Yishun Natura | 3-, 4- & 5-room Premium Flats

Located along Yishun Ring Road, Yishun Natura is nestled amid lush greenery. The name Yishun Natura reflects the natural landscaping within the development. Experience the great outdoors as you enjoy the wide range of recreational amenities at your doorstep or venture to the nearby Khatib Bongai Park Connector, Yishun Pond and Yishun Park.

Yishun Natura comprises three 15-storey residential blocks. Choose from 364 units of 3-, 4- and 5-room Premium flats.

An alluring development

Inspired by nature, the development adopts green and brown hues on its facade. Leaf imprints featured on the concrete walkways within the development further enhance the sense of nature.

The residential blocks of Yishun Natura are located at the periphery of the site to create a large central landscaped deck. This landscaped deck houses recreational facilities to cater to residents of every age. The young ones can have fun at the children’s playground, while the adults and the elderly can exercise at the fitness stations designed for them. An open lawn, a butterfly garden, a Tai Chi corner and foot reflexology areas serve as nice spots for relaxation and interactions.

A meandering footpath connects various recreational facilities and also serves as a jogging track. Pockets of shady seating areas are located along this footpath where you can rest and relax as you enjoy the lovely landscape.

Enjoy the convenience of direct lift access to the single storey carpark beneath the landscaped deck from every block.
Explore the joys of modern living

Within the town, you can enjoy a host of shopping, dining and entertainment options at Yishun Mall, Northpoint Shopping Centre and Yishun Town Centre. Find out more about the heartland shops in Yishun by visiting Where2Shop@HDB. Book lovers will enjoy visiting the Yishun Public Library at Northpoint Shopping Centre.

Those seeking a respite from the hustle and bustle of life can simply embark on a walking trail to visit Yishun Pond where works are on-going to provide more community spaces and gardens. Yishun Park and Lower Seletar Reservoir Park are located nearby as well.

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

The range of schools located within the town includes Huamin Primary School, North View Primary and Secondary School and Yishun Junior College.

Enjoy easy travel with Yishun MRT station and bus interchange located just minutes away.

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.
A delightful selection

Choose from 3-, 4-, and 5-room Premium flats. These flats come with polished porcelain tiles in the living and dining areas, glazed porcelain tiles in the kitchen area, and timber strip flooring in the bedrooms. Ceramic floor/wall tiles and quality sanitary fittings are provided in the bathrooms. With these finishes provided, you can move in hassle-free with minimum renovation.

Some 4-room and 5-room flats come with a balcony in the living/dining area. All the other units come with full height windows in the living/dining area and three-quarter height windows in the bedrooms.

The indicative price range of these Premium 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>68</td>
<td>65</td>
<td>112</td>
<td>$164,000 - $193,000</td>
</tr>
<tr>
<td>4-Room</td>
<td>93 - 96</td>
<td>90 - 93</td>
<td>140</td>
<td>$246,000 - $256,000</td>
</tr>
<tr>
<td>5-Room</td>
<td>113 - 117</td>
<td>110 - 113</td>
<td>112</td>
<td>$319,000 - $381,000</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.

Financing a 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>$180,000</td>
<td>$2,700</td>
<td>$25,000</td>
<td>$621</td>
<td>23%</td>
</tr>
<tr>
<td>4-Room</td>
<td>$270,000</td>
<td>$4,200</td>
<td>$10,000</td>
<td>$973</td>
<td>23%</td>
</tr>
<tr>
<td>5-Room</td>
<td>$350,000</td>
<td>$5,600</td>
<td>$0</td>
<td>$1,261</td>
<td>23%</td>
</tr>
</tbody>
</table>

Optional Component Scheme

You may opt in to have 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>Indicative Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Internal doors*</td>
<td>$2,320</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 and Waiting Time

<table>
<thead>
<tr>
<th>Housing Development</th>
<th>Yishun Natura</th>
</tr>
</thead>
<tbody>
<tr>
<td>Selection Date (Median Month of Selection)</td>
<td>Aug 2011 to Jan 2012 (Nov 2011)</td>
</tr>
<tr>
<td>Estimated Completion Date</td>
<td>4th Quarter 2014</td>
</tr>
<tr>
<td>Estimated Waiting Time</td>
<td>34 to 38 months</td>
</tr>
</tbody>
</table>

Notes:
a) The waiting time is computed based on the median month of selection exercise.
b) The actual completion date will depend on the progress of the construction.
c) The Estimated Delivery Possession Date (EDPD) is 31 Dec 2016 for Yishun Natura. The EDPD is an estimation of the date that HDB is required under the Agreement for Lease to deliver possession of the flat. Applicants will be informed the Actual Delivery Possession Date during the signing of the Agreement for Lease.
Typical Floor Plans

**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 93 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

**TYPICAL 4-ROOM WITH BALCONY FLOOR PLAN**
APPROX. FLOOR AREA 96 sqm
(Inclusive of Internal Floor Area 93 sqm and Air-Con Ledge)

*The coloured floor plans are not intended to demarcate the boundary of the flat.*
Typical Floor Plans

TYPICAL 5-ROOM FLOOR PLAN
APPROX. FLOOR AREA 113 sqm
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)

TYPICAL 5-ROOM WITH BALCONY FLOOR PLAN
APPROX. FLOOR AREA 117 sqm
(Inclusive of Internal Floor Area 113 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 68 sqm
(Inclusive of Internal Floor Area 65 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)

TYPICAL 4-ROOM WITH BALCONY FLOOR PLAN
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