

delightfulhomes

HDB'S BUILD-TO-ORDER SALES EXERCISE • MAR 2014



ANCHORVALE
PARKVIEW

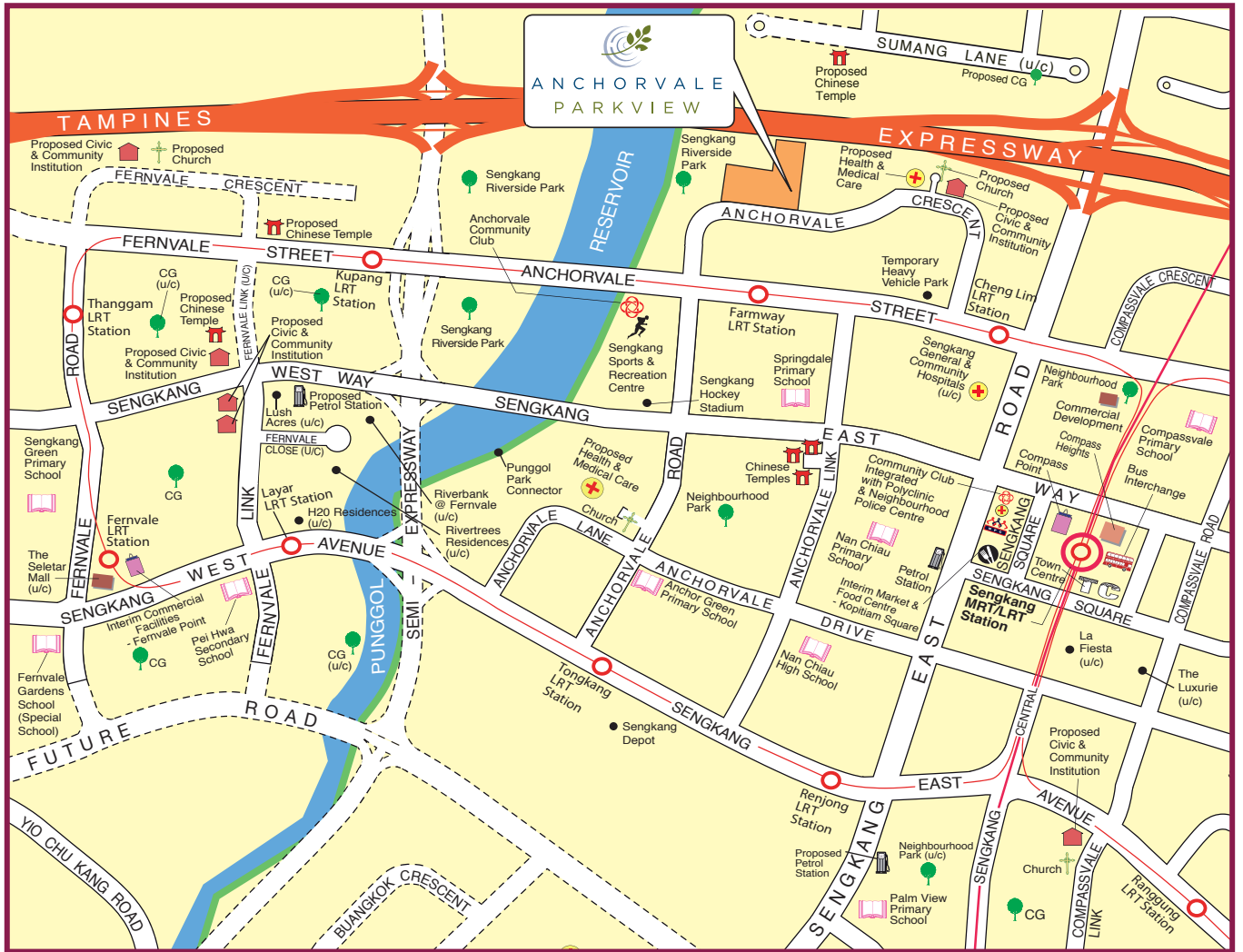


Homes by the Park

Located along Anchorvale Crescent, Anchorvale Parkview comprises four 16-storey high residential blocks and offers 503 units of 4-, 5-room and 3Gen flats.

