



## Anchorvale Isles | 4- & 5-room Standard Flats

Bounded by Sengkang East Way and Anchorvale Link, Anchorvale Isles comprises seven 16-storey residential blocks. Choose from 675 units of 4- and 5-room Standard flats.

The development's residential blocks are arranged to mimic a series of small islands while the central landscape is designed with fluid organic lines to mimic water. This imagery of islands is the inspiration behind the development's name – Anchorvale Isles.

*Artist's Impression*



## A flourishing development

Celebrating Sengkang's history as a fishing village, the development's building façades are designed with vertical elements to create a contemporary interpretation of kampong housing on stilts.

At the heart of Anchorvale Isles is a central landscaped open space that serves as a hub for residents' social and recreational activities. Here, a playground is available for children while fitness stations located nearby allow for parents and grandparents to enjoy a workout as they watch over their children.



*Artist's Impression*



Shelters, pergolas and seating areas are positioned at key points within the central space, creating ideal spots for taking a rest, indulging in some quiet time reading, or engaging in casual conversation. Nearby, a precinct pavilion caters for social events and community bonding. Lush plantings around this central space provide shading to encourage all-day use of facilities.

Adorned with an extensive green roof, the multi-storey carpark provides residents with both convenience and visual relief. Parents with young children will enjoy having a childcare centre provided within the development.



## Fernvale Riverbow | 3-, 4- & 5-room Standard Flats

Fernvale Riverbow is located along Fernvale Link and sited right next to Punggol Reservoir. This development comprises eight residential blocks of 21 to 22 storeys in height. Choose from 1,154 units of 3-, 4- and 5-room Standard flats.

The development is named Fernvale Riverbow to convey the close relationship between the development and the river's bend where it is sited.



Artist's Impression

## An enchanting development

Inspired by the riverside elements of moving water and greenery along the banks, Fernvale Riverbow is designed with fluid forms and green textures. Fin walls interspersed on the building facades create the imagery of an enchanting waterfall cascading into a central landscaped plaza. The water imageries are further conveyed in the organic designs of the development's pathways and facilities.

At Fernvale Riverbow, the residential blocks are placed at the periphery of the site and arranged to optimise views towards Punggol Reservoir. This creates a generous expanse of space in the central landscaped plaza. Just below this, carparking facilities are provided for the convenience of residents.

The central plaza houses a variety of facilities where a multitude of activities can take place. Here, the young will enjoy playtime at the playgrounds, while adults and the elderly can choose to work out at the fitness stations. Complementing these active nodes are spaces for quiet recreation, such as the precinct pavilions, resting shelters and a network of linkways and footpaths that connect these facilities to the adjacent common green and Punggol Reservoir.



Artist's Impression



Punggol Reservoir

Located right by the water's edge, the common green houses facilities that allow the young and old to take in splendid views of the reservoir, all while enjoying themselves at the children's playground or exercising at the adult and elderly fitness corners.

Social community gatherings can take place at the Residents' Committee Centre found within the development. In addition, an education centre and a childcare centre provide added convenience for parents with children.



### Modern Amenities

Within walking distance from Anchorvale Isles is Sengkang Town Centre which boasts of many modern amenities. The vibrant Compass Point greets you with lots of food outlets and shopping choices while book lovers can head to the Sengkang Public Library located within. Pick up new hobbies at Sengkang Community Club or head to Kopitiam Square for hawker fare and fresh produce. More shopping and dining spots can be found near Fernvale Riverbow, like Fernvale Point and a food belt along Jalan Kayu. Search out more HDB heartland shops in Sengkang by logging on to [Where2Shop@HDB](http://Where2Shop@HDB).

Located near Punggol Reservoir are Sengkang Riverside Park, Anchorvale Community Club and Sengkang Sports and Recreation Centre. These are great places for scenic outdoor strolls, learning new hobbies or participating in active sports.



Fernvale Riverbow is conveniently located within walking distance from Layar LRT station, while Anchorvale Isles is near Sengkang MRT and bus interchange. The Tampines Expressway is nearby for residents of both developments to enjoy good connectivity to other parts of the island.

Those with schoolgoing children will be pleased with the many schools found within Sengkang town like Compassvale Primary School, Nan Chiau Primary and Nan Chiau High School, Pei Hwa Secondary School, Fernvale Primary School and Anchor Green Primary School.

