



LUXUS  
HILLS

*For all my precious ones.*







## *A lifetime of family joy.*

Nothing binds a family together like a home. Inspired by the most precious thing in life—family ties, Luxus Hills is a collection of contemporary landed terraces dedicated to multi-generational living. With more room for everyone, this is a home specially designed to offer each of your loved ones a warm sense of belonging, a cosy life of comfort and above all, a wonderful time together.





Artist's Impression



*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 conveniences.

Beyond luxury living, Luxus Hills is a home that puts your mind at ease, reassuring you that all your family needs are well within reach.

Shop for your daily essentials conveniently at AMK Hub, Compass Point or Hougang Point. Treat your family to dinner—or if you like—supper, at Buangkok's 24-hour dining venues. Get to every destination fast with major expressways (CTE, SLE, KPE and TPE) just around the corner. Your children will also find travelling to school a breeze, with an abundance of educational institutions including Rosyth School,

Anderson Junior College and Nanyang Polytechnic close to home.



AMK Hub



Greenwich V



Nanyang Polytechnic



Orchid and Seletar Country Clubs,  
Singapore Island Golf Course and Asian Golf Academy



Rosyth School

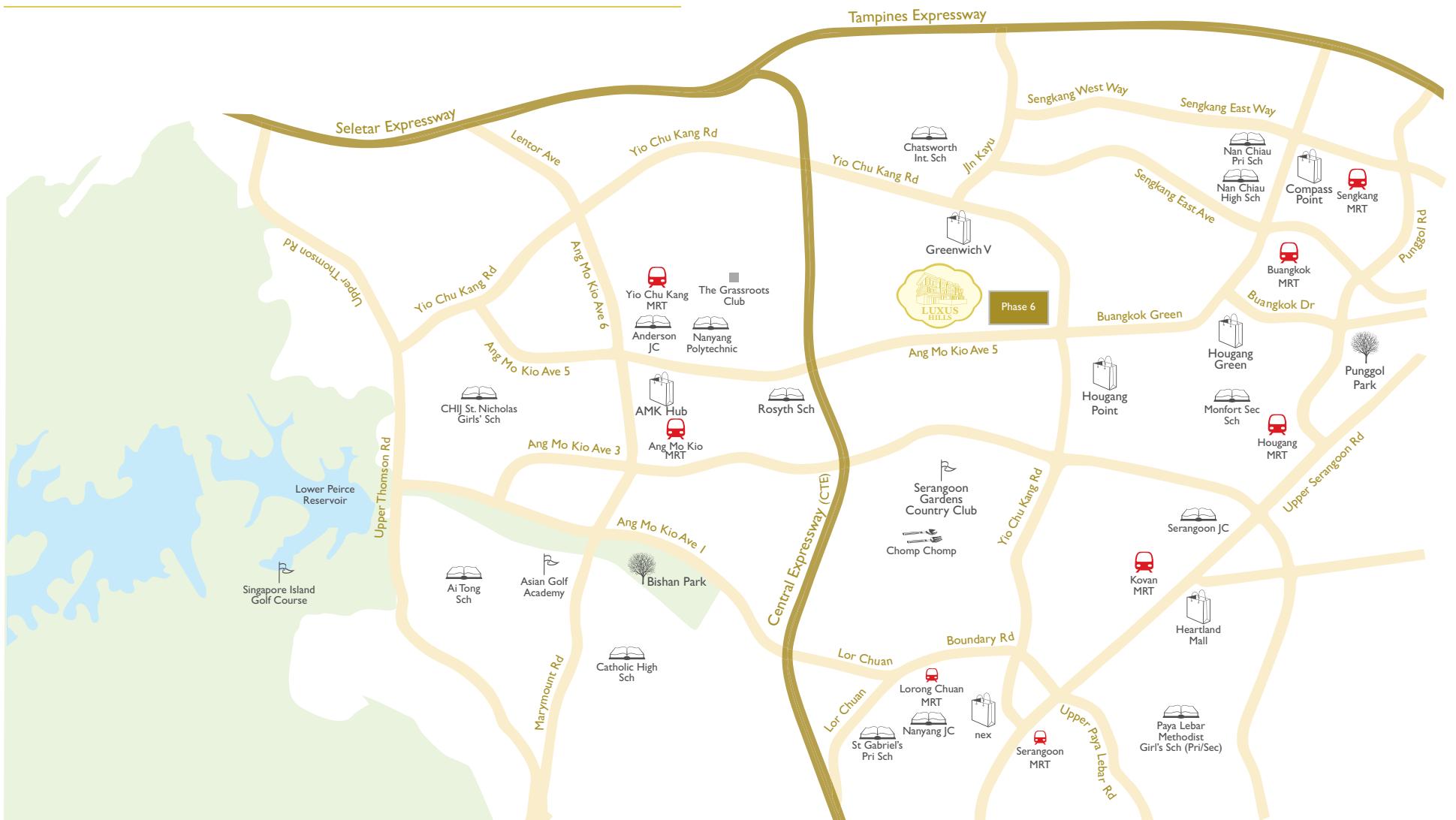


Ang Mo Kio, Buangkok and Hougang MRT Stations



## 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.



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Artist's Impression



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*An unforgettable lifetime.*

Three spacious storeys and an inviting roof terrace with ample room for partying, barbecuing or just bantering. At Luxus Hills, delight in more space for more family hours. Gather for an al fresco dinner, celebrate grandma's birthday or huddle around and catch a soccer match... even a simple day can be memorable.

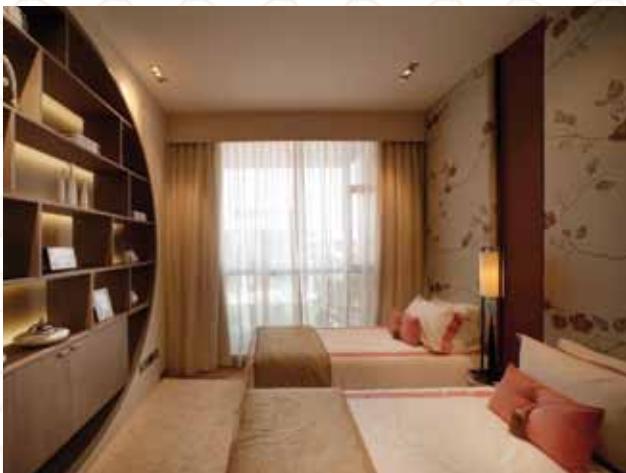
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## *A lifetime of sweet dreams*

A home-sweet-home is one that you can completely immerse and relax in. Every home at Luxus Hills comes with four lavish en suite bedrooms, affording every individual in the house a personal sanctuary to rest in. Even grandparents have a room dedicated to them too, thoughtfully situated on the ground floor for easy access. After a day of work, let the night unwind and dream away.





## A lifetime of fineries.

At Luxus Hills, lavishness is accentuated by the little details that make a vast difference.

Come home to a pampering floor of gleaming marble tiles. Discover designer wardrobes in your bedrooms carefully-tailored to store your private treasures. Be pleased to find a fully-fitted kitchen with imported bar counter that's always standing by to help you serve up a feast of opulence. With such luxuries at home, indulgence never ceases.





# *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  
 REDAS

BCA  
ISO 9000  
CERT. NO.:218  
SN ISO 9001:2008

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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