



WATER COVE



Design Concept



Design Concept

OVERVIEW – DESIGN CONCEPT



OVERALL ARCHITECTURAL CONCEPT

LOCATED AT THE NORTHEASTERN EDGE OF SEMBAWANG, WATERCOVE VILLE IS AN 80-UNIT LANDED HOUSING DEVELOPMENT THAT REDEFINES COMFORT AND LUXURY, SITUATED NEXT TO THE SEA AND EMBRACED IN A PARK ENVIRONMENT. CONSISTING OF 76 TERRACE AND 2 SEMI-DETACHED HOUSES, WATERCOVE VILLA COMBINES MODERN COMFORTS AND EMBODIES ITS LOCATION'S 2 MOST DISTINCTIVE QUALITIES: ITS WATERSIDE LOCATION AND THE PARK THAT SURROUNDS IT. THOSE WHO ARE FORTUNATE TO CALL WATERCOVE HOME ARE PULLED AWAY FROM THE STRESSES OF CITY LIVING, AND INTO A WATERFRONT ENVIRONMENT.

THE DEVELOPMENT IS RE-EXAMINES *THE TYPOLOGY OF THE TERRACE HOUSE* BY LOOKING BEYOND CONSTRAINTS AND TYPICAL APPROACHES. THE MAIN GENERATOR OF THE DESIGN IS THE INFUSION OF THE *CONCEPT OF A MODERN WATERFRONT* INTO THE CONFIGURATION OF THE TERRACE HOUSE UNIT.



Design Concept

OVERVIEW – DESIGN CONCEPT



THE DESIGN FOR THE RESIDENTIAL UNITS TOOK PARTICULAR INSPIRATION FROM SEMBAWANG'S COLONIAL BLACK-AND-WHITE BUNGALOWS. THE DISTINCTLY BLACK AND WHITE BUILDINGS WERE BUILT WITH HIGH CEILINGS AND GENEROUS WINDOWS TO ENSURE GOOD AIR CIRCULATION WITHIN THE HOUSE. THE HOUSES ALSO ADOPTED CHARACTERISTICS FROM LOCAL MALAY ARCHITECTURE WHICH INCLUDED PITCHED ROOFS, LONG OVERHANGS AND SCREENS, ALLOWING SEA BREEZE THROUGH.

AND JUST LIKE THE GRAND COLONIAL VILLAS THAT INSPIRED THEM, WATER COVE UNITS ARE ALL DESIGNED TO BE TIMELESSLY MODERN, INFUSED WITH THE FLAVOUR AND ATMOSPHERE OF A TROPICAL RESORT. EARTH TONES, COOL GREYS, AND NATURAL FINISHES ARE COMPLEMENTED BY THE TROPICAL SCREENS THAT FILTER SUNLIGHT AND OFFER PRIVACY FOR THE DEVELOPMENT'S RESORT-STYLE ARCHITECTURE. AT THE HEART OF THE DEVELOPMENT IS AN OUTDOOR LOUNGE WITH HANGING GARDENS AND A CHILDREN'S PLAYGROUND, DESIGNED WITH A DRAMATIC CANTILEVERED POD, GREETING THE DEVELOPMENT'S ENTRANCE.

THE DEVELOPMENT ALSO FEATURES 2 COURTYARDS WHICH ARE MARKED BY SWIMMING AND RECREATIONAL POOLS OVERLOOKED BY WATERCOVE'S HOTEL-STYLE CLUBHOUSE.

WATERCOVE VILLE: INSPIRED BY life by the water, life by the park. Life as it should be.

Living Out Your Fantasies

Imagine having your circle of friends over for a celebration, getting hands-on and engaged together over a BBQ, and then adjourning quickly to your spacious house for late night drinks and intimate conversations. Or waking up and walking through your backdoor directly to a luxurious pool for a refreshing early morning swim. Or simply chilling at the cozy pool deck with lounge beds and feature trails. In addition, conveniently linked to the main pool is a covered BBQ bar style corner perfect for gatherings. Not to mention the aromatherapeutic garden that will soothe your senses. However you imagine your desired lifestyle to be, Waterville is where all your dreams come true.



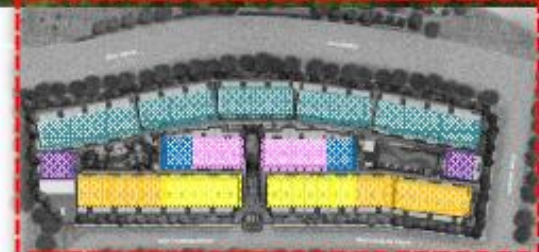
LEGENDS

1. Entry Water Feature
2. Entry Plaza
3. Waterplay Pool
4. Stream Water Feature
5. Aromatherapeutic Garden
6. Reflexology Pool
7. Leisure Pool
8. Lounge Deck
9. Fitness Station
10. Kid's Corner
11. Poolside Lounge
12. Swimming Pool
13. Floating Lounge Beds
14. Jacuzzi
15. Water Wall
16. Cascading Water Feature
17. Outdoor Dining
18. BBQ Corner
19. Side Gate
20. Substation
21. Bin Center

Building Plan Approval No. A7B-00001-2021-001 dated 6 October 2021 and A7B-00001-2021-001 dated 10 May 2021



