



Waterwoods

Where the river meets urbanity



The
Art
of Harmony

Experience the harmony between cityscape and waterscape, and embark on a new beginning at Waterwoods. Framed by verdant landscapes and the picturesque Serangoon River, yet surrounded by modern amenities. This is the best of tranquility and urbanity in a place call home.



Artist's Impression

The
Art
of Design

Waterwoods is designed to enhance your lifestyle. From its beautifully sculpted façade to the exquisite interiors and facilities, every aspect evokes a sense of warmth and belonging. This is what every home should be - enriching, enthralling and engaging.



The Art of Accessibility

Getting around is easy when you are within walking distance to Coral Edge LRT Station and near the Tampines Expressway. Living in proximity to Punggol Plaza, Compass Point, Punggol Promenade and My Waterway@Punggol also places you minutes away from exciting shopping, dining and recreational options.

Schools in the neighbourhood include Mee Toh School, Nan Chiau Primary and High School, as well as CHIJ St. Joseph's Convent, creating a nurturing environment for the young ones. The upcoming Waterway Point and Rustic Park are also poised to become ideal leisure destinations for the entire family.



Compass Point



Punggol Driving Range



Punggol Promenade



My Waterway@Punggol



Punggol Plaza



Marina Country Club



Coral Edge LRT Station



Mee Toh School

Site Plan

Legend

- 2-Bedroom
- 3-Bedroom
- 4-Bedroom
- 5-Bedroom
- 5-Bedroom Maisonette

1. Main Entrance
2. Sculpture
3. Arrival Court
4. Entrance Feature Wall
5. Aqua Garden
6. Tennis Court
7. Canopy Walk
8. Children Playground
9. Pool Pavilion
10. Alfresco Dining
11. 50m Lap Pool
12. Pool Bed
13. Sun Deck
14. Play Pool
15. Clubhouse/Gymnasium
16. Fitness Pool
17. Multifunctional Deck
18. Spa Pool
19. Relaxing Lawn
20. Cycling Deck
21. Adventure Playground
22. Fitness Park
23. BBQ Area
24. Cycling/Jogging Track
25. Viewing Deck
26. Sub Station
27. Bin Centre



Artist's Impression



Unit Distribution

Legend

- 2-Bedroom
- 3-Bedroom
- 4-Bedroom
- 5-Bedroom
- 5-Bedroom Maisonette
- 4-Bedroom Penthouse

Block 15

Unit Level	1	2	3	4
17	D1	D1	B3	A
16	D1	D1	B3	A
15	D1	D1	B3	A
14	D1	D1	B3	A
13	D1	D1	B3	A
12	D1	D1	B3	A
11	D1	D1	B3	A
10	D1	D1	B3	A
9	D1	D1	B3	A
8	D1	D1	B3	A
7	D1	D1	B3	A
6	D1	D1	B3	A
5	D1	D1	B3	A
4	D1	D1	B3	A
3	D1	D1	B3	A
2	D1	D1	B3	A
1	Clubhouse		B3p	Ap

Block 17

Unit Level	5	6	7	8
17	C1PH	C1PH	B2	D2
16	C1	C1	B2	D2
15	C1	C1	B2	D2
14	C1	C1	B2	D2
13	C1	C1	B2	D2
12	C1	C1	B2	D2
11	C1	C1	B2	D2
10	C1	C1	B2	D2
9	C1	C1	B2	D2
8	C1	C1	B2	D2
7	C1	C1	B2	D2
6	C1	C1	B2	D2
5	C1	C1	B2	D2
4	C1	C1	B2	D2
3	C1	C1	B2	D2
2	C1	C1	B2	D2
1	C1p	C1p	B2p	D2p

Block 19

Unit Level	9	10	11	12
17	D3	D3	C2PH	B1
16			C2	B1
15	D3	D3	C2	B1
14	D3	D3	C2	B1
13	D3	D3	C2	B1
12	D3	D3	C2	B1
11	D3	D3	C2	B1
10	D3	D3	C2	B1
9	D3	D3	C2	B1
8	D3	D3	C2	B1
7	D3	D3	C2	B1
6	D3	D3	C2	B1
5	D3	D3	C2	B1
4	D3	D3	C2	B1
3	D3	D3	C2	B1
2			C2	B1
1	Void		C2p	B1p

Block 21

Unit Level	13	14	15	16
17	C1PH	C2PH	B1	B1
16	C1	C2	B1	B1
15	C1	C2	B1	B1
14	C1	C2	B1	B1
13	C1	C2	B1	B1
12	C1	C2	B1	B1
11	C1	C2	B1	B1
10	C1	C2	B1	B1
9	C1	C2	B1	B1
8	C1	C2	B1	B1
7	C1	C2	B1	B1
6	C1	C2	B1	B1
5	C1	C2	B1	B1
4	C1	C2	B1	B1
3	C1	C2	B1	B1
2	C1	C2	B1	B1
1	Void	C2p	B1p	Void

Block 23

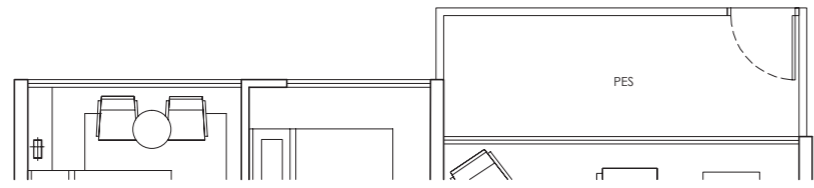
Unit Level	17	18	19	20
17	C1PH	C1PH	C1PH	B2
16	C1	C1	C1	B2
15	C1	C1	C1	B2
14	C1	C1	C1	B2
13	C1	C1	C1	B2
12	C1	C1	C1	B2
11	C1	C1	C1	B2
10	C1	C1	C1	B2
9	C1	C1	C1	B2
8	C1	C1	C1	B2
7	C1	C1	C1	B2
6	C1	C1	C1	B2
5	C1	C1	C1	B2
4	C1	C1	C1	B2
3		C1	C1	
2	Void	C1	C1	Void
1		C1p	C1p	

Block 25

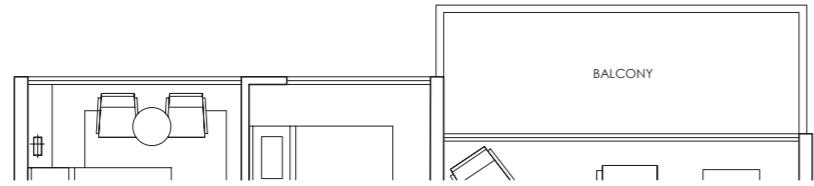
Unit Level	21	22	23	24
17	C2PH	B1	C1PH	B1
16	C2	B1	C1	B1
15	C2	B1	C1	B1
14	C2	B1	C1	B1
13	C2	B1	C1	B1
12	C2	B1	C1	B1
11	C2	B1	C1	B1
10	C2	B1	C1	B1
9	C2	B1	C1	B1
8	C2	B1	C1	B1
7	C2	B1	C1	B1
6	C2	B1	C1	B1
5	C2	B1	C1	B1
4	C2	B1	C1	B1
3		B1	C1	
2	Void	B1	C1	Void
1		Void	C1p	

Type A, Ap

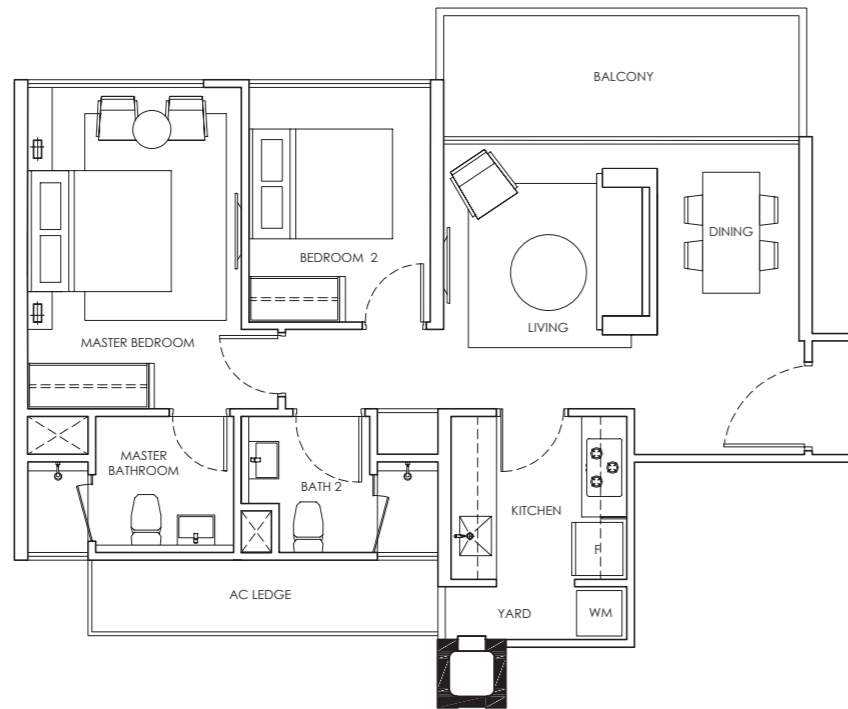
75 sq.m. / 807 sq.ft.



