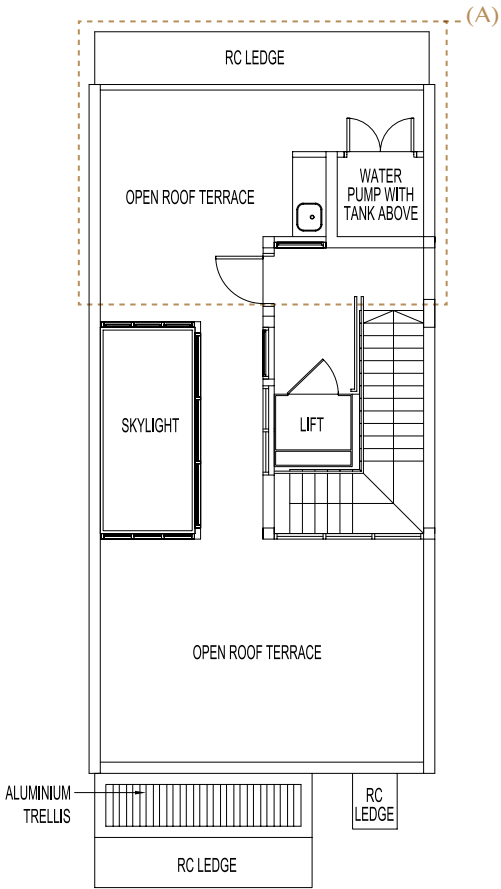
1st Storey



2nd Storey

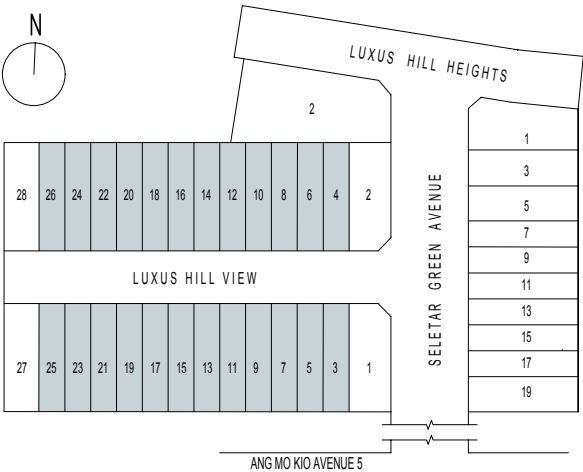
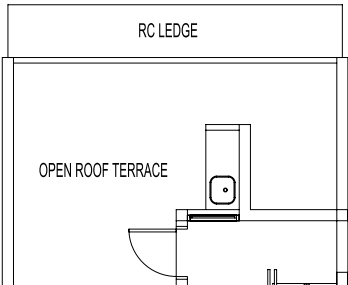


3rd Storey



Roof Terrace

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



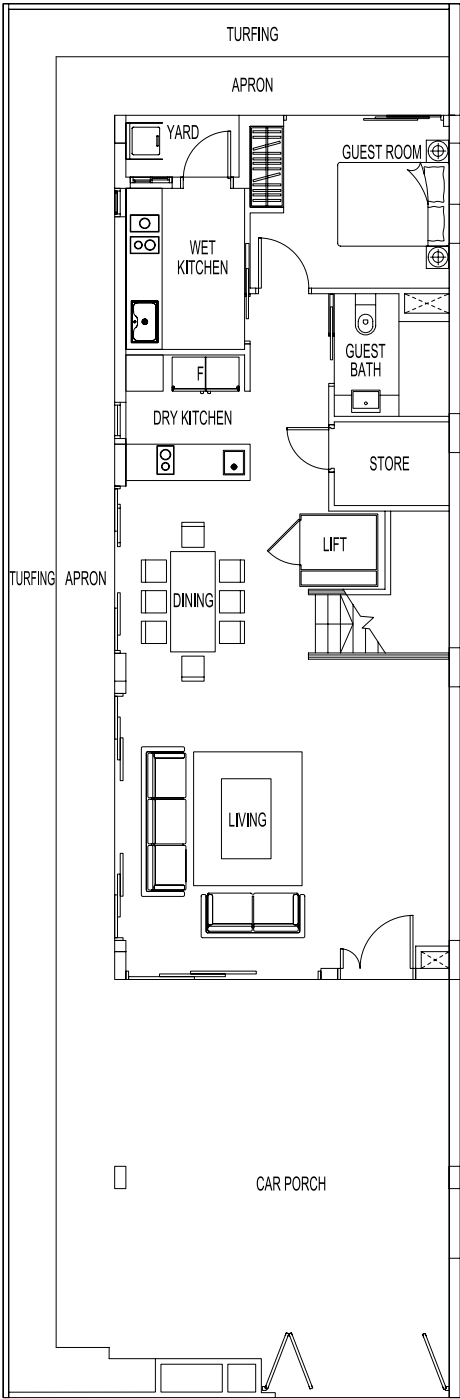
(Inclusive of car porch, AC ledge, open terrace, open roof terrace, skylight and water pump with tank area)
Plans are subjected to changes as may be required or approved by the relevant authorities. Areas are estimates only and are subjected to final survey.
All external and internal walls are of masonry and/or reinforced concrete panel and/or pre-fabricated panel construction and/or metal fencing.
(A) Applicable to houses 4, 5, 8 and 3, 6, 7 (mirror image)

CORNER TERRACE - TYPE M1(L)

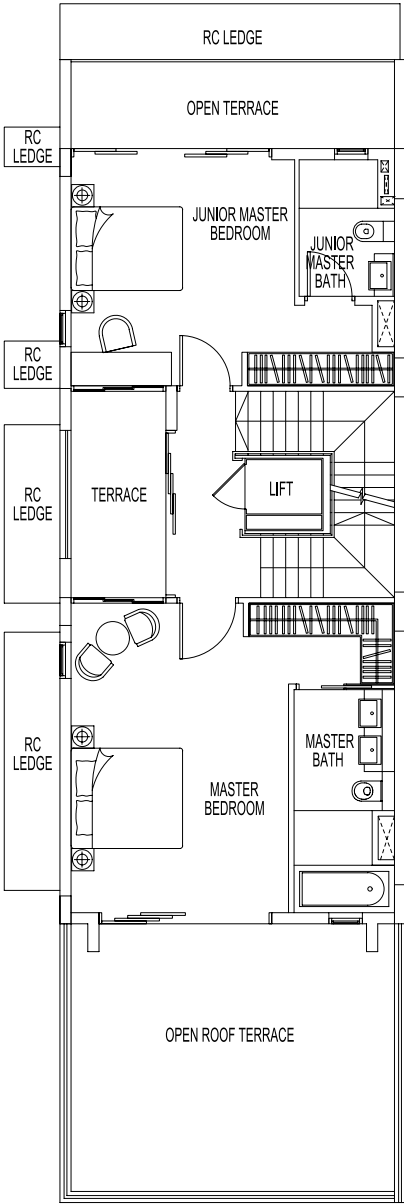
28 LUXUS HILL VIEW

MIRROR IMAGE: 27 LUXUS HILL VIEW

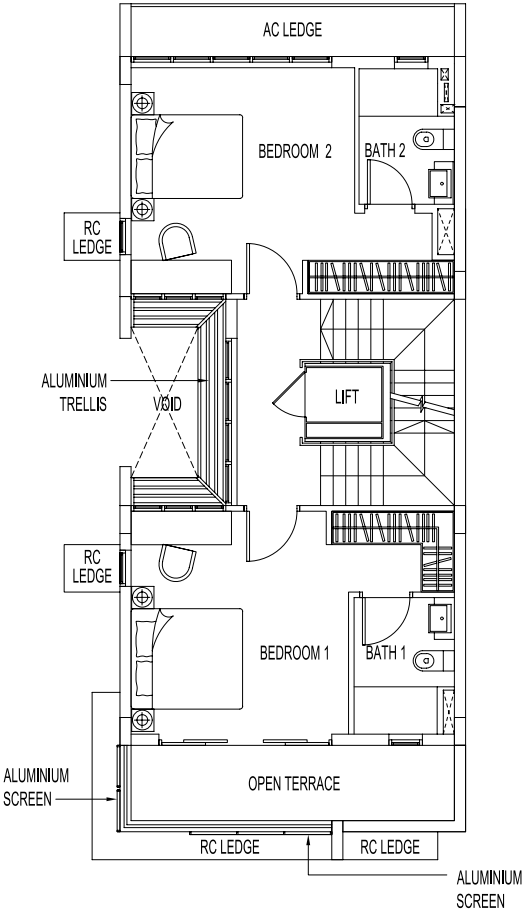
Plot Area: 202.5 sqm | Estimated Floor Area: 392 sqm



