



**HDB'S SALES LAUNCH  
NOVEMBER 2021**



# NANYANG OPAL

Bounded by Jurong West Street 92 and 93, Nanyang Opal comprises 2 14-storey residential blocks, served by an 8-storey Multi-Storey Car Park (MSCP). You can choose from 221 units of 3- and 4-room flats.

The name 'Nanyang Opal' celebrates the history of the area, as it used to be the location of the former Nanyang University. The original Nanyang University Arch, which marks the entrance to the former campus, is located nearby. The name also complements those of nearby developments like 'Nanyang Emerald' and 'Nanyang Ruby'.

Nanyang Opal is designed as a green oasis. It features a lush central courtyard with a children's playground and precinct pavilion, and is designed to foster interaction among residents. The MSCP features vertical greenery and a roof garden that comes with adult and elderly fitness stations, scented plants, and wide footpaths to provide residents with a therapeutic place to exercise or rest.



Please refer to the site plan for the facilities provided in the development. Facilities in this development will be accessible by the public.



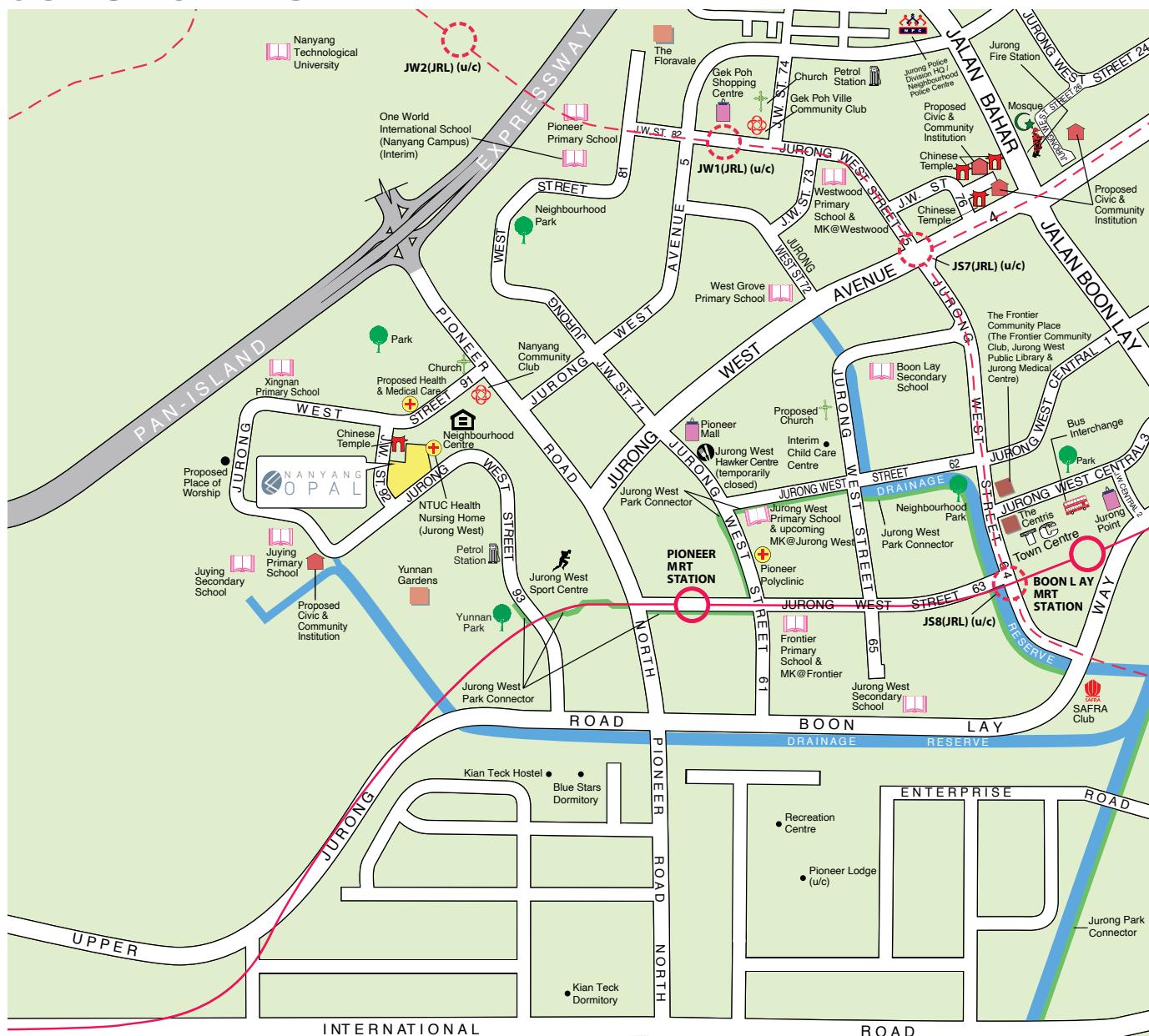
## IMPORTANT NOTES

HDB precincts are planned to serve the evolving needs of the community. There are spaces catered for future inclusion of amenities/ facilities (such as childcare centres, elderly-related facilities, education centres, residents' network centres, day activity centres, etc), commercial facilities (such as shops and eating houses), mechanical and electrical rooms, and such other facilities depending on the prevailing needs. These spaces could be in the void decks, common property, car parks, or stand-alone community buildings.

In addition, housing projects may be located near roads, railways, airbases, and land used for non-residential purposes. Hence, residents may experience higher noise levels. We have provided information on the surrounding land use, proposed facilities and their locations in the maps and plans of individual projects, where feasible. The information provided is indicatively based on the current planning intent of the relevant authorities and is subject to change from time to time.



# JURONG WEST



—○— MRT Line & Station  
—○— MRT Line & Station (u/c)  
===== Under Construction/Future Road  
===== MK MOE Kindergarten  
(u/c) Under Construction

—○— MRT Line & Station  
—○— MRT Line & Station (u/c)  
===== Under Construction/Future Road  
===== MK MOE Kindergarten  
(u/c) Under Construction

Scale 0 200 400 600 Meters  
 100 300 500



