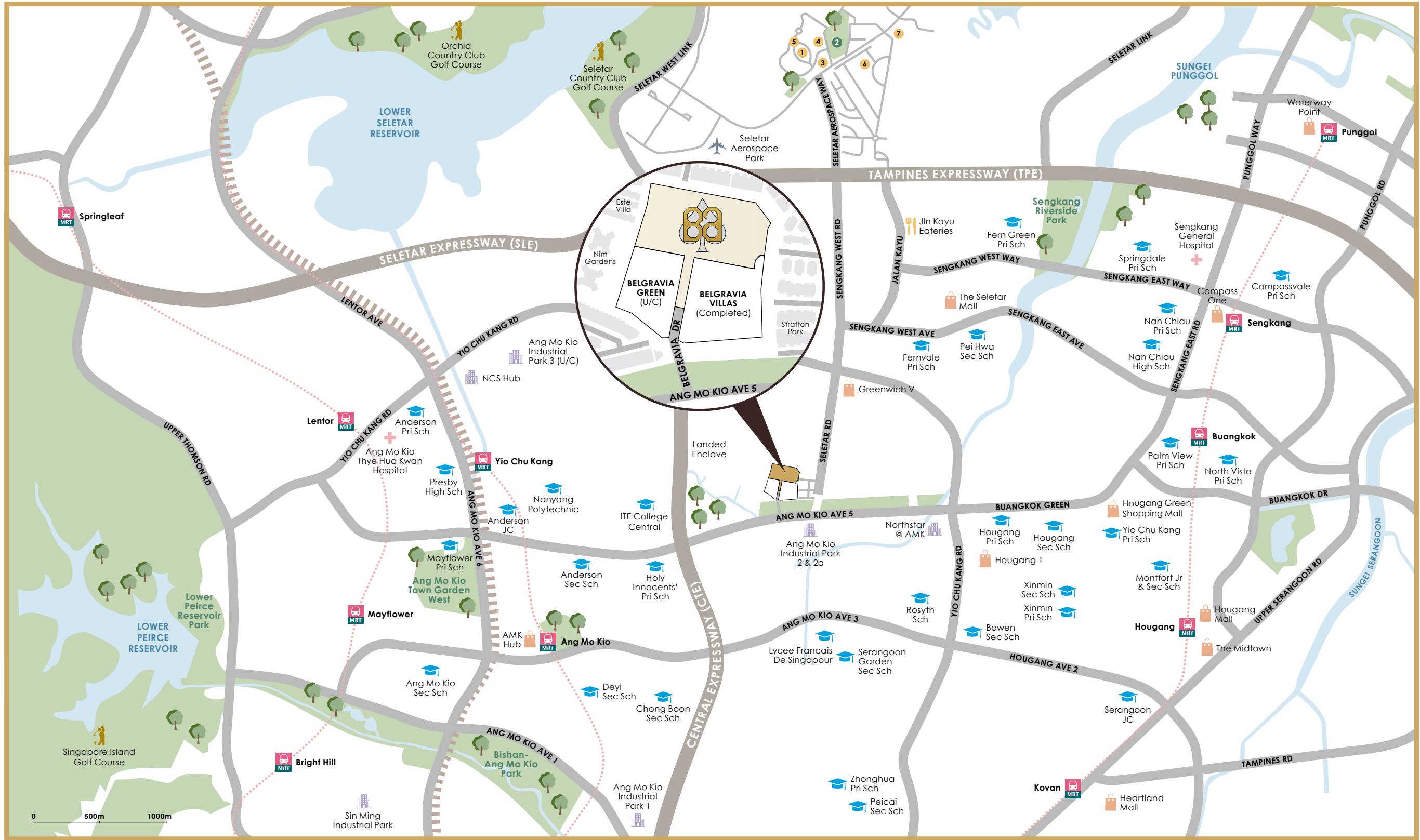




THE BEST OF *Freehold Living*

FLOOR PLAN



A HOME AS EXCLUSIVE

as its address

Nestled within a tranquil enclave, Belgravia Ace puts you a heartbeat away from chic restaurants, nature hangouts, specialty shops and more.

F&B & Retail

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

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

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

Expressway

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

LEGENDS:

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

- | | |
|--|-------------------------|
| 1 The OVAL @ SAP | 5 5 by Sans Facon |
| 2 Hampstead Wetlands Park | 6 CWTCH Corner |
| 3 Wildseed Café & Bar at The Summerhouse | 7 Boh Geh Uncle Canteen |
| 4 Wheeler's Estate | |



Seletar Aerospace Park

Home to over 60 aerospace companies such as Airbus, Rolls-Royce and ST Aerospace, the 320-hectare Seletar Aerospace Park is a leading regional hub boasting world-class infrastructure for global and local industry players.



Punggol Digital District

Envisioned as Singapore's first "Enterprise District", this learning and economic hub will house the Singapore Institute of Technology campus, as well as a business park developed by JTC. Upon its completion in 2023, Punggol Digital District will create 28,000 jobs.



Lorong Halus Industrial Park

Catering to light and clean industries such as food, lifestyle and logistics, Lorong Halus Industrial Park will be developed into a major employment node and bring more job opportunities closer to home in the North-East region.

Defu Industrial Park

The Defu industrial cluster will be transformed into "A Green and Sustainable Industrial Park of Tomorrow", complete with next-generation industrial complexes, landscaped greenery and environmentally sustainable features.



DAZZLING DINING DESTINATIONS

Await



Chomp Chomp Food Centre

Indulge your supper cravings at one of Singapore's favourite late-night dining haunts. No meal at this hawker heaven is complete without some barbecued seafood and a super-sized mug of sugarcane juice.



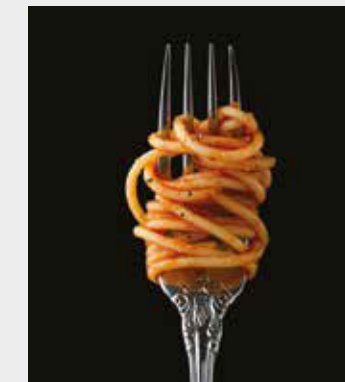
Thasevi Food

Make room on your list of midnight supper spots for the 24-hour Thasevi Food, which is home to arguably the most famous roti prata in Singapore. Wash it down with a cup of steaming teh tarik to end your night on a sweet note.



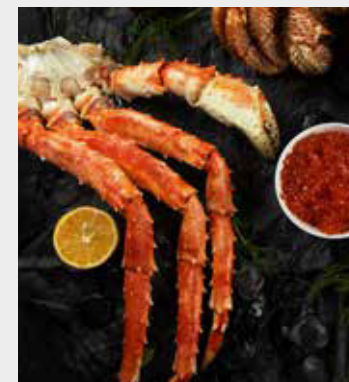
Hiang Soon Otar

Peel back the banana leaves of this otah and you'll see why this humble stall has such a faithful following. Grilled to smoky perfection over charcoal, the fresh mackerel and fragrant spices pack an irresistible one-two punch.