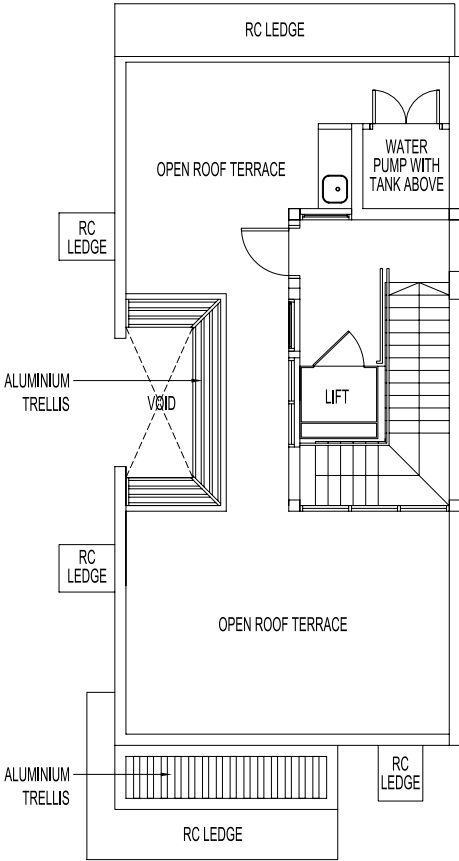
1st Storey



2nd Storey

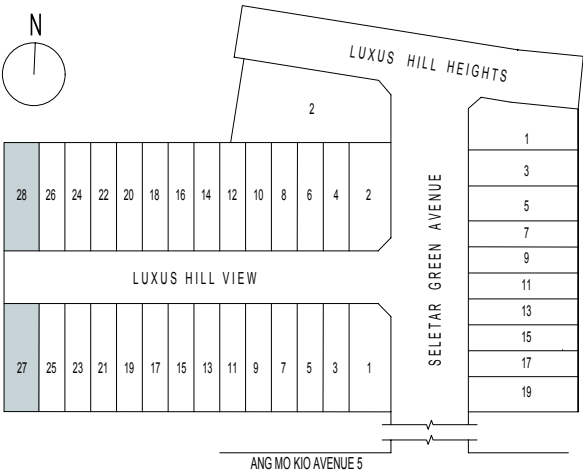


3rd Storey



Roof Terrace

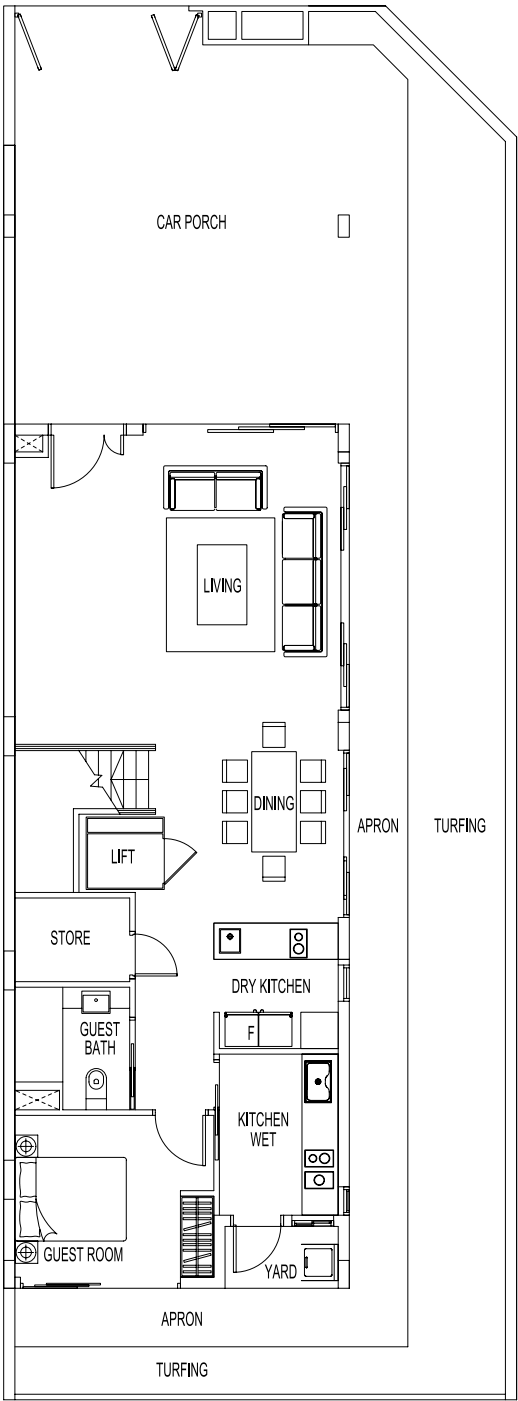
(Inclusive of car porch, AC ledge, open terrace, open roof terrace and water pump with tank area)
Plans are subjected to changes as may be required or approved by the relevant authorities. Areas are estimates only and are subjected to final survey.
All external and internal walls are of masonry and/or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



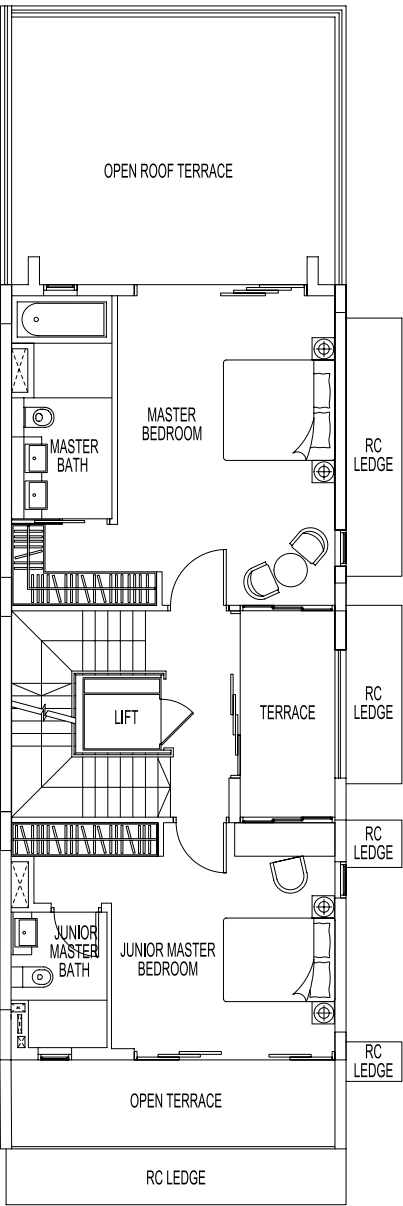
CORNER TERRACE - TYPE M1a(L)

1 LUXUS HILL VIEW

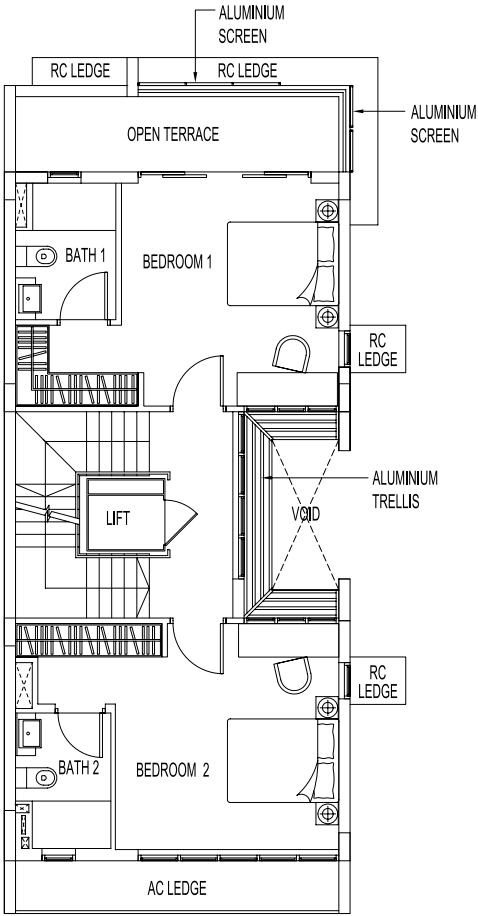
Plot Area: 224.7 sqm | Estimated Floor Area: 392 sqm



