

PalmBreeze
@YISHUN



Moments to remember



BUILD-TO-ORDER SEP 2013



Artist's Impression

Calm amid the palms

Bounded by Yishun Ring Road and Yishun Avenue 4, Palm Breeze @ Yishun comprises six 13-storey residential blocks. You can take your pick from the 546 units of 3-, 4- and 5-room Standard flats offered in this development.

The palm trees within the development lend inspiration to the name Palm Breeze @ Yishun. Adorning the top of each block is a wave-like roof feature which reflects the gentle swaying of palm trees in the breeze from the nearby Lower Seletar Reservoir.





LEGEND:

 MRT Line & Station

(u/c) Under Construction

===== Future Road /
Under Construction

Scale 0 100 200 300 400 500 Metres





A garden at your doorstep

On the grounds of Palm Breeze @ Yishun is a garden of serenity. In this vehicular-free space, you will be able to enjoy a myriad of fun activities such as working out at the adult and elderly fitness stations, playing with the children at the playground, or simply enjoying a book amid the landscaped environment.

Alternatively, you can mingle and chat with your family and friends at the precinct pavilion and shelters. A roof garden above the multi-storey carpark serves as another venue for interaction and relaxation.

A childcare centre will also be situated within the development.



Contemporary homes

Palm Breeze @ Yishun offers 3-, 4- and 5-room Standard Flats. All units will come with three-quarter height windows in the living/dining area and half-height windows in the other rooms.

All flats will come with floor finishes in the kitchen, household shelter, service yard and bathrooms. Wall tiles will also be provided in the bathroom 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 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 your flat.



LAYOUT IDEAS FOR 3-ROOM

APPROX. FLOOR AREA 67 sqm
(Inclusive of Internal Floor Area 65 sqm and Air-con Ledge)



LAYOUT IDEAS FOR 4-ROOM

APPROX. FLOOR AREA 92 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-con Ledge)



LAYOUT IDEAS FOR 4-ROOM

APPROX. FLOOR AREA 92 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-con Ledge)



LAYOUT IDEAS FOR 5-ROOM

APPROX. FLOOR AREA 112 sqm
(Inclusive of Internal Floor Area 110 sqm and Air-con Ledge)



LAYOUT IDEAS FOR 5-ROOM

APPROX. FLOOR AREA 112 sqm
(Inclusive of Internal Floor Area 110 sqm and Air-con Ledge)



Palm Breeze
@ YISHUN

Applicants are encouraged to visit the place before booking a flat.