At Anchorvale Parkview, you will get to enjoy scenic views of lush greenery found both within the development and at the adjacent Sengkang Riverside Park.





LEGEND:

- MRT Line & Station
- LRT Line & Station
- (u/c) Under Construction
- CG Common Green
- ===== Future Road





Delightful Amenities

At Anchorvale Parkview, you will be able to enjoy a wide range of facilities that are set amidst the development's lush green surrounds. These include adult and elderly fitness stations, children's playgrounds, seating corners and an open lawn. The rooftop garden above the multi-storey car park will also feature a community garden where you can choose to plant your own local produce. A supermarket, some shops and an eating house will be conveniently located within the development as well.



Eco-Friendly Living



Separate chutes for recyclable waste



Eco-pedestals



Bicycle stands

To encourage a green lifestyle, Anchorvale Parkview is designed with several eco-friendly features:

- Separate chutes are provided for recyclable waste
- Motion sensor controlled energy efficient lighting is installed at staircases to reduce energy consumption
- Regenerative lifts are used to reduce energy consumption
- Eco-pedestals are used in bathrooms to encourage water conservation
- Bicycle stands are provided to encourage cycling as an environmentally friendly form of transport
- Sustainable and recycled products are used in the development

Homes for Life

Anchorvale Parkview offers 4-, 5-room and 3Gen Standard Flats. These units will come with three-quarter height windows in the living/ dining area and half-height windows in other rooms. Some of the 5-room flats will come with a balcony.

The flats will come with floor finishes in the kitchen, household shelter, service yard and bathrooms. Wall tiles will also be provided in the bathroom and kitchen. For added convenience, you may opt in to have floor finishes installed in the living/ dining room and bedrooms of your selected flat. You may also opt in to have sanitary fittings installed in the bathrooms – wash basin, water tap and shower mixer. These sanitary fittings, together with internal doors, will be offered as a package. The cost of installing these optional components will be added to the selling price of the flat.



To provide a sense of spaciousness and greater flexibility in furniture layout and design, all flats in Anchorvale Parkview will come with an open kitchen concept. You can carry out the necessary extensions to the electrical, water and gas points provided in the kitchen as part of your renovation plans. Alternatively, you may opt in to have a partition wall installed between the living/ dining area and kitchen. The cost of this optional wall will be added to the selling price of the flat.

3Gen flats were introduced to cater to multi-generation families living under one roof. The 3Gen Flats in Anchorvale Parkview will have four bedrooms and three bathrooms (two en-suites), with an internal floor area of about 115 square metres.



Open Kitchen Concept (Default)



LAYOUT IDEAS FOR 3GEN-FLAT

APPROX FLOOR AREA 120 sqm

(Inclusive of Internal Floor Area of 115sqm. and Air-con ledge)

With Kitchen Partition Wall



LAYOUT IDEAS FOR 3GEN-FLAT

APPROX FLOOR AREA 120 sqm

(Inclusive of Internal Floor Area of 115sqm. and Air-con ledge)

Open Kitchen Concept (Default)



LAYOUT IDEAS FOR 4-ROOM

APPROX FLOOR AREA 93 sqm.