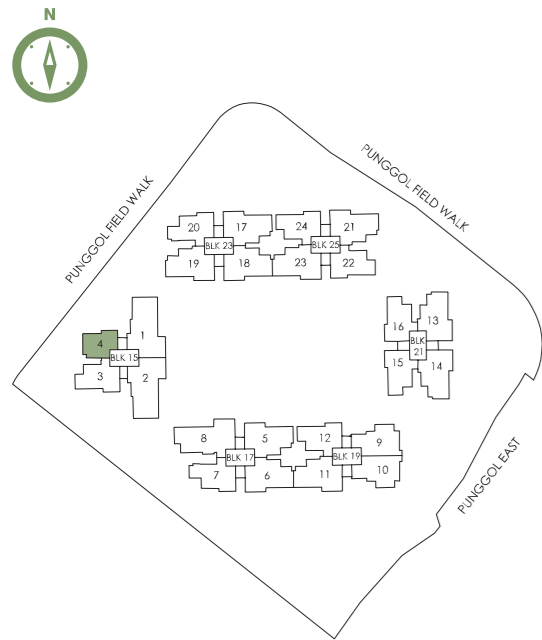
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:#17-04

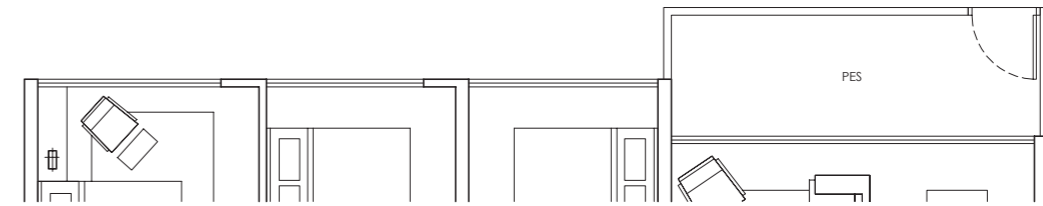


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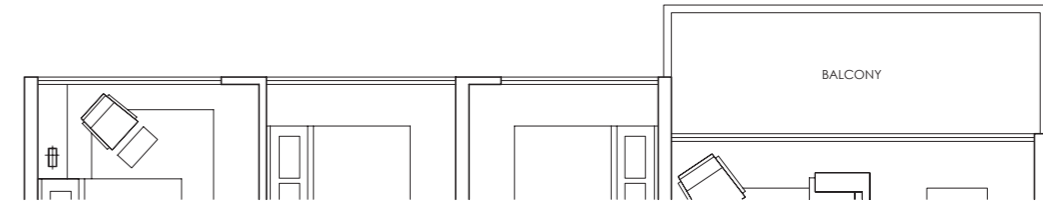


Type B1, B1p

97 sq.m. / 1044 sq.ft.



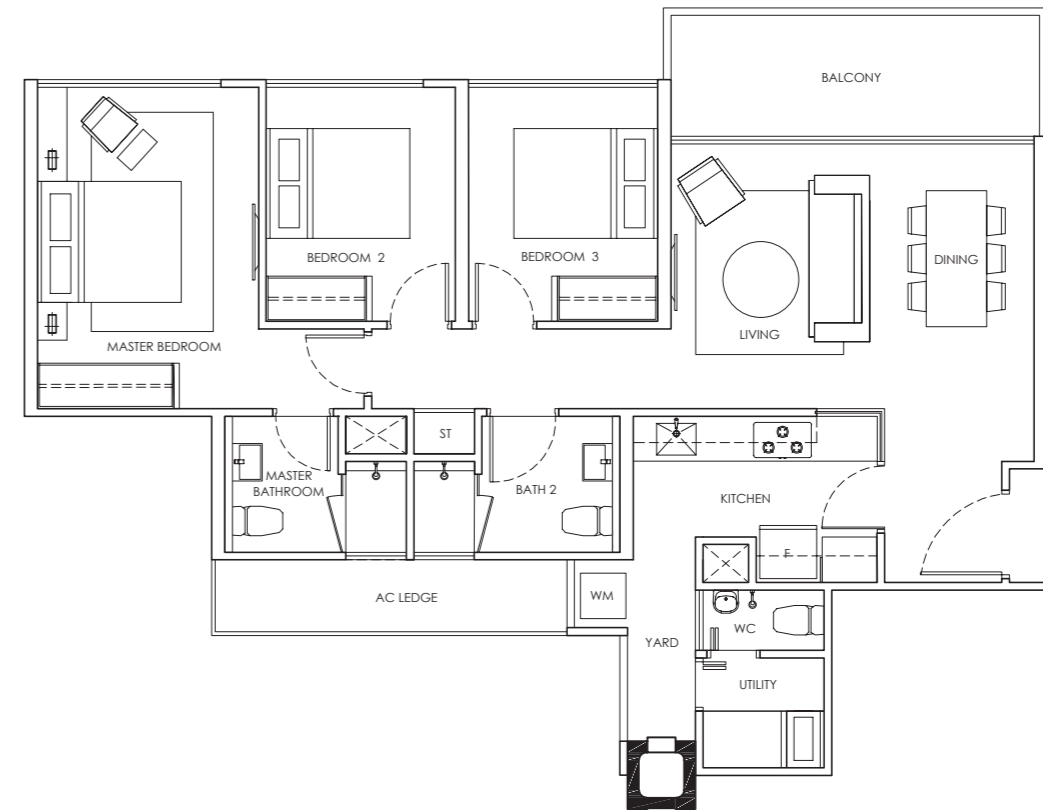
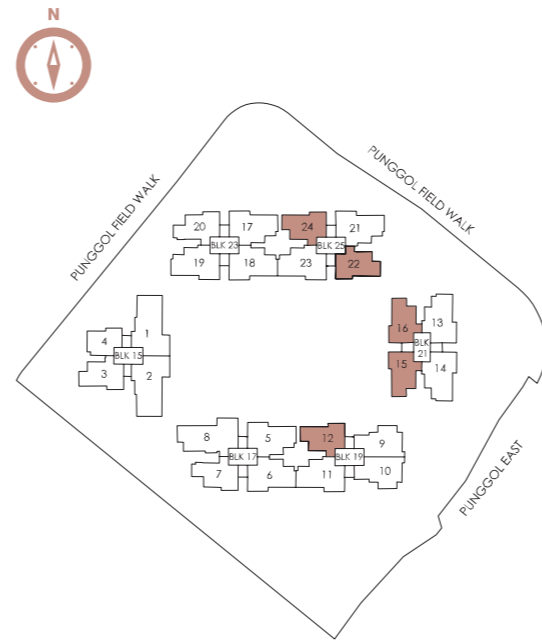
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Mirror Image

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:#16-16



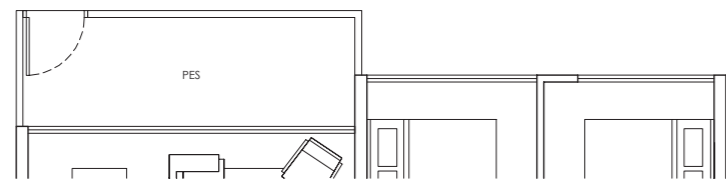
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Mirror Image

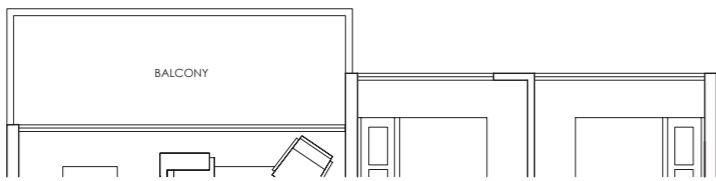
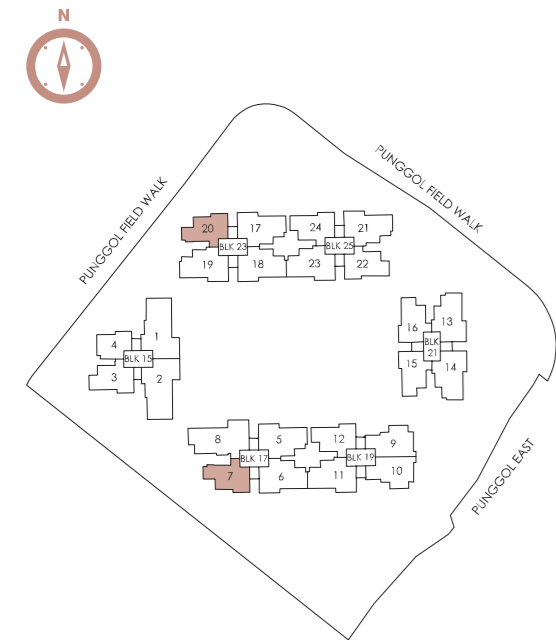
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:#14-16
:#17-16

Type B2, B2p

96 sq.m. / 1033 sq.ft.

