



# WATTEN HOUSE

Watten House Private Preview Briefing  
16 October 2023



# UNIT CHART

36 SHELFORD ROAD, SINGAPORE 288429

Floor \ Unit	01	02	03	04	05
Attic	PH1	Communal Landscape			
05	D1	CS6	C1	C2	
04	D1	CS6	C1	C2	
03	D1	CS6	C1	C2	
02	D1	CS6	C1	C2	
01	D1(p2)	D1(p2)	CS6(p1)	C1(p1)	C2(p1)
B1	Carpark				

38 SHELFORD ROAD, SINGAPORE 288431

Floor \ Unit	06	07	08	09
Attic	Communal Landscape			PH2
05	CS2	CS1	D2	D2
04	CS2	CS1	D2	D2
03	CS2	CS1	D2	D2
02	CS2	CS1	D2	D2
01	CS2(p1)	CS1(p1)	D2(p1)	D2(p1)
B1	Carpark			

44 SHELFORD ROAD, SINGAPORE 288437

Floor \ Unit	19	20	21	22
Attic	Communal Landscape		PH2	
05	CS2	CS1	D2	D2
04	CS2	CS1	D2	D2
03	CS2	CS1	D2	D2
02	CS2	CS1	D2	D2
01	CS2(p2)	CS1(p2)	D2(p1)	D2(p1)
B1	Carpark			

46 SHELFORD ROAD, SINGAPORE 289694

Floor \ Unit	23	24	25	26	27
Attic	Communal Landscape				PH3
05	C2	C1	CS5	E1	E1
04	C2	C1	CS5	E1	E1
03	C2	C1	CS5	E1	E1
02	C2	C1	CS5	E1	E1
01	C2(p1)	C1(p1)	CS5(p1)	E1(p1)	E1(p1)
B1	Carpark				

40 SHELFORD ROAD, SINGAPORE 288433

Floor \ Unit	10	11	12	13	14
Attic	Communal Landscape			PH5	
05	CS5	C1	C2	E1	E1
04	CS5	C1	C2	E1	E1
03	CS5	C1	C2	E1	E1
02	CS5	C1	C2	E1	E1
01	CS5(p2)	C1(p2)	C2(p2)	E1(p1)	E1(p1)
B1	Carpark				

42 SHELFORD ROAD, SINGAPORE 288435

Floor \ Unit	15	16	17	18
Attic		PH3	Communal Landscape	
05	E1	E1	CS2	CS1
04	E1	E1	CS2	CS1
03	E1	E1	CS2	CS1
02	E1	E1	CS2	CS1
01	E1(p2)	E1(p2)	CS2(p1)	CS1(p1)
B1	Carpark			

48 SHELFORD ROAD, SINGAPORE 289731

Floor \ Unit	28	29	30	31
Attic	PH3	Communal Landscape		
05	E1	E1	CS4	CS3
04	E1	E1	CS4	CS3
03	E1	E1	CS4	CS3
02	E1	E1	CS4	CS3
01	E1(p1)	E1(p1)	CS4(p1)	CS3(p1)
B1	Carpark			

50 SHELFORD ROAD, SINGAPORE 289732

Floor \ Unit	32	33	34	35	36
Attic	Communal Landscape				PH1
05	CS6	C1	C2	D1	D1
04	CS6	C1	C2	D1	D1
03	CS6	C1	C2	D1	D1
02	CS6	C1	C2	D1	D1
01	CS6(p1)	C1(p1)	C2(p1)	D1(p2)	D1(p2)
B1	Carpark				

## 3 BEDROOM

TYPE C1, C1(p1), C1(p2)  
92 sq m | 990 sq ft

TYPE C2, C2(p1), C2(p2)  
108 sq m | 1163 sq ft

## 3 BEDROOM + STUDY

TYPE CS1, CS1(p1), CS1(p2),  
CS2, CS2(p1), CS2(p2), CS3, CS3(p1),  
CS4, CS4(p1), CS5, CS5(p1), CS5(p2),  
CS6, CS6(p1)  
143 sq m | 1539 sq ft

## 4 BEDROOM

TYPE D1, D1(p2), D2, D2(p1)  
172 sq m | 1851 sq ft

## 5 BEDROOM

TYPE E1, E1(p1), E1(p2)  
220 sq m | 2368 sq ft

## PENTHOUSE

Sky Villa Luxury Collection  
TYPE PH1, PH2  
317 sq m | 3412 sq ft  
Sky Villa Prestige Collection  
TYPE PH3  
379 sq m | 4080 sq ft

# PENTHOUSES (ATTIC) OVERVIEW



- FOOTPATH
- BORROWED LANDSCAPE
- UPPER PH



TYPE PH 3

379 sqm (4080 sqft)

#05-13

#05-28

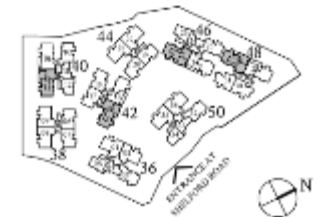
#05-16\*

#05-27\*



Lower Level

\*Mirrored unit



ARTIST'S IMPRESSION  
PENTHOUSE (BLOCK 50)



CREATING A BUNGALOW  
IN THE SKY

Artist's Impression



ARTIST'S IMPRESSION  
PENTHOUSE (BLOCK 44)





# SECTIONAL VIEW

UPPER PENTHOUSE (BLOCK 48)



# WATTEN ESTATE CONDOMINIUM

## FACILITY PLAN



- |          |                        |    |                      |
|----------|------------------------|----|----------------------|
| <b>1</b> | <b>Arrival Lounge</b>  | 16 | Sunshine Play        |
| <b>2</b> | <b>Arrival Terrace</b> | 17 | Rain Dance           |
| <b>3</b> | <b>Concierge</b>       | 18 | Breeze Walk          |
| <b>4</b> | <b>Guard House</b>     | 19 | Garden of Dimensions |
| <b>5</b> | <b>Pedestrian Gate</b> | 20 | Reading Pavilion     |
|          |                        | 21 | Garden Courtyard     |
| 6        | 50m Lap Pool           | 22 | Sakura Pool Foyer    |
| 7        | Jacuzzi Pool           | 23 | Tsubaki Pool Foyer   |
| 8        | Spa Pool               | 24 | Poolside Lounge      |
| 9        | Aqua Lounge            | 25 | Sun deck             |
| 10       | Aqua Gym               | 26 | Function Room        |
| 11       | Wellness Pool          | 27 | The Gym              |
| 12       | Arrival Water Cascades |    |                      |
| 13       | Terrace Falls          |    |                      |
| 14       | Cascading Pond         |    |                      |
| 15       | Reflective Pond        |    |                      |

