

# ADMIRALTY Grove

## A green habitat

2-, 3-, 4- and 5-room Standard Flats

Located in Woodlands town, Admiralty Grove is bounded by Woodlands Avenue 6 and Drive 62. You can take your pick from the 993 units of 2-, 3-, 4- and 5-room Standard Flats housed in seven 13-storey residential blocks. One other residential block within this development is set aside for rental housing.

The name "Admiralty Grove" takes inspiration from the lush landscaping within the development.



## Amenities at your doorstep

Admiralty Grove offers various landscaped spaces where you can relax and unwind after a hectic day at work. You can also choose to mingle and chat with your family and friends at the precinct pavilions.

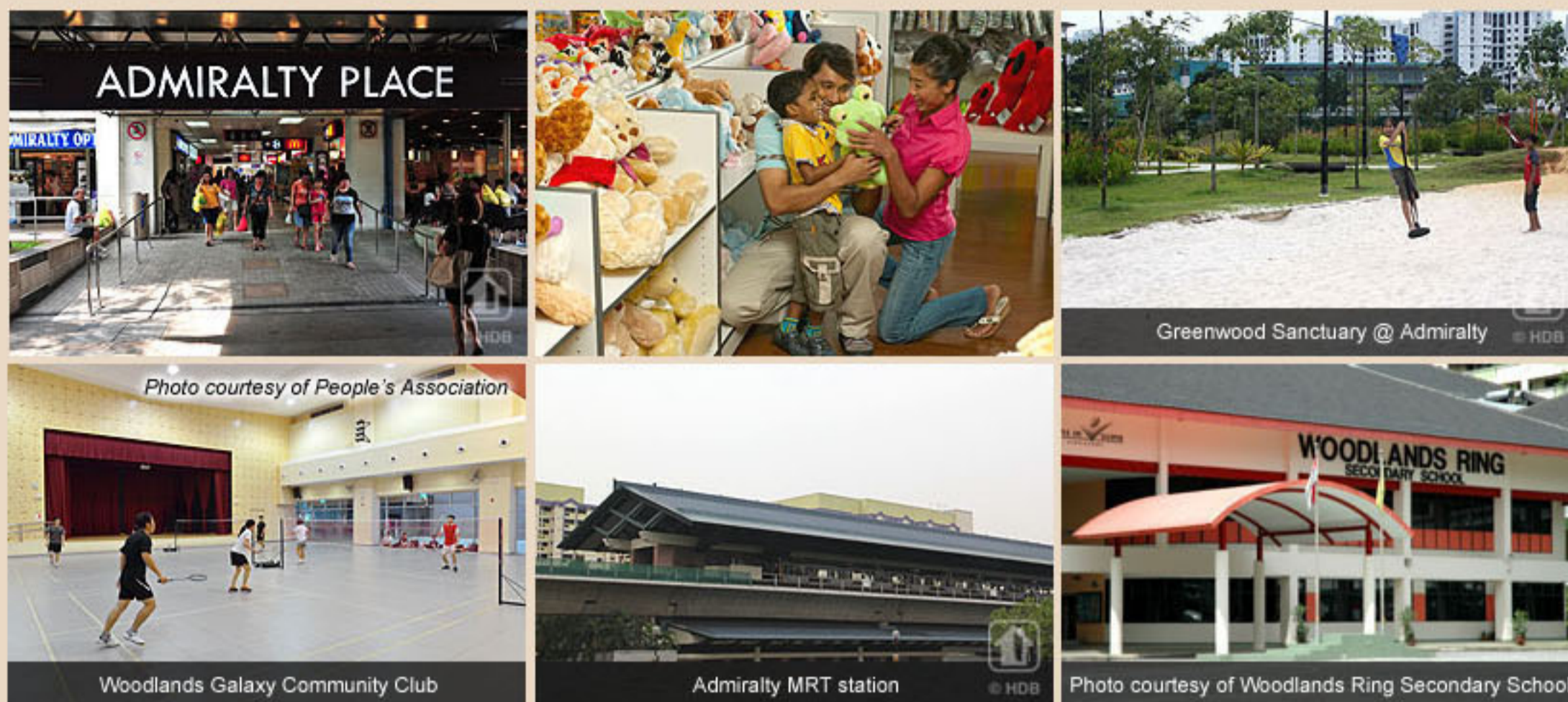
Alternatively, you can enjoy a myriad of fun activities amid the open spaces such as working out at the adult and elderly fitness stations, playing with the children at the playgrounds, or simply enjoying a game or two with your neighbours and friends at the hard court.

