



# The Watergardens

C A N B E R R A



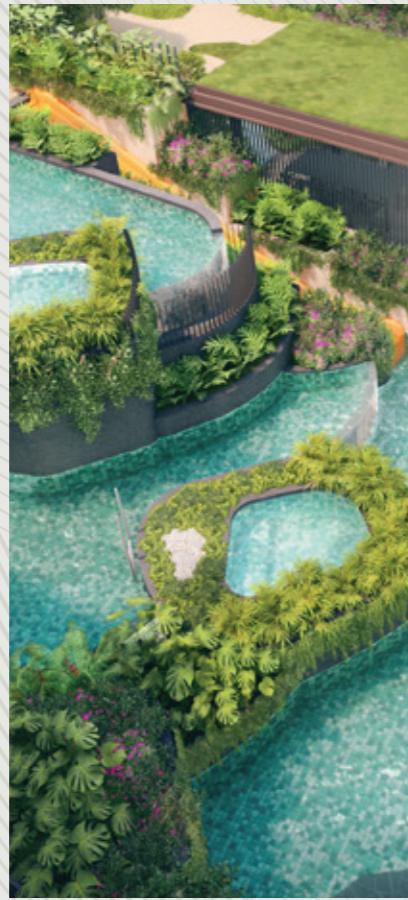
Your home within a  
water garden sanctuary

# Table of Contents



Welcome to  
The Watergardens

PG 4



Discover a Living,  
Layered Landscape

PG 5



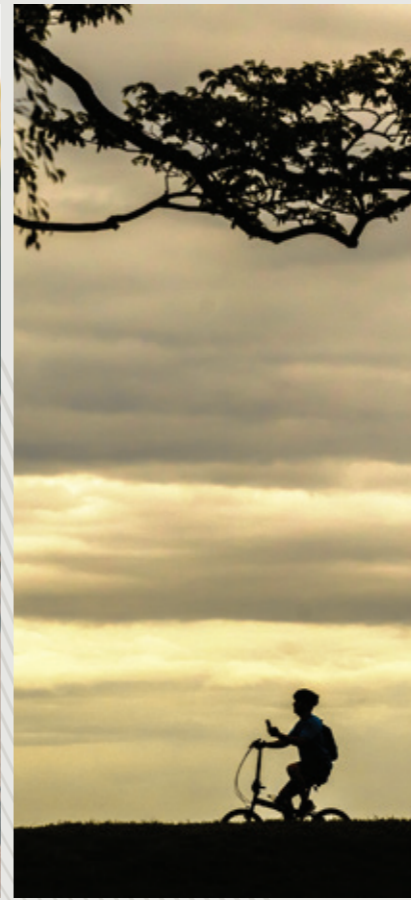
Live in  
Verdant Luxury

PG 27



Reach for  
Conveniences

PG 54



Connect with the  
Great Singapore  
Outdoors

PG 61



Progress with a  
Growing Region

PG 65



Winning Partnership  
between Trusted  
Developers

PG 70



# 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
- 9** Water Jet Terrace
- 10** Sun Pool
- 11** Rain Pool
- 12** Water Play Slide
- 13** Jacuzzi Island
- 14** Aqua Gym Pool
- 15** Reflective Pool
- 16** Children's Pool
- 17** Tranquil Spring

## The Gardens

- 18** Pebbles Gravel Pods
- 19** Rocks & Reflexology trail
- 20** Garden Hammocks
- 21** Blossom Garden
- 22** Flower Garden
- 23** Recreation Lawn
- 24** Sculpture Garden
- 25** Garden Lounger
- 26** Swing Garden
- 27** Play Lawn
- 28** Fun Trail
- 29** Whimsical Play Garden
- 30** Yoga Lawn
- 31** Jogging Trail
- 32** Meadow Garden
- 33** Forest Cocoon
- 34** Teepee Decks
- 35** Pet's Run
- 36** Terrace Gardens
- 37** Spice and Scent Garden
- 38** Hedge Garden
- 39** Swale Garden
- 40** Fireflies Garden
- 41** Green Lawn
- 42** Garden Lawn
- 43** Outdoor Chess Garden

## The Social

- 44** Early Childhood Development Centre Facility (ECDC)
- 45** Grill Pavilion (BBQ 1)
- 46** Savory Gardens & Harvest Pavilion
- 47** Gym
- 48** Function Room 1
- 49** Function Room 2
- 50** Waterfront Party Pavilion (BBQ 2)
- 51** Music Room
- 52** Games Room
- 53** Karaoke Room
- 54** Function Room 3
- 55** Outdoor Gym
- 56** Fitness Pavilion
- 57** Dining Pavilion
- 58** Gourmet Pavilion
- 59** Reading Corner
- 60** Meditation Pavilion
- 61** Floating Pavilion



## 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.



## 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.



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.





## 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



## 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



## 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

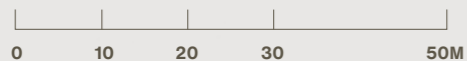
Also known as lady's finger, okra is hardy plant that will be a delight to grow for new gardening enthusiasts. Commonly used in curries and stews for its natural thickening properties.

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

# 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					721 sqft							797 sqft				904 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							969 sqft				1076 sqft				1206 sqft			1324 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.

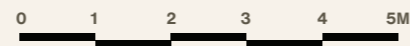
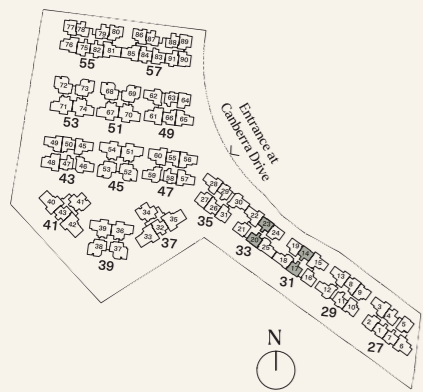
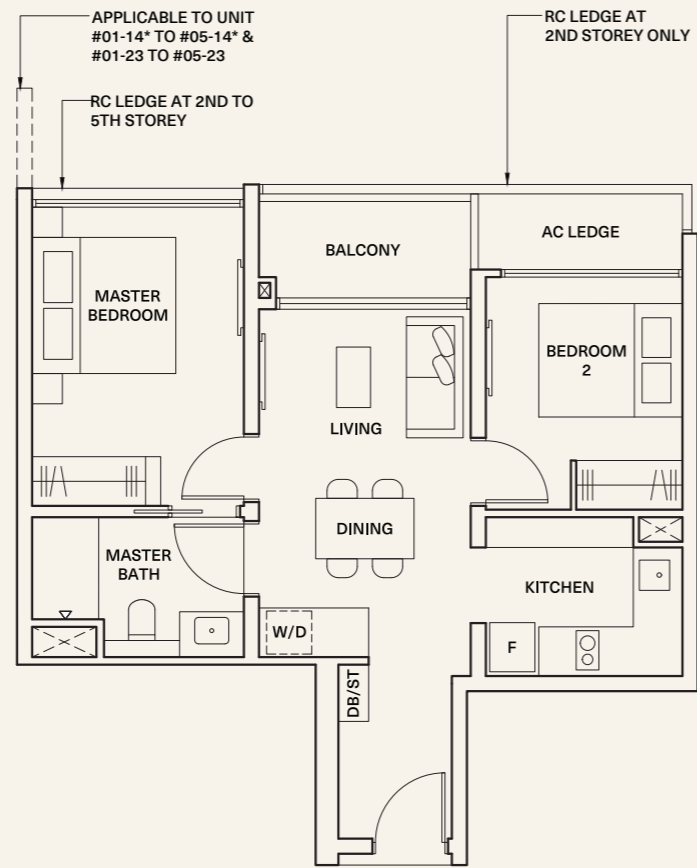


● 2 Bedroom

TYPE 2C1

SIZE 60 sqm (646 sqft)

\*Mirror  
 #01-17 to #05-17 #01-14\* to #05-14\*  
 #01-23 to #05-23 #01-20\* to #05-20\*



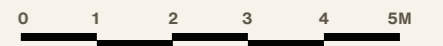
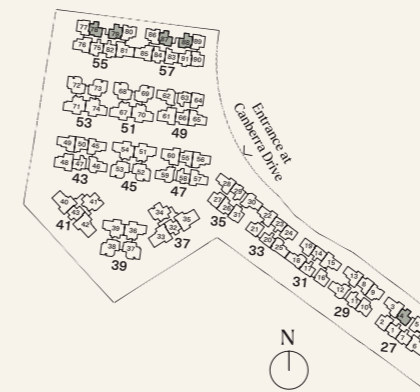
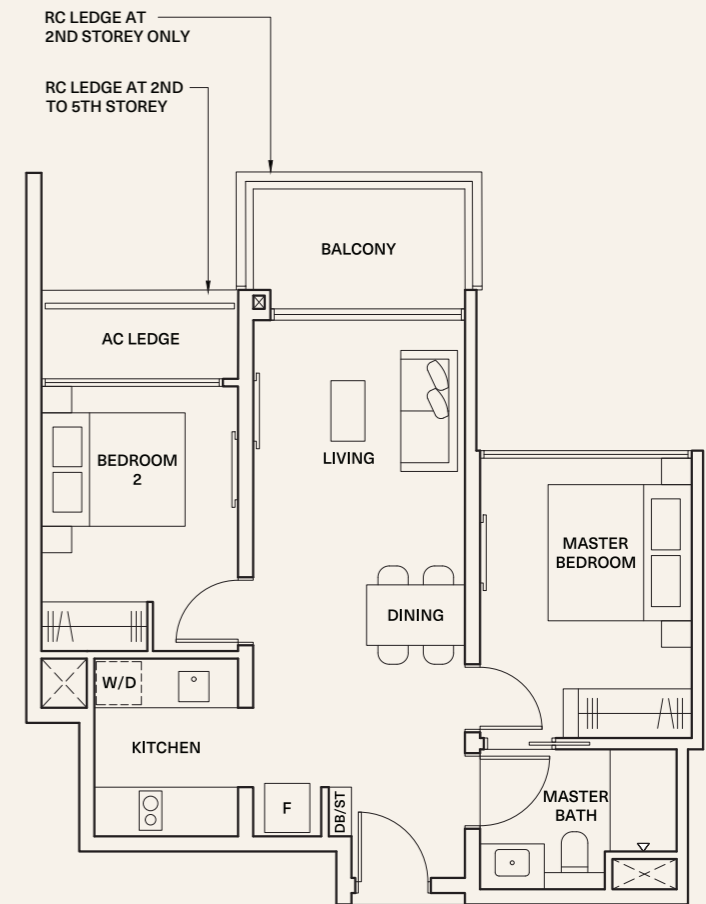
Areas include AC ledge and balcony, where applicable. All RC ledges are non-load bearing. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

● 2 Bedroom

TYPE 2C2

SIZE 63 sqm (678 sqft)

\*Mirror  
 #01-04 to #05-04 #01-79\* to #05-79\*  
 #01-78 to #05-78 #01-88 to #05-88\*  
 #01-87 to #05-87



