

Be *you*.

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.

- A single definitive residential tower with only 120 residences
- 1- to 4-bedroom units ranging from 549 sqft to 1,496 sqft
- Located at the heart of a district on the cusp of gentrification
- Close proximity to prestigious schools
- Three levels of curated facilities built to fit and augment your lifestyle
- Take on the new normal with study and work pods for virtual meetings or a productive environment
- Experience smart solutions that provide a contactless, seamless and safer living environment
- Bond and spend time with family with homes designed to foster communication and relationships

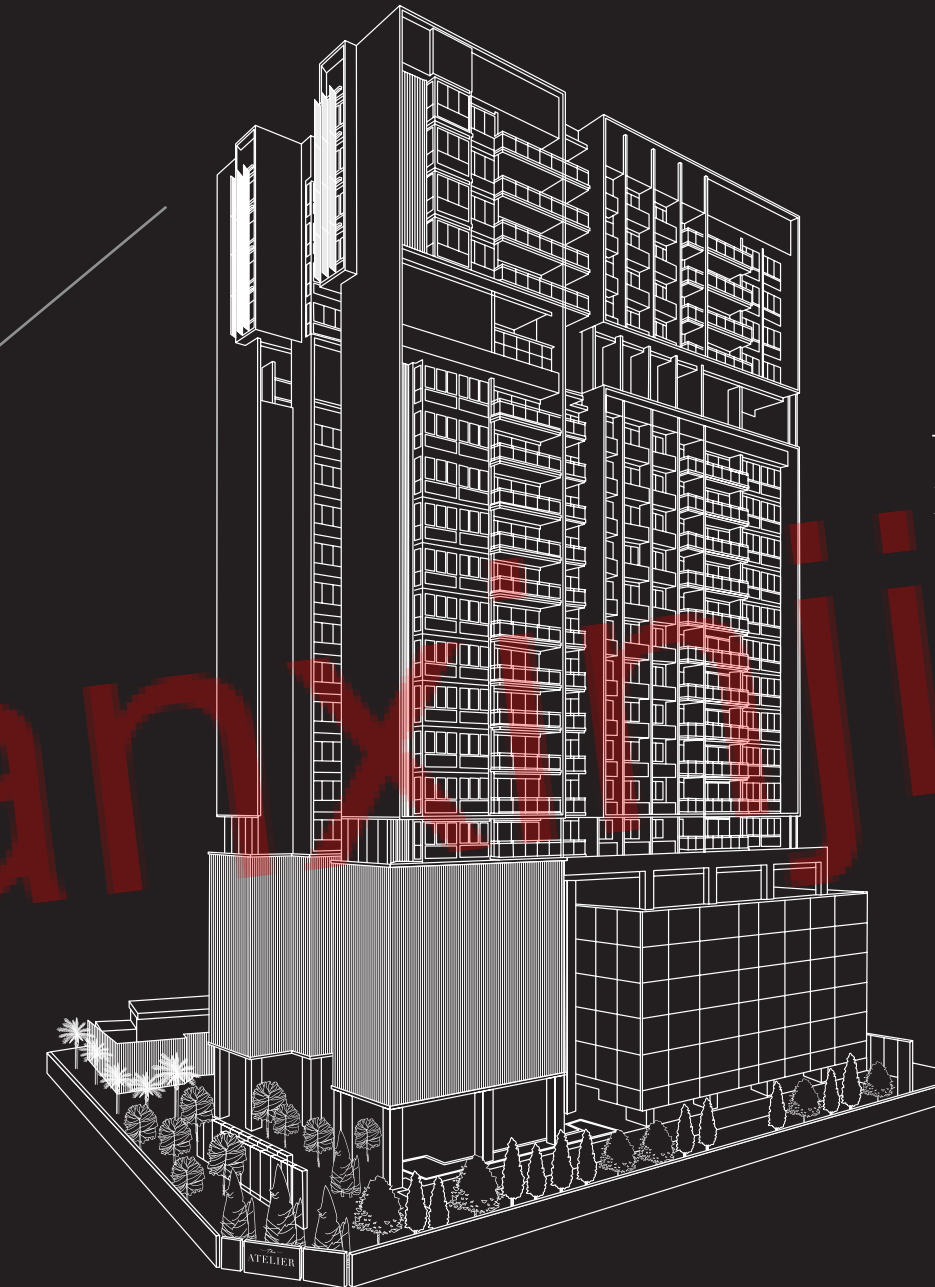
A location
that's always *in*.



