



WATTEN HOUSE

## Luxury Masterpieces



NASSIM PARK RESIDENCES



MEYER HOUSE

UOL Group's freehold luxury masterpiece collection is a continual evolution. From “Luxury Living by Botanic Gardens” for Nassim Park Residences, “Mansion in the Park” for Meyer House...



WATTEN HOUSE

and now “Tranquility on the Hill” for Watten House, capitalizing on what nature has to offer



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Make Your Legacy An Endearing Masterpiece

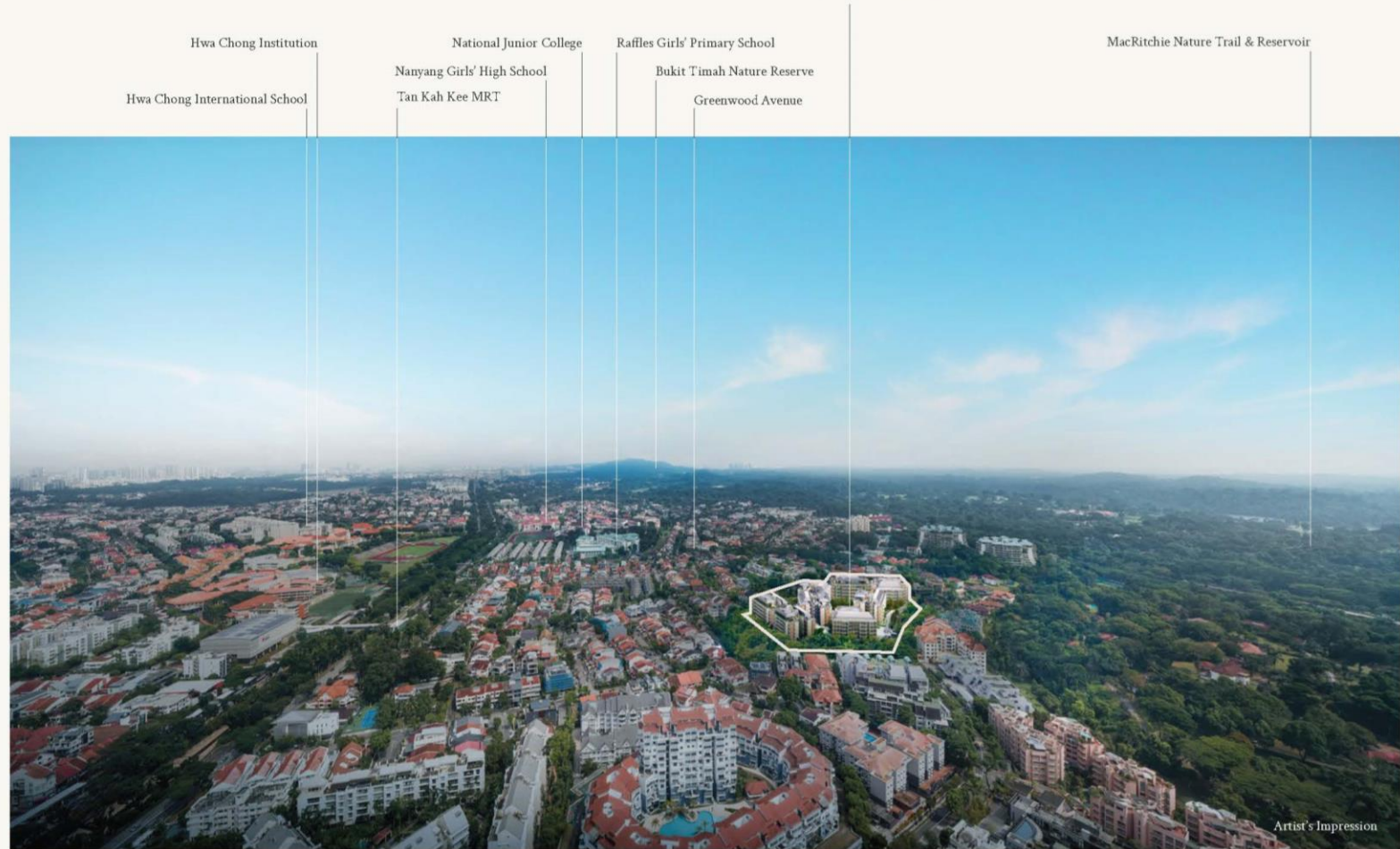
## The Crown of Watten Estate

Prestigious Watten Estate is one of Singapore's most sought-after addresses, surrounded by 33 out of Singapore's 39 Good Class Bungalow Areas\*, abundant nature, a renowned education belt, vibrant lifestyle amenities, as well as delectable food and culture.

From Watten House, residents can enjoy panoramic views of Bukit Timah Hill and Singapore's iconic city skyline.

\*Within 3km radius

# WATTEN HOUSE



## Tranquility on the Hill

Watten House is perched on elevated ground of prime Bukit Timah low-rise residential enclave with lush greenery.

A freehold collection of 180 peerless masterpieces with timeless design that is steeped in Asian sensibilities, Watten House is specially created for those who aspire to the highest levels of living.