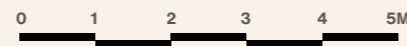
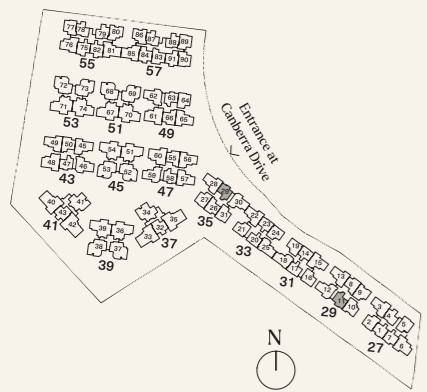
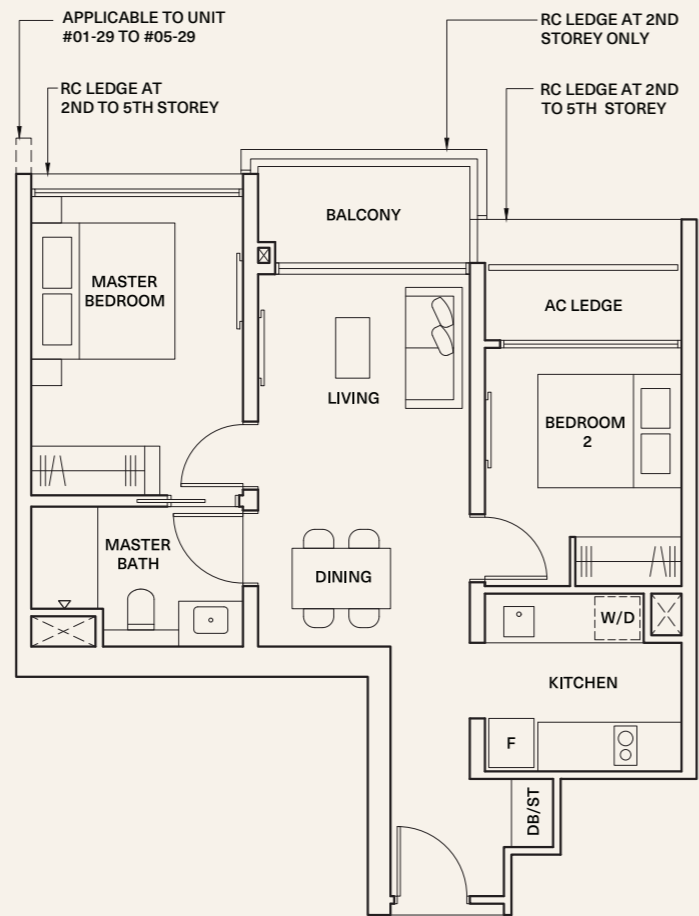
Areas include AC ledge and balcony, where applicable. All RC ledges are non-load bearing. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

● 2 Bedroom

TYPE 2C3

SIZE 63 sqm (678 sqft)

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



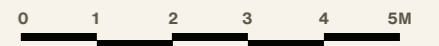
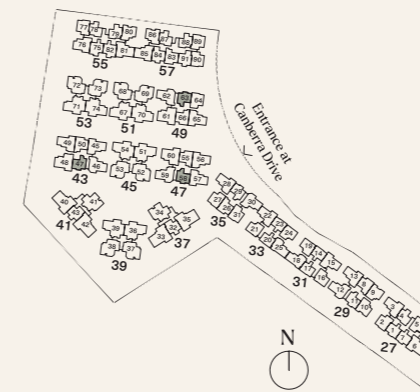
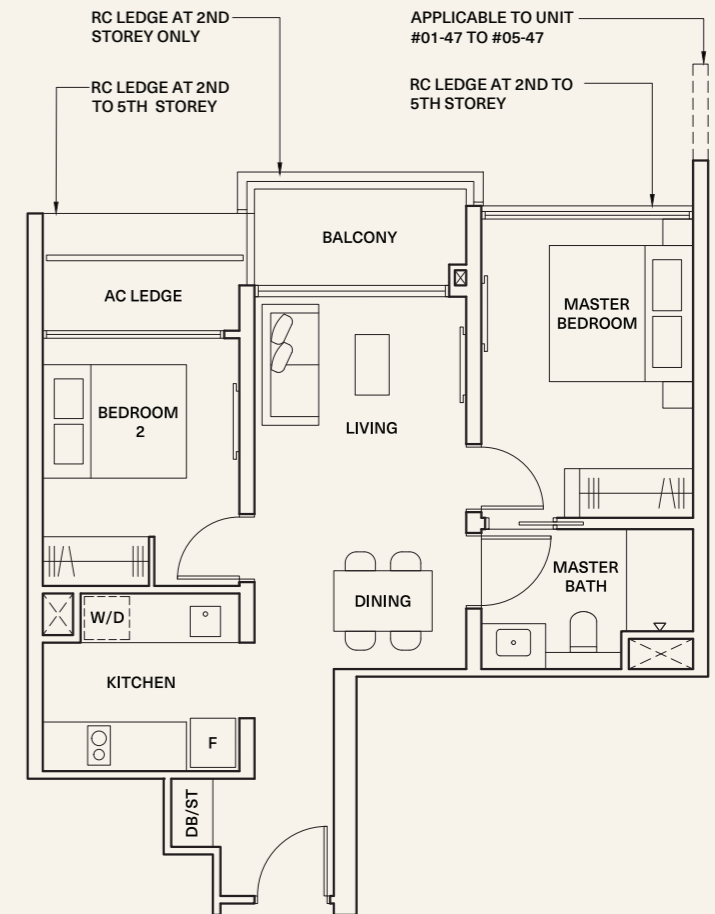
Areas include AC ledge and balcony, where applicable. All RC ledges are non-load bearing. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

● 2 Bedroom

TYPE 2C4

SIZE 63 sqm (678 sqft)

\*Mirror  
#01-47 to #05-47 #01-58\* to #05-58\*  
#01-63 to #05-63



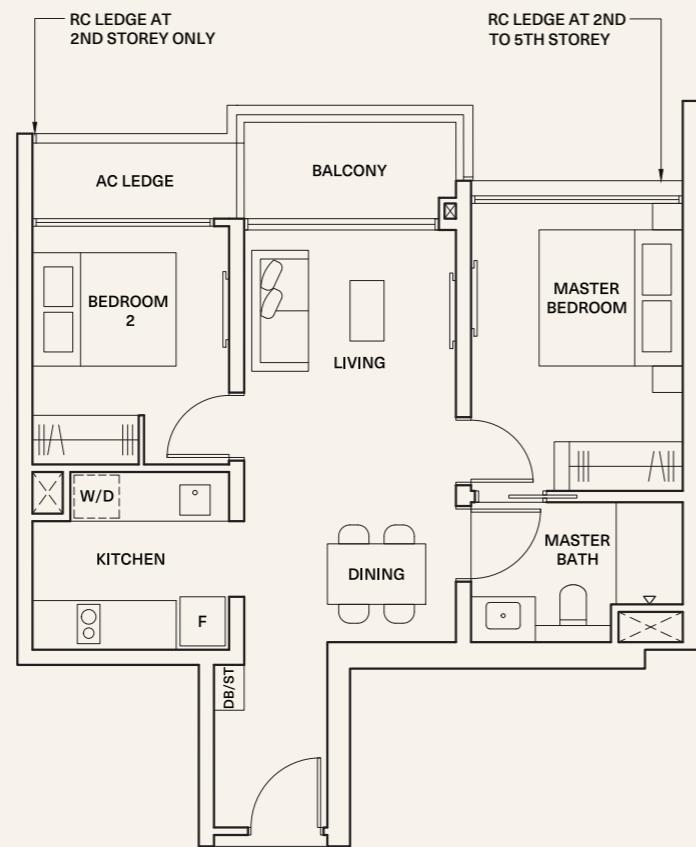
Areas include AC ledge and balcony, where applicable. All RC ledges are non-load bearing. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

● 2 Bedroom

TYPE 2C5

SIZE 63 sqm (678 sqft)

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



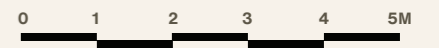
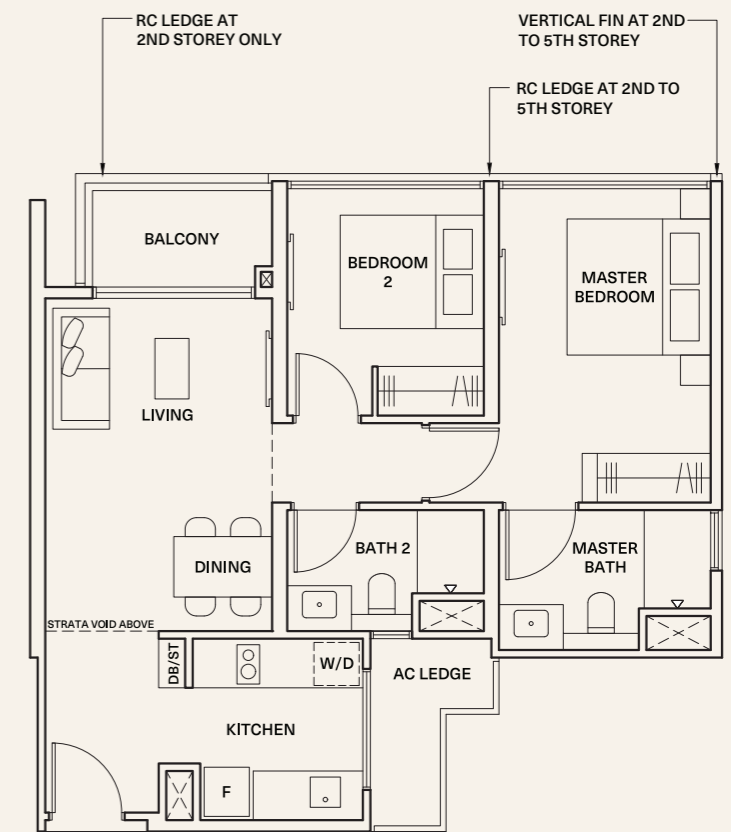
Areas include AC ledge and balcony, where applicable. All RC ledges are non-load bearing. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

● 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

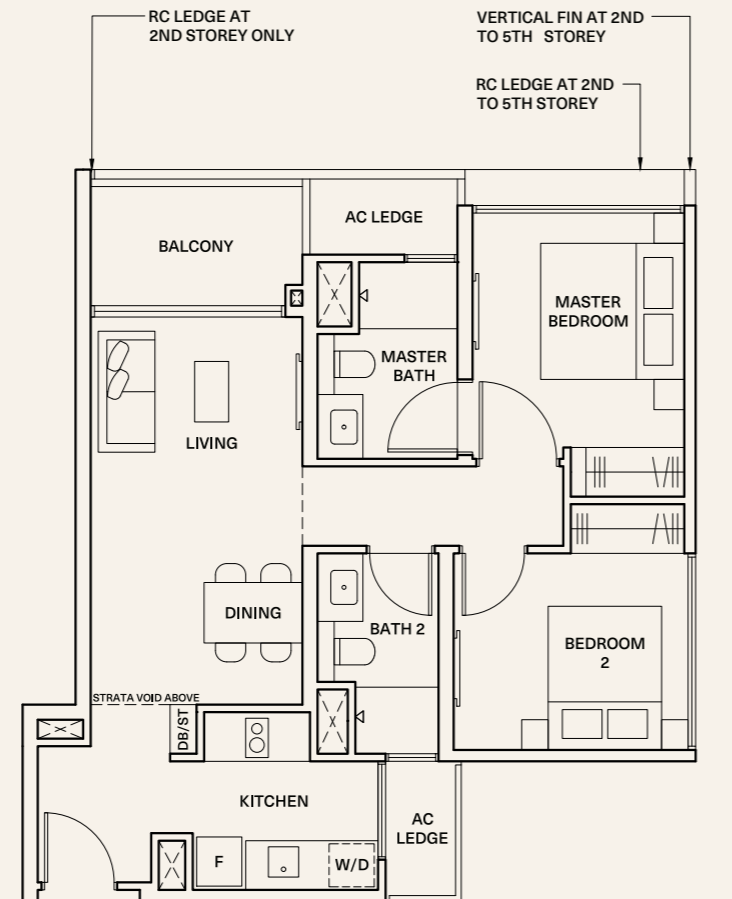
SIZE 81 sqm (872 sqft)