COLLECTION OF
BESPOKE HOMES BY



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: 15 March 2024 • Expected date of legal completion: 15 March 2027 • Location : Lot00792X of T528 at Makeway Avenue, Singapore



— The — ATELIER

Freehold | District 9 | Newton

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

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 new legacy
begins.

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

George Eliot

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

WITHIN 1KM



Anglo-Chinese School (Junior)



Anglo-Chinese School (Barker)



St. Joseph's Institution Junior

*Distances based on estimates

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.
Simplistic and elegant, Gessi's
distinctive black finish conveys
a bold and tactile accent to your
home. Experience an environment
that sets itself apart with the
refinement, quality and design flair
that is the embodiment of you.



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



Artist's Impression



Artist's Impression

IMMERSE @ 6TH STOREY

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

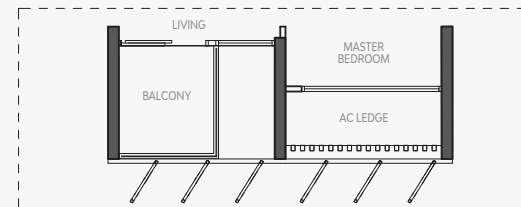
INSPIRE @ 18TH STOREY

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

UNO SUITE TYPE A

51 SQM / 549 SQFT
07-03 - #17-03
19-03 - #22-03
07-06 - #17-06
19-06 - #22-06

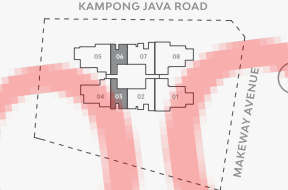
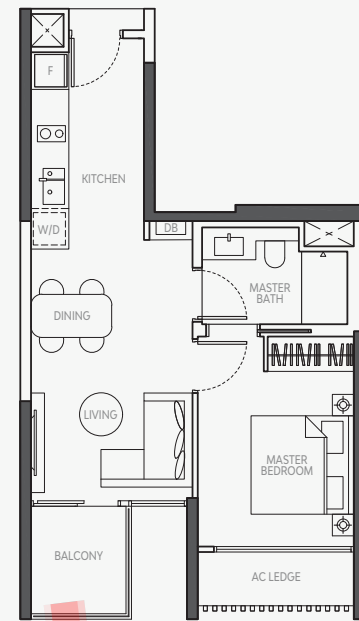
APPLICABLE TO #19-03 - #22-03



SECURITY SCREENING EXTENT WHERE
REQUIRED BY RELEVANT AUTHORITIES

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

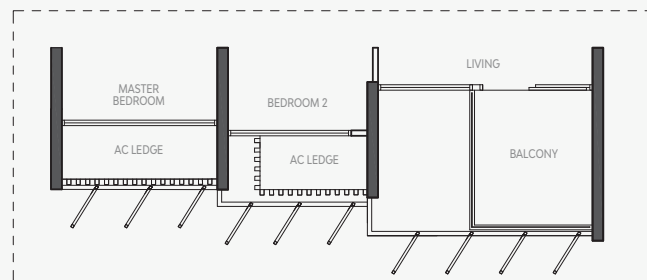
Area includes A/C ledge and balcony where applicable. The above plans and illustrations are subject to change as maybe required or approved by the relevant authorities. All floor areas are approximate only and subject to final survey. Please refer to key plan for orientation. The balcony shall not be enclosed unless with the approved balcony screen.



DUO SUITE TYPE B1

81 SQM / 872 SQFT
07-02 - #17-02
19-02 - #22-02
07-07 - #17-07

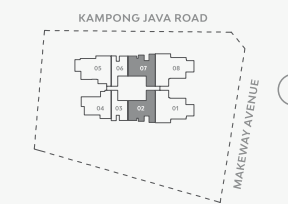
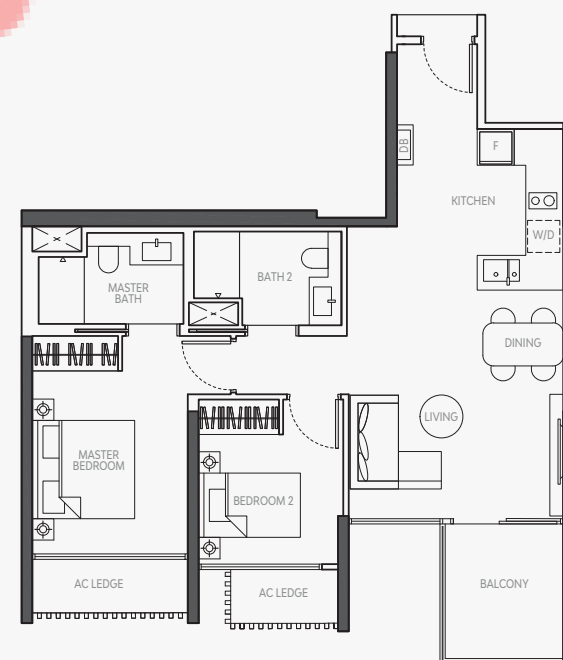
APPLICABLE TO #19-02 - #22-02