(Inclusive of Internal Floor Area of 90sqm. and Air-con ledge)

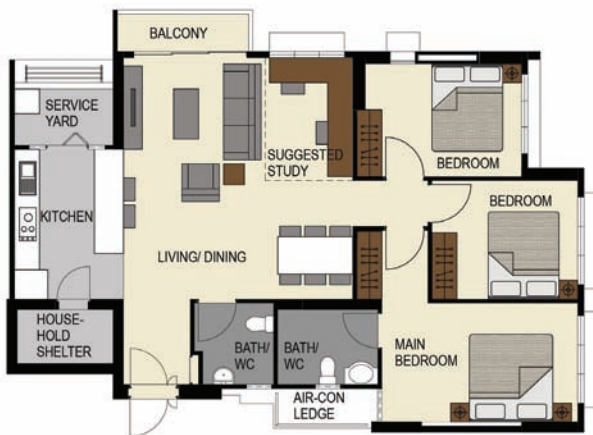
With Kitchen Partition Wall



LAYOUT IDEAS FOR 4-ROOM

APPROX FLOOR AREA 93 sqm.

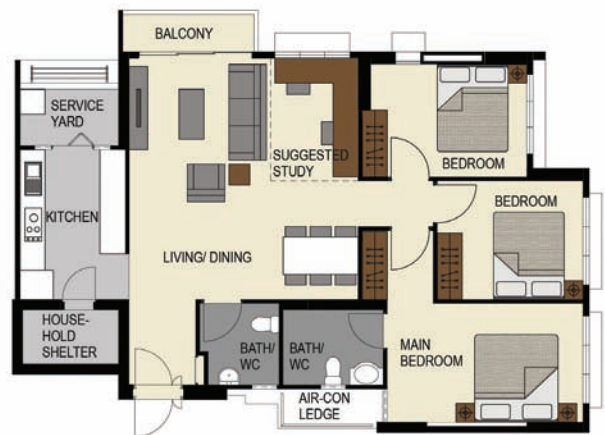
(Inclusive of Internal Floor Area of 90sqm. and Air-con ledge)



LAYOUT IDEAS FOR 5-ROOM

APPROX FLOOR AREA 113sqm.

(Inclusive of Internal Floor Area of 110sqm. and Air-con ledge)



LAYOUT IDEAS FOR 5-ROOM

APPROX FLOOR AREA 113sqm.

(Inclusive of Internal Floor Area of 110sqm. and Air-con ledge)



LAYOUT IDEAS FOR 5-ROOM

APPROX FLOOR AREA 113 sqm.

(Inclusive of Internal Floor Area of 110sqm. and Air-con ledge)



LAYOUT IDEAS FOR 5-ROOM

APPROX FLOOR AREA 113 sqm.

(Inclusive of Internal Floor Area of 110sqm. and Air-con ledge)



LEGEND

- 4 ROOM
- 5 ROOM
- 3GEN FLAT
- SURROUNDING BUILDINGS
- RESERVED FOR / EXISTING DEVELOPMENT
- LINKWAY / LINK-BRIDGE (LB) / PRECINCT PAVILION / DROP-OFF PORCH / SHELTER
- TRELLIS
- FUTURE SOCIAL COMMUNITY FACILITIES (FSCF) AT 1ST STOREY
- EATING HOUSE (EH) / SUPERMARKET (SM) / SHOPS (S) AT 1ST STOREY
- CHILDREN PLAYGROUND (PG) / ADULT FITNESS STATION (AFS) / ELDERLY FITNESS STATION (EFS)
- ELECTRICAL SUB-STATION (ESS) AT 1ST STOREY
- UTILITY CENTRE (UC) / BIN CENTRE (BC) AT 1ST STOREY
- MULTI-STOREY CARPARK
- OPEN SPACE
- STAIRCASE
- AIR-WELL
- DRAINAGE RESERVE
- DRIVEWAY
- CENTRALISED REFUSE CHUTE / CHUTE FOR RECYCLABLE REFUSE
- CORRIDOR
- LIFT
- SERVICE BAY

Block Number	Number of Storeys	4 Room	5 Room	3GEN Flat	Total	Lift opens at
338A	16	58	75	15	148	Every storey
338B	16	60	30	40	130	Every storey
338C	16	120	-	-	120	Every storey
338D	16	30	60	15	105	Every storey
Total		268	165	70	503	

Standard Flats

Applicants are encouraged to visit the place before booking a flat.

