



Rich, Tropical Landscape

4-, 5-room Standard Flats

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.



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.



Serene Living

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

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.

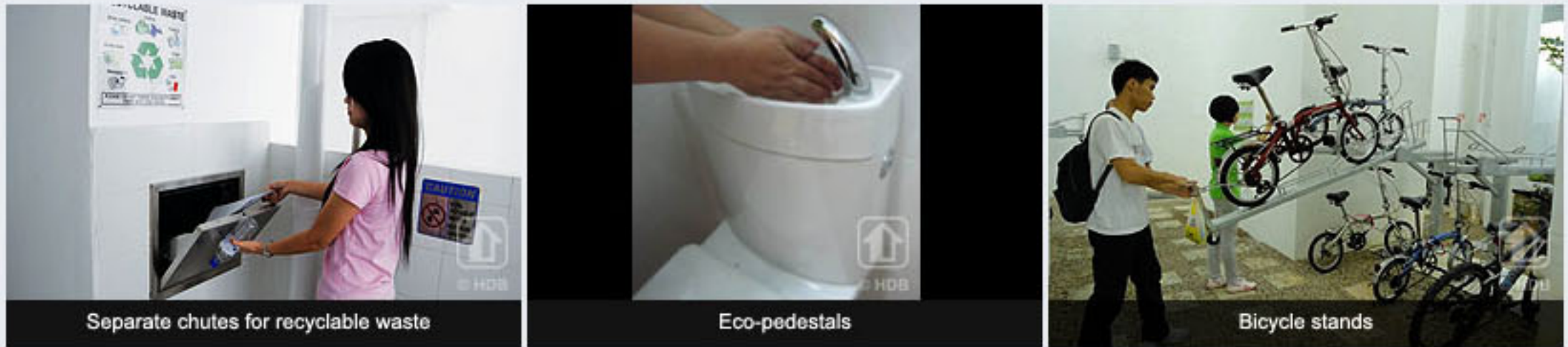


Green and Vibrant

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



Separate chutes for recyclable waste

Eco-pedestals

Bicycle stands

To encourage a "green" lifestyle, Admiralty Flora and Marsiling Greenview are 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

A Scenic Hub



Residents of Admiralty Flora can enjoy a satisfying meal and shop for daily groceries at the nearby Admiralty Place, 888 Plaza and Woodlands Mart. For leisure, you can take a stroll in Greenwood Sanctuary @ Admiralty located next door or participate in the activities held at the Woodlands Galaxy Community Club.

For residents of Marsiling Greenview, ample food and shopping amenities are available at Marsiling Point, an HDB neighbourhood centre. More options are available at Woodlands Civic Centre and Causeway Point. You can also keep fit at the neighbouring Town Park East and the nearby Sports and Swimming Complex, or pick up new hobbies at Marsiling Community Club.

You can discover more heartland shops around Woodlands by visiting Where2Shop@HDB.

Motorists are well connected to the rest of Singapore via the Bukit Timah and Seletar Expressways. Those who take public transport can make use of the bus interchange, as well as the Admiralty and Marsiling MRT stations conveniently located within the town.

Schools located in the town include Greenwood Primary School, Admiralty Primary and Secondary School and Marsiling Primary and Secondary School.

Contemporary Homes

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

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.



Please note that the visual representation above includes interior design features or ideas. For instance, the artist's impression of the living/dining room shows a feature wall made of glass in place of a non-load bearing wall. In the actual flat, a wall will be erected instead of the glass panel.



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

The indicative price range of these flats is tabulated below.

Project	Flat Type †	Estimated Floor Area* (sqm)	Estimated Internal Floor Area^ (sqm)	No. of units	Indicative Price Range#
Marsiling Greenview (Standard Flats)	2-Room (Type 1)	38	36	100	\$72,000 - \$110,000
	2-Room (Type 2)	47	45	189	\$94,000 - \$131,000
	3-Room	68	65	194	\$144,000 - \$197,000
Admiralty Flora & Marsiling Greenview (Standard Flats)	4-Room	93	90	610	\$229,000 - \$312,000
	5-Room	113	110	563	\$308,000 - \$396,000
Marsiling Greenview (Standard Flats)	3Gen	120	115	50	\$323,000 - \$388,000

Notes:

- * Refers to the estimated area of the whole apartment, comprising the internal floor area and the air-conditioner ledge.
- ^ Refers to the estimated area of the apartment computed based on the centre line of the apartment wall.
- # 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 & 3Gen flats are sold on a 99-year lease.

