



**Twin  
Waterfalls**  
EXECUTIVE CONDOMINIUM

# ONE BIG PICTURE

## THOUSANDS OF DISCOVERIES

Punggol, Singapore's new waterfront city, transforms into a vibrant enclave that combines the charms of waterfront living with the allure of a contemporary lifestyle. In this massive masterpiece of urban planning lies its crown jewel, Twin Waterfalls. And all around this prestigious residential development, thousands of experiences beckon.





# ONE HOME

## THOUSANDS OF MEMORIES BEGIN HERE

Experience something new, every day. From the excitement of a cosmopolitan waterfront lifestyle, to the tranquility of nature all around. Awaken to a view of a tropical paradise, every morning. Where cascading waterfalls meet sparkling blue waters amidst the luxuriant foliage of exotic plants. Everything you would ever need for a beautiful life is right here at Twin Waterfalls, the new Executive Condominium in the charming waterfront town of Punggol.





# PUNGGOL, SINGAPORE'S NEW WATERFRONT CITY

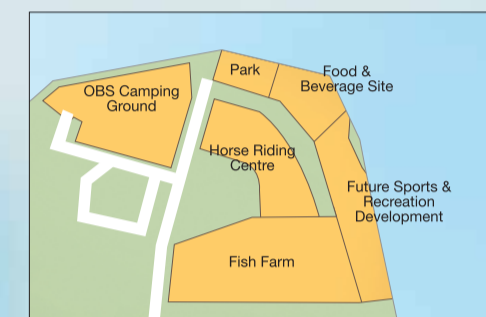
In 2007, Punggol's big picture was unveiled to Singapore: a masterplan to create a distinctive residential town that will enhance the quality of life by capitalising on Punggol's unique coastal location and rustic charm.

Stage by stage, this masterplan takes shape. The waterfront lifestyle is reaching fruition. The initial phases of a rejuvenated coastline have been completed. A vibrant town centre is in the works. And the excitement of Punggol as the next residential hotspot continues to escalate.



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## ACTIVITY CLUSTER 1



## PROMENADE

### Punggol Point Walk – 1.2 km

- Lily Pond
- Observatory Deck
- Children's Playground
- Jetty
- Horse Riding Centre
- Viewing Deck

### Nature Walk – 2.4 km

- Shelters
- Moat Fitness Corners
- Fishing Point
- Link to Coney Island

## ACTIVITY CLUSTER 2



### Riverside Walk – 1.3 km

- Golf Driving Range
- @ Punggol (Al Fresco Dining)
- Prawn Fishing
- Sports Centre

## MY WATERWAY

- Urban Zone
- Park Connector
- Rustic Zone

## LEGEND

- School
- Shopping
- Park
- Sports
- Horse Riding
- Canoeing
- Wetland
- Archery
- Camping
- Cycling
- Jogging
- Wake Boarding
- @ Punggol (Al Fresco Dining)



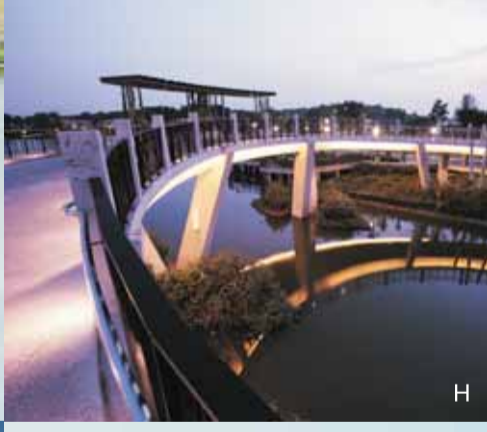
Lily pond at Punggol Point Beach

Punggol Promenade





- A Jewel Bridge
- B Punggol Waterway
- C Heartwave Wall
- D Adventure Bridge
- E Water Play Area
- F Watersports Promenade
- G Kelong Bridge
- H Horseshoe Bridge
- I Sunrise Gateway



# ONE WATERWAY THOUSANDS OF SURPRISES

The pride and joy of Punggol has got to be the waterway that runs right through the town. Affectionately called "My Waterway@Punggol" or "The Venice of Punggol", this is Singapore's longest man-made waterway and unique only to Punggol.