# WATTEN ESTATE CONDOMINIUM

## FACILITY PLAN



- |    |                        |    |                      |
|----|------------------------|----|----------------------|
| 1  | Arrival Lounge         | 16 | Sunshine Play        |
| 2  | Arrival Terrace        | 17 | Rain Dance           |
| 3  | Concierge              | 18 | Breeze Walk          |
| 4  | Guard House            | 19 | Garden of Dimensions |
| 5  | Pedestrian Gate        | 20 | Reading Pavilion     |
| 6  | <b>50m Lap Pool</b>    | 21 | Garden Courtyard     |
| 7  | <b>Jacuzzi Pool</b>    | 22 | Sakura Pool Foyer    |
| 8  | <b>Spa Pool</b>        | 23 | Tsubaki Pool Foyer   |
| 9  | <b>Aqua Lounge</b>     | 24 | Poolside Lounge      |
| 10 | <b>Aqua Gym</b>        | 25 | Sun deck             |
| 11 | <b>Wellness Pool</b>   | 26 | Function Room        |
| 12 | Arrival Water Cascades | 27 | The Gym              |
| 13 | Terrace Falls          |    |                      |
| 14 | Cascading Pond         |    |                      |
| 15 | Reflective Pond        |    |                      |

# WATTEN ESTATE CONDOMINIUM

## FACILITY PLAN



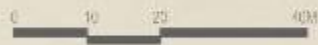
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|----|-------------------------------|----|----------------------|
| 1  | Arrival Lounge                | 16 | Sunshine Play        |
| 2  | Arrival Terrace               | 17 | Rain Dance           |
| 3  | Concierge                     | 18 | Breeze Walk          |
| 4  | Guard House                   | 19 | Garden of Dimensions |
| 5  | Pedestrian Gate               | 20 | Reading Pavilion     |
| 6  | 50m Lap Pool                  | 21 | Garden Courtyard     |
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| 9  | Aqua Lounge                   | 24 | Poolside Lounge      |
| 10 | Aqua Gym                      | 25 | Sun deck             |
| 11 | Wellness Pool                 | 26 | Function Room        |
| 12 | <b>Arrival Water Cascades</b> | 27 | The Gym              |
| 13 | <b>Terrace Falls</b>          |    |                      |
| 14 | <b>Cascading Pond</b>         |    |                      |
| 15 | <b>Reflective Pond</b>        |    |                      |

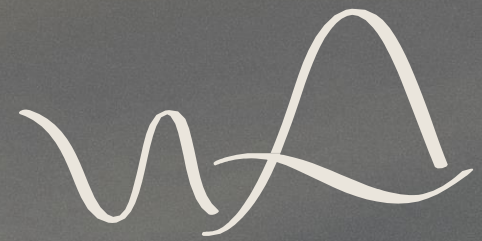
# WATTEN ESTATE CONDOMINIUM

## FACILITY PLAN



- |    |                        |    |                      |
|----|------------------------|----|----------------------|
| 1  | Arrival Lounge         | 16 | Sunshine Play        |
| 2  | Arrival Terrace        | 17 | Rain Dance           |
| 3  | Concierge              | 18 | Breeze Walk          |
| 4  | Guard House            | 19 | Garden of Dimensions |
| 5  | Pedestrian Gate        | 20 | Reading Pavilion     |
| 6  | 50m Lap Pool           | 21 | Garden Courtyard     |
| 7  | Jacuzzi Pool           | 22 | Sakura Pool Foyer    |
| 8  | Spa Pool               | 23 | Tsubaki Pool Foyer   |
| 9  | Aqua Lounge            | 24 | Poolside Lounge      |
| 10 | Aqua Gym               | 25 | Sun deck             |
| 11 | Wellness Pool          | 26 | Function Room        |
| 12 | Arrival Water Cascades | 27 | The Gym              |
| 13 | Terrace Falls          |    |                      |
| 14 | Cascading Pond         |    |                      |
| 15 | Reflective Pond        |    |                      |



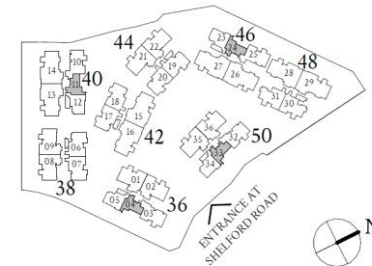
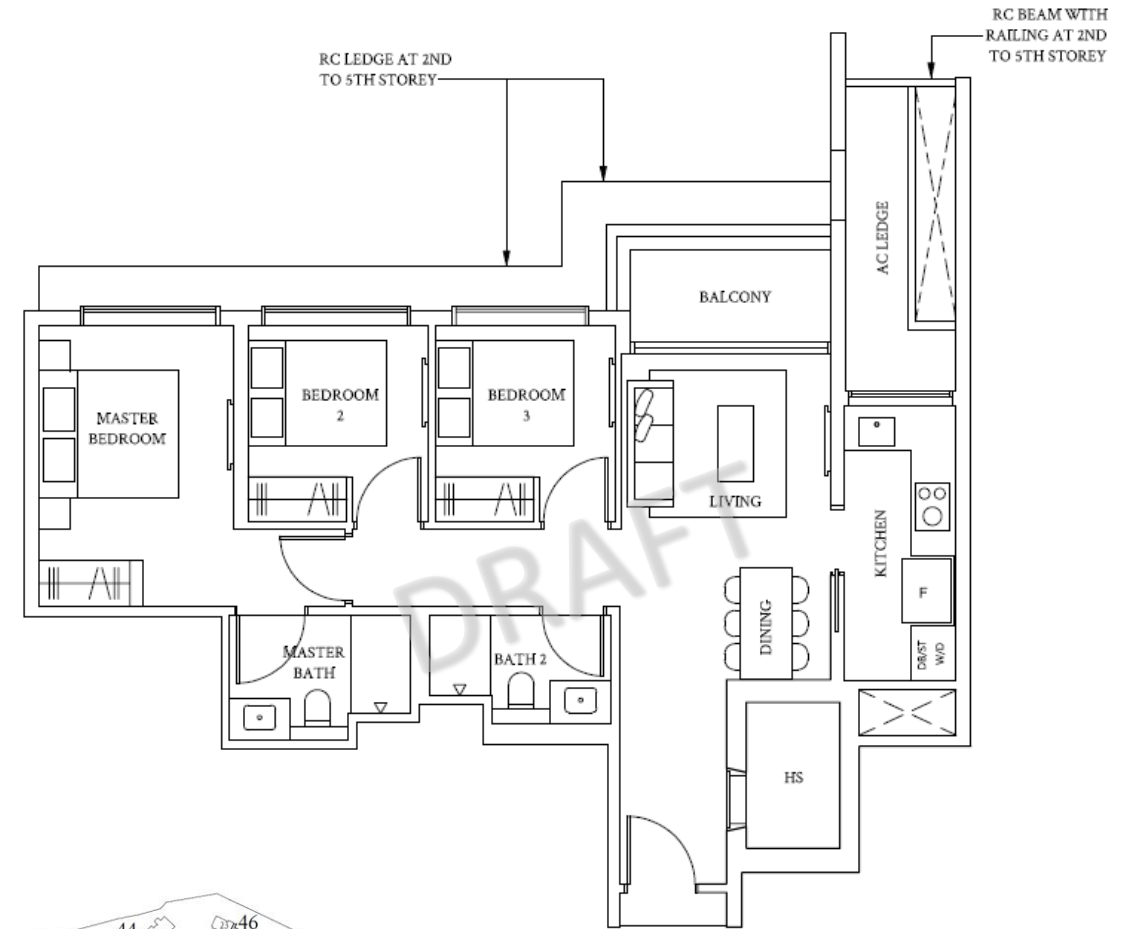


