Living by the park

Bounded by Yishun Ring Road and Yishun Avenue 4, Park Grove @ Yishun comprises six 13-storey residential blocks and offers 588 units of 2-, 4-, 5-room and 3Gen Standard Flats.

The name “Park Grove @ Yishun” takes inspiration from the lush landscaping found within the development, as well as its proximity to Yishun Park where you can enjoy a host of outdoor activities.
A green haven

At the heart of Park Grove @ Yishun lies a central green space which houses a range of recreational facilities that you and your neighbours can enjoy such as a children’s playground, as well as adult and elderly fitness stations. In addition, the rooftop garden above the multi-storey car park, precinct shelters and trellises serve as ideal venues to relax and mingle with your friends. For social gatherings, the precinct pavilion can be used.

A childcare centre is provided within the development.

Eco-Friendly Living

To encourage a “green” lifestyle, Park Grove @ Yishun 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
Contemporary homes

Park Grove @ Yishun offers 2-, 4- and 5-room and 3Gen Standard Flats. All these flats will come with three-quarter height windows in the living/dining area and half-height windows in other rooms.

3Gen Flats are introduced to cater to multi-generation families living under one roof. The 3Gen Flats in Park Grove @ Yishun will feature four bedrooms, three bathrooms (two en-suites), with an internal floor area of about 115 square metres.

The flats at Park Grove @ Yishun 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 the 4-, 5-room and 3Gen 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.
LEGEND:

- 2 ROOM (TYPE 1)
- 2 ROOM (TYPE 2)
- 4 ROOM

1. THREE QUARTER HEIGHT WINDOW (APPROX. 50CM HIGH PARAPET WALL)
   UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD MEHDI WINDOWS

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

BLOCK 676A
2ND TO 13TH STOREY FLOOR PLAN
LEGEND:

- 4 ROOM
- 5 ROOM

W1 - THREE QUARTER BEDROOM (APPROX. 550MM HIGH PARIET WALL)
UNLESS OTHERWISE INDICATED ALL WINDOS WILL BE STANDARD HEIGHT WINDOWS

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

BLOCK 676C
2ND TO 13TH STOREY FLOOR PLAN
LEGEND:

- 2 ROOM (TYPE 2)
- 4 ROOM

W1 - THREE QUARTER MIEAN WHINN (APPROX. 505MM HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEAVY WHINNS

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

BLOCK 677A
2ND TO 13TH STOREY FLOOR PLAN
LEGEND:

- **4 ROOM**
- **5 ROOM**

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550MM 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 677B**

*2ND TO 13TH STOREY FLOOR PLAN*
BLOCK 677C
2ND TO 13TH STOREY FLOOR PLAN

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

1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550MM 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 PARK GROVE @ 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: acrylic panel folding door for 2-Room, where applicable
- 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: glazed porcelain 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 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.
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(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, mechanical and electrical rooms and such other facilities as HDB shall deem fit.