Surrounded by greenery and water, take a stroll on the boardwalk at anytime of the day and be captivated by the beauty all around you. There are plenty of scenic lookout points for photography enthusiasts or to soak in the serenity. Along the way, you will also chance upon waterfront attractions that will delight both young and old. My Waterway@Punggol looks set to be the riverine feature that will bring together water and nature for everyone to enjoy.





## MY WATERWAY@PUNGGOL

### Watersports · Waterfront Activities

In addition to beautifying Punggol, the waterway actually brings residents closer to the water since the Watersports Promenade extends out into the middle of the waterway. From here, you can canoe or kayak and admire the view from the waters.

Kids will have a ball of a time at the Water Play area which features water cannons and a sandpit. Besides, they can learn about Punggol's rich history from display panels at the Heartwave Wall, a waterfall wall lined with lush greenery. History buffs will also delight in spotting an old bus stop that has been converted into a rest stop along the waterway.





# ONE PROMENADE

## THOUSANDS OF EXPERIENCES

### PUNGGOL PROMENADE

Punggol Point Walk · Nature Walk · Riverside Walk

The Punggol Promenade is a continuous coastal walkway that circles Punggol and reaffirms its status as a watersports and recreational destination. It consists of three thematic walks, links two activity clusters and fronts the sea and reservoirs.

Begin your journey at Punggol Point Walk and enjoy breathtaking views of the sea and Coney Island. Continue down Nature Walk. Meandering through pockets of natural wonders, how many different types of flora and fauna will you discover? Here is also a great place to try your luck at fishing. Fitness enthusiasts will love Riverside Walk, as you can cycle, jog, or exercise at the outdoor fitness stations on the banks of the Serangoon Reservoir and breathe in the fresh air.



