

## Pursue an active lifestyle

Senja Parc View is located along Senja Road in Bukit Panjang. Bukit Panjang means "long stretches of hills", and true to its name, the town is lush with abundant greenery. Senja Parc View comprises three residential blocks which range from 27 to 29 storeys in height. Choose from 577 units of 2-room, 3-room and 4-room Standard Flats.



With the development located next to a park, you will enjoy living close to nature and a host of outdoor activities at your doorstep. Enjoy a jog amid the green surrounds, work out at the fitness stations or simply take a relaxing stroll.



Have fun at the sports complex and community club next to Pang Sua Pond

For more recreational choices, visit the newly completed sports complex and community club located next to Pang Sua Pond. Here, you can swim laps or immerse yourself into the Jacuzzi pool for a revitalising underwater massage. Kids will enjoy the children's pool that includes a water slide. Other facilities here include badminton courts, tennis courts and basketball courts. You can also take your pick from the spread of enrichment courses and activities organised by the community club.



The name Senja Parc View is given to this development as it is sited next to a park and many units enjoy scenic views of the green surrounds.



## Delight in modern living

Enjoy easy travel in and beyond the town when you come home to Senja Parc View. Located close to the Kranji Expressway, this development brings you easy accessibility and convenience. For those taking public transport, Senja and Jelapang LRT stations are both sited within walking distance. Commuting will be further enhanced with the upcoming Bukit Panjang MRT station along Downtown Line 2.



Jelapang LRT Station



LRT Train



Bus Interchange



Senja LRT Station

A variety of shops and eating outlets are sited within the vicinity of Senja Parc View. For more choices, head over to the vibrant Bukit Panjang Plaza, Greenridge Shopping Centre or Fajar Shopping Centre. Visit the library at Bukit Panjang Plaza for a wide range of books and multimedia materials.



Bukit Panjang Plaza



Bukit Panjang Plaza



Greenridge Shopping Centre



Convenient shopping and dining along Senja Road



You have a wide choice of recreational options within the town. For fun and leisure, head to the Bukit Panjang Community Club or Zhenghua Community Club and participate in the multitude of activities organised. If you prefer sports and outdoor fun, visit the newly opened sports complex, Bukit Panjang Park, Zhenghua Park or the Pang Sua and Bukit Panjang park connectors.



Bukit Panjang Marker



Bukit Panjang Park





Within the town, there are a range of primary and secondary schools such as West View Primary School, Bukit Panjang Primary School and West Spring Secondary School.



## Indulge in facilities at your doorstep

From the children's playground to the adult and elderly fitness stations, there is something that caters to residents of all ages. Rollerblade, cycle or jog along the future park connector that's next to the development or head to the adjoining park to unwind amid natural environs. With such a wide range of recreational options at your doorstep, staying home could be your new pastime.



A focal point for the development is its Constellation Plaza, a landscaped plaza adorned with star groups and storylines behind each constellation. Besides providing visual interest, this plaza also serves as an ideal venue where family and friends can get together.



A unique attribute of Senja Parc View is its multi-purpose court which is sited above the multi-storey car park. Enjoy a game with neighbours and friends or teach the kids badminton here.

Providing shade and shelter, covered walkways connect all the residential blocks to the multi-storey car park.





Indicative Price Range

Senja Parc View offers a choice of 2-room, 3-room and 4-room Standard flats.



All the units come with three-quarter height windows in the living/dining area. Some 4-room units are provided with a corner window in the master bedroom.

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 (\$) |
|-----------|------------------|---------------------------|-------------|-----------------------------|
| 2-Room    | 46               | 45                        | 112         | \$86,000 - \$119,000        |
| 3-Room    | 67               | 65                        | 112         | \$149,000 - \$191,000       |
| 4-Room    | 92               | 90                        | 353         | \$242,000 - \$312,000       |

- Notes:**
- (a) Floor area refers to the estimated area of the whole apartment, inclusive of the area of air-conditioner ledge.
  - (b) Internal floor area refers to the estimated area of the apartment computed based on the centre line of the apartment wall.
  - (c) 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.

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 |
|-----------|-----------------------|-------------------------------------|---------------------------------------|-------------------------------------|----------------------------|
| 2-Room    | \$100,000             | \$1,400                             | \$40,000                              | \$240                               | 17%                        |
| 3-Room    | \$170,000             | \$2,300                             | \$30,000                              | \$560                               | 24%                        |
| 4-Room    | \$275,000             | \$4,200                             | \$10,000                              | \$991                               | 24%                        |

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 |         |         |
|--|------------------|---------|---------|
|  | 2-Room           | 3-Room  | 4-Room  |
| Flooring for living / dining room and bedrooms | \$1,600          | \$2,600 | \$3,700 |
| Internal doors*                                | \$480            | \$2,000 | \$2,480 |

- Notes:**
- \* Bi-fold bathroom doors are provided for 2-room flats and they are non-optional
  - \* 2-room flats: 1 internal door (1 bedroom door)
  - \* 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)

