

LIV@MB

THE ADDRESS IN MOUNTBATTEN

COVETED MOUNTBATTEN
CONSERVATION ENCLAVE





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LIVE IN A COVETED
MOUNTBATTEN
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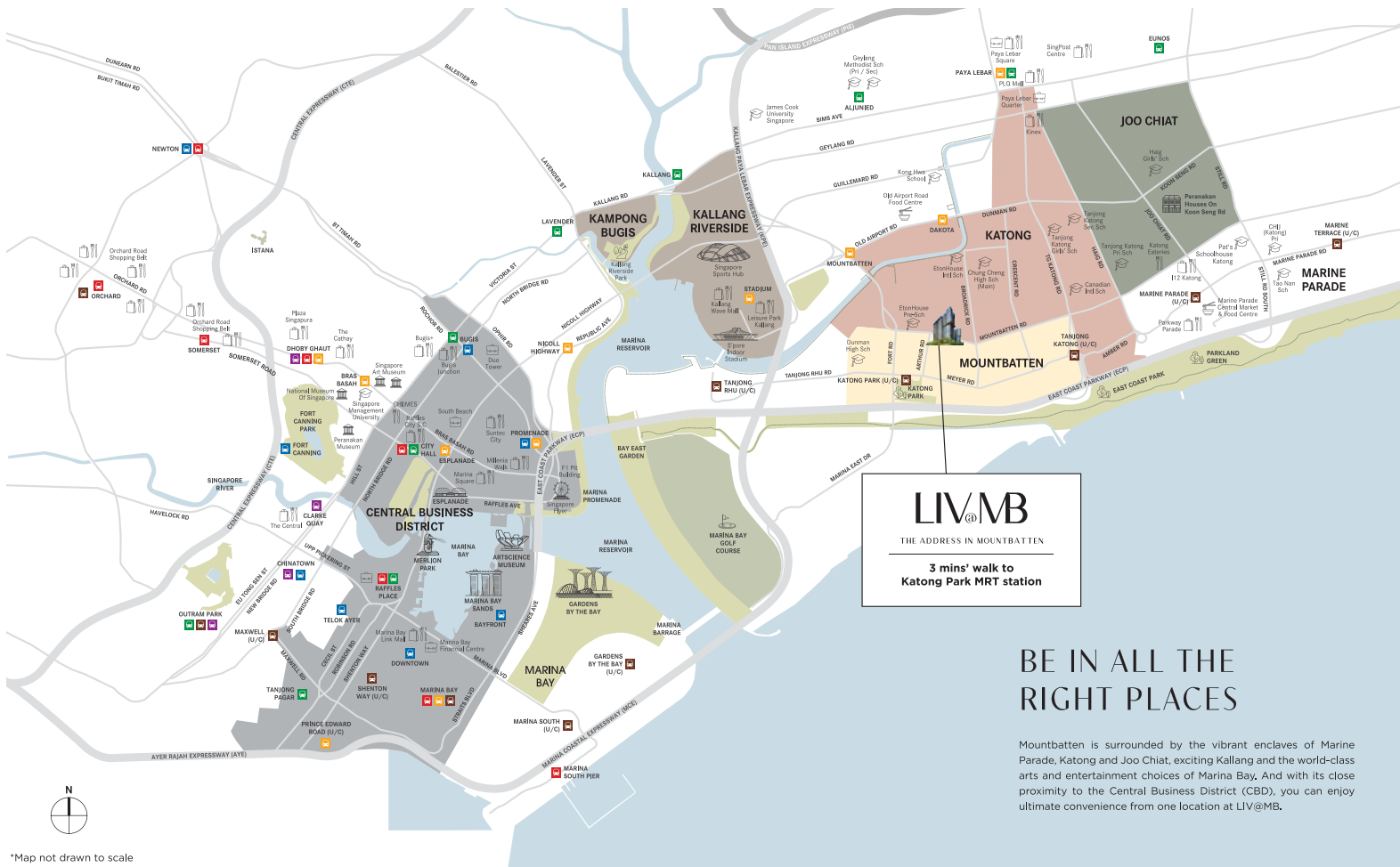
Luxury
Heritage

In
Style

Prime
District 15

What many desire, you can now own. Close to the sea in an exclusive conservation enclave, with nature and heritage all around, LIV@MB offers a lifestyle that is vibrant, yet elegantly sophisticated. Elevate luxury to new heights, experience the life here at LIV@MB.

District 15. An area that has always been highly desired for its idyllic seaside and cultural charms, while remaining so close to the city. Through the times, this has never changed, even until today.