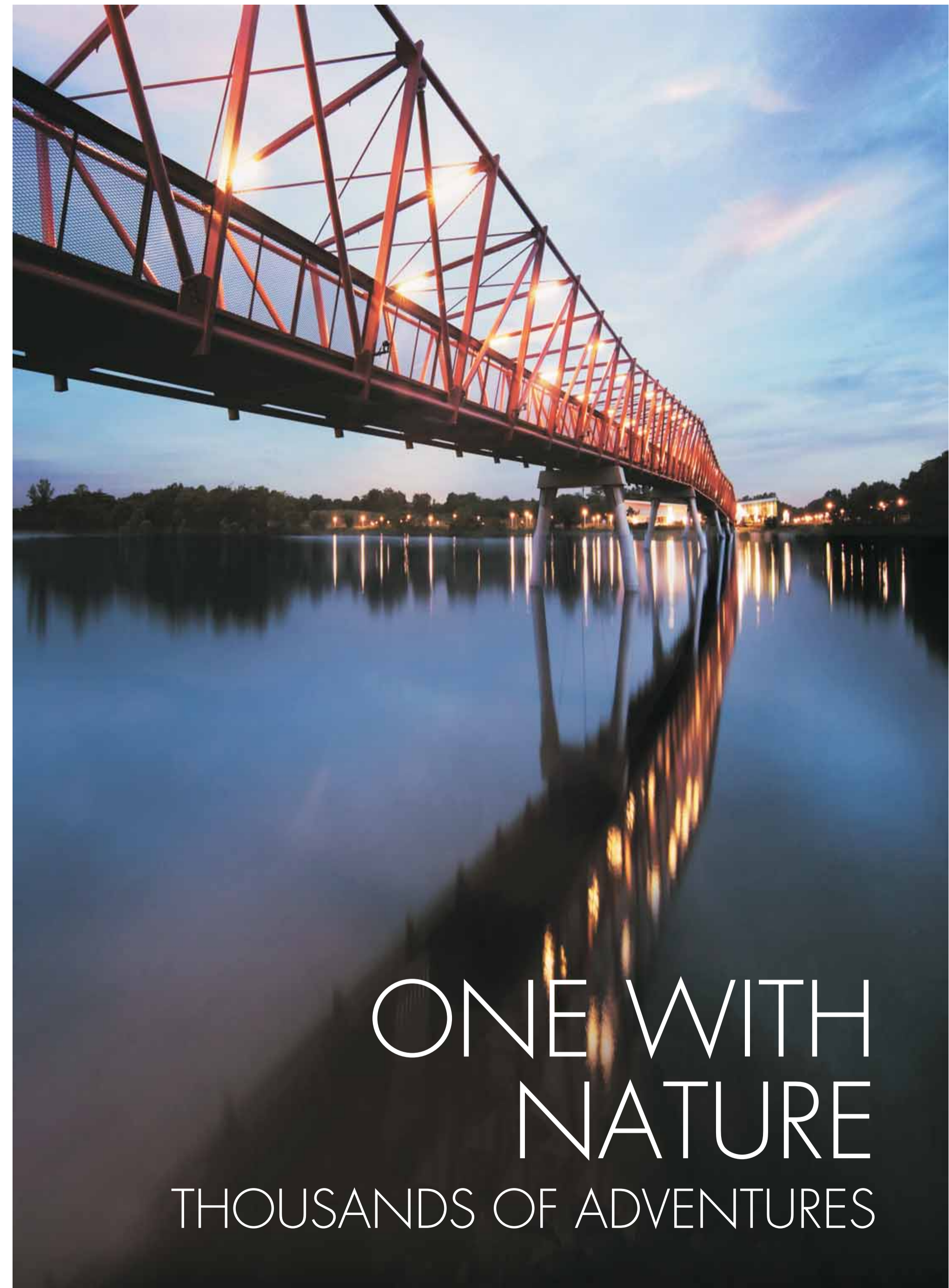


## THE GREAT OUTDOORS

### Lorong Halus Wetlands · Coney Island · 2 Reservoirs

From Punggol Promenade, you are able to access two attractions: Lorong Halus Wetlands and Coney Island. More than just a haven for plants, birds and other wildlife, Lorong Halus Wetlands is a great place to enjoy the serenity while getting in touch with nature.

But if it is action and adventure you are looking for, Coney Island awaits. Just like Pulau Ubin but with greater emphasis on seaports, you can delight in the beach activities and rustic fun. Or explore Coney Island's wilderness park on bicycles with friends or family. For more exciting activities, take to the water. Go kayaking, canoeing, wakeboarding or water skiing at the Punggol and Serangoon Reservoirs.



