



NIM COLLECTION

FIRST EDITION

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*A place's history is a valuable asset,
part of the fabric of what life there is all about.
It's about community,
it's about the story that embraces the past,
yet evolves to meet future demands.*

Embraced by nature, tranquility, and a kampong spirit that exists few places else, the Nim Collection heralds an exciting new chapter in the rich story of Seletar Hills. A residential enclave that continues a legacy of quality homes, shaped for a new future, inspired by the vitality of the area's burgeoning growth. As the pioneer development in an ambitious masterplan, the Nim Collection offers more than a home. It's a unique opportunity to mould the next chapter into a story that will shape generations to come.

The Nim Collection offers an exciting new mode of Seletar living in a cluster of landed terrace houses, representing Phase 1 and 2 of a 98-unit development. A peaceful retreat from the urban jungle. A cosy life of modern comfort close to nature, surrounded by the area's enduring charms.

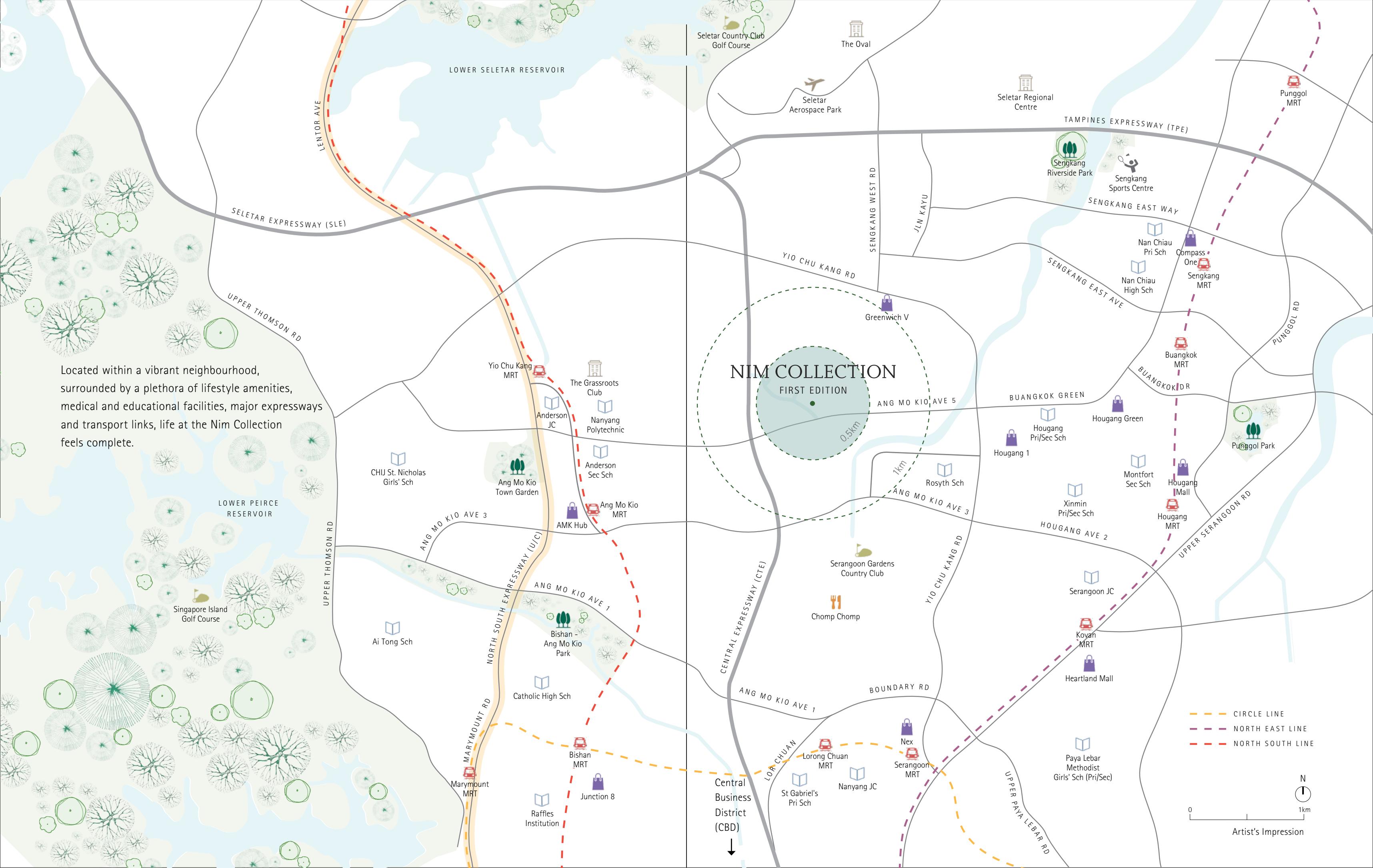


Artist's Impression



Artist's Impression

Designed to resemble a stacked terrace garden, imbued with a unique rhythmic character.





