



Live Where Nature
Inspires Creativity

H₂O
RESIDENCES



Chapter 1

A New Riverfront Living in the Heart of Nature

Enjoy a greener and more vibrant riverfront lifestyle at H₂O Residences. Awarded the Active, Beautiful, Clean Waters (ABC Waters) certification by PUB, H₂O Residences is the first private development designed to integrate seamlessly with the surrounding nature and waters. H₂O Residences is a unique paradise flourishing with an incredible variety of nature-inspired facilities while connecting you to a world of conveniences.

Whether you're learning more about the biodiversity within and around the development, kayaking on the waters of Punggol Reservoir or exploring the nearby park connectors and floating wetland, there's a delightful discovery to be made here at home every day, at H₂O Residences.





1 Anchorvale Community Club



3 Sengkang Hockey Stadium



4 Sengkang Floating Wetland



5 Sengkang Riverside Park



2 Sengkang Sports & Recreation Centre





Punggol Reservoir – Actual panoramic view from development site

Connect to a Riverfront Lifestyle Away from the Hustle and Bustle

Awarded the Active, Beautiful, Clean Waters (ABC Waters) certification by PUB, H₂O Residences is the first private development to integrate with the surrounding water bodies and park. From your residence, you can explore the riverbanks and sprawling landscape of the Sengkang Riverside Park, and observe natural wildlife with your young ones at the Sengkang Floating Wetland. Hop into a canoe and enjoy the river view at your leisure, or choose from a wide variety of sporting options at the upcoming Water Sports Activities Centre nearby.

With the Layar LRT station at your doorstep taking you right to Sengkang MRT station, H₂O Residences is excellently sited in one of the most well-connected neighbourhoods, offering you the perfect mix of tranquil and vibrant living in one convenient location.

Major expressways such as TPE, KPE, SLE and CTE are just minutes away, connecting you quickly and easily to reputable schools, eateries, markets, shopping malls and other amenities in the nearby residential enclaves of Sengkang, Punggol, Jalan Kayu and Seletar.



Chapter 2

Come Home to a World
of Delightful Discoveries





Discover a Refreshing Landscape Within Your Enclave

Reflecting the soothing vibes of the river, all five residential towers of H₂O Residences are a contemporary vision of cool elegance. Every detail is designed to captivate your senses. From the careful North-South orientation that facilitates the best views; to the spacious balconies inviting you to enjoy the breezy outdoors. A sparkling array of unique water features and facilities add to the uplifting eco-living ambience.

At H₂O Residences, you will also discover eco-friendly landscape features designed to blend your environment harmoniously with the surrounding waters and greenery. A lush Rain Garden and Nature's Terrace bring beauty and life to the grounds with their natural ability to filter rainwater for recirculation, creating a thriving habitat for biodiversity. Children will also love spending time at the Discovery Bio-Pond where they can observe and learn from the fishes, plants and other curious life forms within.



Riverfront Living

Artist's impression



Arrival Plaza

Artist's impression

Indulge in a Nature-Inspired Creative Wonderland

Enter the lush grounds of H₂O Residences and discover an exuberant wonderland filled with nature's touches. At the Arrival Plaza, The Aquaria – a mangrove aquarium with a lively mix of river life forms – and a sculptural tree-like lattice offer a warm welcome. Gently guiding you to The Executive Club where you can hold parties and entertain guests with the tropical vista as the perfect backdrop.

With four fitness stations and a tennis court spread out within your estate, having an active lifestyle comes naturally to you at H₂O Residences. Even if you are not already on an exercise regime, you will be inspired to embark on one in the fully-equipped Fitness Club whose unusual form takes after the hull of a boat.





The Executive Club

Artist's Impression



Meandering Pool & Discovery Pool

Artist's impression



The Fitness Club and Infinity Lap Pool

Artist's impression

Set Your Pace to a Relaxing Rhythm

Stretching over 50 metres, the main pool of H₂O Residences is a hub of activities with a Meandering Pool, Jet Pools, children's Discovery Pool, Sunshine Decks and Aqua Gym where residents can unwind. For a refreshing dip with a view, dive into the Infinity Lap Pool which extends to the edge of the estate, overlooking the park connector and timber boardwalk fronting the river.

After a busy day, enjoy a quiet stroll on the wooden deck along the Nature's Terrace where BBQ grills are also available for gatherings with family and friends. Watch the sunset in one of the Whistling Pavilions. With every passing breeze, a soothing tinkling rhythm echoes through the pavilions, lulling you into a relaxing state of mind.