Interior Layouts

# 3 Bedroom

92sqm / 990 sqft

- 1 Ducted aircon Living / Dining
- 2 Household shelter doubles up as store room or utility room
- 3 Enclosed kitchen (natural ventilation)
- 4 Selected hackable walls - Flexibility to reconfigure the space
- 5 Common rooms can fit a queen-sized bed



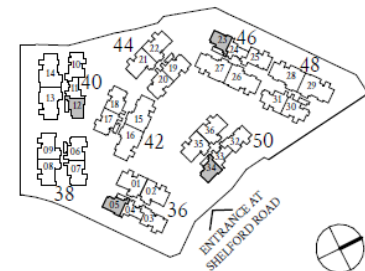
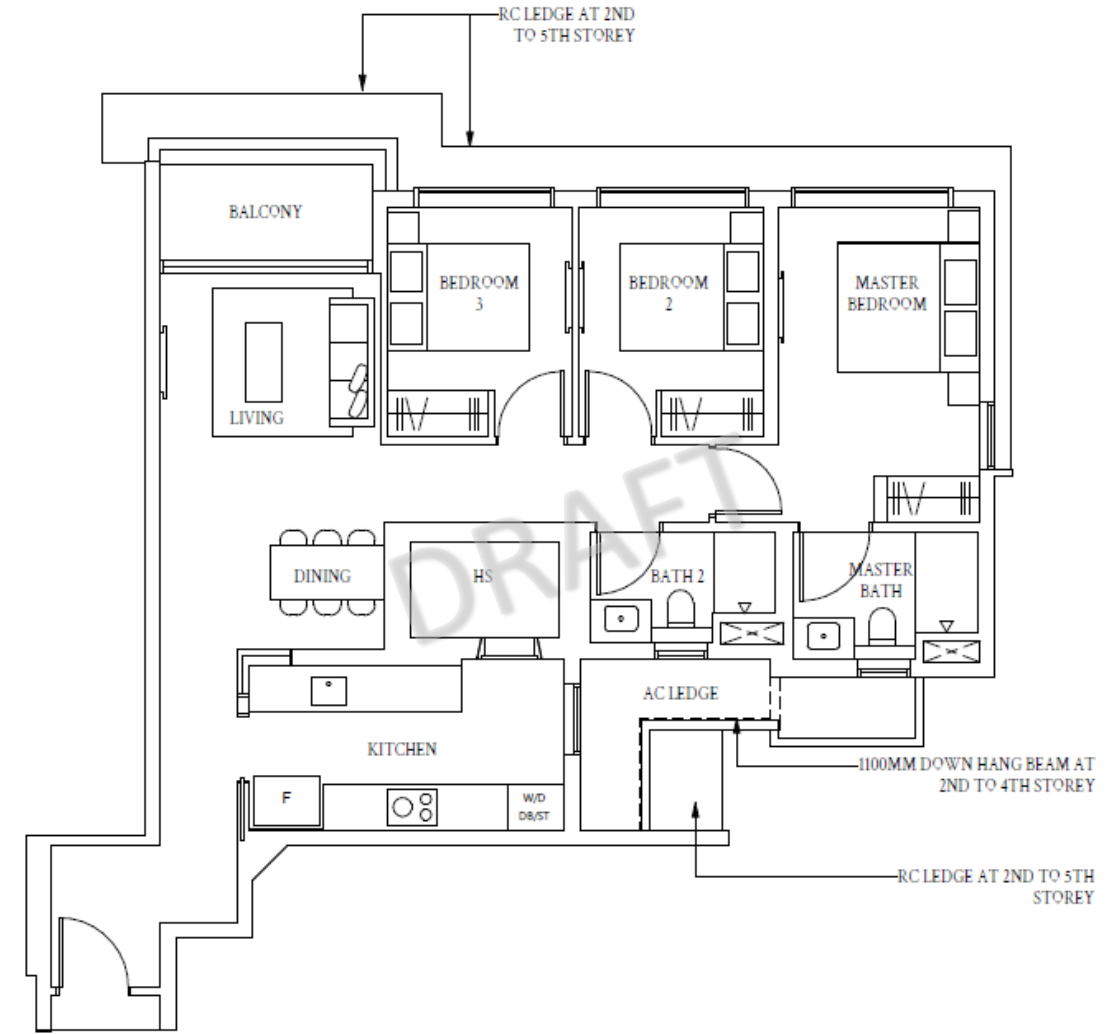
\*Plans are not to scale

# 3 Bedroom

Type C2

108 sqm / 1163 sqft

- 1 Ducted aircon Living / Dining
- 2 Household shelter doubles up as store room or utility room
- 3 Enclosed kitchen (natural ventilation)
- 4 Selected hackable walls - Flexibility to reconfigure the space
- 5 Common rooms can fit a queen-sized bed + side table



