

SkyVille @ Dawson

Scenic Splendour

Aerial view of SkyVille@Dawson from the junction of Dawson Road and Margaret Drive.



Artist's Impression

3 distinctive 47-storey residential towers...

960 units of 3-, 4- and 5-Room Premium flats...

Discover a living experience in Skyville @ Dawson where nature is imbued in everyday living.

Four separate levels of sky gardens in each block segment the residences into clusters. Each cluster has a distinct colour scheme to heighten SkyVille @ Dawson's unique visual appeal. Crowning the development is an enchanting rooftop garden.

Enjoy splendid views from the rooftop garden and sky gardens, which are all open to the public. In some lookout spots, the cityscape spreads out before you. From other vantage points, the lovely sky and ground gardens are beautifully framed scenes that you will be proud to call your own.

True Convenience

SkyVille @ Dawson offers you a rich variety of conveniences within easy access:

- Proximity to and well-connected with the city
- Commercial facilities such as an eating house, a supermarket and some shops
- Landscaped gardens and open lawns
- Fitness stations and playgrounds

A network of linkways, link bridges and pedestrian walkways offers seamless connection from all blocks to the various amenities in the development. Further convenience is enabled by the bridges linking every residential tower to the third floor and rooftop garden of the multi-storey car park, making it easy for drivers to access their vehicle. Landscaped paths lead to the adjacent Alexandra Linear Park where more outdoor recreations await.

Aerial view of SkyVille@Dawson, from Alexandra Canal Linear Park



Artist's Impression

Unique Sky Villages and Sky Gardens



Organised around the concept of Sky Villages, the design of SkyVille @ Dawson encourages community bonding as residents will get to know their neighbours as they pass through the village space on their daily routes, to and from their homes.

A Sky Village is a cluster of 80 homes, which share a common space located above a village sky garden. These lovely sky gardens are located every 11 storeys, right up to the rooftop. Each of these serve as communal spaces where residents can meet, mingle and interact with one another in a serene and scenic environment.

Gathering and study areas, play equipment, fitness facilities and more can be found in each of these sky gardens.



Unique Sky Villages and Sky Gardens

Head to the rooftop garden for breathtaking views of the surrounds.



Other community spaces within the development include the community living room located at the ground level loft lobby of every block. Pick up the mail and engage in friendly chats with the neighbours here. You will also enjoy watching the children play at the urban plaza embraced by the commercial facilities.



A Greener Approach

SkyVille @ Dawson boasts many eco-friendly features to enhance the overall living experience and promote green sustainability.

The towers' north-south orientation and lush greenery – which include majestic heritage rain trees – encourage a naturally cooler, breezy environment. This environmentally friendly development also utilise solar-powered lighting for the common areas. An on-site bioswale clears pollutants and silt from rain and runoff water before they enter the drainage system.

For residents, recycling is made convenient due to the provision of multiple refuse chutes for different waste types. There is also an on-site compost bin for decomposing garden waste.



Flexi-Layout Scheme



To cater to lifecycle changes and facilitate ageing in place, the flats at SkyVille @ Dawson are designed to allow for variation of internal layout. Choose a flat layout that suits your needs under the pilot Flexi-Layout Scheme.

At the point of selection, take your pick from three options of internal layouts. The selling price of the flat will depend on the option you chose.

The details of the various layouts under each flat type are as tabulated below.

i) Options for 3-Room Flats

S/No	Description	Layout	Cost of the option*
1	<p>3R Type A – Base Option</p> <ul style="list-style-type: none"> • 2 Bedrooms • Living / Dining room • 1 Kitchen • 2 Toilets 		No adjustment
2	<p>3R Type B – Larger Living Room Option</p> <ul style="list-style-type: none"> • 1 Bedroom • Larger Living Room • 1 Kitchen • 2 Toilets 		Less \$950
3	<p>3R Type C – Master Suite Option</p> <ul style="list-style-type: none"> • 1 Master suite (Larger Bedroom) • Living / Dining room • 1 Kitchen • 2 Toilets 		Less \$200

Note:

* Selling prices indicated are based on typical layouts (Option A). For Option B and Option C, selling prices are adjusted by the amounts indicated. The cost of each option excludes the cost of bedroom and bathroom doors that would be offered to buyers under the Optional Component Scheme (OCS) under all options.