Design Vision – Aerial Perspective

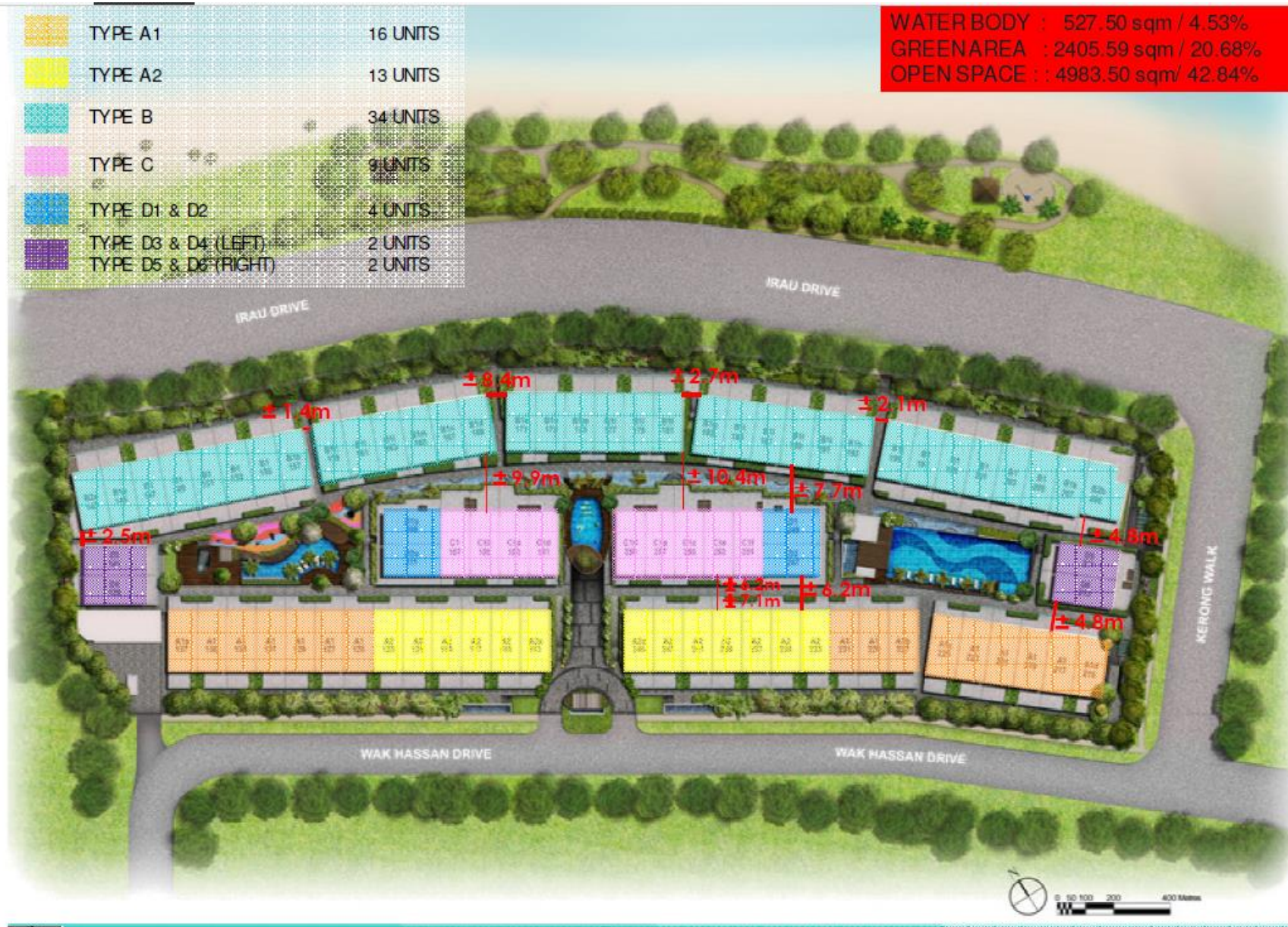




Zoning Plan

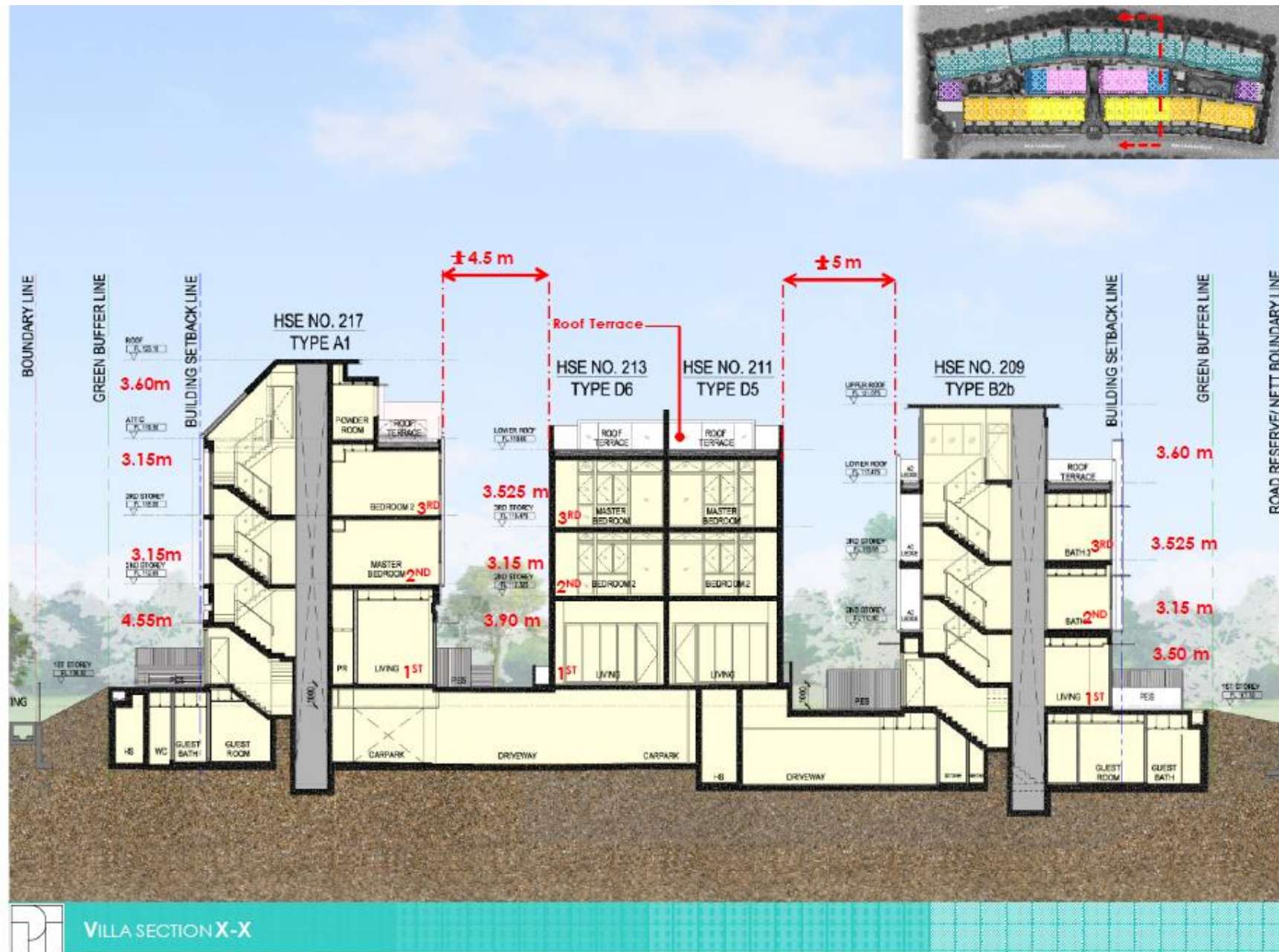
| | | |
|--|----------------------|----------|
| | TYPE A1 | 16 UNITS |
| | TYPE A2 | 13 UNITS |
| | TYPE B | 34 UNITS |
| | TYPE C | 9 UNITS |
| | TYPE D1 & D2 | 4 UNITS |
| | TYPE D3 & D4 (LEFT) | 2 UNITS |
| | TYPE D5 & D6 (RIGHT) | 2 UNITS |

WATER BODY : 527.50 sqm / 4.53%
GREENAREA : 2405.59 sqm / 20.68%
OPEN SPACE : 4983.50 sqm / 42.84%