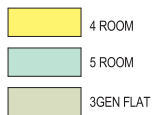
SCALE 0 10 20 30 40 50 METRES





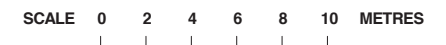
BLK 338A (2ND STOREY FLOOR PLAN)

LEGEND:



W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
 UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.



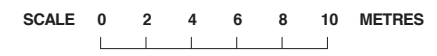


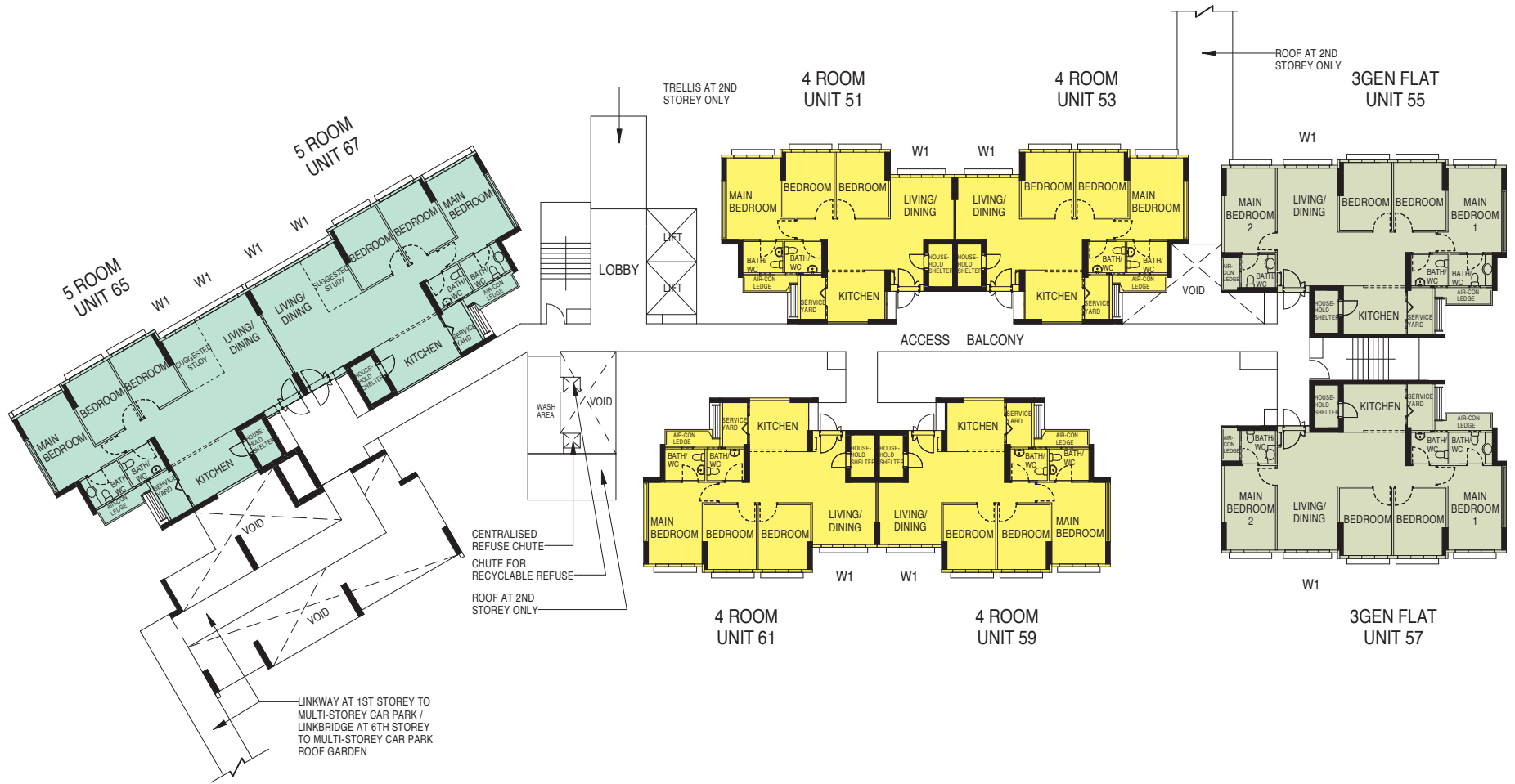
BLK 338A
(3RD TO 16TH STOREY FLOOR PLAN)

