

# delightfulhomes

HDB'S SALES EXERCISES • MAY 2014



MARSILING   
*Greenview*



## Serene Living

Marsiling Greenview is located along Woodlands Street 13. You can take your pick from the 1,304 units of 2-, 3-, 4-, 5-room and 3Gen Standard Flats housed in eight residential blocks ranging from 18 to 32 storeys in height. One of these blocks will have some rental flats. In addition, there is another residential block of rental flats, making a total of nine residential blocks in this new precinct.

At Marsiling Greenview, residents can enjoy good views of the verdant landscape found within the development and the neighbouring town park. In addition, the crowns of the residential blocks are painted with various shades of green to mimic the green canopy found in the park.







**LEGEND:**

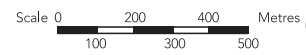
—○— MRT Line & Station

- - -○- - - MRT Line & Station (u/c)

(u/c) Under Construction

== Future North-South Expressway (NSE)

=== Under Construction/ Future Road





## Green and Vibrant

At Marsiling Greenview, you will be able to enjoy a wide range of recreational facilities located in the central green spine. You can choose to watch the children have fun at the playground or work out at the adult and elderly fitness corners and the hard court. Alternatively, you can catch up with your neighbours and friends at the rest shelters or the precinct pavilions. More facilities can be found at the roof garden of the multi-storey car park where you can make use of its community garden and sitting areas.

You will also find daily conveniences within easy reach as Marsiling Greenview will come with its own supermarket, eating house and shops. A Residents' Committee Centre is also located within the development.





## Eco-Friendly Living

To encourage a “green” lifestyle, Marsiling Greenview 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

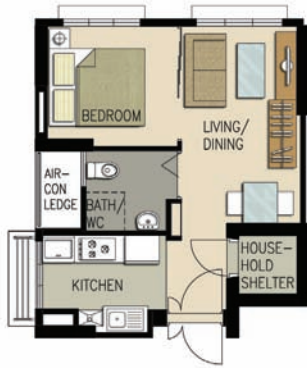
## Beautiful Homes

Marsiling Greenview offers 2-, 3-, 4-, 5-room and 3Gen Standard Flats. These flats will come with three-quarter height windows in the living/dining area and half-height windows in other rooms.

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 the 3-, 4-, 5-room and 3Gen flats in Marsiling Greenview 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 36 sqm and Air-Con Ledge )



**LAYOUT IDEAS FOR 2-ROOM (TYPE 2)**  
**APPROX. FLOOR AREA 47 sqm**  
 ( Inclusive of internal Floor Area 45 sqm and Air-Con Ledge )

Open Kitchen Concept (Default)

With Kitchen Partition Wall



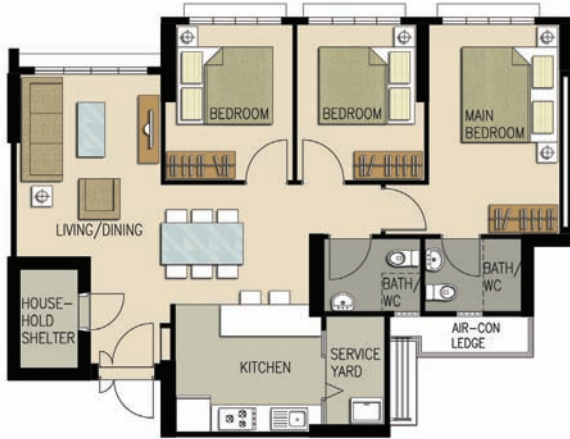
**LAYOUT IDEAS FOR 3-ROOM**  
**APPROX. FLOOR AREA 68 sqm**  
 ( Inclusive of internal Floor Area 65 sqm and Air-Con Ledge )



**LAYOUT IDEAS FOR 3-ROOM**  
**APPROX. FLOOR AREA 68 sqm**  
 ( Inclusive of internal Floor Area 65 sqm and Air-Con Ledge )

