



Golden Carnation | Studio Apartments

Sited along Tampines Street 11, Golden Carnation is an 11-storey residential block comprising 149 units of Studio Apartments. A neighbourhood centre and Tampines Changkat Community Club are conveniently located nearby, providing residents with easy access to a good range of amenities.

Carnations come in colourful hues and are often used as expressions of affection. Naming the development “Golden Carnation” will give the place a loving and vibrant appeal, while the word “Golden” conveys the idea of growing old gracefully. The building’s façade draws inspiration from the distinctive hues of the carnation flower and is coloured in light green and warm red.



A charming development

The façade of Golden Carnation is designed with patterns and colours to exude a modern and fresh image. A landscaped roof garden extends over the void deck on one side of the block. This intimate roof garden has seats and trellises where the residents can head to for their quiet respite. The sheltered space created below serves as an activity space for residents to meet and interact.

An open plaza lies in the centre of Golden Carnation, providing an ideal venue for small scale events and gatherings. An elderly fitness corner, a community garden and an herbal garden are catered within the development to encourage active lifestyles and social interaction among residents.

The development's various facilities are linked together via a clear network of elderly friendly pathways. These are designed with suitably located support grab bars, ramps and ample seats to assist residents in moving around the place with ease. Elderly-friendly features are also incorporated into the design of each of the flat units. In addition, these units are provided with a built-in wardrobe and kitchen cabinets so residents can get to move in hassle-free.





A centre of convenience

Located in a well-established precinct, plenty of amenities are available for residents of Golden Carnation. Just across the road from the development, Tampines Changkat Community Club allows resident to pursue new hobbies. The adjacent neighbourhood centre is a convenient destination for shopping and dining, while fresh produce is readily available at the Tampines Round Market and Food Centre. Find out more about these places and other heartland shops in Tampines at Where2Shop@HDB.



Tampines Town Centre is a regional centre boasting a wide array of amenities like shopping complexes, food outlets and a regional library. The sporty can exercise at the Tampines Sports Hall, Tampines Stadium and Tampines Swimming Complex. Several parks are found within the town for recreational pursuits, like the recently opened Tampines Eco Green which houses various natural habitats to create a thriving biodiversity. Look out for an exciting lifestyle hub coming your way in Tampines town. Being planned as an integrated centre for community, sports, arts and culture, as well as commercial activities, this proposed Tampines Town Hub will make the town more bustling in time to come.



Just a short walk from Golden Carnation is Qiaonan Primary School. Within the town, more school options are available with Junyuan Primary School, East View Primary School, as well as St Hilda's Primary and Secondary School.

Besides the Tampines MRT Station and bus interchange located within the town centre, residents of Golden Carnation will enjoy good connectivity to other parts of Singapore as the Pan Island Expressway (PIE) is just a five-minute drive away.





Charming Homes

The Studio Apartments are designed specially to meet the needs of those 55 years old and above. At a size of 35 sqm or 45 sqm, each apartment will be in ready-to-move-in condition and is furnished with essentials such as elderly-friendly fixtures, ceramic floor tiles, a built-in wardrobe, kitchen cabinets and more. These units come with three-quarter height windows in the living/dining area, as well as in the bedrooms.

The indicative price range of these apartments is tabulated below.

Flat Type	Floor Area (sqm)	Internal Floor Area (sqm)	No. of Units	Indicative Price Range (\$)
Studio Apt	37	35	79	\$89,000 - \$96,000
	47	45	70	\$114,000 - \$117,000

Notes:

- (a) Floor area refers to the estimated area of the whole apartment, inclusive of the area of air-conditioner ledge.
- (b) Internal floor area refers to the estimated area of the apartment computed based on the centre line of the apartment wall.
- (c) The indicative prices do not include the cost of optional components. Actual selling prices will vary according to the attributes of the individual units at the time of selection.
- (d) Studio Apartments are sold on 30-year lease. Prices are inclusive of the elderly-friendly fittings/finishes.

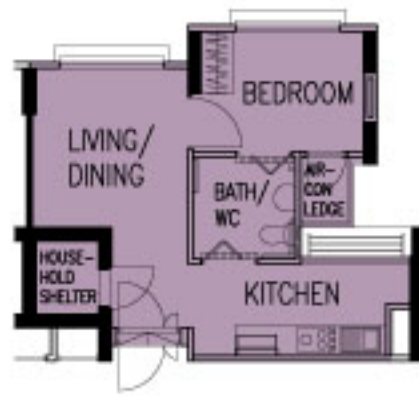
Estimated Completion Date and Waiting Time

Housing Development	Golden Carnation
Selection Date (Median Month of Selection)	Aug 2011 to Jan 2012 (Nov 2011)
Estimated Completion Date	1st Quarter 2014
Estimated Waiting Time	27 months

Notes:

- a) The waiting time is computed based on the median month of selection exercise.
- b) The actual completion date will depend on the progress of the construction.
- c) The Estimated Delivery Possession Date (EDPD) is 31 Jan 2015 for Golden Carnation. The EDPD is an estimation of the date that HDB is required under the Agreement for Lease to deliver possession of the flat. Applicants will be informed the Actual Delivery Possession Date during the signing of the Agreement for Lease.

Typical Floor Plans



TYPICAL STUDIO APARTMENT (TYPE A) FLOOR PLAN
APPROX. FLOOR AREA 37 sqm
(Inclusive of Internal Floor Area 35 sqm and Air-Con Ledge)



TYPICAL STUDIO APARTMENT (TYPE B) FLOOR PLAN
APPROX. FLOOR AREA 47 sqm
(Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)

The coloured floor plans are not intended to demarcate the boundary of the flat.

Samples of Furnished Layout Plans



TYPICAL STUDIO APARTMENT (TYPE A) FLOOR PLAN
APPROX. FLOOR AREA 37 sqm
(Inclusive of Internal Floor Area 35 sqm and Air-Con Ledge)



TYPICAL STUDIO APARTMENT (TYPE B) FLOOR PLAN
APPROX. FLOOR AREA 47 sqm
(Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)