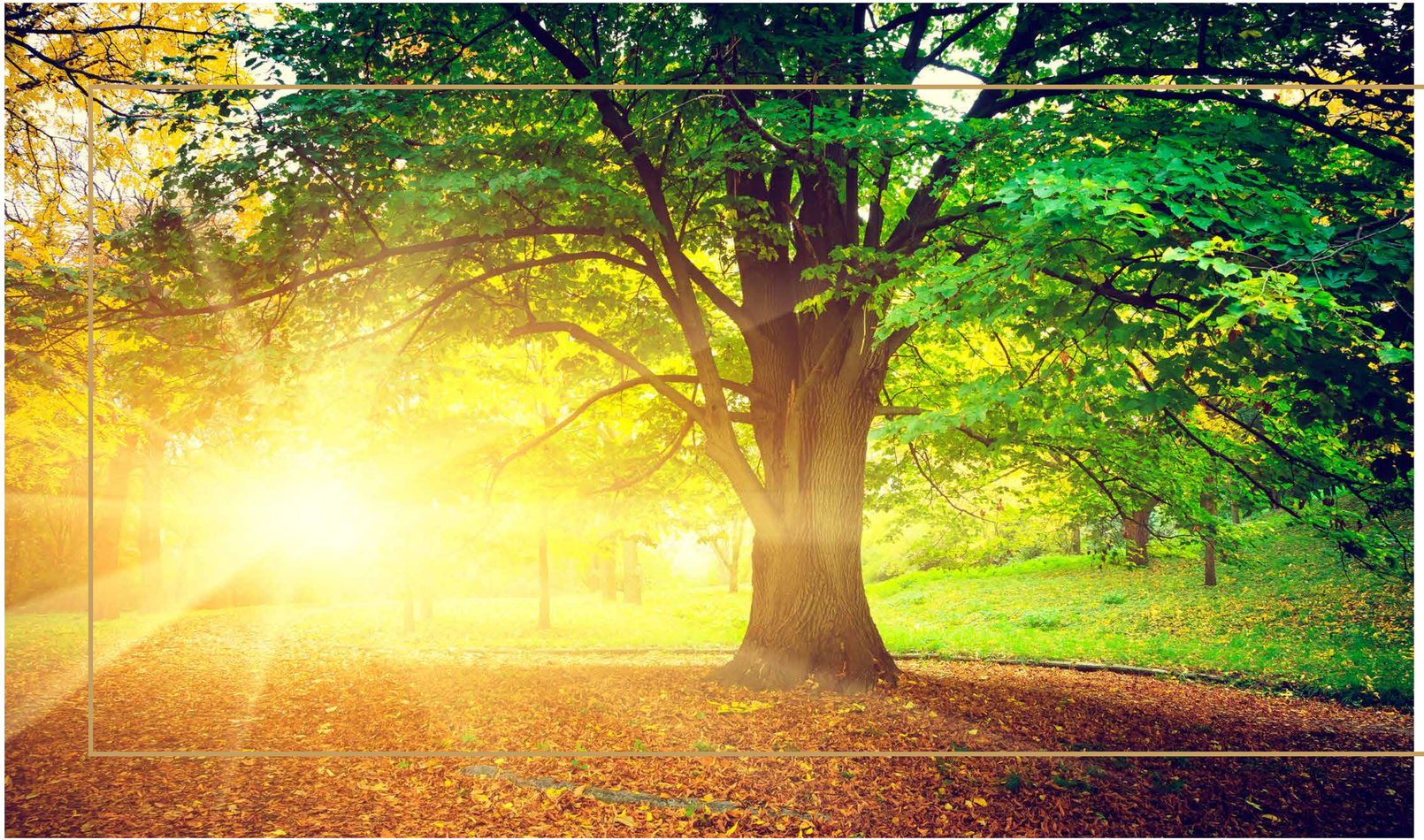


ALONG COMES BELGRAVIA ACE TO TAKE YOUR BREATH AWAY

FREEHOLD STRATA SEMI-DETACHED AND TERRACE HOUSES



FREEHOLD

THE BEST TENURE

Belgravia Ace is located at:

Belgravia Drive

Lot Number	18431T
Mukim	18
District	28
Postal Code	8*****

Comprising:

Type A	18 units
Type B	18 units
Type C	68 units
Type D	3 units

Nice Assembly of 8s





YOUR HOME TODAY

YOUR LEGACY TOMORROW

This is an asset for your generations to come,
to cherish and to keep.

