

PROJECT FACTSHEET - NEW LAUNCH

BUKIT TIMAH LINK · DISTRICT 21 - D21

8@BT

158

RESIDENTIAL UNITS

99 Years

TENURE

Q4 2027

TOP / VP

D21

DISTRICT

Not stated

INDICATIVE PRICE

8@BT is a Beauty World / Bukit Timah Link launch with 158 homes in two 20-storey blocks, resort-style facilities and MRT-led connectivity.

PROJECT PARTICULARS

DEVELOPER	Bukit One Pte Ltd, a subsidiary of Bukit Sembawang Estates Limited	PLOT RATIO	Not stated in available source files
ADDRESS	6 and 8 Bukit Timah Link, Singapore 589943 / 589944	BLOCKS & STOREYS	2 blocks of 20-storey residential development with basement carpark, landscape deck and communal facilities
TENURE	99-year leasehold commencing from 13 February 2023	TOTAL UNITS	158 residential units
SITE AREA	4,611.1 sqm	EXPECTED TOP	Expected TOP Q4 2027

UNIT MIX & SIZES

TYPE	SIZE	UNITS	PRICE
1 Bedroom	517-592 sqft	32 units	Not stated
2 Bedroom	624-829 sqft	48 units	Not stated
3 Bedroom	1,001-1,270 sqft	47 units	Not stated
4 Bedroom	1,356-1,593 sqft	29 units	Not stated
Penthouse	1,356-1,593 sqft	2 units	Not stated

8@BT - CONTINUED

PRICING - HIGHLIGHTS - LOCATION

INDICATIVE PRICING

1 BEDROOM

Not stated

2 BEDROOM

Not stated

3 BEDROOM

Not stated

4 BEDROOM

Not stated

PENTHOUSE

Not stated

PRICE STATUS

Not stated

The local source files reviewed for this run do not include a released official price list; pricing is treated as not stated in available source files.

WHY BUYERS ARE WATCHING 8@BT

- 1 Source architect brief states 158 units across two 20-storey blocks.
- 2 The brochure states Beauty World MRT is about a 2-minute walk from home.
- 3 Bukit Sembawang Estates is identified through the developer entity.
- 4 Source material lists Green Mark Platinum SLE with Maintainability Badge.
- 5 126 carpark lots, EV lots, motorcycle lots and bicycle lots are stated in the source brief.
- 6 Facilities are themed around Quarry, Rainforest, Campsite, Arrival and Clubhouse zones.

LOCATION & CONNECTIVITY

MRT

Beauty World MRT

The source brochure states Beauty World MRT is a mere 2-minute walk from home.

RETAIL

Beauty World / Bukit Timah Plaza

The brochure highlights the Beauty World hub, eateries and community amenities.

NATURE

Bukit Timah Nature Reserve

The source material references Bukit Timah Nature Reserve, Rail Corridor and nature/heritage context.

ROADS

Bukit Timah Road / PIE

The location links into Bukit Timah Road and the Pan-Island Expressway corridor.

FACILITIES HIGHLIGHTS (30+ IN TOTAL)

The Quarry Pool
Clubhouse
The Campsite
Beauty World dining
Swimming Pool
Residents' Lounge
Landscape Deck
Outdoor Dining
Management Office
Carpark

The Deck
Fitness Room
Playground
Arrival Lobby
Pool Deck
Gymnasium
Garden Seating
Fitness Zone
Bicycle Parking
EV Lots

Furo Bath
The Rainforest
BBQ Pavilion
Drop-off
Function Room
Children's Play
Reading Corner
Family Spaces
Accessible Facilities
Security