Wheeler's Estate

Turn back the clock with a delightfully rustic dining experience in a two-storey colonial bungalow. Soak up some live tunes by the bar as the aroma of your dinner grilling over Jarrah, Apple and Lychee firewood wafts through the air.



Melben Seafood

Savour some of Singapore's best zi char at this seafood institution, which was awarded the Michelin Plate accolade in the Michelin Guide Singapore 2019. Their signature crabs, which are served 15 different ways, are absolute must-haves.



Sweet Thoughts by M.O.D

Treat your eyes to a visual feast with desserts that look straight out of Instagram. Infused with a modern twist, traditional Asian desserts are transformed into unique creations such as Kaya Toast Steamed Pudding and Orh Nee Shaved Ice.

Blanco Prawn Noodle House

Get your hands dirty with juicy jumbo prawns swimming in a sinfully decadent broth. If you can handle the heat, drench your noodles in the homemade chilli sauce for an extra kick of flavour.





**Obsessive Chocolat
Desire (OCD) Cafe**
Step into this ice cream cafe and you'll be welcomed by the waft of freshly pressed waffles. For true aficionados, the Africa 85% Dark will tame all dark chocolate cravings with its rich cocoa intensity and bittersweet finish.

Grub
Grab a juicy bite of gourmet burgers with a local twist such as Har Cheong Gai Burger and Grilled Satay Burger. The casual ambience of this burger bistro makes it the perfect go-to for your next weekend brunch.

Trattoria da Mimmo
Transport yourself to Southern Italy with authentic Tuscan-style dishes lovingly prepared by Chef Mimmo, who hails from the San Marzano region. Inspired by the comfort food of Chef Mimmo's childhood, the menu includes antipasti, pizzas, pastas, risottos and more.

The Summerhouse

Wine and Dine under the stars in a magical private dome set within The Summerhouse's edible garden. A nine-course farm-to-table menu promises an extravagant gastronomic affair you'll never forget.



Seng Kee Bak Chor Mee
Fancy a bowl of fancy bak chor mee? This humble stall's signature soup base gets its distinctive cloudy look from hours of simmering pork bones, while a generous serving of fish maw soaks up all the flavourful goodness.

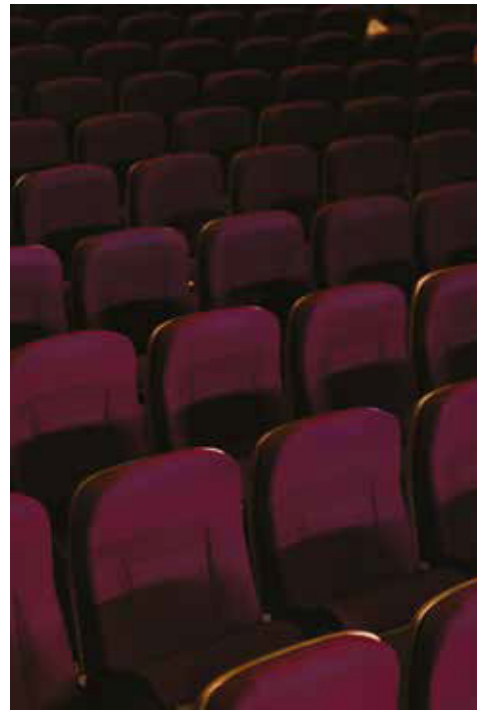


Bober Tea
Take a sip of the flavours of Hokkaido and Okinawa at this homegrown artisanal bubble tea joint. Their wildly popular Brown Sugar Fresh Milk and addictively chewy pearls are a match made in bubble tea heaven.



RETAIL PLAYGROUNDS

at your doorstep



AMK Hub

Let your hair down at AMK Hub's Integrated Entertainment Centre, which boasts a games arcade, karaoke studio and an eight-screen cineplex under one roof.



NEX

Shop your way through one of Singapore's largest suburban malls, which features a dazzling mix of retail, entertainment and lifestyle offerings with over 350 premium tenants and brands.



The Seletar Mall

Pick up any last-minute groceries at the 24-hour FairPrice Finest or catch the latest blockbusters at Shaw Theatres. There's something for the whole family at The Seletar Mall, which is conveniently connected to Fernvale LRT.



Hougang 1

Spend the day with the ones you hold dear at Hougang 1, a family-friendly contemporary mall within the neighbourhood that caters to all ages with affordable dining, shopping and enrichment options.



Greenwich V

Revel in the alfresco allure of Greenwich V, a quaint mall nestled within the lush and leafy surroundings of Seletar Hills.

Junction 8

Climb, swing and slide with your little ones at the one-of-a-kind vertical playground at Junction 8, a one-stop shopping, dining and entertainment destination.



myVillage

Discover the hidden charm and gems of Serangoon Gardens at myVillage, a cosy dining enclave that marries laid-back nostalgia with modern conveniences.





ESCAPE AWAY *from it all*

Lower Seletar Reservoir Park

Paddle down shimmering waters and feel the wind in your face in a kayak or dragon boat. On land, the Heritage Bridge, rain garden and fishing jetty are perfect backdrops for quality family time.

North-East Waterways

Get set for a splash of fun. The waterways at Serangoon Reservoir, Punggol Reservoir and My Waterway@Punggol will be transformed into active spaces for water activities, and seamlessly connected to Punggol Regional Sport Centre, SAFRA Punggol and Anchorvale Community Club.



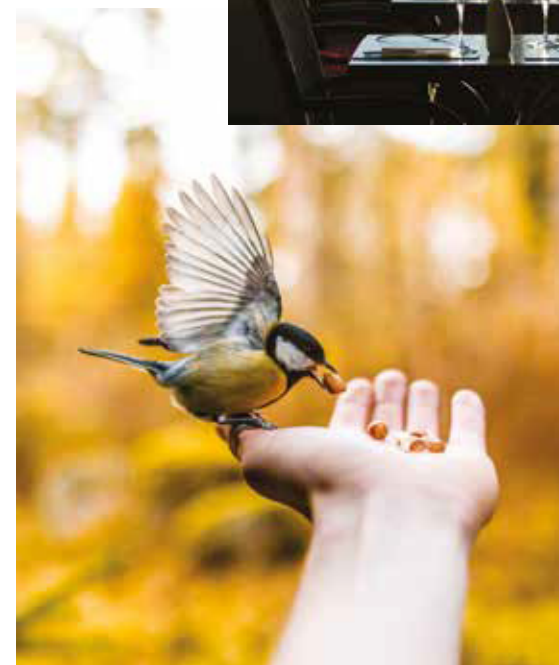
Punggol Point

Savour spectacular waterfront views as you dine by the sea at Punggol Point, a coastal development with F&B outlets, fishing platforms and a 1.5km heritage trail along Old Punggol Road.



