

Gear up for fun-filled living

Located within the Anchorvale neighbourhood of Sengkang, Anchorvale Horizon is bounded by Sengkang East Way and Anchorvale Road. The development comprises seven 16-storeys high residential blocks, offering a total of 745 units of Studio Apartments, 4-room and 5-room Premium flats.



Recreational choices abound at the Sengkang Sports and Recreation Centre, Anchorvale Community Club and Sengkang Hockey Stadium located opposite the development. Spice up your leisure time there with a vigorous workout, learning new hobbies or by dining al fresco. A short stroll away, Sengkang Riverside Park allows you to enjoy a leisurely jog or cycle amid the lush greenery. You will also appreciate the scenic views of the unique constructed wetland habitat found within the park.



Sengkang is themed as "Town of the Seafarer" due to the town's origins as a flourishing fishing village. The name Anchorvale Horizon is hence inspired by this theme and by the captivating views of both Sengkang Riverside Park and Punggol Reservoir. Such nautical influences are reflected in the development's undulating landscapes resembling waves and tides, as well as the central boardwalk walkway. In addition, the building's colour palette of muted whites and greys evokes imageries of river stones.





Punggol Reservoir

An environment teeming with conveniences

For easy commuting, Tampines Expressway (TPE) and Central Expressway (CTE) are located just minutes away whereas Farmway LRT station and bus services are within walking distance of the development. Sengkang MRT/LRT station and bus interchange found in the town centre are also within easy access.



Farmway LRT



Sengkang MRT

Within the town, Compass Point shopping centre presents an extensive range of shopping, dining as well as library facilities for everyone to enjoy. For hawker fare or to pick up some fresh produce, visit Kopitiam Square. Other shopping centres within the town include Rivervale Plaza and Rivervale Mall. For leisure, explore the wide range of enrichment courses and activities at Sengkang Community Club.



Compass Point



Kopitiam Square



Sengkang Community Club



Rivervale Plaza

For school-going children, the range of educational establishments in the vicinity of the development includes Anchor Green Primary School, Nan Chiau Primary School and Nan Chiau High School.



Anchor Green Primary School



Nan Chiau Primary School



Nan Chiau High School

Facilities for enriched daily living

Within the development's central open space, encounter a rich variety of facilities catering to residents of all ages, including fitness corners for the adults and elderly, as well as a children's playground. Shelters located nearby provide relaxing spots for interaction while ensuring that children are well within sight. Sheltered walkways connect all the residential blocks, commercial facilities, drop-off porches and multi-storey car park, maximising pedestrian convenience.



Shop for your daily necessities at the minimart and shops found within the development. You can also pop over to the eating house for an evening meal or midday snack. Rest assured that the needs of the young are taken care of with the childcare centre located within the development. A Residents' Committee Centre is also found here.



Indicative Price Range

Choose from a range of Studio Apartments, 4-room and 5-room Premium flats.

The Studio Apartments are designed specially to meet the needs of those 55 years old and above. At a size of 35 sqm or 45 sqm, each apartment will be in ready-to-move-in condition and is furnished with essentials such as elderly-friendly fixtures, ceramic floor tiles, a built-in wardrobe, kitchen cabinets and more. These units come with three-quarter height windows in the living/dining area, as well as in the bedrooms.



The 4-room and 5-room flats are provided with glazed porcelain ceramic tiles in the living, dining and kitchen areas, and timber strip flooring in the bedrooms. Ceramic floor/ wall tiles and quality sanitary fittings are provided in the bathrooms. With these finishes provided, you can move in hassle-free with minimum renovation. These units come with full height windows in the living/ dining area and three-quarter height windows in the bedrooms.

The indicative price range of these Premium flats is tabulated below.

