

# T I B H O U S E

WATERHOUSE GARDENS



## 04

ABOUT TIB HOUSE

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## 06/09

WATERHOUSE CLUB

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## 10/17

THE APARTMENTS

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## 18/41

GROUND TO LEVEL 01

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## 42/53

LEVELS 02 TO 10

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## 54

SPECIFICATION



WELCOME TO  
TIB HOUSE AT WATERHOUSE  
GARDENS

The Tib House residences include 1 and 2 bedroom apartments, duplex townhouses and penthouses. From a fresh colour palette to top-quality fittings and considerable natural light, these homes are designed to create a contemporary and elegant feel.

With direct access to The Waterhouse Club, residents benefit from the private amenities curated for an elevated, modern lifestyle.

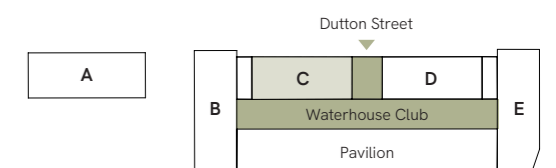


# WATERHOUSE CLUB

## Amenities

### ON YOUR DOORSTEP

The Waterhouse Club is home to a collection of amenities that set a new benchmark for health and leisure, from your doorstep. A club that promotes wellness and community, every facility has been designed with style, functionality and wellbeing in mind.





## Work

### CO-WORKING

The co-working space and library lounge is a welcoming but practical space designed to fulfil the requirements of modern, hybrid working.



## Entertain

### CINEMA & DINING

The cinema room is available for residents to hire for an immersive, private cinema experience, whilst the private dining room provides a more intimate setting to entertain family and friends.



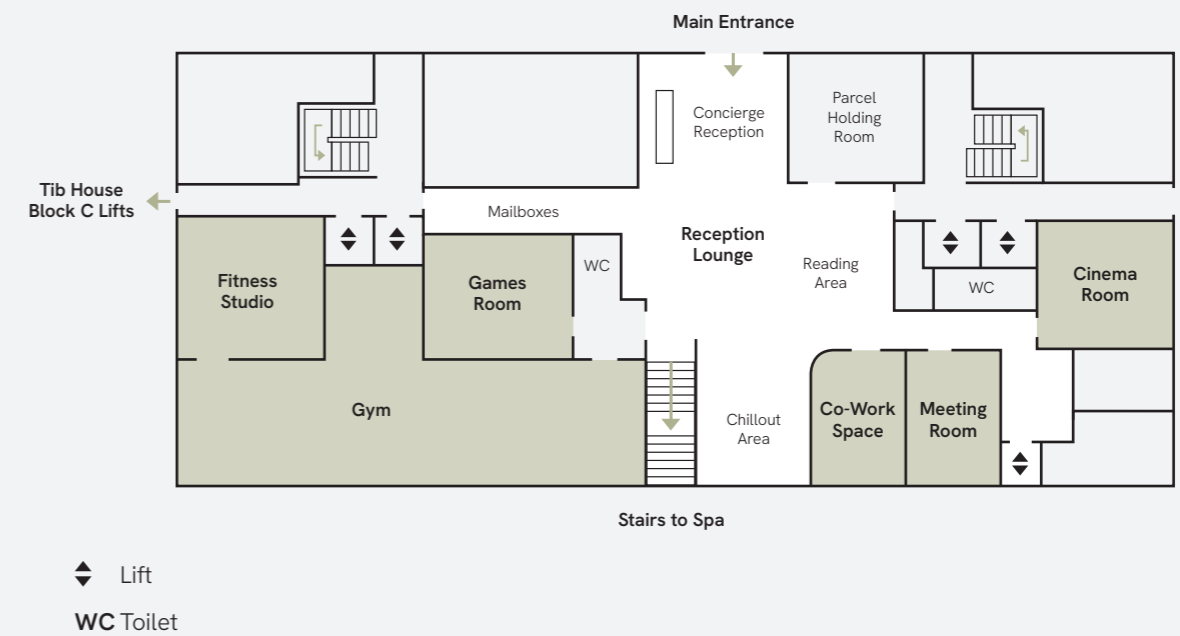
## Get Fit

### GYMNASIUM

A fully equipped gymnasium and fitness studio is designed to help residents achieve their exercise goals.

## Amenities

### GROUND LEVEL



## Play

### GAMES ROOM

The games area is ideal for those looking to socialise and participate in some good-natured competition with family, friends and neighbours.



## Challenge

### BASKETBALL & SQUASH

A half-size basketball and squash court allows for residents to let off steam and play sport in style.