Financing a flat (Admiralty Flora)

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
4-Room	\$280,000	\$4,400	\$10,000	\$20,000	\$250,000	\$1,008	23%
5-Room	\$355,000	\$5,800	\$0	NA	\$355,000	\$1,450	25%

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

Financing a flat (Marsiling Greenview)

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)	\$90,000	\$1,700	\$35,000	\$20,000	\$35,000	\$118	7%
2-Room (Type 2)	\$110,000	\$1,700	\$35,000	\$20,000	\$55,000	\$200	12%
3-Room	\$170,000	\$2,600	\$25,000	\$20,000	\$125,000	\$490	19%
4-Room	\$270,000	\$4,400	\$10,000	\$20,000	\$240,000	\$967	22%
5-Room	\$350,000	\$5,800	\$0	NA	\$350,000	\$1,430	25%
3Gen	\$355,000	\$5,800	\$0	NA	\$355,000	\$1,450	25%

* 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 Marsiling Greenview.

Prices of Admiralty Flora and Resale Comparables in the Vicinity

Flat Type	Admiralty Flora (Internal Floor Area)	Transacted Prices of Resale Flats
4-Room	\$249,000 - \$312,000 (90 sqm)	\$365,000 - \$418,000 (91 sqm - 102 sqm)
5-Room	\$316,000 - \$396,000 (110 sqm)	\$429,000 - \$468,000 (120 - 122 sqm)

Note:

The 4-room and 5-room resale comparables consist of standard flats of about 17 years old. The differences in attributes between the resale comparables and the BTO flats should be taken into account when making a comparison.

Prices of Marsiling Greenview and Resale Comparables in the Vicinity

Flat Type	Marsiling Greenview (Internal Floor Area)	Transacted Prices of Resale Flats
2-Room	\$72,000 - \$131,000 (36 sqm - 45 sqm)	-
3-Room	\$144,000 - \$197,000 (65 sqm)	\$300,000 - \$348,000 (64 sqm - 73 sqm)
4-Room	\$229,000 - \$310,000 (90 sqm)	\$345,000 - \$374,000 (83 sqm - 93 sqm)
5-Room	\$308,000 - \$388,000 (110 sqm)	\$425,000 - \$484,000 (121 - 126 sqm)
3Gen	\$323,000 - \$388,000 (115 sqm)	

Note:

There are no comparable 2-room resale flats in the vicinity. The 3-room, 4-room and 5-room resale comparables consist of standard flats of about 22 to 30 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 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 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 Flora

Layout ideas for
Marsiling Greenview

Project	Flat Type	Flooring for Living/Dining and Bedrooms	Internal Doors ^A and Sanitary Fittings	Kitchen Partition Wall [#]
Admiralty Flora	4-Room	\$5,100	\$3,320	\$1,250
	5-Room	\$6,250	\$3,840	\$1,470
Marsiling Greenview	2-Room (Type 1)	\$1,850	\$330	NA
	2-Room (Type 2)	\$2,260	\$850	NA
	3-Room	\$3,390	\$2,800	\$570
	4-Room	\$5,100	\$3,320	\$660
	5-Room	\$6,250	\$3,840	\$930
	3Gen	\$6,550	\$5,720	\$800

Notes:

- ^A 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 not optional. The optional internal doors are:
 - i) 2-room flats (Type 2) - 1 internal door (1 bedroom door)
 - ii) 3-room flats - 4 internal doors (2 bedroom doors and 2 bathroom doors)
 - iii) 4-/5-room flats - 5 internal doors (3 bedroom doors and 2 bathroom doors)
 - iv) 3Gen flats - 7 internal doors (4 bedroom doors and 3 bathroom doors).
- [#] Cost of kitchen partition wall varies according to length.

Estimated Completion Date & Waiting Time

Housing Development	Admiralty Flora	Marsiling Greenview
Selection Date (Median Month of Selection)	July to Dec 2014 (Oct 2014)	
Estimated Completion Date	2Q2017	3Q2018
Estimated Waiting Time [*]	30 to 33 months	44 to 48 months
Estimated Delivery Possession Date ^A	31 May 2018	30 Sep 2019

