



NORTH  
GAIA

## Nature Lives With You, Within You

The hum of serenity, the grace of balance and the majesty of lush magnificence dance in unison around you. At North Gaia, you just feel it — it is part of you.

Embrace a home that echoes the adored qualities of Mother Nature herself. What you have is a haven that gives life in an organic kaleidoscope of possibilities, bestowing these gifts unto the flow of every day. With vim, vibrancy and full of heart, this is a place that is instinctively yours.





Artist's Impression  
For illustration only

Behold your private,  
picturesque kingdom

A landscape of serenity and stillness, your very own private oasis. Withdraw from the hustle and bustle of the city - into an embrace of tranquility. Rediscover that inner peace you never knew you lost, at North Gaia.



Why have a backyard when  
you can have a forest?

Unencumber yourself from the stresses of modern life -  
hideaway in the shelters of green. Frolic, play, and cut loose  
in one of Singapore's last refuges of nature.



NORTH GAIA



A nourished lifestyle  
is life at its best

Live life as it was meant to be lived, at North Gaia.  
Freed from the burdens of the city, partake in a  
soothing lifestyle of simple pleasures.





The magic  
of the mangrove is  
yours to roam



You can never have too much adventure



Google Map / National Parks  
Every reasonable care has been taken in the preparation of the location map. The map is printed as at March 2022. For information on the permissible land use and density of sites around the housing project, the intending Purchaser may refer to the website of the National Parks at [www.nparks.gov.sg](http://www.nparks.gov.sg)



Paint your day with greens and blues

Kick back, and soak in life's easy pleasures. With nature at your beck and call, adjourn from the noise of the city and indulge in the bliss of the natural world.





Be connected to the beating heart of your habitat

A living, breathing ecosystem of nature, amenities, and conveniences - all within your reach. Stay connected to the ever-changing world around you, with your home as your sanctuary.





# The North South Corridor - uniting the North and the city



Connecting your home in the North to the city - the North South Corridor. Providing a clear route from your Northern sanctuary to the heart of Singapore's business district, smoother, faster journeys await you - so there's always time for work and pleasure.

## FUTURE NORTH COAST CORRIDOR

- 1. Woodlands Regional Centre
- 2. Woodlands North Coast
- 3. JTC Food Hub @ Senoko
- 4. Punggol Digital District



## CONNECTIVITY

- 1. Yishun MRT
- 2. North-South Corridor (U/C)
- 3. Seletar Expressway
- 4. Tampines Expressway
- 5. Pan-Island Expressway

All travel times are estimates and are subject to actual travel conditions.  
Source: [www.onemap.sg](http://www.onemap.sg) and [www.google.com.sg/maps](http://www.google.com.sg/maps)



Your needs and necessities  
are in infinite supply



SHOPPING 🚗

- |                              |           |
|------------------------------|-----------|
| 1. Junction Nine Mall        | – 4 mins  |
| 2. NorthPoint City           | – 10 mins |
| 3. Wisteria Mall             | – 12 mins |
| 4. Canberra Plaza            | – 13 mins |
| 5. Sembawang Shopping Centre | – 14 mins |

Expect the best - a vibrant array of amenities  
lie in store for you, from diverse retail options  
to premier luxury.



COUNTRY CLUB 🚗

- |                              |           |
|------------------------------|-----------|
| 1. SAFRA Yishun Country Club | – 10 mins |
| 2. Seletar Country Club      | – 11 mins |
| 3. Orchid Country Club       | – 12 mins |
| 4. Sembawang Country Club    | – 17 mins |



Possess the bounties of enrichment and leisure



Seletar Aerospace Park



SELETAR AEROSPACE PARK 🚗  
14 mins

- 1. The Oval @ Seletar Aerospace Park
- 2. The Summerhouse
- 3. Wildseed Cafe & Bar
- 4. YOUNGS Bar & Restaurant
- 5. Di Wei Teochew Restaurant
- 6. Wheeler's Estate
- 7. The Singapura Aerospace Club
- 8. 5 by Sans Façon
- 9. Chow Cute Cafe
- 10. Hangar66 Cafe
- 11. Soek Seng 1954 Bicycle Cafe
- 12. Georges Hideout @ Seletar



LOCAL DELICACIES 🚗

- 1. Yishun Park Hawker Centre – 6 mins
- 2. Chong Pang Food Centre – 13 mins

Embrace the range that the North has to offer - a world-class ecosystem of education, delectable gastronomical delights accompanied by the grandiose facade of Singapore's colonial past - it's never a dull moment from dawn to dusk.



PRIMARY SCHOOL

- Within 1KM
- 1. Chongfu School
  - 2. North View Primary School
  - 3. Xishan Primary School
  - 4. Huamin Primary School
- Within 2KM
- 5. Yishun Primary School
  - 6. Ahmad Ibrahim Primary School
  - 7. Northland Primary School
  - 8. Jiemin Primary School

SECONDARY SCHOOL

- 9. Yishun Town Secondary School
- 10. Northland Secondary School
- 11. Ahmad Ibrahim Secondary School
- 12. Northbrooks Secondary School
- 13. Yishun Secondary School
- 14. Chung Cheng High School (Yishun)
- 15. Naval Base Secondary School
- 16. Orchid Park Secondary School

JUNIOR COLLEGE

- 17. Yishun Innova Junior College

INTERNATIONAL SCHOOL

- 18. XCL World Academy

All travel times are estimates and are subject to actual travel conditions.  
Source: [www.onemap.sg](http://www.onemap.sg) and [www.google.com.sg/maps](http://www.google.com.sg/maps)



NORTH GAIA



Within lies a place of  
wonder and colour

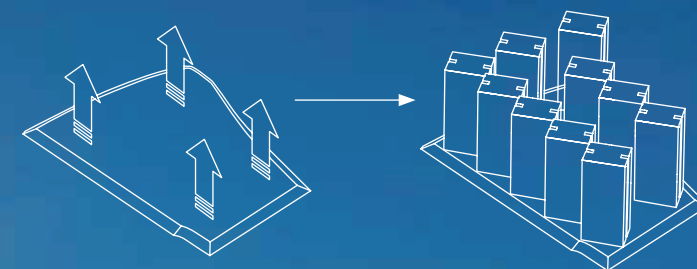
Rejuvenate your mind and senses - with a  
welcoming abode of tranquil serenity designed  
especially for your relaxation.





This is your very own  
pocket of paradise

Thoughtfully designed to give you the privacy and  
vistas you deserve, North Gaia is elevated above the  
surroundings, minimising noise from the street level  
- while maximizing the breathtaking views from its  
alignment to the north and south.





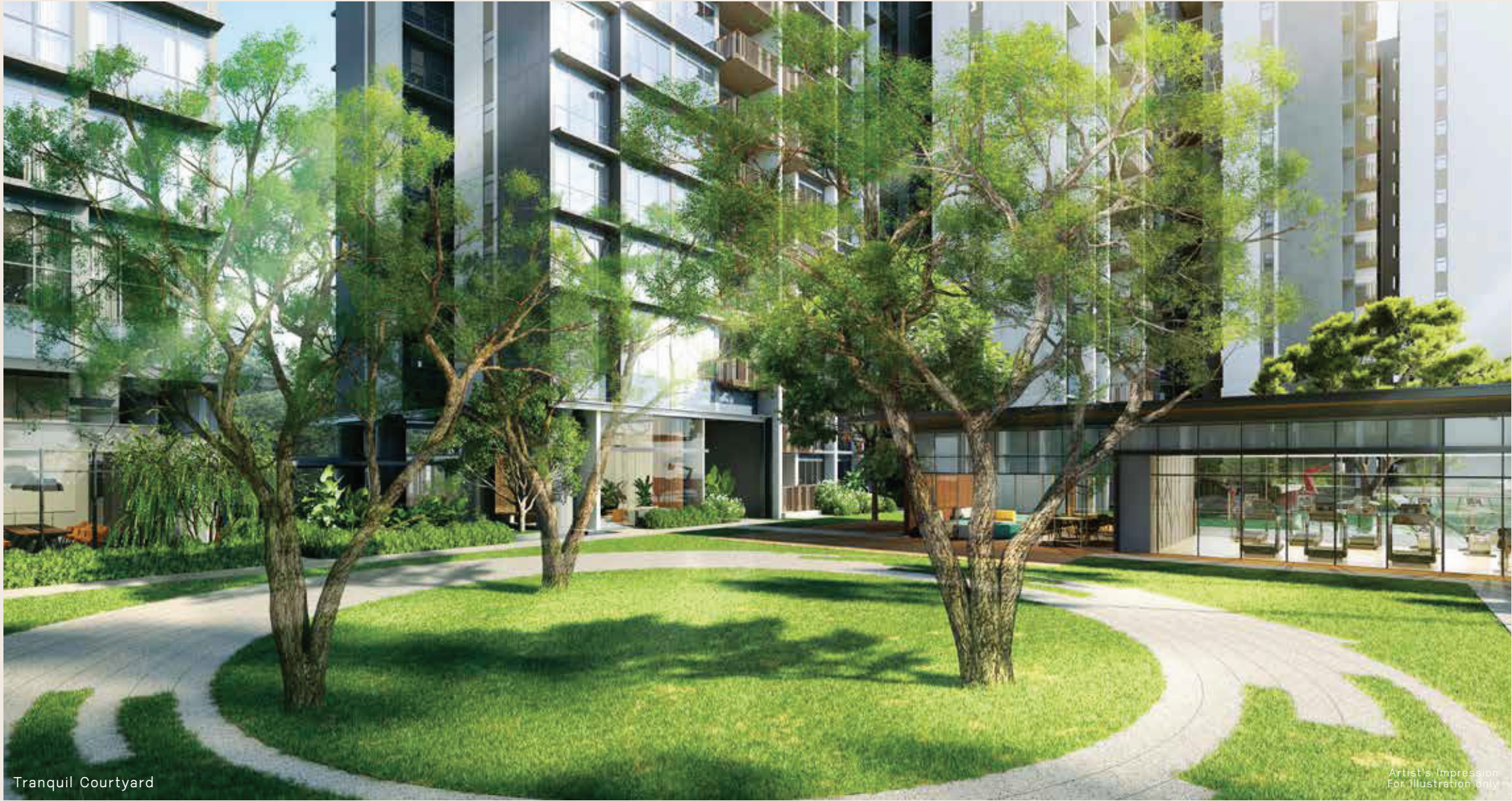
A greeting inspired by  
the contours of flora

Enter an enclosed world of peace and luxury - where the  
troubles of reality are left behind. A world of security and  
privacy - your very own discreet paradise.



A welcoming landscape of peace and serenity

Come home to a lush landscape of natural beauty and modern conveniences. Spaces of peace await you, designed to meet your every need.



Tranquil Courtyard

Artist's Impression  
For Illustration only



Smart Locker

With a Smart Locker designed for convenience, parcel drop-offs and pick-ups have never been easier.



Vehicle Charging Lots



Drive your way to a smarter & greener future - with electric vehicle charging service from Go by City Energy. Do your part for Mother Earth as we build a greener, more connected city together.



A harmonious union of productivity and comfort

Work, study, play - there's a spot for everyone, whatever you're up to. With state-of-the-art facilities for work, entertainment, and more, you're never too far away from productivity.







Two 50m pools for workouts and leisure

- 1. Heron Water Play & Splash
- 2. 50m Leisure Pool
- 3. Aqua Walk

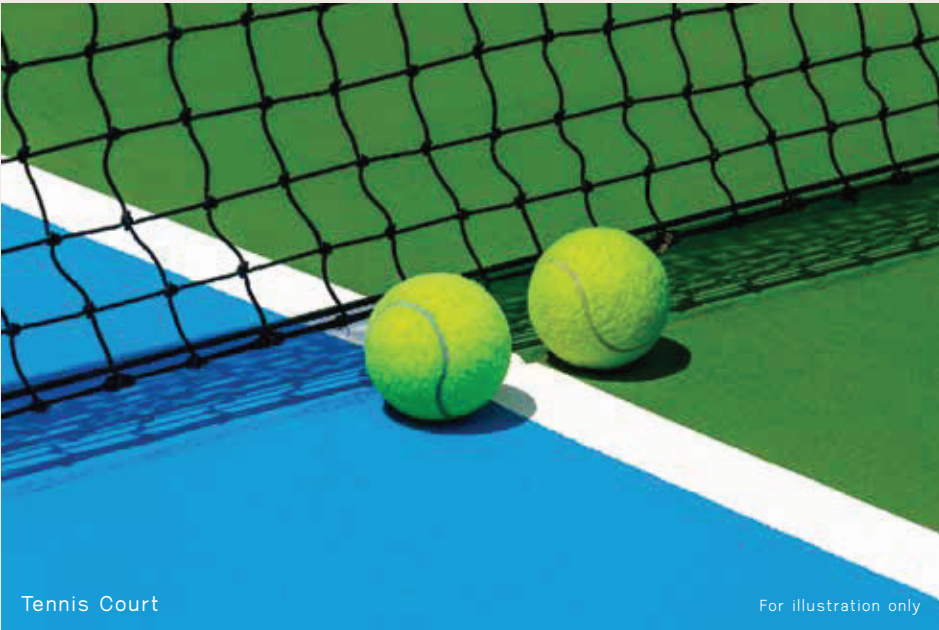


A sanctuary for your body and mind - the two 50m pools beckon you in, for an experience of exclusive paradise.



Fitness begins  
at home

Be spoilt for choice with a myriad of amenities all around  
you. Play host to family and friends, work up a sweat,  
or just kick back, and enjoy the beauty around you.  
You deserve it.



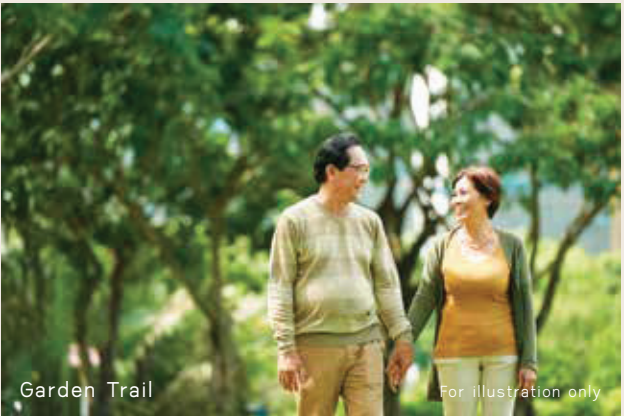


For all the catch-ups  
and heart-to-hearts

Escape to serene spots of tranquility for those treasured  
moments with friends and family - take a breather and  
watch the world go by at your own pace.



1. Spice BBQ Pavillion  
2. Herbs BBQ Pavillion



Garden Trail  
For illustration only



For illustration only



A private verdant  
sanctuary of your own



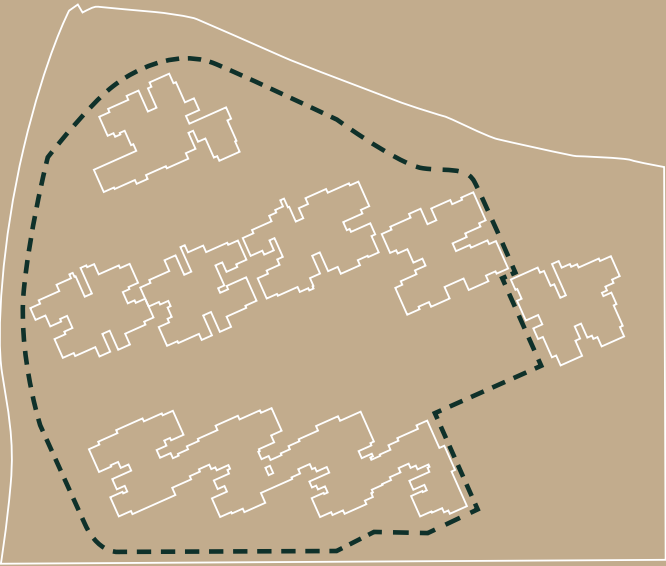
Firefly Garden

Artist's Impression  
For illustration only

Intimate trails of light, sound, and wonder unite in the Firefly Garden, creating an community teeming with life. Explore nature at a pace of your own with footpaths and jogging trails bringing you closer to Mother Earth.



For illustration only



----- Jogging Path  
Estimated length 450m



Play and exercise across  
wide open spaces

Engage your body in open spaces for  
fitness and vigour - where adventures of  
adrenaline lie in wait for all ages.



Maze Garden

For illustration only



Artist's Impression  
For illustration only

1. Adventure Playground & Mini Flying Fox
3. Mini Rock Climbing Wall
4. Trampoline Garden
5. Whimsical Play Garden





Home is always where  
the love is

Come home to a world of comfort  
- an intimate place of warmth and spaciousness,  
of luxury and style.





Artist's Impression  
For illustration only

Cherish a vast  
comprehension of space

Thoughtfully designed - take pleasure in an uncommon  
spaciousness and a generous balcony, lending itself an  
ambiance of openness - finer living, personified.



A smarter,  
more personal home

A showcase of modern sophistication - each apartment comes fitted with contemporary furnishings, progressive colour schemes and luxurious fittings, a true union of function and form.



*American  
Standard*

**GROHE**





Artist's Impression  
For illustration only

**Brandt**



Cherish the hearts  
of your home

Creature comforts made easier. Each home comes fitted with a suite of appliances for modern living, designed for effortless ease of use and instinctive accessibility.

Your custom den for  
work and play -  
**THE SMARTSPACE**

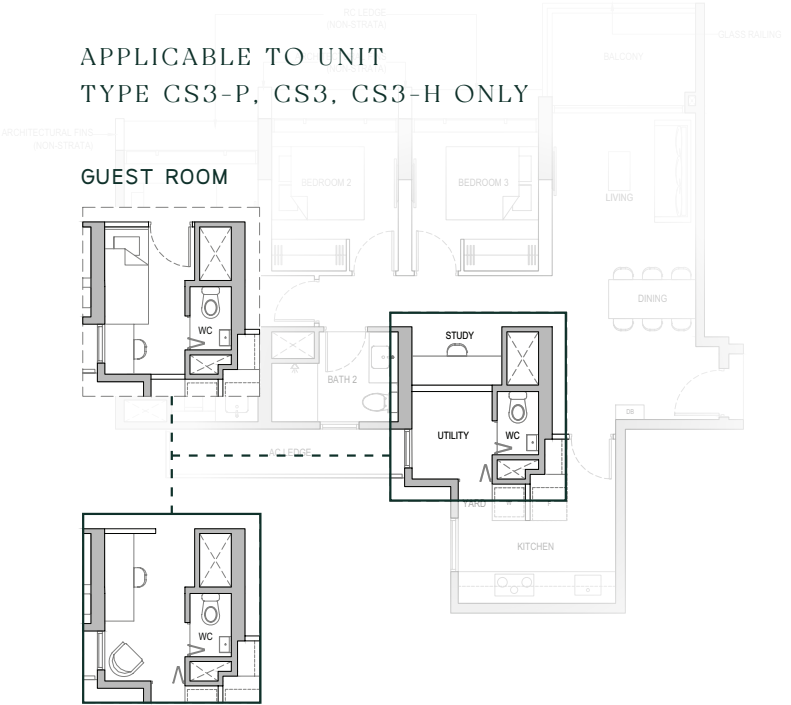


For illustration only

Make your house a home with the optional configurations of the SmartSpace. The flexible SmartSpace gives you the square footage for customisation you need. Say goodbye to restrictions, say yes to your dream home.

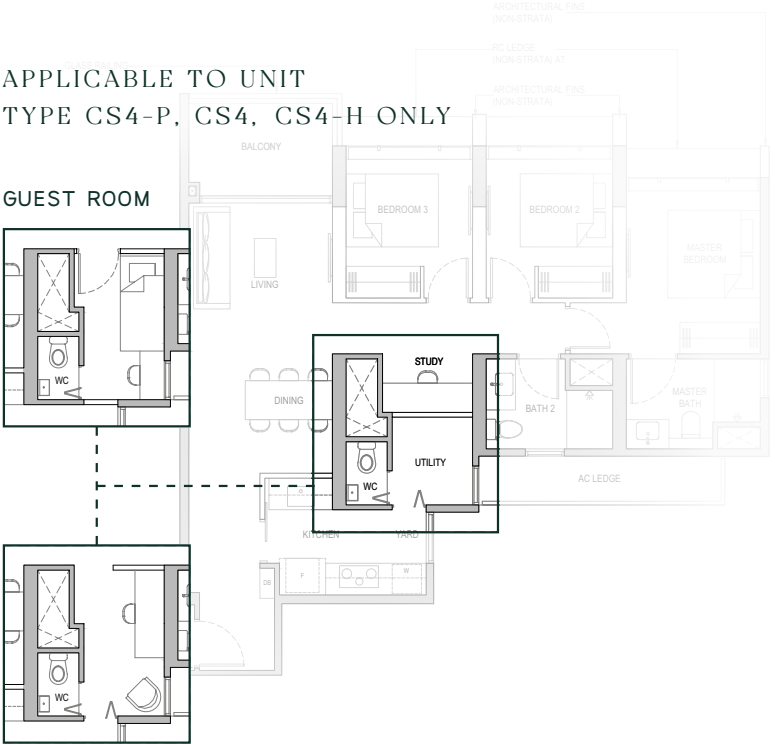
Disclaimer:  
Optional configurations are not provided by the Developer.  
The costs of any optional configurations shall be borne by the Purchaser.

