

KINGSFORD  
**WATERBAY**  
鑫丰银河湾





When you live like water,  
a life of ease and tranquility can be yours.





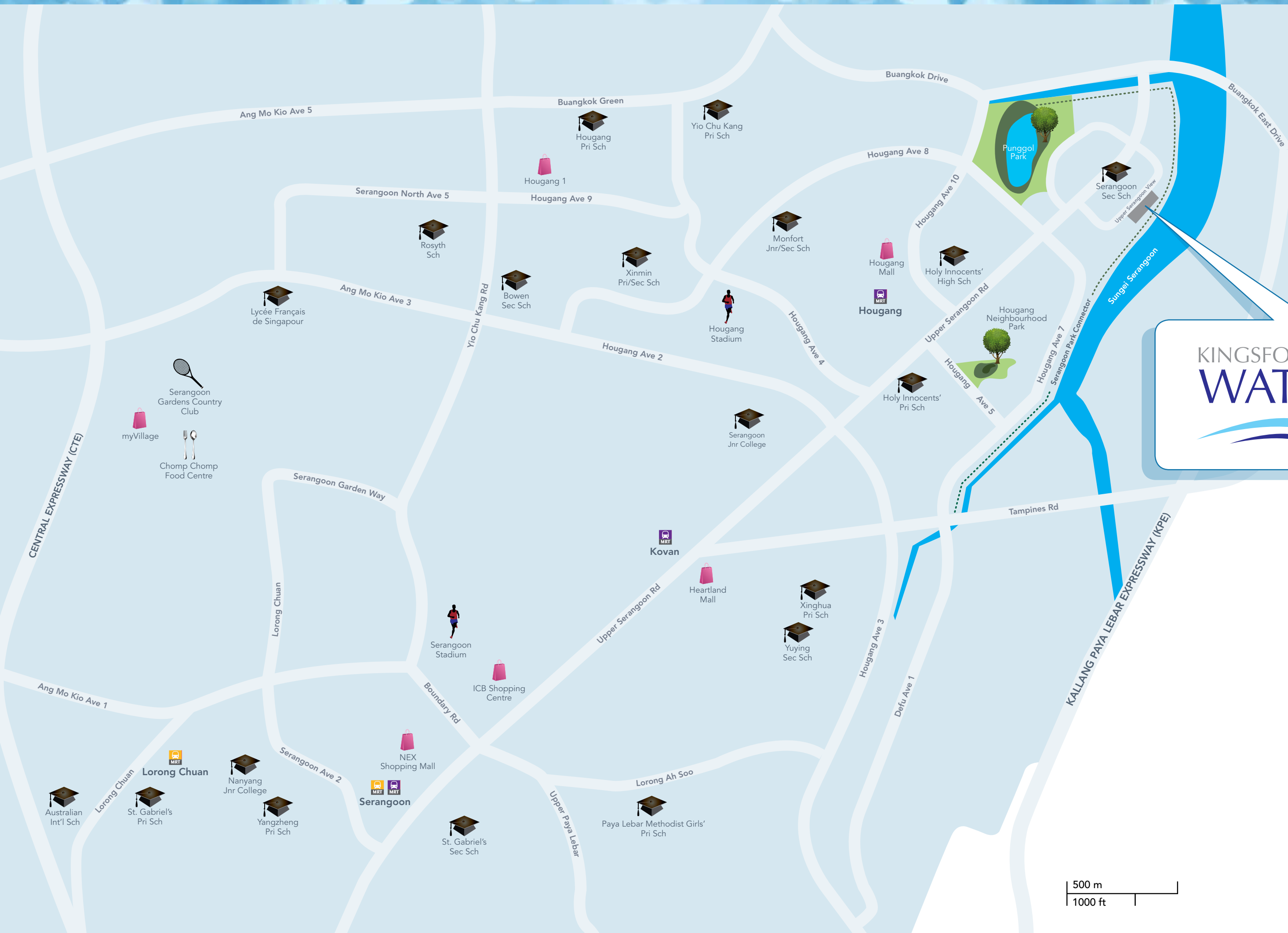
Experience the fresh allure of residences  
at Kingsford WaterBay.



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. Here, living is a breeze with the presence of 6 retail outlets and a childcare centre within, Kingsford WaterBay brings convenience right to your doorstep.





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At the heart of vibrancy,  
the best things in life  
revolves around you  
and your family.

