



LUXUS  
HILLS





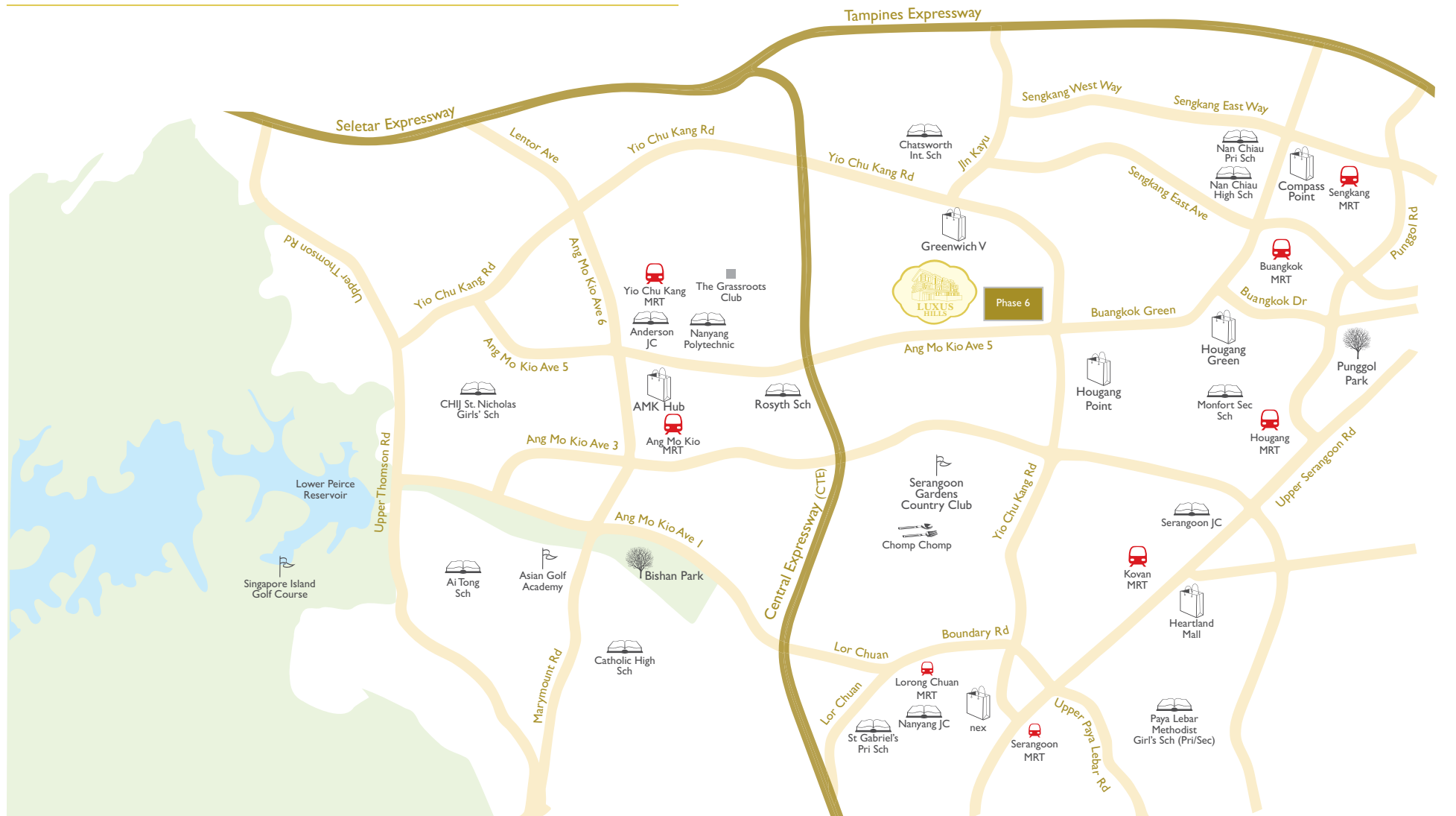
*A new family life  
begins here.*

Discover Luxus Hills, with its latest phase of 36 beautifully-crafted semi-detached and terrace houses. Sitting on a 999-year leasehold location of superior value, each of these premium abodes symbolises a timeless gift—a treasured heirloom you can hand down to your family, generation after generation.