APPLICABLE TO UNIT  
TYPE CS3-P, CS3, CS3-H ONLY



UNIVERSAL ROOM STUDY/  
HOBBY ROOM WITH DUAL ACCESS

APPLICABLE TO UNIT  
TYPE CS4-P, CS4, CS4-H ONLY



UNIVERSAL ROOM STUDY/  
HOBBY ROOM WITH DUAL ACCESS



For illustration only

High-tech meets  
the high life

At North Gaia, smart home integration is easy with our Gateway and Google hub which links and manages your smart devices. Gateway home hub lets you control all your smart devices through the hiLife app, and it can automate different scenario settings for various occasions. For instance, a welcome home scenario can be set when you have reached home after a long day at work, a simple voice control to Google to play soothing music and activate the aircon. The Google hub adds convenience to your daily life through voice command, allowing you to execute cool features such as weather forecasts, reminders or play music. What's more, with the smart air-conditioning provided, you can control the timing and temperature remotely. Live your life easier in North Gaia with our smart home system.

Smart Home: The unit will be supplied and installed with the following items ("SMART Home System"): a) Smart Home Gateway, b) Smart Voice Assistance, c) Air-Conditioning Control System. The make, model, brand, design and technology of the SMART Home System to be supplied and installed in the actual unit may differ from the above illustration and are subject to change. Terms and conditions apply. Buyers shall liaise with the smart home vendor instead of the developer to make all arrangements for the set up and configuration of, and for any queries, defects, maintenance and/or upgrade issues with the SMART Home System at buyers' own costs. Items/devices which are not listed above are not included in SMART Home System and may be purchased from the smart home vendor directly and installed at buyers' own costs after the handover of the unit.





VERDANT ATRIUM

- 1 Guardhouse
- 2 Water Atrium
- 3 Water Arrival Court
- 4 Coach Bay
- 5 Water Aisle
- 6 Arrival Lobby
- 7 Water Courtyard
- 8 Meeting Room
- 9 Tranquil Courtyard
- 10 Co-working Space

ARCADIAN CREEK

- 11 Family Lawn
- 12 The Family Party Room
- 13 Gym
- 14 Steam & Changing Room
- 15 Yoga Deck
- 16 Family Deck
- 17 Kids Dancing Fountain
- 18 Heron Water Play & Splash
- 19 Aqua Gym
- 20 Aqua Walk
- 21 50m Leisure Pool
- 22 Sun Deck
- 23 Poolside Lawn
- 24 Garden Trail
- 25 Spa & Jet Pool
- 26 Relaxing Lounge Deck
- 27 The Function Room
- 28 The Dining Room
- 29 Restroom
- 30 Swing Garden

ELYSIAN SANCTUARY

- 31 Pool Deck
- 32 50m Lap Pool
- 33 Cabana
- 34 Sensory & Fragrance Garden
- 35 Exercise Lawn
- 36 Tai Chi Lawn

MANGROVE QUEST

- 37 Jogging Path
- 38 Fitness Circuit
- 39 Free Play Lawn
- 40 The Entertainment Room
- 41 Kids Adventure Playground & Mini Flying Fox
- 42 Mini Rock Climbing Wall
- 43 Trampoline Garden
- 44 Whimsical Play Garden
- 45 Maze Garden
- 46 Lotus Pond
- 47 Lotus BBQ Pavilion
- 48 Firefly Garden
- 49 Firefly BBQ Pavilion
- 50 Spice Garden
- 51 Spice BBQ Pavilion
- 52 Herbs Garden
- 53 Herbs BBQ Pavilion
- 54 Reading Alcove
- 55 Drinking Fountain
- 56 Tennis Court
- 57 Relaxation Lawn

RAINBOW TRAIL

- 58 Picnic Lawn
- 59 Game Courtyard
- 60 Putting Green

ANCILLARY

- a Ramp to Basement 1 (with Trellis)
- b Service Gate
- c Side Gate
- d Park Connector Side Gate
- e Generator (with Trellis)
- f Bin Centre (at Basement 1)
- g PUB Water Meter
- h Smart Locker
- i Transformer (at Basement 1)
- j Substation (at Basement 1)
- k Ventilation Shafts
- Water Tank

Take in your  
territory of treasures

Your garden home, your place of peace, your castle of calm.  
More than an abode, North Gaia is your link to the natural  
world. Come home to a meaningful life, undisturbed, with a  
kaleidoscope of possibilities awaiting your every day.  
Come home to North Gaia.



Schematic  
Diagram

25 YISHUN CLOSE S769341				
UNIT / FLOOR	01	02	03	04
14	CS5a-H	CS5b-H	C4-H	C5-H
13	CS5a	CS5b	C4	C5
12	CS5a	CS5b	C4	C5
11	CS5a	CS5b	C4	C5
10	CS5a	CS5b	C4	C5
9	CS5a	CS5b	C4	C5
8	CS5a	CS5b	C4	C5
7	CS5a	CS5b	C4	C5
6	CS5a	CS5b	C4	C5
5	CS5a	CS5b	C4	C5
4	CS5a	CS5b	C4	C5
3	CS5a	CS5b	C4	C5
2	CS5a			C5
1	CS5a-P			C5-P

27 YISHUN CLOSE S769342				
UNIT / FLOOR	05	06	07	08
14	CS5a-H	CS5b-H	C4-H	C5-H
13	CS5a	CS5b	C4	C5
12	CS5a	CS5b	C4	C5
11	CS5a	CS5b	C4	C5
10	CS5a	CS5b	C4	C5
9	CS5a	CS5b	C4	C5
8	CS5a	CS5b	C4	C5
7	CS5a	CS5b	C4	C5
6	CS5a	CS5b	C4	C5
5	CS5a	CS5b	C4	C5
4	CS5a	CS5b	C4	C5
3	CS5a	CS5b	C4	C5
2	CS5a	CS5b	C4	C5
1	CS5a-P	CS5b-P	C4-P	C5-P

29 YISHUN CLOSE S769343				
UNIT / FLOOR	09	10	11	12
14	CS5a-H	CS5b-H	C4-H	C5-H
13	CS5a	CS5b	C4	C5
12	CS5a	CS5b	C4	C5
11	CS5a	CS5b	C4	C5
10	CS5a	CS5b	C4	C5
9	CS5a	CS5b	C4	C5
8	CS5a	CS5b	C4	C5
7	CS5a	CS5b	C4	C5
6	CS5a	CS5b	C4	C5
5	CS5a	CS5b	C4	C5
4	CS5a	CS5b	C4	C5
3	CS5a	CS5b	C4	C5
2	CS5a	CS5b	C4	C5
1	CS5a-P	CS5b-P	C4-P	C5-P

31 YISHUN CLOSE S769344				
UNIT / FLOOR	13	14	15	16
14	C3-H	C3-H	C4-H	C5-H
13	C3	C3	C4	C5
12	C3	C3	C4	C5
11	C3	C3	C4	C5
10	C3	C3	C4	C5
9	C3	C3	C4	C5
8	C3	C3	C4	C5
7	C3	C3	C4	C5
6	C3	C3	C4	C5
5	C3	C3	C4	C5
4	C3	C3	C4	C5
3	C3	C3	C4	C5
2	C3	C3	C4	C5
1	C3-P	C3-P	C4-P	C5-P

33 YISHUN CLOSE S769345				
UNIT / FLOOR	17	18	19	20
14	CY3-H	CY5-H	CY5-H	CY4-H
13	CY3	CY5	CY5	CY4
12	CY3	CY5	CY5	CY4
11	CY3	CY5	CY5	CY4
10	CY3	CY5	CY5	CY4
9	CY3	CY5	CY5	CY4
8	CY3	CY5	CY5	CY4
7	CY3	CY5	CY5	CY4
6	CY3	CY5	CY5	CY4
5	CY3	CY5	CY5	CY4
4	CY3	CY5	CY5	CY4
3	CY3	CY5	CY5	CY4
2	CY3	CY5	CY5	CY4
1	CY3-P	CY5-P	CY5-P	CY4-P

35 YISHUN CLOSE S769299					
UNIT / FLOOR	21	22	23	24	25
14	CY6-H	CS3-H	CS4-H	C2-H	C1-H
13	CY6	CS3	CS4	C2	C1
12	CY6	CS3	CS4	C2	C1
11	CY6	CS3	CS4	C2	C1
10	CY6	CS3	CS4	C2	C1
9	CY6	CS3	CS4	C2	C1
8	CY6	CS3	CS4	C2	C1
7	CY6	CS3	CS4	C2	C1
6	CY6	CS3	CS4	C2	C1
5	CY6	CS3	CS4	C2	C1
4	CY6	CS3	CS4	C2	C1
3	CY6	CS3	CS4	C2	C1
2	CY6	CS3	CS4		C1
1	CY6-P	CS3-P	CS4-P		C1-P

37 YISHUN CLOSE S769300				
UNIT / FLOOR	26	27	28	29
14	CY5-H	CY2-H	CS1-H	CS2-H
13	CY5	CY2	CS1	CS2
12	CY5	CY2	CS1	CS2
11	CY5	CY2	CS1	CS2
10	CY5	CY2	CS1	CS2
9	CY5	CY2	CS1	CS2
8	CY5	CY2	CS1	CS2
7	CY5	CY2	CS1	CS2
6	CY5	CY2	CS1	CS2
5	CY5	CY2	CS1	CS2
4	CY5	CY2	CS1	CS2
3	CY5	CY2	CS1	CS2
2	CY5	CY2	CS1	CS2
1	CY5-P	CY2-P	CS1-P	CS2-P

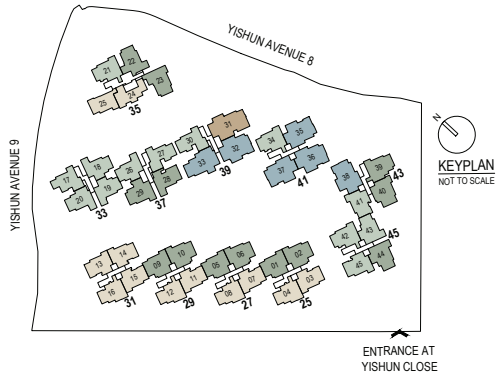
39 YISHUN CLOSE S769301				
UNIT / FLOOR	30	31	32	33
14	CY2-H	E1-H	D4-H	D3-H
13	CY2	E1	D4	D3
12	CY2	E1	D4	D3
11	CY2	E1	D4	D3
10	CY2	E1	D4	D3
9	CY2	E1	D4	D3
8	CY2	E1	D4	D3
7	CY2	E1	D4	D3
6	CY2	E1	D4	D3
5	CY2	E1	D4	D3
4	CY2	E1	D4	D3
3	CY2	E1	D4	D3
2	CY2	E1	D4	D3
1	CY2-P	E1-P	D4-P	D3-P

41 YISHUN CLOSE S769302				
UNIT / FLOOR	34	35	36	37
14	CY6-H	D1-H	D2-H	D1-H
13	CY6	D1	D2	D1
12	CY6	D1	D2	D1
11	CY6	D1	D2	D1
10	CY6	D1	D2	D1
9	CY6	D1	D2	D1
8	CY6	D1	D2	D1
7	CY6	D1	D2	D1
6	CY6	D1	D2	D1
5	CY6	D1	D2	D1
4	CY6	D1	D2	D1
3	CY6	D1	D2	D1
2	CY6	D1	D2	D1
1	CY6-P	D1-P	D2-P	D1-P

43 YISHUN CLOSE S769303				
UNIT / FLOOR	38	39	40	41
14	D1-H	CS7-H	CS5b-H	CY1b-H
13	D1	CS7	CS5b	CY1b
12	D1	CS7	CS5b	CY1b
11	D1	CS7	CS5b	CY1b
10	D1	CS7	CS5b	CY1b
9	D1	CS7	CS5b	CY1b
8	D1	CS7	CS5b	CY1b
7	D1	CS7	CS5b	CY1b
6	D1	CS7	CS5b	CY1b
5	D1	CS7	CS5b	CY1b
4	D1	CS7	CS5b	CY1b
3	D1	CS7	CS5b	CY1b
2	D1	CS7	CS5b	CY1b
1	D1-P	CS7-P	CS5b-P	CY1b-P

45 YISHUN CLOSE S769294				
UNIT / FLOOR	42	43	44	45
14	CY6-H	CY7-H	CS6-H	CY1a-H
13	CY6	CY7	CS6	CY1a
12	CY6	CY7	CS6	CY1a
11	CY6	CY7	CS6	CY1a
10	CY6	CY7	CS6	CY1a
9	CY6	CY7	CS6	CY1a
8	CY6	CY7	CS6	CY1a
7	CY6	CY7	CS6	CY1a
6	CY6	CY7	CS6	CY1a
5	CY6	CY7	CS6	CY1a
4	CY6	CY7	CS6	CY1a
3	CY6	CY7	CS6	CY1a
2				
1				

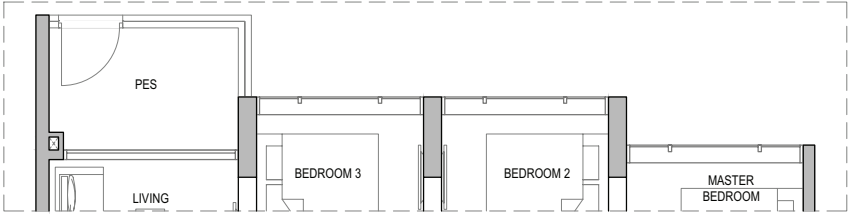
- C3 BEDROOM
- CY3 BEDROOM WITH YARD
- CS3 BEDROOM WITH YARD AND STUDY
- D4 BEDROOM
- E5 BEDROOM





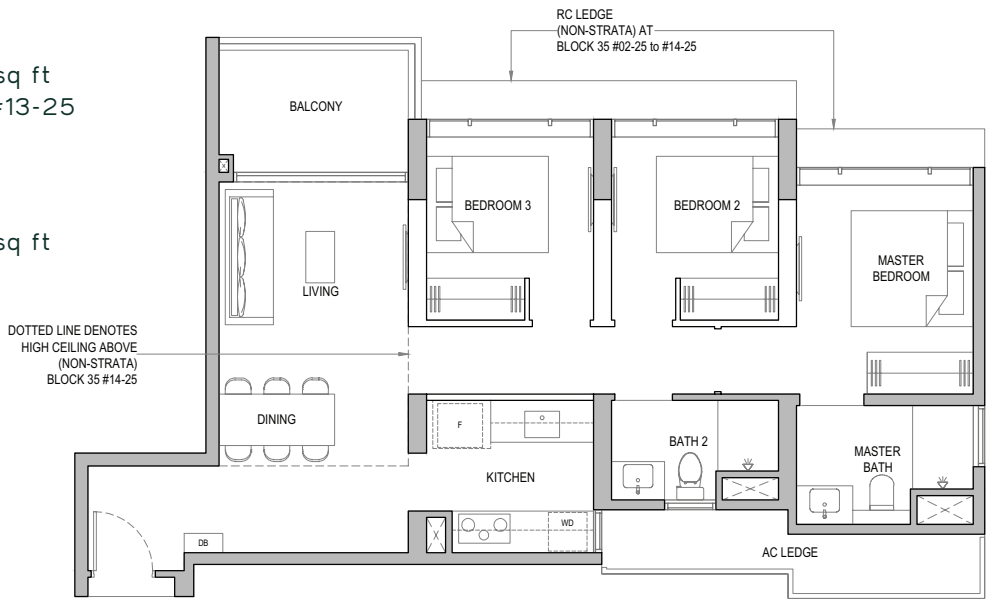
3 Bedroom

TYPE CI-P  
Area: 89 sq m / 958 sq ft  
Block 35 #01-25



TYPE CI  
Area: 89 sq m / 958 sq ft  
Block 35 #02-25 to #13-25

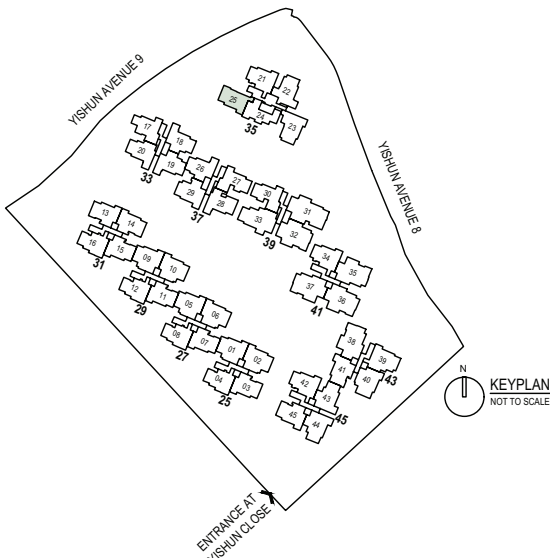
TYPE CI-H  
Area: 89 sq m / 958 sq ft  
Block 35 #14-25



- Wall not allowed to be hacked or altered
- PES Private Enclosed Space
- RC Reinforced Concrete
- DB Distribution Board
- F Fridge (not included)
- WD Washer Dryer (not included)
- HS Household Shelter
- AC Air-Conditioner
- ST Storage



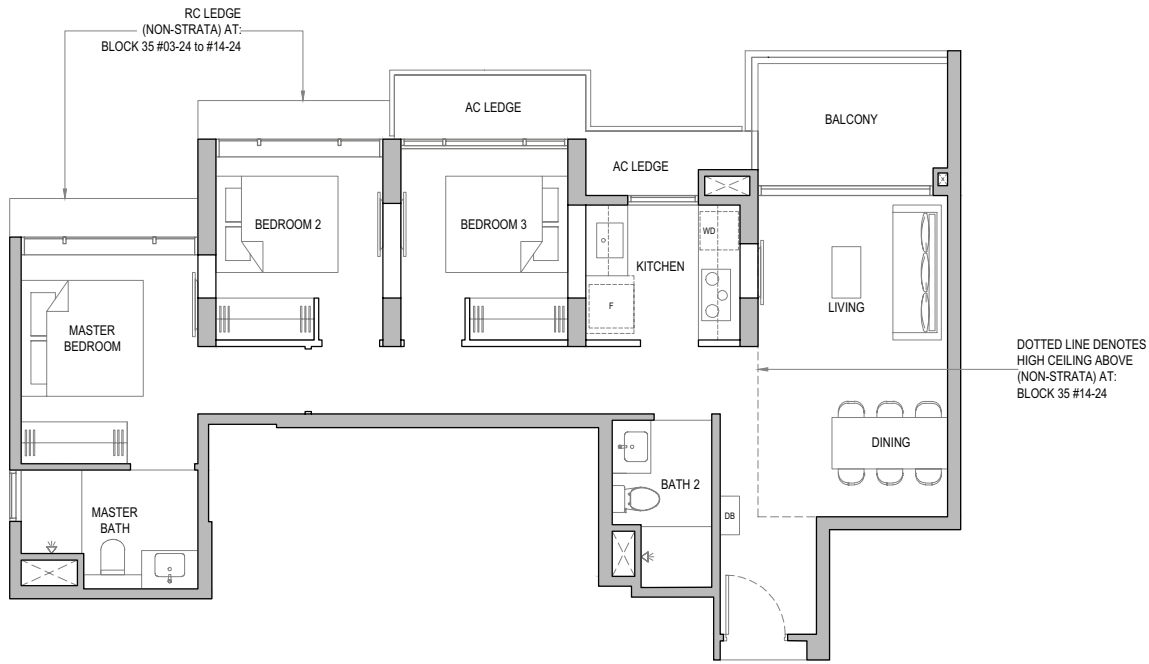
Areas include AC ledge, balcony and PES where applicable. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.