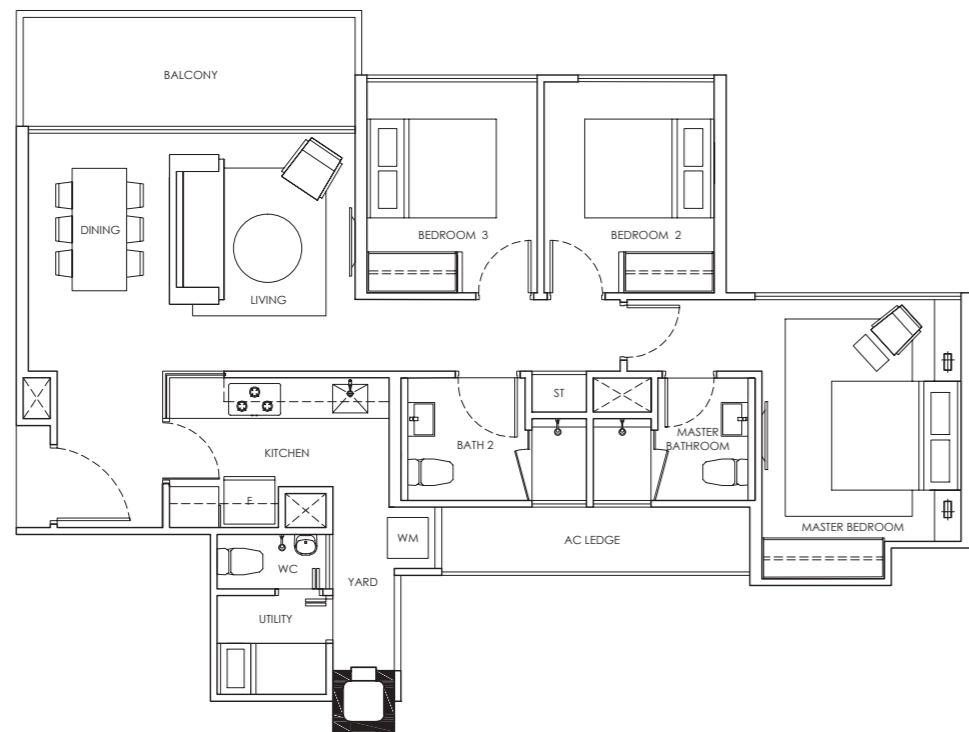


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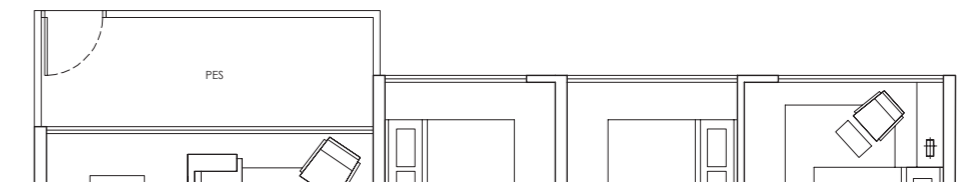


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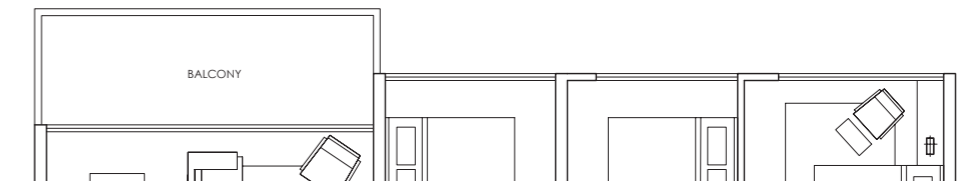
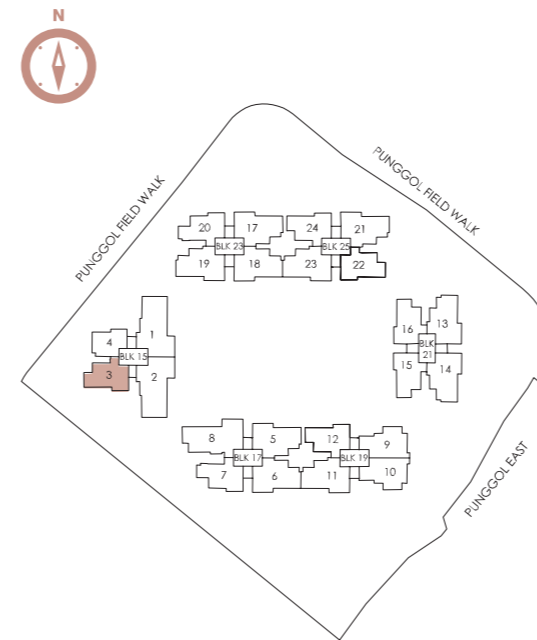
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: #17-20

Type B3, B3p

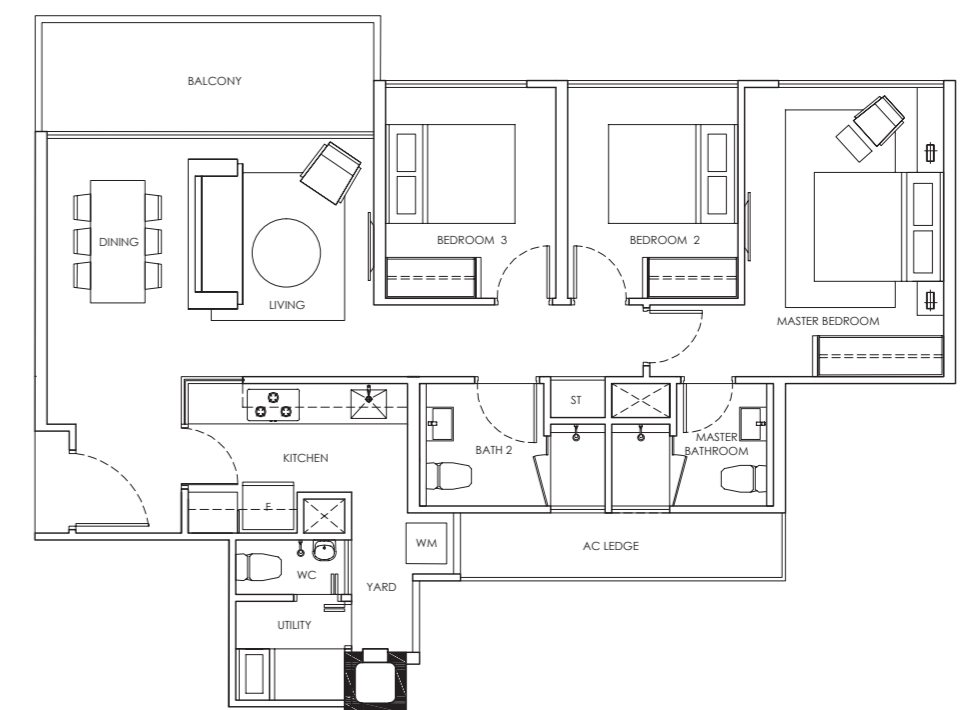
97 sq.m. / 1044 sq.ft.



: #01-03



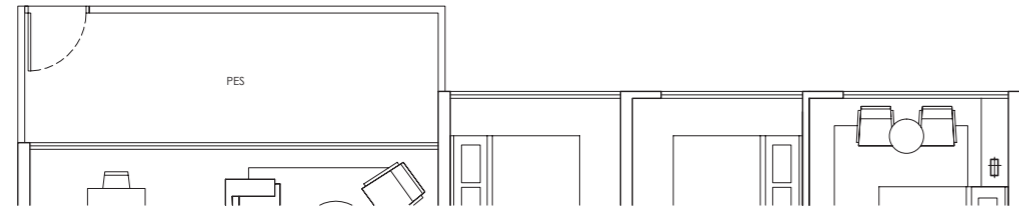
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: #16-03



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: #14-03
: #17-03

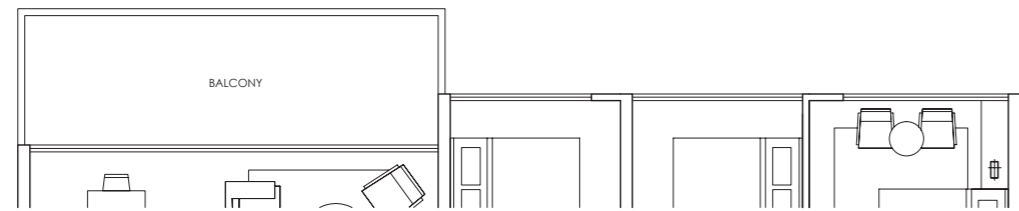
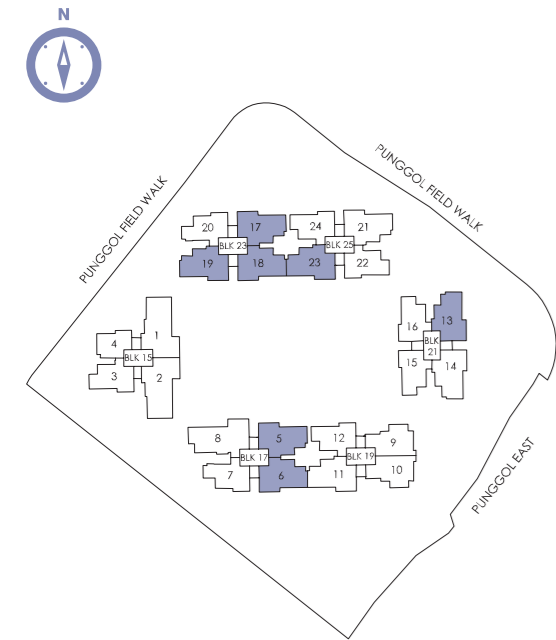
Type C1, C1p

119 sq.m. / 1281 sq.ft.