## A lifetime of placid harmony.

It's easy to maintain family harmony in an enclave of serenity. Set amidst a respectable landed residential district, Luxus Hills enjoys a hushed, private environment. After dinner, take an evening saunter. The low-rise houses here provide a refreshing change of scene from the towering skyscrapers in the city, while the lush greenery gracing the streets instantly puts your mood at ease.



0m 200m

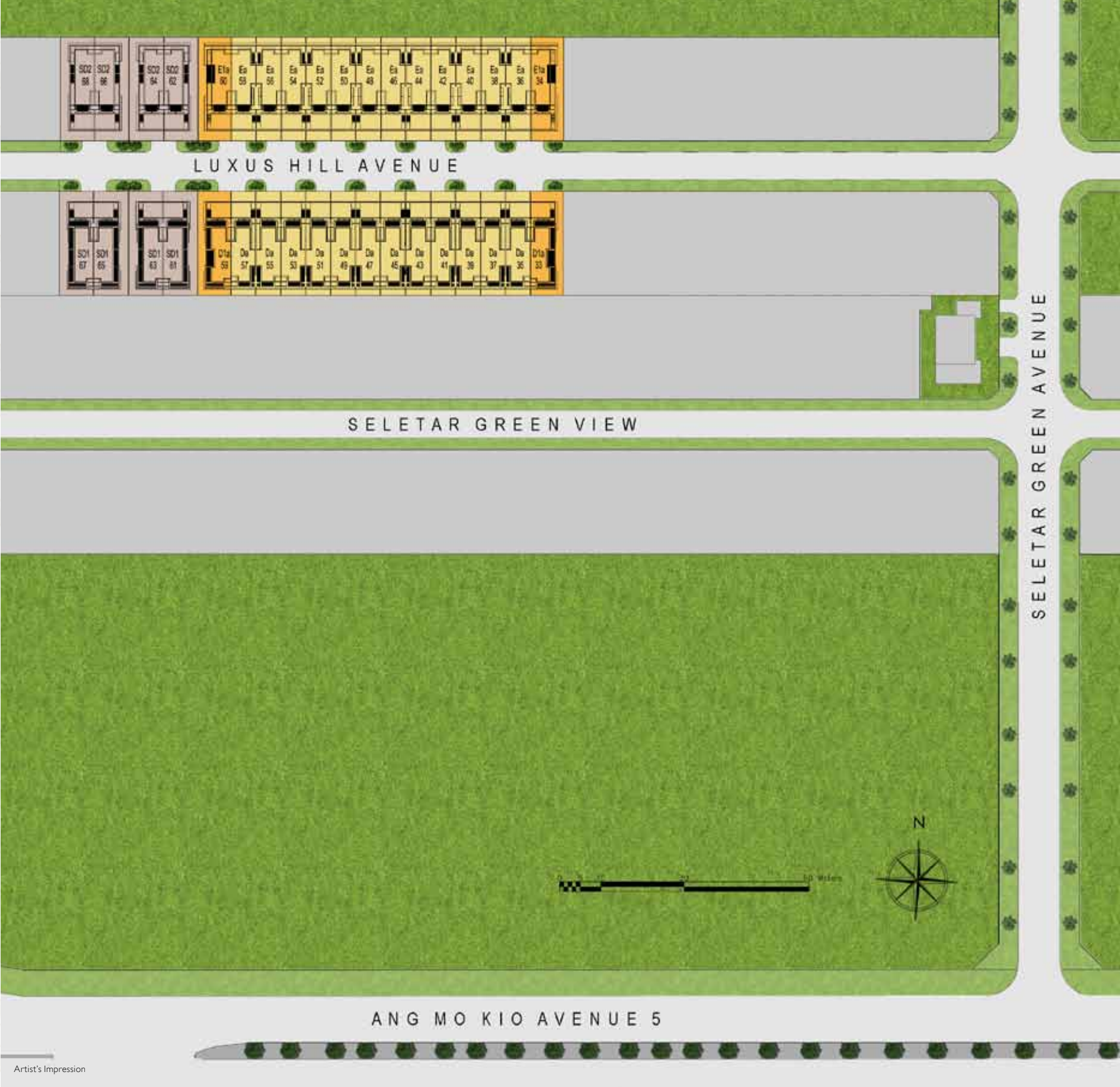
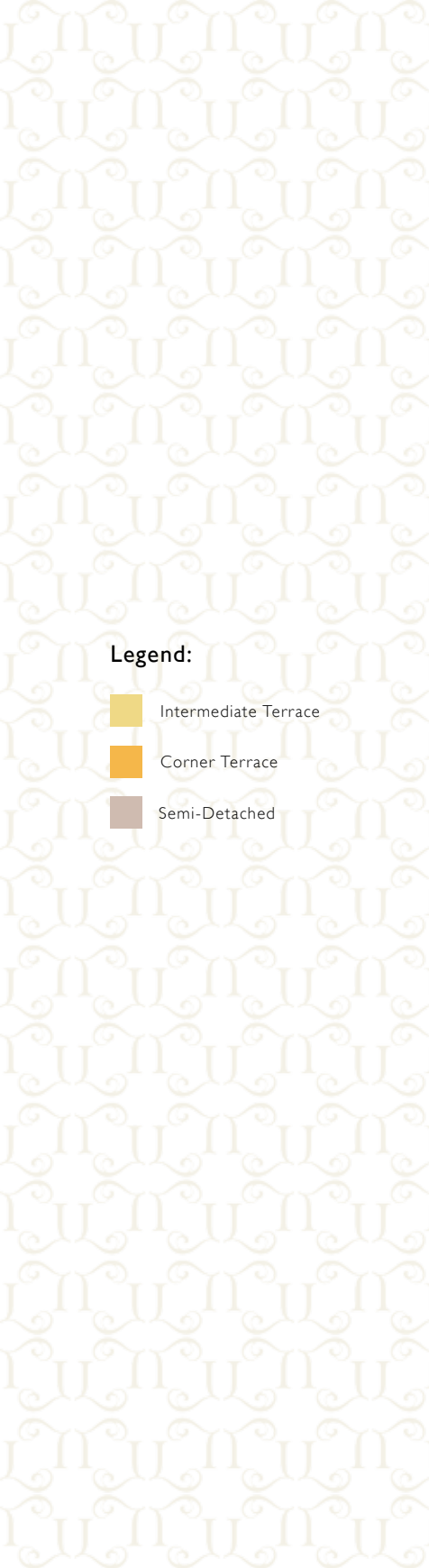
Artist's Impression






