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Anchorvale
Fields

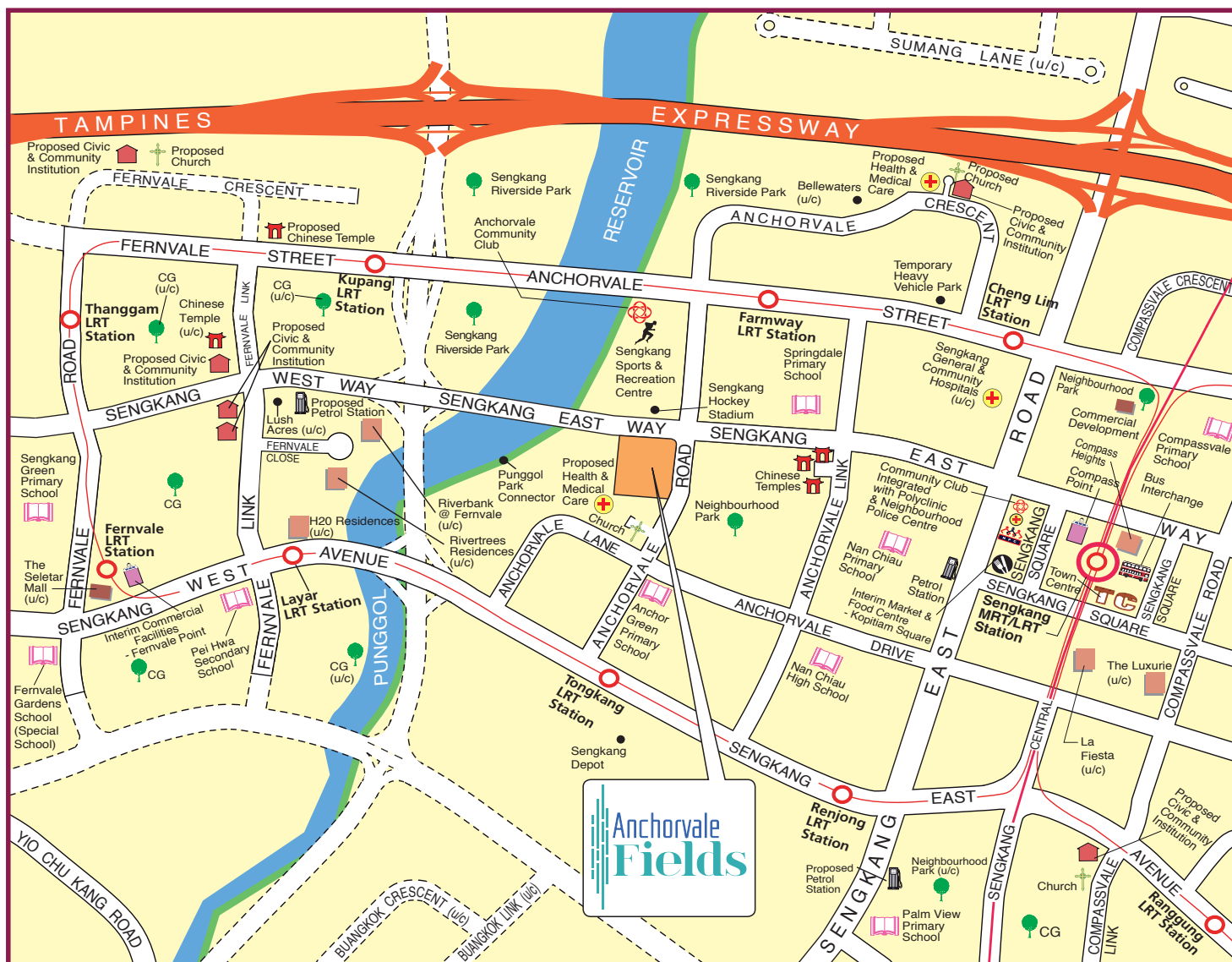


By the Green

Bounded by Sengkang East Way and Anchorvale Road, Anchorvale Fields comprises four 17-storey residential blocks. You can take your pick from 511 units of 2-, 3-, and 4-room Standard Flats offered in this development.

Feel the vibe of exciting sporting events with Sengkang Sports & Recreation Centre and Sengkang Hockey Stadium in close proximity. You can also choose to work out at the nearby Punggol Park Connector or Sengkang Riverside Park.





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Relaxing Spaces

At Anchorvale Fields, there will be a central green complemented by a timber boardwalk, seating areas, and lush greenery with a relaxing atmosphere. The range of recreational facilities found there will include a children's playground and fitness stations for adults and the elderly.

At the roof garden atop the car park, residents can enjoy more facilities like a community garden, rest shelter and spaces for small group gatherings. At the first storey, there will also be shops, a supermarket and a Residents' Committee Centre. A precinct pavilion will be also provided for you to meet other residents and take part in community activities.