SECURITY SCREENING EXTENT WHERE
REQUIRED BY RELEVANT AUTHORITIES

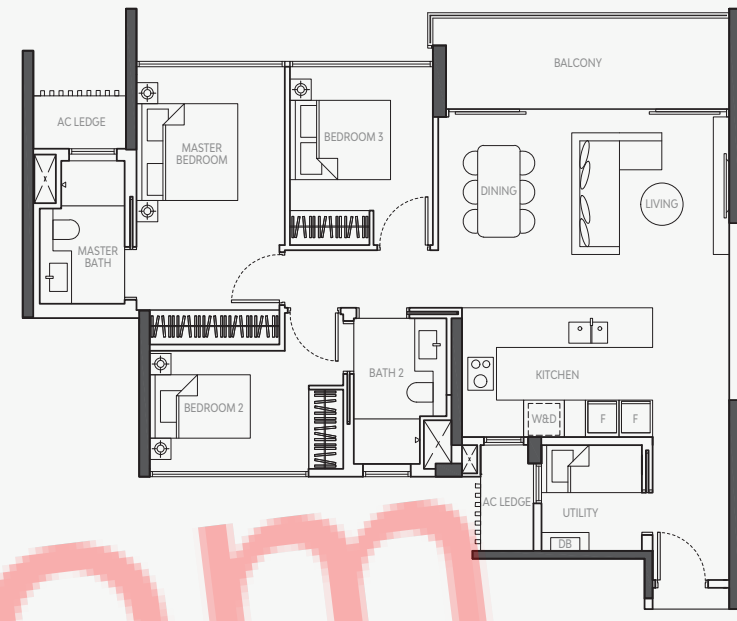
[W/D] UNDER-COUNTER WASHER CUM DRYER [F] INTEGRATED FRIDGE [DB] DISTRIBUTION BOX [X] VOID SPACE

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.



TRES SUITE TYPE C1

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



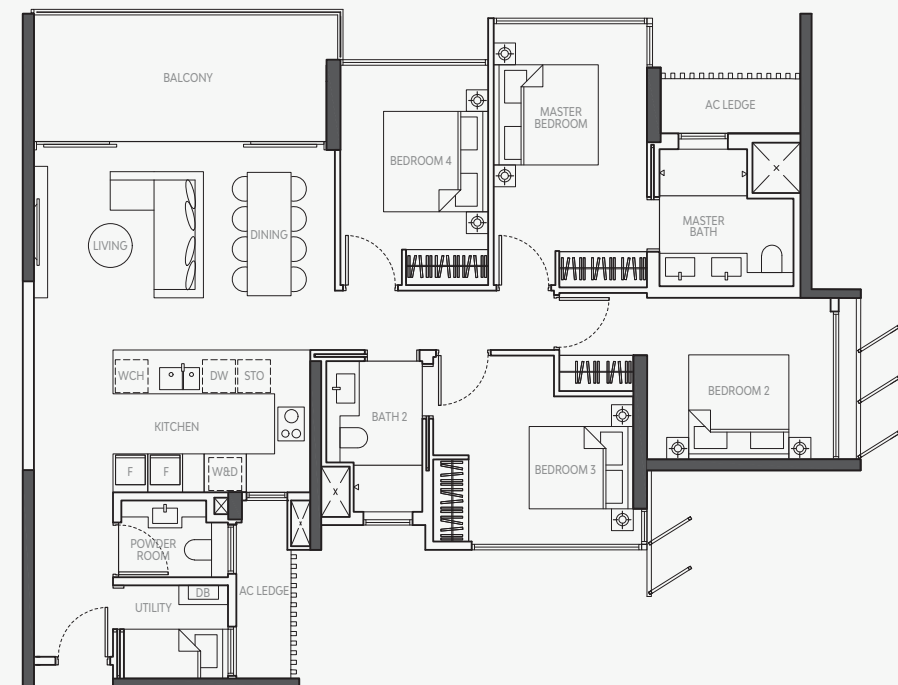
[W&D] WASHER AND DRYER [F] INTEGRATED FRIDGE [DB] DISTRIBUTION BOX [X] VOID SPACE

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.



QUAD SUITE TYPE D2

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



[W&D] WASHER AND DRYER [DW] DISH-WASHER [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.