3 Bedroom

TYPE C2  
Area: 89 sq m / 958 sq ft  
Block 35 #03-24 to #13-24

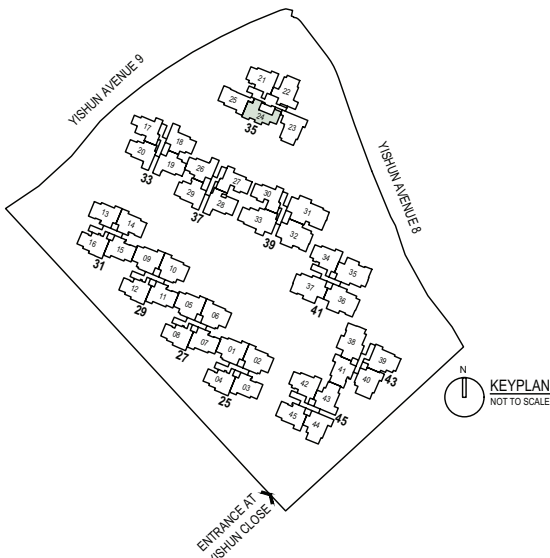
TYPE C2-H  
Area: 89 sq m / 958 sq ft  
Block 35 #14-24



- Wall not allowed to be hacked or altered
- PES Private Enclosed Space
- RC Reinforced Concrete
- DB Distribution Board
- F Fridge (not included)
- WD Washer Dryer (not included)
- HS Household Shelter
- AC Air-Conditioner
- ST Storage



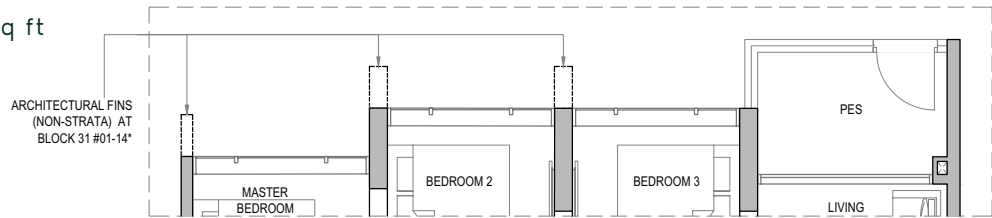
Areas include AC ledge, balcony and PES where applicable. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.



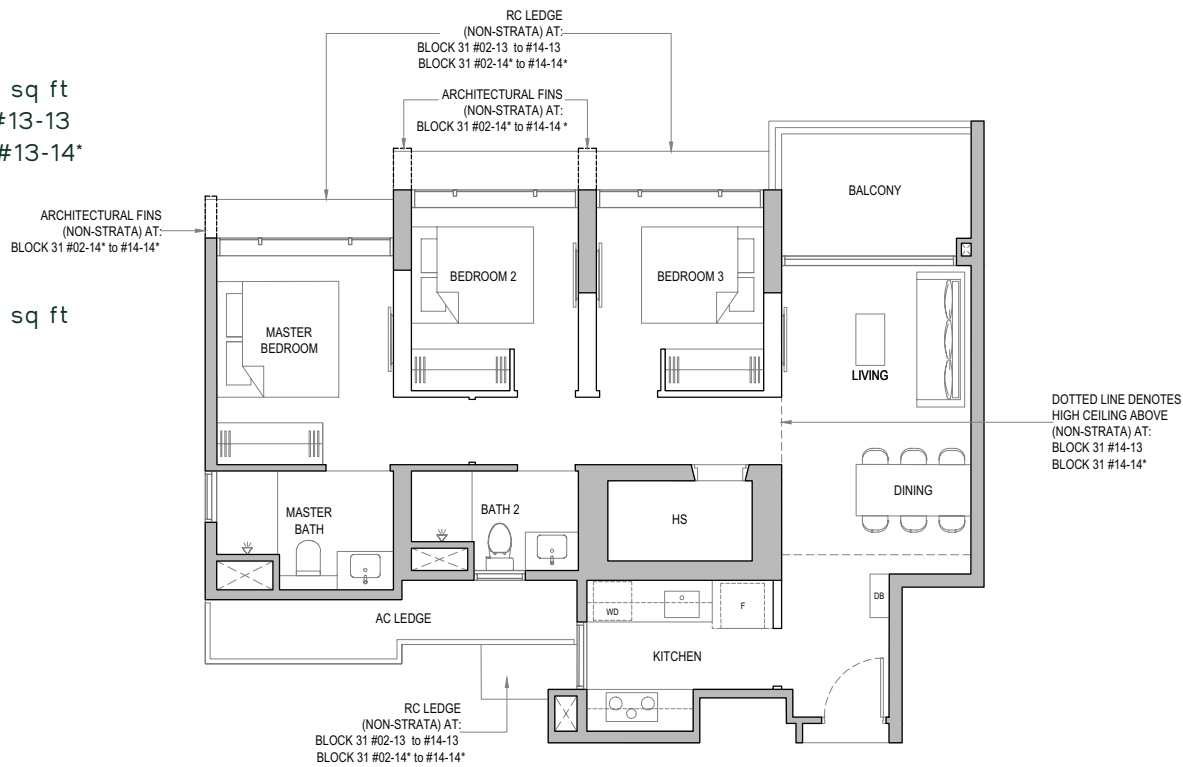


3 Bedroom

TYPE C3-P  
Area: 90 sq m / 969 sq ft  
Block 31 #01-13  
Block 31 #01-14\*

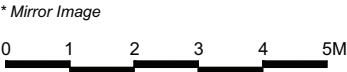


TYPE C3  
Area: 90 sq m / 969 sq ft  
Block 31 #02-13 to #13-13  
Block 31 #02-14\* to #13-14\*

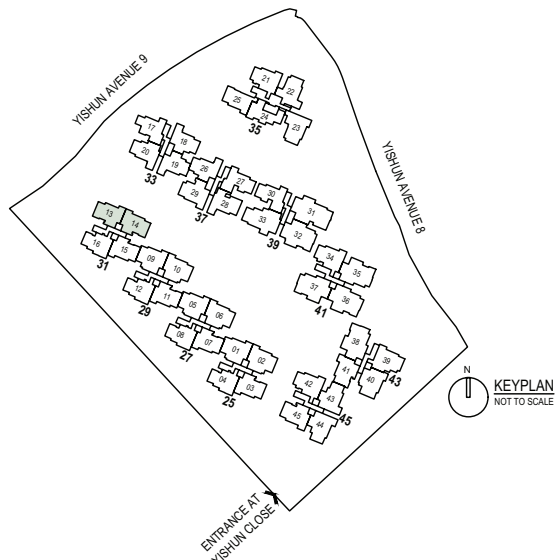


TYPE C3-H  
Area: 90 sq m / 969 sq ft  
Block 31 #14-13  
Block 31 #14-14\*

- Wall not allowed to be hacked or altered
- PES Private Enclosed Space
- RC Reinforced Concrete
- DB Distribution Board
- F Fridge (not included)
- WD Washer Dryer (not included)
- HS Household Shelter
- AC Air-Conditioner
- ST Storage

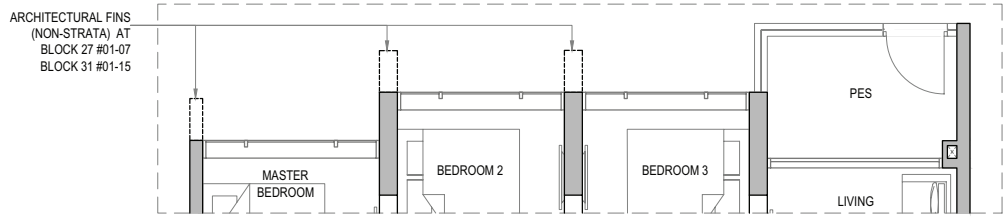


Areas include AC ledge, balcony and PES where applicable. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

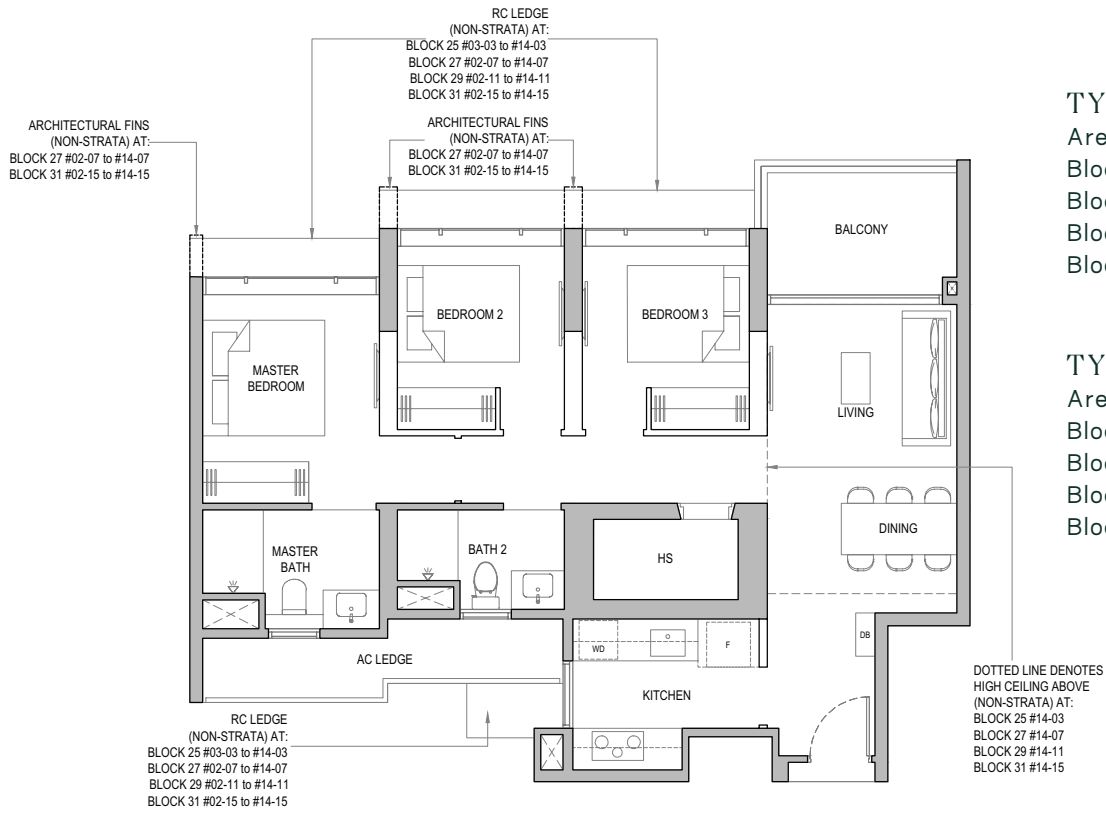


3 Bedroom

TYPE C4-P  
Area: 90 sq m / 969 sq ft  
Block 27 #01-07  
Block 29 #01-11  
Block 31 #01-15



TYPE C4  
Area: 90 sq m / 969 sq ft  
Block 25 #03-03 to #13-03  
Block 27 #02-07 to #13-07  
Block 29 #02-11 to #13-11  
Block 31 #02-15 to #13-15

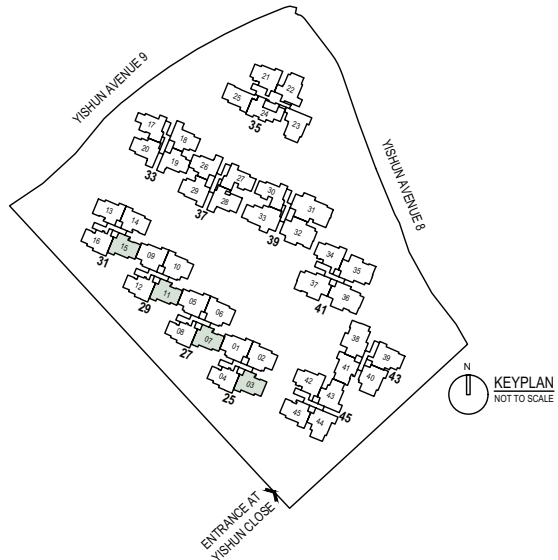


TYPE C4-H  
Area: 90 sq m / 969 sq ft  
Block 25 #14-03  
Block 27 #14-07  
Block 29 #14-11  
Block 31 #14-15

- Wall not allowed to be hacked or altered
- PES Private Enclosed Space
- RC Reinforced Concrete
- DB Distribution Board
- F Fridge (not included)
- WD Washer Dryer (not included)
- HS Household Shelter
- AC Air-Conditioner
- ST Storage



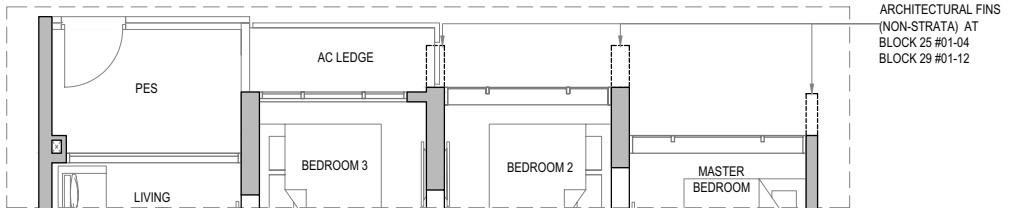
Areas include AC ledge, balcony and PES where applicable. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.



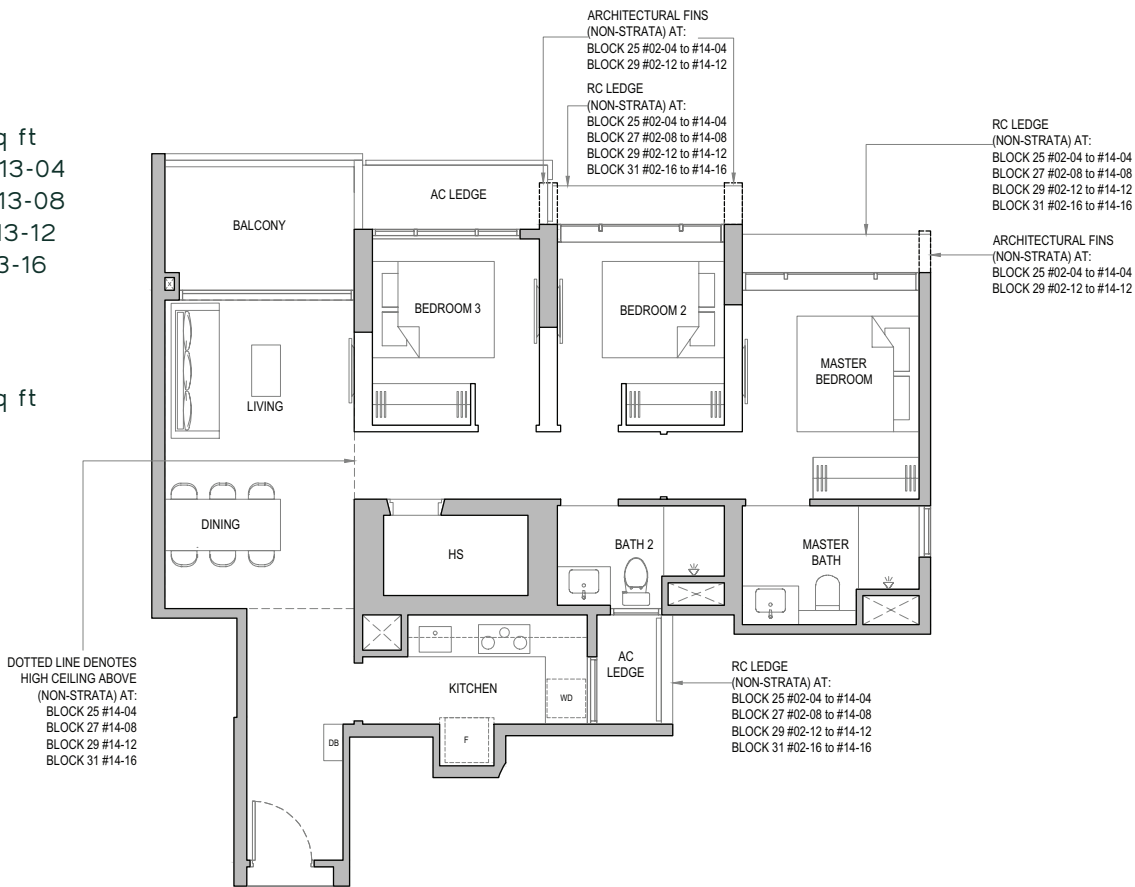


3 Bedroom

TYPE C5-P  
Area: 91 sq m / 980 sq ft  
Block 25 #01-04  
Block 27 #01-08  
Block 29 #01-12  
Block 31 #01-16



TYPE C5  
Area: 91 sq m / 980 sq ft  
Block 25 #02-04 to #13-04  
Block 27 #02-08 to #13-08  
Block 29 #02-12 to #13-12  
Block 31 #02-16 to #13-16

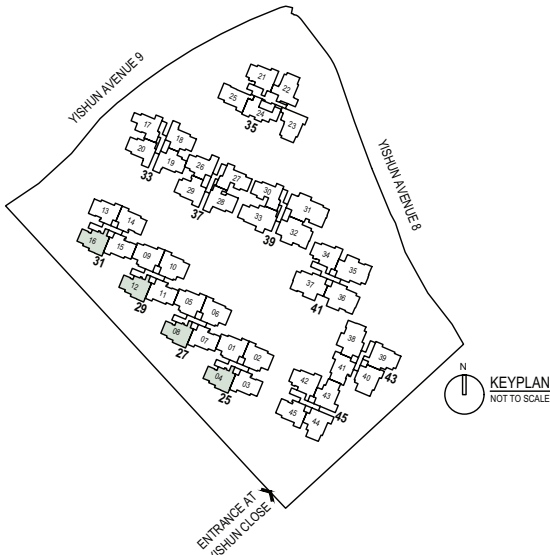


TYPE C5-H  
Area: 91 sq m / 980 sq ft  
Block 25 #14-04  
Block 27 #14-08  
Block 29 #14-12  
Block 31 #14-16

- Wall not allowed to be hacked or altered
- PES Private Enclosed Space
- RC Reinforced Concrete
- DB Distribution Board
- F Fridge (not included)
- WD Washer Dryer (not included)
- HS Household Shelter
- AC Air-Conditioner
- ST Storage



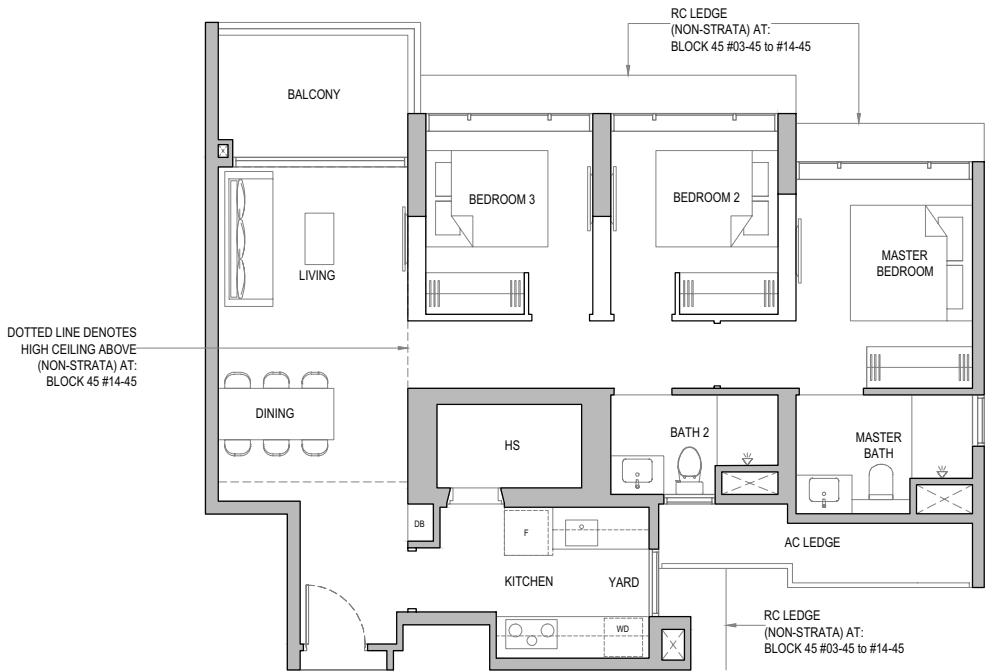
Areas include AC ledge, balcony and PES where applicable. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.