Coney Island

Escape from the urban bustle at this seemingly untouched island of coastal forests, mangroves and casuarina woodlands. Nature invites you to explore its enchanting ecology on foot or on wheels, with over 80 species of birds to keep you company.



Sengkang Riverside Park

Stroll along the grassy river banks and you might catch a rare glimpse of the resident turtles making their way across the waters. Home to Singapore's largest man-made wetland, the park is a sanctuary for wildlife such as mangrove birds, otters and damselflies.



Hampstead Wetlands Park

Explore a 3.23-hectare green sanctuary nestled next to Seletar Aerospace Park. A leisurely stroll along the boardwalks may lead to a lucky encounter with the blue percher dragonflies and white-throated kingfishers that call the wetlands home.

SITE PLAN

LEGEND

ZONE 1: FIRE GARDEN

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

WELCOME AREA

- 4. DROP-OFF
- 5. CLUBHOUSE / GYM
- 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 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. SEATING ALCOVE
- 37. TWISTY PATH

POCKET GARDEN

- 38. THE MAZE

AUXILIARY

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



AN EXCLUSIVE COLLECTION

LIMITED TO THE DISCERNING



Artist's Impression

Belgravia Ace is the final phase of the acclaimed Belgravia collection. A majestic end befitting of the discerning few.



FLOOR PLAN

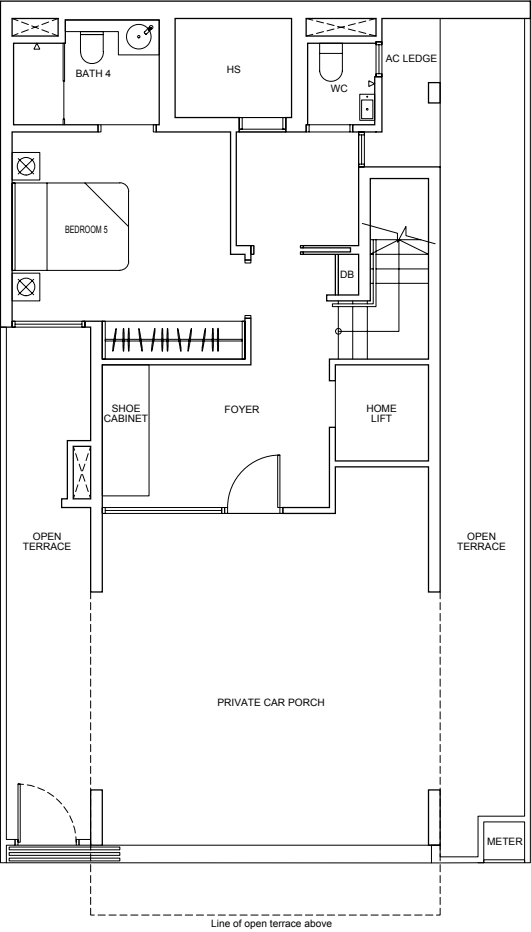
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365 sqm / 3929 sqft

House Nos.:
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575, 577

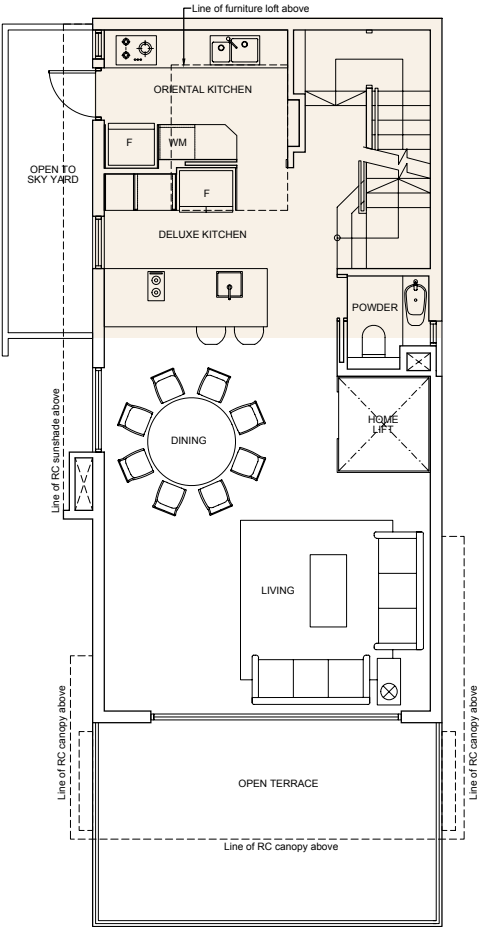
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FLOOR PLAN

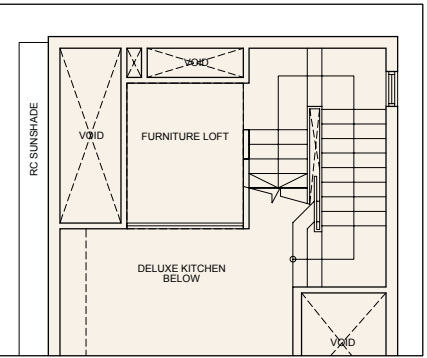
Type A
365 sqm / 3929 sqft



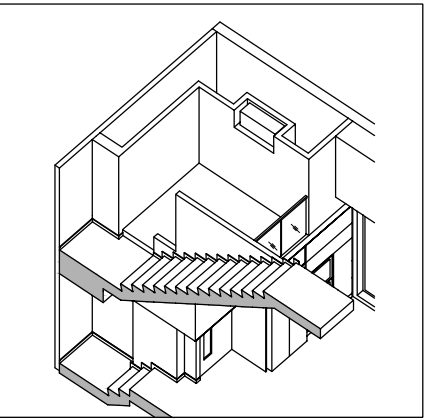
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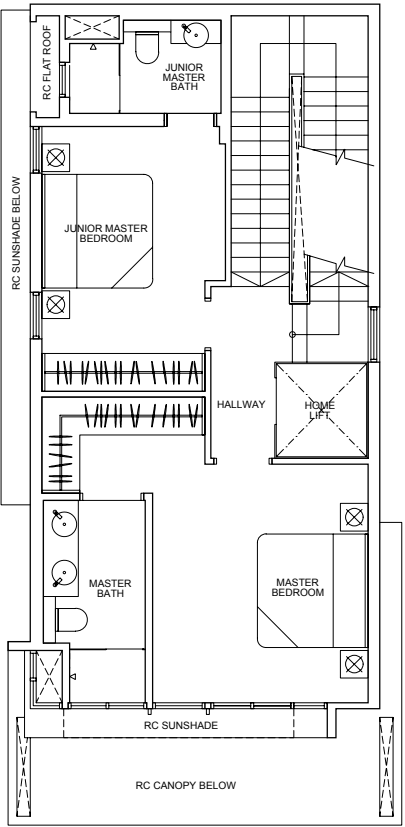
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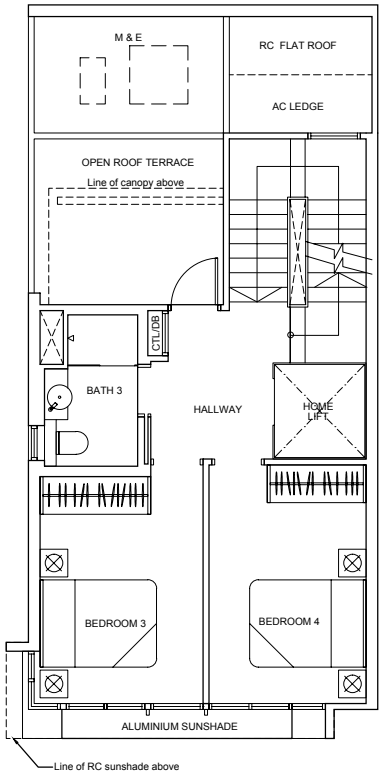
LOFT - PLAN



