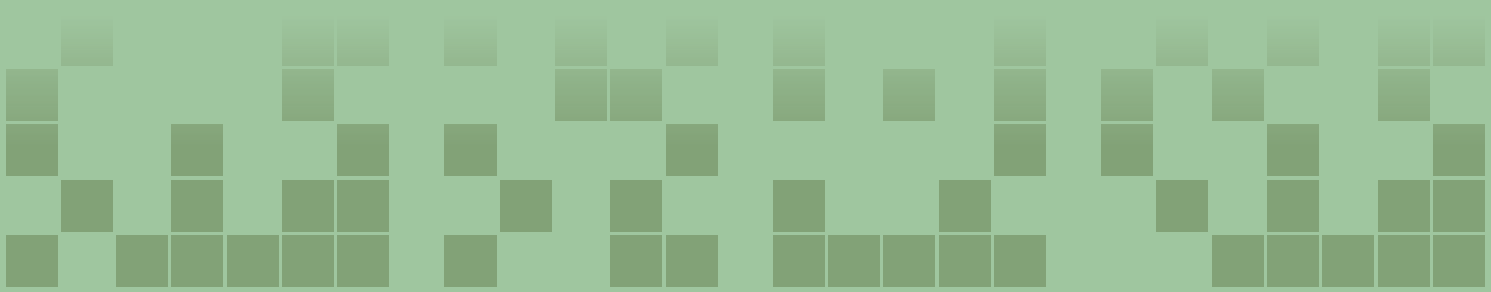




**THE MOMENT YOU'VE BEEN
WAITING FOR!**

BUILD-TO-ORDER JUL 2013

Angsana
Breeze
© Yishun





Artist's Impression

A breath of fresh air

Angsana Breeze @ Yishun is bounded by Yishun Avenue 1 and Yishun Avenue 4. You can choose from 958 units of 3-, 4- and 5-room Standard Flats housed in nine 13-storey residential blocks.

Residents can look forward to relaxing amid lush landscaping within the development. The name Angsana Breeze @ Yishun relates well with nearby HDB developments such as Acacia Breeze @ Yishun and Oleander Breeze @ Yishun.





LEGEND:

MRT Line & Station

(u/c) Under Construction

Future Road / Under Construction

Scale 0 200 400 500 Metres





Artist's Impression

Living life to the fullest

At Angsana Breeze @ Yishun, you will be able to enjoy a wide range of facilities right at your doorstep. The children can have fun at the playgrounds, while adults and the elderly work out at the fitness stations. Alternatively, you can mingle and chat with your family and friends at the resting shelters and precinct pavilion. A roof garden above the multi-storey carpark serves as another venue for interaction and relaxation.

The development will come with a supermarket, an eating house and some shops, offering daily convenience right at your doorstep. Get to know your neighbours better at the Residents' Committee Centre by participating in the social activities organised there.



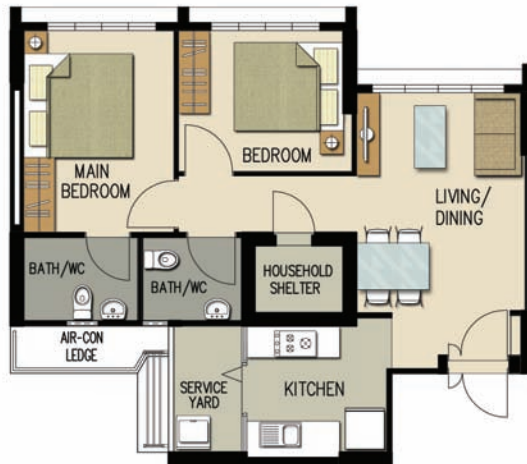
Contemporary homes

Angsana Breeze @ Yishun offers 3-, 4- and 5-room Standard Flats. All units will come with three-quarter height windows in the living/dining area and half-height windows in the other rooms.

