A green habitat

Located in Woodlands town, Admiralty Grove is bounded by Woodlands Avenue 6 and Drive 62. You can take your pick from the 993 units of 2-, 3-, 4- and 5-room Standard Flats housed in seven 13-storey residential blocks. One other residential block within this development is set aside for rental housing.

The name “Admiralty Grove” takes inspiration from the lush landscaping within the development.
Amenities at your doorstep

Admiralty Grove offers various landscaped spaces where you can relax and unwind after a hectic day at work. You can also choose to mingle and chat with your family and friends at the precinct pavilions.

Alternatively, you can enjoy a myriad of fun activities amid the open spaces such as working out at the adult and elderly fitness stations, playing with your children at the playgrounds, or simply enjoying a game or two with your neighbours and friends at the hard court.

In addition, the roof gardens adorning the development’s two multi-storey car parks will serve as additional venues for interaction and relaxation. Those who enjoy gardening will appreciate the community gardens located here.

You will also find daily conveniences within easy reach. Admiralty Grove will have its own supermarket, eating house and shops, so you can shop and enjoy a meal close to home. A Residents’ Committee Centre will also be located within the development.
Cosy homes

Admiralty Grove offers 2-, 3-, 4- and 5-room Standard Flats. All flats will come with three-quarter height windows in the living/dining area and half-height windows in 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 bathrooms 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 installed 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.

To provide a sense of spaciousness and greater flexibility in furniture layout and design, the 3-, 4- and 5-room flats will 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.

![Layout Ideas for 2 Room (Type 1)](image1)

**LAYOUT IDEAS FOR 2 ROOM (TYPE 1)**

APPROX. FLOOR AREA 37sqm
(Inclusive of Internal Floor Area 35sqm and Air-Con Ledge)

![Layout Ideas for 2 Room (Type 2)](image2)

**LAYOUT IDEAS FOR 2 ROOM (TYPE 2)**

APPROX. FLOOR AREA 47sqm
(Inclusive of Internal Floor Area 45sqm and Air-Con Ledge)
Applicants are encouraged to visit the place before booking a flat.

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**Home Ownership Flats**

<table>
<thead>
<tr>
<th>Type</th>
<th>Number of Flats</th>
<th>Rooms</th>
<th>Lifts</th>
</tr>
</thead>
<tbody>
<tr>
<td>RRA</td>
<td>12</td>
<td>3</td>
<td>48</td>
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<td>RRA</td>
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<td><strong>Total</strong></td>
<td><strong>228</strong></td>
<td><strong>3</strong></td>
<td><strong>184</strong></td>
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</tbody>
</table>

**Standard Flats**

- Rental Flats: 1 Block Comprising 276 Units of 1 Room and 228 Units of 2 Room Rental Flats.
The coloured floor plan is not intended to demarcate the boundary of the flat.
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LEGEND:
- 2 ROOM (TYPE 1)
- 2 ROOM (TYPE 2)
- 3 ROOM
- 4 ROOM

WINDOW LEGEND:
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550MM HIGH FRANKED WALL)
UNLESS OTHERWISE NOTED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.

BLOCK 693C
(2ND TO 7TH STOREY & 10TH TO 13TH STOREY FLOOR PLAN)
LEGEND:
- ROOM
- 4 ROOM
- 5 ROOM

WINDOW LEGEND:
W1 = THREE QUARTER HEIGHT WINDOW (APPROX. 350MM HIGH PANEL 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 694C
(2ND TO 13TH STOREY FLOOR PLAN)
LEGEND:
- 2 ROOM (TYPE 1)
- 2 ROOM (TYPE 2)
- 3 ROOM
- 4 ROOM
- WINDOW

WINDOW LEGEND:
W1 = THREE QUARTER HEIGHT WINDOW APPROX. 550 X 1100 MM (HIGH MATURE WALL)
- UNLESS OTHERWISE NOTED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.

BLOCK 694D
(8TH STOREY FLOOR PLAN)
The coloured floor plan is not intended to demarcate the boundary of the flat.
General Specifications For Admiralty Grove

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
Bedrooms: laminated semi-solid timber door (Type D9a) (optional)
Bathrooms/WC: acrylic panel folding door for 2-Room (Type 1) only
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 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.