In addition, the roof gardens adorning the development's two multi-storey car parks will serve as additional venues for interaction and relaxation. Those who enjoy gardening will appreciate the community gardens located here.

You will also find daily conveniences within easy reach. Admiralty Grove will have its own supermarket, eating house and shops, so you can shop and enjoy a meal close to home. A Residents' Committee Centre will also be located within the development.



## A delightful town



A wide range of commercial amenities and recreational venues are located in Woodlands.

Residents can visit Admiralty Place and Causeway Point for a variety of retail, food and entertainment options. You can discover more heartland shops around Woodlands by logging on to [Where2Shop@HDB](http://Where2Shop@HDB).

Those seeking outdoor fun can head over to the nearby parks such as Greenwood Sanctuary @ Admiralty and Admiral Garden. Alternatively, you can pick up a new hobby and meet new friends by joining the activities organised at Woodlands Galaxy Community Club.

Schools in the vicinity include Greenwood Primary School, Spectra Secondary School and Woodlands Ring Secondary School. Admiralty MRT station serves the area.

## Cosy homes

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

The indicative price range of these flats is tabulated below.

Flat Type †	Estimated Floor Area* (sqm)	Estimated Internal Floor Area <sup>^</sup> (sqm)	No. of Units	Indicative Price Range <sup>#</sup>
2-Room (Type 1)	37	35	72	\$75,000 - \$96,000
2-Room (Type 2)	47	45	180	\$97,000 - \$118,000
3-Room	68	65	240	\$156,000 - \$183,000
4-Room	92/93	90	333	\$238,000 - \$298,000
5-Room	113	110	168	\$307,000 - \$369,000

### Notes:

- \* Refers to the estimated area of the whole apartment, comprising the internal floor area and the air-conditioner ledge.
- <sup>^</sup> Refers to the estimated area of the apartment computed based on the centre line of the apartment wall.
- <sup>#</sup> Actual prices may vary based on the actual attributes of the flats at the time of selection. See [below](#) for details on the Optional Component Scheme.
- † 2-/3-/4-/5-room flats are sold on a 99-year lease.



## Financing a flat

Flat Type	Typical Selling Price	Applicants' Median Household Income	Eligible Additional CPF Housing Grant	Eligible Special CPF Housing Grant*	Nett Selling Price (less grants)	Monthly Instalment for 25-year Loan	Instalment to Income Ratio
2-Room (Type 1)	\$85,000	\$1,600	\$35,000	\$20,000	\$30,000	\$98	6%
2-Room (Type 2)	\$105,000	\$1,600	\$35,000	\$20,000	\$50,000	\$180	11%
3-Room	\$170,000	\$2,500	\$30,000	\$20,000	\$120,000	\$468	19%
4-Room	\$270,000	\$4,100	\$10,000	\$20,000	\$240,000	\$967	24%
5-Room	\$340,000	\$5,800	\$0	NA	\$340,000	\$1,389	24%

\* Applicants with monthly household incomes not exceeding \$6,500 may qualify for the Special CPF Housing Grant if they apply for a 4-room or smaller flat at Admiralty Grove.

## Prices of Admiralty Grove and Resale Comparables in the Vicinity

Flat Type	Admiralty Grove (Internal Floor Area)	Transacted Prices of Resale Flats
2-Room (Type 1)	\$75,000 - \$96,000 (35 sqm)	-
2-Room (Type 2)	\$97,000 - \$118,000 (45 sqm)	-
3-Room	\$156,000 - \$183,000 (65 sqm)	-
4-Room	\$238,000 - \$298,000 (90 sqm)	\$380,000 - \$409,000 (90 - 96 sqm)
5-Room	\$307,000 - \$369,000 (110 sqm)	\$460,000 - \$494,888 (120 - 122 sqm)

**Note:**

There are no comparable 2-room and 3-room resale flats in the vicinity. The 4-room and 5-room resale comparables consist of standard flats of about 16 years old. The differences in attributes between the resale comparables and the BTO flats should be taken into account when making a comparison.

## Optional Component Scheme

The flats will come with floor finishes in the kitchen, household shelter, service yard and bathrooms. Wall tiles will also be provided in the bathrooms 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, the 3-, 4- and 5-room 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. Click below to view the different layout ideas.