LIV[®]MB
 THE ADDRESS IN MOUNTBATTEN
 3 mins' walk to
 Katong Park MRT station

BE IN ALL THE RIGHT PLACES

Mountbatten is surrounded by the vibrant enclaves of Marine Parade, Katong and Joo Chiat, exciting Kallang and the world-class arts and entertainment choices of Marina Bay. And with its close proximity to the Central Business District (CBD), you can enjoy ultimate convenience from one location at LIV@MB.

*Map not drawn to scale



For Illustration Purpose Only

3 MINS' WALK TO KATONG PARK MRT STATION

- 5 STOPS TO MARINA BAY
- 6 STOPS TO SHENTON WAY (CBD)



LIVE IN CONVENIENCE BE EVERYWHERE IN NO TIME

EDUCATION

Preschools

- 3 mins' walk EtonHouse International Pre-School
- 6 mins' drive Pat's Schoolhouse Katong
- 9 mins' drive NAFA Arts Preschool

Primary schools

- 7 mins' drive Kong Hwa School
- 8 mins' drive Ngee Ann Primary School
- 8 mins' drive Tao Nan School

Secondary schools

- 2 mins' drive Dunman High School
- 2 mins' drive Chung Cheng High School (Main)

CONNECTIVITY

- 3 mins' walk Katong Park MRT station
- 3 mins' drive East Coast Parkway (ECP)
- 3 mins' drive Kallang Paya Lebar Expressway (KPE)
- 6 mins' drive Marina Coastal Expressway (MCE)
- 7 mins' drive Paya Lebar MRT station
- 8 mins' drive Pan Island Expressway (PIE)
- 10 mins' walk Mountbatten MRT station

SHOPPING & DINING

- 4 mins' drive Parkway Parade
- 7 mins' drive Kallang Wave Mall
- 7 mins' drive KINEX Shopping Mall
- 8 mins' drive Katong Square
- 9 mins' drive Katong V
- 10 mins' drive Paya Lebar Square
- 11 mins' drive Changi City Point
- 12 mins' drive Jewel Changi Airport
- 13 mins' drive Orchard Road shopping belt

NATURE/SPORTS/RECREATION

- 2 mins' drive East Coast Park
- 4 mins' drive Singapore Sports Hub (National Stadium)
- 4 mins' drive Kallang Active SG Tennis Centre
- 5 mins' drive Coastal PlayGrove (former Big Splash)
- 5 mins' drive Parkland Green
- 7 mins' drive Gardens by the Bay
- 8 mins' drive Marina Bay Golf Course
- 15 mins' drive Henderson Waves (the Southern Ridges)

ARTS/ENTERTAINMENT

- 4 mins' drive Singapore Indoor Stadium
- 6 mins' drive Goodman Arts Centre
- 8 mins' drive Esplanade - Theatres on the Bay
- 9 mins' drive Marina Bay Sands & ArtScience Museum
- 9 mins' drive The Fullerton Heritage precinct
- 9 mins' drive Victoria Theatre and Concert Hall
- 10 mins' drive National Gallery Singapore
- 11 mins' drive National Museum of Singapore

Source: Google Maps. All travel times are estimates and subject to actual traffic conditions.

A LIFE OF SPLENDOURS AWAITS YOU

Elevate and live in the coveted Mountbatten Conservation Enclave. Be surrounded by a legacy of bungalows and a neighbourhood rich in heritage. This is a global melting pot where the best and brightest meet the hip and the trendy, Fashionistas, Creative minds, Technopreneurs, Next generation movers and shakers. This is your world. This is LIV@MB.

Soaring above the exclusive Mountbatten landed homes enclave of District 15, LIV@MB is designed to showcase the reinterpreted modern architectural elements inspired by the historical bungalows and heritage shophouses of the 19th century.

Discover a distinct new style, evident in the design of **The Mountbatten Hall**, the main volume of The Clubhouse. Like a community barn, it is now transformed into a grand yet cosy modern space.



LIV@MB

A CLUBHOUSE INSPIRED BY SEAFRONT BUNGALOWS

The Clubhouse of LIV@MB is a collection of 5 distinctive pavilions along the "shoreline" of The Main Pool. The Mountbatten Hall is the main pavilion and function hall of the Clubhouse. It can be combined with The Dining Halls and The Jacuzzi Pool for spectacular celebrations.

As the community heart of LIV@MB, the pavilions are designed to bring residents together. Over vintage wines, bespoke cocktails and crafted cheese platters, conversations flow and neighbours leave as friends.