Cheng Lim LRT Station





## Delightful Homes

Anchorvale Isles offers 4- and 5-room Standard flats while Fernvale Riverbow comes with 3-, 4- and 5-room Standard flats. You can choose from flats in either development during selection. All units come with three-quarter height windows in the living/ dining area.

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

Flat Type	Floor Area (sqm)	Internal Floor Area (sqm)	No. of Units	Indicative Price Range (\$)
3-Room	68	65	168	\$157,000 - \$189,000
4-Room	92 - 93	90	944	\$246,000 - \$337,000
5-Room	112 - 113	110	717	\$298,000 - \$421,000

### Notes:

- Anchorvale Isles offers 4-/5-room flats whereas Fernvale Riverbow offers 3-/4-/5-room flats.
- 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.

## Financing a flat

Flat Type	Typical Selling Price	Applicants' Median Household Income	Eligible Additional CPF Housing Grant	Eligible Special CPF Housing Grant *	Monthly Instalment for 30-year Loan	Instalment to Income Ratio
3-Room	\$175,000	\$2,500	\$30,000	\$0	\$580	23%
4-Room	\$290,000	\$4,200	\$10,000	NA	\$1,045	25%
5-Room	\$360,000	\$5,600	\$0	NA	\$1,297	23%

\* Applicants with monthly household incomes more than \$1,500 but not exceeding \$2,250 may qualify for the Special CPF Housing Grant if they apply for a 3-Room flat at Fernvale Riverbow.

## Optional Component Scheme

These flats come with floor finishes in the kitchen, household shelter, service yard and bathrooms. For added convenience, you may opt in to have floor finishes in the living/ dining room and bedrooms and/ or internal doors installed in your selected flat. The cost of installing these optional components will be added to the selling price of the flat.

Optional Component	Indicative Costs		
	3-Room	4-Room	5-Room
Flooring for living / dining room and bedrooms	\$2,900	\$4,300	\$5,400
Internal doors*	\$2,280	\$2,830	\$2,830

### Notes:

- \* 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)

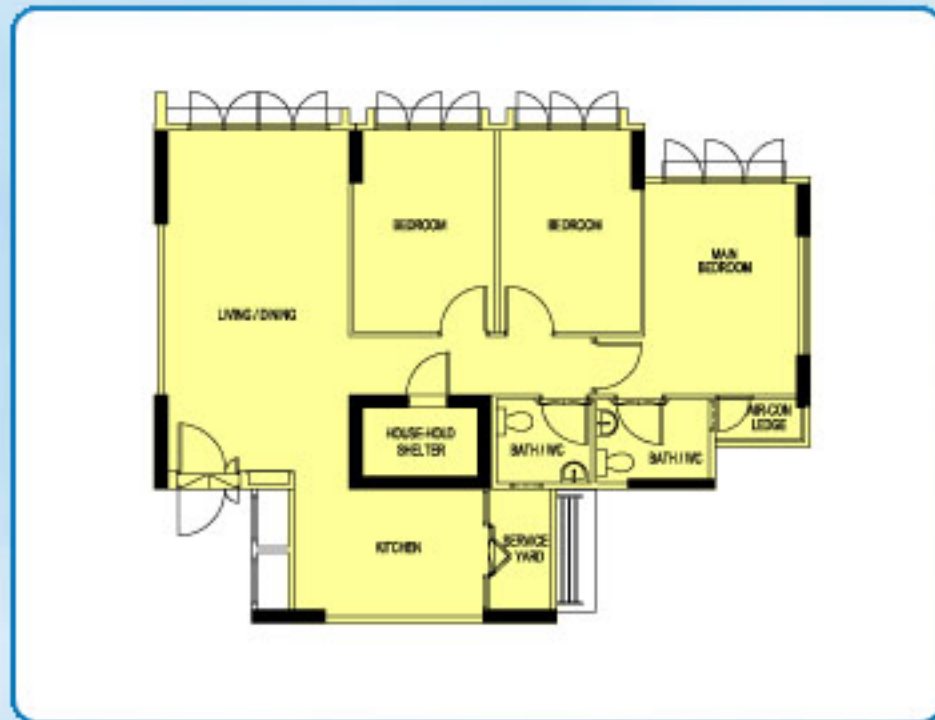
## Estimated Completion Date and Waiting Time

Housing Development	Anchorvale Isles	Fernvale Riverbow
Selection Date (Median Month of Selection)	Aug 2011 to Jan 2012 (Nov 2011)	
Estimated Completion Date	2nd Quarter 2014	4th Quarter 2014
Estimated Waiting Time	26 to 30 months	34 to 38 months

