



BELGRAVIA  
VILLAS



Welcome to **BELGRAVIA VILLAS**, a freehold strata landed housing estate in the Seletar vicinity. This development comprises an edition of 18 Strata Semi-Detached and 100 Strata Terrace Houses in a low rise tranquil setting. For the discerning homeowner who cherishes the privacy of living in a landed home with the added convenience of amenities, **BELGRAVIA VILLAS** is designed for you.

THE EXCEPTIONAL EXPERIENCE OF SPACE  
THAT ALLOWS YOU TO ENJOY YOUR RISE  
TO SUCCESS





## THE EXCEPTIONAL EXPERIENCE OF LUSH GREENERY

London's prestigious Belgravia District is famed for its distinctive grand homes in a quiet yet fashionable district. BELGRAVIA VILLAS draws similar inspiration from the mature landed housing estate surrounding the development. Set amidst a vast expanse of greenery, BELGRAVIA VILLAS is a home of exquisite stature and exclusiveness.





**THE EXCEPTIONAL EXPERIENCE OF AN ABODE  
THAT SPEAKS A NEW LANGUAGE OF LUXURY**

BELGRAVIA VILLAS is indeed a sight to behold, nestling on a gentle hill slope fronting a beautiful 100m buffer with adjoining children's playground. The development including the 100m buffer is on a huge land area of more than 400,000 sq ft, approximately the size of 5 football fields. The sprawling development is aligned in a superior North to South orientation and set amidst lush gardens and splendid water features.





ARTIST'S IMPRESSION

The spacious entry courtyard warmly welcomes you home. Water features are inviting and add a touch of elegance to the ambient setting.

Chase your blues away with a dip at any of the two sculptured swimming pools. Cascading waters gently soothe your senses. Some homes have a pool at their doorsteps while others front water features and private gardens. Living at BELGRAVIA VILLAS offers you a tantalising sensory experience.



ARTIST'S IMPRESSION

RELAXATION COVE & WELLNESS COVE



CHILDREN'S PLAYGROUND & BBO



Step into a world of leisure where you will find indulgences aplenty. Unwind with a stroll along the Cocktail Garden, Tea Garden or White Garden, whichever fits your mood. Complete the journey with a quiet moment of contemplation at each accompanying lounge. Calm your mind at the Wellness Cove or enliven it at the Reading Alcove.



READING ALCOVE



ARTIST'S IMPRESSION

Attain your ideal physique at the well-equipped Gymnasium or breezy Outdoor Fitness, followed by a soak at the Sauna and Steam Room. Engage your loved ones with a picnic at the Lawn or invite your friends to a BBQ feast, while your children and loved ones indulge at the Children's Playground, Wading Pool and Relaxation Cove.