Nurture Young Minds with Imaginative Play ★

Paying tribute to the magnificent river vegetation is The Playscape, a whimsical reminder of a time when we too used to play among the trees. Your kids will love running through the series of slides, bridges, hammocks, swings and play amenities connecting the tree-like structures with their mangrove-like air roots.

For an enriching experience, bring your child to the Discovery Bio-Pond to learn more about the surrounding biodiversity. Take a walk through the Cattail's Trail and head right up to the Vantage Point above The Fitness Club where you can have fun spotting the various flora and fauna by the river and around the development.



The Playscape

Artist's impression

Chapter 3

Revel in the Comforts
of Your Modern Home



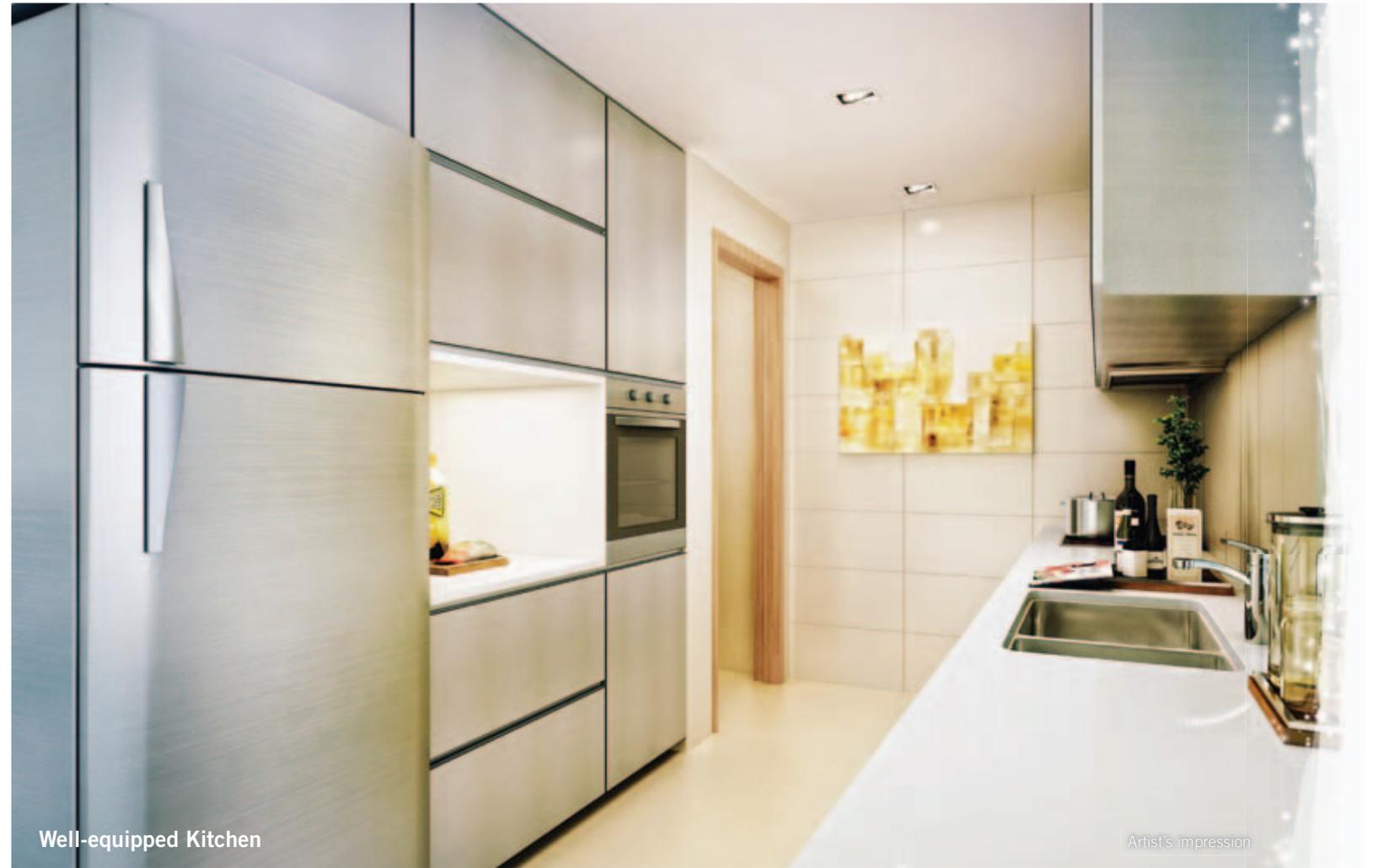


Artist's impression



Spacious Living Area

Artist's Impression



Well-equipped Kitchen

Artist's impression

Retreat into Your Private Sanctuary* ★

The vast sense of space flows freely from the estate compounds into your home at H₂O Residences. Designed for maximum space and layout efficiency, a variety of residence types with different configurations are available for families of every size.