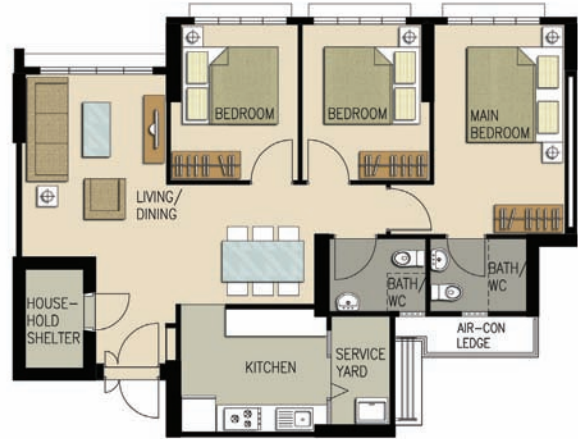


Open Kitchen Concept (Default)

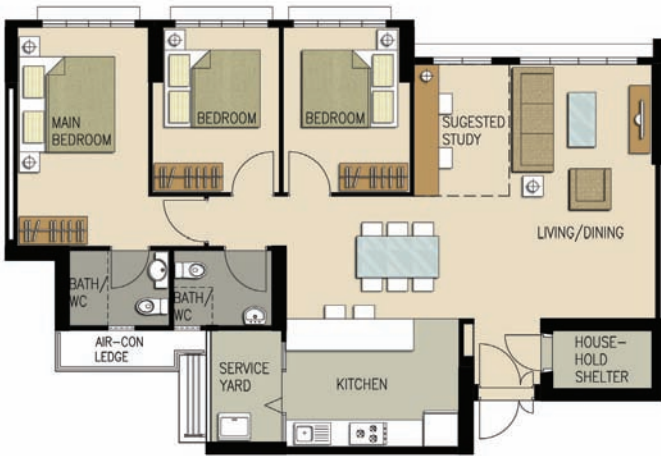


**LAYOUT IDEAS FOR 4-ROOM**  
**APPROX. FLOOR AREA 93 sqm**  
 ( Inclusive of internal Floor Area 90 sqm and Air-Con Ledge )

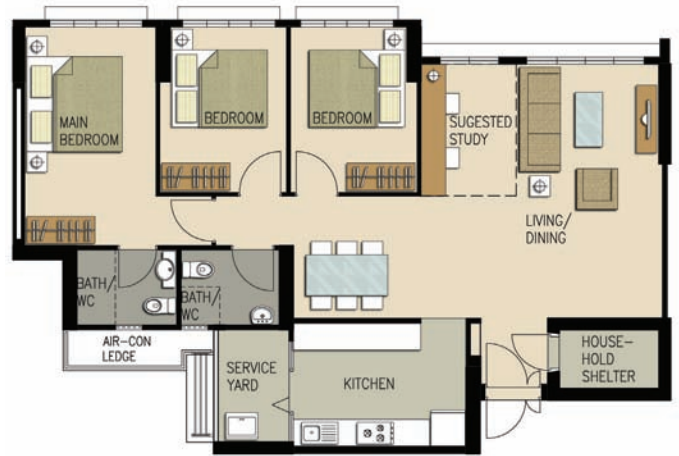
With Kitchen Partition Wall



**LAYOUT IDEAS FOR 4-ROOM**  
**APPROX. FLOOR AREA 93 sqm**  
 ( Inclusive of internal Floor Area 90 sqm and Air-Con Ledge )



**LAYOUT IDEAS FOR 5-ROOM**  
**APPROX. FLOOR AREA 113 sqm**  
 ( Inclusive of internal Floor Area 110 sqm and Air-Con Ledge )



**LAYOUT IDEAS FOR 5-ROOM**  
**APPROX. FLOOR AREA 113 sqm**  
 ( Inclusive of internal Floor Area 110 sqm and Air-Con Ledge )

**3Gen Flats** were introduced to cater to multi-generation families living under one roof. The 3Gen Flats in Marsiling Greenview will have four bedrooms and three bathrooms (two en-suites), with an internal floor area of about 115 square metres.