EXHILARATION AND REJUVENATION


Fitness enthusiasts can look forward to sweating it out at The Indoor and Outdoor Gymnasiums. For a no sweat yet highly effective workout, hit The Water Gym. Then cool down and be lulled to a state of relaxation in The Jacuzzi Pool or on The Water Beds while listening to the gentle lapping of water.

THERE'S ALWAYS A REASON TO CELEBRATE

In the 1850s, taverns were places where residents gathered for food and drink, and to be merry. Today, The Mountbatten Hall at LIV@MB is a special venue to make celebrations even more memorable.

Like the other pavilions, this function room is designed to look like a single storey pitched roof bungalow. It can be opened to a lawn and terrace, extending your party venue. This versatility makes it perfect for grand gatherings and joyous occasions.





SPRAWLING
140,000 SQ FT LAND.
80% NATURE.
20% RESIDENTIAL.

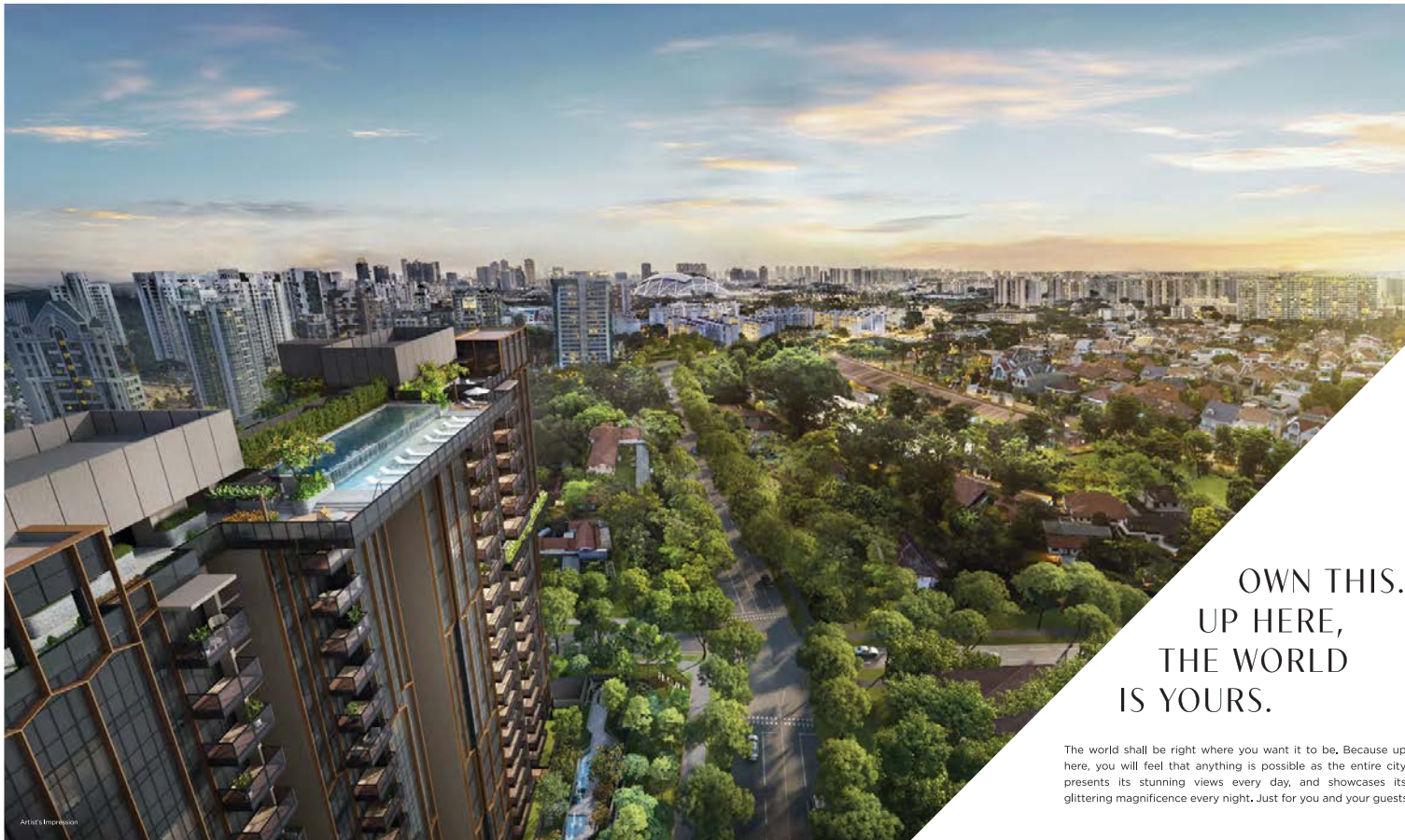
Take a deep breath. There is always plenty of room to breathe when you are surrounded by the great expanse of space here in LIW@MB. With 80% of the development dedicated to greenery and recreation, it creates a picturesque natural frame to the soaring residential blocks.



