



Moments to remember



BUILD-TO-ORDER SEP 2013



Come home to a green haven

Saraca Breeze @ Yishun is located along Yishun Avenue 1. You can choose from 432 units of 3-, 4-, 5-room and 3Gen flats housed in four 13-storey residential blocks.

Saraca Breeze @ Yishun is named after the Saraca trees planted within its landscape and the neighbourhood. Taking cues from the Saraca tree, the development's precinct facilities are designed with a leaf theme. The word "breeze" relates to the nearby Lower Seletar Reservoir.





LEGEND:

- MRT Line & Station
 (u/c) Under Construction
 ===== Future Road / Under Construction

Scale 0 200 400 Metres
100 300 500





Rooted in amenities

At Saraca Breeze @ Yishun, you will be able to enjoy a host of recreational facilities such as children's playgrounds, adult fitness stations and elderly fitness stations. You can also mingle and chat with your neighbours at the trellis and precinct pavilion.

Alternatively, you can relax at the roof garden above the multi-storey carpark. Planter boxes placed along the carpark's facade will provide a visual appeal.

The development will come with an eating house, a minimart, shops and a childcare centre, offering daily convenience right at your doorstep.



Choose from 3-, 4-, 5-room and 3Gen flats.

All flats will come with three-quarter height windows in the living/dining area and half-height windows in the 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 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.

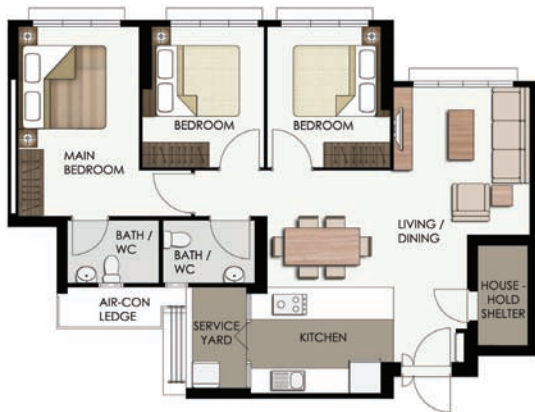


To provide a sense of spaciousness and greater flexibility in furniture layout and design, the 4-, 5-room and 3Gen flats in Saraca Breeze @ Yishun come with an open kitchen concept. You can carry out the necessary extensions to the electrical, water and gas points provided in the kitchen as part of your 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 3-ROOM
APPROX. FLOOR AREA 68 sqm
(Inclusive of Internal Floor Area of 65 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)

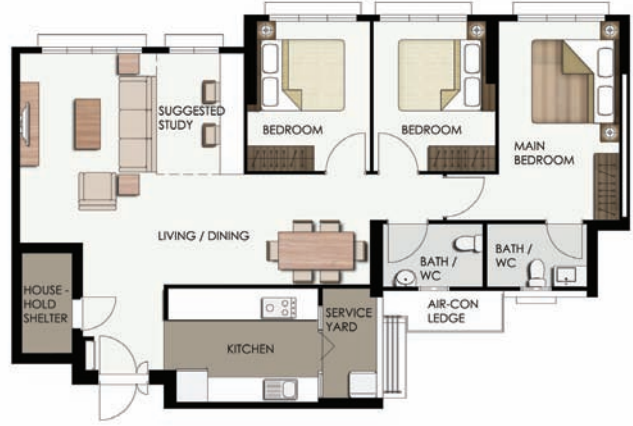
With Kitchen Partition Wall



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)

3Gen flats are introduced to cater to multi-generation families living under one roof. These 3Gen flats will feature four bedrooms and three bathrooms (two en-suites), with an internal floor area of about 115 square metres.



LAYOUT IDEAS FOR 3GEN FLAT
 APPROX. FLOOR AREA 120 sqm
 (Inclusive of Internal Floor Area of 115 sqm and Air-Con Ledges)



Please note that the visual representations include interior design features or ideas. For instance, the artists' impressions of the living/ dining room (above the flat layout) show a feature wall made of glass in place of a non-load bearing wall. In the actual flat, a wall will be erected instead of the glass panel.