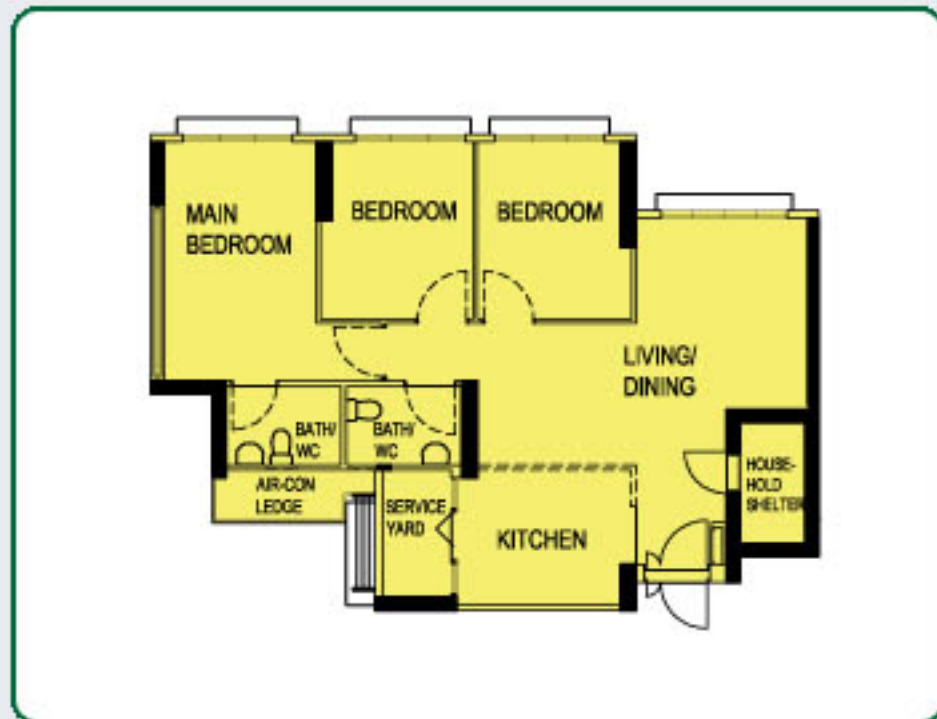
Notes:

- ^{*} Computed based on the median month of the 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 design features, soil condition and other site conditions.
- ^A 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 (Admiralty Flora)

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.

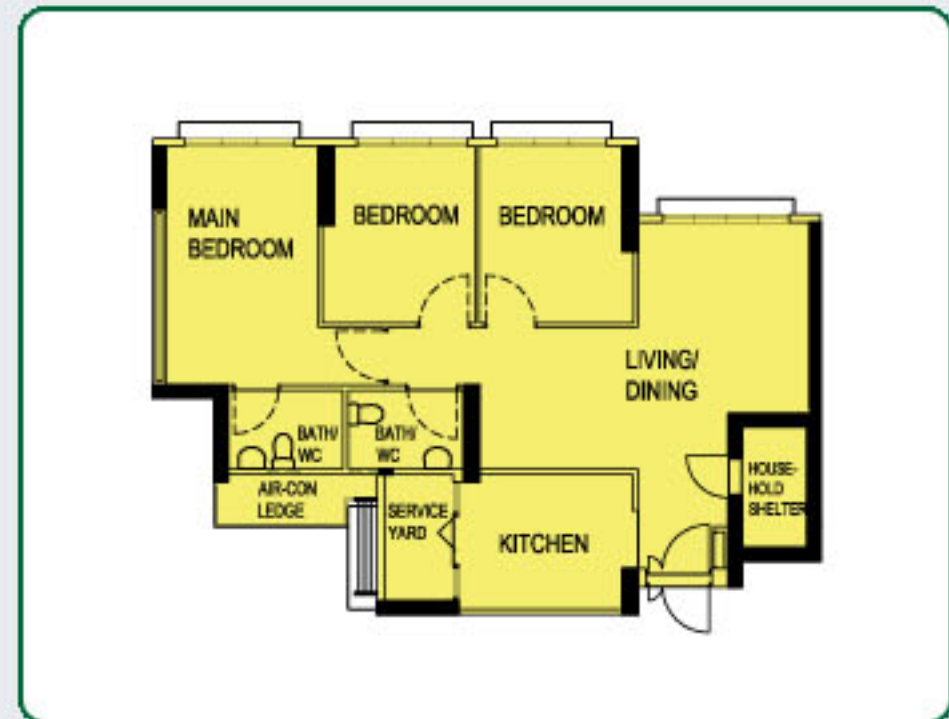
Open Kitchen Concept (Default)