## Notes:

1. All proposed developments and facilities as well as their locations shown are indicative only and are subject to change and planning approval. The implementation of such proposed developments and facilities is subject to review from time to time by the relevant authorities.
2. Proposed Place of Worship includes examples such as Church, Mosque, Chinese Temple, Hindu Temple, etc.
3. Proposed Civic & Community Institution includes examples such as Community Centre/Club, Association, Home for the Aged, etc.
4. Proposed Health & Medical Care includes examples such as Hospitals, Polyclinics, Clinics, Nursing Homes and Eldercare Facilities, etc.
5. The developments and facilities shown (whether existing or proposed) may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship and funeral parlours may include columbarium, community centres may include childcare centres, and schools may be upgraded or built with higher-rise blocks.
6. Pioneer Primary and Juying Primary will merge in 2022 at the site of Juying Primary. The merged school will relocate to a new school site in Tengah tentatively in 2025.
7. In view of the COVID-19 situation, temporary COVID-19 related facilities may be set up near residential areas by the relevant authorities.

The information contained herein is subject to change at any time without notice and cannot form part of an offer or contract. While reasonable care has been taken in providing this information, HDB shall not be responsible in any way for any damage or loss suffered by any person whether directly or indirectly as a result of reliance on the said information or as a result of any error or omission therein.

## ECO-FRIENDLY FEATURES

To encourage green and sustainable living, Nanyang Opal will have several eco-friendly features such as:

- Separate chutes for recyclable waste
- Regenerative lifts to reduce energy consumption
- Bicycle stands to encourage cycling as an environmentally-friendly form of transport
- Parking spaces to facilitate future provision of electrical vehicle charging stations
- Use of sustainable products in the development
- Active, Beautiful, Clean Waters design features to clean rainwater and beautify the landscapes




SEPARATE CHUTES  
FOR RECYCLABLE  
WASTE




BICYCLE  
STANDS




ABC WATERS DESIGN  
FEATURES

## SMART SOLUTIONS

Nanyang Opal will come with the following smart solutions to reduce energy usage, and contribute to a more sustainable and safer living environment:

- Smart-enabled homes with provisions to support easy installation of smart systems
- Smart Lighting in common areas to reduce energy usage



## FINISHES AND FITTINGS

More than just a well-designed and functional interior, the flats will come with the following finishes and fittings:

### 3- AND 4-ROOM

<ul style="list-style-type: none"> <li>• Floor tiles in the:           <ul style="list-style-type: none"> <li>• Bathrooms</li> <li>• Household shelter</li> <li>• Kitchen/ utility (3-room)</li> <li>• Kitchen and service yard (4-room)</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Wall tiles in the:           <ul style="list-style-type: none"> <li>• Bathrooms</li> <li>• Kitchen/ utility (3-room)</li> <li>• Kitchen (4-room)</li> </ul> </li> </ul>
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## OPTIONAL COMPONENT SCHEME

The Optional Component Scheme (OCS) is an opt-in scheme that provides convenience for our buyers. If you opt-in for OCS, the cost of the optional components will be added to the price of the flat. Please refer to the attached OCS leaflet for details.

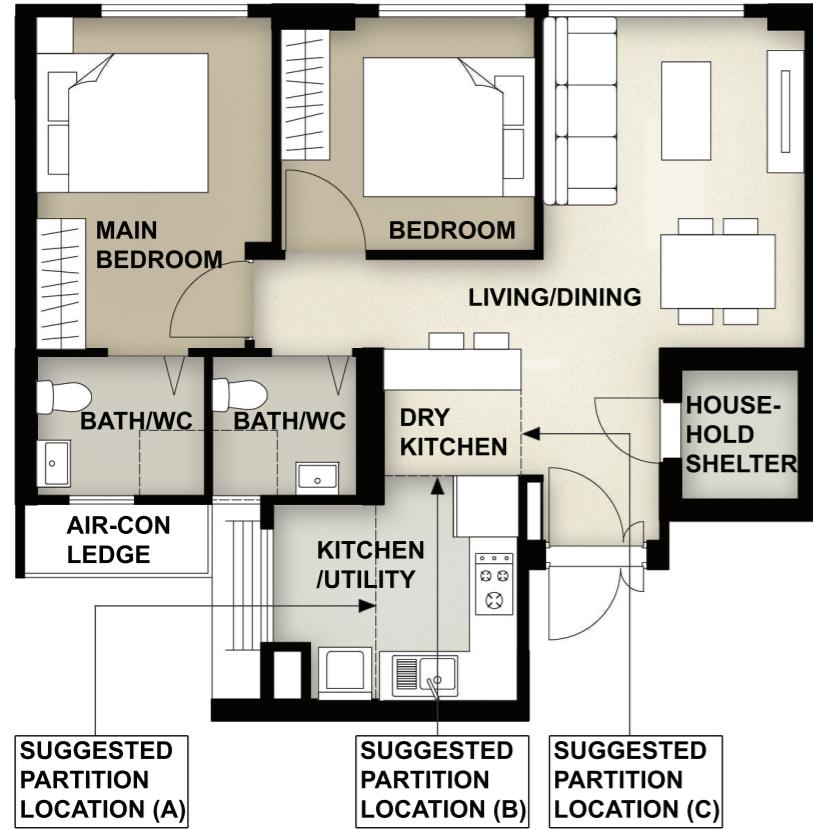
# LAYOUT IDEAS

## 3-ROOM FLOOR PLAN

(With Suggested Furniture Layout)

Approx. Floor Area 69sqm

Inclusive of Internal Floor Area of 66sqm and Air-con Ledge



To cater to changing lifestyles and provide more flexibility in the use of kitchen space, HDB has designed the 3-room flats with an open kitchen concept comprising a dry kitchen and a combined kitchen/ utility space.

The layout offers homeowners flexibility in configuring the area according to their preferences.

For example, you can add a partition to separate the:

- Utility from Kitchen (A)
- Dry and Wet Kitchens (B)
- Kitchen from Living/ Dining area (C)