3 Bedroom with Yard

TYPE CY1a  
Area: 93 sq m / 1001 sq ft  
Block 45 #03-45 to #13-45

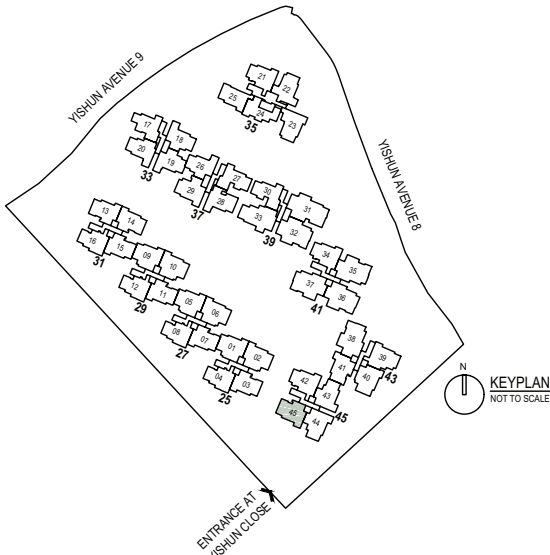
TYPE CY1a-H  
Area: 93 sq m / 1001 sq ft  
Block 45 #14-45



- Wall not allowed to be hacked or altered
- PES Private Enclosed Space
- RC Reinforced Concrete
- DB Distribution Board
- F Fridge (not included)
- WD Washer Dryer (not included)
- HS Household Shelter
- AC Air-Conditioner
- ST Storage



Areas include AC ledge, balcony and PES where applicable. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

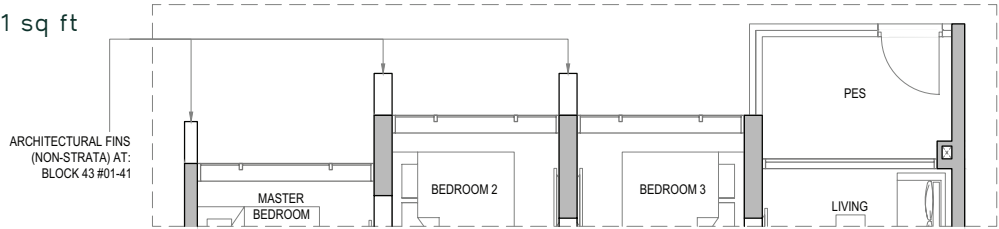




3 Bedroom with Yard

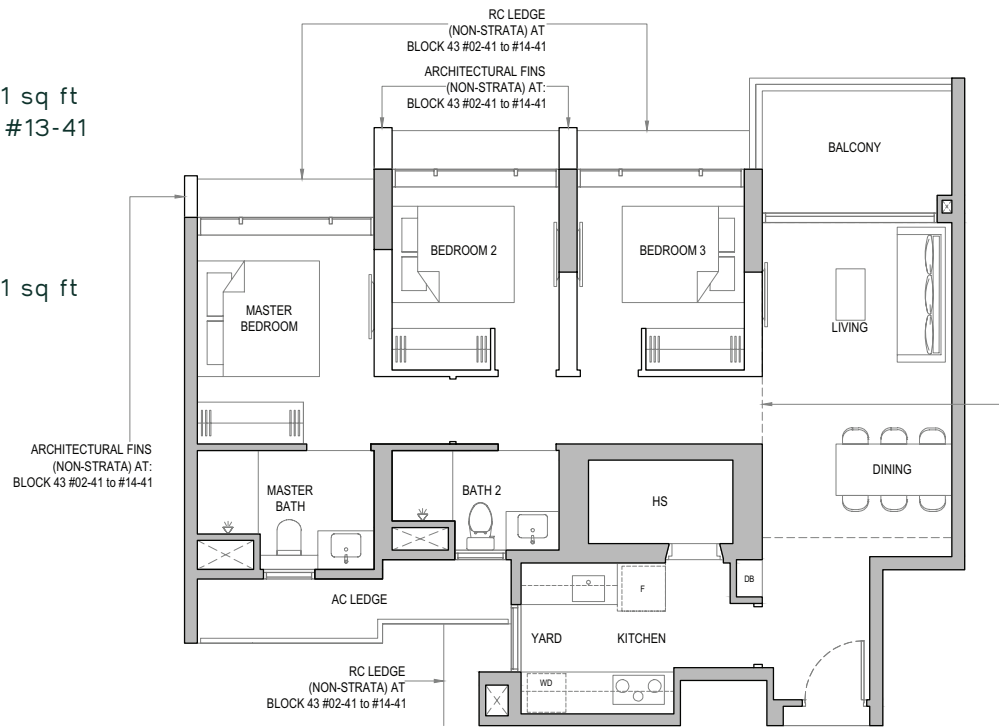
TYPE CYIb-P

Area: 93 sq m / 1001 sq ft  
Block 43 #01-41



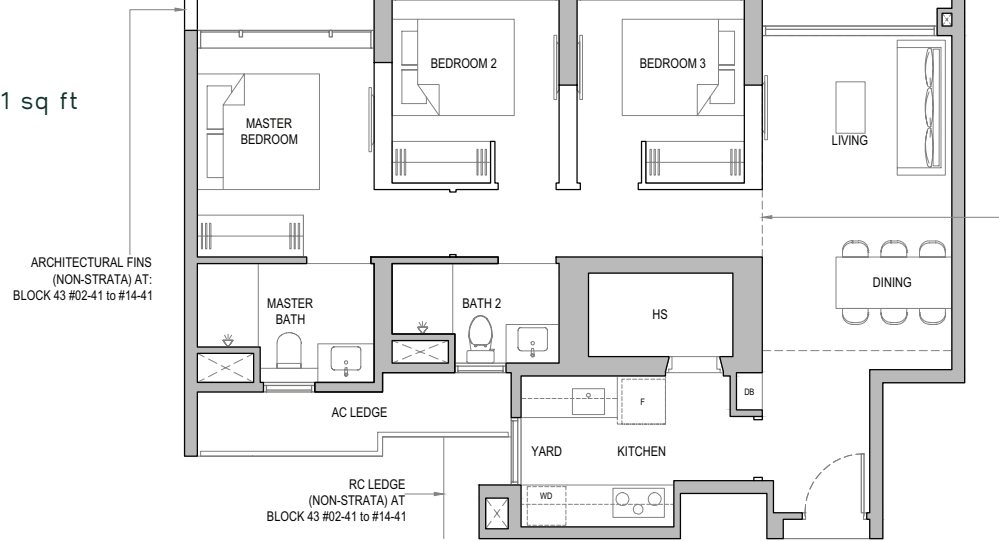
TYPE CYIb

Area: 93 sq m / 1001 sq ft  
Block 43 #02-41 to #13-41



TYPE CYIb-H

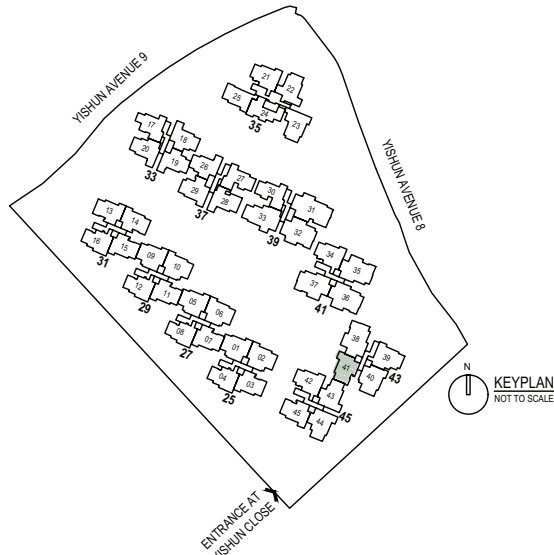
Area: 93 sq m / 1001 sq ft  
Block 43 #14-41



- Wall not allowed to be hacked or altered
- PES Private Enclosed Space
- RC Reinforced Concrete
- DB Distribution Board
- F Fridge (not included)
- WD Washer Dryer (not included)
- HS Household Shelter
- AC Air-Conditioner
- ST Storage



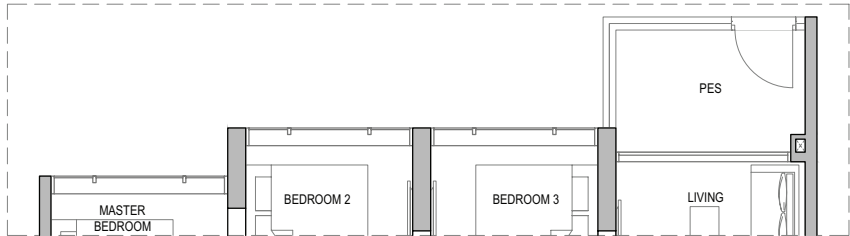
Areas include AC ledge, balcony and PES where applicable. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.



3 Bedroom with Yard

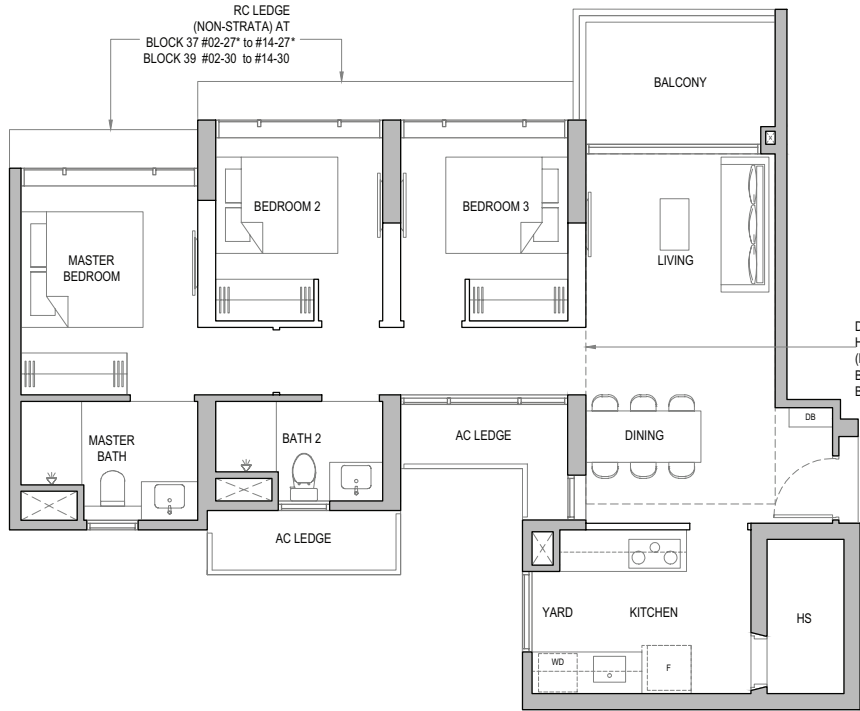
TYPE CY2-P

Area: 93 sq m / 1001 sq ft  
Block 37 #01-27\*  
Block 39 #01-30



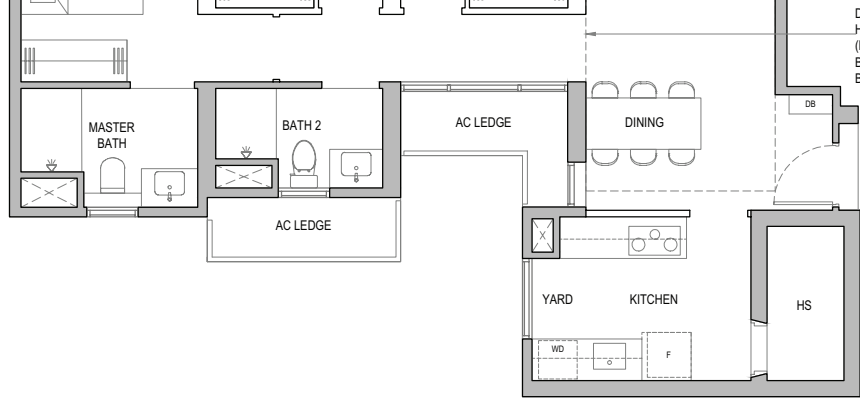
TYPE CY2

Area: 93 sq m / 1001 sq ft  
Block 37 #02-27\* to #13-27\*  
Block 39 #02-30 to #13-30



TYPE CY2-H

Area: 93 sq m / 1001 sq ft  
Block 37 #14-27\*  
Block 39 #14-30

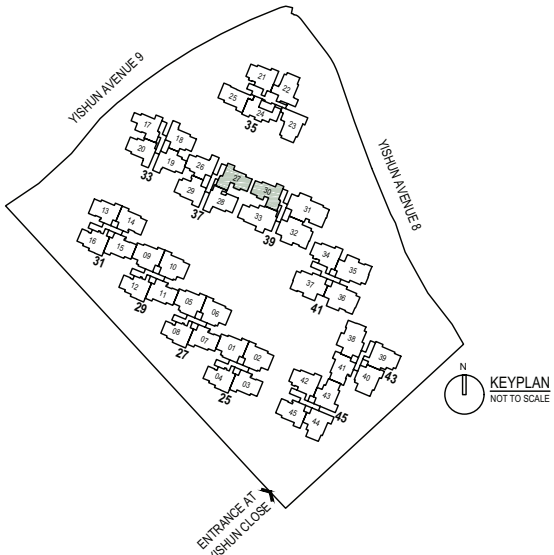


- Wall not allowed to be hacked or altered
- PES Private Enclosed Space
- RC Reinforced Concrete
- DB Distribution Board
- F Fridge (not included)
- WD Washer Dryer (not included)
- HS Household Shelter
- AC Air-Conditioner
- ST Storage

\* Mirror Image



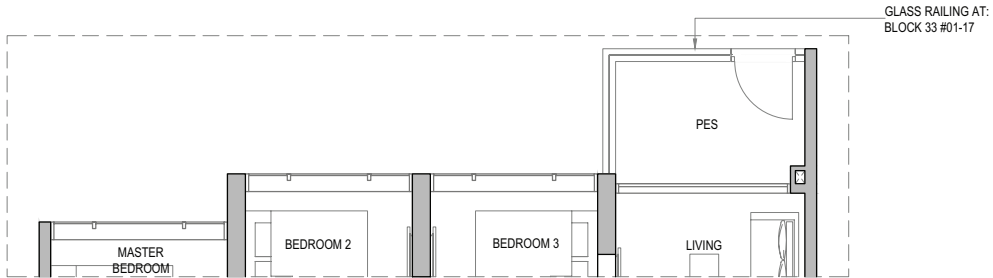
Areas include AC ledge, balcony and PES where applicable. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.





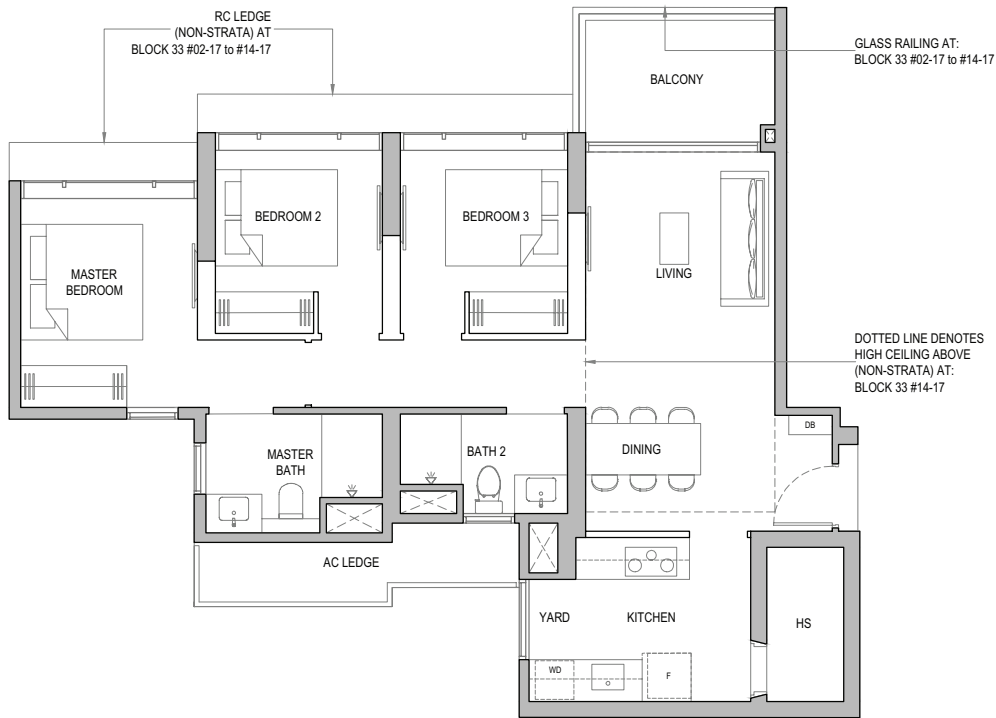
3 Bedroom with Yard

TYPE CY3-P  
Area: 93 sq m / 1001 sq ft  
Block 33 #01-17



TYPE CY3  
Area: 93 sq m / 1001 sq ft  
Block 33 #02-17 to #13-17

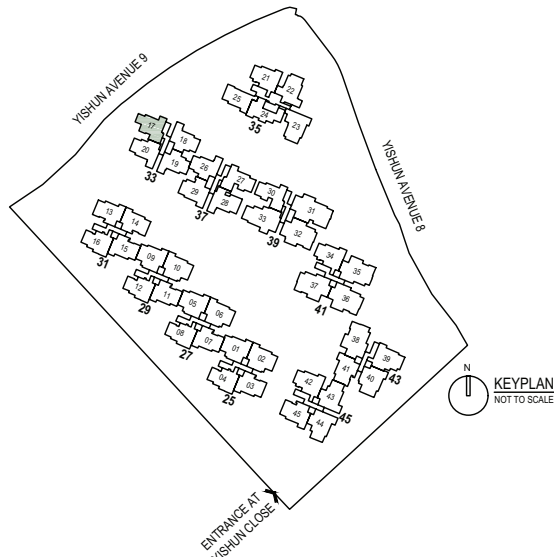
TYPE CY3-H  
Area: 93 sq m / 1001 sq ft  
Block 33 #14-17



- Wall not allowed to be hacked or altered
- PES Private Enclosed Space
- RC Reinforced Concrete
- DB Distribution Board
- F Fridge (not included)
- WD Washer Dryer (not included)
- HS Household Shelter
- AC Air-Conditioner
- ST Storage



Areas include AC ledge, balcony and PES where applicable. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.



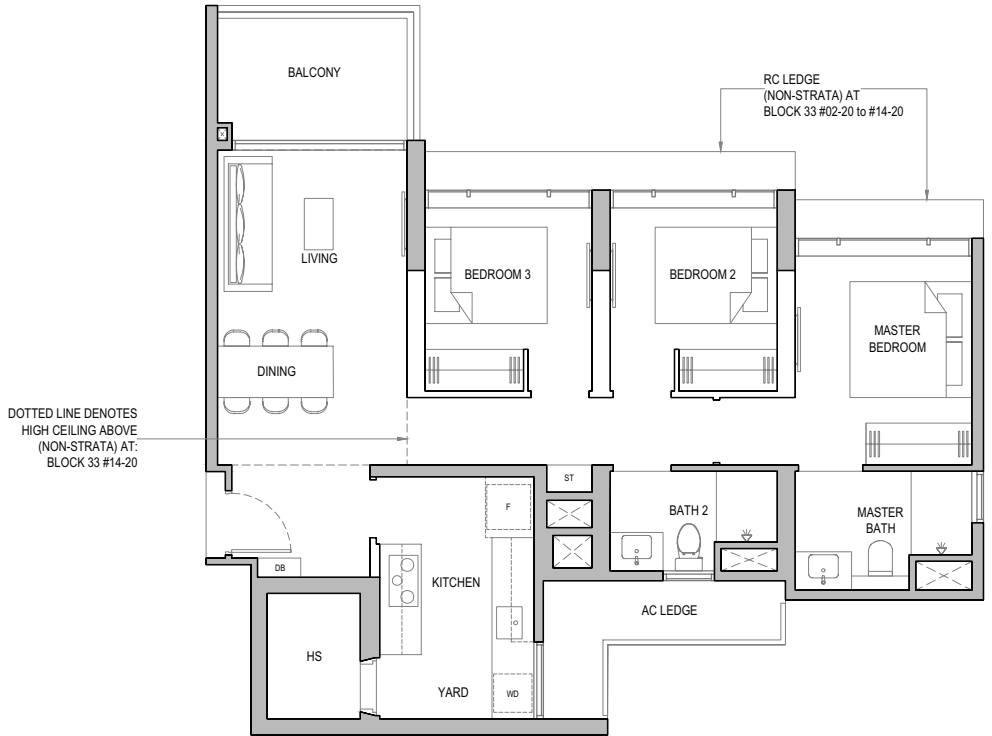
3 Bedroom with Yard

TYPE CY4-P  
Area: 93 sq m / 1001 sq ft  
Block 33 #01-20



TYPE CY4  
Area: 93 sq m / 1001 sq ft  
Block 33 #02-20 to #13-20

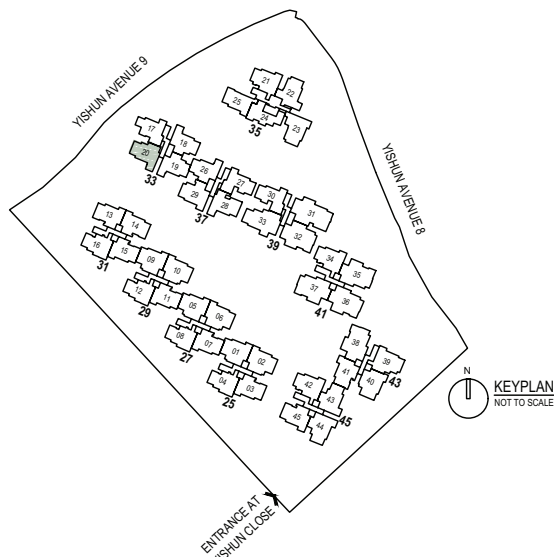
TYPE CY4-H  
Area: 93 sq m / 1001 sq ft  
Block 33 #14-20



- Wall not allowed to be hacked or altered
- PES Private Enclosed Space
- RC Reinforced Concrete
- DB Distribution Board
- F Fridge (not included)
- WD Washer Dryer (not included)
- HS Household Shelter
- AC Air-Conditioner
- ST Storage



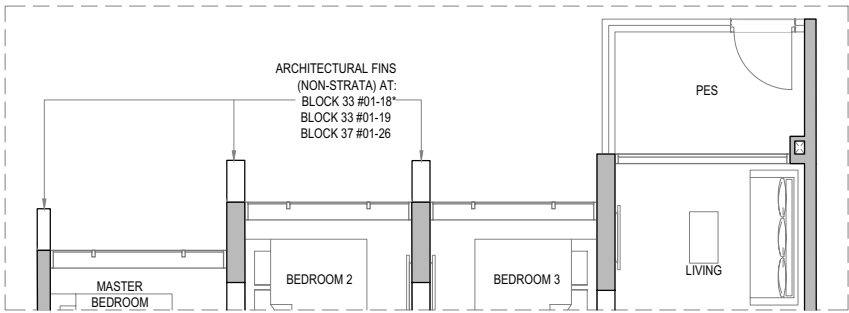
Areas include AC ledge, balcony and PES where applicable. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.





