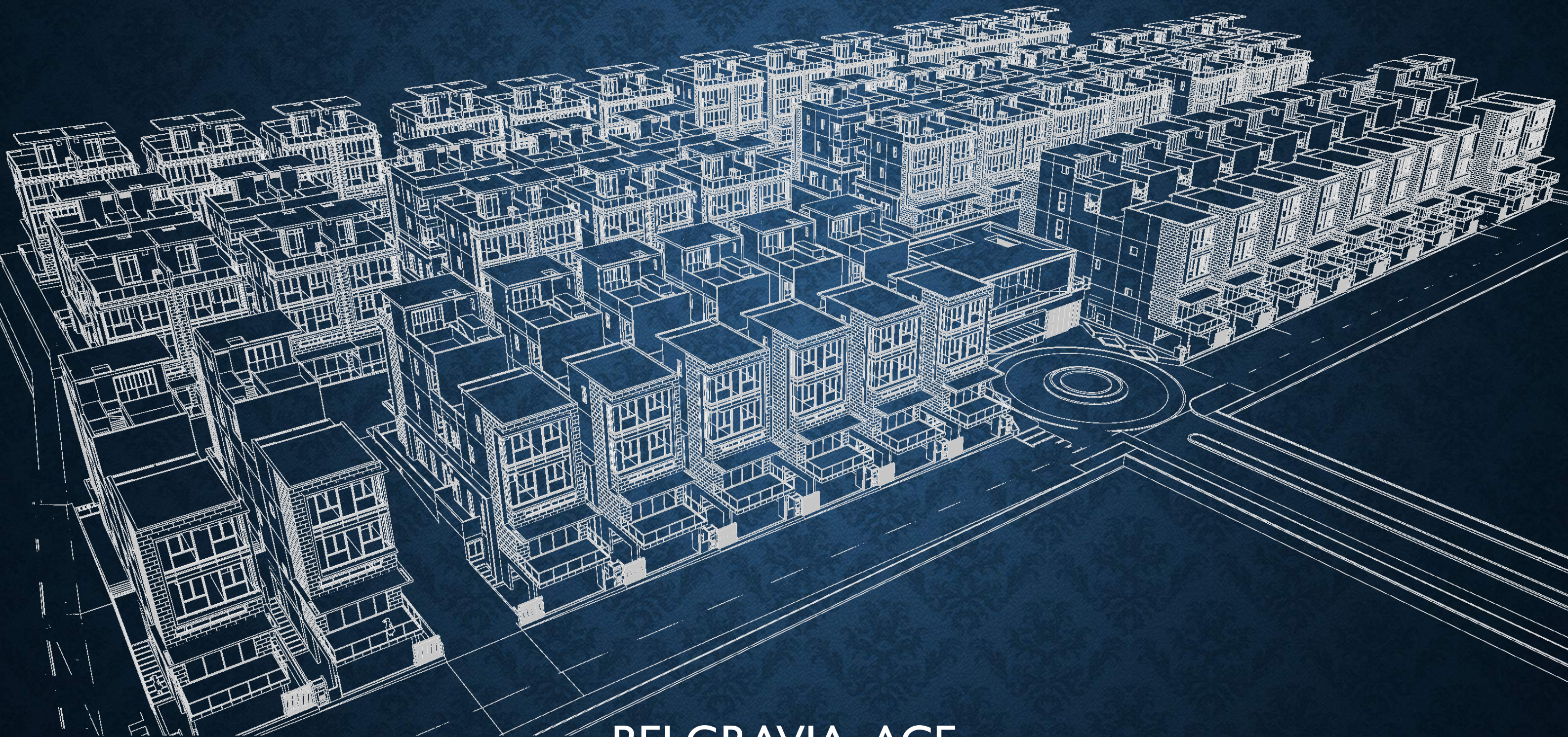


BELGRAVIA ACE



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## BELGRAVIA ACE

### BELGRAVIA DRIVE

#### FREEHOLD at District 28

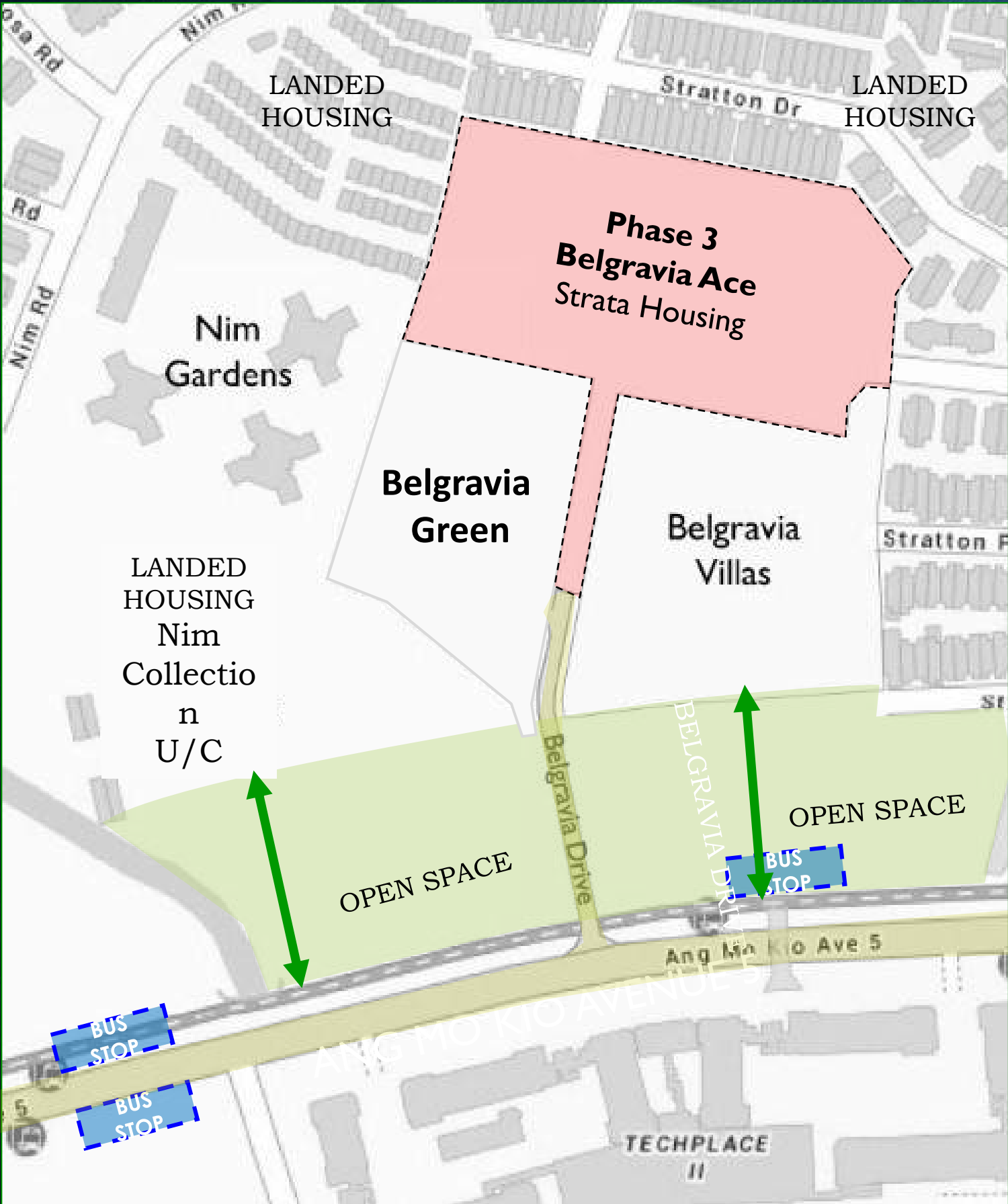
PROPOSED STRATA LANDED HOUSING DEVELOPMENT COMPRISING 104 UNITS OF 3-STOREY ENVELOPE CONTROL STRATA SEMI-DETACHED DWELLING HOUSES AND 3 UNITS OF 3-STOREY ENVELOPE CONTROL STRATA TERRACE DWELLING HOUSES (TOTAL 107 RESIDENTIAL UNITS - PHASE 3) WITH ROOF TERRACE AND BASEMENT CAR PARK AND PROVISION FOR SWIMMING POOL & COMMUNAL FACILITIES ON LOT 17941L PT MK18 AT BELGRAVIA DRIVE (SERANGOON PLANNING AREA)



# DEVELOPMENT INFORMATION







SITE ACCESSIBILITIES

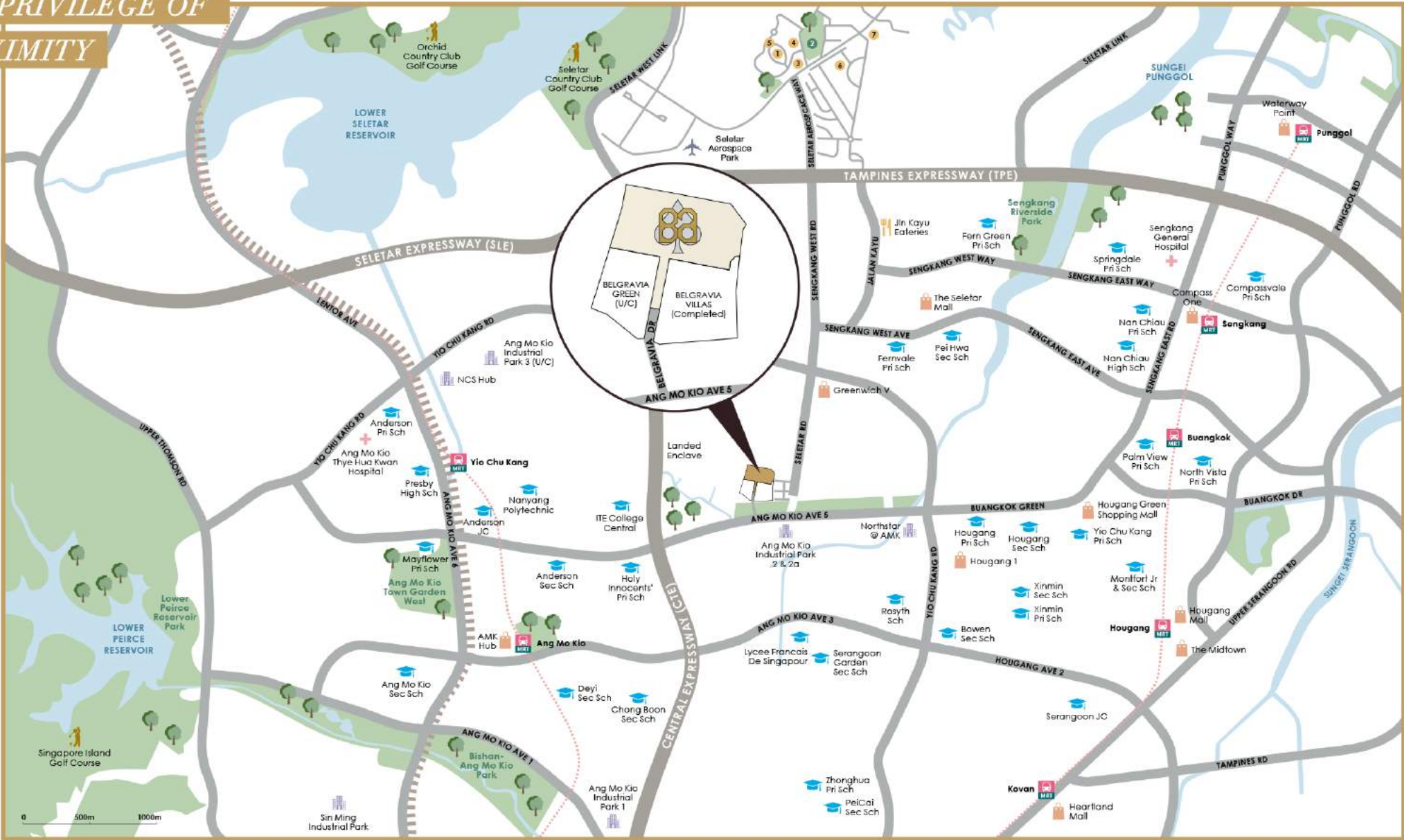
Site Area	26,990.47 sqm
Tenure of Land	Freehold
Plot Ratio	0.91
No. of Storey	- Type A: 3 storey + Attic (Semi-detached) - Type B: 3 storey + 1 Basement + Roof Terrace (Semi-detached) - Type C: 3 storey + 1 Basement + Roof Terrace (Semi-detached) - Type D: 3 storey + 1 Basement + Roof Terrace (Terrace houses)
Total no. of houses	107 houses
No. of Carpark Lots	107 private car porch / 3 accessible car lots / 10 motorcycle lots / 18 bicycle lots
No of Lift	Individual home lift serve from Basement to attic / Roof Terrace level 1 common lift at clubhouse
BP Approval No & Date	BP Approval No: A1404-00450-2017-BP01 BP Approval Date: 10/11/2021
Estimated TOP & Date of Legal Completion	Vacant Possession: TBA Legal Completion: TBA



BELGRAVIA ACE  
SITE INFORMATION

LOCATION

THE PRIVILEGE OF  
PROXIMITY



Occupying a corner of quietude within Seletar Hills Estate, Belgravia Ace exudes exclusivity, yet embraces all of life's modern conveniences. With its private-yet-prime District 28 address, Belgravia Ace brings a world of lifestyle and entertainment offerings closer to home.