Yours to own forever.



Impressive Roundabout Fountain and Clubhouse

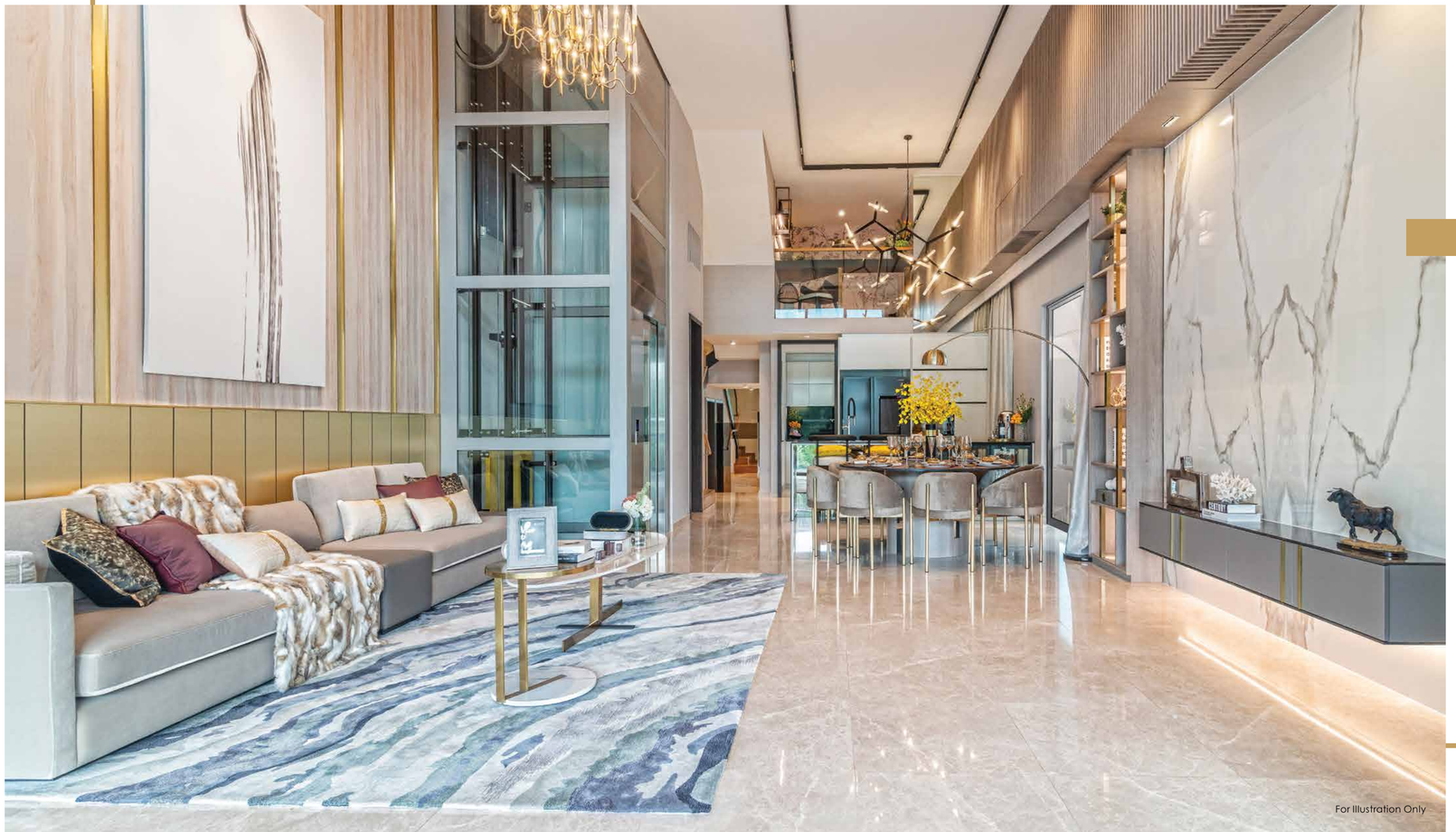
A GRAND WELCOME

FIRST IMPRESSIONS COUNT

Belgravia Ace is an exclusive estate reserved for the privileged few. A long driveway tantalises expectations. The soothing sounds of water greet your arrival, and you will feel that you have arrived at someplace special.

