

# delightfulhomes

HDB'S SALES EXERCISES • JULY 2014



**PARK GROVE**

@ YISHUN



## Living by the park

Bounded by Yishun Ring Road and Yishun Avenue 4, Park Grove @ Yishun comprises six 13-storey residential blocks and offers 588 units of 2-, 4-, 5-room and 3Gen Standard Flats.

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





**LEGEND:**

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

Scale 0 500 Metres





Artist's Impression

## A green haven

At the heart of Park Grove @ Yishun lies a central green space which houses a range of recreational facilities that you and your neighbours can enjoy such as a children's playground, as well as adult and elderly fitness stations. In addition, the rooftop garden above the multi-storey car park, precinct shelters and trellises serve as ideal venues to relax and mingle with your friends. For social gatherings, the precinct pavilion can be used.

A childcare centre is provided within the development.



Separate chutes for recyclable waste

Eco-pedestals

Bicycle stands

## Eco-Friendly Living

To encourage a "green" lifestyle, Park Grove @ Yishun 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

# Contemporary homes

Park Grove @ Yishun offers 2-, 4-and 5-room and 3Gen Standard Flats. All these flats will come with three-quarter height windows in the living/ dining area and half-height windows in other rooms.

3Gen Flats are introduced to cater to multi-generation families living under one roof. The 3Gen Flats in Park Grove @ Yishun will feature four bedrooms, three bathrooms (two en-suites), with an internal floor area of about 115 square metres.

The flats at Park Grove @ Yishun 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 4-, 5-room and 3Gen flats 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 of 36 sqm and Air-Con Ledge)



**LAYOUT IDEAS FOR 2-ROOM (TYPE 2)**

APPROX. FLOOR AREA 47 sqm  
(Inclusive of Internal Floor Area of 45 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)



**LAYOUT IDEAS FOR 3GEN FLAT**

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



**LAYOUT IDEAS FOR 3GEN FLAT**

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



### LEGEND

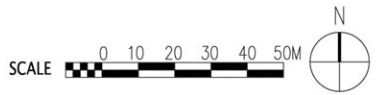
- 2-Room (Type 1)
- 2-Room (Type 2)
- 4-Room
- 5-Room
- 3Gen Flat
- Drop-off Porch/Linkway/Shelter(S)/Precinct Pavilion
- Trellis
- Children Playground (PG)/Adult Fitness Station (AFS)/ Elderly Fitness Station (EFS)
- Electrical Sub-Station (ESS) at 1st Storey
- Utility Centre (UC) at 1st Storey
- Multi-Storey Carpark
- Open Space
- Childcare Centre (CCC), Future Social Community Facilities (FSCF) at 1st Storey
- Service Road / Driveway
- Staircase
- Surrounding Buildings / Structures
- Reserved for Development / Existing Development
- Drainage Reserve
- Corridor
- Centralised Refuse Chute / Chute for Recyclable Refuse
- Lift
- Service Bay

Block Number	Number of Storeys	2-ROOM		4-ROOM	5-ROOM	3-GEN	Total	Lift Opens at
		(TYPE 1)	(TYPE 2)					
676A	13	24	48	24	-	-	96	Every Storey
676B	13	-	-	48	24	24	96	Every Storey
676C	13	-	-	24	72	-	96	Every Storey
677A	13	-	48	48	-	-	96	Every Storey
677B	13	-	-	24	72	-	96	Every Storey
677C	13	-	-	36	48	24	108	Every Storey
<b>Total</b>		<b>24</b>	<b>96</b>	<b>204</b>	<b>216</b>	<b>48</b>	<b>588</b>	

Standard Flats



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





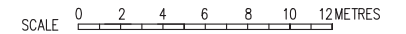
LEGEND :

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

## BLOCK 676A 2ND TO 13TH STOREY FLOOR PLAN

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.





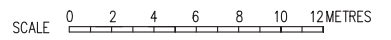


- LEGEND :
- 4 ROOM
  - 5 ROOM
  - 3GEN FLAT

## BLOCK 676B 2ND TO 13TH STOREY FLOOR PLAN

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.



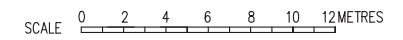


LEGEND :  
 4 ROOM  
 5 ROOM

### BLOCK 676C 2ND TO 13TH STOREY FLOOR PLAN

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.





