A New Waterfront District

Northshore Residences I and Northshore Residences II are located in Punggol Northshore, one of the new distinctive waterfront districts in Punggol. Northshore Residences I comprises five residential blocks offering 588 units of 2-, 3-, 4- and 5-room flats, while Northshore Residences II comprises seven residential blocks offering 814 units of 2-, 3-, 4- and 5-room flats.

The names of the two developments aptly describe their locations and lend prestige to them being the first two developments in the new Northshore district.

Comfort, Convenience & Community

Northshore Residences I and Northshore Residences II are anchored by a community spine that runs between the developments. The community spine is integrated with a neighbourhood centre which will provide residents with the convenience of having shops, a supermarket, a food court, food outlets, enrichment centres and a childcare centre, right at their doorstep.

Extending from the community spine on both sides are landscaped decks which form the central green of Northshore Residences I and Northshore Residences II. As car parks are placed below these landscaped decks, residents can enjoy a pedestrian friendly space and make use of the facilities provided there. These include a Residents’ Committee Centre at Northshore Residences I, as well as children’s playgrounds, and fitness corners for both developments.

Sky terraces and roof gardens are interspersed amongst the residential blocks to provide green spaces that offer commanding views of the surroundings. These spaces are also open to the public to enjoy.
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Important Notes

HDB precincts are planned to serve the evolving needs of the community. There are spaces catered for future inclusion of amenities/facilities (such as childcare centres, elderly-related facilities, education centres, residents’ committee centres and day activity centres), commercial facilities (such as shops and eating houses), mechanical and electrical rooms and such other facilities depending on the prevailing needs. These spaces could be in the void decks, common property, car parks or stand-alone community buildings.

To facilitate your flat selection, we have provided information on the surrounding land use, proposed facilities and their locations in the maps and plans in this brochure. As the information provided is based on the current planning intent of the relevant government agencies, they are indicative only and are subject to review from time to time.
Eco-Friendly Living

Northshore Residences I and Northshore Residences II are designed to fulfil the vision of establishing Punggol as an Eco-Town. To support this vision, these developments have numerous eco-friendly features:

- Separate chutes for recyclable waste
- Regenerative lifts to reduce energy consumption
- Eco-pedestals in bathrooms to encourage water conservation
- Rainwater harvesting system to store rainwater for washing of common areas
- ABC Waters design features to clean rainwater and beautify the landscape
- Bicycle stands to encourage cycling as an environmentally friendly form of transport
- Use of sustainable and recycled products in the development

Smart Solutions

Northshore Residences I and Northshore Residences II will also feature Smart technologies to bring about a more liveable, efficient, sustainable and safe living environment. These solutions include:

- Smart-Enabled Homes with infrastructure to support easy installation of smart systems
- Smart Car Park Management System to adjust availability of lots for residents and visitors at different times of the day based on demand
- Smart Pneumatic Waste Conveyance System to optimise the deployment of resources for cleaner and fuss free waste disposal
- Smart Lighting which meets the needs of residents while reducing energy consumption
- Smart Irrigation which saves water while maintaining the extensive landscaped areas for the enjoyment of the residents

Comfortable Homes

Both Northshore Residences I and Northshore Residences II offer 2-, 3-, 4- and 5- room flats. The flats will come with either full-height windows or three-quarter height windows in the living/dining area, and either three-quarter height windows or half-height windows in the bedrooms.

The flats at Northshore Residences I and Northshore Residences II 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 can opt-in to have the following optional items:

- 2-room flats: tiles for the living/dining room and bedroom.
- 3-, 4- and 5-room flats: tiles for the living/dining room and resilient (vinyl) strip flooring for the bedrooms. Laminated PVC doors for the bedrooms and laminated PVC folding doors for the bathrooms.
- Sanitary fittings in the bathrooms – wash basin, water tap and shower mixer.

The sanitary fittings, together with internal bedroom/bathroom doors, will be offered as a package. Non-optional laminated PVC door frames will be provided in all units. The cost of installing the optional components will be added to the selling price of the flat.