TYPICAL 4-ROOM FLOOR PLAN
APPROX. FLOOR AREA 93 sqm

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

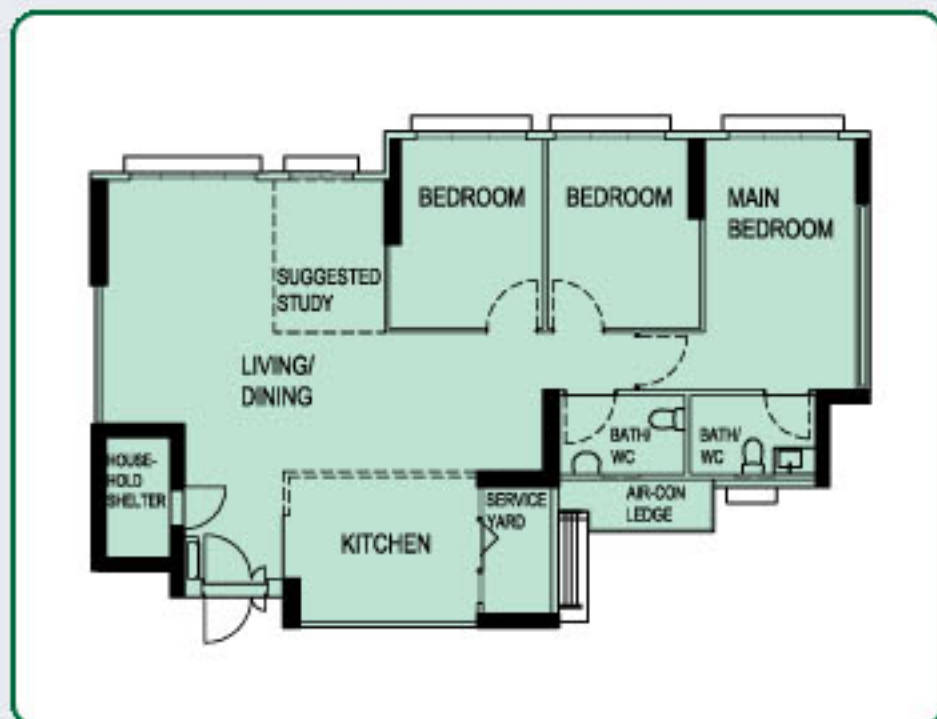
With Kitchen Partition Wall



TYPICAL 4-ROOM FLOOR PLAN
APPROX. FLOOR AREA 93 sqm

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

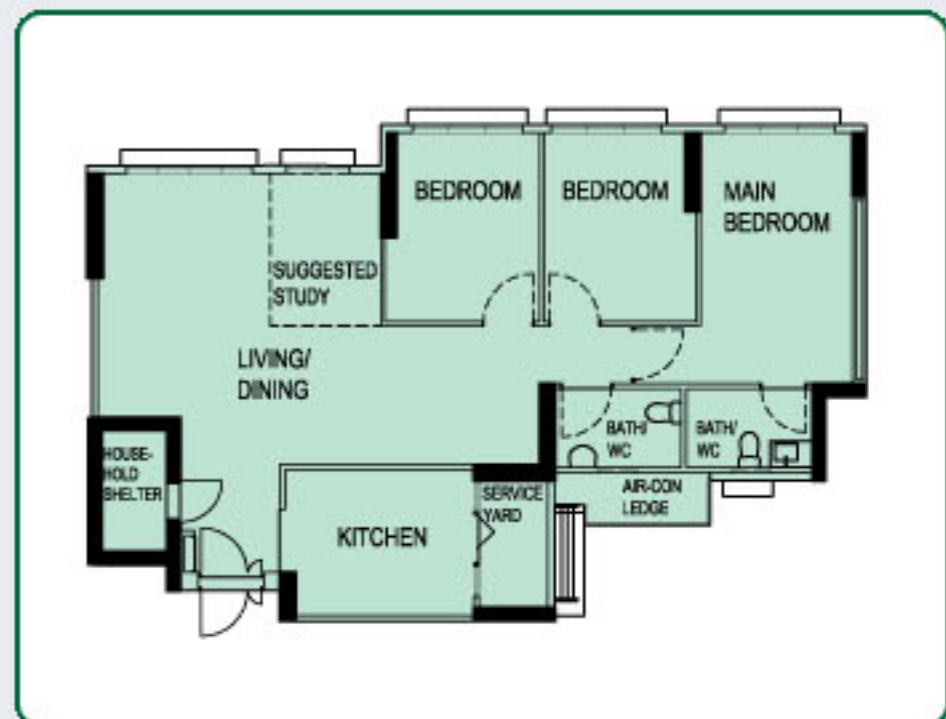
Open Kitchen Concept (Default)



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

(Inclusive of Internal Floor Area of 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 of 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 (Admiralty Flora)

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 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)

Open Kitchen Concept (Default)



