

Freehold | District 9 | Newton

2 MAKEWAY AVE | 8800 0333 | 8500 0333  
BSEL.SG/THEATELIER

COLLECTION OF BESPOKE HOMES BY  
BUKIT SEMBAWANG ESTATES LIMITED

— *The* —  
ATELIER

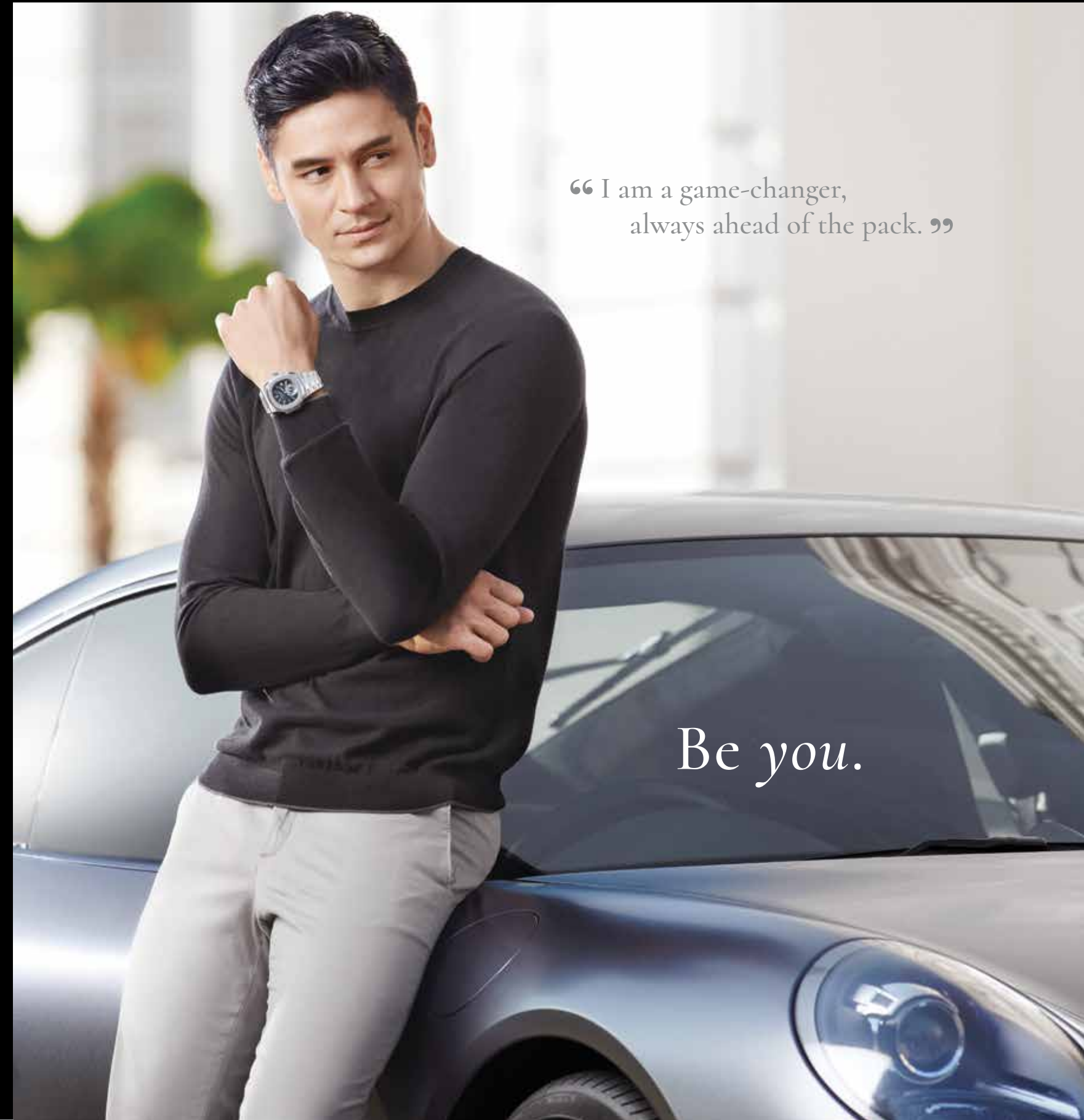
Where  
*independence*  
isn't just a state  
of mind, it's home.

— *The* —  
ATELIER

# — *The* — ATELIER

For the ones who dance to a different rhythm and who never settle. And for those who simply refuse to accept the ordinary and wear their individuality on their sleeves - there now exists a residence that is a natural extension of those values.

The Atelier. Individuality defined.



“I am a game-changer,  
always ahead of the pack.”

Be you.



**The Atelier. Freehold. District 9. Newton.**

Be one of a few. In a single, definitive residential tower with only 120 residences.

Where architecture, landscaping and living spaces are designed for the way you live. With facilities and features that augment who you are, and where relationships are forged and grown.

Take your rightful place in Newton, District 9, one of Singapore's most coveted addresses. An area on the cusp of gentrification. Right next to the famous Orchard Road shopping and entertainment belt.

Finally, a home that's *indisputably* you.

One address.  
One *incomparable*  
location.



INSPIRE @ 18

IMMERSE @ 6

INDULGE @ 1

Artist's Impression





“I purvey,  
not just purchase.”

# In every way *you*, in a class of your own.

## INDEPENDENT

distinctive tower that embodies who you are.

## INFLUENTIAL

and sophisticated in design – the new standard others will often try to imitate, but never replicate.

## INDIVIDUAL

special study zones for a customised learning experience, along with spaces created for all to play and socialise.

## INCLUSIVE

community facilities for friends and family to connect, build relations, and create shared memories together.

## IMMERSE

yourself in a holistic environment that helps you find the right balance.

A district on  
the cusp of  
*transformation.*



“ While some look  
at prices, I choose to  
seek real *value*. ”



*Ideal location,  
infinite options.*



ORCHARD ROAD, SINGAPORE'S  
PREMIER SHOPPING BELT



3 min

drive to Orchard Road

START WITH  
THE RIGHT EDUCATION



3 min

drive to Health City Novena



ARTISANAL  
CAFES



5 min

drive to artisanal cafes

Be at the centre of everything that matters. Satisfy any cravings with world-famous local delicacies nearby, or head to one of the many artisanal cafes and fine dining choices within easy reach.

BE ONE WITH NATURE  
AT SINGAPORE'S  
FIRST UNESCO  
WORLD HERITAGE SITE



5 min

drive to Singapore Botanic Gardens



CENTRAL BUSINESS DISTRICT AND  
MARINA BAY FINANCIAL DISTRICT



10 min

drive to Marina Bay Sands/Marina Bay Financial Centre



10 min

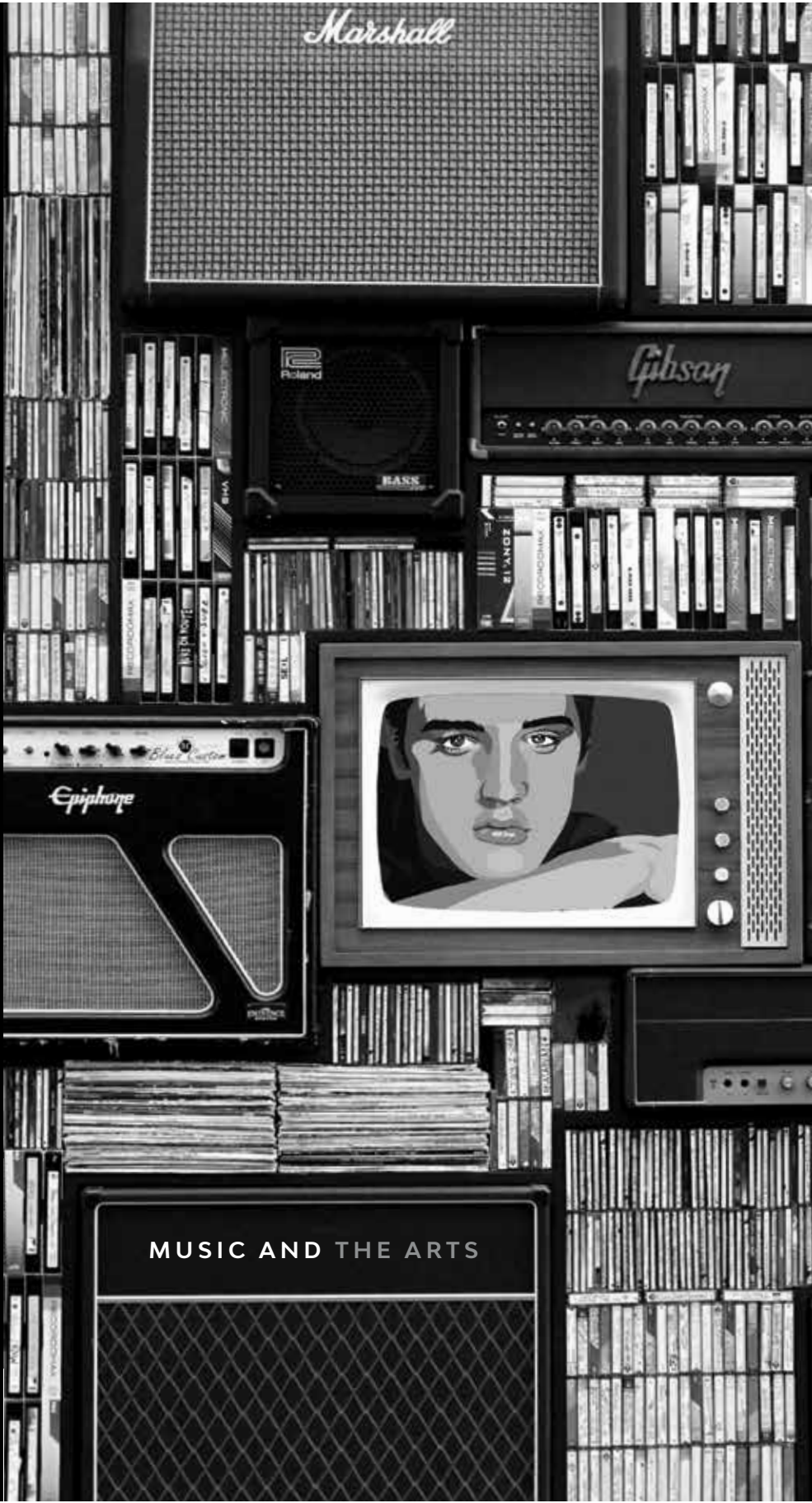
drive to Central Business District



Welcome to the  
neighbourhood.