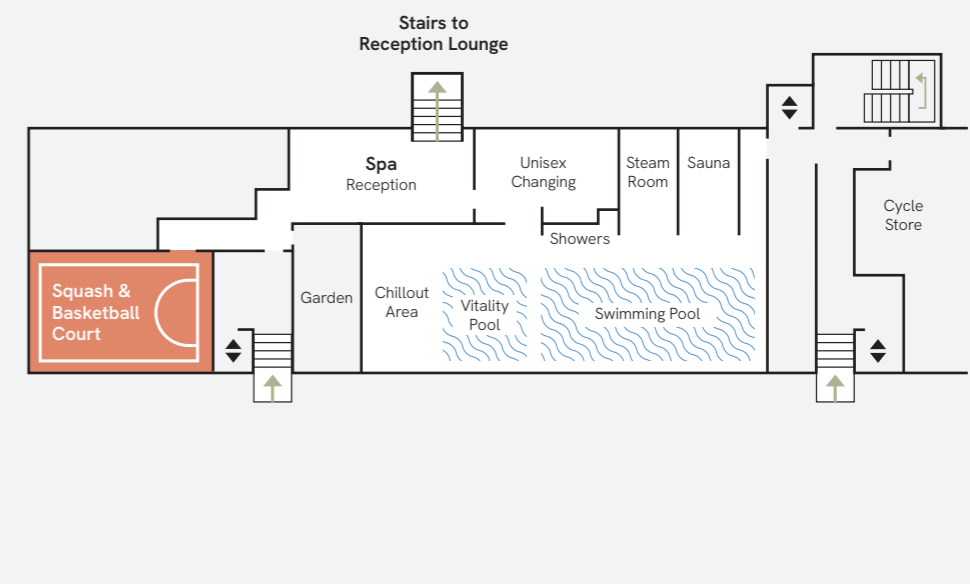
## Relax

### SWIMMING POOL

A swimming pool and spa equipped with a cold plunge pool, experience shower, steam room and sauna, create a serene environment for residents to unwind and recuperate.

## Spa & Court

### BASEMENT





# TIB HOUSE

## The Apartments

### HOTEL LIKE LIVING

Apartment layouts and interiors are spacious, contemporary and adaptable. Sophistication meets comfort in every detail.



THE RESIDENCES  
**Kitchen**

The kitchen boasts bespoke cabinetry with gloss finishes, integrated modern appliances, and warm-toned lighting.



THE RESIDENCES

## Living space

Carefully designed,  
living spaces are  
bright, spacious  
and adaptable.



THE RESIDENCES  
**Bedroom**

Warm and inviting, the bedroom offers a luxury sanctuary for rest and relaxation.

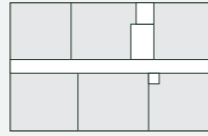


THE RESIDENCES  
**Bathroom**

Crafted with the finest fixtures, tiling and cabinetry each bathroom and en-suite offers a space for residents to refresh and unwind.

GROUND TO LEVEL 01  
FLOOR PLANS

# Townhouses



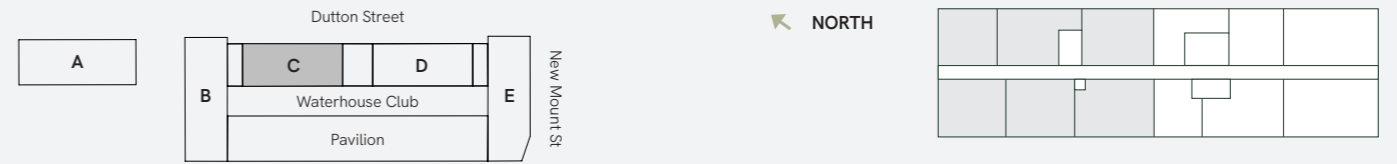
## GROUND LEVEL



◆ Lift  
PG Private Garden

■ 1 BEDROOM    ■ 2 BEDROOM    □ 3 BEDROOM TOWN HOUSES

Disclaimer: Blinds, curtains, curtain rails not included. Wardrobes not included indicative of space only. All dimensions are taken approximately from the middle of the room (↔). Each layout may vary. All measurements may vary within the tolerance percentage agreed. The dimensions are not intended for use for carpet/flooring sizes, appliances or furniture. Kitchen layout is indicative only and may be subject to change. Specification and finishes are subject to change if materials and appliances are discontinued or not readily available.



## LEVEL 01

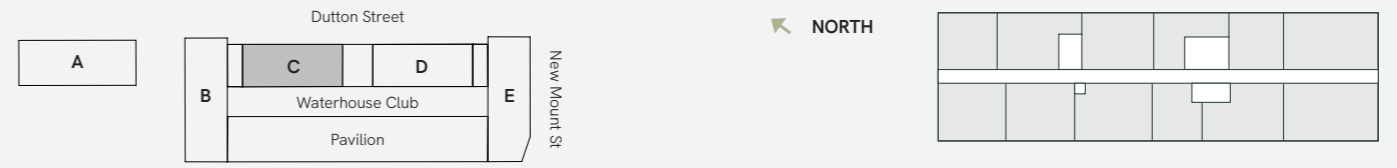


### Apartment Locator

How to identify your apartment number

Block	Level	Unit	=	Postal Number
C	1	1	=	C11
C	10	2	=	C102

# Full floor plate



◆ Lift

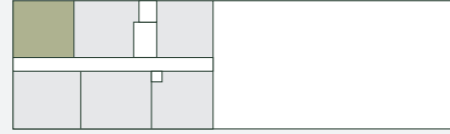
1 BEDROOM
  2 BEDROOM
  3 BEDROOM TOWN HOUSES