Futuristic Grand Entrance





For Illustration Only

SPACE

THE NEW LUXURY

- Belgravia Ace sits on a sprawling land of 26,990 sqm (290,520 sq ft), the largest of its kind in terms of land size.
- Low density configuration, with more open space.
- A grand driveway to your home.
- A 235 meters site width conjures liberating space.
- High ceiling in the living, dining and deluxe kitchen.
- Generous frontage of 6 meters.
- Wide dining space able to accommodate a 8-seater circular dining table.
- Spending more time at home has its own rewards.

KITCHEN MAGIC

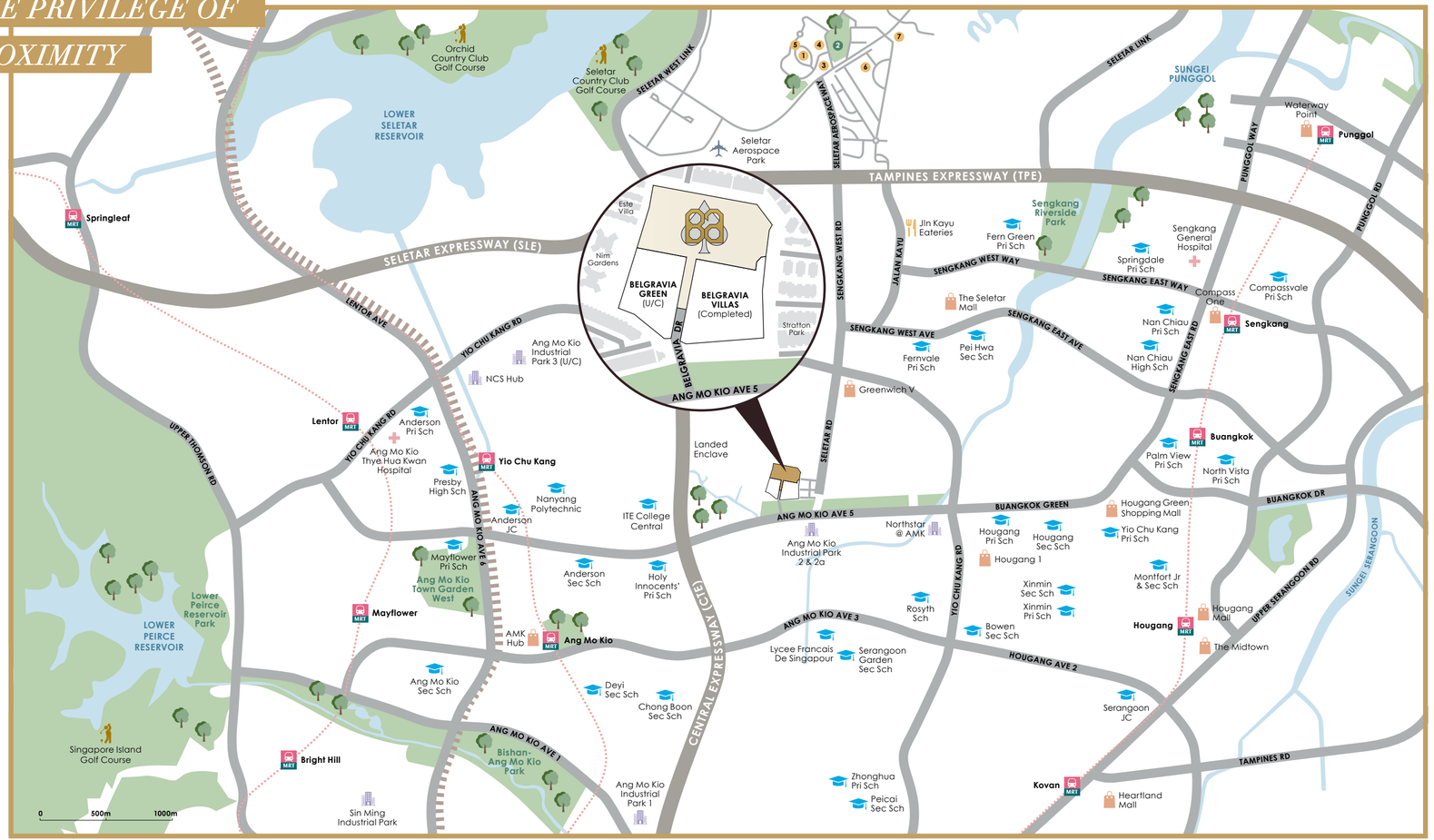
FOR GREAT CULINARY CREATIONS

- Twin kitchens connected by a sliding door.
- Designed for optimal efficiency.
- Appliances chosen for best performance and visual appeal.
- V-Zug steamer, oven, gas and induction hobs.
- Top-of-the-line Samsung Family Hub twin door fridge.
- Grohe taps and Blanco sinks.
- Flip-up top cabinets for a streamlined look.
- Breakfast counter for two.
- Spice alcove with display.
- 3 worktops for ease of food preparation.
- Cooking will be a whole new experience, and a total pleasure.



For Illustration Only

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.

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

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

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

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. Hampstead Wetlands Park
3. Wildseed Café & Bar at The Summerhouse
4. Wheeler's Estate
5. 5 by Sans Facon
6. CWTCH Corner
7. Boh Geh Uncle Canteen



Lentor & Mayflower MRT Stations
With the addition of the 2 new MRT Stations on the Thomson-East Coast Line, traveling times are expected to be cut by half.

A MASTER PLAN BROUGHT TO LIFE



North-South Corridor
Slated to be Singapore's longest Transit Priority Corridor, the North-South Corridor (NSC) will feature dedicated bus lanes, cycling trunk routes and pedestrian paths, to serve bus commuters and pedestrians. Upon completion, the NSC will directly connect the Northern region and the city centre.