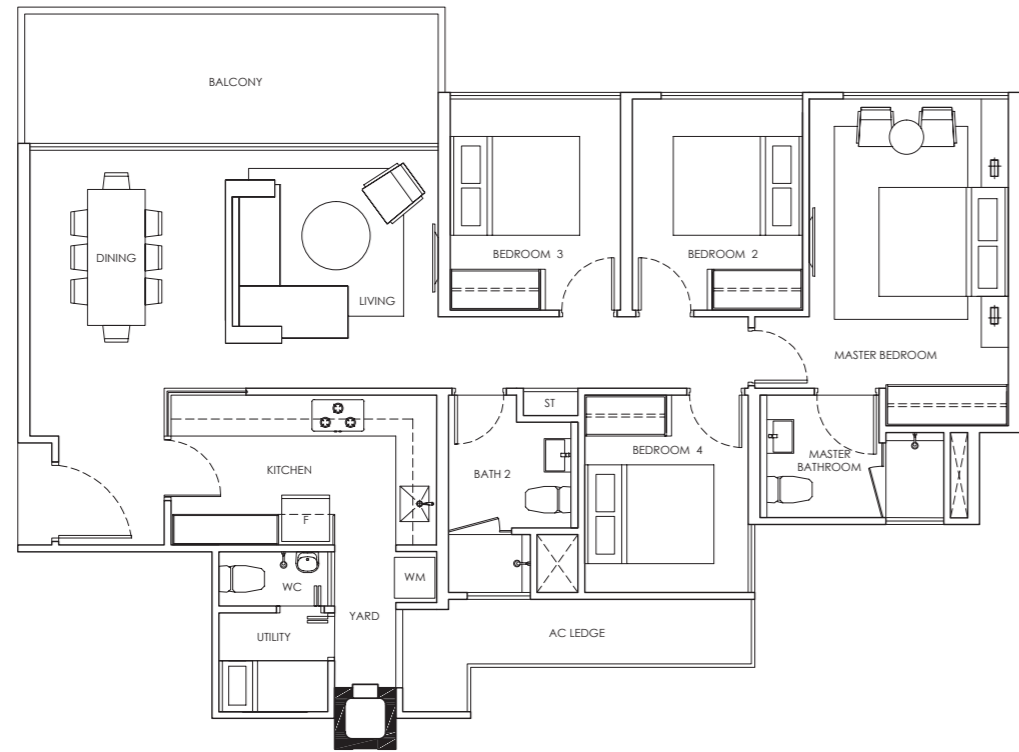
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Mirror Image
#01-06 / #01-18



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: #08-05 / #08-17 / #08-19 / #08-23
: #11-05 / #11-17 / #11-19 / #11-23
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Mirror Image
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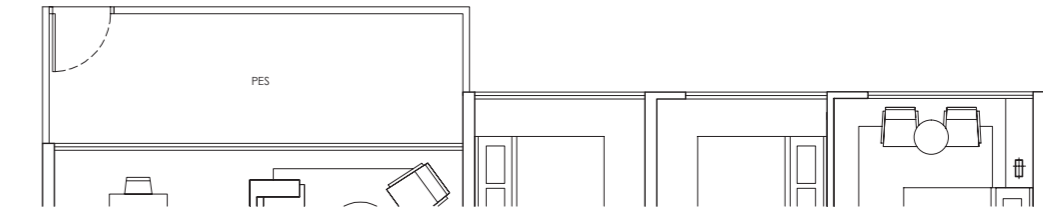


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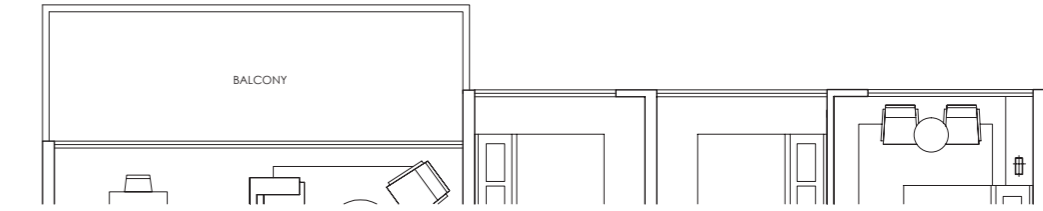
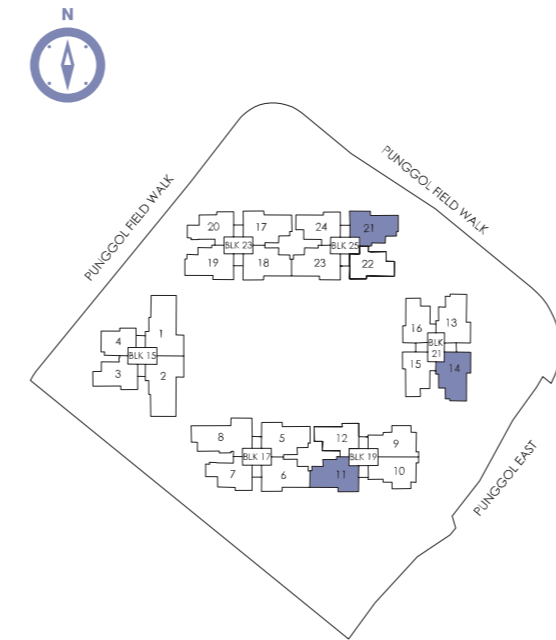
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Type C2, C2p

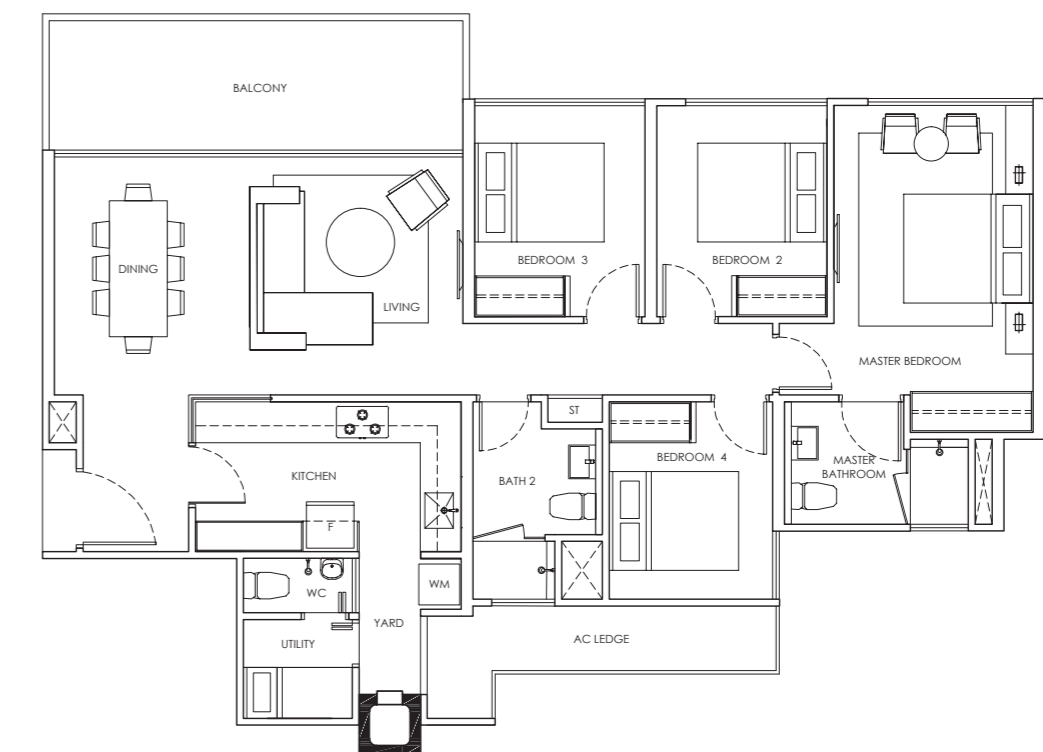
119 sq.m. / 1281 sq.ft.



: #01-11 / #01-14



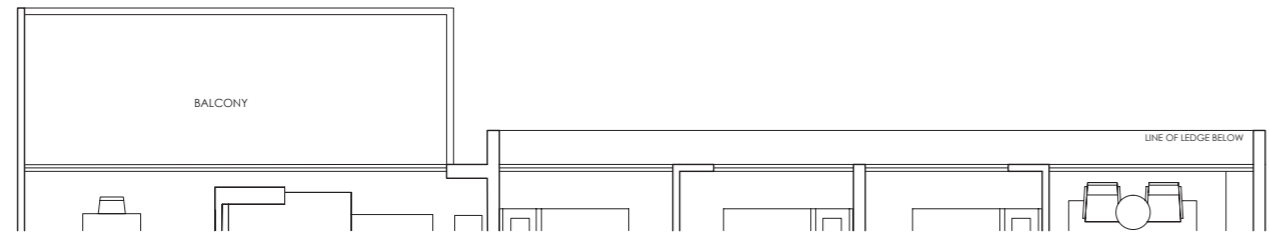
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: #16-11 / #16-14 / #16-21



: #02-11 / #02-14
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: #14-11 / #14-14 / #14-21

Type D1

155 sq.m. / 1668 sq.ft.