Scale 0 10 20 30 40 50 100m



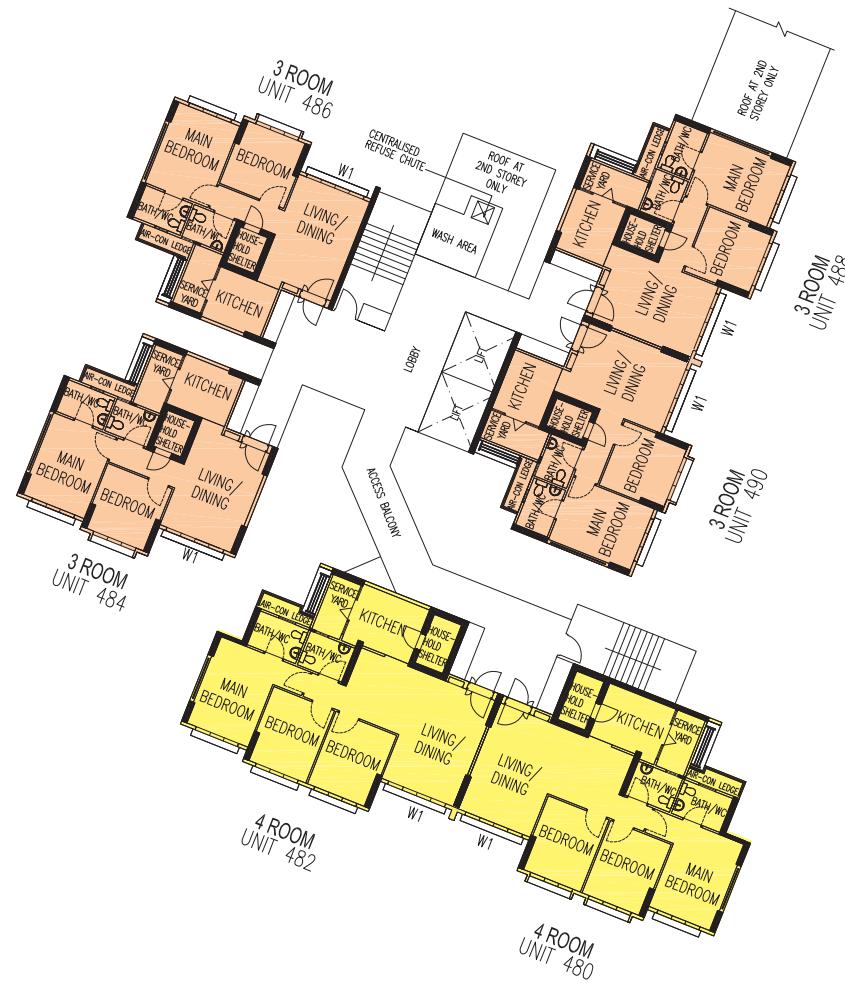
LEGEND

- 3 - ROOM
- 4 - ROOM
- 5 - ROOM
- Surrounding Buildings
- Reserved for / Existing Development
- Linkway / Precinct Pavilion / Drop - Off Porch / Shelter
- Trellis
- Children Playground (PG) / Adult Fitness Station (AFS) / Elderly Fitness Station (EFS)
- Childcare Centre (CCC) at 1st Storey / Future Social Community Facilities (FSCF) at 1st Storey
- Electrical Sub-Station (ESS) at 1st Storey
- Utility Centre (UC) at 1st Storey
- Multi-storey Carpark
- Open Space
- Drainage Reserve
- Staircase
- Driveway
- Air-well
- Centralised Refuse Chute
- Corridor
- Lift
- Service Bay
- U/C Under Construction
- * Rental Housing

Block Number	Number of Storeys	3 Room	4 Room	5 Room	Total	Lift opens at
501A	13	48	24	-	72	Every storey
501B	13	-	35	34	69	Every storey
502A	13	48	84	-	132	Every storey
502B	13	-	24	72	96	Every storey
502C	13	-	60	36	96	Every storey
502D	13	-	47	34	81	Every storey
TOTAL		96	274	176	546	

Standard Flats

YS N5 C1



**BLOCK 501A
2ND TO 13TH STOREY FLOOR PLAN**

LEGEND :



5 - ROOM

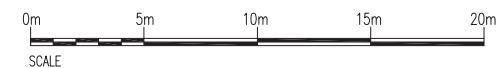


4 - ROOM

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 501B
2ND STOREY FLOOR PLAN

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

0m 5m 10m 15m 20m
SCALE



BLOCK 501B 3RD TO 13TH STOREY FLOOR PLAN

LEGEND :



