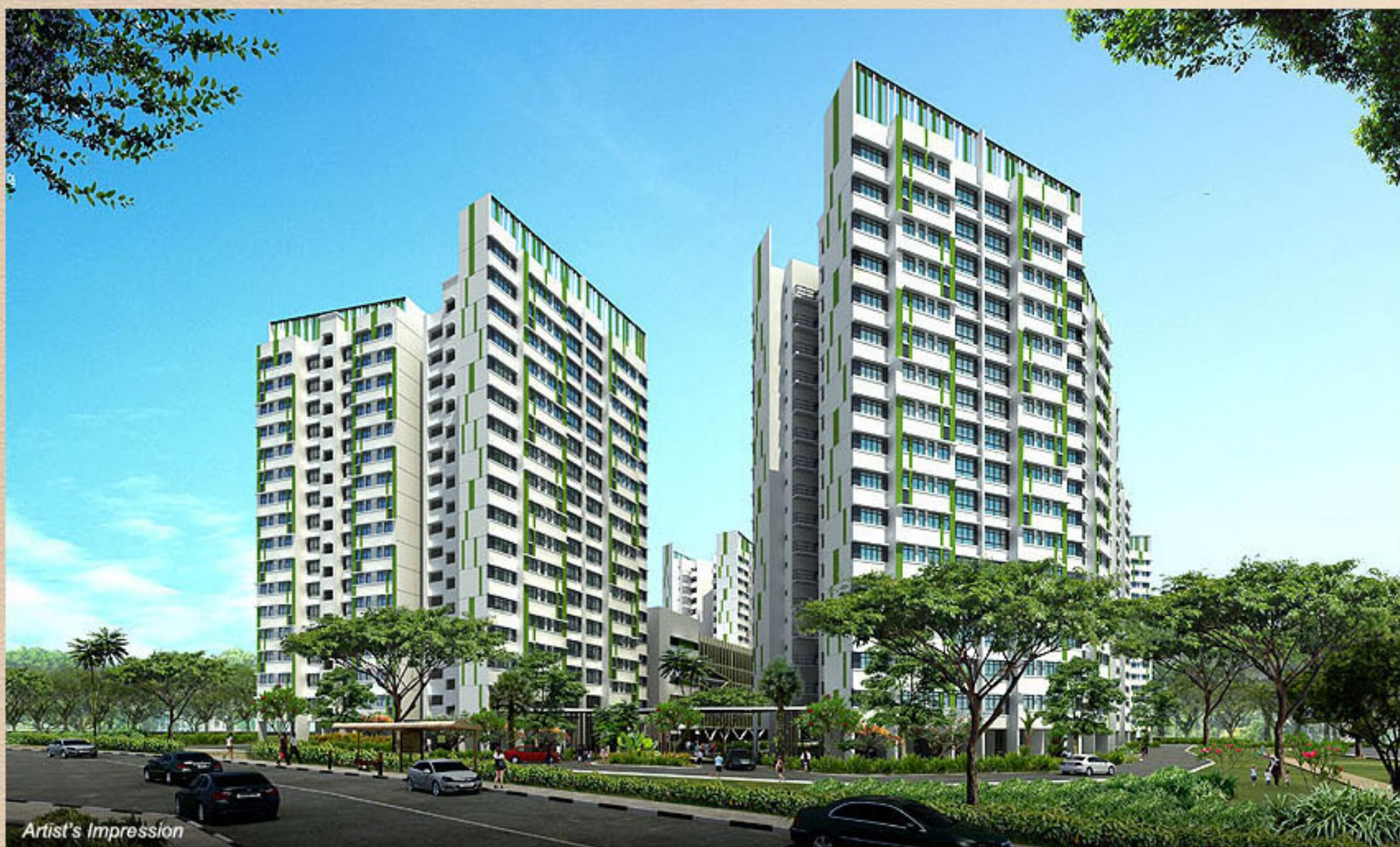




## Montreal Ville | 2-, 3- & 4-room Standard Flats

Bounded by Sembawang Road and Montreal Link, Montreal Ville  comprises five residential blocks which range from 16 to 17 storeys. Choose from 578 units of 2-, 3- and 4-room Standard flats.

This development is named Montreal Ville to reflect the village concept of its design. The layout of the residential blocks around a central landscape creates spaces for bonding and mingling, encouraging social interactions reminiscent of the kampong era. Practise line dancing or do some stretching exercises amid the greenery.



## Refreshing recreations

The façade design of Montreal Ville has sloping roof lines and vertical green stripes to create a distinctive pattern and identity for the development. The blocks are arranged at the periphery of the site to maximise views out to the surroundings.