- LEGEND:**
- 4 ROOM
 - 5 ROOM
 - 3GEN FLAT

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
 UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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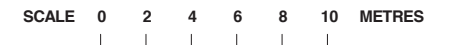
BLK 338B
(2ND TO 6TH STOREY FLOOR PLAN)

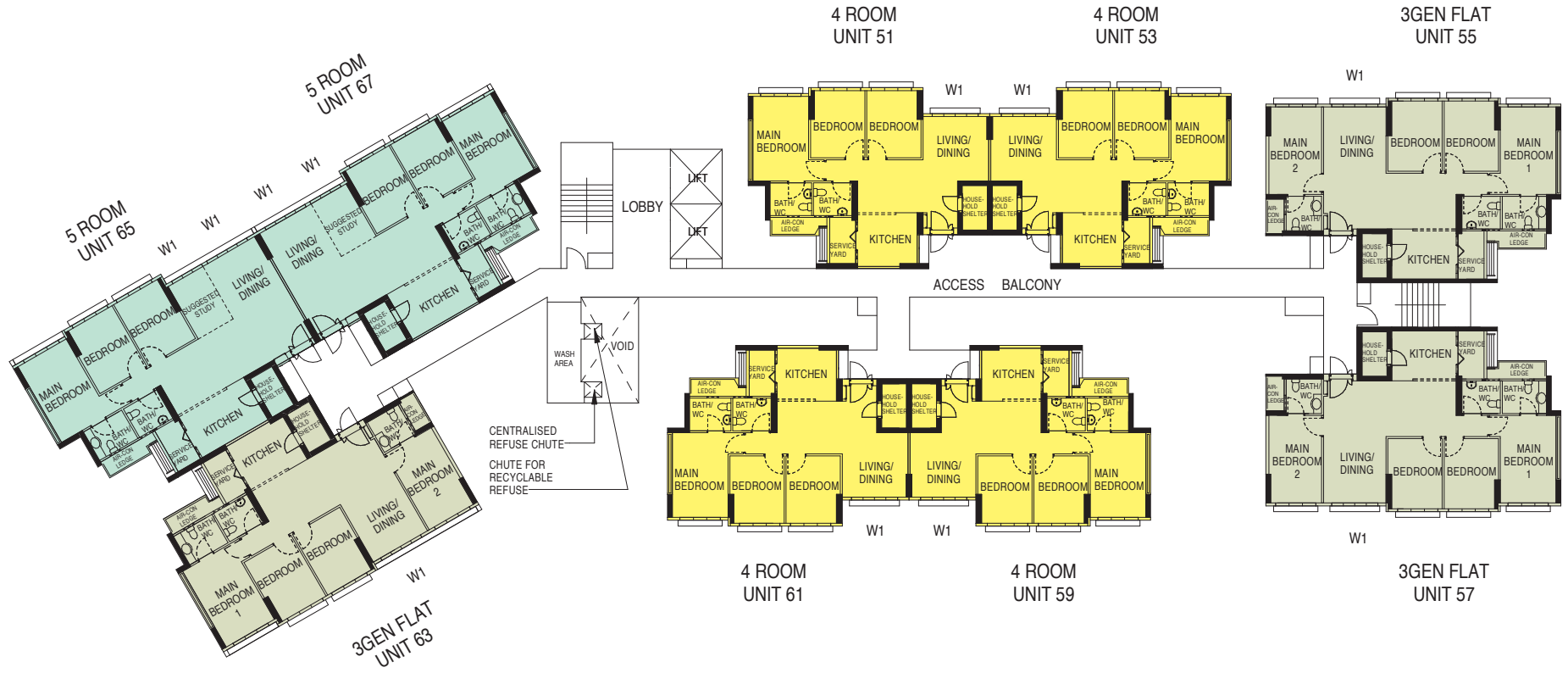
LEGEND:

- 4 ROOM
- 5 ROOM
- 3GEN FLAT

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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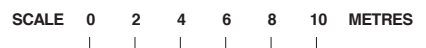


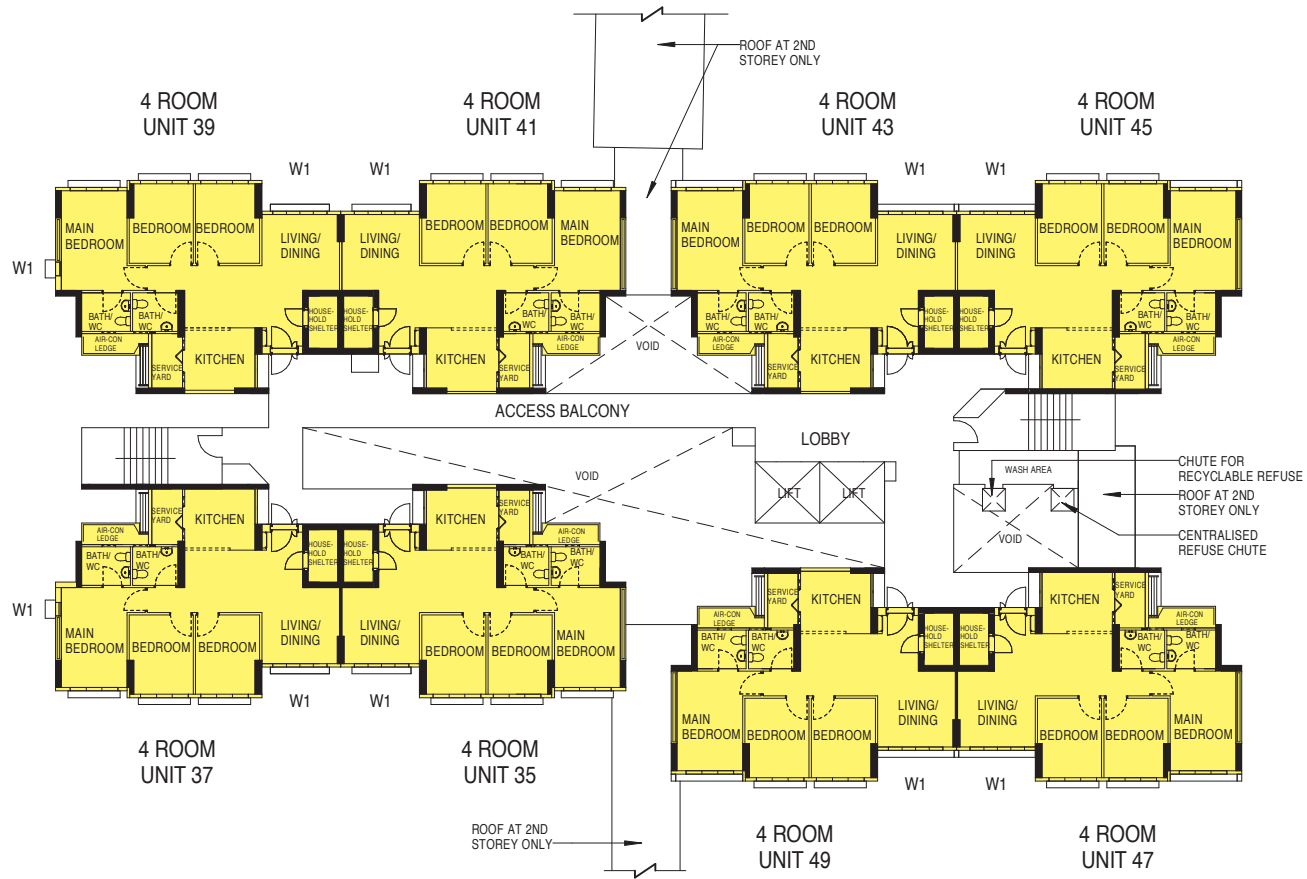
BLK 338B
(7TH TO 16TH STOREY FLOOR PLAN)