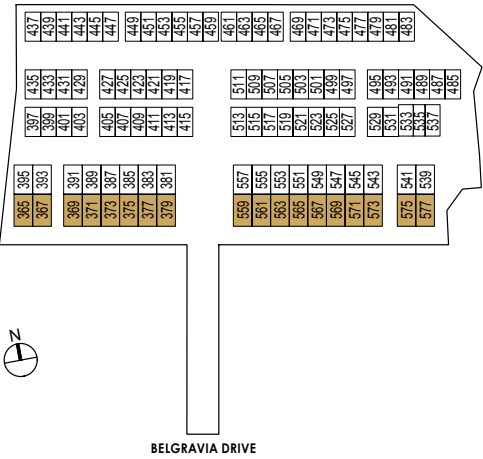
LOFT - ISOMETRIC VIEW



3RD STOREY



ATTIC



LEGENDS FOR FLOOR PLAN

- HS – Household Shelter
WC – Water Closet
DB – Distribution Board
WM – Washing Machine
F – Fridge
PES – Private Enclosed Space
M&E – Mechanical & Electrical
CTL – Control Lift Panel
X – Void

All areas are inclusive of air-con ledge, M&E, open roof terrace, PES and void, if any. Furniture are indicative only and not provided.
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FLOOR PLAN

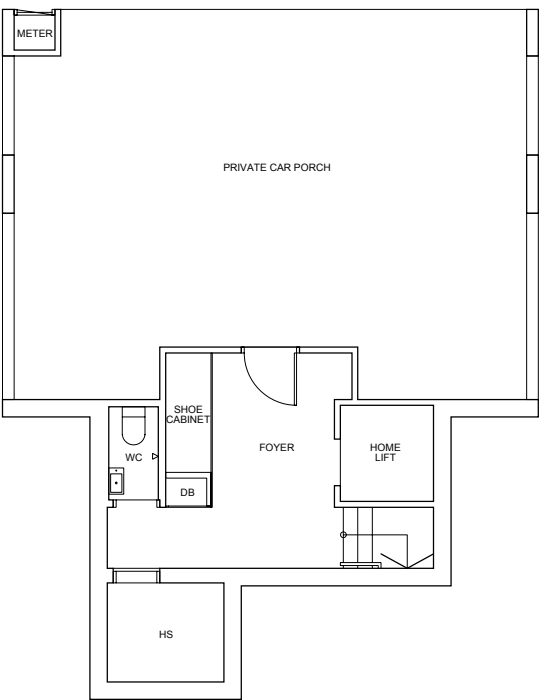
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406 sqm / 4370 sqft

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539, 541

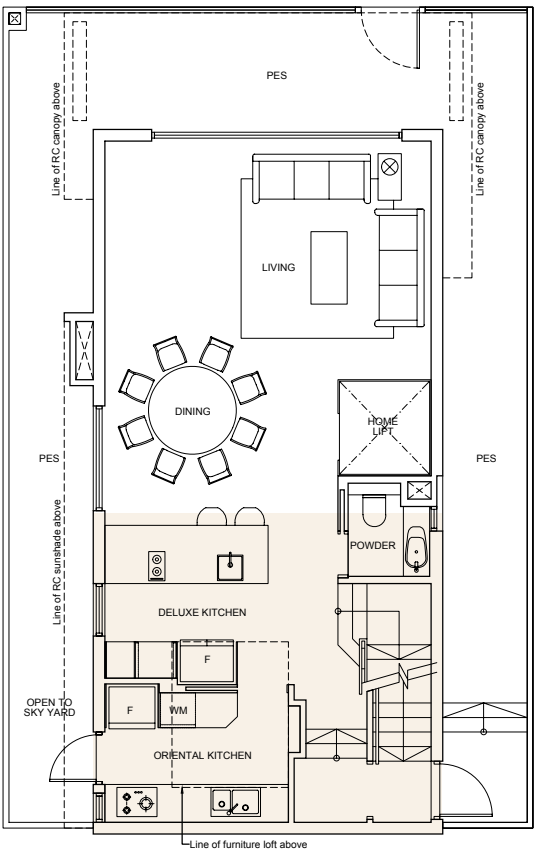
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FLOOR PLAN

