

ADMIRALTY Grove



Homes close to your heart

Build-To-Order Nov 2013



A green habitat

Located in Woodlands town, Admiralty Grove is bounded by Woodlands Avenue 6 and Drive 62. You can take your pick from the 993 units of 2-, 3-, 4- and 5-room Standard Flats housed in seven 13-storey residential blocks. One other residential block within this development is set aside for rental housing.

The name "Admiralty Grove" takes inspiration from the lush landscaping within the development.





LEGEND:

—○— MRT Line & Station

== Future North-South Expressway (NSE)

--- Future MRT Line & Station

==== Under Construction/ Future Road

(u/c) Under Construction

Scale 0 200 400 Metres
100 300 500





Amenities at your doorstep

Admiralty Grove offers various landscaped spaces where you can relax and unwind after a hectic day at work. You can also choose to mingle and chat with your family and friends at the precinct pavilions.

Alternatively, you can enjoy a myriad of fun activities amid the open spaces such as working out at the adult and elderly fitness stations, playing with your children at the playgrounds, or simply enjoying a game or two with your neighbours and friends at the hard court.



In addition, the roof gardens adorning the development's two multi-storey car parks will serve as additional venues for interaction and relaxation. Those who enjoy gardening will appreciate the community gardens located here.

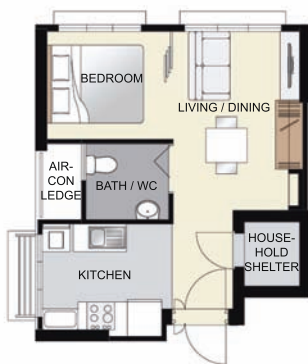
You will also find daily conveniences within easy reach. Admiralty Grove will have its own supermarket, eating house and shops, so you can shop and enjoy a meal close to home. A Residents' Committee Centre will also be located within the development.

Cosy homes

Admiralty Grove offers 2-, 3-, 4- and 5-room Standard Flats. All flats will come with three-quarter height windows in the living/dining area and half-height windows in other rooms.

These flats will come with floor finishes in the kitchen, household shelter, service yard and bathrooms. Wall tiles will also be provided in the bathrooms and kitchen. For added convenience, you may opt in to have floor finishes installed in the living/dining room and bedrooms of your selected flat. You may also opt in to have sanitary fittings installed in the bathrooms - wash basin, water tap and shower mixer. These sanitary fittings, together with internal doors, will be offered as a package. The cost of installing these optional components will be added to the selling price of the flat.

To provide a sense of spaciousness and greater flexibility in furniture layout and design, the 3-, 4- and 5-room flats will come with an open kitchen concept. You can carry out the necessary extensions to the electrical, water and gas points provided in the kitchen as part of your renovation plans. Alternatively, you may opt in to have a partition wall installed between the living/dining area and kitchen. The cost of this optional wall will be added to the selling price of the flat.



LAYOUT IDEAS FOR 2 ROOM (TYPE 1)
APPROX. FLOOR AREA 37sqm
(Inclusive of Internal Floor Area 35sqm and Air-Con Ledge)



LAYOUT IDEAS FOR 2 ROOM (TYPE 2)
APPROX. FLOOR AREA 47sqm
(Inclusive of Internal Floor Area 45sqm and Air-Con Ledge)

Open Kitchen Concept (Default)



LAYOUT IDEAS FOR 3 ROOM
APPROX. FLOOR AREA 68sqm
(Inclusive of Internal Floor Area 65sqm and Air-Con Ledge)

With Kitchen Partition Wall



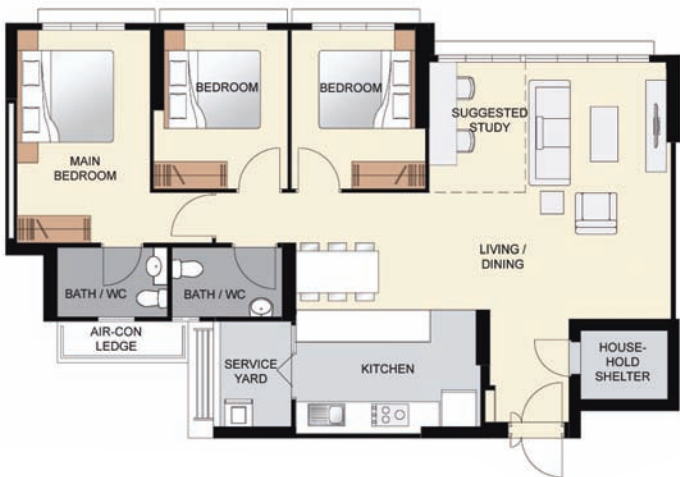
LAYOUT IDEAS FOR 3 ROOM
APPROX. FLOOR AREA 68sqm
(Inclusive of Internal Floor Area 65sqm and Air-Con Ledge)