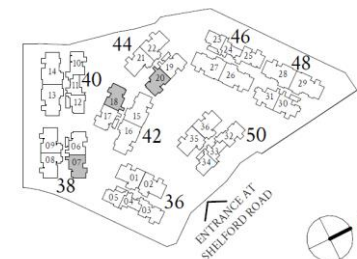
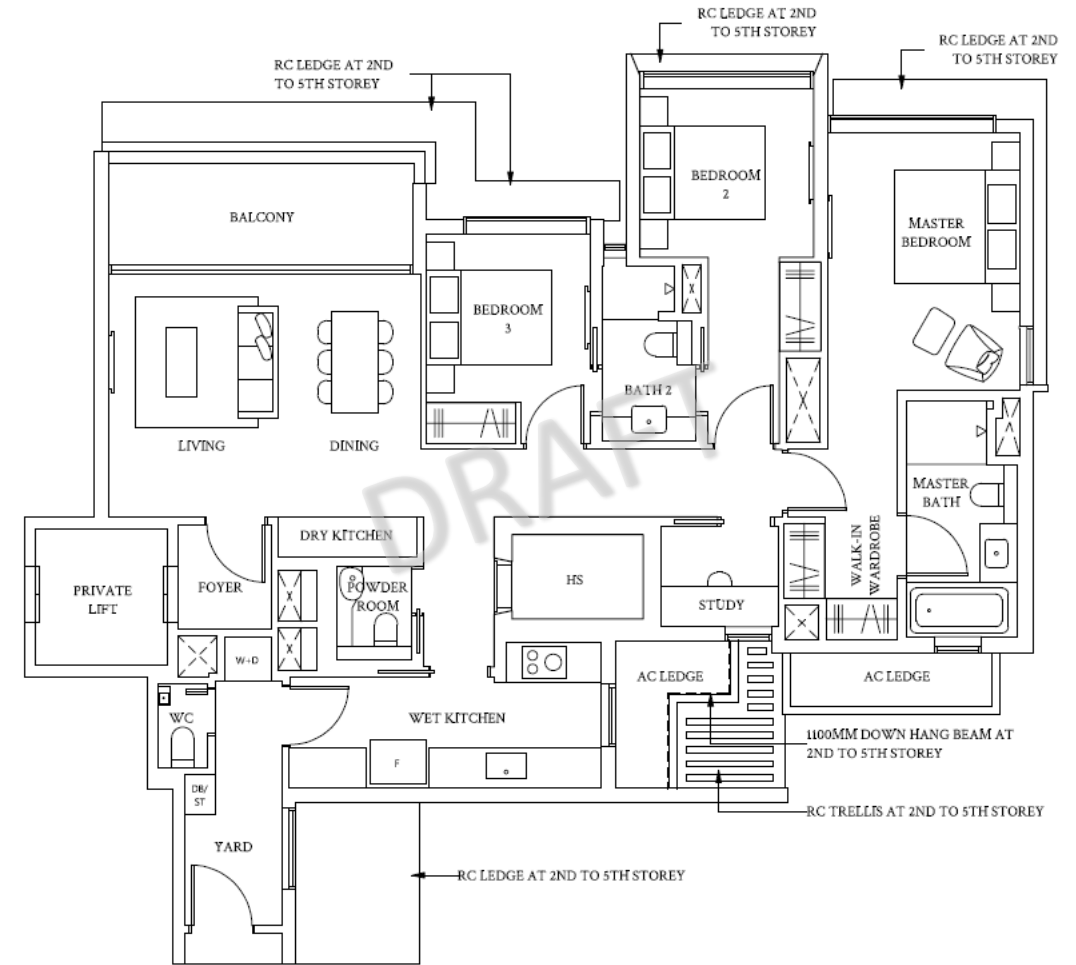
\*Plans are not to scale



# 3 Bedroom + Study

143sqm / 1539 sqft (Showflat)

- 1 Private Lift, Living / Dining ducted aircon
- 2 Dry kitchen counter with marble finishing
- 3 Selected hackable walls - Flexibility to reconfigure the space
- 4 All bedrooms with ensuite bathroom
- 5 Powder room for guest
- 6 Spacious common bedroom (Queen-sized bed + 2 side tables)
- 7 Spacious master bedroom
- 8 Bathroom with bathtub. Natural Ventilation
- 9 Clear demarcation of back of the house space with the main hall. (Access via common lift. Helper with groceries need not walk pass the main hall)

