



City Vue @Henderson

Blks 95A, 95B, 95C, 96A and 96B



Artist's Impression

Central to conveniences

Located at the junction of Tiong Bahru Road and Henderson Road, City Vue @Henderson is sited close to Tiong Bahru MRT station and Tiong Bahru Plaza. With plenty of shopping options and entertainment choices well within reach, you are set for a new and enhanced living experience.

This development comprises 5 residential blocks ranging from 27, 40 and 48 storeys. You can choose from 1,232 units of 2-, 3-, 4- and 5-room Standard flats.

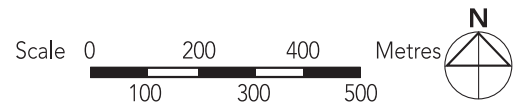
The name City Vue @Henderson reflects its prime location close to the city.





LEGEND:

- MRT Line & Station
- Future MRT Line & Station
- (u/c) Under Construction
- ==== Under Construction / Future Road





Artist's Impression

Rooted in heritage and more



evening stroll.

To celebrate the site's rich history, the design of the precinct facilities is inspired by elements such as the red brick facade and steel window grilles which used to be seen in the estate.

To enjoy the cityscape, you can venture to any of the 3 landscaped sky bridges at the 28th floor. These sky bridges come with seatings and are open to the public.

At City Vue @Henderson, you will discover plenty of recreational options that cater to residents of all ages. Children will enjoy playing at the children's playgrounds. Fitness enthusiasts can stretch their muscles at the adult and elderly fitness stations, or engage in games at the hard courts. Those who wish to gather with the neighbours for a friendly chat can do so at the resting shelters and precinct pavilions. The roof garden above the multi-storey carpark will provide an ideal spot for quiet contemplation or an



You will also be able to participate in various community activities organised by the Residents' Committee Centre. A Senior Care Centre will be set up in this development. The centre will provide day care, dementia day care, day rehabilitation services, basic nursing services and other social services.

A shop and a cafe will be conveniently located within City Vue @ Henderson.

Contemporary homes

You can choose from a range of 2-, 3-, 4- and 5-room Standard flats. All units will come with three-quarter height windows in the living/dining area and half-height windows in other rooms.

All units will come with floor finishes in the kitchen, household shelter, service yard and bathrooms. Wall tiles will also be provided in the bathroom and kitchen. For added convenience, you may opt in to have floor finishes installed in the living/dining room and bedrooms and/or doors for the bedrooms and bathrooms of your selected flat.

The cost of installing these optional components will be added to the selling price of the flat.



LAYOUT IDEAS FOR 2 - ROOM

Approx. Floor Area 47sqm

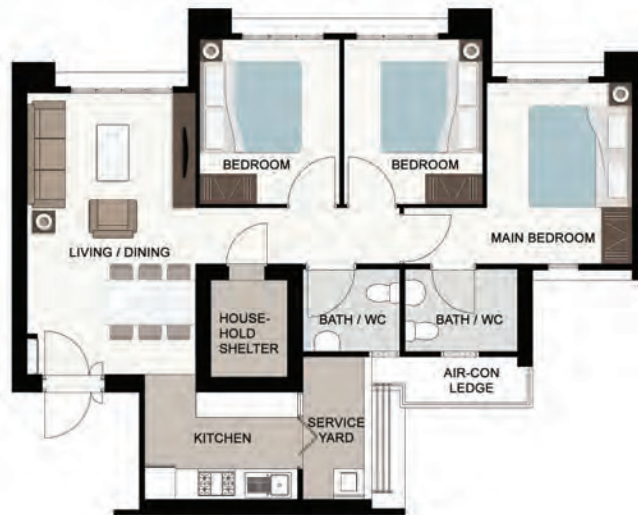
(Inclusive of Internal Floor Area 45sqm and Air-Con Ledge)



LAYOUT IDEAS FOR 3 - ROOM

Approx. Floor Area 68sqm

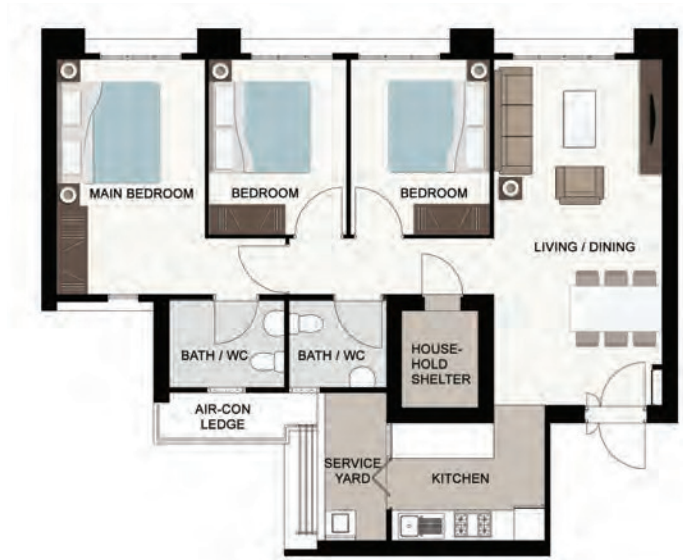
(Inclusive of Internal Floor Area 65sqm and Air-Con Ledge)



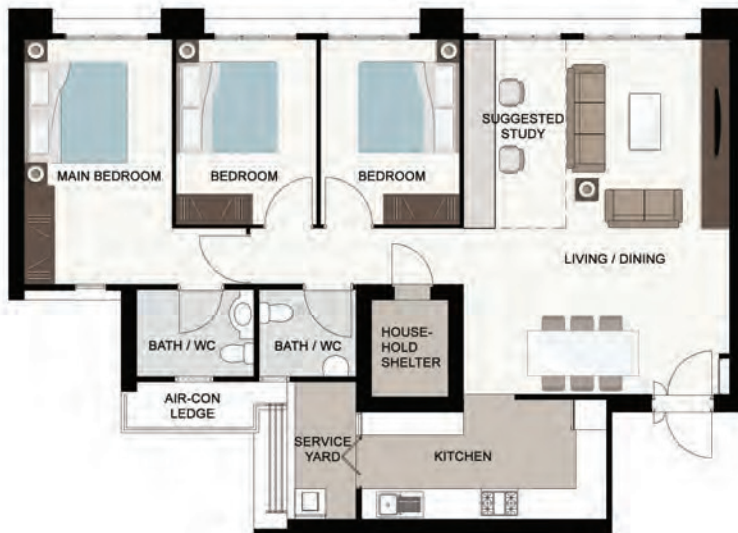
LAYOUT IDEAS FOR 4 - ROOM

Approx. Floor Area 83sqm

(Inclusive of Internal Floor Area 80sqm and Air-Con Ledge)



LAYOUT IDEAS FOR 4 - ROOM
 Approx. Floor Area 93sqm
 (Inclusive of Internal Floor Area 90sqm and Air-Con Ledge)