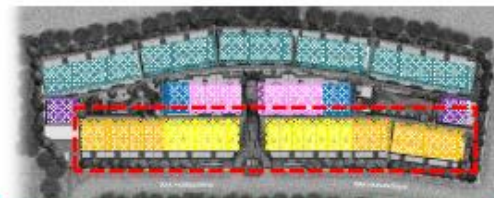




Villa Section X-X



Design Vision – Type A1 & A2

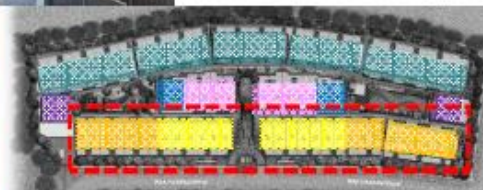


TYPE A1 & A2

Design Vision – Type A2



TYPE A2



Intermediate Terrace

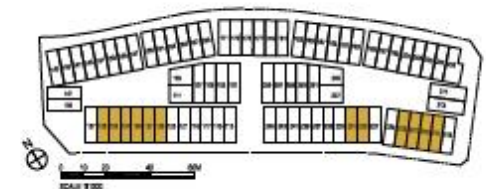
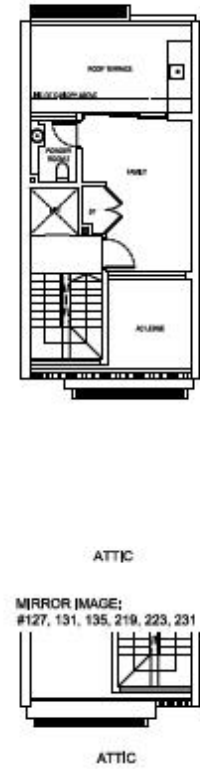
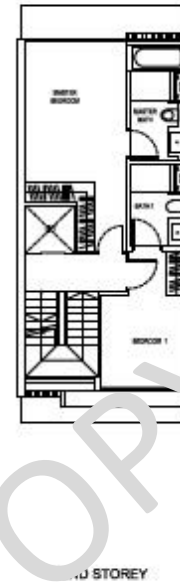
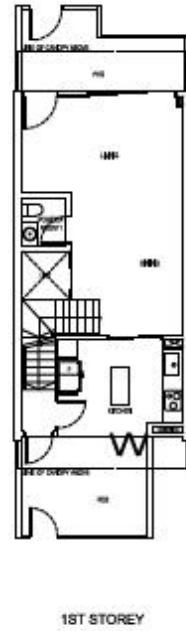
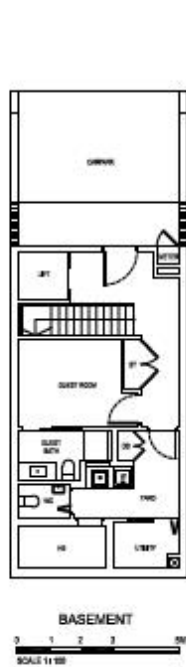
Type A1

Area: 222 sq m/3466 sq ft

House No. 125, 129, 133, 217, 221, 229

Mirror Image: House No. 127, 131, 135, 219, 223, 231

(Inclusive of Private Carpark: 25 sq m, PES: 24 sq m, Roof Terrace: 15 sq m, A/C Ledges: 11 sq m and Verandah: 8 sq m)



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Intermediate Terrace

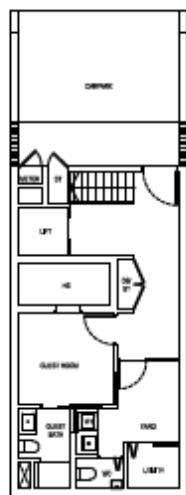
Type A2

Area: 322 sq m/3466 sq ft

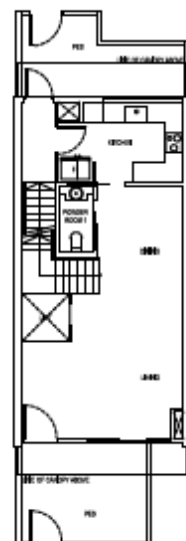
House No. 117, 121, 235, 239, 243

Mirror Image: House No. 115, 119, 123, 233, 237, 241

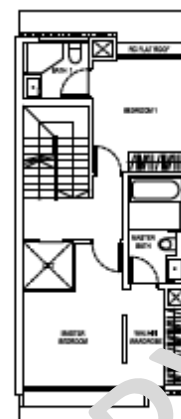
(Inclusive of Private Carpark: 25 sq m, PES: 24 sq m, Roof Terrace: 14 sq m, A/C Lodge: 15 sq m and Void: 8 sq m)



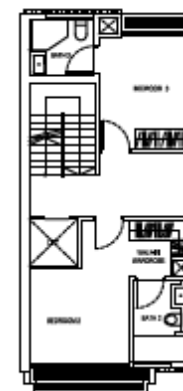
BASEMENT
SCALE 1:100



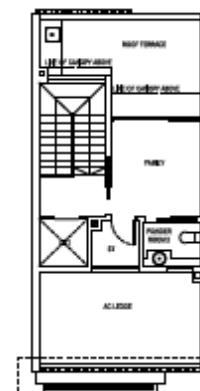
1ST STOREY



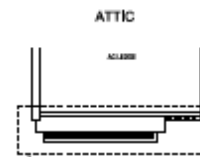
2ND STOREY



3RD STOREY

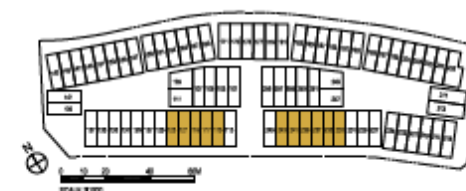


APPLICABLE TO: #117, 121
MIRROR IMAGE: #233, 237, 241



APPLICABLE TO: #235, 239, 243
MIRROR IMAGE: #115, 119, 123

ATTIC



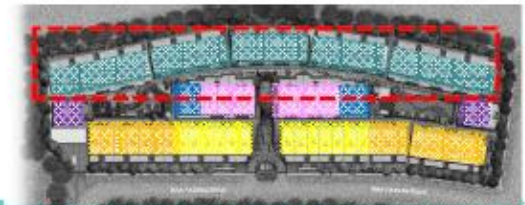
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Edmund Tie & Company

Design Vision – Type B1



TYPE B1

Intermediate Terrace

Type B1

Area: 322 sq m/3466 sq ft

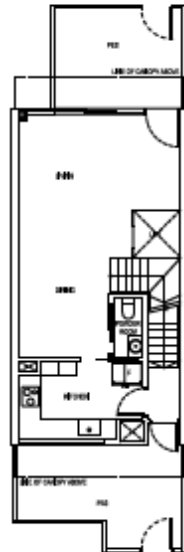
House No. 147, 151, 155, 199, 203

Mirror Image: House No. 149, 153, 197, 201, 205

(Inclusive of Private Carpark: 25 sq m, PES: 29 sq m, Roof Terrace: 37 sq m, M&E Space: 6 sq m and Void: 8 sq m)