### Notes:

- The waiting time is computed based on the median month of selection exercise.
- The actual completion date will depend on the progress of the construction.
- The Estimated Delivery Possession Date (EDPD) is 31 May 2015 for Anchorvale Isles and 31 Dec 2015 for Fernvale Riverbow. 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



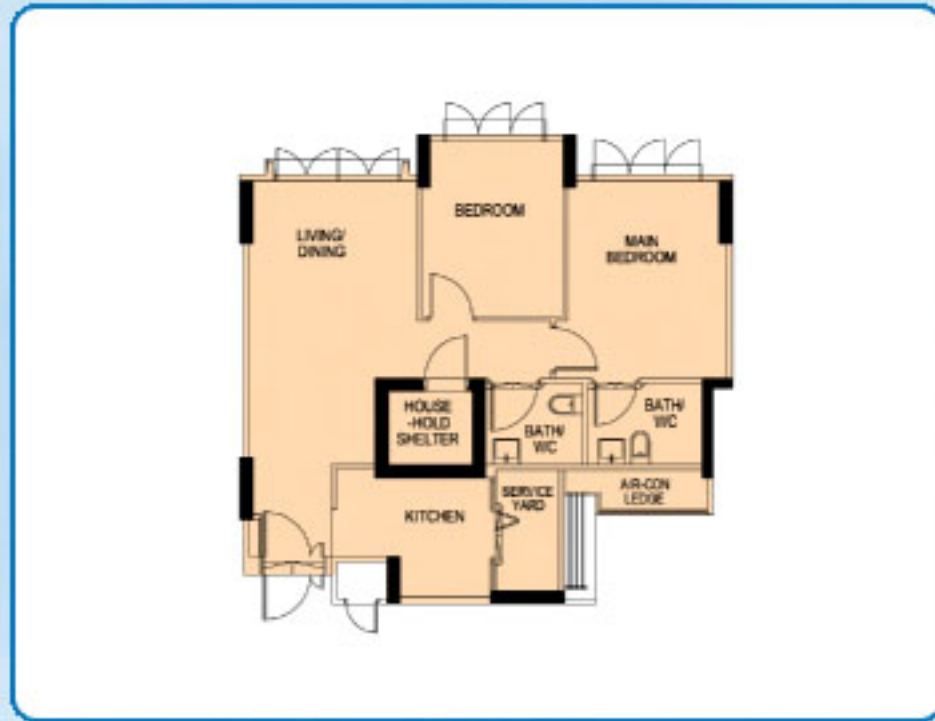
**TYPICAL 4-ROOM FLOOR PLAN**  
APPROX. FLOOR AREA 92 sqm  
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)



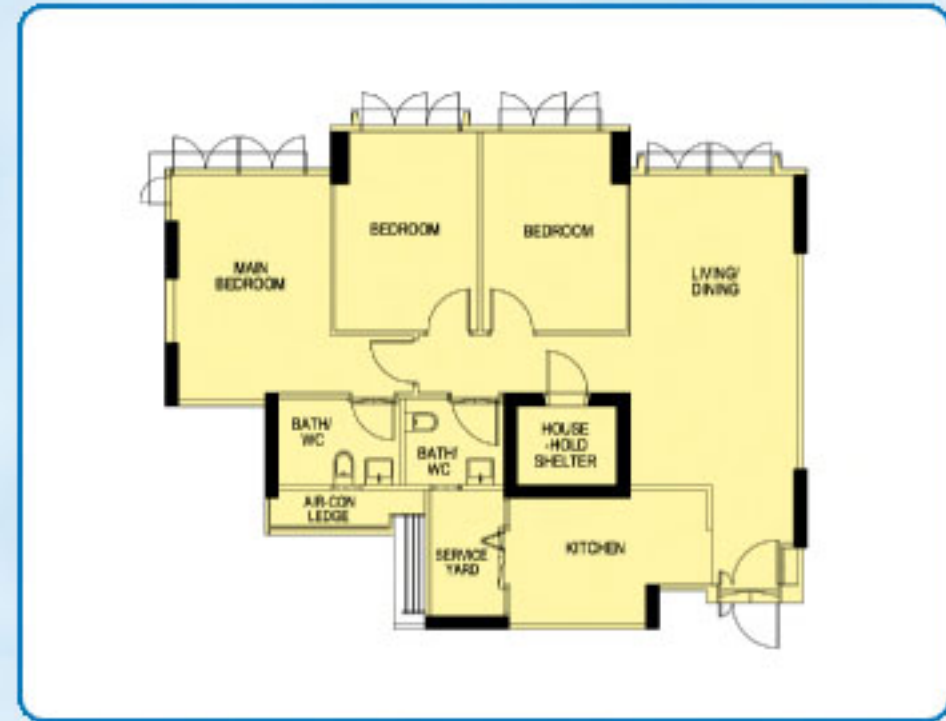
**TYPICAL 5-ROOM FLOOR PLAN**  
APPROX. FLOOR AREA 112 sqm  
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)