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

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

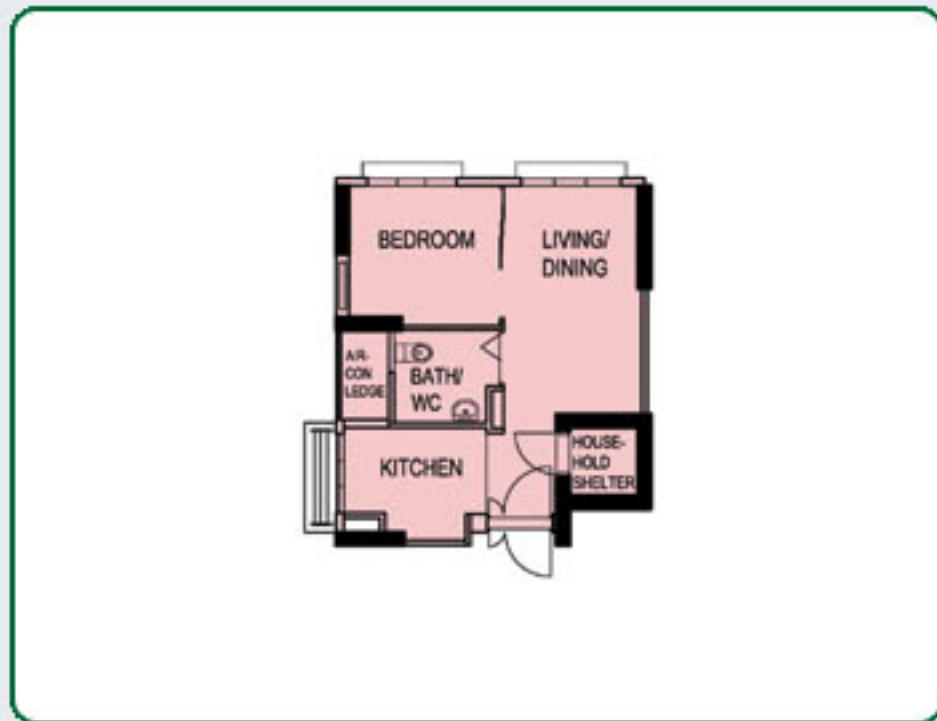
With Kitchen Partition Wall



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

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

Typical Floor Plans (Marsiling Greenview)



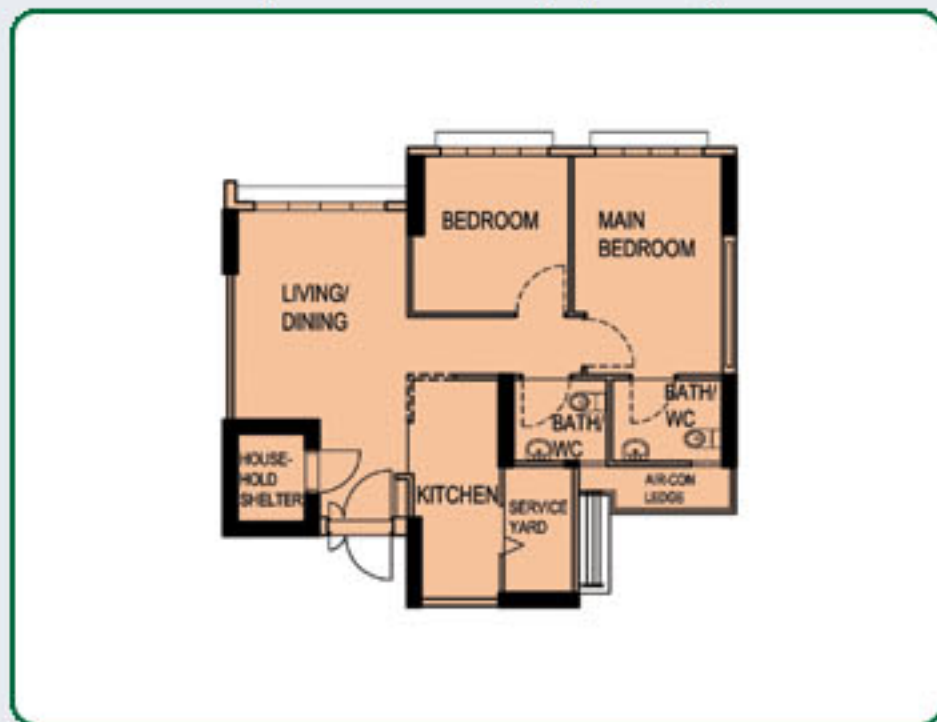
TYPICAL 2-ROOM (TYPE 1) FLOOR PLAN
 APPROX. FLOOR AREA 38 sqm
 (Inclusive of Internal Floor Area of 36 sqm and Air-Con Ledge)