BASEMENT



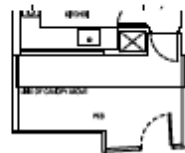
1ST STOREY

Type B1K (1st Storey)

Area: 321 sq m/3455 sq ft

House No. 207

(Inclusive of Private Carpark: 25 sq m, PES: 29 sq m, Roof Terrace: 37 sq m, M&E Space: 6 sq m and Void: 8 sq m)



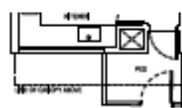
Type B1L (1st Storey)

Area: 311 sq m/3348 sq ft

House No. 163, 179, 187, 191

Mirror Image: House No. 161, 177, 185, 189

(Inclusive of Private Carpark: 25 sq m, PES: 29 sq m, Roof Terrace: 37 sq m, M&E Space: 6 sq m and Void: 8 sq m)



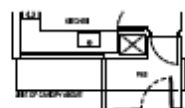
Type B1m (1st Storey)

Area: 311 sq m/3348 sq ft

House No. 175

Mirror Image: House No. 165

(Inclusive of Private Carpark: 25 sq m, PES: 29 sq m, Roof Terrace: 37 sq m, M&E Space: 6 sq m and Void: 8 sq m)



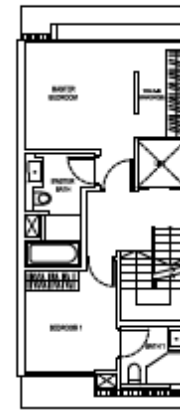
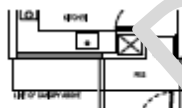
Type B1n (1st Storey)

Area: 312 sq m/3358 sq ft

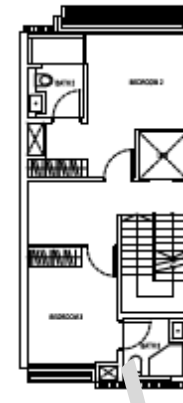
House No. 167

Mirror Image: House No. 173

(Inclusive of Private Carpark: 25 sq m, PES: 29 sq m, Roof Terrace: 37 sq m, M&E Space: 6 sq m and Void: 8 sq m)

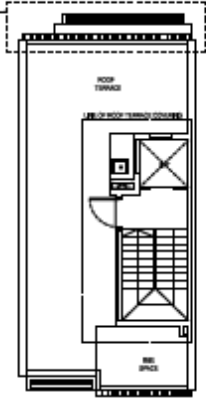


2ND STOREY



3RD STOREY

APPLICABLE TO:
#147, 151, 155,
163, 167, 175,
179, 187, 191,
199, 203, 207



LOWER ROOF

APPLICABLE TO:
#149, 153, 165,
177, 189, 201, 205

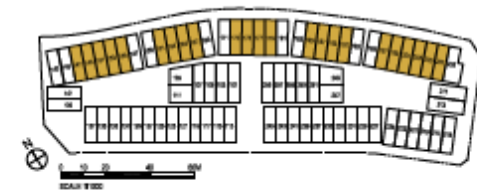


LOWER ROOF

APPLICABLE TO:
#161, 173, 185, 197



LOWER ROOF



SCALE 1:500

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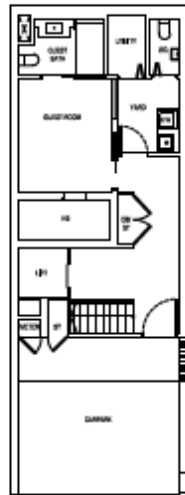
Intermediate Terrace

Type B1a

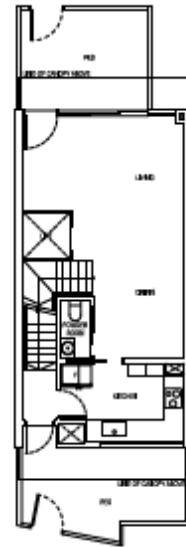
Area: 321 sq m/3455 sq ft

House No. 145

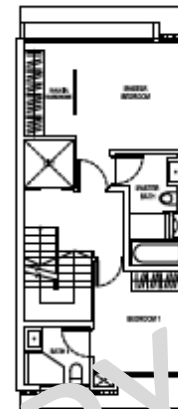
(Inclusive of Private Carpark: 25 sq m, PES: 28 sq m, Roof Terrace: 37 sq m, M&E Space: 6 sq m and Void: 8 sq m)



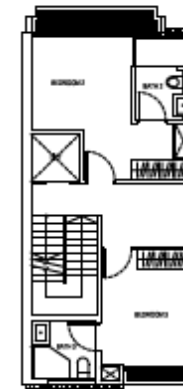
BASEMENT
SCALE 1:100



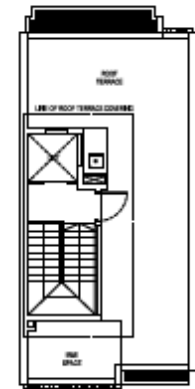
1ST STOREY



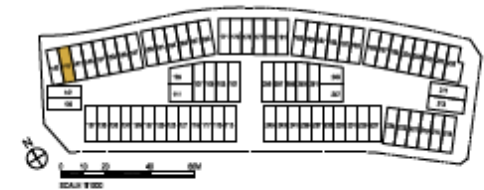
2ND STOREY



3RD STOREY



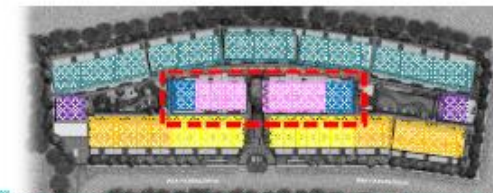
LOWER ROOF



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Design Vision – Type C1, D1 & D2



Intermediate Terrace

Type C1

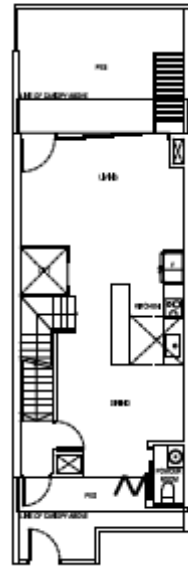
Area: 322 sq m/3466 sq ft

House No. 107

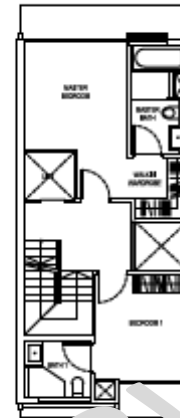
(Inclusive of Private Carpark: 25 sq m, PES: 28 sq m, Roof Terrace: 36 sq m, M&E Space: 6 sq m and Void: 20 sq m)



