



Compassvale Ancilla | Studio Apartments and 3-, 4-, 5-room Premium Flats

Compassvale Ancilla is bounded by Sengkang East Road, Sengkang East Avenue and Sengkang Central. The development comprises ten 15-storey residential blocks, offering 1,036 units of Studio Apartments and 3-, 4-, 5-room Premium flats.

The Compassvale neighbourhood is designed with the theme of a fishing village and a series of developments are named after seashells to tie in with this theme. These include Aspella, Atrina and Tivela, all of which have been completed. Compassvale Ancilla is also named after a species of seashells called Ancillas. These beautiful shells are often made into ornaments and other decorative items. The development's landscape is designed with organic patterns and swirls reminiscent of the form of these shells.



Artist's Impression

Abundant facilities



Compassvale Ancilla features a beautiful meandering green spine embellished with lush planting, making it a perfect place for relaxing strolls. This is interspersed with circular pockets of spaces which are ideal for small group interactions and gatherings.

Commercial facilities such as shops, a supermarket and an eating house are provided within the development to give added convenience to the residents. Those who wish to exercise and keep fit may make use of the outdoor exercise spaces like the children's playgrounds and fitness stations. With a Residents' Committee Centre and resting shelters, residents get to choose from a variety of spaces for communal bonding. A childcare centre is also located within the development.



Compassvale Ancilla is located next to a park which will feature a variety of facilities like fitness stations and shelters for both play and rest. An arrival plaza serves as an inviting node to welcome visitors to the park. In addition to the rain gardens and butterfly gardens, outdoor classrooms and exploratory footpaths enable educational enjoyments and enriching interactions with Mother Nature.



Buangkok MRT

Array of town amenities

Enjoy being a short drive away from the TPE, or walking distance from Buangkok MRT station and Renjong LRT station. Near the development is Kopitiam City, which hosts a supermarket, shops and eating outlets. More retail and dining options are available in Sengkang town with Compass Point, Kopitiam Square and Rivervale Mall. In addition, you may check out Sengkang's heartland shops in Rivervale Plaza by clicking on [Where2Shop@HDB](#).



Recreational choices are available at Sengkang Sports and Recreation Centre as well as Sengkang Riverside Park where residents can partake in active sports or leisurely strolls. Schools nearby include Nan Chiau High School, Nan Chiau Primary School and North Vista Primary School. Alternatively, parents can look forward to the future school that will be in close proximity to the development.



Sengkang Sports and Recreation Centre



Sengkang Riverside Park



Nan Chiau Primary School

Indicative Price Range

Choose from Studio Apartments and 3-, 4-, 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 3-, 4- and 5-room flats are provided with polished porcelain tiles in the living and dining areas, glazed porcelain tiles in the kitchen area, 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 Apt	37	35	112	\$77,000 - \$87,000
	47	45	112	\$101,000 - \$112,000
3-Room	67	65	140	\$194,000 - \$232,000
4-Room	92	90	420	\$303,000 - \$359,000
5-Room	112	110	252	\$375,000 - \$444,000

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
3-Room	\$215,000	\$3,000	\$25,000	\$761	25%
4-Room	\$330,000	\$4,000	\$15,000	\$1,189	30%
5-Room	\$410,000	\$5,500	\$0	\$1,477	27%

Optional Component Scheme

For the 3-, 4- 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		
	3-Room	4-Room	5-Room
Internal doors*	\$2,320	\$2,890	\$2,890

Notes:

Studio Apartments come with internal doors and full floor finishes. Hence, OCS is not applicable

* 3-room flats : 4 internal doors (2 bedroom doors and 2 bathroom doors)

* 4-room flats : 5 internal doors (3 bedroom doors and 2 bathroom doors)

* 5-room flats : 5 internal doors (3 bedroom doors and 2 bathroom doors)

