

Golden Clover | Studio Apartments

Located along Kim Keat Avenue, Golden Clover comprises one 25-storey residential block of 188 Studio Apartments.

The four-leaf clover is widely known to be a symbol of luck. The name "Golden Clover" is inspired by the facade's striking yellow highlights and the layout of each floor, which resonates with the four leaves of a lucky clover.



Wholesome Living

Enjoy wholesome recreations at your doorstep. Gardening enthusiasts can nurture their own gardening plots at the community garden or admire the lush greenery atop the roof garden. Trellises and the precinct pavilion offer comfortable places for rest and friendly chats with neighbours. Alternatively, one can choose to stretch their muscles at the elderly fitness corner or foot reflexology path, all while watching kids have fun at the children's playground.



At Golden Clover, features like covered linkways, support grab bars and ramps along common areas help residents move about with ease. Benches have also been provided along pathways for resting. In addition, the lifts within the development come with rounded handrails, infrared sensors at lift doors, delay closing action buttons and large help call buttons to safeguard the safety of residents.



Generous Servings of Lifestyle Conveniences

Meet your lifestyle needs with plenty of shopping and dining options at the nearby Kim Keat Palm and Toa Payoh Vista neighbourhood centres. More heartland shops can be found at HDB Hub, Toa Payoh Town Centre or by logging on to Where2Shop@HDB. For added convenience, residents have easy access to medical facilities at Chung Hwa Free Clinic and Toa Payoh Polyclinic.



Photo courtesy of Singapore Sports Council



Fill your days with exciting activities by taking part in sports at Toa Payoh Stadium, Sports Hall and Swimming Complex. Alternatively, get up close and personal with nature by taking slow strolls along Kallang Park Connector or within Toa Payoh Sensory Park and Toa Payoh Town Park. Those seeking informational resources or leisurely reads can just head over to Toa Payoh Library. For residents who wish to pursue new hobbies, a wide range of courses are available at Toa Payoh South, Toa Payoh East or Toa Payoh Central Community Club.

As Pan-Island Expressway (PIE) and Central Expressway (CTE) are nearby, residents will be able to commute with ease. Good transport links are also available to Toa Payoh Town Centre, where Toa Payoh MRT station and bus interchange can be found.

Some of the schools in the vicinity include First Toa Payoh Primary and First Toa Payoh Secondary School, St Andrew's Junior School, St Andrew's Secondary School and St Andrew's Junior College, Pei Chun Public School, Beatty Secondary School and Kheng Cheng School.





Homes to enjoy

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, the apartment comes with built-in kitchen cabinet with cooker hood and stove. Buyers can choose from two height options for kitchen cabinet – default dimensions based on industry standard or lowered cabinets to suit the needs of wheelchair bound residents. For the convenience of residents, elderly-friendly fixtures are also provided within the units. These include grab bars to provide support, ramp at unit entrance to assist movement, bigger switches and an alert alarm system.

Move in hassle-free as each apartment will be in a ready-to-move-in condition, furnished with elderly-friendly fixtures, a built-in wardrobe, floor tiles in the entire flat and wall tiles for the bathroom and kitchen.

All units come with three-quarter height windows in the living/dining area and bedrooms.

The indicative price range of these Standard flats is tabulated below.

Flat Type	Floor Area (sqm)	Internal Floor Area (sqm)	No. of Units	Indicative Price Range (\$)
Studio Apartment	36	35	92	\$94,000 - \$106,000
	47	45	96	\$119,000 - \$132,000

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) Studio Apartments are sold on 30-year lease. Prices are inclusive of the elderly-friendly fittings/finishes.

Estimated Completion Date & Waiting Time

Housing Development	Golden Clover
Selection Date* (Median Month of Selection)	Apr to Sep 2012 (Jul 2012)
Estimated Completion Date	3rd Qtr 2015
Estimated Waiting Time	36 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 Jul 2016 for Golden Clover. 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 36 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.



Layout Ideas for Your Home



TYPICAL STUDIO APARTMENT (TYPE A) FLOOR PLAN
APPROX. FLOOR AREA 36 sqm
(Inclusive of Internal Floor Area 35 sqm and Air-Con Ledge)



TYPICAL STUDIO APARTMENT (TYPE B) FLOOR PLAN
APPROX. FLOOR AREA 47 sqm
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