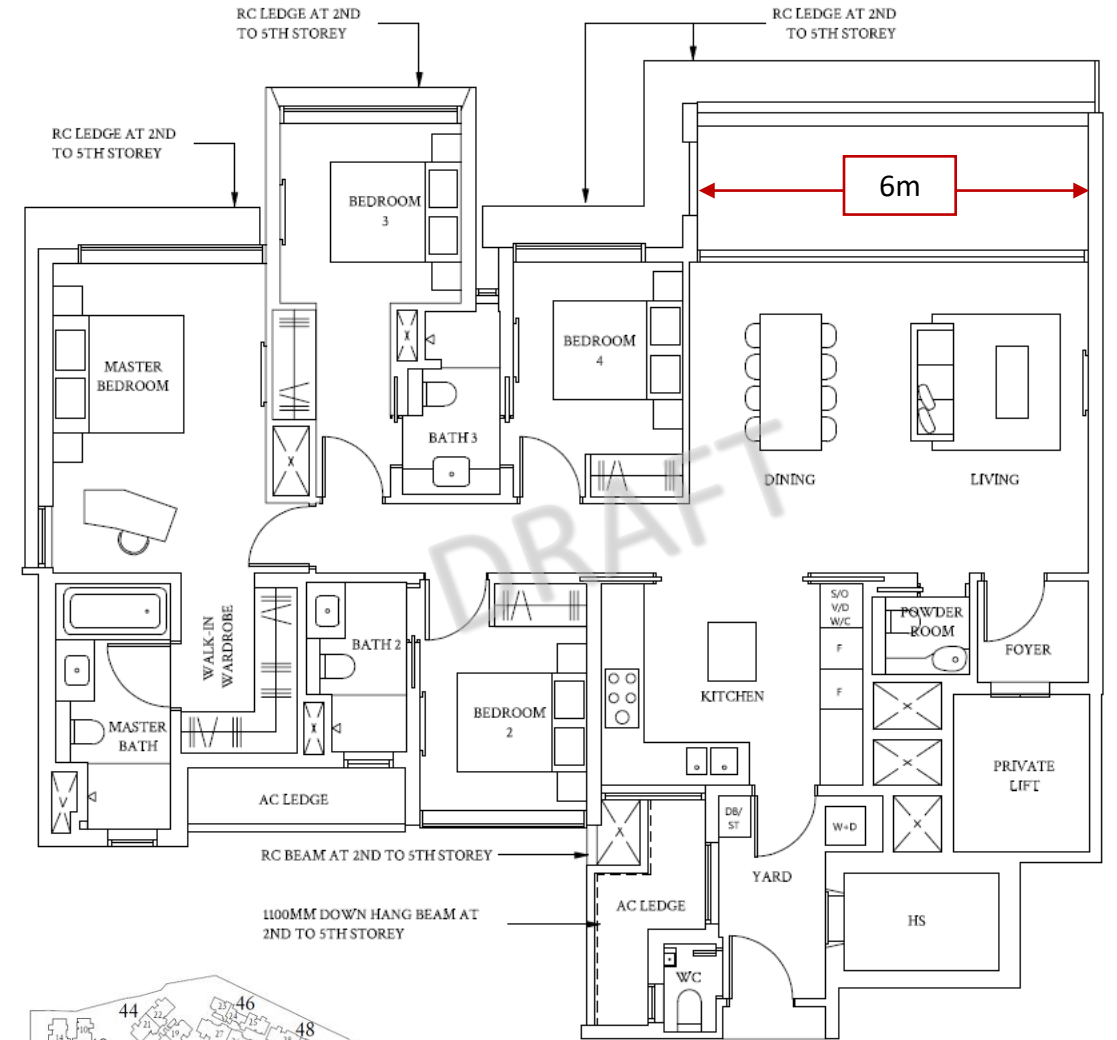


\*Plans are not to scale

# 4 Bedroom

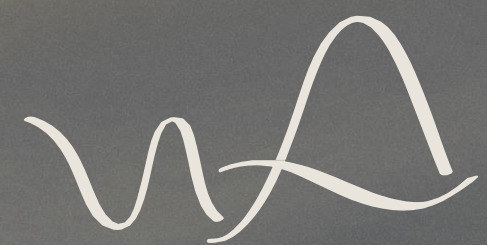
172sqm / 1851 sqft

- 1 Private Lift. Living / Dining ducted aircon
- 2 Show kitchen with an island counter top
- 3 Pocket door (Show kitchen). Allowing a seamless interaction
- 4 Selected hackable walls - Flexibility to reconfigure the space
- 5 All bedrooms with ensuite bathroom
- 6 Powder room for guest
- 7 Spacious common bedroom (Queen-sized bed + 2 side tables)
- 8 Spacious master bedroom with ducted aircon
- 9 Walk-In Wardrobe with Sensor Light and Dehumidifier
- 10 Bathroom with bathtub. Natural Ventilation



\*Plans are not to scale

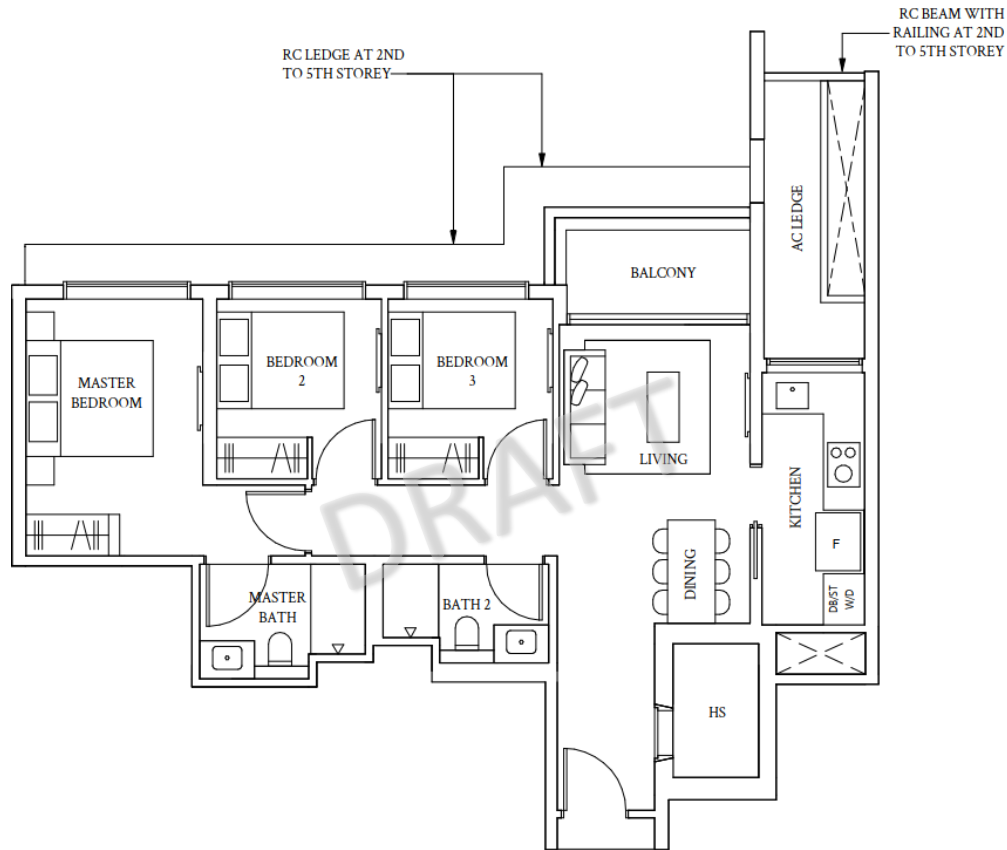




Unit Finishes

# 3-BEDROOM

TYPE C1 92 SQM(990SQFT)



\* UNIT LAYOUT NOT TO SCALE

## INTERIOR MATERIAL PALETTE

LIVING / DINING  
600x600 MM MARBLE FLOOR



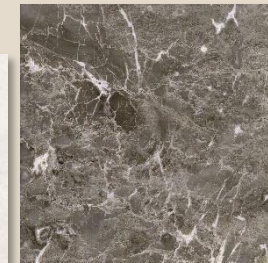
BALCONY  
FLOOR TILE



BEDROOM  
ENGINEERED TIMBER FLOOR



BATHROOM  
FLOOR TILE



MASTER BATH  
MARBLE WALL



COMMON BATH  
MARBLE WALL

KITCHEN QUARTZ  
COUNTER TOP & BACK SPLASH



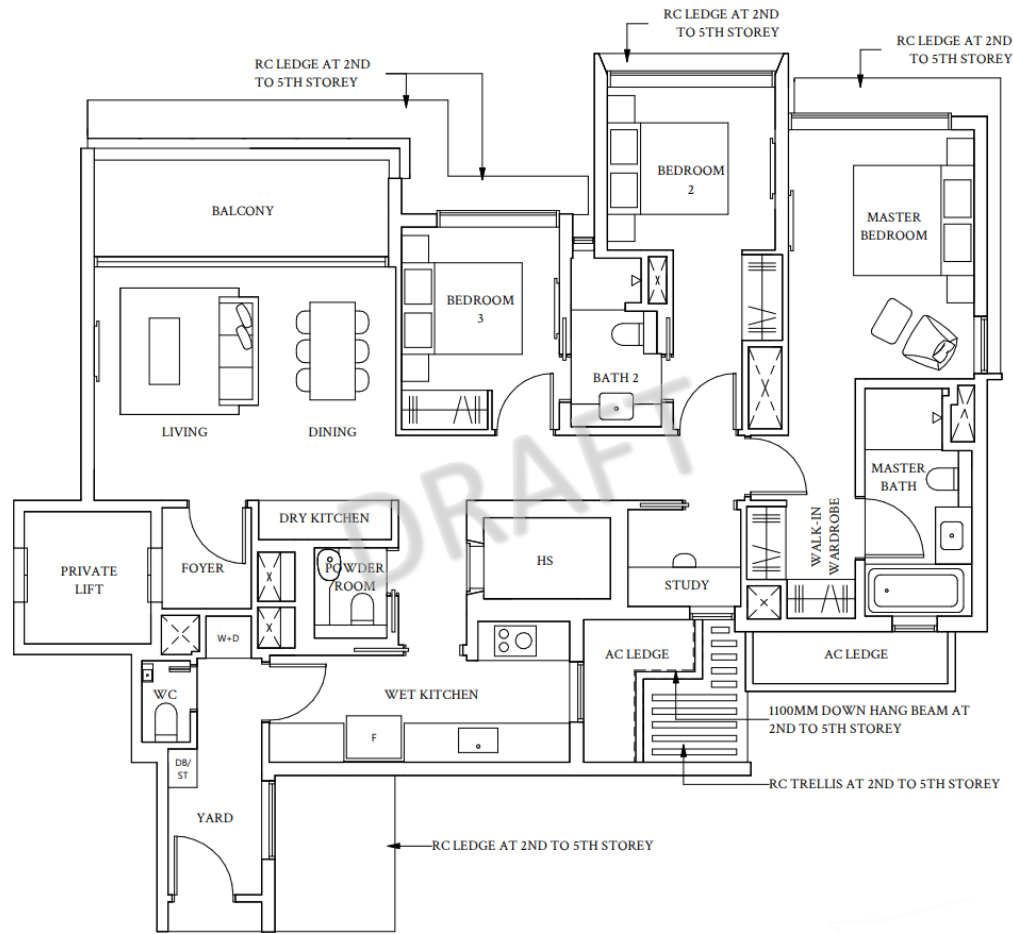
KITCHEN CABINERY  
(LAMINATE)