Education

- Rosyth School – Within 2km
- Presbyterian High School – 9-min drive
- Anderson Serangoon Junior College – 10-min drive
- Nanyang Polytechnic – 10-min drive
- Nanyang Junior College – 12-min drive

Nature & Leisure

- Bishan-Ang Mo Kio Park – 12-min drive
- Serangoon Gardens Country Club – 9-min drive
- Lower Seletar Reservoir – 12-min drive
- Seletar Country Club – 14-min drive
- Thomson Nature Park – 13-min drive

Business

- Ang Mo Kio Industrial Park 1 – 10-min drive
- NCS Hub – 10-min drive
- Seletar Regional Centre – 13-min drive
- Defu Industrial Estate – 13-min drive
- Punggol Digital District – 15-min drive
- CBD – 21-min drive

F&B & Retail

- Greenwich V – 6-min drive
- The Seletar Mall – 8-min drive
- Hougang 1 – 5-min drive
- AMK Hub – 8-min drive
- NEX – 11-min drive
- Chomp Chomp Food Centre – 9-min drive
- Seletar Aerospace Park – 13-min drive

Expressway

- CTE – 6-min drive
- TPE – 10-min drive
- SLE – 10-min drive

LEGENDS:

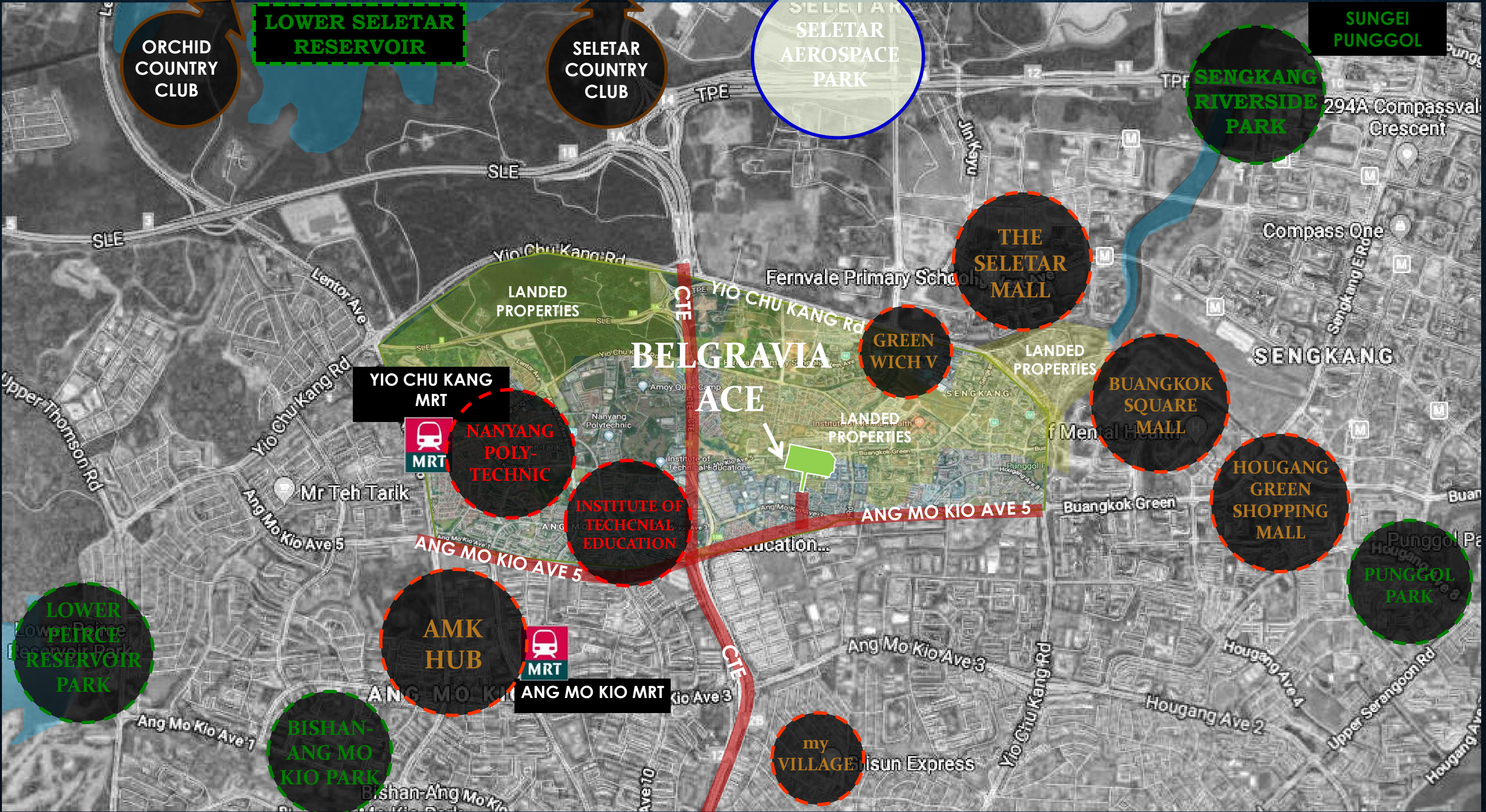
- EDUCATION
- RETAIL
- EATERY
- BUSINESS PARK
- COUNTRY CLUB
- HOSPITAL

- 1 The OVAL @SAP
- 2 Hempstead Wellands Park
- 3 Wildseed Cafe & Bar at The Summerhouse
- 4 Wheeler's Estate
- 5 5 by Sans Facon
- 6 GWICH Corner
- 7 Boh Gei Uncle Canteen



BELGRAVIA ACE  
SITE INFORMATION

LOCATION



- MRT
- RETAIL
- NATURE
- EDUCATION
- BUSINESS HUB
- COUNTRY CLUB





## RETAIL

- 5 Mins Greenwich V
- 6 Mins Hougang I
- 8 Mins The Seletar Mall
- 8 Mins AMK Hub
- 10 Mins Compass Point
- 10 Mins Hougang Mall
- 11 Mins Nex
- 11 Mins Junction 8
- 12 Mins Heartland Mall



## EXPRESSWAY

- 4 Mins Centre Expressway (CTE)
- 7 Mins Tampines Expressway (TPE)
- 9 Mins Seletar Expressway (SLE)
- 11 Mins Upcoming North-South Expressway (NSE)

## EDUCATION

- 7 Mins Fernvale Primary School
- 8 Mins Rosyth School
- 8 Mins Nan Chiau High School
- 12 Mins Raffles Institution



## BUSINESS HUB

- 4 Mins Ang Mo Kio Industrial Park 2 & 2A
- 6 Mins Northstar@AMK
- 10 Mins Seletar Aerospace Park
- 18 Mins Paya Lebar Commercial Hub



## COUNTRY CLUB

- 8 Mins Seletar Country Club
- 14 Mins Orchid Country Club
- 15 Mins Marina Country Club
- 20 Mins Singapore Island Country Club



## NATURE

- 9 Mins Bishan-Ang Mo Kio Park
- 10 Mins Sengkang Riverside Park
- 15 Mins Lower Peirce Reservoir Park
- 17 Mins Upper Peirce Reservoir Park



## ENTERTAINMENT

- 14 Mins Orchard Road
- 17 Mins The Esplanade
- 17 Mins Singapore Flyer
- 17 Mins Central Business District
- 18 Mins Marina Bay Sands
- 22 Mins Resorts World Sentosa

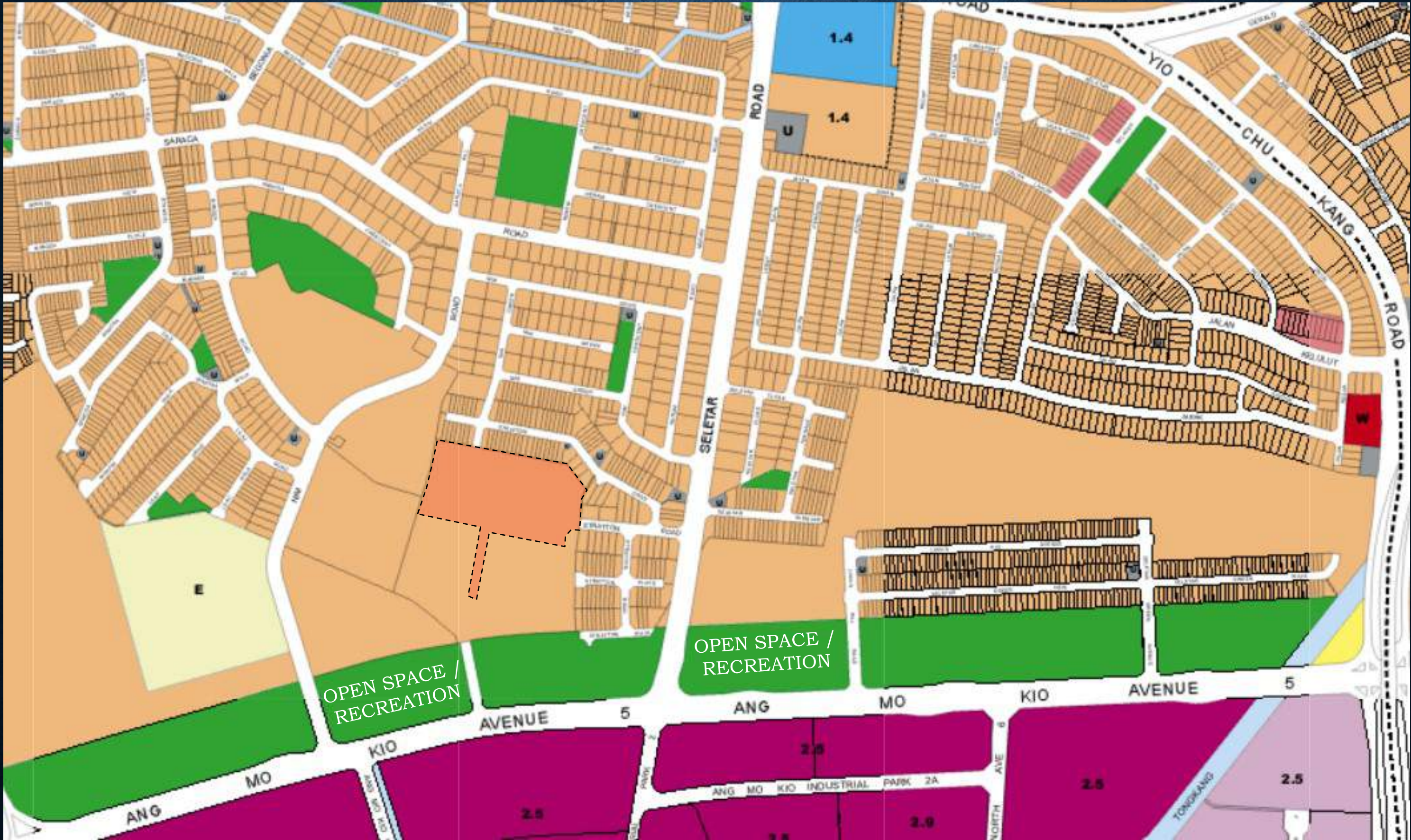


## EATERIES

- 8 Mins Jalan Kayu
- 9 Mins Chomp Chomp Food Centre
- 10 Mins Upper Serangoon Road









