

By [iCompareLoan Editorial Team](#)

Waterfront Living Fit for A King



Think of that enchanting place where verdant woodlands mingle with the placid river. Imagine basking in the serenity, sublimity, and an overall positive energy. Combine all that with full residential comforts and a splash of style, and you've got the perfect place to live in.

In District 19's Hougang emerges the new Kingsford Waterbay, 99-year leasehold by Kingsford Property Development. It's perfectly situated in a highly desired location in Singapore's northeastern region, along Upper Serangoon View. Two, previously-separate parcels of land have been combined to create a 294,000-square foot residential and commercial enclave all nestled amid the gorgeous riverside environment. Overlooking Sungei Serangoon, it's edged by the Serangoon Park Connector and situated beside Punggol Park. It's also just mere moments from Punggol Waterfront Town.

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This exciting development is comprised of 9 blocks, each standing 16 storeys. The assemblage of apartments provides Singapore home-buyers with a wide selection of spaces to settle in – from single-room pads to spaciouly laid-out family homes. You'll even be treated to spectacular views - choose whether you'd prefer the glittering river or scintillating the pool complex.

1,157 Condominium units:

One-bedroom apartments (474 – 484 sq ft)

Two-bedroom apartments (614 – 721 sq ft)

Three-bedroom apartments (850 – 1,023 sq ft)

Three-bedroom dual-key units (958 – 980 sq ft)

Three-bedrooms, plus study (1,023 sq ft)

Four-bedroom apartment (1,033 – 1,216 sq ft)

Five-bedroom apartment (1,302 sq ft)

Apart from the condo blocks, there will also be eight strata houses within the premises:

6 bi-level terraced home (1,625 sq ft)

2 semi-detached home (2,593- 2,948 sq ft)

The Commercial Podium

Kingsford Waterbay opens residents to exciting possibilities with a commercial podium, featuring six shop units. If you've got a cool food-and-beverage business, or are planning to open one, you've got a space worth considering, right here. It's a guaranteed area with high foot traffic and an instant captured audience. You can greatly benefit from the privilege of living and working within the same compound – no commuting, no risk of road rage, no time wastage. Best of all, you can spend more energy on the things that matter to you the most.

If you aren't the entrepreneurial type however, you'll still love living close to these commercial spaces. It means you won't have to go far to wind down.



The Scintillating Melange of Amenities

Exhilarating lifestyle options await you at Kingsford Waterbay. It presents a whole world of offerings, divided into six, leisure-filled zones.

Zone 1, The Stream: The first thing you'll notice is the lagoon-like, free-form pool which stretches a length of 50 meters. Around it are the Sunset Pavillion, the Hydro Walk, the Spa Creek, and the Pool Deck. Also within the vicinity are a Zen Garden, a Fitness Corner, an Eco Pond, and a delightful Sky Bar.

Zone 2, The River: The second zone is sprawled about the river-like water feature, composed of an Adventure Pool, a Jet Pool, a Mist Pool and a Riverside Pool Deck. There's also a Barbecue Deck and an Outdoor Gym.

Zone 3, The Cove: Aptly named for its beach-like ambiance, it has even more pools including a Wave Pool. There's even a Bubbling Pool and Water Slide for the kids. It also features a Barbecue Pavilion, a Pool Deck, a Game Room, and an Aqua Gym.

Zone 4, The Waterfall: Zone 4 is all about taking it easy, with its Waterfall Ridge, Rolling Lawn, Putting Green, and Water Zen Garden.

Zone 5, The Promenade: For even more relaxing, proceed to the Tea Court, the Meditation Lawn, the Chess Garden, the Shallow Mat, or the Rolling Hill Park. Or come up to the Viewing Terrace to take in the beautiful environs.

Zone 6, The Club: Live it up at the Club! This is where you'll find the shops, the Courtyard, the Multi-Purpose Room, the Gym and the Tennis Court. Busy mums and dads can take advantage of the Child Care Centre there. Plus, another Viewing Deck is located in this area, expressly for enjoying the panorama.

Other Joys Within Your Reach

Kingsford Waterbay is near shopping centres like Hougang Mall, Fernvale Mall, Rivervale Plaza,

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Hougang Green, Greenwich V, Seletar Mall, and Kang Kar Mall. These are just some of the stops for shopping, dining and fun. And don't forget about the upcoming Waterway Point in Punggol Town Centre, the first ever major mall in the area. It will offer even more shops, restaurants and others, plus a cinema that seats a thousand.

Getting Around

This delightful waterfront address is charmingly secreted in greenery, yet it isn't far from civilization. In fact, the Hougang Station (North East Line) is just a little over a kilometer away. Residents at Kingsford Waterbay will also have the additional perk of bus services to Punggol Town Centre, where there is an integrated train station and bus terminal.

The KPE and TPE are conveniently near by, allowing you to venture easily to any part of the island. You can also drive the CBD or the Orchard area in about 15 minutes.

Bliss and Serenity at Your Fingertips

It's not wrong to want the best for yourself and your family. A home at Kingsford Waterbay is exactly that – it steeps you in quality, luxury, tranquility, and utmost beauty. It can be yours with the right financial plan and some expert guidance. Avail of the services of iCompareLoan mortgage broker, so you can compare Singapore home loans and choose the best option.



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iCompareLoan Mortgage Consultants is a research focused independent mortgage broker. We emphasize a consultative approach where we match our client's financial situation with the best fit mortgage loan, not simply a cheap loan.

Paul Ho is the editor of www.PropertyBuyer.com.sg, www.iCompareloan.com and www.SingaporeHomeLoan.net and he holds a Masters of Business Administration from a reputable university. He is passionate about helping people enhance their wealth through financial literacy and in making money work harder for them.

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