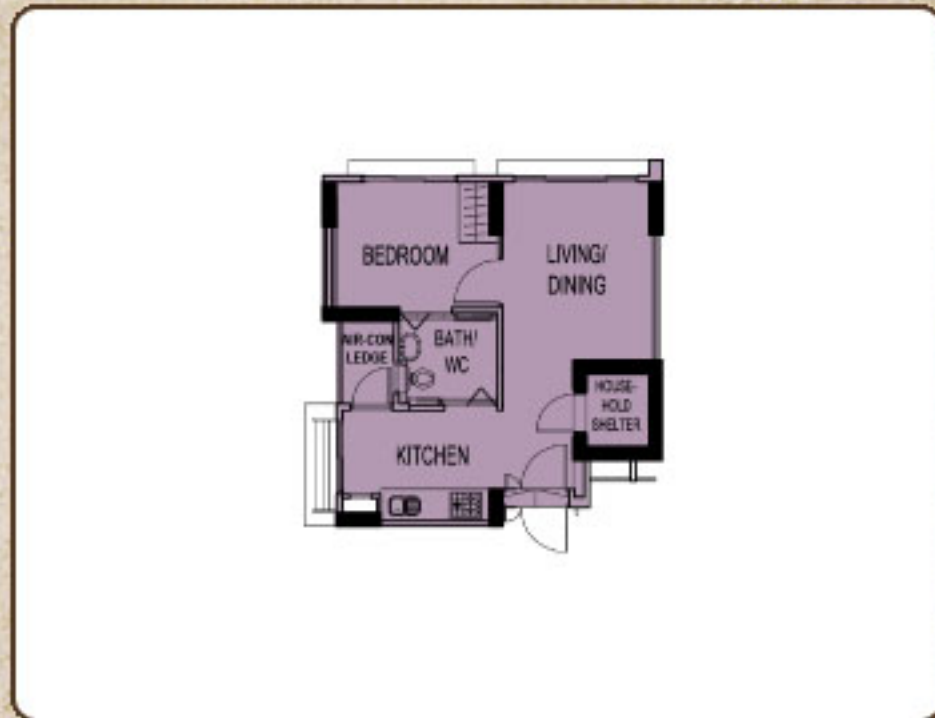
Estimated Completion Date and Waiting Time

Selection Date [ⓐ] (Median Month of Selection)	Apr to Jul 2011 (Jun 2011)
Estimated Completion Date	3rd Quarter 2014
Estimated Waiting Time	36 to 40 months

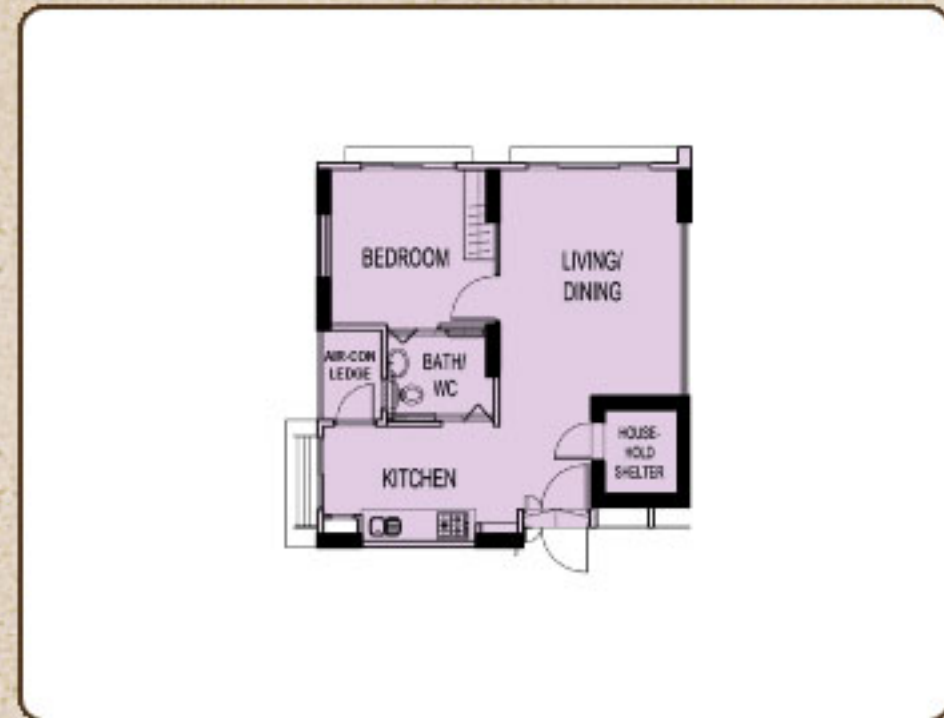
Notes:

- The waiting time is computed based on median month of selection exercise.
- The actual completion date will depend on the progress of the construction.
- The Estimated Delivery Possession Date (EDPD) is Jul 2015 for Compassvale Ancilla. The EDPD is an estimation of the date that HDB is required under the Agreement for Lease to deliver possession of the flat. Applicants will be informed the actual Delivery Possession Date during the signing of the Agreement for Lease.

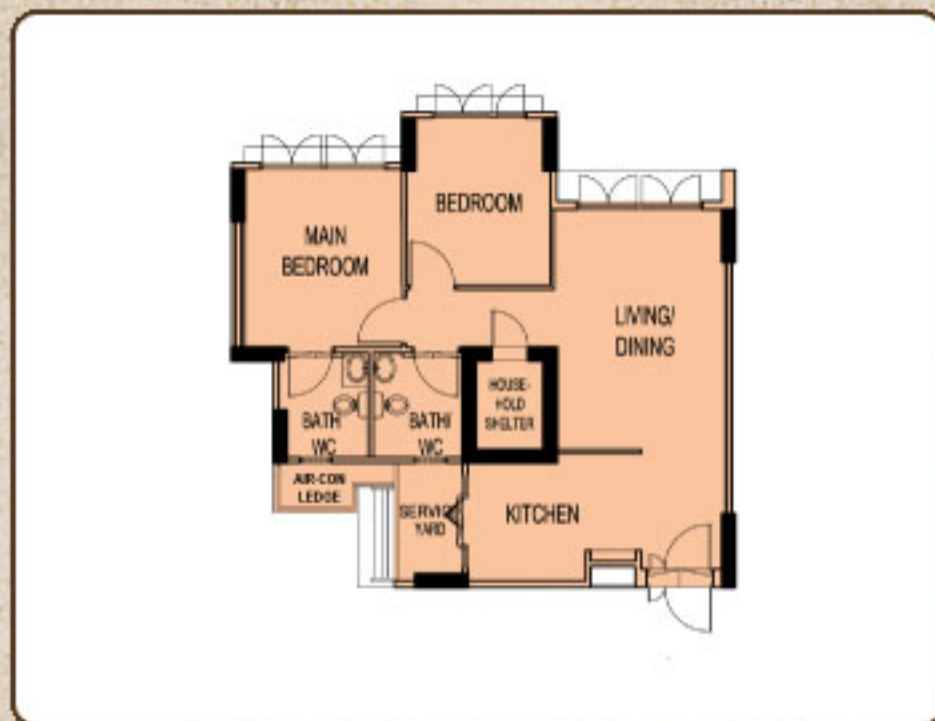