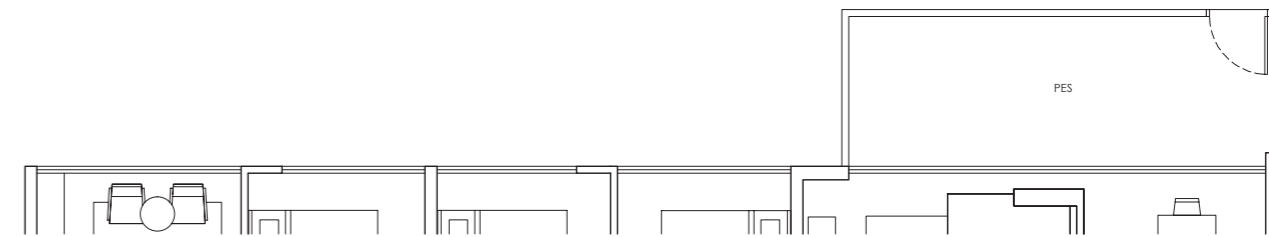


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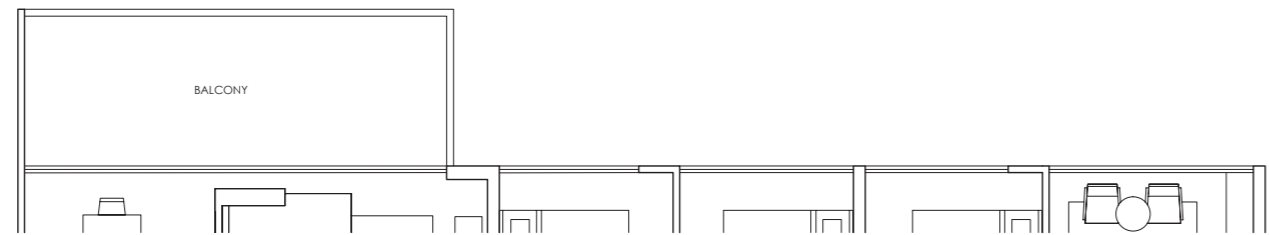
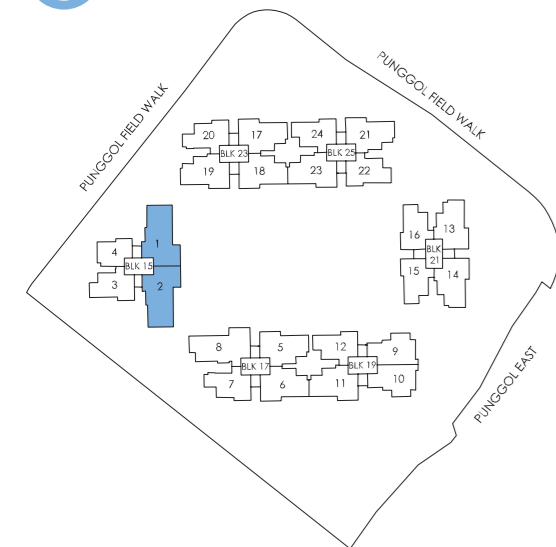
Mirror Image
: #17-01

Type D2, D2p

152 sq.m. / 1636 sq.ft.

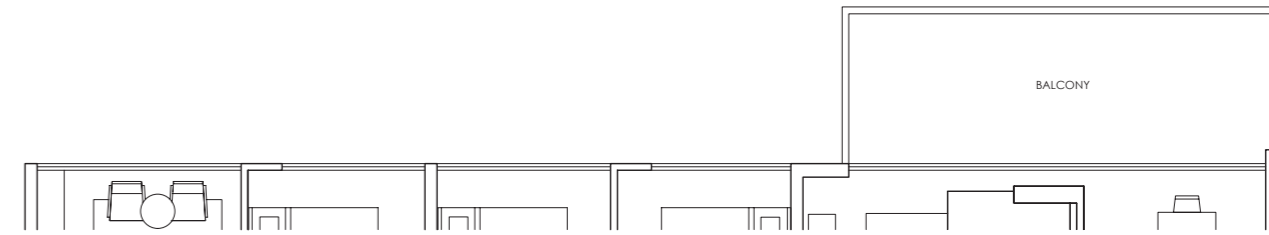
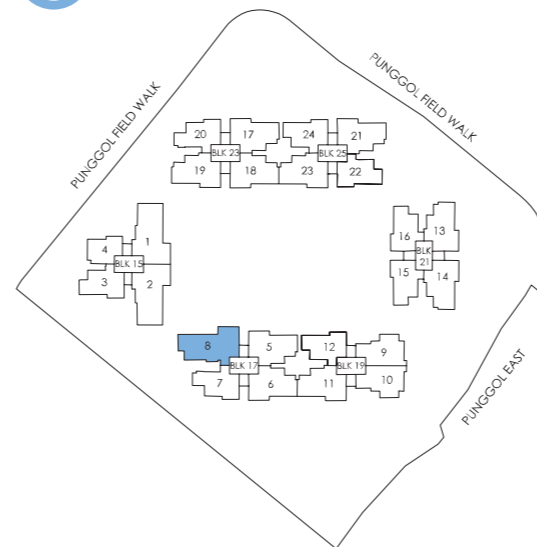


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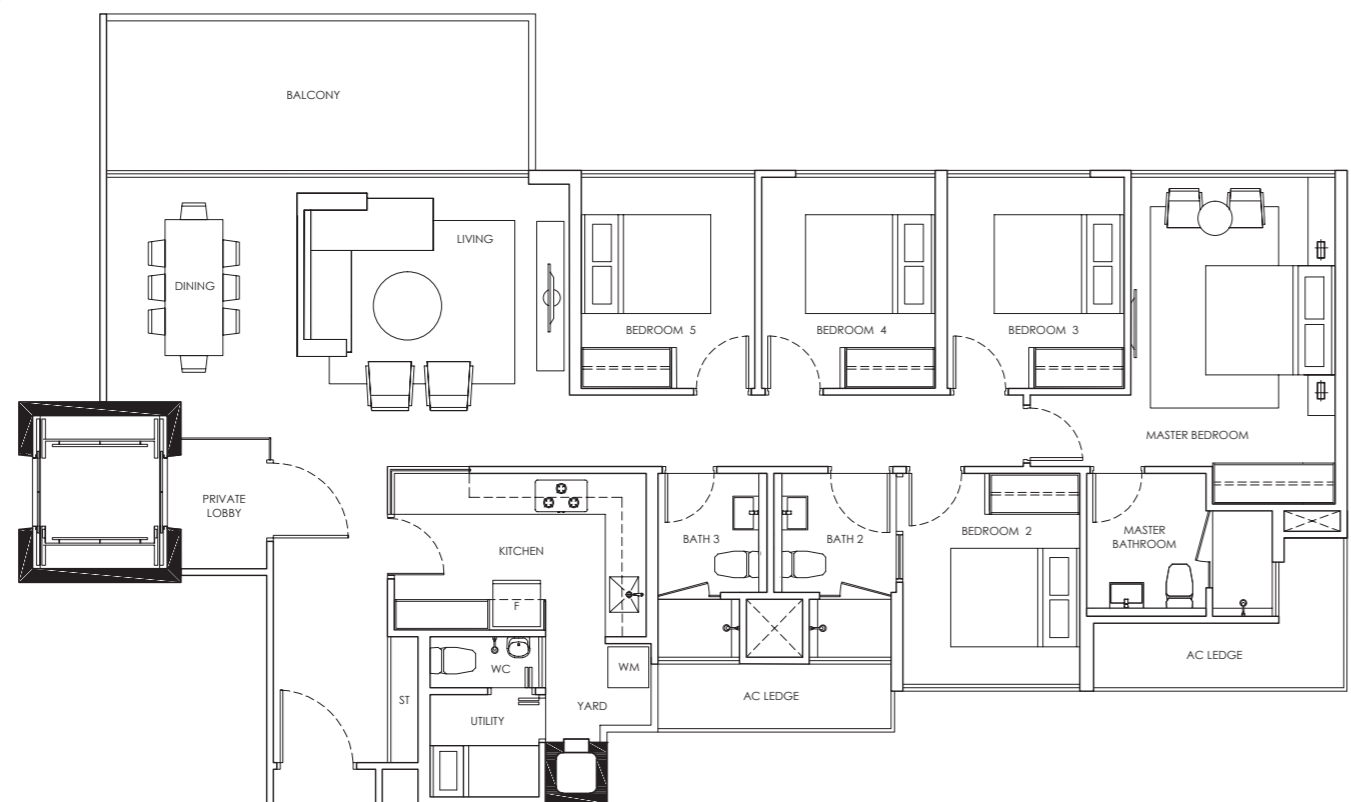


