



The Watergardens

C A N B E R R A



Your home within a
water garden sanctuary

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The Watergardens



Discover a Living,
Layered Landscape



Live in
Verdant Luxury



Reach for
Conveniences



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Great Singapore
Outdoors



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Growing Region



Winning Partnership
between Trusted
Developers



Welcome to The Watergardens

Step into the calm. The Watergardens beckons you to a whole new realm of quiet amidst invigorating springs. Immerse yourself in an idyllic, sensorial homescape with organic, naturalistic pools encircling lush, enchanting gardens. Live luxuriously with 65 facilities thoughtfully embedded across 3 thematic, immersive zones in a sprawling resort setting. Soak in the petrichor of water and green. You are home.

Discover a Living, Layered Landscape



The Waters



The Gardens

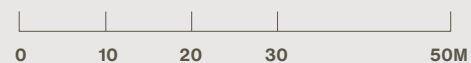


The Social

Fill your senses in a bountiful landscape with 3 thematic zones of 3 distinct characters — The Waters, The Gardens and The Social. Join in a celebration of life expressed in water and gardens, and carve intimate moments with your loved ones. Generous swaths of green and waterbodies amid dazzling facilities await your discovery.

Exploring the Zones

Upon arrival, nature invites you in. Stroll through the terrace gardens, or be greeted by the tranquil Waterwall Courtyard lined with a canopy of greens hanging above the arrival court.



BP NO. :
A1716-00015-2020-BP01 DATED 05 FEBRUARY 2021
A1716-00015-2020-BP02 DATED 07 MAY 2021

- A Arrival Court
- B Guard House
- C Side Gate
- D Management Office

Basement

- E Bicycle parking
- F Bin Centre
- G Substation
- H Genset
- Water Tank



The Waters

- 1 Water Hammocks
- 2 50m Lap Pool
- 3 Jacuzzi Lounger
- 4 Cabana Deck
- 5 Party Jacuzzi
- 6 Jacuzzi Alcove
- 7 Waterwall Courtyard
- 8 Forest Pool
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The Waters

Water connotes an abundance of life. Listen to the flowing streams as you kick back for some afternoon basking. Or laugh yourself silly splashing about the water with the kids. Take your fitness a notch higher with a lap pool at your doorstep. A wide array of pools offer a place of relaxation and active living all at once.



The Waters

Water Jet Terrace

Here, imaginative water play takes a leaf from nature and its seasons. Frolic from one pool to the next and enjoy the vast, serene bodies of water framed by verdant greenery. Get ashore at the Waterfront Party Pavilion for a bite before jumping back in.



The Waters



Artist's Impression

Water Play Slide

Fun and adventure awaits young tots here, where they can swoosh down the slippery slide all day long surrounded by layers of greens creating a little jungle-like world of their own.



The Waters



Artist's Impression

50m Lap Pool

Clear your mind by diving into the blues for a long, refreshing swim. Rejuvenate your senses after at the jacuzzi bays along the 50-metre lap pool. Or simply wind down for quiet moments at the Cabana Deck.



The Waters

Water Hammocks

Laze the day away in ultimate relaxation. Huddle in hammocks cradling low above the glassy pool for the best power naps.



The Gardens

Intimate pockets of gardens and innovative trails create opportunities for socialising, entertaining and exploring. Discover the several landscape elements that come together to inspire an exclusive community that is teeming with life and love for nature.



Meadow Garden

Take a relaxing evening stroll and wander around a beautifully manicured, tufty landscape reminiscent of ethereal meadows.



Artist's Impression

Teepee Decks

Lounge around in little novelesque hideouts dotting around the landscape. Or spontaneously pitch your own teepees for added fun. Have a cosy gathering away from the noise of the crowd and the harsh elements of the day.



Artist's Impression

Swing Garden

Keep active while enjoying a dose of fresh air, or take some time off laughing yourselves silly on rope swings.



The Gardens

Recreation Lawn

Rest your feet on soft dewy grass as you watch the sunset with family and friends over a picnic dinner. Iridescent lights colour the scene, ending the day on a high note.



The Social

Be spoiled for choice with a myriad of entertainment settings in The Watergardens. After exploring the picturesque gardens and glistening pools, move your party in for a change of scenery.



Floating Pavilion

Spend time in introspection by the rippling water, or catch up with close ones in this outdoor lounge surrounded by lush emeralds and meandering pools gleaming with vitality.



Artist's Impression

Gourmet Pavilion

A memorable alfresco dining experience to charm your loved ones. Wine and dine in an elegant ambience surrounded by greenery and starry halos of light.



Artist's Impression

Gym

Sweat it out and keep track of fitness goals at the gym, which fronts a captivating view of the surrounding landscape and the 50-metre lap pool.



Function Room 1

Refresh your workspace in a WIFI-enabled function room with upbeat and homely furnishings, a versatile co-work suite for productive focus sessions.



Artist's Impression

Function Room 2

Celebrate special occasions with a hearty spread in a sleekly-furnished, fun and energetic space fit for children's parties.



Artist's Impression

Function Room 3

Host guests against a peaceful backdrop of water and greens in the comfort of the indoors. Create memories with family and friends with a casual cookout or a mini garden party.



Artist's Impression

Savory Gardens & Harvest Pavilion

Hone your green fingers and try your hand at gardening fresh vegetables and herbs in this dedicated space for workshops, where farm-to-table dining is made easy and accessible. With guided programs* to grow and maintain edible gardens, residents can become happy go-greeners.




Farm-to-Table Made Possible

With the right farming knowledge and technology, living spaces can be easily turned into sustainable edible gardens. Monthly hands-on workshops* by experts help kickstart your journey into growing your very own fresh, organic produce at home.



TOMATO




A juicy, zesty fruit infused with vitamins. Get your skin glowing by eating more tomatoes, easily incorporated in soups, salads and sandwiches.

-  Root zone watering, typically once a day
-  ≥ 6hr of Sunlight
-  Condiments, Soups, Pastas, Salads, Sandwiches, Roasts



MINT




One of the easiest herbs to grow, mint has a wide range of uses besides seasoning food. Mint is great for home remedies as it is a natural pain reliever.

-  Typically once a day
-  ≥ 6hr of Sunlight
-  Condiments, Salads, Teas, Desserts, Garnish



KALE

Known as a superfood rich in fibre, vitamins and antioxidants, the crunchy texture of kale makes it a delicious guilt-free snack.

-  Typically once a day
-  ≥ 4hr of Sunlight
-  Pastas, Salads, Smoothies



BASIL




Emanating a lovely fragrance, basil is a versatile herb that comes in many forms to complement a wide range of cuisines.

-  Typically once a day
-  ≥ 4hr of Sunlight
-  Asian Fare, Pastas, Salads, Desserts



OKRA




Also known as lady's finger, okra is hardy plant that will be a delight to grow for new gardening enthusiasts. Commonly used in curries and stews for its natural thickening properties.

-  Root zone watering, typically once a day
-  ≥ 6hr of Sunlight
-  Curries, Stews, Roasts



EGGPLANT

The beautiful, glossy eggplant can create nutritious and hearty meat-free meals for those adapting to a vegetarian lifestyle.

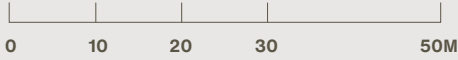
-  Root zone watering, typically once a day
-  ≥ 4hr of Sunlight
-  Curries, Stews, Roasts

Live in Verdant Luxury

Every home in The Watergardens is a safe haven of comfort and respite nestled in a harmonious landscape of water and green. Nature meets modern living with state-of-the-art facilities and smart home technologies integrated within well-planned interiors. Individuals and multi-generational families alike can find a place of their own in this sublime low-rise, private estate.



Site Plan



BP NO. :
A1716-00015-2020-BP01 DATED 05 FEBRUARY 2021
A1716-00015-2020-BP02 DATED 07 MAY 2021

Choice Units

27

CANBERRA DRIVE

	1	2	3	4	5	6	7
5	2C5	2P2-PH	3C2-PH	2C2	2P3-PH	3C4-PH	2C5
4	2C5	2P2	3C2	2C2	2P3	3C4	2C5
3	2C5	2P2	3C2	2C2	2P3	3C4	2C5
2	2C5	2P2	3C2	2C2	2P3	3C4	2C5
1	2C5	2P2	3C2	2C2	2P3	3C4	2C5

29

CANBERRA DRIVE

	8	9	10	11	12	13
5	2P5-PH	2PS2-PH	2PS2-PH	2C3	3C3-PH	3C2-PH
4	2P5	2PS2	2PS2	2C3	3C3	3C2
3	2P5	2PS2	2PS2	2C3	3C3	3C2
2	2P5	2PS2	2PS2	2C3	3C3	3C2
1	2P5	2PS2	2PS2	2C3	3C3	3C2

31

CANBERRA DRIVE

	14	15	16	17	18	19
5	2C1	3C2-PH	2P1-PH	2C1	3C1-PH	2P1-PH
4	2C1	3C2	2P1	2C1	3C1	2P1
3	2C1	3C2	2P1	2C1	3C1	2P1
2	2C1	3C2	2P1	2C1	3C1	2P1
1	2C1	3C2	2P1	2C1	3C1	2P1

33

CANBERRA DRIVE

	20	21	22	23	24	25
5	2C1	2P1-PH	3C2-PH	2C1	2P1-PH	3C1-PH
4	2C1	2P1	3C2	2C1	2P1	3C1
3	2C1	2P1	3C2	2C1	2P1	3C1
2	2C1	2P1	3C2	2C1	2P1	3C1
1	2C1	2P1	3C2	2C1	2P1	3C1

35

CANBERRA DRIVE

	26	27	28	29	30	31
5	2P5-PH	2P3-PH	3C2-PH	2C3	3C3-PH	2P3-PH
4	2P5	2P3	3C2	2C3	3C3	2P3
3	2P5	2P3	3C2	2C3	3C3	2P3
2	2P5	2P3	3C2	2C3	3C3	2P3
1	2P5			2C3	3C3	2P3

37

CANBERRA DRIVE

	32	33	34	35
5	2P7-PH	4P2-PH	3PS3-PH	4P2-PH
4	2P7	4P2	3PS3	4P2
3	2P7	4P2	3PS3	4P2
2	2P7	4P2	3PS3	4P2
1	2P7	4P2	3PS3	4P2

39

CANBERRA DRIVE

	36	37	38	39
5	4P1-PH	3PS2-PH	3PS2-PH	4P1-PH
4	4P1	3PS2	3PS2	4P1
3	4P1	3PS2	3PS2	4P1
2	4P1	3PS2	3PS2	4P1
1	4P1	3PS2-P	3PS2-P	4P1

41

CANBERRA DRIVE

	40	41	42	43
5	4P2-PH	3PS3-PH	4P2-PH	2P7-PH
4	4P2	3PS3	4P2	2P7
3	4P2	3PS3	4P2	2P7
2	4P2	3PS3	4P2	2P7
1	4P2	3PS3	4P2	2P7

43

CANBERRA DRIVE

	45	46	47	48	49	50
5	3C2-PH	3C3-PH	2C4	3PS1-PH	3C2-PH	2P5-PH
4	3C2	3C3	2C4	3PS1	3C2	2P5
3	3C2	3C3	2C4	3PS1	3C2	2P5
2	3C2	3C3	2C4	3PS1	3C2	2P5
1	3C2	3C3	2C4	3PS1	3C2	2P5

45

CANBERRA DRIVE

	51	52	53	54
5	4P1-PH	3PS2-PH	3PS2-PH	4P1-PH
4	4P1	3PS2	3PS2	4P1
3	4P1	3PS2	3PS2	4P1
2	4P1	3PS2	3PS2	4P1
1	4P1	3PS2	3PS2	4P1

47

CANBERRA DRIVE

	55	56	57	58	59	60
5	2P5-PH	3C2-PH	3C2-PH	2C4	3C3-PH	3PS1-PH
4	2P5	3C2	3C2	2C4	3C3	3PS1
3	2P5	3C2	3C2	2C4	3C3	3PS1
2	2P5	3C2	3C2	2C4	3C3	3PS1
1	2P5	3C2	3C2	2C4	3C3	3PS1

49

CANBERRA DRIVE

	61	62	63	64	65	66
5	3PS1-PH	3C3-PH	2C4	2P3-PH	3C2-PH	2P5-PH
4	3PS1	3C3	2C4	2P3	3C2	2P5
3	3PS1	3C3	2C4	2P3	3C2	2P5
2	3PS1	3C3	2C4	2P3	3C2	2P5
1	3PS1	3C3	2C4	2P3	3C2	2P5

51

CANBERRA DRIVE

	67	68	69	70
5	4P1-PH	3PS2-PH	3PS2-PH	4P1-PH
4	4P1	3PS2	3PS2	4P1
3	4P1	3PS2	3PS2	4P1
2	4P1	3PS2	3PS2	4P1
1	4P1	3PS2	3PS2	4P1

53

CANBERRA DRIVE

	71	72	73	74
5	4P1-PH	3PS2-PH	3PS2-PH	4P1-PH
4	4P1	3PS2	3PS2	4P1
3	4P1	3PS2	3PS2	4P1
2	4P1	3PS2	3PS2	4P1
1	4P1	3PS2	3PS2	4P1

55

CANBERRA DRIVE

	75	76	77	78	79	80	81	82
5	2P6-PH	3C4-PH	2P2-PH	2C2	2C2	2PS1-PH	3CS1-PH	2P6-PH
4	2P6	3C4	2P2	2C2	2C2	2PS1	3CS1	2P6
3	2P6	3C4	2P2	2C2	2C2	2PS1	3CS1	2P6
2	2P6	3C4	2P2	2C2	2C2	2PS1	3CS1	2P6
1	2P6	3C4	2P2	2C2	2C2	2PS1	3CS1	2P6

57

CANBERRA DRIVE

	83	84	85	86	87	88	89	90	91
5	2P5-PH	2P4-PH	3CS1-PH	2PS1-PH	2C2	2C2	2P2-PH	2P2-PH	2P4-PH
4	2P5	2P4	3CS1	2PS1	2C2	2C2	2P2	2P2	2P4
3	2P5	2P4	3CS1	2PS1	2C2	2C2	2P2	2P2	2P4
2	2P5	2P4	3CS1	2PS1	2C2	2C2	2P2	2P2	2P4
1	2P5	2P4	3CS1	2PS1	2C2	2C2	2P2	2P2	2P4

LEGEND

2 Bedroom					2 Bedroom Premium							2 Bedroom Premium + Study		3 Bedroom				3 Bedroom + Study	3 Bedroom Premium + Study				4 Bedroom Premium			
2C1	2C2	2C3	2C4	2C5	2P1	2P2	2P3	2P4	2P5	2P6	2P7	2PS1		2PS2		3C1	3C2	3C3	3C4	3CS1	3PS1	3PS2	3PS2-P	3PS3	4P1	4P2
646 sqft	678 sqft				721 sqft	753 sqft						797 sqft			904 sqft	958 sqft			1012 sqft		1109 sqft				1302 sqft	
					2P1-PH	2P2-PH	2P3-PH	2P4-PH	2P5-PH	2P6-PH	2P7-PH	2PS1-PH		2PS2-PH		3C1-PH	3C2-PH	3C3-PH	3C4-PH	3CS1-PH	3PS1-PH	3PS2-PH	3PS3-PH	4P1-PH	4P2-PH	
					872 sqft	926 sqft		936 sqft	872 sqft	904 sqft	893 sqft	969 sqft			1076 sqft	1163 sqft	1152 sqft	1163 sqft	1206 sqft		1324 sqft		1313 sqft	1528 sqft		



2 Bedroom



LIVING & DINING

Live in Verdant Luxury

*For illustration purposes only.