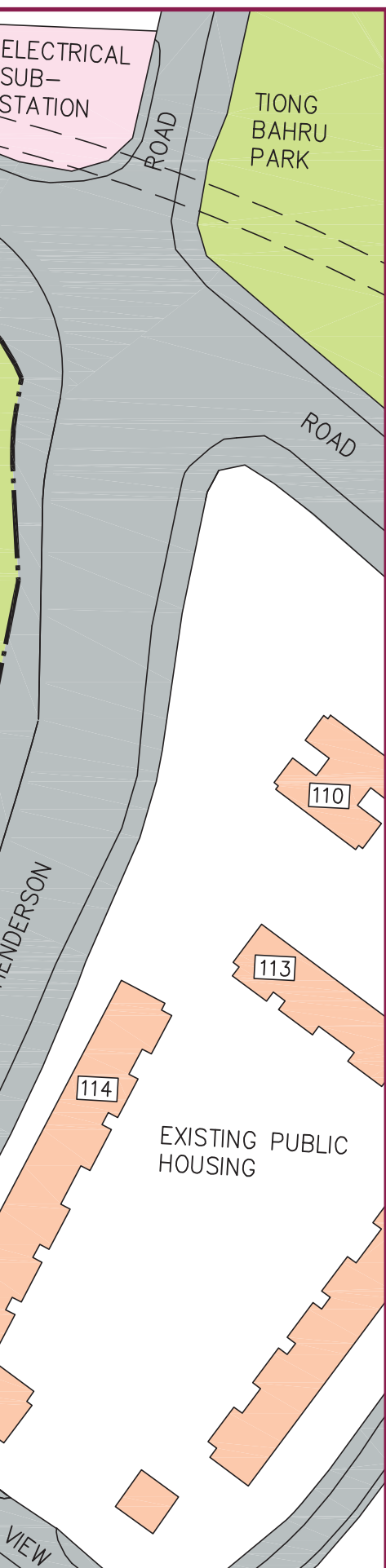
LAYOUT IDEAS FOR 5 - ROOM
 Approx. Floor Area 113sqm
 (Inclusive of Internal Floor Area 110sqm and Air-Con Ledge)



City Vue @Henderson

Applicants are encouraged to visit the place before booking a flat.





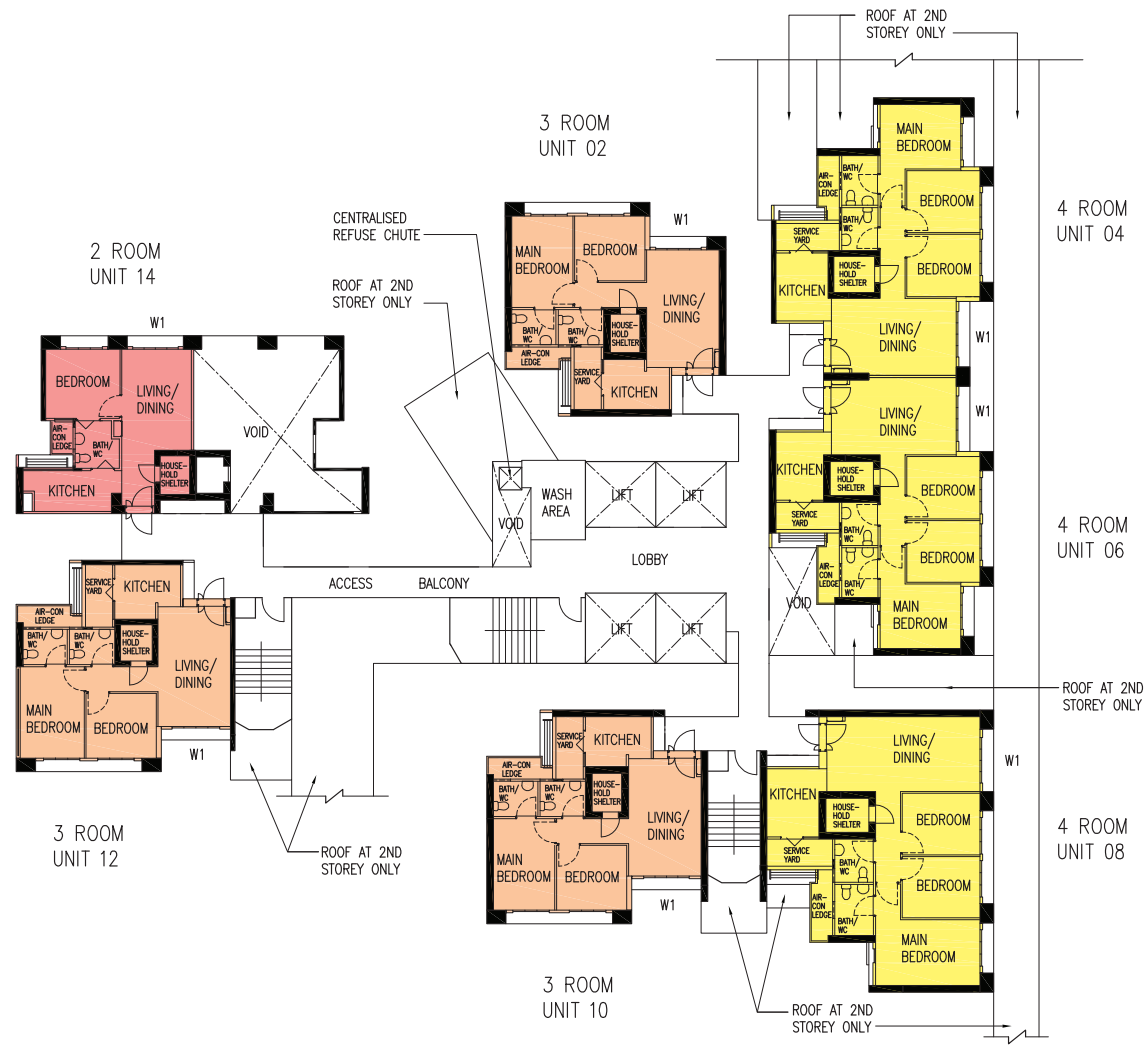
LEGEND

- 2 – Room
- 3 – Room
- 4 – Room
- 5 – Room
- Surrounding Buildings
- Reserved for / Existing Development
- Linkway / Precinct Pavilion / Drop-off Porch / Shelter/ Link-Bridge (LB)
- Trellis
- Residents' Committee Centre (RCC) / Future Social Community Facilities (FSCF) / Senior Care Centre (SCC) at 1st. Storey
- Single Storey Shop / Cafe
- Children Playground (PG) / Adult Fitness Station (AFS) / Elderly Fitness Station (EFS) / Hardcourt (HC)
- Electrical Sub-Station (ESS) at 1st. storey
- Utility Centre (UC) at 1st. Storey
- Multi-Storey Carpark
- Open Space
- Staircase
- Air-well
- Driveway
- Centralised Refuse Chute
- Corridor
- Lift
- Service Bay

Block Number	Number of storeys	2 Room	3 Room	4 Room	5 Room	Total	Lift opens at
95A	27/40	49	104	104	-	257	Every storey
95B	27/40	78	104	104	-	286	Every storey
95C	27/48	-	49	135	45	229	Every storey
96A	27/48	-	49	90	90	229	Every storey
96B	27/40	-	91	140	-	231	Every storey
Total		127	397	573	135	1232	

Standard Flats





LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

2 ROOM

3 ROOM

4 ROOM

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.

BLK 95A
(2ND STOREY FLOOR PLAN)

SCALE 0 2 4 6 8 10 METRES



LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

2 ROOM

3 ROOM

4 ROOM

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.

