

delightfulhomes

HDB'S SALES EXERCISES • MAY 2014



Admiralty
flora



Rich, Tropical Landscape

Bounded by Woodlands Drive 62 and Woodlands Drive 73, Admiralty Flora comprises four 14-storey high residential blocks and offers 402 units of 4- and 5-room Standard Flats.

The name "Admiralty Flora" takes inspiration from the lush landscaping found within the development, as well as its proximity to Greenwood Sanctuary @ Admiralty, where you can enjoy a host of outdoor activities.





LEGEND:

—○— MRT Line & Station

- - -○- - - MRT Line & Station (u/c)

(u/c) Under Construction

== Future North-South Expressway (NSE)

==== Under Construction/ Future Road

Scale 0 200 400 Metres

100 300 500





A Sanctuary For You

Admiralty Flora offers a range of facilities that caters to residents of all ages. To wind down after a hectic day at work, you can take a break at the sitting areas set amid green spaces. Alternatively, you can choose to watch the children play in the children's playground or work out at the adult and elderly fitness stations. The precinct pavilion found within the development serves as an ideal venue for social gatherings. You can also relax and rejuvenate at the roof top garden atop the multi-storey car park.



For added convenience, an eating house, a supermarket and shops will be located within the development.

Eco-Friendly Living

To encourage a “green” lifestyle, Admiralty Flora 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



Separate chutes for recyclable waste



Eco-pedestals



Bicycle stands

Contemporary Homes

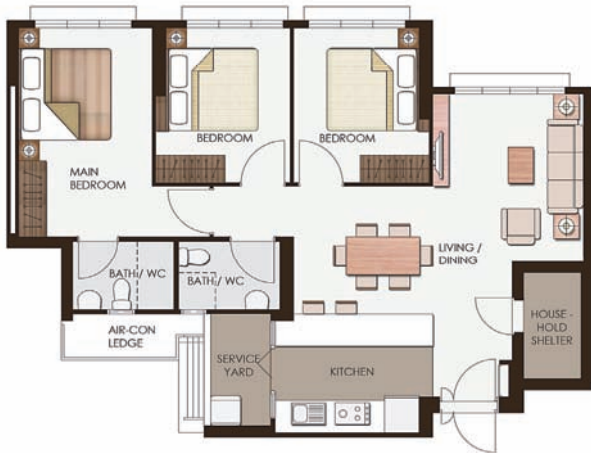
Admiralty Flora offers 4- and 5-room Standard Flats. These flats will come with three-quarter height windows in the living/dining area and half-height windows in other rooms. Some units will come with three-quarter height windows in the bedrooms.

The 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 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 flats in Admiralty Flora 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.

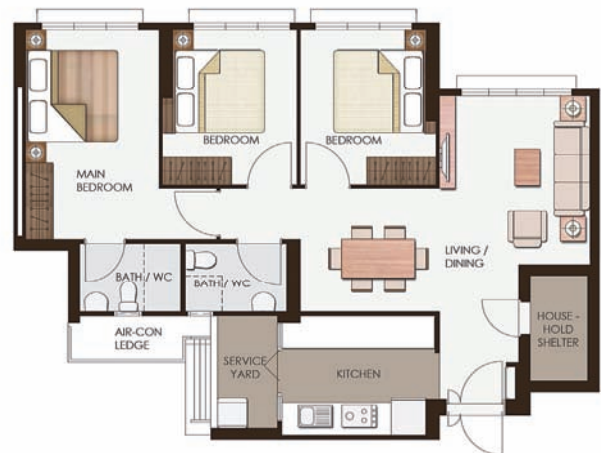
Open Kitchen Concept (Default)



LAYOUT IDEAS FOR 4-ROOM

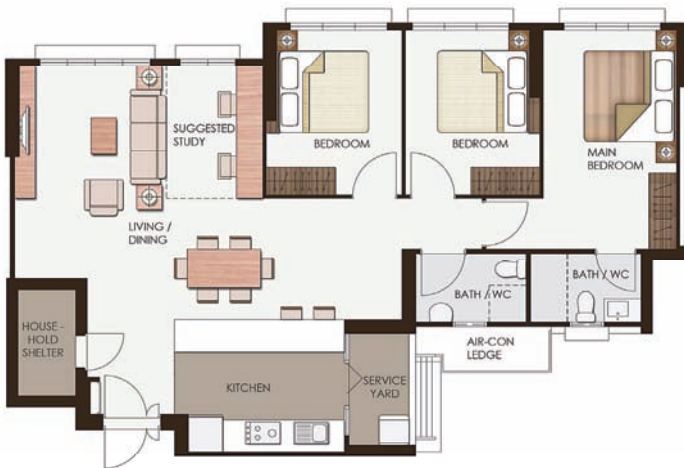
APPROX. FLOOR AREA 93sqm
(Inclusive of Internal Floor Area of 90sqm and Air-Con Ledge)

