Located along Yishun Ring Road, Yishun Greenwalk comprises twelve 15-storey blocks. This development is named Yishun Greenwalk to reflect its location next to a neighbourhood park and the Khatib Bongsu Park Connector. Venture along this park connector and embark on a walking trail to explore Yishun Pond, Yishun Park and Lower Seletar Reservoir Park. The lush landscaping within Yishun Greenwalk creates a natural environment where you can unwind and relax. Stylised tree-branch motifs atop each residential block further enhances the sense of nature in this tranquil habitat.

At Yishun Greenwalk, you will enjoy a host of outdoor activities at your doorstep. Embrace an active lifestyle, be it jogging amid greenery, working out at the fitness stations or playing with the kids at the playground. You can also stroll, cycle or rollerblade along the adjacent park connector.

Under this BTO launch, 1,176 units of 3-, 4- and 5-room Standard flats are offered for sale. The design for this development includes 224 units of Studio Apartments which are reserved for future sale. These Studio Apartments will not be offered for sale at this launch.
Explore the joys of modern living

Enjoy a host of shopping, dining and entertainment options at Yishun Mall, Northpoint Shopping Centre and Yishun Town Centre. Visit the Yishun Public Library at Northpoint Shopping Centre to explore its huge collection of books and multimedia materials.

Works has commenced in Sep 2010 to rejuvenate the surroundings of Yishun Pond with new community spaces and gardens. This will create a new waterfront park, perfect for a get-together with friends, that quiet evening walk with the family or an invigorating workout. Take in panoramic views of Yishun Pond from the upcoming three-storey lookout tower. Inspired by nature, the design of this tower depicts the metamorphosis of a butterfly.

The new Khoo Teck Puat Hospital next to Yishun Pond provides convenient health care services for the residents of this town.

When you need to commute, enjoy easy travel in and beyond the town with Yishun MRT station and bus interchange located just minutes away.

The range of schools located within the town includes Hua Min Primary School, Northview Secondary School and Yishun Junior College.

With upcoming plan for a new shopping complex integrated with housing and bus interchange, Yishun is set to be even more pulsating in time to come.
Enjoy facilities at your doorstep

Ease into a delightful lifestyle at Yishun Greenwalk.

Shop and dine conveniently at your doorstep. With an eating house, a minimart and shops located right within Yishun Greenwalk, you can be sure that your day-to-day needs will be well-looked after. Parents with young children will appreciate the childcare centre and education centre located in the development. A Residents’ Committee Centre is also sited here.

For daily recreation at Yishun Greenwalk, there is a range of outdoor facilities that caters to residents of all ages. For the kids, the children’s playground promises hours of outdoor fun. As for adults and the elderly, they can enjoy a good workout at the fitness stations designed for them or indulge in a game at the hard court. More recreational choices abound at the adjacent neighbourhood park and park connector.
Indicative Price Range

Choose from 3-, 4- and 5-room Standard flats. Each unit comes with three-quarter height windows in the living/dining area.

The indicative price range of these Standard flats is tabulated below.

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>Floor Area (sqm)</th>
<th>Internal Floor Area (sqm)</th>
<th>No of Units</th>
<th>Indicative Price Range ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-Room</td>
<td>57</td>
<td>65</td>
<td>112</td>
<td>$150,000 - $166,000</td>
</tr>
<tr>
<td>4-Room</td>
<td>92</td>
<td>50</td>
<td>602</td>
<td>$224,000 - $280,000</td>
</tr>
<tr>
<td>5-Room</td>
<td>112</td>
<td>110</td>
<td>462</td>
<td>$298,000 - $365,000</td>
</tr>
</tbody>
</table>

Notes:
(a) Floor area refers to the estimated area of the whole apartment, inclusive of the area of air-conditioner ledge.
(b) Internal floor area refers to the estimated area of the apartment computed based on the centre line of the apartment wall.
(c) The indicative prices do not include the cost of optional components. Actual selling prices will vary according to the attributes of the individual units at the time of selection.
(d) 224 units of Studio Apartments in Yishun Greenwalk are reserved for future sale.

Affordability of a Typical Flat

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>Typical Selling Price</th>
<th>Applicants’ Median Household Income</th>
<th>Eligible Additional CPF Housing Grant</th>
<th>Monthly Instalment for 30-year Loan</th>
<th>Instalment to Income Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-Room</td>
<td>$170,000</td>
<td>$2,300</td>
<td>$30,000</td>
<td>$560</td>
<td>24%</td>
</tr>
<tr>
<td>4-Room</td>
<td>$250,000</td>
<td>$4,200</td>
<td>$10,000</td>
<td>$891</td>
<td>21%</td>
</tr>
<tr>
<td>5-Room</td>
<td>$330,000</td>
<td>$6,600</td>
<td>$0</td>
<td>$1,189</td>
<td>21%</td>
</tr>
</tbody>
</table>

Optional Component Scheme

These 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 in the living/dining room and bedrooms and/or internal doors installed in your selected flat. The cost of installing these optional components will be added to the selling price of the flat.

<table>
<thead>
<tr>
<th>Optional Component</th>
<th>3-Room</th>
<th>4-Room</th>
<th>5-Room</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flooring for living/dining room and bedrooms</td>
<td>$2,700</td>
<td>$3,900</td>
<td>$4,900</td>
</tr>
<tr>
<td>Internal doors*</td>
<td>$2,000</td>
<td>$2,480</td>
<td>$2,480</td>
</tr>
</tbody>
</table>

Notes:
* 3-room flats: 4 internal doors (2 bedroom doors and 2 bathroom doors)
* 4-room flats: 5 internal doors (3 bedroom doors and 2 bathroom doors)
* 5-room flats: 5 internal doors (3 bedroom doors and 2 bathroom doors)

Estimated Completion Date

<table>
<thead>
<tr>
<th>Estimated Completion Date</th>
<th>Estimated Delivery Possession Date (EDPD)</th>
</tr>
</thead>
<tbody>
<tr>
<td>30 2014</td>
<td>30 Sep 2015</td>
</tr>
</tbody>
</table>

The actual completion date will depend on the progress of construction. The Estimated Delivery Possession Date (EDPD) is an estimate of the date that HDB is required under the Agreement for Lease to deliver possession of the flat. Applicants will be informed of the actual Delivery Possession Date during the signing of the Agreement for Lease.
Typical Floor Plans

**TYPICAL 3-ROOM FLOOR PLAN**
APPROX. FLOOR AREA 67 sqm
(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)

**TYPICAL 4-ROOM FLOOR PLAN**
APPROX. FLOOR AREA 92 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

**TYPICAL 5-ROOM FLOOR PLAN**
APPROX. FLOOR AREA 112 sqm
(Inclusive of Internal Floor Area 110 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 3-ROOM FLOOR PLAN
APPROX. FLOOR AREA 67 sqm
(inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)

TYPICAL 4-ROOM FLOOR PLAN
APPROX. FLOOR AREA 82 sqm
(inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

TYPICAL 5-ROOM FLOOR PLAN
APPROX. FLOOR AREA 112 sqm
(inclusive of Internal Floor Area 119 sqm and Air-Con Ledge)