

North Gaia

Yishun Close executive condominium beside the Khatib Bongsu nature corridor



Developer Sing Holdings (Yishun) Pte. Ltd.	Address Lot 3974L MK 19 at Yishun Close, Singapore
District D27	Tenure 99 years from 15 February 2021
Total Units 616 residential units	Site Area 21,514.00 sqm
Plot Ratio 2.8	Blocks 11 blocks of 14-storey executive condominium homes
TOP / VP 30 June 2027 (expected vacant possession)	Legal Completion 30 June 2030
Indicative Pricing Latest official price list unavailable in the local source folder	

Key Selling Points

- Executive condominium format with 616 homes and full facilities.
- Site planning is oriented toward nature views and wider spacing between blocks.
- Next to the Khatib Bongsu nature corridor in the Yishun planning area.
- Unit range starts from 3-bedroom homes; no 1- or 2-bedroom plans are listed in the available source material.
- Expected vacant possession is listed as 30 June 2027.
- Source materials include site plan, stack chart and full floor-plan references.

Unit Mix and Connectivity

Unit Mix / Indicative Sizes

Type	Size / Range	Note
3 Bedroom	958-980 sqft	164 units
3 Bedroom + Yard	1,001-1,023 sqft	176 units
3 Bedroom + Yard + Study	1,055-1,076 sqft	178 units
4 Bedroom	1,313-1,335 sqft	60 units
5 Bedroom	1,593 sqft	38 units

Nature

Khatib Bongsu corridor

The factbook describes views toward Khatib Bongsu and surrounding open fields.

MRT

Yishun / Khatib area

Use current transport routing before purchase planning.

Schools

Yishun schools

Verify latest home-school distance with OneMap before enrolment planning.

Roads

Yishun Avenue 8 / 9

The site is bounded by Yishun Avenue 8 and Yishun Avenue 9.