Whether taking time for yourself,  
or immersing in the hype and  
bustle of the town –  
**The Atelier** places you at the centre  
of everything.



MUSIC AND THE ARTS

ECLECTIC COLLECTION OF  
LIFESTYLE OPTIONS



BESPOKE TAILORS AND  
THE LATEST TRENDS





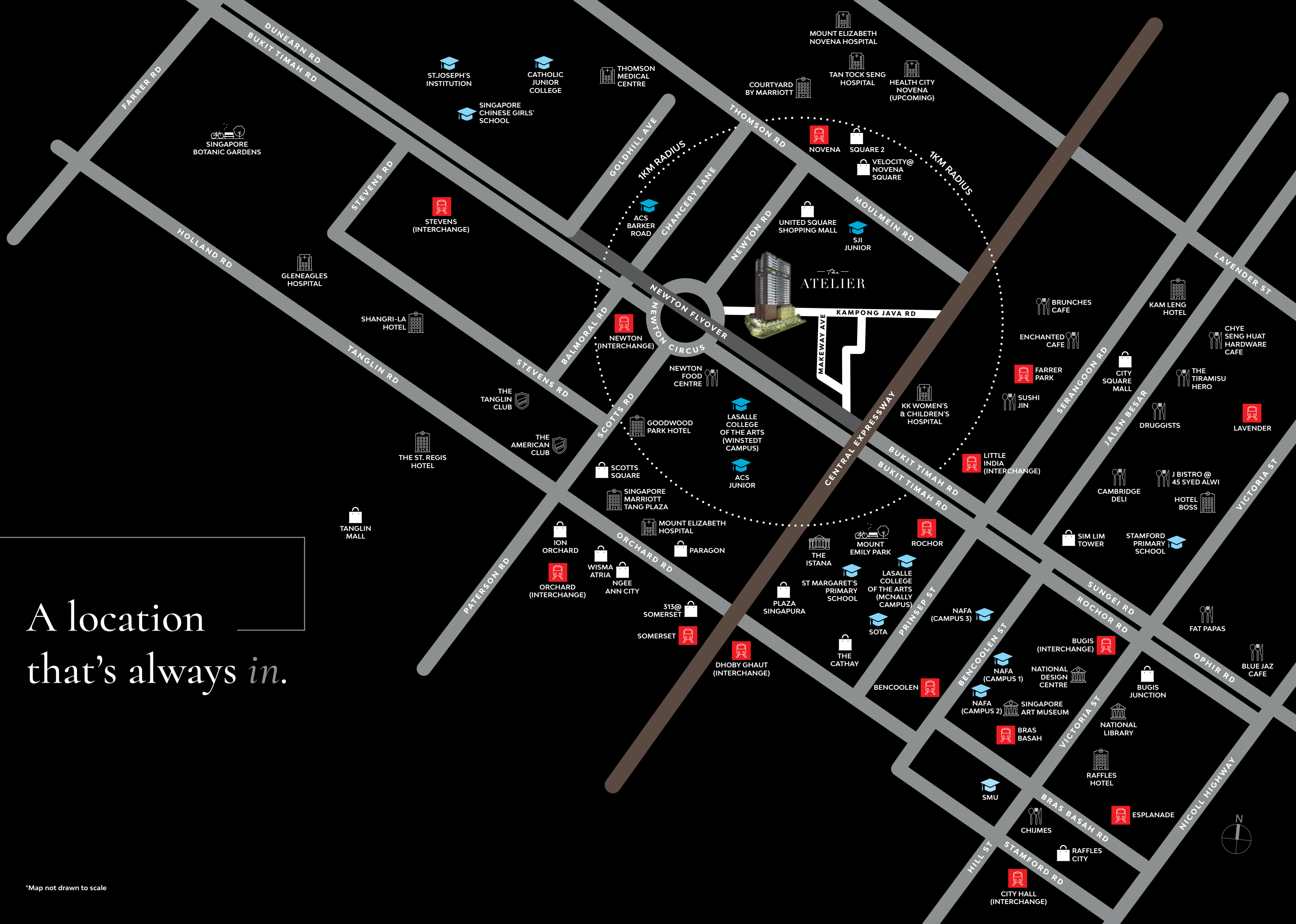
Your *view* is  
always better.

A sight for the privileged few, enjoy panoramic views  
of Singapore's Central Business District and the iconic  
Marina Bay Sands.



A location  
that's always *in*.

\*Map not drawn to scale





*Intellectual  
pursuits  
begin with  
the right home.*

WITHIN 1KM



Anglo-Chinese School (Barker)



Anglo-Chinese School (Junior)



St. Joseph's Institution Junior

\*Distances based on estimates

LAY THE RIGHT FOUNDATION WITH PRESTIGIOUS SCHOOLS  
AND TERTIARY INSTITUTIONS AT YOUR DOORSTEP.

WITHIN 1-2KM



St. Margaret's Primary School

Your new home becomes your legacy and theirs too. A foundation that safeguards their future in a city that's renowned for its educational standards.

Choose from a range of prestigious schools within close proximity, with Anglo-Chinese School (Junior), Anglo-Chinese School (Barker) and St Joseph's Institution within walking distance.



Catholic Junior College



Singapore Chinese Girls' School



St. Joseph's Institution



# A new legacy *begins.*

At The Atelier, well-thought-out open spaces and facilities give you and your child the room to bond and grow together.

From play areas that offer a different learning atmosphere, to dedicated study areas for a more conducive environment, home is now where the lifelong pursuit of knowledge begins.

**The Atelier. It's where you begin a new legacy for generations to come.**



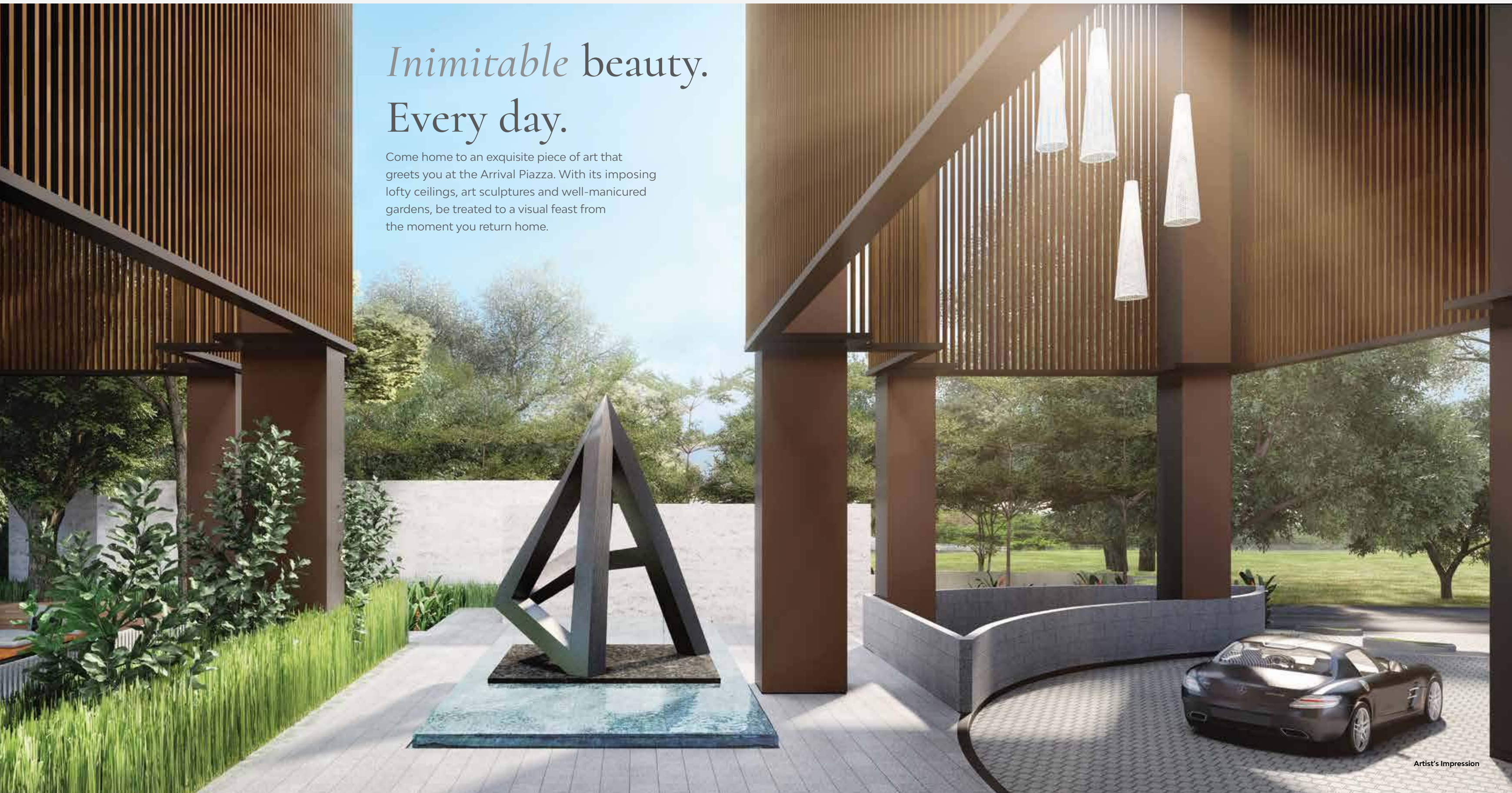
“ It's a father's duty to give  
his sons a fine chance. ”

George Eliot



# *Inimitable* beauty. Every day.

Come home to an exquisite piece of art that greets you at the Arrival Piazza. With its imposing lofty ceilings, art sculptures and well-manicured gardens, be treated to a visual feast from the moment you return home.