### Apartment Locator

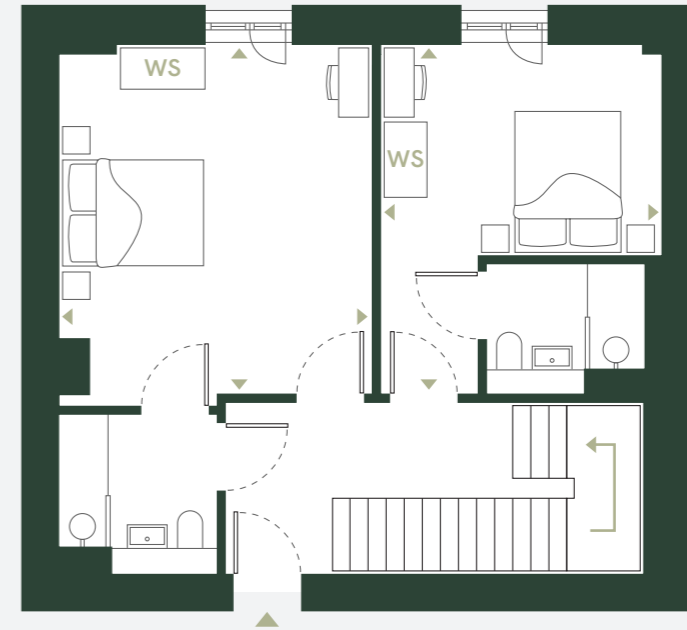
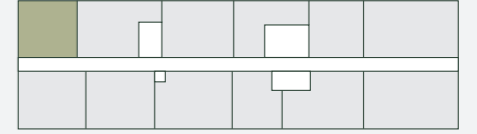
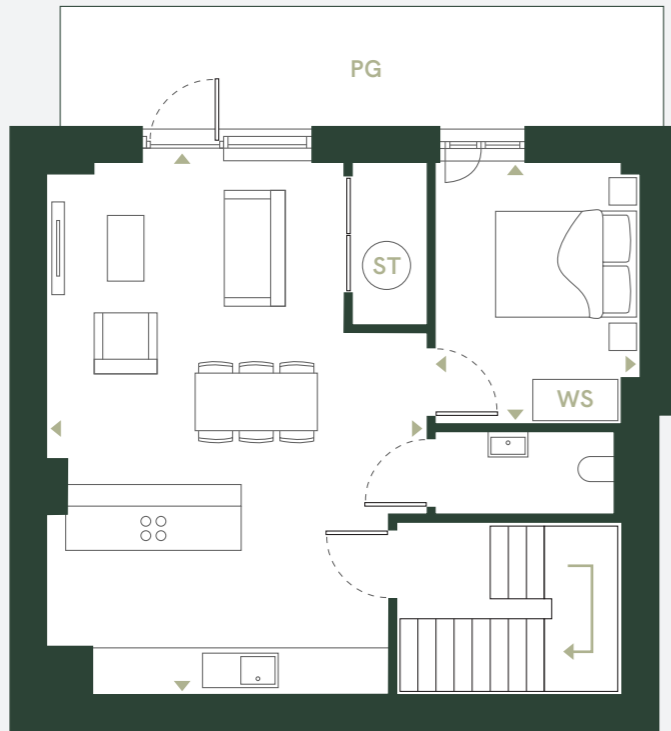
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3 BEDROOM TOWN HOUSE

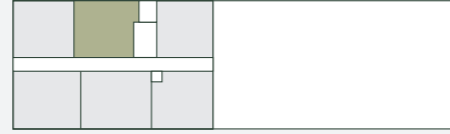


<b>Living / Kitchen</b>	7.03m x 5.03m	23.06ft x 16.50ft
<b>Bedroom 1</b>	3.45m x 2.71m	11.32ft x 8.89ft
<b>Bedroom 2</b>	4.66m x 4.15m	15.29ft x 13.62ft
<b>Bedroom 3</b>	4.66m x 3.72m	15.29ft x 12.20ft