Layout ideas for  
Admiralty Grove



Optional Component	Indicative Costs				
	2-Room		3-Room	4-Room	5-Room
	Type 1	Type 2			
Flooring for living / dining room and bedrooms	\$1,800	\$2,200	\$3,300	\$5,000	\$6,100
Internal doors <sup>^</sup> and sanitary fittings	\$330	\$870	\$2,880	\$3,420	\$3,960
Kitchen Partition Wall <sup>#</sup>	NA	NA	\$310	\$300	\$470

**Notes:**

- <sup>^</sup> Bi-fold bathroom doors are provided for 2-room flats (Type 1 and 2). The bedroom of the 2-room (Type 1) flat is provided with a sliding partition. These provisions are non optional. The optional internal doors are:
- 2-room flats (Type 2) - 1 internal door (1 bedroom door)
  - 3-room flats - 4 internal doors (2 bedroom doors and 2 bathroom doors)
  - 4-/5-room flats - 5 internal doors (3 bedroom doors and 2 bathroom doors)
- <sup>#</sup> Cost of kitchen partition wall varies according to length

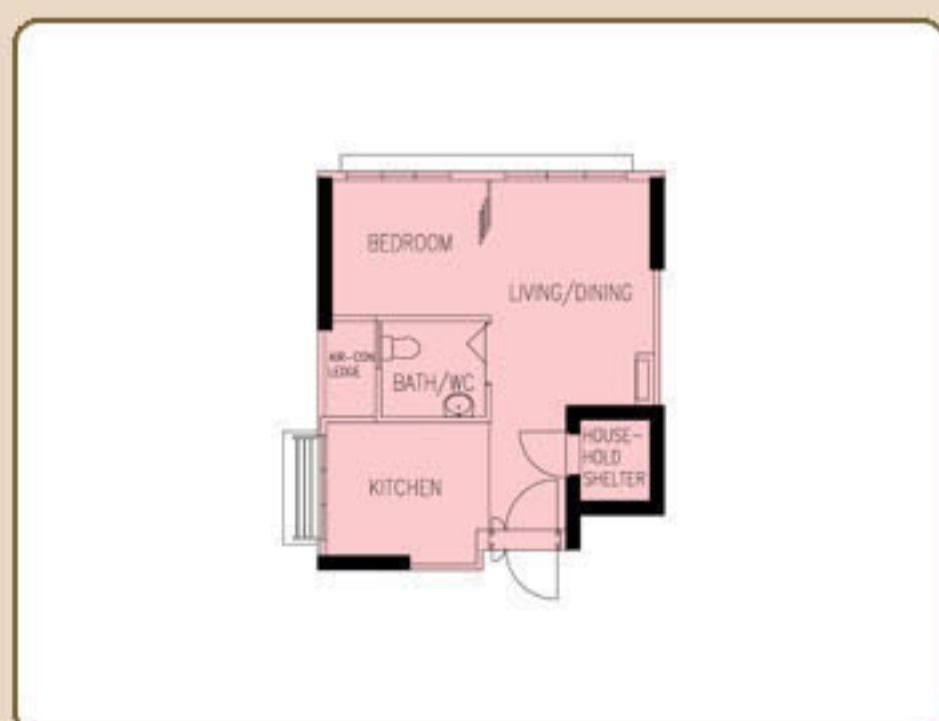
### Estimated Completion Date & Waiting Time

Housing Development	Admiralty Grove
Selection Date (Median Month of Selection)	End-Jan 2014 to Jul 2014 (May 2014)
Estimated Completion Date	3Q2017
Estimated Waiting Time <sup>*</sup>	37 to 41 months
Estimated Delivery Possession Date <sup>^</sup>	31 Aug 2018