Eco-Friendly Living

To encourage a 'green' lifestyle, Anchorvale Fields will have several eco-friendly features:

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



Pleasant Homes

Anchorvale Fields offers 2-, 3-, and 4-room Standard Flats. These flats will come with three-quarter height windows in the living/ dining area and half-height windows in other rooms.

The flats at Anchorvale Fields 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 the 4-room flats 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.



LAYOUT IDEAS FOR 2-ROOM (TYPE 1)

APPROX. FLOOR AREA 38 sqm

(Inclusive of Internal Floor Area of 36 sqm and Air-con Ledge)



LAYOUT IDEAS FOR 2-ROOM (TYPE 2)

APPROX. FLOOR AREA 47 sqm

(Inclusive of Internal Floor Area of 45 sqm and Air-con Ledge)

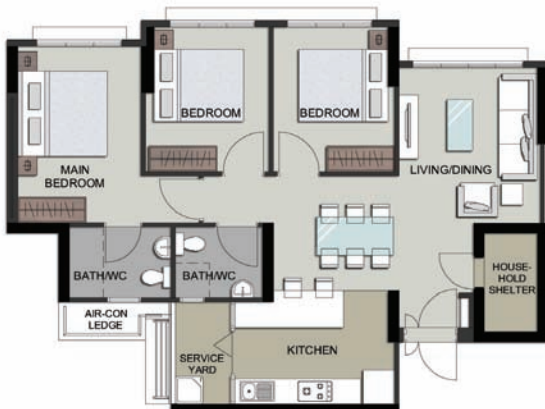


LAYOUT IDEAS FOR 3-ROOM

APPROX. FLOOR AREA 67 sqm

(Inclusive of Internal Floor Area of 65 sqm and Air-con Ledge)

Open Kitchen Concept (Default)

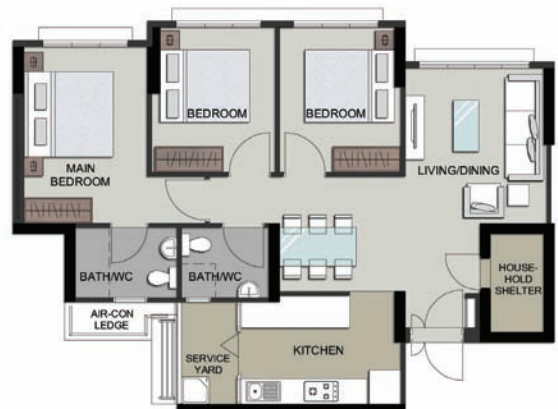


LAYOUT IDEAS FOR 4-ROOM

APPROX. FLOOR AREA 92 sqm

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

With Kitchen Partition Wall



LAYOUT IDEAS FOR 4-ROOM

APPROX. FLOOR AREA 92 sqm

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



LEGEND

- 2-Room (Type 1)
- 2-Room (Type 2)
- 3-Room
- 4-Room
- Reserved For Development / Existing Development
- Surrounding Buildings / Structures
- Future Social Community Facilities (FSCF) at 1st Storey / Residents' Committee Centre at 1st Storey MSCP (RCC)
- Supermarket / Shops at 1st Storey MSCP
- Linkway / Precinct Pavilion at 1st Storey MSCP / Link Bridge (LB) / Drop-Off Porch / Shelters (S)
- Children Playground (PG) / Adult Fitness Station (AFS) / Elderly Fitness Station (EFS) /
- Trellis
- Electrical Sub-Station (ESS) at 1st Storey
- Utility Centre (UC) at 1st Storey
- Multi-Storey Carpark
- Service Road / Driveway
- Open Space
- Staircase
- Lift
- Corridor
- Centralised Refuse Chute/ Chute for Recyclable Refuse
- Service Bay

U/C Under Construction

Block Number	Number of Storeys	2 Room		3 Room	4 Room	Total	Lift opens at
		(Type 1)	(Type 2)				
351A	17	-	-	-	112	112	Every storey
351B	17	16	96	32	-	144	Every storey
351C	17	16	96	31	-	143	Every storey
351D	17	-	-	-	112	112	Every storey
TOTAL		32	192	63	224	511	

Standard Flats



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

Notes:

Site Reserved for Health & Medical Care (e.g. Nursing Home), subject to change and planning approval.

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LEGEND :