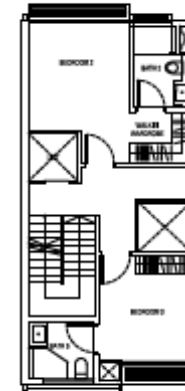
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SCALE 1:100



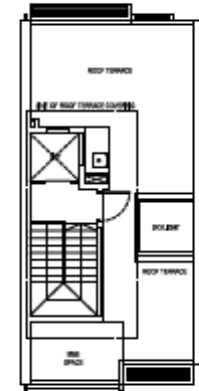
1ST STOREY



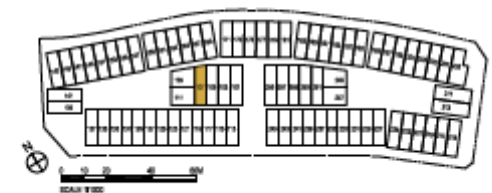
2ND STOREY



3RD STOREY



LOWER ROOF



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Intermediate Terrace

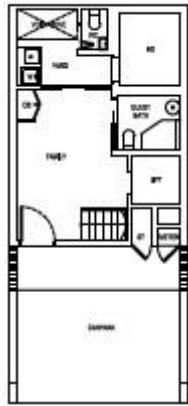
Type C1a

Area: 317 sq m/3412 sq ft

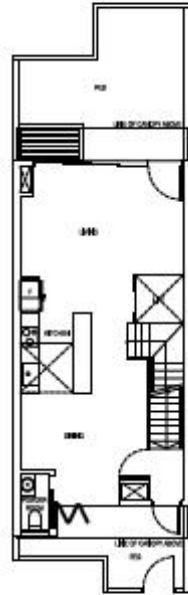
House No. 257

Mirror Image: House No. 103

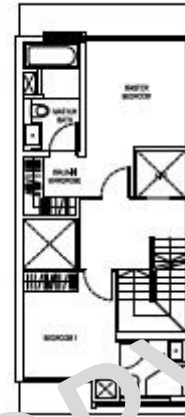
(Includes of Private Carpark: 25 sq m, PSE: 29 sq m, Roof Terrace: 36 sq m, M&E Space: 8 sq m and Void: 19 sq m)



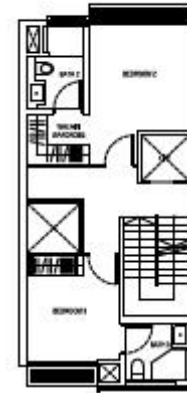
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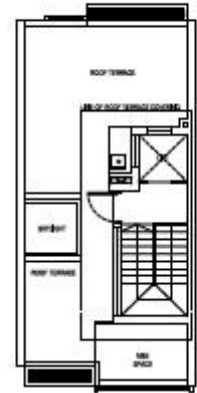
1ST STOREY



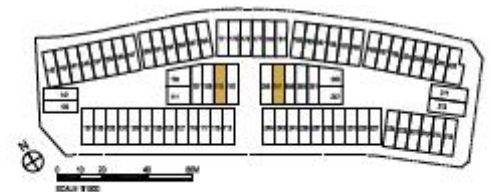
2ND STOREY



3RD STOREY



LOWER ROOF



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Intermediate Terrace

Type C1c

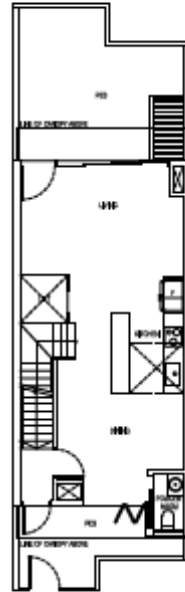
Area: 329 sq m/3541 sq ft

House No. 255

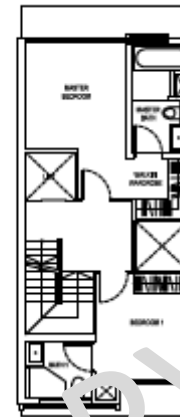
(Inclusive of Private Carpark: 25 sq m, PES: 30 sq m, Roof Terrace: 36 sq m, MAE Space: 6 sq m and Void: 19 sq m)



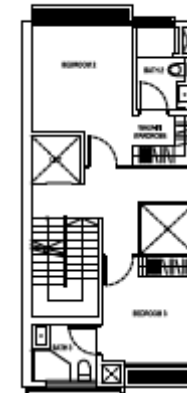
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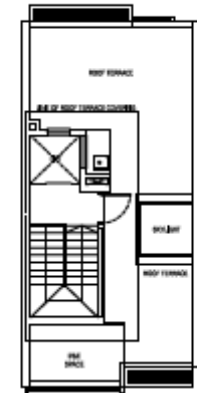
1ST STOREY



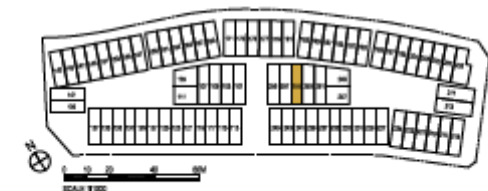
2ND STOREY



3RD STOREY



LOWER ROOF



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For Internal Reference Only. Do NOT CIRCULATE

Intermediate Terrace

Type C1e

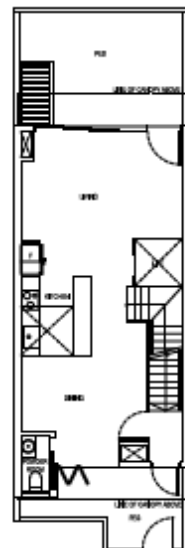
Area: 323 sq m/3477 sq ft

House No. 253

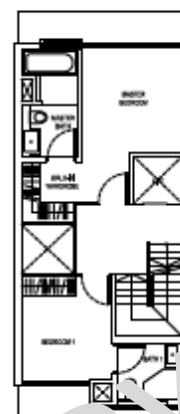
(Inclusive of Private Carpark: 25 sq m, PES: 27 sq m, Roof Terrace: 36 sq m, M&E Space: 6 sq m and Void: 19 sq m)



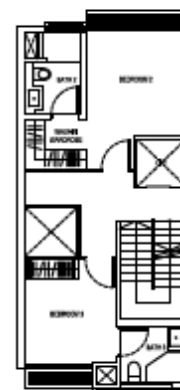
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1ST STOREY



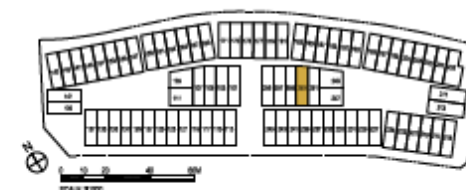
2ND STOREY



3RD STOREY



LOWER ROOF



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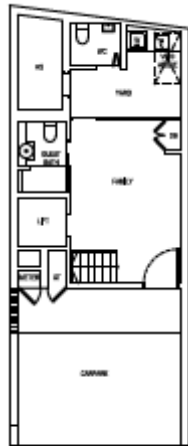
Intermediate Terrace