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

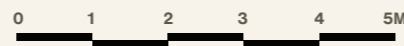
TYPE 2P2  
 SIZE 70 sqm (753 sqft)

\*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\*

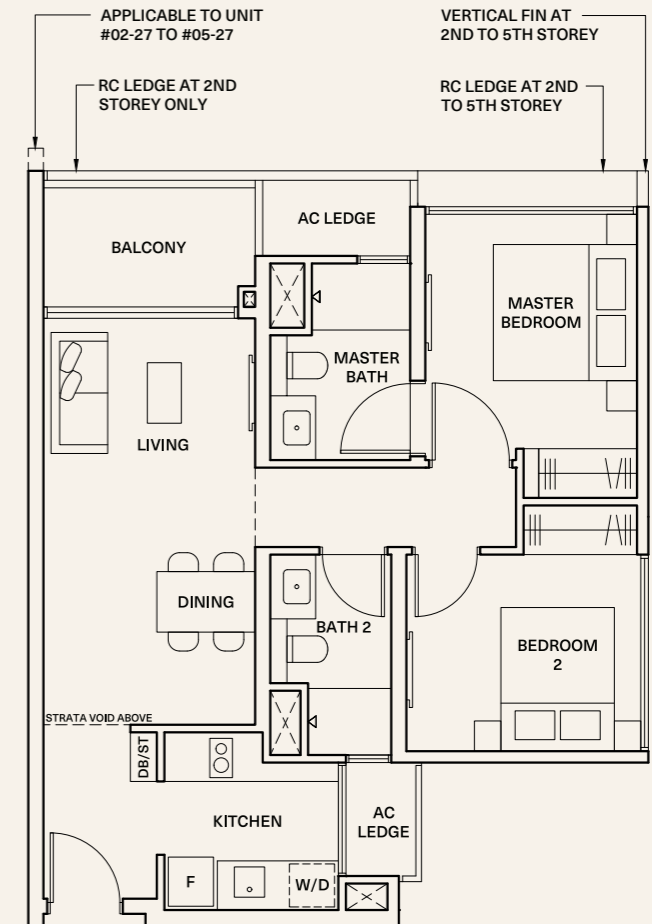


Areas include AC ledge and balcony, where applicable. All RC ledges are non-load bearing. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

● 2 Bedroom Premium

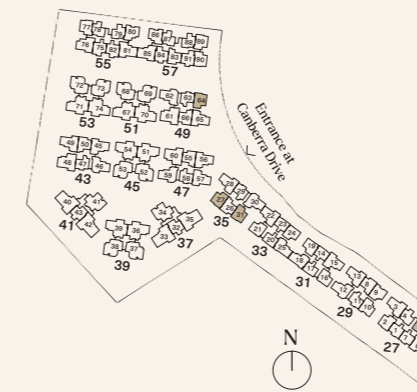
TYPE 2P3  
 SIZE 70 sqm (753 sqft)

\*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\*

● 2 Bedroom Premium

TYPE 2P5

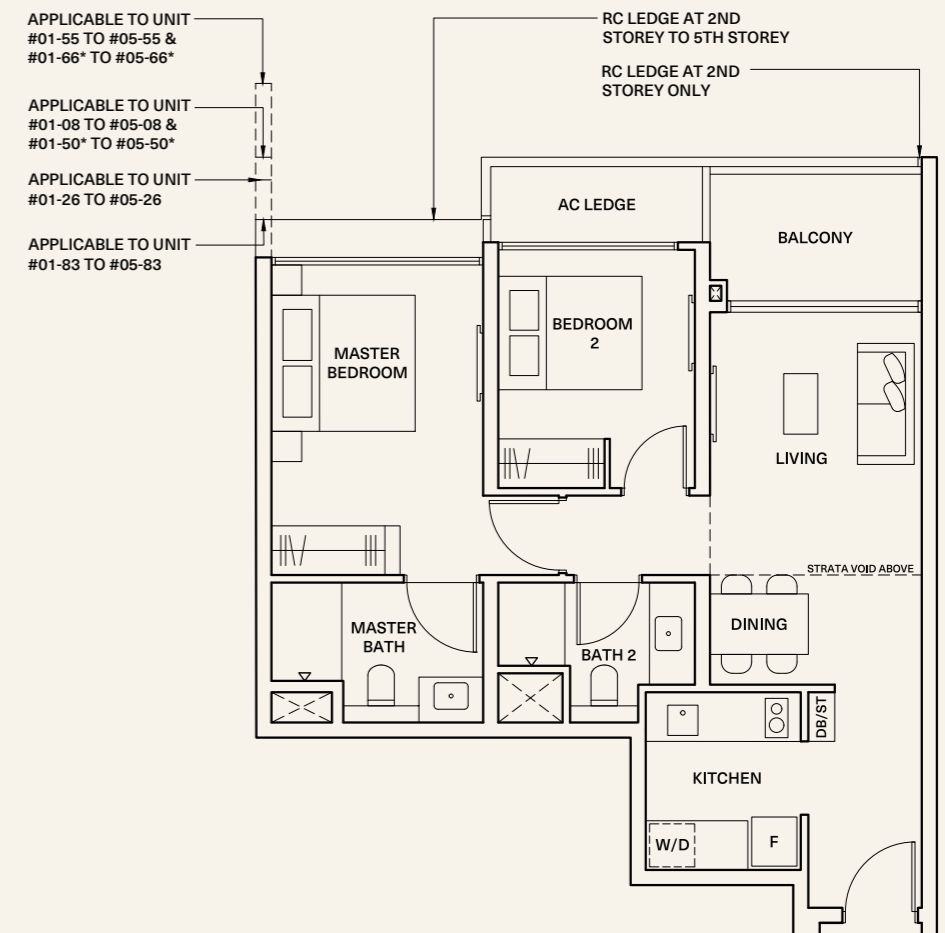
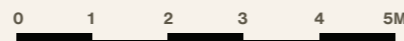
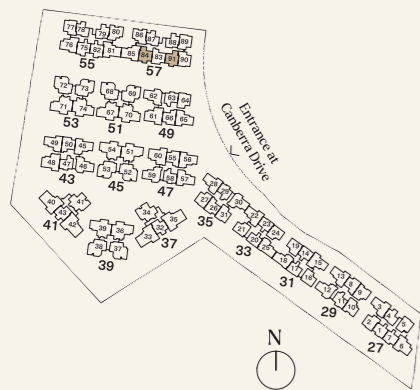
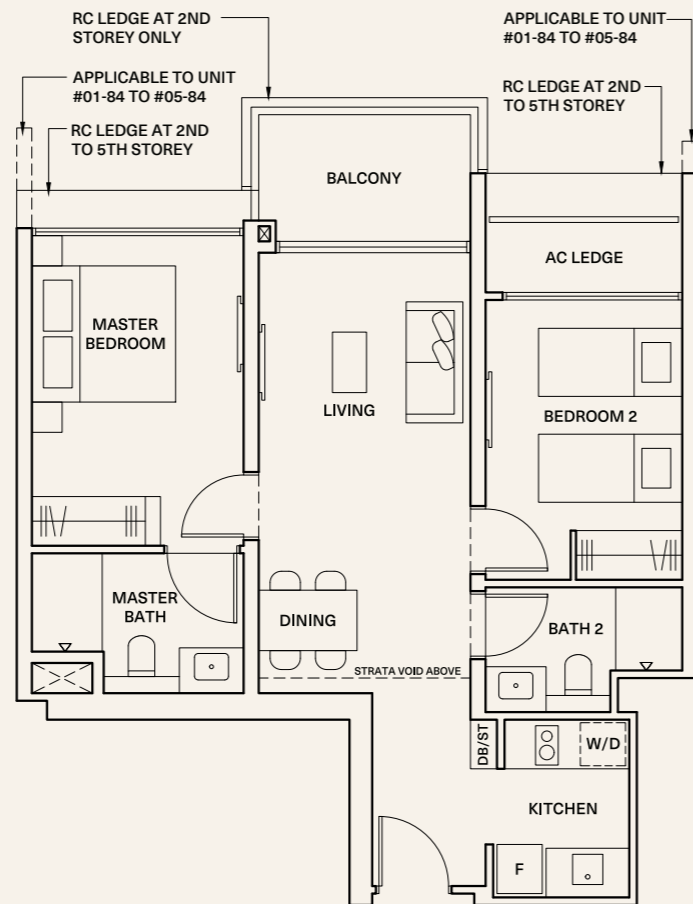
SIZE 70 sqm (753 sqft)

#01-08 to #04-08 \*Mirror  
#01-26 to #04-26 #01-50\* to #04-50\*  
#01-55 to #04-55 #01-66\* to #04-66\*  
#01-83 to #04-83

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.

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)

\*Mirror  
 #01-75 to #04-75 #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\*