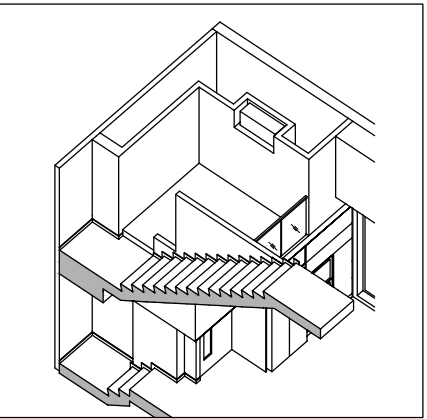
Type B
406 sqm / 4370 sqft



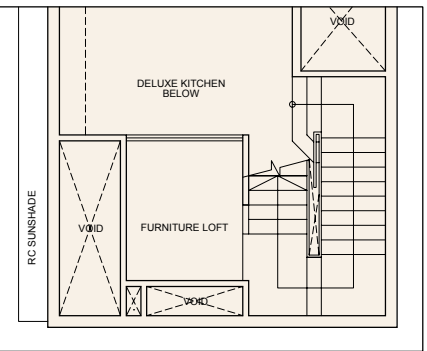
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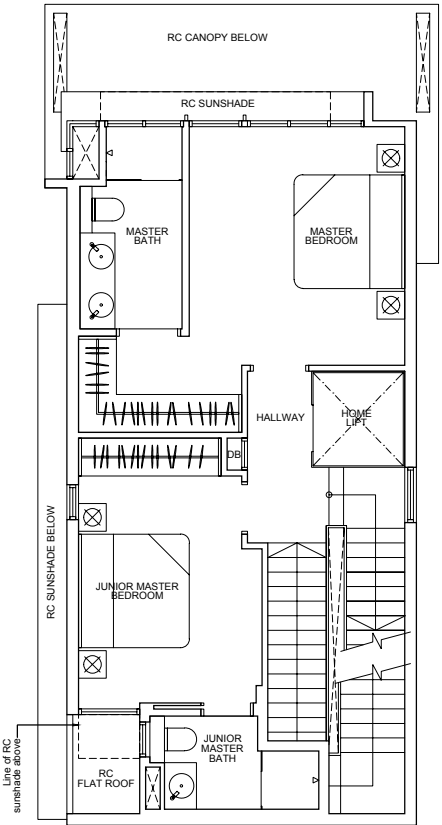
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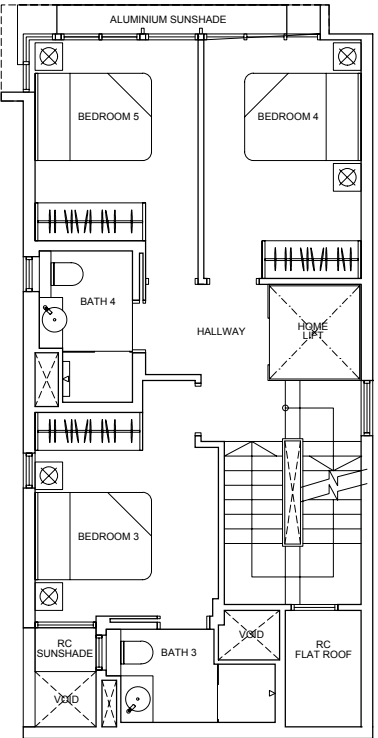
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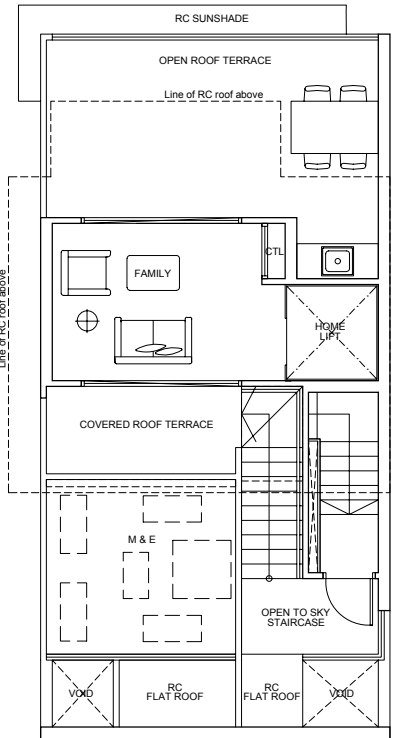
LOFT - PLAN



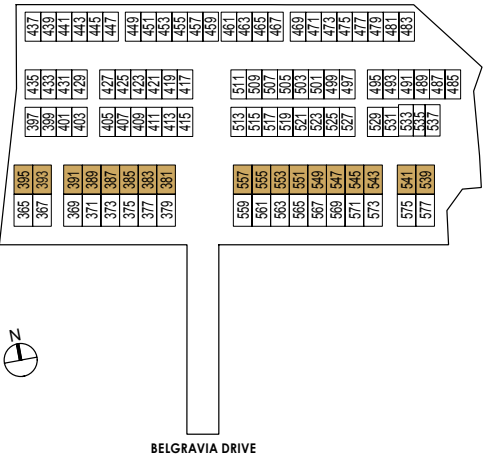
2ND STOREY



3RD STOREY



ROOF TERRACE



LEGENDS FOR FLOOR PLAN

- HS – Household Shelter WC – Water Closet DB – Distribution Board WM – Washing Machine F – Fridge
- PES – Private Enclosed Space M&E – Mechanical & Electrical CTL – Control Lift Panel X – Void

All areas are inclusive of air-con ledge, M&E, open roof terrace, PES and void, if any. Furniture are indicative only and not provided.
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FLOOR PLAN

Type C
377 sqm / 4058 sqft

House Nos.:

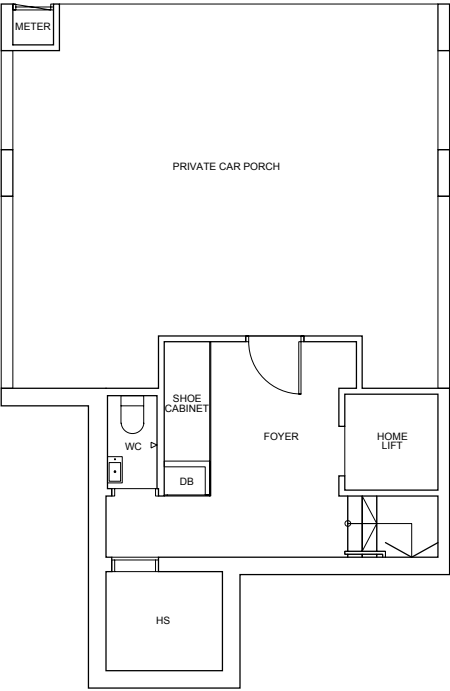
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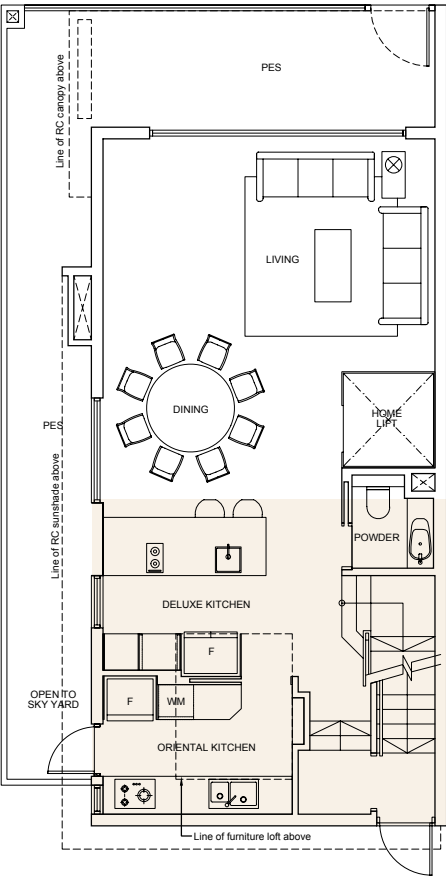
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505, 509, 513, 517, 521, 525, 529