2 Bedroom



MASTER BEDROOM

Live in Verdant Luxury

*For illustration purposes only.

2 Bedroom

TYPE 2C1

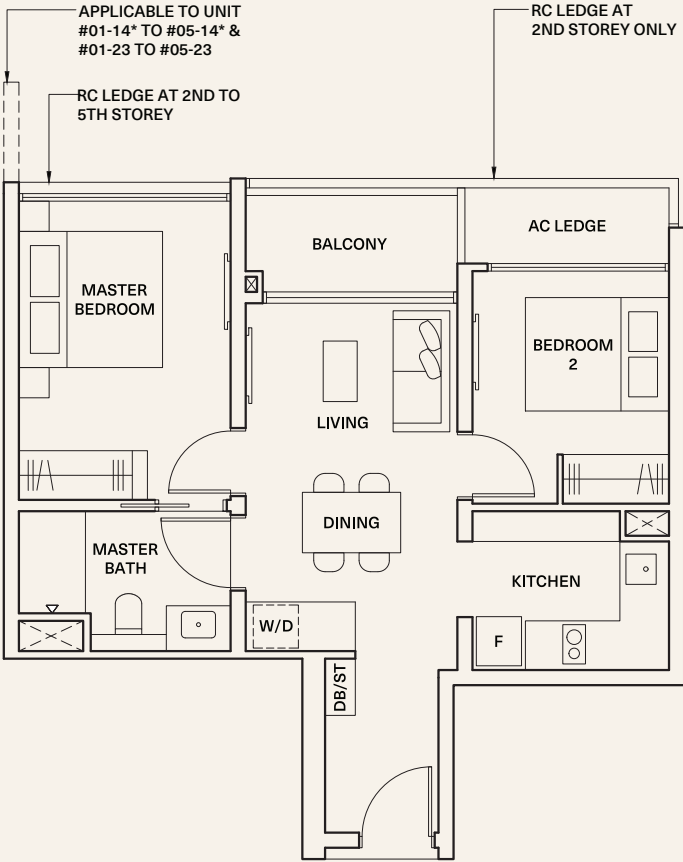
SIZE 60 sqm (646 sqft)

- #01-17 to #05-17

#01-23 to #05-23
- *Mirror

#01-14* to #05-14*

#01-20* to #05-20*



Areas include AC ledge and balcony, where applicable. All RC ledges are non-load bearing. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

2 Bedroom

TYPE 2C2

SIZE 63 sqm (678 sqft)

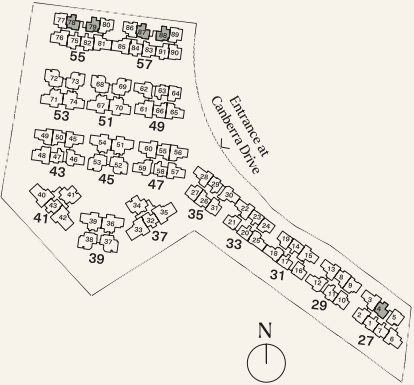
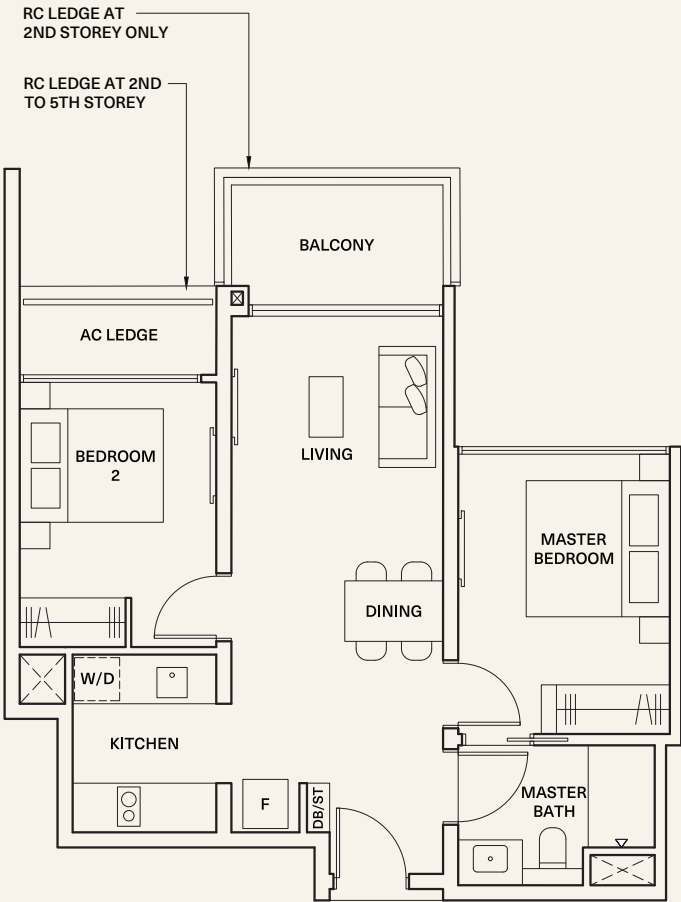
- #01-04 to #05-04

#01-78 to #05-78

#01-87 to #05-87
- *Mirror

#01-79* to #05-79*

#01-88 to #05-88*



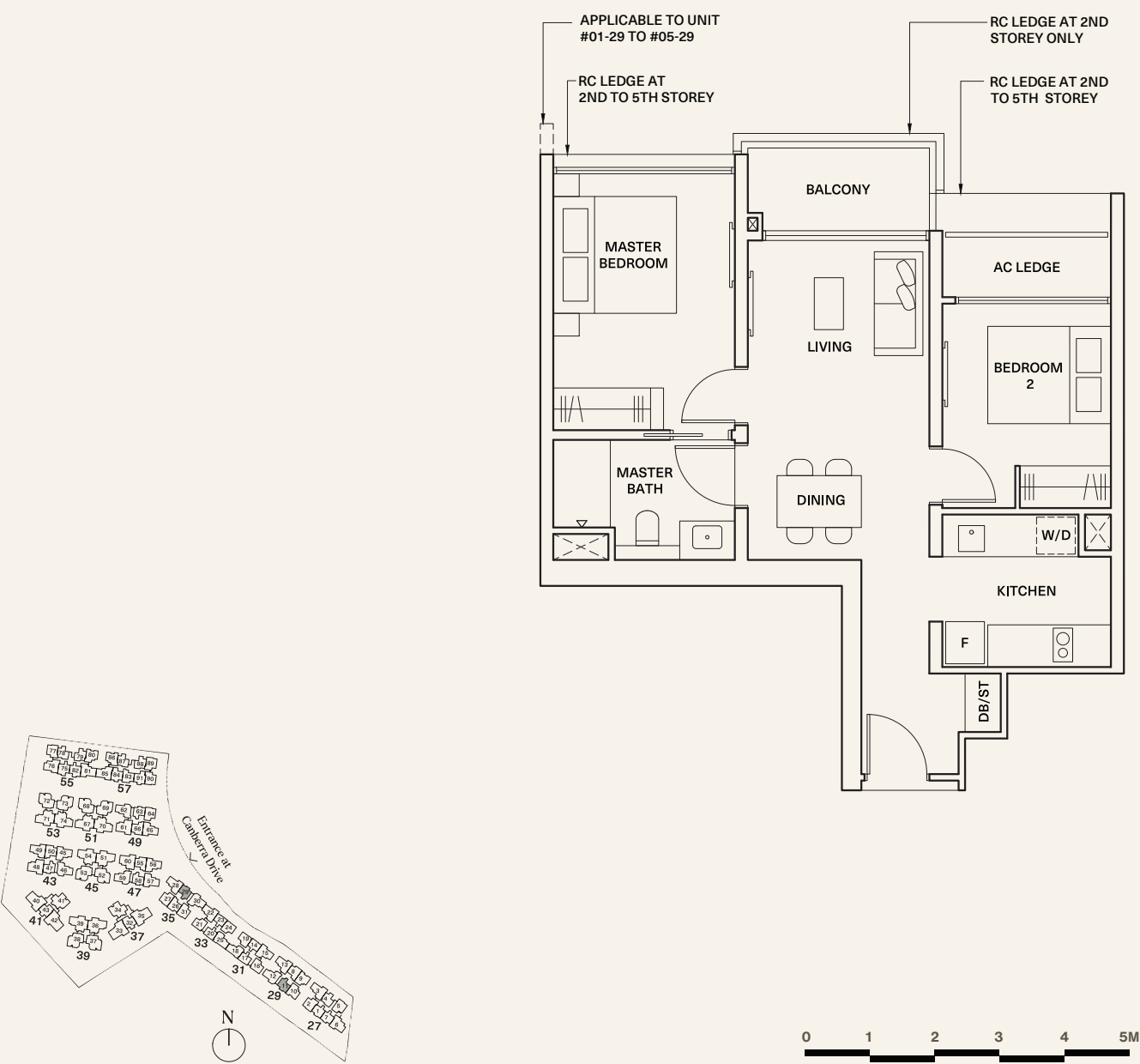
Areas include AC ledge and balcony, where applicable. All RC ledges are non-load bearing. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

2 Bedroom

TYPE 2C3

SIZE 63 sqm (678 sqft)

#01-11 to #05-11
#01-29 to #05-29



Areas include AC ledge and balcony, where applicable. All RC ledges are non-load bearing. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

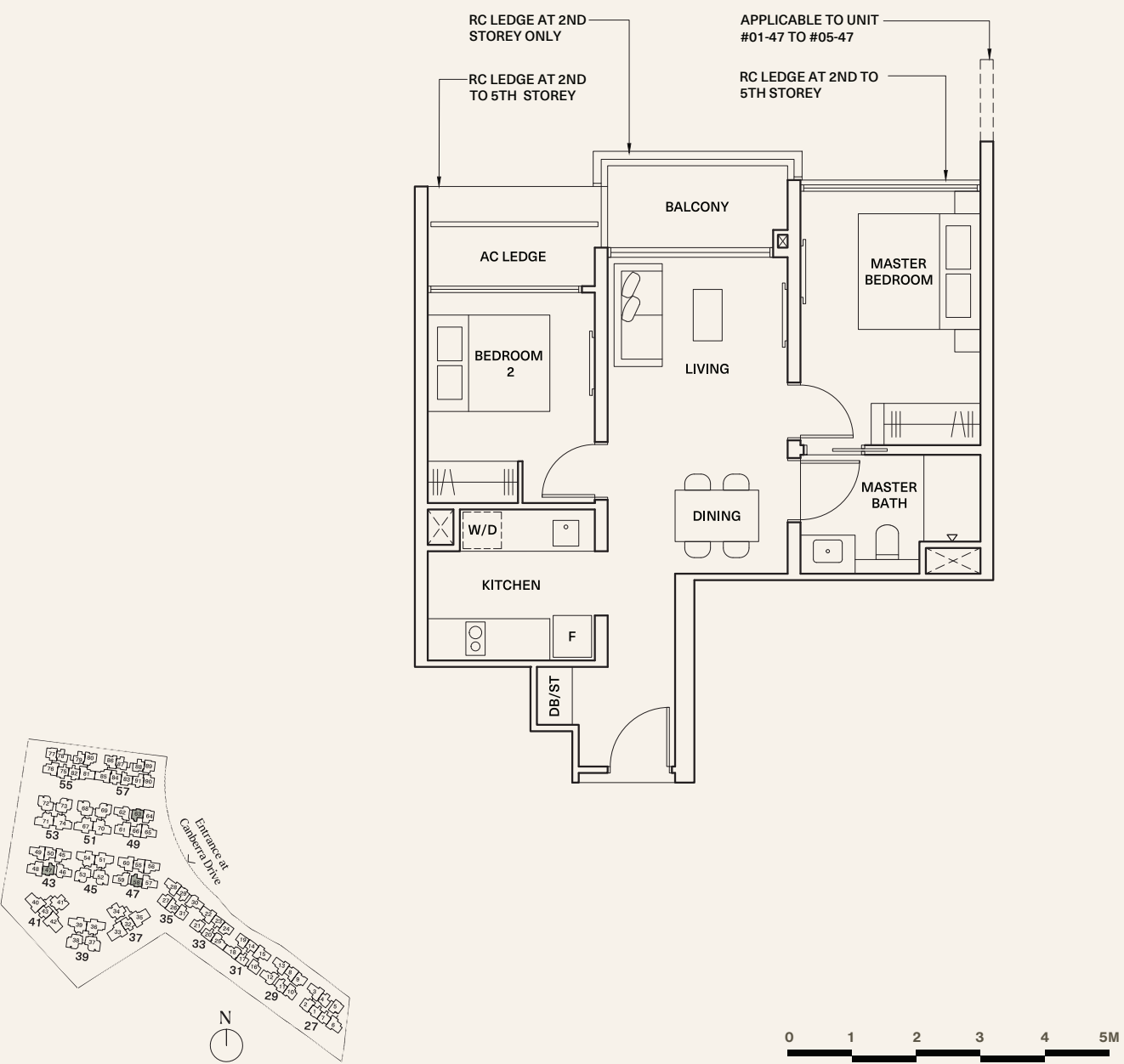
2 Bedroom

TYPE 2C4

SIZE 63 sqm (678 sqft)

#01-47 to #05-47
#01-63 to #05-63

*Mirror
#01-58* to #05-58*

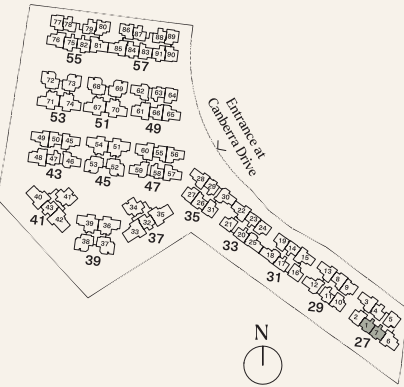
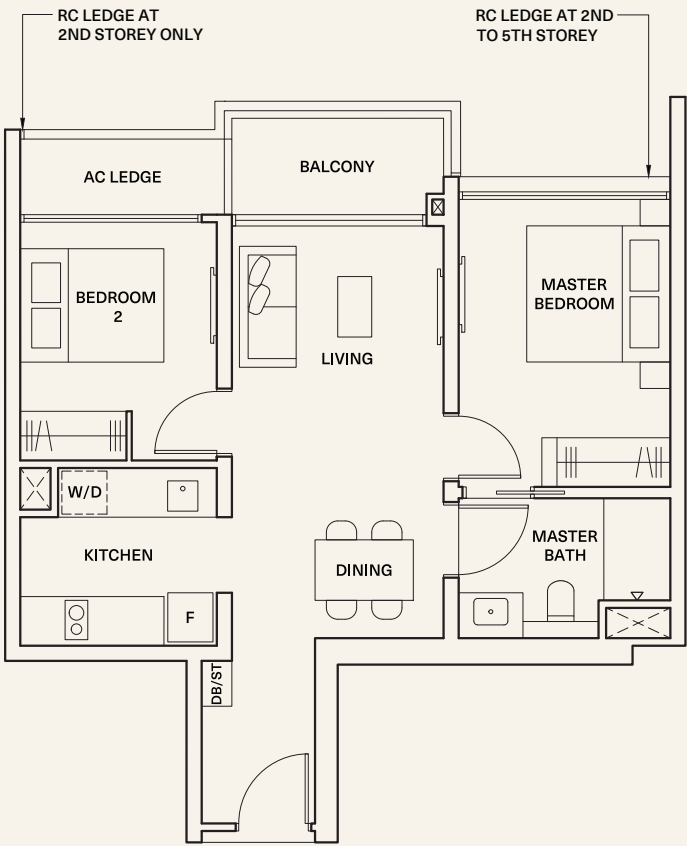