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*Site Plan*

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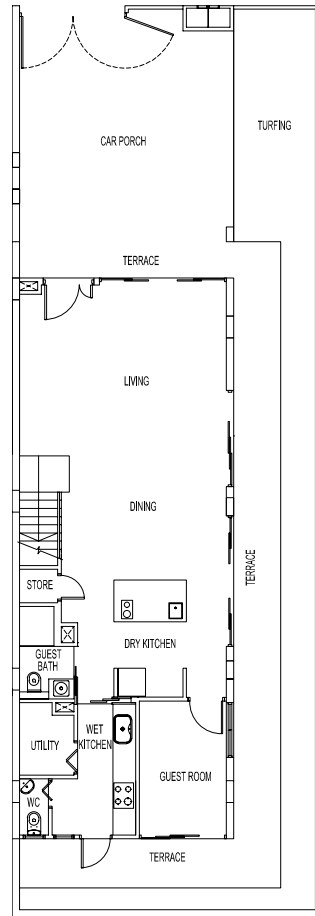
**Legend:**

-  Intermediate Terrace
-  Corner Terrace
-  Semi-Detached

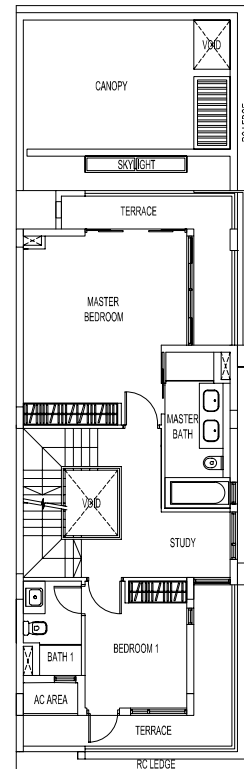
# Semi-Detached – Type SD1

Land Area: 208.8 sq m / 2,248 sq ft  
 Estimated Floor Area: 331 sq m / 3,563 sq ft