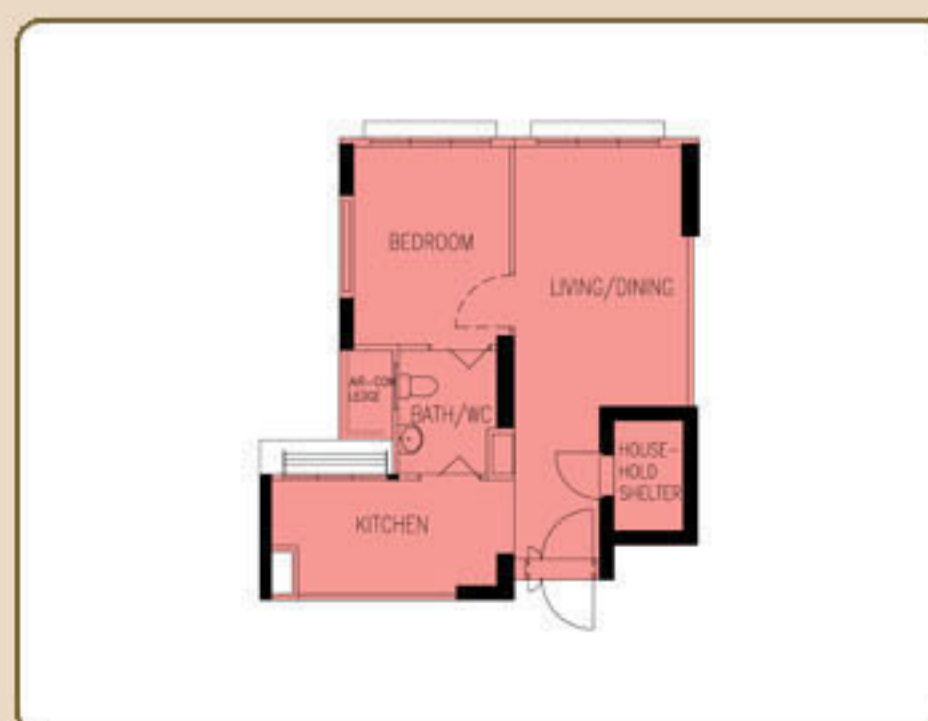
**Notes:**

- <sup>\*</sup> Computed based on the median month of selection exercise. The actual completion date will depend on the progress of the construction. The construction time for each project depends on many factors, such as the complexity of the design features, soil condition and other site conditions.
- <sup>^</sup> The date that the HDB is required under the Agreement for Lease to deliver possession of the flat. Applicants will be informed of it during the signing of the Agreement for Lease.

### Typical Floor Plans



**TYPICAL 2-ROOM (TYPE 1) FLOOR PLAN**  
 APPROX. FLOOR AREA 37 sqm  
 (Inclusive of Internal Floor Area 35 sqm and Air-Con Ledge)



**TYPICAL 2-ROOM (TYPE 2) FLOOR PLAN**  
 APPROX. FLOOR AREA 47 sqm  
 (Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)



## Typical Floor Plans

These flats come with an open kitchen concept (default option). 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)**



**TYPICAL 3-ROOM FLOOR PLAN**  
APPROX. FLOOR AREA 68 sqm

(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)

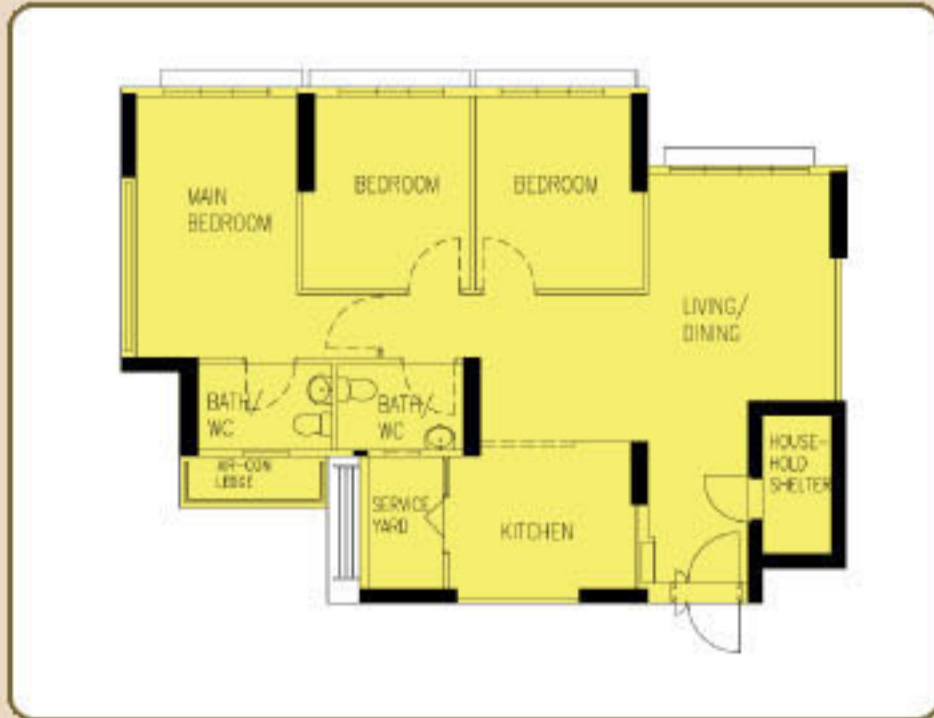
**With Kitchen Partition Wall**



**TYPICAL 3-ROOM FLOOR PLAN**  
APPROX. FLOOR AREA 68 sqm

(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)

