

KINGSFORD  
**WATERBAY**

鑫丰银河湾



When you live like water,

a life of ease and tranquility can be yours.

Experience the fresh allure of residences

at Kingsford WaterBay.



Where home is a water paradise and more.

Nestled by the idyllic Sungai Serangoon, you are at one with nature, surrounded by fresh air and botanical scents. A verdant habitat of 9 blocks, tranquility pervades throughout 1157 apartment units, 6 exquisite terrace houses and 2 exclusive semi-detached homes. Where living is a breeze with the presence of 6 retail outlets and a childcare centre within WaterBay brings convenience right to your doorstep.

Every child can play, learn and grow in nature.

Imagine a classroom without walls at Sungei Serangoon. Thanks to the PUB's Active, Beautiful, Clean Waters (ABC Waters) Programme, residents can now enjoy the 'river classroom' experience. Convenience is larger than life at Kingsford WaterBay: enjoy direct access to the Serangoon Park Connector that connects to other major parks in the North-East Region including the Punggol Park. Other than breathtaking views, the Sungei Serangoon also offers opportunities for water sports and recreation.

A space that inspires good living.  
Relaxation. Recreation. Rejuvenation.  
Everything you need is here.



Embark on a new cycle of life.



Enjoy more water-based activities.



Keeping fit has never looked this good.



Good schools abound and within reach.



Close to eateries and restaurants.



Minutes to Hougang Mall and NEX Shopping Mall.



And every day offers a haven  
of experiences to start afresh.

# The Stream



Six sensorial zones in one amazing address: The Stream, The River, The Cove, The Waterfall, The Promenade and The Club. Be transported to a world of calm and serenity, the perfect playground for you and your family.

The Stream provides the longest man-made river in a private condominium in Singapore. A flowing surround where every turn is a new discovery of soulful relaxation. Have leisurely jogs down the meandering terrain, join your folks in a healthful Tai Chi practice by the water, or simply sit back and drink in the atmosphere.

Immerse yourself in a wealth of water escapades.

You will feel you are stepping into a secret garden, a meditative milieu that provides a Zen-like calm from the rigours of modern living. Vibrant and exhilarating with a playful twist of energy and discovery, fall in love with the surrounding vista that inspires nothing less than awe.



Intimate spaces for the senses.

# The Cove



Go with the flow in the quiet rhythm of life.

# The River



Let the shimmering sheets of water refresh every tired muscle.

# The Waterfall



A garden oasis within that brings  
Nature to your doorstep.

And a lush surround frames  
your view, every day.

A development perfectly poised between the serenity of the Sungei Serangoon and the lush acres of garden space and water facilities within, WaterBay is where a life of ease begins. Disguised architecturally by the streamlined form of its nine tower blocks and the stunning facades, Kingsford WaterBay is a statement of who you are.



## SITE PLAN

### Zone 1: The Stream

- 1 Fitness Corner
- 2 Sunset Pavilion
- 3 Hydro Walk
- 4 Spa Creek
- 5 50m Lap Pool
- 6 Water Theatre
- 7 The Creek Pool Deck
- 8 Zen Garden
- 9 Ecological Pond
- 10 Sky Bar

### Zone 2: The River

- 11 BBQ Sun Deck
- 12 Adventure Pool
- 13 Mist Pool
- 14 Jet Pool
- 15 Riverside Pool Deck
- 16 Outdoor Gym

### Zone 3: The Cove

- 17 Lagoon Deck
- 18 BBQ Pavilion
- 19 Bubbling Pool (Children Pool)

### Zone 4: The Waterfall

- 20 Water Slide Playground
- 21 Alfresco Gourmet Pavilion
- 22 Lagoon Pool (50m Lap Pool)
- 23 Wave Pool
- 24 Aqua Gym
- 25 Waterfront Pool Deck
- 26 Outdoor Game Room
- 27 Rolling Lawn
- 28 Waterfall Ridge
- 29 Function Deck