Flat Type	Floor Area (sqm)	Internal Floor Area (sqm)	No of Units	Indicative Price Range (\$)
Studio Apartment	37	35	120	\$75,000 - \$82,000
	46	45	120	\$95,000 - \$104,000
4-Room	92	90	357	\$277,000 - \$344,000
5-Room	112	110	148	\$344,000 - \$426,000

Notes:

- Floor area refers to the estimated area of the whole apartment, inclusive of the area of air-conditioner ledge.
- Internal floor area refers to the estimated area of the apartment computed based on the centre line of the apartment wall.
- The indicative prices do not include the cost of optional components. Actual selling prices will vary according to the attributes of the individual units at the time of selection.
- Studio Apartments are sold on 30-year lease. Prices are inclusive of the elderly-friendly fittings/finishes.

Affordability of a Typical Flat

Flat Type	Typical Selling Price	Applicants' Median Household Income	Eligible Additional CPF Housing Grant	Monthly Instalment for 30-year Loan	Instalment to Income Ratio
4-Room	\$310,000	\$4,200	\$10,000	\$1,117	27%
5-Room	\$385,000	\$5,600	\$0	\$1,387	25%

Optional Component Scheme

For the 4-room and 5-room flats, you may opt to have internal doors installed. The cost of installing these optional doors will be added to the selling price of the flat.

Optional Component	Indicative Costs	
	4-Room	5-Room
Internal doors*	\$2,540	\$2,540

Notes:

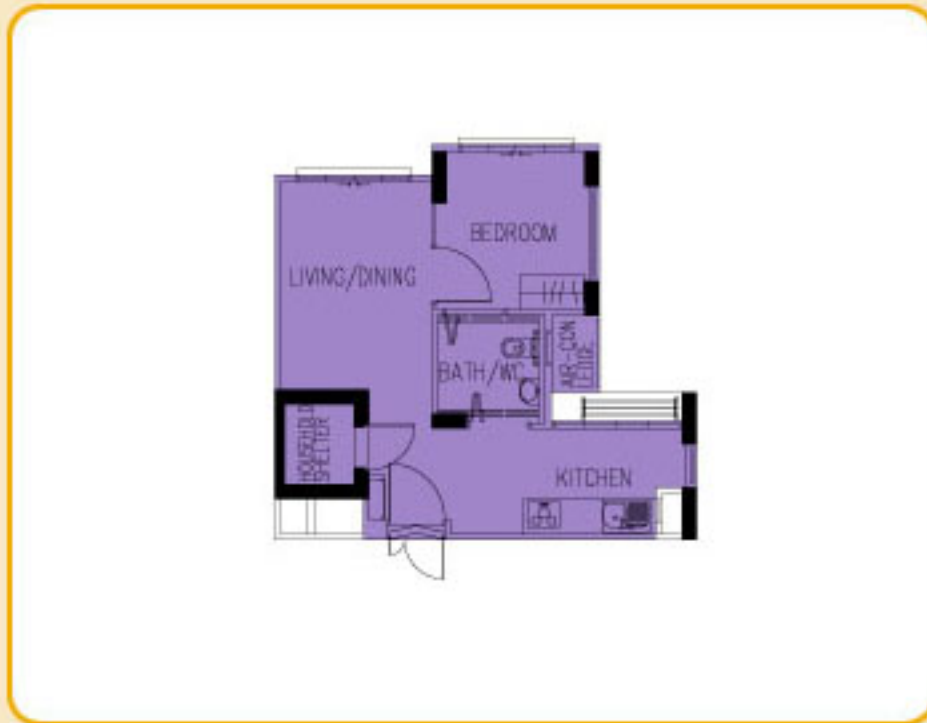
Studio Apartments come with full floor finishes and internal doors. Hence, OCS is not applicable
 * 4/5-room flats: 5 internal doors (3 bedrooms doors and 2 bathroom doors)

