



Segar Vale | 2-, 3-, 4- & 5-room Standard Flats

Bounded by Bukit Panjang Ring Road and Segar Road, Segar Vale  comprises seven 17-storey residential blocks. Choose from 690 units of 2-, 3-, 4- and 5-room Standard Flats.

The development's residential blocks are designed along the perimeter of the site, creating a valley-like central space that gives inspiration to the name Segar Vale. This central space is the heart of the development, housing various facilities where the residents can bond and interact.

Artist's Impression



Plant yourself amid facilities

Enjoy the range of facilities within Segar Vale. With its own supermarket, shops, eating house, and a childcare centre to cater to families with young children, Segar Vale offers easy daily conveniences at your doorstep.

Recreational enjoyments for residents of all ages can be found just as easily. Children can enjoy outdoor fun at the children's playground while adults and the elderly exercise at the fitness stations specially designed for them. Open green spaces and sitting areas provide nice spots for quiet contemplation, intimate conversations or gatherings.



Artist's Impression



Amenities in Bloom

Segar Vale is conveniently sited next to the Segar LRT station. Hop on to the LRT train and enjoy easy travel within and beyond the town. Commuting will be further enhanced with the upcoming Bukit Panjang MRT station along Downtown Line 2. Those who drive are well-connected by the expressways.



Segar Vale is located near Fajar Shopping Centre and Greenridge Shopping Centre. Visit these two neighbourhood centres for a diverse mix of retail and dining options. To find out more, click [Where2Shop@HDB](#). For more choices, head over to the vibrant Bukit Panjang Plaza. The public library within this mall will be a delight for book lovers.



Enjoy a wide range of leisure pursuits in the town. Stroll over to the Zhenghua Community Club and participate in the multitude of activities organised. If you prefer outdoor fun, head over to the nearby Zhenghua Park or venture along the Bukit Panjang Park Connector. Stroll, jog or cycle along this park connector to reach Bukit Panjang Park and the new sports complex and community club next to Pang Sua Pond. Facilities here include swimming pools, a Jacuzzi pool, badminton courts, tennis courts and basketball courts.



The range of schools within the town includes Bukit Panjang Primary School, Greenridge Primary School and Zhenghua Secondary School.





Indicative Price Range

Choose from 2-, 3-, 4- and 5-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	112	\$83,000 - \$108,000
3-Room	67	65	112	\$143,000 - \$173,000
4-Room	92	90	269	\$226,000 - \$284,000
5-Room	112	110	197	\$298,000 - \$354,000

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	\$95,000	\$1,400	\$40,000	\$220	16%
3-Room	\$160,000	\$2,400	\$30,000	\$520	22%
4-Room	\$255,000	\$4,100	\$10,000	\$919	22%
5-Room	\$325,000	\$5,600	\$0	\$1,171	21%

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	5-Room
Flooring for living / dining room and bedrooms	\$1,900	\$2,900	\$4,300	\$5,400
Internal doors*	\$550	\$2,280	\$2,830	\$2,830

Notes:

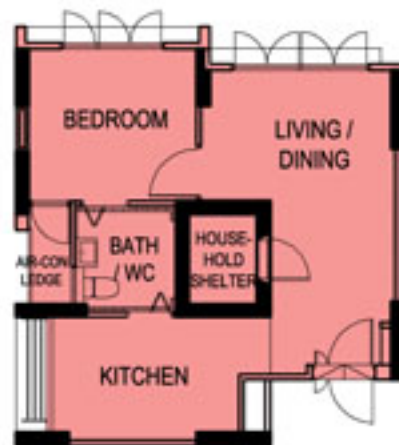
- * Bi-fold bathroom doors are provided for 2-room flats and they are non-optional
- * 2-room flats : 1 internal door (1 bedroom door)
- * 3-room flats : 4 internal doors (2 bedroom doors and 2 bathroom doors)
- * 4-room flats : 5 internal doors (3 bedroom doors and 2 bathroom doors)
- * 5-room flats : 5 internal doors (3 bedroom doors and 2 bathroom doors)