Artist's Impression



The image is a high-quality architectural rendering of a modern building's exterior at dusk. The building features a prominent vertical green wall (living wall) on the upper level, which is illuminated from within, casting a warm glow. Below this, a long, narrow swimming pool stretches across the foreground, reflecting the sky and the building's lights. The pool is bordered by a low wall of greenery and small, square, illuminated planters. The building's facade is composed of large, light-colored panels, some of which are also illuminated. The sky is a soft mix of blue and orange, suggesting the time is either dawn or dusk. The overall atmosphere is serene and sophisticated.

# *Inclusive spaces, holistic lifestyle.*

Dive right into the finer things in life. The ground level features a pristine Aura Lap Pool for a refreshing swim, and spaces that open onto lush greenery, helping you become centred as you unwind from the bustle of the day.

Artist's Impression



*Interact on a different level.*



*Immerse* in nature, and step into a world where social spaces, greenery and facilities serve one primary purpose – giving you a holistic lifestyle, while enhancing your relationships with the ones who matter most.

Let children be children at Kids Play, a contained environment specially designed to maximise fun and learning experiences.





# Spaces, *redefined.*

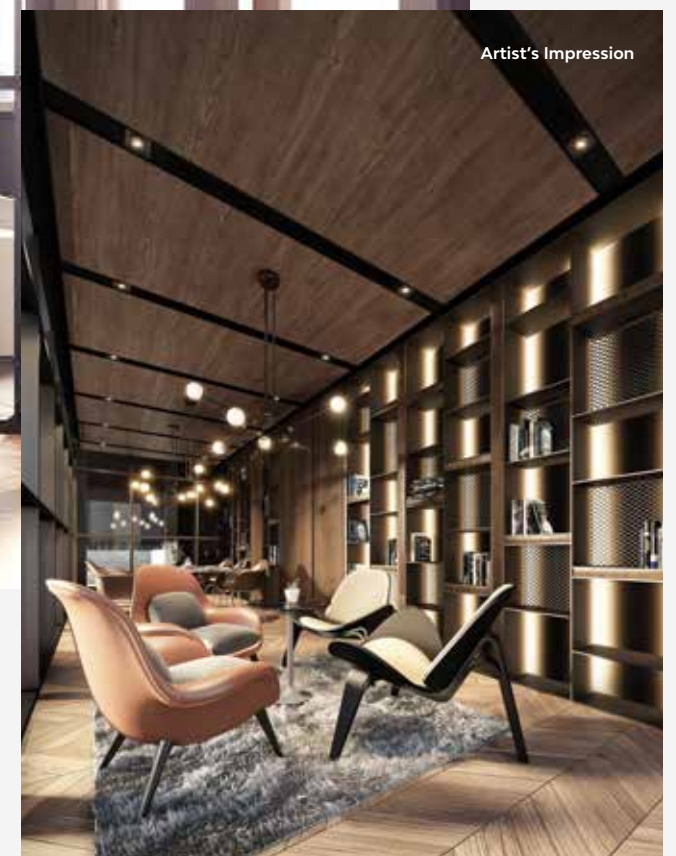
We are the relationships we create.  
Designed to enhance your interactions with  
family and friends, the Atelier Clubhouse is a  
focal point from which conversations thrive,  
and connections and ties are strengthened.



# A bespoke learning experience.



An investment in knowledge is an investment in the future. Head to Inspire @ 18 and enjoy areas specifically designed to be conducive for study and work, or socialise with friends at the function room designed to encourage interaction. Take on the new normal with study and work pods that offer you the privacy to host virtual meetings, with an environment to focus on the task at hand.





Stay on *top*  
of your game.



#### HEALTHY BODY, HEALTHY MIND.

*Invigorate* your senses, and maintain your peak performance and high standards for life at the City Sky Deck and Serenity Fitness.

You can now work out while enjoying spectacular views of the city skyline, and focus on the most important element in life – *you*.



IMMACULATE

## *Individual style.*

Step into the light. Enjoy a timeless interior that features an abundance of natural light, along with hues of pale grey and white interspersed with tones of natural wood – creating a home that's a canvas for expressing just who you are.





INTRIGUE

*Impeccable* homes to return to.

Dark accents and shades of slate and grey with light and shadows create interiors that reflect your own sense of style and personality. This is a home that sets itself apart with the refinement, quality and design flair that is the embodiment of you.





Back in *black*.



MATT  
BLACK



An extraordinary home requires the fittings to match it.

Introducing Gessi, a brand that exudes sheer luxury. Gessi is more than an identity and definable attitude, it's an expression of creative freedom and individualism. Simplistic and elegant, its distinctive black finish conveys a bold and tactile accent to your home.

The Rettangolo and Rilievo Collection by Gessi is curated to imbue an avant-garde edge to your home. We have a brand that matches your quiet confidence, with sophistication and elegance afforded by their range of fittings. Perfectly complementing the artful lines and architecture of The Atelier, every aspect of your new home has been refined to reflect your consummate taste.



  
Villeroy & Boch  
1748

A premium European brand inspired by artists and royalty, enjoy world-class bathroom fittings that are now a part of your home.

De Dietrich 

Known for innovative, cutting-edge appliances, use only the best for you and your family with De Dietrich appliances as standard in your kitchen.



# Live the only way you know how. *Intelligently.*

Be in total control with a smart home gateway that seamlessly integrates all your smart home features. With a few simple taps on your smartphone, you can now enjoy a connected lifestyle with a wide array of smart home features, both in and away from your home.



FACE RECOGNITION  
LIFT LOBBY



CONTACTLESS  
WAVE BUTTONS

## SMART FEATURES FOR THE FUTURE OF LIVING

Enjoy contactless access to your lift lobby with face recognition or via your smartphone. Call your lift automatically, get direct access to your level from the basement or 1st storey, and contactless wave buttons to exit the lobbies.

A



### FACILITY BOOKING

Book facilities via the mobile app anytime, anywhere.

B



### VISITOR INVITE

Send a QR code or one-day PIN to your guests for a fuss-free visit.

C



### SMART PARCEL BOX

Never miss a delivery, even while you're out and about.

D



### CAR PLATE RECOGNITION

Give your visitors seamless access by pre-registering their car number plates.

E



### MOBILE ACCESS TO FACILITIES

Gain access to facilities with your smartphone.

F



### SMART LETTERBOX

Conveniently unlock your letter box with the mobile app or your access card.

G



### LIFESTYLE SERVICES

Get notifications from the management direct to your phone, and enjoy instant bookings and exclusive discounts on a wide array of lifestyle services.



1



### DIGITAL LOCK SET

Access your home with your fingerprint, PIN code, the mobile app, or a physical key.

2



### AIRCON CONTROL

Remotely control the air-conditioners via the app. Set up multiple schedules, or turn it on while heading home for a cool environment to return to.

3



### LIGHTING CONTROL

Control the lights in your living and master bedroom with a simple tap.

4



### SMOKE DETECTOR

Peace of mind with a centrally located smoke detector in your living room, alerting you in real-time, even when you're on-the-go.

5



### WATER HEATER CONTROL


Always have hot water ready by switching on your heater before you get home, or set a schedule for added convenience.





# Our one priority, *you.*


Coming home means stepping into a world where your needs are always well-taken care of. Enjoy the freedom to live and rediscover the luxury of time with concierge services that take care of the everyday. From porter to mail services, to booking a restaurant or arranging a groomer for your pet – our concierge service is ready to meet your needs.





**A**  **CONCIERGE GREETING**  
Be greeted and have your needs taken care of from the moment you come home.


**C**  **UMBRELLA RENTAL**  
Never worry about the weather with ready umbrellas for use whenever it rains.

**E**  **TRANSPORTATION ARRANGEMENTS\***  
Get to where you need to be easily. Simply let our concierge know and we'll make the arrangements for you.

**G**  **E-BICYCLE RENTAL\***  
Travel around the neighbourhood easily with convenient e-bike rentals.

**B**  **PORTER SERVICE**  
Let us do the heavy lifting, while you focus on living the life.

**D**  **LOUNGE SERVICE AND REFRESHMENT**  
Enjoy a selection of tea, coffee and snacks at the lounge while catching up on the news with daily newspapers.

**F**  **PARCEL & POSTAL SERVICE\***  
We'll receive and deliver your parcels to your doorstep, or keep it safe in lockers for your collection. In addition, we'll also take care of your postal needs by mailing your letters.