Artist's Impression

Just a few steps from inside space to green open space.



Artist's Impression

A precisely angled arrangement maximises light, privacy and views for every home.



Artist's Impression

The roof of the car porch doubles as an elevated outdoor garden.

ABOUT W ARCHITECTS

In his relentless pursuit of better design solutions, Mok Wei Wei, Managing Director of W Architects, is behind some of Singapore's most exclusive addresses and pioneering building projects. They include the likes of Morley Road House and The Oliv apartments, and civic and cultural projects, such as the Lee Kong Chian Natural History Museum and the groundbreaking refurbishment of the Victoria Theatre and Concert Hall. For his contribution to design, he was honoured with the President's Design Award in 2007.

Described as "one of Singapore's foremost exponents of Contemporary Modernism", Mok has fostered a unique identity for his architectural practice – one that combines an innate understanding of local heritage and Chinese tradition with modern design needs and urban sensibilities. The result is a portfolio of critically acclaimed projects whose subtle interplay of the traditional and the new is innovative and refreshing.

Mok has translated this approach into a unique design expression for the Nim Collection.

"We designed these houses to have a unique appearance and, at the same time, comfortable spaces to live in. They reflect our belief that both form and function are equally important. The carefully crafted spaces and detailing are kept subtle to allow a perfect canvas in which owners can not only confide in the charms of Seletar, but also reflect their own vision for the place, their sensibilities and lifestyle."

Architecture + Interior

BOLD NEW CONFIGURATIONS OF LIVING SPACE

Nim Collection is one of the first developments to explore the new landed housing guidelines introduced by the URA that allow for greater flexibility in design and configuration of interior space.

W Architects brings ingenuity to the pioneering design of the development's partial four- and three-storey landed terrace houses. Through varying spatial heights and volumes, multiple views, connections to the outdoors on different levels, and the intelligent embrace of natural light and air, residents will enjoy a thoughtful balance of intimate and communal spaces. More warmth, more soul, more functional to the needs of multi-generations living under one roof.

From its well-appointed interiors and quality finishes to its distinctive angular geometry, punctuated by multi-level gardens, the development encapsulates everything you love about Seletar in a home designed for its time.



Actual Photo Taken

An open and relaxing space for unwinding and entertaining, accentuated by double-volume height.



Actual Photo Taken



Actual Photo Taken

Beautifully spacious, light-filled homes, some with private pool.



Actual Photo Taken

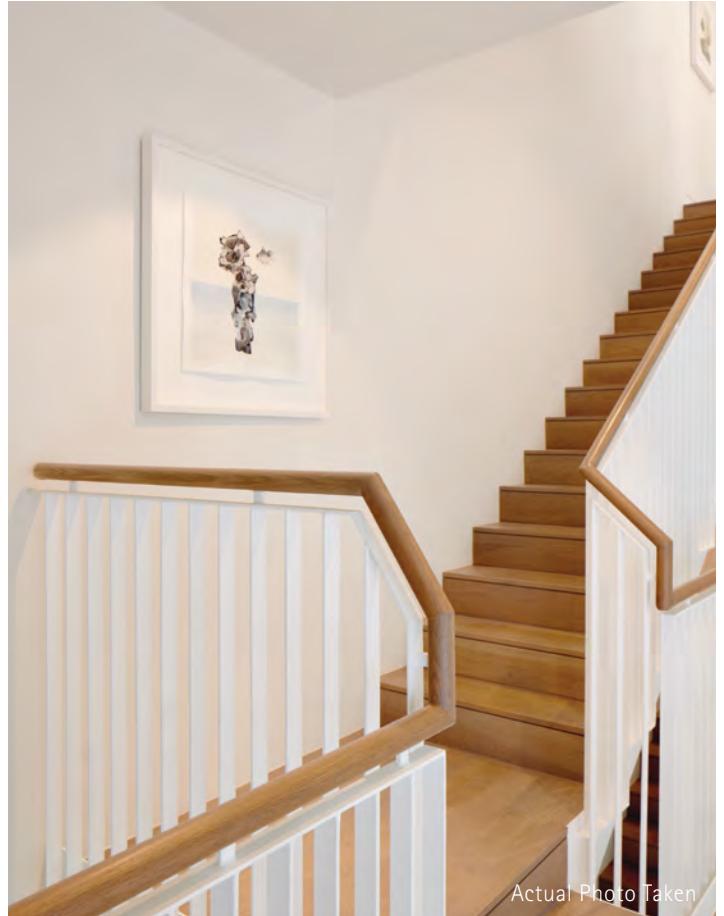
A private space for work or study.