Flexi-Layout Scheme

ii) Options for 4-room Flats

S/No	Description	Layout	Cost of the option*
1	4R Type A – Base Option • 3 Bedrooms • Living / Dining room • 1 Kitchen • 2 Toilets		No adjustment
2	4R Type B – Larger Living Room Option • 2 Bedrooms • Larger Living Room • 1 Kitchen • 2 Toilets		Less \$950
3	4R Type C – Master Suite / Larger Living Room Option • 1 Master suite (Larger Bedroom) • Larger Living Room • 1 Kitchen • 2 Toilets		Less \$1,350

Note:

* Includes units with balconies. Selling prices indicated are based on typical layouts (Option A). For Option B and Option C, selling prices are adjusted by the amounts indicated. The cost of each option excludes the cost of bedroom and bathroom doors that would be offered to buyers under the Optional Component Scheme (OCS) under all options.

iii) Options for 5-room Flats

S/No	Description	Layout	Cost of the option*
1	5R Type A – Base Option • 3 Bedrooms • Living / Dining room • 1 Kitchen • 2 Toilets		No adjustment
2	5R Type B – Master Suite Option • 1 Master suite (larger bedroom) & 1 bedroom • Living / dining room • 1 Kitchen • 2 Toilets		Less \$300
3	5R Type C – Open-Plan Living Room Option • 2 Bedrooms • Deluxe-size Living / Dining Room • 1 Kitchen • 2 Toilets		Less \$1000

Note:

* Includes units with balconies. Selling prices indicated are based on typical layouts (Option A). For Option B and Option C, selling prices are adjusted by the amounts indicated. The cost of each option excludes the cost of bedroom and bathroom doors that would be offered to buyers under the Optional Component Scheme (OCS) under all options.

Homes tailored to your needs

Designed with flat floor, beam-free ceiling and structural columns along the perimeter of the flat, every unit has a large variety of layout possibilities. Enjoy the flexibility to reconfigure the layout of your flat as your family's living needs change

**Newlyweds**

Choose the flat layout option with a master suite and a larger living room.

**The First Child**

Segment the master suite to form a nursery, playpen or bedroom for the first child.

**Home Office**

Create a private study or office area and enjoy working from the comfort of home.

**The Second Child**

Convert the study into another bedroom to welcome the latest bundle of joy.

**Three-generation Family**

As the children get married and have children, they can live there while their own flat is built.

**The Golden Years**

When the children move out, the large living room configuration is perfect for looking after grandchildren and family gatherings.



General Specifications

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.

Windows

Aluminium framed windows with tinted glass .

Doors

Entrance : decorative solid timber door and metal gate
 Bedrooms : decorative solid timber doors (Type D11) (optional)
 Bathrooms/WC : laminated semi-solid timber doors (Type D11a) (optional)
 Household Shelter : metal door
 Service Yard : aluminium framed door with glass
 Balcony/Living (where applicable) : aluminium framed door with glass

Finishes

Ceilings : skim coated or plastered and painted
 Bathrooms/WC/Kitchen walls : glazed ceramic tiles
 Other walls : skim coated or plastered and painted
 Living/Dining Floor : glazed porcelain ceramic tiles with timber skirting
 Bedroom Floor : timber strip flooring with timber skirting
 Kitchen Floor : glazed porcelain ceramic tiles
 Bathroom/WC Floor : glazed ceramic tiles
 Service Yard Floor : glazed porcelain ceramic tiles with tile skirting
 Household Shelter Floor : glazed porcelain ceramic tiles
 Balcony Floor (where applicable) : structured homogeneous tiles with tile skirting

Fittings

Quality locksets.
 Quality sanitary fittings.
 Vanity top wash basin for attached bath/WC, wash basin for other bath/WC.
 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.

Flat Type	Electrical Accessories								
	13A Switch Socket Outlet	TV Outlet	Tel Outlet	Lighting Point	Lighting Switch	20A DP Heater Switch	20A Heater Point	Bell Point (including switch)	AC Isolator
3-Room	22	4	4	12	15	2	2	1	1
4-Room	27	5	5	14	18	2	2	1	1
4-Room with Balcony	28	5	5	15	19	2	2	1	1
5-Room	29	5	5	16	19	2	2	1	1
5-Room with Balcony	30	5	5	17	20	2	2	1	1

Note:

Equal number of electrical points is offered to all options of same flat types under the Flexi-Layout Scheme. The locations of the electrical points will be determined base on the layout selected.

Important Notes:

- 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 for information on renovation rules.
- 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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The Floor Areas are scaled Strata Areas