3 Bedroom with Yard

TYPE CY5-P  
Area: 93 sq m / 1001 sq ft  
Block 33 #01-18\*  
Block 33 #01-19  
Block 37 #01-26

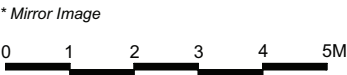


TYPE CY5  
Area: 93 sq m / 1001 sq ft  
Block 33 #02-18\* to #13-18\*  
Block 33 #02-19 to #13-19  
Block 37 #02-26 to #13-26

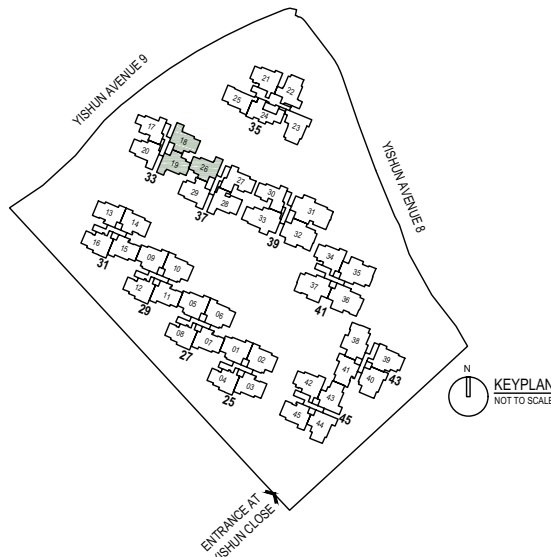


TYPE CY5-H  
Area: 93 sq m / 1001 sq ft  
Block 33 #14-18\*  
Block 33 #14-19  
Block 37 #14-26

- Wall not allowed to be hacked or altered
- PES Private Enclosed Space
- RC Reinforced Concrete
- DB Distribution Board
- F Fridge (not included)
- WD Washer Dryer (not included)
- HS Household Shelter
- AC Air-Conditioner
- ST Storage

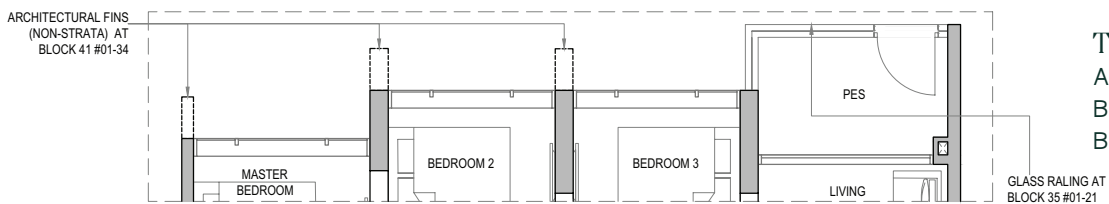


Areas include AC ledge, balcony and PES where applicable. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

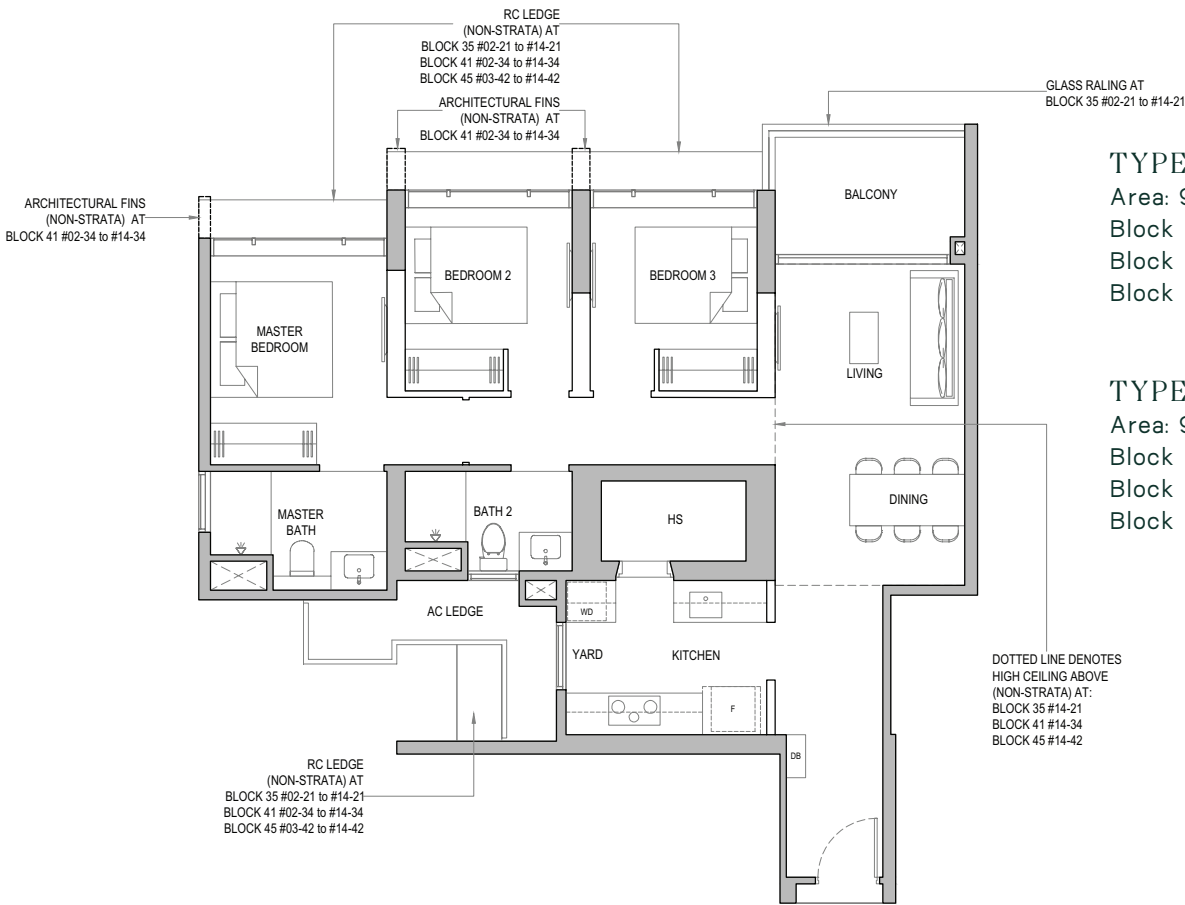


3 Bedroom with Yard

TYPE CY6-P  
Area: 96 sq m / 1033 sq ft  
Block 35 #01-21  
Block 41 #01-34



TYPE CY6  
Area: 96 sq m / 1033 sq ft  
Block 35 #02-21 to #13-21  
Block 41 #02-34 to #13-34  
Block 45 #03-42 to #13-42

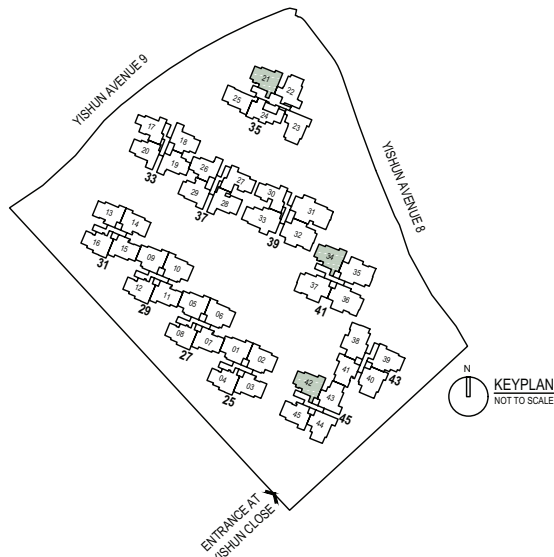


TYPE CY6-H  
Area: 96 sq m / 1033 sq ft  
Block 35 #14-21  
Block 41 #14-34  
Block 45 #14-42

- Wall not allowed to be hacked or altered
- PES Private Enclosed Space
- RC Reinforced Concrete
- DB Distribution Board
- F Fridge (not included)
- WD Washer Dryer (not included)
- HS Household Shelter
- AC Air-Conditioner
- ST Storage



Areas include AC ledge, balcony and PES where applicable. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

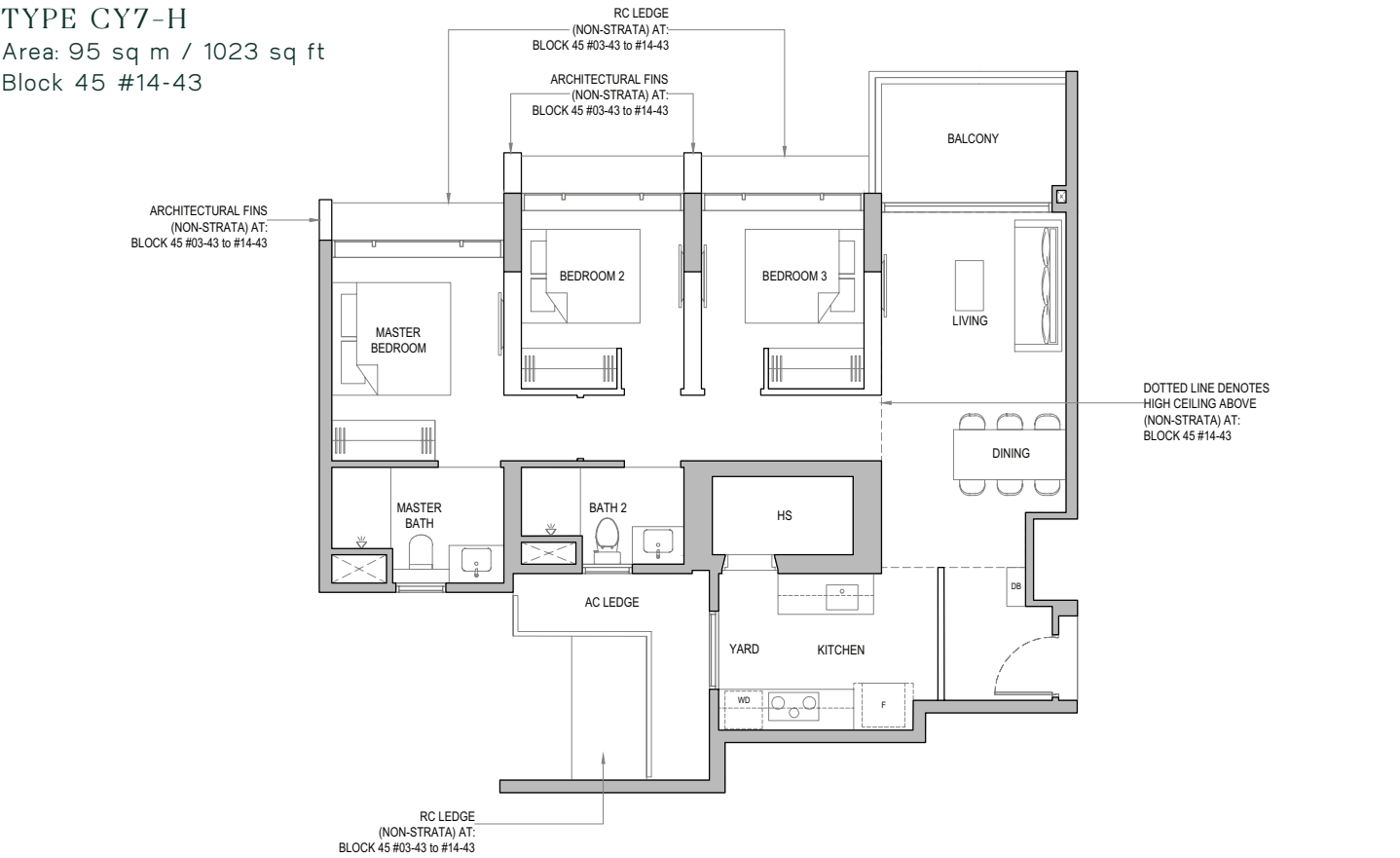




3 Bedroom with Yard

TYPE CY7  
Area: 95 sq m / 1023 sq ft  
Block 45 #03-43 to #13-43

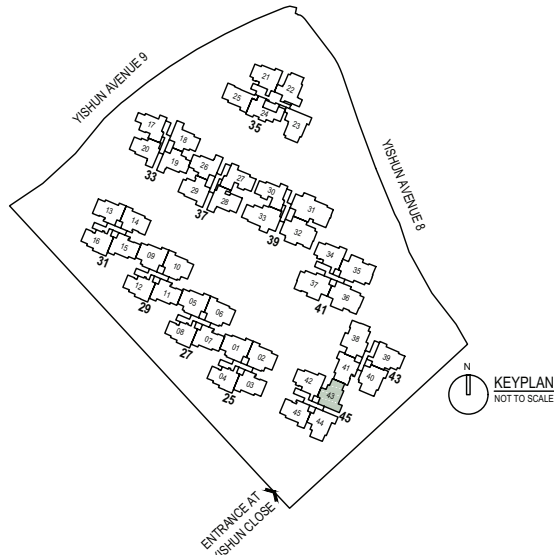
TYPE CY7-H  
Area: 95 sq m / 1023 sq ft  
Block 45 #14-43



- Wall not allowed to be hacked or altered
- PES Private Enclosed Space
- RC Reinforced Concrete
- DB Distribution Board
- F Fridge (not included)
- WD Washer Dryer (not included)
- HS Household Shelter
- AC Air-Conditioner
- ST Storage



Areas include AC ledge, balcony and PES where applicable. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.



3 Bedroom with Yard and Study

TYPE CSI-P  
Area: 98 sq m / 1055 sq ft  
Block 37 #01-28



TYPE CSI  
Area: 98 sq m / 1055 sq ft  
Block 37 #02-28 to #13-28

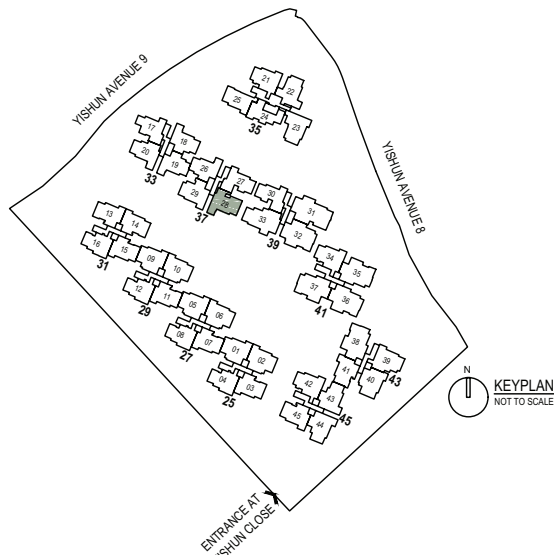
TYPE CSI-H  
Area: 98 sq m / 1055 sq ft  
Block 37 #14-28



- Wall not allowed to be hacked or altered
- PES Private Enclosed Space
- RC Reinforced Concrete
- DB Distribution Board
- F Fridge (not included)
- WD Washer Dryer (not included)
- HS Household Shelter
- AC Air-Conditioner
- ST Storage
- WC Water Closet



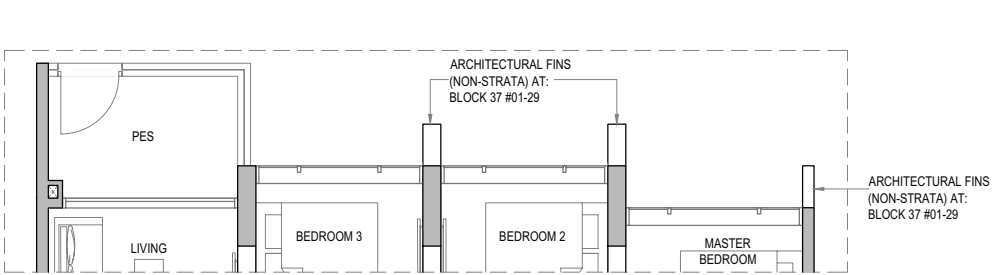
Areas include AC ledge, balcony and PES where applicable. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.





3 Bedroom with Yard and Study

TYPE CS2-P  
Area: 99 sq m / 1066 sq ft  
Block 37 #01-29



TYPE CS2  
Area: 99 sq m / 1066 sq ft  
Block 37 #02-29 to #13-29

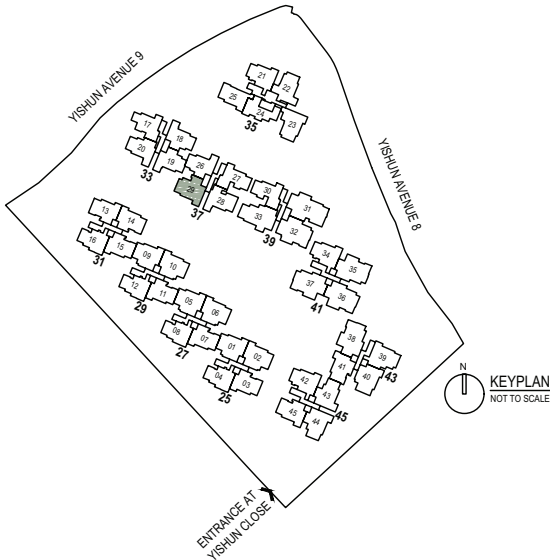
TYPE CS2-H  
Area: 99 sq m / 1066 sq ft  
Block 37 #14-29



- Wall not allowed to be hacked or altered
- PES Private Enclosed Space
- RC Reinforced Concrete
- DB Distribution Board
- F Fridge (not included)
- WD Washer Dryer (not included)
- HS Household Shelter
- AC Air-Conditioner
- ST Storage
- WC Water Closet

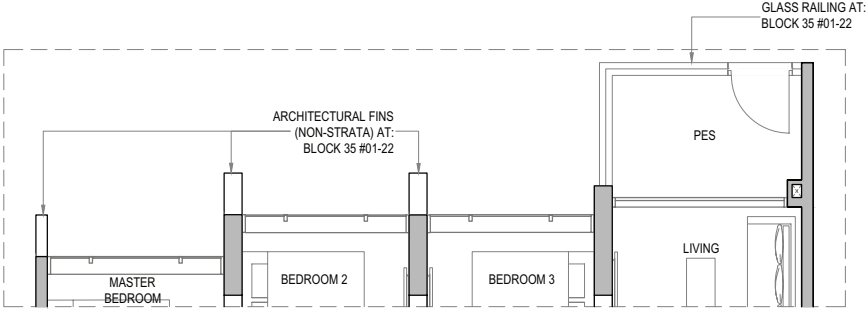


Areas include AC ledge, balcony and PES where applicable. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.



