

Limbang  
*green*  
Choa Chu Kang

An Appealing Abode

Artist's Impression



At Limbang Green in Choa Chu Kang, you'll find an alluring development nestled amid beautiful landscaping. Stroll along the central pathway which meanders through the lush landscaped setting as you enjoy the idyllic ambience of this green haven.



Limbang Green comprises five residential blocks of 13 storeys. Designed with clean lines, the architecture projects a modern and elegant look. A slightly curved roof feature atop some residential blocks adds visual interest. Complementing the effect are the various shelters and linkways in the development, all of which adopt gentle curves in their design.

Residents will enjoy the convenience where every block is connected to the multi-storey car park and drop-off porch via sheltered linkways.

## Cherished Conveniences

Limbang Green positions you within easy reach of the wide spectrum of established facilities in Choa Chu Kang town.



Located along Choa Chu Kang Street 52, Limbang Green is only minutes away from Yew Tee MRT station, Choa Chu Kang MRT/LRT station and bus interchange. By road, the site is easily reached via the nearby Kranji Expressway (KJE), Bukit Timah Expressway (BKE) and Pan-Island Expressway (PIE). Enjoy island-wide connectivity with these established transport amenities.



In terms of shopping, Limbang Shopping Centre, Yew Tee Point and Yew Tee Square are nearby malls that serve residents in the area. You can also get to the Choa Chu Kang town centre and Lot One very easily, where there are yet more shopping, entertainment and dining options to enjoy.

## Refreshing Recreations

Relax and unwind amid lush surrounds. In this green setting, you enjoy an array of outdoor facilities such as fitness stations, a children's playground, a precinct pavilion, resting shelters and more. It truly is an idyllic retreat where one can escape from the hustle and bustle of city life. The rooftop garden of the multi-storey car park is yet another landscaped space in Limbang Green for you to enjoy.



A wide range of leisure pursuits are within easy reach. Nearby recreational spots include Limbang Park, Choa Chu Kang Sports & Recreation Centre, Stagmont Park and Choa Chu Kang Park. If you prefer, treat yourself to a game of golf at the nearby Warren Golf and Country Club.

Just a short walk away is the Yew Tee Community Club which offers a host of enrichment courses and activities.

## Enriching Environment

Opportunities for learning abound at Choa Chu Kang. Parents with school-going children will appreciate the variety of schools nearby such as South View Primary School, Bukit Panjang Government High School and Pioneer Junior College.

For lessons beyond the classroom, take the kids to the nearby farms for a fun and educational excursion. Experience and relive the joys of rural living.

## Indicative Price Range



Limbang Green offers a mix of Studio Apartments, 3-room and 4-room Standard flats.

These functional Studio Apartments are designed specially to meet the needs of those 55 years and above. At a compact size of 35 sqm or 45 sqm, each apartment will be in ready-to-move-in condition and fully furnished with essentials such as elderly-friendly fixtures, full floor finishes, built-in wardrobe, kitchen cabinets and more.

The 3-room and 4-room Standard flats are provided with quality floor finishes in the kitchen, household shelter, service yard and bathrooms.

All units come with three-quarter height windows in the living/dining room.

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	37	35	144	\$64,000 - \$71,000
	47	45	132	\$79,000 - \$89,000
3-Room	67	65	128	\$140,000 - \$169,000
4-Room	92	90	188	\$226,000 - \$278,000

**Notes:**

- (1) Floor area refers to the estimated area of the whole apartment, inclusive of the area of the air-conditioner ledge (where applicable).
- (2) Internal floor area refers to the estimated area of the apartment computed based on the centre line of the apartment wall.
- (3) 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.