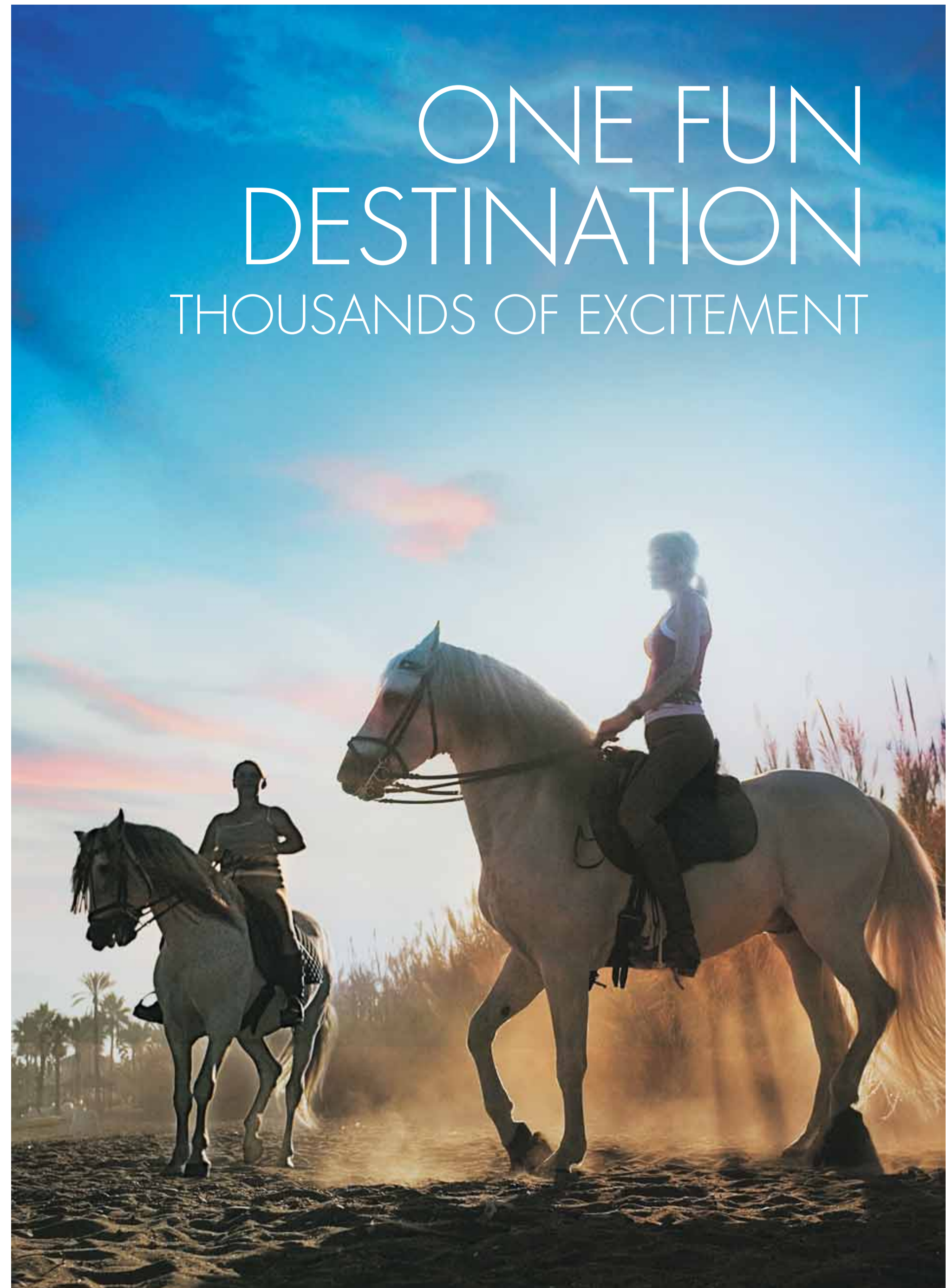


## ACTIVITY CLUSTERS

Horse Riding Centre · Outward Bound School Camping Ground · Fish Farm · Golf Driving Range · Plant Nursery · Restaurants & Cafes · Prawn Fishing · Sports Centre

Punggol Promenade links two activity clusters with distinctive offerings to delight every member of the family.

Kids and those who love the great outdoors will head to Activity Cluster 1. Go horse riding or camp under the stars by the sea. Discover more leisurely activities at Activity Cluster 2. Tee off at the driving range, test your fishing skills, enjoy a cocktail while watching the setting sun or indulge in a sumptuous seafood feast by the water's edge.



# ONE FUN DESTINATION

THOUSANDS OF EXCITEMENT



## PUNGGOL TOWN

### Future Waterfront Lifestyle Hub

In the bustling heart of Punggol, a major shopping, dining and entertainment mall is underway – Waterway Point. Managed by Frasers Centrepoint Limited, you can shop for the latest fashion, dine al fresco by the waterway or be entertained at a grand 1000-seat cinema that features an IMAX theatre. Enjoy the unmatched convenience and amenities provided in this waterfront mall – integrated with the riverside promenade and bustling town square – all at just a stone's throw away from your home at Twin Waterfalls.