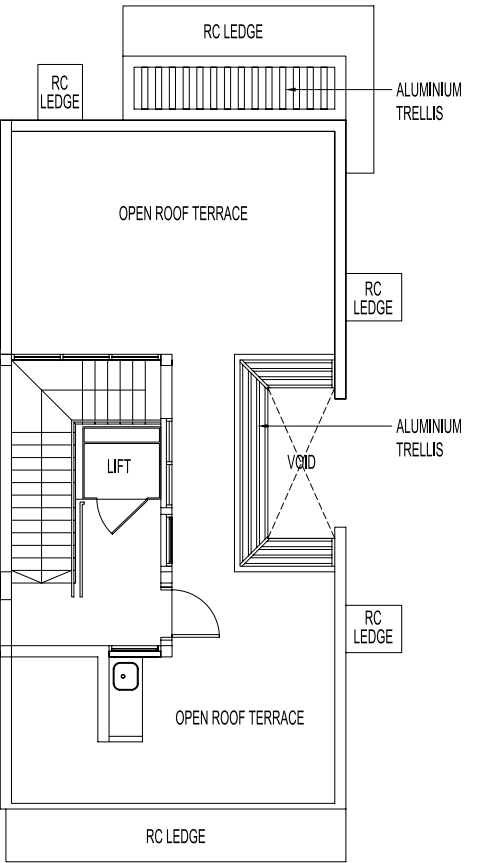
1st Storey



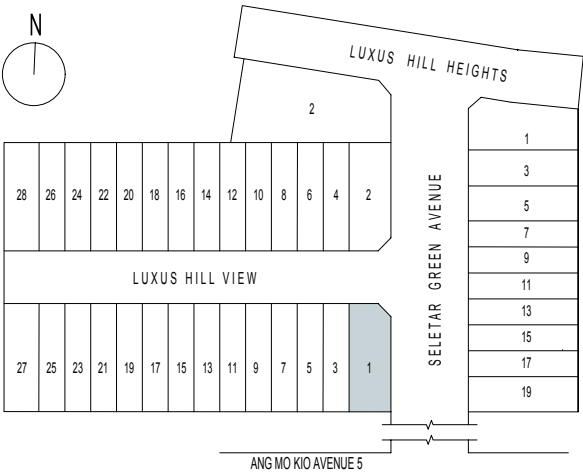
2nd Storey



3rd Storey



Roof Terrace

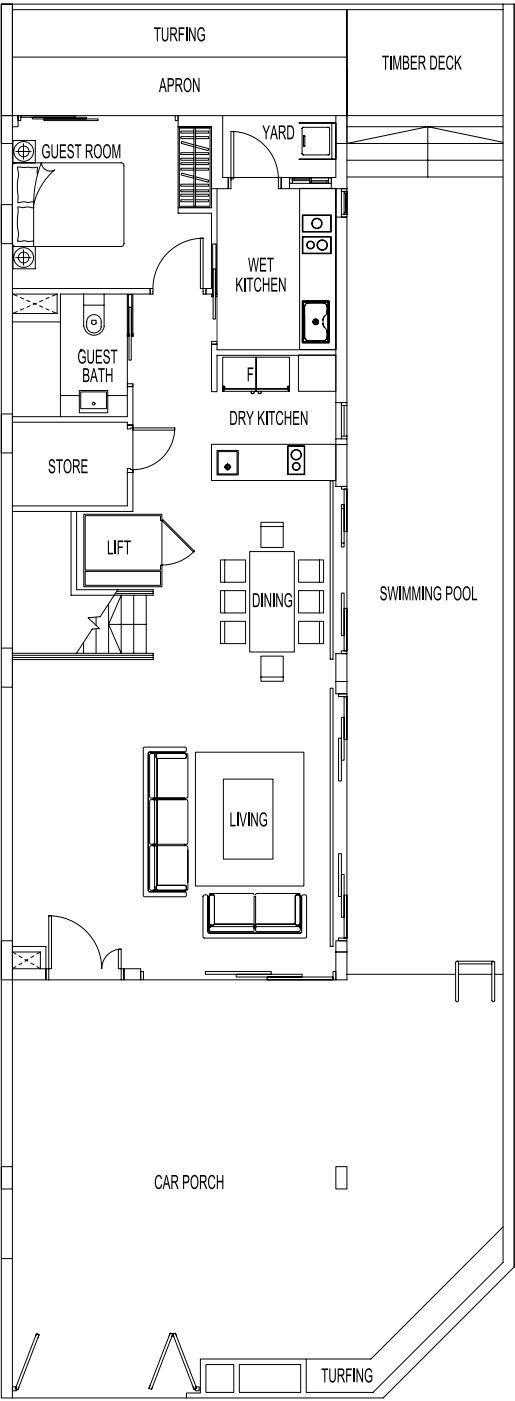


(Inclusive of car porch, AC ledge, open terrace and open roof terrace)
Plans are subjected to changes as may be required or approved by the relevant authorities. Areas are estimates only and are subjected to final survey.
All external and internal walls are of masonry and/or reinforced concrete panel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

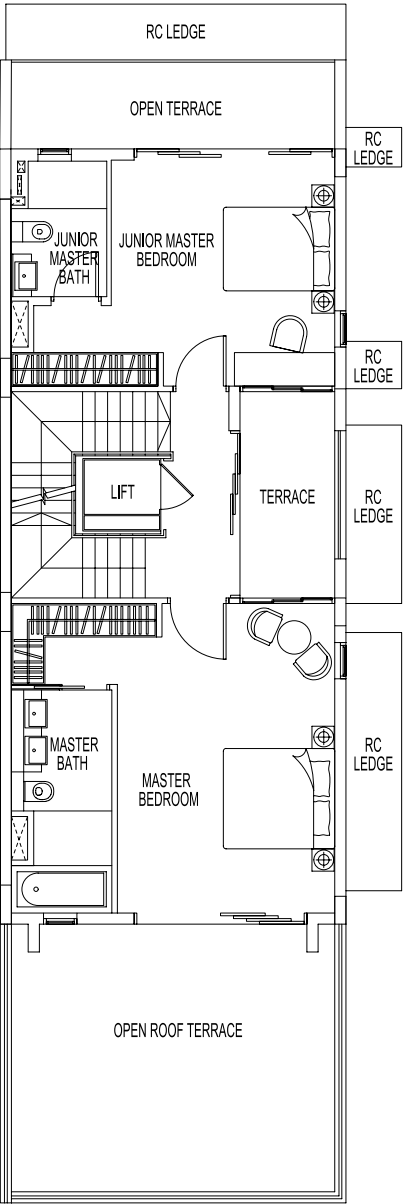
CORNER TERRACE - TYPE M1a(S)(L)

2 LUXUS HILL VIEW

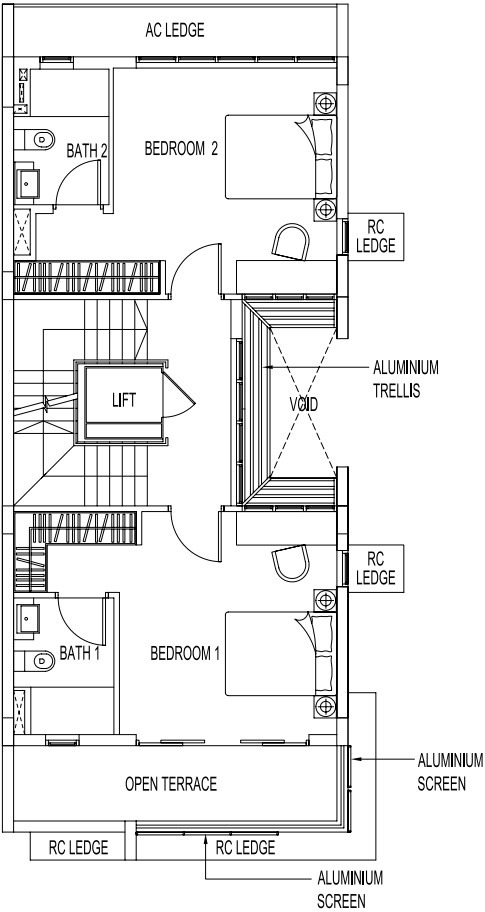
Plot Area: 224.7 sqm | Estimated Floor Area: 392 sqm



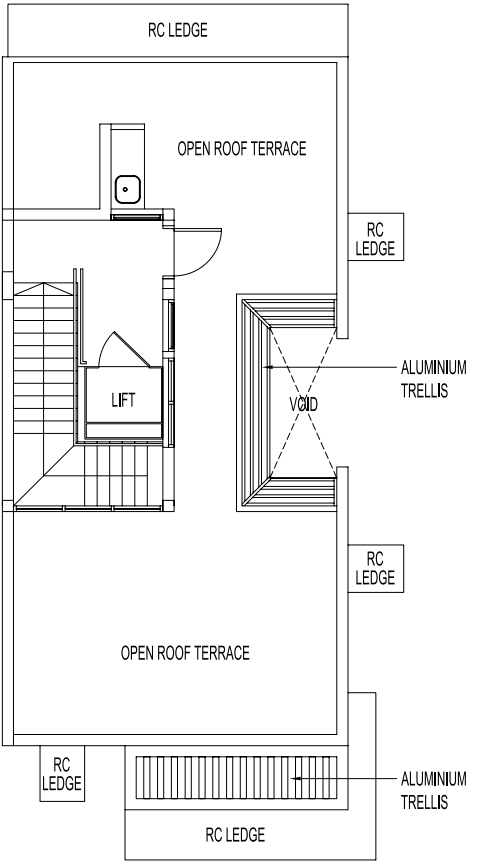
1st Storey



2nd Storey



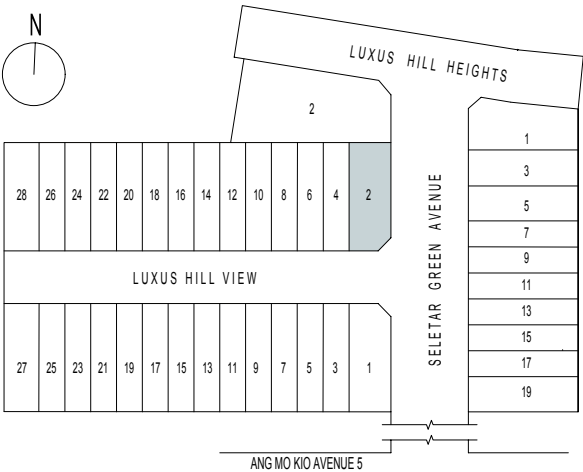
3rd Storey



Roof Terrace

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

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.