Partition B - Separating Dry and Wet Kitchen



Partition A - Separating Utility from Kitchen



Partition C - Separating Kitchen from Living/ Dining area

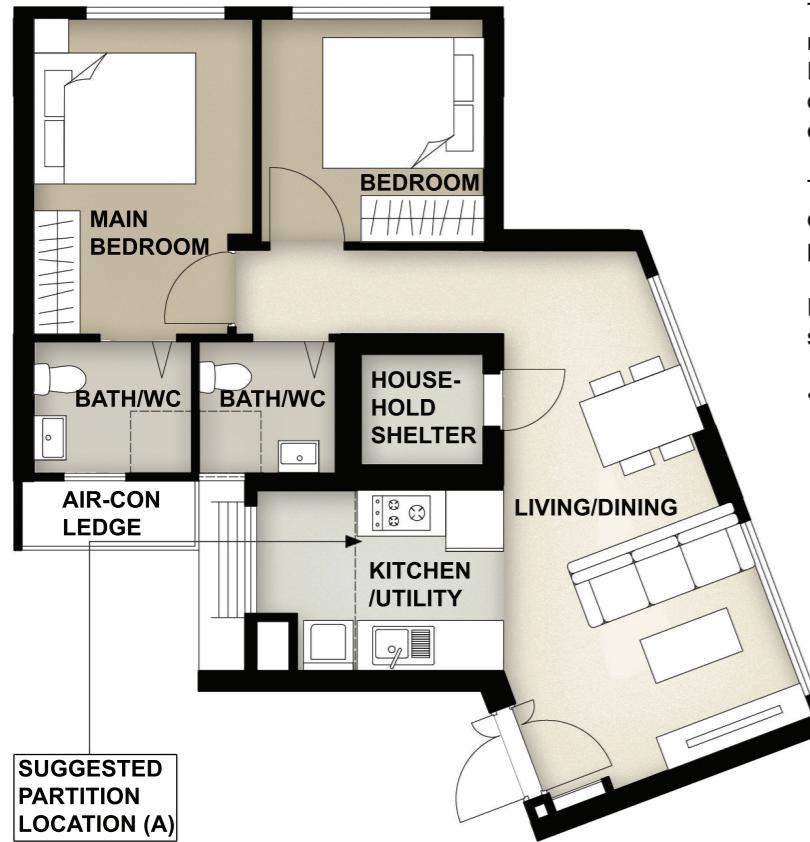
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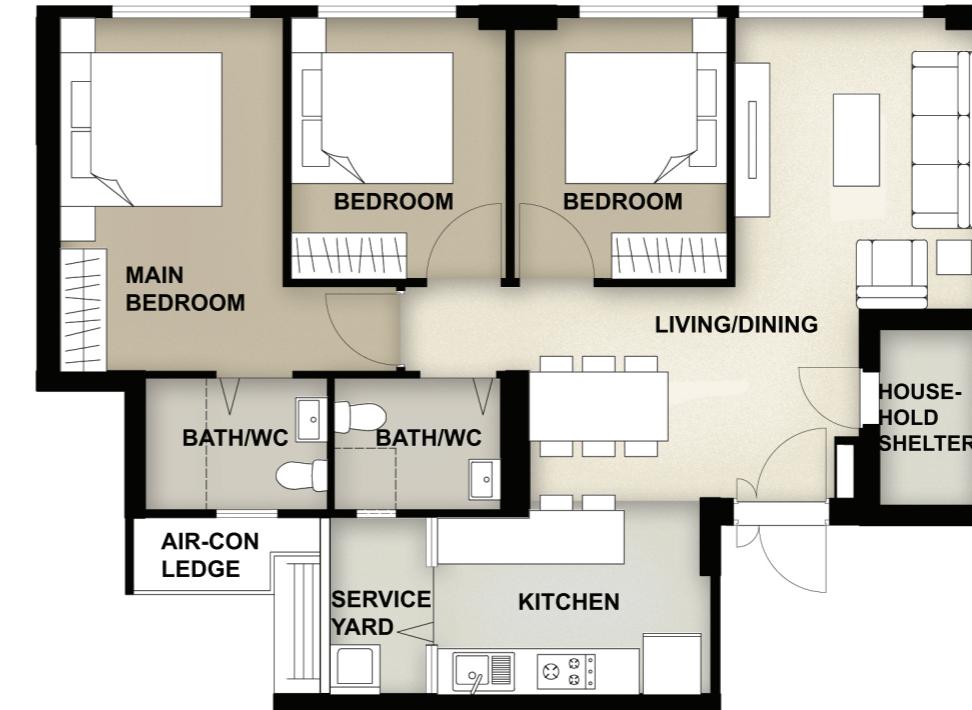
- Utility from Kitchen (A)

## 4-ROOM FLOOR PLAN

(With Suggested Furniture Layout)