Open Kitchen Concept (Default)



LAYOUT IDEAS FOR 3GEN FLAT
APPROX. FLOOR AREA 120 sqm
(Inclusive of Internal Floor Area of 115 sqm and Air-Con Ledges)

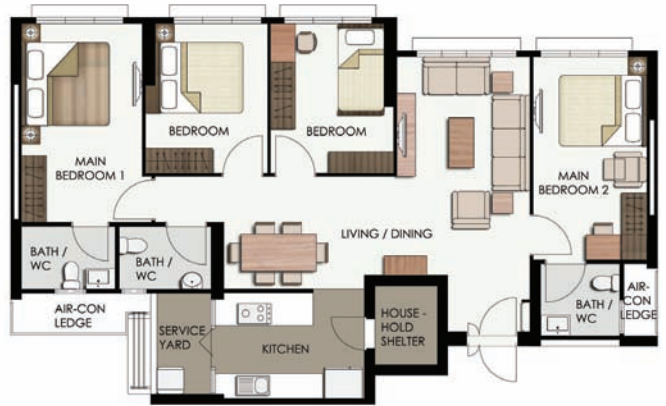
With Kitchen Partition Wall



LAYOUT IDEAS FOR 3GEN FLAT
APPROX. FLOOR AREA 120 sqm
(Inclusive of Internal Floor Area of 115 sqm and Air-Con Ledges)



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



LEGEND

- 3-Room
- 4-Room
- 5-Room
- 3Gen Flat
- Surrounding Buildings
- Childcare Centre (CCC) / Future Social Community Facilities (FSCF) at 1st storey
- Eating House (EH) / Minimart (MM) / Shops (S) at 1st Storey
- Linkway/Precinct Pavilion / Drop-off Porch / Shelter
- Trellis
- Adult Fitness Station (AFS) / Elderly Fitness Station (EFS) / Children Playground (PG)
- Electrical Sub-Station (ESS) at 1st. Storey
- Utility centre (UC) at 1st. Storey
- Airwell
- Multi-Storey Car Park
- Open Space
- Reserved For/Existing Development
- Staircase
- Driveway
- Corridor
- Centralised Refuse Chute
- Lift
- Service Bay
- (U/C) Under Construction

Block Number	Number of storeys	3 ROOM	4 ROOM	5 ROOM	3GEN FLAT	Total	Lift opens at
513A	13	48	36	12	12	108	Every Storey
513B	13	—	36	24	24	84	Every Storey
513C	13	48	36	12	12	108	Every Storey
513D	13	—	60	36	36	132	Every Storey
Total		96	168	84	84	432	