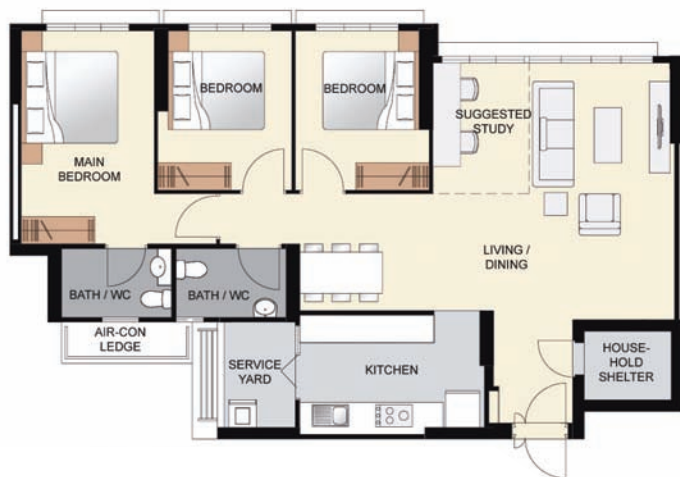
LAYOUT IDEAS FOR 4 ROOM
APPROX. FLOOR AREA 92sqm
(Inclusive of Internal Floor Area 90sqm and Air-Con Ledge)



LAYOUT IDEAS FOR 4 ROOM
APPROX. FLOOR AREA 92sqm
(Inclusive of Internal Floor Area 90sqm and Air-Con Ledge)



LAYOUT IDEAS FOR 5 ROOM
APPROX. FLOOR AREA 113 sqm
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)



LAYOUT IDEAS FOR 5 ROOM
APPROX. FLOOR AREA 113 sqm
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)



LEGEND

- 2 - Room (Type 1)
 - 2 - Room (Type 2)
 - 3 - Room
 - 4 - Room
 - 5 - Room
- Home Ownership Flats
- Rental Flats - Not Available for Sale to Public
 - Drop-off Porch/ Entrance Porch (EP)/ Linkway/ Precinct Pavilion
 - Link Bridge
 - Eating House (EH) / Supermarket (SM) / Shops (S)
 - Children Playground (PG)/Adult Fitness Station (AFS)/ Elderly Fitness Station (EFS)/Hardcourt (HC)
 - Electrical Sub-Station (ESS) at 1st storey
 - Utility Centre (UC) at 1st storey
 - Future Social Community Facilities (FSCF)/ Residents' Committee Centre (RCC) at 1st storey
 - Multi-Storey Carpark
 - Air-well
 - Open Space
 - Staircase
 - Surrounding Buildings
 - Reserved for/ Existing Development
 - Driveway
 - Centralised Refuse Chute
 - Corridor
 - Lift
 - Service Bay

Home Ownership Flats

Block Number	Number of storeys	2 Room (Type 1)	2 Room (Type 2)	3 Room	4 Room	5 Room	Total	Lift opens at
693A	13	-	-	48	48	48	144	Every Storey
693B	13	24	72	24	47	-	167	Every Storey
693C	13	24	36	24	47	-	131	Every Storey
694A	13	-	-	48	48	48	144	Every Storey
694B	13	-	-	24	48	24	96	Every Storey
694C	13	-	-	48	48	48	144	Every Storey
694D	13	24	72	24	47	-	167	Every Storey
Total		72	180	240	333	168	993	

Standard Flats

Rental Flats - 1 Block Comprising 276 Units of 1 Room and 228 Units of 2 Room Rental Flats.