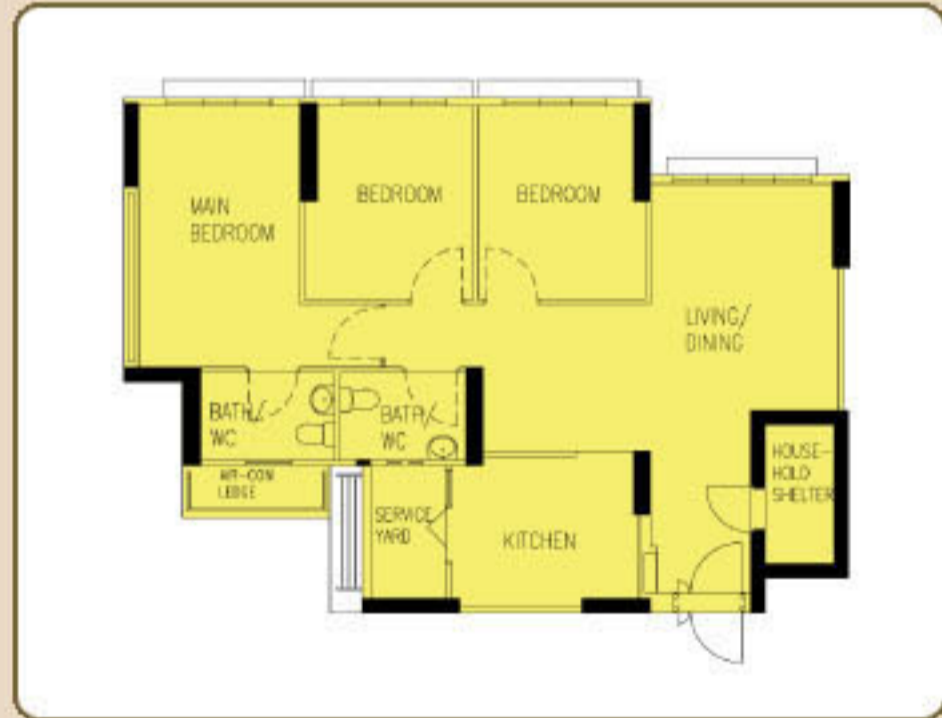
**Open Kitchen Concept (Default)**



**TYPICAL 4-ROOM FLOOR PLAN**  
APPROX. FLOOR AREA 92 sqm

(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

**With Kitchen Partition Wall**

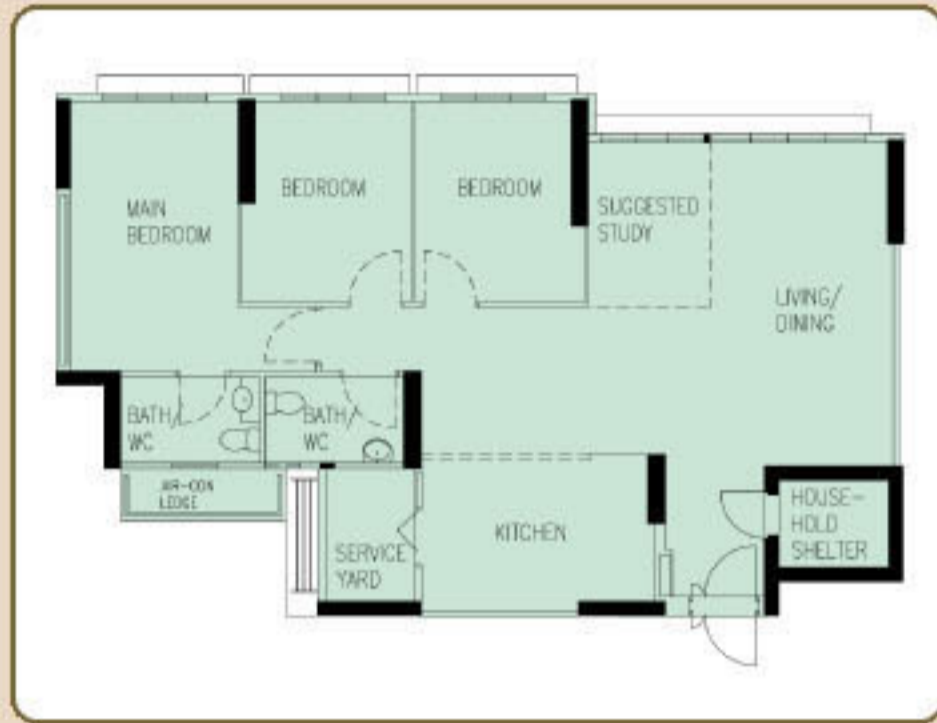


**TYPICAL 4-ROOM FLOOR PLAN**  
APPROX. FLOOR AREA 92 sqm

(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

## Typical Floor Plans

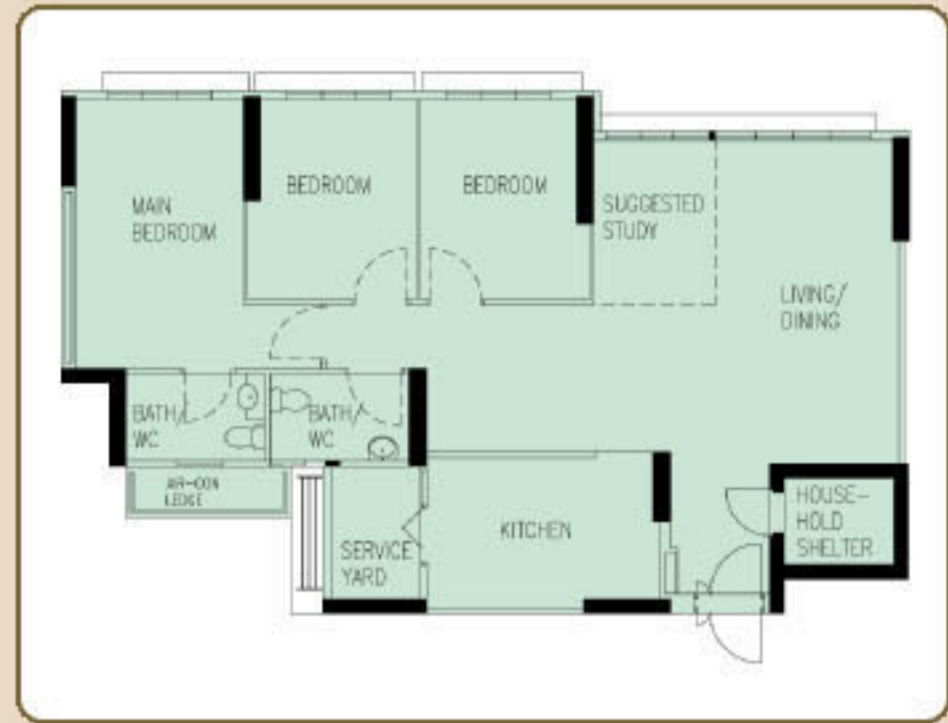
**Open Kitchen Concept (Default)**



**TYPICAL 5-ROOM FLOOR PLAN**  
APPROX. FLOOR AREA 113 sqm

(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)

**With Kitchen Partition Wall**



**TYPICAL 5-ROOM FLOOR PLAN**  
APPROX. FLOOR AREA 113 sqm

(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)

*The coloured floor plans are not intended to demarcate the boundary of the flat.*

## Layout Ideas for Your Home



**LAYOUT IDEAS FOR 2-ROOM (TYPE 1)**  
APPROX. FLOOR AREA 37 sqm

(Inclusive of Internal Floor Area of 35 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)



## Layout Ideas for Your Home

These flats come with an open kitchen concept (default option). 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 3-ROOM**  
APPROX. FLOOR AREA 68 sqm

(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)

**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)

**Open Kitchen Concept (Default)**



**LAYOUT IDEAS FOR 4-ROOM**  
APPROX. FLOOR AREA 92 sqm

(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

**With Kitchen Partition Wall**



**LAYOUT IDEAS FOR 4-ROOM**  
APPROX. FLOOR AREA 92 sqm

(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

### Layout Ideas for Your Home

Open Kitchen Concept (Default)



LAYOUT IDEAS FOR 5-ROOM  
APPROX. FLOOR AREA 113 sqm

(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)

With Kitchen Partition Wall



LAYOUT IDEAS FOR 5-ROOM  
APPROX. FLOOR AREA 113 sqm

(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)