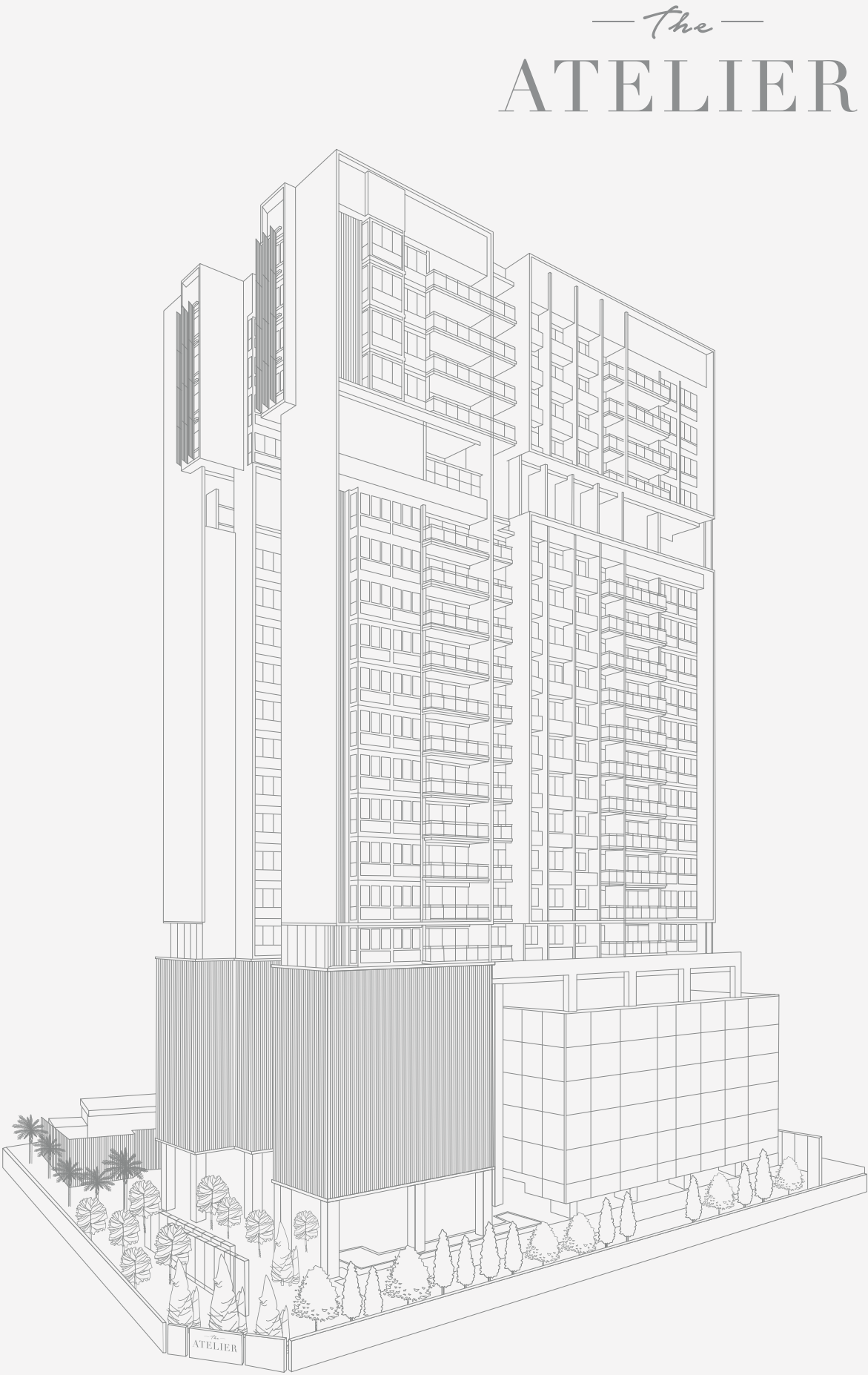
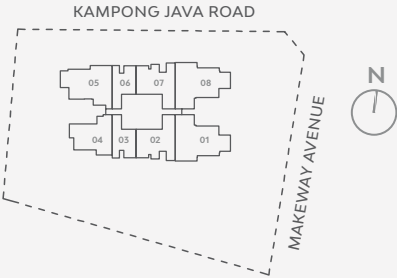
**H**  **ADDITIONAL CONCIERGE SERVICES\***  
Restaurant and Café reservations | Party and Event Planning | Gourmet Chef for parties or events | Spa, Beauty and Wellness services | Laundry Services and Housekeeping | Handyman services and Air-con servicing | Mover services | Pet Care services | Car grooming and servicing | Personal fitness trainer | Variety of 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



	01	02	03	04	05	06	07	08
22	D1	B1	A	B3	C2	A	B2	D2
21	D1	B1	A	B3	C2	A	B2	D2
20	D1	B1	A	B3	C2	A	B2	D2
19	D1	B1	A	B3	C2	A	B2	D2
18	INSPIRE @ 18 <sup>TH</sup> STOREY							
17	C3	B1	A	B3	C1	A	B1	C3
16	C3	B1	A	B3	C1	A	B1	C3
15	C3	B1	A	B3	C1	A	B1	C3
14	C3	B1	A	B3	C1	A	B1	C3
13	C3	B1	A	B3	C1	A	B1	C3
12	C3	B1	A	B3	C1	A	B1	C3
11	C3	B1	A	B3	C1	A	B1	C3
10	C3	B1	A	B3	C1	A	B1	C3
9	C3	B1	A	B3	C1	A	B1	C3
8	C3	B1	A	B3	C1	A	B1	C3
7	C3	B1	A	B3	C1	A	B1	C3
6	IMMERSE @ 6 <sup>TH</sup> STOREY ACCESS TO CAR PARK				INDULGE @ 1 <sup>ST</sup> STOREY			
	CAR PARK							
	BASEMENT CAR PARK							

- UNO (1-BEDROOM)
- TRES (3-BEDROOM)
- DUO (2-BEDROOM)
- QUAD (4-BEDROOM)





# Facilities Plan

## INDULGE @ 1ST STOREY

- 1 ARRIVAL PIAZZA
- 2 SECRET GARDEN TRAIL
- 3 GARDEN COURTYARD
- 4 AURA LAP POOL
- 5 GARDEN LIGHT
- 6 REFLECTIVE POOL
- 7 POOLSIDE CABANA
- 8 RAINFALL SHOWER
- 9 ART SCULPTURE
- 10 STEAM ROOM
- 11 CONCIERGE @ ATELIER

-  PEDESTRIAN GATE
-  GUARD HOUSE
-  SUBSTATION
-  BIN CENTRE



Artist's Impression





KAMPONG JAVA ROAD



## IMMERSE @ 6TH STOREY

- 12 SENSORY POOL
- 13 EPICURE DINING
- 14 BISTRO DINING
- 15 SUN DECK
- 16 KIDS SPLASH
- 17 TREE TOP ADVENTURE
- 18 KIDS PLAY
- 19 ENGLISH TEA POD

Artist's Impression



KAMPONG JAVA ROAD



## INSPIRE @ 18TH STOREY

- 20 GIANT ENGLISH CHESS
- 21 STUDY PODS
- 22 CITY SKY DECK
- 23 THE CHILLOUT
- 24 THE BILLIARD
- 25 THE HIDEOUT
- 26 ATELIER CLUBHOUSE
- 27 SERENITY FITNESS

Artist's Impression

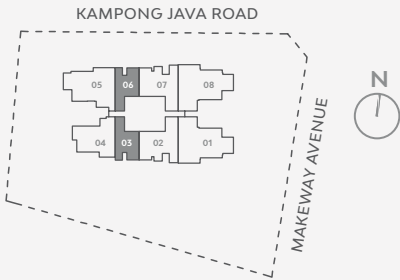
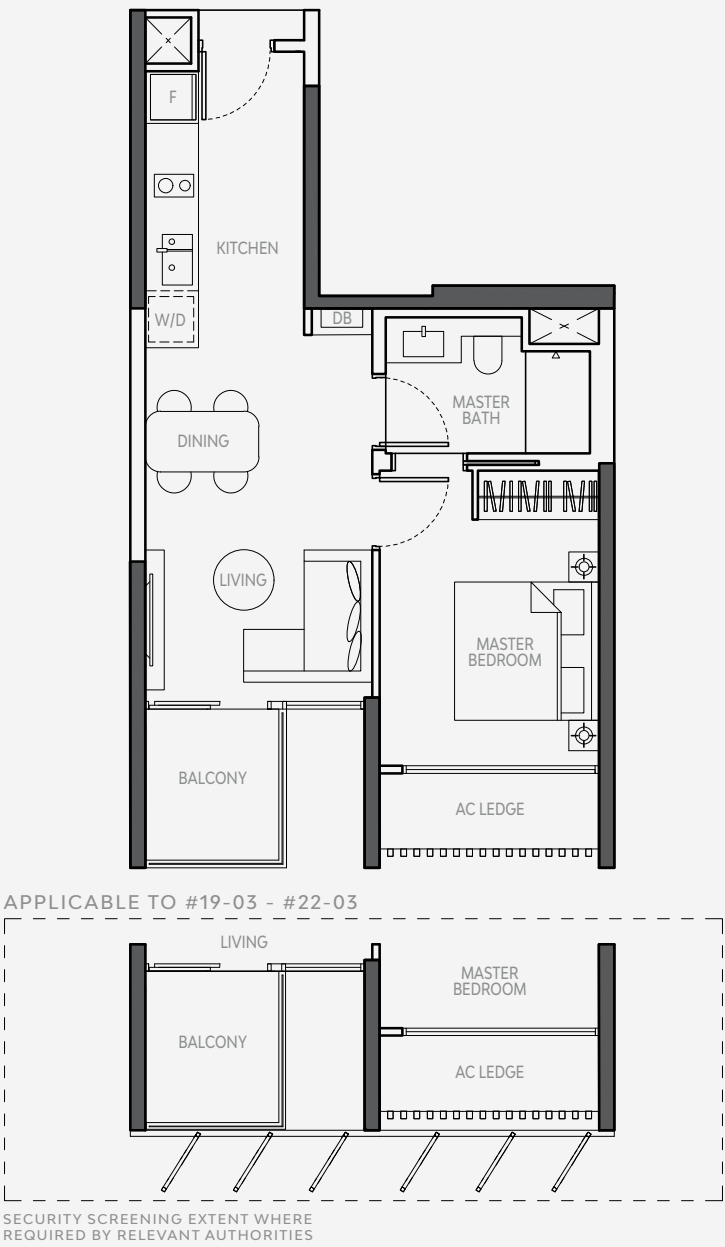