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

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 of 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 of 65 sqm and Air-Con Ledge)

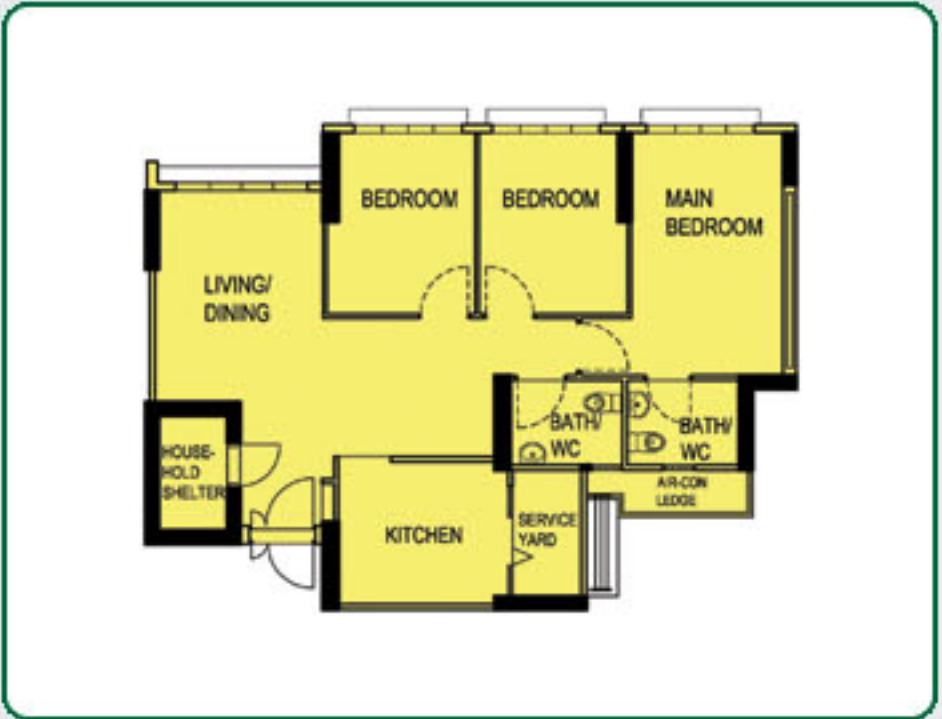
Typical Floor Plans (Marsiling Greenview)

Open Kitchen Concept (Default)



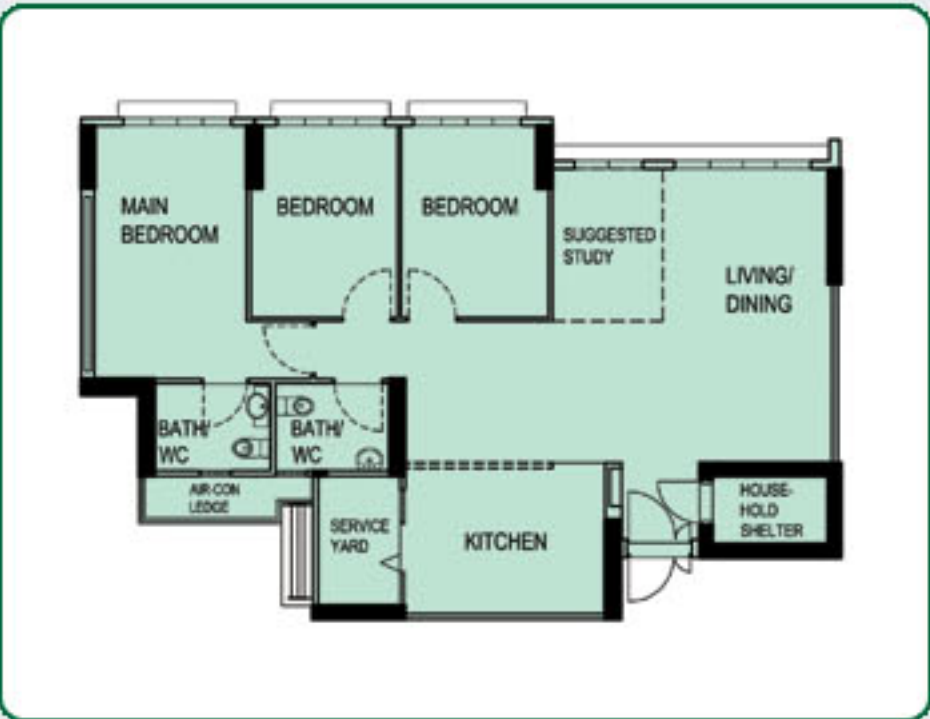
TYPICAL 4-ROOM FLOOR PLAN
APPROX. FLOOR AREA 93 sqm
(Inclusive of Internal Floor Area of 90 sqm and Air-Con Ledge)

