Pleasant Residences

Bounded by Joo Seng Road and Upper Aljunied Road, Joo Seng Green comprises two residential blocks ranging from 12 to 18 storeys in height. Choose from 248 units of 3- and 4-room Standard Flats.

The development was given the same name ‘Joo Seng Green’ as its neighbouring blocks so that it integrates well with its surroundings.
Recreation at your doorstep

Roof feature of each residential block is designed as frames with vertical fins in random colours to enhance the visual appeal of the development.

Engage in active recreation at the children's playground, adult fitness corner and elderly fitness corner. Alternatively, bond with your family and neighbours in the pocket gardens, resting shelters and precinct pavilion provided within the development.
Desirable Homes

Joo Seng Green offers 3- and 4-room Standard Flats. These flats come with three-quarter height windows in the living/dining area and half-height windows in the other rooms.

These flats come with floor finishes in the kitchen, household shelter, service yard and bathrooms. 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 the flat.
LAYOUT IDEAS FOR 3-ROOM
APPROX. FLOOR AREA 68 sqm
(Inclusive Of Internal Floor Area 65 sqm and Air-Con Ledge)

LAYOUT IDEAS FOR 4-ROOM
APPROX. FLOOR AREA 93 sqm
(Inclusive Of Internal Floor Area 90 sqm and Air-Con Ledge)
Applicants are encouraged to visit the place before booking a flat.
LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

3 ROOM

4 ROOM

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 9
(2ND TO 12TH STOREY FLOOR PLAN)

LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

- 3 ROOM
- 4 ROOM

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 9
(13TH TO 18TH STOREY FLOOR PLAN)

LEGEND:
W1 – THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

- 3 ROOM
- 4 ROOM

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 Joo Seng Green

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: laminated semi-solid timber door (Type D9a) (optional)
- Bathrooms/WC: laminated semi-solid timber door for 3-Room & 4-Room (Type D9a) (optional)
- Household Shelter: metal door
- Service Yard: 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
- Wash basin for all 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 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, resident’s committee centres and such other facilities as HDB shall deem fit.