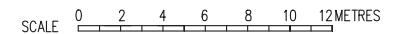
LEGEND :

- 2 ROOM (TYPE 2)
- 4 ROOM

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

BLOCK 677A  
 2ND TO 13TH STOREY FLOOR PLAN

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



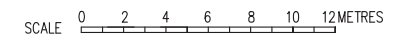


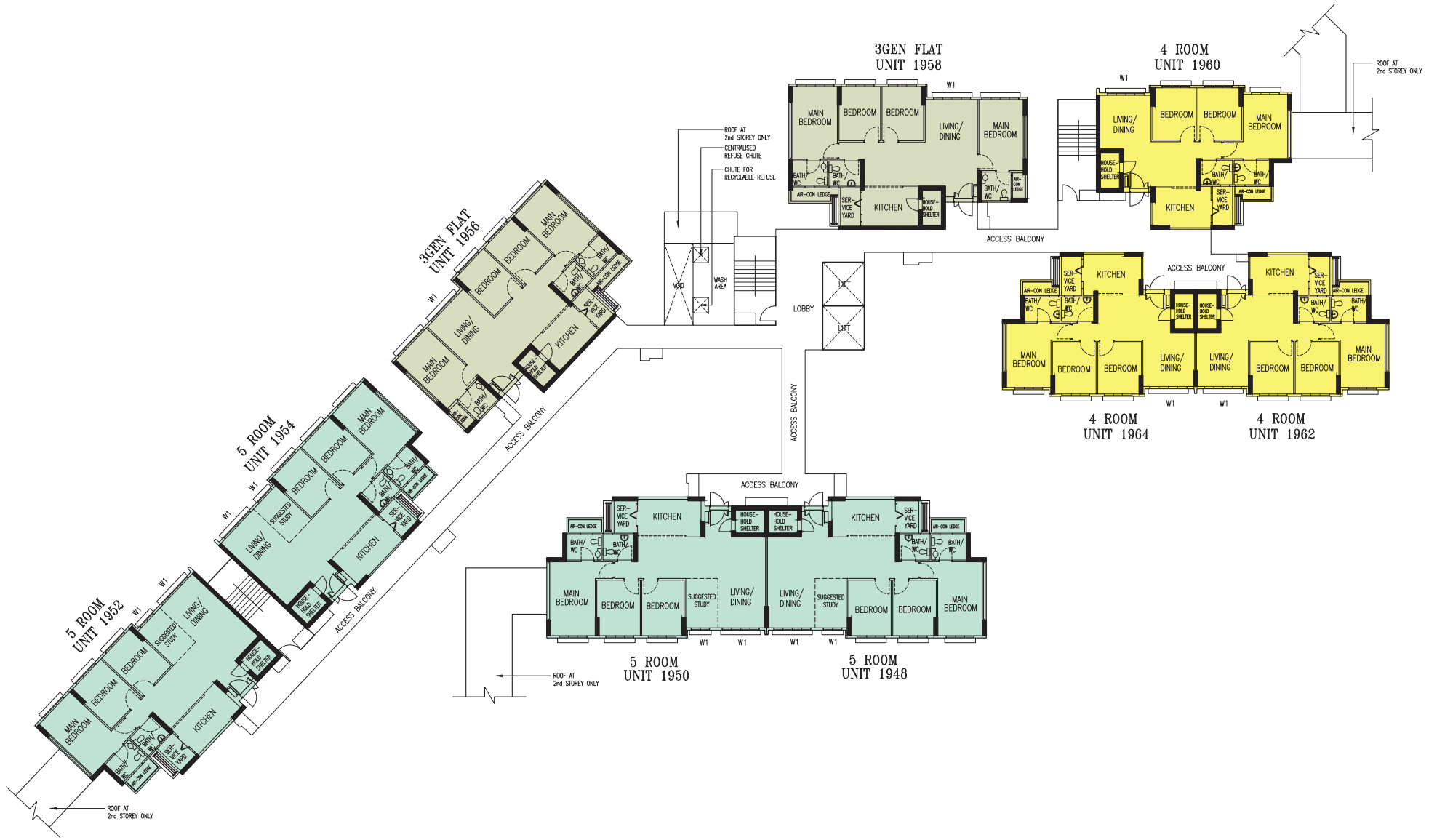
LEGEND :  
 4 ROOM  
 5 ROOM

### BLOCK 677B 2ND TO 13TH STOREY FLOOR PLAN

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.



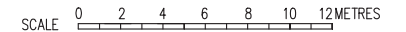


- LEGEND :
- 4 ROOM
  - 5 ROOM
  - 3GEN FLAT

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

### BLOCK 677C 2ND TO 13TH STOREY FLOOR PLAN

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



## GENERAL SPECIFICATIONS FOR PARK GROVE @ 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 sliding partition / door for 2-Room, where applicable
	:	acrylic panel folding door for 2-Room
Household Shelter	:	laminated semi-solid timber door (Type D9a) (optional)
Service Yard	:	metal door
	:	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 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](http://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.
- (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, mechanical and electrical rooms and such other facilities as HDB shall deem fit.



Copyright © Housing & Development Board  
All rights reserved. Printed in August 2014