Rooms to delight every member of the family.

Spacious children's room.

The sanctuary of the master bedroom.



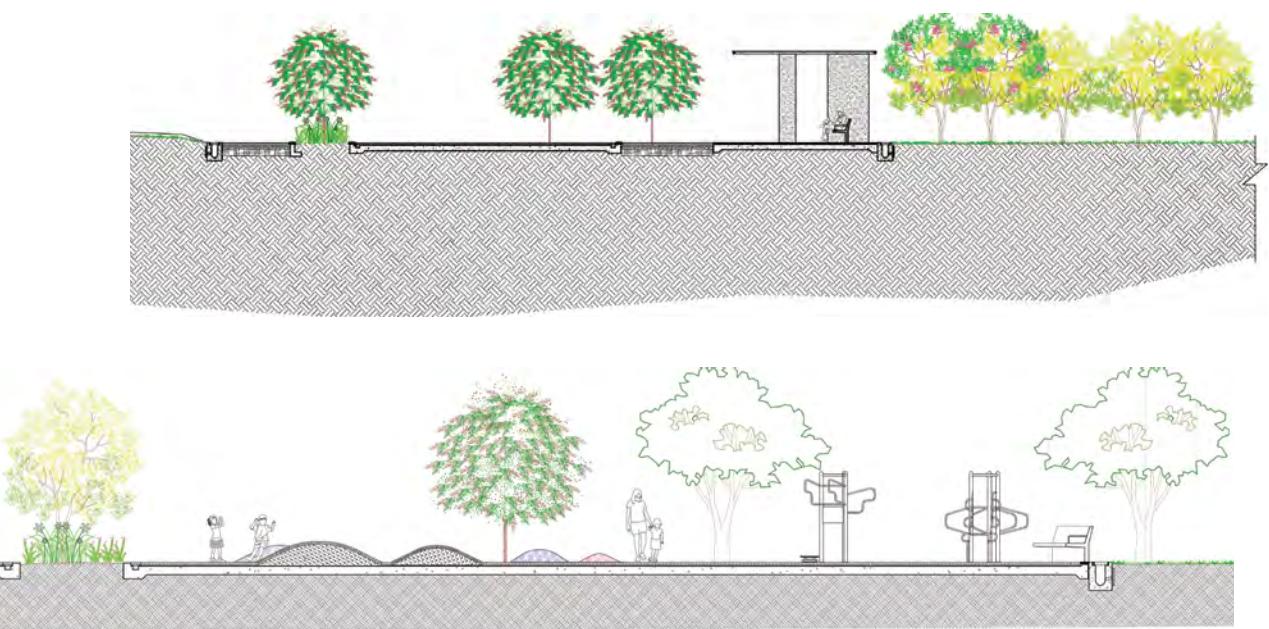
A beautiful composition of well-crafted details and thoughtful configurations of space designed for flexible usage.



A cross-section of the interior and exterior layout of a typical Terrace House

The design creates a double-volume living and dining space with a view out to the car porch roof garden, which is also accessible from the mezzanine floor. The open-plan design on the ground level enables cross ventilation throughout. A courtyard at the heart of the 2nd and 3rd storeys provides light, ventilation and visual connection between the bedrooms, leading up to a rooftop garden on the attic level.

The
Green Heart
of your
Community



Live alongside a 100m-wide linear park.

A unique space for everyone

Enjoy the open space of Nim Meadow Park, a 100m-wide linear park that stretches along the front of the estate and joins with the nearby Ang Mo Kio Ave 5 Park Connector, a scenic walking and cycling route that extends northeast towards Punggol Park and Waterway.

