Beautiful Residences

Sun Breeze is located along Sembawang Crescent and comprises five resident blocks ranging from 5 to 16 storeys in height. You can take your pick from the 700 units of 2-, 3-, and 4-room Standard Flats offered in this development. In addition, two other residential blocks within Sun Breeze will be set aside for rental housing, making a total of seven residential blocks in this new precinct.

The name Sun Breeze relates well with nearby HDB developments such as Sun Natura and Sun Trellis.
The implementation of the facilities is subject to review by the Government or competent authorities. While reasonable care has been taken in providing this information, HDB shall not be responsible in any way for any damage or loss suffered by any person whether directly or indirectly as a result of reliance on the information, HDB shall not be responsible in any way for any damage or loss suffered by any person whether directly or indirectly as a result of reliance on the information contained herein is subject to change at any time without notice and cannot form part of an offer or contract. The proposed facilities and their locations as shown are only estimates. The proposed facilities may include other ancillary uses allowed under URA’s prevailing Development Control guidelines. For example, places of worship may also include columbarium as an ancillary use, while community centres may also include childcare centres.

Notes:
All proposed developments are subject to change and planning approval. Proposed Civic & Community Institution includes examples like Community Centre/Club, Association, Home for the Aged, etc., subject to change and planning approval. Proposed Place of Worship includes examples like Church, Mosque, Chinese Temple, Hindu Temple, etc., subject to change and planning approval. Proposed Health & Medical Care (e.g. Nursing Home), subject to change and planning approval.

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Joyful homes

At Sun Breeze, you will be able to enjoy a variety of recreational activities such as working out at the adult and elderly fitness stations and watching the children play at the playground. Alternatively, you can choose to relax and catch up with neighbours and friends at the precinct pavilions, resting shelters, and pergolas located within the development’s green spaces.

If you seek some quiet respite, you can head over to the rooftop garden above the multi-storey car park. Those who enjoy gardening will appreciate the community garden located here.

You will also find daily conveniences within easy reach as Sun Breeze will come with its own supermarket, an eating house, and shops located at the 1st storey of the multi-storey car park.

A Residents’ Committee Centre will be located within the development as well.
Eco-Friendly Living

To encourage a “green” lifestyle, Sun Breeze will have several eco-friendly features:

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

Contemporary Homes

Sun Breeze offers 2-, 3-, and 4-room Standard Flats. These 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 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-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)
APPROX. FLOOR AREA 36 sqm
(Inclusive of Internal Floor Area of 36 sqm and Air-con Ledge)

LAYOUT IDEAS FOR 2 ROOM (TYPE 2)
APPROX. FLOOR AREA 48 sqm
(Inclusive of Internal Floor Area of 45 sqm and Air-con Ledge)

LAYOUT IDEAS FOR 3 ROOM
APPROX. FLOOR AREA 68 sqm
(Inclusive of Internal Floor Area of 65 sqm and Air-con Ledge)

Open Kitchen Concept (Default)

With Kitchen Partition Wall

LAYOUT IDEAS FOR 4 ROOM
APPROX. FLOOR AREA 93 sqm
(Inclusive of Internal Floor Area of 90 sqm and Air-con Ledge)
Notes:
Site reserved for Civic & Community Institution include examples like Community Centre/Club, Association, Home for the Aged, etc., subject to change and planning approval.

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BLK 365A
(2ND TO 16TH STOREY FLOOR PLAN)

LEGEND:
- 2 ROOM (TYPE 1)
- 2 ROOM (TYPE 2)
- 3 ROOM
- 4 ROOM

W 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.
LEGEND:

4 ROOM

W1 - THREE QUARTER-HEIGHT WINDOW (APPROX. 150mm 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.
LEGEND:

- 3 ROOM
- 4 ROOM

W 1 - THREE QUARTER HEIGHT WINDOW (APPROX. 850mm 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.
The coloured floor plan is not intended to demarcate the boundary of the flat.
LEGEND:

4 ROOM

W - 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.
LEGEND:
- 2 ROOM (TYPE 2)
- 3 ROOM
- 4 ROOM

W 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.
BLK 366A
(15TH TO 16TH STOREY FLOOR PLAN)

LEGEND:
- 2 ROOM (TYPE 2)
- 3 ROOM
- 4 ROOM

W 1 - THREE QUARTER HEIGHT WINDOW (APPROX. 850mm 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 366B
(2ND STOREY FLOOR PLAN)

LEGEND:

- 2 ROOM (TYPE 2)
- 3 ROOM
- 4 ROOM

W 1 - THREE QUARTER HEIGHT WINDOW (APPROX. 55mm 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 366B
(15TH TO 16TH STOREY FLOOR PLAN)

LEGEND:
- 2 ROOM (TYPE 1)
- 3 ROOM
- 4 ROOM

W 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 SUN BREEZE

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 : laminated semi-solid timber sliding partition / door for 2-room, where applicable
Household Shelter : acrylic panel folding door for 2-room
Service Yard : aluminium framed door with glass

Finishes
Ceiling : skim coated or plastered and painted
Kitchen/Bathrooms/WC wall : 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
Wash basin for 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 content provided in this brochure is not intended to form part of any offer or contract for the sale of the flats. They are not statements or representations of fact and only meant for information.

(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 and only meant for information.

(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, increase or reduction of amenities and communal facilities, colour schemes, design features and specifications.

(vi) HDB will not entertain any request for alteration of the layout or specifications of a flat, to suit individual needs.

(vii) While every reasonable care has been taken in providing the information in this brochure, 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 shown are scaled strata areas and subject to final survey.

(ix) The surrounding land use, proposed facilities and their locations as shown in the maps and plans are indicative only and subject to change. They may include ancillary uses allowed under URA’s prevailing Development Control guidelines.

(x) HDB reserves the right to use or allow the use of 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.

(xi) This brochure does not and is not intended to provide the full and complete information of the guidelines or requirements of the relevant competent authorities. You are advised to enquire with the relevant competent authorities directly for full information and details of these guidelines and requirements.