Areas include AC ledge and balcony, where applicable. All RC ledges are non-load bearing. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

2 Bedroom

TYPE 2C5
SIZE 63 sqm (678 sqft)

#01-01 to #05-01 *Mirror
#01-07* to #05-07*

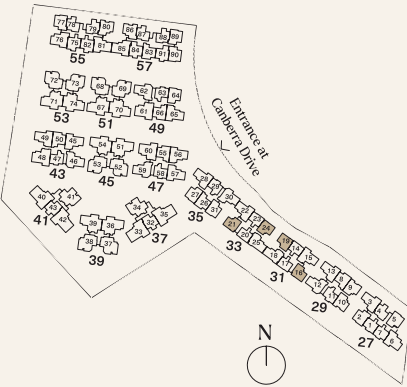


Areas include AC ledge and balcony, where applicable. All RC ledges are non-load bearing. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

2 Bedroom Premium

TYPE 2P1
SIZE 67 sqm (721 sqft)

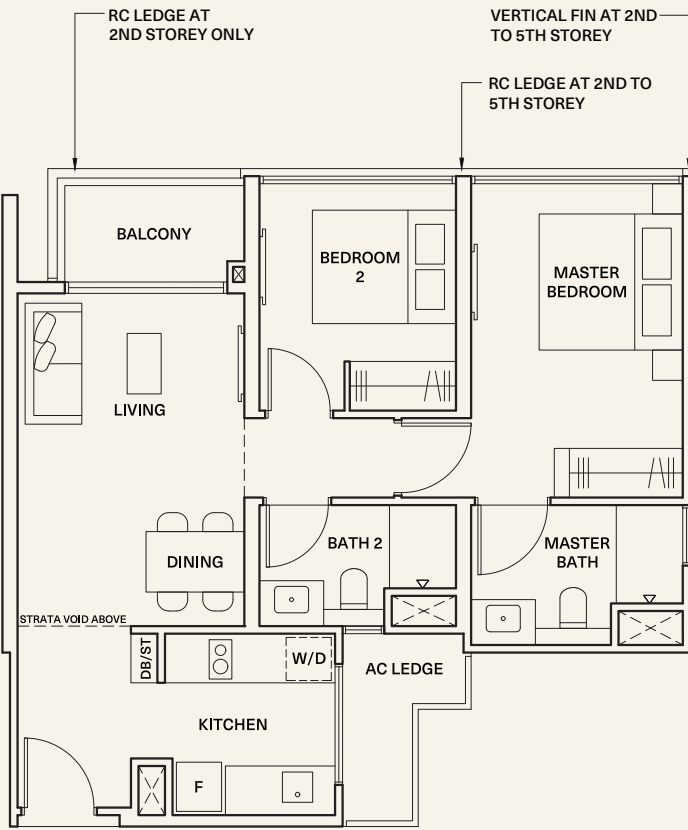
#01-21 to #04-21 *Mirror
#01-24 to #04-24 #01-16* to #04-16*
#01-19* to #04-19*



Areas include AC ledge and balcony, where applicable. All RC ledges are non-load bearing. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

TYPE 2P1-PH
SIZE 81 sqm (872 sqft)

Inclusive of strata void area of
14 sqm / 151 sqft above living and dining
*Mirror
#05-21 #05-16*
#05-24 #05-19*



2 Bedroom Premium

TYPE 2P2

SIZE 70 sqm (753 sqft)

*Mirror

#01-02 to #04-02 #01-77* to #04-77*

#01-89 to #04-89 #01-90* to #04-90*

TYPE 2P2-PH

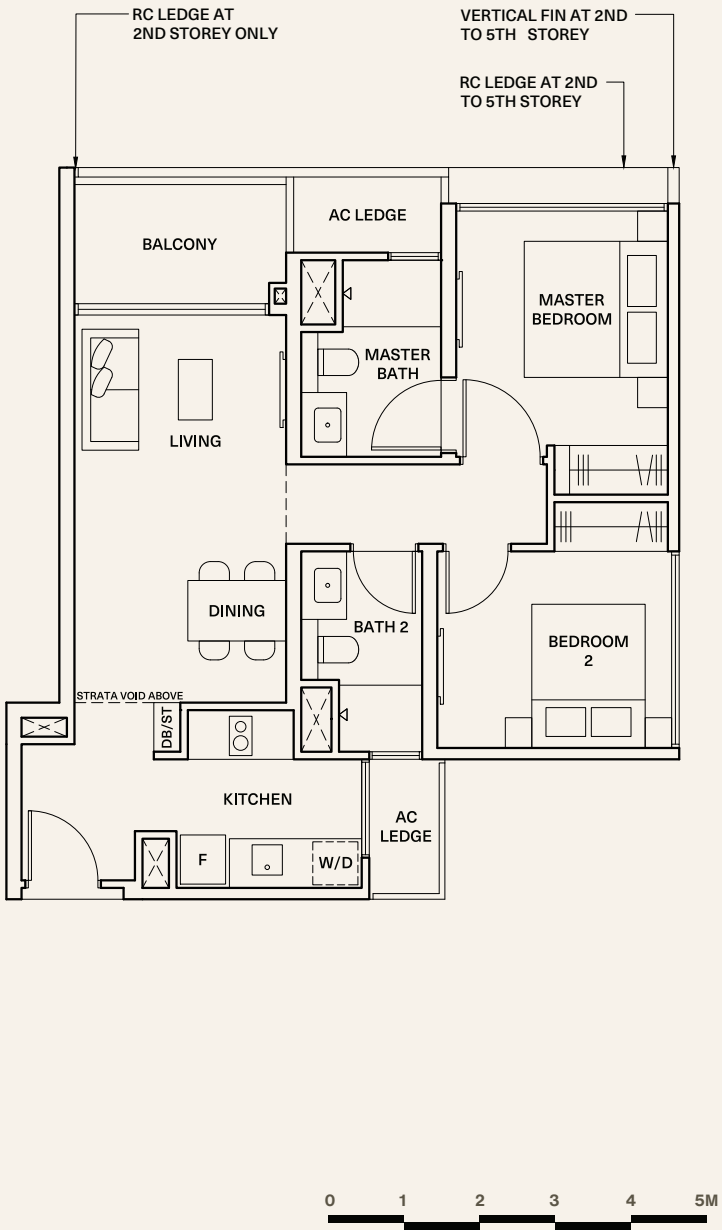
SIZE 86 sqm (926 sqft)

Inclusive of strata void area of 16 sqm / 172 sqft above living and dining

*Mirror

#05-02 #05-77*

#05-89 #05-90*



Areas include AC ledge and balcony, where applicable. All RC ledges are non-load bearing. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

2 Bedroom Premium

TYPE 2P3

SIZE 70 sqm (753 sqft)

*Mirror

#01-05 to #04-05 #01-31* to #04-31*

#02-27 to #04-27

#01-64 to #04-64

TYPE 2P3-PH

SIZE 86 sqm (926 sqft)

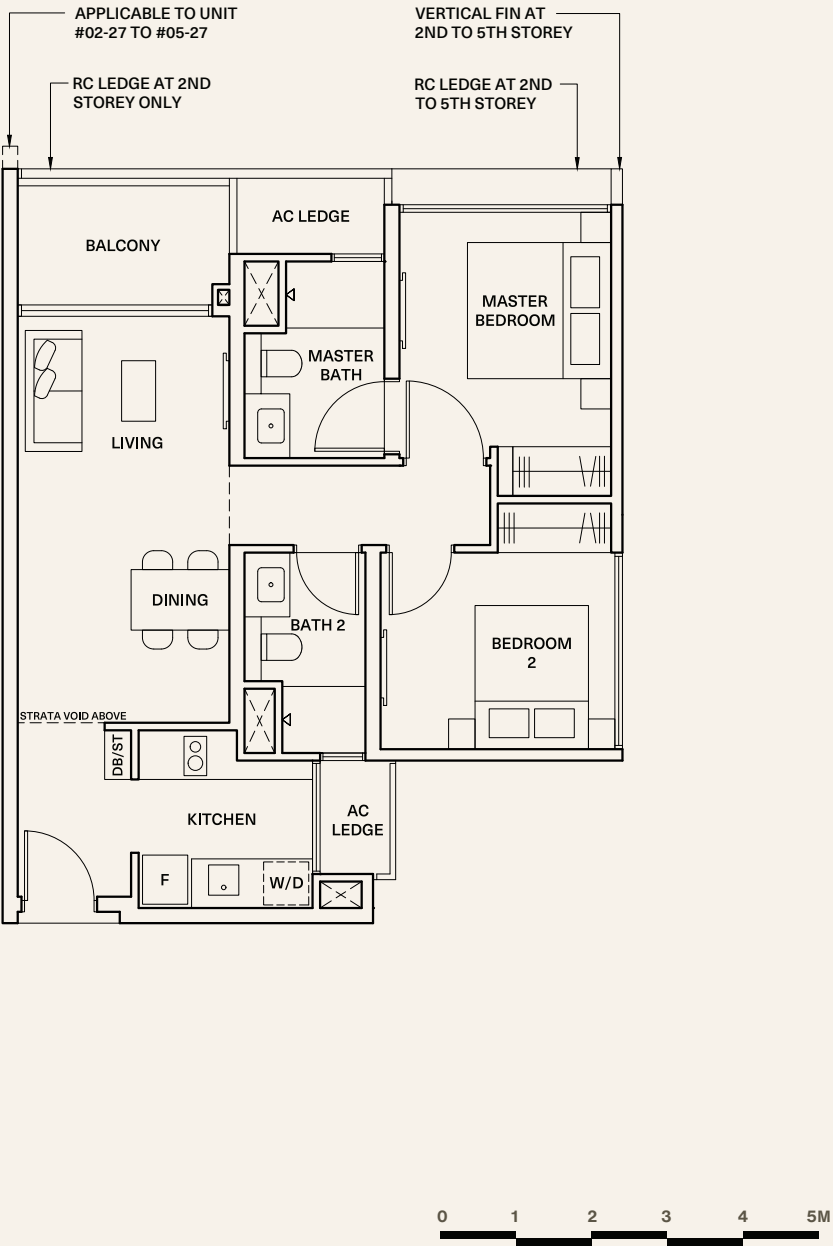
Inclusive of strata void area of 16 sqm / 172 sqft above living and dining

*Mirror

#05-05 #05-31*

#05-27

#05-64



Areas include AC ledge and balcony, where applicable. All RC ledges are non-load bearing. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

2 Bedroom Premium

TYPE 2P4

SIZE 70 sqm (753 sqft)

#01-84 to #04-84

*Mirror

#01-91* to #04-91*

TYPE 2P4-PH

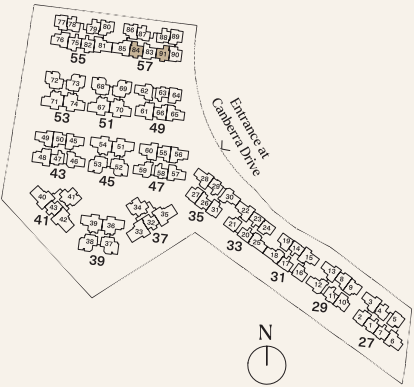
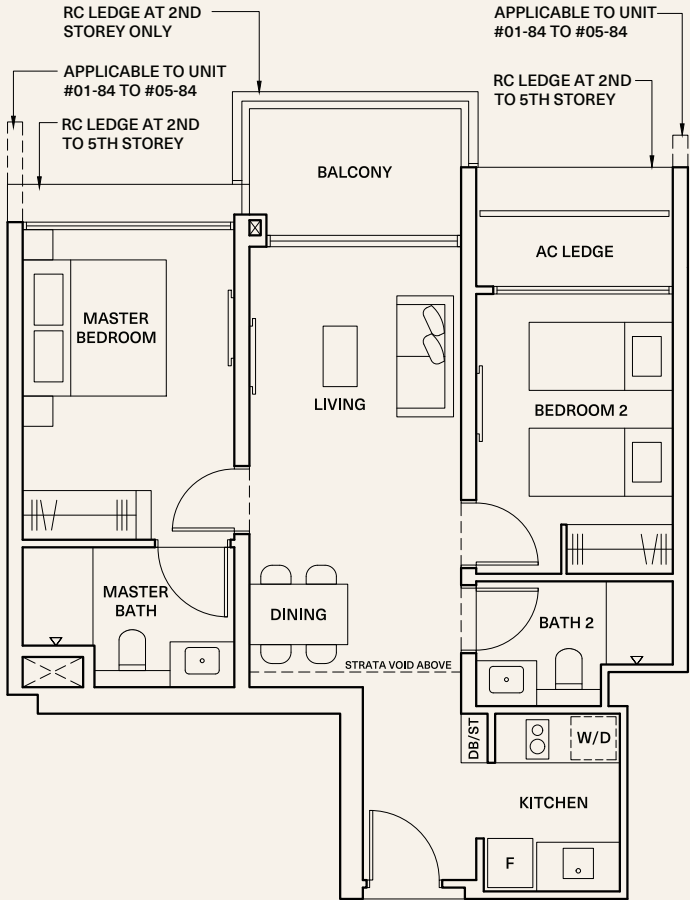
SIZE 87 sqm (936 sqft)

Inclusive of strata void area of 17 sqm / 183 sqft above living and dining

*Mirror

#05-84

#05-91*



Areas include AC ledge and balcony, where applicable. All RC ledges are non-load bearing. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

2 Bedroom Premium

TYPE 2P5

SIZE 70 sqm (753 sqft)

#01-08 to #04-08

#01-26 to #04-26

#01-55 to #04-55

#01-83 to #04-83

*Mirror

#01-50* to #04-50*

#01-66* to #04-66*

TYPE 2P5-PH

SIZE 81 sqm (872 sqft)