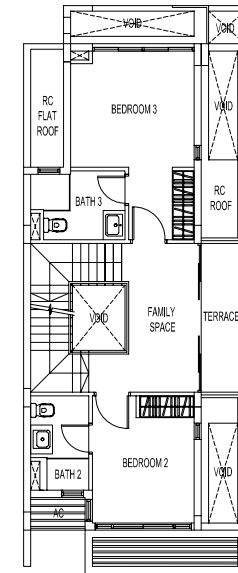
(Inclusive of Roof Terrace: 60 sq m, A/C Area: 3.4 sq m, Covered Terrace, Covered Car Porch, Terrace, Open Terrace, Open Roof Terrace, Skylight and Water Tank / Pump)



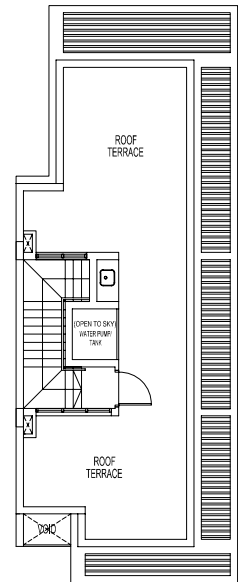
1st Storey



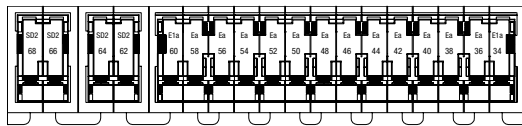
2nd Storey



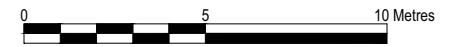
3rd Storey



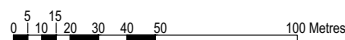
Roof Terrace



LUXUS HILL AVENUE

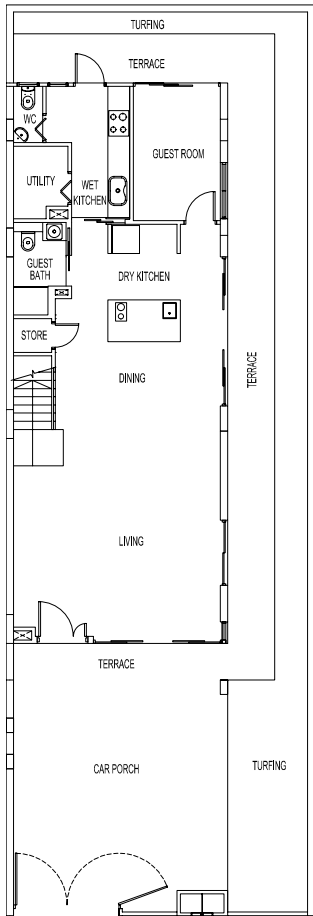


Scale 1:200

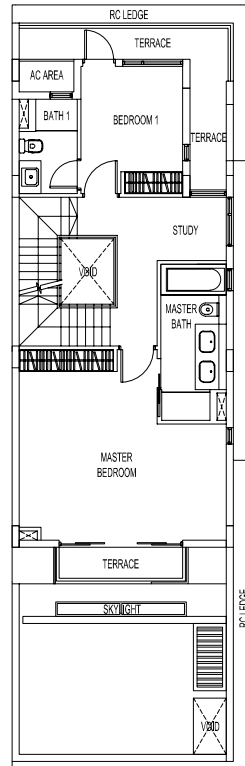


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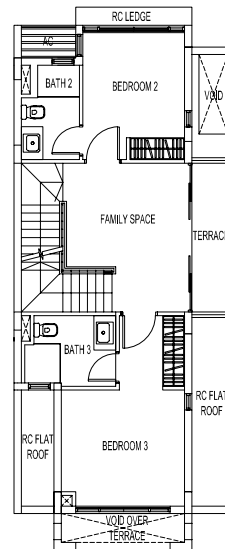
Plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and are subject to final survey. Building Plan No.: A0506-00014-2011-BP01 dated 04 January 2012 and A0506-00014-2011-BP02 dated 05 September 2012.