Open Kitchen Concept (Default)

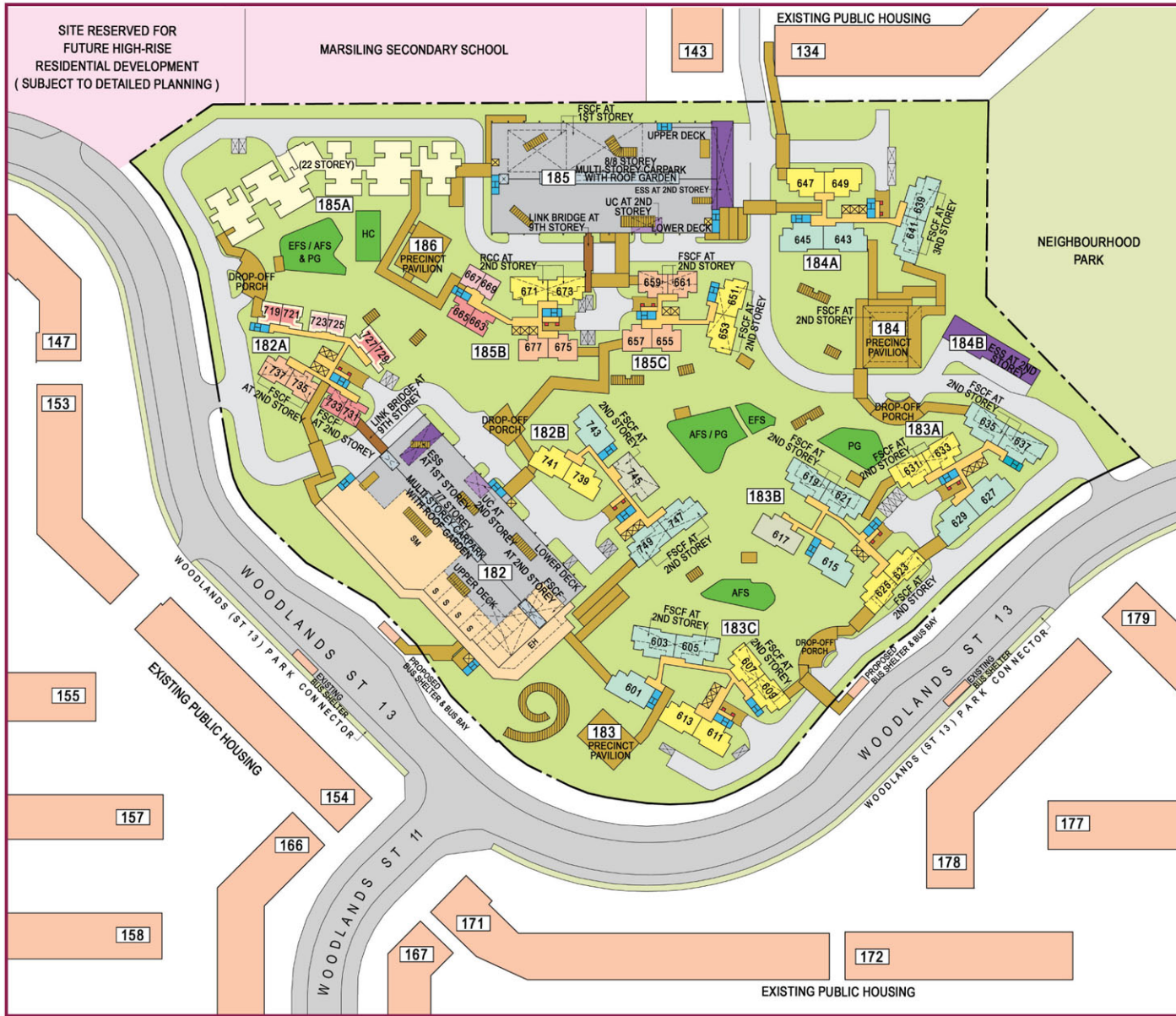
With Kitchen Partition Wall



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

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





**LEGEND**

- 2-Room (Type 1)
- Rental Flats From 3rd to 9th Storey / 2-Room (Type 1) From 10th to 32th Storey
- 2-Room (Type 2)
- Rental Flats From 3rd to 9th Storey / 2-Room (Type 2) From 10th to 28th /32th Storey
- 3-Room
- 4-Room
- 5-Room
- 3Gen Flat
- Rental Flats - Not Available for Sale to Public
- Surrounding Buildings
- Eating House (EH) / Supermarket (SM) / Shop (S) at 1st Storey
- Trellis / Pergola
- Linkway / Precinct Pavilion/ Drop-off Porch/ Shelter
- Link Bridge
- Future Social Community Facilities (FSCF) & Residents' Committee Centre (RCC)
- Reserved for / Existing Development
- Children Playground (PG)/ Hard Court (HC) / Adult Fitness Station (AFS) & Elderly Fitness Station (EFS) at 1st Storey
- Open Space
- Utility Centre (UC)