BLK 95A
(3RD & 4TH STOREY FLOOR PLAN)

SCALE 0 2 4 6 8 10 METRES



LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

2 ROOM

3 ROOM

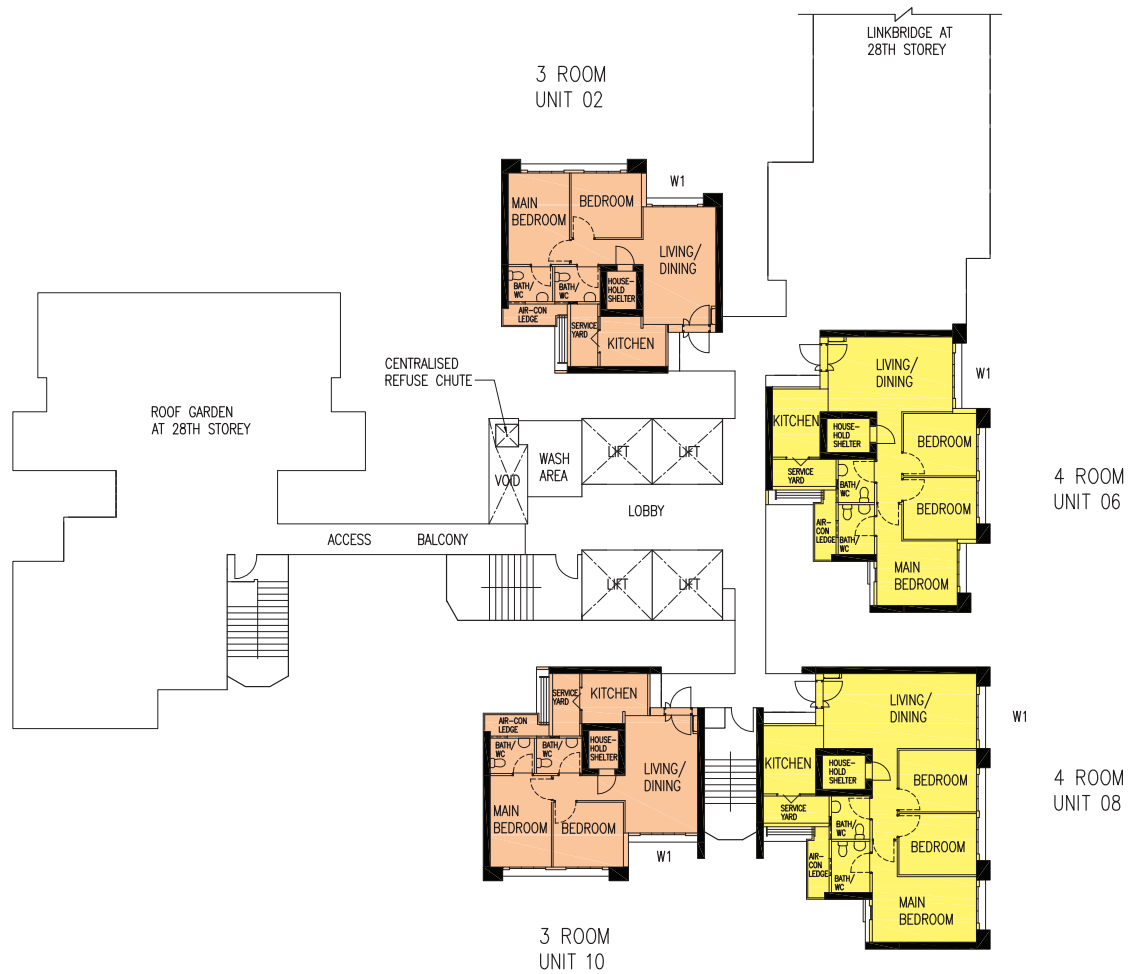
4 ROOM

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.

BLK 95A
(22ND TO 27TH STOREY FLOOR PLAN)

SCALE 0 2 4 6 8 10 METRES



BLK 95A
(28TH STOREY FLOOR PLAN)

LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

3 ROOM

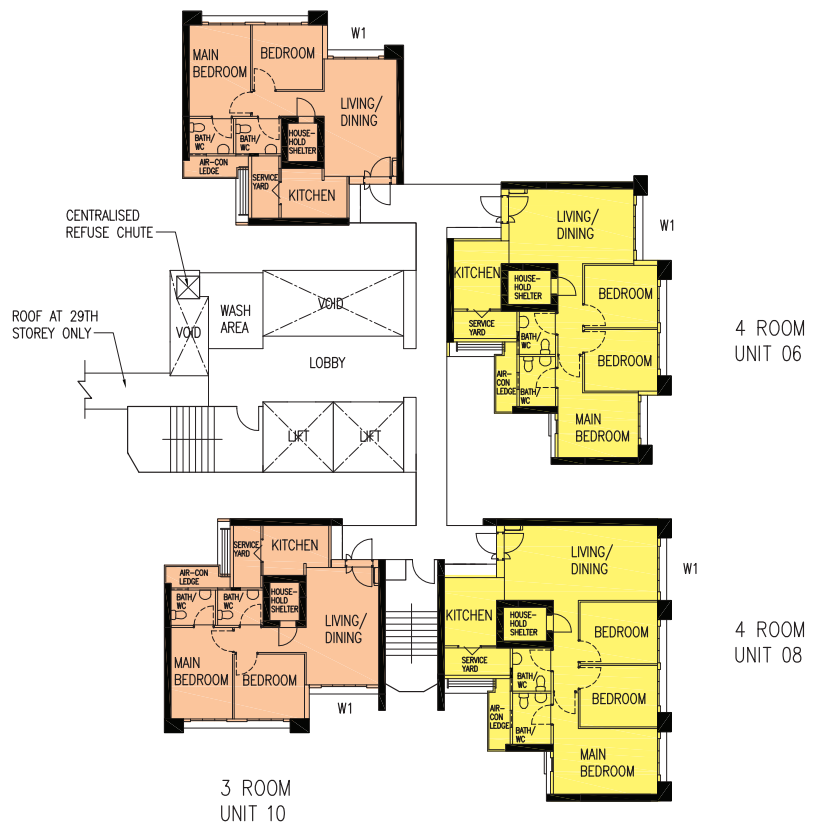
4 ROOM

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.



