

## AWARDS: Watercove – boutique cluster houses by the sea

By [Timothy Tay](#) / EdgeProp | October 12, 2018 2:26 PM SGT

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They may be developed on relatively small plots of land and often comprise fewer than 100 residential units, but boutique landed developments in Singapore provide spacious homes and the cosiness of a close-knit residential estate. Recognised as a benchmark boutique development, Watercove by Singapore-listed Bukit Sembawang Estates walked away with the Top Boutique Development award at the EdgeProp Singapore Excellence Awards 2018 on Oct 3. The freehold development, located in Kampong Wak Hassan in Sembawang, comprises 80 strata terraced houses.



*The Top Boutique Development award went to Watercove by Bukit Sembawang Estates (Pictures: Bukit Sembawang Estates)*

The District 27 cluster housing project was lauded by the judges for its design concept and environmentally sustainable features, as well as its wellness and lifestyle amenities. The houses were inspired by colonial-era bungalows in the Sembawang area, and feature similarly spacious interiors and wide windows. Other selling points like the efficient layout, sea and water views, wide range of facilities and Green Mark features were also identified in the initial planning stage of the project, says Ng Chee Seng, CEO of Bukit Sembawang Estates.

The development sits on a 125,216 sq ft site fronting the beach and the Straits of Johor. Units will feature high ceilings of up to 3.65m, in addition to the wide windows, so residents can enjoy the tranquil environment. Buyers of strata landed houses choose such homes because they combine the lifestyle of a landed housing estate with the facilities and landscape available in modern condominiums. The development's facilities are designed to provide the comfort and relaxed ambience of a resort. They will include a 25m swimming pool, lounge pool with spa seats, Jacuzzi, steam room, an aromatic garden, a barbecue corner with teppanyaki grill, as well as indoor and outdoor gyms.



*The 25m pool at Watercove is among the more than 20 facilities residents can enjoy*

Being next to the sea, Watercove offers waterfront living. While not all units will have a direct sea view, the design and layout throughout the development ensures that every unit will face lush landscaping and water elements such as the swimming pool or water play area, says Ng. Watercove is close to many waterfront and recreational facilities in the area. Residents can sail at the SAF Yacht Club, canoe at the Sembawang Water- Venture, or experience Singapore's only natural hot spring nearby.

In recognition of the sustainable features that are included in the development, Watercove was awarded the Green Mark Gold Plus accreditation by the Building and Construction Authority. Watercove's initiatives include a heat recovery system for water heaters, LED lighting for common areas, energy-saving motion sensors in the carparks, and high efficiency air-conditioning and air filtration systems in the units.



*There are 80 strata landed houses in the development*

The houses also boast top-of-the-line fittings such as Miele and De Dietrich kitchen appliances, and Villeroy & Boch and Hansgrohe bathroom fittings.

The development is expected to be completed by June next year. All of the houses at Watercove will be en-suite four-bedroom units, with a guest room and roof terrace. There are 54 intermediate terraced units of 3,348 to 3,552 sq ft; 22 corner units of 3,337 to 4,521 sq ft; and four semi-detached units of 3,434 to 3,843 sq ft.

Watercove is one of a few strata landed seafront developments in the Sembawang area. More than 67 units (83%) have been sold since the development was launched in May last year. Prices have ranged from \$2.23 million (\$645 psf) for a 3,466 sq ft, inter-terrace unit sold in July last year, to \$3.37 million (\$745 psf) for a 4,521 sq ft corner terrace house that was sold in May last year. The most recent unit sold was a 3,466 sq ft corner terrace that fetched \$2.4 million (\$692 psf) on Sept 16.



*The cluster houses feature high ceilings and wide windows*

Bukit Sembawang has been developing landed estates in Singapore for the past 50 years. Its other projects include Straits Gardens, a 67- unit landed estate in Sembawang, and Luxus Hills, a 999-year landed estate in Ang Mo Kio. "Our experience has helped us in understanding the key elements that have to be incorporated when designing efficient landed homes that buyers appreciate," says Ng.

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Source: <https://www.edgeprop.sg/property-news/awards-watercove-%E2%80%94-boutique-cluster-houses-sea>