Standard Flats

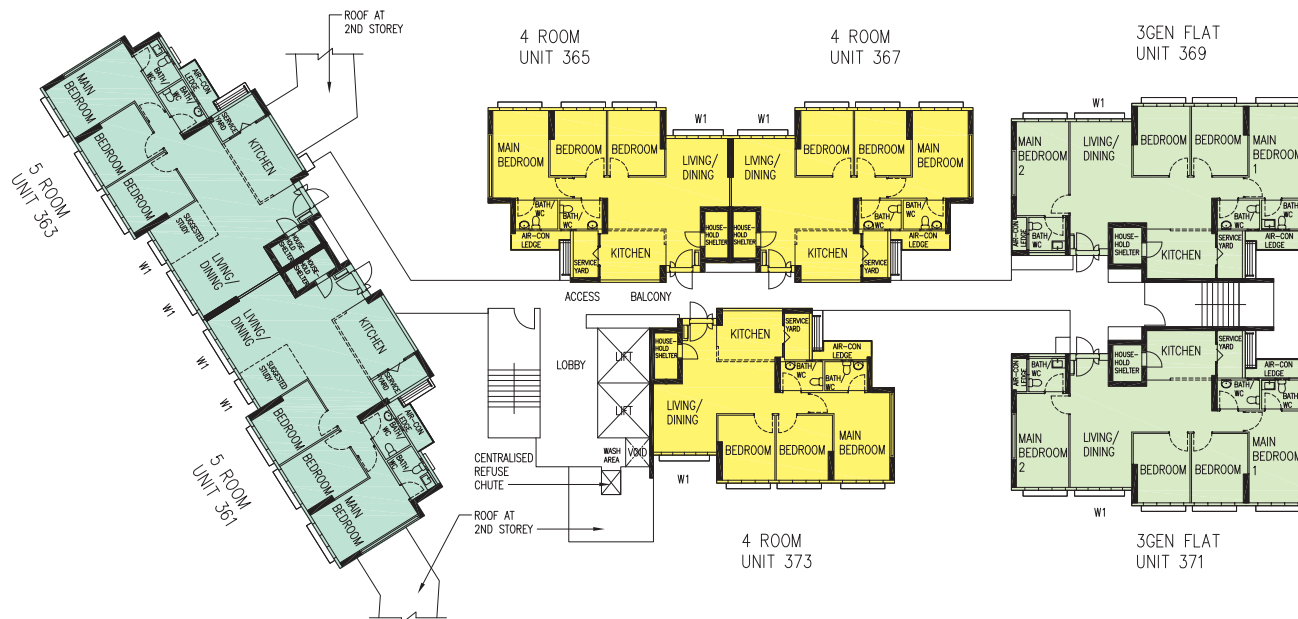


LEGEND:

- 3 ROOM
- 4 ROOM
- 5 ROOM
- 3GEN FLAT

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

SCALE 0 2 4 6 8 10 METERS



BLOCK 513B
(2ND TO 13TH STOREY FLOOR PLAN)

LEGEND:

4 ROOM

5 ROOM

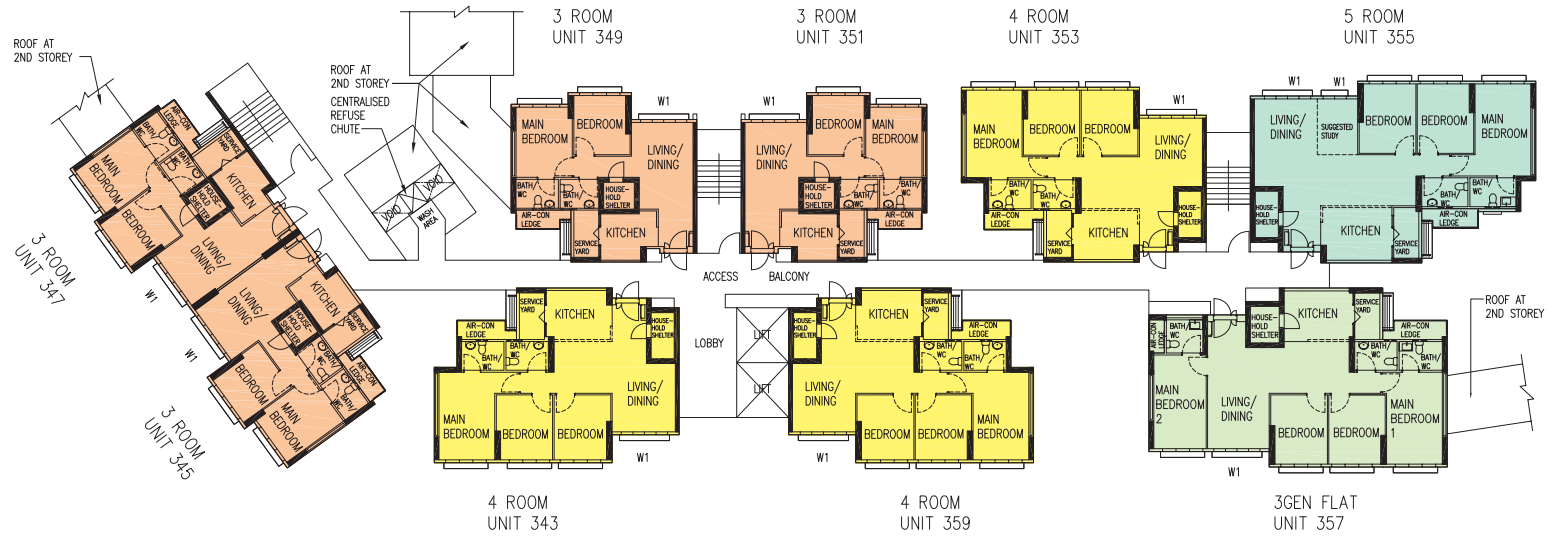
3GEN FLAT

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

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

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

SCALE 0 2 4 6 8 10 METERS

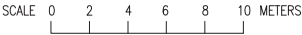


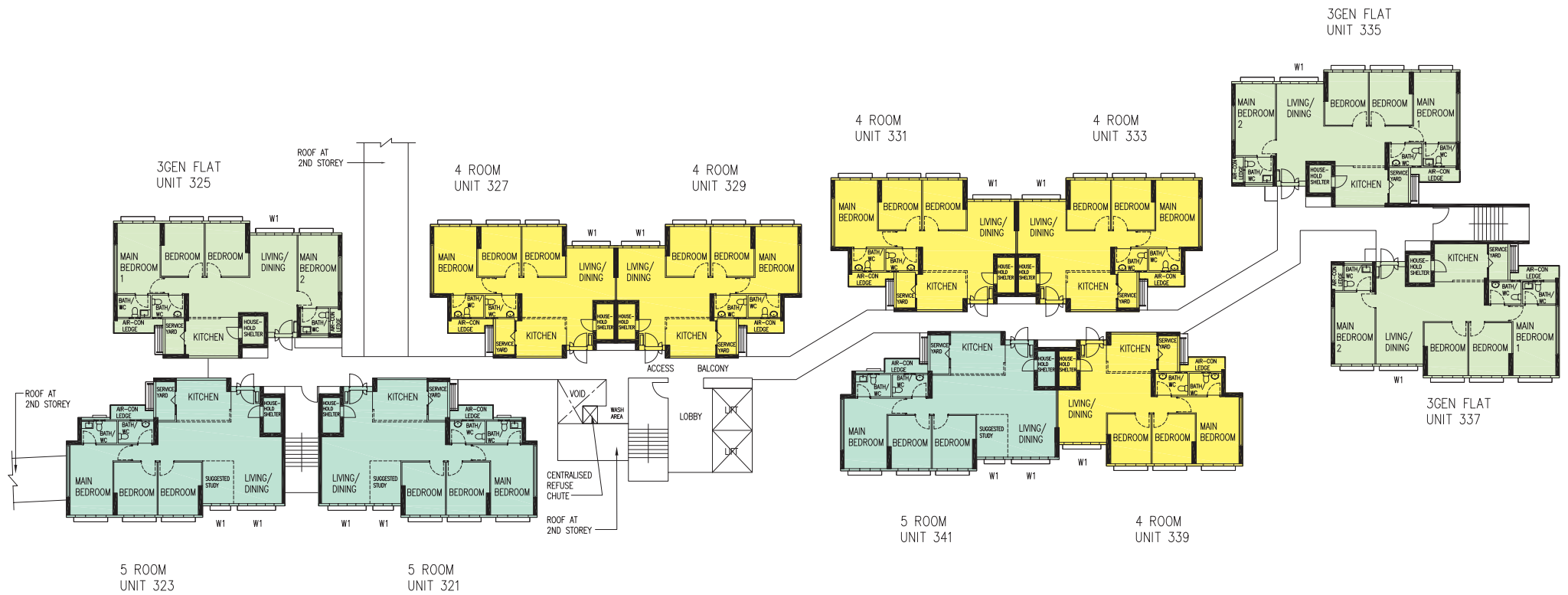
BLOCK 513C
(2ND TO 13TH STOREY FLOOR PLAN)

- LEGEND:
- 3 ROOM
 - 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 513D
(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.

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

SCALE 0 2 4 6 8 10 METERS

General Specifications for Saraca 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/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)
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 wall	: ceramic tiles
Other wall	: 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 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.

Disclaimer

- (i) All information, maps and plans in this brochure are the copyright of the HDB.
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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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