GYMNASIUM

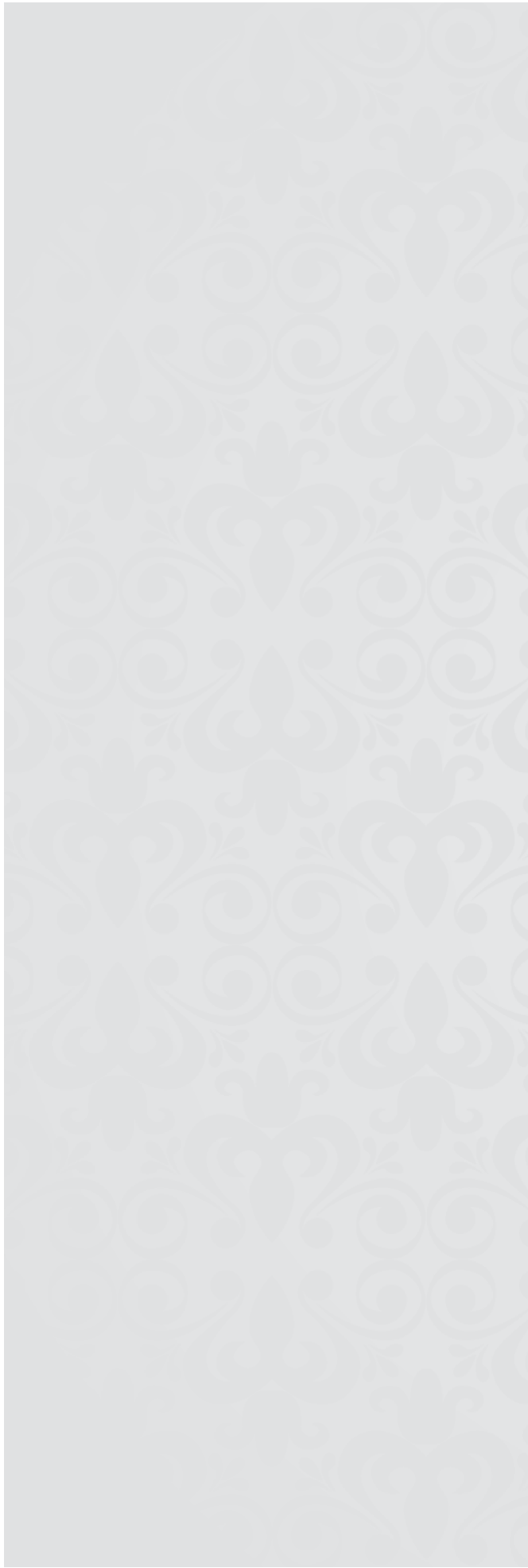
ARTIST'S IMPRESSION



CLUB HOUSE

ARTIST'S IMPRESSION

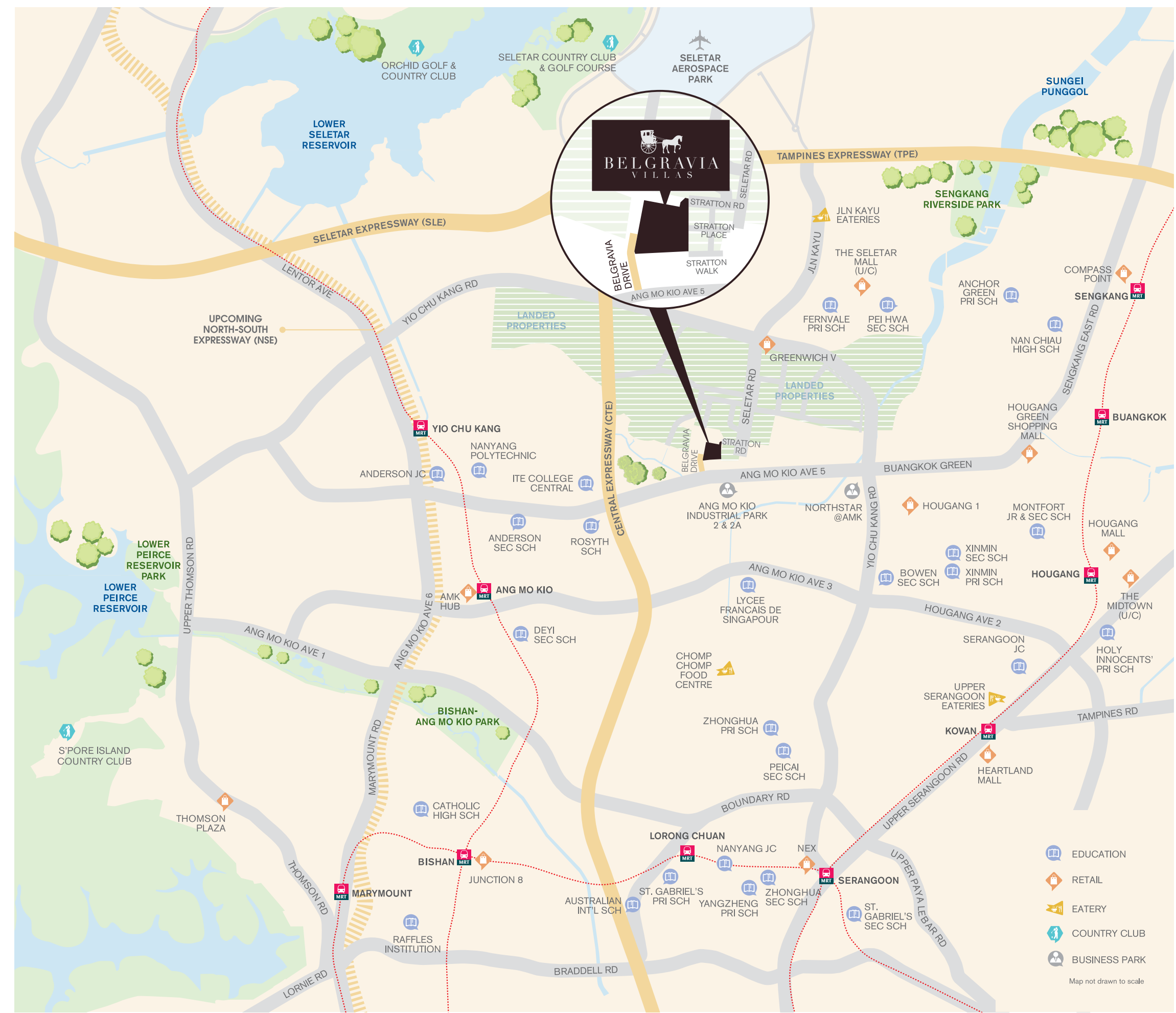




ARTIST'S IMPRESSION



THE EXCEPTIONAL EXPERIENCE OF CONVENIENCE  
DRAWING YOU CLOSE TO EVERY DESTINATION



## THE EXCEPTIONAL EXPERIENCE OF INVESTMENT SELETAR AEROSPACE PARK



### CONVENIENCE

Your home is well served with easy access to major roads and expressways. Nature lovers will enjoy the 100m buffer at its doorstep and the serenity of a neighbourhood at the edge of Seletar Country Club, Lower Peirce Reservoir and Lower Seletar Reservoir. In addition to the new Greenwich V, the vicinity will soon include the upcoming The Seletar Mall, a retail and entertainment complex with a Cineplex, supermarket and foodcourt.

### INVESTMENT

The Seletar Aerospace Park has taken off, with top-notch aeronautical engineering firms as its tenants. Playing host to global brands such as Rolls Royce, the 320ha Seletar Aerospace Park will create about 10,000 job opportunities. BELGRAVIA VILLAS has good investment and rental potential to cater to this gathering of talents.



### RETAIL

- 4 Mins Greenwich V
- 5 Mins The Seletar Mall (U/C)
- 5 Mins Hougang 1
- 5 Mins Compass Point