FLOOR PLAN

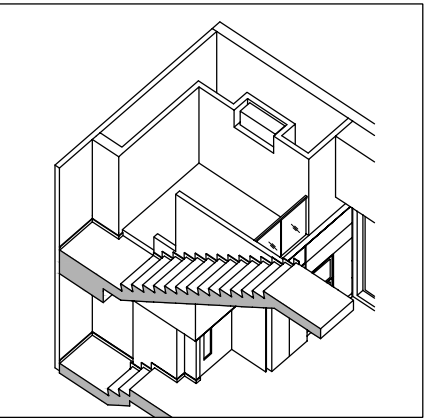
Type C
377 sqm / 4058 sqft



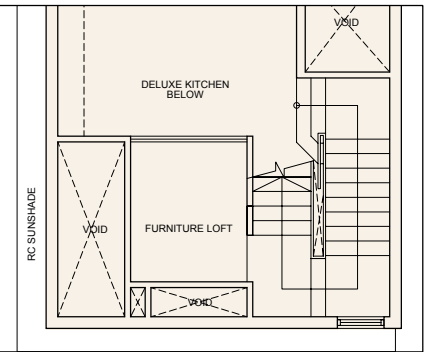
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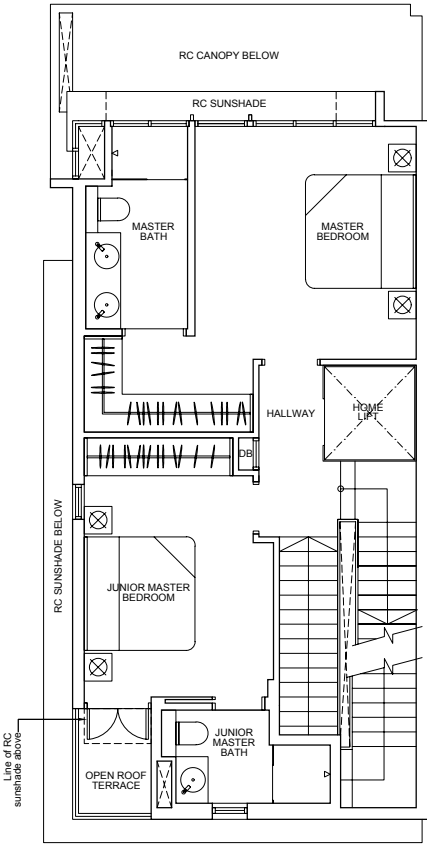
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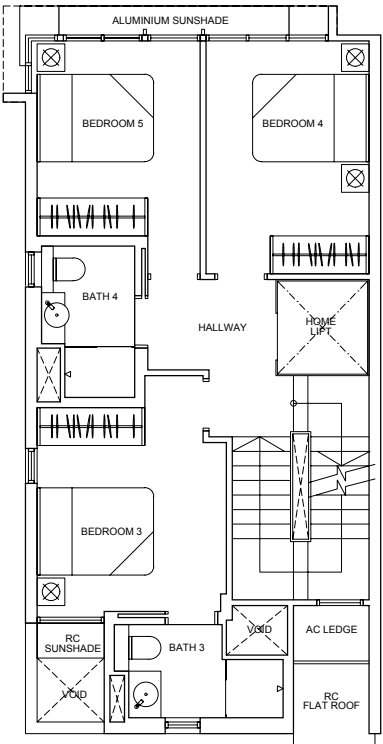
LOFT - ISOMETRIC VIEW



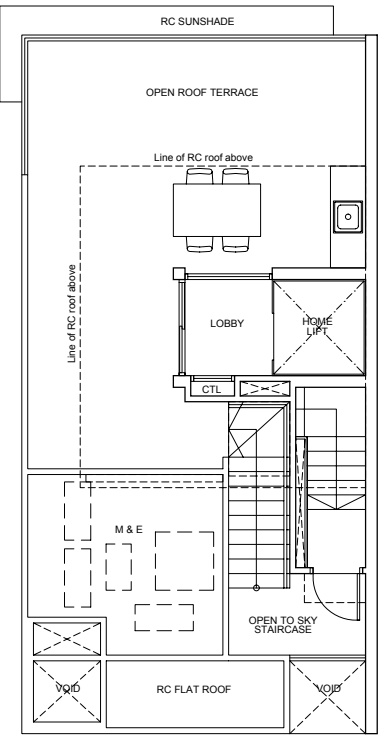
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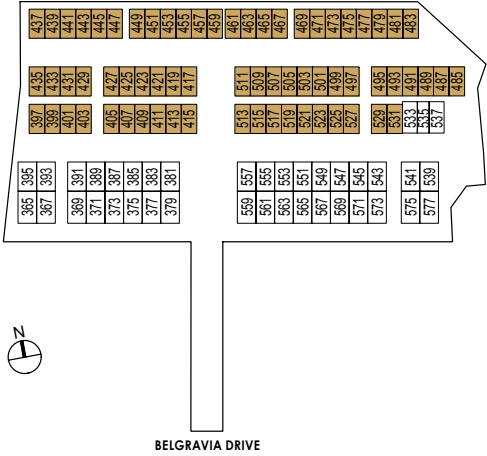
2ND STOREY



3RD STOREY



ROOF TERRACE



LEGENDS FOR FLOOR PLAN

- HS** – Household Shelter

PES – Private Enclosed Space
- WC** – Water Closet

M&E – Mechanical & Electrical
- DB** – Distribution Board

CTL – Control Lift Panel
- WM** – Washing Machine

F – Fridge
- Void** – Void

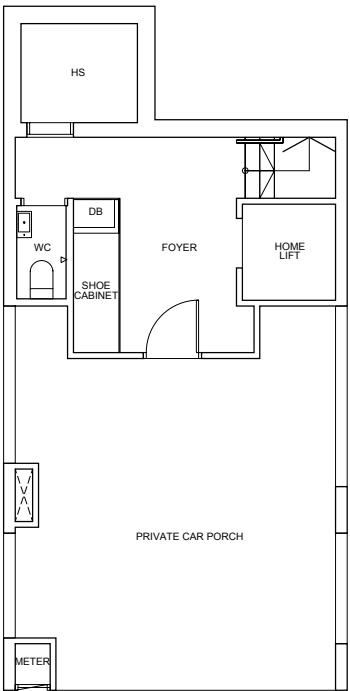
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FLOOR PLAN