The linear park is where you can indulge in the simple pleasures of life in communion with nature. A place to catch your breath after a busy day at work, to socialise with neighbours, walk the dog, let the kids out to play, or exercise your green fingers. A vital place to relax, connect and nurture your well-being.

Artist's Impression



Nim Meadow Park

Plaza Field

Children's Playground

Fitness Corner

To Nim Collection

Ang Mo Kio Linear Park continues

Ang Mo Kio Linear Park continues

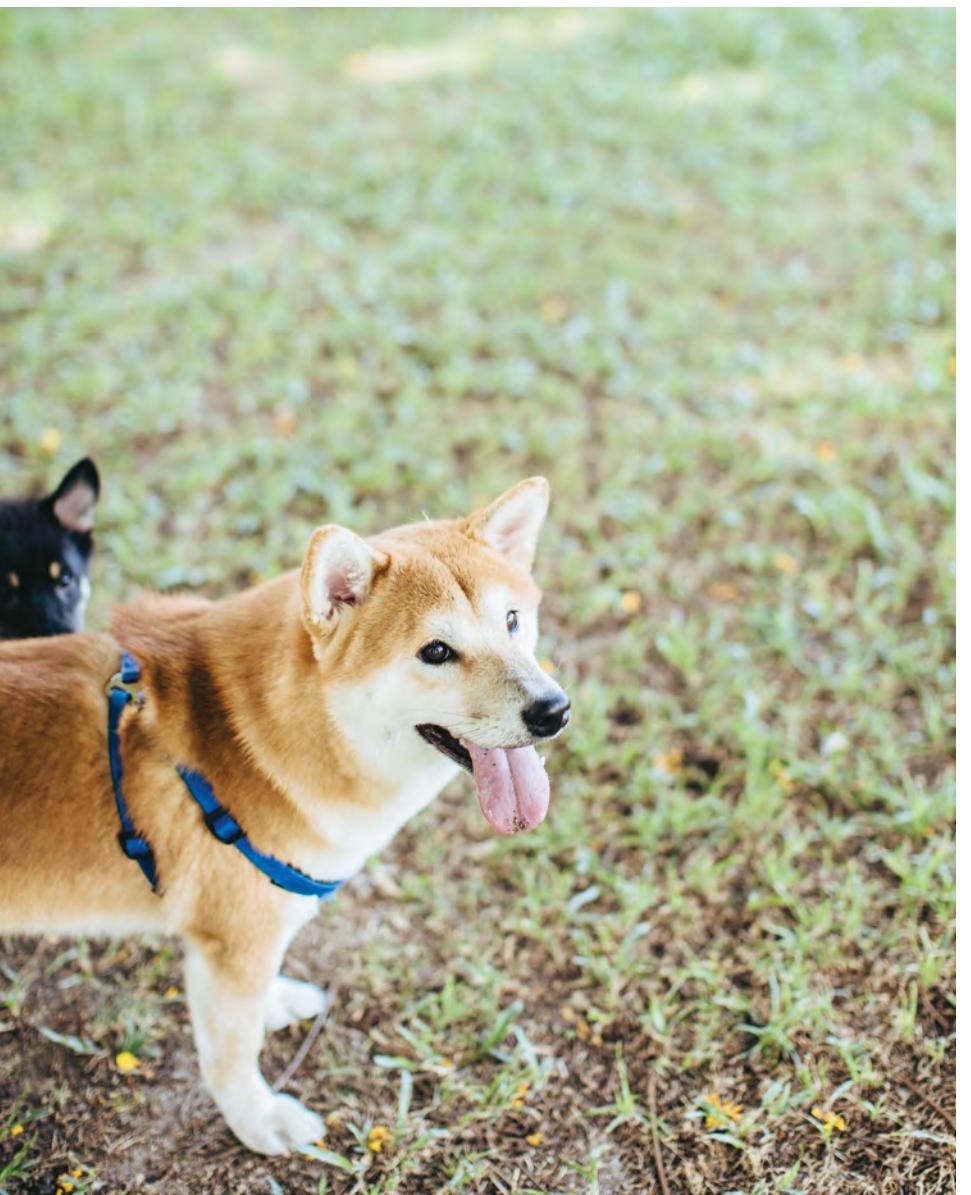
AMK AVE 5



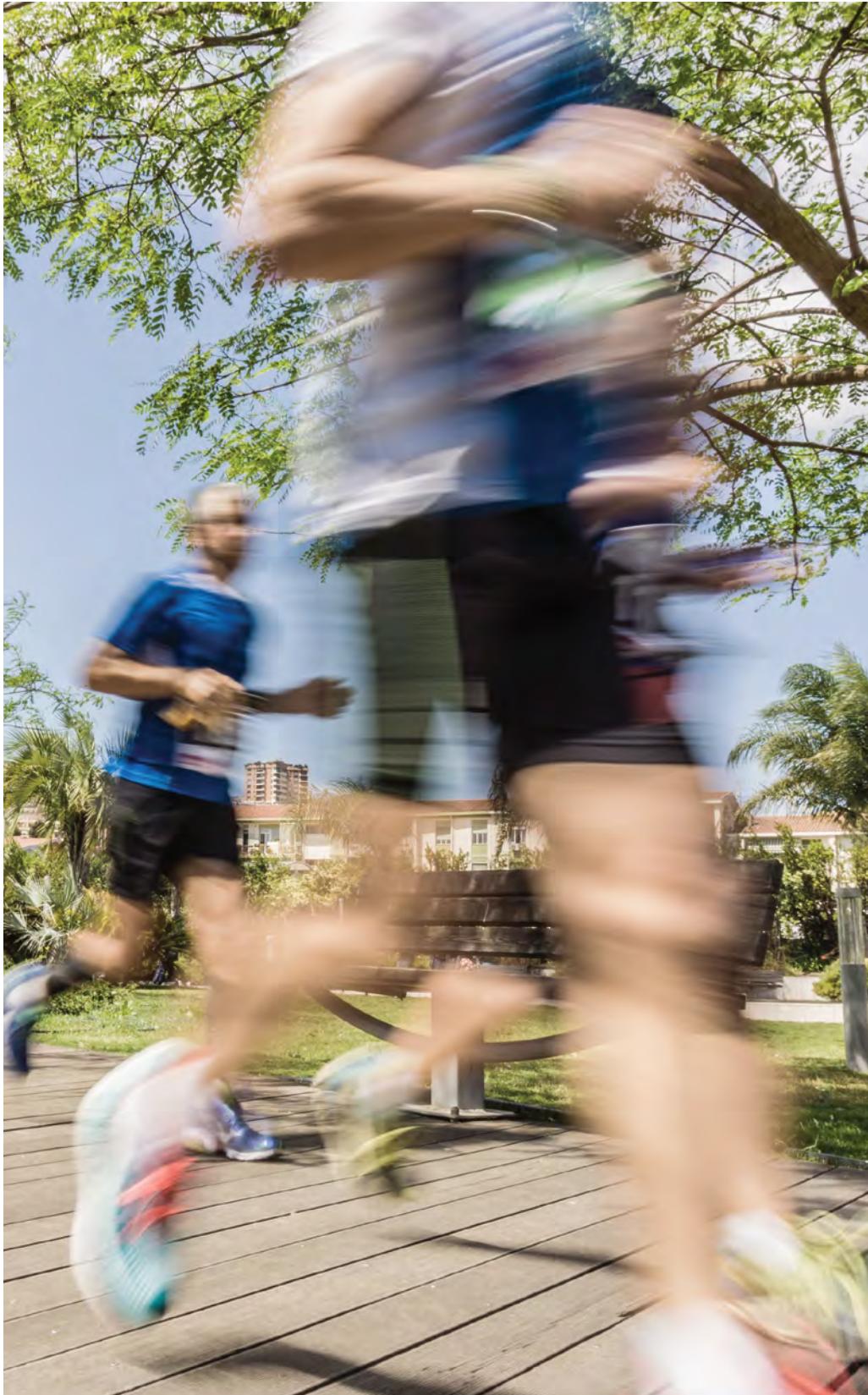
Rediscover the freedom of the outdoors.



Find the perfect spot for a picnic.



Go for a morning walk or run.





Enjoy health and happiness in the fresh air.

