



THE WATERCREST

A SANCTUARY
VILLA COLLECTION

MATERIALS & FINISHES



GENERAL ARCHITECTURE & LANDSCAPE FEATURES

- 2-car covered parking
- Entrance pathways
- High-quality standard lift with bespoke finishes
- Backyard with outdoor decking area
- Balcony and terraces on respective floors
- Floor-to-ceiling glass panels
- Thermally insulated window panels to minimize heat and noise transfer



THE RIVERINE VILLAS

- Ample size swimming pool



THE ALCOVE & THE ARCADIA

- Skylight in the staircase shaft to bring in natural light
- Variation of open and semi-closed kitchen



MEP FEATURES

- VRF AC system
- Smart home technology controls for lighting and air conditioning
- Customizable lighting scenes on Ground Floor living spaces
- Customizable lighting scenes in the bedrooms
- Intercom system
- Soundproof drainage piping system

*Provisions for curtain motor containment, sound speakers, and CCTV within the boundary walls and entrance lobby area are available for future integration with home automation systems, if desired by the end-user



GENERAL INTERIOR FEATURES

- Grand, full-height statement entrance door with a smart lock system
- Welcoming foyer with natural light illumination from the upper window
- Floor-to-ceiling glass panels
- Feature staircase with an elegantly designed handrail and premium marble steps
- Dedicated Maid's room with bathroom
- Dedicated Laundry room
- Marble flooring on the Ground Floor and staircase on all levels
- High quality wooden-look flooring on the First and Second Floors
- Elegantly designed front-of-house full-height door with fixed panels above
- High-quality ironmongery and hardware by Hafele or equivalent for the front-of-house door
- All bedrooms have en-suite bathrooms and high-end, fully fitted walk-in closets



CEILING HEIGHTS

- Villas-Ground Floor: 7.5-metre double-height ceiling in the living and dining areas and approximately 2.7-metre ceiling height in the rest of the floor area
- Townhouses-Ground Floor: 7.5-metre ceiling height in the double-height area and approximately 2.7-metre ceiling height in the rest of the floor area
- First Floor (bedrooms): approximately 3.0-metre ceiling height
- Second Floor (master bedroom): approximately 3.0-metre ceiling height
- Kitchen and Walk-in Closets: 2.7-meter ceiling height
- Bathrooms, Powder Room, and Maids' Room: 2.4-metre ceiling height



KITCHENS

- High-quality gas hob and concealed extractor (Smeg or equivalent)
- Premium quality built-in oven and microwave (Smeg or equivalent)
- Built-in freezer and fridge and dishwasher from a prestigious brand (Smeg or equivalent)
- High-end counter kitchen countertop
- Premium quality large size sink with accessories
- High-quality faucet with features (Franke or equivalent)
- Kitchen cabinetry features a combination of natural wood veneer and high-quality laminate
- European ironmongery hinges and handles (Hafele or equivalent)
- Premium accessories such as pull-out waste bin, pull-out spice rack, tip-out tray, and handling rail



TYPICAL BATHROOMS

- Bespoke cabinets with open shelves for storage and display
- High-quality European standard ceramic bathroom fixtures
- High-quality European sanitaryware from Gessi or equivalent
- High-end porcelain tile flooring and paint (suitable for wet areas)
- Premium stone surface vanity tops with integrated lighting
- Soft closing drawers beneath the countertop for additional storage
- Moisture-resistant MDF for joinery pieces in the wet areas
- WC and shower area separated from the vanity space by a textured/tinted glass partition
- The shower area incorporates a feature wall and a well-designed niche for storing shower essentials
- Powder rooms feature a combination of high-end marble-look solid surfaces and wallpaper

MASTER BATHROOMS

- Premium combination of natural stones and high-end porcelain tiles for walls and floors, fully sealed and ideal for wet areas
- Bespoke wall-mounted medicine cabinet with integrated lighting and mirror, providing ample toiletry storage space
- A full glass window in front of the bathtub offers a view of the outdoor space, while allowing natural light to fill the entire bathroom



