Calm amid the palms

Bounded by Yishun Ring Road and Yishun Avenue 4, Palm Breeze @ Yishun comprises six 13-storey residential blocks. You can take your pick from the 546 units of 3-, 4- and 5-room Standard flats offered in this development.

The palm trees within the development lend inspiration to the name Palm Breeze @ Yishun. Adorning the top of each block is a wave-like roof feature which reflects the gentle swaying of palm trees in the breeze from the nearby Lower Seletar Reservoir.
A garden at your doorstep

On the grounds of Palm Breeze @ Yishun is a garden of serenity. In this vehicular-free space, you will be able to enjoy a myriad of fun activities such as working out at the adult and elderly fitness stations, playing with the children at the playground, or simply enjoying a book amid the landscaped environment.

Alternatively, you can mingle and chat with your family and friends at the precinct pavilion and shelters. A roof garden above the multi-storey carpark serves as another venue for interaction and relaxation.

A childcare centre will also be situated within the development.
Contemporary homes

Palm 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.

All 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 67 sqm
(Inclusive of Internal Floor Area 65 sqm and Air-con Lodge)
LAYOUT IDEAS FOR 4-ROOM

APPROX. FLOOR AREA 92 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-con Ledge)

LAYOUT IDEAS FOR 5-ROOM

APPROX. FLOOR AREA 112 sqm
(Inclusive of Internal Floor Area 110 sqm and Air-con Ledge)
Applicants are encouraged to visit the place before booking a flat.
LEGEND:

3 – ROOM

4 – ROOM

AT = THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PERFECT 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.
LEGEND:

- Yellow = 4 - ROOM
- Green = 5 - ROOM

W1 = THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PERFECT 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.
The coloured floor plan is not intended to demarcate the boundary of the flat.
LEGEND:
- 3 – ROOM
- 4 – ROOM

W1 – THREE QUARTER HEIGHT WINDOW (APPROX. 300MM HIGH PER LENS)
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 502B
2ND TO 13TH STOREY FLOOR PLAN

LEGEND:

- 4 - ROOM
- 5 - ROOM
- W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PERFORATED 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.
LEGEND:

- 4 - ROOM
- 5 - ROOM
- A1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PERFECT 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 502C
2ND TO 13TH STOREY FLOOR PLAN
LEGEND:

- 4 - ROOM
- 5 - ROOM
- W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PER Pixel 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.
LEGEND:
- **4** - ROOM
- **5** - ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PERFECT 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 502D**
3RD TO 13TH STOREY FLOOR PLAN
General Specifications For Palm 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.

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 (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 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, residents’ committee centres, day activity centres and such other facilities as HDB shall deem fit.