## **URA GUIDELINES FOR STRATA LANDED**

### **UNDER PREVIOUS GUIDELINES (BEFORE AUG 2014)**

**LAND SIZE DIVIDE BY 150SQM FOR TERRACE AND 200SQM FOR SEMI-D**

- **MAX 179 TERRACE HOUSES OR 134 SEMI-D HOUSES**

### **UNDER CURRENT GUIDELINES (EFFECT ON AUG 2014)**

- **WP APPROVAL ON OCTOBER 2021 : MAX 107 HOUSES (104 SEMI-D + 3 TERRACE HOUSE)**



BELGRAVIA ACE

THE STORY

THE STORY



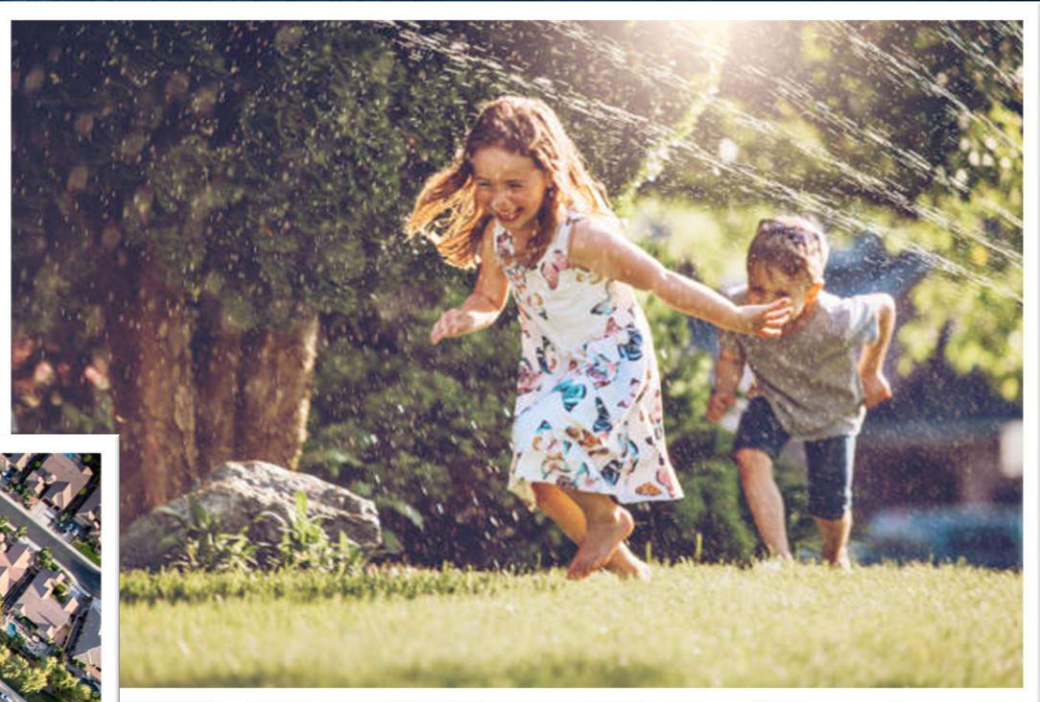


BELGRAVIA ACE  
THE STORY

MULTI GENERATION FAMILIES



BEST FRIENDS



KIDS



.....THE COMMUNITY



ELDERLY



COUPLE



FAMILIES GATHERINGS



## ***Terracing site levels creating a natural contouring landscape***

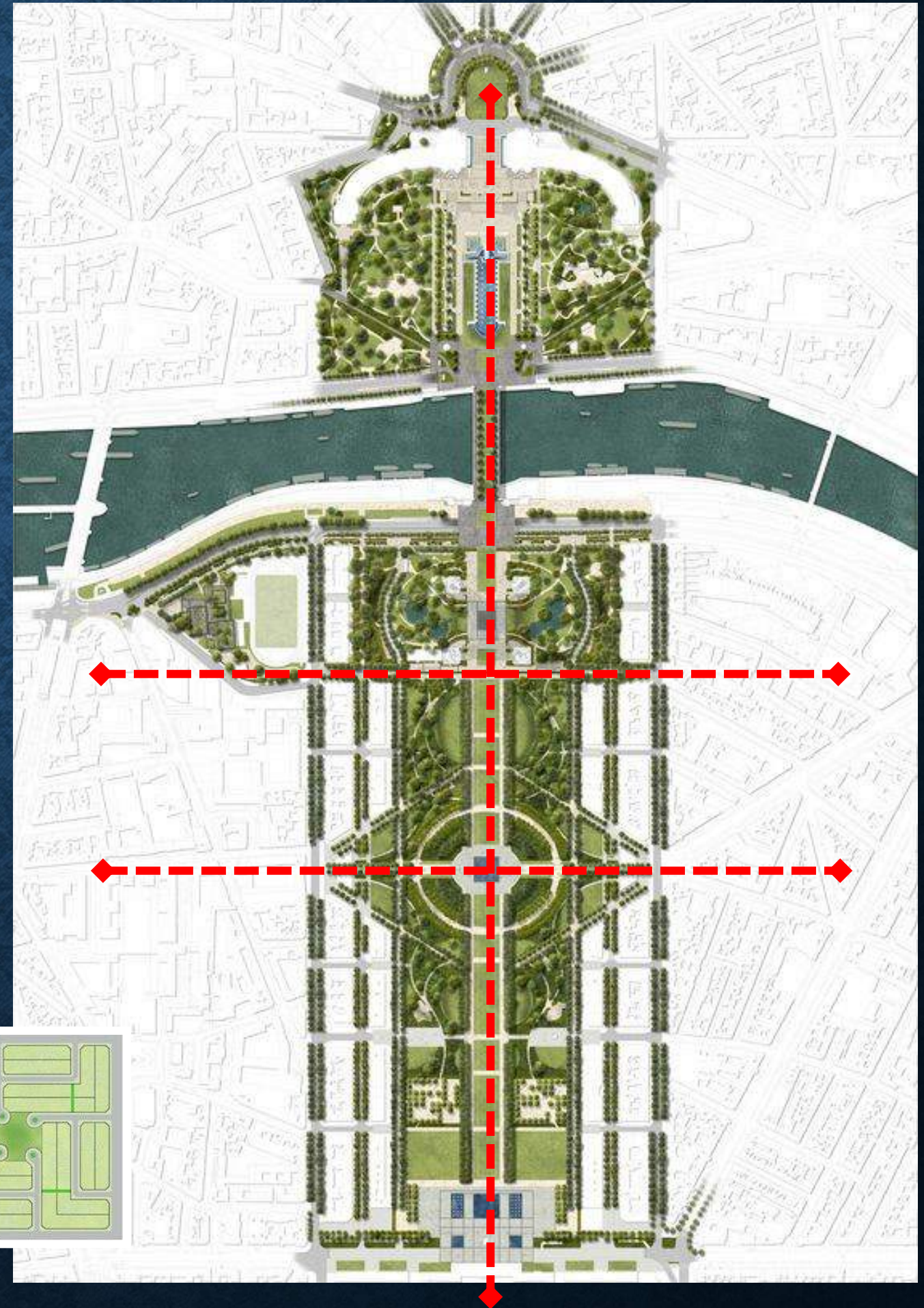
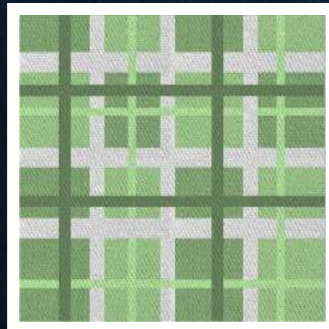
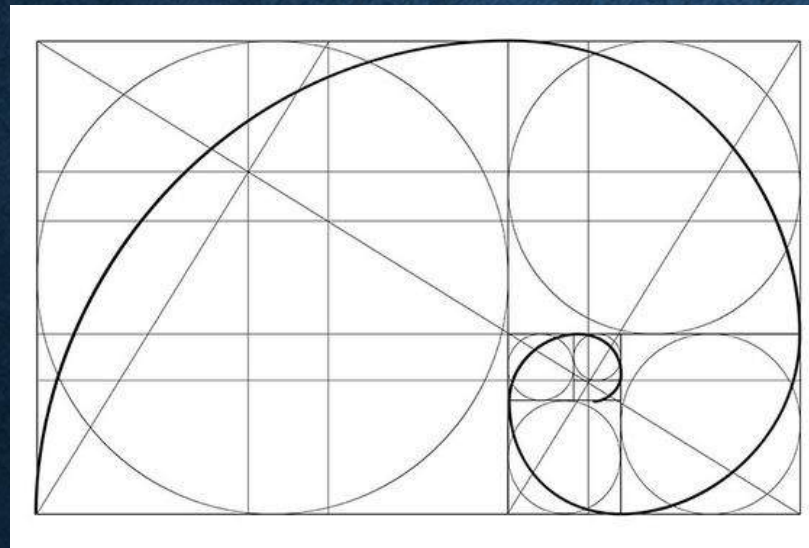
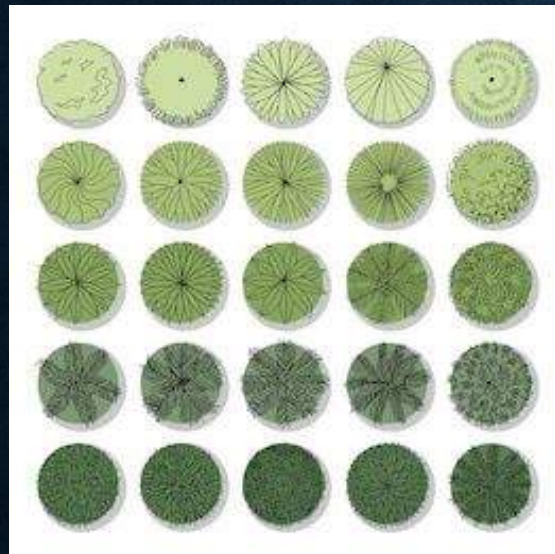
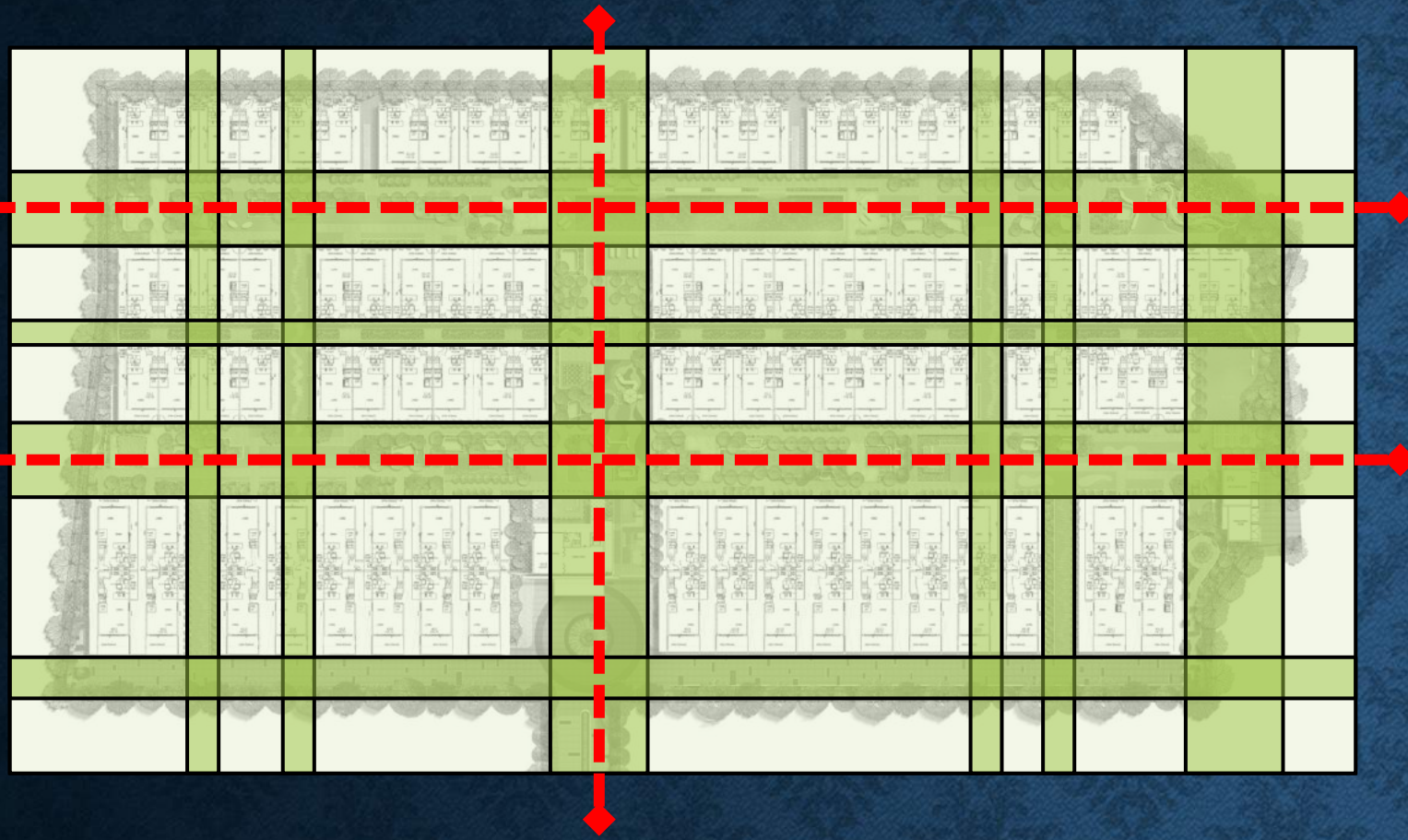
*This natural landscape creates contours which can be a great visual value to the development. Framing the artwork of landscape.*





# BELGRAVIA ACE

## THE STORY







**AERIAL VIEW - OVERALL SITE PLAN**



BELGRAVIA ACE  
THE STORY

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***GRAND ENTRANCE VIA AN AVENUE OF TREES...  
...WITH THE ICONIC CLUBHOUSE AS THE FOCUS.***



BELGRAVIA ACE  
THE STORY





BELGRAVIA ACE  
THE STORY



**DROP-OFF POINT & CLUBHOUSE**



BELGRAVIA ACE  
THE STORY



**HOUSE** : Type A - 3 storey + attic (Semi-detached)



BELGRAVIA ACE  
THE STORY

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**HOUSE :** Type B - 3 storey + 1 basement + Roof Terrace (Semi-detached)



BELGRAVIA ACE  
THE STORY



**HOUSE** : Type C - 3 storey + 1 basement + Roof Terrace (Semi-detached)





- LARGE WINDOWS – CURTAIN WALL LOOK ALIKE

- UNIQUE ARCHITECTURE FEATURE CONTINUOUS  
FIN + SUNSHADE + CANOPY

- PAINT EFFECT – SKK GRANI QUEEN SERIE :  
GRANITE LOOK ALIKE TEXTURE PAINT





BELGRAVIA ACE

DEVELOPMENT INFORMATION

DEVELOPMENT INFORMATION







**ORIENTATION**

North-South

**SPATIAL RELATIONSHIP**

Iconic Entrance experience and sense of arrival.

**DESIGN**

Unique Architectural features

**LANDSCAPE**

Lush green spaces surrounding the houses

**FACILITIES**

Amenities encourages healthy living and interaction between young and old

**EXCLUSIVITY**

Generous distances between Front Living spaces between units - around 18 m





LEGEND

ZONE 1: FIRE GARDEN

- 1. GUARD HOUSE
- 2. PREDESTRIAN LINK
- 3. ROUNDABOUT FOUNTAIN

WELCOME AREA

- 4. DROP-OFF
- 5. CLUBHOUSE
- 6. FEATURE WALL PLANTER

ZONE 2: EARTH GARDEN

- 7. FUN PLAYGROUND
- 8. BBQ PAVILION
- 9. PARTY LAWN
- 10. KINETIC SCULPTURE
- 11. LANDFORM PLAY
- 12. TREE NEST
- 13. GAME COURT
- 14. PIAZZA
- 15. GRAND PAVILION