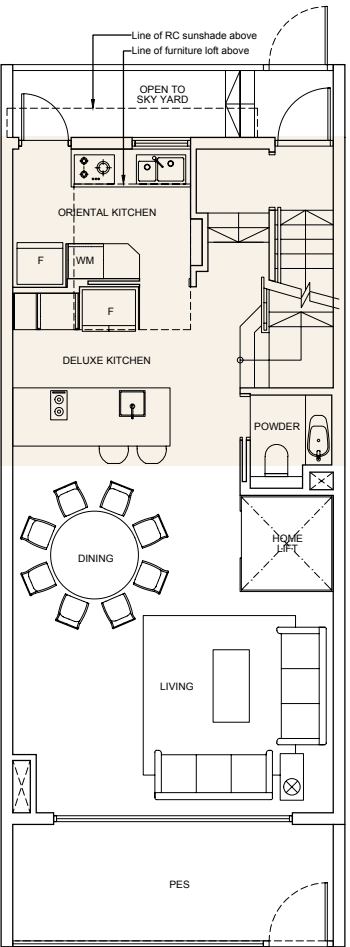
Type D1
339 sqm / 3649 sqft

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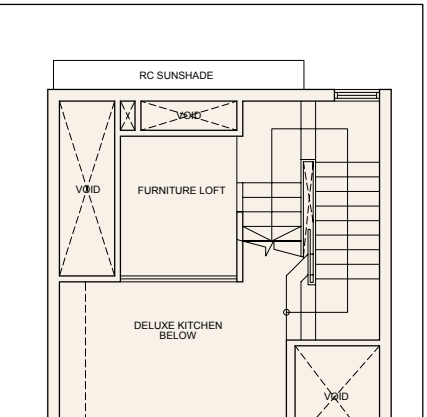
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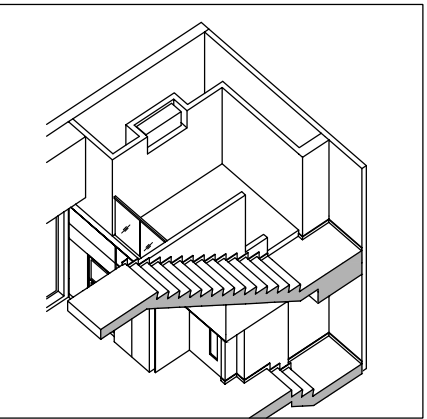
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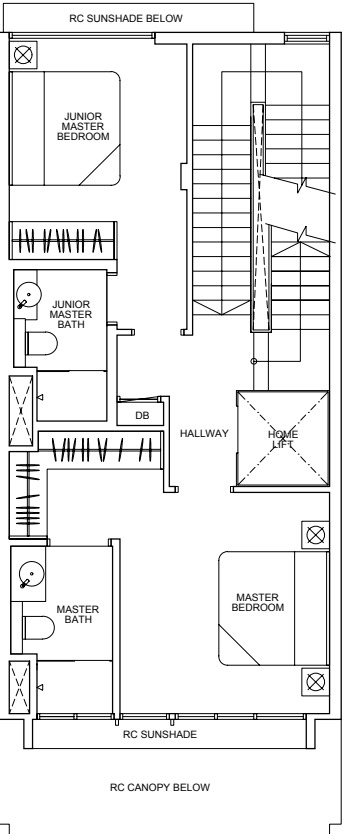
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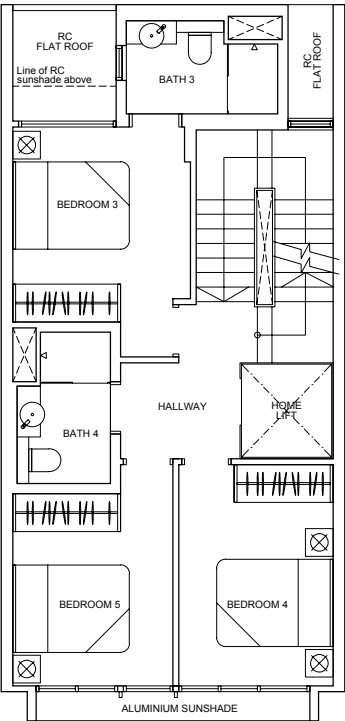
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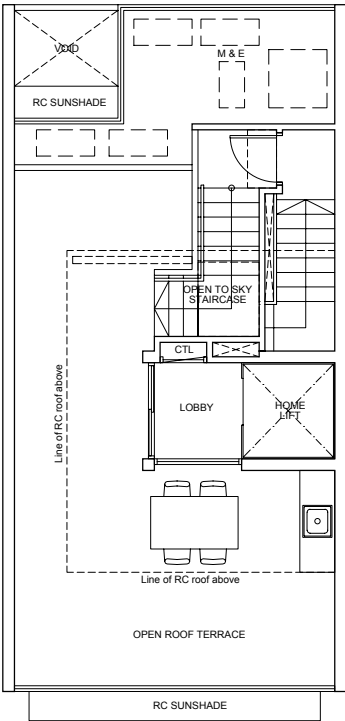
LOFT - ISOMETRIC VIEW



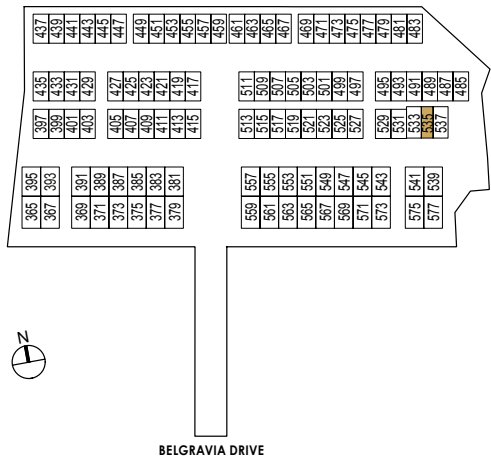
2ND STOREY



3RD STOREY



ROOF TERRACE



LEGENDS FOR FLOOR PLAN

- HS** – Household Shelter **WC** – Water Closet **DB** – Distribution Board **WM** – Washing Machine **F** – Fridge
- PES** – Private Enclosed Space **M&E** – Mechanical & Electrical **CTL** – Control Lift Panel – Void