With Kitchen Partition Wall



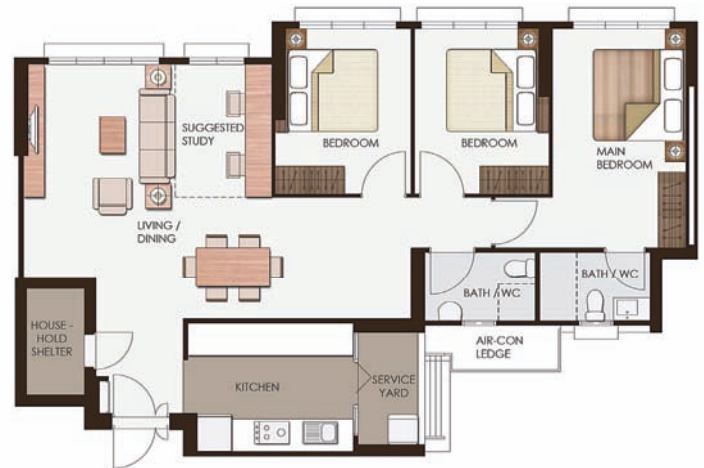
LAYOUT IDEAS FOR 4-ROOM

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



LAYOUT IDEAS FOR 5-ROOM

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



LAYOUT IDEAS FOR 5-ROOM

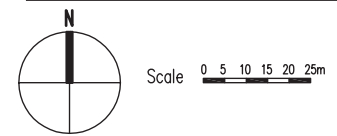
APPROX. FLOOR AREA 113sqm
(Inclusive of Internal Floor Area of 110sqm and Air-Con Ledge)



- LEGEND**
- 4-Room
 - 5-Room
 - Surrounding Buildings
 - Linkway / Linkbridge (LB)/ Precinct Pavilion/ Shelter/ Drop-off Porch
 - Trellis
 - Future Social Community Facility (FSCF) at 1st. Storey
 - Eating House (EH) / Shops (S) / SuperMarket (SM) at 1st Storey
 - Adult Fitness Station (AFS)/ Elderly Fitness Station (EFS)/ Children Playground (PG)
 - Electrical Sub-Station (ESS) at 1st. Storey
 - Utility centre (UC) at 1st. Storey
 - Multi-Storey Carpark
 - Open Space
 - Staircase
 - Driveway
 - Airwell
 - Reserved for / Existing Development
 - Centralised Refuse Chute/ Chute for Recyclable Refuse
 - Corridor
 - Lift
 - Service Bay

Block Number	Number of storeys	4 Room	5 Room	Total	Lift open at
691A	14	65	25	90	Every Storey
691B	14	52	52	104	Every Storey
691C	14	52	26	78	Every Storey
691D	14	52	78	130	Every Storey
Total		221	181	402	

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





BLK 691A
 2ND TO 7TH & 9TH TO 14TH STOREY FLOOR PLAN

LEGEND:

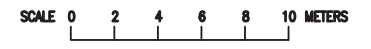
4 ROOM

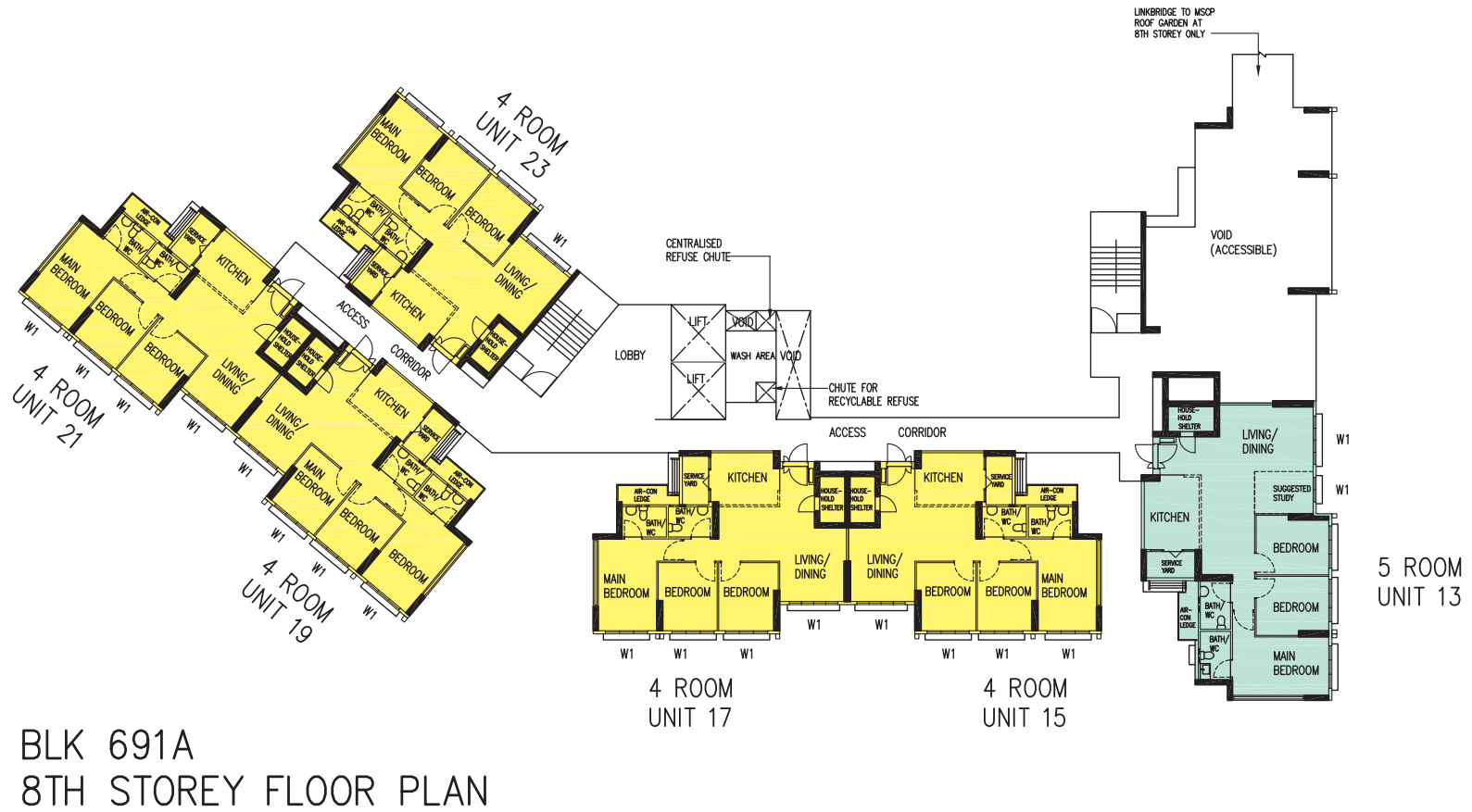
5 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm 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

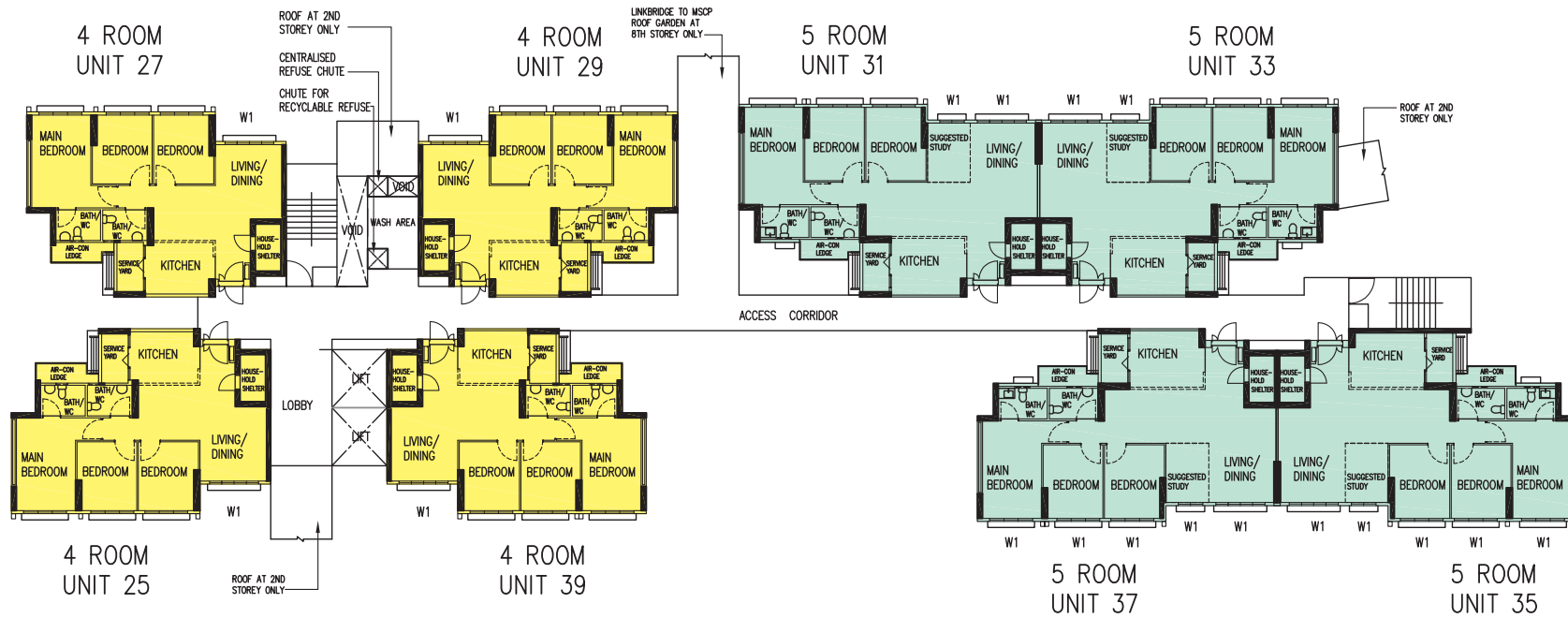
5 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm 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.





