Come home to a green haven

Saraca Breeze @ Yishun is located along Yishun Avenue 1. You can choose from 432 units of 3-, 4-, 5-room and 3Gen flats housed in four 13-storey residential blocks.

Saraca Breeze @ Yishun is named after the Saraca trees planted within its landscape and the neighbourhood. Taking cues from the Saraca tree, the development’s precinct facilities are designed with a leaf theme. The word “breeze” relates to the nearby Lower Seletar Reservoir.

Artist’s Impression
At Saraca Breeze @ Yishun, you will be able to enjoy a host of recreational facilities such as children’s playgrounds, adult fitness stations and elderly fitness stations. You can also mingle and chat with your neighbours at the trellis and precinct pavilion.

Alternatively, you can relax at the roof garden above the multi-storey carpark. Planter boxes placed along the carpark’s facade will provide a visual appeal.

The development will come with an eating house, a minimart, shops and a childcare centre, offering daily convenience right at your doorstep.
Choose from 3-, 4-, 5-room and 3Gen flats.

All flats will come with three-quarter height windows in the living/dining area and half-height windows in the other rooms. These 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.

To provide a sense of spaciousness and greater flexibility in furniture layout and design, the 4-, 5-room and 3Gen flats in Saraca Breeze @ Yishun 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.
**3Gen flats** are introduced to cater to multi-generation families living under one roof. These 3Gen flats will feature four bedrooms and three bathrooms (two en-suites), with an internal floor area of about 115 square metres.

Please note that the visual representations include interior design features or ideas. For instance, the artists’ impressions of the living/dining room (above the flat layout) show 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.
BLOCK 513A
(2ND TO 13TH STOREY FLOOR PLAN)

LEGEND:
- 3 ROOM
- 4 ROOM
- 5 ROOM
- 30EN FLAT

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550MM HIGH PARAMET 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 513B
(2ND TO 13TH STOREY FLOOR PLAN)

LEGEND:
- 4 ROOM
- 5 ROOM
- 3 ROOM FLAT
- NT8: THREE QUARTER HEIGHT WINDOW (APPROXIMATE 550MM HIGH PERFECT WALL)

NOTE: 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 513C
(2ND TO 13TH STOREY FLOOR PLAN)

LEGEND:
- 3 ROOM
- 4 ROOM
- 5 ROOM
- 3SEN FLAT

WT = THREE QUARTER HEIGHT WINDOW (APPROX. 1550MM 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 513D
(2ND TO 13TH STOREY FLOOR PLAN)

LEGEND:
- 1 ROOM
- 5 ROOM
- 4 ROOM
- 3 GEN FLAT

*WT* = THREE QUARTER HEIGHT WINDOW (APPROX. 550MM HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD MEDIUM WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.
General Specifications for Saraca 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 (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 wall: ceramic tiles
- Other wall: 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 and 3Gen flat 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

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(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.