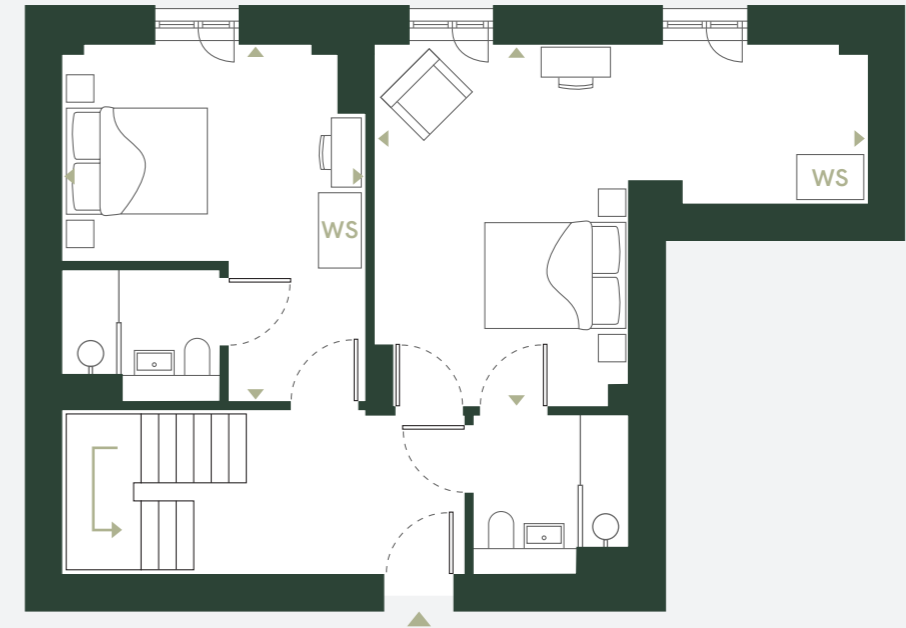
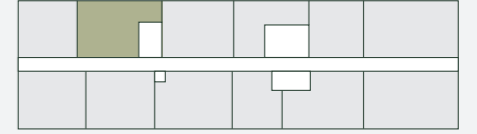
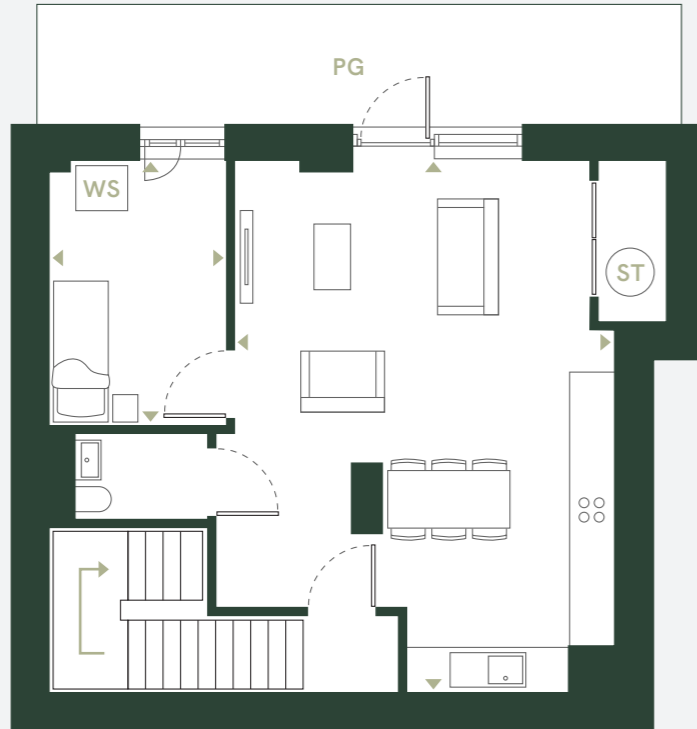
<b>Ground Level Area</b>	54.7m <sup>2</sup> 588.8ft <sup>2</sup>
<b>Level 1 Area</b>	55.6m <sup>2</sup> 598.5ft <sup>2</sup>

- ◄► Measurement Points
- ST Store Cupboard / Water Cylinder
- WS Wardrobe Space
- PG Private Garden

