A Green Getaway for the Family

For those seeking a tranquil getaway from the city frenzy, Montreal Dale is ideal. Enjoy everyday convenience with an eating-house, a minimart and some shops located in this green haven. Just a short stroll away is Montreal Green, a serene neighbourhood park equipped with a wide range of outdoor facilities. While you relish this retreat from the bustle of city life, you are still well-connected to amenities within and beyond the town. Discover a truly balanced lifestyle at Montreal Dale.

Apply online for one of these 2-room, 3-room and 4-room Standard flats today.

Modern Conveniences

From everyday enjoyment to meeting your kids’ educational needs, find all your essential amenities within easy reach.

Montreal Dale boasts its own eating-house, minimart and several shops and is minutes away from a number of schools in the neighbourhood. More shopping and dining options are available at Sun Plaza and Sembawang Shopping Centre.
Convenient Connections

At Montreal Dale, you are well-connected every step of your way.

Within the development, sheltered linkways to the commercial facilities, multi-storey car park and drop-off porch ensure convenient access to and from the residential blocks, whether rain or shine.

For a trip downtown, you enjoy easy connectivity with the well-established network of buses as well as Sembawang MRT station and bus interchange.

Leisure Oasis

A central green spine within the development provides a vehicle-free and safe space for play and relaxation. A playground, resting shelters, fitness stations and pockets of intimate spaces are provided in this communal green space. A series of terraces lead to a lookout point that is about 6 metres high, offering a view of the green surrounds and a place to relax and think.

Complementing these amenities is the neighbouring Montreal Green, where an oasis of refreshing leisure activities awaits. Winner of the HDB Design Award in 2008, Montreal Green is a unique neighbourhood park designed for family-friendly fun. A water-themed playground provides endless outdoor fun for kids. Lush tropical greenery creates a natural environment to recharge and rejuvenate. Soft grass landscaping provides green spaces for leisure activities and picnics. Equipped with fitness stations, this is also an ideal destination to stretch those tired muscles after a hard day’s work. You can look forward to a good time of bonding and relaxing with family and neighbours, anytime.

Enjoy a wide range of leisure pursuits at Montreal Dale.

Page 2
Montreal Dale offers a range of 2-room, 3-room and 4-room Standard flats nested in four high-rise blocks of 15 to 17 storeys. Most units enjoy a good view of the surrounding greenery. Some units enjoy a scenic view of Montreal Green.

Each unit comes with three-quarter height window in the living/dining area. In some units, the main bedroom comes with corner window for enhanced view.

Typical Floor Plans

**Typical 2-Room Floor Plan**
Approx. Floor Area: 47 sqm
(Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)

**Typical 3-Room Floor Plan**
Approx. Floor Area: 68 sqm
(Inclusive of Internal Floor Area 66 sqm and Air-Con Ledge)

**Typical 4-Room Floor Plan**
Approx. Floor Area: 93 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

The coloured floor plans are not intended to demarcate the boundary of the flat.
Samples of Furnished Layout Plans

TYPICAL 2-ROOM FLOOR PLAN
APPROX. FLOOR AREA 47 sqm
(Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)

TYPICAL 3-ROOM FLOOR PLAN
APPROX. FLOOR AREA 68 sqm
(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)

TYPICAL 4-ROOM FLOOR PLAN
APPROX. FLOOR AREA 83 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledges)
General Specifications

Foundation
Piled foundation.

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 doors (Type D9a) (optional)
- Bathrooms/WC: Laminated semi-solid timber doors for 3 room & 4 room (Type D9a) (optional)
- Acrylic panel folding door for 2 Room
- Household Shelter: Metal door
- Service Yard: Aluminum framed door with glass

Finishes
- Ceilings: Skim coated or plastered and painted
- Bathrooms/WC/Kitchen walls: Glazed ceramic tiles
- Other walls: Skim coated or plastered and painted
- Living/Dining/Bedroom Floor: Ceramic tiles with timber skirting (optional)
- Kitchen/Bathroom/WC Floor: Ceramic tiles
- Service Yard floor: Ceramic tiles with tile skirting
- Household Shelter floor: Ceramic tiles

Fittings
- Quality locksets.
- Quality sanitary fittings.
- 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.
   Air-con panel in the main bedroom will not be provided.
   You are advised to visit HDB’s website at www.hdb.gov.sg for information on renovation rules.
2) The common areas and spaces fronting or surrounding the flats are not available for purchase, and HDB will not accede to any requests from purchasers to purchase and enclose the common areas.

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The Floor Areas are scaled Strata Areas.