Estimated Completion Date

| Estimated Completion Date | Estimated Delivery Possession Date (EDPD) |
|---------------------------|---|
| 4Q 2014                   | 31 Oct 2015                               |

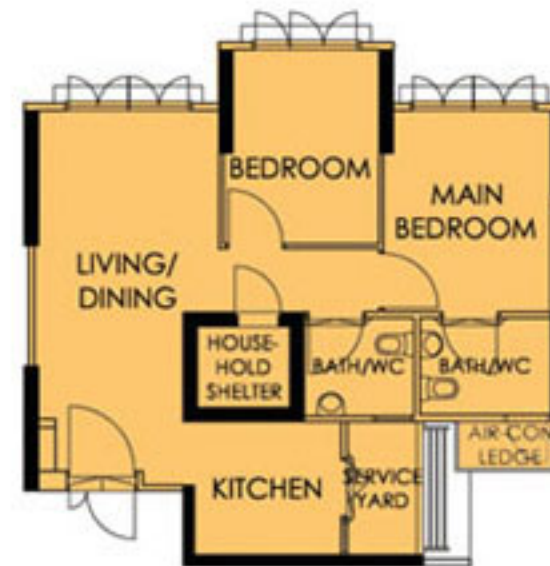
The actual completion date will depend on the progress of construction. The Estimated Delivery Possession Date (EDPD) is an estimate of the date that HDB is required under the Agreement for Lease to deliver possession of the flat. Applicants will be informed of the actual Delivery Possession Date during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



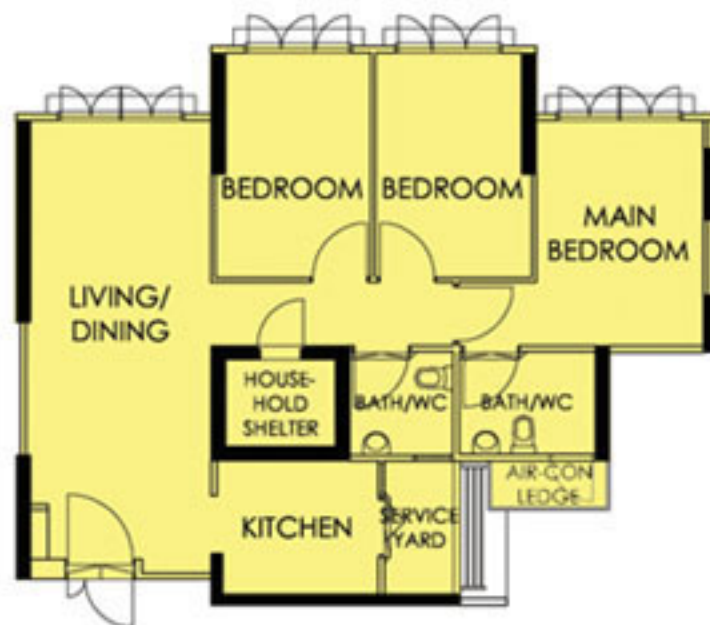
## Typical Floor Plans



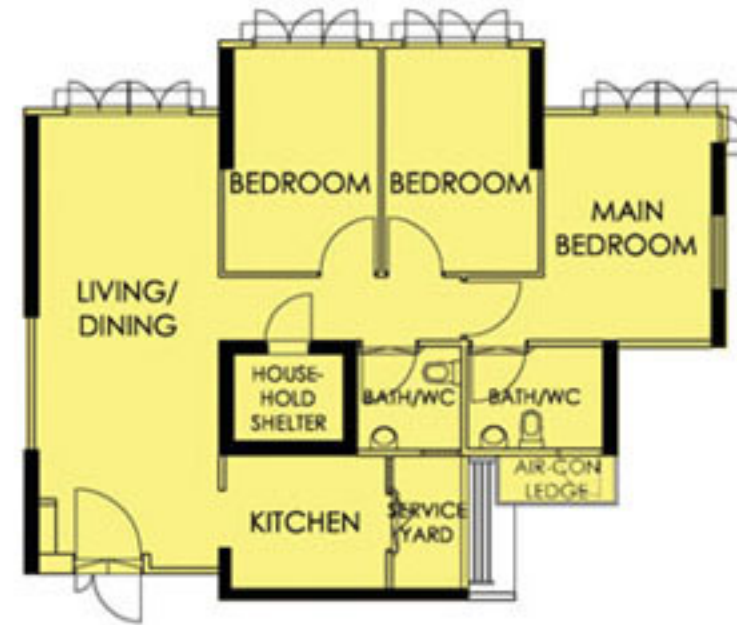
**TYPICAL 2-ROOM FLOOR PLAN**  
 APPROX. FLOOR AREA 46 sqm  
 (Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)



**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 4-ROOM FLOOR PLAN**  
 APPROX. FLOOR AREA 92 sqm  
 (Inclusive of Internal Floor Area 90 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 2-ROOM FLOOR PLAN**  
 APPROX. FLOOR AREA 46 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 4-ROOM FLOOR PLAN**  
 APPROX. FLOOR AREA 92 sqm  
 (Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)