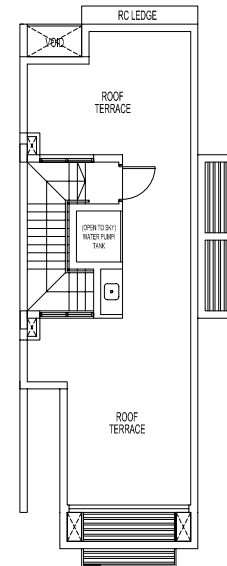
1st Storey



2nd Storey



3rd Storey



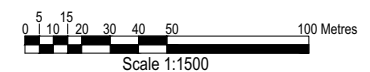
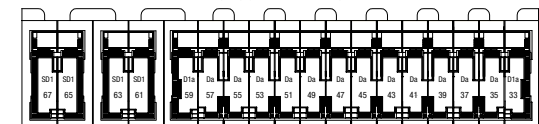
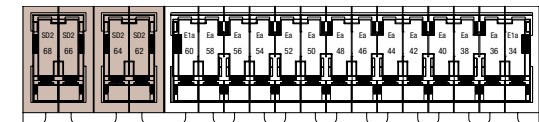
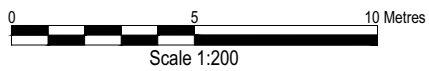
Roof Terrace

## Semi-Detached – Type SD2

Land Area: 207.5 sq m / 2,234 sq ft

Estimated Floor Area: 333 sq m / 3,584 sq ft

(Inclusive of Roof Terrace: 60 sq m, A/C Area: 3.4 sq m, Covered Terrace, Covered Car Porch, Terrace, Open Terrace, Open Roof Terrace, Skylight and Water Tank / Pump)





# Specifications

1. FOUNDATION  
Piled/footing foundation and/or other approved foundation system
  2. SUPERSTRUCTURE  
Reinforced concrete structure
  3. WALLS  
All external and internal walls are of masonry and/or reinforced concrete panel and/or pre-fabricated panel construction
  4. ROOF  
Reinforced concrete with waterproofing system and appropriate insulation to flat roof
  5. CEILING
    - (i) Living, Dining, Dry Kitchen, Utility, Master Bedroom, Bedrooms, and Guest Room
      - Skim coat with/without ceiling board and/or box-up to the designated areas
    - (ii) Master Bath, Baths, Guest Bath, Wet Kitchen and WC
      - Moisture-resistant plasterboard ceiling and/or aluminium egg-crate ceiling
    - (iii) All other areas
      - Skim coat to underside of reinforced concrete slabs where applicable
  6. FINISHES
    - (a) Internal Wall
      - (i) Master Bath
        - Marble laid up to false ceiling for all exposed areas
      - (ii) Baths, Guest Bath and Wet Kitchen
        - Porcelain and/or homogeneous tiles and/or marble up to false ceiling for all exposed areas (where applicable)
      - (iii) WC
        - Ceramic tiles laid up to false ceiling for all exposed areas
      - (iv) All other Internal Walls
        - Cement and sand plaster with emulsion paint
    - (b) External Wall
      - Cement and sand plaster with spray textured coating to designated areas
    - (c) Floor
      - (i) Living, Dining and Dry Kitchen
        - Marble with marble skirting (where applicable)
      - (ii) Master Bath
        - Marble
      - (iii) Store, WC, Utility, Car Porch, Open Terrace, Open Roof Terrace and Terraces
        - Homogeneous tiles with tile skirting (where applicable)
      - (iv) Guest Room, Guest Bath, Baths and Wet Kitchen
        - Porcelain or homogeneous tiles with tile skirting (where applicable)
      - (v) Master Bedroom, Bedrooms and Staircase threads
        - Timber flooring with timber skirting (except staircase and where applicable)
- Note:  
No tiles behind/below kitchen cabinet, vanity cabinet, backsplash, long bath and mirror.