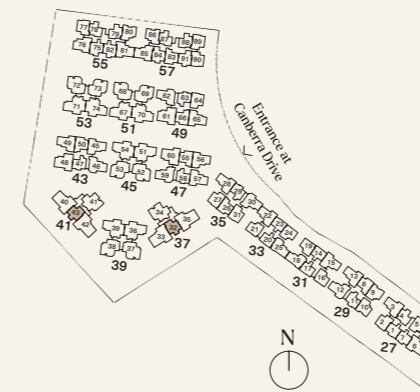
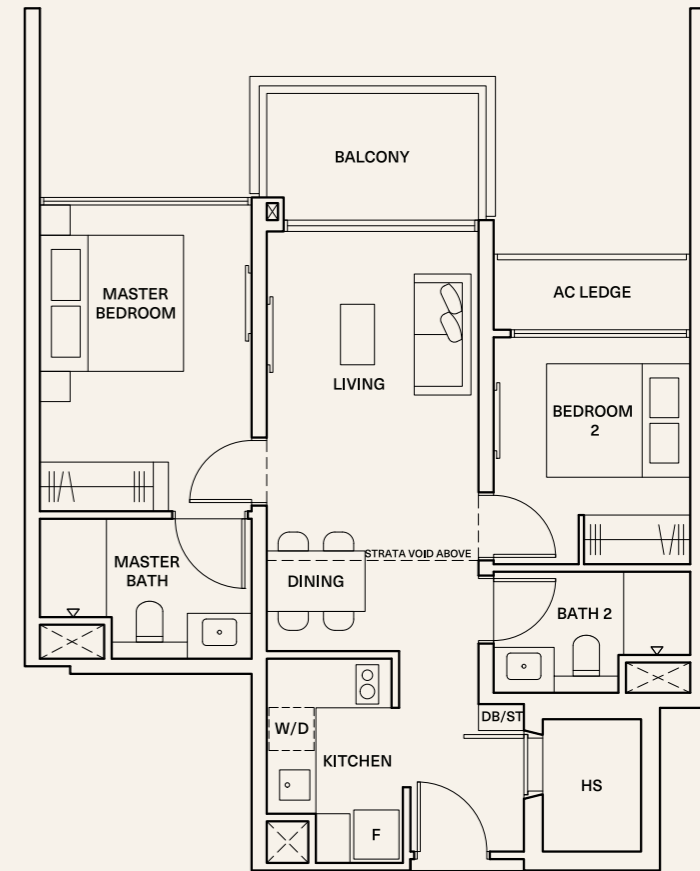
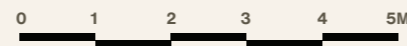
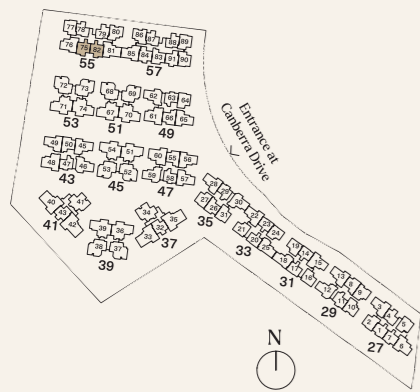
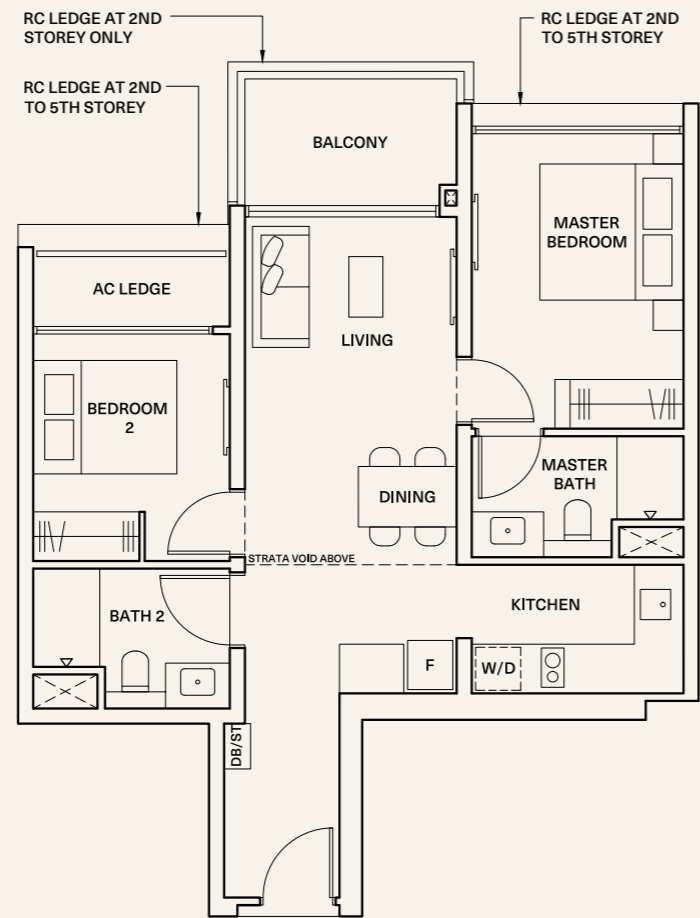
● 2 Bedroom Premium

TYPE 2P7  
 SIZE 70 sqm (753 sqft)

\*Mirror  
 #01-32 to #04-32 #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.

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)

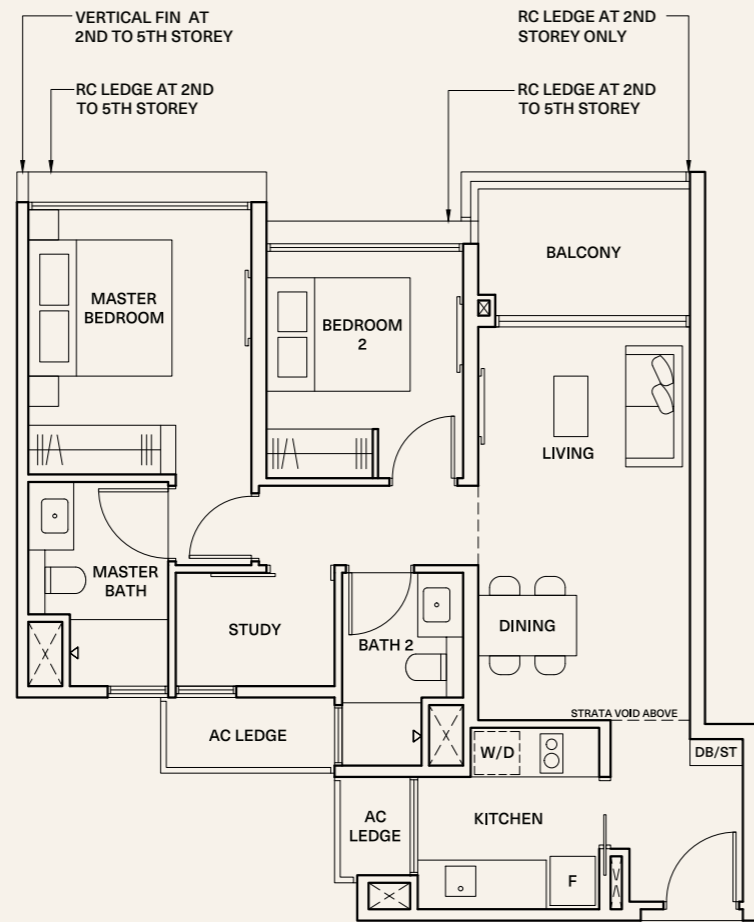
#01-86 to #04-86 \*Mirror  
#01-80\* to #04-80\*

TYPE 2PS1-PH

SIZE 90 sqm (969 sqft)

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

\*Mirror  
#05-86 #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)

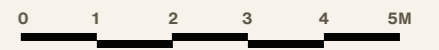
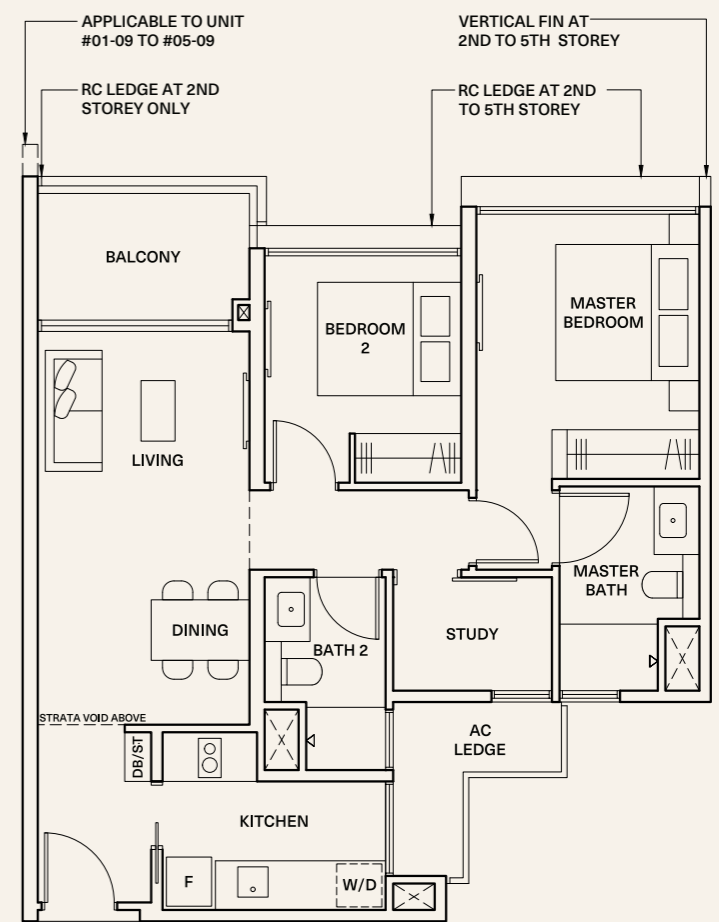
#01-09 to #04-09 \*Mirror  
#01-10\* to #04-10\*

TYPE 2PS2-PH

SIZE 90 sqm (969 sqft)

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

\*Mirror  
#05-09 #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.



# 3 Bedroom



## MASTER BEDROOM

Live in Verdant Luxury

\*For illustration purposes only.

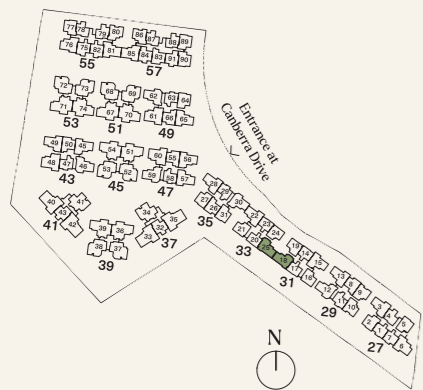
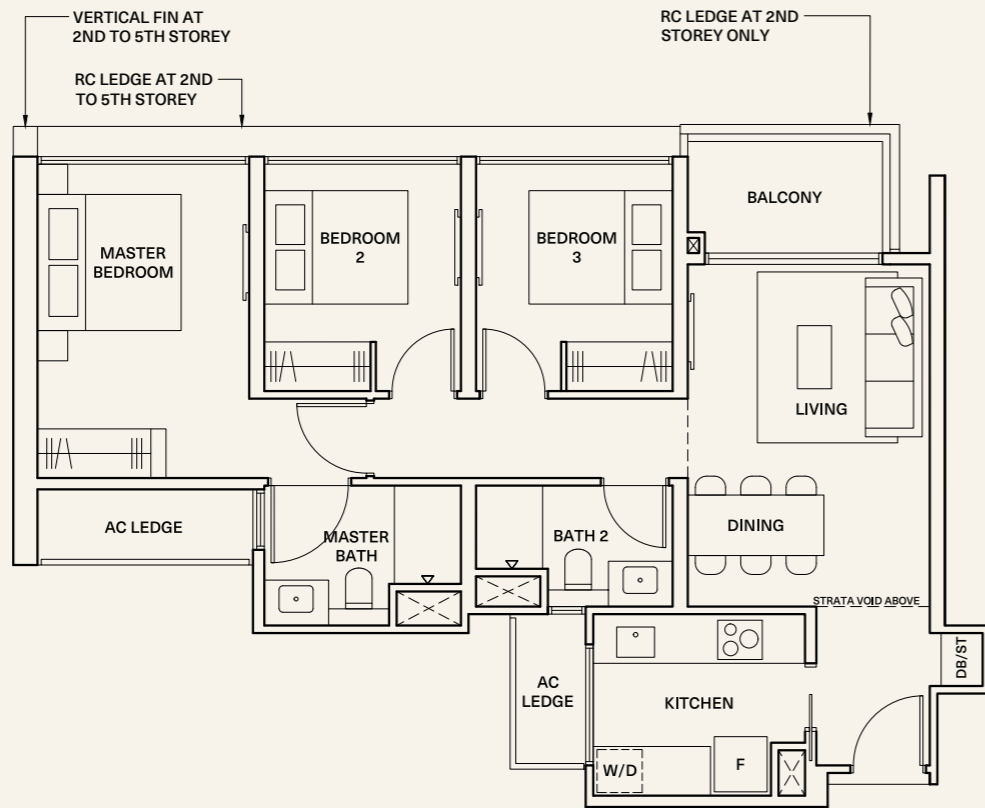
● 3 Bedroom

TYPE 3C1  
 SIZE 84 sqm (904 sqft)

\*Mirror  
 #01-25 to #04-25 #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\*