- Electrical Sub-Station (ESS)
- Airwell
- Staircase
- Multi-storey Carpark
- Driveway
- Centralised Refuse Chute / Chute for Recyclable Refuse
- Corridor
- Lift
- Service Bay



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



SCALE 0 10 20 30 40 50 100 metres

BLOCK NUMBER	NUMBER OF STOREYS	RENTAL FLATS		HOME OWNERSHIP FLATS					TOTAL	LIFT OPENS AT	
		1-ROOM	2-ROOM	2-ROOM (TYPE 1)	2-ROOM (TYPE 2)	3-ROOM	4-ROOM	5-ROOM			3GEN FLAT
182A	28/32	14	28	46	135	60	-	-	-	283	EVERY STOREY
182B	20/30	-	-	-	-	-	56	64	28	148	EVERY STOREY
183A	23/29	-	-	-	-	-	54	96	-	150	EVERY STOREY
183B	18/24	-	-	-	-	-	32	66	22	120	EVERY STOREY
183C	20/27	-	-	-	-	-	100	54	-	154	EVERY STOREY
184A	28	-	-	-	-	-	54	102	-	156	EVERY STOREY
185A	22	160	240	-	-	-	-	-	-	400	EVERY STOREY
185B	29	-	-	54	54	54	53	-	-	215	EVERY STOREY
185C	22	-	-	-	-	80	40	-	-	120	EVERY STOREY
<b>TOTAL</b>		<b>174</b>	<b>268</b>	<b>100</b>	<b>189</b>	<b>194</b>	<b>389</b>	<b>382</b>	<b>50</b>	<b>1746</b>	