Retail mall at Waterway Point



Watertown and Waterway Point

# ONE WATERFRONT LIFESTYLE

THOUSANDS OF DELIGHTS





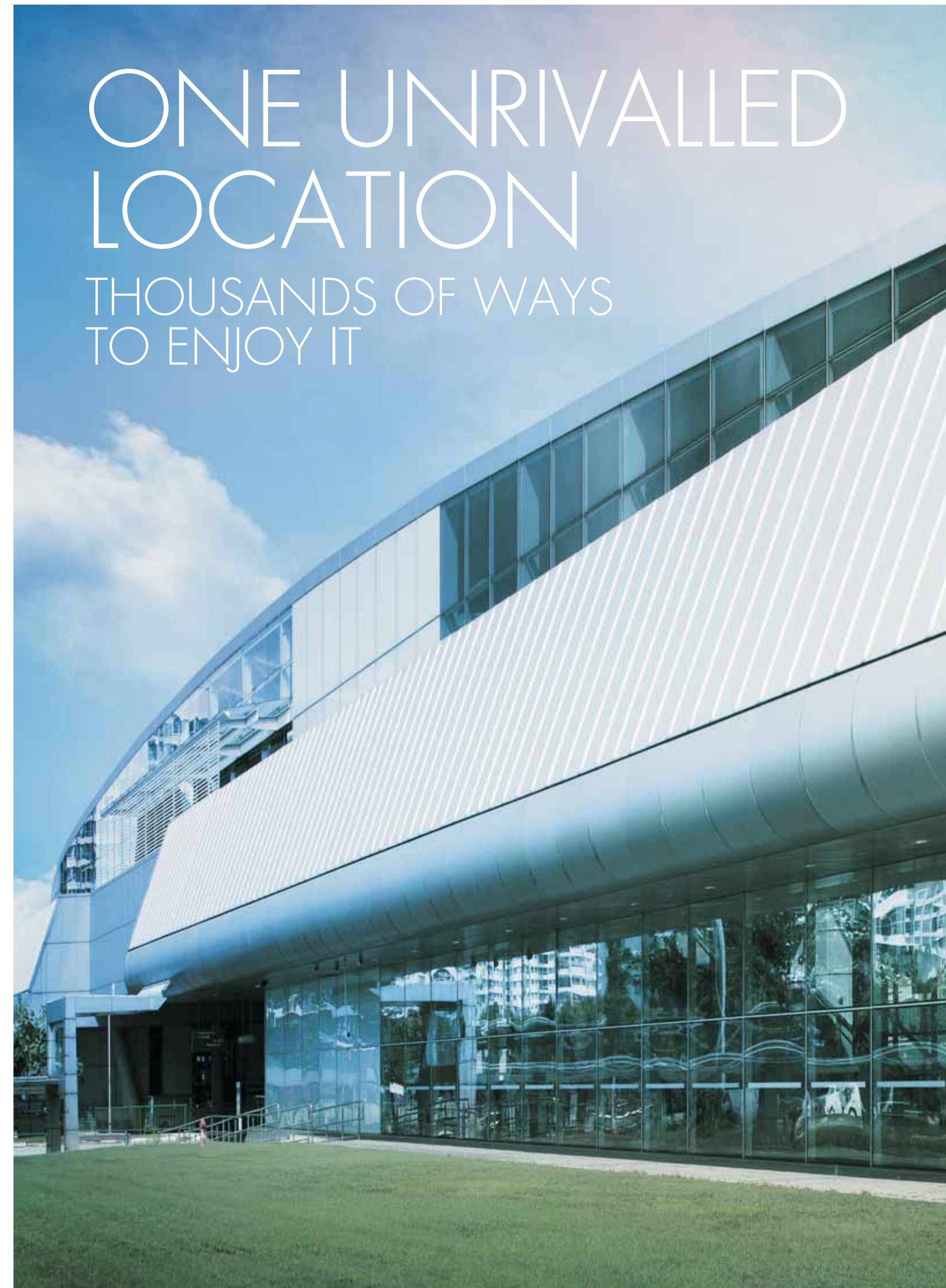
## AROUND THE AREA

Integrated MRT, LRT and Bus Interchange ·  
Expressways · Schools · Seletar Aerospace Park ·  
Everyday Convenience

Take a 7 minute walk from Twin Waterfalls to Punggol MRT station and be connected to everywhere in Singapore. As the MRT station is integrated with the LRT network and the bus interchange, accessibility is a breeze. For the added convenience of getting to the city centre or around the island, the Tampines, Kallang-Paya Lebar and Central Expressways are also nearby.

Parents looking to foster a conducive environment for their kids to grow up in will delight in the number of renowned schools all around. For family leisure, shopping and dining, Punggol Plaza is conveniently close while Compass Point is just one MRT stop away.

Punggol is also directly connected to the new Seletar Aerospace Park via the Seletar North Link road. Poised to enhance Singapore's position as a regional aerospace hub, Seletar Aerospace Park spans 300 hectares and is expected to create 10,000 jobs in the aerospace industry. For those working at the Seletar Aerospace Park, shorter commuting times from work to home at Twin Waterfalls will be a great benefit.