KITCHEN / HS  
FLOOR & WALL TILE

# 3-BEDROOM + STUDY

TYPE CS1 143 SQM(1539SQFT)



\* UNIT LAYOUT NOT TO SCALE

## INTERIOR MATERIAL PALETTE

LIVING / DINING / FOYER / DRY KITCHEN  
600x600MM MARBLE FLOOR



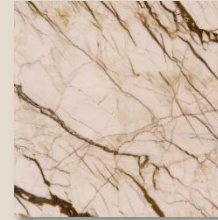
BALCONY  
FLOOR TILE



BEDROOM / STUDY  
ENGINEERED TIMBER FLOOR



POWDER ROOM  
MARBLE WALL



MASTER BATH  
MARBLE WALL



BATHROOM  
FLOOR TILE



COMMON BATH  
MARBLE WALL



POWDER ROOM  
FLOOR TILE



WET KITCHEN QUARTZ  
COUNTER TOP & BACK SPLASH

DRY KITCHEN  
MARBLE TOP & FEATURE WALL



DRY KITCHEN  
CABINETRY  
(LAMINATE)



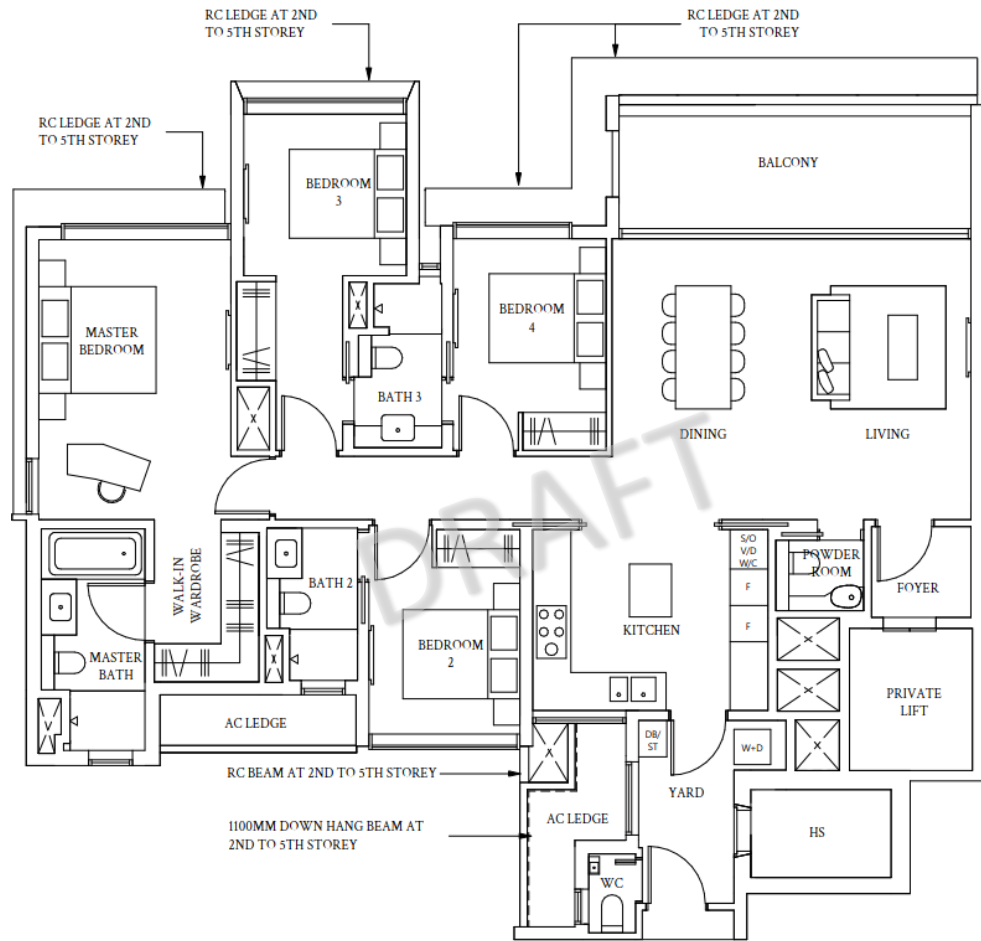
KITCHEN  
CABINETRY  
(LAMINATE)



KITCHEN / WC  
FLOOR & WALL TILE  
YARD / HS FLOOR TILE

# 4-BEDROOM

TYPE D1 172 SQM(1851SQFT)



\* UNIT LAYOUT NOT TO SCALE

## INTERIOR MATERIAL PALETTE

LIVING / DINING / FOYER  
900x900MM MARBLE FLOOR



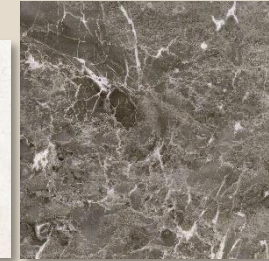
BALCONY  
FLOOR TILE



BEDROOM  
ENGINEERED TIMBER FLOOR



BATHROOM FLOOR TILE



POWDER ROOM  
MARBLE WALL



MASTER BATH  
MARBLE WALL



COMMON BATH  
MARBLE WALL



POWDER ROOM  
FLOOR TILE



KITCHEN CABINETRY  
(LAMINATE)