Standard Flats

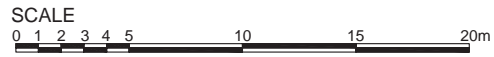


- LEGEND:**
- 2-ROOM (TYPE 2)
  - 3 ROOM
  - RENTAL FLAT

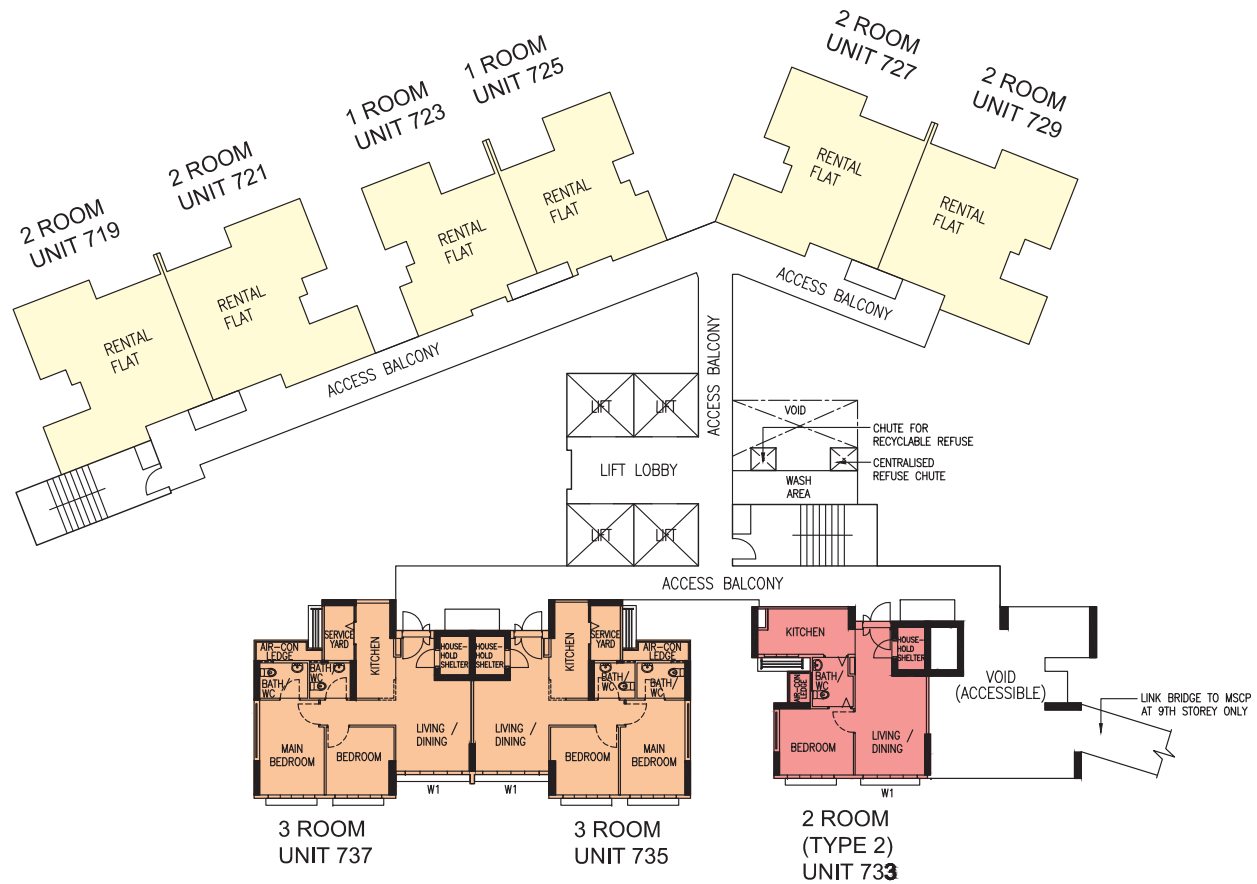
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550 mm HIGH PARAPET WALL)  
 UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

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

**BLOCK 182A**  
 (3RD TO 8TH STOREY FLOOR PLAN)







LEGEND:

- 2-ROOM (TYPE 2)
- 3 ROOM
- RENTAL FLAT

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550 mm 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 182A**  
 ( 9TH STOREY FLOOR PLAN)





LEGEND:

- 2-ROOM (TYPE 1)
- 2-ROOM (TYPE 2)
- 3 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550 mm 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 182A**  
 ( 10TH TO 28TH STOREY FLOOR PLAN)







LEGEND:

- 2-ROOM (TYPE 1)
- 2-ROOM (TYPE 2)
- 3 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550 mm 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 182A

( 29TH TO 32TH STOREY FLOOR PLAN)





LEGEND:

- 4 ROOM
- 5 ROOM
- 3GEN FLAT

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550 mm 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 182B**  
(3RD TO 20TH STOREY FLOOR PLAN)