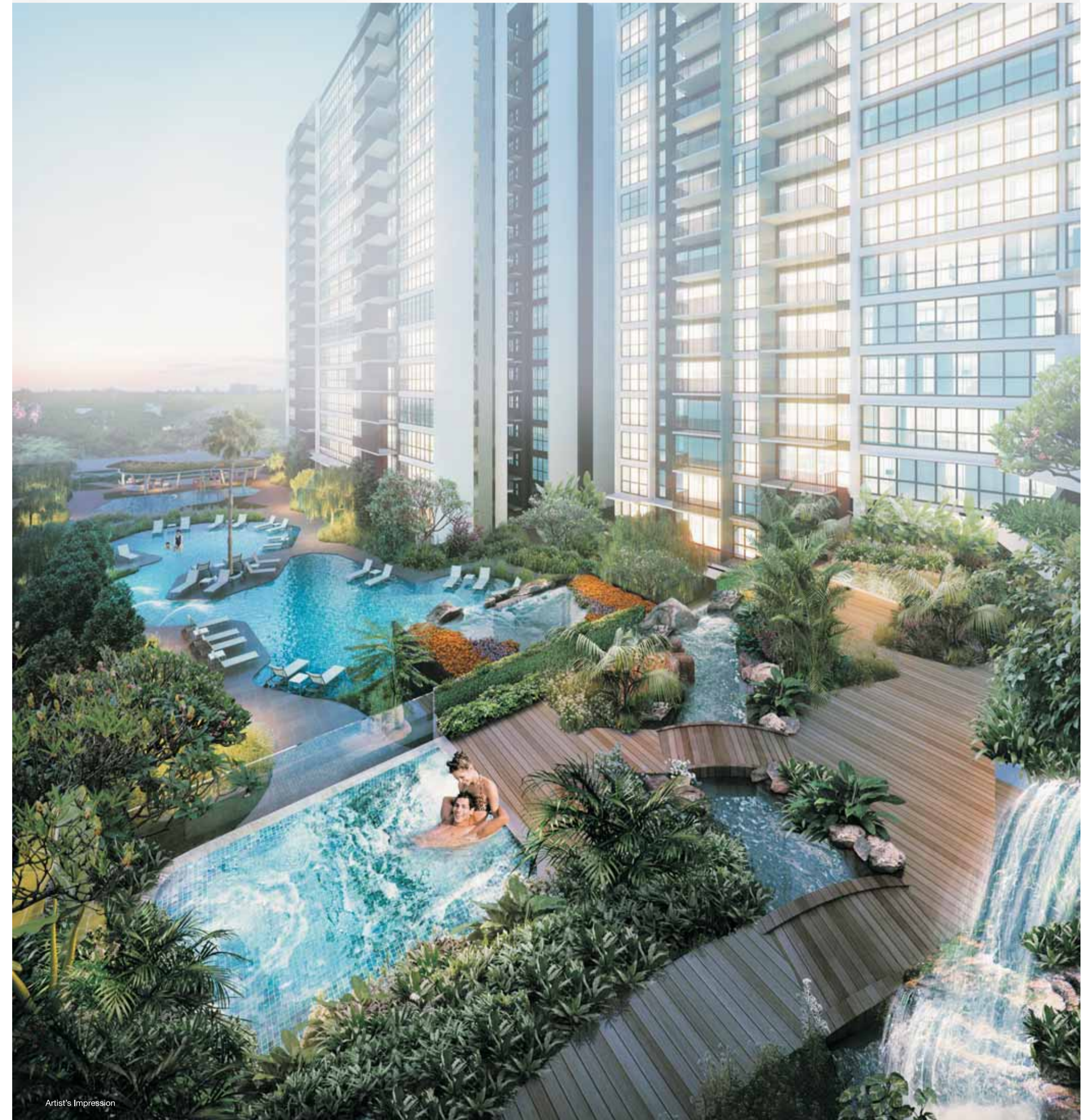
ONE OASIS  
THOUSANDS OF  
UNFORGETTABLE MOMENTS



Enter a hidden tropical paradise every time you come home. Creative interpretations of water elements are harmoniously blended into the ingeniously designed landscape for the privileged pleasure of its residents. Taking centrestage are the twin waterfalls that cascade down from botanical terraces like the legendary hanging gardens. Wander amidst this oasis that is delicately scented with the fragrance of flowers. Listen to the soothing sounds of water and immerse yourself into the relaxing and therapeutic ambience of nature's embrace.



Artist's Impression



Artist's Impression



Twin Clubhouses & Gyms · Two Swimming Pools · Two Tennis Courts · Two Barbecue Pavilions · Spa Alcoves · Children's Playground · Fitness Area

Good things come in pairs. That's why at Twin Waterfalls, it's time to double the enjoyment, for twice the fun!

Recreation choices are abundant. Get your heart racing and dive into the 50m-length lap pool or enjoy a workout at either the gym, fitness area or on the tennis courts. If you love getting together with family or friends, host a party at the Clubhouse that overlooks the pool or showcase your culinary skills at the Barbecue Pavilion.

