Rich, Tropical Landscape

Bounded by Woodlands Drive 62 and Woodlands Drive 73, Admiralty Flora comprises four 14-storey high residential blocks and offers 402 units of 4- and 5-room Standard Flats.

The name “Admiralty Flora” takes inspiration from the lush landscaping found within the development, as well as its proximity to Greenwood Sanctuary @ Admiralty, where you can enjoy a host of outdoor activities.
A Sanctuary For You

Admiralty Flora offers a range of facilities that caters to residents of all ages. To wind down after a hectic day at work, you can take a break at the sitting areas set amid green spaces. Alternatively, you can choose to watch the children play in the children’s playground or work out at the adult and elderly fitness stations. The precinct pavilion found within the development serves as an ideal venue for social gatherings. You can also relax and rejuvenate at the roof top garden atop the multi-storey car park.

For added convenience, an eating house, a supermarket and shops will be located within the development.
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Contemporary Homes

Admiralty Flora offers 4- and 5-room Standard Flats. These flats will come with three-quarter height windows in the living/dining area and half-height windows in other rooms. Some units will come with three-quarter height windows in the bedrooms.

The 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 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, all flats in Admiralty Flora 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.

Eco-Friendly Living

To encourage a “green” lifestyle, Admiralty Flora is designed with several eco-friendly features:

- Separate chutes are provided for recyclable waste
- Motion sensor controlled energy efficient lighting is installed at staircases to reduce energy consumption
- Regenerative lifts are used to reduce energy consumption
- Eco-pedestals are used in bathrooms to encourage water conservation
- Bicycle stands are provided to encourage cycling as an environmentally friendly form of transport
- Sustainable and recycled products are used in the development

With Kitchen Partition Wall

Open Kitchen Concept (Default)

Eco-Friendly Living

Separate chutes for recyclable waste

Bicycle stands

Eco-pedestals

LAYOUT IDEAS FOR 4-ROOM
APPROX. FLOOR AREA 91sqm
(Inclusive of Internal Floor Area of 90sqm and Air-Con Ledge)

LAYOUT IDEAS FOR 4-ROOM
APPROX. FLOOR AREA 91sqm
(Inclusive of Internal Floor Area of 90sqm and Air-Con Ledge)

LAYOUT IDEAS FOR 5-ROOM
APPROX. FLOOR AREA 113sqm
(Inclusive of Internal Floor Area of 110sqm and Air-Con Ledge)

LAYOUT IDEAS FOR 5-ROOM
APPROX. FLOOR AREA 113sqm
(Inclusive of Internal Floor Area of 110sqm and Air-Con Ledge)
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- Sustainable and recycled products are used in the development
Applicants are encouraged to visit the place before booking a flat.

<table>
<thead>
<tr>
<th>Block Number</th>
<th>Number of Stories</th>
<th>4 Room</th>
<th>5 Room</th>
<th>Total</th>
<th>Lift open at</th>
</tr>
</thead>
<tbody>
<tr>
<td>691A</td>
<td>14</td>
<td>65</td>
<td>25</td>
<td>90</td>
<td>Every Storey</td>
</tr>
<tr>
<td>691B</td>
<td>14</td>
<td>52</td>
<td>52</td>
<td>104</td>
<td>Every Storey</td>
</tr>
<tr>
<td>691C</td>
<td>14</td>
<td>52</td>
<td>26</td>
<td>78</td>
<td>Every Storey</td>
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<tr>
<td>691D</td>
<td>14</td>
<td>52</td>
<td>78</td>
<td>130</td>
<td>Every Storey</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>221</strong></td>
<td><strong>181</strong></td>
<td><strong>402</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
BLK 691A
8TH STOREY FLOOR PLAN

LEGEND:
- 4 ROOM
- 5 ROOM

W1 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm 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.
BLK 691C
2ND TO 14TH STOREY FLOOR PLAN

LEGEND:

- 4 ROOM
- 5 ROOM

W1 — THREE QUARTER HEIGHT WINDOW (APPROX. 500mm 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.
BLK 691D
2ND TO 14TH STOREY FLOOR PLAN

LEGEND:
- 4 ROOM
- 5 ROOM
- W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm 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.
GENERAL SPECIFICATIONS FOR ADMIRALTY FLORA

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

<table>
<thead>
<tr>
<th>Entrance</th>
<th>decorative solid timber door and metal gate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bedrooms</td>
<td>laminated semi-solid timber door (Type D9a) (optional)</td>
</tr>
<tr>
<td>Bathrooms/WC</td>
<td>laminated semi-solid timber door (Type D9a) (optional)</td>
</tr>
<tr>
<td>Household Shelter</td>
<td>metal door</td>
</tr>
<tr>
<td>Service Yard</td>
<td>aluminium framed door with glass</td>
</tr>
</tbody>
</table>

Finishes

<table>
<thead>
<tr>
<th>Ceilings</th>
<th>skim coated or plastered and painted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen/Bathrooms/WC walls</td>
<td>ceramic tiles</td>
</tr>
<tr>
<td>Other Walls</td>
<td>skim coated or plastered and painted</td>
</tr>
<tr>
<td>Living/Dining/Bedrooms floor</td>
<td>polished porcelain tiles with timber skirting (optional)</td>
</tr>
<tr>
<td>Kitchen floor</td>
<td>glazed porcelain tiles</td>
</tr>
<tr>
<td>Bathrooms/WC floor</td>
<td>ceramic tiles</td>
</tr>
<tr>
<td>Service Yard floor</td>
<td>glazed porcelain tiles with tile skirting</td>
</tr>
<tr>
<td>Household shelter floor</td>
<td>glazed porcelain tiles</td>
</tr>
</tbody>
</table>

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.