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FLOOR PLAN

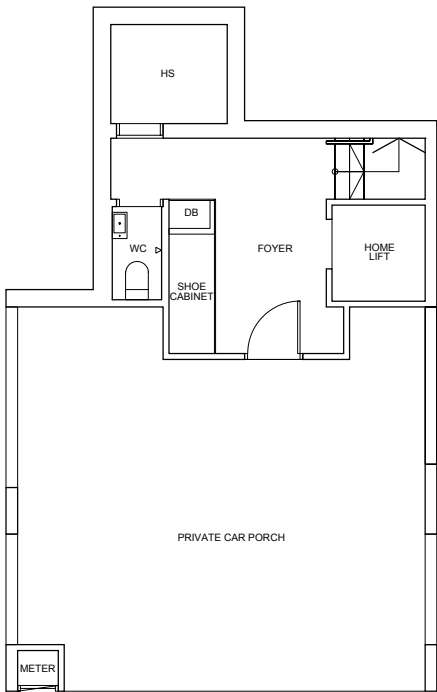
Type D2
374 sqm / 4026 sqft

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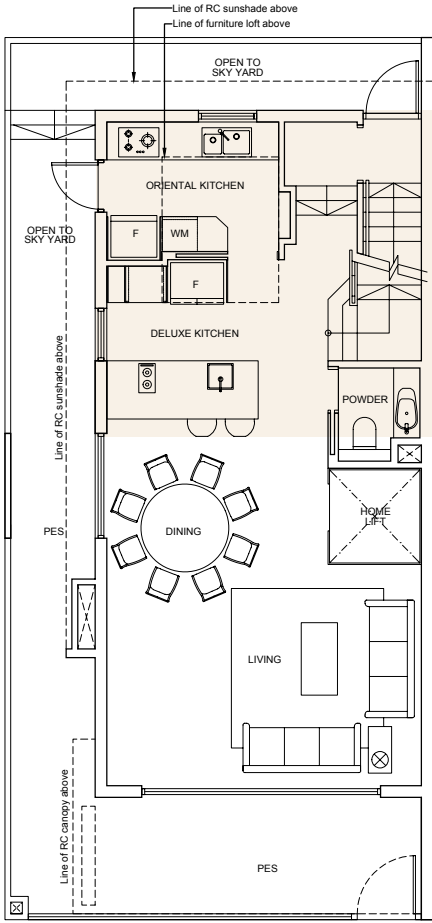
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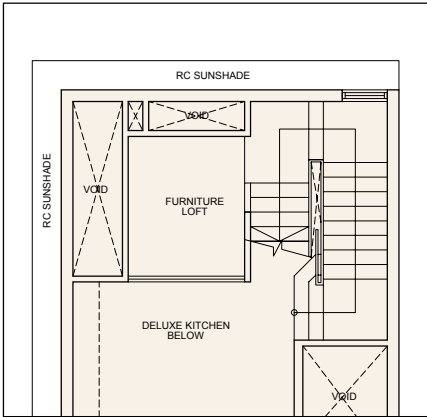
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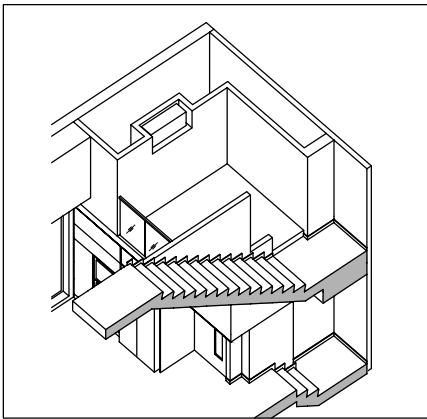
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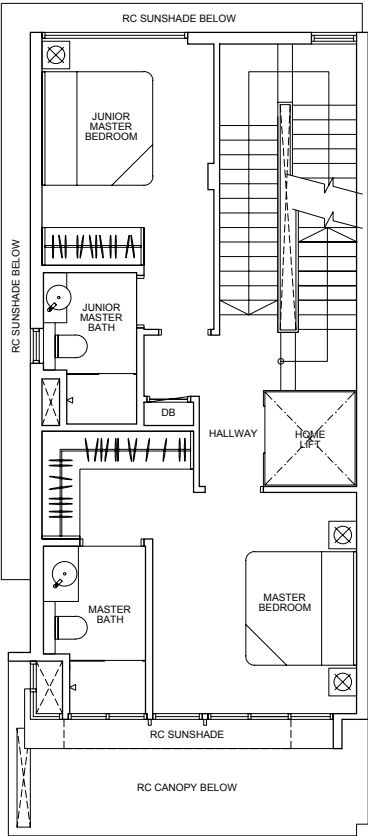
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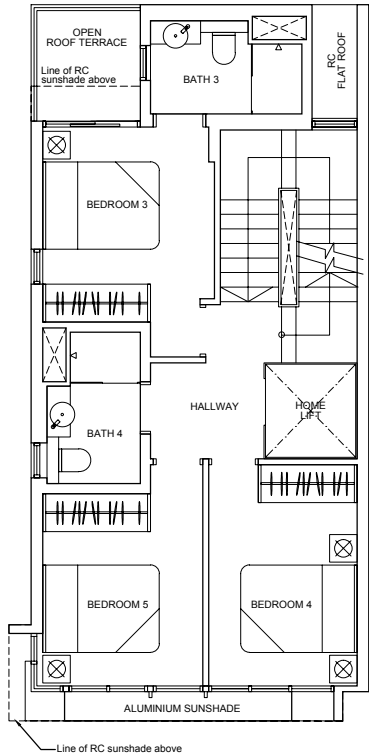
LOFT - PLAN



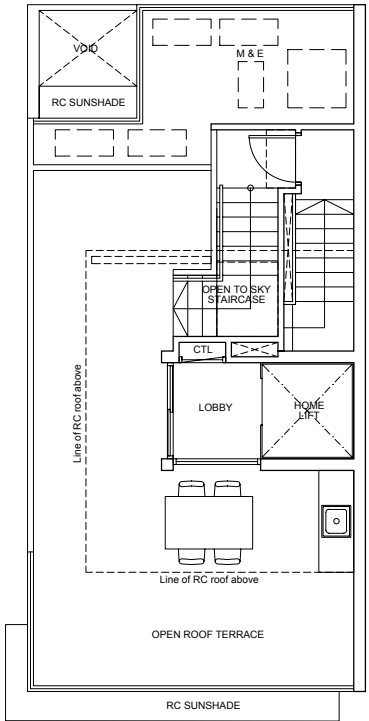
LOFT - ISOMETRIC VIEW



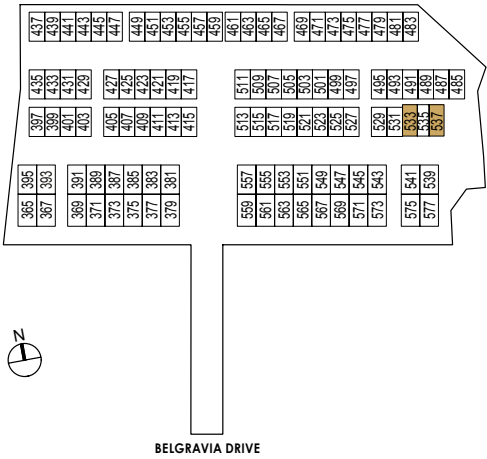
2ND STOREY



3RD STOREY



ROOF TERRACE





TONG ENG GROUP

DEVELOPED BY
FAIRVIEW DEVELOPMENTS PTE LTD

OFFICIAL MARKETING AGENCY



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Developer: Fairview Developments Pte Ltd (Co Reg 197201600D) • Developer License No: C1421 • Location: 18431T (Formerly known as Lot 17941L PT) MK18 at Belgravia Drive
• Tenure of Land: Estate in Perpetuity • Expected Date of Vacant Possession: 31 January 2028 • Expected Date of Legal Completion: 31 January 2031 • Building Plan Approval No.: A1404-00450-2017-BP01 dated 10 November 2021 • Encumbrances: Mortgage in Favour of Oversea-Chinese Banking Corporation Limited