Approx. Floor Area 92sqm

Inclusive of Internal Floor Area of 90sqm and Air-con Ledge





# SITE PLAN



## FLAT TYPE

3 ROOM

4 ROOM

## PLAY FACILITIES

- 1 CHILDREN PLAYGROUND
- 2 ADULT FITNESS STATION
- 3 ELDERLY FITNESS STATION

## COMMUNAL AREA

- 4 PRECINCT PAVILION
- 5 DROP-OFF PORCH

## SOCIAL AMENITIES

- 6 FUTURE AMENITIES / FACILITIES AT 1ST STOREY

## OTHERS

- LINKWAY
- LB: LINKBRIDGE
- S : SHELTER
- TRELLIS
- SERVICE
- UC : UTILITY CENTRE AT 1ST STOREY
- ESS : ELECTRICAL SUB-STATION AT 1ST STOREY
- SERVICE BAY

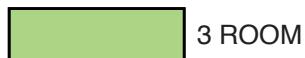
- AMENITY LOCATED (BELOW)
- AIR-WELL
- CENTRALISED/ RECYCLABLE REFUSE CHUTE

Block Number	Number of Storeys	3-Room	4-Room	Total
957A	14	26	104	130
958A	14	65	26	91
<b>Total</b>		<b>91</b>	<b>130</b>	<b>221</b>

## Notes:

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2. The developments and facilities shown (whether existing or proposed) may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship and funeral parlours may include columbarium, community centres may include childcare centres, and schools may be upgraded or built with higher-rise blocks.
3. The use of the void deck in any apartment block, common property (such as precinct pavilion), car park or stand-alone community building for future amenities/facilities (such as childcare centres, elderly-related facilities, education centres, residents' network centres and day activity centres), commercial facilities (such as shops and eating houses), mechanical and electrical rooms and such other facilities, is subject to review from time to time.
4. The residential blocks may be completed ahead of the proposed precinct facilities, so that flat buyers are able to collect the keys to their new homes earlier.
5. Unless otherwise indicated in the sales brochure, all facilities within the project, including but not limited to roof gardens and sky terraces (if any), will be open to the public.
6. In view of the COVID-19 situation, temporary COVID-19 related facilities may be set up near residential areas by the relevant authorities.

# UNIT DISTRIBUTION



	101	103		105	107		109	111		113	115		117	119
#14														
#13														
#12														
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	FUTURE AMENITIES / FACILITIES												FUTURE AMENITIES / FACILITIES	