Estimated Completion Date

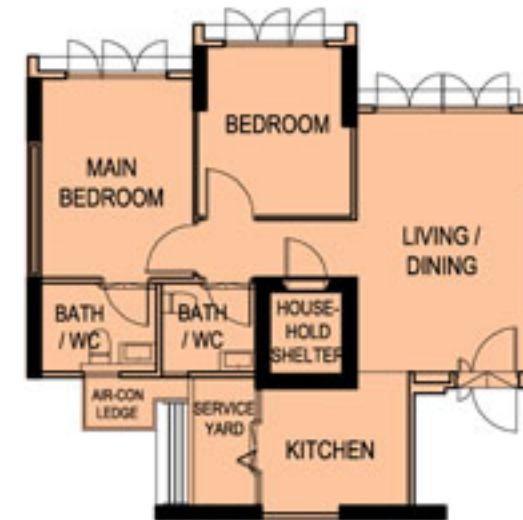
Estimated Completion Date	Estimated Delivery Possession Date (EDPD)
2Q 2014	30 Jun 2015

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.

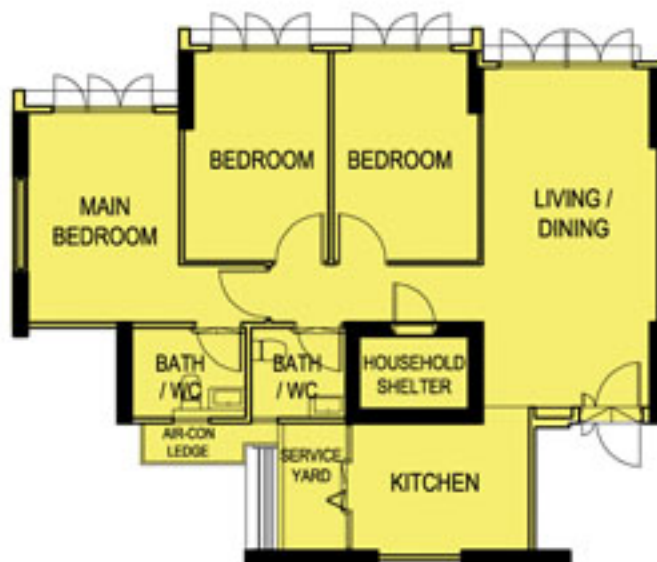
Typical Floor Plans



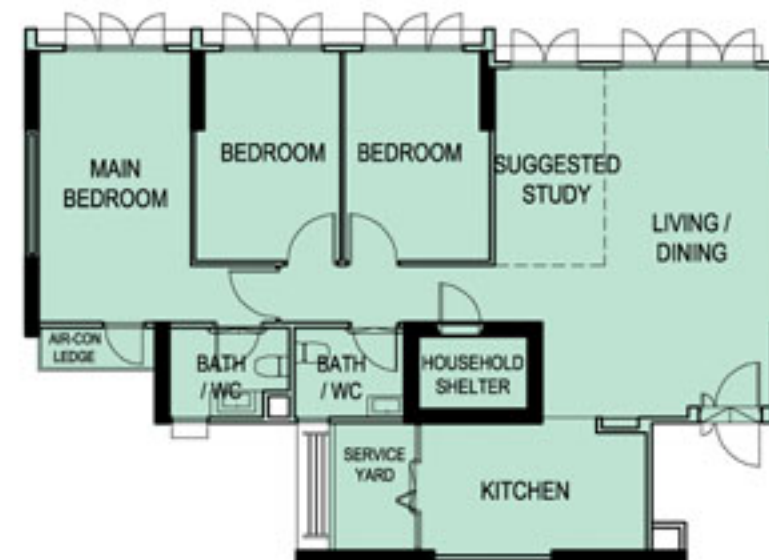
TYPICAL 2-ROOM FLOOR PLAN
 APPROX. FLOOR AREA 47 sqm
 (Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)



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 5-ROOM FLOOR PLAN
 APPROX. FLOOR AREA 112 sqm
 (Inclusive of Internal Floor Area 110 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 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)



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APPROX. FLOOR AREA 112 sqm
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