27km Cycling Network
Designated as a walking and cycling town, Ang Mo Kio will have a cycling path network spanning about 27km by 2026, allowing pedestrians and active mobility users to get around safely.



Punggol Digital District
This learning and economic hub will house the Singapore Institute of Technology campus and a business park developed by JTC. Punggol Digital District is expected to create 28,000 jobs.



Punggol Regional Sports Centre
Boasting a swimming complex with five pools, a 5,000-seater football stadium, an indoor sports hall with 20 badminton courts and a sports hall with three convertible basketball courts, the Punggol Regional Sports Centre will keep fitness enthusiasts working up a sweat.



North-East Waterways
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 Sports Centre, SAFRA Punggol and Anchorvale Community Club.



Artist's Impression

A RESIDENCE THAT HAS PRIDE OF PLACE

Exciting plans are ahead for residents of Belgravia Ace as the anticipated network of park connectors gains traction including the adjacent Ang Mo Kio Avenue 5 Park Connector, lined with fitness stations and play areas, offering access to the Bishan-Ang Mo Kio Park and upcoming Serangoon North Linear Park.

AN EXCLUSIVE COLLECTION



Artist's Impression

Belgravia Ace is the final edition of
the acclaimed Belgravia trilogy.
A majestic start for the privileged.

8 GARDEN TREASURES
1 EXCEPTIONAL LANDSCAPE



WOOD GARDEN

Lush spaces designed for moments of tranquility.

FIRE GARDEN



A dynamic space to welcome you home.



AIR GARDEN

A garden with light and breezy elements, giving the space an ethereal touch.



WATER GARDEN

A space that is fluid and flexible, where waterbodies are abundant.

LIGHT GARDEN

Let the warm, comforting rays of sunlight soothe the senses.





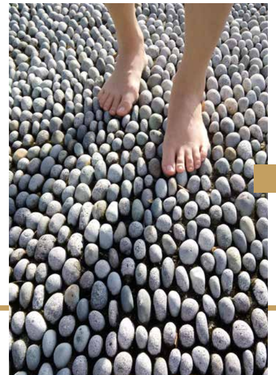
METAL GARDEN

A sleek garden with curved architecture and sculpture designs.

EARTH GARDEN

A warm and inviting space for fun and entertainment.





STONE GARDEN

A garden focused on natural strong organic materials.