WARDROBES

- Detailed wardrobes with high-end ironmongery and accessories
- Master walk-in closet features a combination of wood veneer, high-quality laminate, and textured glass shutters



LIGHTING SYSTEM

- Front-of-house lights to be controlled by home automation
- High-quality light fixtures that offer exceptional illumination while keeping electricity consumption to a minimum including spotlights, downlights, & strip lights

*Provisions for future installation of decorative lighting elements such as chandeliers & task lighting



THE RIVERINE VILLAS

Additional Interior Features

- Double-height living and dining area bathed in natural light, seamlessly connected to the back garden and pool
- Master bedroom is seamlessly connected to a sprawling open terrace with panoramic views of the swimming pool and garden on the Ground Floor
- Master bedroom features a fully fitted walk-in closet with open shelves incorporating LED lighting, soft-closing drawers, and dedicated spaces for both long and short hangings
- Master bedroom includes a corner unit with a built-in mini fridge and countertop with a socket, perfect for transforming into a convenient coffee station
- Fully equipped kitchen featuring seamlessly integrated top-tier European-branded appliances
- Kitchen is designed to ensure connectivity to the formal living and dining areas, allowing abundant natural light to stream in through full-height windows during the day
- Premium solid-surface kitchen countertop that extends into the formal dining area, serving as a convenient breakfast nook, and equipped with a high-quality filter faucet and a spacious sink
- Kitchen island with storage cabinets on one side and a floating counter for bar stools on the other
- Kitchen pantry with shelves for food storage, hidden behind the kitchen cabinet
- Walk-in closet includes a built-in mini-fridge and a countertop with a socket, making it perfect for use as a coffee station



THE ALCOVE AND THE ARCADIA TOWNHOUSES

Additional Interior Features

- A feature staircase accentuated by a skylight above, spreading natural light throughout the townhouse
- Partially double-height living and dining area, bathed in natural light and flawlessly connected to the back garden for relaxation and entertainment
- Master bedroom is seamlessly connected to a sprawling open terrace with panoramic views of the garden on the Ground Floor
- Master bedroom features a fully fitted walk-in closet with custom shelves incorporating LED lighting, soft-closing drawers, and dedicated spaces for both long and short hangings
- Fully equipped kitchen featuring seamlessly integrated top-tier European-branded appliances
- Kitchen is designed to ensure connectivity to the formal living and dining areas, allowing abundant natural light to stream in through full-height windows during the day
- The kitchen features a hanging herb shelf above the counter, perfect for growing herbs or creating a decorative display

*The Alcove (middle unit townhouses) offers a choice between two kitchen layouts—open or closed—according to the client's preference at the time of purchase



COMMUNITY FEATURES

- Central community area and pocket landscape areas
- Guardhouse with around the clock security
- Security services include CCTV, a gated community, and guards
- Visitors parking in the community
- Outdoor kid's play area
- River club with dedicated areas for adults and kids
- Kid's pool with splash pad
- Adults pool with shaded Jacuzzi, sunken sunbeds, and cabanas
- Outdoor seating areas
- Open lawns
- Dedicated dog park
- Landscape walkways and shaded walkway
- Lush green plants and tall trees around the community
- Fully equipped fitness studio designed by gym specialist with a calm and Zen design yoga room
- Changing rooms and shower area with steam for both female and male
- Lounge areas with communal table, kitchenette, and creative zone
- Outdoor cinema



SUSTAINABILITY FEATURES

- Solar water heater feature
- Energy-efficient LED light fittings
- Fan coil units (FCUs) with electronically commutated (EC) motors
- Condensate drain from the fresh air handling units (FAHUs) is collected in a tank and used for irrigation
- Fresh air handling units (FAHUs) are equipped with energy recovery wheels
- All pumps and fans are equipped with variable frequency drives to conserve energy
- Water-efficient fittings will be exclusively used
- Low-VOC adhesives and paints



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