Inclusive of strata void area of 11 sqm / 118 sqft above living and dining

*Mirror

#05-08

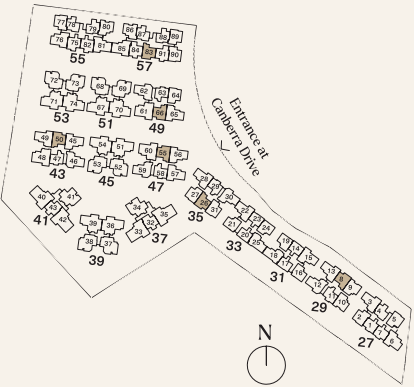
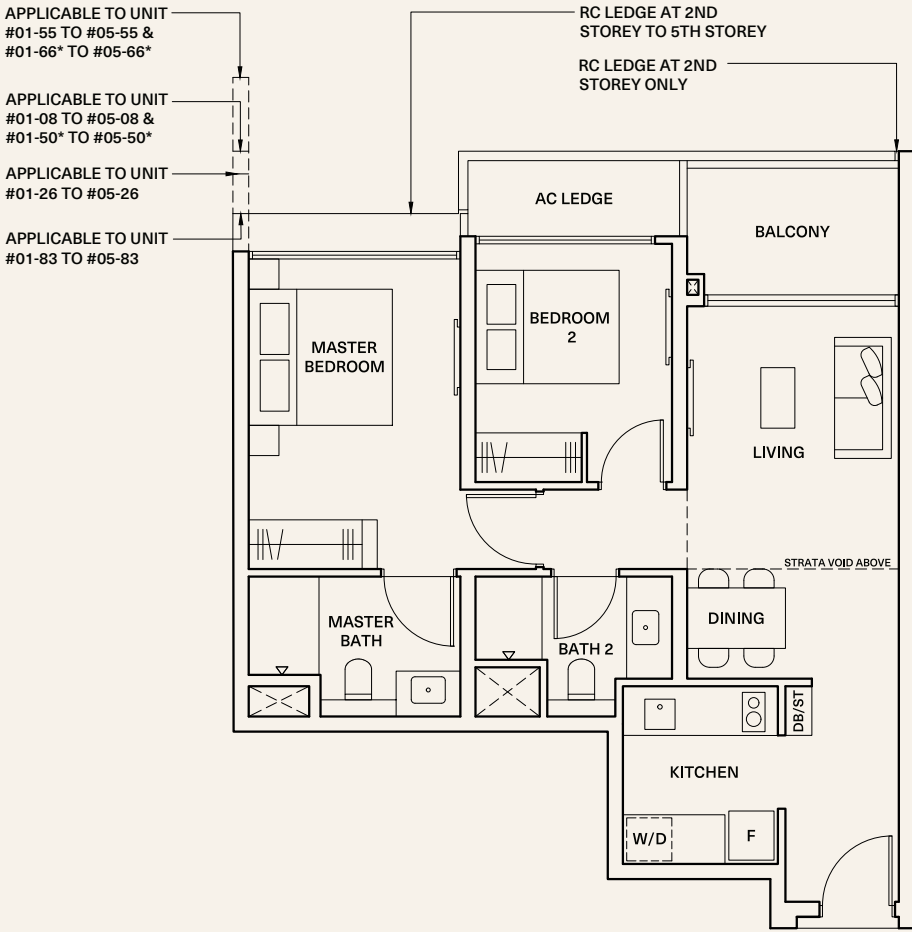
#05-55

#05-50*

#05-26

#05-83

#05-66*



Areas include AC ledge and balcony, where applicable. All RC ledges are non-load bearing. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

2 Bedroom Premium

TYPE 2P6

SIZE 70 sqm (753 sqft)

#01-75 to #04-75

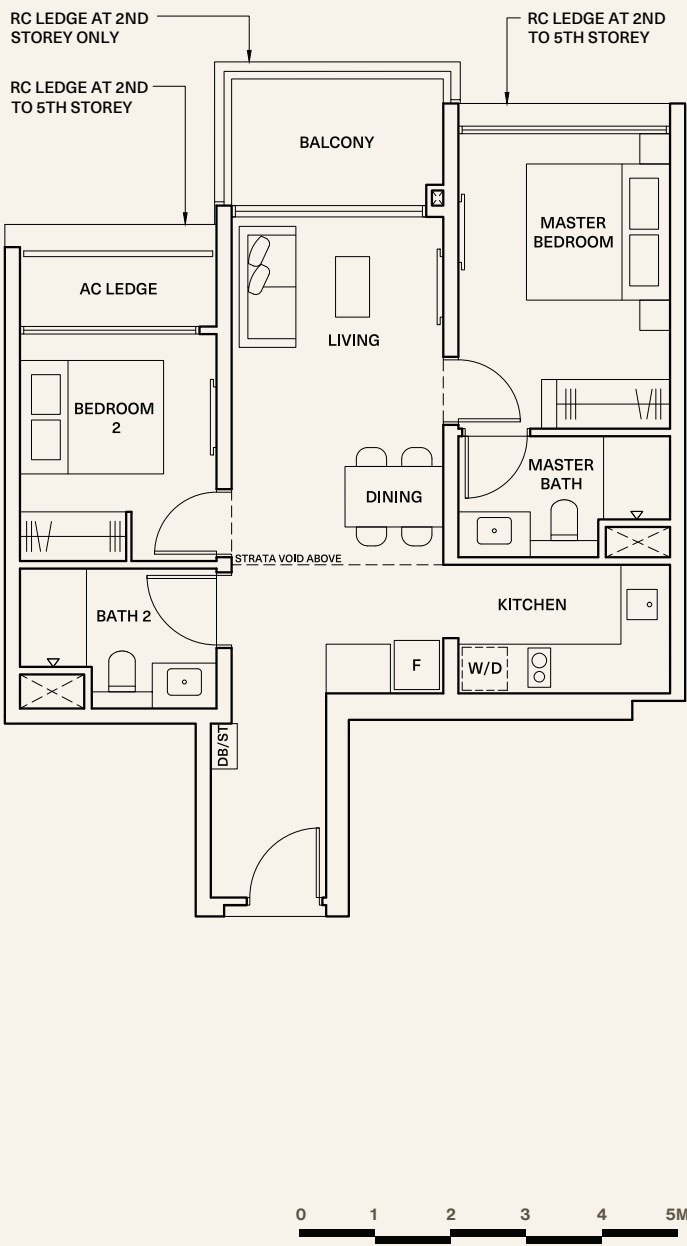
Mirror #01-82 to #04-82*

TYPE 2P6-PH

SIZE 84 sqm (904 sqft)

Inclusive of strata void area of 14 sqm / 151 sqft above living and dining

Mirror #05-75 #05-82



Areas include AC ledge and balcony, where applicable. All RC ledges are non-load bearing. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

2 Bedroom Premium

TYPE 2P7

SIZE 70 sqm (753 sqft)

#01-32 to #04-32

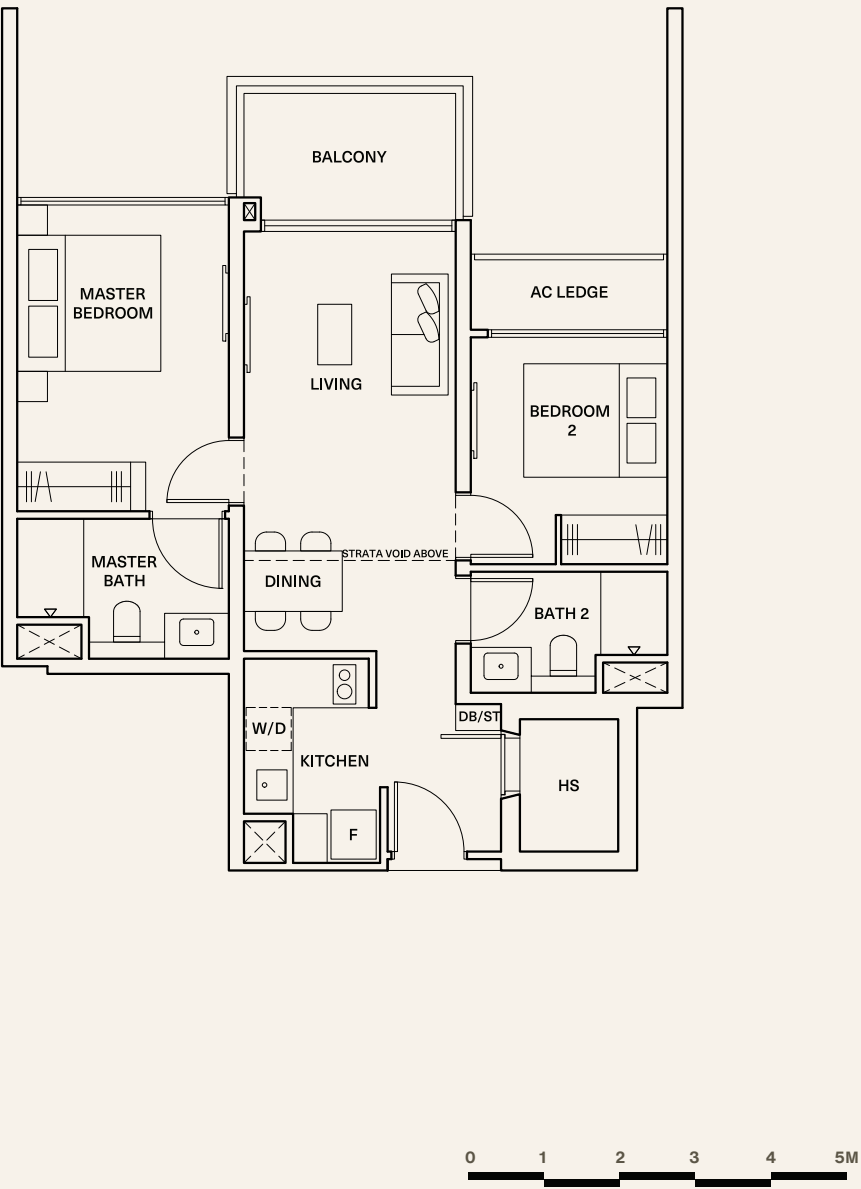
Mirror #01-43 to #04-43*

TYPE 2P7-PH

SIZE 83 sqm (893 sqft)

Inclusive of strata void area of 13 sqm / 140 sqft above living and dining

Mirror #05-32 #05-43



Areas include AC ledge and balcony, where applicable. All RC ledges are non-load bearing. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

2 Bedroom Premium + Study

TYPE 2PS1

SIZE 74 sqm (797 sqft)

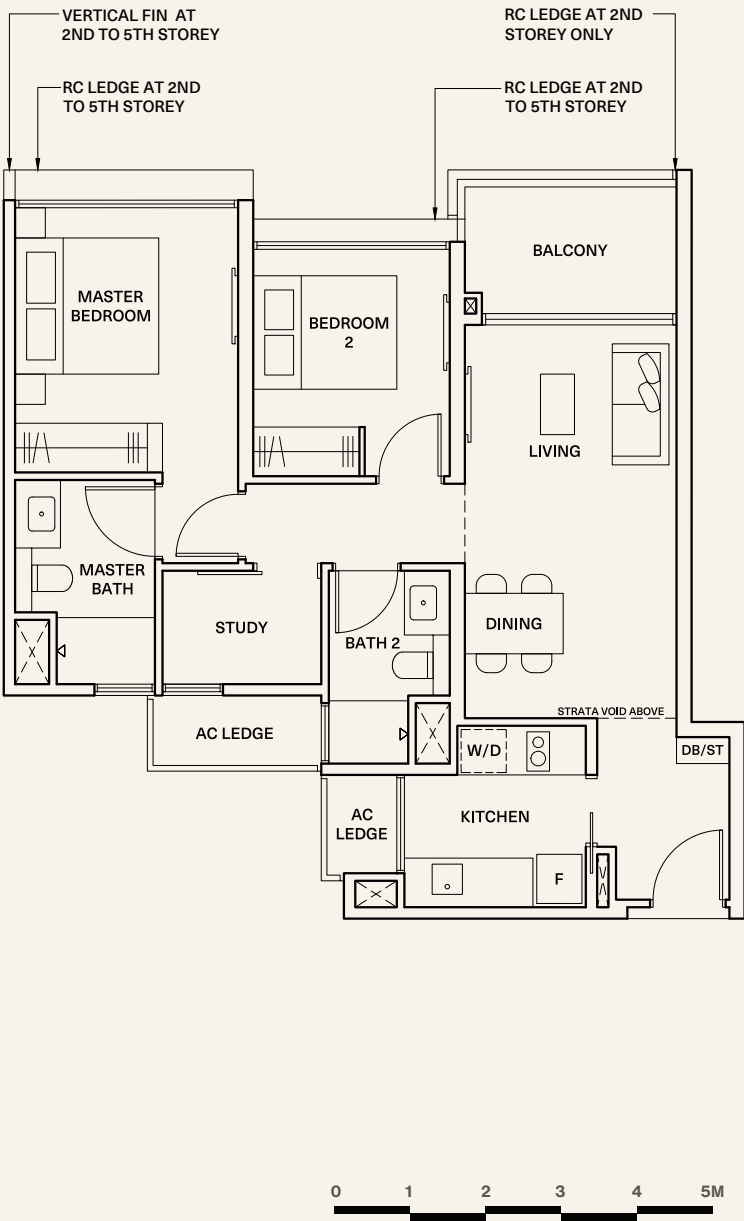
#01-86 to #04-86 *Mirror
#01-80* to #04-80*

TYPE 2PS1-PH

SIZE 90 sqm (969 sqft)

Inclusive of strata void area of
16 sqm / 172 sqft above living and dining

#05-86 *Mirror
#05-80*



Areas include AC ledge and balcony, where applicable. All RC ledges are non-load bearing. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

2 Bedroom Premium + Study

TYPE 2PS2

SIZE 74 sqm (797 sqft)

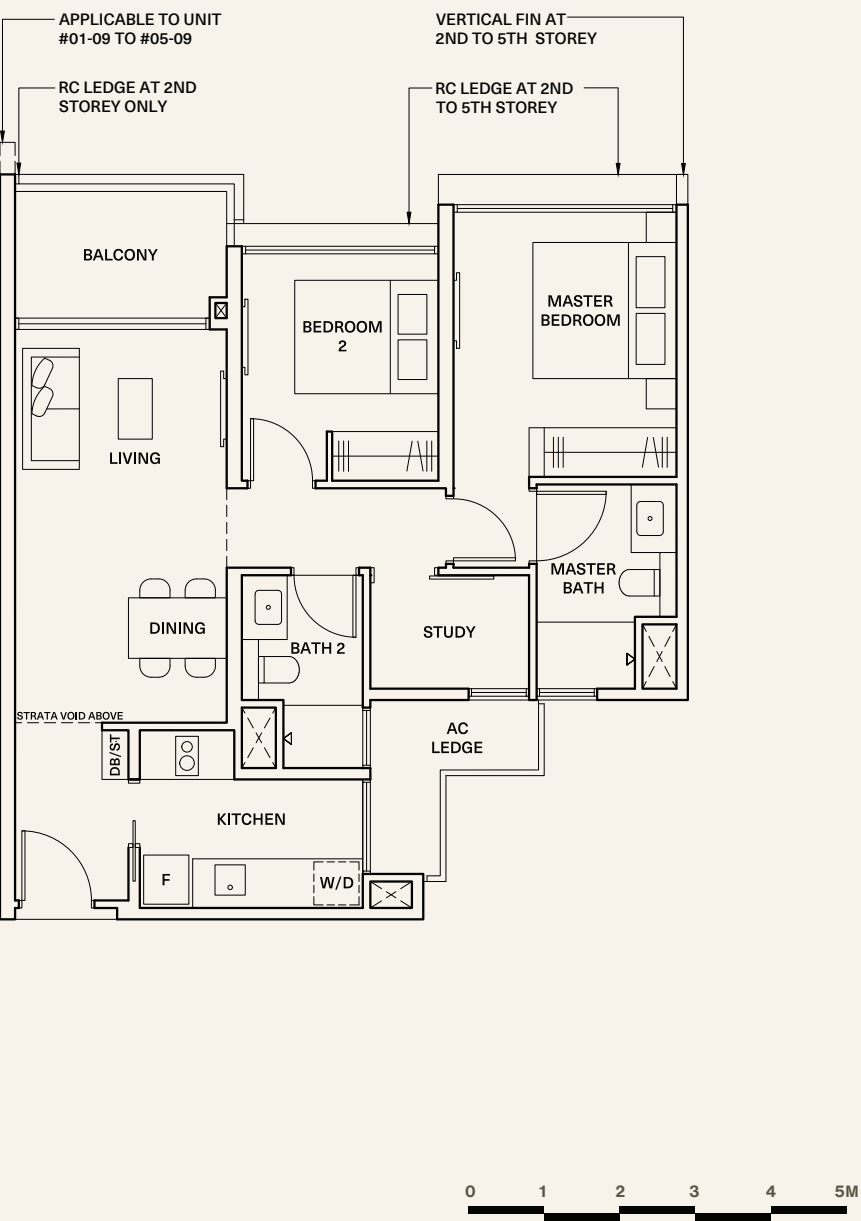
#01-09 to #04-09 *Mirror
#01-10* to #04-10*

TYPE 2PS2-PH

SIZE 90 sqm (969 sqft)

Inclusive of strata void area of
16 sqm / 172 sqft above living and dining

#05-09 *Mirror
#05-10*



Areas include AC ledge and balcony, where applicable. All RC ledges are non-load bearing. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

3 Bedroom



LIVING & DINING

Live in Verdant Luxury

*For illustration purposes only.