ZONE 6: WATER GARDEN

- 28. POOL DECK
- 29. AQUA POOL
- 30. 50 M. LAP POOL
- 31. HYDROTHERAPY JETS

ZONE 7: STONE GARDEN

- 32. QUARRY LAWN WITH SEATING PLANTER
- 33. WHISPERING POND WITH WATERFALL

ZONE 8: LIGHT GARDEN

- 34. LAWN BOWL
- 35. GARDEN PAVILION 2
- 36. SEATING ALCOVE
- 37. TWISTY PATH

POCKET GARDEN

- 38. THE MAZE

ZONE 3: METAL GARDEN

- 16. FITNESS CORNER
- 17. REFLEXOLOGY PATH
- 18. GARDEN PAVILION 1

ZONE 4: AIR GARDEN

- 19. CLOUD WATERPLAY
- 20. FAMILY POOL
- 21. WATER TRELLIS
- 22. JACUZZI
- 23. ZIG ZAG BRIDGE
- 24. PUTTING GREEN

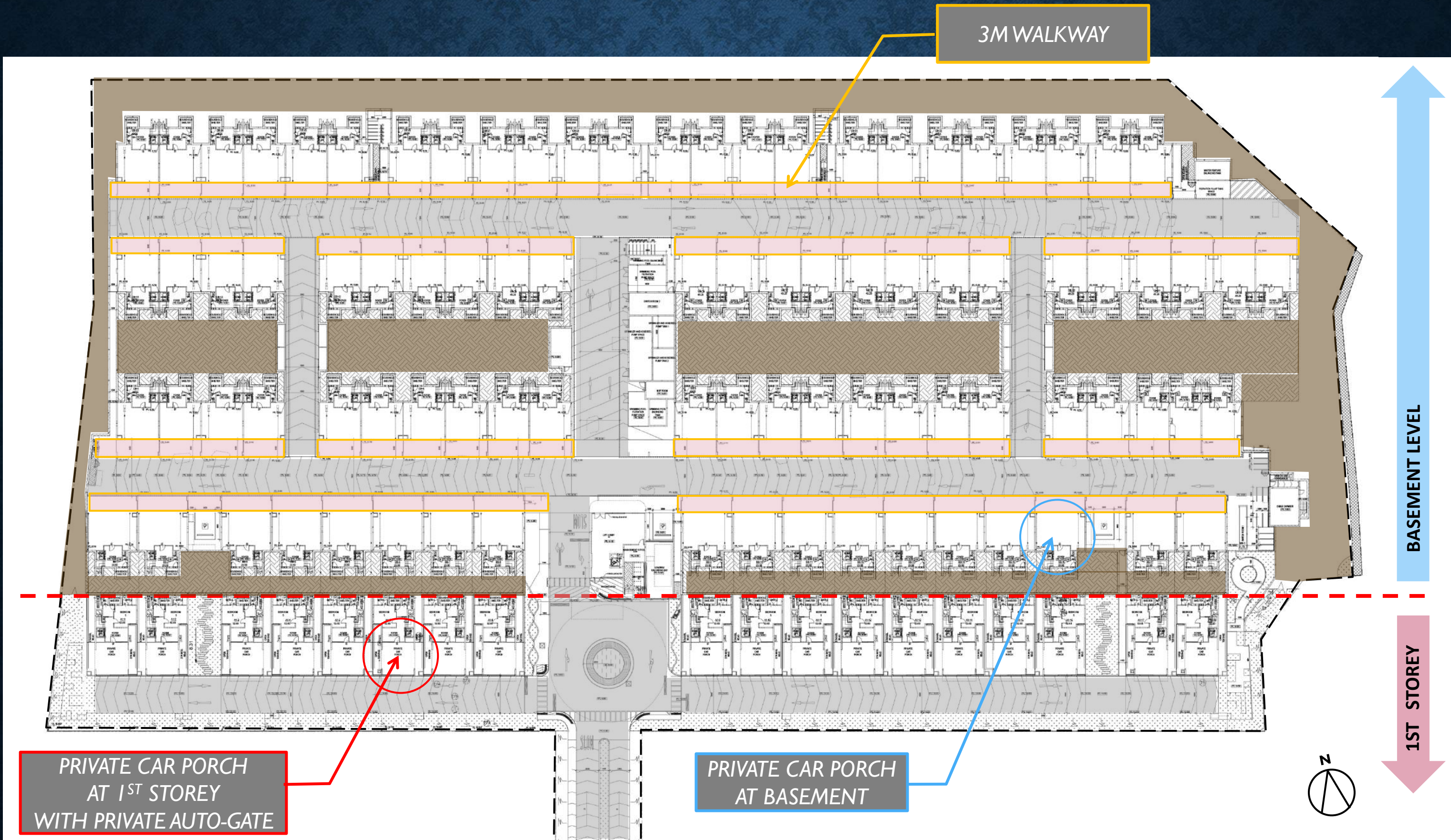
ZONE 5: WOOD GARDEN

- 25. RENDEZVOUS ALCOVE
- 26. READING PODS
- 27. HAMMOCK LAWN

AUXILIARY

- A. SIDE GATE 1
- B. SIDE GATE 2
- C. SUBSTATION / GENERATOR SET
- D. BIN CENTRE
- E. VENTILATION SHAFT







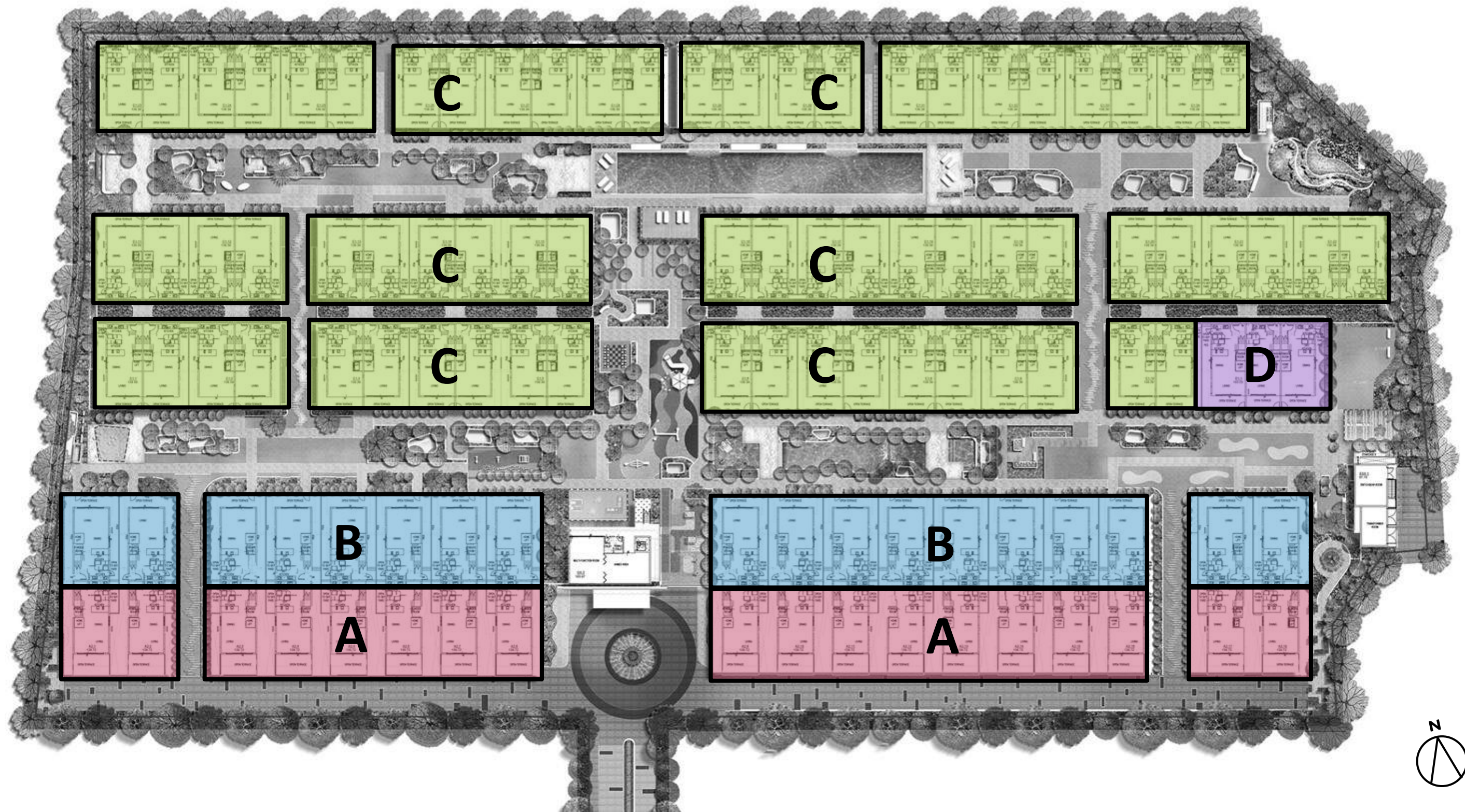
BELGRAVIA ACE  
DEVELOPMENT INFORMATION

1<sup>ST</sup> STOREY PLAN / 2<sup>ND</sup> STOREY PLAN





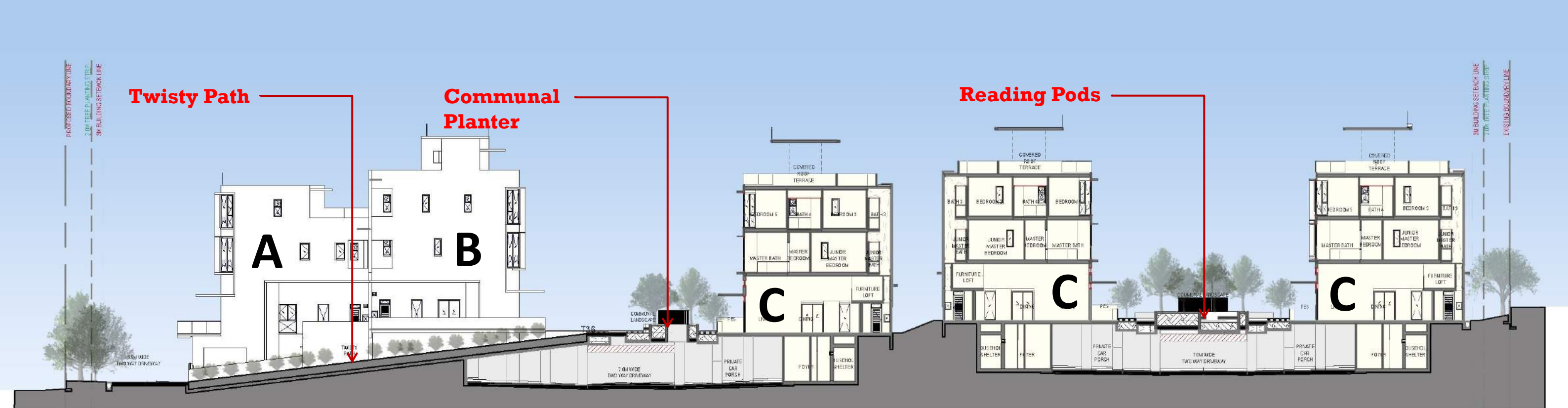
BELGRAVIA ACE  
DEVELOPMENT INFORMATION



- SEMI-DETACHED – TYPE A : 5 BEDROOM
- SEMI-DETACHED – TYPE B : 5 BEDROOM + FAMILY

- SEMI-DETACHED – TYPE C : 5 BEDROOM
- TERRACE HOUSE – TYPE D1 & D2 : 5 BEDROOM

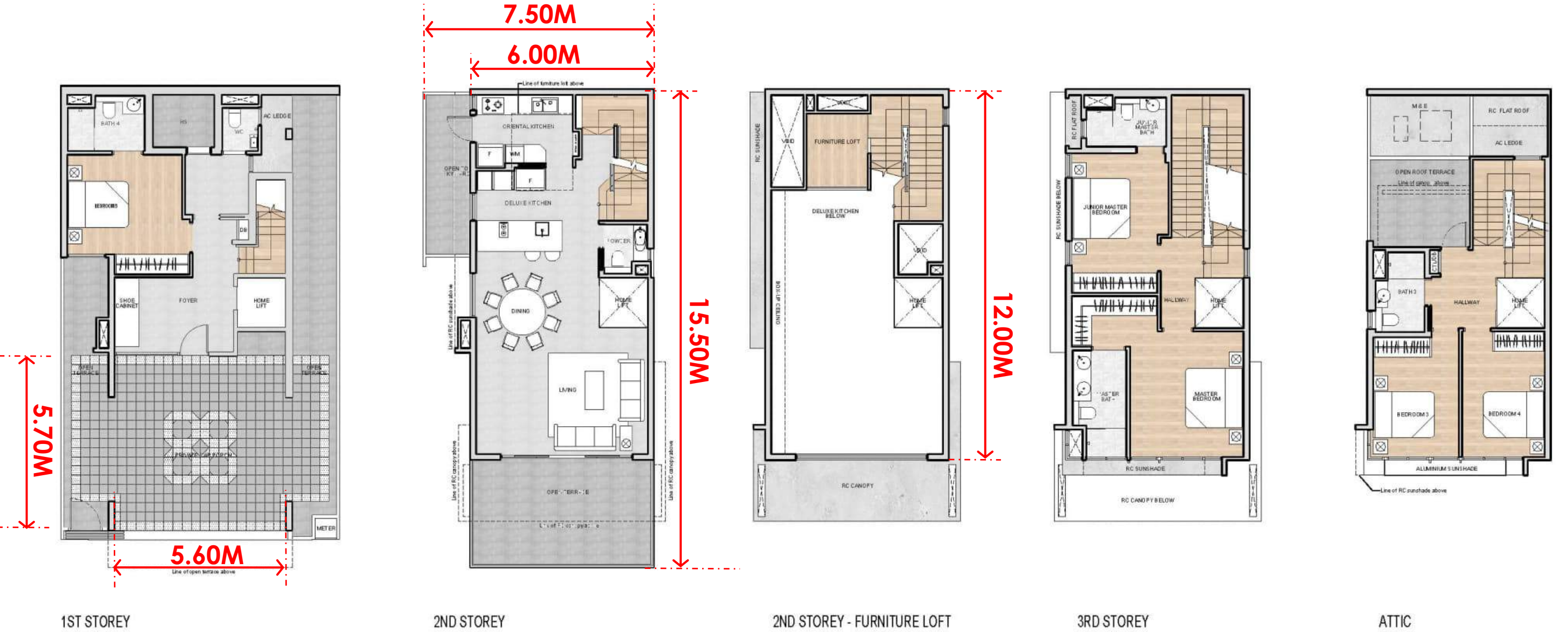