Type C1f

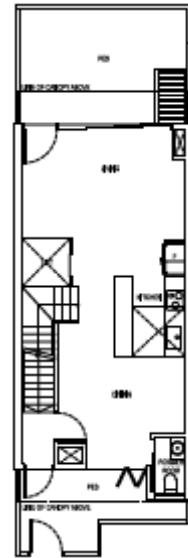
Area: 319 sq m/3434 sq ft

House No. 251

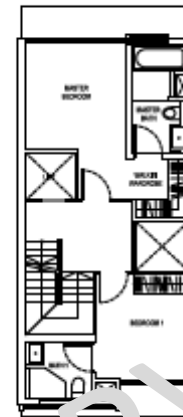
(Inclusive of Private Carpark: 25 sq m, PES: 27 sq m, Roof Terrace: 36 sq m, M&E Space: 6 sq m and Void: 19 sq m)



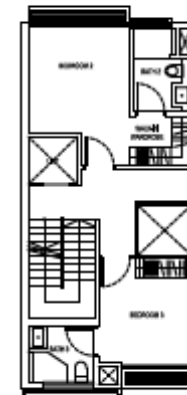
BASEMENT
0 1 2 3 4M
SCALE 1:100



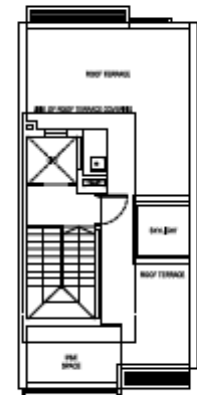
1ST STOREY



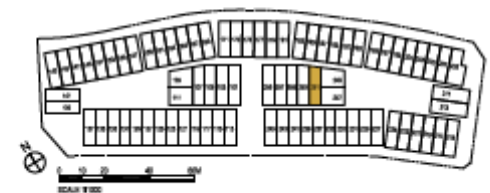
2ND STOREY



3RD STOREY



LOWER ROOF



Plans are subject to change as may be required or approved by relevant authorities. Areas are indicative only and are subject to final survey. Building Plan No. A2730-00007-2003-BP01, dated 06 October 2004 and A2730-00007-2003-BP01 dated 10 May 2016.



Edmund Tie & Company

Design Vision – Type D5



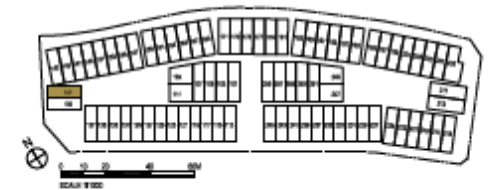
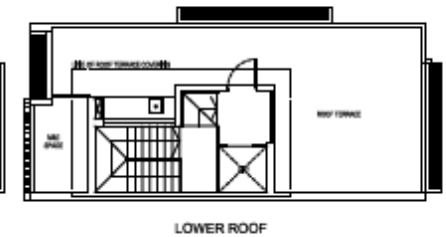
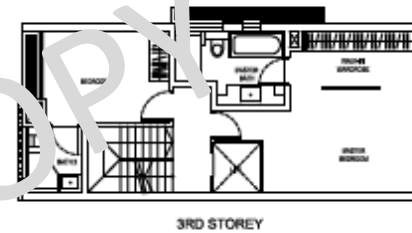
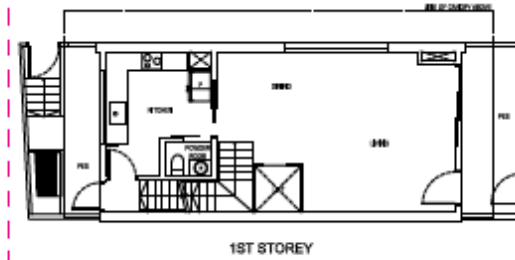
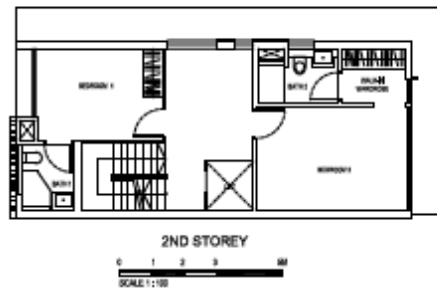
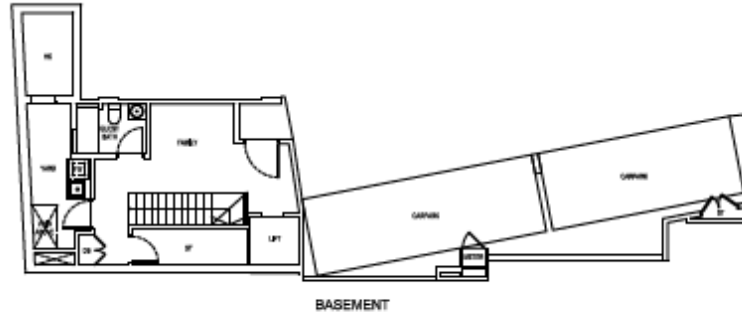
Semi-Detached

Type D3

Area: 357 sq m/3843 sq ft

House No. 141

(Inclusive of Private Carpark: 25 sq m, PES: 27 sq m, Roof Terrace: 36 sq m, M&E Space: 6 sq m and Void: 19 sq m)



Plans are subject to change as may be required or approved by relevant authorities. Areas are estimates only and are subject to final survey. Building Plan No. A2/130-000017-2003-8/101 dated 06 October 2004 and A2/130-000017-2003-8/101 dated 10 May 2014.

Semi-Detached Type D4

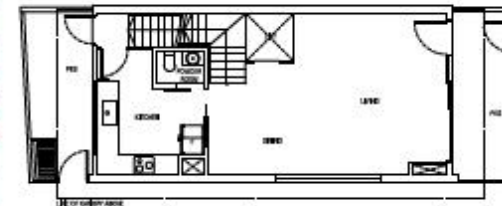
Area: 341 sq m/3670 sq ft

House No. 139

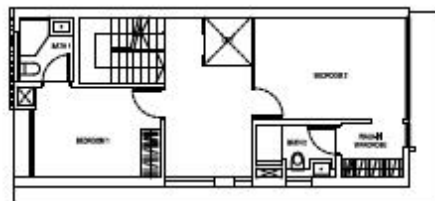
(Inclusive of Private Carpark: 27 sq m, PES: 21 sq m, Roof Terrace: 41 sq m, M&E Space: 6 sq m and Void: 9 sq m)