KITCHEN  
FLOOR & WALL TILE

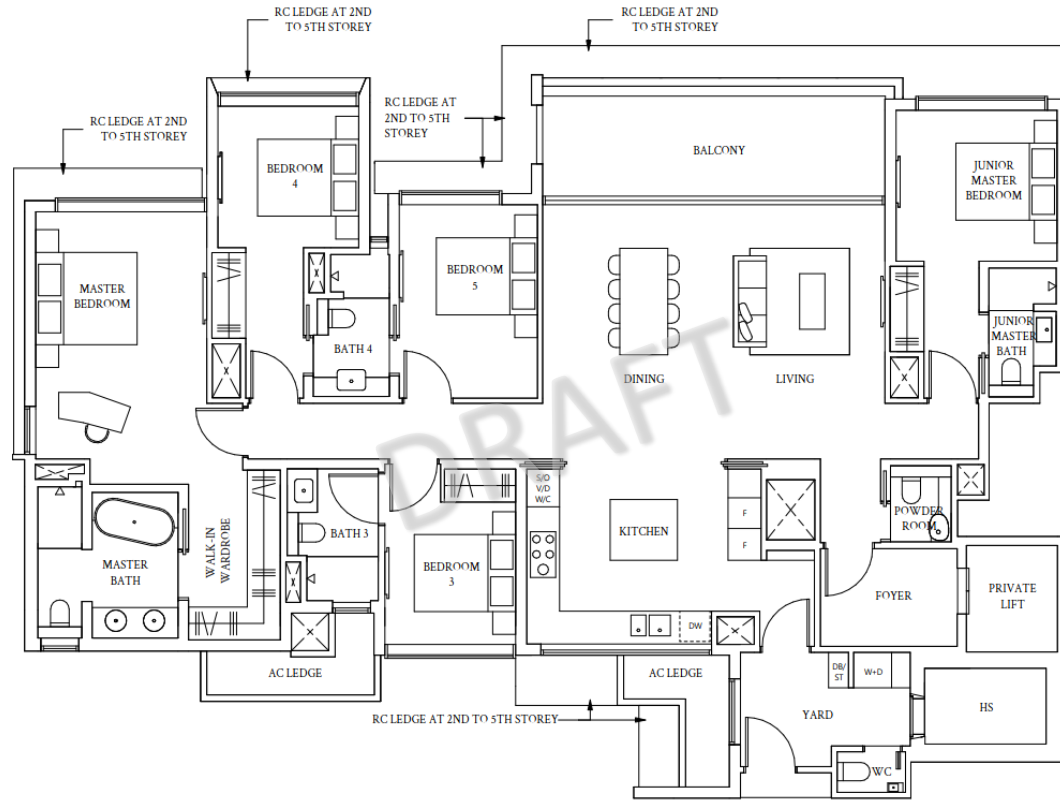


KITCHEN QUARTZ  
COUNTER TOP &  
BACK SPLASH



# 5-BEDROOM

TYPE E1 220 SQM(2368SQFT)



\* UNIT LAYOUT NOT TO SCALE

## INTERIOR MATERIAL PALETTE

LIVING / DINING / FOYER  
900x900MM MARBLE FLOOR



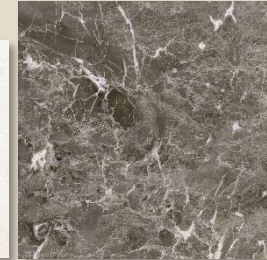
BALCONY  
FLOOR TILE



BEDROOM  
ENGINEERED TIMBER FLOOR



BATHROOM FLOOR TILE

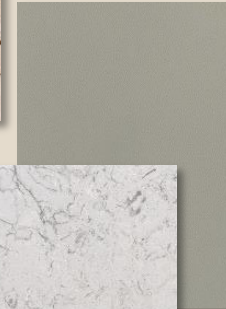


POWDER ROOM  
MARBLE WALL



MASTER BATH  
MARBLE WALL

KITCHEN CABINETRY  
(LAMINATE)



JUNIOR MASTER & COMMON  
BATH MARBLE WALL

KITCHEN  
FLOOR & WALL TILE



POWDER ROOM  
FLOOR TILE



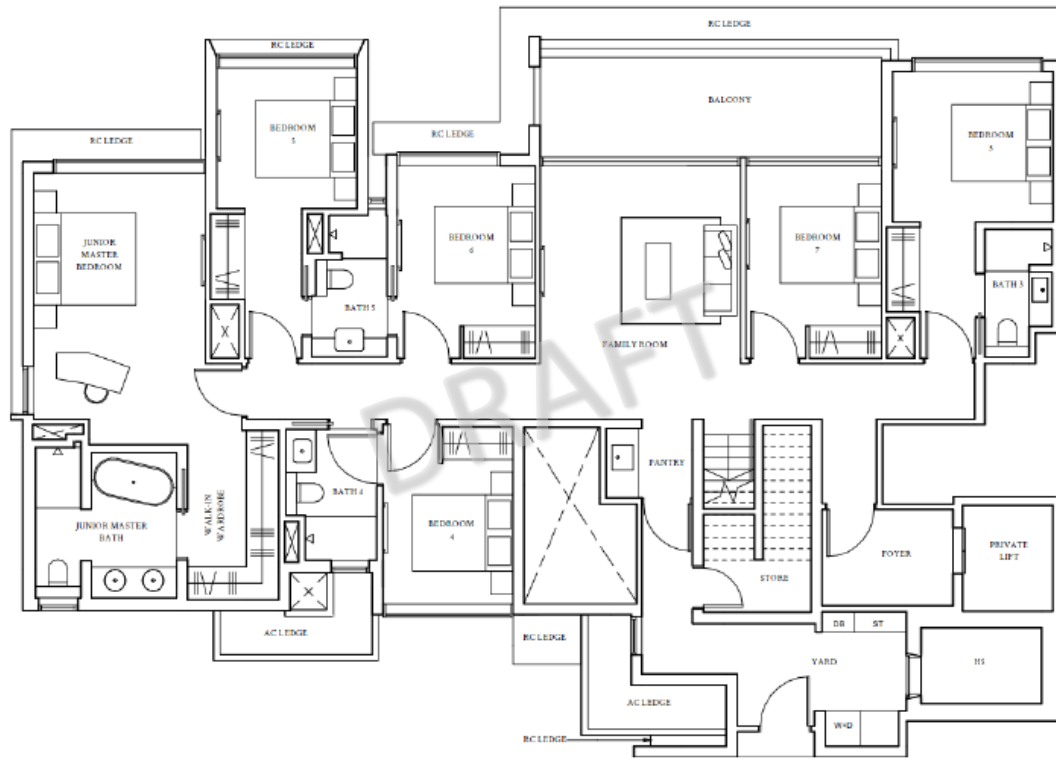
KITCHEN QUARTZ  
COUNTER TOP &  
BACK SPLASH