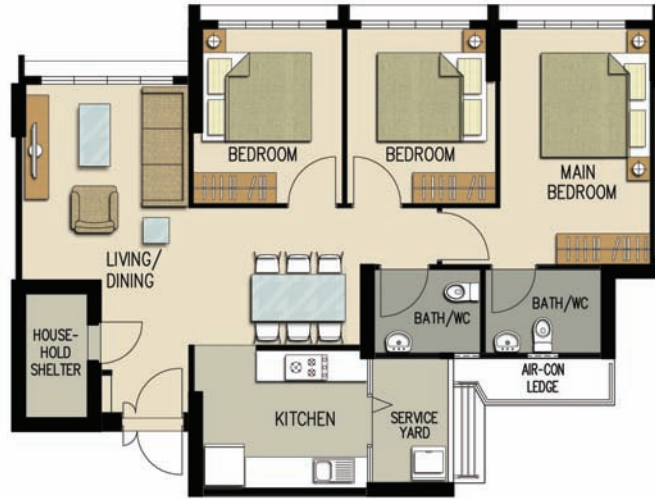


The flats will come with floor finishes in the kitchen, household shelter, service yard and bathrooms. Wall tiles will also be provided in the bathroom and kitchen. For added convenience, you may opt in to have floor finishes installed in the living/dining room and bedrooms of your selected flat. You may also opt in to have sanitary fittings 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 your flat.



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



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)



LEGEND

- 3-Room
- 4-Room
- 5-Room
- Surrounding Buildings
- Trellis / Pergola
- Linkway / Precinct Pavilion/ Drop-off Porch/ Shelter
- Future Social Community Facilities (FSCF) / Residents' Committee Centre (RCC) / Precinct Pavilion at 1st storey
- Eating House (EH) / Supermarket (SM) / Shops (S) at 1st storey
- Reserved for / Existing Development
- Children Playground (PG) / Adult Fitness Station (AFS) / Elderly Fitness Station (EFS)
- Utility Centre (UC) at 1st Storey
- Electrical Sub-Station (ESS) at 1st Storey
- Airwell
- Open Space
- Staircase
- Multi-storey Carpark
- Driveway
- Centralised Refuse Chute
- Corridor
- Lift
- Service Bay
- (U/C) Under Construction
- * Rental Housing

BLOCK NUMBER	NUMBER OF STOREYS	3 ROOM	4 ROOM	5 ROOM	TOTAL	LIFT OPENS AT
506A	13	–	48	48	96	EVERY STOREY
506B	13	60	36	–	96	EVERY STOREY
506C	13	46	60	–	106	EVERY STOREY
507A	13	20	64	–	84	EVERY STOREY
508A	13	60	72	–	132	EVERY STOREY
508B	13	–	72	72	144	EVERY STOREY
509A	13	–	48	60	108	EVERY STOREY
509B	13	–	48	48	96	EVERY STOREY
509C	13	–	72	24	96	EVERY STOREY
TOTAL		186	520	252	958	

Standard Flats



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



BLOCK 506A (2ND TO 13TH STOREY FLOOR PLAN)

LEGEND:

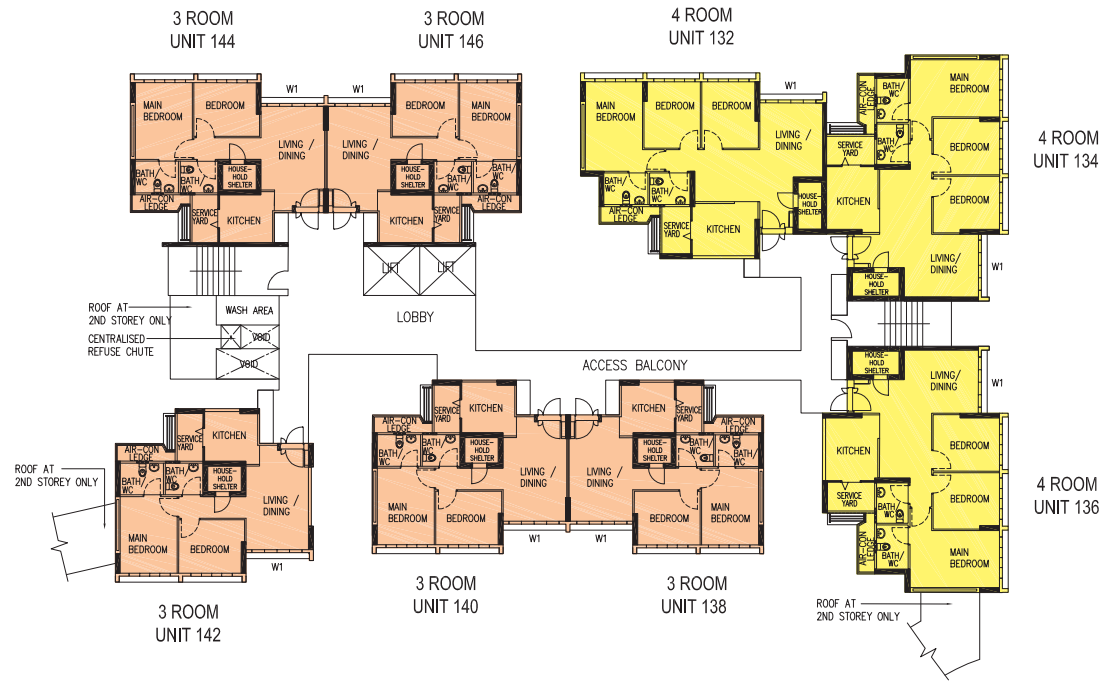
- 4 ROOM
- 5 ROOM

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.





BLOCK 506B (2ND TO 13TH STOREY FLOOR PLAN)

LEGEND:

- 3 ROOM
- 4 ROOM

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.





BLOCK 506C (2ND STOREY FLOOR PLAN)

LEGEND:

- 3 ROOM
- 4 ROOM

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.





BLOCK 506C (3RD TO 13TH STOREY FLOOR PLAN)

LEGEND:

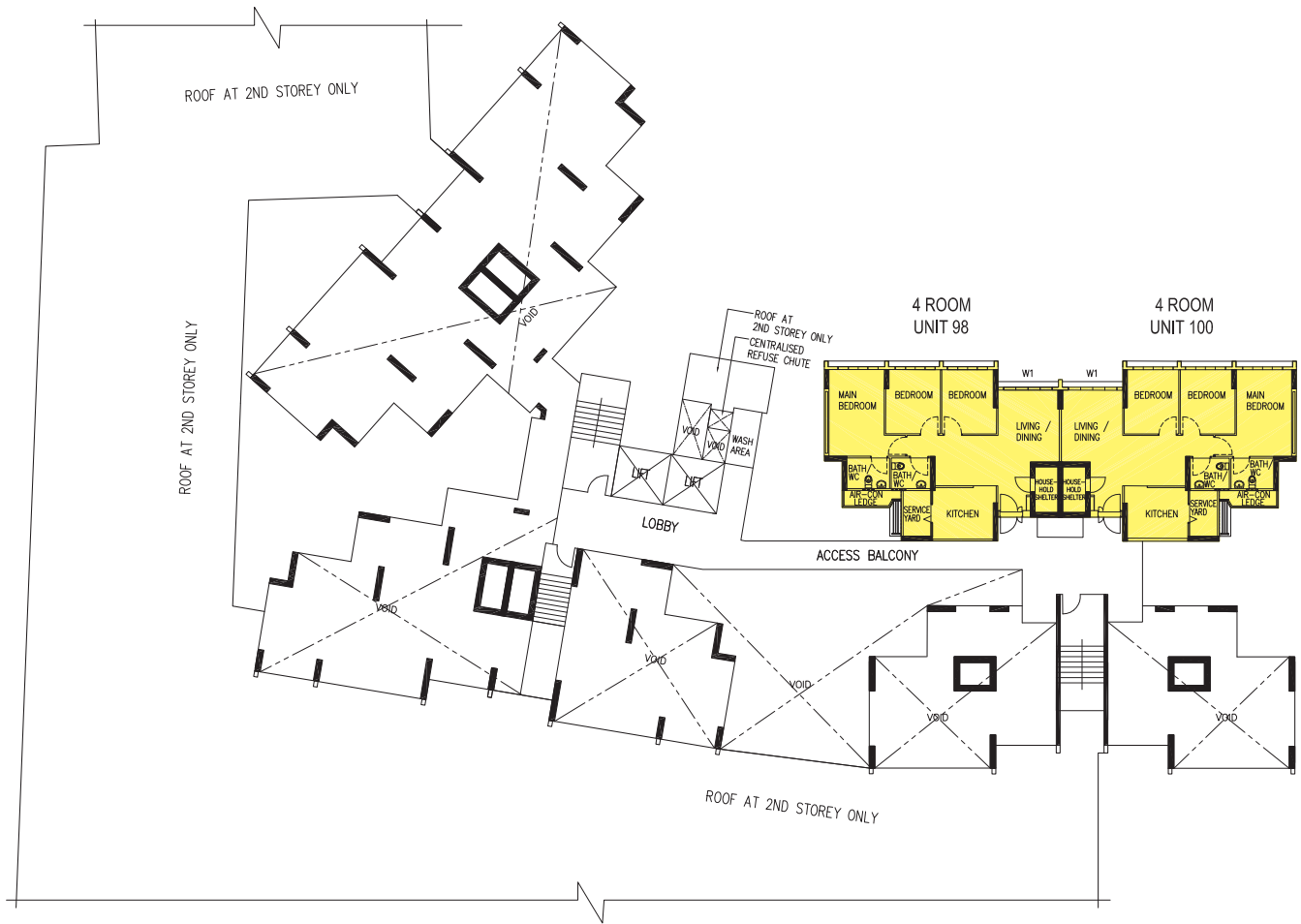
- 3 ROOM
- 4 ROOM

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.





BLOCK 507A (2ND TO 3RD STOREY FLOOR PLAN)

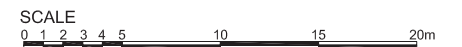
LEGEND:

4 ROOM

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.





BLOCK 507A (4TH TO 13TH STOREY FLOOR PLAN)

LEGEND:

- 3 ROOM
- 4 ROOM

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.





BLOCK 508A (2ND TO 13TH STOREY FLOOR PLAN)

LEGEND:

- 3 ROOM
- 4 ROOM

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.





BLOCK 508B (2ND TO 13TH STOREY FLOOR PLAN)

LEGEND:

- 4 ROOM
- 5 ROOM

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.





BLOCK 509A (2ND TO 13TH STOREY FLOOR PLAN)

LEGEND:

- 4 ROOM
- 5 ROOM

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.





BLOCK 509B (2ND TO 13TH STOREY FLOOR PLAN)

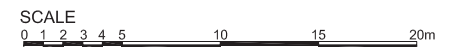
LEGEND:

- 4 ROOM
- 5 ROOM

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.





BLOCK 509C (2ND TO 13TH STOREY FLOOR PLAN)

LEGEND:

- 4 ROOM
- 5 ROOM

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.



General Specifications For Angsana Breeze @ 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 door for 3-Room, 4-Room & 5-Room (Type D9a) (optional)
Household Shelter	:	metal door
Service Yard	:	aluminium framed door with glass

Finishes

Ceilings	:	skim coated or plastered and painted
Kitchen/Bathroom/WC walls	:	ceramic tiles
Other Walls	:	skim coated or plastered and painted
Living/Dining/Bedroom 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 Bathroom/WC(for 5-room only), wash basin for other Bathroom/WC (optional)
Bath/Shower mixer with shower set, tap mixer (optional)
Clothes Drying Rack

Services

Gas service 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 for information on renovation rules.

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- (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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