LEGEND:

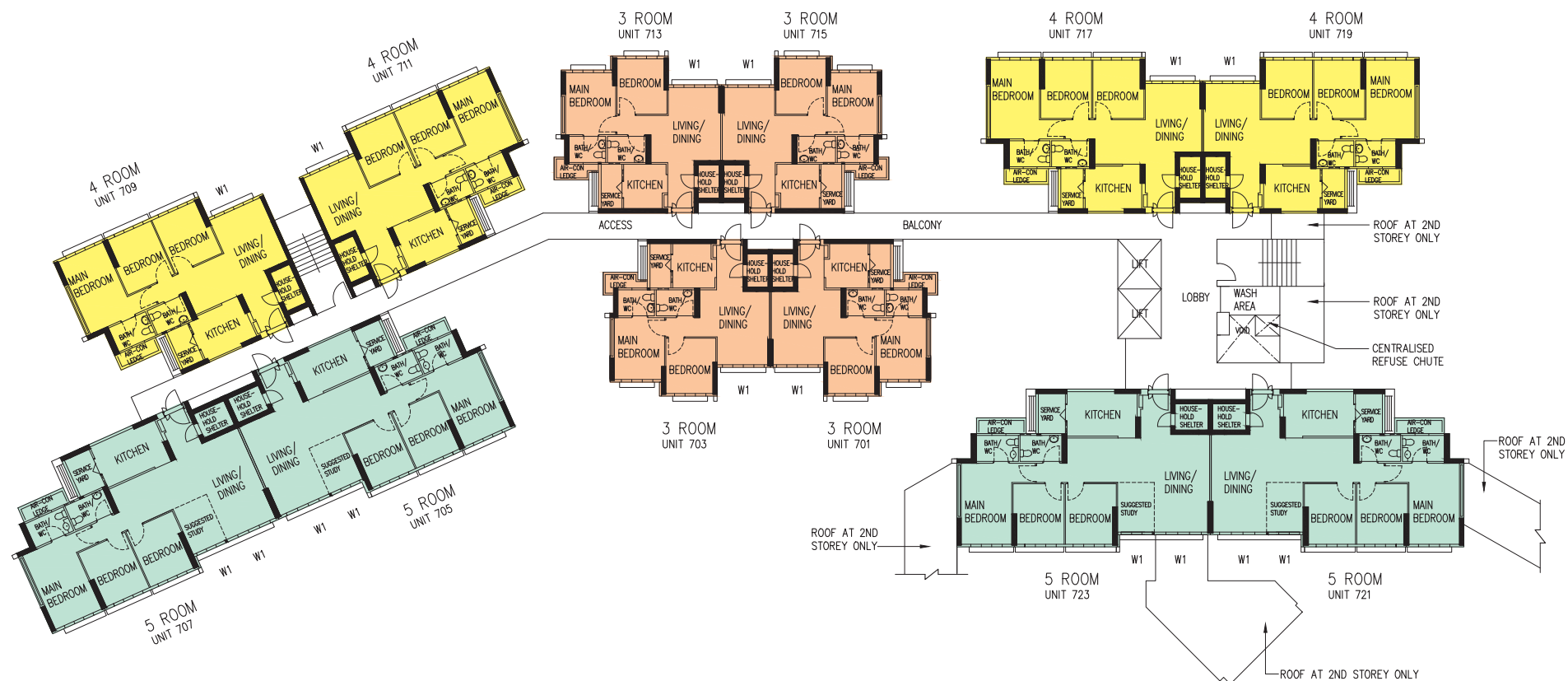
-  3 ROOM
 4 ROOM
 5 ROOM

WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.



BLOCK 693A
(2ND TO 13TH STOREY FLOOR PLAN)



WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.



SCALE 0 2 4 6 8 10 METRES



LEGEND:

	2 ROOM (TYPE 1)
	2 ROOM (TYPE 2)
	3 ROOM
	4 ROOM

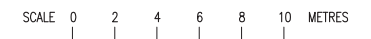
WINDOW LEGEND:

W1 – THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

BLOCK 693B
(8TH STOREY FLOOR PLAN)

The coloured floor plan is not intended to demarcate the boundary of the flat.



