

THE WISTERIA & WISTERIA MALL



PROJECT DETAILS

Project Name	Residential: The Wisteria Retail: Wisteria Mall
Project Summary	The Wisteria comprises three nine-storey towers of 216 residences directly connected to two levels of retail spaces at the basement and level 1. The retail podium will comprise of an exciting array of F&B and retail outlets, including a supermarket and food court.
Location	Junction of Yishun Avenue 4 / Yishun Ring Road
District	District 27
Developer	Northern Resi Pte. Ltd. / Northern Retail Pte. Ltd. Northern Resi Pte. Ltd. and Northern Retail Pte. Ltd. Are wholly owned companies of NorthernOne Development Pte. Ltd., who are the joint developers of The Wisteria and Wisteria Mall. The shareholders of NorthernOne are Northern Development Pte. Ltd., Santarli Venture Pte. Ltd., MUSE Capital Pte. Ltd. And AHPL (Investments) Pte. Ltd.
Tenure	99 Year Leasehold from 27 th April 2015
Site Area	9,759.8 sqm (approx. 105,054 sq ft)
GFA Allocation	60% Residential, 40% Commercial
Residential Units	Level 4 to Level 12 (216 units)
Retail Units (for lease)	Basement 1 & Level 1 (approx. 100 units)
Car Park Lots	Commercial (L2): 135 lots Residential (L2 & L3): 216 lots + 3 handicapped lots
Nearest MRT Station	Khatib MRT
Expected Date of Vacant Possession	31 Dec 2018
Expected Date of Legal Completion	31 Dec 2020

CONSULTANTS

Main Contractor	Singapore Piling & Civil Engineering Pte Ltd
Architect	Surbana Jurong Pte. Ltd.
Interior Design	ZYNC Studio+Workshop (ZY)
Landscape Consultant	Surbana Jurong Pte. Ltd.
Residential Legal Consultant	Allen & Gledhill LLP

Pending approval for sale.
For internal circulation and reference only.
All information presented is subject to change without prior notice.

RESIDENTIAL DETAILS

Project Name	The Wisteria		
Developer	Northern Resi Pte. Ltd.		
No. of Units	216 Units		
No. of Blocks	3 Blocks		
No. of Storeys	9 Storeys (Level 4 to 12)		
No. of Car Park Lots	Residential (L2 & L3): 216 lots + 3 handicapped lots		
Lifts	1 Lifts with Access from Level 1 to E-Deck 2 lifts per Resident Lift Lobby; 1 lift is accessible from B1 to L12, the other lift is accessible from L1 to L12		
Unit Mix	Type 1A (1 Bedroom)	27 units	Approx. 438 sqft
	Type 1B (1 Bedroom + Study)	27 units	Approx. 547 sqft
	Type 2A (2 Bedroom)	27 units	Approx. 636 sqft
	Type 2B (2 Bedroom + Study)	27 units	Approx. 709 sqft
	Type 3A (3 Bedroom)	27 units	Approx. 889 sqft
	Type 3B (3 Bedroom + Study)	54 units	Approx. 962 sqft
	Type 4 (4 Bedroom + Study)	27 units	Approx. 1,170 sqft
	Total	216 units	
Key Facilities	50m Freeform Lap Pool Aqua Gym Jacuzzi Water Lounge Wine Pod Children's Water Play Pool Children's Playground Outdoor Shower Adult Fitness Leisure Deck Palm Deck Sun Deck BBQ Corner Clubhouse • Function Room • Gymnasium • Steam Room • Shower Room • WC		
Showflat Address	Junction of Yishun Central and Yishun Avenue 9, opposite Blk 302. Lot No. 03645L, Mukim No. 19.		
Show Units	Type 1B (1 Bedroom + Study) Type 2B (2 Bedroom + Study) Type 3B (3 Bedroom + Study)		

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FINISHES AND APPLIANCES

Floor	Living, Living, Dining, Study, Kitchen, Balcony, PES, Yard, Hallway to Bedroom, Master Bath, Common Bath, WC	Tiles
	Bedrooms	Vinyl flooring
Fridge (For Type 1A and 1B Only)	Electrolux Built-in Integrated Fridge <i>No fridge provided for other types of units</i>	
Microwave Oven (For Type 1A and 1B Only)	Electrolux Built-in Microwave Oven <i>No microwave oven provided for other type of units</i>	
Oven (For Type 2A, 2B, 3A, 3B and Type 4 units only)	Electrolux	
Washer / Dryer	Not provided	
Security System	Audio Intercom System to Units Card Access at Basement 1, 1st, 2nd, 3rd storey residential lift lobbies Closed Circuit Television System (CCTV) surveillance to 1st storey lift lobby and designated common areas	
Sanitary Fittings	Hansgrohe	

SMART HOME FEATURES

Main Door Lock	Yale Digital Lock - Access by password or card or key - Function: Lock, unlock - Integrated with ABB-free @ home system which enables to remotely control the access of door through smart device
Smart Switches	ABB Switch - Function: On and Off - Air-con: On / off and Lighting on / off to Main entrance / living / dining and master bedroom only. Integrated with ABB-free @ home system which enables home owner to remotely control the on / off to the air-conditioning and/or lighting at main entrance / living / dining and master bedroom through a smart device

LOCATION MAP