Artist's Impression

FACILITIES THOUGHTFULLY STAGED, FOR EVERY AGE





Artist's Impression

From social gatherings with friends and families along the Party Lawn and BBQ Pavilion, to playtime with the little ones at the Fun Playground, there is something for everyone.





Artist's Impression

REVEL IN A RARE LUXURY

Rejuvenate and energise in the luxurious 50m lap pool. After a refreshing swim, lounge by the pool deck and simply enjoy the tranquility of your private sanctuary.



A TROPICAL OASIS
FOR ALL YOUR SENSES




Artist's Impression


Artist's Impression

Make a splash in the blue waters with family and friends or retreat into tranquility,
Belgravia Ace offers you the best of both worlds.



Artist's Impression

A SOCIAL SPACE OF LEISURE ENCHANTMENT



Artist's Impression

A sleek and elegant 2-storey clubhouse is where meaningful connections are forged. Bond with families and friends over celebrations and fun in the function room and games area on the 1st storey. Or head up to the 2nd storey to work on your fitness goals in the well-equipped gym, and enjoy a quiet moment within the Earth Garden.



TYPE C

A CLASS OF ITS OWN

Belgravia Ace homes are laid out in a unique fashion that brings back nature, with units in each row arranged in a gradual dip to integrate the lush greenery that surrounds.

Every residence exudes a modern and contemporary appeal, with a sleek fin frame designed around the expansive glass facade, revealing generous 6 meters width interiors and a 4.95 meters floor-to-floor height that opens up to a 1st storey loft. Families will be pleased to find roof terraces with additional spaces for semi-outdoor activities and bonding opportunities.