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

SCALE 0 2 4 6 8 10 METRES



BLOCK 351B

2ND TO 17TH STOREY FLOOR PLAN

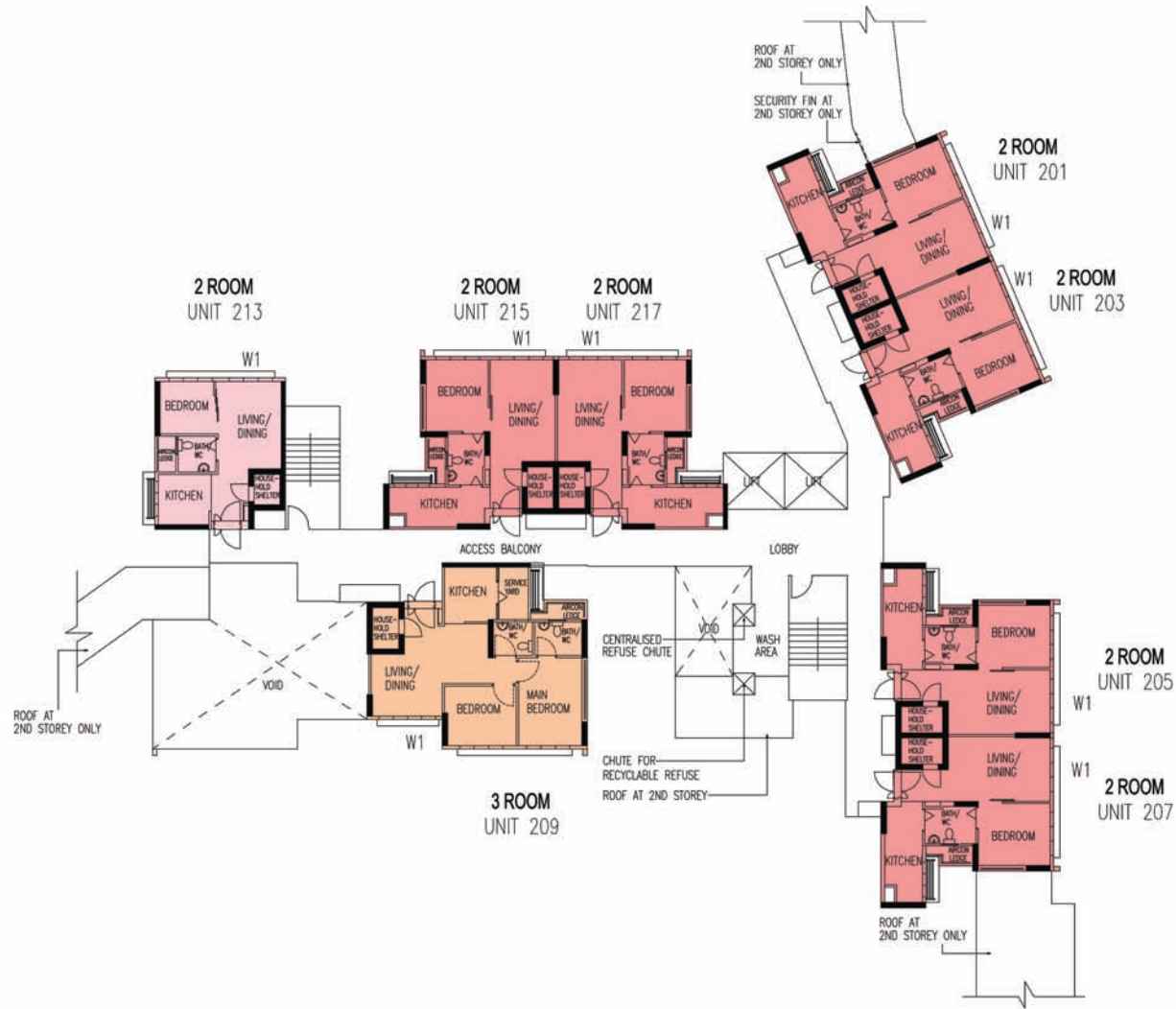
LEGEND :

- 2 ROOM (TYPE 1)
- 2 ROOM (TYPE 2)
- 3 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.

SCALE 0 2 4 6 8 10 METRES



BLOCK 351C

2ND STOREY FLOOR PLAN

LEGEND :

-  2 ROOM (TYPE 1)
 2 ROOM (TYPE 2)
 3 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.

SCALE 0 2 4 6 8 10 METRES



BLOCK 351C

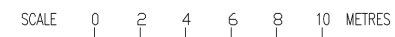
3RD TO 17TH STOREY FLOOR PLAN

LEGEND :

- 2 ROOM (TYPE 1)
2 ROOM (TYPE 2)
3 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.





BLOCK 351D

2ND TO 17TH 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.

SCALE 0 2 4 6 8 10 METRES

GENERAL SPECIFICATIONS FOR ANCHORVALE FIELDS

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)
	: laminated semi-solid timber sliding partition / door for 2-Room, where applicable
Bathrooms/WC	: acrylic panel folding door for 2-Room
	: laminated semi-solid timber door (Type D9a) (optional)
Household Shelter	: metal door
Service Yard	: aluminium framed door with glass

Finishes

Ceilings	: skim coated or plastered and painted
Kitchen/Bathrooms/WC walls	: 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

Fittings

Quality locksets
Water Closet suite
Wash basin for 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.

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- (ix) The surrounding land use, proposed facilities and their locations as shown in the maps and plans are indicative only and subject to change. They may include ancillary uses allowed under URA's prevailing Development Control guidelines.
- (x) HDB reserves the right to use or allow the use of 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, mechanical and electrical rooms and such other facilities as HDB shall deem fit.
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