With Kitchen Partition Wall



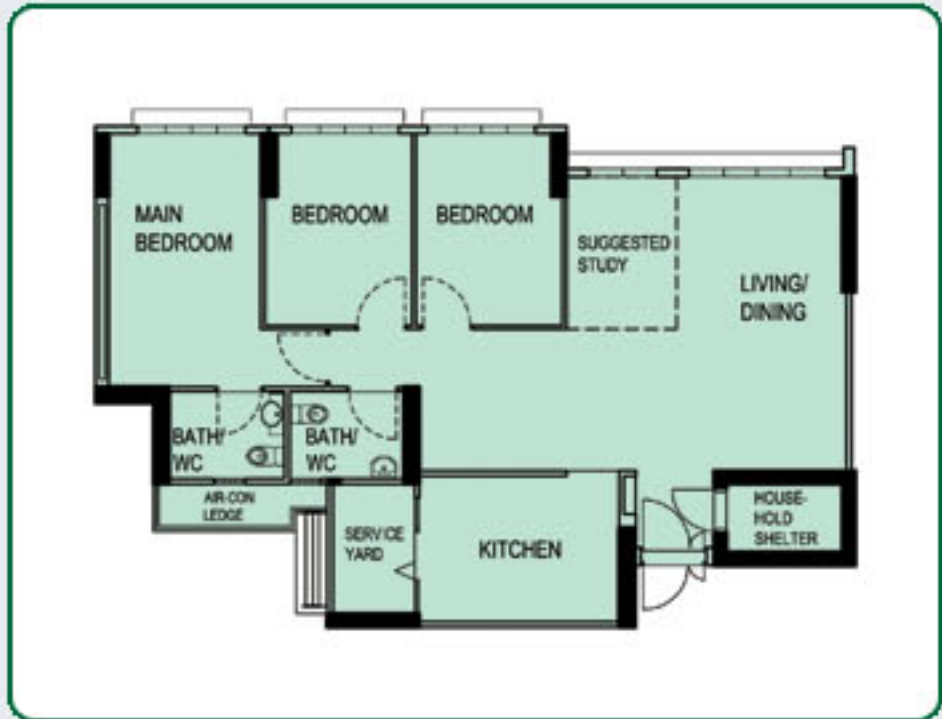
TYPICAL 4-ROOM FLOOR PLAN
APPROX. FLOOR AREA 93 sqm
(Inclusive of Internal Floor Area of 90 sqm and Air-Con Ledge)

Open Kitchen Concept (Default)



TYPICAL 5-ROOM FLOOR PLAN
APPROX. FLOOR AREA 113 sqm
(Inclusive of Internal Floor Area of 110 sqm and Air-Con Ledge)