# PENTHOUSE

TYPE PH1 – LOWER LEVEL 317SQM(3412SQFT)



## INTERIOR MATERIAL PALETTE

FAMILY ROOM/ FOYER  
900x900MM MARBLE FLOOR



BALCONY  
FLOOR TILE



BEDROOM  
ENGINEERED TIMBER FLOOR



BATHROOM FLOOR TILE



JUNIOR MASTER & COMMON  
BATH MARBLE WALL

KITCHEN CABINETRY  
(LAMINATE)



PANTRY / YARD/ STORE  
FLOOR & WALL TILE



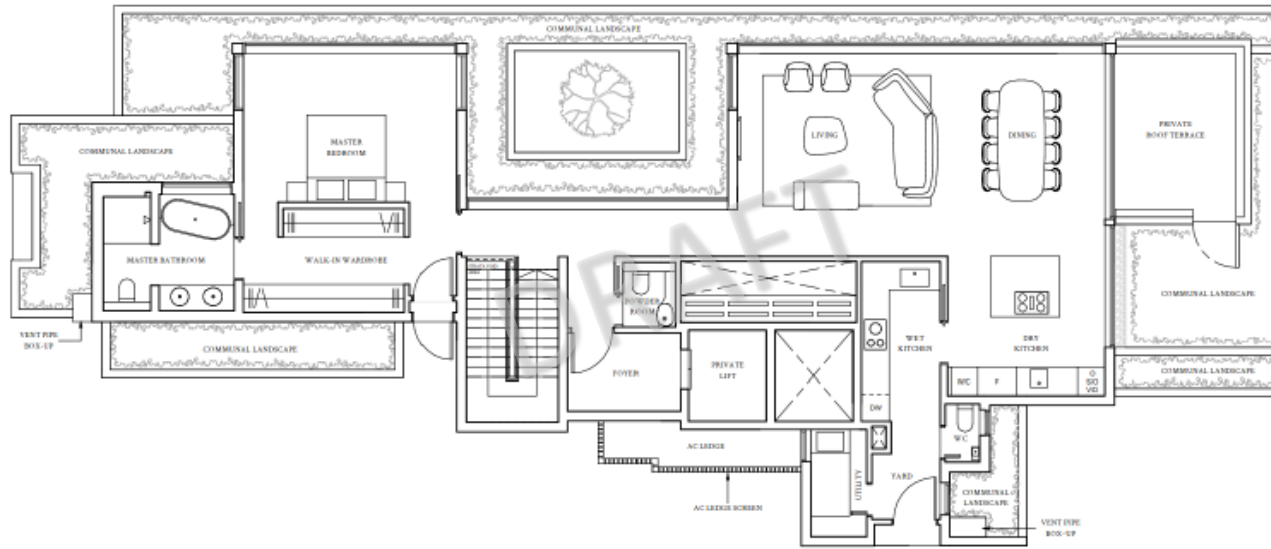
PANTRY QUARTZ  
COUNTER TOP



\* UNIT LAYOUT NOT TO SCALE

# PENTHOUSE

TYPE PH1 – UPPER LEVEL 317SQM(3412SQFT)

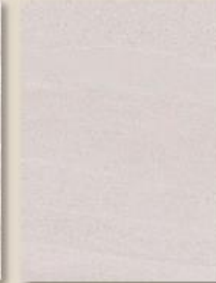


## INTERIOR MATERIAL PALETTE

LIVING/ DINING / FOYER / DRY KITCHEN  
900x900MM MARBLE FLOOR



PRIVATE ROOF TERRACE  
FLOOR TILE



MASTER BEDROOM  
ENGINEERED TIMBER FLOOR



POWDER ROOM  
MARBLE WALL



BATHROOM FLOOR TILE



MASTER BATH  
MARBLE WALL



POWDER ROOM  
FLOOR TILE

KITCHEN CABINETRY  
(LAMINATE)

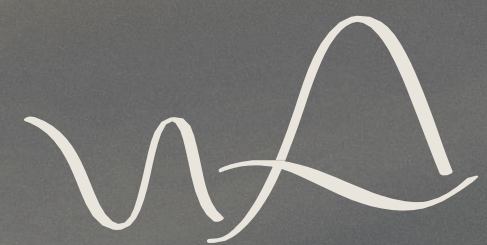


DRY & WET KITCHEN QUARTZ  
COUNTER TOP & BACKSPLASH



WET KITCHEN/ YARD/  
UTILITY/ WC  
FLOOR & WALL TILE





Unit Provisions

# Kitchen Appliances



From Switzerland



Kitchen Appliances*	Unit Type				
	3BR	3BR+S	4BR	5BR	PH
3 Burner Gas Hob	✓	✓			✓
5 Burner Gas Hob			✓	✓	
4 Zone Induction Hob with Built-in Downdraft					✓
Hood	✓	✓	✓	✓	✓
Oven	✓	✓	✓	✓	✓
Steam Oven			✓	✓	✓
Vacuum Drawer			✓	✓	✓
Dishwasher				✓	✓
Integrated Wine Cooler					✓
Undercounter Wine Cooler				✓	✓
Integrated Fridge Freezer			✓	✓	✓
Free-Standing Fridge Freezer	✓	✓			
Standalone Washing Machine		✓	✓	✓	✓
Standalone Dryer		✓	✓	✓	✓
Integrated Washer Cum Dryer	✓				

\* Subject to change

## Aircon Provision

	Unit Type				
	3BR	3BR+S	4BR	5BR	PH
Living/ Dining	Ducted	Ducted	Ducted	Ducted	Ducted
Master Bedroom	Wall Mounted	Wall Mounted	Ducted	Ducted	Ducted
Junior Master Bedroom	N/A	N/A	N/A	Wall Mounted	Ducted
Bedroom 2	Wall Mounted	Wall Mounted	Wall Mounted	Wall Mounted	Ducted
Bedroom 3	Wall Mounted	Wall Mounted	Wall Mounted	Wall Mounted	Ducted
All Other Bedrooms	N/A	N/A	Wall Mounted	Wall Mounted	Ducted
Study	N/A	Wall Mounted	N/A	N/A	N/A
Family Area	N/A	N/A	N/A	N/A	Ducted

\*Subject to change

\*Aircon brand to be advised

Sanitary & Fittings  
(Master Bedroom)

LAUFEN

GESI

3 BEDROOM



3 BEDROOM P + STUDY | 4 BEDROOM



Sanitary & Fittings  
(Master Bedroom)

LAUFEN

GISSI



Sanitary & Fittings  
(Powder Room)

LAUFEN





A Premium Development by :



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