40

3 Bedroom



MASTER BEDROOM

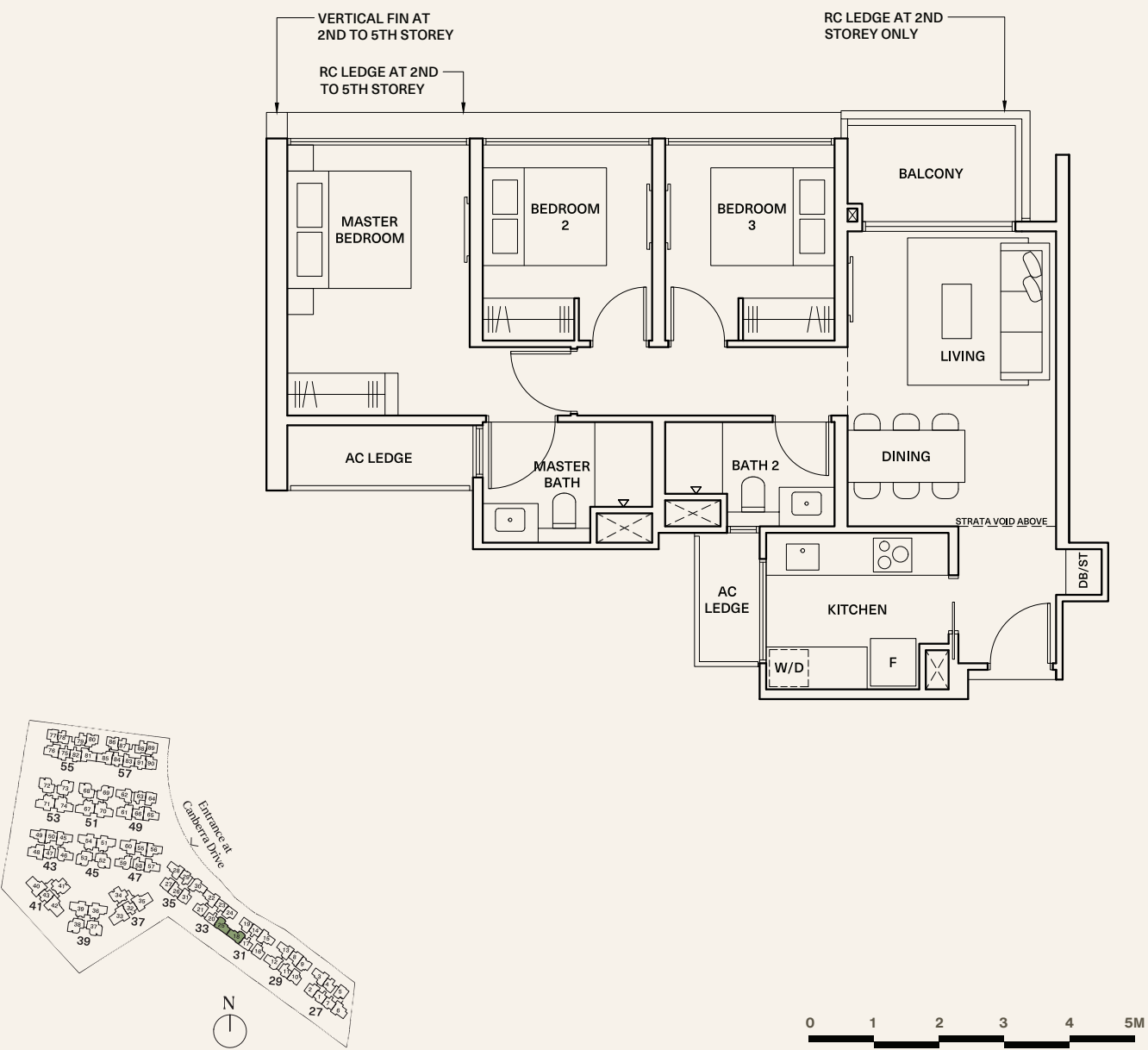
Live in Verdant Luxury

*For illustration purposes only.

3 Bedroom

TYPE 3C1
SIZE 84 sqm (904 sqft)
#01-25 to #04-25
*Mirror
#01-18* to #04-18*

TYPE 3C1-PH
SIZE 100 sqm (1,076 sqft)
Inclusive of strata void area of
16 sqm / 172 sqft above living and dining
*Mirror
#05-25 #05-18*

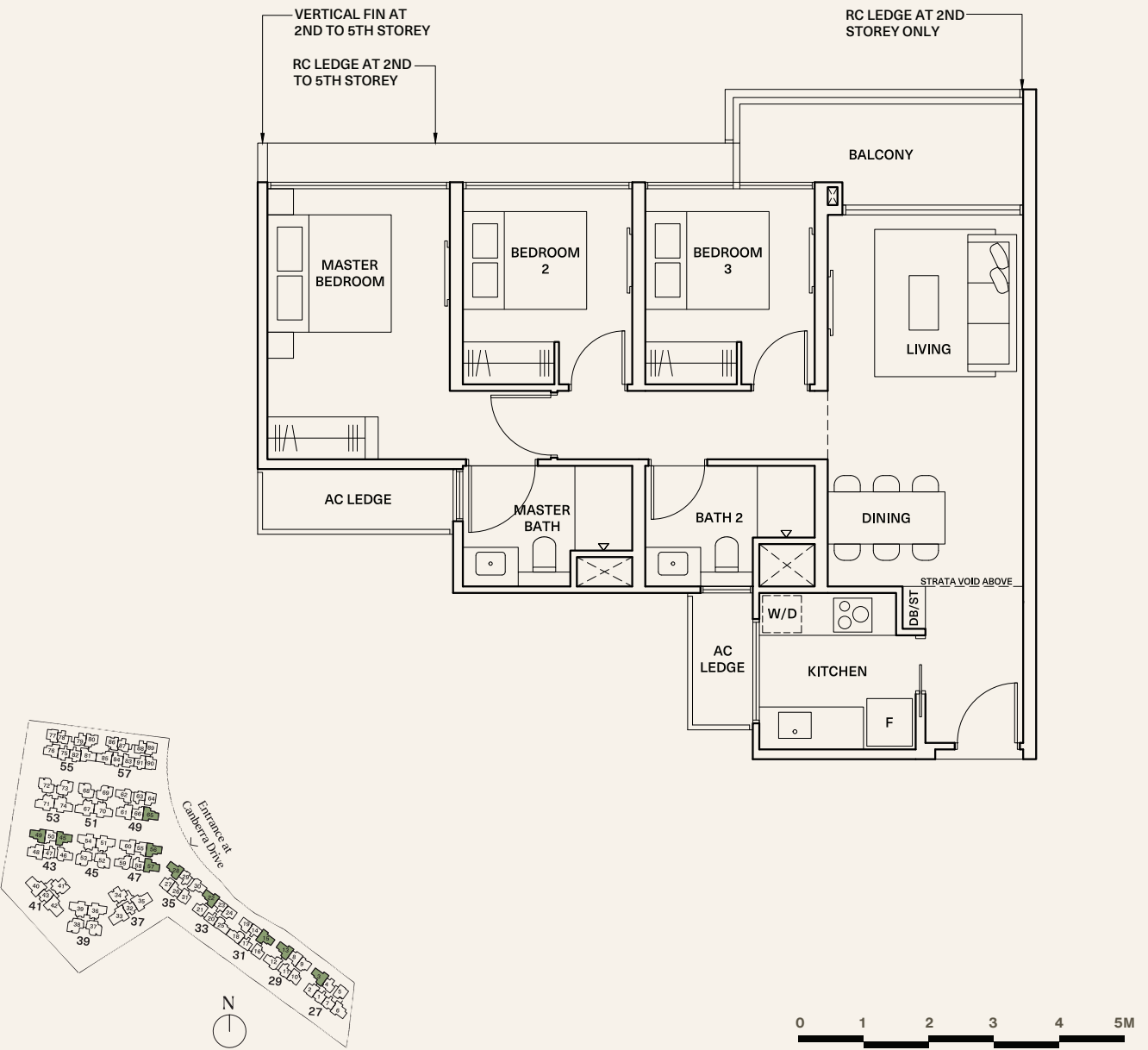


Areas include AC ledge and balcony, where applicable. All RC ledges are non-load bearing. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

3 Bedroom

TYPE 3C2
SIZE 89 sqm (958 sqft)
#01-03 to #04-03
#01-13 to #04-13
#01-22 to #04-22
#02-28 to #04-28
#01-49 to #04-49
#01-57 to #04-57
#01-65 to #04-65
*Mirror
#01-15* to #04-15*
#01-45* to #04-45*
#01-56* to #04-56*

TYPE 3C2-PH
SIZE 108 sqm (1,163 sqft)
Inclusive of strata void area of
19 sqm / 205 sqft above living and dining
*Mirror
#05-03 #05-49 #05-15*
#05-13 #05-57 #05-45*
#05-22 #05-65 #05-56*
#05-28



Areas include AC ledge and balcony, where applicable. All RC ledges are non-load bearing. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

3 Bedroom

TYPE 3C3

SIZE 89 sqm (958 sqft)

*Mirror

#01-12 to #04-12

#01-30 to #04-30

#01-59 to #04-59

#01-46* to #04-46*

#01-62* to #04-62*

TYPE 3C3-PH

SIZE 107 sqm (1,152 sqft)

Inclusive of strata void area of 18 sqm / 194 sqft above living and dining

*Mirror

#05-12

#05-30

#05-59

#05-46*

#05-62*



Areas include AC ledge and balcony, where applicable. All RC ledges are non-load bearing. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

3 Bedroom

TYPE 3C4

SIZE 89 sqm (958 sqft)

*Mirror

#01-76 to #04-76

#01-06* to #04-06*

TYPE 3C4-PH

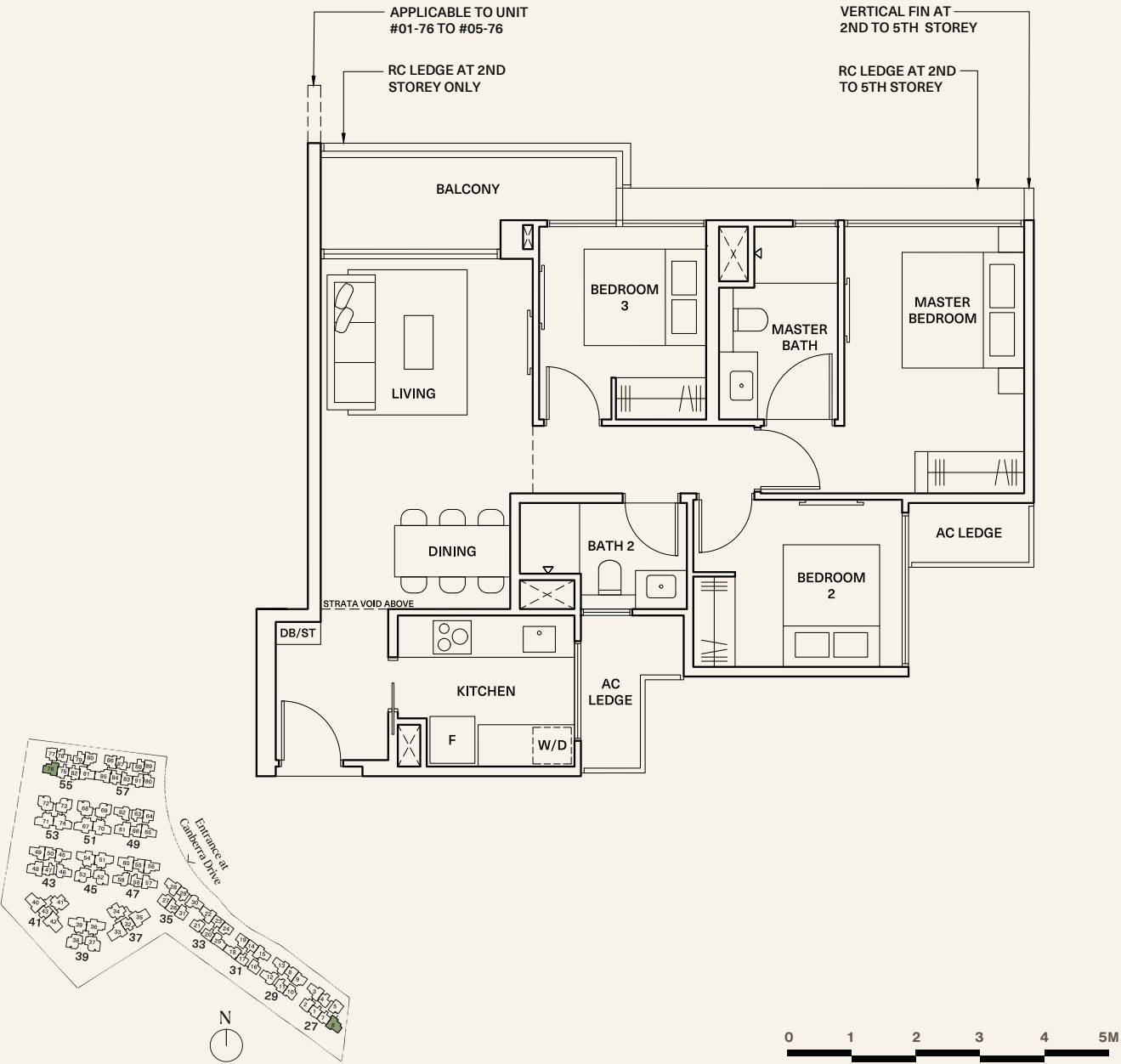
SIZE 108 sqm (1,163 sqft)

Inclusive of strata void area of 19 sqm / 205 sqft above living and dining

*Mirror

#05-76

#05-06*



Areas include AC ledge and balcony, where applicable. All RC ledges are non-load bearing. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