Typical Floor Plans



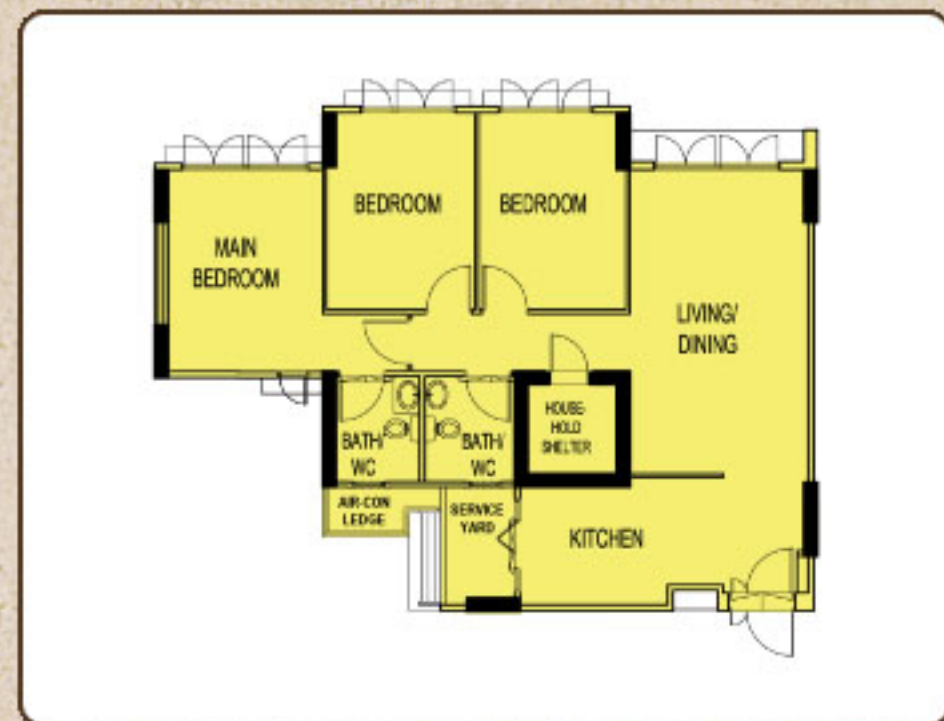
TYPICAL STUDIO APARTMENT FLOOR PLAN (TYPE A)
APPROX. FLOOR AREA 37 sqm
(Inclusive of Internal Floor Area 35 sqm and Air-Con Ledge)



TYPICAL STUDIO APARTMENT FLOOR PLAN (TYPE B)
APPROX. FLOOR AREA 47 sqm
(Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)

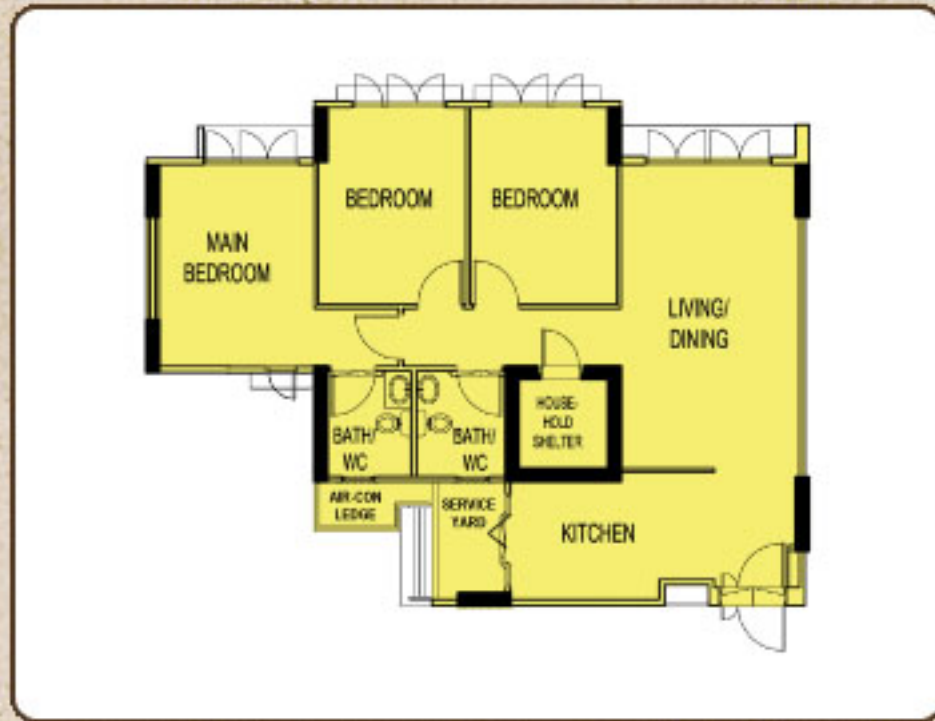


TYPICAL 3-ROOM FLOOR PLAN
APPROX. FLOOR AREA 67 sqm
(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)