The Neighbourhood

LIFESTYLE, NATURE AND COMMUNITY

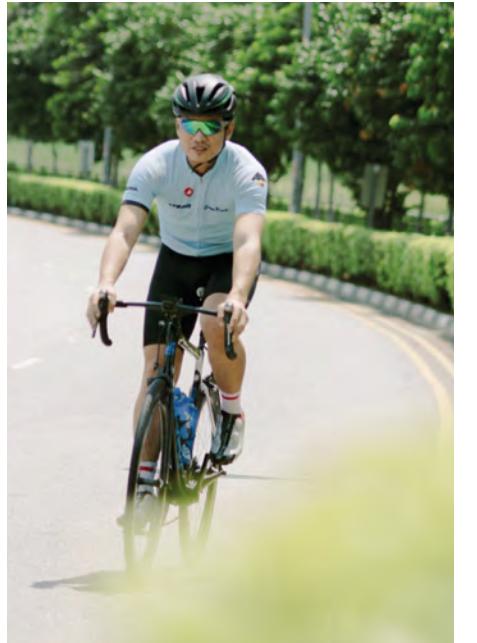


Seletar echoes the Singapore of a gentler time, a refuge of peace and quiet sited on the threshold of an exciting future shaped by the development of the Seletar Regional Centre, destined to become a major business hub in Singapore's northeast.

In the midst of this, the Nim Collection enjoys a neighbourhood of serene tree-lined streets that connect you in minutes to major expressways. Where daily essentials are well within reach at a variety of suburban malls. Where Seletar's iconic colonial bungalows beckon with a slew of unique spaces to meet and eat. And where you can escape to nature anytime just beyond your front door, or at nearby waterways, parks and nature reserves.

WELL CONNECTED

Tranquil yet accessible



The Nim Collection offers the best of both worlds, cosseted from the urban rush, yet within minutes of several major expressways, including the upcoming North-South Expressway (NSE) that will significantly cut travel time to the city during peak hours. Dedicated express bus lanes, walking and cycling paths are also planned to run alongside the NSE, providing options for those who prefer a greener commute.

Greenwich V	—	5 mins
AMK Hub	—	8 mins
Seletar Aerospace Park	—	10 mins
Seletar Regional Centre	—	12 mins
Orchard Rd	—	15 mins
CBD	—	24 mins

Estimated time taken to reach destination (drive).
Subject to traffic conditions.



HERITAGE VIBE

Hidden spot to dine and socialise



Lots of options for catching up and dining out.

Savour a nostalgic slice of Singapore's colonial past at The Oval, the epicentre of the Seletar Aerospace Park community. Here, black and white bungalows that once housed British Royal Air Force personnel and their families have been transformed into a buzzing dining scene with cafes and restaurants of every culinary persuasion, all in your backyard.

You might even find yourself beneath the shade of one of several Broad-leaved Mahogany or Rain Trees in the area that have been designated Heritage Trees, witnesses to life here since the earliest days of the Seletar Airbase.



OPPORTUNITY

The north's emerging business hub



In the wings of Singapore's expanding aerospace community.

The Nim Collection will enjoy all the advantages of the future Seletar Regional Centre, the fourth regional centre in Singapore. Envisaged as a major business hub for people living in the north and northeast of the island, it is expected to create a vibrant landscape of new employment opportunities and bring workplaces closer to home.

Alongside the Seletar Regional Centre, the Phase 3 development of Seletar Aerospace Park is expected to create 10,000 jobs for highly skilled professionals, expanding its current global aerospace community that includes leading industry players such as Eurocopter, Rolls-Royce Group and ST Aerospace.



New jobs and growth opportunities at hand.

RECREATION

From farmways to waterways

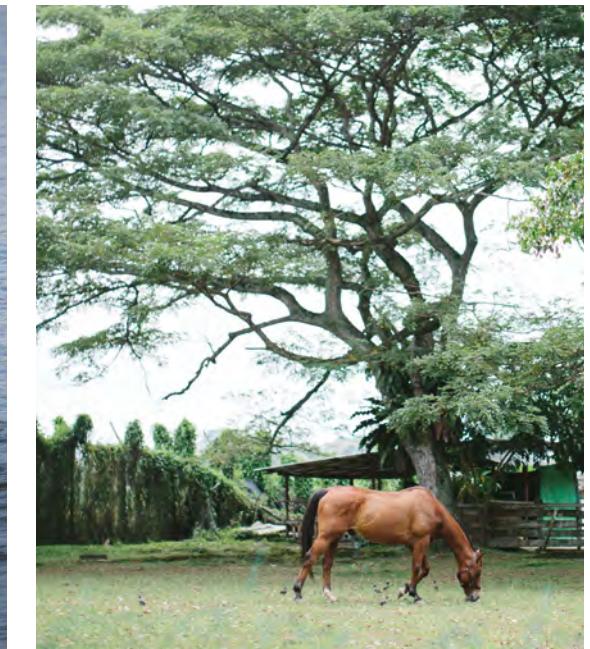


Scenic jogging and cycling trails.