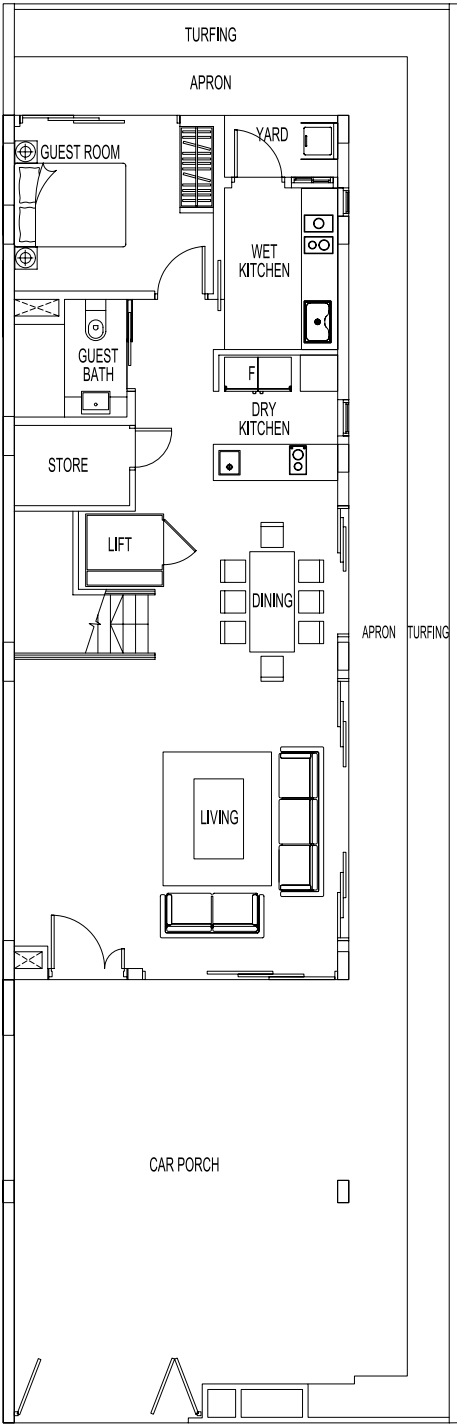


Artist's Impression

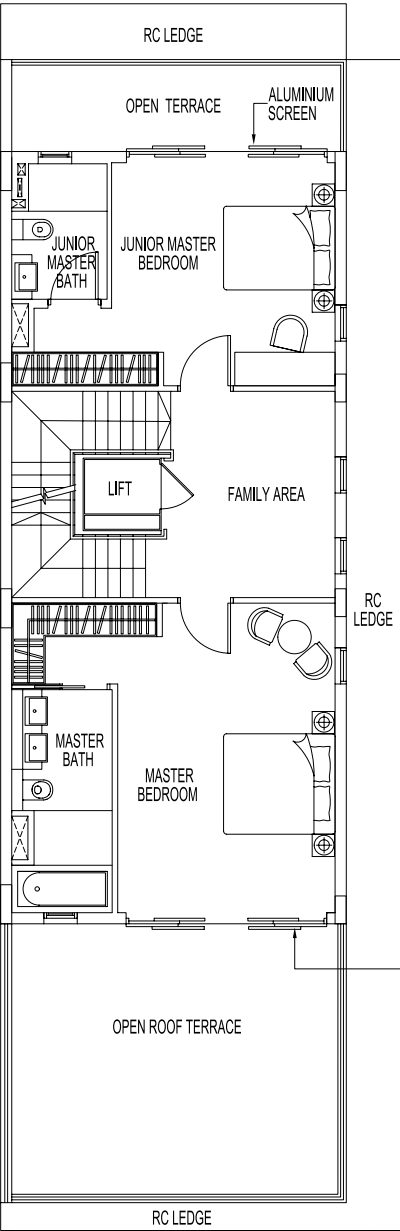
SEMI-DETACHED - TYPE SD6(L)

3 SELETAR GREEN AVENUE

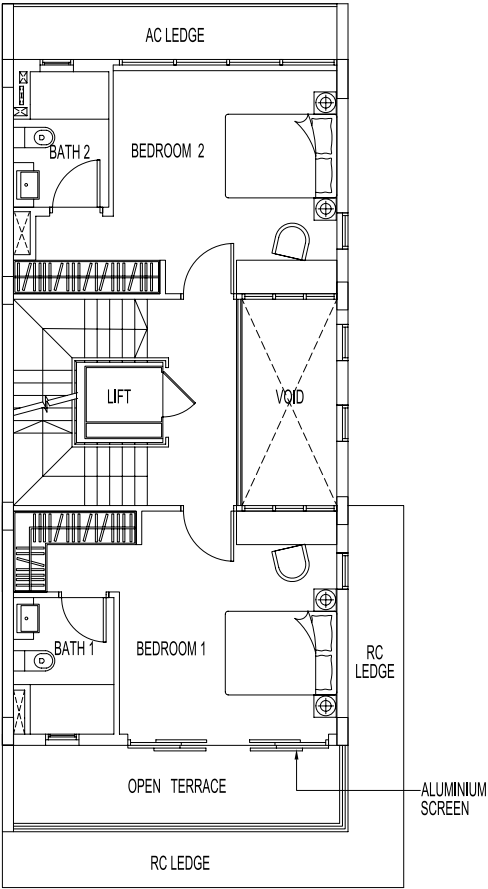
Plot Area: 206.1 sqm | Estimated Floor Area: 400 sqm