BLK 691B
2ND TO 14TH STOREY FLOOR PLAN

LEGEND:

4 ROOM

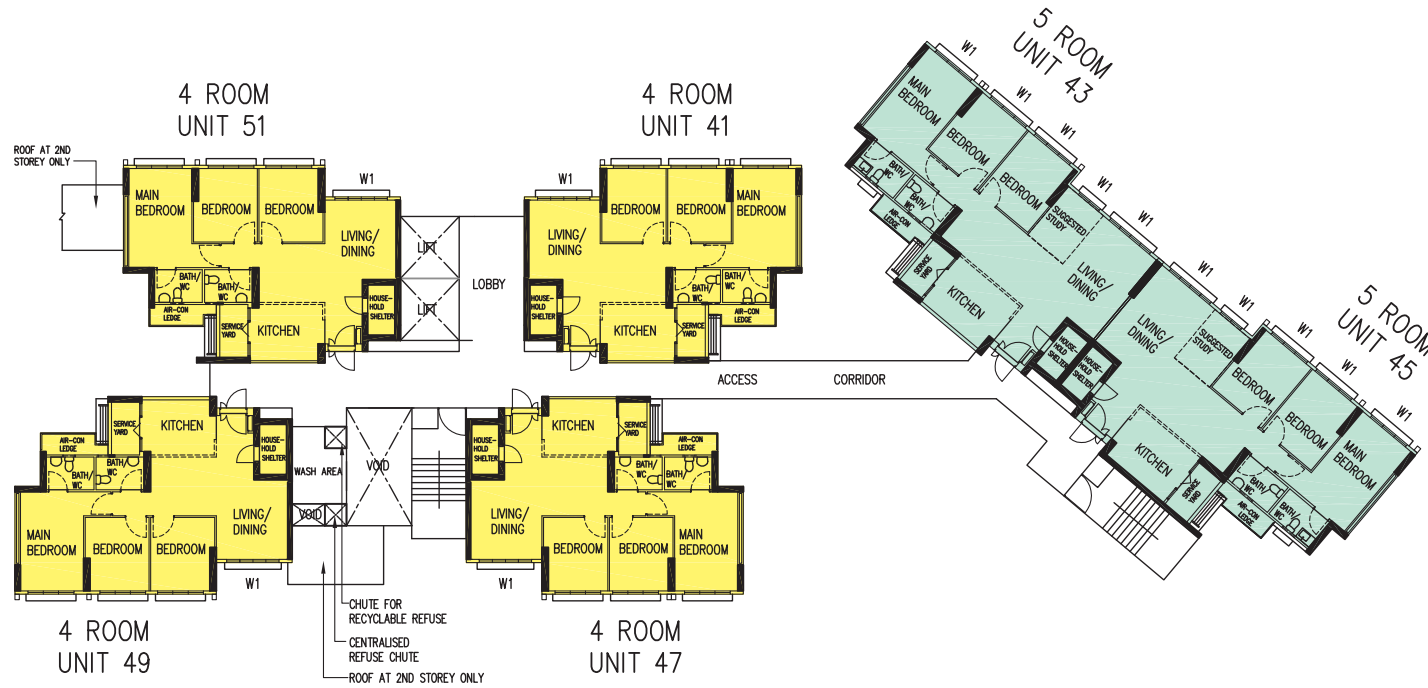
5 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm 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



BLK 691C
2ND TO 14TH STOREY FLOOR PLAN

LEGEND:

4 ROOM

5 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm 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.





BLK 691D 2ND TO 14TH STOREY FLOOR PLAN

LEGEND:

4 ROOM

5 ROOM

W1 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm 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 ADMIRALTY FLORA

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
Bedrooms	: laminated semi-solid timber door (Type D9a) (optional)
Bathrooms/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/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 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

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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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