LEGEND:

- 4 ROOM
- 5 ROOM
- 3GEN FLAT

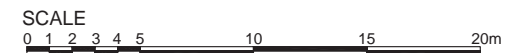
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550 mm HIGH PARAPET WALL)

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 182B

(21ST TO 30TH STOREY FLOOR PLAN)





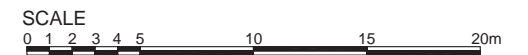
LEGEND:

- 4 ROOM
- 5 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550 mm 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 183A**  
 (3RD TO 23RD STOREY FLOOR PLAN)





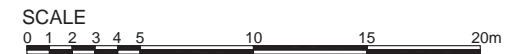
**BLOCK 183A**  
( 24TH TO 29TH STOREY FLOOR PLAN)

**LEGEND:**

- 4 ROOM
- 5 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550 mm 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.







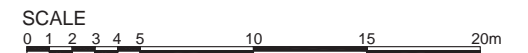
LEGEND:

- 4 ROOM
- 5 ROOM
- 3GEN FLAT

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550 mm 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 183B**  
 (3RD TO 18TH STOREY FLOOR PLAN)





**BLOCK 183B**  
(19TH TO 24TH STOREY FLOOR PLAN)

**LEGEND:**

- 5 ROOM
- 3GEN FLAT

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550 mm 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 183C (3RD TO 20TH STOREY FLOOR PLAN)

**LEGEND:**

- 4 ROOM
- 5 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550 mm 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. 550 mm 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 183C**  
 (21ST TO 27TH STOREY FLOOR PLAN)





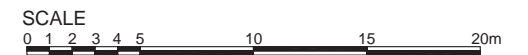
**BLOCK 184A**  
(2ND STOREY FLOOR PLAN)