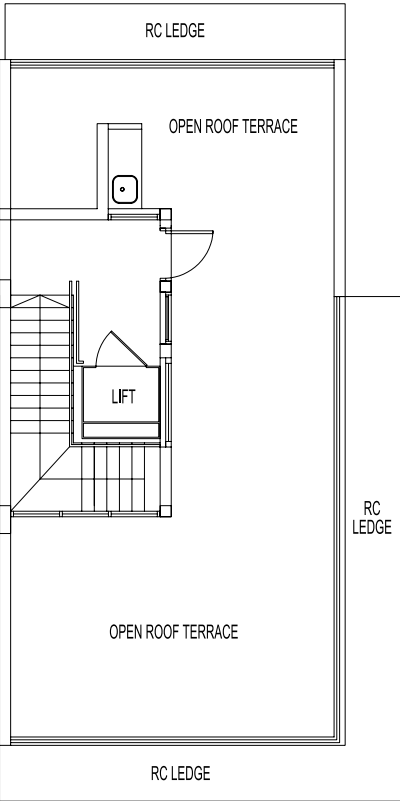
1st Storey



2nd Storey



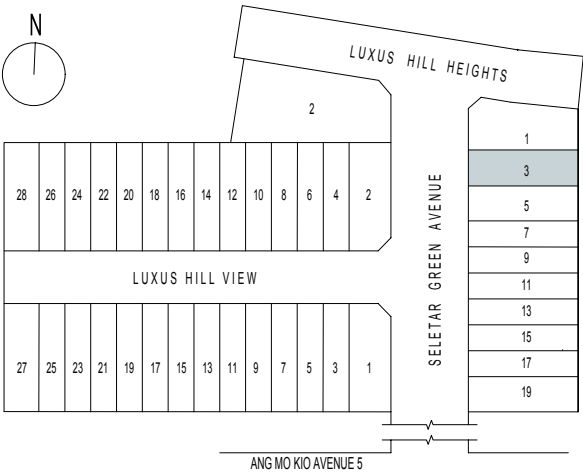
3rd Storey



Roof Terrace

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

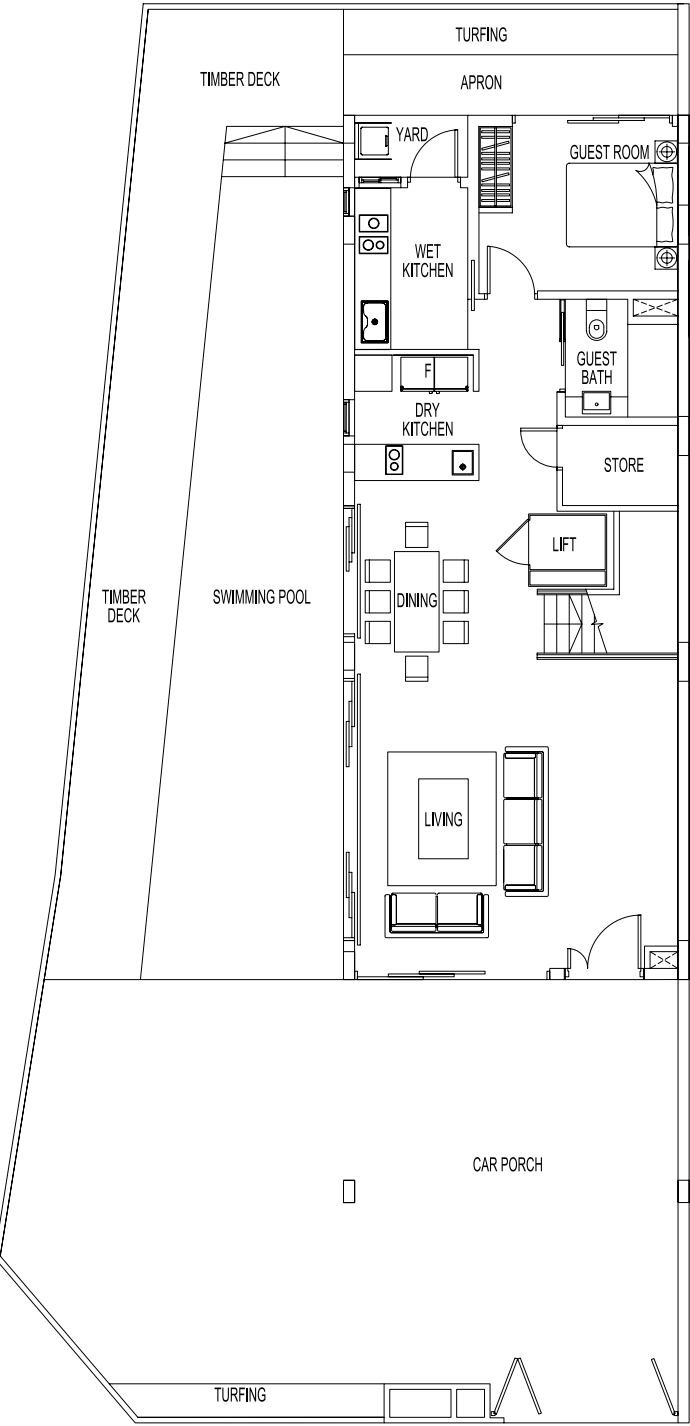
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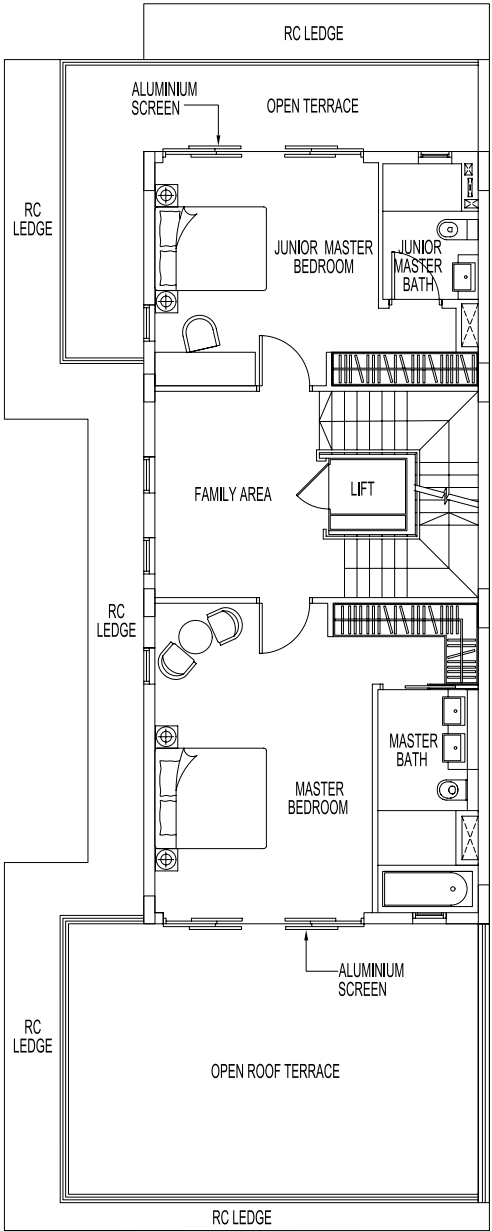
SEMI-DETACHED - TYPE SD6(S)(L)

1 SELETAR GREEN AVENUE

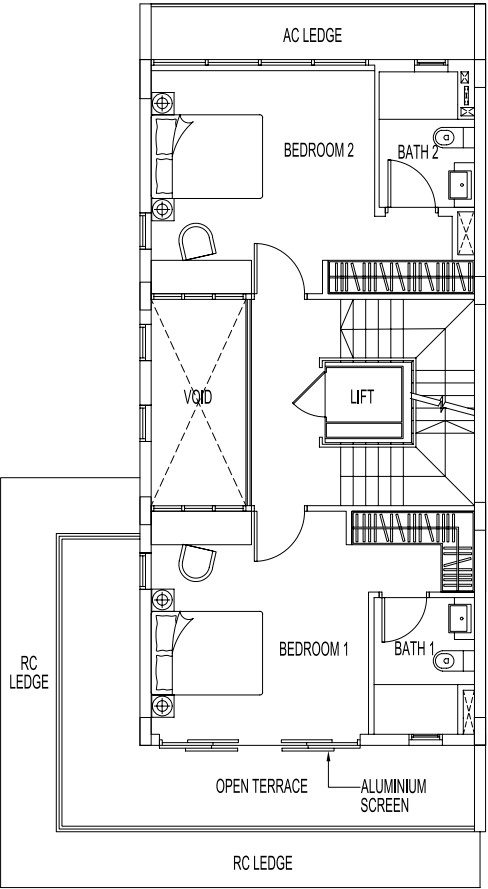
Plot Area: 277.6 sqm | Estimated Floor Area: 423 sqm



