

delightfulhomes

HDB'S SALES EXERCISES • JULY 2014



PARK GROVE

@ YISHUN



Artist's Impression

Living by the park

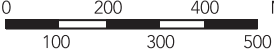
Bounded by Yishun Ring Road and Yishun Avenue 4, Park Grove @ Yishun comprises six 13-storey residential blocks and offers 588 units of 2-, 4-, 5-room and 3Gen Standard Flats.

The name “Park Grove @ Yishun” takes inspiration from the lush landscaping found within the development, as well as its proximity to Yishun Park where you can enjoy a host of outdoor activities.





LEGEND:

-  MRT Line & Station
-  (u/c) Under Construction
-  Future Road / Under Construction
-  Scale 0 200 400 500 Metres
- 



Artist's Impression

A green haven

At the heart of Park Grove @ Yishun lies a central green space which houses a range of recreational facilities that you and your neighbours can enjoy such as a children's playground, as well as adult and elderly fitness stations. In addition, the rooftop garden above the multi-storey car park, precinct shelters and trellises serve as ideal venues to relax and mingle with your friends. For social gatherings, the precinct pavilion can be used.

A childcare centre is provided within the development.



Separate chutes for recyclable waste



Eco-pedestals



Bicycle stands

Eco-Friendly Living

To encourage a "green" lifestyle, Park Grove @ Yishun is designed with several eco-friendly features:

- Separate chutes are provided for recyclable waste
- Motion sensor controlled energy efficient lighting is installed at staircases to reduce energy consumption
- Regenerative lifts are used to reduce energy consumption
- Eco-pedestals are used in bathrooms to encourage water conservation
- Bicycle stands are provided to encourage cycling as an environmentally friendly form of transport
- Sustainable and recycled products are used in the development

Contemporary homes

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

3Gen Flats are introduced to cater to multi-generation families living under one roof. The 3Gen Flats in Park Grove @ Yishun will feature four bedrooms, three bathrooms (two en-suites), with an internal floor area of about 115 square metres.

The flats at Park Grove @ Yishun 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 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, all the 4-, 5-room and 3Gen 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 38 sqm
(Inclusive of Internal Floor Area of 36 sqm and Air-Con Ledge)



LAYOUT IDEAS FOR 2-ROOM (TYPE 2)

APPROX. FLOOR AREA 47 sqm
(Inclusive of Internal Floor Area of 45 sqm and Air-Con Ledge)

Open Kitchen Concept (Default)



LAYOUT IDEAS FOR 4-ROOM

APPROX. FLOOR AREA 93 sqm
(Inclusive of Internal Floor Area of 90 sqm and Air-Con Ledge)

With Kitchen Partition Wall



LAYOUT IDEAS FOR 4-ROOM

APPROX. FLOOR AREA 93 sqm
(Inclusive of Internal Floor Area of 90 sqm and Air-Con Ledge)



LAYOUT IDEAS FOR 5-ROOM

APPROX. FLOOR AREA 113 sqm
(Inclusive of Internal Floor Area of 110 sqm and Air-Con Ledge)



LAYOUT IDEAS FOR 5-ROOM

APPROX. FLOOR AREA 113 sqm
(Inclusive of Internal Floor Area of 110 sqm and Air-Con Ledge)



LAYOUT IDEAS FOR 3GEN FLAT

APPROX. FLOOR AREA 120 sqm
(Inclusive of Internal Floor Area of 115 sqm and Air-Con Ledges)



LAYOUT IDEAS FOR 3GEN FLAT

APPROX. FLOOR AREA 120 sqm
(Inclusive of Internal Floor Area of 115 sqm and Air-Con Ledges)



LEGEND

- 2-Room (Type 1)
- 2-Room (Type 2)
- 4-Room
- 5-Room
- 3Gen Flat
- Drop-off Porch/Linkway/Shelter(S)/Precinct Pavilion
- Trellis
- Children Playground (PG)/Adult Fitness Station (AFS)/Elderly Fitness Station (EFS)
- Electrical Sub-Station (ESS) at 1st Storey
- Utility Centre (UC) at 1st Storey
- Multi-Storey Carpark
- Open Space
- Childcare Centre (CCC), Future Social Community Facilities (FSCF) at 1st Storey
- Service Road / Driveway
- Staircase
- Surrounding Buildings / Structures
- Reserved for Development / Existing Development
- Drainage Reserve
- Corridor
- Centralised Refuse Chute / Chute for Recyclable Refuse
- Lift
- Service Bay

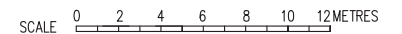
Block Number	Number of Storeys	2-ROOM		4-ROOM	5-ROOM	3-GEN	Total	Lift Opens at
		(TYPE 1)	(TYPE 2)					
676A	13	24	48	24	-	-	96	Every Storey
676B	13	-	-	48	24	24	96	Every Storey
676C	13	-	-	24	72	-	96	Every Storey
677A	13	-	48	48	-	-	96	Every Storey
677B	13	-	-	24	72	-	96	Every Storey
677C	13	-	-	36	48	24	108	Every Storey
Total		24	96	204	216	48	588	

Standard Flats

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

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

BLOCK 676A
2ND TO 13TH STOREY FLOOR PLAN





LEGEND :

- 4 ROOM
- 5 ROOM
- 3GEN FLAT

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

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

BLOCK 676B 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 12 METRES



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 676C 2ND TO 13TH STOREY FLOOR PLAN

SCALE 0 2 4 6 8 10 12 METRES



LEGEND :

2 ROOM (TYPE 2)

4 ROOM

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

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

BLOCK 677A 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 12 METRES



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 677B 2ND TO 13TH STOREY FLOOR PLAN

SCALE 0 2 4 6 8 10 12 METRES

LEGEND :

- 4 ROOM
- 5 ROOM
- 3GEN FLAT

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 677C 2ND TO 13TH STOREY FLOOR PLAN

SCALE 0 2 4 6 8 10 12 METRES

GENERAL SPECIFICATIONS FOR PARK GROVE @ 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/ drywall partition system.

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)
	:	laminated semi-solid timber sliding partition / door for 2-Room, where applicable
Bathroom/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 and 3Gen flat 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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- (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, mechanical and electrical rooms and such other facilities as HDB shall deem fit.



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DEVELOPMENT
BOARD**

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