Montreal Ville boasts a large landscaped area in the centre of the development. This area plays host to a wide range of recreational and communal activities. The kids can play at the playground, while adults and the elderly work out at the fitness stations designed for them. Alternatively, seats and shelters amid the activity spaces offer respite for those who wish to rest and relax.





## Modern conveniences

Right next door to Montreal Ville is Sembawang Community Club. Learn a new skill here while having fun and making new friends in the process. For outdoor recreations, venture along the adjacent Canberra-Sembawang Park Connector, part of the 25km Northern Explorer Park Connector Network which connects 11 parks and nature sites in northern Singapore. Embrace the great outdoors when you embark on a walking, cycling or jogging trail. Yet another option is to stroll over to Montreal Green, a serene neighbourhood park. Winner of the HDB Design Award in 2008, Montreal Green is a unique park equipped with a wide range of outdoor facilities, specially designed for family-friendly fun. A water-themed playground is where the kids would be running off to, while fitness stations are ideal for those wanting some exercise. Lush greenery provides a natural environment, perfect for some rejuvenation to mind and spirit.

Within Sembawang town, you are only minutes from a wider range of facilities. Shop and dine at Sun Plaza, Sembawang Mart and Sembawang Shopping Centre. Choose from a wide range of merchandise, food and entertainment options. Find out about more heartland shops at Sembawang by clicking on [Where2Shop@HDB](#).



Those seeking more recreational activities may find them at Jelutung Harbour Park, Canberra Park, as well as Sembawang Park which boasts a beautiful beach front.



Easy commuting is provided by Sembawang MRT station and bus interchange. Those who drive are well-connected by expressways.

The range of schools in the town includes Wellington Primary School, Sembawang Primary and Sembawang Secondary School.

## Indicative Price Range



Choose from 2-, 3-, and 4-room Standard Flats. 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 (\$)
2-Room	47	45	105	\$92,000 - \$116,000
3-Room	68	65	107	\$158,000 - \$191,000
4-Room	93	90	366	\$255,000 - \$310,000

**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	Eligible Special CPF Housing Grant	Monthly Instalment for 30-year Loan	Instalment to Income Ratio
2-Room	\$105,000	\$1,300	\$40,000	\$20,000	\$180	14%
3-Room	\$175,000	\$2,500	\$30,000	-	\$580	23%
4-Room	\$280,000	\$4,200	\$10,000	-	\$1,009	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	\$1,900	\$2,900	\$4,300
Internal doors*	\$550	\$2,280	\$2,830

**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 and Waiting Time

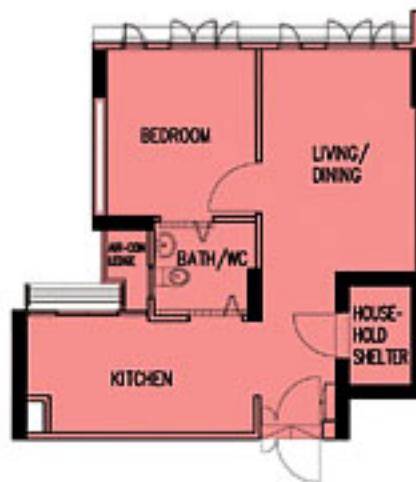
Selection Date * (Median Month of Selection)	May to Oct 2011 (Aug 2011)
Estimated Completion Date	1st Quarter 2014
Estimated Waiting Time	30 to 32 months

**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 31 March 2015 for Montreal Ville. 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.



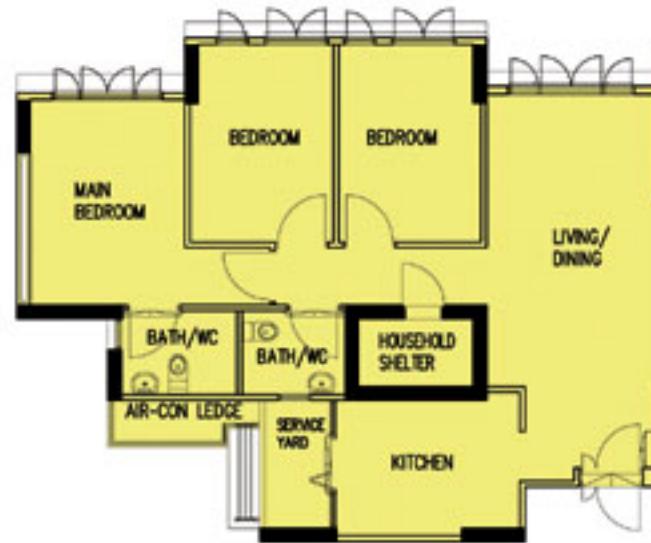
## Typical Floor Plans



**TYPICAL 2-ROOM FLOOR PLAN**  
APPROX. FLOOR AREA 47 sqm  
(Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)



**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)

*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 47 sqm  
(Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)



**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)