DIAGRAMMATIC SECTION





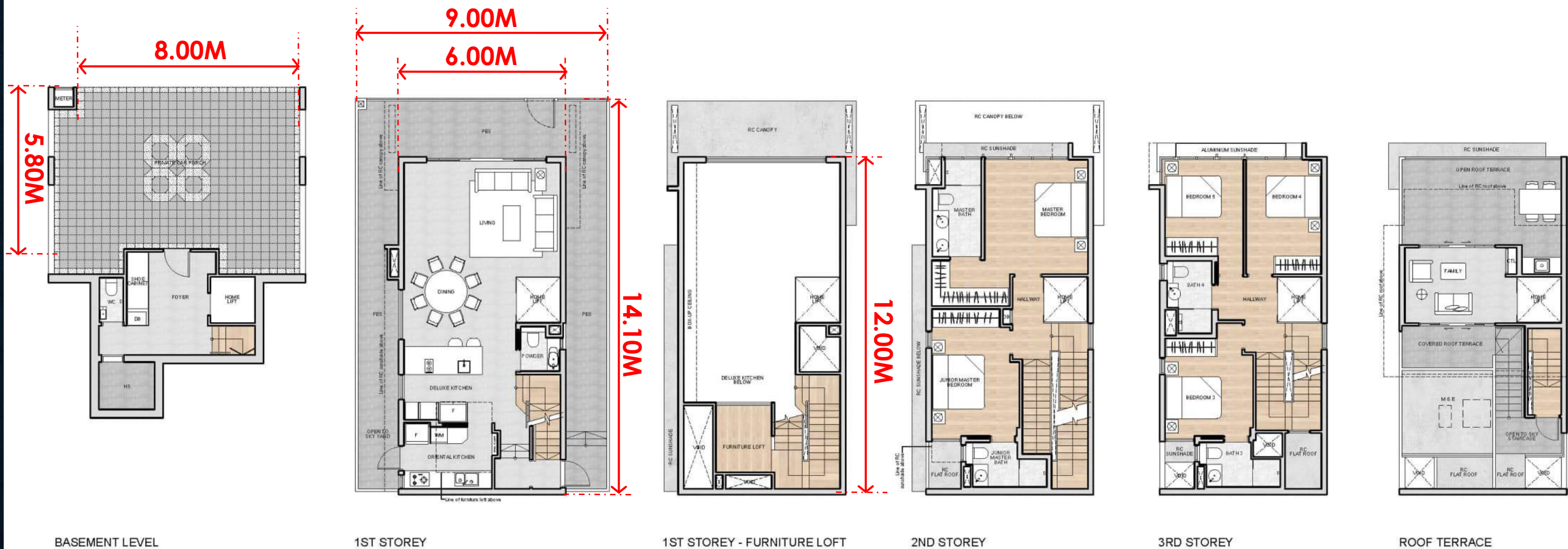


SEMI-DETACHED  
TYPE A

STRATA AREA:  
365 sq m / 3929 sq ft





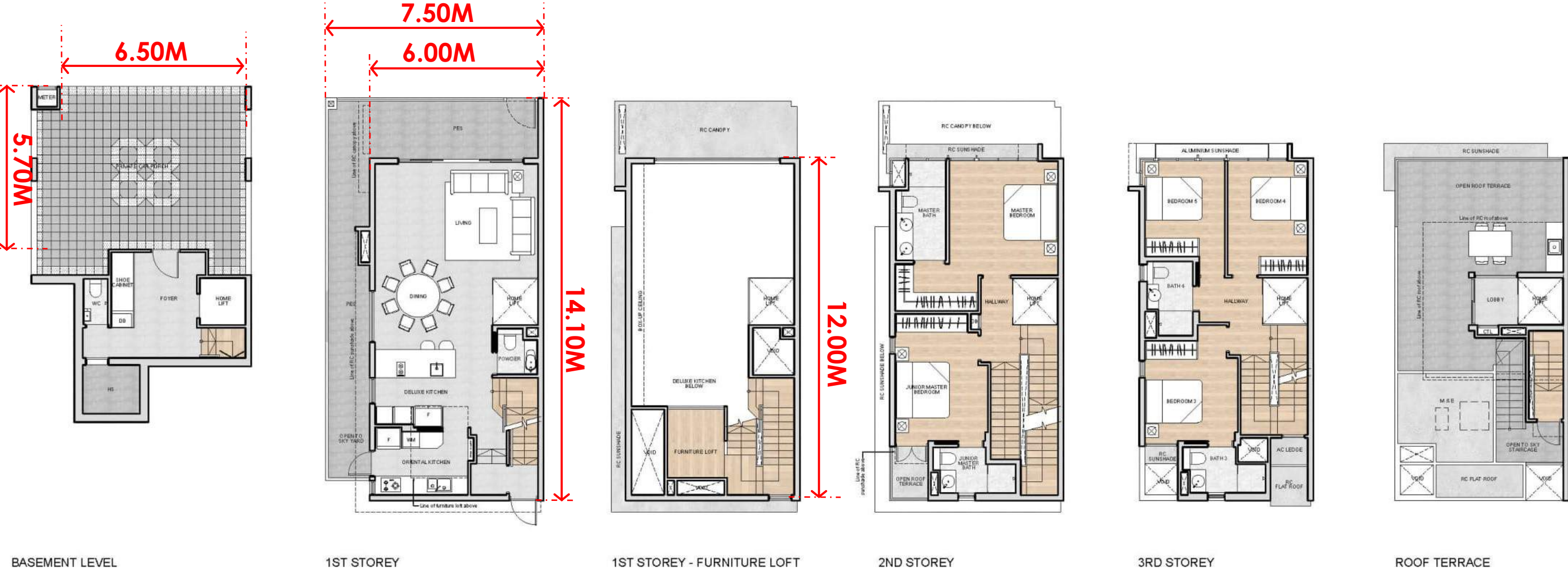


**SEMI-DETACHED  
TYPE B**

**STRATA AREA:**  
406 sq m / 4370 sq ft





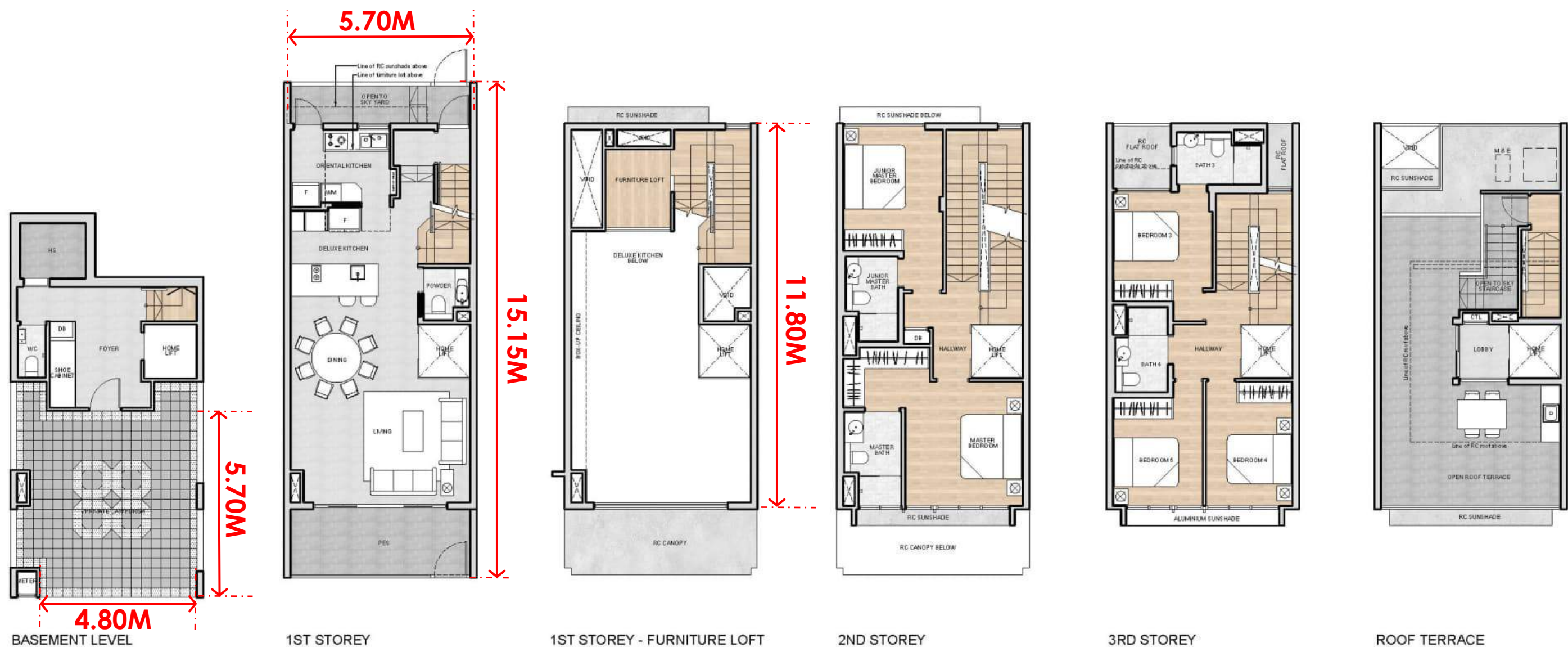


SEMI-DETACHED  
TYPE C

STRATA AREA:  
377 sq m / 4058 sq ft

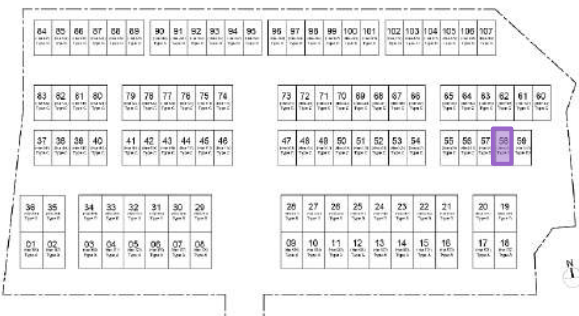




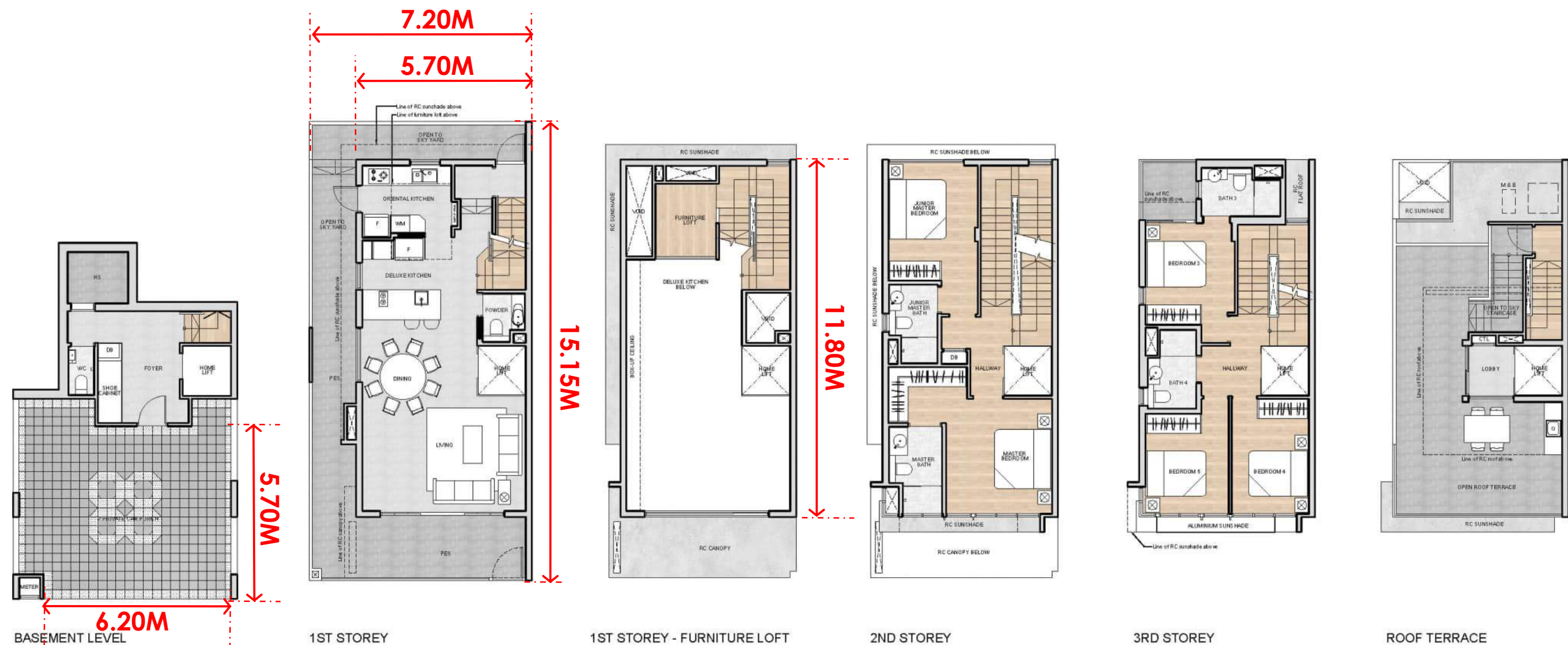


SEMI-DETACHED  
TYPE D1

STRATA AREA:  
339 sq m / 3649 sq ft

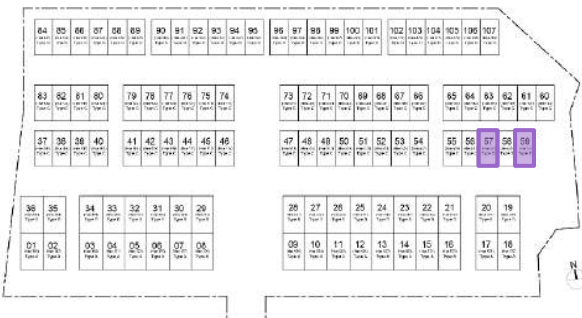






SEMI-DETACHED  
TYPE D2

STRATA AREA:  
374 sq m / 4026 sq ft





HOUSE FEATURES





- I. *GRAND ENTRANCE DRIVEWAY & DROP-OFF POINT*
- II. *LANDED HOUSE DESIGN LOOK-ALIKE*
- III. *PRIVATE CAR PORCH AT 1<sup>ST</sup> STOREY WITH PRIVATE AUTO GATE*
- IV. *LARGE PRIVATE CAR PORCH AT BASEMENT LEVEL*
- V. *SPACIOUS DISTANCE BETWEEN LIVING TO LIVING SPACE*
- VI. *SPACIOUS SPAN WITH 6M WIDE & HIGH CEILING LIVING / DINING /  
DRY KITCHEN AREA*
- VII. *FURNITURE LOFT*
- VIII. *LARGE ROOF TERRACE AREA - WELL SHELTERED*
- IX. *INDIVIDUAL HOME LIFT FOR EVERY HOUSE*

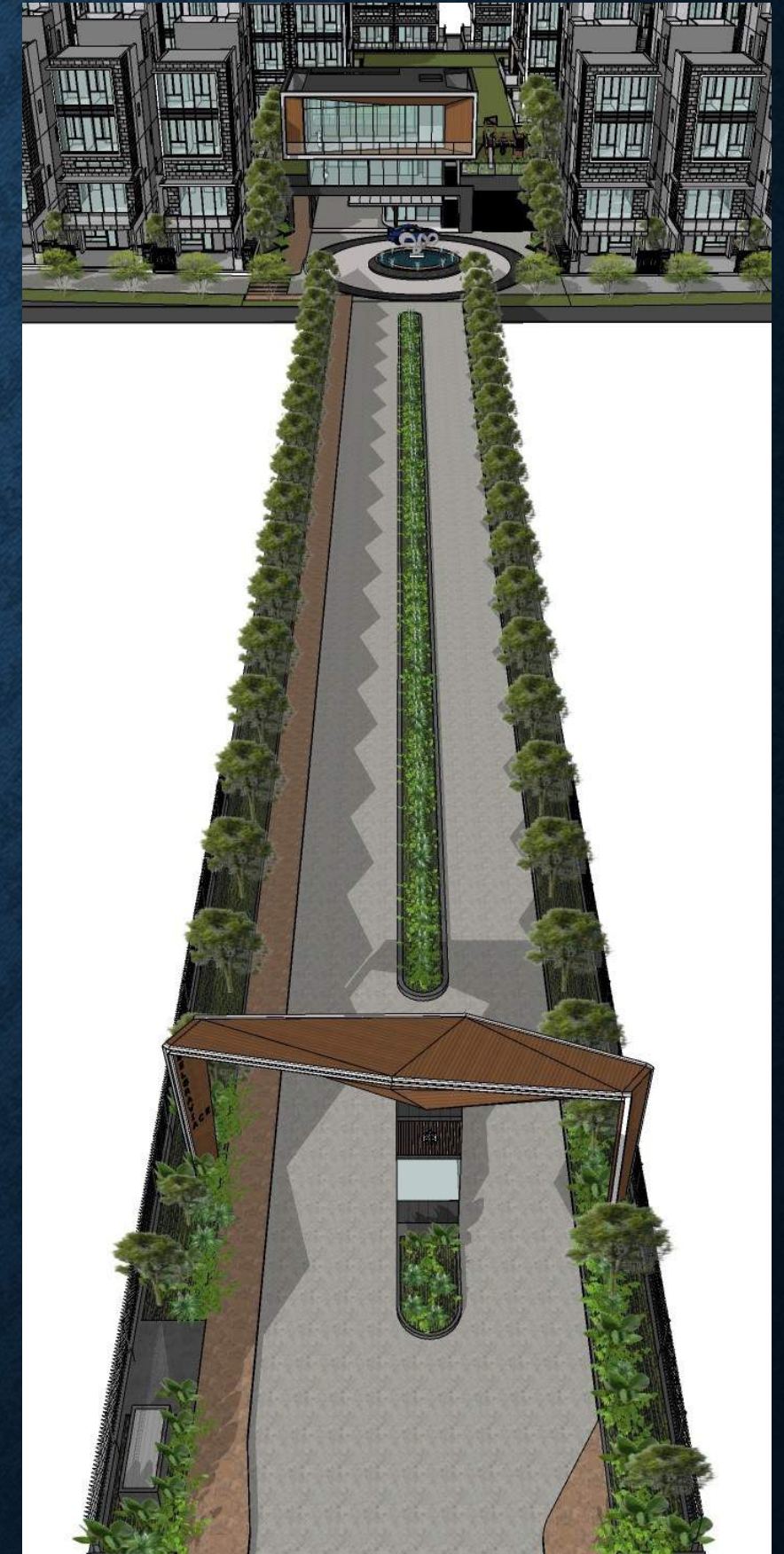
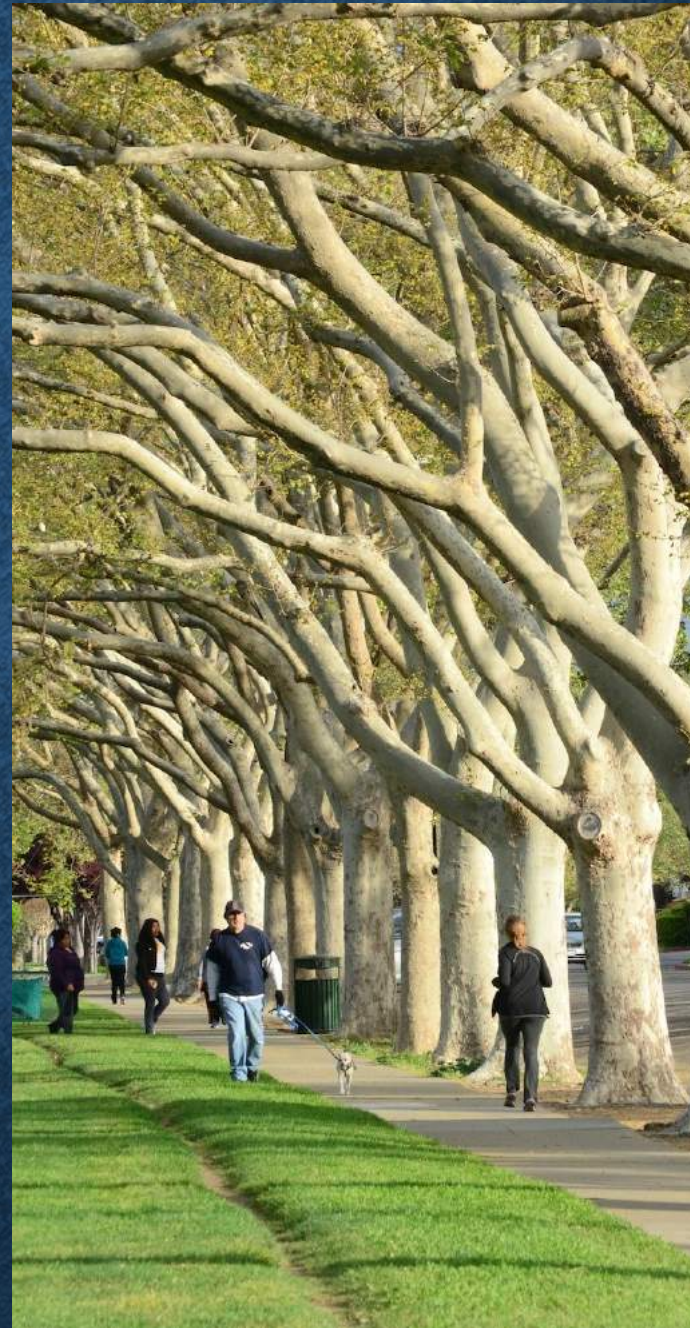
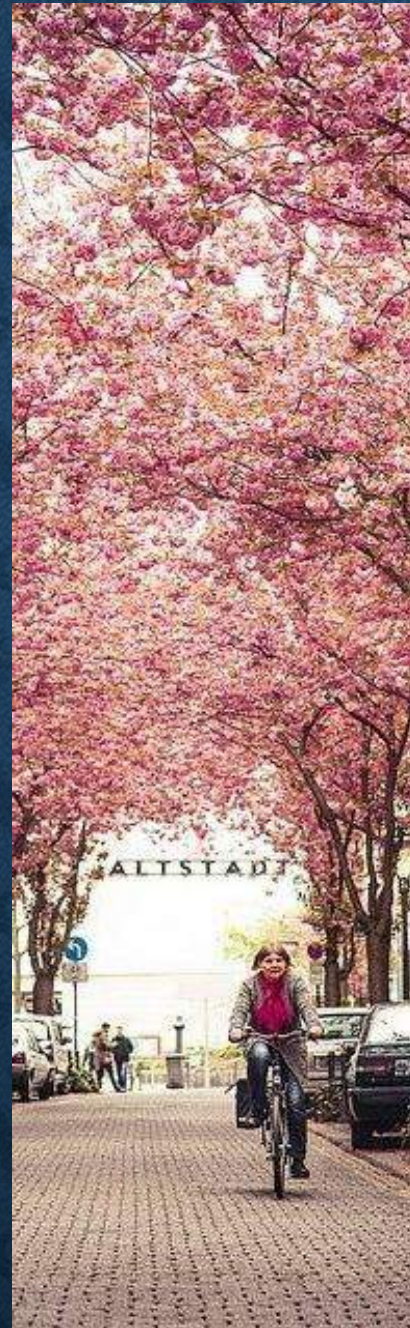