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3 BEDROOM TOWN HOUSE



**Living / Kitchen**

7.03m x 5.27m 23.06ft x 17.29ft

**Bedroom 1**

3.51m x 2.35m 11.52ft x 7.71ft

**Bedroom 2**

6.54m x 4.82m 21.46ft x 15.81ft

**Bedroom 3**

4.75m x 4.03m 15.59ft x 13.22ft

**Ground Level Area**

54.2m<sup>2</sup> 583.4ft<sup>2</sup>

**Level 1 Area**

59.6m<sup>2</sup> 641.5ft<sup>2</sup>

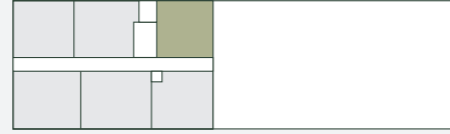
◄► Measurement Points

ST Store Cupboard / Water Cylinder

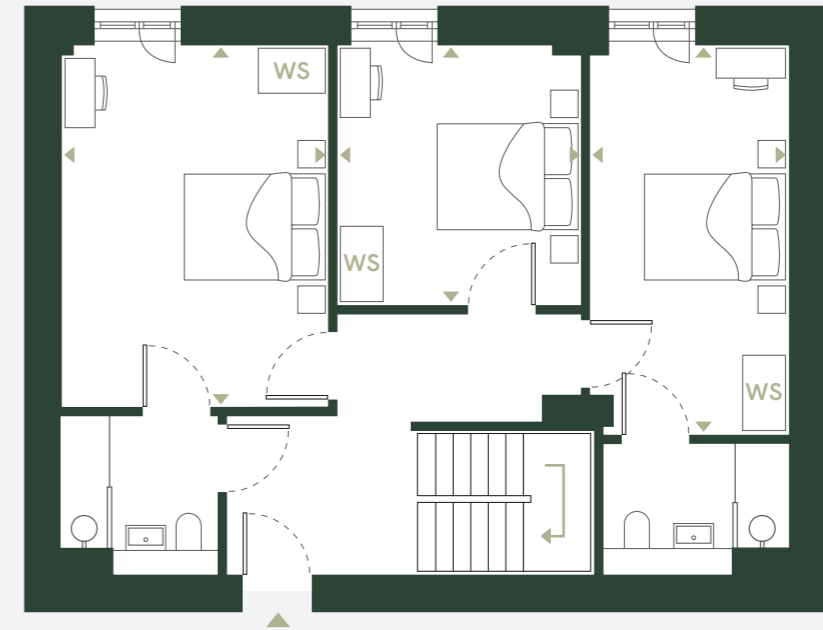
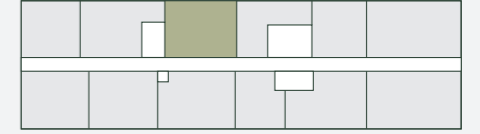
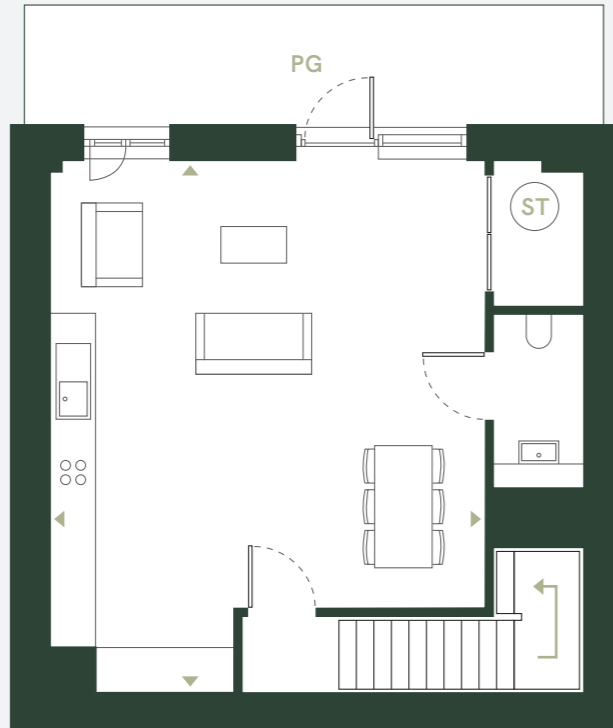
WS Wardrobe Space

PG Private Garden

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3 BEDROOM TOWN HOUSE



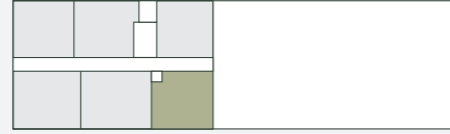
<b>Living / Kitchen</b>	7.04m x 5.75m	23.10 x 18.86ft
<b>Bedroom 1</b>	5.19m x 2.69m	17.03ft x 8.83ft
<b>Bedroom 2</b>	4.82m x 3.54m	15.81ft x 11.61ft
<b>Bedroom 3</b>	3.47m x 3.24m	11.38ft x 10.63ft

**Ground Level Area**  
49.7m<sup>2</sup> 535.0ft<sup>2</sup>

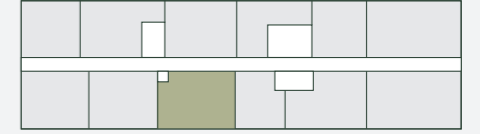
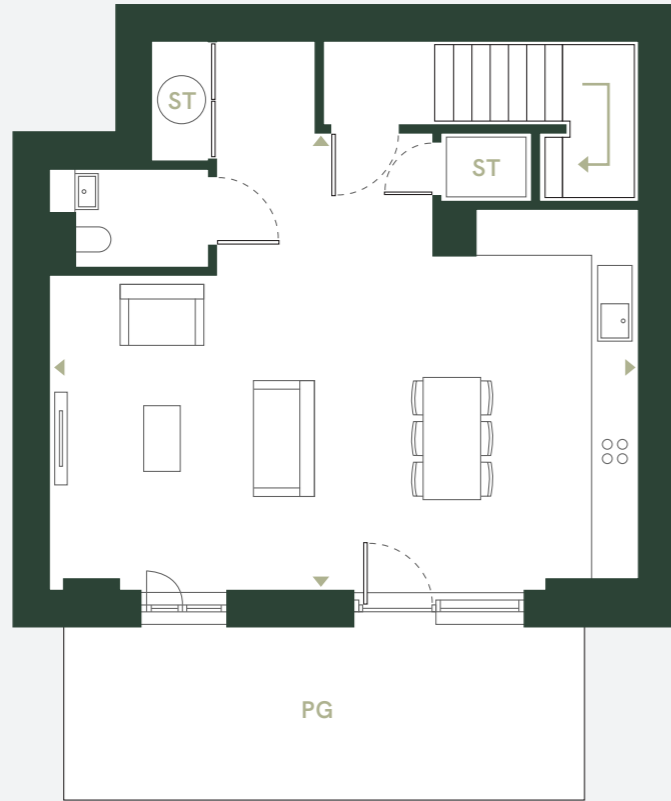
**Level 1 Area**  
68.1m<sup>2</sup> 733.0ft<sup>2</sup>

