Anchorage Cove | 3-, 4- & 5-room Premium Flats

Well located nest to Sengkang Riverside Park and near Punggol Reservoir, a refreshing haven awaits residents at Anchorage Cove. The development is bounded by Anchorvale Street and Anchorvale Crescent, and comprises ten 16-storey residential blocks. Choose from 1,011 units of 3-, 4- and 5-room Premium flats to build your home.

The Anchorage neighbourhood is designed with the theme of a fishing village. Inspired by this, and by its close proximity to Punggol Reservoir, this development has been named Anchorage Cove. To reflect the lifestyle of living near the waters, the development's landscape is designed with boardwalks, pebbles and dry creeks. In addition, the façade is coloured in hues of sunset and sunrise reminiscent of views often encountered along the coastline.

Facilities for rest and play

A central landscaped plaza lies in the heart of Anchorage Cove, offering a host of facilities to cater to residents of all ages. Besides an adult fitness station, children’s playgrounds are available to provide ample play for the kids, while an elderly fitness station allows the aged to get some exercise. The central plaza culminates into an open vista on the end fronting Sengkang Riverside Park, embracing the scenic views offered there.

In addition to the Resident’s Committee Centre, an open amphitheatre and two precinct pavilions are provided within Anchorage Cove for community bonding and social gatherings. Alternatively, lush planting, shelters and seats, are interspersed throughout the central plaza, offering pockets of spaces for smaller group interactions. A landscaped roof deck adorns the multi-storey carpark, where various garden spaces are designed for both rest and play.

A childcare centre is provided within the development for the convenience of residents with young children.
Pulse of the neighbourhood

Abundant recreational choices await residents at Anchorvale Cove. Sengkang Riverside Park located next to the development is an ideal outdoor spot to take leisurely strolls while admiring views of the unique constructed wetland habitat. Nearby, one can also pick up a hobby at Anchorvale Community Club or take a swim at Sengkang Sports and Recreation Centre.

Within Sengkang town, visit Compass Point shopping centre or Rivervale Mall for shopping and dining delights. If you find yourself craving for some hawker fare, there is always Kopitiam Square that’s just a stroll away from Sengkang MRT station. Alternatively, find out more about other heartland shops at Sengkang’s Rivervale Plaza by clicking on Where2Shop@HDB.

With Farmway LRT station located right at its doorstep and Tampines Expressway (TPE) and Kallang-Payar Lebar Expressway (KPE) just minutes away, residents of Anchorvale Cove will be well connected to Sengkang Town Centre and the rest of Singapore.

Families with school-going children will be pleased to know there is a range of educational establishments in the vicinity, including Anchor Green Primary School, Nan Chiau Primary and Nan Chiau High School.
Indicative Price Range

Anchorvale Cove offers a range of 3-, 4- and 5-room Premium flats.

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.

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>Floor Area (sqm)</th>
<th>Internal Floor Area (sqm)</th>
<th>No. of Units</th>
<th>Indicative Price Range ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-Room</td>
<td>57</td>
<td>55</td>
<td>218</td>
<td>$175,000 - $220,000</td>
</tr>
<tr>
<td>4-Room</td>
<td>92 - 95</td>
<td>90 - 93</td>
<td>463</td>
<td>$286,000 - $370,000</td>
</tr>
<tr>
<td>5-Room</td>
<td>112 - 115</td>
<td>110 - 113</td>
<td>330</td>
<td>$354,000 - $456,000</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>Typical Selling Price</th>
<th>Applicants' Median Household Income</th>
<th>Eligible Additional CPF Housing Grant</th>
<th>Eligible Special CPF Housing Grant</th>
<th>Monthly Instalment for 30-year Loan</th>
<th>Instalment to Income Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-Room</td>
<td>$200,000</td>
<td>$3,600</td>
<td>$25,000</td>
<td>-</td>
<td>$701</td>
<td>23%</td>
</tr>
<tr>
<td>4-Room</td>
<td>$330,000</td>
<td>$4,200</td>
<td>$10,000</td>
<td>-</td>
<td>$1,189</td>
<td>28%</td>
</tr>
<tr>
<td>5-Room</td>
<td>$405,000</td>
<td>$5,600</td>
<td>0</td>
<td>-</td>
<td>$1,459</td>
<td>26%</td>
</tr>
</tbody>
</table>

Optional Component Scheme

You may opt to have internal doors installed in your selected flat. The cost of installing these optional doors will be added to the selling price of the flat.

<table>
<thead>
<tr>
<th>Optional Component</th>
<th>3-Room</th>
<th>4-Room</th>
<th>5-Room</th>
</tr>
</thead>
<tbody>
<tr>
<td>Internal doors*</td>
<td>$2,320</td>
<td>$2,890</td>
<td>$2,890</td>
</tr>
</tbody>
</table>

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: 6 internal doors (3 bedroom doors and 2 bathroom doors)

Estimated Completion Date and Waiting Time

<table>
<thead>
<tr>
<th>Selection Date * (Median Month of Selection)</th>
<th>May to Oct 2011 (Aug 2011)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estimated Completion Date</td>
<td>4th Quarter 2014</td>
</tr>
<tr>
<td>Estimated Waiting Time</td>
<td>36 to 41 months</td>
</tr>
</tbody>
</table>

Notes:
(a) The waiting time is computed based on the median month of selection exercise.
(b) The actual completion date will depend on the progress of the construction.
(c) The Estimated Delivery Possession Date (EDPD) is 30 Nov 2015 for Anchorvale Cove. 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 of the Actual Delivery Possession Date during the signing of the Agreement for Lease.
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 WITH BALCONY FLOOR PLAN
APPROX. FLOOR AREA 95 sqm
(Inclusive of Internal Floor Area 93 sqm and Air-Con Ledge)
**Typical Floor Plans**

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

**TYPICAL 5-ROOM WITH BALCONY FLOOR PLAN**  
APPROX. FLOOR AREA 115 sqm  
(Inclusive of Internal Floor Area 113 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 3-ROOM FLOOR PLAN
APPROX. FLOOR AREA 67 sqm
(Inclusive of Internal Floor Area 55 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 WITH BALCONY FLOOR PLAN
APPROX. FLOOR AREA 95 sqm
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