- 6 Mins Hougang Mall
- 7 Mins Nex
- 8 Mins AMK Hub
- 8 Mins Heartland Mall
- 10 Mins Junction 8

### ENTERTAINMENT

- 15 Mins Orchard Road
- 19 Mins The Esplanade
- 20 Mins Singapore Flyer
- 21 Mins Central Business District
- 23 Mins Marina Bay Sands
- 24 Mins Resorts World Sentosa

### EATERIES

- 4 Mins Jalan Kayu
- 6 Mins Chomp Chomp Food Centre
- 8 Mins Upper Serangoon Road

### EXPRESSWAY

- 3 Mins Central Expressway (CTE)
- 5 Mins Tampines Expressway (TPE)
- 6 Mins Seletar Expressway (SLE)
- 10 Mins Upcoming North-South Expressway (NSE)

### EDUCATION

- 4 Mins Fernvale Primary School
- 8 Mins Rosyth School
- 8 Mins Nan Chiau High School
- 16 Mins Raffles Institution

### BUSINESS HUB

- 3 Mins Northstar@AMK
- 3 Mins Ang Mo Kio Industrial Park 2 & 2A
- 8 Mins Seletar Aerospace Park
- 15 Mins Paya Lebar Commercial Hub

### COUNTRY CLUB

- 11 Mins Seletar Country Club
- 15 Mins S'pore Island Country Club
- 16 Mins Marina Country Club
- 17 Mins Orchid Country Club

### NATURE

- 6 Mins Sengkang Riverside Park
- 7 Mins Bishan-Ang Mo Kio Park
- 10 Mins Lower Peirce Reservoir Park
- 12 Mins Upper Peirce Reservoir Park



Above timings are based on estimated driving distance and subject to actual traffic conditions.