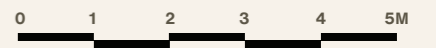
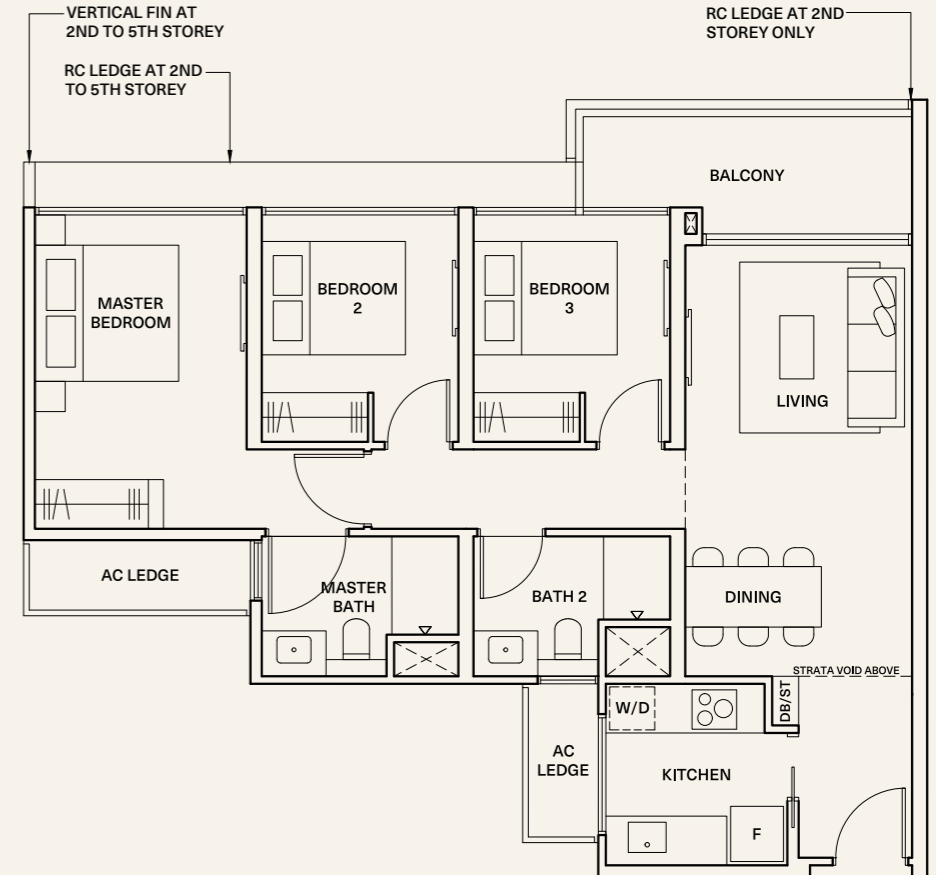


Areas include AC ledge and balcony, where applicable. All RC ledges are non-load bearing. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

● 3 Bedroom

TYPE 3C2  
 SIZE 89 sqm (958 sqft)

\*Mirror  
 #01-03 to #04-03 #01-15\* to #04-15\*  
 #01-13 to #04-13 #01-45\* to #04-45\*  
 #01-22 to #04-22 #01-56\* to #04-56\*  
 #02-28 to #04-28  
 #01-49 to #04-49  
 #01-57 to #04-57  
 #01-65 to #04-65



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.

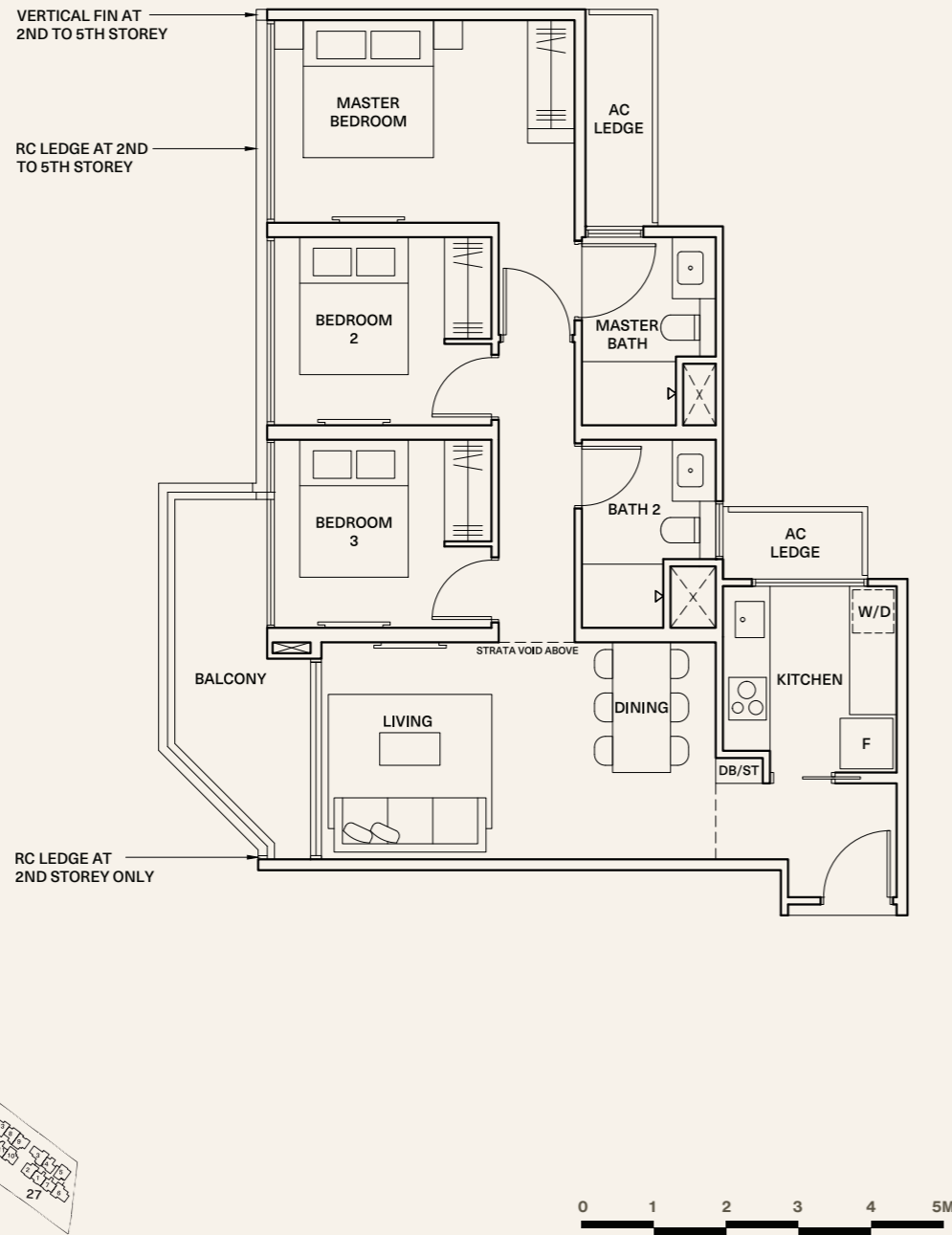
● 3 Bedroom

TYPE 3C3  
 SIZE 89 sqm (958 sqft)

\*Mirror  
 #01-12 to #04-12 #01-46\* to #04-46\*  
 #01-30 to #04-30 #01-62\* to #04-62\*  
 #01-59 to #04-59

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 #05-46\*  
 #05-30 #05-62\*  
 #05-59



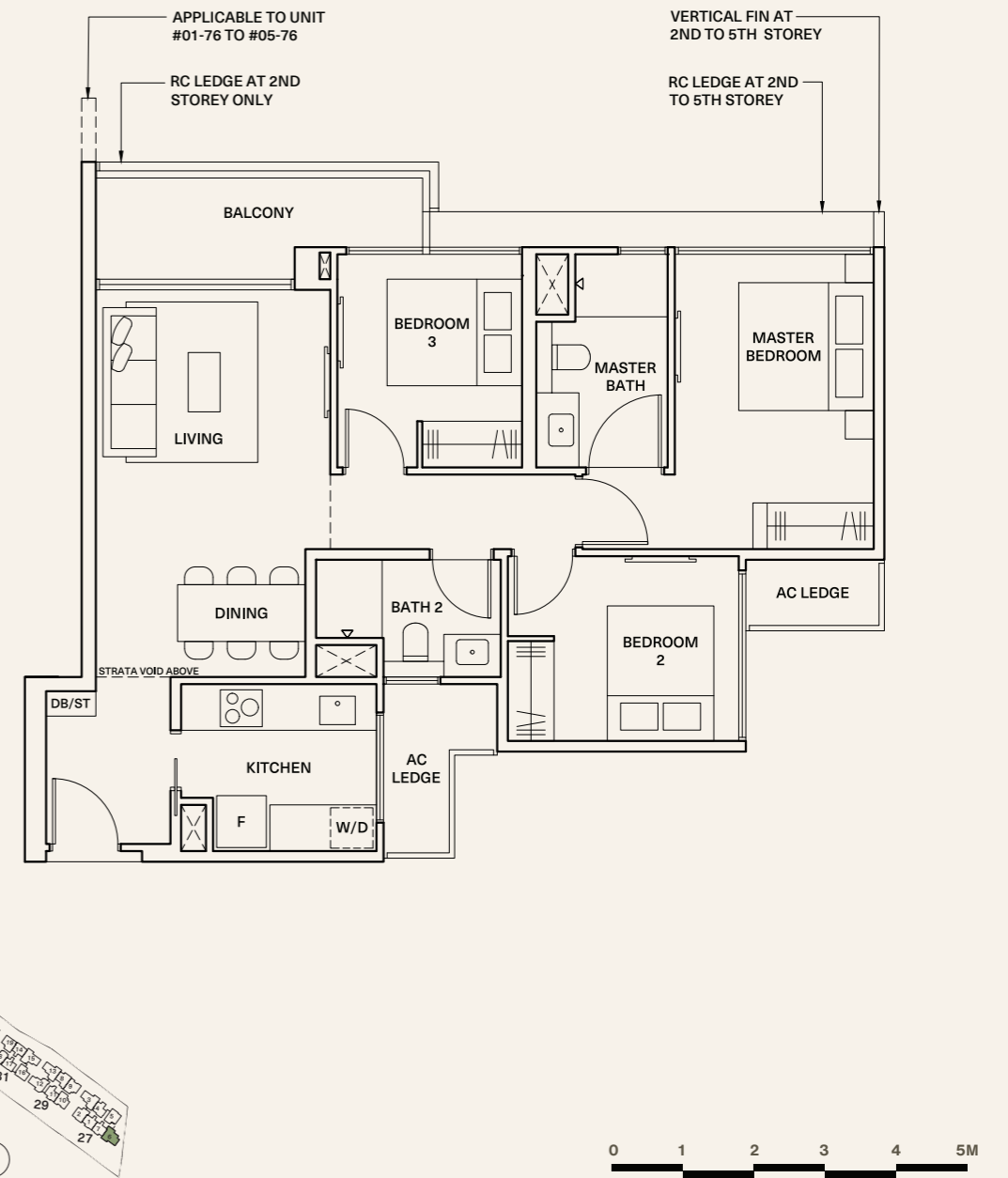
● 3 Bedroom

TYPE 3C4  
 SIZE 89 sqm (958 sqft)

#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.