### Zone 5: The Promenade

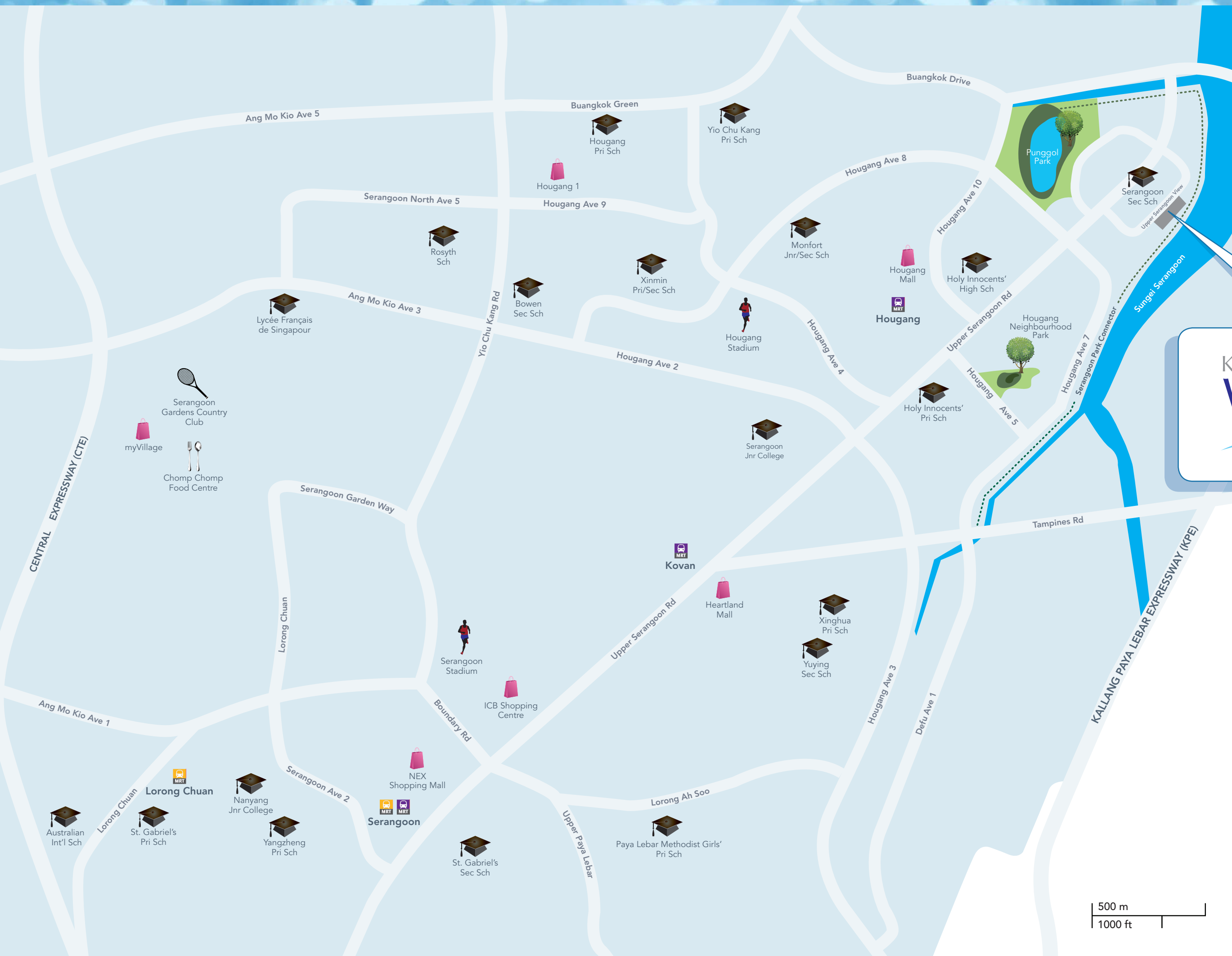
- 30 Putting Green
- 31 Water Zen Garden
- 32 Meditation Lawn
- 33 Afternoon Tea Court
- 34 Chess Garden
- 35 Rolling Hill Park
- 36 Shallow Mat
- 37 Viewing Terrace

### Zone 6: The Club

- 38 Multi-Purpose Room

### Zone 7: Amenities

- 39 Gym Room
- 40 Courtyard
- 41 Viewing Deck
- 42 Commercial Shops
- 43 Tennis Court
- 44 Changing Rooms & Steam Rooms
- 45 Childcare Centre



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Where the best things in life revolves around you and your family.

- Only 18 minutes' drive to the CBD, Marina Bay Financial Centre via KPE.
- Convenient feeder bus to Hougang MRT station.
- Close to Hougang Mall and Nex Shopping Mall.
- Upcoming Integrated Transport Hub at Hougang promises a life of easy connectivity.
- One-stop community centre at Hougang Ave 9 offers a plethora of amenities from arts centre, healthcare to eateries.
- A leisurely stroll away from the vibrant Punggol Park.
- More retail excitement awaits with the upcoming Market Square at Kovan.
- Within one kilometer to Holy Innocents' Primary School, CHIJ Our Lady of The Nativity and only minutes' drive to Nan Chiau Primary School.

18-min drive	16-min drive	9-min walk	8-min drive	7-min drive	5-min bus ride	KINGSFORD WATERBAY 鑫丰银河湾		7-min bus ride	8-min drive	10-min drive	12-min drive	14-min drive
Marina Bay Sands / Central Business District	Orchard Road	Punggol Park	NEX Shopping Mall	Hougang Sports Hall	Hougang MRT			Kovan MRT	Punggol Waterway Park	Chomp Chomp Food Centre	Seletar Aerospace Park / Seletar Regional Centre	Changi Int'l Airport / Changi Point Ferry Terminal





Sales Gallery at Upper Serangoon View

Developer: KINGSFORD PROPERTY DEVELOPMENT PTE. LTD. (UEN no. 201315997R) • Developer license: Housing Developer's Licence No. C1159 • Lot/Mukim No: lot 09752A MK 22 Upper Serangoon View • Tenure of land: 99 years  
• Leasehold commencing from 3 March 2014 • Building plan number: A0814-00003-2014-BP01 Dated: 14 Jan 2015  
• Expected date of T.O.P.: 1 December 2018 • Expected date of legal completion: 30 November 2021