## I. GRAND ENTRANCE DRIVEWAY & DROP-OFF POINT





## I. GRAND ENTRANCE DRIVEWAY & DROP-OFF POINT





## I. GRAND ENTRANCE DRIVEWAY & DROP-OFF POINT





## II. LANDED HOUSE DESIGN LOOK-ALIKE



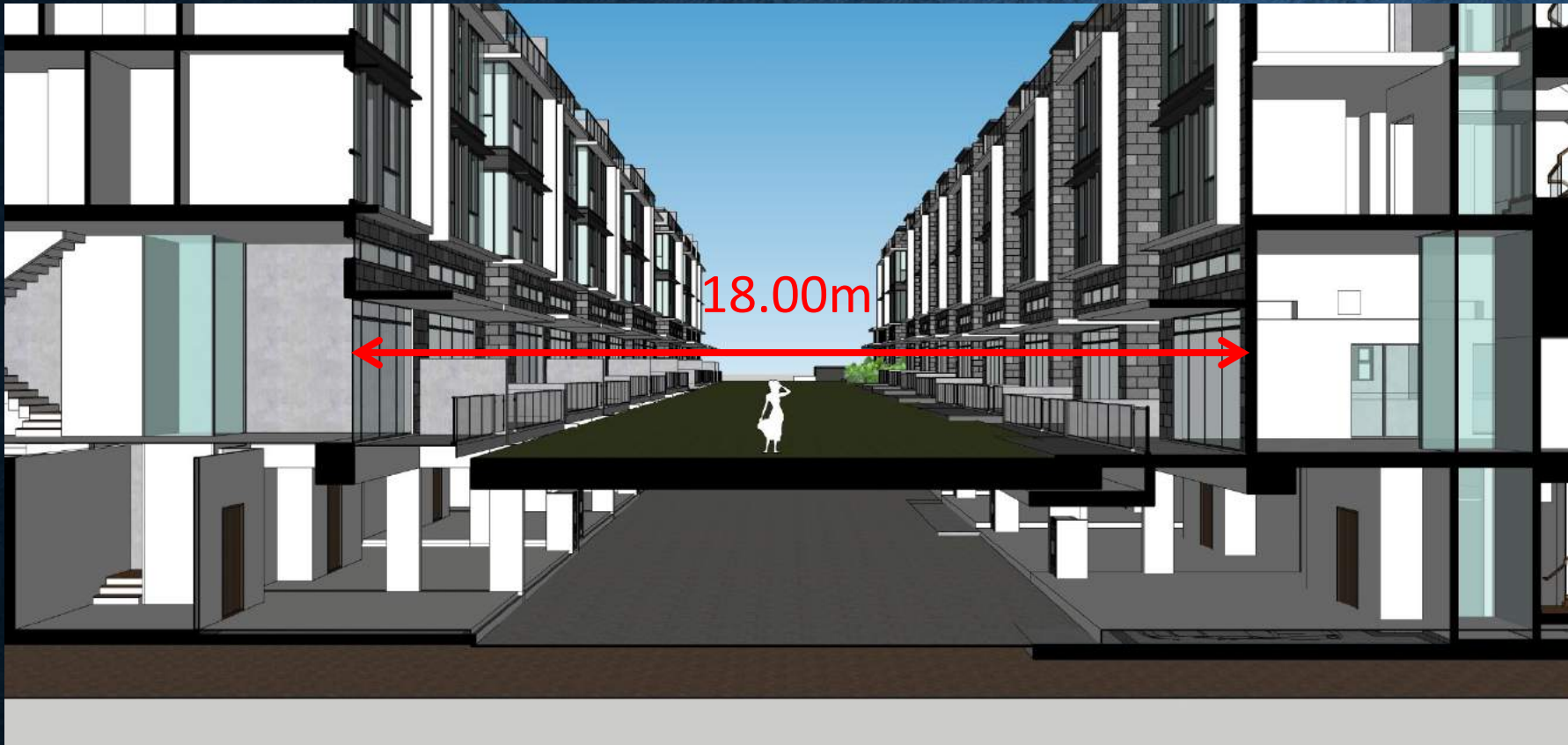
SEMI-DETACHED – TYPE A : 5 BEDROOM

SEMI-DETACHED – TYPE B : 5 BEDROOM + FAMILY





V. SPACIOUS DISTANCE BETWEEN LIVING TO LIVING SPACE





VI. SPACIOUS SPAN WITH 6M WIDE & HIGH CEILING LIVING /  
DINING / DRY KITCHEN AREA

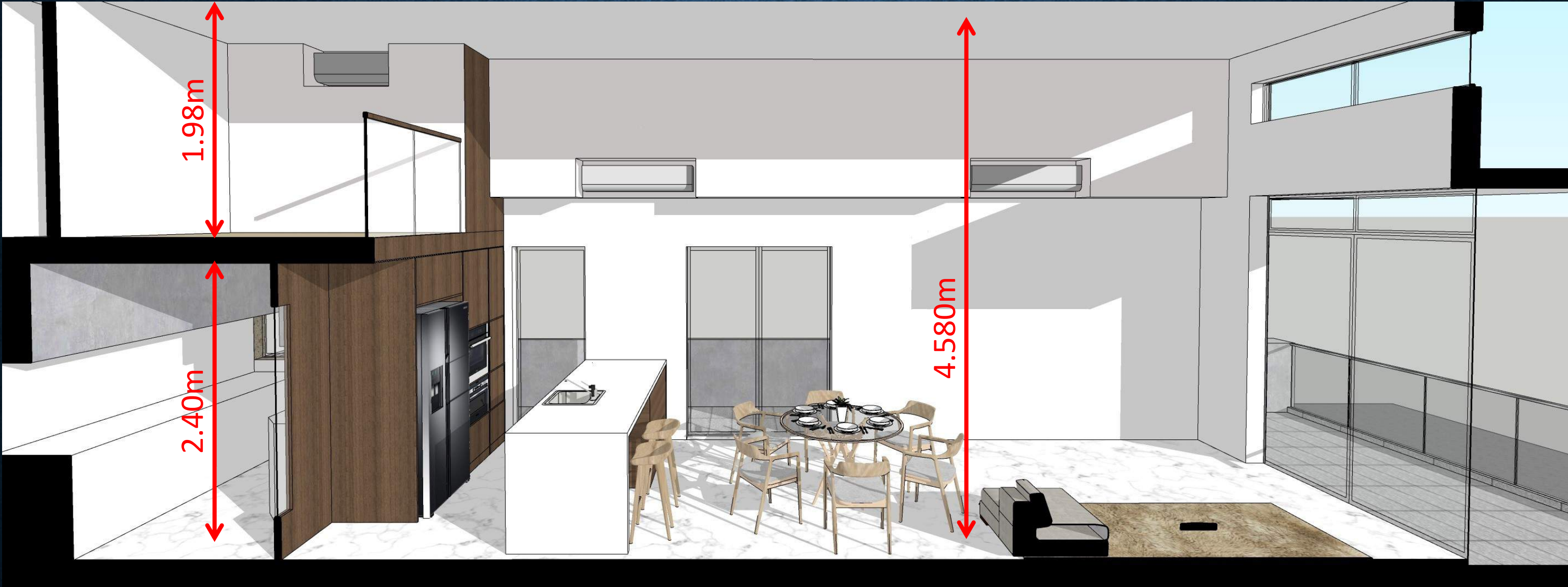


SEMI-DETACHED – TYPE A : 5 BEDROOM  
SEMI-DETACHED – TYPE B : 5 BEDROOM + FAMILY  
SEMI-DETACHED – TYPE C : 5 BEDROOM





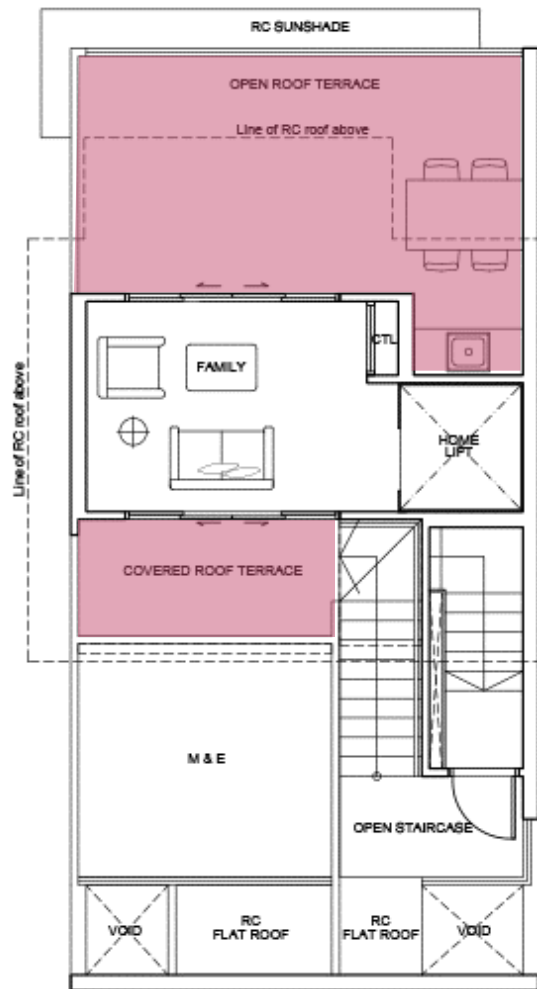
VII. FURNITURE LOFT



SEMI-DETACHED – TYPE A : 5 BEDROOM  
SEMI-DETACHED – TYPE B : 5 BEDROOM + FAMILY  
SEMI-DETACHED – TYPE C : 5 BEDROOM  
TERRACE HOUSE – TYPE D1 & D2 : 5 BEDROOM

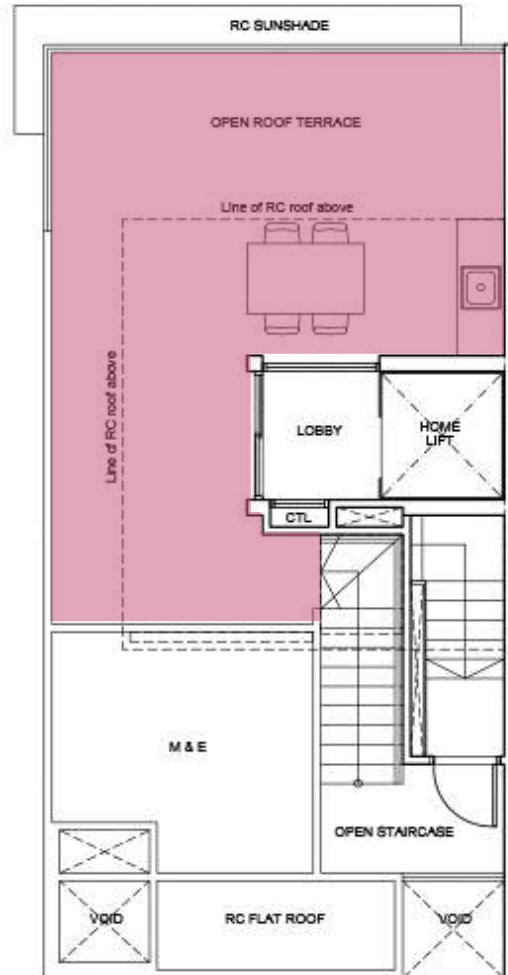


## VIII. LARGE ROOF TERRACE AREA - WELL SHELTERED



ROOF TERRACE

SEMI-DETACHED – TYPE B : 5 BEDROOM  
+ FAMILY



ROOF TERRACE

SEMI-DETACHED – TYPE C : 5 BEDROOM  
TERRACE HOUSE – TYPE D1 & D2 : 5 BEDROOM





## XI. INDIVIDUAL HOME LIFT FOR EVERY HOUSE

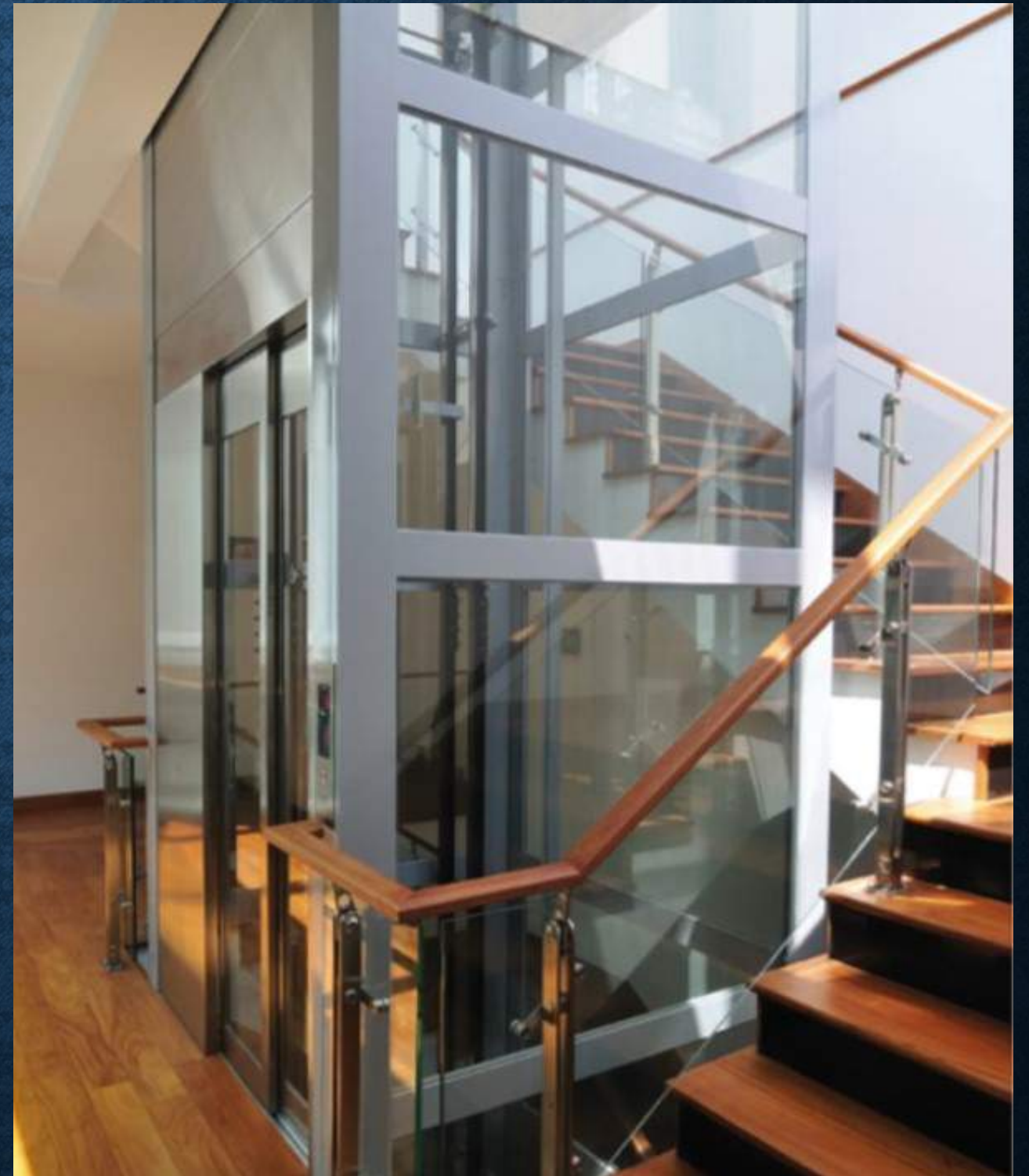


SEMI-DETACHED – TYPE A : 5 BEDROOM

SEMI-DETACHED – TYPE B : 5 BEDROOM + FAMILY

SEMI-DETACHED – TYPE C : 5 BEDROOM

TERRACE HOUSE – TYPE D1 & D2 : 5 BEDROOM





**FERMAX**

# SMART HOME SYSTEMS FOR BELGRAVIA ACE





Provisions of Smart Home System



Living Room & Master Bedroom Aircon Control

Aircon Control

- Remotely ON/OFF via Mobile App
- Remotely adjust Fan Speed / Temperature
- Status of Aircon