- ◄► Measurement Points
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3 BEDROOM TOWN HOUSE



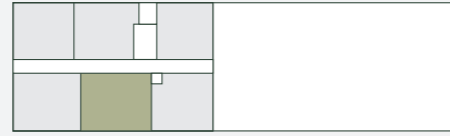
<b>Living / Kitchen</b>	7.77m x 6.05m	25.49ft x 19.85ft
<b>Bedroom 1</b>	5.52m x 3.09m	18.11ft x 10.14ft
<b>Bedroom 2</b>	5.05m x 3.12m	16.57ft x 10.24ft
<b>Bedroom 3</b>	3.85m x 3.82m	12.63ft x 12.53ft

**Ground Level Area**  
54.8m<sup>2</sup> 589.9ft<sup>2</sup>

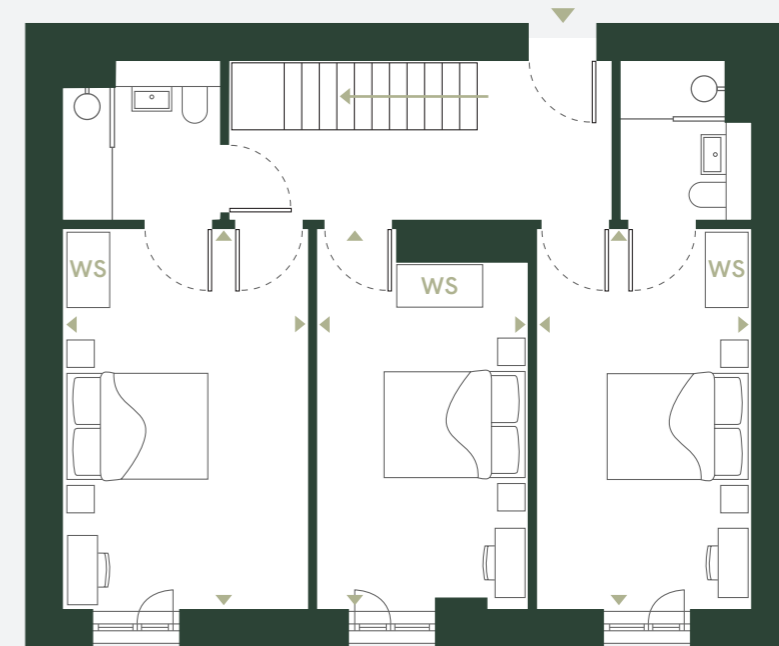
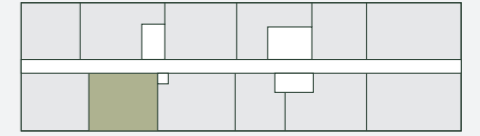
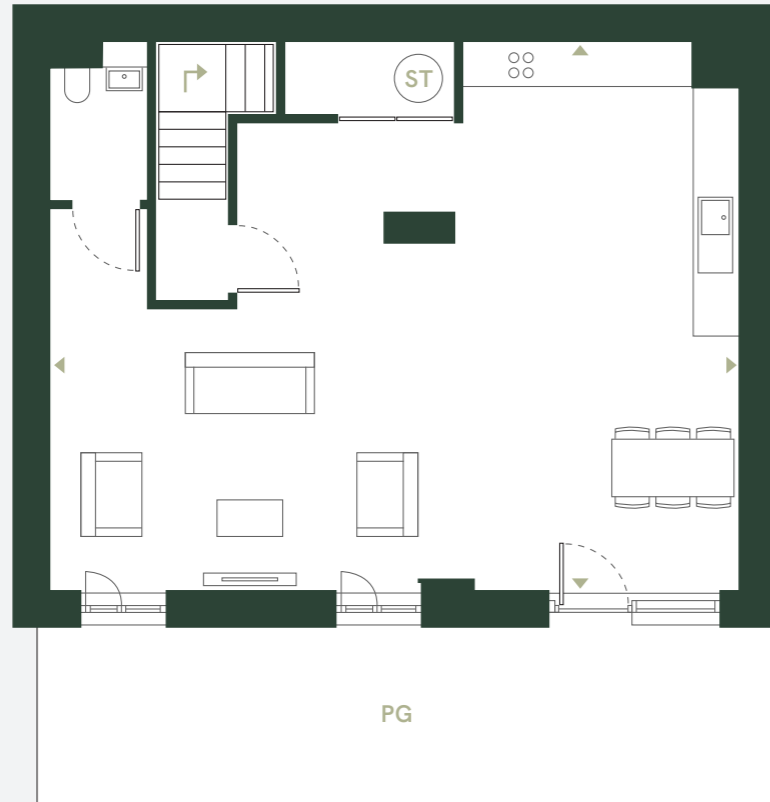
**Level 1 Area**  
72.5m<sup>2</sup> 780.4ft<sup>2</sup>