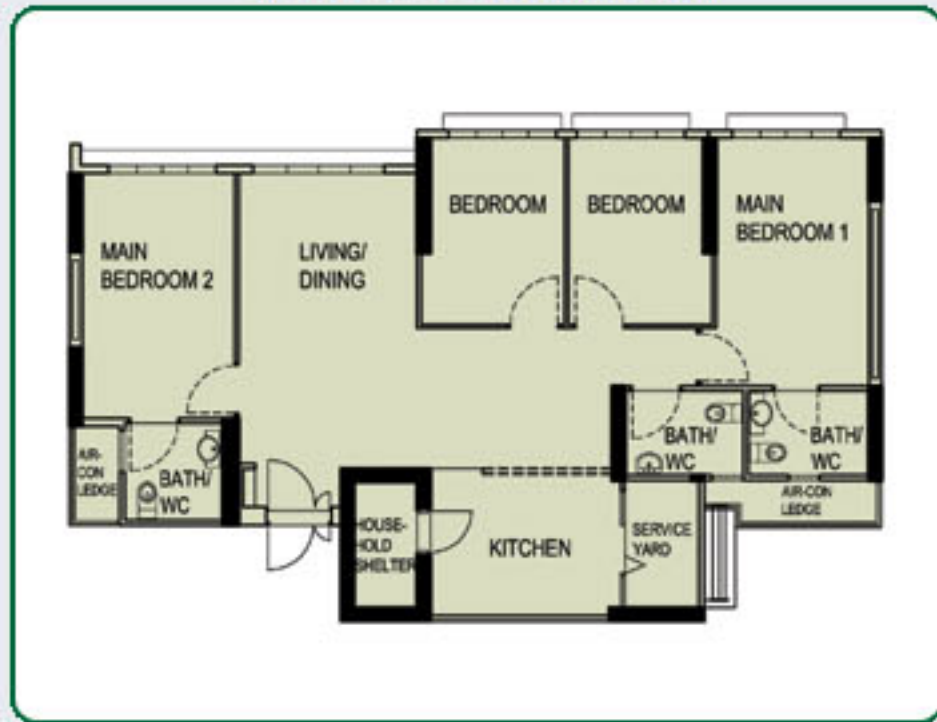
With Kitchen Partition Wall



TYPICAL 5-ROOM FLOOR PLAN
APPROX. FLOOR AREA 113 sqm
(Inclusive of Internal Floor Area of 110 sqm and Air-Con Ledge)

Typical Floor Plans (Marsiling Greenview)

Open Kitchen Concept (Default)

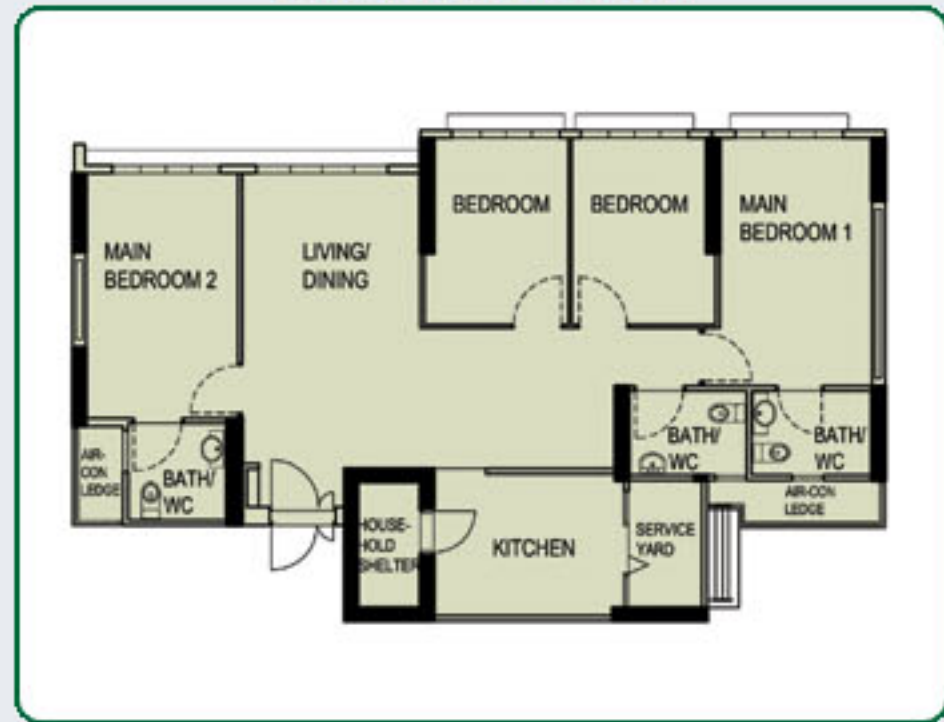


TYPICAL 3GEN FLAT FLOOR PLAN

APPROX. FLOOR AREA 120 sqm

(Inclusive of Internal Floor Area of 115 sqm and Air-Con Ledges)

With Kitchen Partition Wall



TYPICAL 3GEN FLAT FLOOR PLAN

APPROX. FLOOR AREA 120 sqm

(Inclusive of Internal Floor Area of 115 sqm and Air-Con Ledges)

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

Layout Ideas for Your Home (Marsiling Greenview)



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)

Layout Ideas for Your Home (Marsiling Greenview)

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 of 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 of 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 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 Your Home (Marsiling Greenview)

Open Kitchen Concept (Default)



LAYOUT IDEAS FOR 5-ROOM

APPROX. FLOOR AREA 113 sqm

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

Open Kitchen Concept (Default)



LAYOUT IDEAS FOR 3GEN FLAT

APPROX. FLOOR AREA 120 sqm

(Inclusive of Internal Floor Area of 115 sqm and Air-Con Ledges)

With Kitchen Partition Wall



LAYOUT IDEAS FOR 3GEN FLAT

APPROX. FLOOR AREA 120 sqm

(Inclusive of Internal Floor Area of 115 sqm and Air-Con Ledges)



Please note that the visual representation above includes interior design features or ideas. For instance, the artist's impression of the living/dining room shows a feature wall made of glass in place of a non-load bearing wall. In the actual flat, a wall will be erected instead of the glass panel.