3 ROOM
UNIT 02

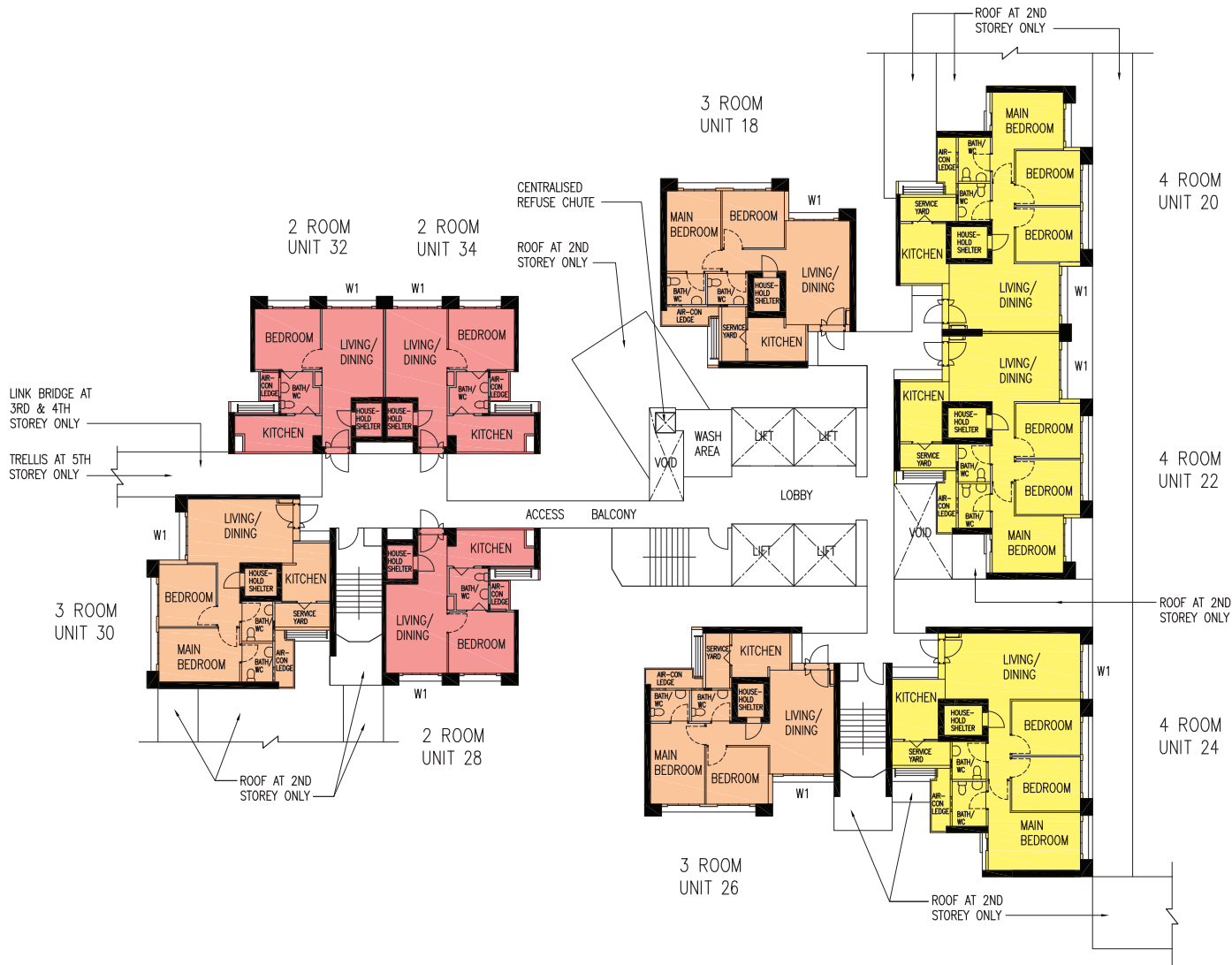


BLK 95A
(29TH TO 40TH STOREY FLOOR PLAN)

LEGEND:
 W1 – THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
 3 ROOM
 4 ROOM
 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:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

2 ROOM

3 ROOM

4 ROOM

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.

BLK 95B
(2ND TO 20TH STOREY FLOOR PLAN)

SCALE 0 2 4 6 8 10 METRES



LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

2 ROOM

3 ROOM

4 ROOM

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.

BLK 95B
(21ST STOREY FLOOR PLAN)

SCALE 0 2 4 6 8 10 METRES



LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

2 ROOM

3 ROOM

4 ROOM

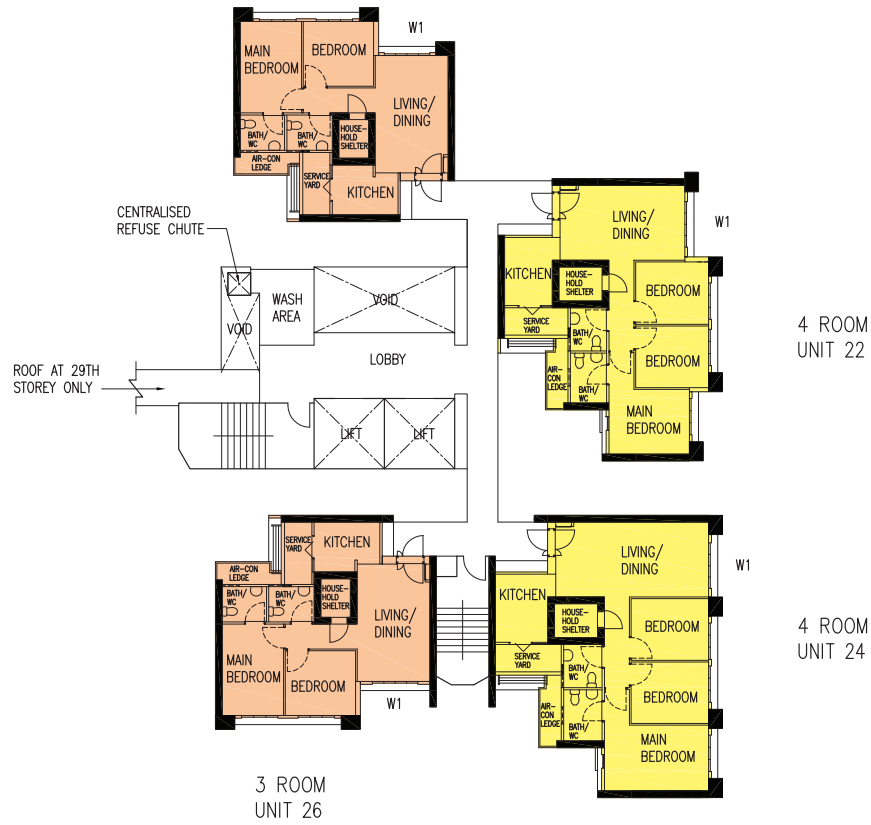
UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.

BLK 95B
(22ND TO 27TH STOREY FLOOR PLAN)

SCALE 0 2 4 6 8 10 METRES

3 ROOM
UNIT 18



BLK 95B
(29TH TO 40TH STOREY FLOOR PLAN)

LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

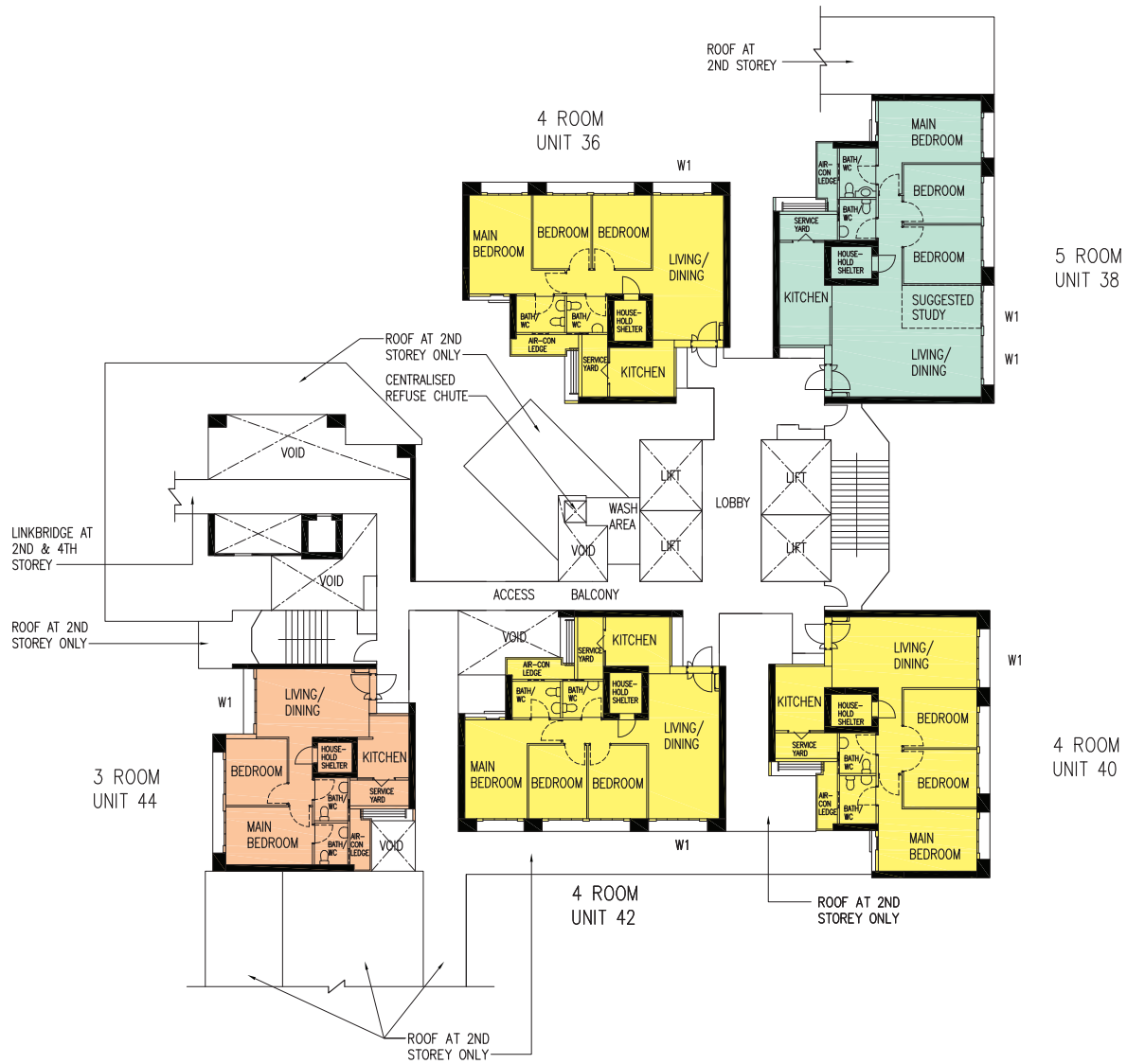
3 ROOM

4 ROOM

UNLESS OTHERWISE INDICATED ALL WINDOWS
WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.

SCALE 0 2 4 6 8 10 METRES



LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

3 ROOM

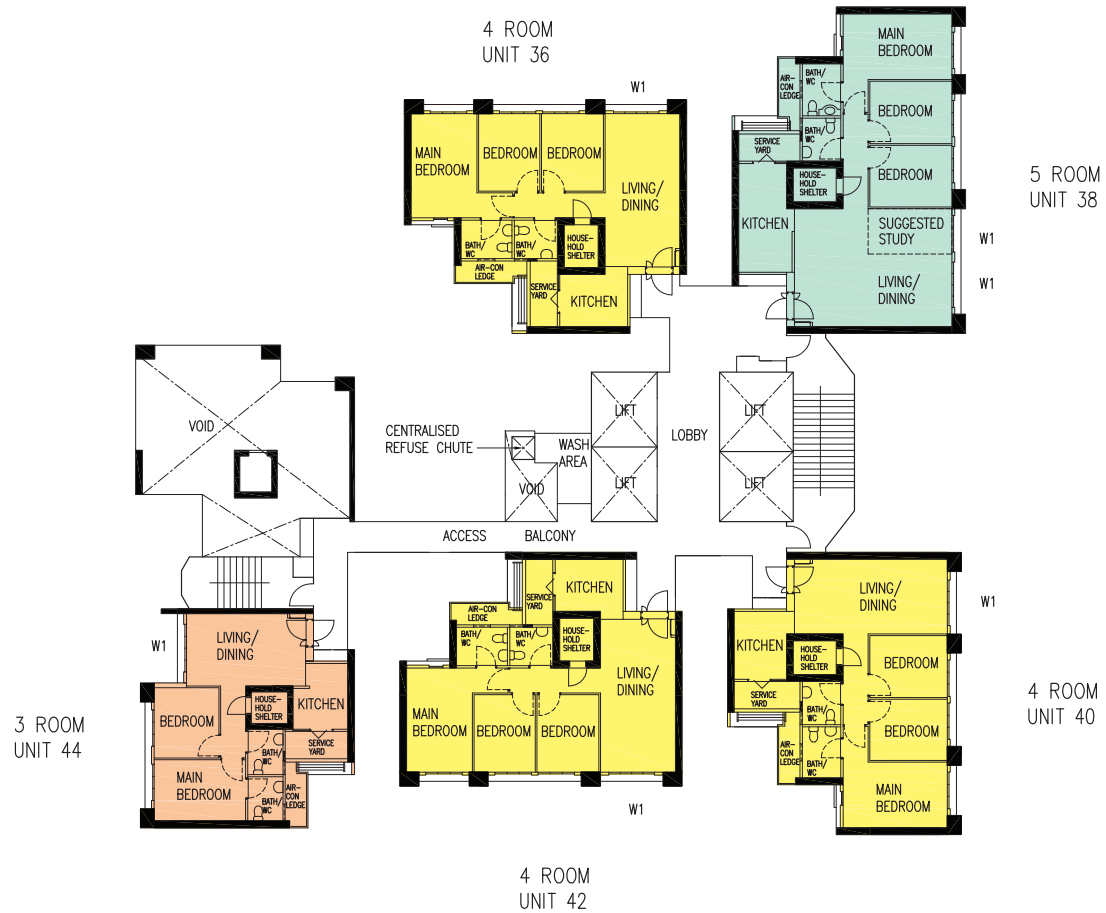
4 ROOM

5 ROOM

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:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