- Fronting the scenic Sungei Serangoon along the Serangoon Park Connector.
- Only 18 minutes' (approx.) drive to the CBD, Marina Bay Financial Centre via KPE.
- Proximity to Heartland Mall, Hougang Mall and NEX Shopping Mall.
- Upcoming Integrated Transport Hub at Hougang promises a life of easy connectivity.
- A leisurely stroll away from the vibrant Punggol Park.
- More retail excitement awaits with the upcoming Market Square at Kovan.
- Good schools nearby including Holy Innocents' High School & CHIJ Our Lady Of The Nativity.

18-min drive	16-min drive	9-min walk	8-min drive	7-min drive	5-min bus ride	KINGSFORD <b>WATERBAY</b> 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

\* Estimated travelling time.



A space that inspires good living.

Relaxation. Recreation. Rejuvenation.

Everything you need is here.

It's like Mother Nature saying "Enjoy".

Infused with the natural sights and sounds of the Sungei Serangoon, opportunities to play, learn and grow in nature abound. Thanks to the PUB's Active, Beautiful, Clean Waters (ABC Waters) Programme, residents can now enjoy the 'river classroom' experience in the great outdoor. You can also gain direct access to the Serangoon Park Connector that links to other major parks in the North-east Region including the Punggol Park complete with opportunities for water sports and recreation.



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.



A water paradise to linger  
and savour the view.







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

# The Stream



Artist's Impression

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 one of the longest man-made river in a private development 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.

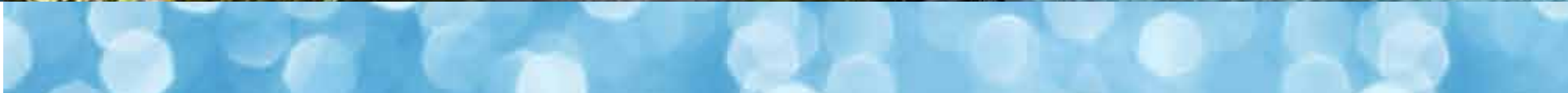
You will feel you are stepping into a secret garden, a meditative milieu that provides a Zen-like calm from the rigours of modern living. Vibrant and exhilarating with a playful twist of energy and discovery, fall in love with the surrounding vista that inspires nothing less than awe.



Intimate spaces for the senses.



Go with the flow in the quiet rhythm of life.



Let the shimmering sheets of water refresh every tired muscle.





Recharge to the fullest in a scenic gym.

A fully equipped gym to help you stay on top of the game and an inspired river view to go the extra mile, Kingsford WaterBay is a home overflowing with endless energy and activities.



Seamless living spaces ensure every home  
has a view to nature's wonder.



For Illustration Only

A home that expands your incomparable lifestyle by bringing the outside in with a unique palette of layout plans. Maximising on space to provide every unit with a view to nature's wonder – the mesmeric Sungei Serangoon or the flowing panorama of the garden oasis within.



For Illustration Only



Right in the heart of the development,  
a choice of plush abodes await the select few.



Artist's Impression

Two exclusive semi-detached residences.

Six exquisite terrace houses.



Artist's Impression



Enjoy the convenience of  
a childcare centre right at home.







Contentment is a river view  
that brings nature to your doorstep...

...and a lush garden oasis within  
that frames your view, every day.

Your Riverfront Home, over 400 metres of mesmeric view.

A development perfectly poised between the serenity of the Sungei Serangoon and the lush acres of garden space and water facilities within, Kingsford 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.



Make your entrance.

Own the perfect setting for a life of ease.







## 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)

- 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
- Zone 4: The Waterfall
- 27 Rolling Lawn
- 28 Waterfall Ridge
- 29 Function Deck

- 30 Putting Green
- 31 Water Zen Garden
- Zone 5: The Promenade
- 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

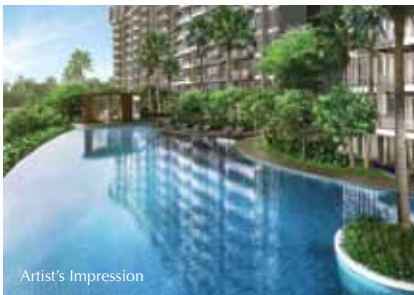
- 39 Gym Room
- 40 Courtyard
- 41 Viewing Deck
- 42 Commercial Shops
- 43 Tennis Court
- 44 Changing Rooms & Steam Rooms
- 45 Childcare Centre



# A Trusted Builder on Solid Foundation.

Founded in 2000, Kingsford Development is a leading real estate company with an extensive portfolio of investment and development properties in Asia. Since its inception, it has established itself as a customer oriented company that creates innovative and quality homes at competitive prices. Committed to making every development a masterpiece, this relentless pursuit of excellence is reflected in Kingsford’s latest project.

Kingsford Hillview Peak



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