Every choice of materials and finishes has been designed to enthrall. Full-height windows in the living and dining areas fill your home with ample light and ventilation. Quality kitchen appliances including Teka branded cooker hob, hood and oven, Mitsubishi fridge and built-in cabinets make it a breeze for you to whip up a sumptuous meal for the family anytime.



Luxurious Master Bedroom

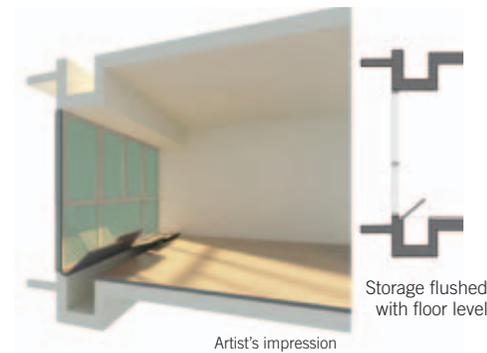
Artist's impression



★ ★ Pamper Yourself in Luxurious Serenity

★ The same approach to quality and details extends to the spacious bedrooms fitted with good quality wardrobes. In the master bedroom, wake up to glorious views every morning through the full-height windows. To help maximise your living space, one of the bedrooms also comes with a patented smart storage solution* built flushed with the floor, giving you precious added space to store items such as extra bedding or luggage.

As a reward after a busy day at work, go ahead and pamper yourself in the lavish bathroom complete with stylish Hansgrohe fittings. Soak in the ambience and rest easy in the plush comforts of your paradise, here at H₂O Residences.



**Patent Pending (Singapore Patent Application No. 201003317-3). Please note that the design is for reference only and is subject to fine-tuning.*

INNOVATION AND EXCELLENCE IN RESIDENTIAL DEVELOPMENT



Established in 1963, City Developments Limited (CDL) has built well over 22,000 luxury residences in the region. Based in Singapore, its track record includes many renowned landmarks such as One Shenton, The Sail @ Marina Bay and St. Regis Residences, Singapore. Its most recent projects in Singapore, the highly-successful NV Residences and Tree House which feature creative landscaping, demonstrate the enduring appeal of the CDL brand and spirit of innovation and excellence. CDL is today a global company, with a prominent presence in more than 20 countries across Asia, Europe, North America and Australia/New Zealand. The company continues to lead the field with innovative architecture, quality craftsmanship and all-round excellence in residential development. Awarded the Active, Beautiful, Clean Waters (ABC Waters) certification by PUB, H₂O Residences is the first private development to integrate with the surrounding water bodies and park, extending this winning tradition as CDL's latest offering in luxurious eco-friendly residences.

Reasonable care has been taken in the preparation of this brochure, and the construction of the scale model and the show-flat (collectively the Collaterals), but the developer does not warrant the accuracy of the Collaterals. The statements, information and depictions in the Collaterals may not be relied upon as statements or representations of fact, and they are not intended to form any part of the contract for the sale of the housing units. In particular, visual representations such as pictures and drawings are artists' impressions only, and are not representations of fact. The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to the Developer's architect's selection, market availability and the sole discretion of the Developer. All information contained in the Collaterals, including equipment, materials, fittings, finishes, installations and appliances description, plans and specifications, are current at the time of printing, and are subject to such changes as are required by the developer or the relevant authorities. The floor areas stated in the brochure are approximate measurements and subject to final survey.

Project Details: Developer: Impac Holdings Pte Ltd (Co. Reg. No. 200814149N) • Tenure of Land: 99 years wef 10 May 2010 • Lot No.: MK20-4340A • Developer License No.: C0682 • Building Plan Approval No.: A1164-00001-2010-BP01 (10 January 2011) • Expected Date of TOP: 31 December 2015 • Expected Date of Legal Completion: 31 December 2018 **Consultants Details:** Architect: DP Architects Pte Ltd • Landscape Consultant: Sald Pte Ltd • M&E Engineer: United Project Consultants Pte Ltd • C&S Engineer: DE Consultants (S) Pte Ltd • Quantity Surveyor: Davis Langdon & Seah Singapore Pte Ltd • Project Interior Designer: ADDP Architects

This brochure is printed on eco-friendly paper.





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