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Mirror Image
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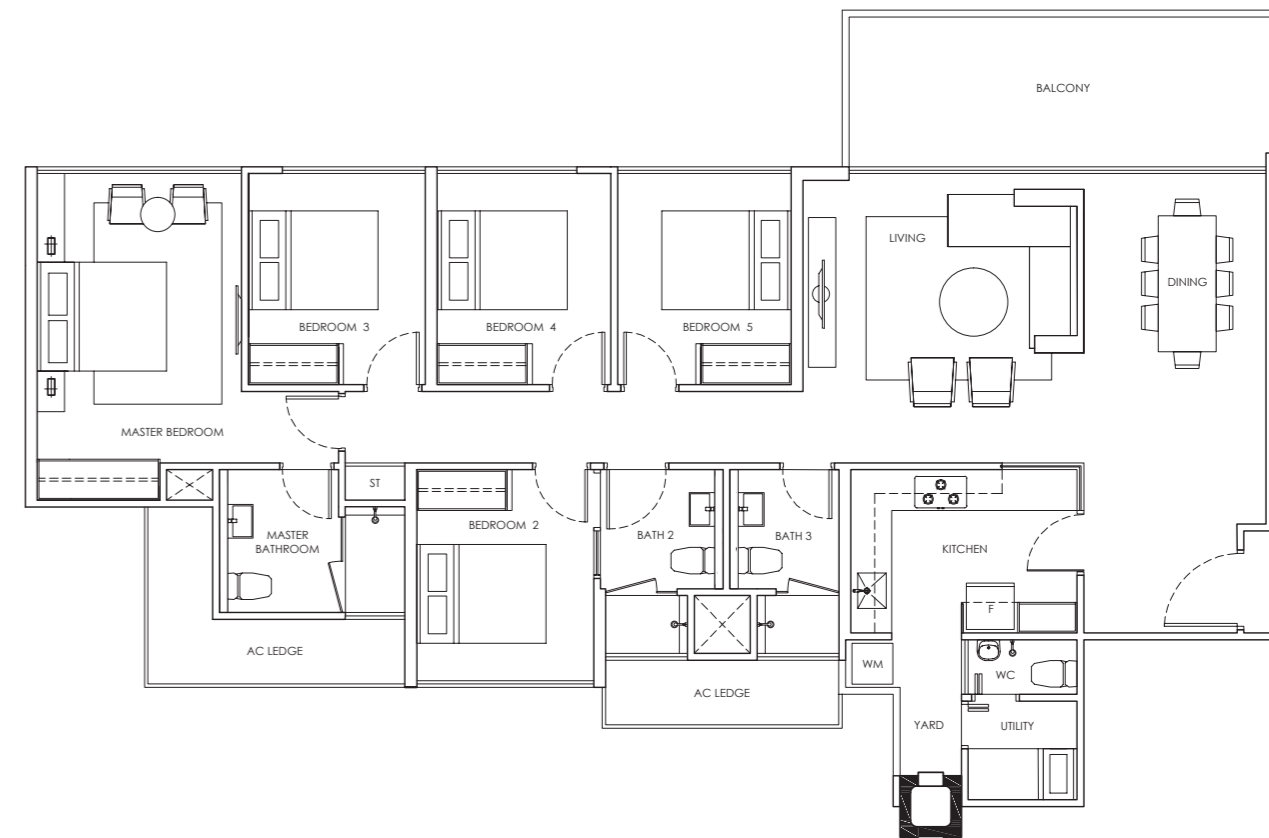


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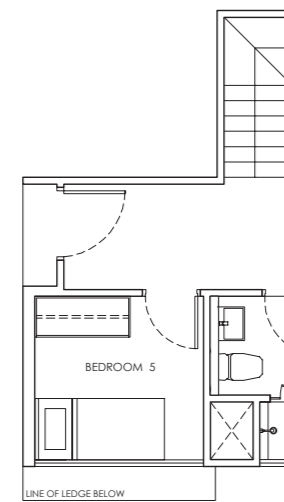
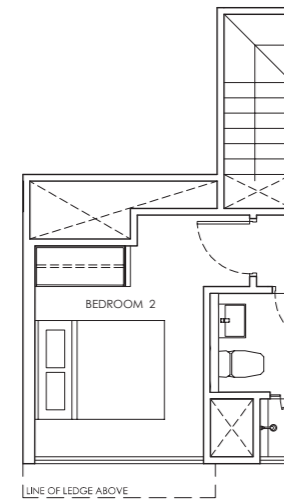
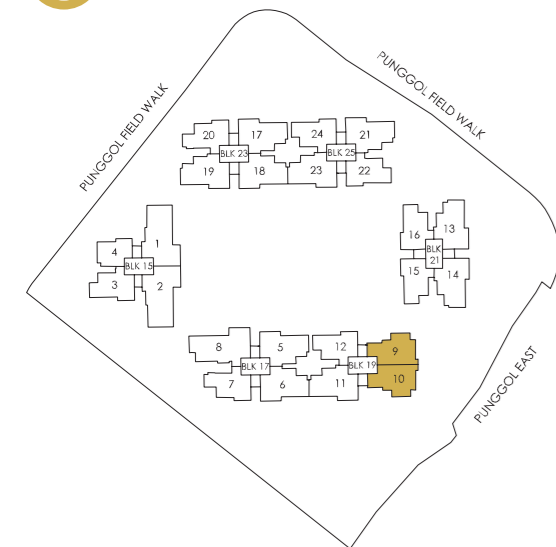
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: #14-01



: #02-08
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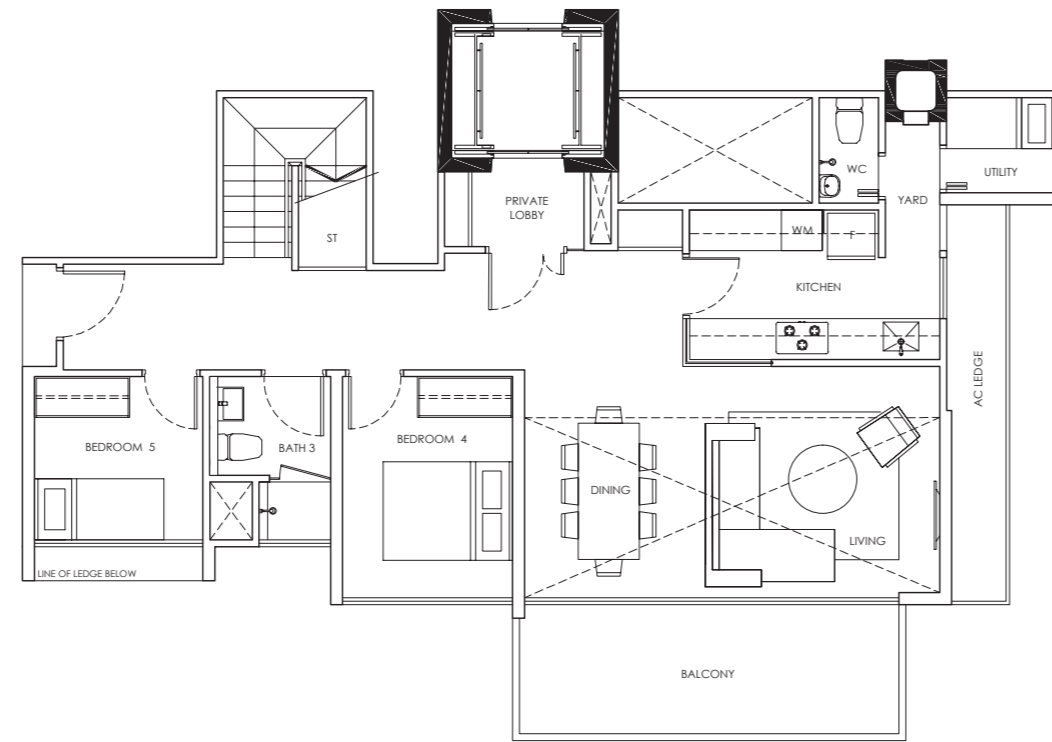
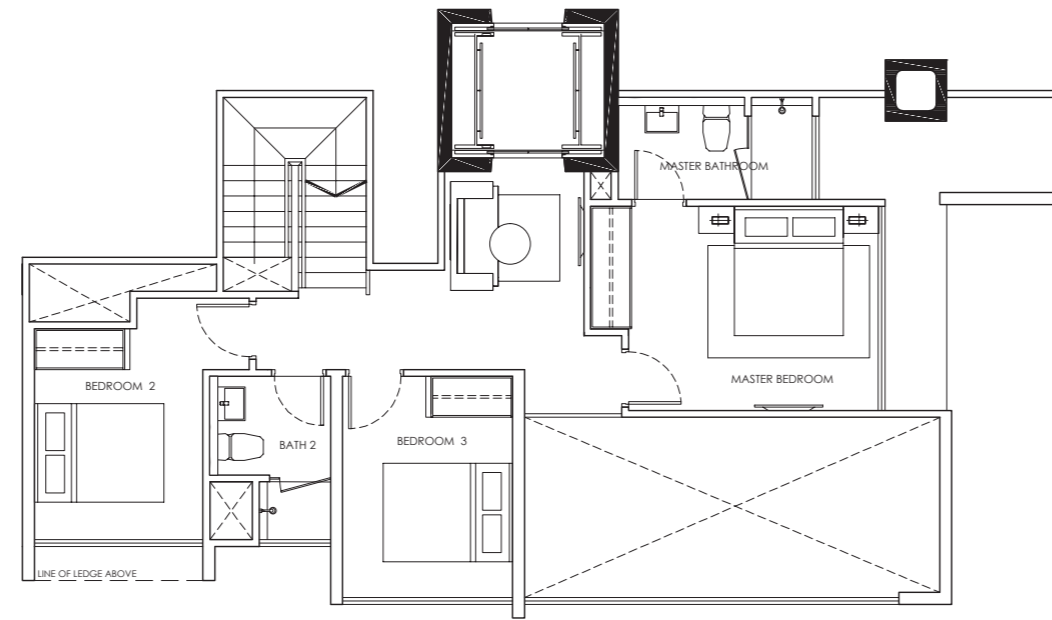
Type D3

158 sq.m. / 1701 sq.ft.