An endless stream of fun and relaxation.

You're never far from Singapore's wild side. Enjoy days out at Seletar Reservoir or Punggol Waterway Park, pleasant escapes for hours of leisure where you can go fishing, kayaking, cycling, or simply soak up the scenic views. Also in the vicinity is the Punggol Promenade Nature Walk, where you can meander along a



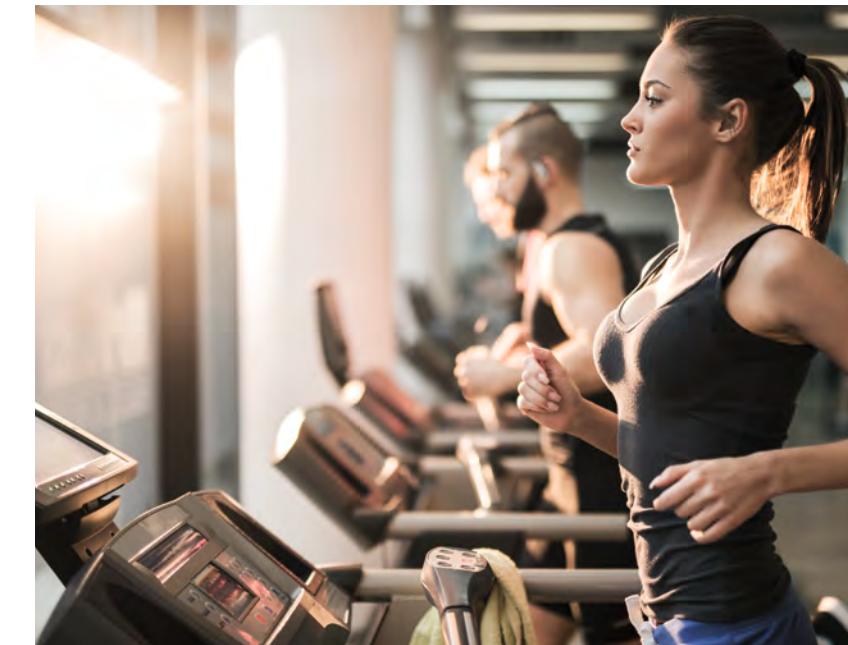
2.4 km trail, and hop on over to Coney Island to enjoy the sight of the island's diverse wildlife in their natural habitats. Not to mention Seletar West Farmway, reminiscent of kampong life. With so much to choose from, getting back to nature can be a frequent family affair.

CONVENIENCE

Close to amenities for your every need



Close to several schools.



Well placed to accommodate different lifestyles.

At the Nim Collection, you're in close range of a multitude of essential amenities. A variety of malls, including Greenwich V, AMK Hub, Waterway Point, Compass One and Seletar Mall, offer convenient access to retail outlets, supermarkets, eateries, banks and entertainment facilities.



Every education level is catered for with primary and secondary schools, junior colleges, polytechnics and a private university in the surrounding area, making this an ideal address for families.



BUKIT SEMBAWANG
ESTATES LIMITED

Our Mission

As a leading and experienced property developer, we are committed to designing and building fine quality homes that satisfy the aspirations and lifestyles of our customers, for generations to come.

Our Milestones

For over half a century, Bukit Sembawang Group has built many of Singapore's renowned and established residential developments comprising landed homes, private condominiums and apartments.

Our Commitment

We value every customer, every family, and we shall remain dedicated to creating quality homes that property owners will love, cherish and appreciate – for generation after generation.

Our Projects

Our widely acclaimed portfolios of high-end private condominiums and apartments include completed projects such as Parc Mondrian, Verdure, Paterson Suites, The Vermont on Cairnhill, Skyline Residences, Paterson Collection and Watercove, which started construction recently. We have also completed our landed properties Mimosa Terrace, Saraca Gardens and Luxus Hills Phase 1 to 7, with Phase 8 and 9 due for completion soon.

Bukit Sembawang Group started developing landed properties in the 1950s and was incorporated in Singapore in 1967. It is one of the pioneer companies that obtained public-listing on SGX Mainboard in 1968. The Group now focuses on property development investments and other property-related activities.



Paterson Collection



Watercove