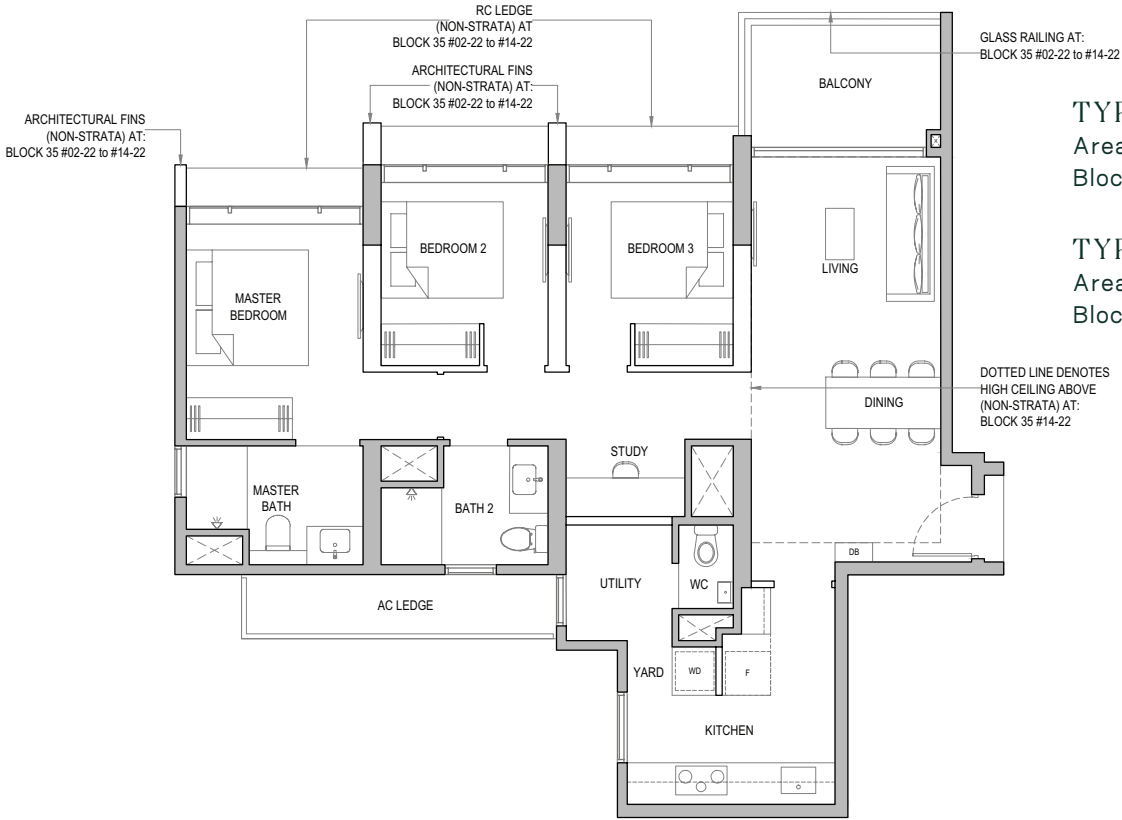
3 Bedroom with Yard and Study

TYPE CS3-P  
Area: 99 sq m / 1066 sq ft  
Block 35 #01-22



TYPE CS3  
Area: 99 sq m / 1066 sq ft  
Block 35 #02-22 to #13-22

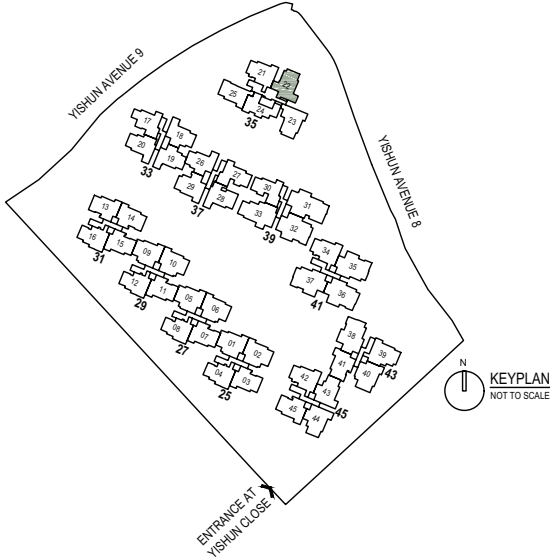
TYPE CS3-H  
Area: 99 sq m / 1066 sq ft  
Block 35 #14-22



- Wall not allowed to be hacked or altered
- PES Private Enclosed Space
- RC Reinforced Concrete
- DB Distribution Board
- F Fridge (not included)
- WD Washer Dryer (not included)
- HS Household Shelter
- AC Air-Conditioner
- ST Storage
- WC Water Closet



Areas include AC ledge, balcony and PES where applicable. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

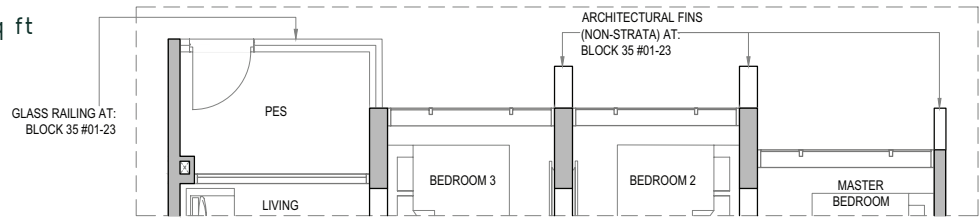




### 3 Bedroom with Yard and Study

#### TYPE CS4-P

Area: 99 sq m / 1066 sq ft  
Block 35 #01-23

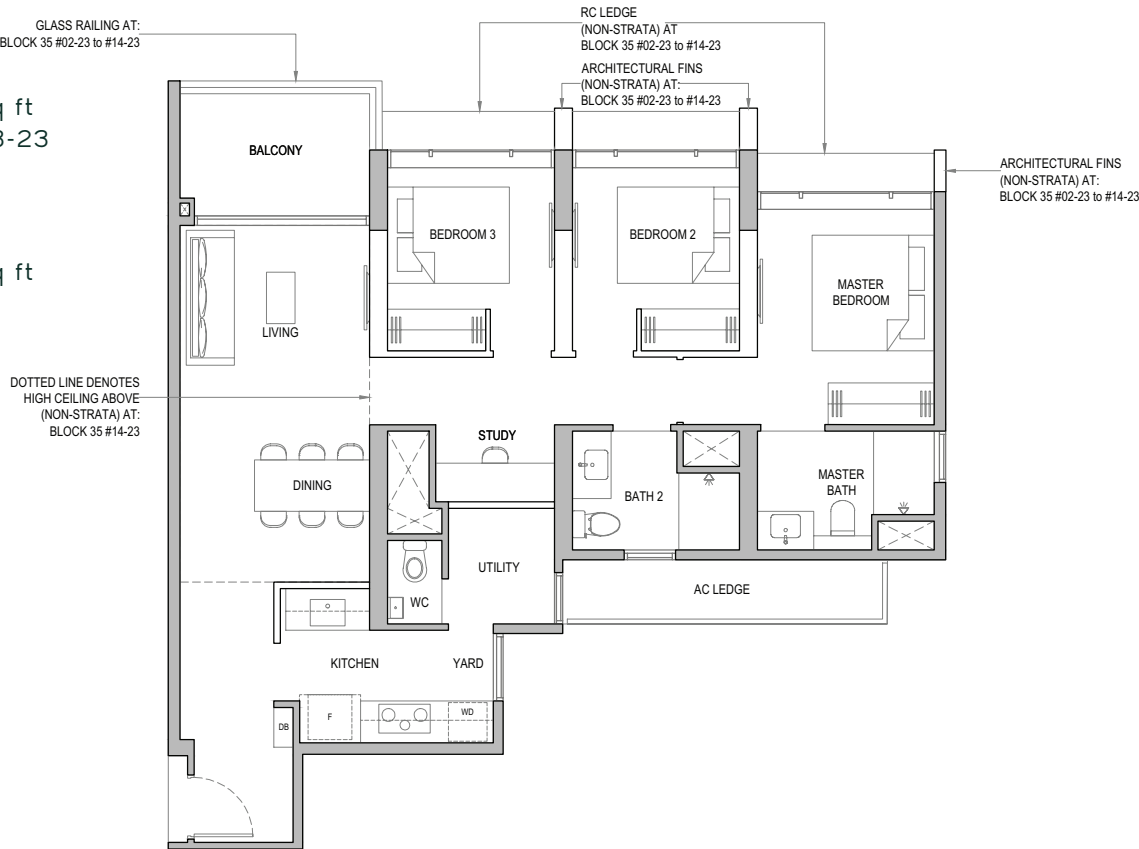


#### TYPE CS4

Area: 99 sq m / 1066 sq ft  
Block 35 #02-23 to #13-23

#### TYPE CS4-H

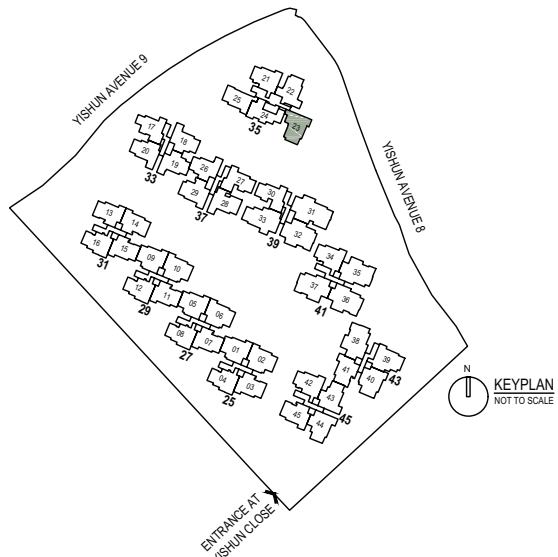
Area: 99 sq m / 1066 sq ft  
Block 35 #14-23



- Wall not allowed to be hacked or altered
- PES Private Enclosed Space
- RC Reinforced Concrete
- DB Distribution Board
- F Fridge (not included)
- WD Washer Dryer (not included)
- HS Household Shelter
- AC Air-Conditioner
- ST Storage
- WC Water Closet

0 1 2 3 4 5M

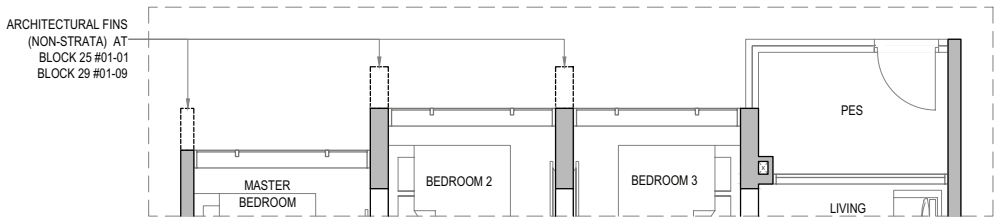
Areas include AC ledge, balcony and PES where applicable. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.



### 3 Bedroom with Yard and Study

#### TYPE CS5a-P

Area: 100 sq m / 1076 sq ft  
Block 25 #01-01  
Block 27 #01-05  
Block 29 #01-09

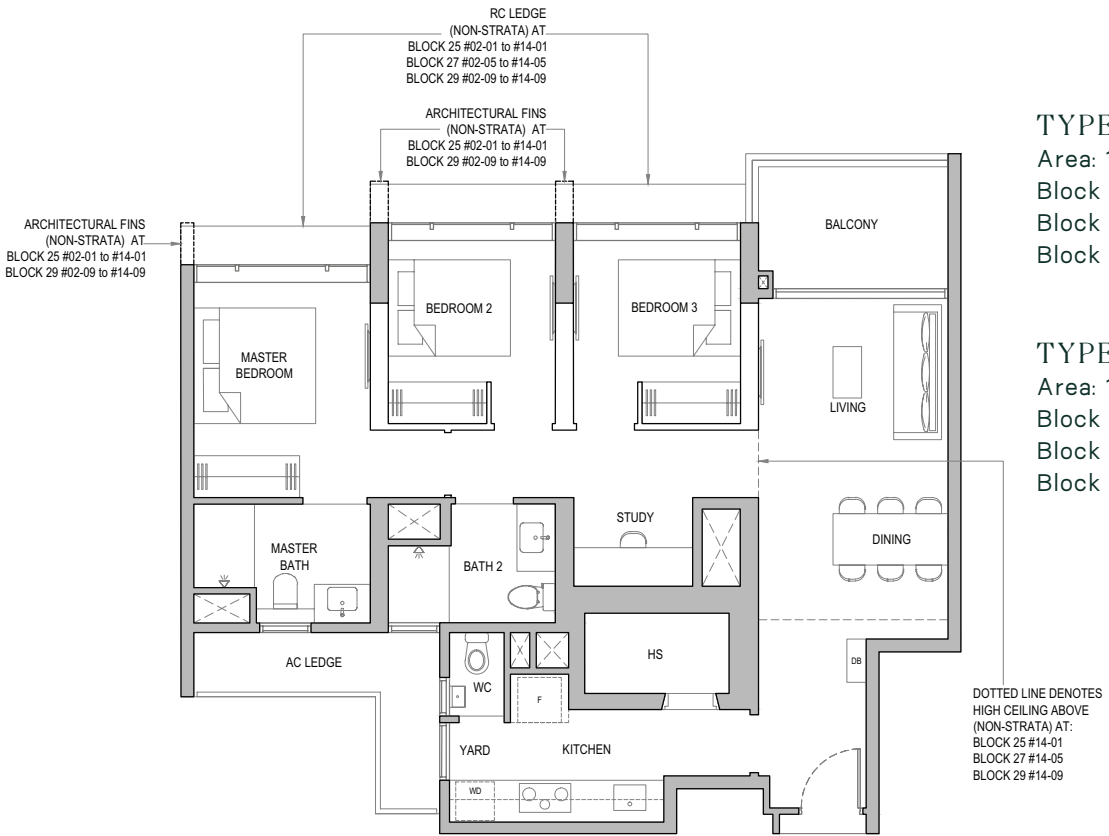


#### TYPE CS5a

Area: 100 sq m / 1076 sq ft  
Block 25 #02-01 to #13-01  
Block 27 #02-05 to #13-05  
Block 29 #02-09 to #13-09

#### TYPE CS5a-H

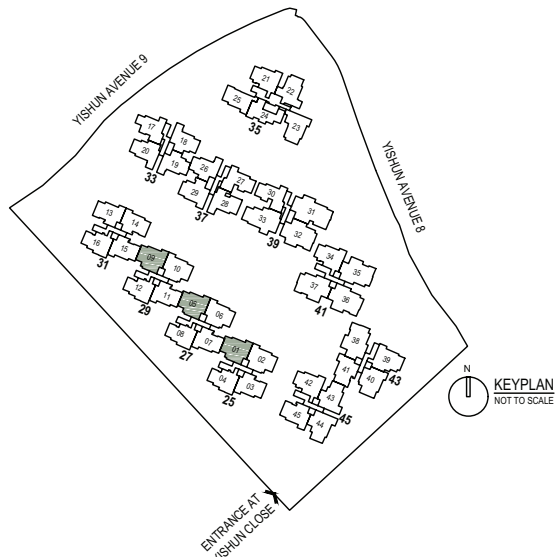
Area: 100 sq m / 1076 sq ft  
Block 25 #14-01  
Block 27 #14-05  
Block 29 #14-09



- Wall not allowed to be hacked or altered
- PES Private Enclosed Space
- RC Reinforced Concrete
- DB Distribution Board
- F Fridge (not included)
- WD Washer Dryer (not included)
- HS Household Shelter
- AC Air-Conditioner
- ST Storage
- WC Water Closet

0 1 2 3 4 5M

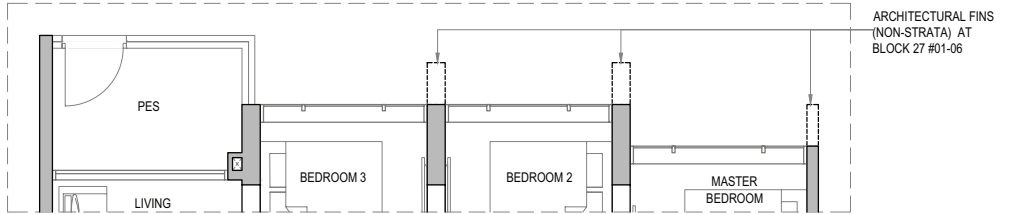
Areas include AC ledge, balcony and PES where applicable. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.



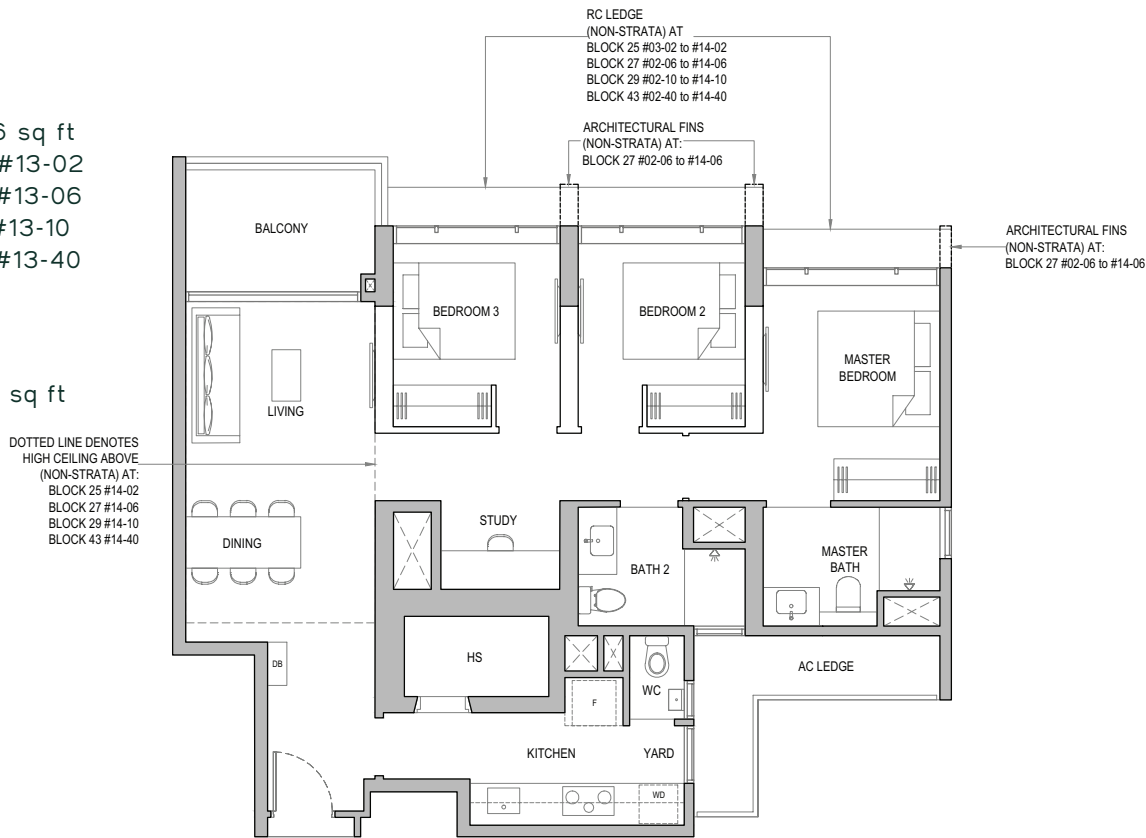


3 Bedroom with Yard and Study

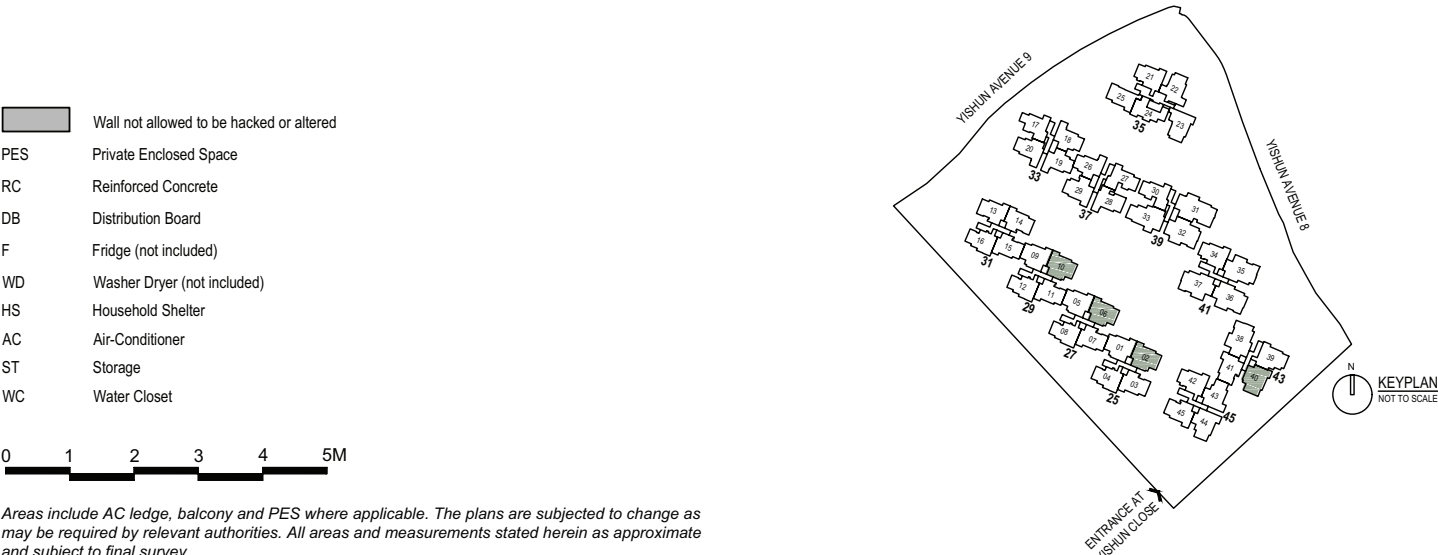
TYPE CS5b-P  
Area: 100 sq m / 1076 sq ft  
Block 27 #01-06  
Block 29 #01-10  
Block 43 #01-40



TYPE CS5b  
Area: 100 sq m / 1076 sq ft  
Block 25 #03-02 to #13-02  
Block 27 #02-06 to #13-06  
Block 29 #02-10 to #13-10  
Block 43 #02-40 to #13-40