3 ROOM

4 ROOM

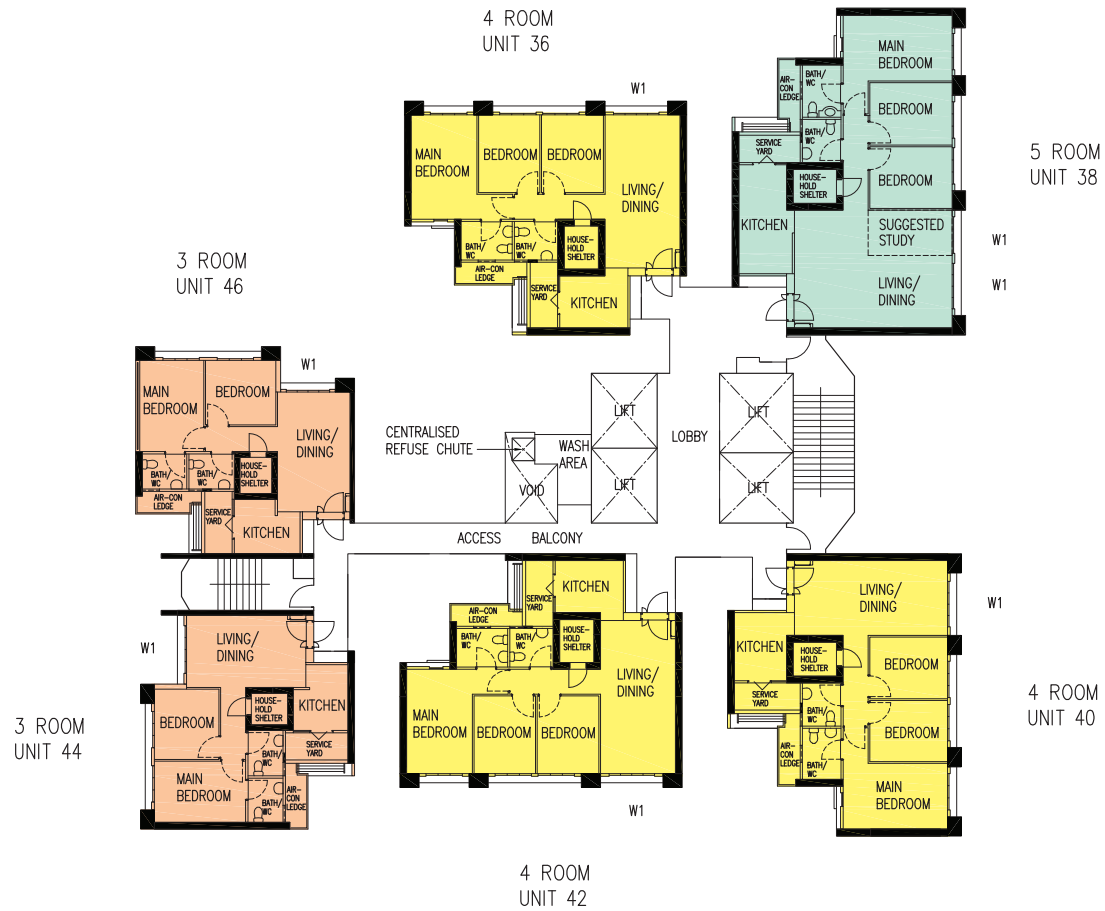
5 ROOM

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.

BLK 95C
(3RD STOREY FLOOR PLAN)





LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

3 ROOM

4 ROOM

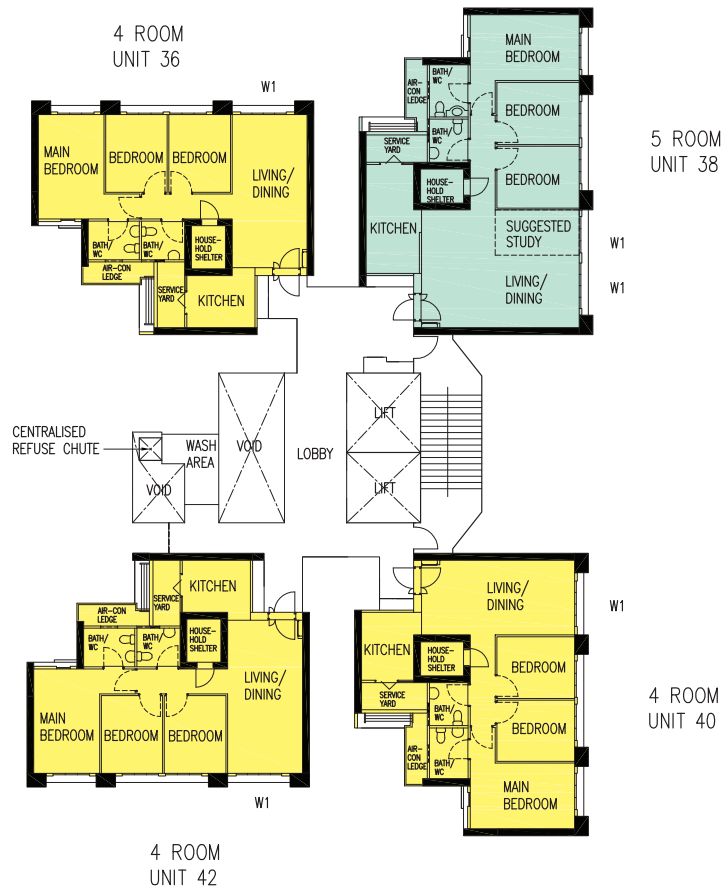
5 ROOM

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.

BLK 95C
(26TH & 27TH STOREY FLOOR PLAN)





BLK 95C
(30TH TO 48TH STOREY FLOOR PLAN)

LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

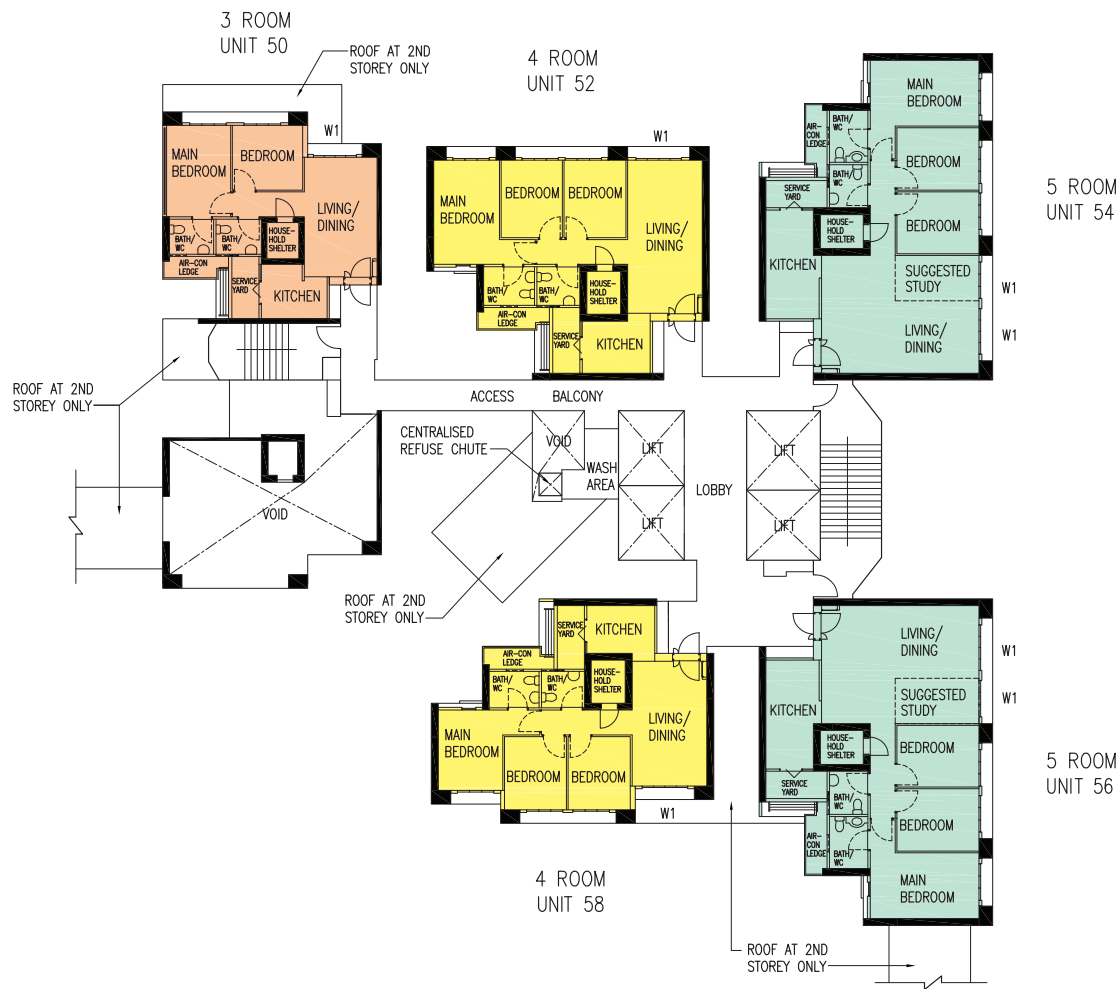
4 ROOM

5 ROOM

UNLESS OTHERWISE INDICATED ALL WINDOWS
WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.