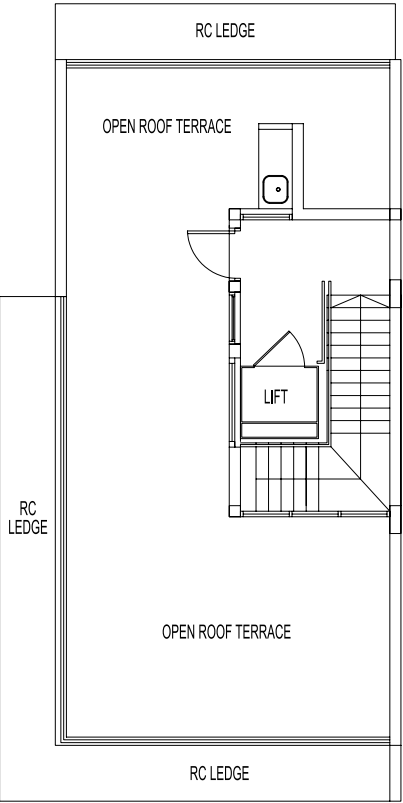
1st Storey



2nd Storey



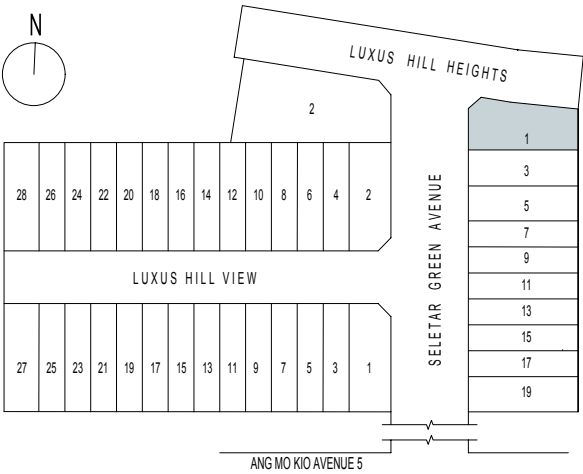
3rd Storey



Roof Terrace

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

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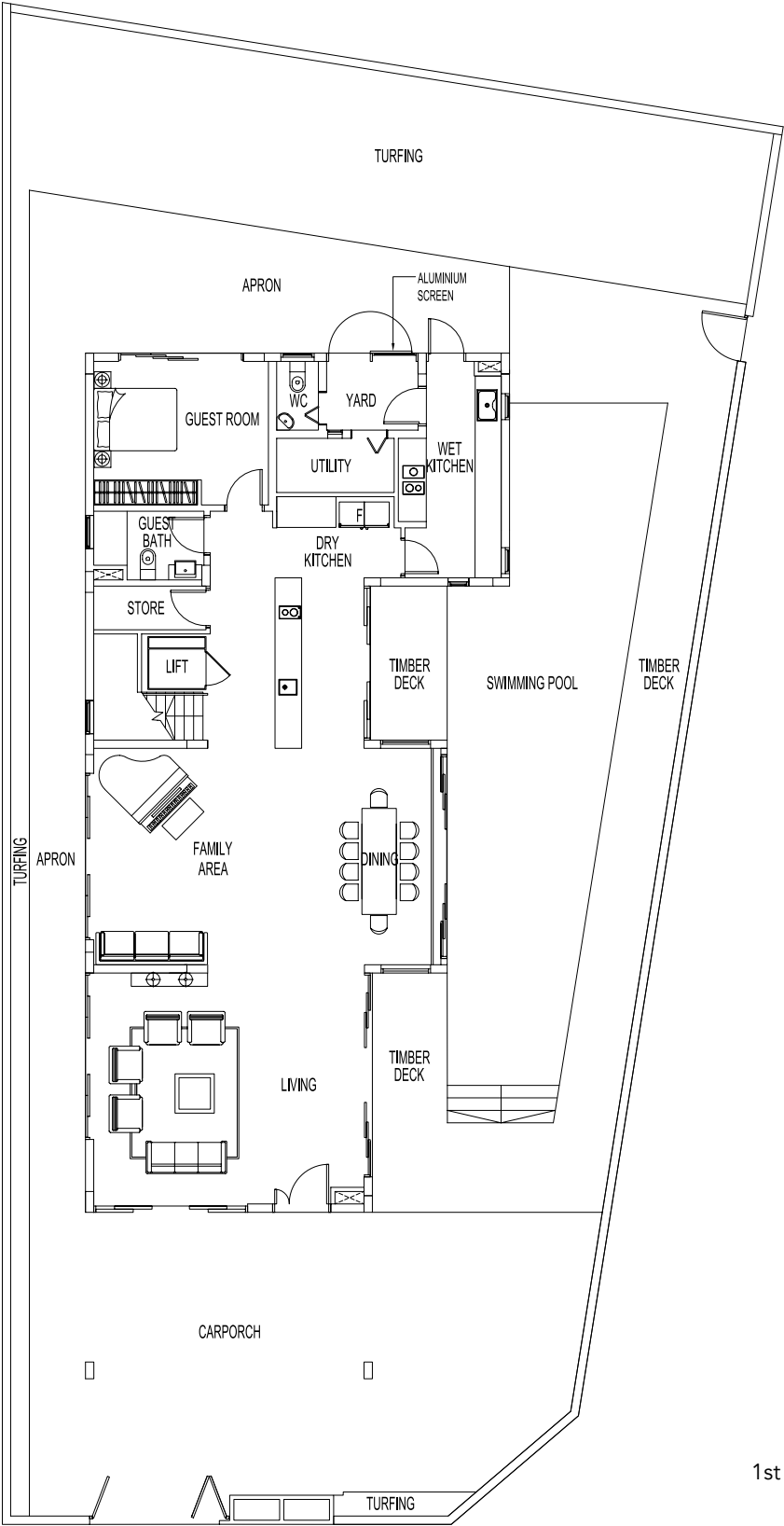


Artist's Impression

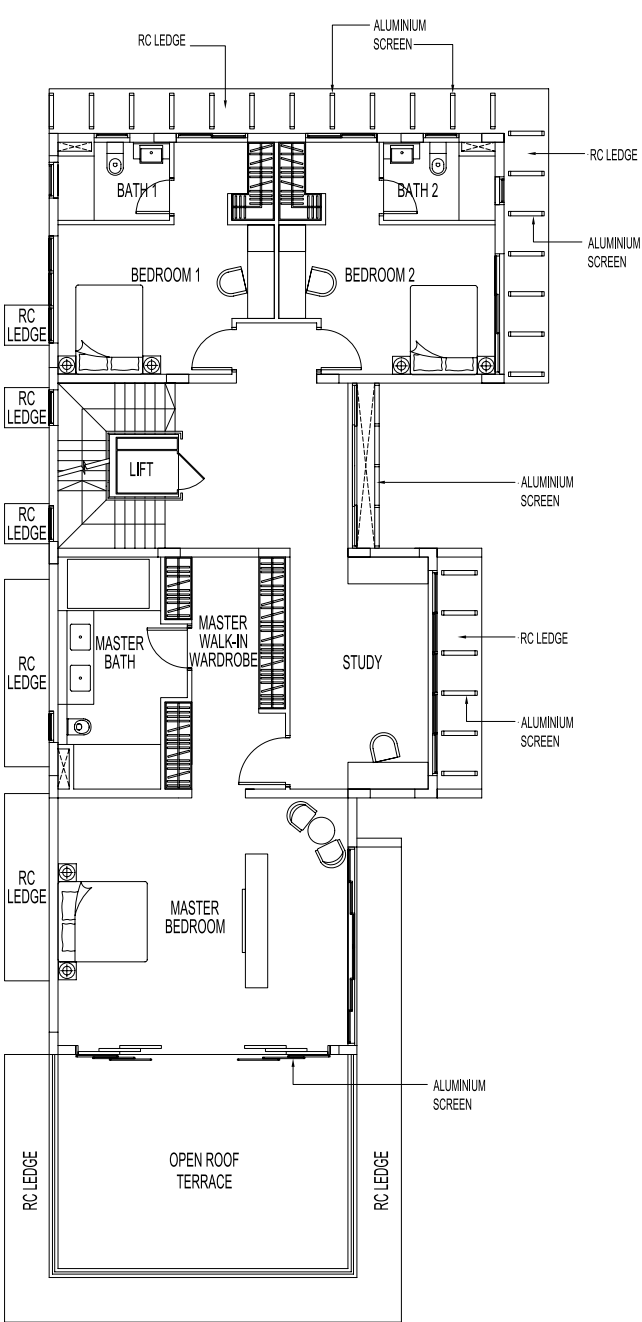
VILLA - TYPE VL1(S)(L)

2 SELETAR GREEN AVENUE

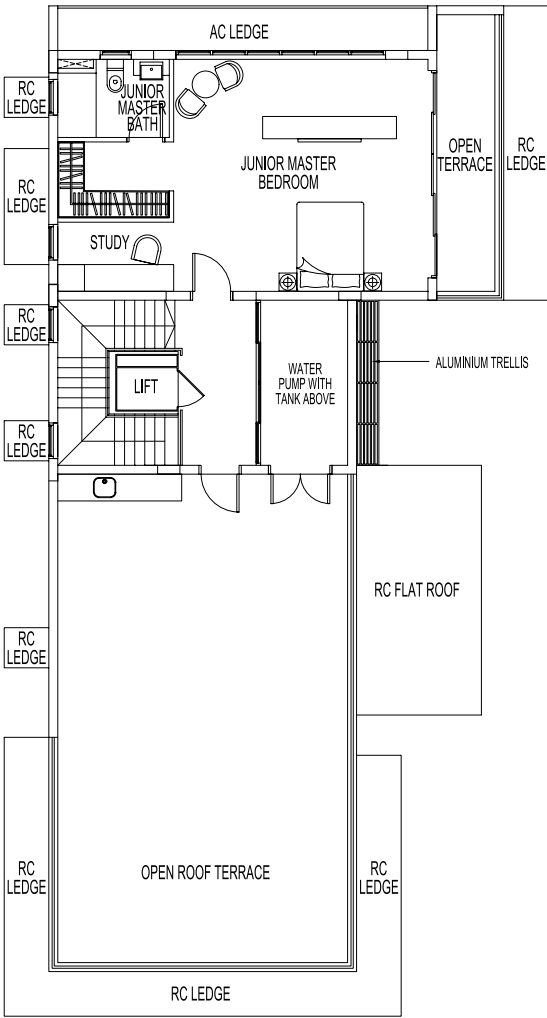
Plot Area: 566.3 sqm | Estimated Floor Area: 560 sqm



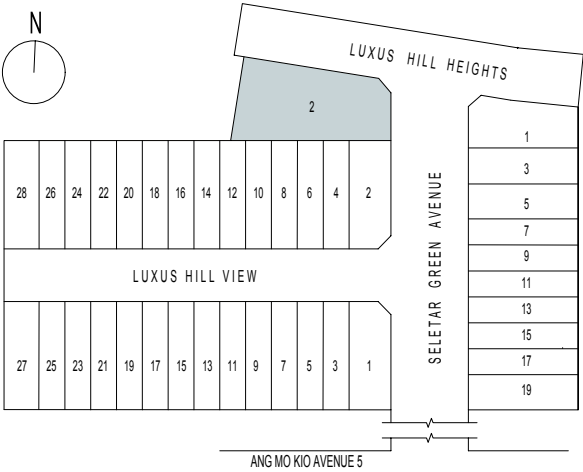
1st Storey



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.