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)

\*Mirror

#01-85 to #04-85 #01-81\* to #04-81\*

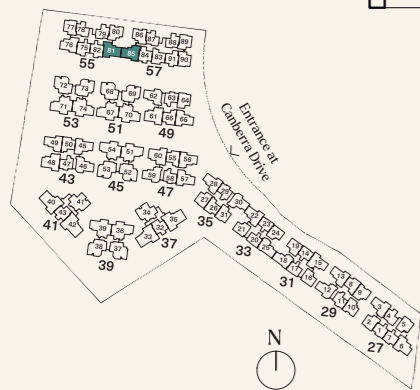
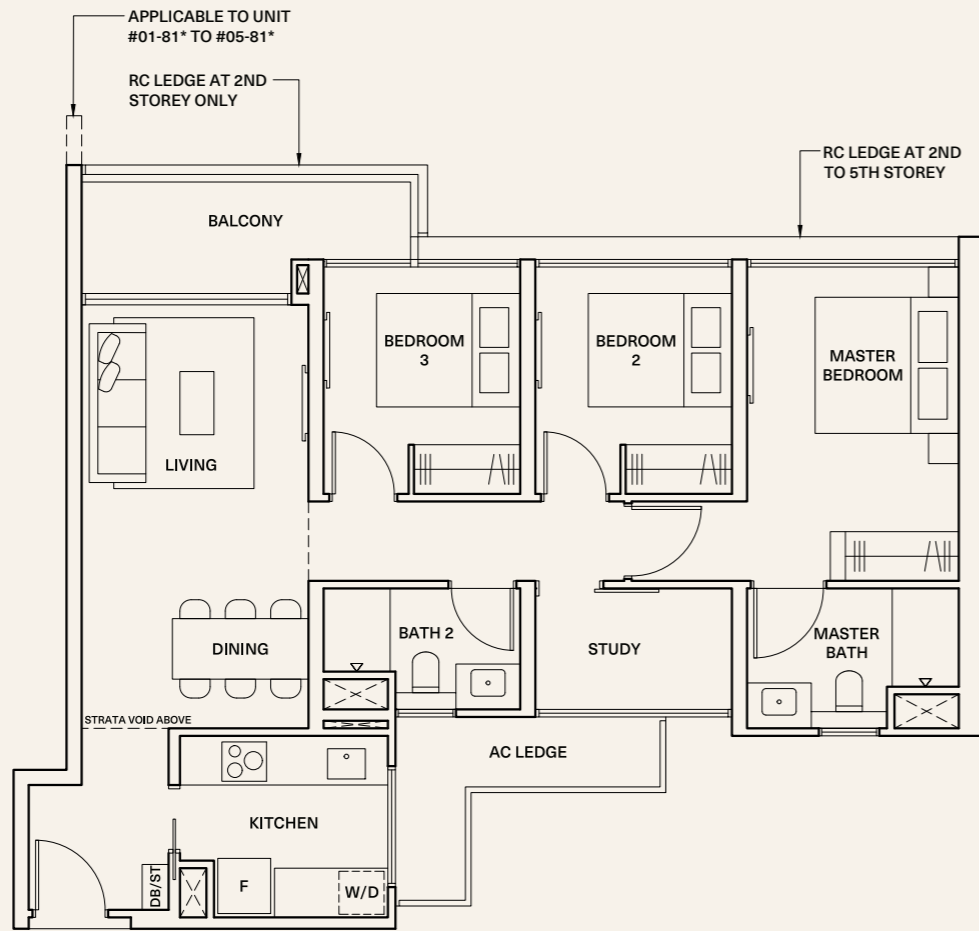
TYPE 3CS1-PH

SIZE 112 sqm (1,206 sqft)

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

\*Mirror

#05-85 #05-81\*



● 3 Bedroom Premium + Study

TYPE 3PS1

SIZE 103 sqm (1,109 sqft)

\*Mirror

#01-48 to #04-48 #01-60\* to #04-60\*

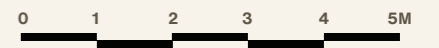
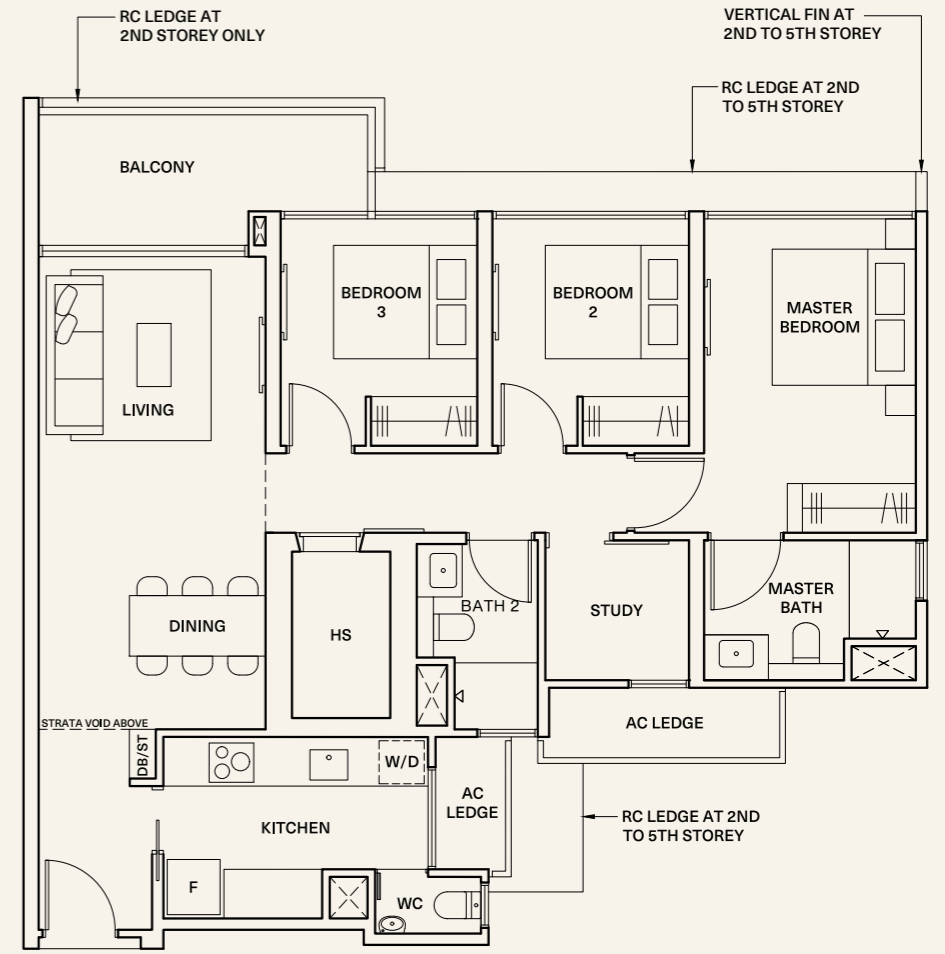
TYPE 3PS1-PH

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.

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 3PS2-P

SIZE 103 sqm (1,109 sqft)

#01-38 \*Mirror #01-37\*

TYPE 3PS2

SIZE 103 sqm (1,109 sqft)

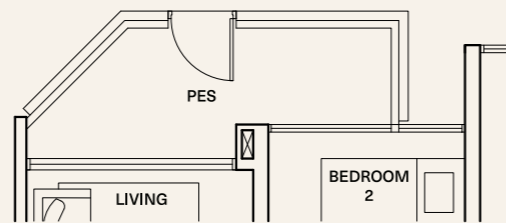
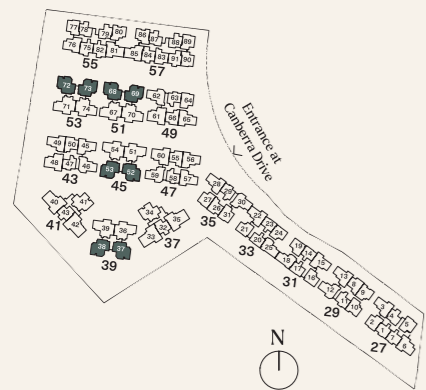
#02-38 to #04-38 \*Mirror #02-37\* to #04-37\*  
 #01-53 to #04-53 #01-52\* to #04-52\*  
 #01-69 to #04-69 #01-68\* to #04-68\*  
 #01-73 to #04-73 #01-72\* to #04-72\*

TYPE 3PS2-PH

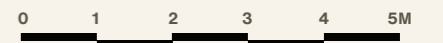
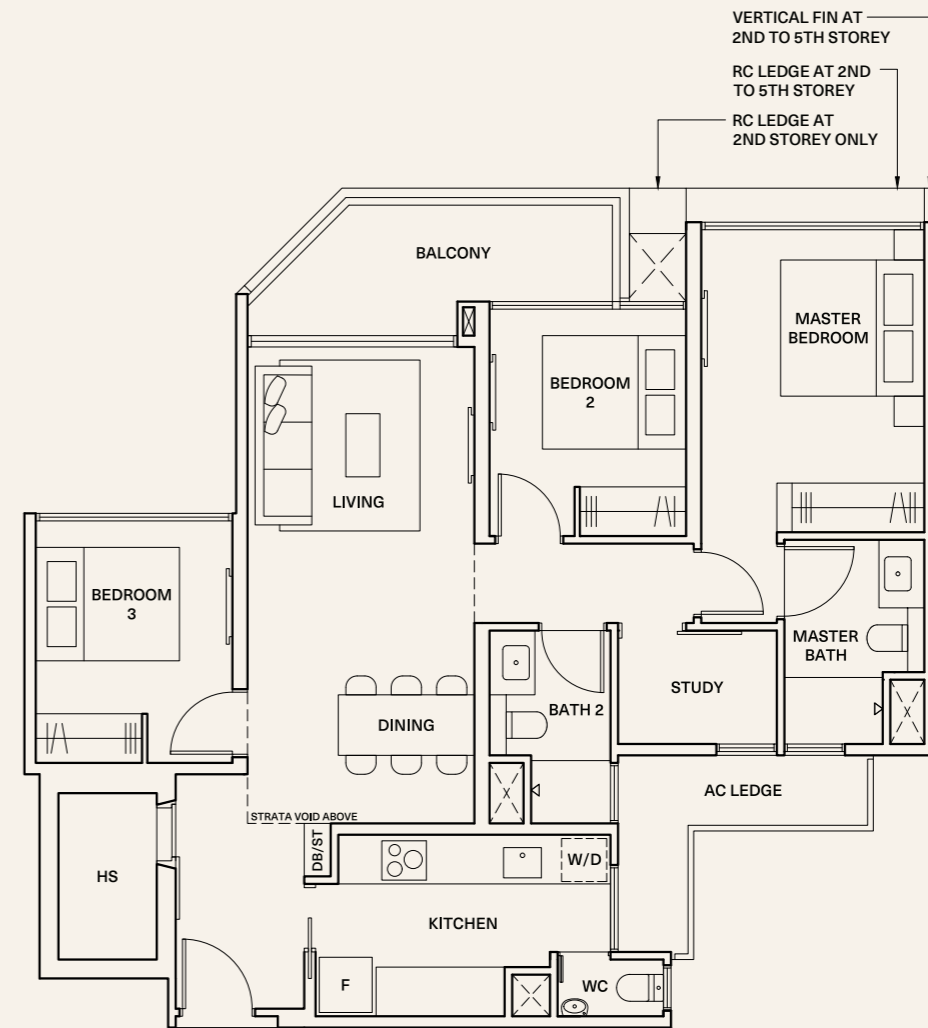
SIZE 123 sqm (1,324 sqft)

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

#05-38 \*Mirror #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.