SCALE 0 2 4 6 8 10 METRES



LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

3 ROOM

4 ROOM

5 ROOM

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.

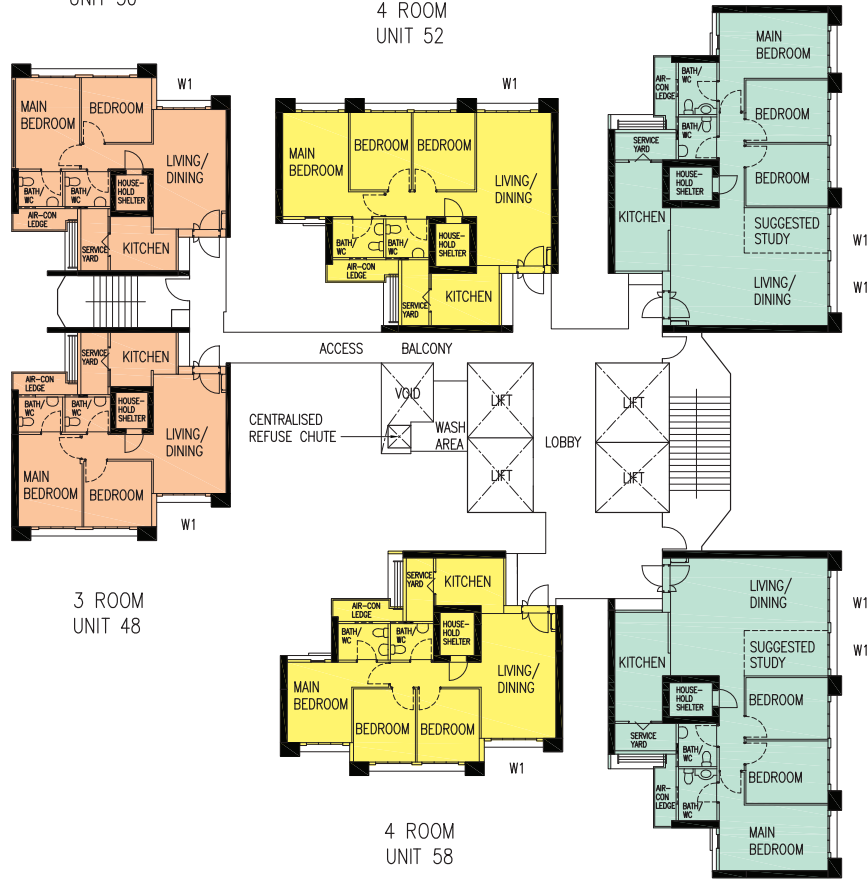
BLK 96A
(2ND STOREY FLOOR PLAN)

SCALE 0 2 4 6 8 10 METRES

3 ROOM
UNIT 50

4 ROOM
UNIT 52

5 ROOM
UNIT 54



3 ROOM
UNIT 48

4 ROOM
UNIT 58

5 ROOM
UNIT 56

LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

3 ROOM

4 ROOM

5 ROOM

UNLESS OTHERWISE INDICATED ALL WINDOWS
WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.

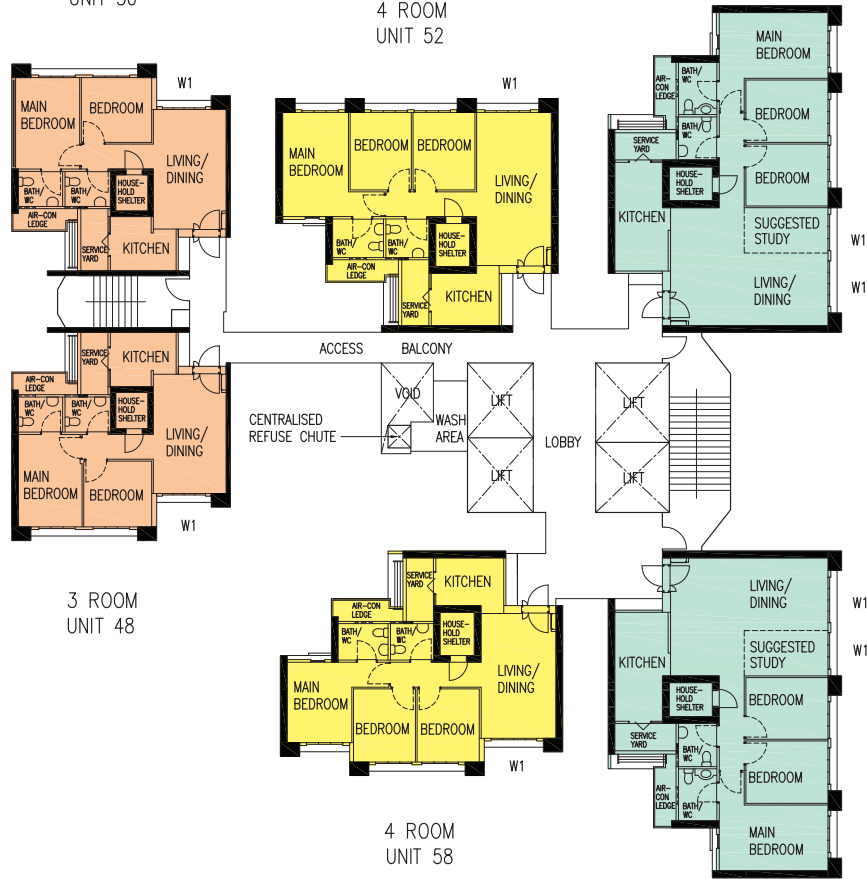
BLK 96A
(5TH TO 24TH STOREY FLOOR PLAN)

SCALE 0 2 4 6 8 10 METRES

3 ROOM
UNIT 50

4 ROOM
UNIT 52

5 ROOM
UNIT 54



3 ROOM
UNIT 48

4 ROOM
UNIT 58

5 ROOM
UNIT 56

LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

3 ROOM

4 ROOM

5 ROOM

UNLESS OTHERWISE INDICATED ALL WINDOWS
WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.