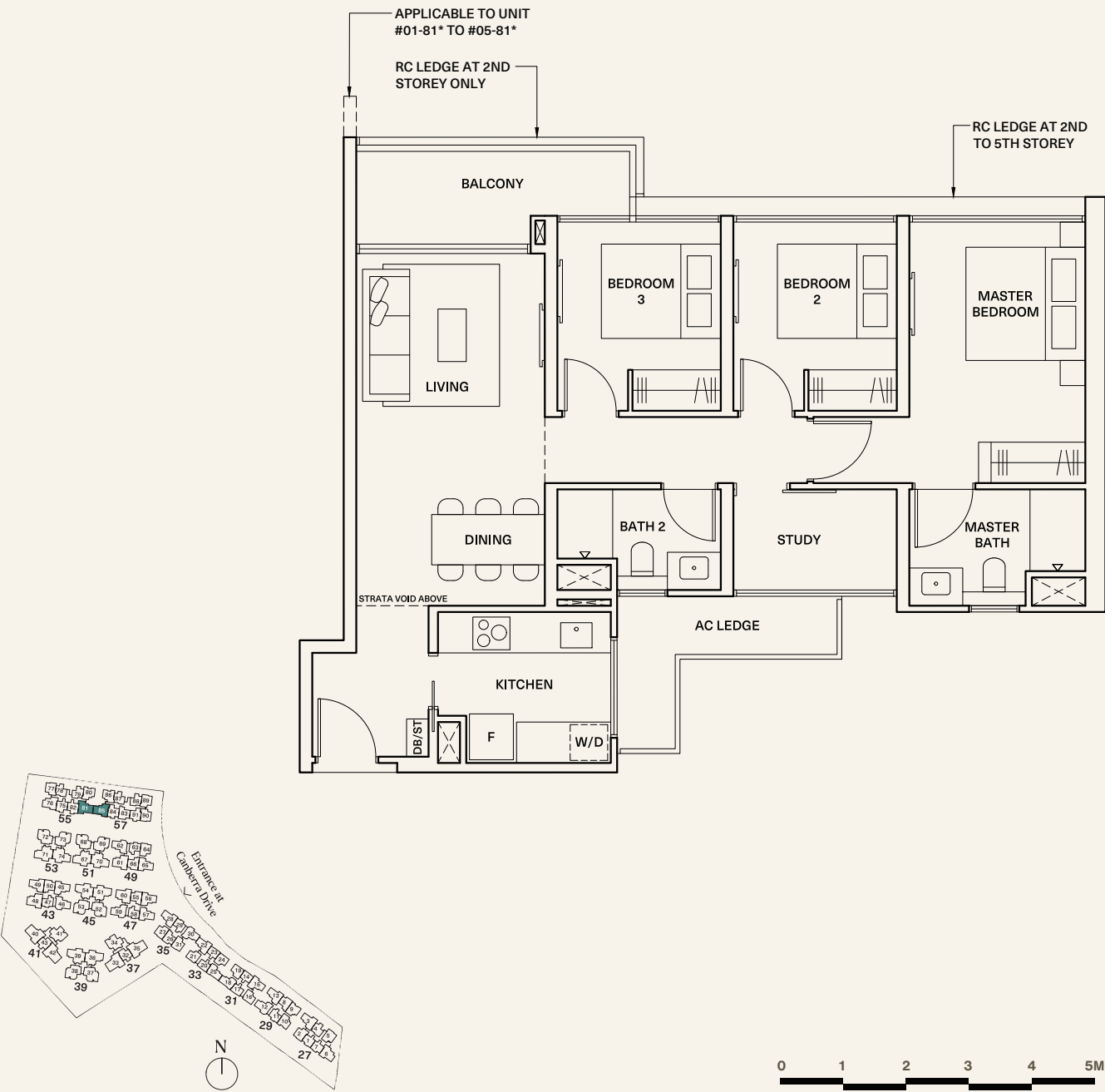
3 Bedroom + Study

TYPE 3CS1

SIZE 94 sqm (1,012 sqft)

#01-85 to #04-85

Mirror #01-81 to #04-81*



Areas include AC ledge and balcony, where applicable. All RC ledges are non-load bearing. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

3 Bedroom Premium + Study

TYPE 3PS1

SIZE 103 sqm (1,109 sqft)

#01-48 to #04-48

Mirror #01-60 to #04-60*

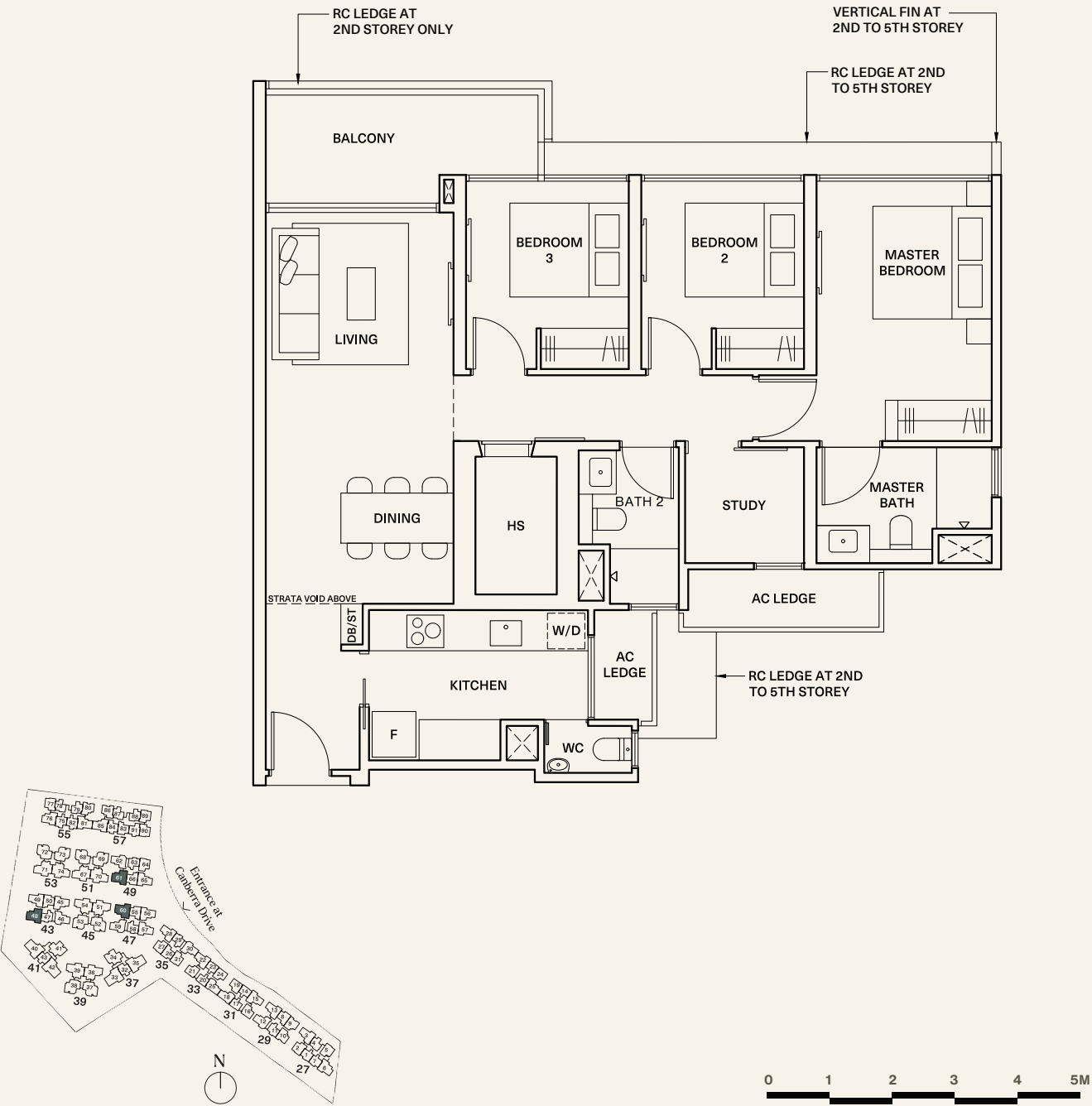
#01-61 to #04-61

TYPE 3PS1-PH

SIZE 123 sqm (1,324 sqft)

Inclusive of strata void area of 20 sqm / 215 sqft above living and dining

Mirror #05-48 #05-60 #05-61



Areas include AC ledge and balcony, where applicable. All RC ledges are non-load bearing. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

3 Bedroom Premium + Study

TYPE3PS2-P

SIZE103 sqm (1,109 sqft)

	*Mirror
#01-38	#01-37*

TYPE3PS2

SIZE103 sqm (1,109 sqft)

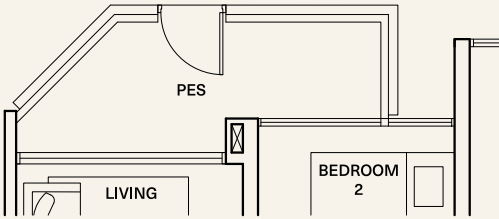
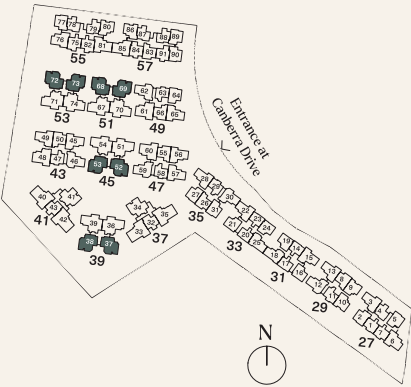
	*Mirror
#02-38 to #04-38	#02-37* to #04-37*
#01-53 to #04-53	#01-52* to #04-52*
#01-69 to #04-69	#01-68* to #04-68*
#01-73 to #04-73	#01-72* to #04-72*

TYPE3PS2-PH

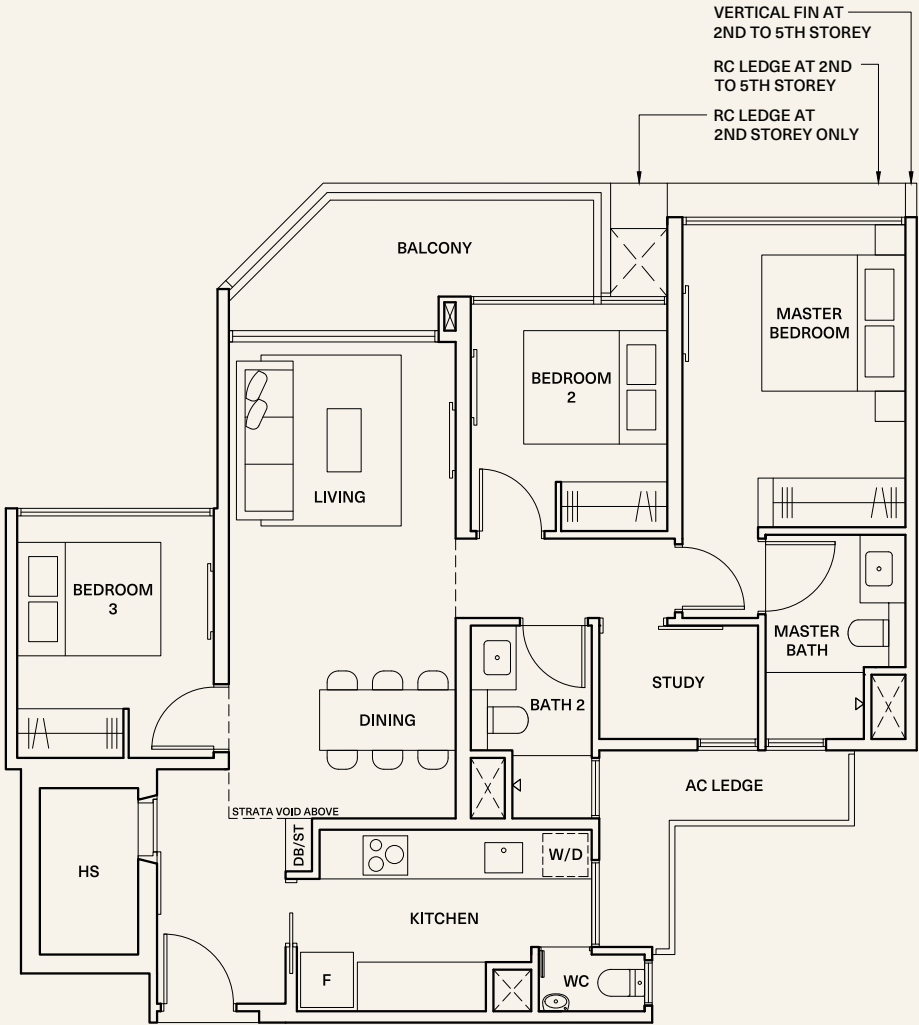
SIZE123 sqm (1,324 sqft)

Inclusive of strata void area of
20 sqm / 215 sqft above living and dining

	*Mirror
#05-38	#05-37*
#05-53	#05-52*
#05-69	#05-68*
#05-73	#05-72*



Applicable to unit:
#01-37* & #01-38



Areas include AC ledge and balcony, where applicable. All RC ledges are non-load bearing. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

TYPE

SIZE

#01-41* to #04-41*

TYPE

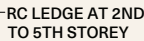
SIZE

Inclusive of strata void area of

#05-41*



#01-34 & #01-41*



RC LEDGE AT 2ND
STOREY ONLY

– VERTICAL FIN AT 2ND
TO 5TH STOREY ONLY

BALCONY

MASTER
BEDROOM

BEDROOM

LIVING

BEDROOM

STUDY

BATH.

3

AC LEDGE

KITCHEN

W/D

☐

OB/S

WC



F

0 1 2 3 4 5M

Areas include AC ledge and balcony, where applicable. All RC ledges are non-load bearing. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

4 Bedroom



LIVING & DINING

Live in Verdant Luxury

*For illustration purposes only.

4 Bedroom



MASTER BEDROOM

Live in Verdant Luxury

*For illustration purposes only.

48

4 Bedroom



MASTER BATHROOM

Live in Verdant Luxury

*For illustration purposes only.