- LEGEND:**
- 4 ROOM
 - 5 ROOM
 - 3GEN FLAT

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.





BLK 338C
(2ND TO 16TH STOREY FLOOR PLAN)

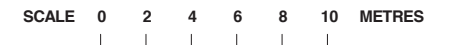
LEGEND:

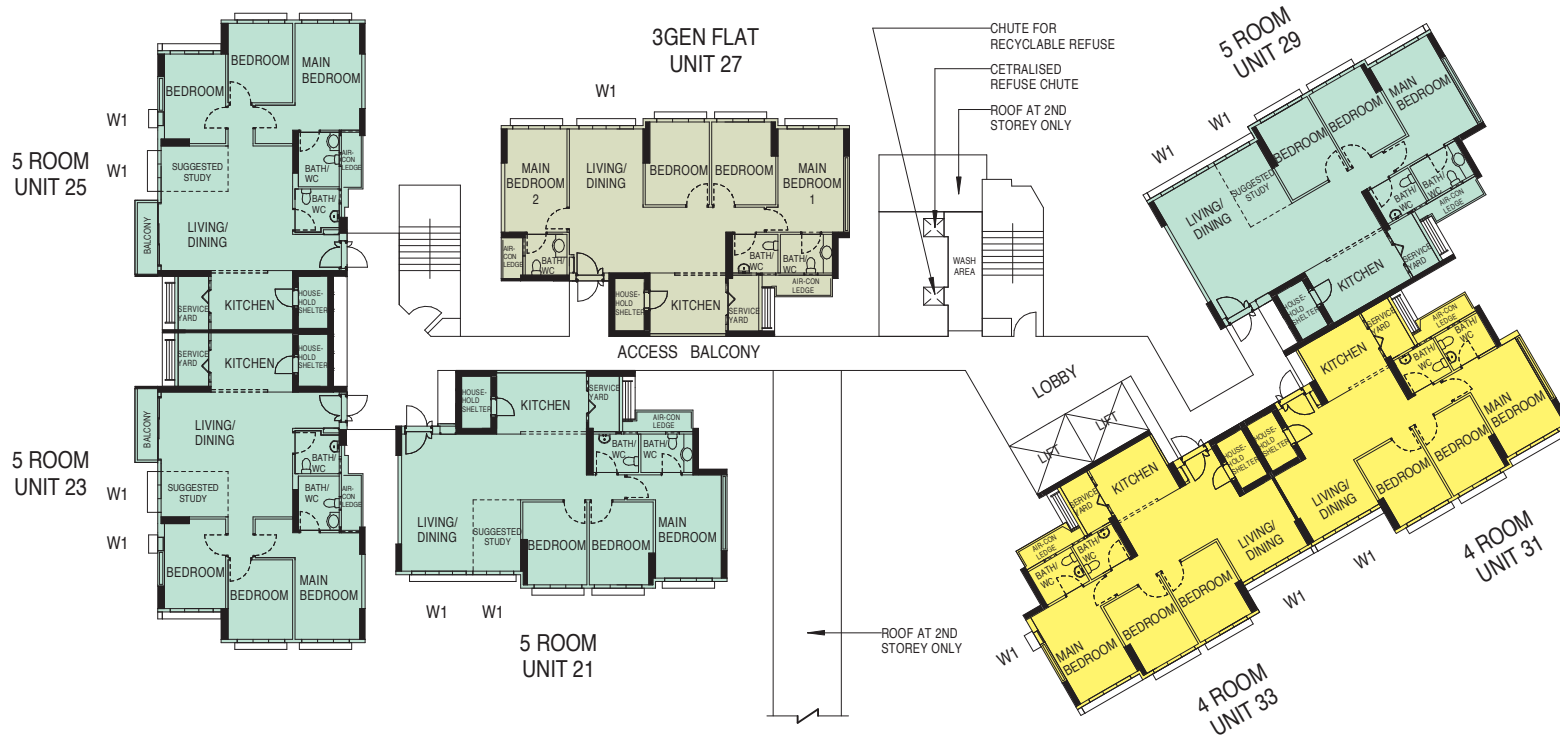
4 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.