Estimated Completion Date

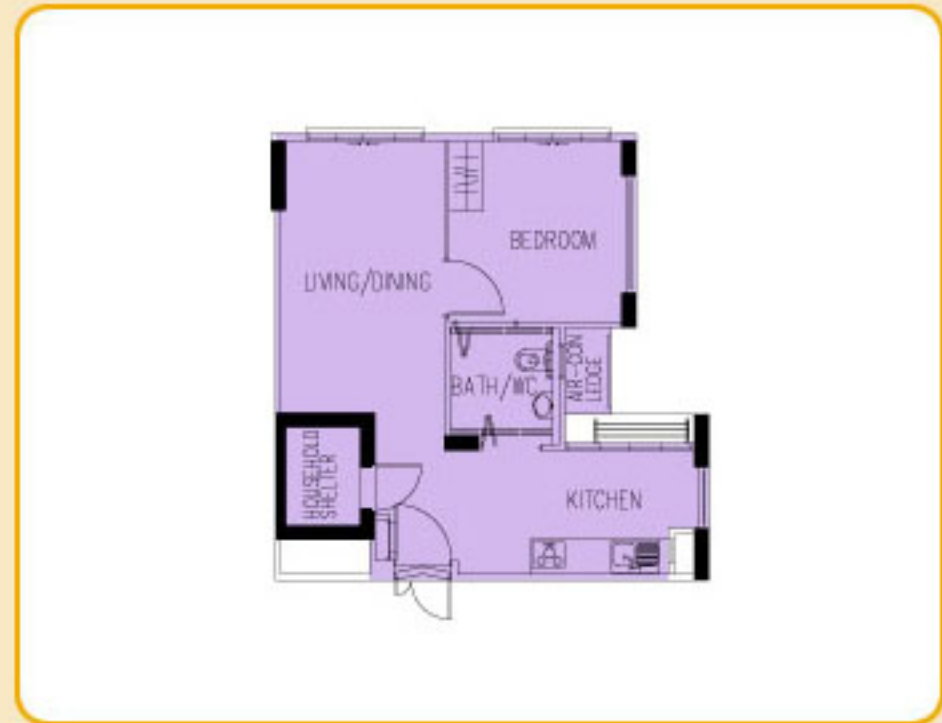
Estimated Completion Date	Estimated Delivery Possession Date (EDPD)
1Q 2014	31 Mar 2015

The actual completion date will depend on the progress of construction. The Estimated Delivery Possession Date (EDPD) is an estimate of the date that HDB is required under the Agreement for Lease to deliver possession of the flat. Applicants will be informed of the actual Delivery Possession Date during the signing of the Agreement for Lease.

