



Yio Chu Kang Vista

Studio Apartments and 3-room Standard Flats

Located along Ang Mo Kio Ave 5, Yio Chu Kang Vista is a 21-storey residential development which comprises 256 units of Studio Apartments and 3-room Standard flats.

A wide range of retail trades and leisure choices abounds at the nearby Yio Chu Kang View neighbourhood centre, Mayflower Shopping and Food Centre, Ang Mo Kio Town Garden West, Yio Chu Kang Community Club and Kebun Baru Community Club.

The name Yio Chu Kang Vista is given to this development as it offers good views of its surroundings and neighbourhood.



A charming place to call home

Yio Chu Kang Vista boasts modern architecture, with sleek and clean vertical lines. The development is given a distinctive identity with its contemporary design.



Enjoy the range of recreational facilities at your doorstep. Children can have fun at the children's playground while adults and the elderly work out at the fitness corner or the exercise plaza. There is also a sensory garden where you can relax amid the sights and scents of the lovely plants and flora. To unwind after a hectic day, enjoy a walk on the reflexology walk. Alternatively, visit the adjacent common green which houses adult and elderly fitness stations and a multi-purpose court.



Abundant amenities within reach

Located in the vibrant Ang Mo Kio town, Yio Chu Kang Vista is sited near a wide range of existing amenities. Be spoilt for choice with the variety of retail and dining options available at Yio Chu Kang View neighbourhood centre and Mayflower Shopping and Food Centre. Find out more about these two neighbourhood centres and other HDB heartland shops in Ang Mo Kio at Where2Shop@HDB. More shopping and dining choices are available at the bustling Ang Mo Kio Hub at the town centre.



For outdoor fun, stroll over to Ang Mo Kio Town Garden West. This lush town park provides a natural environment to recharge and rejuvenate. Equipped with fitness stations and jogging track, this is also an ideal destination to stretch those muscles after a hard day's work. More sporting activities are available at the Yio Chu Kang Sports and Recreation Centre. Pick up a new hobby at the nearby Yio Chu Kang Community Club and Kebun Baru Community Club.



Photo courtesy of Singapore Sports Council

Photo courtesy of Singapore Sports Council

Book lovers will enjoy visiting the Ang Mo Kio Public Library.

Nearby schools include Mayflower Primary School, Yio Chu Kang Secondary School, Anderson Junior College and Nanyang Polytechnic.

With Yio Chu Kang MRT station located in the vicinity, you are able to commute with ease.





Contemporary homes

Choose from Studio Apartments and 3-room Standard flats.

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.

All 3-room Standard flats come with three-quarter height windows in the living/dining area.

The indicative price range of these flats is tabulated below.

Flat Type	Floor Area (sqm)	Internal Floor Area (sqm)	No. of Units	Indicative Price Range (\$)
Studio Apt	37	35	78	\$92,000 - \$101,000
	47	45	80	\$114,000 - \$126,000
3-Room	67	65	98	\$227,000 - \$265,000

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.

Financing a flat

Flat Type	Typical Selling Price	Applicants' Median Household Income	Eligible Additional CPF Housing Grant	Nett Selling Price (less grants)	Monthly Instalment for 30-year Loan	Instalment to Income Ratio
3-Room	\$245,000	\$2,700	\$25,000	\$220,000	\$881	33%

Prices of Yio Chu Kang Vista and Resale Comparables in the Vicinity

Flat Type	Yio Chu Kang Vista (Internal floor area)	Prices of Resale Flats
3-Room	\$227,000 - \$265,000 (65 sqm)	\$297,000 - \$402,888 (67 - 75 sqm)

Notes:

- (a) The 3-room resale comparables consist of standard flats of about 31 - 32 years old. They are located near to Yio Chu Kang Vista. The differences in the attributes between the resale comparables and the subject contracts should be taken into account when making comparison.

Optional Component Scheme

These 3-room Standard flats come with floor finishes in the kitchen, household shelter, service yard and bathrooms. For added convenience, you may opt in to have floor finishes in the living/ dining room and bedrooms and/ or internal doors installed in your selected flat. The cost of installing these optional components will be added to the selling price of the flat.

Optional Component	Indicative Costs
	3-Room
Flooring for living / dining room and bedrooms	\$2,900
Internal doors*	\$2,280

Notes:

* Studio Apartments come with internal doors and full floor finishes. Hence, OCS is not applicable

* 3-room flats : 4 internal doors (2 bedroom doors and 2 bathroom doors)

Estimated Completion Date and Waiting Time

Housing Development	Yio Chu Kang Vista
Selection Date* (Median Month of Selection)	Oct 2011 to May 2012 (Feb 2012)
Estimated Completion Date	4th Qtr 2014
Estimated Waiting Time	35 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 30 Nov 2015 for Yio Chu Kang Vista. 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

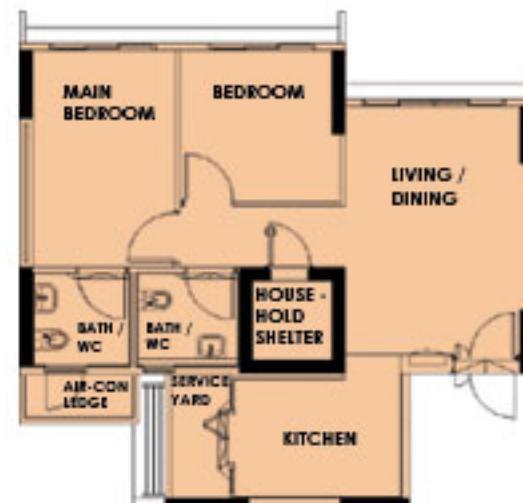
(Inclusive of Internal Floor Area 35 sqm and Air-Con Ledge)



TYPICAL STUDIO APARTMENT (TYPE B) FLOOR PLAN

APPROX. FLOOR AREA 47 sqm

(Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)



TYPICAL 3-ROOM FLOOR PLAN

APPROX. FLOOR AREA 67 sqm

(Inclusive of Internal Floor Area 65 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)



TYPICAL 3-ROOM FLOOR PLAN
APPROX. FLOOR AREA 67 sqm
(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)