LEGEND:

- 2 ROOM (TYPE 1)
- 2 ROOM (TYPE 2)
- 3 ROOM
- 4 ROOM

WINDOW LEGEND:

W1 – THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS



BLOCK 693B
(9TH STOREY FLOOR PLAN)

The coloured floor plan is not intended to demarcate the boundary of the flat.

SCALE 0 2 4 6 8 10 METRES



LEGEND:

- 2 ROOM (TYPE 1)
- 2 ROOM (TYPE 2)
- 3 ROOM
- 4 ROOM

WINDOW LEGEND:

W1 – THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

BLOCK 693C

(2ND TO 7TH STOREY & 10TH TO 13TH STOREY FLOOR PLAN)

The coloured floor plan is not intended to demarcate the boundary of the flat.

SCALE 0 2 4 6 8 10 METRES

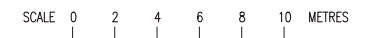
The coloured floor plan is not intended to demarcate the boundary of the flat.

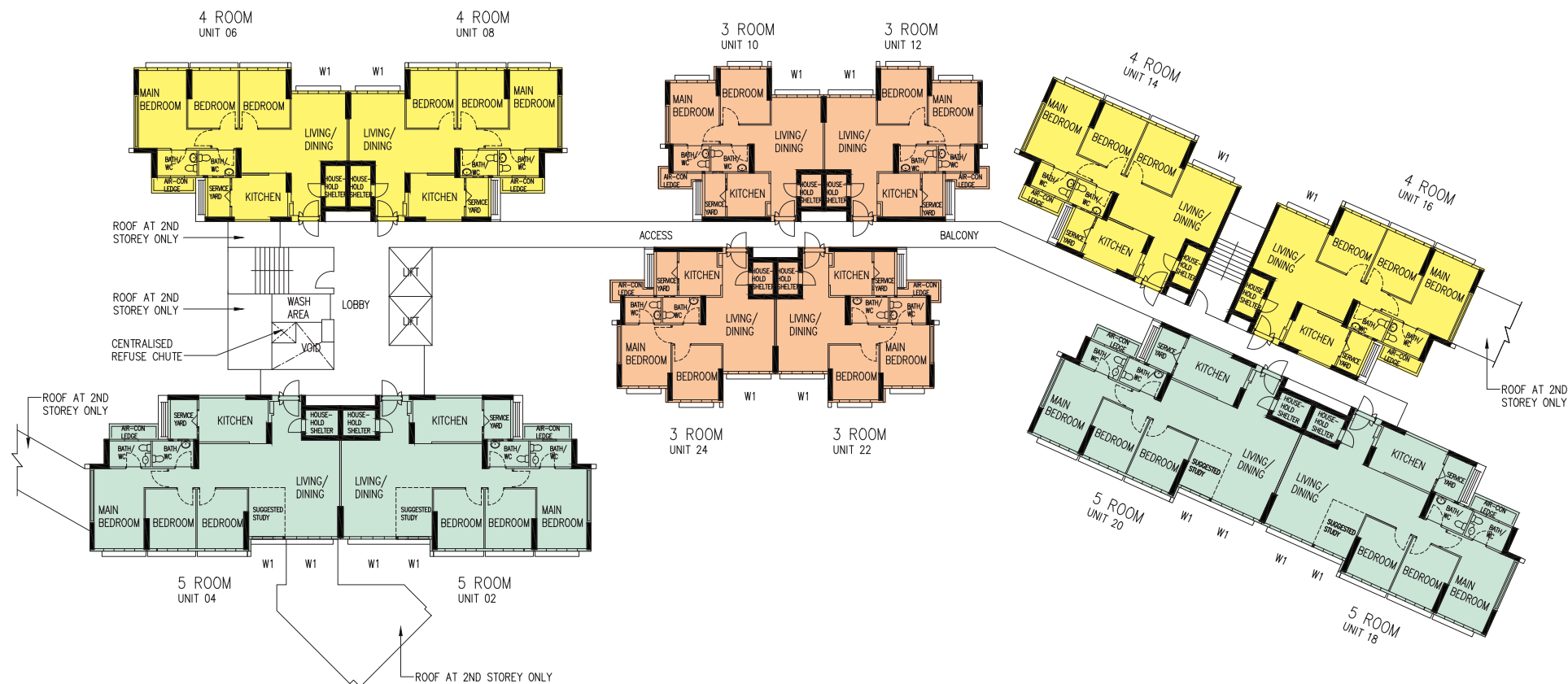




BLOCK 693C
(9TH STOREY FLOOR PLAN)

The coloured floor plan is not intended to demarcate the boundary of the flat.