:#02-10
:#06-10
:#10-10
:#14-10

Mirror Image
:#02-09
:#06-09
:#10-09
:#14-09

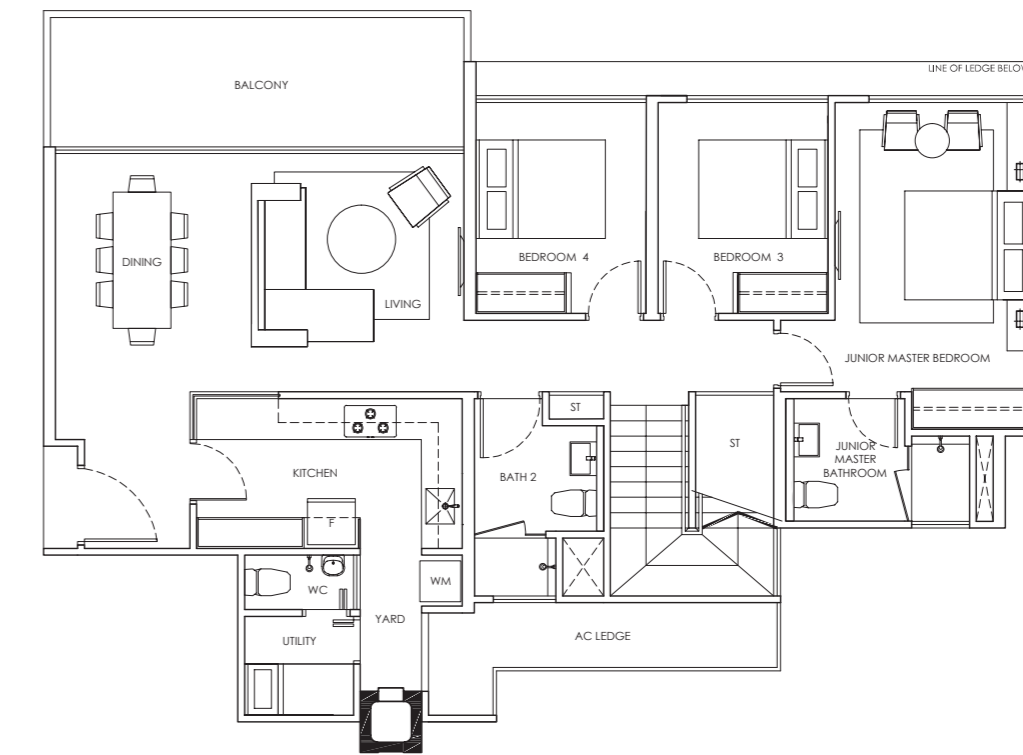
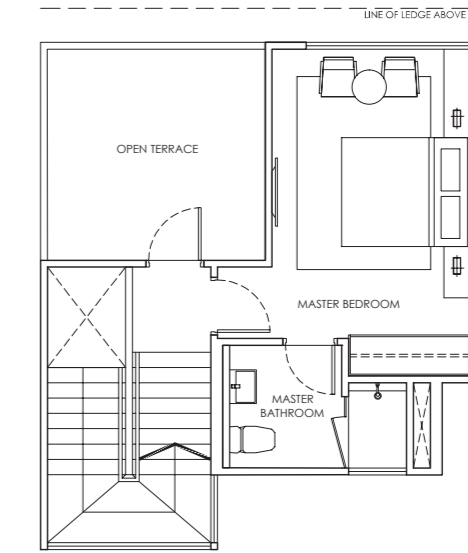
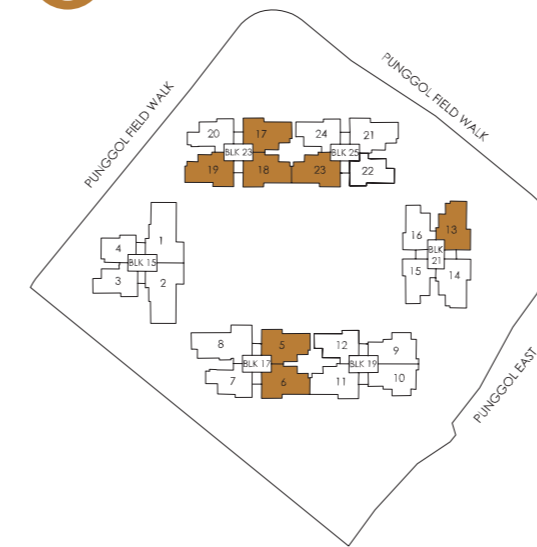


:#04-10
:#08-10
:#12-10
:#16-10

Mirror Image
:#04-09
:#08-09
:#12-09
:#16-09

Type C1 Penthouse

160 sq.m. / 1722 sq.ft.

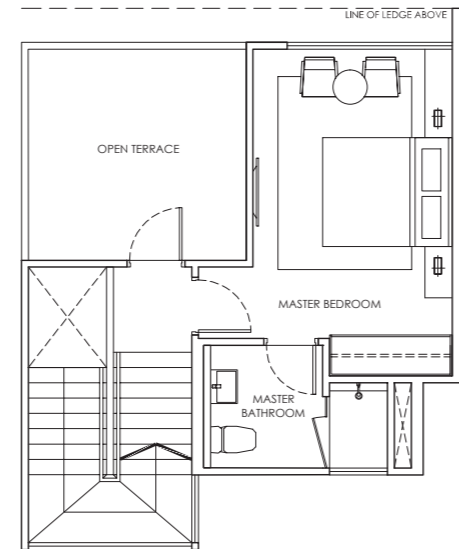
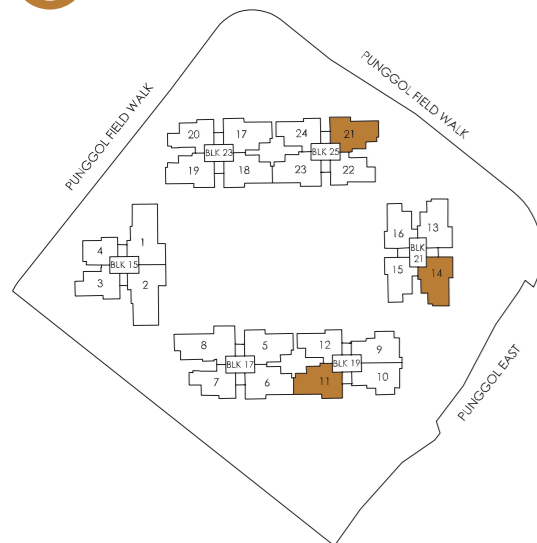


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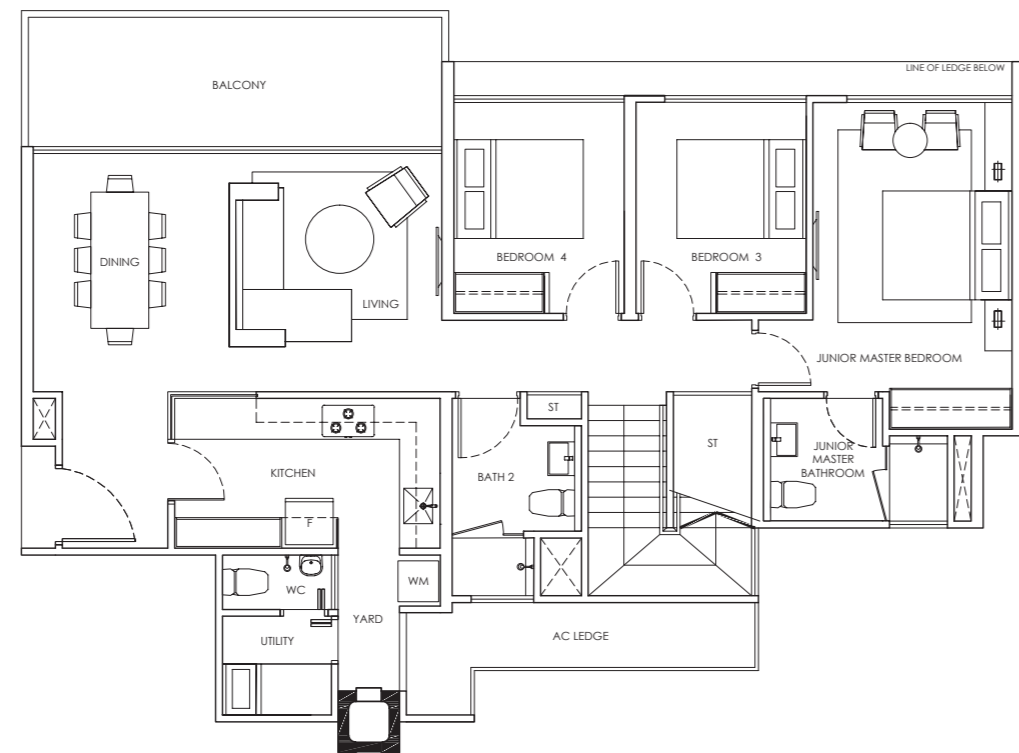
Mirror Image
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Type C2 Penthouse

160 sq.m. / 1722 sq.ft.