Design Philosophy

Timeless Design

Asian Sensibilities

Painterly Landscape



An artist's impression of a modern residential complex. The scene is set at dusk, with a large, rectangular swimming pool in the foreground. The pool's water is a vibrant blue, reflecting the sky and the surrounding buildings. On the right side of the pool, several lounge chairs are arranged on a paved deck. The buildings are multi-story, featuring a mix of light-colored facades and dark window frames. Some windows are illuminated from within, suggesting an evening setting. The sky is a deep, clear blue. In the background, a central building with a flat roof and a glass facade is visible. The overall atmosphere is serene and luxurious.

**Waters of Tranquility** – Unwind in the cool waters of the 50m lap pool or simply lounge beneath the gently swaying canopy watching the sky transform into a canvas of vibrant hues, and savouring the tranquility of a perfect evening.

Artist's Impression





**A Scenic Sanctuary** - Make your home in a sensorial oasis that is inviting and idyllic; breathtaking and life-giving.

Artist's Impression



Artist's Impression



Artist's Impression

## Project Information

<b>Developer</b>	United Venture Development (Watten) Pte. Ltd. Joint Venture by UOL Group Ltd and Singapore Land Group Ltd
<b>Project Name</b>	Watten House
<b>Tenure</b>	Estate in Fee Simple (Freehold)
<b>Description</b>	Proposed Condominium Housing Development Comprising 8 Blocks of 5-Storey Residential Flats (Total 180 Units) with Attic, Basement Carparks and Communal Facilities on Lot 04813L MK 17 at Shelford Road (Bukit Timah Planning Area)
<b>Address</b>	36 Shelford Road S288429 38 Shelford Road S288431 40 Shelford Road S288433 42 Shelford Road S288435 44 Shelford Road S288437 46 Shelford Road S289694 48 Shelford Road S289731 50 Shelford Road S289732

<b>Site Area</b>	20,461.100m <sup>2</sup>
<b>Overall Plot Ratio (Gross)</b>	1.5
<b>Total No. of Units</b>	180 units
<b>No. of Carpark Lots</b>	180 carpark lots (consisting of 178 normal lots and 2 EV charging lots), and 3 accessible carpark lots
<b>Expected Date of NOVP</b>	30 June 2027
<b>Expected Legal Completion Date</b>	30 June 2030
<b>Architect</b>	Architects 61 Pte. Ltd.
<b>Project Interior Design</b>	Index Design Pte. Ltd.
<b>Landscape Consultant</b>	Henning Larsen (Previously known as Ramboll Studio Dreiseitl Singapore)
<b>Main Contractor</b>	Unison Construction Pte. Ltd.
<b>Showflat Interior Designer</b>	Massone Ong
<b>Quantity Surveyor</b>	Threesixty Cost Management Pte. Ltd.

## Unit Mix

Bedroom Type	Unit Type	No. Of Units	Area range (sqm)	Area range (sqft)
3 Bedroom	Type C1 & C2	40	92 & 108	990 & 1,163
3 Bedroom + Study	Type CS1 to CS6	60	143	1,539
4 Bedroom	Type D1 & D2	36	172	1,851
5 Bedroom	Type E1	36	220	2,368
Penthouses	Type PH1 to PH3	8	317 - 379	3412 - 4080
		<b>180</b>		

Area sizes are estimate only. Subject to authorities' approval

## Amenities

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### **Schools (within 1km Radius)**

- Raffles Girls' Primary School
- Nanyang Primary School
- Hwa Chong Institution
- Hwa Chong International School
- National Junior College
- Nanyang Girls High School
- St. Margaret's Secondary School

### **MRT**

- 8 mins walk to Tan Kah Kee MRT (Downtown Line)
- 1 stop to Botanic Gardens MRT Interchange (Circle Line)
- 2 stops to Stevens MRT Interchange (Thomson-East Coast Line)
- 3 stops to Newton MRT Interchange (North-South Line)

### **Lifestyle**

- Greenwood Avenue
  - Cluny Court
  - Adam Road Food Centre
  - Coronation Shopping Plaza
  - Crown Centre
  - Singapore Botanic Gardens
  - The Singapore Island Country Club
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## Unique Selling Points

1.	An Address of Legacy - Rare and sought-after <b>freehold</b> development in Watten estate.
2.	<b>Tranquility on the Hill</b> - Perched on elevated ground of prime Bukit Timah low-rise residential enclave with lush greenery.
3.	A <b>low-density</b> 5-storey luxurious condominium with only 180 units, encompassing a vast 20,461.10 sqm of land; Right next to neighbourhood park.
4.	<b>Spacious</b> 3 to 5 bedroom and penthouses units that are artfully crafted for <b>multi-generational living</b> .
5.	Within 1km radius of <b>Nanyang Primary School</b> and <b>Raffles Girls' Primary School</b> ; Situated along the renowned Bukit Timah educational belt.
6.	8 mins walk to <b>Tan Kah Kee MRT</b> (Downtown Line).
7.	Views of Bukit Timah Nature Reserve and City Skyline, overlooking surrounding greenery and landed estate.
8.	8 exclusive penthouses, designed to embody the concept of " <b>bungalows in the sky</b> ", complete with cutting-edge appliances and designer fittings.
9.	An evolution of UOL's freehold luxury Masterpiece collection, from " <b>Luxury Living by Botanic Gardens</b> " for <b>Nassim Park Residences</b> , " <b>Mansion in the Park</b> " for <b>Meyer House</b> , and now " <b>Tranquility on the Hill</b> " for <b>Watten House</b> .

A Premium Development by :



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