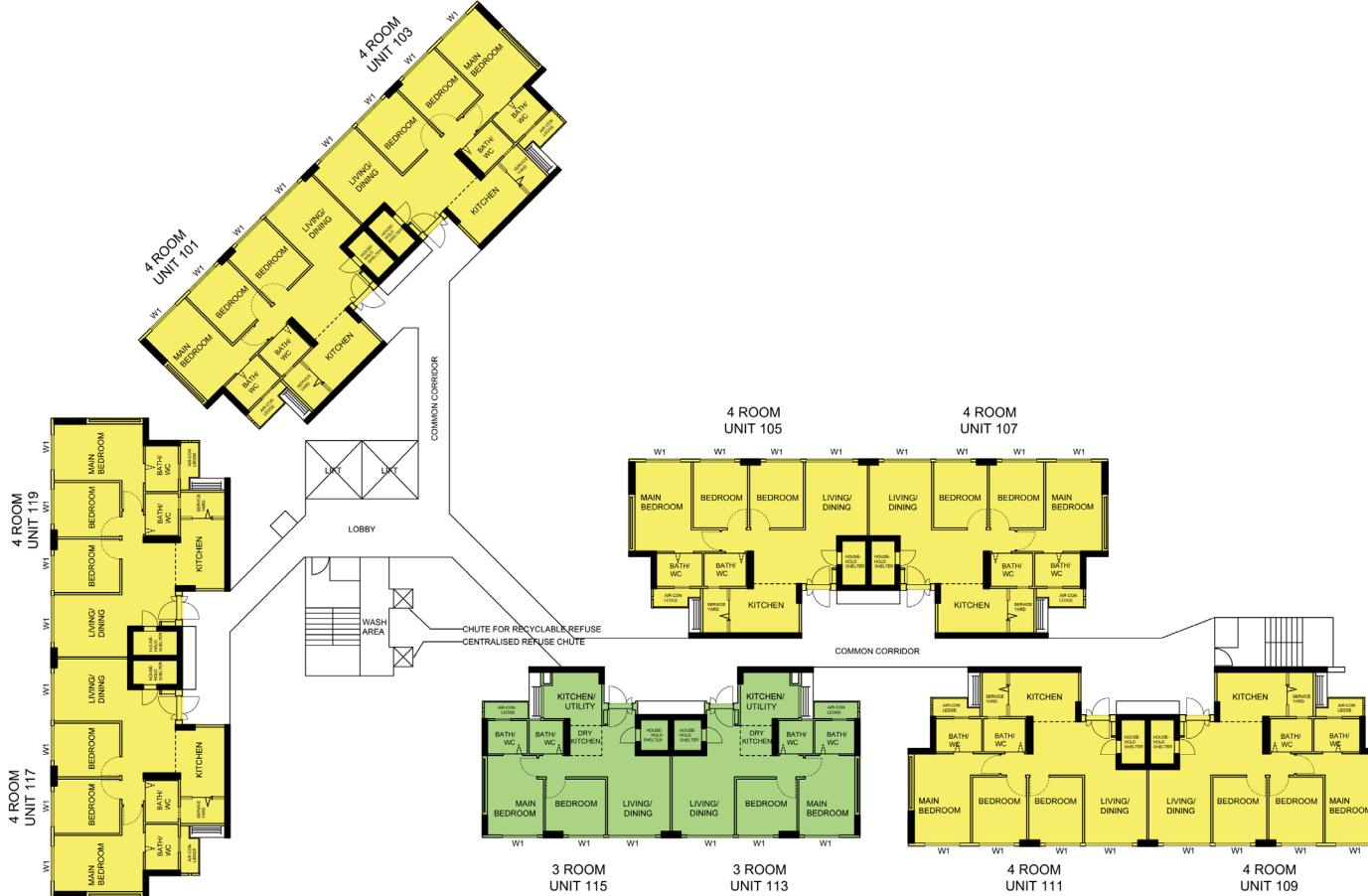
## BLOCK 957A

	121	123		125	127		129		131	133				
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	FUTURE AMENITIES / FACILITIES													

## BLOCK 958A



BLOCK 957A | 2ND STOREY FLOOR PLAN

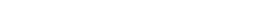


BLOCK 957A | 3RD TO 14TH FLOOR PLAN

WINDOW LEGEND: W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED. ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE  METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
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BLOCK 958A | 2ND STOREY FLOOR PLAN

<p>WINDOW LEGEND:</p> <p>W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)</p>	<p>UNLESS OTHERWISE INDICATED. ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW</p>	<p>SCALE</p>  <p>0 2 4 6 8 10 METRES</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT</p>
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**BLOCK 958A | 3RD TO 8TH, 10TH TO 14TH STOREY FLOOR PLAN**

WINDOW LEGEND: W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED. ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAE THE BOUNDARY OF THE FLAT
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## BLOCK 958A | 9TH STOREY FLOOR PLAN

### WINDOW LEGEND:

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

UNLESS OTHERWISE INDICATED.  
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED  
TO DEMARcate THE BOUNDARY OF THE FLAT

# GENERAL SPECIFICATIONS FOR NANYANG OPAL

For 3-room, 4-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/ precast panels/ drywall partition system/ precast lightweight concrete partitions.

## Windows

Aluminium framed windows with tinted glass.

## Doors

Entrance	: laminated timber door and metal gate
Bedroom	: laminated UPVC door (optional)
Bathroom/ WC	: laminated UPVC folding door (optional)
Household Shelter	: metal door
Service Yard/	: aluminium framed door with glass

## Finishes

Living/ Dining/ Dry Kitchen	: polished porcelain tiles with laminated UPVC skirting (optional)
Floor	
Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting (optional)
Kitchen/ Utility/ Bathroom/	: glazed porcelain tiles
WC/ Household Shelter Floor	
Service Yard Floor	: glazed porcelain tiles with tile skirting
Kitchen/ Utility/	: glazed porcelain tiles
Bathroom/ WC Walls	
Ceilings/ Other Walls	: skim coated or plastered and painted