TYPE CS5b-H  
Area: 100 sq m / 1076 sq ft  
Block 25 #14-02  
Block 27 #14-06  
Block 29 #14-10  
Block 43 #14-40



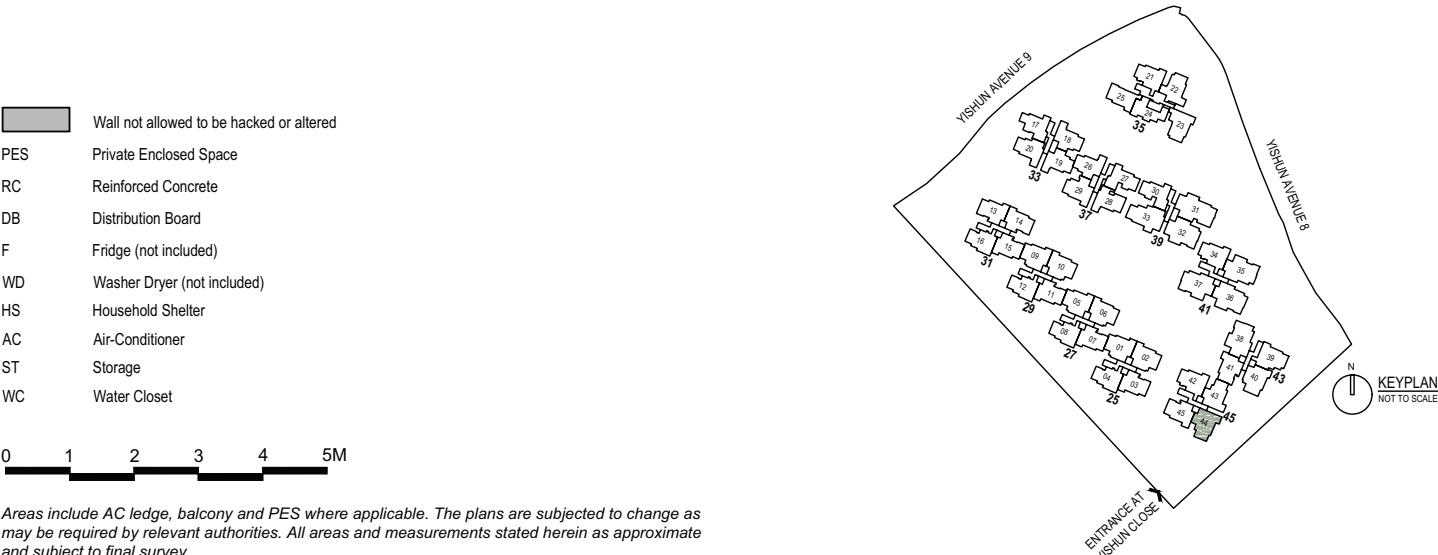
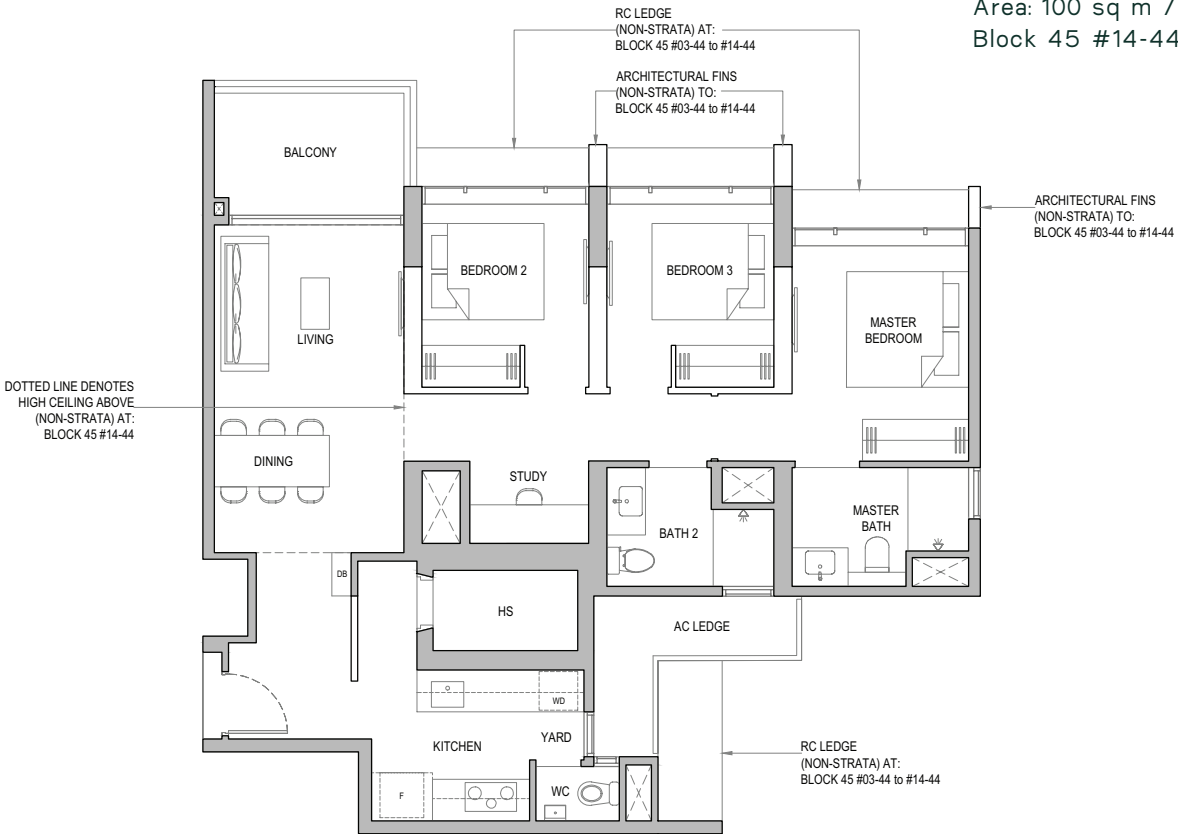
- Wall not allowed to be hacked or altered
- PES Private Enclosed Space
- RC Reinforced Concrete
- DB Distribution Board
- F Fridge (not included)
- WD Washer Dryer (not included)
- HS Household Shelter
- AC Air-Conditioner
- ST Storage
- WC Water Closet

Areas include AC ledge, balcony and PES where applicable. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

3 Bedroom with Yard and Study

TYPE CS6  
Area: 100 sq m / 1076 sq ft  
Block 45 #03-44 to #13-44

TYPE CS6-H  
Area: 100 sq m / 1076 sq ft  
Block 45 #14-44



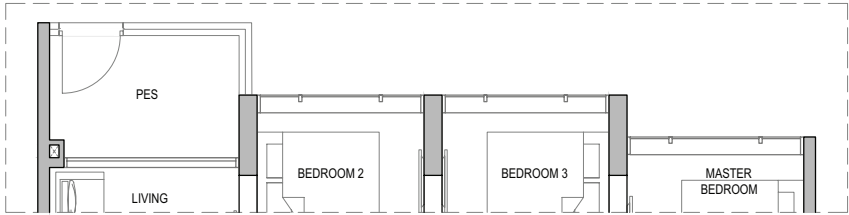
- Wall not allowed to be hacked or altered
- PES Private Enclosed Space
- RC Reinforced Concrete
- DB Distribution Board
- F Fridge (not included)
- WD Washer Dryer (not included)
- HS Household Shelter
- AC Air-Conditioner
- ST Storage
- WC Water Closet

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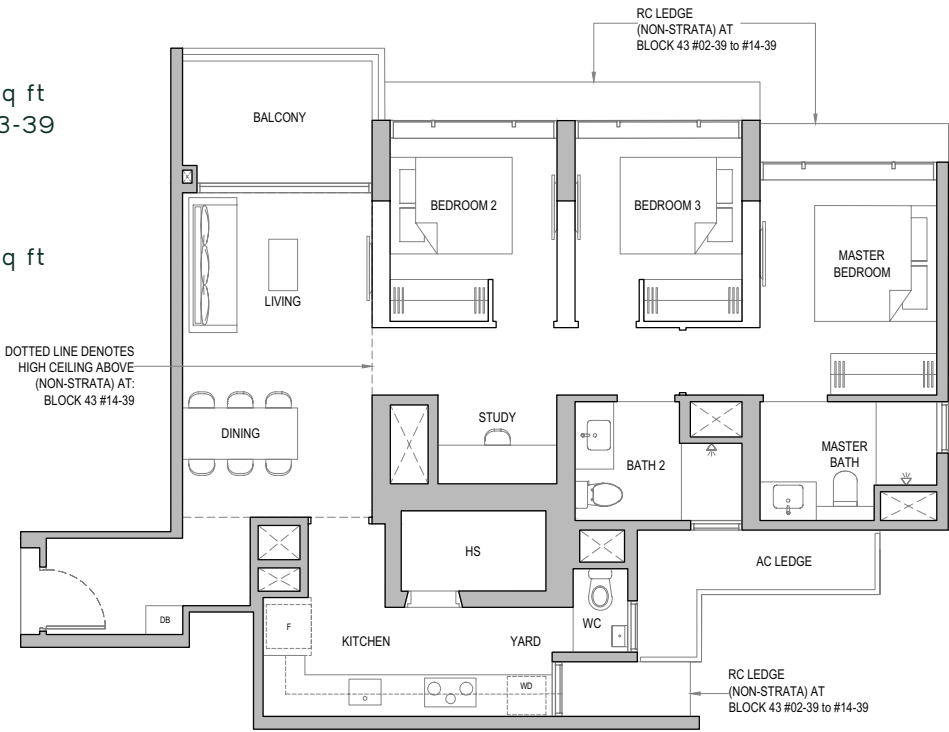


### 3 Bedroom with Yard and Study

TYPE CS7-P  
Area: 100 sq m / 1076 sq ft  
Block 43 #01-39



TYPE CS7  
Area: 100 sq m / 1076 sq ft  
Block 43 #02-39 to #13-39

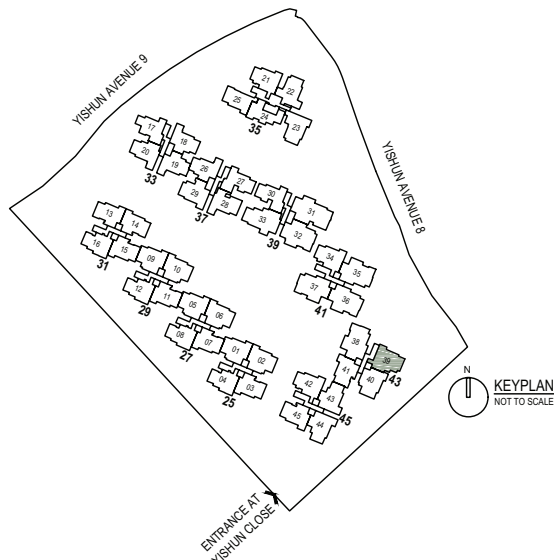


TYPE CS7-H  
Area: 100 sq m / 1076 sq ft  
Block 43 #14-39

- Wall not allowed to be hacked or altered
- PES Private Enclosed Space
- RC Reinforced Concrete
- DB Distribution Board
- F Fridge (not included)
- WD Washer Dryer (not included)
- HS Household Shelter
- AC Air-Conditioner
- ST Storage
- WC Water Closet

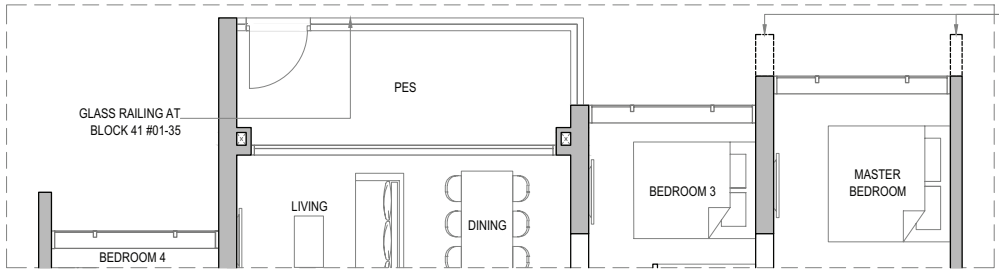


Areas include AC ledge, balcony and PES where applicable. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.



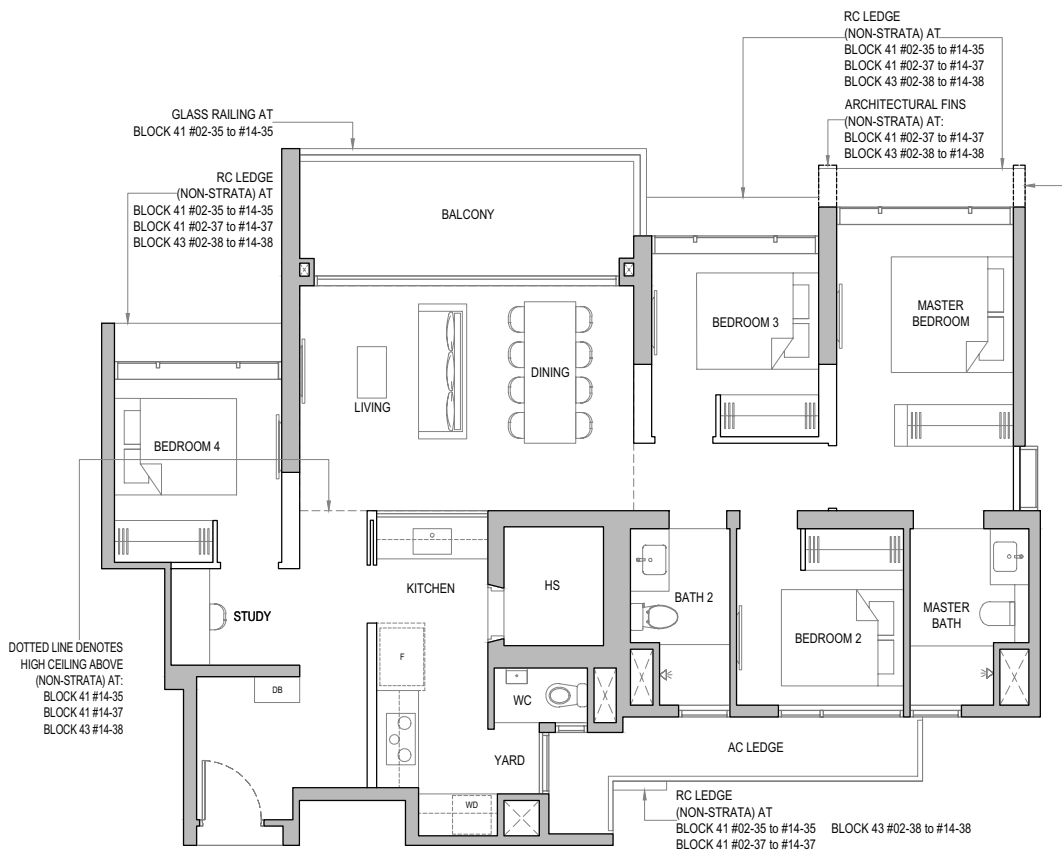
### 4 Bedroom

TYPE DI-P  
Area: 122 sq m / 1313 sq ft  
Block 41 #01-35  
Block 41 #01-37  
Block 43 #01-38



ARCHITECTURAL FINIS (NON-STRATA) AT  
BLOCK 41 #01-37  
BLOCK 43 #01-38

TYPE DI  
Area: 122 sq m / 1313 sq ft  
Block 41 #02-35 to #13-35  
Block 41 #02-37 to #13-37  
Block 43 #02-38 to #13-38



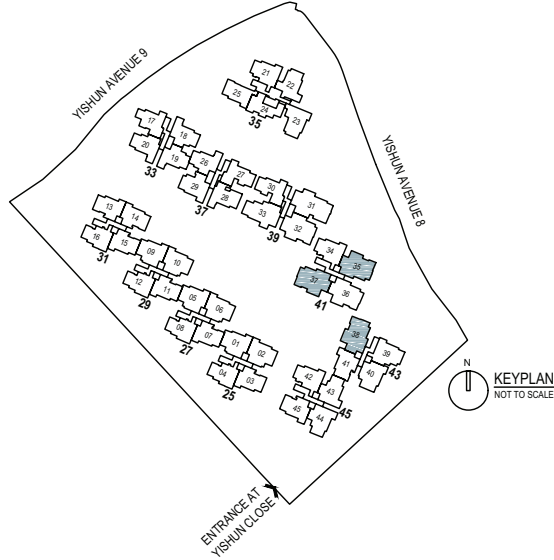
TYPE DI-H  
Area: 122 sq m / 1313 sq ft  
Block 41 #14-35  
Block 41 #14-37  
Block 43 #14-38

ARCHITECTURAL FINIS (NON-STRATA) AT:  
BLOCK 41 #02-37 to #14-37  
BLOCK 43 #02-38 to #14-38

- Wall not allowed to be hacked or altered
- PES Private Enclosed Space
- RC Reinforced Concrete
- DB Distribution Board
- F Fridge (not included)
- WD Washer Dryer (not included)
- HS Household Shelter
- AC Air-Conditioner
- ST Storage
- WC Water Closet



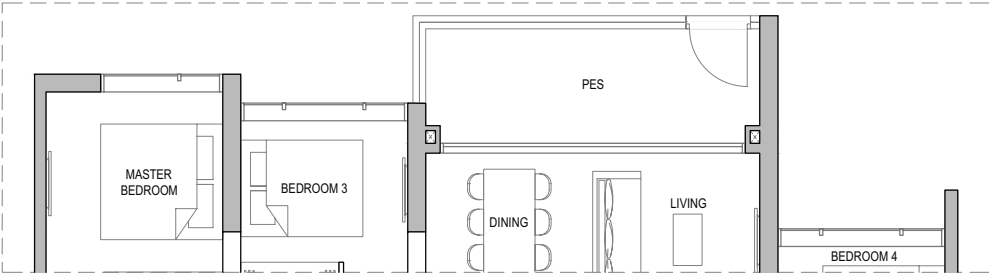
Areas include AC ledge, balcony and PES where applicable. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.





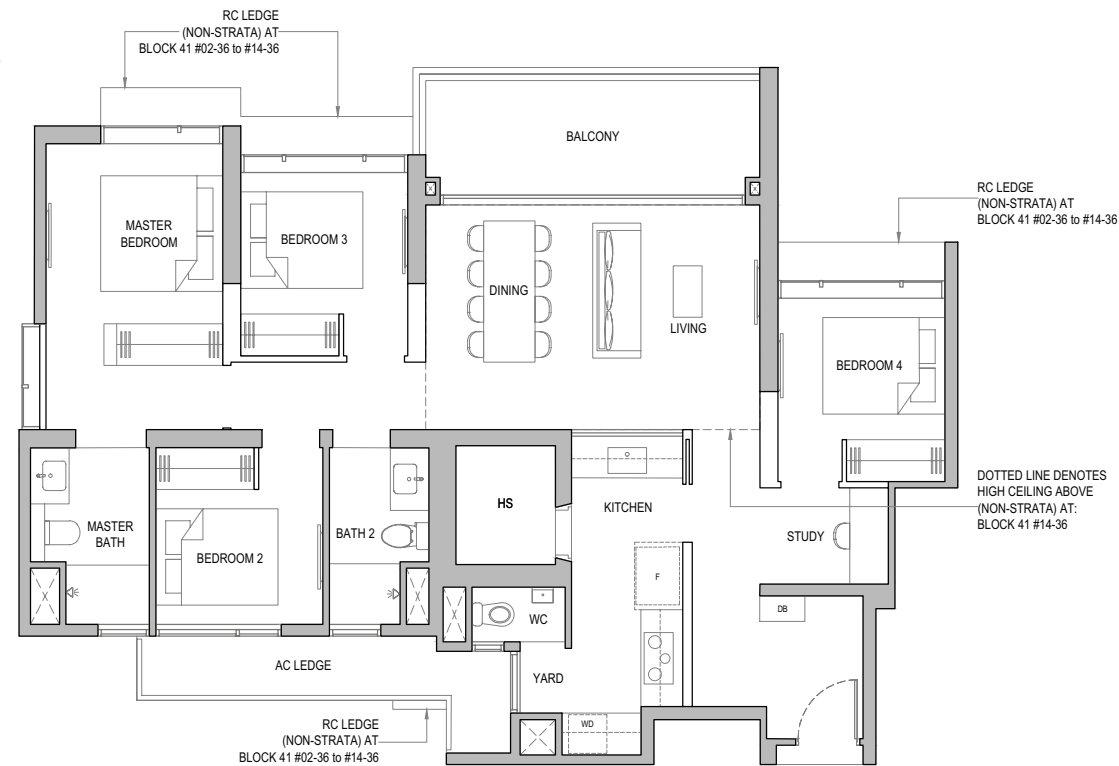
4 Bedroom

TYPE D2-P  
Area: 122 sq m / 1313 sq ft  
Block 41 #01-36



TYPE D2  
Area: 122 sq m / 1313 sq ft  
Block 41 #02-36 to #13-36

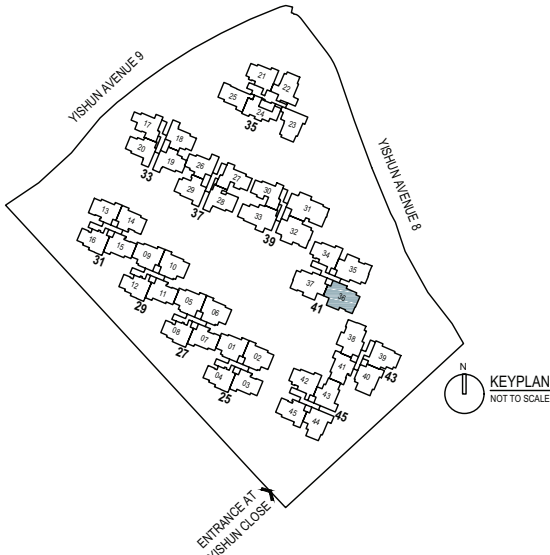
TYPE D2-H  
Area: 122 sq m / 1313 sq ft  
Block 41 #14-36



- Wall not allowed to be hacked or altered
- PES Private Enclosed Space
- RC Reinforced Concrete
- DB Distribution Board
- F Fridge (not included)
- WD Washer Dryer (not included)
- HS Household Shelter
- AC Air-Conditioner
- ST Storage
- WC Water Closet

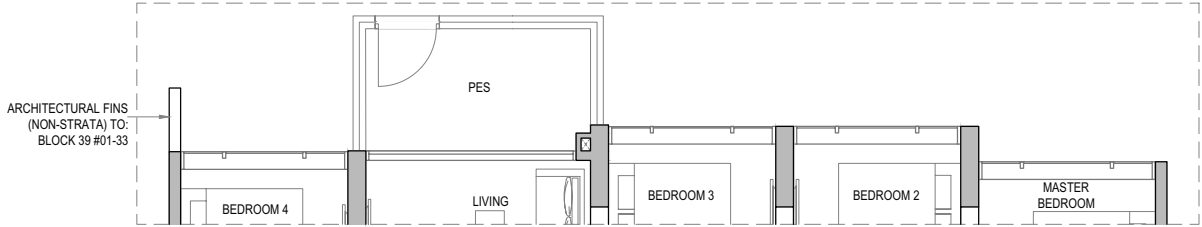


Areas include AC ledge, balcony and PES where applicable. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.