BASEMENT

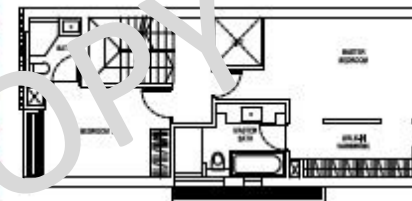


1ST STOREY

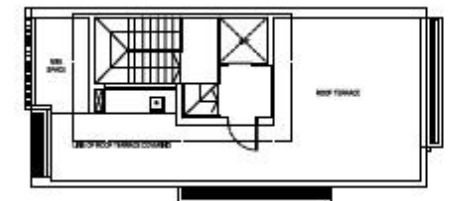


2ND STOREY

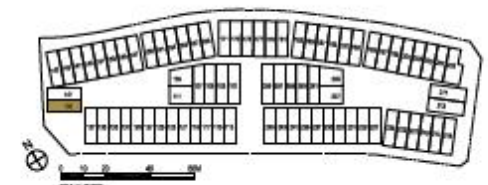
SCALE 1:100



3RD STOREY



LOWER ROOF



SCALE 1:500

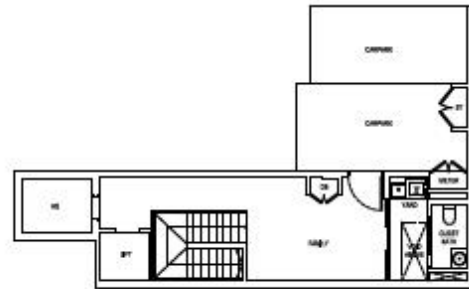
Plans are subject to change as may be required or approved by relevant authorities. Areas are estimates only and are subject to final survey. Building Plan No. A2/75-00001/2003/001, dated 04 October 2004 and A2/75-00001/2003/001, dated 10 May 2014.

Semi-Detached Type D5

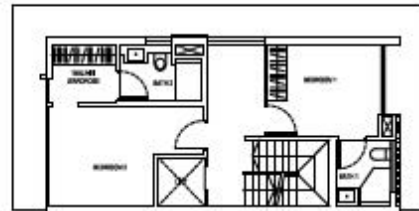
Area: 319 sq m/3434 sq ft

House No. 211

(Inclusive of Private Carpark: 26 sq m, PES: 25 sq m, Roof Terrace: 34 sq m, M&E Space: 5 sq m and Void: 10 sq m)

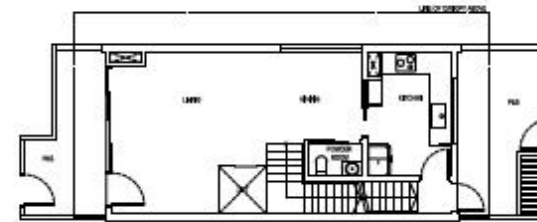


BASEMENT

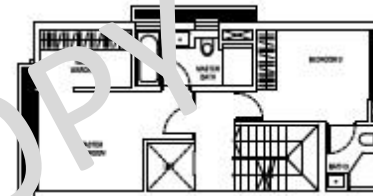


2ND STOREY

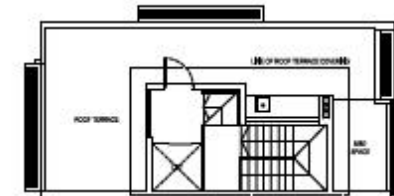
SCALE 1:100



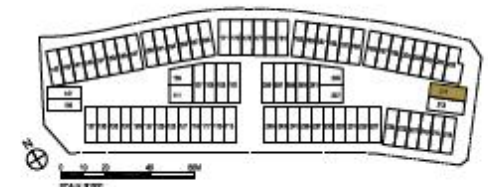
1ST STOREY



3RD STOREY



LOWER ROOF



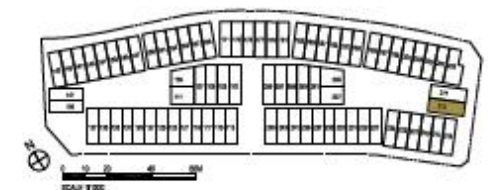
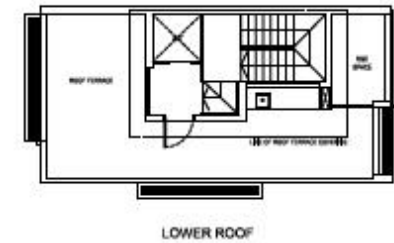
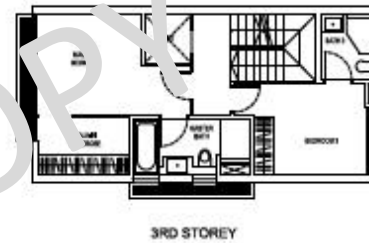
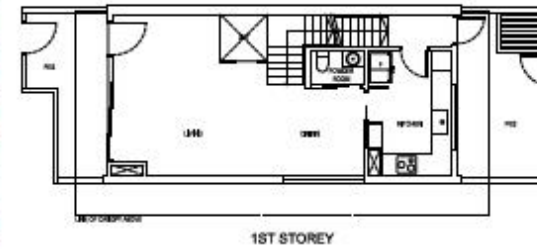
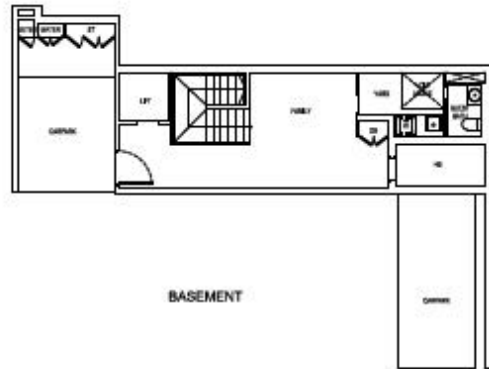
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Semi-Detached Type D6

Area: 324 sq m/3487 sq ft

House No. 213

(inclusive of Private Carpark: 30 sq m, PES: 25 sq m, Roof Terrace: 34 sq m, M&E Space: 5 sq m and Void: 10 sq m)