UNO SUITE TYPE A

51 SQM / 549 SQFT

- #07-03 - #17-03
- #19-03 - #22-03
- #07-06 - #17-06
- #19-06 - #22-06



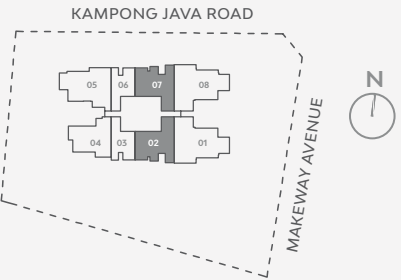
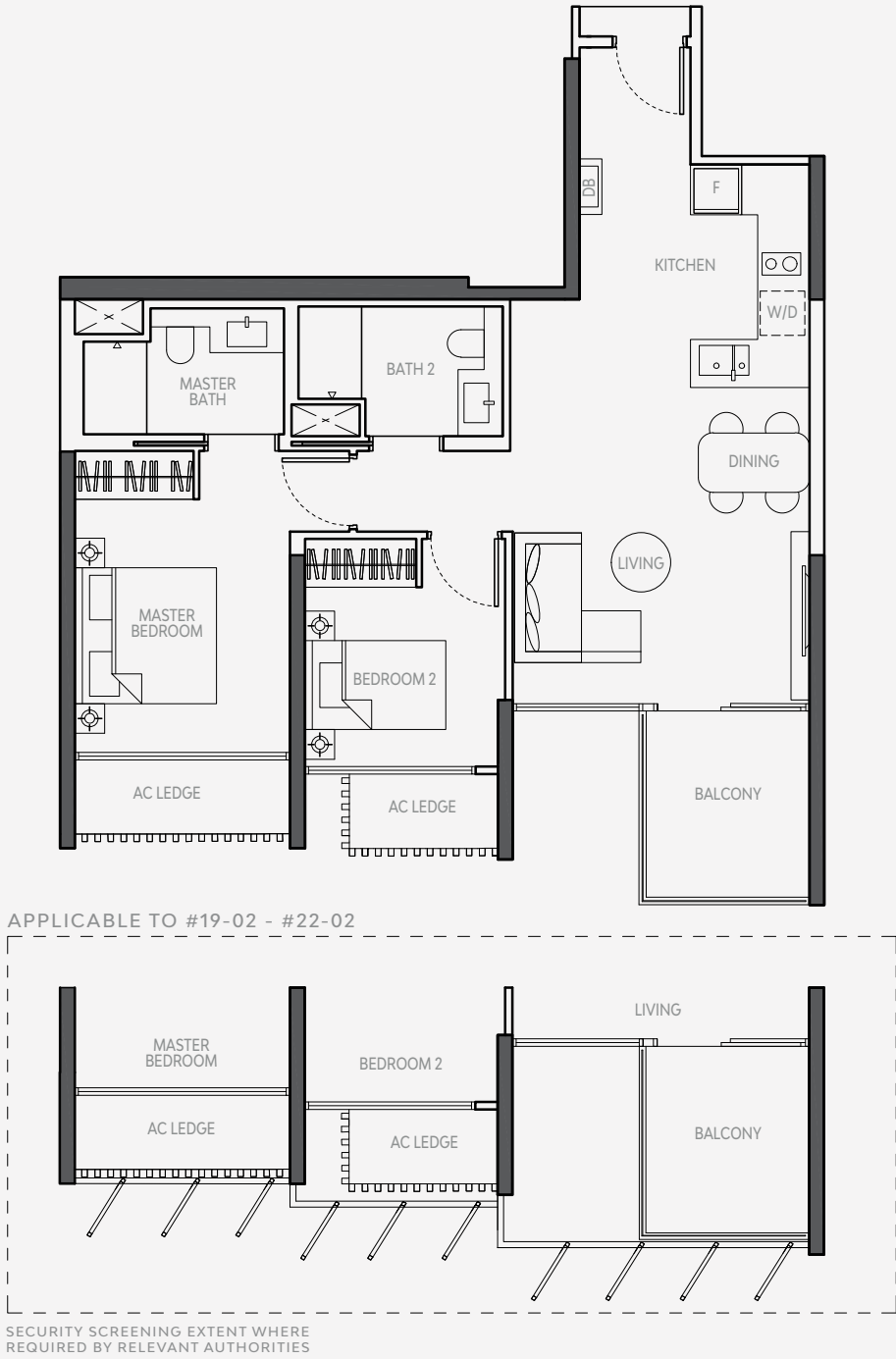
W/D UNDER-COUNTER WASHER CUM DRYER F INTEGRATED FRIDGE DB DISTRIBUTION BOX X VOID SPACE

Area includes A/C ledge and balcony where applicable. The above plans and illustrations are subject to change as maybe required or approved by the relevant authorities. All floor areas are approximate only and subject to final survey. Please refer to key plan for orientation. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to "Balcony Screen" page on this brochure.

DUO SUITE TYPE B1

81 SQM / 872 SQFT

- #07-02 - #17-02
- #19-02 - #22-02
- #07-07 - #17-07



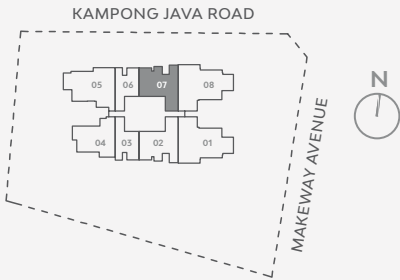
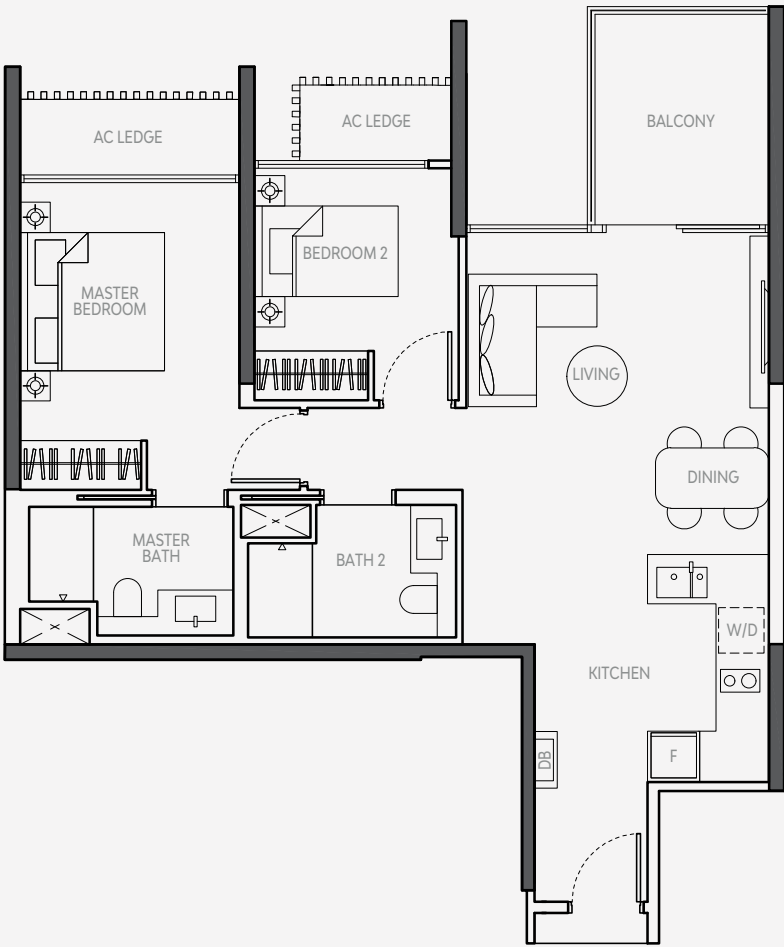
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DUO SUITE TYPE B2