49

4 Bedroom Premium

TYPE 4P1

SIZE 121 sqm (1,302 sqft)

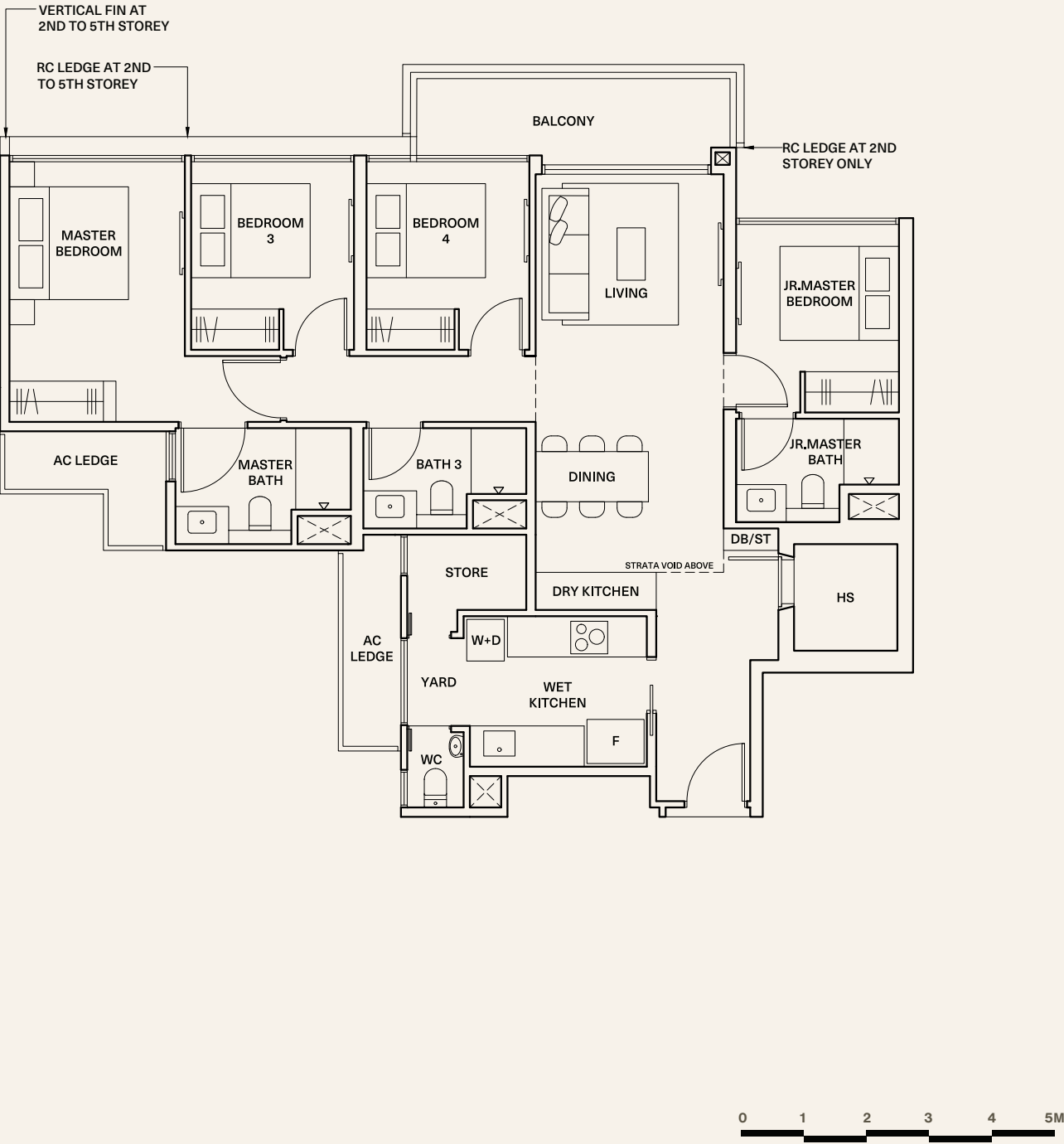
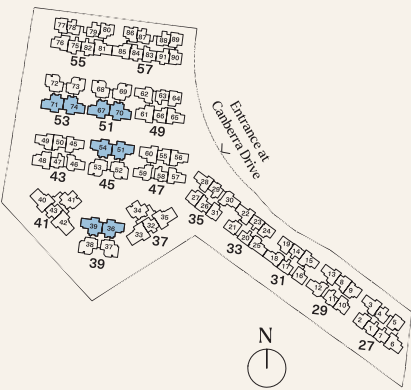
	*Mirror
#01-39 to #04-39	#01-36* to #04-36*
#01-54 to #04-54	#01-51* to #04-51*
#01-70 to #04-70	#01-67* to #04-67*
#01-74 to #04-74	#01-71* to #04-71*

TYPE 4P1-PH

SIZE 142 sqm (1,528 sqft)

Inclusive of strata void area of
21 sqm / 226 sqft above living and dining

	*Mirror
#05-39	#05-36*
#05-54	#05-51*
#05-70	#05-67*
#05-74	#05-71*



Areas include AC ledge and balcony, where applicable. All RC ledges are non-load bearing. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

4 Bedroom Premium

TYPE4P2

SIZE121 sqm (1,302 sqft)

*Mirror

#01-35 to #04-35

#01-33* to #04-33*

#01-42 to #04-42

#01-40* to #04-40*

TYPE4P2-PH

SIZE142 sqm (1,528 sqft)

Inclusive of strata void area of
21 sqm / 226 sqft above living and dining

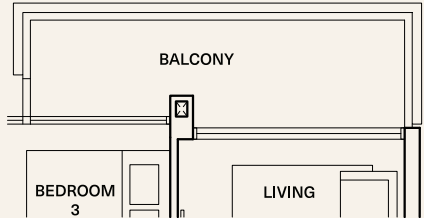
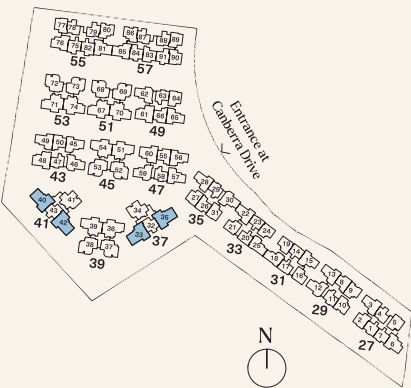
*Mirror

#05-35

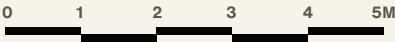
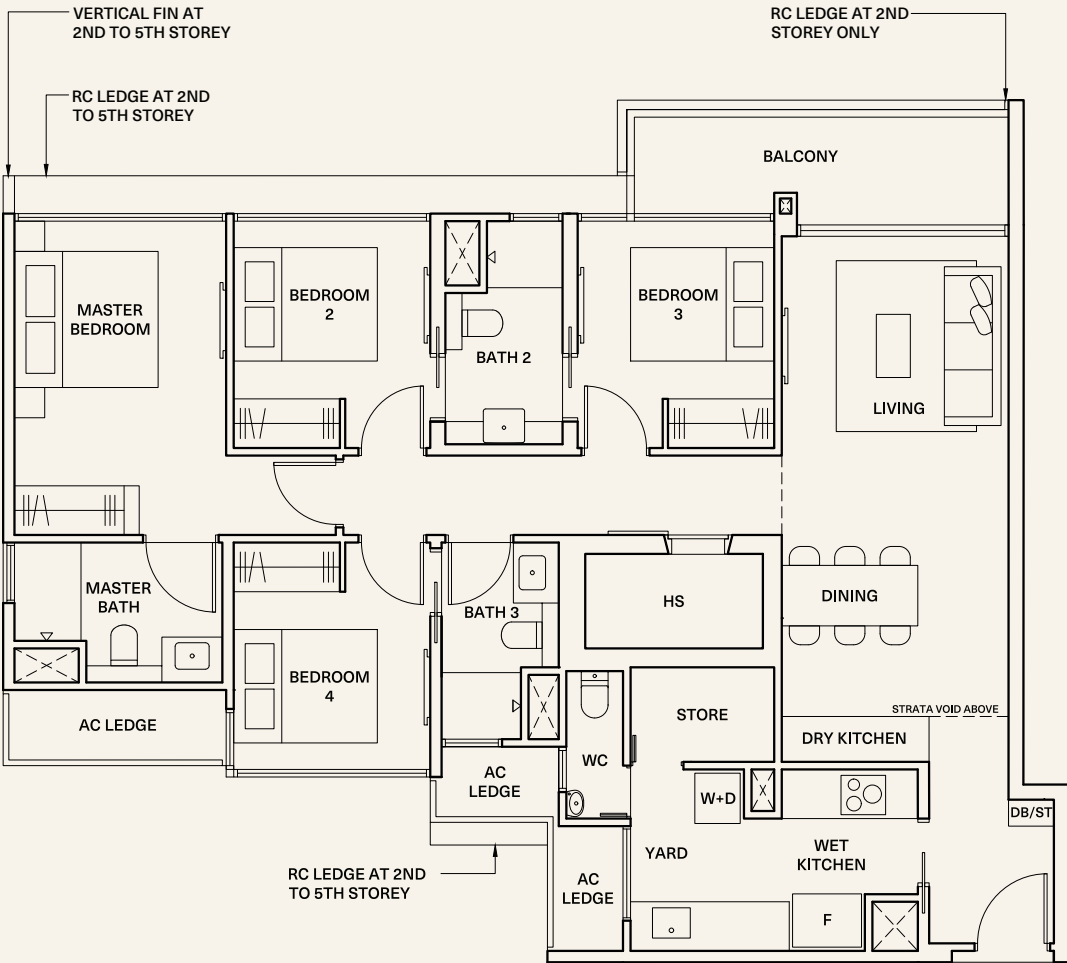
#05-33*

#05-42

#05-40*



Applicable to unit:
#01-33*, #01-35, #01-40* and #01-42

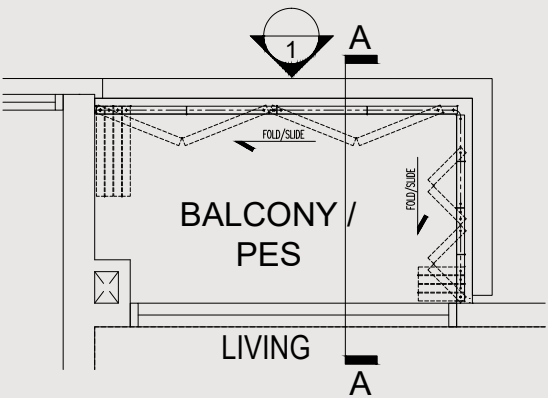


Areas include AC ledge and balcony, where applicable. All RC ledges are non-load bearing. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

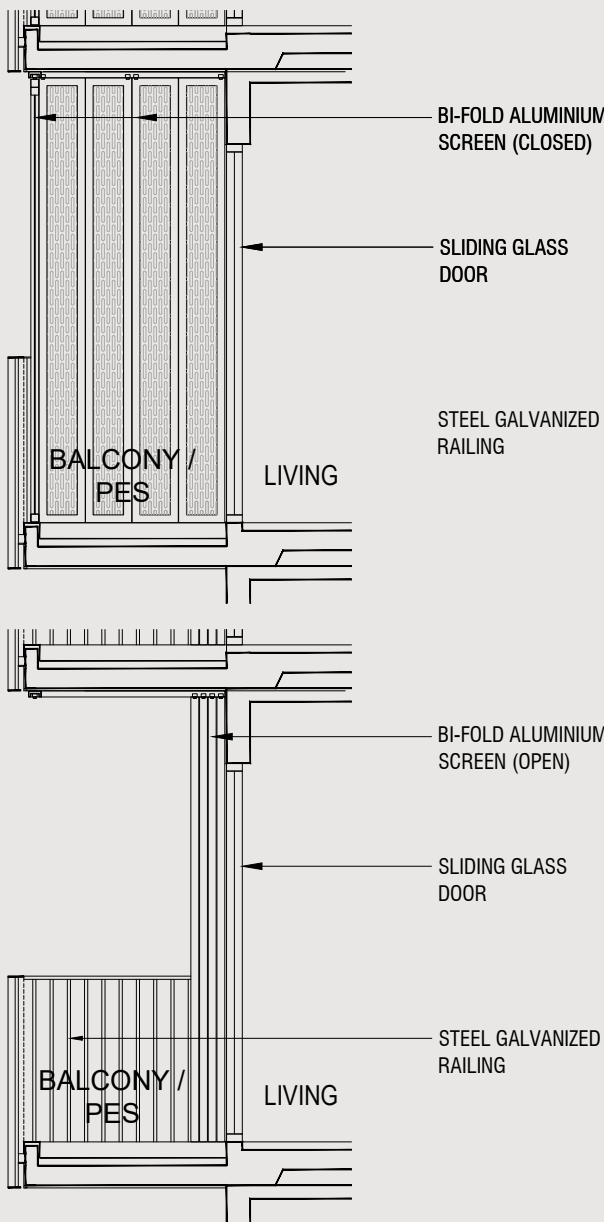
Annexure A

Approved Balcony / PES Screen

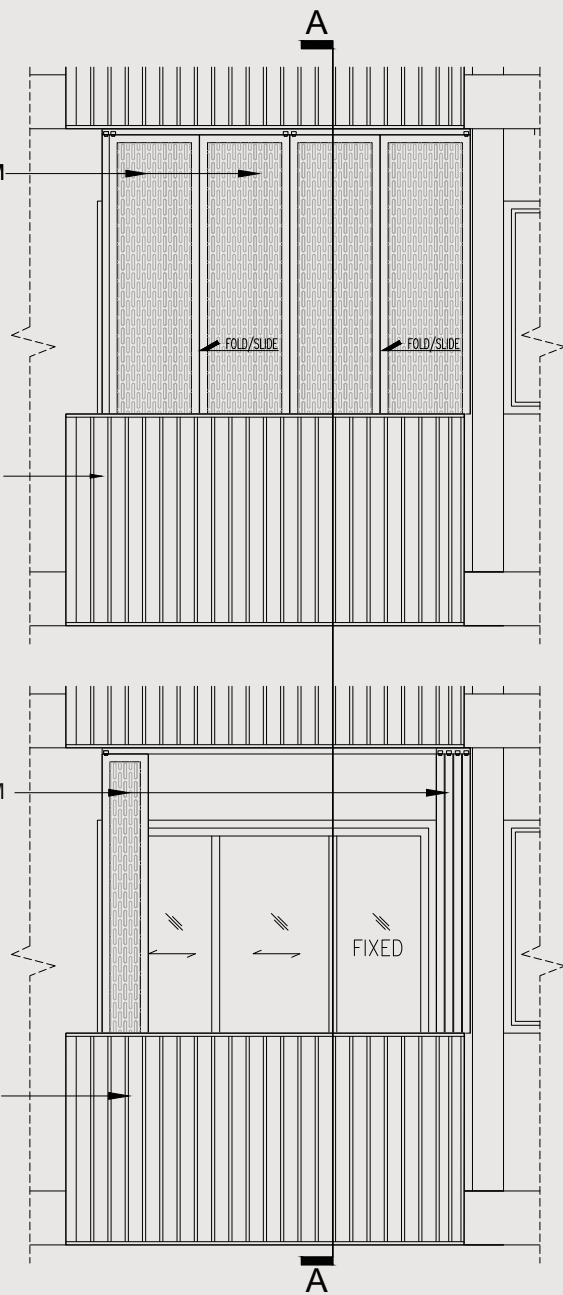
Typical Plan of Balcony / PES Screen



Section A-A
(Typical Section of Balcony / PES With Screen)

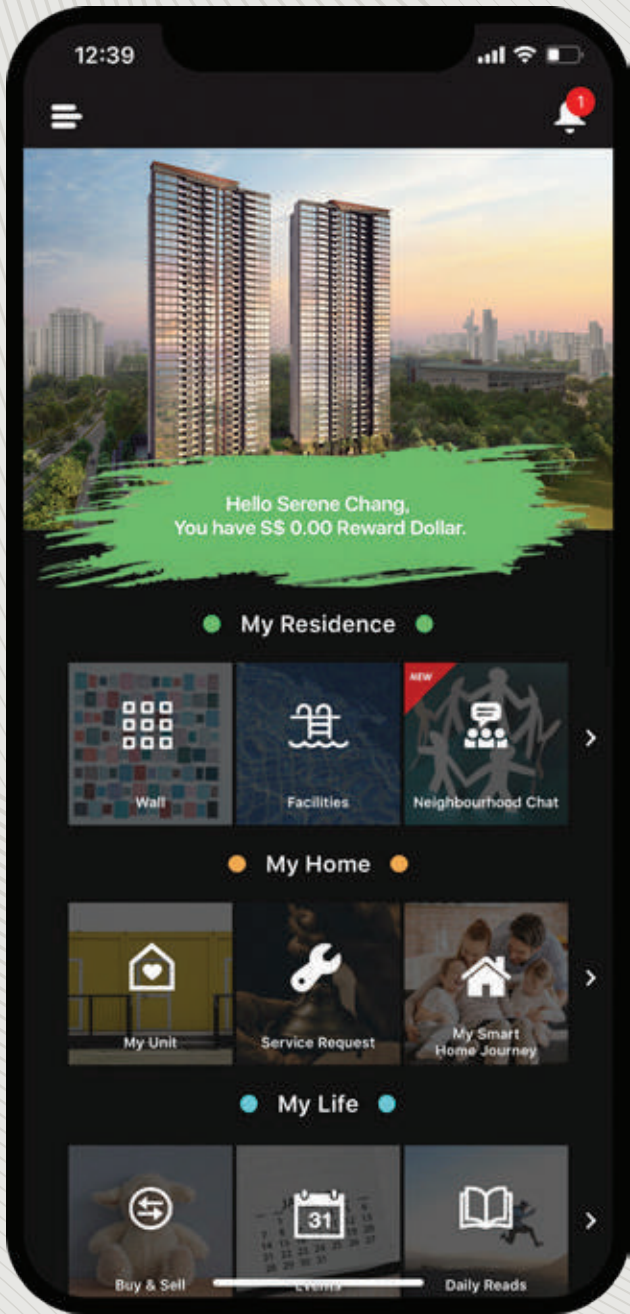


Elevation 1
(Typical Elevation of Balcony / PES Screen)



Safe & Smart Homes

No detail goes unnoticed in making your everyday more convenient and enjoyable in a clean and safe environment. Have the comforts of innovative technology and features that make living effortless and seamless.