LEGEND:

- 3 ROOM
- 4 ROOM
- 5 ROOM

WINDOW LEGEND:

- W1 – THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

BLOCK 694A
(2ND TO 13TH STOREY FLOOR PLAN)

The coloured floor plan is not intended to demarcate the boundary of the flat.

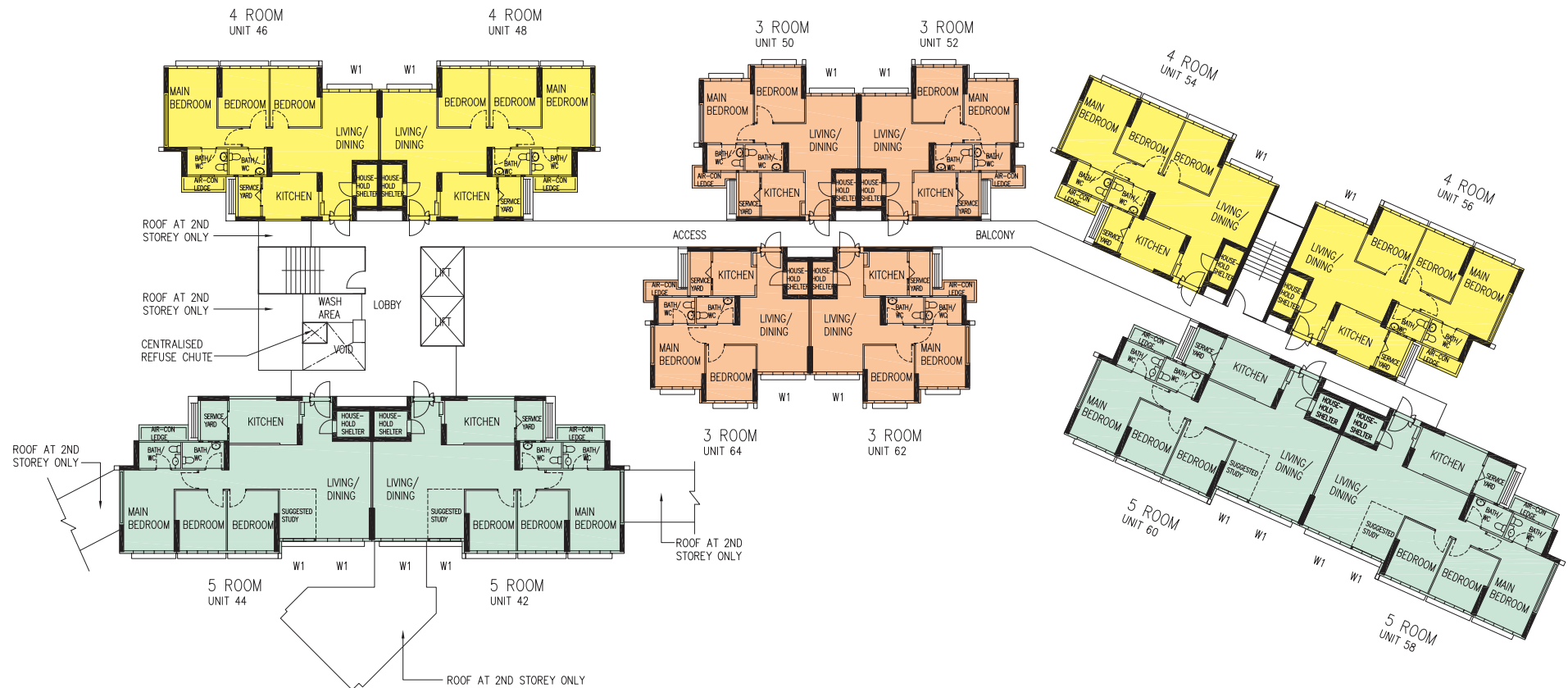
SCALE 0 2 4 6 8 10 METRES

WINDOW LEGEND:

The coloured floor plan is not intended to demarcate the boundary of the flat.