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

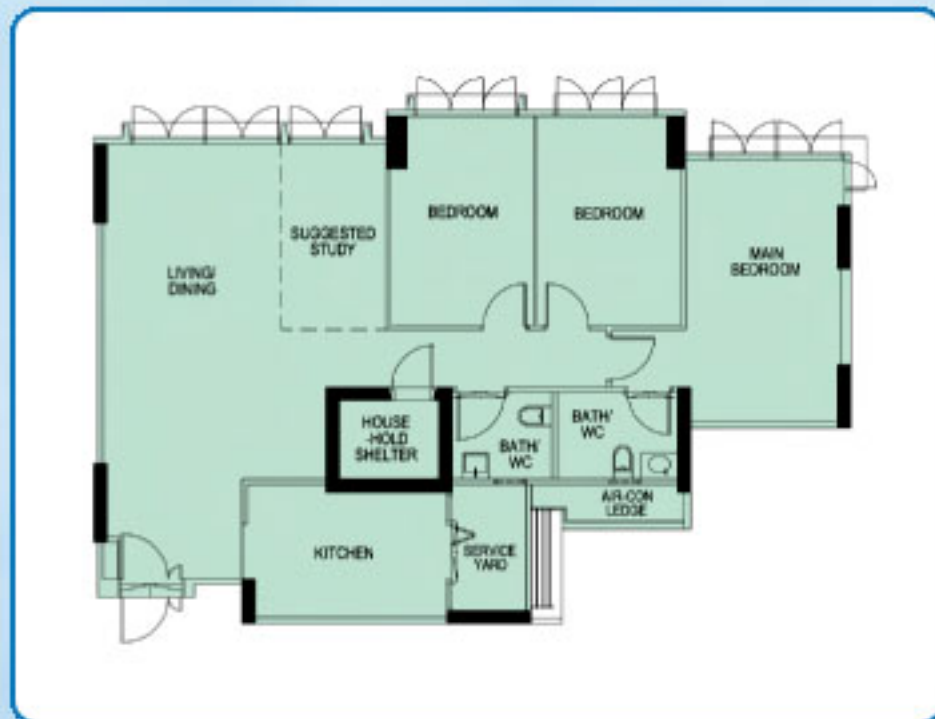
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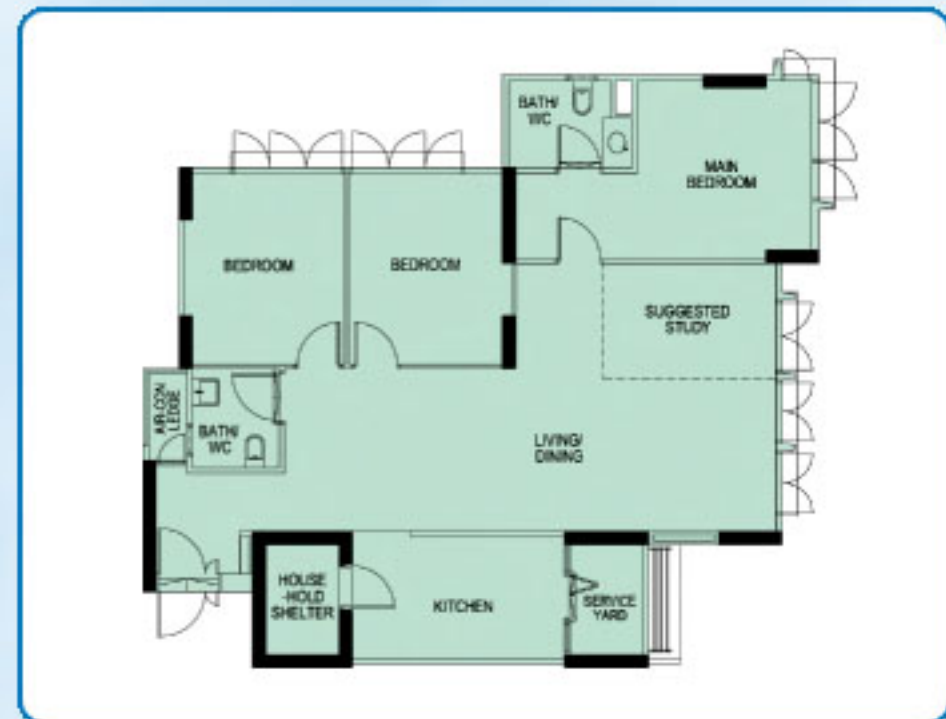
**TYPICAL 3-ROOM FLOOR PLAN**  
APPROX. FLOOR AREA 68 sqm  
(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)