Escape from the hustle and bustle and succumb to the luxury of tranquility. Feel like you are in a world of your own when you are unwinding in the outdoor spa pools or water lounges. You can also spend a peaceful afternoon reading in the different thematic gardens, to the relaxing sounds of cascading waters.



# ONE LAVISH SPACE

## TOUCHES OF LUXURY EVERYWHERE

Comfort, spaciousness and luxury are yours to enjoy at Twin Waterfalls. All homes are planned with this in mind, but of equal importance are the superbly efficient layouts infused with maximum natural light and ventilation. Together with quality fittings and finishes, Twin Waterfalls' exacting architectural schemes are designed to meet your needs as well as your family's.





# ONE ECO-FRIENDLY DEVELOPMENT THOUSANDS OF WAYS TO GO GREEN

As we become more aware of our impact to the environment, we believe that every little effort helps in conserving the Earth's resources for generations to come. As Singapore's first Eco-Town, Punggol is filled with myriad green initiatives and Twin Waterfalls is proud to play a pivotal role in this as well. It hopes to inspire its residents to adopt an eco-friendly lifestyle by incorporating the following features:

#### Maximising natural ventilation and light

Even from the very initial stage of planning and design, Twin Waterfalls was conceived to be a green project. All units face the favorable north-south direction to lessen the exposure to direct sunlight, and coupled with the use of tinted glass, your home is kept cool. Interiors are designed to enhance cross ventilation with wide windows and balconies to ensure homes are kept naturally bright. All these factors lessen the reliance on electric lighting and air-conditioning, increasing savings on energy.

#### Energy Management System

Energy saving devices are deployed throughout Twin Waterfalls. From energy saving lighting, Variable-Voltage Variable-Frequency elevators and motion sensors, the latest technology is used to minimise unnecessary energy consumption.

#### Water recycling system

You can be assured that water resources are maximised and wastage minimised. Whenever it rains, water is collected from the rooftops and stored in retention ponds. The water is then used to irrigate the plants at the lower levels.

#### Sustainable construction

Every care is taken to ensure that recycled and green labelled materials are used as much as possible in the course of Twin Waterfalls' construction. Recycling bins and compost bins for garden waste will also be provided for residents to contribute to a sustainable environment.

#### Bicycle park, exclusively for residents

You and your family can easily park your bicycles in any of the 400 parking stands around Twin Waterfalls after enjoying a ride in the scenic neighbourhood. Not only is this a fun and healthier way to get around, you are also reducing your carbon footprint by relying less on motor vehicles.

#### Green roofs

Planting greenery on the roofs of common facilities creates a cooling effect and saves energy by reducing the reliance on air-conditioning. In addition, Twin Waterfalls also boasts of over 2,000 trees and shrubs to naturally cool and beautify the entire development.

#### Kitchen Gardens

Go organic and try your hand at urban herb and vegetable farming at the Kitchen Gardens. To be maintained and harvested by the residents, Kitchen Gardens allow you to cultivate your own greens like chillies or potato leaves. This is also a great opportunity to let your kids discover the joys of nature while fostering closer neighbourly ties and community involvement.

## ABOUT FRASERS CENTREPOINT LIMITED



Fraser Centrepoint Limited (FCL), a fully owned subsidiary of Fraser and Neave Limited, is one of Singapore's leading property companies. Spanning 20 countries across Asia, Australasia, Europe and the Middle East, FCL has close to \$10 billion worth of assets. To date, it has a combined global land bank in excess of 30 million square feet. It is a fully-integrated real estate company involved in residential and commercial development, and property management. It owns two real estate investment trusts, and also has an award-winning gold-standard serviced management company, Fraser Hospitality, in 29 gateway cities across the globe. Its international property arm, Fraser Property, develops world-class projects in UK, Australia, New Zealand, Thailand, China and Vietnam.

Numerous local and international awards attest to the company's commitment towards environmental sustainability and construction excellence.

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**Developer:** Punggol Residences Pte Ltd (Co Reg. No. 201118677H) • **Legal Description:** Lot 2472X of Mukim 21 at Punggol Walk • **Tenure:** Leasehold 99 years commencing from 5 October 2011 • **Developer's Licence No.:** C0883 • **Building Plan No.:** A0712-00811-2011-BP01 dated 12 January 2012 • **Expected Date Of TOP:** 7th July 2015 • **Expected Date of Legal Completion:** 7th July 2018

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