SCALE 0 2 4 6 8 10 METRES



LEGEND:

- 3 ROOM
- 4 ROOM
- 5 ROOM

WINDOW LEGEND:

- W1 – THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
- UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

BLOCK 694C
(2ND TO 13TH STOREY FLOOR PLAN)

The coloured floor plan is not intended to demarcate the boundary of the flat.

SCALE 0 2 4 6 8 10 METRES



LEGEND:

-  2 ROOM (TYPE 1)
 2 ROOM (TYPE 2)
 3 ROOM
 4 ROOM

WINDOW LEGEND:

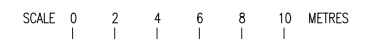
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

BLOCK 694D

(2ND TO 7TH STOREY & 10TH TO 13TH STOREY FLOOR PLAN)

The coloured floor plan is not intended to demarcate the boundary of the flat.





LEGEND:

- 2 ROOM (TYPE 1)
- 2 ROOM (TYPE 2)
- 3 ROOM
- 4 ROOM

WINDOW LEGEND:

W1 – THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

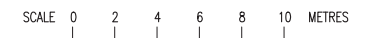
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

BLOCK 694D (8TH STOREY FLOOR PLAN)

The coloured floor plan is not intended to demarcate the boundary of the flat.

SCALE 0 2 4 6 8 10 METRES

BLOCK 694D
(9TH STOREY FLOOR PLAN)



General Specifications For Admiralty Grove

Foundation

Piled foundations.

Structure

Reinforced concrete structural framework with reinforced concrete slabs.

Roof

Reinforced concrete roof slab with precast concrete secondary roofing.

Walls

All external and internal walls are constructed with reinforced concrete/solid blocks/bricks with cement plastering/precast panels/precast lightweight concrete partitions/ drywall partition system.

Windows

Aluminium framed windows with tinted glass.

Doors

Entrance	: decorative solid timber door and metal gate
Bedrooms	: laminated semi-solid timber door (Type D9a) (optional) : laminated semi-solid timber sliding partition for 2-Room (Type 1) only
Bathrooms/WC	: acrylic panel folding door for 2-Room : laminated semi-solid timber door (Type D9a) (optional)
Household Shelter	: metal door
Service Yard	: aluminium framed door with glass

Finishes

Ceilings	: skim coated or plastered and painted
Kitchen/Bathrooms/WC walls	: ceramic tiles

Other Walls	: skim coated or plastered and painted
Living/Dining/Bedrooms floor	: polished porcelain tiles with timber skirting (optional)
Kitchen floor	: glazed porcelain tiles
Bathrooms/WC floor	: ceramic tiles
Service Yard floor	: glazed porcelain tiles with tile skirting
Household Shelter Floor	: glazed porcelain tiles

Fittings

Quality locksets
Water Closet suite
Vanity top wash basin at attached Bathroom/WC (for 5-Room only), wash basin for other Bathroom/WC (optional)
Bath/Shower mixer with shower set, tap mixer (optional)
Clothes Drying Rack

Services

Gas services and concealed water supply pipes
Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points)
Television points
Telephone points

Important Notes

- 1) The Household Shelter is designed for use as civil defence shelter. The walls, ceiling, floor and door of the Household Shelter shall not be hacked, drilled, altered or removed.
- 2) Air-con panel in the main bedroom will not be provided.
- 3) Any unused or unoccupied open spaces in front of or nearby / adjacent to the flat units are not available for purchase and that the HDB will not entertain any requests from the flat owners to purchase and / or enclose the unused or unoccupied open spaces.

You are advised to visit HDB's website at www.hdb.gov.sg for information on renovation rules.

Disclaimer

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- (iii) Visual representations like pictures, art renderings, depictions, illustrations, photographs, drawings and other graphic representations and references are only artistic impressions. They are not representations of fact.
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- (viii) The floor areas are scaled strata areas.
- (ix) The proposed facilities, their locations and surrounding land-use shown in the maps and plans are indicative only and subject to change or review. These facilities may include other ancillary uses allowed under URA's prevailing Development Control guidelines.
- (x) HDB reserves the right to use the void deck in any apartment block for facilities such as child care centres, elderly-related facilities, education centres, residents' committee centres, day activity centres and such other facilities as HDB shall deem fit.



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