: #17-11 / #17-14 / #17-21



1. **Foundation**
Reinforced concrete spun/bored piles and/or reinforced precast piles and/or other approved foundation system.
2. **Super Structure & Sub Structure**
Reinforced concrete structure and/or steel structure.
3. **Walls**
 - a. External Walls: Common clay brick and/or reinforced concrete wall and/or precast wall.
 - b. Internal Walls: Common clay brick and/or reinforced concrete wall and/or lightweight concrete wall and/or drywall partition.
4. **Roof**
 - a. Flat Roof: Reinforced concrete roof with appropriate insulation and waterproofing system.
5. **Ceiling**
 - a. Unit
 - i. Living, Dining, Bedroom, Balcony & Private Enclosed Space (PES): Skim coat with emulsion paint on concrete ceiling with box-ups to designated areas with emulsion paint where applicable.
 - ii. Kitchen, Hallway to Bedrooms, Bathrooms, Yard & WC: Skim coat with emulsion paint on concrete ceiling and/or plasterboard ceiling with emulsion paint.
 - b. Common Areas
 - i. Lift Lobbies: Skim coat with emulsion paint on concrete ceiling and/or fibrous plasterboard with emulsion paint.
 - ii. Basement Carpark & Staircases: Skim coat with emulsion paint.
6. **Wall Finishes**
 - a. Unit
 - i. Living, Dining, Bedrooms, Hallway to Bedrooms, Balcony, Yard & Utility: Cement and sand plaster and/or cement skim coat and/or emulsion paint (on exposed surfaces only).
 - ii. Kitchen: Homogeneous tiles and/or ceramic tiles and/or porcelain tiles and/or solid surface and/or stainless steel panel and/or cement and sand plaster and/or skim coat with emulsion paint.
 - iii. Master Bath, Common Bath & WC: Homogeneous tiles and/or ceramic tiles and/or porcelain tiles (up to false ceiling height and on designated exposed surfaces only).
 - iv. Balcony, Open Terrace & PES: Cement and sand plaster and/or cement skim coat with emulsion paint and/or spray textured coating.

Note:

 - i. All homogeneous tiles, porcelain tiles, ceramic tiles, cement/sand plaster, skim coat and emulsion paint are provided up to false ceiling level and at exposed areas only.
 - ii. No tiles behind/below kitchen cabinet, vanity counter and mirror.
 - iii. Wall surface above false ceiling level will be left in its original bare condition.
 - b. **Common Areas (Internal)**
 - i. Basement and 1st Storey Lift Lobby: Cement and sand plaster and/or skim coat with emulsion paint and/or spray textured paint and/or homogeneous/ceramic tiles and/or natural stone feature.
 - ii. Typical Lift Lobby: Cement and sand plaster and/or skim coat with emulsion paint and/or homogeneous/ceramic tiles and/or textured paint.
 - iii. Common Corridors & Staircases: Cement and sand plaster and/or skim coat with emulsion paint.
 - c. **Common Areas (External)**
 - i. External Walls: Cement and sand plaster and/or skim coat with emulsion paint and/or spray texture coating.
7. **Floor Finishes**
 - a. Units
 - i. Living, Dining & Hallway to Bedrooms: Homogeneous tiles with skirting.
 - ii. Bedrooms: Laminated timber flooring with skirting.
 - iii. Bathrooms: Homogeneous tiles and/or porcelain tiles and/or ceramic tiles (on exposed surfaces only).
 - iv. Kitchen, Yard, Utility & WC: Homogeneous tiles and/or porcelain tiles and/or ceramic tiles (on exposed surfaces only).
 - v. A/C Ledge: Cement/sand screed/concrete.
 - vi. Balcony, PES and Open Terrace: Homogeneous tiles and/or porcelain tiles and/or ceramic tiles.

- b. **Common Areas**
 - i. All Lift Lobbies & All Common Corridors: Homogeneous tiles and/or ceramic tiles.
 - ii. Escape Staircases
 - Basement to 1st Storey: Homogeneous tiles and/or ceramic tiles.
 - Typical Storey: Concrete finish.
 - iii. Function Room & Gym: Homogeneous tiles and/or ceramic tiles and/or carpet tiles.

Note:

 - i. No floor finishes and skirting below and behind wardrobe.
8. **Windows**
 - a. Living, Dining, Bedrooms, Study, Kitchen and Internal Staircase for selected Penthouse: Aluminium framed window with tinted and/or frosted glass panel.
 - b. Master Bath, Common Bath & WC: Aluminium framed window with tinted and/or frosted glass panel.
9. **Doors**
 - a. Main Entrance: Approved fire-rated timber door.
 - b. Bedrooms, Study, Master Bath and Common Bath: Hollow core timber door.
 - c. Dining to Kitchen: Hollow core timber door with glass infill.
 - d. Living to Balcony, Living to PES: Aluminium framed sliding glass door.
 - e. WC: PVC bi-fold door and/or slide and swing door.
 - f. Yard: Parapet Wall.
 - g. Utility: PVC bi-fold door and/or slide and swing door.
 - h. Unit to Open Terrace: Aluminium framed swing glass door.

Note:

 - i. Quality locksets and ironmongery to all doors.
10. **Sanitary Fittings**
 - a. Master Bathroom:
 - 1 shower compartment with mixer and shower head
 - 1 pedestal water closet
 - 1 basin with mixer
 - 1 mirror
 - 1 toilet paper holder
 - 1 towel rail
 - b. Common Bathroom:
 - 1 shower compartment with mixer and shower head
 - 1 pedestal water closet
 - 1 basin with mixer
 - 1 mirror
 - 1 toilet paper holder
 - 1 towel rail
 - c. WC:
 - 1 pedestal water closet
 - 1 basin with tap
 - 1 shower set with bib tap
 - 1 toilet paper holder
 - d. PES & Open Terrace:
 - 1 bib tap
11. **Electrical Installation**
 - a. All electrical wiring are concealed in floor and wall in conduits wherever possible except for electrical wiring above false ceiling, and service closet will be exposed in conduits.
 - b. Refer to Electrical Schedule in S&P Agreement for details.
12. **TV/Telephone Points**
 - a. Refer to Electrical Schedule in S&P Agreement for details.
13. **Lightning Protection**
 - a. Lightning Protection System shall be provided in accordance with SS 555:2010.
14. **Air-Conditioning**
 - a. Wall mounted FCU air-conditioning split system to Living, Dining and Bedrooms.

Specifications

15. **Painting**
 - a. External Wall: External emulsion paint and/or textured coating to designated area.
 - b. Internal Wall: Emulsion paint finish.
16. **Waterproofing**
 - a. Waterproofing for Bathrooms, Wet Kitchen, WC, Balcony, Landscape Deck, Open Terrace, RC Flat Roof, Pools, Water features, Jacuzzi, Male/Female Changing Room, Handicapped Toilet, Guard House and Basement where applicable.
17. **Driveway & Carpark**
 - a. Interlocking pavers and/or cobblestone and/or concrete floor with hardener to Open Surface Driveway at designated areas.
 - b. Concrete floor to applicable areas of ramps to basement, driveway and carpark.
18. **Recreation Facilities**
 - a. Recreational Tennis Court
 - b. Swimming Pools & Spa Pools
 - c. BBQ Pavilion
 - d. Pool Pavilions
 - e. Children's Playground
 - f. Fitness Area
 - g. Clubhouse with Gymnasium, Multi-Purpose Room, Male & Female Changing Rooms
19. **Additional Items**
 - a. Kitchen Cabinet: Solid surface countertop complete with high and low level kitchen cabinets, sink with faucet, cooker hob, hood and built-in oven.
 - b. Bedroom Wardrobe: Built-in wardrobes.
 - c. Water Heater: Hot water supply from gas water heater to master and common bathroom only.
 - d. Security:
 - i. Carpark barrier system at the main entrance at Guardhouse.
 - ii. CCTV surveillance for general security.
 - e. Gas: Town gas at kitchen hob.
 - f. PES/Balcony/Open Terrace: Metal railing and/or reinforced concrete and/or precast wall and/or brick wall.
 - g. PES Gate: Metal Gate.
20. **Notes**
 - a. **Marble/Compressed Marble/Limestone/Granite**

Marble/compressed marble/limestone/granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble/compressed marble/limestone/granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However, granite, being a much harder material than marble, cannot be re-polished after installation. Hence, some differences may be felt at the joints.
 - b. **Timber strips**

Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of builder and vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required.
 - c. **Air-conditioning system**

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.
 - d. **Television and/or Internet Access**

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service providers or any other relevant party or any relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/or internet access.
 - e. **Materials, Fittings, Equipment, Finishes, Installations and Appliances**

The brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to Architect's selection and market availability.
 - f. **Layout/Location of Wardrobes, Cabinets, Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards**

Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to Architect's final decision and design.
 - g. **Warranties**

Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser.
 - h. **Web Portal of the Housing Project**

The Purchaser will have to pay annual fee, subscription fee or any such fee to the service provider of the Web Portal of the Housing Project as may be appointed by the Vendor or the Management Corporation when it is formed.
 - i. **False Ceiling**

The false ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect's sole discretion and final design.
 - j. **Glass**

Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event.
 - k. **Laminated Flooring**

Laminated flooring is manufactured material which contains tonality differences to match natural wood finish. Thus, it is not possible to achieve total consistency of colour and grain in its selection and installation. Laminated floors are installed in modular planks and are subject to thermal expansion and contraction beyond the control of builder and vendor.
 - l. **Mechanical Ventilation System**

Mechanical Ventilation fans and ductings are provided to toilets which are not naturally ventilated. To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.
 - m. **Prefabricated Toilets**

Certain bathroom and W.C. may be prefabricated construction and all penetrations are sealed at manufacturer's factory prior to installation on site. Any subsequent penetrations are not recommended as they will compromise the waterproofing warranty.
 - n. **Wall**

All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind kitchen cabinets/long bath/vanity cabinet/mirror.

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