Artist's Impression

PARTY IN THE SKY

Where the glitterati gather. Where champagne and canapes become hors d'oeuvres to an enchanted evening. The Mountbatten Villa at The Roof Top on Level 20 is designed with living, dining and lounge alcoves that are enhanced by the exquisite landscaping, bracing breezes and breathtaking views. From this vantage point, you may even view fireworks displays over Kallang and Marina Bay.



Artist's Impression

OWN THIS.
UP HERE,
THE WORLD
IS YOURS.

The world shall be right where you want it to be. Because up here, you will feel that anything is possible as the entire city presents its stunning views every day, and showcases its glittering magnificence every night. Just for you and your guests.

AN INFINITE PANORAMIC VIEW TO BEHOLD

High above LIV@MB, splendour awaits. Step in The Lap Pool at The Roof Top on Level 20 and soak in the unblocked views of the city and beyond.

Savour the panoramic vistas formed by prominent bungalows and landed homes, a glittering skyline and the magnificence of the glorious horizon. The world may offer all its treasures to you, but there is simply no place to be than home.

DEDICATED TO MAKING YOUR DAY SPECIAL

Concierge services are ready to make your every moment here extraordinary. Experience the dedication and professionalism of our concierge who will strive to make your stay at LIV@MB truly exceptional.



CONCIERGE SERVICES



CONCIERGE GREETINGS

There is nothing more welcoming than arriving home to a warm smile.



TRANSPORT ARRANGEMENTS*

We can help you to get where you want to be by arranging for your private transport.



PORTER SERVICE

Always on hand to help you take the load off your hands.



PARCEL AND POSTAL SERVICES*

Have your online shopping received and delivered from the reception to your home. Alternatively, we can keep them at the smart parcel station for self-collection at your convenience. We can also help to mail your letters.



UMBRELLA RENTAL

Forgot your umbrella? Don't worry, Rain or shine, we have got you covered.



E-BICYCLE RENTAL*

Gather your loved ones or family and rent e-bicycles from concierge services to explore the nature, sea and rich heritage surrounding LIV@MB.



LOUNGE REFRESHMENTS

Browse through the daily newspapers and relax with complimentary coffee, tea and some light refreshments.



ENJOY MORE CONCIERGE SERVICES*

Restaurant and café reservations • Party and event planning • Hiring private chef for parties and events • Spa, beauty and wellness services • Laundry and housekeeping services • Handyman services and aircon servicing • Professional mover services • Pet care services • Car grooming and servicing • Hiring personal fitness trainer • Organising lifestyle classes

Concierge services are complimentary, and a gesture of goodwill provided by the developer for a period of 24 months from Temporary Occupation Permit (TOP) or up to 1st AGM, whichever is earlier. *Terms and conditions apply.

WHEN INTELLIGENCE MEETS LIFESTYLE

The home of tomorrow is now here. Your smart home features are fully integrated via a smart home gateway which can be controlled from your smartphone anytime, anywhere. In addition, you can also access e-features and services throughout LIV@MB from the smart community app.



SMART HOME FEATURES*



SMART AIRCON CONTROL

Come back to a home cooled to your ideal temperature. Remotely switch on the aircon, and even control the fan speed, mode and temperature, before you reach home.



SMART DIGITAL DOOR LOCK

Unlock your door via your smartphone, and have the option to remotely allow visitors, housekeeping or repair services to access your home when you are not at home.



SMART HOME FIRE ALARM DEVICE

Rest assured that even if you are overseas, you will receive notification on your smartphone if the smoke detector at home is activated.



AUDIO VIDEO INTERCOM MONITOR

For peace of mind, you can know who is at the door, even if you are not at home.



SMART LIGHTING CONTROL

Remotely switch on the lights from your smartphone. You can even set a schedule for lights to be switched on/off.



FACILITIES BOOKING AND MANAGEMENT

Gain access, check the availability and enjoy hassle-free instant booking of your preferred facility at LIV@MB from your smartphone.



KEYLESS LETTER BOX

The contact-free way to open your letter box with your access card.



SMART PARCEL STATION

When your parcel is deposited at the station, receive a unique OTP/QR code to unlock the locker and collect it at your own convenience at anytime of the day.



CAR PLATE RECOGNITION SYSTEM

Ease of entry/exit for the guest via smart recognition of pre-registered car number plates.