## Affordability of a Typical Flat

Flat Type	Typical Selling Price	Applicants' Median Household Income	Eligible Additional Housing Grant	Monthly Instalment for 30-year Loan	Instalment to Income Ratio
3-Room	\$155,000	\$2,100	\$30,000	\$500	24%
4-Room	\$250,000	\$4,300	\$10,000	\$901	21%

## Optional Component Scheme (OCS)

You may opt to have full floor finishes and 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	4-Room
Flooring for living / dining room and bedrooms	\$2,000	\$3,000
Internal doors*	\$1,360	\$1,680

OCS is not applicable to Studio Apartments

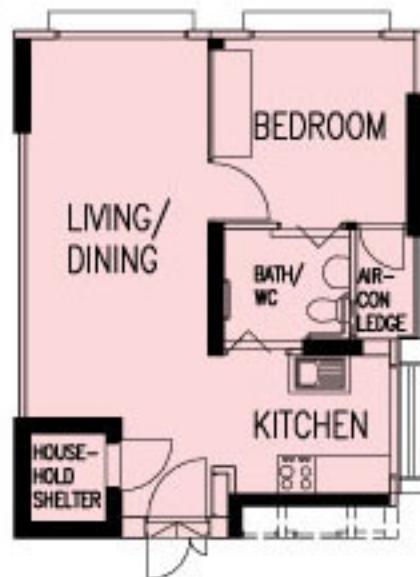
\* 3-room flats : 4 internal doors (2 bedrooms doors and 2 bathroom doors)

\* 4-room flats : 5 internal doors (3 bedrooms doors and 2 bathroom doors)

## 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)



**TYPICAL 4-ROOM FLOOR PLAN**  
APPROX. FLOOR AREA 92 sqm  
(Inclusive of Internal Floor Area 90 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)



**TYPICAL 4-ROOM FLOOR PLAN**  
APPROX. FLOOR AREA 92 sqm  
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

## General Specifications (Studio Apartment)

### Foundation

Piled foundation.

### 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 frame windows with tinted glass.

### Doors

Entrance	: decorative solid timber door and metal gate
Bedrooms	: decorative semi-solid timber door (Type D9)
Bathroom/WC	: pvc folding door
Household Shelter	: metal door

### Finishes

Ceiling	: skim coated or plastered and painted
Kitchen/Bathroom/WC wall	: glazed ceramic tiles
Other walls	: skim coated or plastered and painted
Living/Dining/Bedroom Floor	: ceramic tiles with timber skirting
Kitchen/Bathroom/WC Floor	: ceramic tiles
Service Yard floor	: ceramic tiles with tile skirting
Household Shelter floor	: ceramic tiles

### Fittings

Quality locksets.

Quality sanitary fittings.

Wash basin for common bath/WC, hot water pipes and tap/shower/bath mixers.

Clothes drying rack.

Kitchen Cabinets with cooker hood, gas hob and kitchen sink.

Built-in wardrobe.

### 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. Air-con panel in the Main Bedroom will not be provided. You are advised to visit HDB's website at [www.hdb.gov.sg](http://www.hdb.gov.sg) for information on renovation rules.
- 2) The common areas and spaces fronting or surrounding the flats are not available for purchase, and HDB will not accede to any requests from purchasers to purchase and enclose the common areas.

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## General Specifications (3- & 4-Room)

### Foundation

Piled foundation.

### 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 frame windows with tinted glass.

### Doors

Entrance	: decorative solid timber door and metal gate
Bedrooms	: decorative semi-solid timber door (Type D9)(Optional)
Bathroom/WC	: laminated semi-solid timber door for 3 Room & 4 Room (TypeD9a) (Optional)
Household Shelter	: metal door
Service Yard	: aluminium framed door with glass

### Finishes

Ceiling	: skim coated or plastered and painted
Kitchen/Bathroom/WC wall	: glazed ceramic tiles
Other walls	: skim coated or plastered and painted
Living/Dining/Bedroom Floor	: ceramic tiles with timber skirting (optional)
Kitchen/Bathroom/WC Floor	: ceramic tiles
Service Yard floor	: ceramic tiles with tile skirting
Household Shelter floor	: ceramic tiles

### Fittings

Quality locksets.

Quality sanitary fittings.

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:

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*The Floor Areas are scaled Strata Areas.*