4 - ROOM

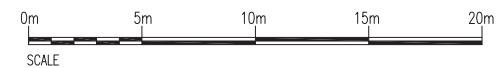


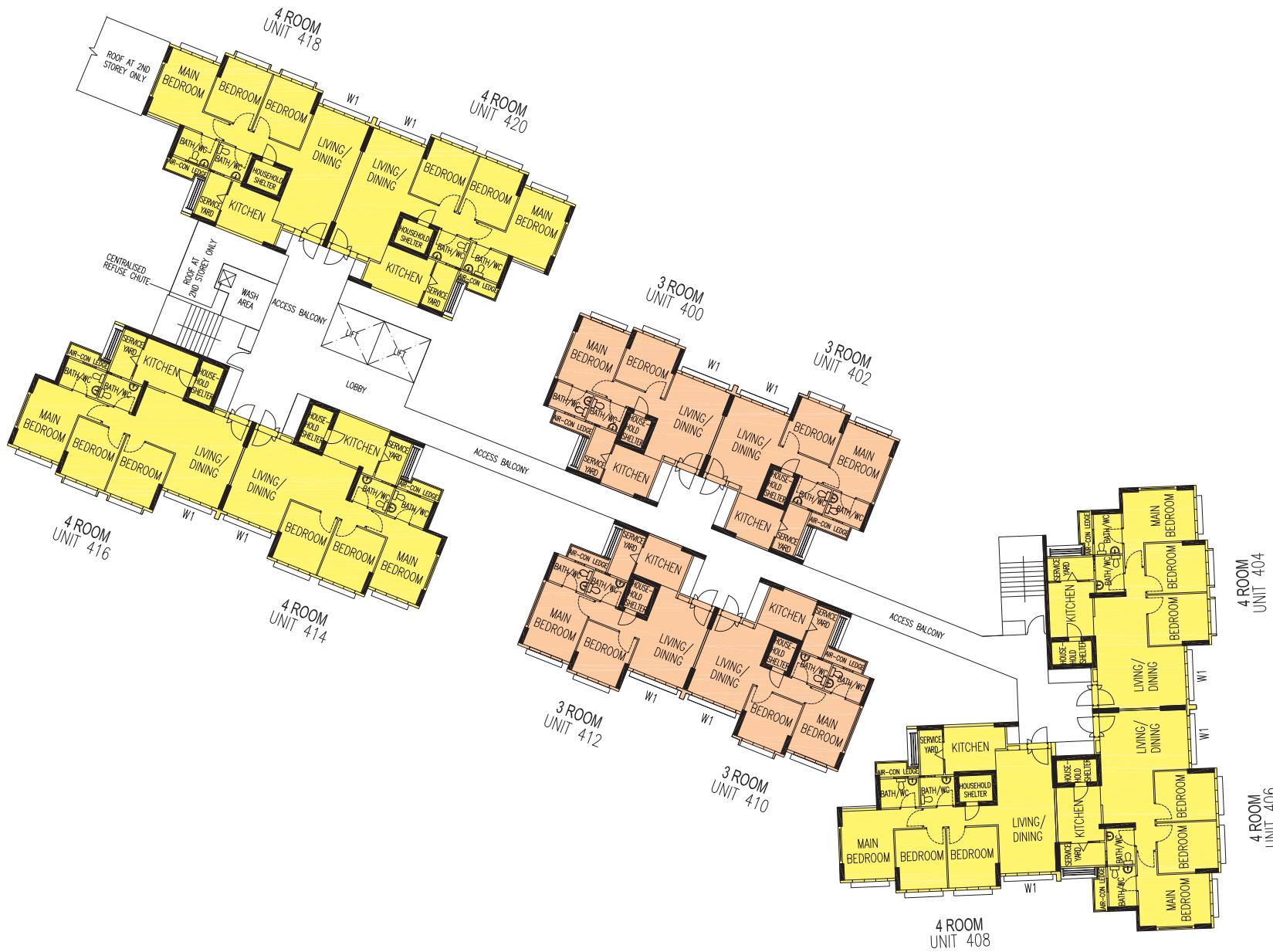
5 - ROOM

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 502A
2ND TO 13TH STOREY FLOOR PLAN

0m 5m 10m 15m 20m
SCALE



BLOCK 502B 2ND TO 13TH STOREY FLOOR PLAN

LEGEND :



4 - ROOM



5 - ROOM

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

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT
WINDOWS

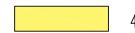
The coloured floor plan is not intended to demarcate the boundary of the flat.

A horizontal scale bar with tick marks at 0m, 5m, 10m, 15m, and 20m. The word 'SCALE' is written below the 0m mark.



**BLOCK 502C
2ND TO 13TH STOREY FLOOR PLAN**

LEGEND :



1 - ROOM

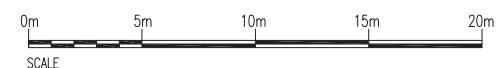


5 - ROOM

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.





LEGEND :

4 - ROOM

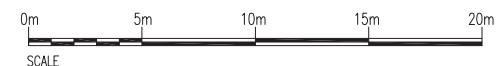
5 - ROOM

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.

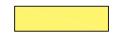
BLOCK 502D 2ND STOREY FLOOR PLAN





**BLOCK 502D
3RD TO 13TH STOREY FLOOR PLAN**

LEGEND :



4 - ROOM

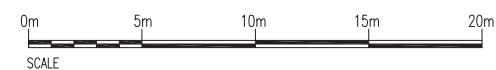


5 - ROOM

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.



General Specifications For Palm Breeze @ Yishun

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.

Windows

Aluminium framed windows with tinted glass.

Doors

Entrance	: decorative solid timber door and metal gate
Bedroom	: laminated semi-solid timber door (Type D9a) (optional)
Bathroom/WC	: 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/Bathroom/WC walls	: ceramic tiles
Other Walls	: skim coated or plastered and painted
Living/Dining/Bedroom floor	: polished porcelain tiles with timber skirting (optional)
Kitchen floor	: glazed porcelain tiles
Bathroom/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.

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- (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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DEVELOPMENT
BOARD**

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