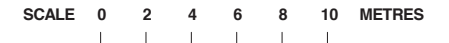
BLK 338D
(2ND TO 16TH STOREY FLOOR PLAN)

LEGEND:

- 4 ROOM
- 5 ROOM
- 3GEN FLAT

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.



GENERAL SPECIFICATIONS FOR ANCHORVALE PARKVIEW

Foundation

Piled foundations.

Structure

Reinforced concrete structural framework with reinforced concrete slabs.

Roof

Reinforced concrete roof slab with precast concrete secondary roofing.

Walls

All external and internal walls are constructed with reinforced concrete/solid blocks/bricks with cement plastering/ precast panels/precast lightweight concrete partitions/drywall partition system.

Windows

Aluminium framed windows with tinted glass.

Doors

Entrance	:	decorative solid timber door and metal gate
Bedrooms	:	laminated semi-solid timber door (Type D9a) (optional)
Bathrooms/WC	:	laminated semi-solid timber door (Type D9a) (optional)
Household Shelter	:	metal door
Service Yard	:	aluminium framed door with glass
Balcony	:	aluminium framed door with glass

Finishes

Ceiling	:	skim-coated or plastered and painted
Kitchen/Bathrooms/WC Wall	:	ceramic tiles
Other Walls	:	skim-coated or plastered and painted
Living/Dining/Bedrooms Floor	:	polished porcelain tiles with timber skirting (optional)
Kitchen Floor	:	glazed porcelain tiles
Bathrooms/WC Floor	:	ceramic tiles
Service Yard Floor	:	glazed porcelain tiles with tile skirting
Household Shelter Floor	:	glazed porcelain tiles
Balcony floor (where applicable)	:	glazed porcelain tiles with tile skirting (optional)

Fittings

Quality locksets
Water Closet Suite
Vanity top wash basin at attached Bathroom/WC (for 5-room and 3Gen flat only), wash basin for other Bathroom/WC (optional)
Bath/ Shower mixer with shower set, tap mixer (optional)
Clothes Drying Rack

Services

Gas services and concealed water supply pipes.
Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points).
Television points.
Telephone points.

Important Notes:

- 1) The Household Shelter is designed for use as civil defence shelter. The walls, ceiling, floor and door of the Household Shelter shall not be hacked, drilled, altered or removed.
- 2) Air-con panel in the main bedroom will not be provided.
- 3) Any unused or unoccupied open spaces in front of or nearby/adjacent to the flat units are not available for purchase and that the HDB will not entertain any requests from the flat owners to purchase and/or enclose the unused or unoccupied open spaces.

You are advised to visit HDB's website at www.hdb.gov.sg for information on renovation rules.

Disclaimer

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- (viii) The floor areas are scaled strata areas.
- (ix) The proposed facilities, their locations and surrounding land-use shown in the maps and plans are indicative only and subject to change or review. These facilities may include other ancillary uses allowed under URA's prevailing Development Control guidelines.
- (x) HDB reserves the right to use the void deck in any apartment block for facilities such as child care centres, elderly-related facilities, education centres, residents' committee centres, day activity centres and such other facilities as HDB shall deem fit.



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