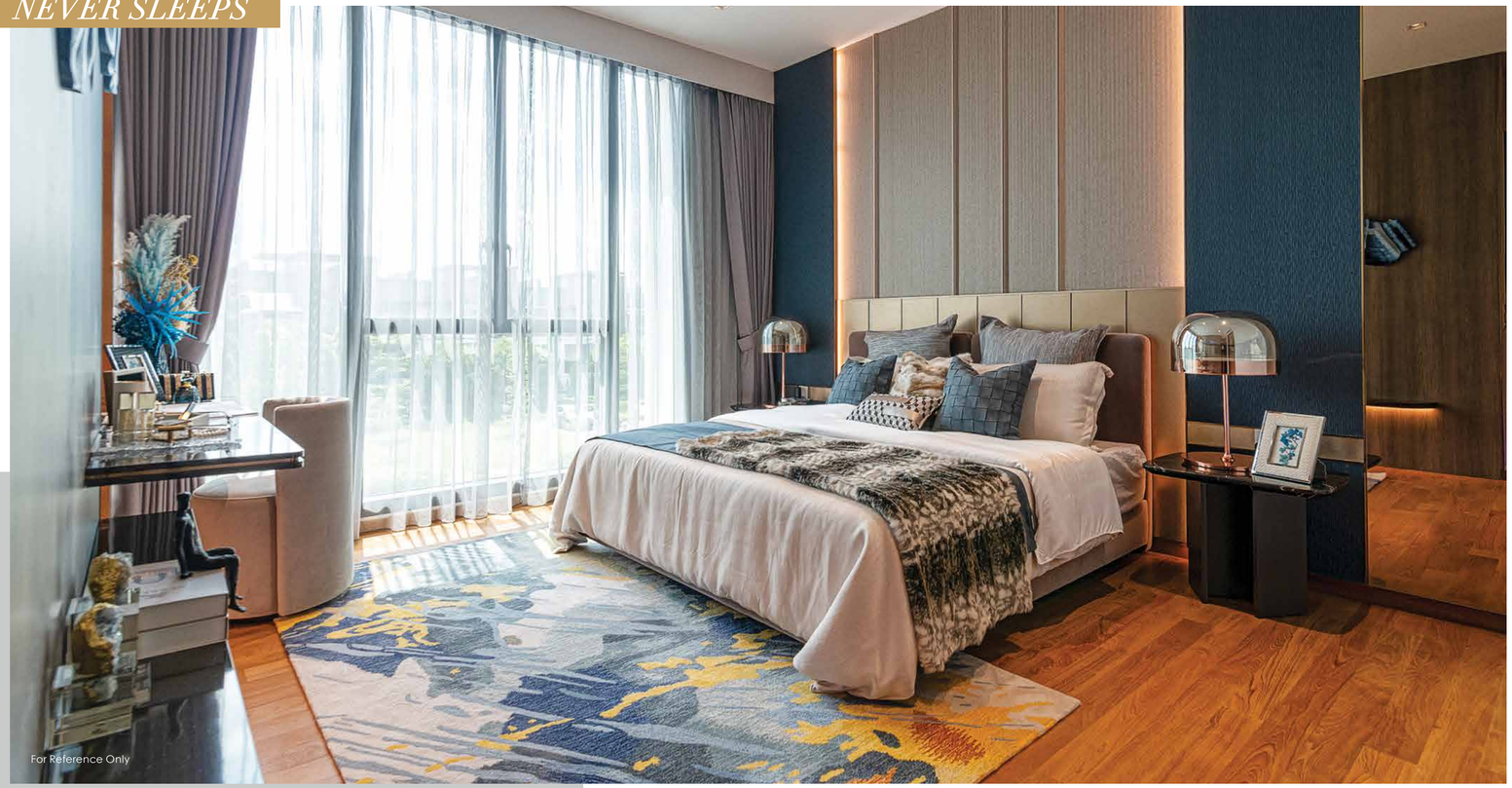


TYPE A



TYPE B

WHERE SOPHISTICATION NEVER SLEEPS



Functional and practical, master bedrooms come with a walk-in wardrobe for all your fashion needs.

INTEGRATING INTELLIGENCE AND SUSTENANCE

Smart Air-con with Plasma Quad
Adjust the temperature remotely while filtering the air to clean away smells, dust, moulds and other common household allergens

Minimises Heat Gain
Optimisation of window-to-wall ratio with low emission glazing to facilitate better ventilation and minimise heat gain

Achieves High Water & Energy Efficiency
Provision of water efficient wares and fittings, including home appliances with highest energy efficiency ratings

Lighting Control
Schedule the lights at home to turn on or off for your convenience

Smoke Detector
Get notifications via the app in the event of an emergency

Digital Lockset
Monitor, lock and unlock your doors while on the go

Smart Community
Book facilities, give feedbacks or even buy & sell items you no longer need to your future neighbours

Environmentally Friendly Building Materials
Use of eco-friendly and certified low volatile organic compounds (VOC) such as paints, adhesives and sealants

Supports EV Charging
Availability of Electric Vehicle charging points

SITE PLAN

LEGEND

ZONE 1: FIRE GARDEN

1. GUARD POST
2. PEDESTRIAN 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



Artist's Impression



Actual Photo

Belgravia Villas
Belgravia Drive (Strata Housing)

A TRADITION OF EXCELLENCE

Since its incorporation in the 1950s, Tong Eng Brothers and its group of companies have taken pride in developing distinctive buildings that are a harmonious blend of form and functionality. From its inception, the group has owned and developed more than 100 acres of land comprising office, retail, landed housing and condominium projects.

Tong Eng Group strives to blend creative planning and understated elegance while adopting new concepts and technology in developing buildings with enduring value. With each project, careful attention is paid to every detail, from redefining spaces to ensure the optimum layout, to providing only the most impeccable finishes and quality.



Artist's Impression

Belgravia Green
Belgravia Drive (Strata Housing)

TONG ENG GROUP

DEVELOPED BY

FAIRVIEW DEVELOPMENTS PTE LTD

101 Cecil Street #26-01/07 Tong Eng Building, Singapore 069533

BELGRAVIA ACE

PROPERTYGURU ASIA PROPERTY AWARDS (SINGAPORE) - BEST LANDED DEVELOPER AWARD 2021

BELGRAVIA ACE

PROPERTYGURU ASIA PROPERTY AWARDS (SINGAPORE) – BEST STRATA LANDED DEVELOPMENT AWARD 2021

BELGRAVIA GREEN

PROPERTYGURU ASIA PROPERTY AWARDS (SINGAPORE) – BEST LANDED DEVELOPMENT AWARD 2018

BELGRAVIA VILLAS

PROPERTYGURU ASIA PROPERTY AWARDS (SINGAPORE) – BEST LANDED DEVELOPMENT AWARD 2015 & 2017

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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