



Clementi Cascadia

Blks 440A, 440B and 440C



A lovely development beckons




Bounded by Commonwealth Avenue West and Clementi Avenue 3, Clementi Cascadia commands a prime location close to Clementi Mall and Clementi MRT station. This development comprises three residential blocks ranging from 28 to 40 storeys in height. Choose from 502 units of 2-, 3-, 4- and 5-room Standard flats.

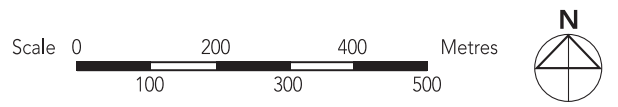
The name Clementi Cascadia reflects its terracing garden decks which cascade down from the 3rd storey roof level of the multi-storey carpark. Relax and recharge amid these lovely landscaped spaces after a hectic day at work.





LEGEND:

-  MRT Line & Station
-  Future Road
-  Under Construction





At your doorstep

Clementi Cascadia features a tri-level series of garden decks which provides plenty of recreation choices. Work out at the fitness stations for adults and the elderly. Do your stretching exercises amid greenery. Play with the kids at the playground. Mingle with the neighbours at the precinct pavilion, shelters and community garden.

You can also participate in various community activities organised by the Residents' Committee Centre. A student service centre is also situated within Clementi Cascadia.



A wide range of homes



All units come with full-height windows in the living/dining area and three-quarter height windows in the bedrooms.

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



LAYOUT IDEAS FOR 2 ROOM

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



LAYOUT IDEAS FOR 3 ROOM

APPROX. FLOOR AREA 69 sqm
(Inclusive of Internal Floor Area 67 sqm and Air-Con Ledge)



LAYOUT IDEAS FOR 4 ROOM

APPROX. FLOOR AREA 87 sqm
 (Inclusive of Internal Floor Area 85 sqm and Air-Con Ledge)