TERRACE HOUSE



SEMI-DETACHED HOUSE



Contemporary modern architecture is interpreted to give a timeless elegance to BELGRAVIA VILLAS. Every layout is refined to ensure that space is fully optimised with careful attention spent on the selection of premium materials.

Your home has 5 levels of living space, including 5 bedrooms with 4 en-suite bathrooms, a powder room, a basement with two parking lots, a roof terrace, and wet and dry kitchens with a breakfast counter. With your personal home lift, access is easy at just your fingertips. The open-plan layout maximises space, light and ventilation. Good use of glass captures the views of the natural hillside and the surrounding greenery.



## KITCHEN APPLIANCES

A fine home calls for the use of quality appliances and fittings. At BELGRAVIA VILLAS, we introduce sophistication and refinement from Italian manufacturer SMEG as well as the renowned De Dietrich. De Dietrich is acknowledged as a premium choice amongst top Singaporean and global chefs – allowing you to enjoy gourmet cooking everyday in your own home. A full height wine fridge allows you to entertain in style.

**De Dietrich**  
SETTING NEW VALUES

**smeg**  
technology with style

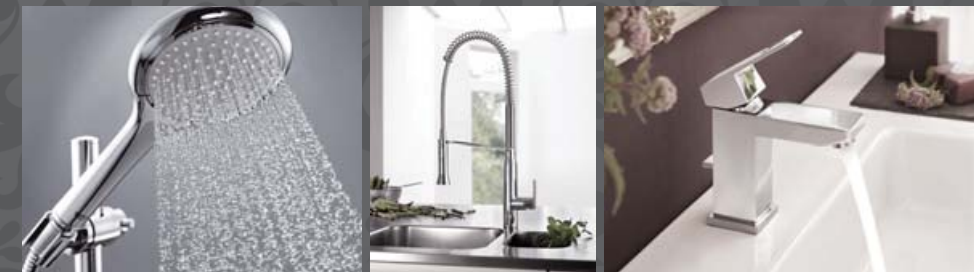


## SANITARY WARES AND FITTINGS

Villeroy & Boch has established itself as a famous sanitary ware brand in Europe and its sanitary wares are regarded by industry experts and home owners as the benchmark of durability, style and state-of-the-art technology, while Grohe is the leading provider of premium bath faucets and shower systems.

**Villeroy & Boch**  
1748

**GROHE**



ALL IMAGES ARE IMPRESSIONS ONLY

## SOME OF OUR PAST PROJECTS

8 @ STRATTON - Stratton Road (Strata Housing)



THREE BALMORAL - Balmoral Road (Apartment)



POETS VILLAS - Tagore Avenue (Strata Housing)



BALCON EAST - Upper East Coast Road (Apartment)



TROPIKA EAST - Foo Kim Lin Road (Condominium)



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DEVELOPED BY

**FAIRVIEW DEVELOPMENTS PTE LTD**

A unit of *teb* *Tong Eng*  
*Brothers*

[www.belgraviavillas.com](http://www.belgraviavillas.com)

Tel: 6226 6333

Architect: **P & T Consultants Pte Ltd** M & E Consultant: **Meinhardt (Singapore) Pte Ltd**

Structural Consultant: **P & T Consultants Pte Ltd** Quantity Surveyor: **Rider Levett Bucknall** Landscape Architect: **Salad Dressing**

Developer: **Fairview Developments Pte Ltd (Co. Reg. No: 197201600D)** Developer's Licence No: **C1053** Location: **Lot 16206 PT MK18 at Belgravia Drive** Tenure of Land: **Estate in Perpetuity**  
Expected Date of Vacant Possession: **30 June 2018** Expected Date of Legal Completion: **30 June 2021** Building Plan Approval No: **A0814-00005-2011-BP01** Dated **23 August 2013**

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