- (iv) WC and Utility
  - Top-hung window
- (v) Wet Kitchen
  - Top hung window with fixed panel

Note:

- 1) All windows are aluminium-framed in powder-coated finish.
- 2) All casement windows are either side-hung, top-hung or bottom-hung or any combination of the mentioned.
- 3) All glazing shall be approximately 6mm thick tinted and/or clear and/or frosted glass and all glazing up to 1m from the floor level shall be laminated.

8. DOORS
  - (i) Main Entrance
    - Solid core timber panel double-leaf door
  - (ii) Master Bedroom, Bedrooms, Guest Room and Baths
    - Flushed hollow core timber door
  - (iii) Master Bath and Guest Bath
    - Hollow core timber pocket door
  - (iv) Dry Kitchen to Wet Kitchen
    - Hollow core timber-framed glass pocket door
  - (v) Open Terraces, Open Roof Terrace and Wet Kitchen
    - Powder-coated aluminium-framed swing glass door and/or aluminium-framed sliding glass door with/without fixed glass panel
  - (vi) Store
    - Flushed hollow core timber door
  - (vii) WC and Utility
    - Aluminium-framed bi-fold door
  - (viii) Water Tank/Pump
    - Aluminium louvred swing door in powder-coated finish (where applicable)

9. IRONMONGERY  
Selected quality locksets and ironmongery to all doors where applicable

10. SKYLIGHTS  
Skylights are of laminated glass with/without fixed aluminium louvres

11. SUNSHADES  
Powder-coated aluminium horizontal sunshades for Terrace/Turfing Area outside Living Area and for Open Terrace (where applicable)

Note:

All sunshades are aluminium powder coated finish

12. ELECTRICAL INSTALLATION
  - Electrical wiring below ceiling is in concealed conduit
  - Electrical wiring above ceiling and in Utility is in exposed conduit or trunking
  - Refer to Electrical Schedule for details
13. SCV / TELEPHONE / DATA
  - Provision of lead-in pipes and SCV cable from splitter box to meter compartment and cable ready internally to receive SCV
  - Provision of lead-in pipes and telephone cable from patch panel to meter compartment
  - Provision of structural cabling to telephone and data points
  - Provision of lead-in pipes for Next Generation National Broadband Network (NGNBN) cables
  - Refer to Electric Schedule for details

14. LIGHTNING PROTECTION  
Lightning protection shall be provided in accordance with Singapore Standard CP 33 : 1996

15. PAINTING
  - Internal wall surfaces – emulsion paint
  - External wall surfaces – textured coating

16. WATERPROOFING
  - Waterproofing to Master Bath, Baths, Guest Bath, Dry Kitchen, Wet Kitchen, Reinforced Concrete Flat Roof, Open Terraces and Open Roof Terrace

17. GATE AND FENCING
  - (i) Metal entrance gate with remote auto-gate control
  - (ii) Fencing
    - Plastered prefabricated or brick wall with/without metal bar accents

18. TURFING  
Cow grass

19. SOIL TREATMENT  
Anti-termite soil treatment by specialist to ground level below building approved by relevant authorities

20. ADDITIONAL ITEMS
  - (i) Dry Kitchen
    - High and low level kitchen cabinets complete with granite or solid surface top, built-in induction hob, conventional and steam oven, wine chiller and stainless steel single-bowl sink with mixer
  - (ii) Wet Kitchen
    - High and low level kitchen cabinet with worktop in granite finishes, gas burner, built-in cooker hood and single-bowl single-drainer sink with mixer
  - (iii) Wardrobes
    - Built-in wardrobes to all Bedrooms except Guest Room
  - (iv) Vanity Counter
    - Marble or granite vanity counter top with cabinet below to Master Bath and Baths
    - Tiled vanity top with cabinet door below to sink at Open Roof Terrace
  - (v) Air-Conditioning
    - Single/Multi-split air-conditioners to Living, Dining, Master Bedroom, Bedrooms and Guest Room
  - (vi) Hot Water Supply (via town gas water heaters)
    - To Master Bath, Baths, Guest Bath, Dry and Wet Kitchen only
  - (vii) Framed Shower Screen
    - Glass shower screen enclosure for Master Bath, Junior Master Bath, Guest Bath and Baths
  - (viii) Mechanical Ventilation Exhaust Fan
    - All Guest Baths
  - (ix) Bib tap is provided at the following areas:
    - Gate Pillar
    - Wet Kitchen
    - Dry Kitchen (water point only)
    - Open Roof Terrace
    - Terrace outside Wet Kitchen
  - (x) Water tank complete with booster pump shall be provided to each house where applicable
  - (xi) Car Porch lighting control by motion sensor