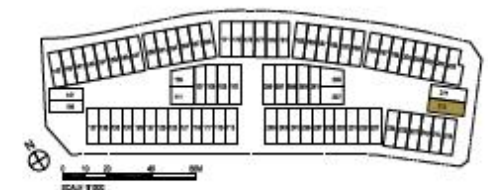
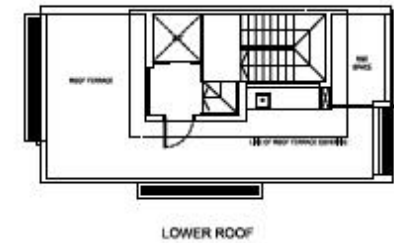
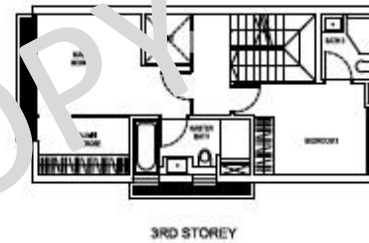
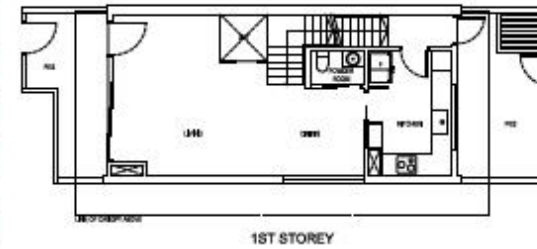
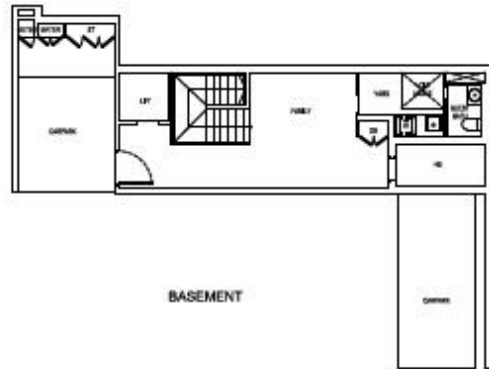
Plans are subject to change as may be required or approved by relevant authorities. Areas are indicative only and are subject to final survey. Building Plan No. A2730-00003-2003-B/D1, dated 06 October 2006 and A2730-00003-2003-B/D1 dated 10 May 2016.

Semi-Detached Type D6

Area: 324 sq m/3487 sq ft

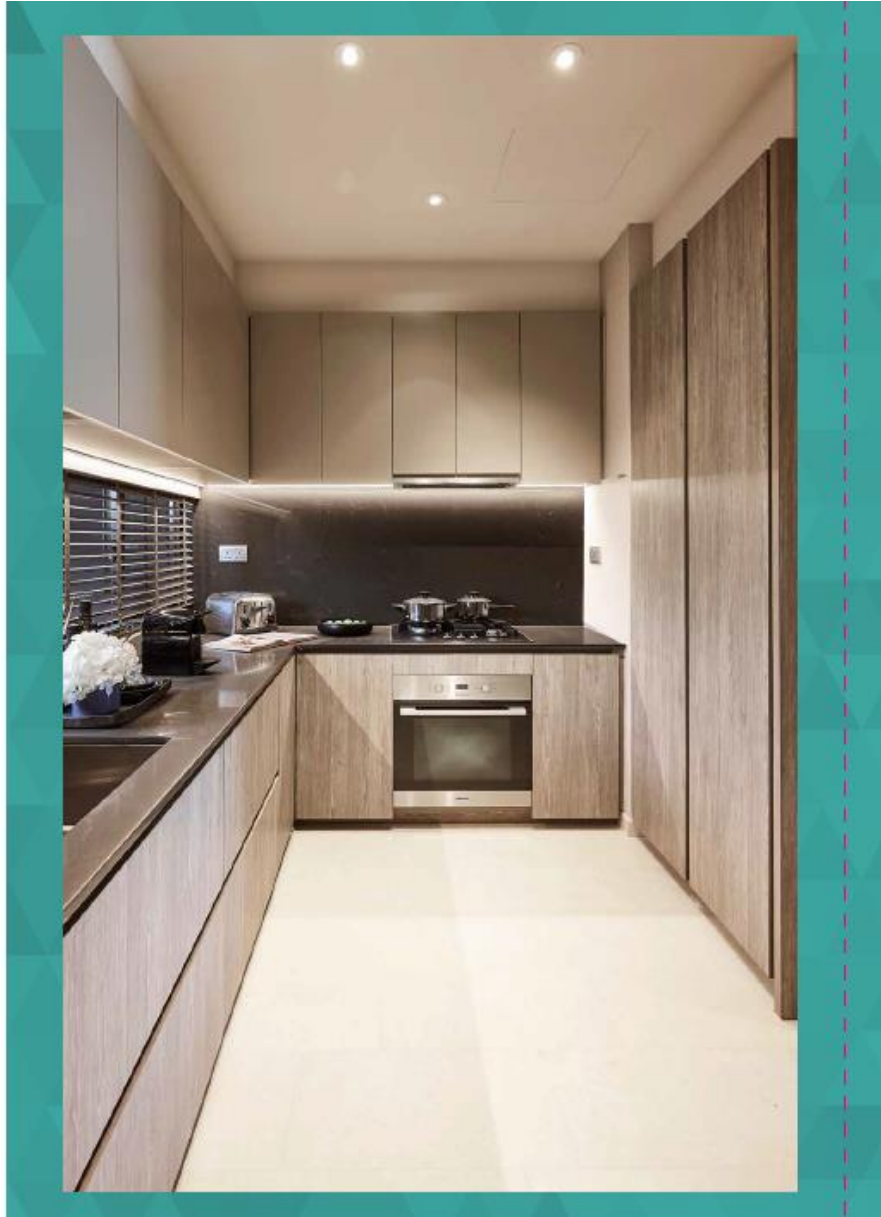
House No. 213

(inclusive of Private Carpark: 30 sq m, PES: 25 sq m, Roof Terrace: 34 sq m, M&E Space: 5 sq m and Void: 10 sq m)



Plans are subject to change as may be required or approved by relevant authorities. Areas are indicative only and are subject to final survey. Building Plan No. A2730-00003-2003-B/D1, dated 06 October 2006 and A2730-00003-2003-B/D1 dated 10 May 2016.

All Fitted with premium quality finishes and fittings

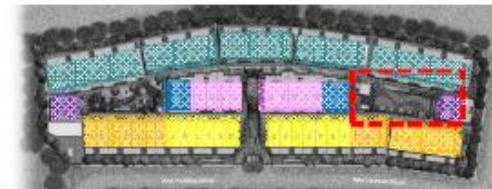


Only The Finest Lifestyle Fittings

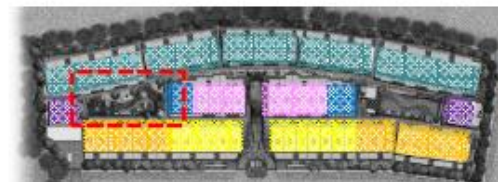
Simply coming home every day will be a true experience in itself, an event to anticipate with the knowledge that you will be spoiled by the luxuries awaiting in your magnificent home. Sleeping in, you feel the luxury immediately with the stylish polished marble tiles that make every step a pleasure. Should you feel like cooking up a storm, have no fear, for your kitchen is fully fitted with imported kitchen appliances from renowned names like Miele, and a De Dietrich free-standing fridge. After dinner, dip into heaven with a hot bath in a bathroom installed with designed brands such as Hansgrohe and Villeroy & Boch. As you emerge thoroughly revitalised, you are ready to slip into something classy and comfortable from the designer wardrobe cabinetry in your bedroom.



FACILITIES – Swimming Pool



FACILITIES – Reflexology & Leisure Pool



FACILITIES – Clubhouse