82 SQM / 883 SQFT  
#19-07 - #22-07

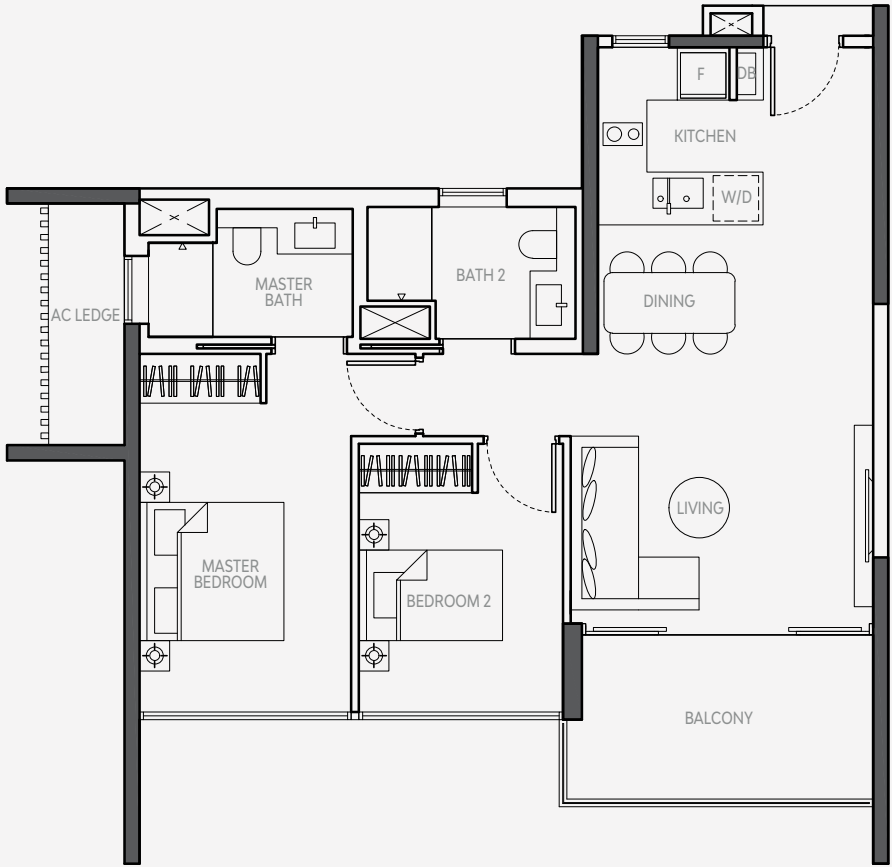


W/D UNDER-COUNTER WASHER CUM DRYER F INTEGRATED FRIDGE DB DISTRIBUTION BOX X VOID SPACE

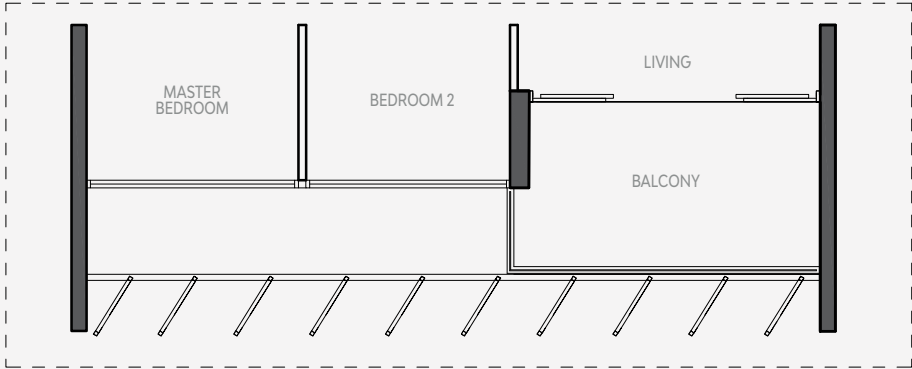
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DUO SUITE TYPE B3

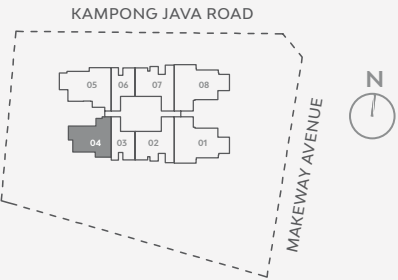
85 SQM / 915 SQFT  
#07-04 - #17-04  
#19-04 - #22-04



APPLICABLE TO #19-04 - #22-04



SECURITY SCREENING EXTENT WHERE REQUIRED BY RELEVANT AUTHORITIES



W/D UNDER-COUNTER WASHER CUM DRYER F INTEGRATED FRIDGE DB DISTRIBUTION BOX X VOID SPACE

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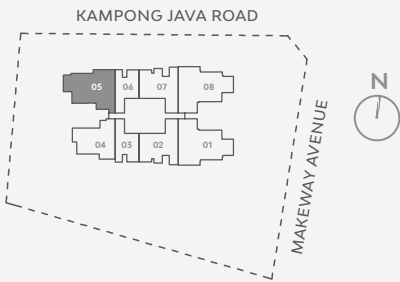
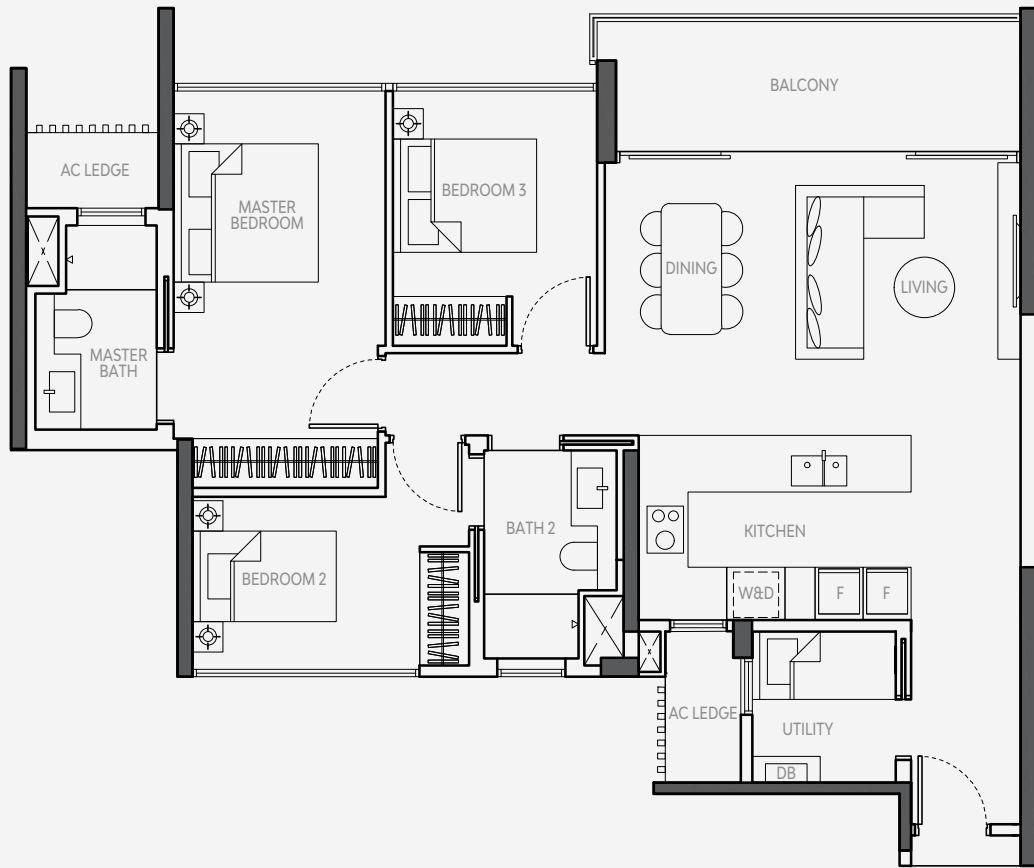


TRES SUITE TYPE C1

109 SQM / 1173 SQFT  
#07-05 - #17-05

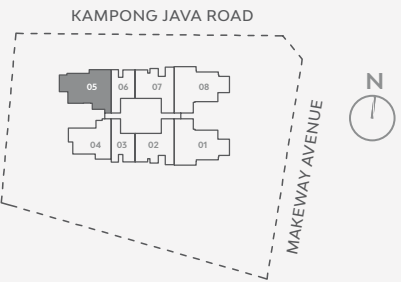
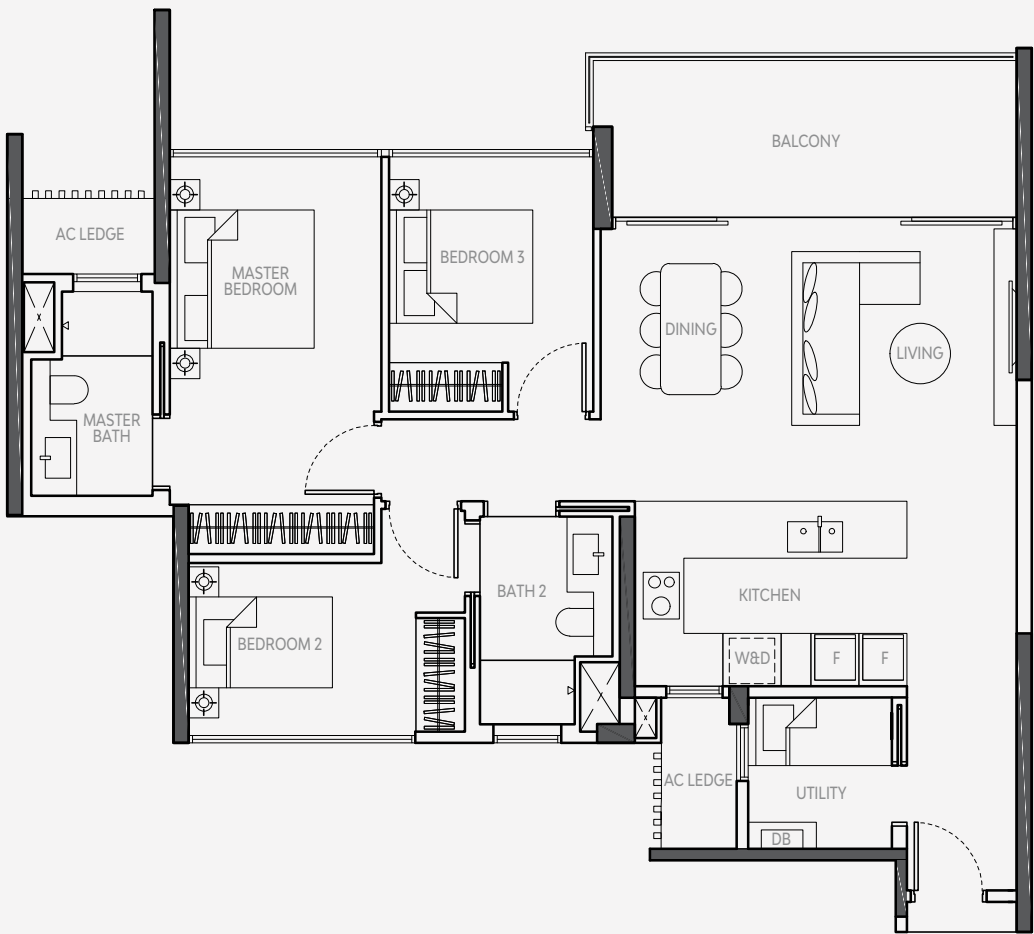
TRES SUITE TYPE C2

110 SQM / 1184 SQFT  
#19-05 - #22-05



W&D: WASHER AND DRYER F INTEGRATED FRIDGE DB DISTRIBUTION BOX X VOID SPACE

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W&D: WASHER AND DRYER F INTEGRATED FRIDGE DB DISTRIBUTION BOX X VOID SPACE