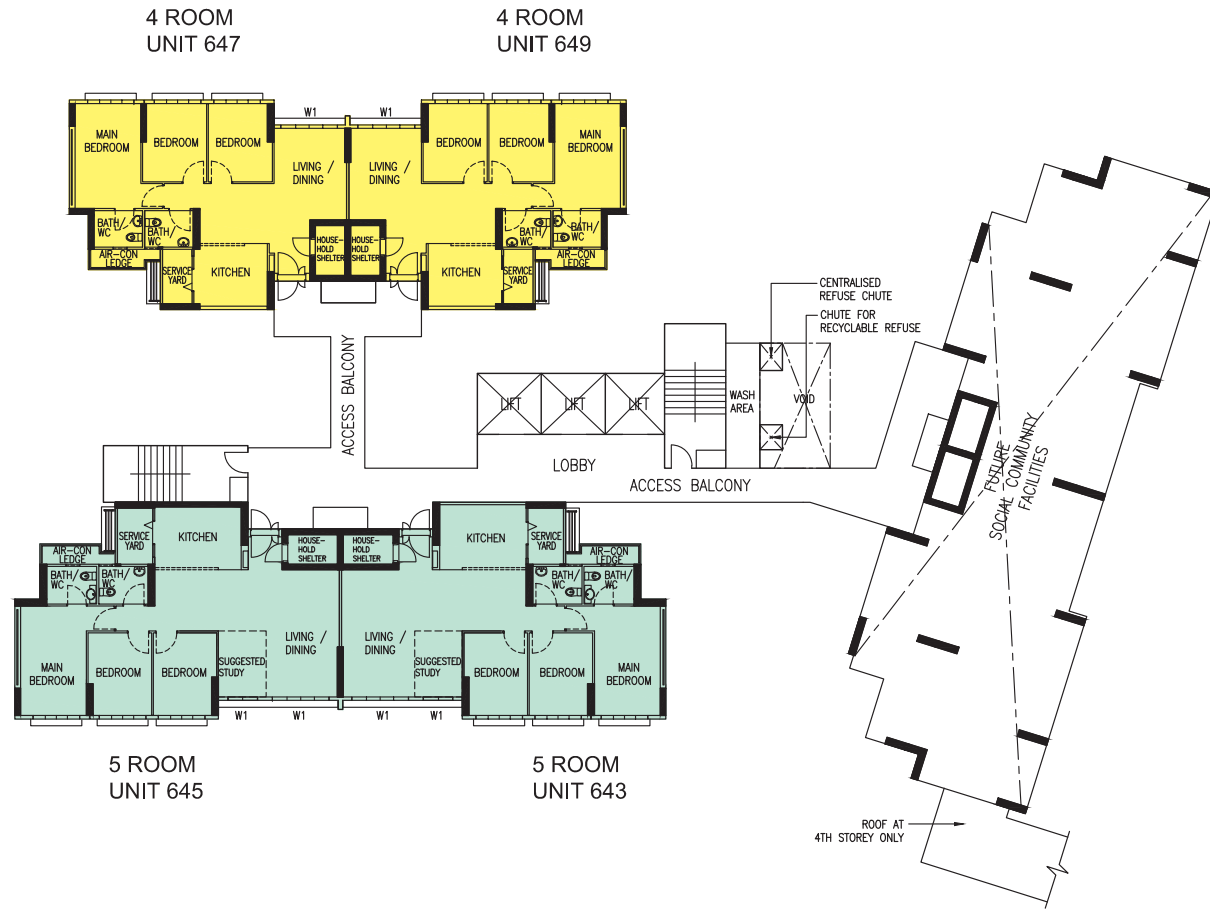
**LEGEND:**

- 4 ROOM
- 5 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550 mm 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 184A**  
(3RD & 4TH STOREY FLOOR PLAN)

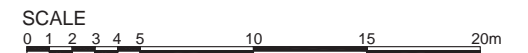
**LEGEND:**

- 4 ROOM
- 5 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550 mm 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 184A**  
( 5TH TO 28TH STOREY FLOOR PLAN)

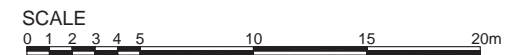
**LEGEND:**

- 4 ROOM
- 5 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550 mm 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:**

- 2-ROOM (TYPE 1)
- 2-ROOM (TYPE 2)
- 3 ROOM
- 4 ROOM

**BLOCK 185B**

(3RD TO 8TH & 10TH TO 29TH STOREY FLOOR PLAN)