## Fittings

Quality Locksets	
Water Closet Suite	
Clothes Drying Rack	
Wash basin with tap mixer, bath/ shower mixer with shower set (optional)	

## Services

Gas services and concealed water supply pipes	
Exposed sanitary stacks (which can be located at Service Yard and/ or Air-con ledge)	
Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points)	
Television points	
Data 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) Laminated UPVC door frame shall be provided to all Bedroom and Bathroom/ WC door openings.
- 3) Any unused or unoccupied open spaces in front of or nearby/ adjacent to the flat units are not available for purchase and the HDB will not entertain any request from the flat owners to purchase and/ or enclose the unused or unoccupied open spaces.
- 4) The details of services in a flat, e.g. gas pipes, water pipes, sanitary stacks, electrical wiring, television points, data points, etc. are not indicated on the plans.

You are advised to visit HDB's website at [www.hdb.gov.sg](http://www.hdb.gov.sg) for information on renovation rules.

# DISCLAIMER

- 1) HDB owns the copyright in all information, maps, and plans of this brochure.
- 2) The content provided in this brochure is not intended to form part of any offer or contract for the sale of flats. They are provided for your general information only and are not statements or representations of fact.
- 3) Visual representations such as pictures, art renderings, depictions, illustrations, photographs, drawings, as well as other graphic representations and references are only artistic impressions. They are provided for your general information only, and are not representations of fact.
- 4) 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 our sole discretion or if required by the relevant authorities.
- 5) We may at any time, without any notice and at our sole discretion, change any aspect of this project, including but not limited to the omission, amalgamation, increase, or reduction of amenities and facilities, colour schemes, design features, and specifications.
- 6) We will not entertain any request for alteration of the layout or specifications of a flat to suit individual needs.
- 7) While reasonable care has been taken in providing the information in this brochure, we do not warrant its accuracy. We shall not be responsible in any way for any damage or loss suffered by any person whether directly or indirectly as a result of reliance on the said information or as a result of any error or omission therein.
- 8) The floor areas shown are scaled strata areas and are subject to final survey.
- 9) The surrounding land use, proposed facilities and their locations as shown in the maps and plans are indicative only and subject to change. They may include ancillary uses allowed under the Urban Redevelopment Authority's prevailing Development Control guidelines. Housing projects may be located near roads, railways, airbases, and land used for non-residential purposes and hence, residents may experience higher noise levels.
- 10) We reserve the right to use or allow the use of any:
  - Void deck of any apartment block
  - Car park;
  - Common property (such as precinct pavilion); or
  - Standalone community building,
 for:
  - Future amenities/ facilities (such as child care centres, elderly-related facilities, education centres, residents' network centres, and day activity centres);
  - Commercial facilities (such as shops and eating houses);
  - Mechanical and electrical rooms; and
  - Such other facilities as we deem fit.
- 11) This brochure does not and is not intended to provide full and complete information of the guidelines or requirements of the relevant authorities. You are advised to approach the relevant authorities directly for full information and details of these guidelines and requirements.

# OPTIONAL COMPONENT SCHEME

## (3-, 4-, AND 5-ROOM FLATS)

The Optional Component Scheme (OCS) provides convenience for flat buyers, and is offered on an opt-in basis. Choose the OCS items you want before your flat selection appointment. The cost of the OCS item will be added to the selling price of the selected flat.

These flats come with:

- floor finishes in the bathrooms, household shelter, kitchen, and service yard
- wall tiles in the bathrooms and kitchen
- water closet suite in each bathroom

### YOU CAN CHOOSE TO HAVE THE FOLLOWING ITEMS INSTALLED IN YOUR SELECTED FLAT:

- Floor finishes for living/ dining room and bedrooms
- Internal doors + sanitary fittings
  - wash basin with tap mixer
  - shower set with bath/ shower mixer



Wash basin with tap mixer in attached bathroom



Wash basin with tap mixer



Handheld shower set with bath/ shower mixer

*Disclaimer: All displays and images shown here are strictly for reference only and are subject to change without notice. The displays and images shown here are conceptual and indicative only and the colour schemes, design, dimensions, type, tonal differences and specifications may differ from the actual fittings installed in the flat.*