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TRES DELUXE TYPE C3

119 SQM / 1281 SQFT

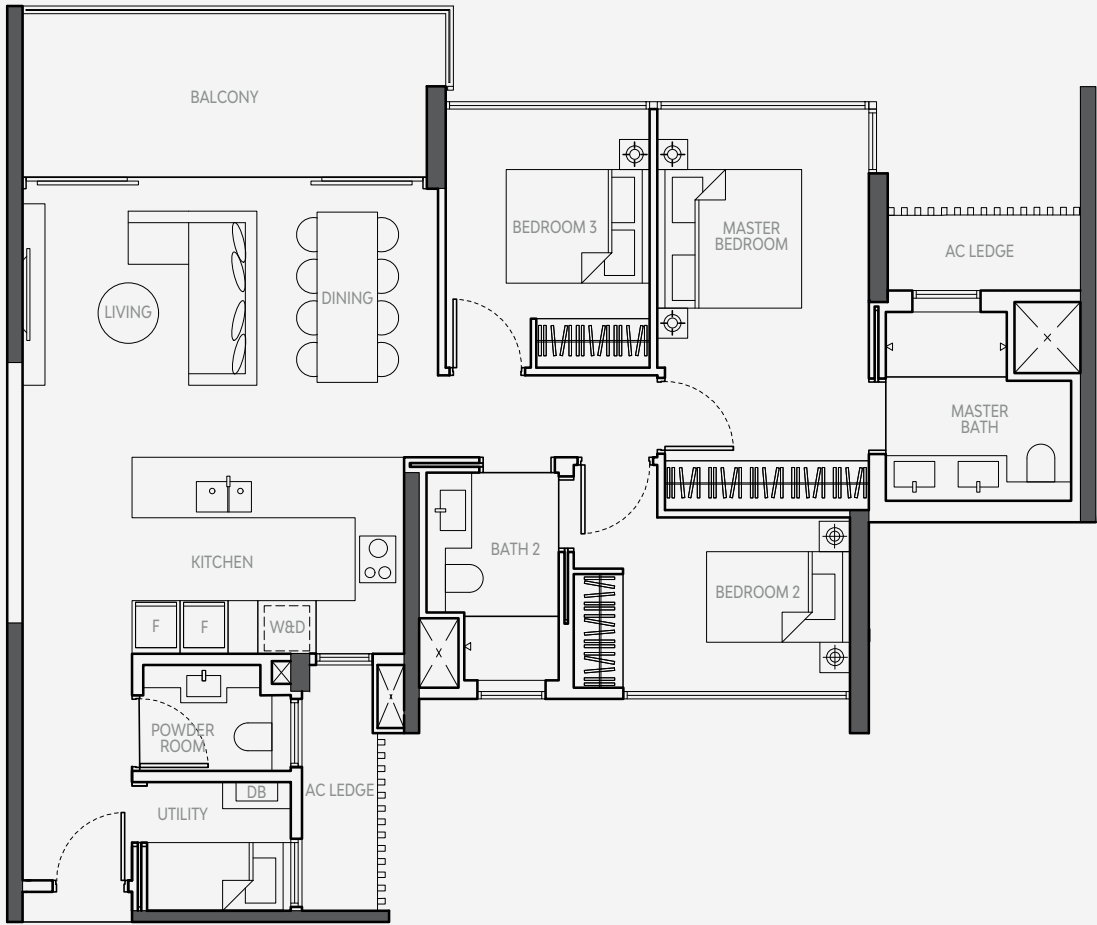
#07-01 - #17-01

#07-08 - #17-08

QUAD SUITE TYPE D1

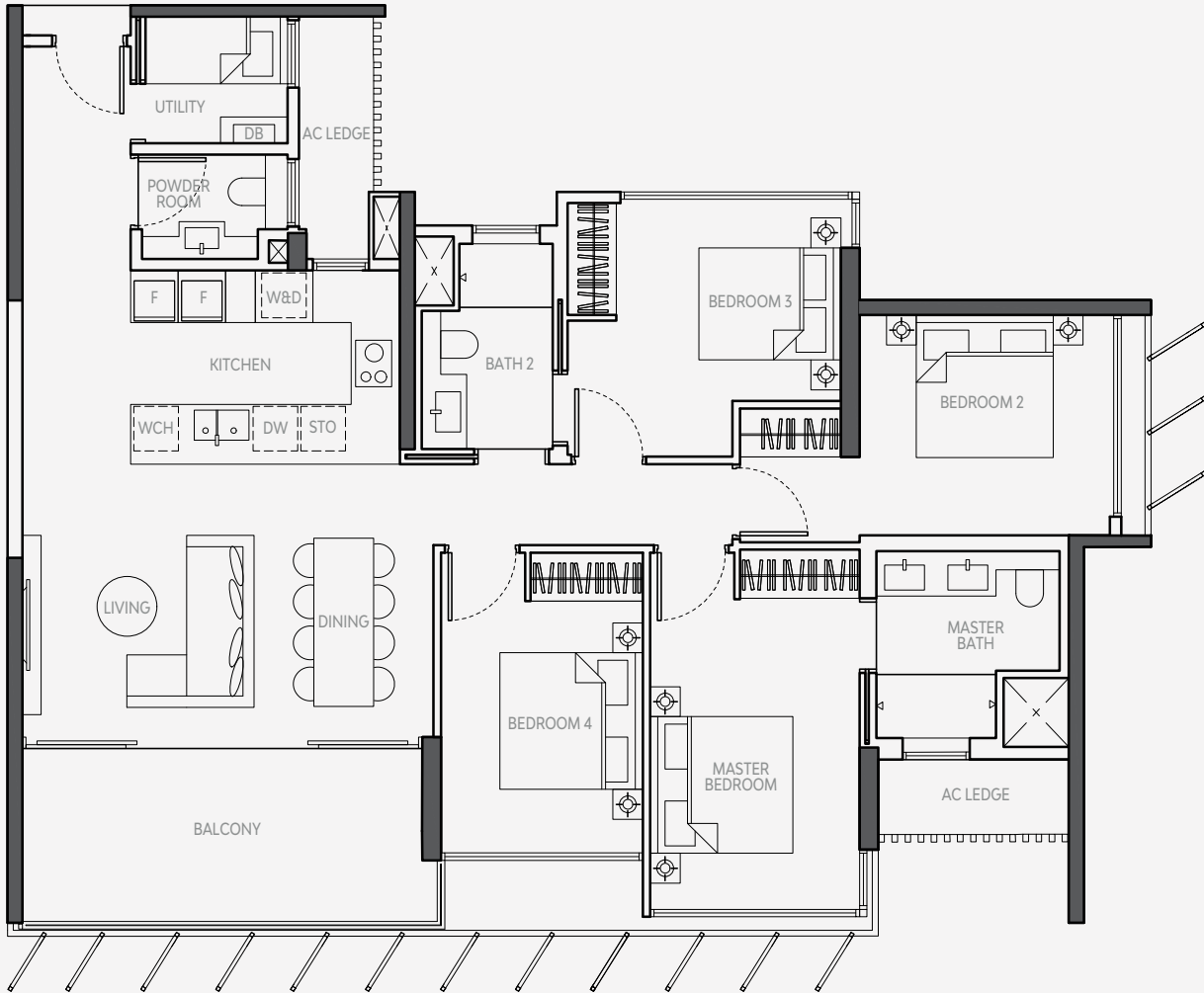
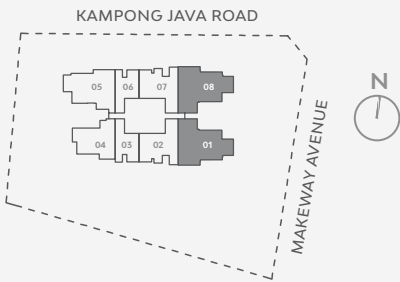
139 SQM / 1496 SQFT

#19-01 - #22-01



W&D WASHER AND DRYER F INTEGRATED FRIDGE DB DISTRIBUTION BOX X VOID SPACE

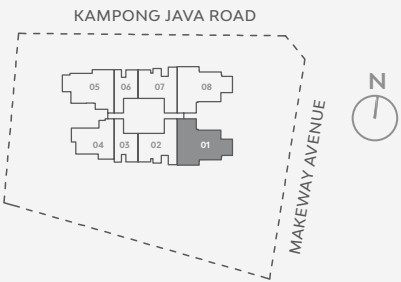
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SECURITY SCREENING EXTENT WHERE REQUIRED BY RELEVANT AUTHORITIES

W&D WASHER AND DRYER DW DISHWASHER F INTEGRATED FRIDGE DB DISTRIBUTION BOX  
WCH WINE CHILLER STO STEAM OVEN X VOID SPACE

Area includes A/C ledge and balcony where applicable. The above plans and illustrations are subject to change as maybe required or approved by the relevant authorities. All floor areas are approximate only and subject to final survey. Please refer to key plan for orientation. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to "Balcony Screen" page on this brochure.