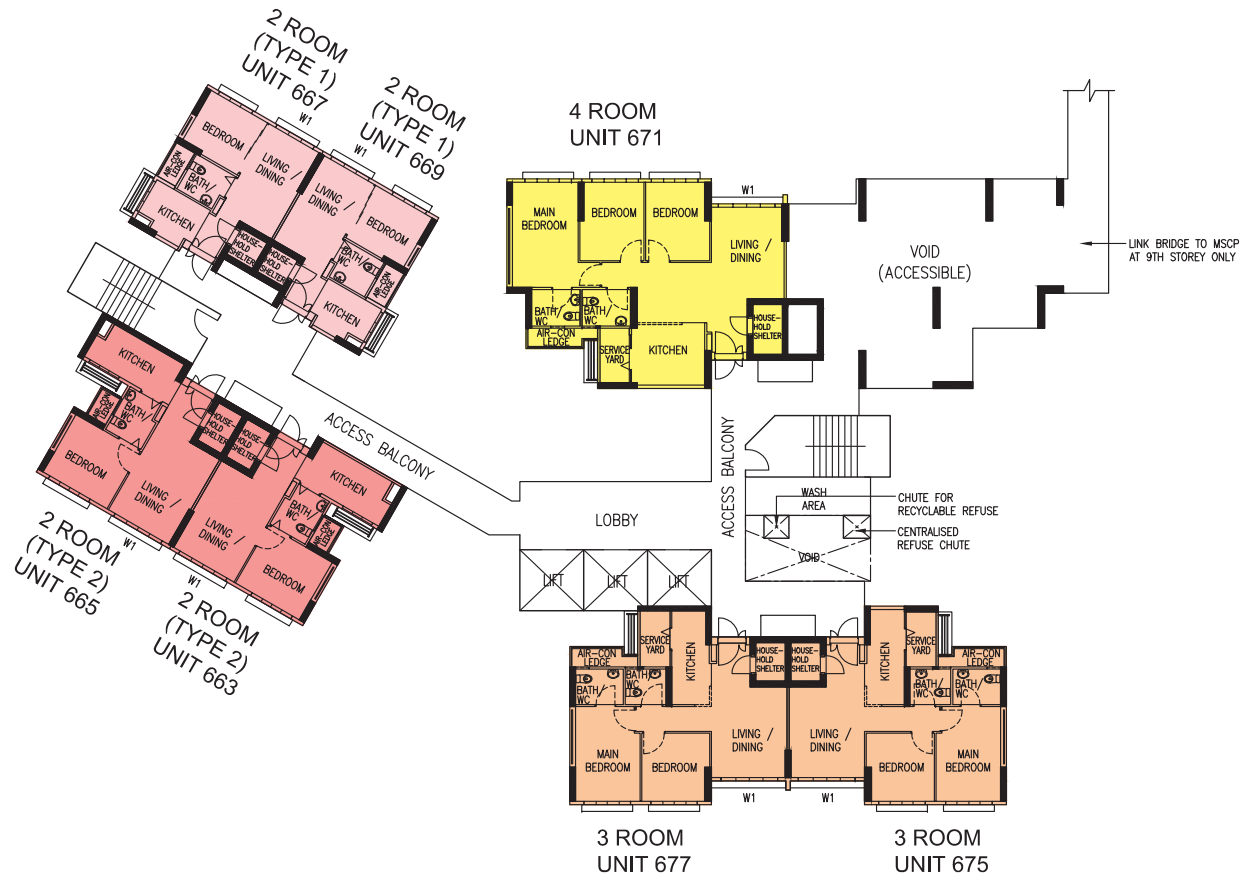
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550 mm HIGH PARAPET WALL)

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**





LEGEND:

- 2-ROOM (TYPE 1)
- 2-ROOM (TYPE 2)
- 3 ROOM
- 4 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550 mm 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 185B**  
 (9TH STOREY FLOOR PLAN)





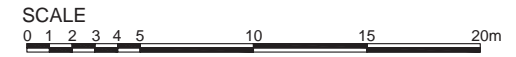
**BLOCK 185C**  
(3RD TO 22ND STOREY FLOOR PLAN)

**LEGEND:**

- 3 ROOM
- 4 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550 mm 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.





## GENERAL SPECIFICATIONS FOR MARSILING GREENVIEW

### 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) : laminated semi-solid timber sliding partition for 2-Room (Type 1) only
Bathrooms/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
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 Bathrooms/WC (for 5-Room and 3Gen flat only), wash basin for other Bathrooms/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](http://www.hdb.gov.sg) for information on renovation rules.

### Disclaimer

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- (ii) The information provided in this brochure are not statements or representations of fact. They are not intended to form part of any offer or contract for the sale of the flats.
- (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.
- (iv) The information on this project including but not limited to the dimensions, areas, plans, colour schemes, descriptions and specifications are subject to change or review without notice at HDB's sole discretion or if required by the competent authorities.
- (v) HDB may at any time, without any notice and at its sole discretion, change any aspect of this project, including but not limited to the omission, amalgamation, increasing or reducing the number of communal facilities, amenities, colour schemes, design features and specifications shown.
- (vi) HDB will not entertain any request for alteration of the layout or specifications of a flat, to suit individual needs.
- (vii) HDB does not warrant the accuracy of the information and will not be responsible in any way for any inaccuracy or omission of information in the brochure or for any loss suffered by any person as a result of relying on the information.
- (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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