**TYPICAL 4-ROOM FLOOR PLAN**  
APPROX. FLOOR AREA 93 sqm  
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)



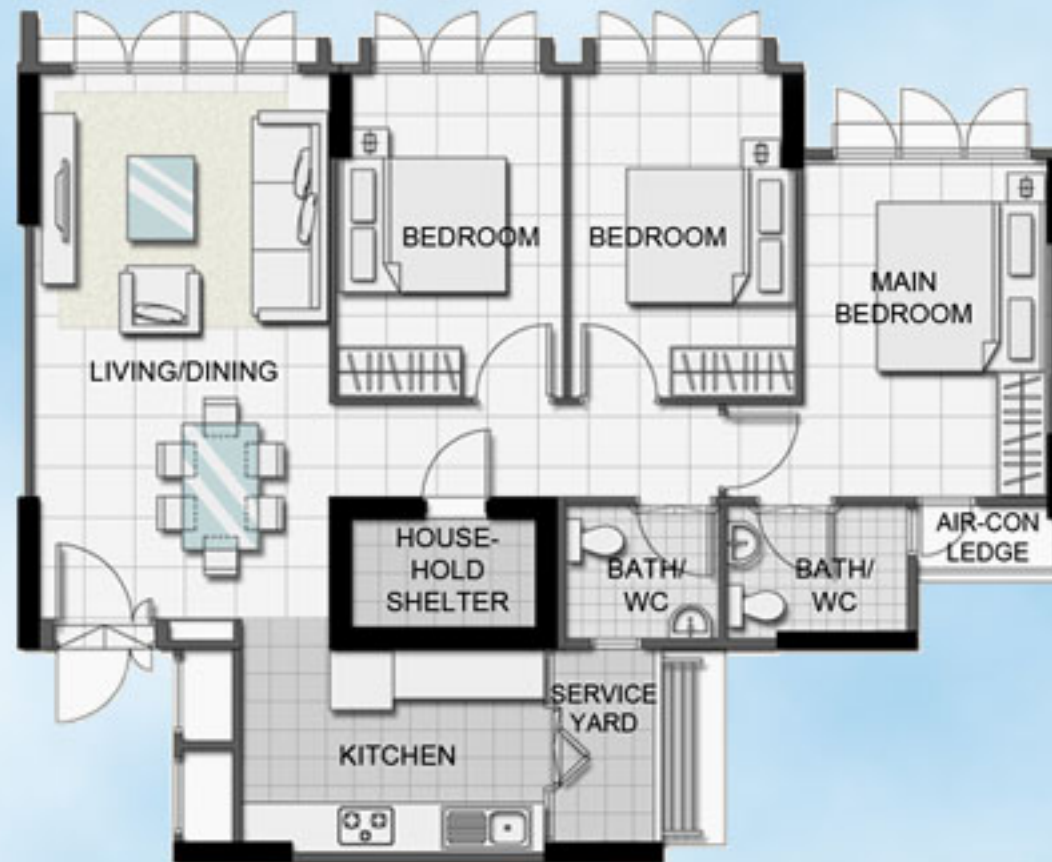
**TYPICAL 5-ROOM FLOOR PLAN**  
APPROX. FLOOR AREA 113 sqm  
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)



**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 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)

## Samples of Furnished Layout Plans



**TYPICAL 3-ROOM FLOOR PLAN**  
APPROX. FLOOR AREA 68 sqm  
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**TYPICAL 4-ROOM FLOOR PLAN**  
APPROX. FLOOR AREA 93 sqm  
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)



## Samples of Furnished Layout Plans



**TYPICAL 5-ROOM FLOOR PLAN**  
APPROX. FLOOR AREA 113 sqm  
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)



**TYPICAL 5-ROOM FLOOR PLAN**  
APPROX. FLOOR AREA 112 sqm  
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