● 3 Bedroom Premium + Study

TYPE 3PS3

SIZE 103 sqm (1,109 sqft)

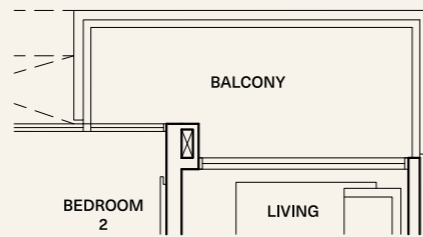
#01-34 to #04-34 \*Mirror  
#01-41\* to #04-41\*

TYPE 3PS3-PH

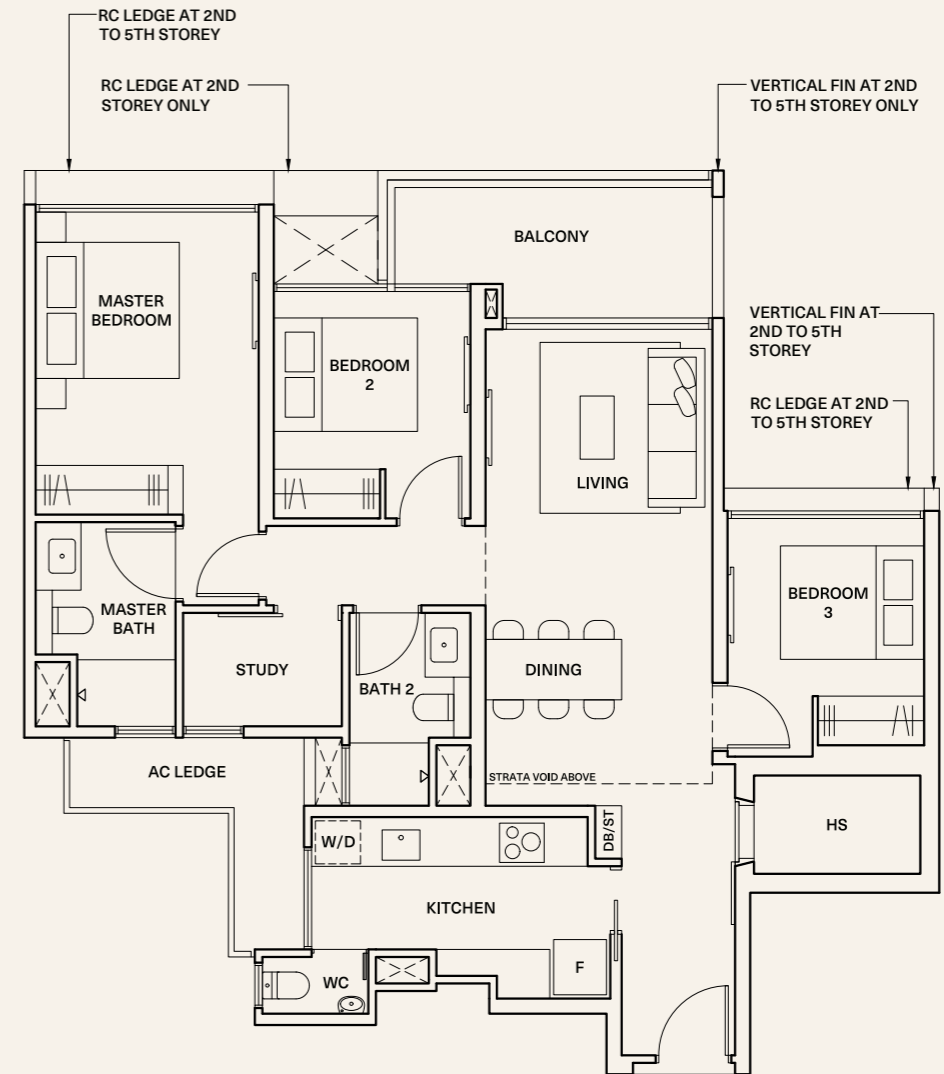
SIZE 122 sqm (1,313 sqft)

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

#05-34 \*Mirror  
#05-41\* #05-41\*



Applicable to unit:  
#01-34 & #01-41\*



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.



4 Bedroom



MASTER BATHROOM

Live in Verdant Luxury

\*For illustration purposes only.

● 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\*

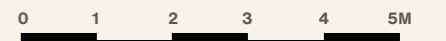
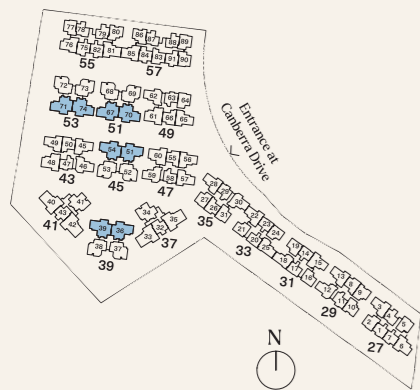
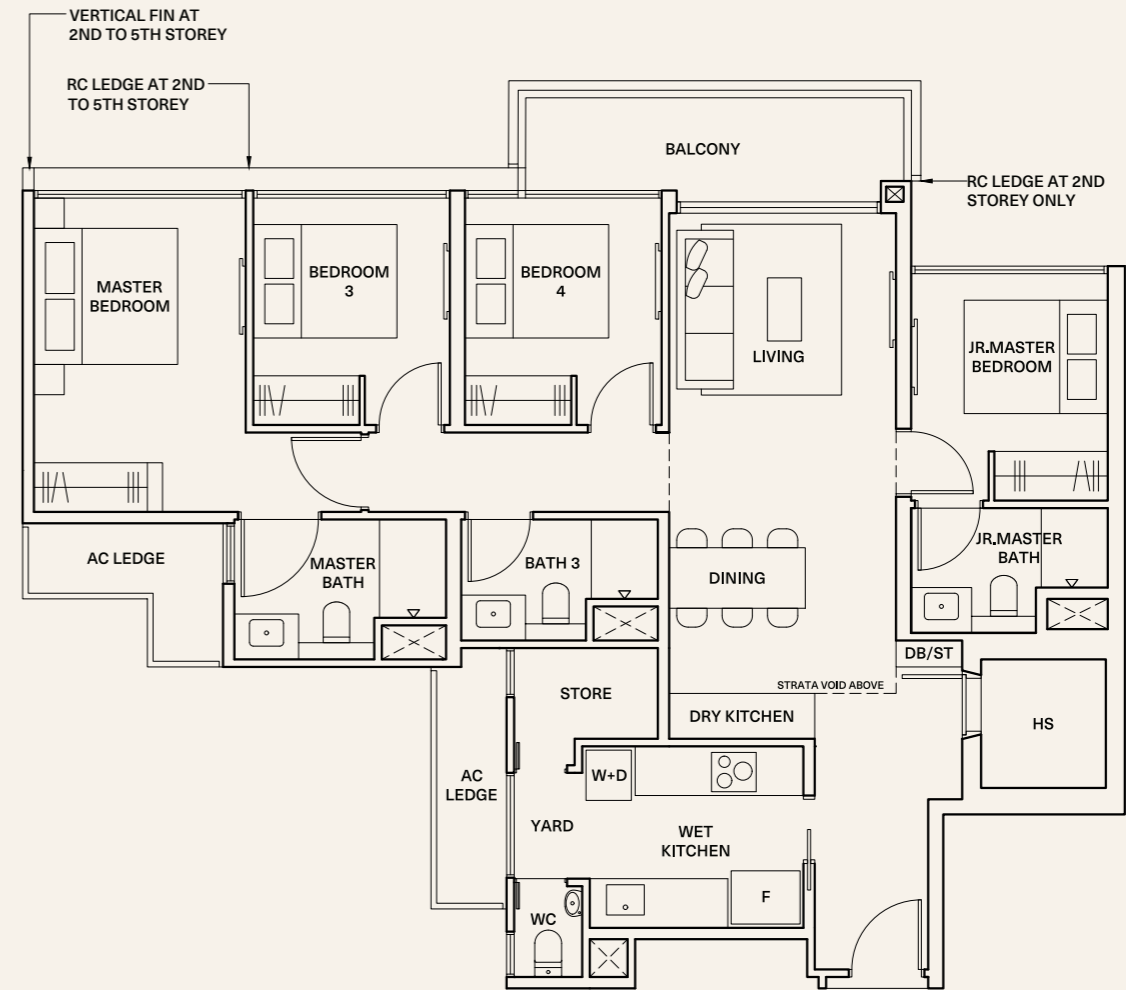
TYPE 4P1-PH

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

TYPE 4P2

SIZE 121 sqm (1,302 sqft)

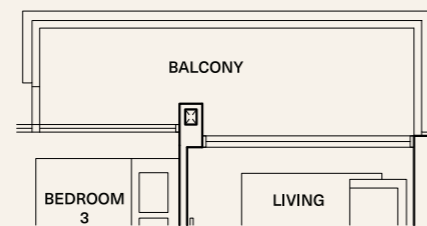
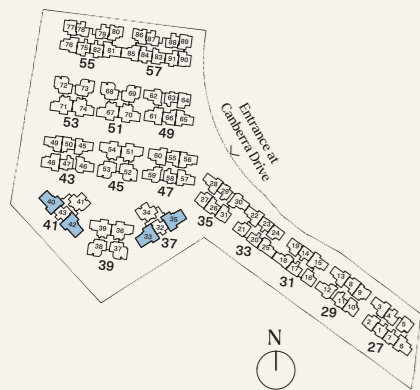
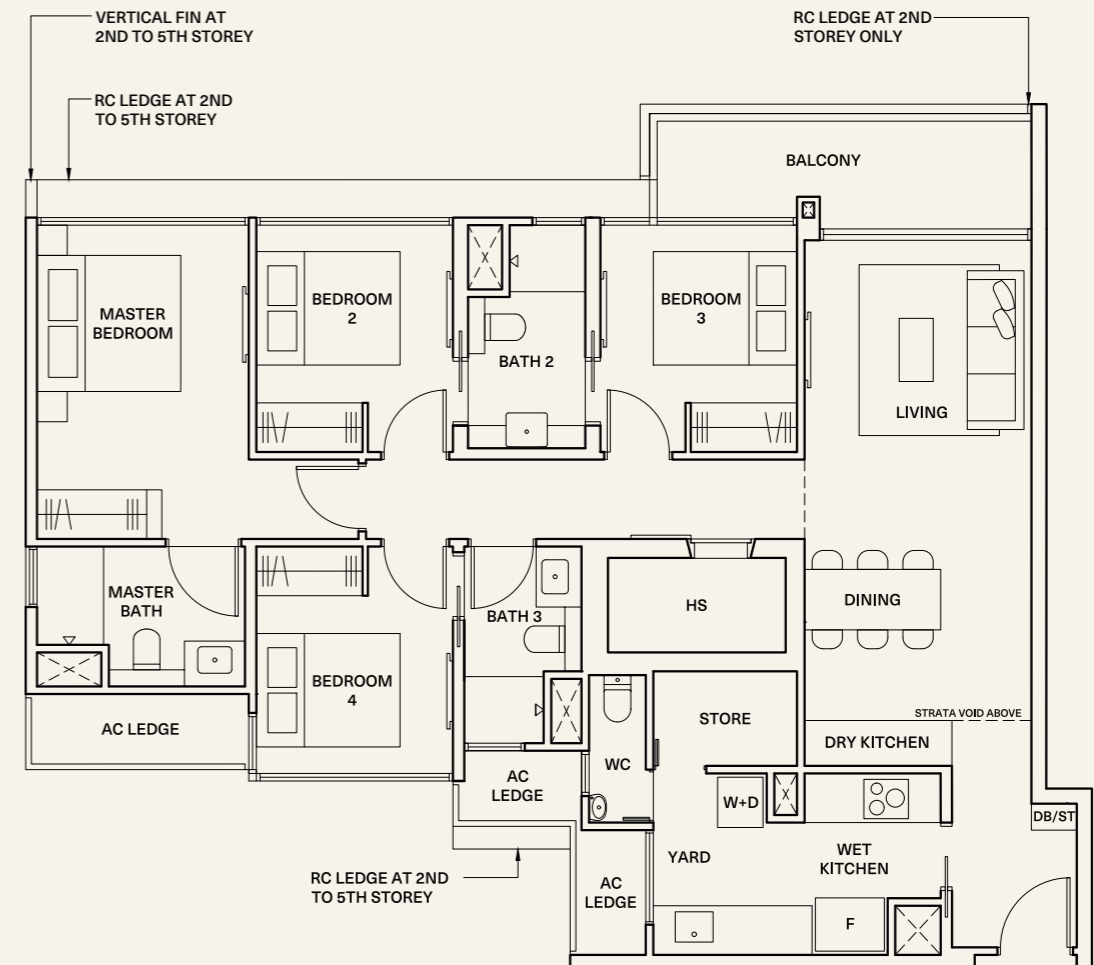
\*Mirror  
 #01-35 to #04-35 #01-33\* to #04-33\*  
 #01-42 to #04-42 #01-40\* to #04-40\*