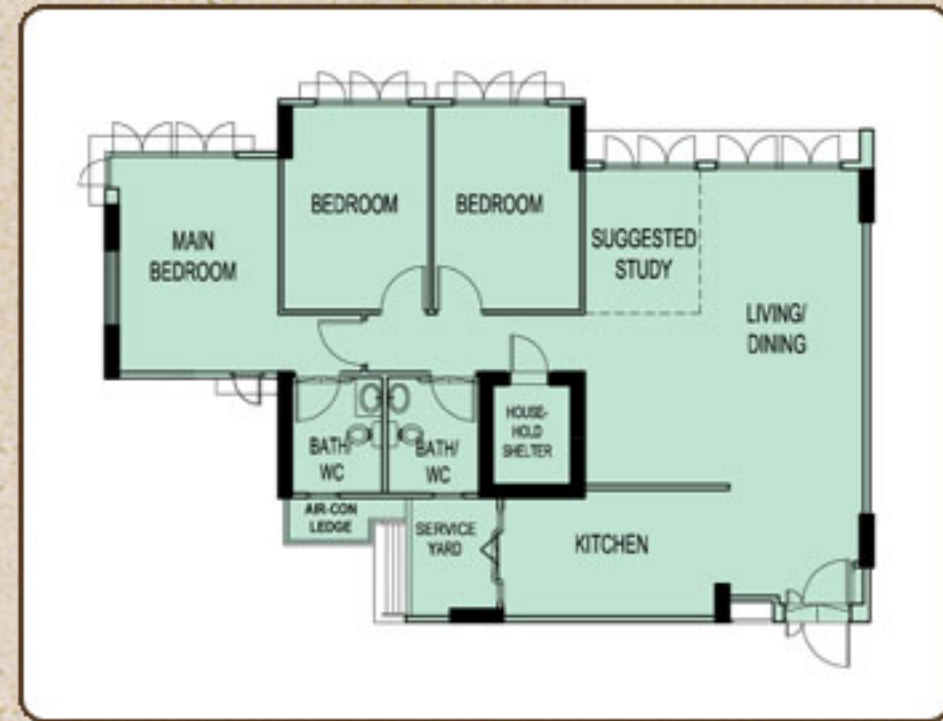


TYPICAL 4-ROOM FLOOR PLAN
APPROX. FLOOR AREA 92 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