SMART BICYCLE RACK

Check the availability of lots in an easy to access area to park two-wheelers. Scan to lock/unlock your bicycle.

* Terms and conditions apply where applicable.



EXPERIENTIAL LUXURY

This is where luxury comes to life. Much attention and thought have been accorded to imbue every space with effortless chic. From room to room, light and space flow naturally, while style and lifestyle become one.

This is your very own private haven of tranquility. Retreat to exquisite surroundings where a king-sized bed sits comfortably with ample space to spare. Awaken to the promise of a new day.





THE TOUCH OF LUXURY

Accessorised with French gold sanitary fittings, your bathroom comes with a his and hers vanity counter to complement your lifestyle. Here, indulge in the choice of stepping into a standalone bathtub for a relaxing soak, or hopping into the shower to refresh yourself.



LIV⁽⁶⁾B SITE PLAN

- 1 The Garden Pavilion 1
- 2 The Pond
- 3 The Green
- 4 The Courtyard
- 5 The Playground
- 6 The Fitness Yard
- 7 The Garden Pavilion 2
- 8 The Forecourt
- 9 The Mountbatten Lawn
- 10 The Rainforest Villa
- 11 The Rainforest Jacuzzi
- 12 The Hammock Grove
- 13 The Beach Villa
- 14 The Wading Pool
- 15 The Garden Villa
- 16 The Play Pool
- 17 The Main Pool
- 18 The Jacuzzi Pool
- 19 The Water Beds
- 20 The Sun Deck
- 21 The Water Gym
- 22 The Dining Hall 1
- 23 The Dining Hall 2
- 24 The Mountbatten Hall
- 25 The Green Lawn
- 26 The Outdoor Gymnasium
- 27 The Indoor Gymnasium
- 28 The Grill
- 29 The Changing Room
- 30 The Open Yard
- 31 The Garden Trail
- 32 The Bicycle Yard

- A The Bin Centre
 B The Substation
 C The Guard House
 D The Side Entrance



THE SKY LOUNGE

ON LEVEL 11



Artist's Impression



- 33 The Yoga Yard
- 34 The Lounge
- 35 The Jacuzzi Lounge 1
- 36 The Jacuzzi Pool
- 37 The Dining Lounge 1
- 38 The Sky Lounge 1
- 39 The Sky Lounge 2
- 40 The Study Lounge 1
- 41 The Study Lounge 2
- 42 The Dining Lounge 2
- 43 The Jacuzzi Lounge 2
- 44 The Jacuzzi

THE ROOF TOP

ON LEVEL 20



Artist's Impression



- 45 The Yoga Yard
- 46 The Lounge 1
- 47 The Yard
- 48 The Lounge 2
- 49 The Sunning Lawn
- 50 The Pool Deck
- 51 The Lap Pool
- 52 The Water Deck
- 53 The Sky Grill
- 54 The Sky Villa
- 55 The Sky Court
- 56 The Mountbatten Grill
- 57 The Mountbatten Villa



**BUKIT SEMBAWANG
ESTATES LIMITED**

**A STELLAR COLLECTION OF AWARD-WINNING
BESPOKE PRIVATE RESIDENCES, LANDED HOMES & SERVICED APARTMENTS**



HOMES FOR EVERY GENERATION

From our humble beginnings as a leading rubber company in 1911, we have diversified into the development of landed property in the Fifties, Bukit Sembawang Estates Limited (BSEL) was incorporated in Singapore in 1967, Listed on the Singapore Exchange, BSEL now focuses on property development, investment and other property-related activities.

For over half a century, we have been building some of Singapore's most well-known residential developments including more than 4,600 landed homes in Seletar Hills, Sembawang Hills, Luxus Hills and more than 1,800 residences units in Singapore's prime locations such as Districts 9 and 10.

As one of Singapore's pioneers in residential property development, we have established a reputation as a trusted developer of fine quality homes with great value. It is through this unwavering commitment that we have won numerous Accolades and Awards through the years.

Our exacting standards have delivered not just houses but distinctive lifestyle homes where lives revolve memorably around. Homes that are characterized by thoughtful planning, outstanding design, fine detailing and quality finishing - often surpassing the expectations of discerning home-buyers.

Developer: BSEL Development Pte. Ltd. (Company Registration No. 201733852N) • Housing Developer License No. C1364 • Tenure: Leasehold of 99 years commencing from 22 November 2021 • Encumbrances: Nil • Location: Lot 4342V MK 25 at Arthur Road • Expected Date of Vacant Possession: 1 April 2026 • Expected date of Legal Completion: 1 April 2029

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