TYPE 4P2-PH

SIZE 142 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

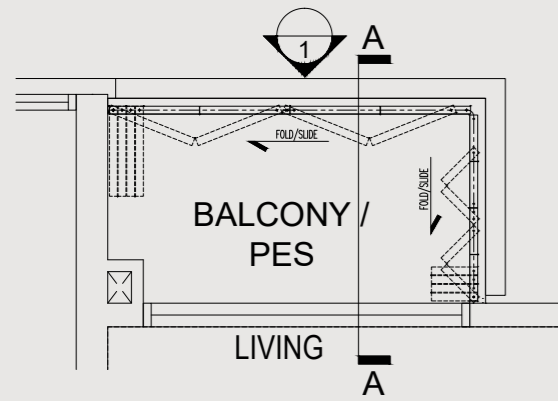


Areas include AC ledge and balcony, where applicable. All RC ledges are non-load bearing. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

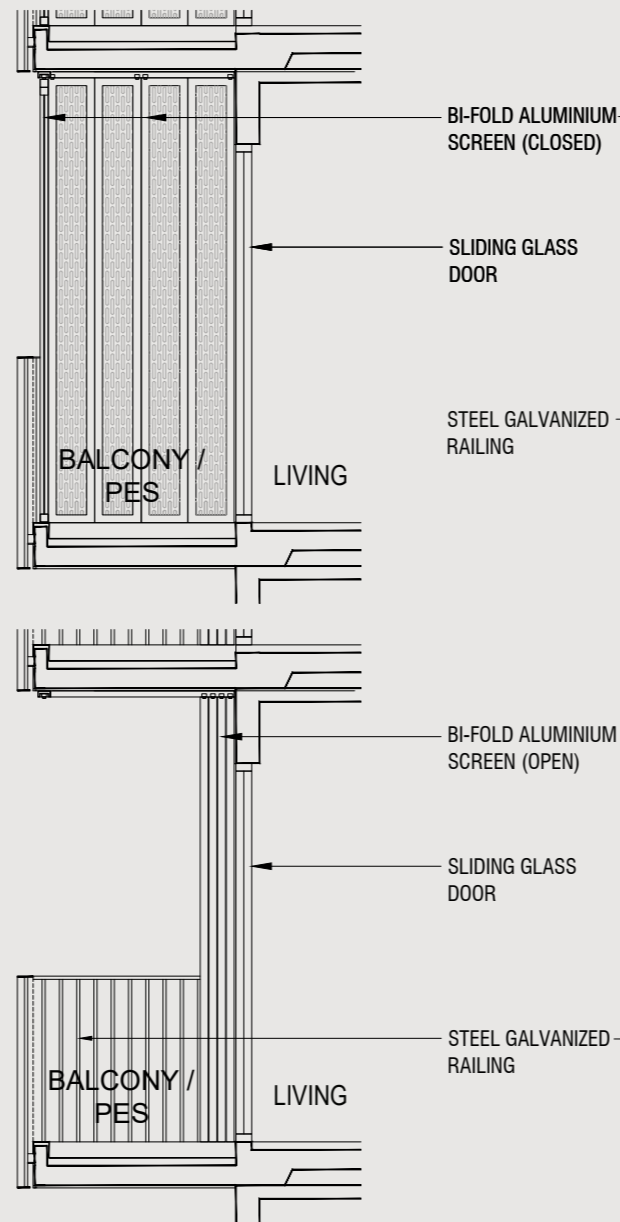
# Annexure A

## Approved Balcony / PES Screen

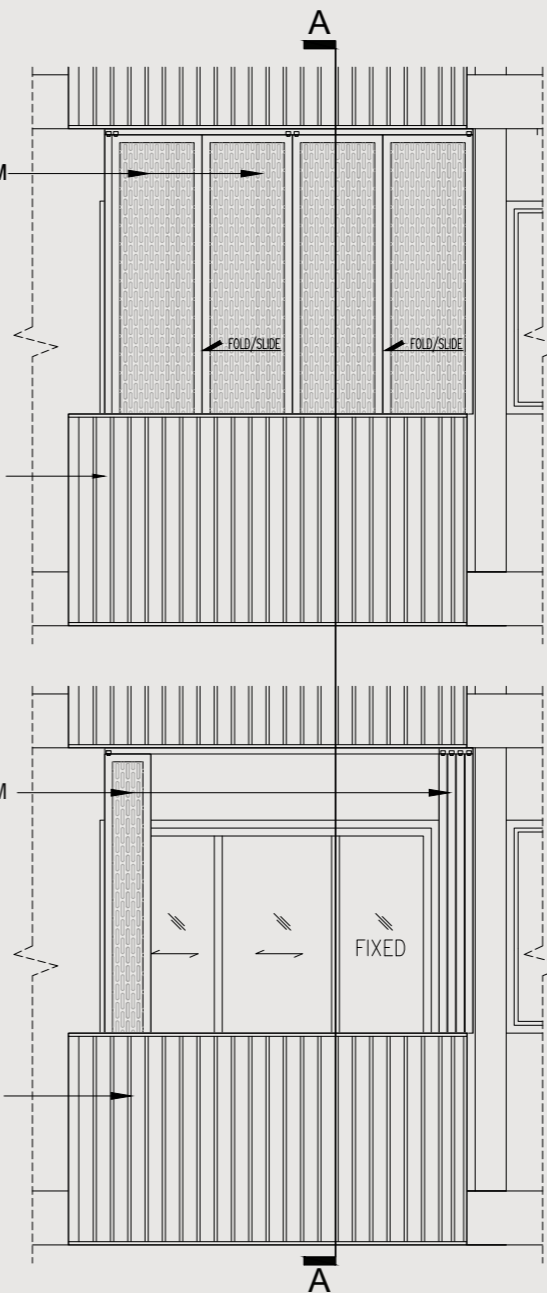
Typical Plan of Balcony / PES Screen



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

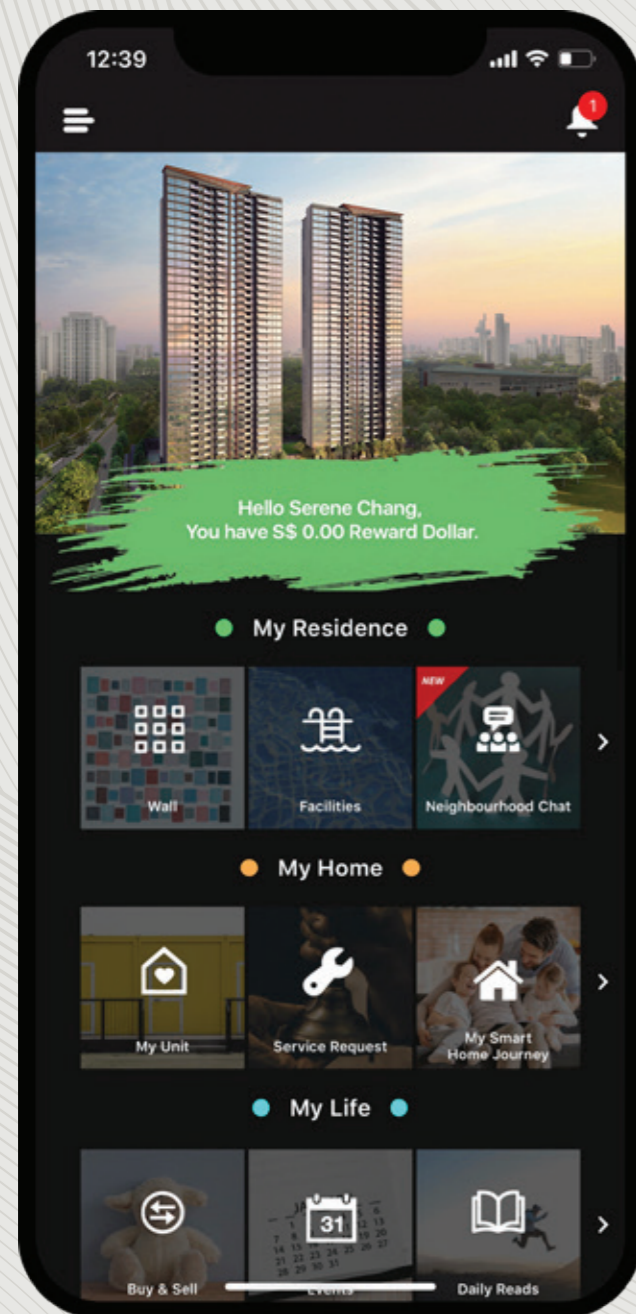


Elevation 1  
(Typical Elevation of Balcony / PES Screen)



# 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



## CONNECTIVITY

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

## NATURE

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

## SCHOOLS

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

## AMENITIES

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

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

# Connectivity

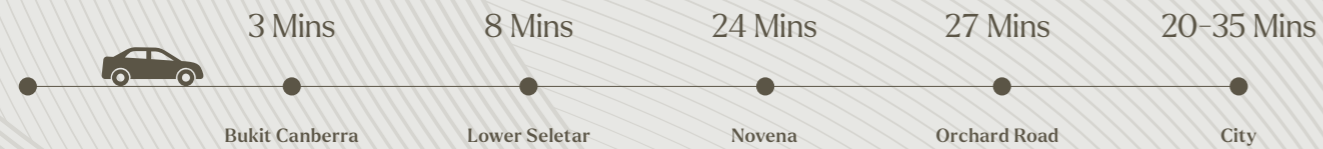
## WELL CONNECTED

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





# 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 700,000m<sup>2</sup> 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.



Artist's Impression

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](#)



Artist's Impression

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](#)



Artist's Impression

Credit: JTC

## WoodsVista Gallery & North Coast Vista

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



Artist's Impression

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.



KHENG LEONG CO.







THE TRE VER

Winning Partnership Between Trusted Developers

Artist's Impression

## 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