- ◄► Measurement Points
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3 BEDROOM TOWN HOUSE

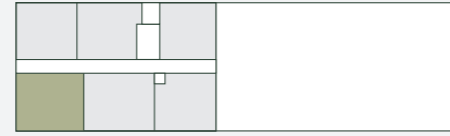


<b>Living / Kitchen</b>	
9.12m x 7.26m	29.92ft x 23.82ft
<b>Bedroom 1</b>	
5.04m x 3.26m	16.54ft x 10.70ft
<b>Bedroom 2</b>	
5.04m x 2.85m	16.54ft x 9.35ft
<b>Bedroom 3</b>	
5.04m x 2.80m	16.54ft x 9.19ft

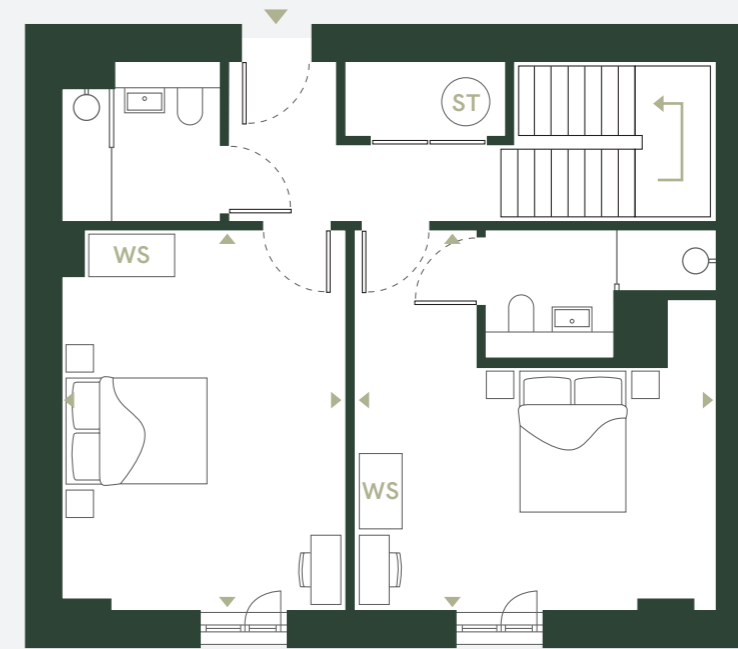
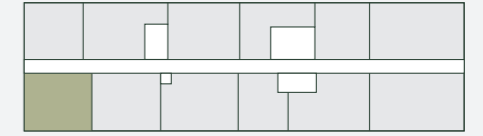
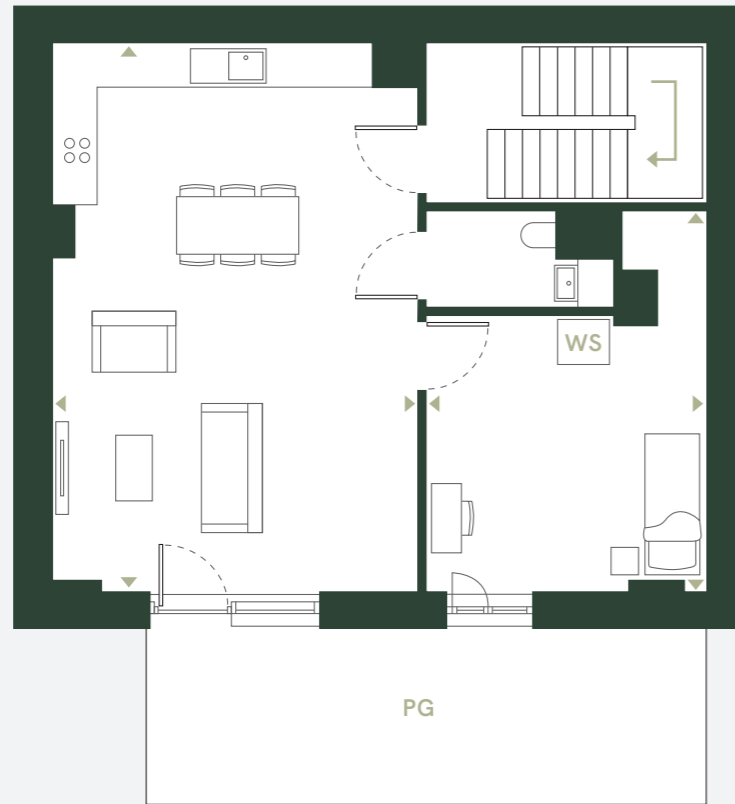
<b>Ground Level Area</b>	
66.2m <sup>2</sup>	712.6ft <sup>2</sup>
<b>Level 1 Area</b>	
66.2m <sup>2</sup>	712.6ft <sup>2</sup>