WIFI IP Camera



WIFI Doorbell with Camera



IOT Smart Gateway



Smart Smoke Detector





BELGRAVIA ACE  
*Digital Lockset*



4 ways to unlock door



Access Card



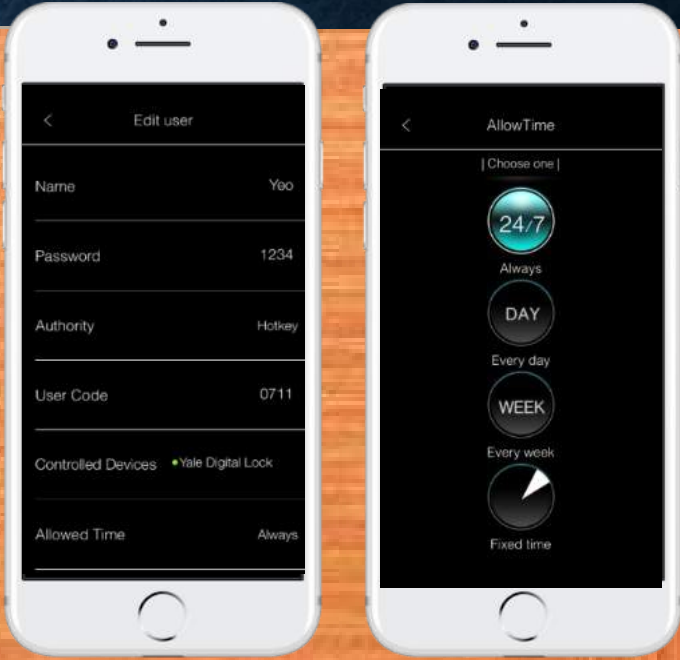
PIN Code entry



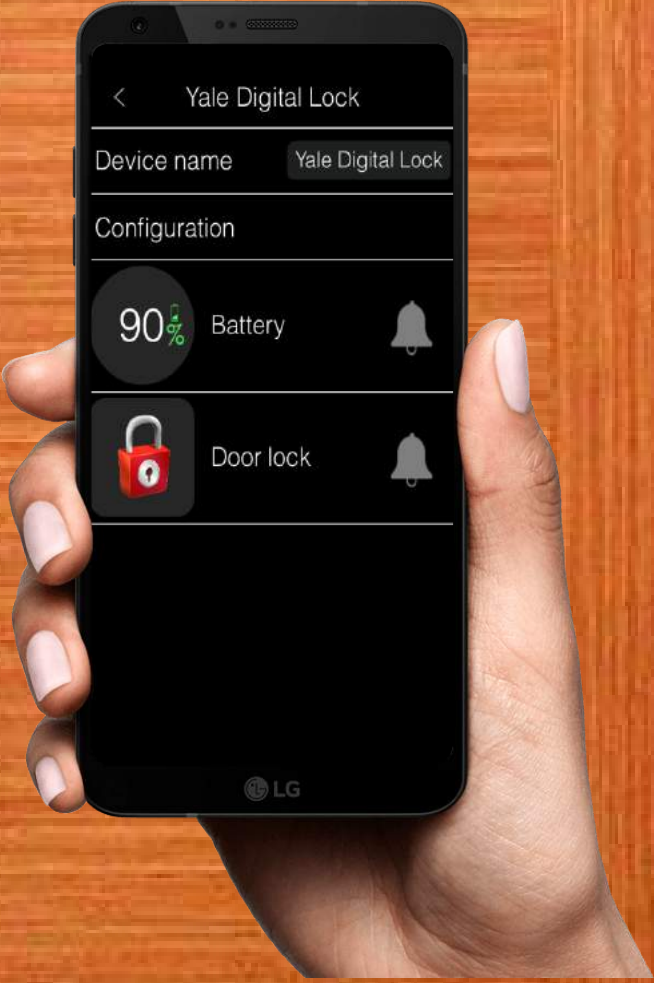
Key entry



Mobile App



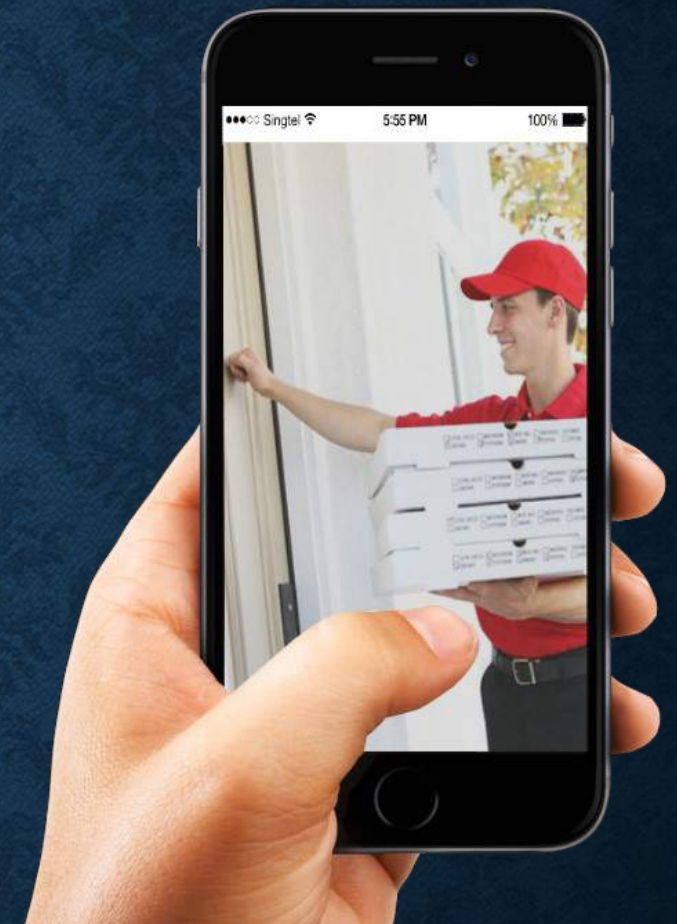
Issue Pin-Code





BELGRAVIA ACE

## *WIFI Doorbell with Camera*



- See who is at your door
- Speak to your visitor

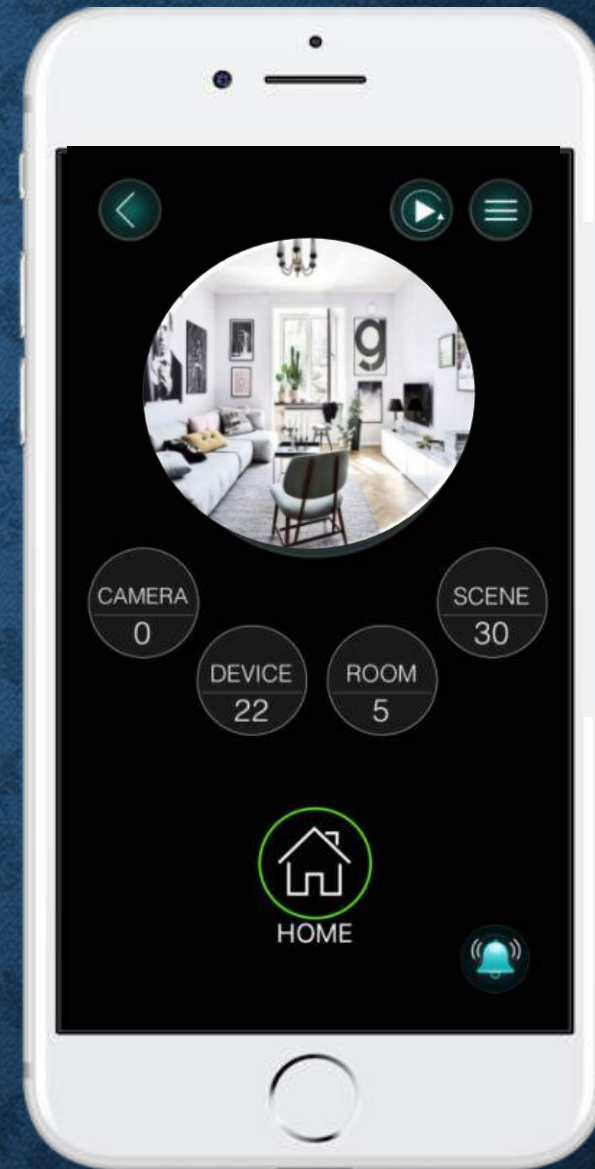


BELGRAVIA ACE

## *Aircon Control / WIFI IP Camera*



- Remotely ON/OFF via Mobile App
- Remotely adjust Fan Speed / Temperature
- Status of Aircon



- Remotely monitor your house
- 2 Way Audio (Listen to what's happening at home)









SAMSUNG





SAMSUNG

# Samsung Family Hub™



Samsung Family Hub Twin Fridge.pdf



The GROHE logo, featuring the word "GROHE" in a bold, white, sans-serif font above three stylized white wavy lines representing water, all set against a dark blue background.





**TOTO**



**TOTO**

Life Anew



BELGRAVIA ACE

COMMUNAL FACILITIES

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# COMMUNAL FACILITIES

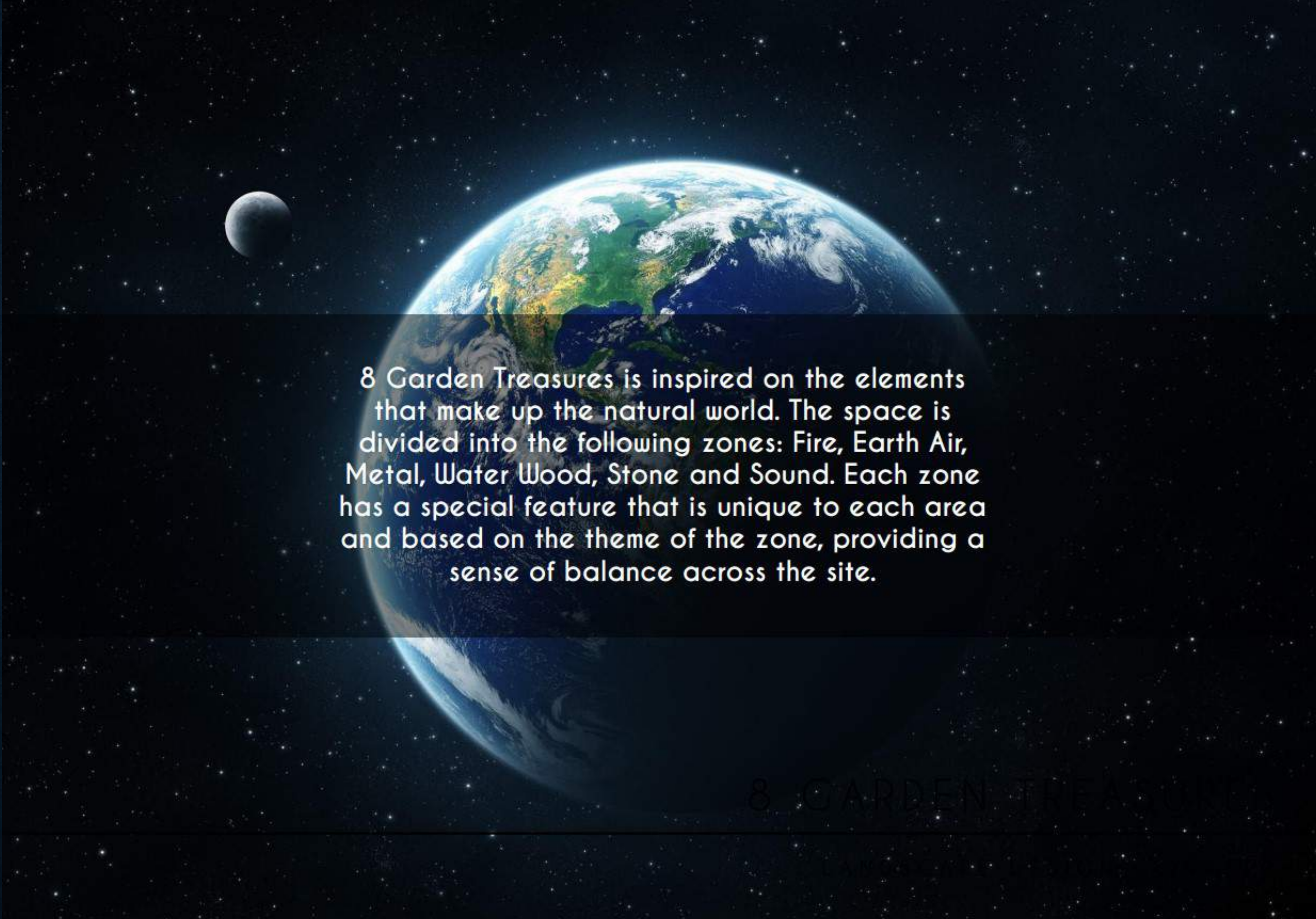






8 GARDEN TREASURES





8 Garden Treasures is inspired on the elements that make up the natural world. The space is divided into the following zones: Fire, Earth Air, Metal, Water Wood, Stone and Sound. Each zone has a special feature that is unique to each area and based on the theme of the zone, providing a sense of balance across the site.

8 GARDEN TREASURES

LANDSCAPE ARCHITECTURE



## 8 GARDEN TREASURES

**FIRE**

A dynamic space that breathes life and welcomes you into the area.

**EARTH**

A warm and inviting space that is formed by earth.

**AIR**

Light and airy elements add an ethereal touch to the space.

**METAL**

A cool and sleek area with an emphasis on curved forms.

**WOOD**

A lush space for quiet contemplation.

**WATER**

A fluid and flexible area that is an important focal point of the site.