UV CleanAir

Air in elevator cabins is regularly sanitised and purified for safer use



Facility Booking

Book condominium facilities via mobile app and gain access to facilities via access card



Rent & Ride a Bike

Instant booking and ride



Smart Home Hub

- Manage your smart devices
- Remote surveillance
- 2-Way audio communication



Smart Aircon Control

Set on/off, temperature, fan speed, mode and time schedule from mobile device



Digital Door Lock Set

Unlock door via fingerprint, PIN code, mobile app, mechanical key and access card



Visitor E-invite

Pre-register your visitors and send them a QR code

Reach for Conveniences

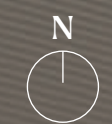
Home is where we establish habits, rituals and what we love. Form new experiences and journeys in a neighbourhood that is brimming with life and well-connected to many other parts of Singapore. Canberra appeals with its conveniences, being located in the middle of several upcoming facilities, extant nature reserves and retail options.






The Watergardens
CANBERRA

Location



Reach for Conveniences












CONNECTIVITY

Canberra MRT Station (NS12)	< 500m		5 Mins
North-South Corridor (U/C)			2 Mins
Woodlands Regional Centre			10 Mins
Seletar Expressway			11 Mins
Central Business District (CBD)			35 mins
Woodlands MRT Station (NS9 / TE2)			3 Stops
Woodlands South MRT Station (TE3)			4 Stops
Orchard MRT Station (NS22)			10 Stops

NATURE

Jalan Kemuning Park	< 500m		5 Mins
Jalan Sendudok Park			11 Mins
Legundi Park			12 Mins
Sembawang Hot Spring Park			12 Mins
Sungei Khatib Bongsu			3 Mins
Canberra Park			4 Mins
Sembawang Park			5 Mins
Yishun Park			6 Mins
Lower Seletar Reservoir			8 Mins
Upper Seletar Reservoir			14 Mins
Singapore Zoo			22 Mins

SCHOOLS

Ahmad Ibrahim Secondary School		9 Mins
Sir Manasseh Meyer International School		9 Mins
Sembawang Primary School		4 Mins
Sembawang Secondary School		5 Mins
Ahmad Ibrahim Primary School		5 Mins
Yishun Primary School		5 Mins
Wellington Primary School		5 Mins
Chongfu School		5 Mins
Canberra Primary School		6 Mins
Chung Cheng High School		7 Mins
Singapore Sports School		14 Mins

AMENITIES

Sembawang Shopping Centre	< 500m		5 Mins
Canberra Plaza	< 500m		5 Mins
Bukit Canberra (U/C)			3 Mins
Chong Pang Wet Market & Food Centre			4 Mins
Chill @ Chong Pang (U/C)			4 Mins
Northpoint City			4 Mins
Sembawang Country Club			8 Mins
Causeway Point			12 Mins

*Travelling time is an approximation only and is based on normal traffic conditions.

*Map for illustration purposes only. Map is not drawn to scale.

Connectivity

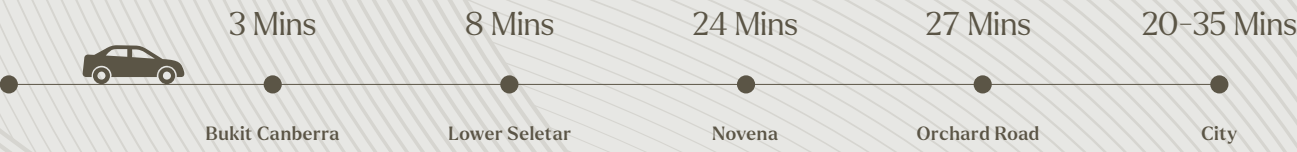
WELL CONNECTED

Canberra MRT Station is right at your doorstep, getting you quickly on the North-South Line and beyond.



NORTH-SOUTH CORRIDOR

With the upcoming North-South Expressway (NSE), commuting to and from the City takes as fast as 20 minutes, as travel times are expected to reduce by up to 30%.



Eases traffic on the Central Expressway (CTE)



Dedicated bus lanes to streamline travel time to and from the city



Cycling trunk routes to and from the city



Better connectivity to other regions of Singapore



Most direct route from North to the City, cuts travel time by up to 30%



Intersects with Seletar Expressway (SLE), Pan-Island Expressway (PIE) & East Coast Parkway (ECP)



21.5km expressway catering for expected rise in traffic demand from the North

5 Mins walk to Canberra MRT Station



3 Stops to Woodlands MRT Station



8 Mins drive to Lower Seletar Reservoir



27 Mins drive to Orchard Road



Upcoming Bukit Canberra

Embrace a new chapter of the Canberra neighbourhood. The maturing estate will soon feature an integrated sport and community hub, Bukit Canberra, which boasts lively green spaces and sought-after amenities such as a hawker centre, polyclinic, senior care centre, indoor sports hall and more.





Canberra Plaza

Tap into the amenities at Canberra Plaza, a heartland mall directly connected to the Canberra MRT station.



EDUCATION SPACES

Learn

Enrichment centres guide the learning and growth of your child.



SUPERMARKET

Conveniences

Grab essentials and necessities with ease at a local supermarket chain.

39 RETAIL & DINING SPACES

Food Paradise & Retail Therapy

Widen your dining and retail options with a choice selection of restaurants and shops.



Lifestyle Conveniences

There is always more for the entire family to enjoy. Nearby malls and hawker centres offer a myriad of lifestyle conveniences and gastronomic delights. Hang out at the newly revamped Chill @ Chong Pang Community Club with 3 swimming pools, a gym and other new facilities.



Northpoint City



Chong Pang Market & Food Centre



Causeway Point



Chill @ Chong Pang Community Club



Sembawang Shopping Centre

Education Spaces

Live close to a number of established educational institutions, with a childcare right within the development.

PRIMARY EDUCATION

Chongfu School



Canberra Primary School



Wellington Primary School



Sembawang Primary School



CHILDCARE

Childcare @ The Watergardens



SECONDARY EDUCATION

Chung Cheng High School



TERTIARY EDUCATION

Republic Polytechnic



A person is silhouetted while riding a bicycle across a grassy field at sunset. The sky is filled with soft, golden clouds, and the sun is low on the horizon. In the foreground, the dark silhouette of a tree branch hangs from the top left, and a large, rounded tree silhouette is on the right. The overall mood is peaceful and scenic.

Connect with the Great Singapore Outdoors

Venture into the precious green frontiers on the island's periphery and re-connect with the wonders of nature. Never cease to be amazed by the rich variety of nature destinations nearby, flourishing with native flora and fauna.



The Green Surrounds

Planning a weekend has never been easier. Make a cycling trip along the park connectors or walk the dogs at pockets of gardens and parks minutes within your reach. Adventurous ones can go deeper into the mangroves for a kayak, or trek the scenic Northern Explorer Loop.



Kayaking Places

Leisurely paddle through the dense thickets of mangroves at Sungei Simpang to spot wildlife, or bond with friends over a range of thrilling water sports at the Lower Seletar Reservoir.





Lower Seletar Reservoir Park



Sembawang Park



Sembawang Hot Spring Park

Parks

Take home a one-of-a-kind experience as you dip yourselves at the Sembawang Hot Spring Park. Or take in the profuse colours of dawn and dusk on the winding boardwalks and natural beaches along the Northern coasts.

Progress with a Growing Region

Seize the opportunities that come with a booming region of economic growth. Look forward to the rapidly evolving North Coast that is layered with industrial hubs, progressive health facilities and mixed-use commercial nodes.



A Thriving Region of Growth

A key threshold between Singapore and Johor Bahru, the North Coast will be a burgeoning site of waterfront development in the coming years. The Northern Agri-Tech and Food Corridor will boost the economy and interface with the residential node at the junction of the North-South and Thomson-East Coast Lines.

NORTH COAST INNOVATION CORRIDOR



Woodlands Regional Centre

Largest regional centre in the North, with 700,000m² of commercial space.



Woodlands North Coast

70 hectares of land for mixed-use business and lifestyle precinct.



Seletar Aerospace Park

Home to over 60 MNCs and local aerospace enterprises with potential tenant pool.



Northern Agri-Tech and Food Corridor

A new economic corridor of the North will strengthen and enhance the strategic ecosystem of Lim Chu Kang's farms, Republic Polytechnic and the Senoko Food Zone to create new opportunities for Singapore's Agri-Food industry. With innovative design and new technology coming together, coupled with changing demographics of the region, the economic growth of the North is expected to accelerate in coming years.

Upcoming Woodlands Regional Centre

The Woodlands Regional Centre is situated within the Northern Agri-Tech and Food Corridor, and will springboard a diverse mix of office, retail, business park and industrial spaces to revitalise the agri-tech ecosystem, bringing many job opportunities to residents of the North.



Credit: JTC

Mixed-Use Development at Woodlands Avenue 2

An upcoming mixed-use commercial development that will house a station on the Thomson-East Coast Line, granting residents faster access to the city.

JTC Food Hub @ Senoko

A seven-storey, ramped up development clustering food sector SMEs to support the food industry.

[Find out more](#)



Credit: JTC

Woodlands North Coast

A vibrant mixed-use precinct master-planned and master-developed by JTC. It will cater new flexible industrial spaces, allowing for businesses to pursue both knowledge-intensive developments and light manufacturing operations.

[Find out more](#)



Credit: JTC

WoodsVista Gallery & North Coast Vista

Cyclist-friendly pedestrian spines that will connect several public spaces drawing people to the bustling waterfront.













Credit: JTC



Upcoming Woodlands Health Campus

The Woodlands Health Campus will deliver frontline solutions to healthcare with new SMART technologies and is fully integrated with a hospital, specialist outpatient clinics and long-term care facilities.

- | | | | |
|---|---|---|--|
|  | 1800 Beds |  | 7.66 Hectares |
|  | Walking distance to Woodlands South MRT |  | Integrated Acute & Community Hospital |
|  | Specialist Outpatient Clinics |  | Long-term Care Facilities |
|  | Artificial Intelligence to reduce medical errors |  | Online Services (Check-in, Registration & Payment) |
|  | Social and Restorative Gardens designed by NParks |  | Robotic automation for backend logistics (e.g. Food Service, Housekeeping) |

Winning Partnership Between Trusted Developers

Brought to you by leading developers UOL Group Limited,
Kheng Leong Company and Singapore Land Group Limited.





AVENUE SOUTH RESIDENCE
Winning Partnership Between Trusted Developers

Artist's Impression

UOL Group Limited



CLAVON

UOL Group Limited (UOL) is one of Singapore's leading public-listed property companies with total assets of about \$20 billion. The Company has a diversified portfolio of residential, commercial developments and investment properties, hotels and serviced suites in Asia, Oceania, Europe and North America. With a track record of over 50 years, UOL strongly believes in delivering product excellence and quality service in all its business ventures. UOL, through its hotel subsidiary Pan Pacific Hotels Group Limited, owns three acclaimed brands namely "Pan Pacific", PARKROYAL COLLECTION and PARKROYAL. The Company's Singapore-listed property subsidiary, Singapore Land Group Limited, owns an extensive portfolio of prime commercial assets and hotels in Singapore.



Kheng Leong Company



MEYERHOUSE

Incorporated in 1949, Kheng Leong Company began operations as an international commodity with spice trading company. Over the years, the company has kept pace with the changing business landscape and has evolved as an investment group with interest in property development and real estate investment.

Today, the Kheng Leong Group has a growing portfolio of development projects and business interests, through direct investment or collaborations with strategic partners, that spans across the Asia Pacific region from Shanghai and Hong Kong to Sydney as well as London and Los Angeles.

The Group has chalked up a proven track record in developing refined residences and built up a brand voice that connotes to quality and value. A forerunner in the development of refined cluster houses in Singapore, the Group has built up a portfolio that includes both residential developments and retail projects in choice locations and prime districts.



PRINCIPAL GARDEN



Singapore Land Group Limited



MON JERVOIS

Singapore Land Group Limited ("Singland" or the "Company"), formerly known as United Industrial Corporation Limited, is a leading real estate company listed since 1971. Singland's diversified portfolio comprises commercial investment properties, residential development properties, hotels and IT services.

The company's portfolio of prime commercial assets includes 2.5 million square feet of office space and 1 million square feet of retail space in Singapore. These include some of Singapore's best-known commercial and retail landmarks such as UIC Building, Singapore Land Tower, Clifford Centre, SGX Centre, The Gateway, Tampines Plaza 1 and 2, West Mall and Marina Square.

With a focus on delivering quality products of the highest standards, each of our developments is also a reflection of innovative and inspirational concepts. From setting benchmarks to building landmarks, our residential and commercial portfolios represent our dedication to creative excellence and sustainable developments.



A Premium Development by



DEVELOPER: UNITED VENTURE DEVELOPMENT (2020) PTE. LTD. • COMPANY REGISTRATION NUMBER: 202007100W • DEVELOPER'S LICENCE NUMBER: C1402 • TENURE OF LAND: 99 YEARS COMMENCING ON 8 JUNE 2020 • ENCUMBRANCES: MORTGAGE IN FAVOUR OF DBS BANK AS SECURITY AGENT • EXPECTED DATE OF NOTICE OF VACANT POSSESSION: 30 JUNE 2026 • EXPECTED DATE OF LEGAL COMPLETION: 30 JUNE 2029 • LOT & MUKIM NUMBER: LOT 04067X MK19 AT CANBERRA DRIVE