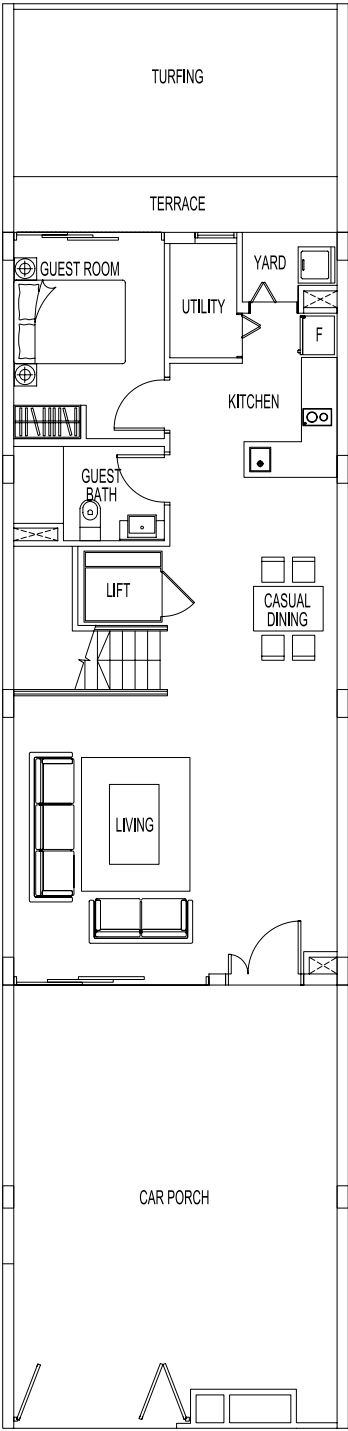
They adopt URA's latest envelope control guidelines that allow new landed housing to be developed with greater flexibility in design and interior space configuration.

INTERMEDIATE TERRACE - TYPE N(L)

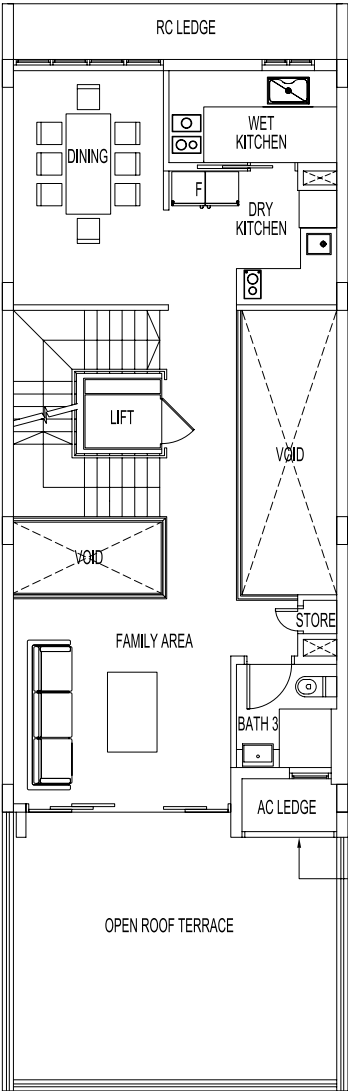
7, 11, 15 SELETAR GREEN AVENUE

MIRROR IMAGE: 9, 13, 17 SELETAR GREEN AVENUE

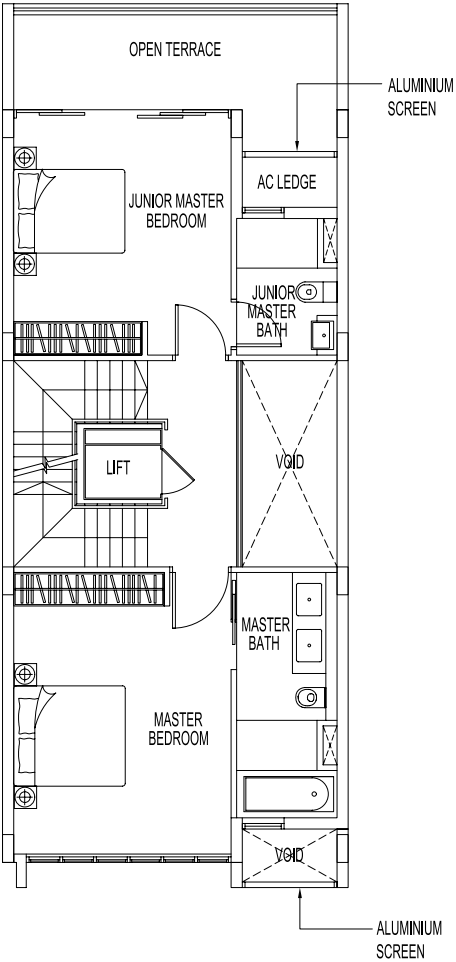
Plot Area: 152.7 sqm | Estimated Floor Area: 344 sqm