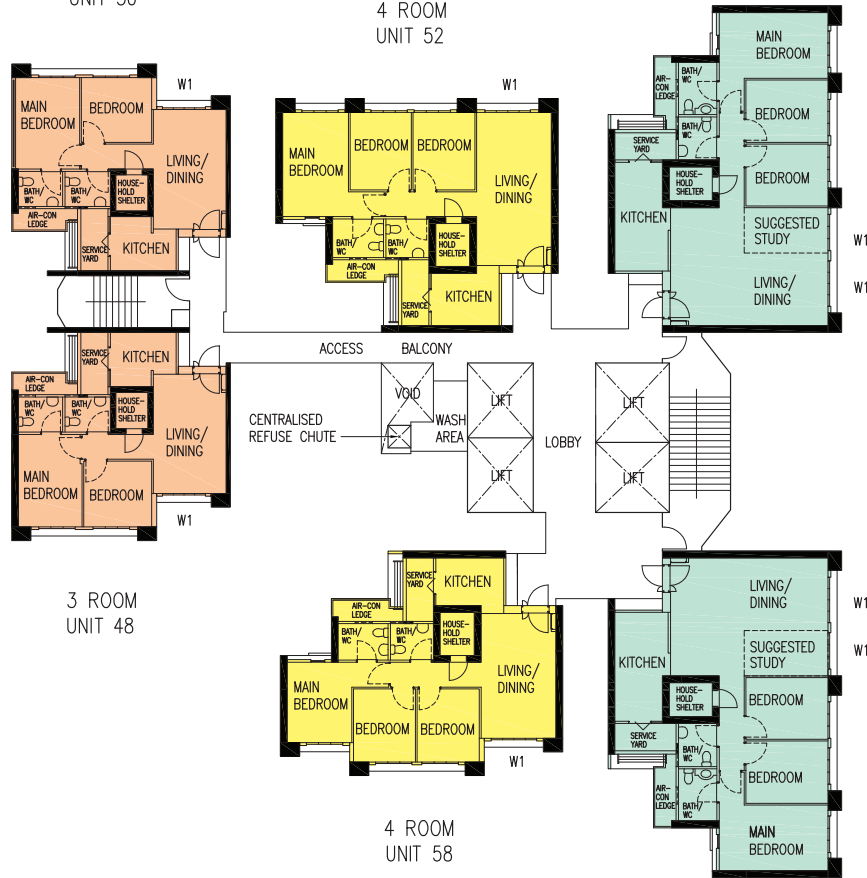
BLK 96A
(25TH STOREY FLOOR PLAN)

SCALE 0 2 4 6 8 10 METRES

3 ROOM
UNIT 50

4 ROOM
UNIT 52

5 ROOM
UNIT 54



3 ROOM
UNIT 48

4 ROOM
UNIT 58

5 ROOM
UNIT 56

LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

3 ROOM

4 ROOM

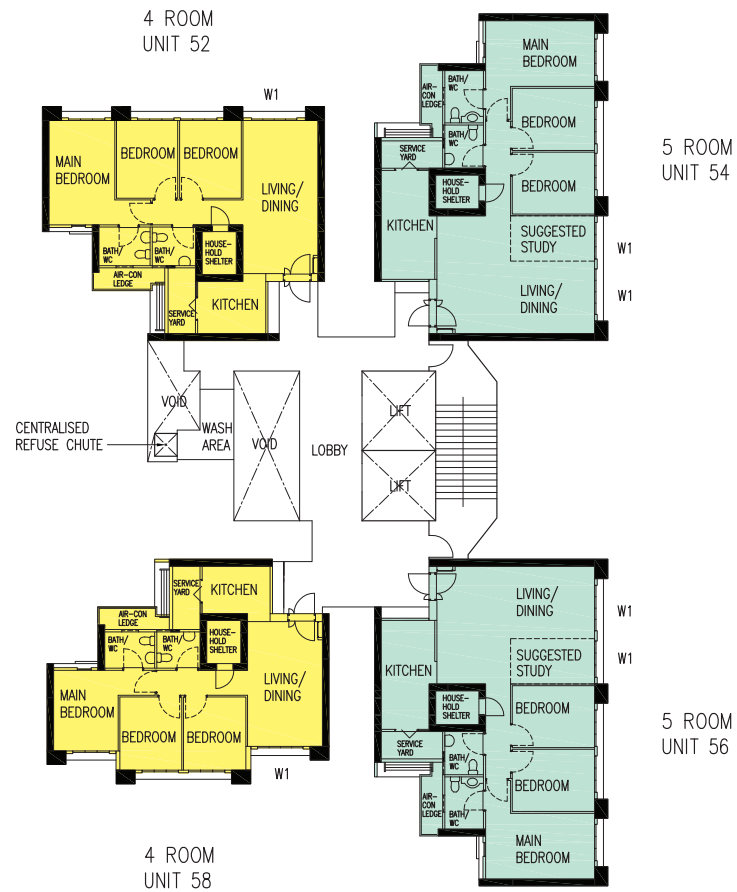
5 ROOM

UNLESS OTHERWISE INDICATED ALL WINDOWS
WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.

BLK 96A
(26TH & 27TH STOREY FLOOR PLAN)

SCALE 0 2 4 6 8 10 METRES



LEGEND:
LEGEND:
W1 – THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

- 4 ROOM
- 5 ROOM

UNLESS OTHERWISE INDICATED ALL WINDOWS
WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.

BLK 96A
(30TH TO 48TH STOREY FLOOR PLAN)





BLK 96B
(2ND STOREY FLOOR PLAN)

LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

3 ROOM

4 ROOM

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.

SCALE 0 2 4 6 8 10 METRES



BLK 96B
(21ST STOREY FLOOR PLAN)

LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

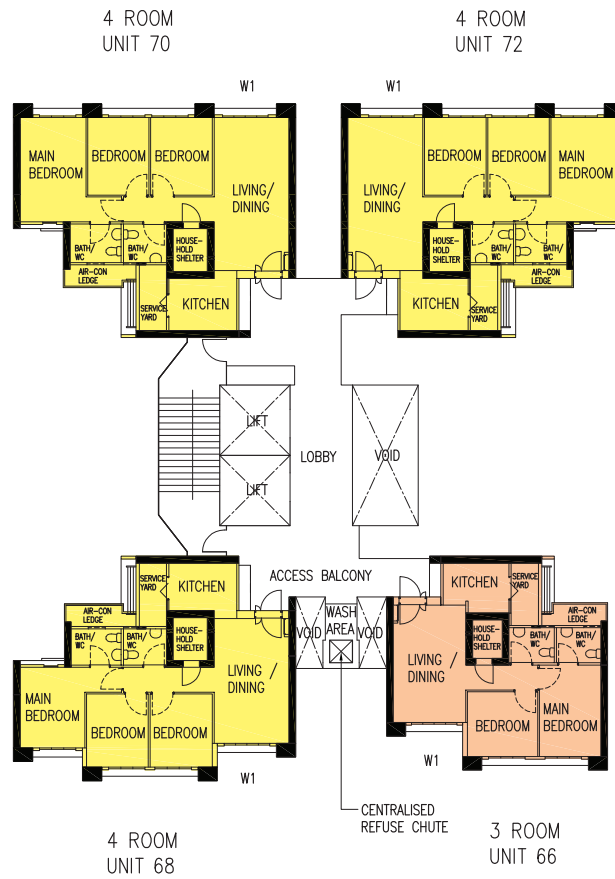
3 ROOM

4 ROOM

UNLESS OTHERWISE INDICATED ALL WINDOWS
WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.

SCALE 0 2 4 6 8 10 METRES



BLK 96B
(29TH TO 40TH STOREY FLOOR PLAN)

LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

3 ROOM

4 ROOM

UNLESS OTHERWISE INDICATED ALL WINDOWS
WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.

SCALE 0 2 4 6 8 10 METRES

General Specifications for City Vue @Henderson For 2-Room, 3-Room, 4-Room & 5-Room

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

Aluminum framed windows with tinted glass.

Doors

Entrance	:	decorative solid timber door and metal gate
Bedroom	:	laminated semi-solid timber door (Type D9a) (optional)
Bathroom/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	:	aluminum framed door with glass

Finishes

Ceiling	:	skim coated or plastered and painted
Kitchen/Bathroom/WC wall	:	ceramic tiles
Other walls	:	skim coated or plastered and painted
Living/Dining/Bedroom floor	:	polished porcelain 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
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 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, day activity centres and such other facilities as HDB shall deem fit.



© Copyright HDB
All Rights Reserved
Printed in Jun 2013