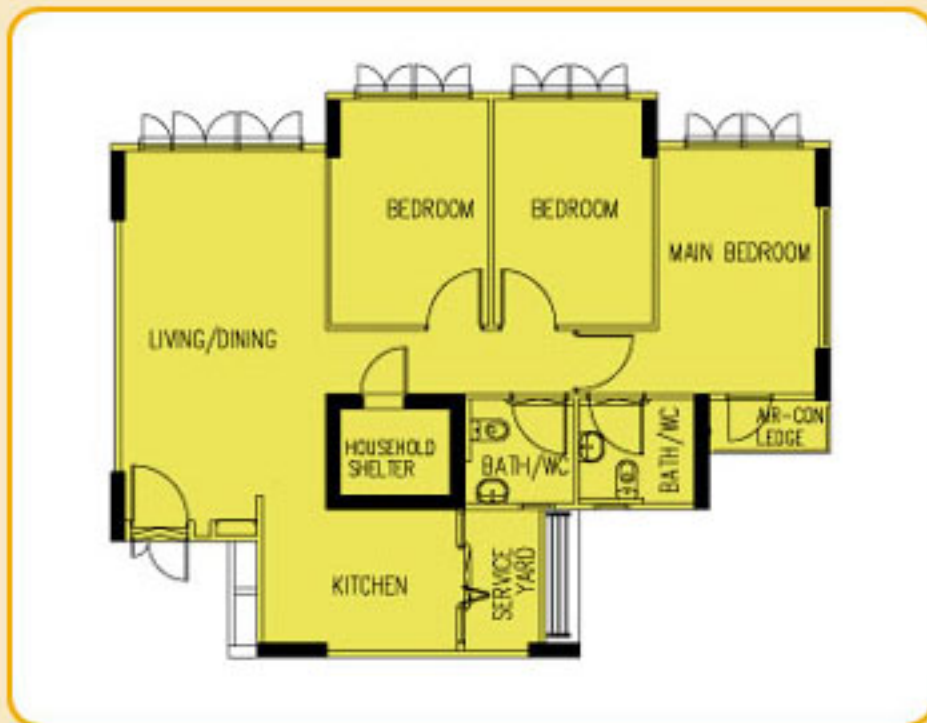
Typical Floor Plans



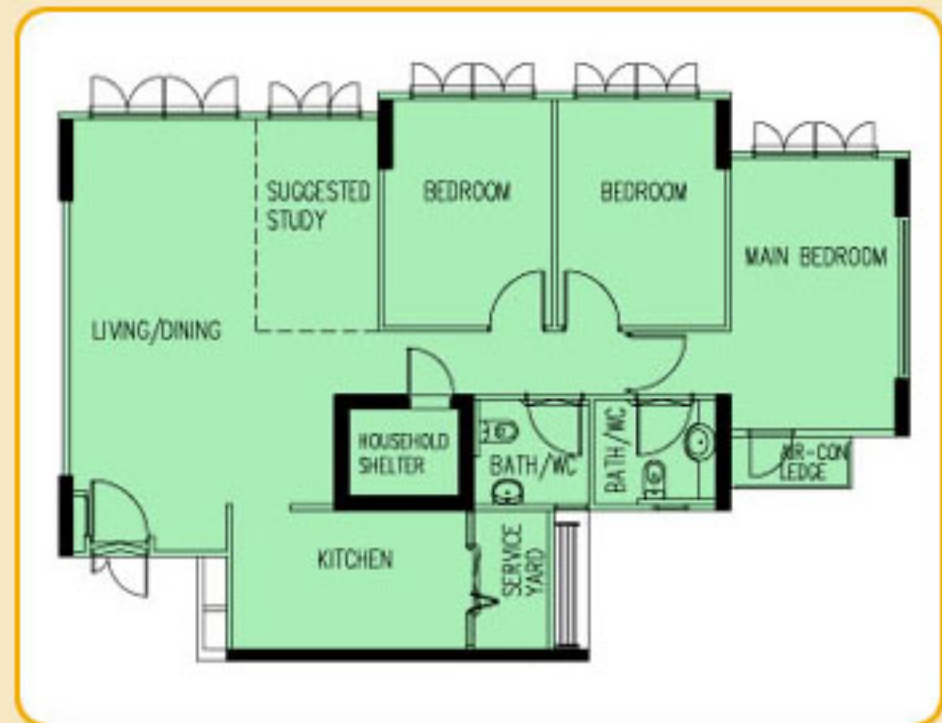
TYPICAL STUDIO APARTMENT (TYPE A) FLOOR PLAN
 APPROX. FLOOR AREA 37 sqm
 (Inclusive of Internal Floor Area 35 sqm and Air-Con Ledge)



TYPICAL STUDIO APARTMENT (TYPE B) FLOOR PLAN
 APPROX. FLOOR AREA 46 sqm
 (Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)



TYPICAL 4-ROOM FLOOR PLAN
 APPROX. FLOOR AREA 92 sqm
 (Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)



TYPICAL 5-ROOM FLOOR PLAN
 APPROX. FLOOR AREA 112 sqm
 (Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)

The coloured floor plans are not intended to demarcate the boundary of the flat.

Samples of Furnished Layout Plans



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(Inclusive of Internal Floor Area 35 sqm
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