21. SANITARY WARES AND FITTINGS
  - (i) Master Bath
    - 2 vanity basins with basin mixers, 1 long bath with mixer tap, 1 shower mixer, 1 wall hung water closet, 1 mirror cabinet, 1 towel rail and 1 toilet paper holder
  - (ii) Baths
    - 1 vanity basin with basin mixer, 1 shower mixer, 1 water closet, 1 mirror, 1 towel rail and 1 toilet paper holder
  - (iii) Guest Bath
    - 1 vanity basin with basin mixer, 1 shower mixer, 1 wall-hung water closet, 1 mirror, 1 towel rail and 1 toilet paper holder
  - (iv) WC
    - 1 wall-hung basin with tap, 1 shower handset with tap, 1 water closet, 1 mirror, 1 towel rail and 1 toilet paper holder
  - (v) Open Roof Terrace
    - 1 single-bowl sink with tap

22. ELECTRICAL SCHEDULE

Item	Description	Unit Type Da	Unit Type Ea	Unit Type DIa	Unit Type EIa	Unit Type SDI	Unit Type SD2
1	Ceiling Lighting Points	31	30	32	32	32	32
2	Wall Lighting Points	14	12	19	18	19	18
3	13A Power Points	16	18	16	18	16	18
4	13A Twin Power Points	13	13	13	13	13	13
5	20A / 30A DP Isolators	7	7	7	7	7	7
6	Gas Water Heater Points (20A)	2	2	2	2	2	2
7	SCV Points	7	7	7	7	7	7
8	Telephone Points	7	7	7	7	7	7
9	Data Points	7	7	7	7	7	7
10	Bell Points	1	1	1	1	1	1
11	Electric / Steam Oven Connection Points (20A)	2	2	2	2	2	2
12	Washing Machine Points (15A)	1	1	1	1	1	1
13	Electric Hob Connection Points (30A)	1	1	1	1	1	1
14	Kitchen Hood Connection Points (20A)	1	1	1	1	1	1
15	Gas Hob Connection Points (20A)	1	1	1	1	1	1
16	Wine Chiller	1	1	1	1	1	1

Notes:

1. Warranties  
Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Building, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Building is delivered to the Purchaser.
2. Alternative Material or Equipment  
Where any material or equipment is to be used or anything to be done under the Building Specifications hereto is stated in the alternative, it shall be at the Vendor's/Architect's sole choice and discretion.
3. Materials, Fittings, Equipment, Finishes, Installations and Appliances  
Subject to Clause 14.3, the brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.
4. Glass  
Glass is a manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event.
5. Tiles  
Selected tile sizes and tile surface flatness can not be perfect and are subject to manufacturing and acceptable range described in International Standard ISO 13006 and ISO 10545-1 to ISO 10545-16.
6. Marble and Granite  
Marble and granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble, limestone or granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However granite, being a much harder material than marble, cannot be re-polished after installation. Hence some differences may be felt at the joints. Subject to Clause 14.3, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.
7. Timber  
Timber is a natural material containing grain/vein and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.
8. Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points and Door Swing Positions  
Layout/location of wardrobes, kitchen cabinets, fan coil units, electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design.
9. False Ceiling  
The space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purpose. Where removal of equipment is needed, ceiling works would be required. Location of false ceiling is subject to Architect's sole discretion and final design.
10. Open Terrace with Trellis  
Where the unit is designed with open terrace with trellises, the Purchaser shall not dismantle such trellises nor shall the Purchaser cover up such trellises over the roof terrace except with prior approval in writing of the relevant competent authorities.
11. Cable Television / Broadband Networks  
The Purchaser is liable to pay annual fee, subscription fee and such other fees to the StarHub Cable Vision Ltd (SCV) and/or internet service providers (ISP) or any other relevant party or any other relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective subscription channels and/or internet access.
12. Internet Access  
If the Purchaser requires internet access, the Purchaser will have to make direct arrangement with the internet service provider and/or such relevant entities/authorities for internet services to the Unit, and to make all necessary payments to the internet service provider and/or such other relevant entities/authorities.
13. Position and Provision of Power Points, Switches, TV and SCV Outlets and Other Items  
The position and provision of all power points, switches, TV and SCV outlets and other items listed in the Electrical Schedule as may be displayed in the showhouse(s) are indicative and for illustration purposes only and subject to Consultants' design.
14. Air-conditioning System  
To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned by the Purchaser on a regular basis. This includes the cleaning of filters, clearing the condensate pipes and charging of gas.
15. Mechanical Ventilation Exhaust Fan System  
The mechanical ventilation exhaust fan system has to be maintained and cleaned on a regular basis by the Purchaser to ensure the good working condition of the system.
16. Booster Water Pumps System and Tank  
The booster water pumps system and tank have to be maintained and cleaned on a regular basis by the Purchaser to ensure the good working condition of the system.