To provide greater flexibility in furniture layout and design, the 3-, 4- and 5-room flats in both developments 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.
BLOCK 405A & 405B
(3RD STOREY FLOOR PLAN)
UNITS AT AND ABOVE 6TH STOREY AT BLOCK 405B ARE HIGHER THAN THE ROOF LEVEL OF THE NEIGHBOURHOOD CENTRE (BLOCK 407)

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

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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.
UNITS AT AND ABOVE 6TH STOREY AT BLOCK 405B ARE HIGHER THAN THE ROOF LEVEL OF THE NEIGHBOURHOOD CENTRE (BLOCK 407)

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

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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.

SCALE 0 5 10 m
BLOCK 405A & 405B
(6TH TO 8TH STOREY FLOOR PLAN)
UNITS AT AND ABOVE 6TH STOREY AT BLOCK 405B ARE HIGHER THAN THE ROOF LEVEL OF THE NEIGHBOURHOOD CENTRE (BLOCK 407)

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

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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BLOCK 405A & 405B
(18TH STOREY FLOOR PLAN)

LEGEND:

- 2 ROOM (TYPE 2)
- 4 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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 406A & 406B
(3RD TO 5TH STOREY FLOOR PLAN)

LEGEND:
- 3 ROOM
- 4 ROOM
- 5 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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 406A & 406B
(6TH TO 8TH STOREY FLOOR PLAN)

LEGEND:

3 ROOM
4 ROOM
5 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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(11TH STOREY FLOOR PLAN)

LEGEND:
- 4 ROOM
- 5 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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 406A & 406B
(12TH, 13TH & 17TH STOREY FLOOR PLAN)

LEGEND:
- 4 ROOM
- 5 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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

5 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

W2 - 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 406A & 406B
(18TH STOREY FLOOR PLAN)

LEGEND:
4 ROOM
5 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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.
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BLK 406A & 406B
(20TH TO 22ND STOREY FLOOR PLAN)

LEGEND:
4 ROOM
5 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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 406A & 406B
(23RD TO 24TH STOREY FLOOR PLAN)

LEGEND:
- 4 ROOM
- 5 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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 406C
(3RD STOREY FLOOR PLAN)

UNITS AT AND ABOVE 8TH STOREY ARE HIGHER THAN THE ROOF LEVEL OF THE NEIGHBOURHOOD CENTRE (BLOCK 407)

LEGEND:
- 3 ROOM
- 4 ROOM
- 5 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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 406C
(4TH, 5TH, 14TH TO 16TH, 20TH TO 22ND STOREY FLOOR PLAN)
UNITS AT AND ABOVE 8TH STOREY ARE HIGHER THAN THE ROOF LEVEL OF THE NEIGHBOURHOOD CENTRE (BLOCK 407)

LEGEND:
- 3 ROOM
- 4 ROOM
- 5 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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 406C
(6TH TO 8TH, 12TH, 13TH, 17TH TO 19TH & 23RD TO 25TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE ROOF LEVEL OF THE NEIGHBOURHOOD CENTRE (BLOCK 407)

LEGEND:
- 3 ROOM
- 4 ROOM
- 5 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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 406C
(11TH STOREY FLOOR PLAN)

LEGEND:
- 4 ROOM
- 5 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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 408A
(3RD STOREY FLOOR PLAN)
UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE ROOF LEVEL OF THE NEIGHBOURHOOD CENTRE (BLOCK 407)

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

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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 408A
(4TH, 5TH, 14TH TO 16TH & 20TH STOREY FLOOR PLAN)
UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE ROOF LEVEL OF THE NEIGHBOURHOOD CENTRE (BLOCK 407)

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

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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 408A
(6TH TO 8TH, 12TH, 13TH & 17TH TO 19TH STOREY FLOOR PLAN)
UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE ROOF LEVEL OF THE NEIGHBOURHOOD CENTRE (BLOCK 407)

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

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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 408A
(9TH STOREY FLOOR PLAN)

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

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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 408A
(10TH STOREY FLOOR PLAN)

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

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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.
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BLOCK 408B & 408C
(3RD STOREY FLOOR PLAN)

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

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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.
The coloured floor plan is not intended to demarcate the boundary of the flat.
LEGEND:

- 2 ROOM (TYPE 2)
- 4 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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.
The coloured floor plan is not intended to demarcate the boundary of the flat.
BLOCK 408B & 408C
(12TH, 13TH & 17TH STOREY FLOOR PLAN)