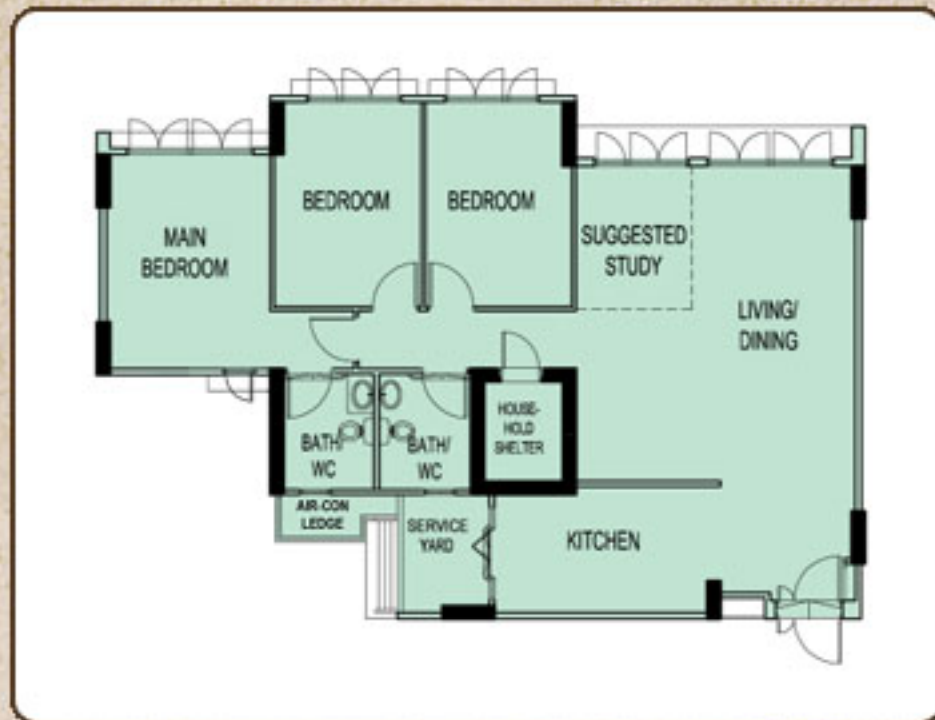
Typical Floor Plans



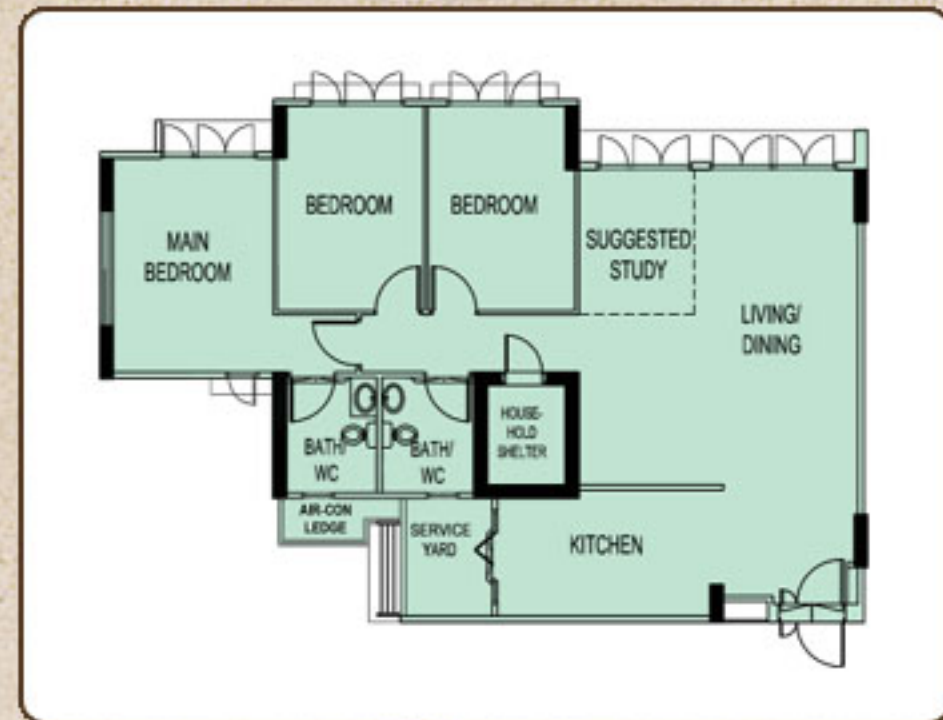
TYPICAL 4-ROOM FLOOR PLAN
APPROX. FLOOR AREA 92 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)



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



TYPICAL 5-ROOM FLOOR PLAN
APPROX. FLOOR AREA 112 sqm
(Inclusive of Internal Floor Area 110 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



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



TYPICAL STUDIO APARTMENT FLOOR PLAN (TYPE B)
APPROX. FLOOR AREA 47 sqm
(Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)



TYPICAL 3-ROOM FLOOR PLAN
APPROX. FLOOR AREA 67 sqm
(Inclusive of Internal Floor Area 65 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)

Samples of Furnished Layout Plans



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
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