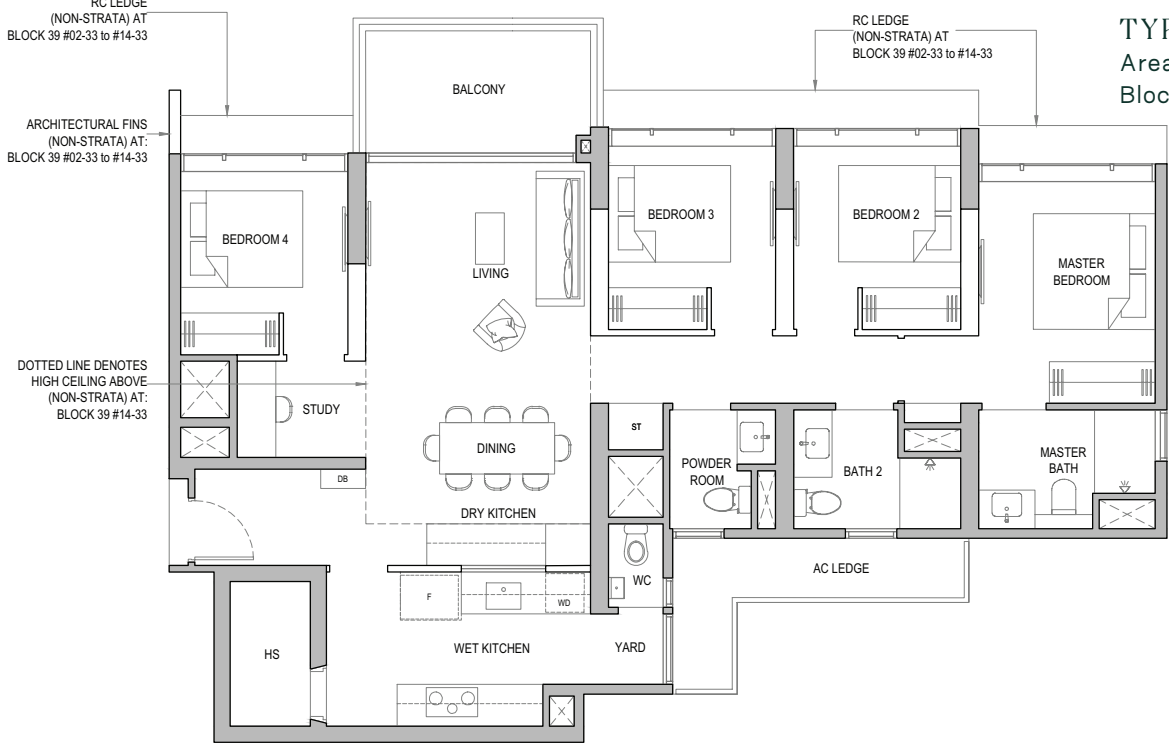
4 Bedroom

TYPE D3-P  
Area: 124 sq m / 1335 sq ft  
Block 39 #01-33



TYPE D3  
Area: 124 sq m / 1335 sq ft  
Block 39 #02-33 to #13-33

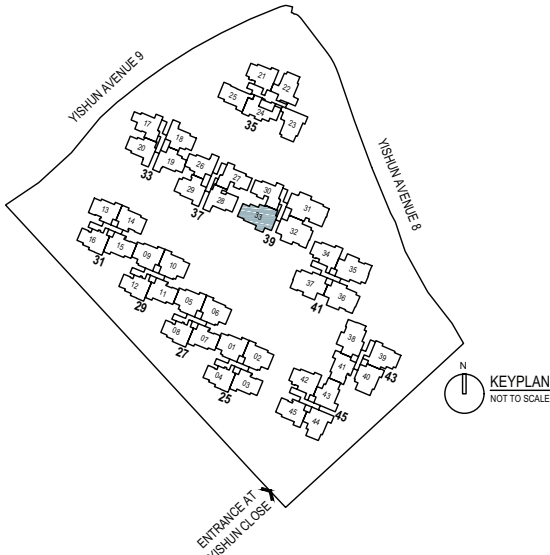
TYPE D3-H  
Area: 124 sq m / 1335 sq ft  
Block 39 #14-33



- Wall not allowed to be hacked or altered
- PES Private Enclosed Space
- RC Reinforced Concrete
- DB Distribution Board
- F Fridge (not included)
- WD Washer Dryer (not included)
- HS Household Shelter
- AC Air-Conditioner
- ST Storage
- WC Water Closet



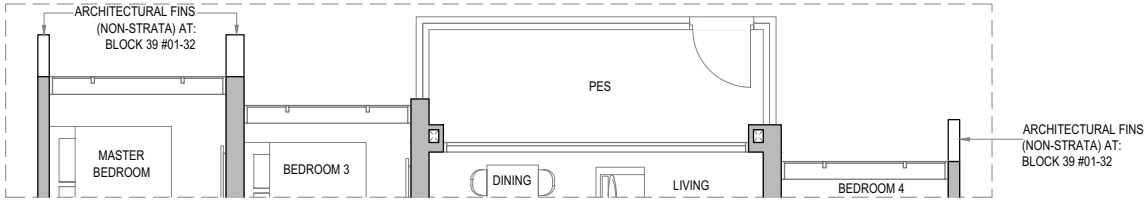
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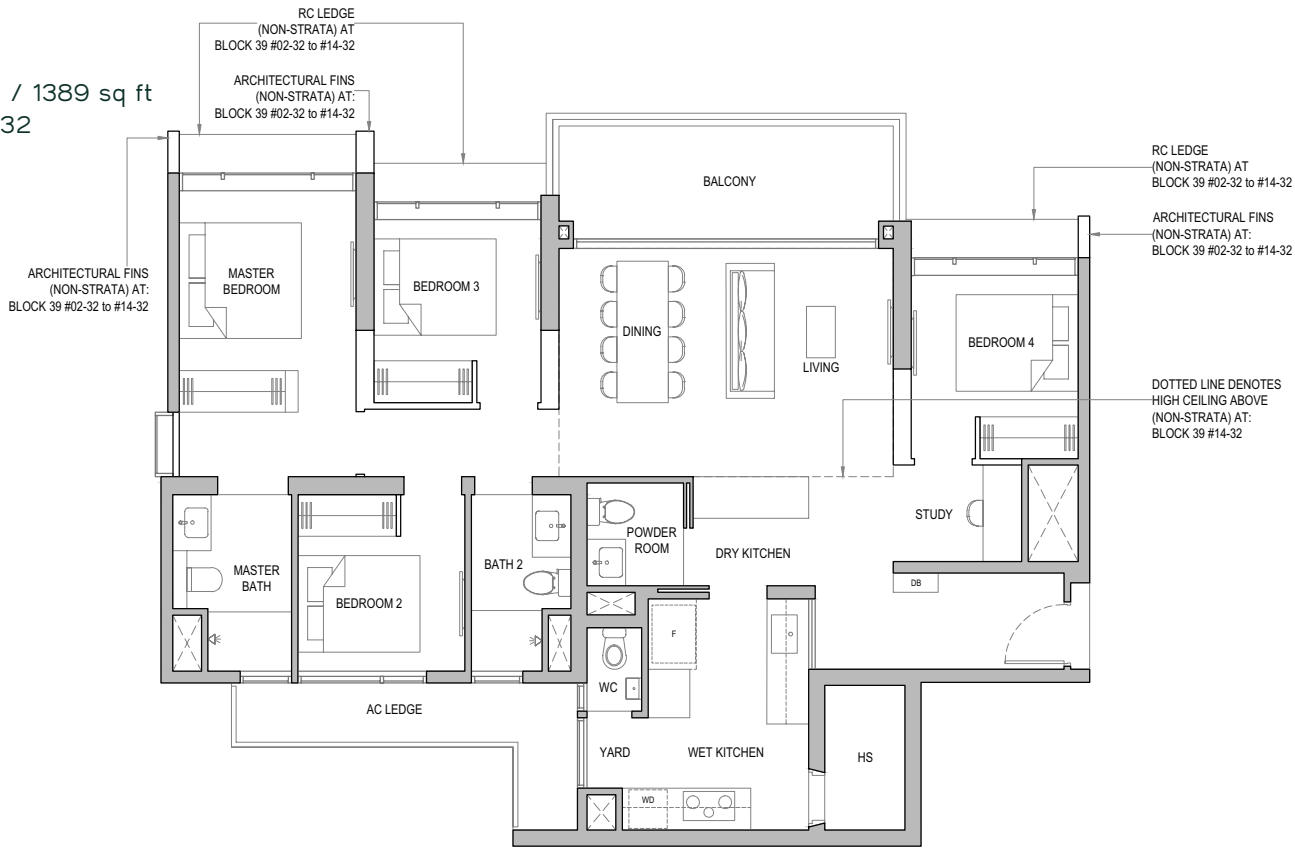
# 4 Bedroom

TYPE D4-P  
Area: 129 sq m / 1389 sq ft  
Block 39 #01-32



TYPE D4  
Area: 129 sq m / 1389 sq ft  
Block 39 #02-32 to #13-32

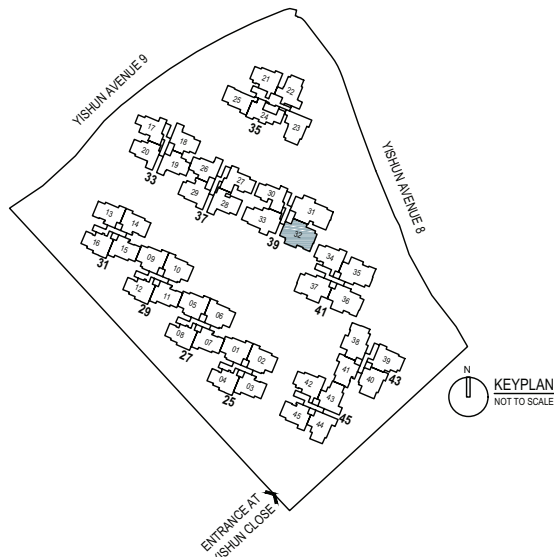
TYPE D4-H  
Area: 129 sq m / 1389 sq ft  
Block 39 #14-32



- Wall not allowed to be hacked or altered
- PES Private Enclosed Space
- RC Reinforced Concrete
- DB Distribution Board
- F Fridge (not included)
- WD Washer Dryer (not included)
- HS Household Shelter
- AC Air-Conditioner
- ST Storage
- WC Water Closet

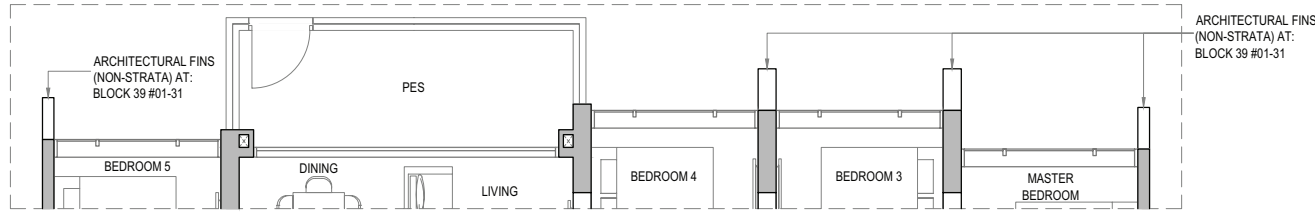


Areas include AC ledge, balcony and PES where applicable. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.



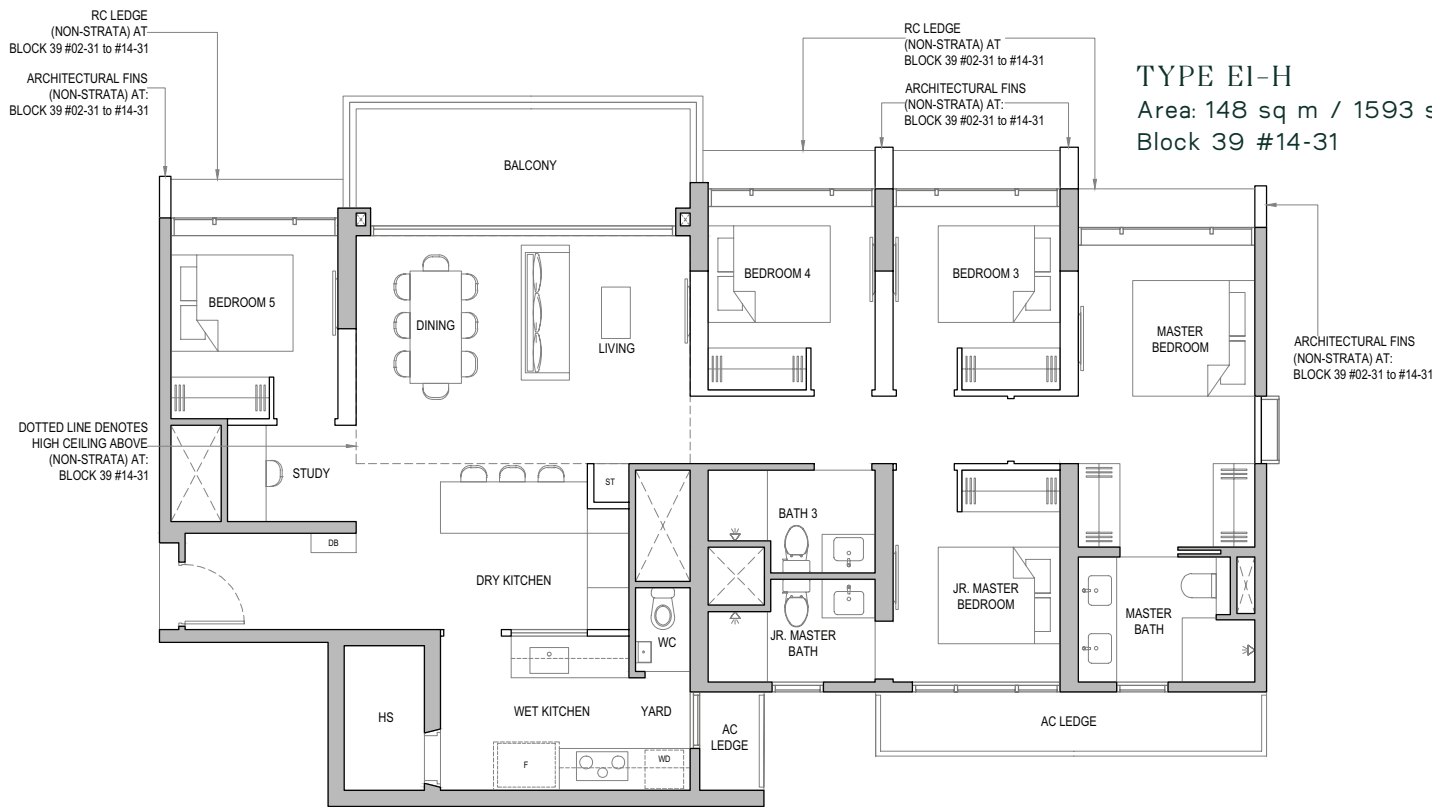
# 5 Bedroom

TYPE EI-P  
Area: 148 sq m / 1593 sq ft  
Block 39 #01-31



TYPE EI  
Area: 148 sq m / 1593 sq ft  
Block 39 #02-31 to #13-31

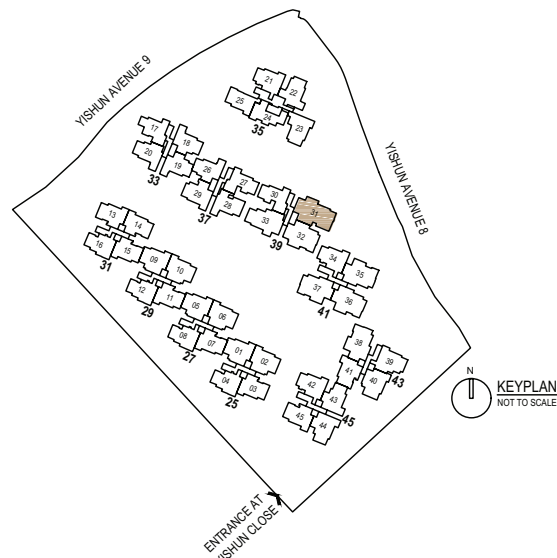
TYPE EI-H  
Area: 148 sq m / 1593 sq ft  
Block 39 #14-31



- Wall not allowed to be hacked or altered
- PES Private Enclosed Space
- RC Reinforced Concrete
- DB Distribution Board
- F Fridge (not included)
- WD Washer (not included)
- HS Household Shelter
- AC Air-Conditioner
- ST Storage
- WC Water Closet



Areas include AC ledge, balcony and PES where applicable. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.





Rooted in the  
tradition of prestige



Sing Holdings Limited is a property development and investment company listed on the Mainboard of the Singapore Exchange since 2007 with extensive experience in developing award-winning residential and commercial properties. Since its founding in 1964, Sing Holdings Limited (and its subsidiaries, collectively the "Group") has focused its core business in Singapore and has a proven track record of developing quality projects in prime districts including Robin Residences, Bellerive, and The Laurels. The Group's latest 735-unit project, Parc Botannia, won awards in the Asia Pacific Property Awards 2020 for Architecture Multiple Residence (Singapore), and Residential Development (Singapore), as well as the BCA Green Mark Award (Gold Plus). The Group's other projects such as The Laurels and Waterwoods have also won the FIABCI Singapore Property Award and the BCA Green Mark Award (Gold Plus) respectively.

Apart from its experience in developing residential properties, the Group has developed commercial and industrial projects including BizTech Centre and EastGate in Singapore, and Ocean Tower in Shanghai - a skyscraper in the heart of Shanghai's traditional commercial district. As part of its portfolio, the Group also owns a limited service hotel, Travelodge Docklands in Melbourne, Australia. The Group prides itself in delivering quality projects to its purchasers and tenants, and will harness its wide-ranging experience and capabilities to develop dream homes for the residents of North Gaia.



EXECUTIVE CONDOMINIUM

Developer: Sing Holdings (Yishun) Pte. Ltd. (Company registration No 198000319M) · Developer's License No: C1404 · Tenure of Land: 99 years from 15 February 2021 · Mukim/Lot no: Lot 3974L of Mukim 19 at Yishun Close · Expected Date of Vacant Possession: 30 June 2027 · Expected Date of Legal Completion: 30 June 2030 · Encumbrances on the Land: Mortgage in favour of United Overseas Bank Limited

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