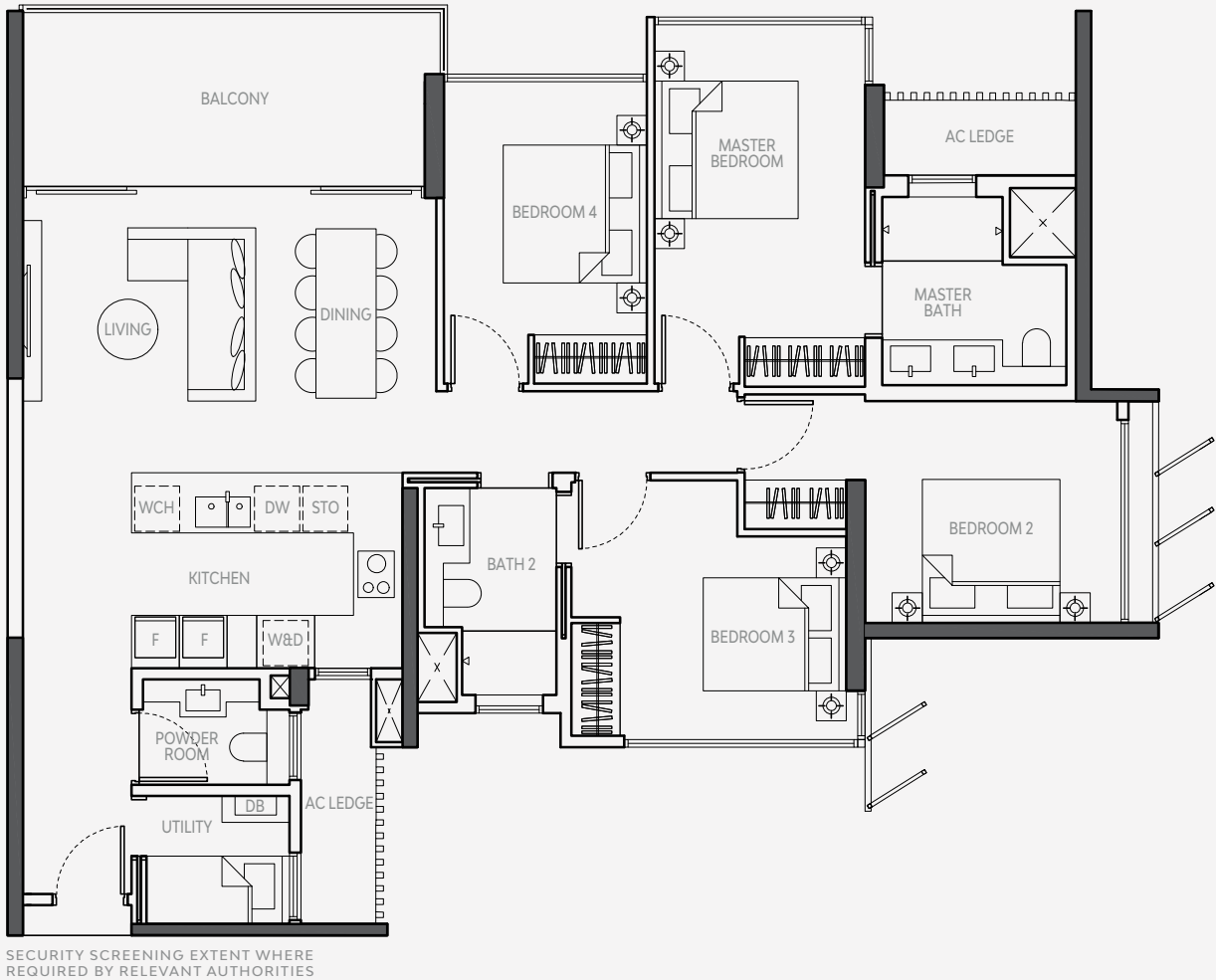




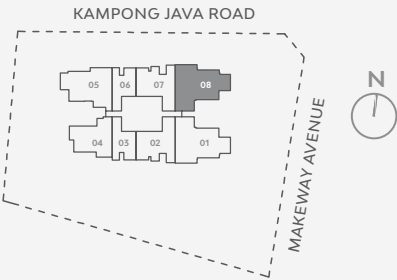
QUAD SUITE TYPE D2

BALCONY SCREEN

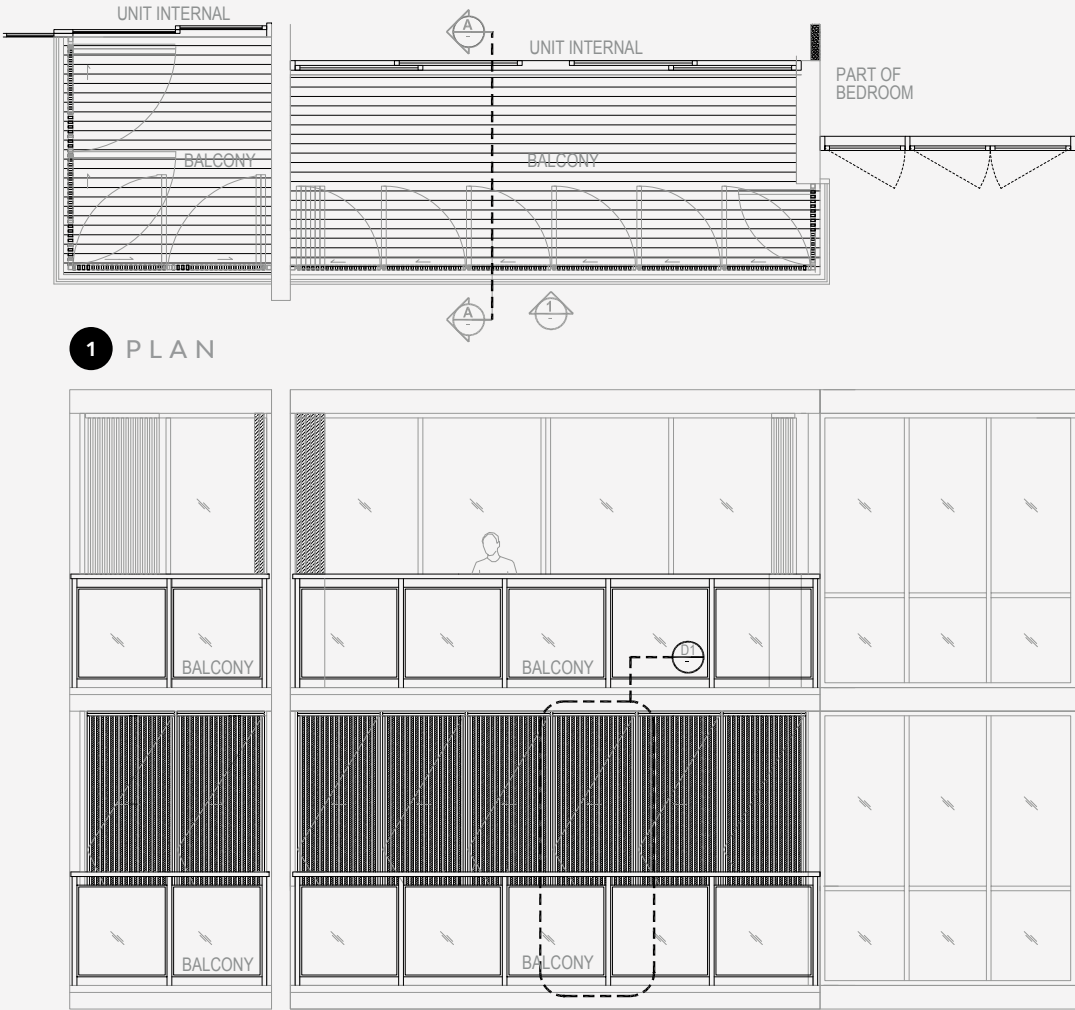
139 SQM / 1496 SQ FT  
#19-08 - #22-08



W&D WASHER AND DRYER DW DISHWASHER F INTEGRATED FRIDGE DB DISTRIBUTION BOX  
WCH WINE CHILLER STO STEAM OVEN Void SPACE



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All floor areas are approximate only and subject to final survey. Please refer to key plan for orientation. The balcony shall not be enclosed unless with the approved balcony screen.  
For an illustration of the approved balcony screen, please refer to "Balcony Screen" page on this brochure.



Note : The balcony shall not be enclosed unless with the approved balcony screen as shown above. The cost of screen and installation shall be borne by the Purchaser.





BUKIT SEMBAWANG  
ESTATES LIMITED

# The Developer

An industry pioneer with over 50 years of experience, Bukit Sembawang Estates Limited (BSEL) possesses one of the largest land banks, and was awarded The BCI Asia "Singapore Top Ten Developers 2017" Award. Consistently delivering homes that are characterised by thoughtful planning, outstanding design, fine detailing and quality finishing, Bukit Sembawang holds true to its promise of building quality homes of the highest standard for every generation.

## LUXURY RESIDENCES

SKYLINE RESIDENCES  
THE VERMONT ON CAIRNHILL  
VERDURE  
PATERSON SUITES

### 8 ST THOMAS



FREE HOLD. DISTRICT 9. IMMEDIATE OCCUPANCY.

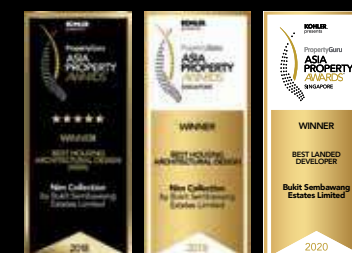
Nestled in the heart of Orchard, 8 St Thomas is a freehold luxury residence offering 250 units with a range of 1- to 4-bedroom apartments and two penthouses.

Developer: Bukit Sembawang Land Pte Ltd (Company Registration No. 201808588E) • Housing Developer License No.: C1355 • Tenure: Estate in Fee Simple • Encumbrances: Nil  
Expected date of Vacant Possession: 20 December 2024 • Expected date of legal completion: 20 December 2027 • Location : Lot00792X of TS28 at Makeway Avenue, Singapore

## LANDED HOMES

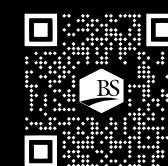
LUXUS HILLS  
WATERCOVE  
14 & 16 LENGKOK ANGSA  
MIMOSA TERRACE

## NIM COLLECTION



DESIGNED BY W ARCHITECTS,  
WINNER OF THE PRESIDENT'S  
DESIGN AWARD

One of the first developments to explore the new landed housing guidelines introduced by the URA, Nim Collection residences feature greater flexibility in design and configuration of interior spaces.



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VIEW THE LATEST ADDITION  
TO OUR COLLECTION OF  
BESPOKE HOMES.