# *Creating memorable homes, generation after generation.*

Thousands of satisfied homeowners will testify to the fact that our exacting standards have delivered not just houses but homes where lives revolve memorably around. After all, we've been refining our craft for over 60 years, establishing a reputation as trusted developers of fine quality homes.

Now a public-listed company, we are pleased to say our unwavering efforts in striving for the best have paid off, with consistent accolades. Our widely-acclaimed portfolio includes landed residences, namely Saraca Gardens, Dedap Gardens, Lilac Park and Mimosa Terrace, as well as private apartments/condominiums like Parc Mondrian, Paterson Suites, The Vermont on Cairnhill, Verdure and Skyline Residences.

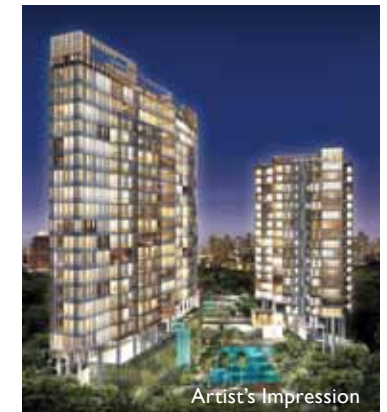
Luxus Hills will mark yet another milestone in our history. With an estimate of 13 launch phases in total, the colossal landed property estate of luxury homes is poised to become the next landmark address in Ang Mo Kio. Located on what was once a thriving rubber plantation, this strategic area lies on a verdant bed of landscape, a heritage trail of food nooks, and within a charming neighbourhood of low-rise residences. From the generous living space to the well-thought-out layouts, it is clear that Luxus Hills is designed with the extended family in mind. Staying true to our spirit and commitment—building homes for every generation.



Skyline Residences



Verdure



The Vermont on Cairnhill



Mimosa Terrace



Luxus Hills is designed in accordance with  
BCA Green Mark (Certified) Standard for  
Environmentally Sustainable Design

## HOMES FOR EVERY GENERATION

Another quality development by:



**BUKIT SEMBAWANG  
ESTATES LIMITED**

A member of



Developer : Singapore United Estates (Pte) Ltd (Co. Regn No. : 195500005N) • Tenure : 999 years wef 01-01-1879  
• Lot(s) No. : Lot 17171C (Formerly known as Lots 251N, 3310V, 5353N & 9425C) MK18 at Yio Chu Kang Road /  
Ang Mo Kio Ave 5 / Seletar Road • Building Plan Approval : A0506-00014- 2011-BP01 dated 04 January 2012 and  
A0506-00014-2011-BP02 dated 05 September 2012 • Developer's Licence No. : C0814 • Expected Date of Vacant  
Possession : 31 March 2018 • Expected Date of Legal Completion : 31 March 2021

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