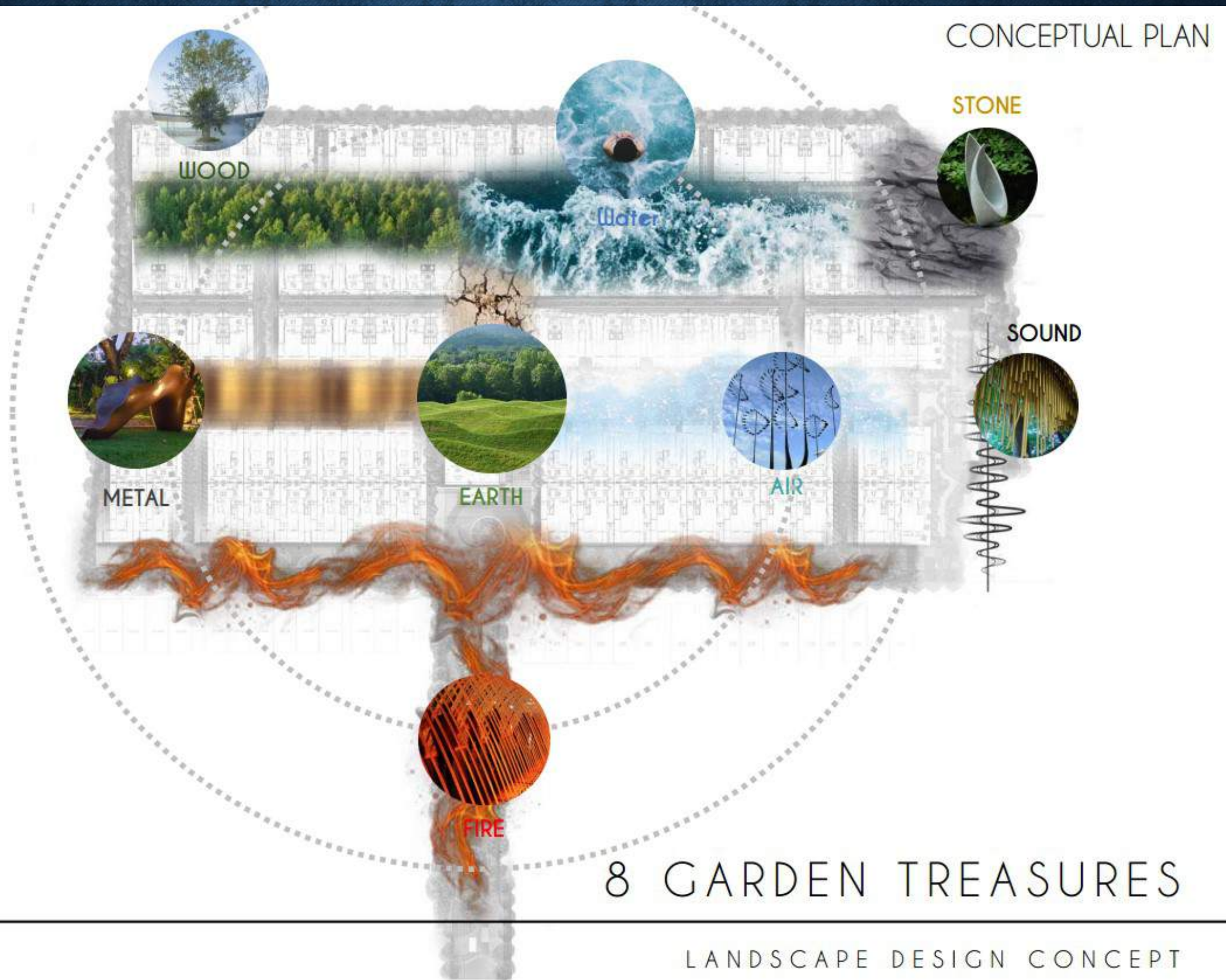
**STONE**

An area defined by its strong shapes and materials.

**SOUND**

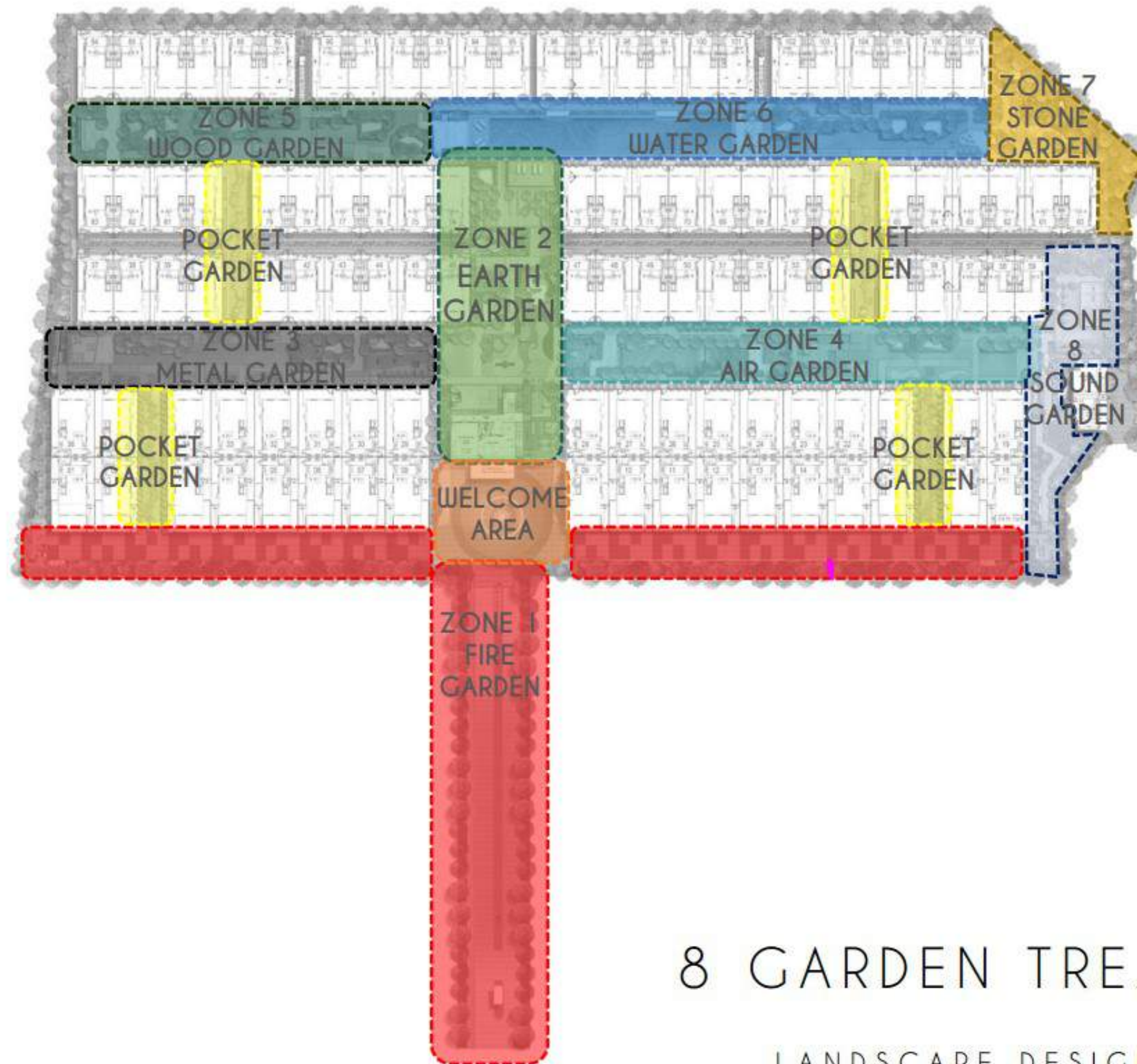
This space that focuses on the sounds of nature.







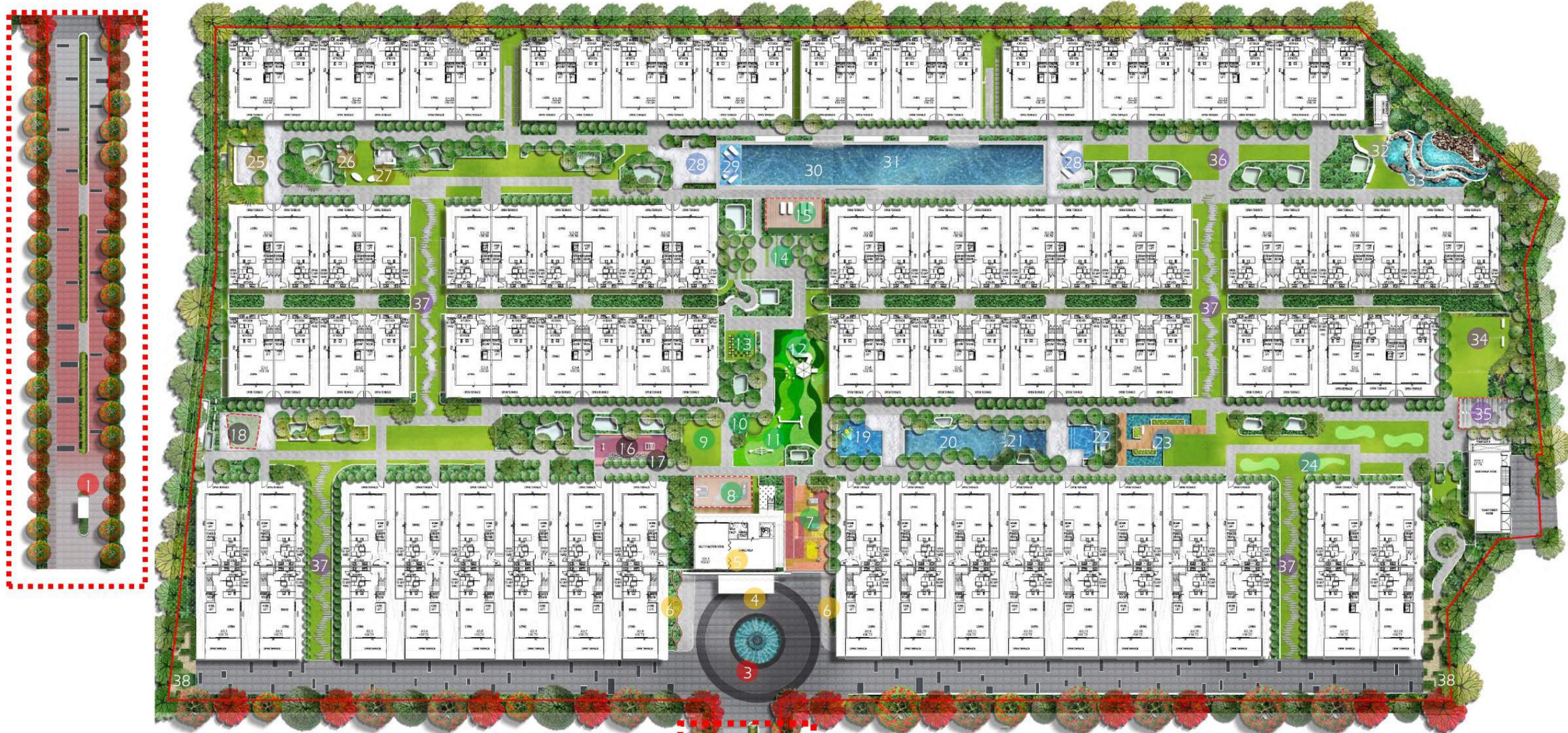
ZONING PLAN



8 GARDEN TREASURES

LANDSCAPE DESIGN CONCEPT





LEGEND

ZONE 1 : FIRE GARDEN

- 1. GUARD POST
- 2. PREDESTRIAN LINK
- 3. ROUNDABOUT FOUNTAIN

WELCOME AREA

- 4. DROP-OFF
- 5. CLUBHOUSE
- 6. FEATURE WALL PLANTER

ZONE 2 : EARTH GARDEN

- 7. FUN PLAYGROUND
- 8. BBQ PIT
- 9. PARTY LAWN
- 10. KINETIC SCULPTURE
- 11. LANDFORM PLAY
- 12. TREE NEST
- 13. GAME COURT
- 14. PIAZZA
- 15. GRAND PAVILION

ZONE 3 : METAL GARDEN

- 16. FITNESS CORNER
- 17. REFLEXOLOGY PATH
- 18. GARDEN PAVILION 1

ZONE 4 : AIR GARDEN

- 19. CLOUD WATERPLAY
- 20. FAMILY POOL
- 21. WATER TRELLIS
- 22. JACUZZI
- 23. ZIG ZAG BRIDGE
- 24. PUTTING GREEN

ZONE 5 : WOOD GARDEN

- 25. RENDEZVOUS ALCOVE
- 26. READING PODS
- 27. HAMMOCK LAWN

ZONE 6 : WATER GARDEN

- 28. POOL DECK
- 29. AQUA DECK
- 30. 50 M. LAP POOL
- 31. HYDROTHERAPY JETS

ZONE 7 : STONE GARDEN

- 32. QUARRY LAWN WITH SEATING PLANTER
- 33. WHISPERING POND WITH WATERFALL

ZONE 8 : LIGHT GARDEN

- 34. LAWN BOWL
- 35. GARDEN PAVILION 2
- 36. THE COURTYARD
- 37. TWISTY PATH

POCKET GARDEN

- 38. THE MAZE





CLUBHOUSE - ENTERTAINMENT ROOM







CLUBHOUSE - ENTERTAINMENT ROOM



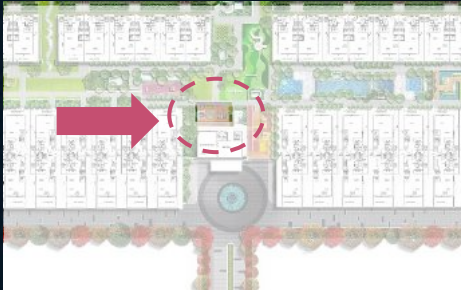




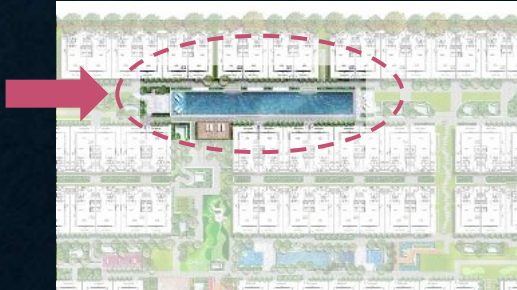
























1. Grand Pavilion



2. BBQ Pavilion



3. Garden Pavilion 1



4. Garden Pavilion 2





BELGRAVIA ACE  
**AWARD**



“ BEST STRATA HOUSING DEVELOPMENT ”

**BELGRAVIA ACE**  
**2021**





THANK YOU

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BELGRAVIA ACE

BELGRAVIA DRIVE

FREEHOLD at District 28

PROPOSED STRATA LANDED HOUSING DEVELOPMENT COMPRISING 104 UNITS OF 3-STOREY ENVELOPE CONTROL STRATA SEMI-DETACHED DWELLING HOUSES AND 3 UNITS OF 3-STOREY ENVELOPE CONTROL STRATA TERRACE DWELLING HOUSES (TOTAL 107 RESIDENTIAL UNITS - PHASE 3) WITH ROOF TERRACE AND BASEMENT CAR PARK AND PROVISION FOR SWIMMING POOL & COMMUNAL FACILITIES ON LOT 17941L PT MK18 AT BELGRAVIA DRIVE (SERANGOON PLANNING AREA)