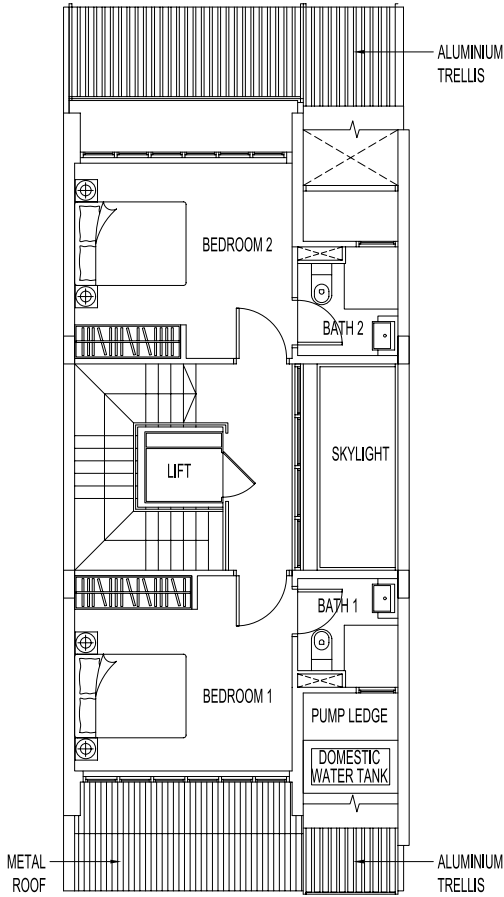
1st Storey



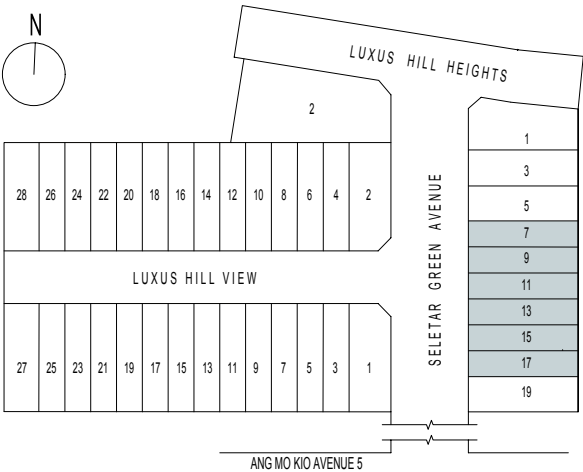
2nd Storey



3rd Storey



Attic



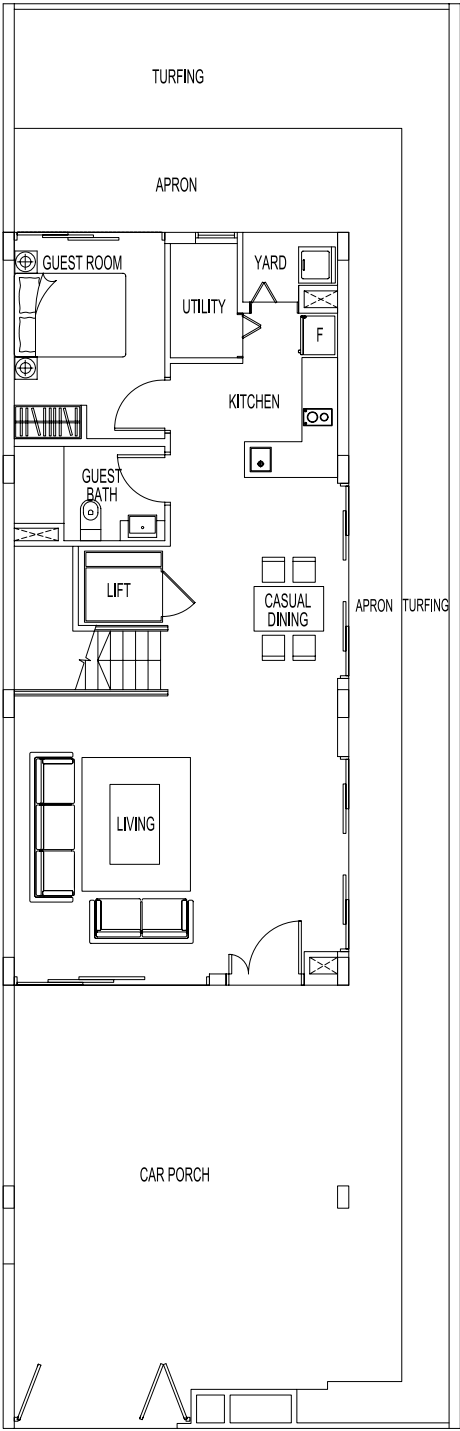
(Inclusive of car porch, AC ledge, open terrace, open roof terrace, skylight, pump ledge and domestic water tank area)
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CORNER TERRACE - TYPE N1(L)

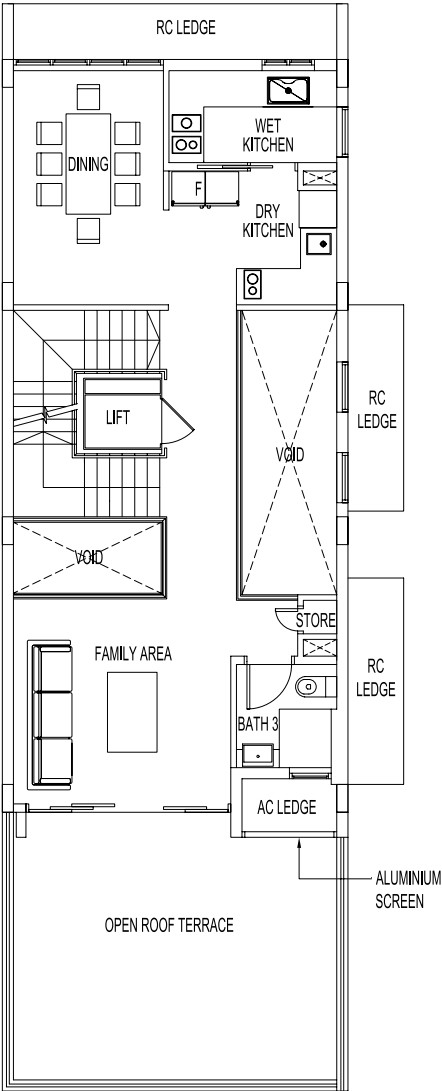
19 SELETAR GREEN AVENUE

MIRROR IMAGE: 5 SELETAR GREEN AVENUE

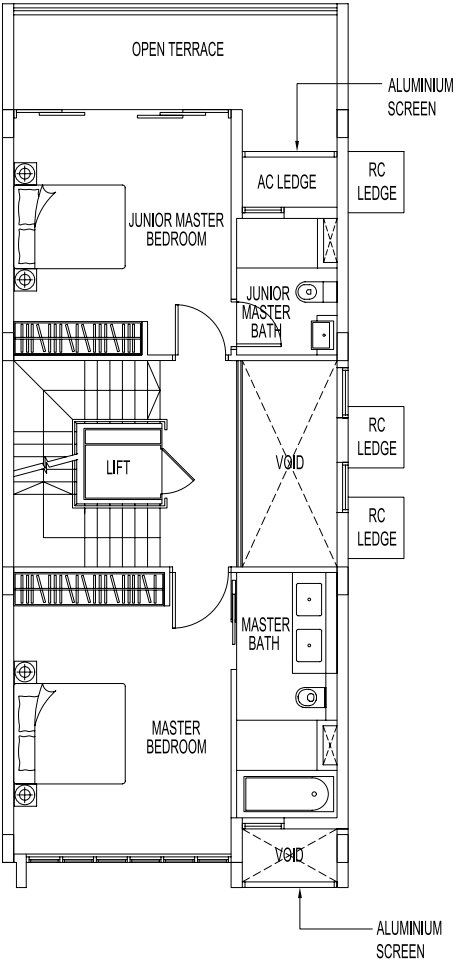
Plot Area: 206.1 sqm | Estimated Floor Area: 349 sqm



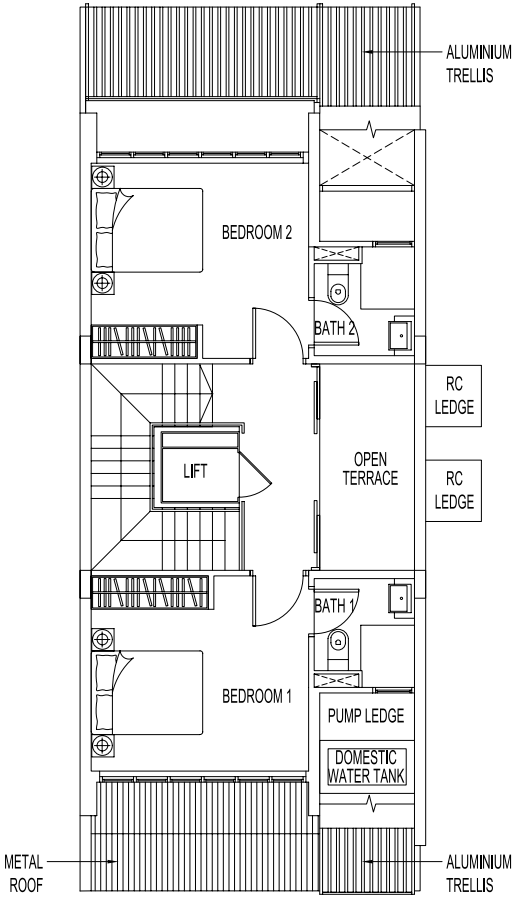
1st Storey



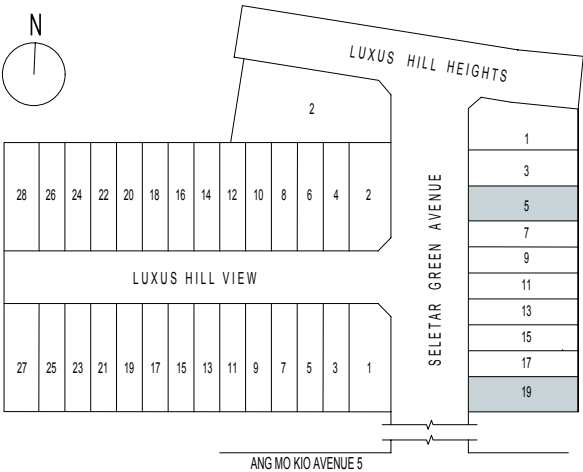
2nd Storey



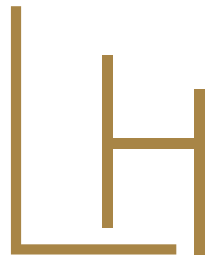
3rd Storey



Attic



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



Project Details:

Developer : Singapore United Estates (Private) Limited (Co. Regn No.: 195500005N). Tenure : Leasehold Estate of 999 years commencing on 1 January 1879. Lot(s) No.: Lot 18248V MK 18 at Ang Mo Kio Ave 5 / Seletar Road / Yio Chu Kang Road. Housing Developer's Licence No.: C1203. Encumbrances : Nil. Expected Date of Vacant Possession: 31 March 2020. Expected Date of Legal Completion: 30 September 2021.

Disclaimer:

While reasonable care has been taken in preparing the information contained herein, neither the developer nor its agent(s) will be held responsible for any inaccuracies or omissions. All Statements are believed to be correct but shall not be regarded as statements or representations of fact. All information and specifications are current at the time of print, subject to changes as may be required by the developer. All plans and maps are not to scale unless expressly stated and are subject to amendments as may be required by the developer or as may be required by or approved by the relevant authorities. Renderings, illustrations and photograph are artist's impressions only and cannot be regarded as representations of fact. The floor areas stated in the brochure are approximate measurements and subject to final survey.



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