Homes for all your happily ever afters
Charmed Elegance

Situated along Ang Mo Kio Street 21, Kebun Baru Court comprises two residential blocks that are 26 and 28 storeys in height. Have your pick from 283 units of 4- and 5-room Standard flats.

The development’s design features simple lines and uncluttered facades, giving it a sophisticated and elegant appearance. Its central courtyard lends inspiration to the name “Kebun Baru Court”.

![Artist’s Impression of Kebun Baru Court]
Facilities at your doorstep

At Kebun Baru Court, enjoy all the things that you need, right at your doorstep.

With an eating house, supermarket and shops found on the premises, eating out with the family or shopping for your daily necessities will be a breeze.

Have fun outdoors with the range of facilities located in the central courtyard. Spend quality time with your children at the playground or keep fit at the adult and elderly fitness stations. When you need a break, take a rest at the shelters and seats provided. The precinct pavilion is an alternative place for engaging in recreational activities, whether rain or shine.

A childcare centre provided within the development allows parents to conveniently drop their children off before heading to work.
Lovely Homes

Kebun Baru Court offers 4- and 5-room Standard flats. All units come with three-quarter height windows in the living/dining area and half-height windows in the other rooms.

All 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 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)
Applicants are encouraged to visit the place before booking a flat.
window legend:

wi - three quarter height window (approx. 500mm high parapet wall)
cw - standard height corner window
unless otherwise indicate, all windows will be standard height windows

the coloured floor plan is not intended to demarcate the boundary of the flat.
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General Specifications For Kebun Baru Court
(4-Room and 5-Room)

**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 (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
- 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 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](http://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, residents’ committee centres and such other facilities as HDB shall deem fit.
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