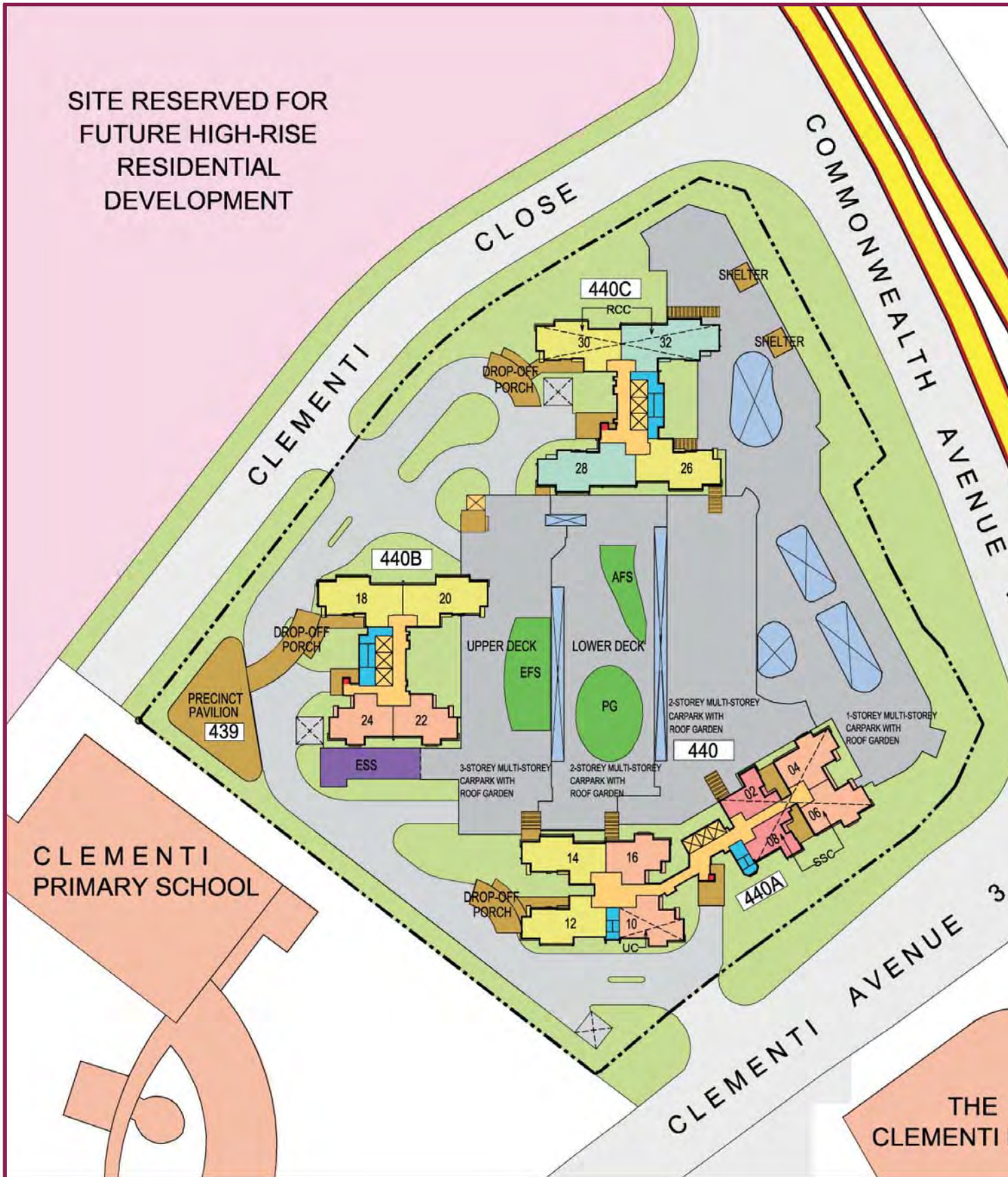
LAYOUT IDEAS FOR 4 ROOM

APPROX. FLOOR AREA 94 sqm
 (Inclusive of Internal Floor Area 92 sqm and Air-Con Ledge)



LAYOUT IDEAS FOR 5 ROOM

APPROX. FLOOR AREA 112 sqm
 (Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)



Clementi Cascadia




Standard Flats



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



LEGEND

-  2-Room
-  3-Room
-  4-Room
-  5-Room
-  Surrounding Buildings
-  Trellis
-  Drop-off Porch / Linkway / Precinct Pavilion / Shelter
-  Children Playground (PG) / Adult Fitness Station (AFS) / Elderly Fitness Station (EFS)
-  Electrical Sub-Station (ESS) at 1st Storey
-  Utility Centre (UC) at 1st Storey
-  Multi-Storey Carpark
-  Open Space
-  Staircase
-  Student Service Centre (SSC) at 3rd Storey / Residents' Committee Centre (RCC) at 2nd Storey
-  Reserved for / Existing Development
-  Airwell
-  Driveway
-  Centralised Refuse Chute
-  Corridor
-  Lift
-  Service Bay

100 m

Block Number	Number of Storeys	2 Room	3 Room	4 Room	5 Room	Total	Lift opens at
440A	28/30	54	102	52	-	208	Every storey
440B	40	-	72	72	-	144	Every storey
440C	40	-	-	75	75	150	Every storey
TOTAL		54	174	199	75	502	



LEGEND:

- 2 ROOM
- 3 ROOM

WINDOW LEGEND :

- W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
- W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)
- CW - THREE QUARTER HEIGHT CORNER WINDOW (APPROX. 500mm HIGH PARAPET WALL)
- UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

BLOCK 440A 4TH STOREY FLOOR PLAN

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

SCALE 0 2 4 6 8 10 METRES



LEGEND:

- 2 ROOM
- 3 ROOM
- 4 ROOM

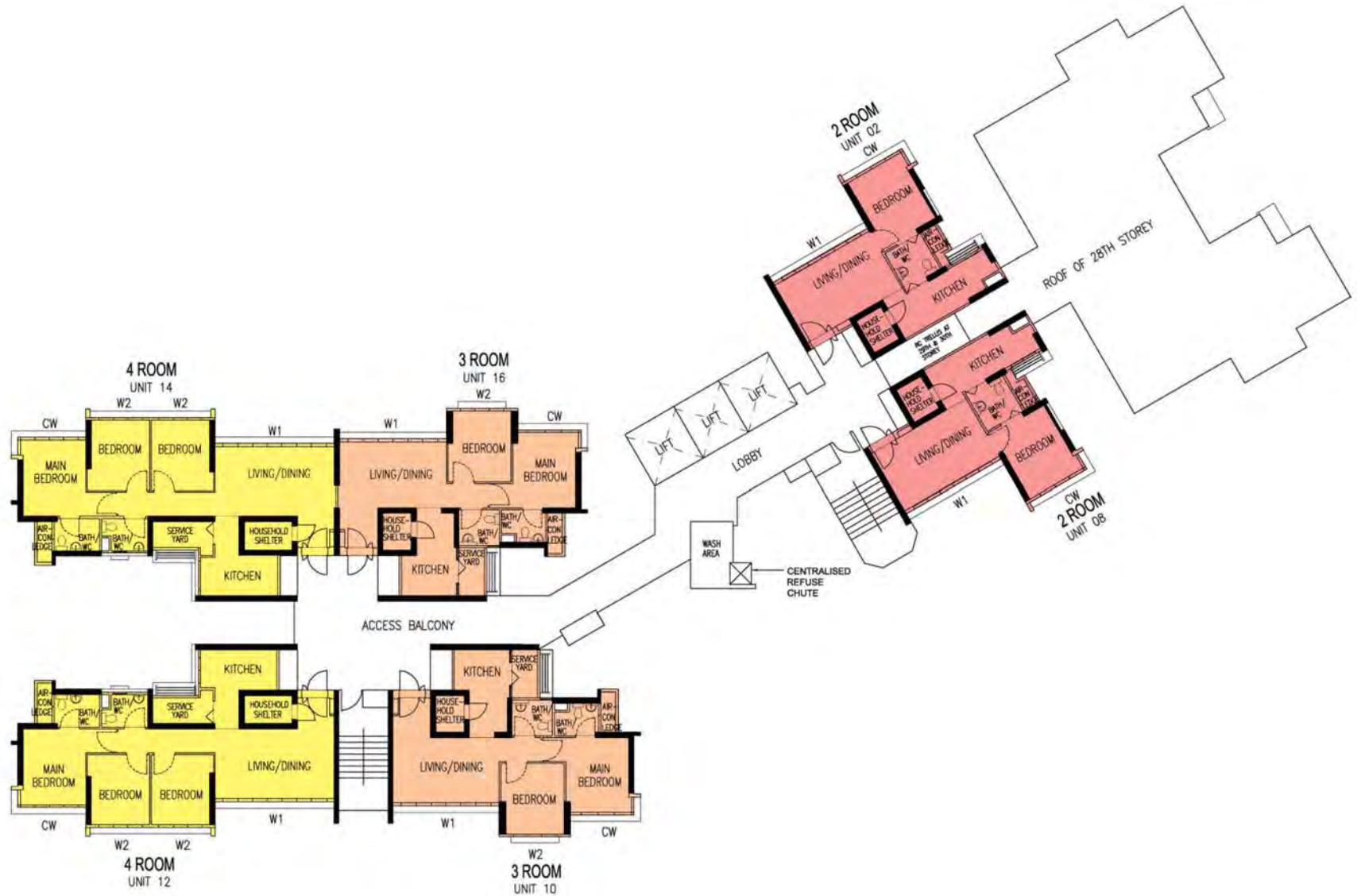
WINDOW LEGEND :

- W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
- W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)
- CW - THREE QUARTER HEIGHT CORNER WINDOW (APPROX. 500mm HIGH PARAPET WALL)
- UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

BLOCK 440A 5TH TO 28TH STOREY FLOOR PLAN

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

SCALE 0 2 4 6 8 10 METRES



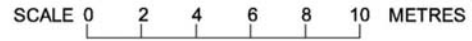
- LEGEND:**
- 2 ROOM
 - 3 ROOM
 - 4 ROOM

WINDOW LEGEND :

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
 W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)
 CW - THREE QUARTER HEIGHT CORNER WINDOW (APPROX. 500mm HIGH PARAPET WALL)
 UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

BLOCK 440A 29TH & 30TH STOREY FLOOR PLAN

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





LEGEND:

- 3 ROOM
- 4 ROOM

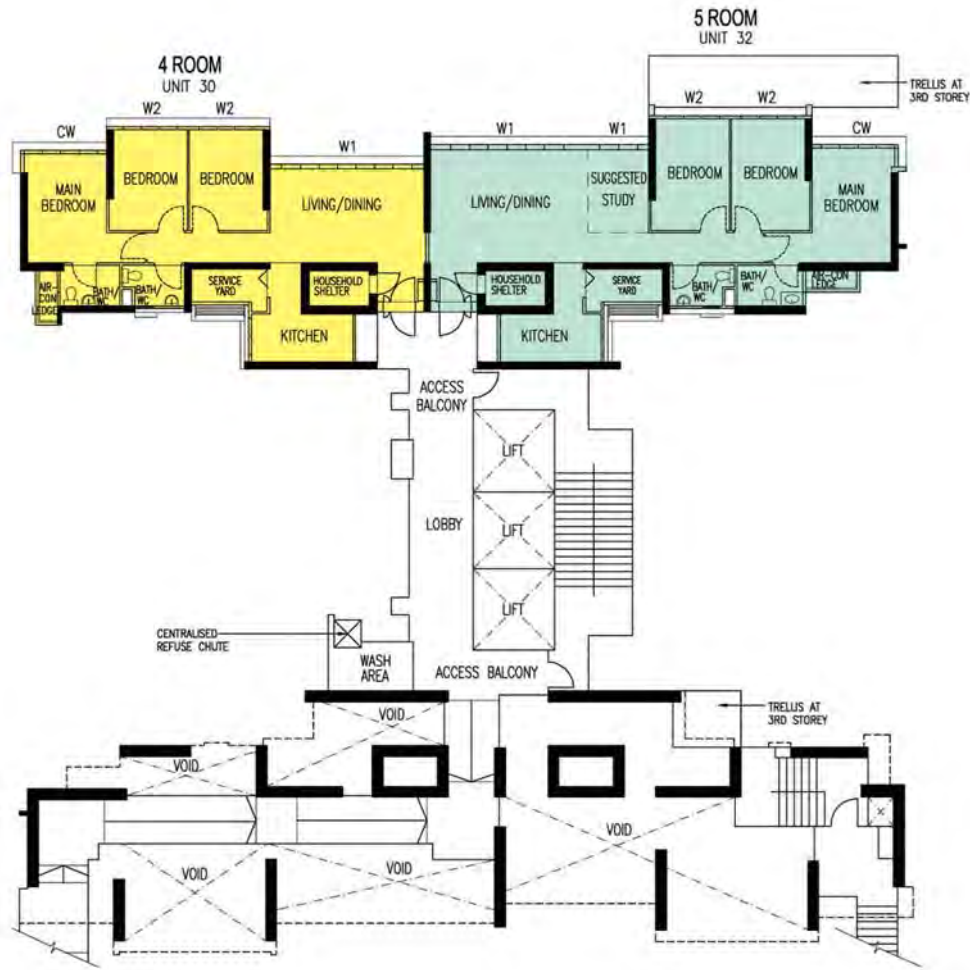
WINDOW LEGEND :

- W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
- W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)
- CW - THREE QUARTER HEIGHT CORNER WINDOW (APPROX. 500mm HIGH PARAPET WALL)
- UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

BLOCK 440B (5TH TO 40TH STOREY FLOOR PLAN)

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

SCALE 0 2 4 6 8 10 METRES



LEGEND:

- 4 ROOM
- 5 ROOM

WINDOW LEGEND :

- W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
- W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)
- CW - THREE QUARTER HEIGHT CORNER WINDOW (APPROX. 500mm HIGH PARAPET WALL)
- UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

BLOCK 440C 3RD STOREY FLOOR PLAN

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

SCALE 0 2 4 6 8 10 METRES



LEGEND:

- 4 ROOM
- 5 ROOM

WINDOW LEGEND :

- W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
- W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)
- CW - THREE QUARTER HEIGHT CORNER WINDOW (APPROX. 500mm HIGH PARAPET WALL)
- UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

BLOCK 440C 4TH TO 40TH STOREY FLOOR PLAN

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 Clementi Cascadia

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

Aluminium framed windows with tinted glass.

Doors

Entrance	:	decorative solid timber door and metal gate
Bedrooms	:	laminated semi-solid timber door (Type D9a) (optional)
Bathrooms/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	:	aluminium framed door with glass

Finishes

Ceilings	:	skim coated or plastered and painted
Kitchen/Bathrooms/WC walls	:	ceramic tiles
Other Walls	:	skim coated or plastered and painted
Living/Dining/Bedrooms floor	:	glazed porcelain tiles with timber skirting (optional)
Kitchen /Bathrooms/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.
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- (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.
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- (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 and such other facilities as HDB shall deem fit.

NOTES



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