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

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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 409A & 409B
(3RD & 4TH STOREY FLOOR PLAN)
UNITS AT AND ABOVE 6TH STOREY AT BLOCK 409A ARE HIGHER THAN THE ROOF LEVEL OF THE NEIGHBOURHOOD CENTRE (BLOCK 407)

LEGEND:
- 3 ROOM
- 4 ROOM
- 5 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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 409A & 409B
(5TH STOREY FLOOR PLAN)
UNITS AT AND ABOVE 6TH STOREY AT BLOCK 409A ARE HIGHER THAN THE ROOF LEVEL OF THE NEIGHBOURHOOD CENTRE (BLOCK 407)

LEGEND:
- 3 ROOM
- 4 ROOM
- 5 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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 409A & 409B
(6TH TO 8TH STOREY FLOOR PLAN)
UNITS AT AND ABOVE 6TH STOREY AT BLOCK 409A ARE HIGHER THAN THE ROOF LEVEL OF THE NEIGHBOURHOOD CENTRE (BLOCK 407)

LEGEND:
- 3 ROOM
- 4 ROOM
- 5 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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.
(10TH STOREY FLOOR PLAN)

LEGEND:
- 4 ROOM
- 5 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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.
The coloured floor plan is not intended to demarcate the boundary of the flat.
BLK 409A & 409B
(12TH, 13TH & 17TH STOREY FLOOR PLAN)

LEGEND:
- 4 ROOM
- 5 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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 409A & 409B
(14TH TO 16TH STOREY FLOOR PLAN)

LEGEND:

4 ROOM
5 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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.
(18TH STOREY FLOOR PLAN)

LEGEND:
- 4 ROOM
- 5 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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 409A & 409B
(19TH STOREY FLOOR PLAN)

LEGEND:
- 4 ROOM
- 5 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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 409A & 409B
(20TH TO 22ND STOREY FLOOR PLAN )

LEGEND:

- 4 ROOM
- 5 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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 409A & 409B
(23RD TO 25TH STOREY FLOOR PLAN)

LEGEND:
- 4 ROOM
- 5 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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 409C & 409D
(3RD TO 5TH STOREY FLOOR PLAN)

Legend:
- 3 Room
- 4 Room
- 5 Room

W1 - Full Height Window (Approx. 300mm High Parapet Wall)
W2 - 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.
The coloured floor plan is not intended to demarcate the boundary of the flat.
BLK 409C & 409D
(10TH STOREY FLOOR PLAN)

LEGEND:
4 ROOM
5 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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 409C & 409D
(11TH STOREY FLOOR PLAN)

LEGEND:
- 4 ROOM
- 5 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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.
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.
(20TH TO 22ND STOREY FLOOR PLAN)

LEGEND:
- 4 ROOM
- 5 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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 409C & 409D
(23RD TO 25TH STOREY FLOOR PLAN )

LEGEND:

4 ROOM
5 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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 Northshore Residences I & II

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 partitions system.

Windows
Aluminium framed windows with tinted glass.

Doors
Entrance : decorative solid timber door and metal gate
Bedrooms : laminated PVC door (Type D1) (optional)
Bathroom/WC : laminated PVC sliding partition / door for 2-room, where applicable
Household Shelter : metal door
Service Yard : aluminium framed door with glass

Finishes
Ceiling : skim coated or plastered and painted
Kitchen/Bathroom/WC wall : ceramic tiles
Other walls : polished porcelain tiles with laminated PVC skirting (optional)
Bedrooms floor : resilient (vinyl) strip flooring with laminated PVC skirting (optional)
Kitchen floor : glazed porcelain tiles
Bathroom/WC floor : ceramic tiles
Service Yard floor : glazed porcelain tiles with tiles skirting
Household Shelter floor : glazed porcelain tiles

Fittings
Quality locksets.
Water Closet Suite
Vanish 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.

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) Laminated PVC door frame shall be provided to all bedrooms and bathrooms door openings.
4) 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.

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(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, car park, common property (such as precinct pavilion) or standalone community building for future amenities/facilities (such as child care centres, elderly-related facilities, education centres, residents' committee centres and day activity centres), commercial facilities (such as shops and eating houses), mechanical and electrical rooms and such other facilities as HDB shall deem fit.
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