Clementi Cascadia

Blks 440A, 440B and 440C
A lovely development beckons

Bounded by Commonwealth Avenue West and Clementi Avenue 3, Clementi Cascadia commands a prime location close to Clementi Mall and Clementi MRT station. This development comprises three residential blocks ranging from 28 to 40 storeys in height. Choose from 502 units of 2-, 3-, 4- and 5-room Standard flats.

The name Clementi Cascadia reflects its terracing garden decks which cascade down from the 3rd storey roof level of the multi-storey carpark. Relax and recharge amid these lovely landscaped spaces after a hectic day at work.
At your doorstep

Clementi Cascadia features a tri-level series of garden decks which provides plenty of recreation choices. Work out at the fitness stations for adults and the elderly. Do your stretching exercises amid greenery. Play with the kids at the playground. Mingle with the neighbours at the precinct pavilion, shelters and community garden.

You can also participate in various community activities organised by the Residents’ Committee Centre. A student service centre is also situated within Clementi Cascadia.
A wide range of homes

All units come with full-height windows in the living/dining area and three-quarter height windows in the bedrooms.

All flats come with floor finishes in the kitchen, household shelter, service yard and bathrooms. For added convenience, you may opt in to have floor finishes installed in the living/dining room and bedrooms of your selected flat. The cost of installing the optional components will be added to the selling price of the flat.

LAYOUT IDEAS FOR 2 ROOM

APPROX. FLOOR AREA 47 sqm
(Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)

LAYOUT IDEAS FOR 3 ROOM

APPROX. FLOOR AREA 69 sqm
(Inclusive of Internal Floor Area 67 sqm and Air-Con Ledge)
LAYOUT IDEAS FOR 4 ROOM

APPROX. FLOOR AREA 87 sqm
(inclusive of Internal Floor Area 85 sqm and Air-Con Ledge)

LAYOUT IDEAS FOR 4 ROOM

APPROX. FLOOR AREA 94 sqm
(inclusive of Internal Floor Area 92 sqm and Air-Con Ledge)

LAYOUT IDEAS FOR 5 ROOM

APPROX. FLOOR AREA 112 sqm
(inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)
Applicants are encouraged to visit the place before booking a flat.
LEGEND:

- **2 ROOM**
- **3 ROOM**

WINDOW LEGEND:

- **W1** - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
- **W2** - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)
- **CW** - THREE QUARTER HEIGHT CORNER 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.
LEGEND:

- 2 ROOM
- 3 ROOM
- 4 ROOM

WINDOW LEGEND:

- W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
- W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)
- CW - THREE QUARTER HEIGHT CORNER 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
- 3 ROOM
- 4 ROOM

WINDOW LEGEND:
- W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
- W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)
- CW - THREE QUARTER HEIGHT CORNER 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.
LEGEND:

- 3 ROOM
- 4 ROOM

WINDOW LEGEND:

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)
CW - THREE QUARTER HEIGHT CORNER WINDOW (APPROX. 600mm 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 440B
(5TH TO 40TH STOREY FLOOR PLAN)
LEGEND:

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

WINDOW LEGEND:

- W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
- W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)
- CW - THREE QUARTER HEIGHT CORNER WINDOW (APPROX. 600mm 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**

WINDOW LEGEND:

- W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
- W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 200mm HIGH PARAPET WALL)
- CW - THREE QUARTER HEIGHT CORNER WINDOW (APPROX. 200mm 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 Clementi Cascadia

**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.

**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
  - laminated semi-solid timber door for 3-Room, 4-Room & 5-Room (Type D9a) (optional)
- 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: glazed porcelain tiles with timber skirting (optional)
- Kitchen/Bathrooms/WC floor: ceramic tiles
- Service Yard floor: ceramic tiles with tile skirting
- Household Shelter floor: ceramic tiles

**Fittings**
- Quality locksets
- Quality sanitary fittings
- Vanity top wash basin at attached Bathroom/WC (for 5-room only), wash basin for other Bathroom/WC
- 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](http://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 and such other facilities as HDB shall deem fit.