- ◄► Measurement Points
- ST Store Cupboard / Water Cylinder
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- PG Private Garden

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3 BEDROOM TOWN HOUSE



<b>Living / Kitchen</b>	7.26m x 4.83m	23.82ft x 15.85ft
<b>Bedroom 1</b>	5.04m x 3.72m	16.54ft x 12.20ft
<b>Bedroom 2</b>	5.04m x 4.79m	16.54ft x 15.72ft
<b>Bedroom 3</b>	5.04m x 3.76m	16.54ft x 12.34ft

**Ground Level Area**  
62.9m<sup>2</sup> 677.1ft<sup>2</sup>

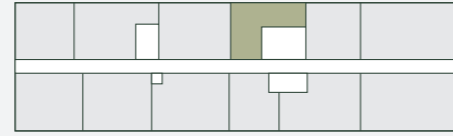
**Level 1 Area**  
62.9m<sup>2</sup> 677.1ft<sup>2</sup>

- ◄► Measurement Points
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- WS Wardrobe Space
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LEVEL 01

# C11



1 BEDROOM



**Living / Kitchen**

5.72m x 2.88m 18.77ft x 9.45ft

**Area**

40.6m<sup>2</sup> 437.0ft<sup>2</sup>

◄► Measurement Points

ST Store Cupboard / Water Cylinder

WS Wardrobe Space

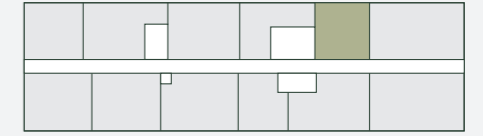
**Bedroom 1**

3.86m x 2.88m 12.66ft x 9.45ft

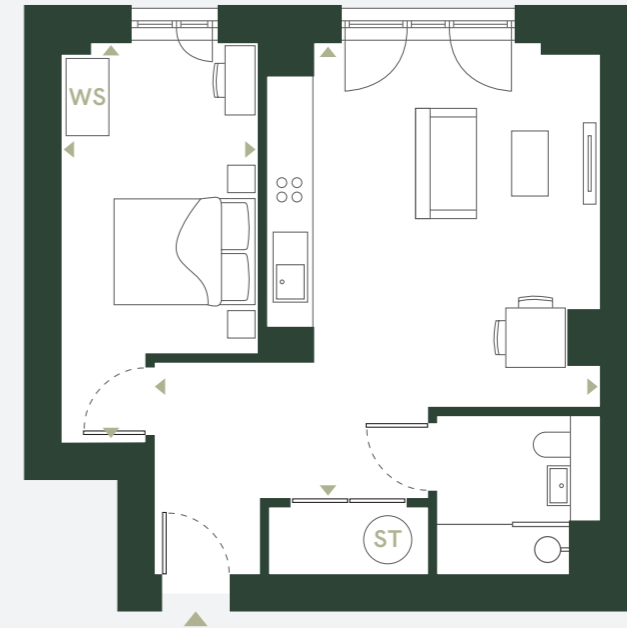
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LEVEL 01

# C12



1 BEDROOM



**Living / Kitchen**

6.04m x 5.91m 19.82ft x 19.39ft

**Area**

48.1m<sup>2</sup> 517.7ft<sup>2</sup>

◄► Measurement Points

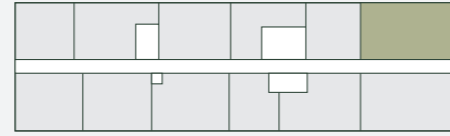
ST Store Cupboard / Water Cylinder

WS Wardrobe Space

**Bedroom 1**

5.30m x 2.61m 17.39ft x 8.56ft

# C13



2 BEDROOM

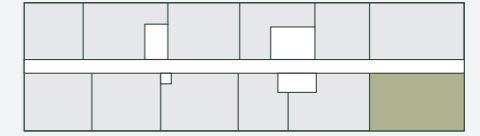


<b>Living / Kitchen</b>	<b>Area</b>
7.03m x 4.72m    23.06ft x 15.49ft	84.0m <sup>2</sup> 904.2ft <sup>2</sup>
<b>Bedroom 1</b>	
5.19m x 3.16m    17.03ft x 10.37ft	
<b>Bedroom 2</b>	
4.83m x 3.83m    15.85ft x 12.57ft	

- ◄► Measurement Points
- ST Store Cupboard / Water Cylinder
- WS Wardrobe Space

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# C14



2 BEDROOM

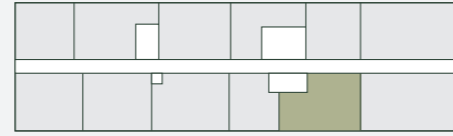


<b>Living / Kitchen</b>	<b>Area</b>
7.25m x 5.05m    23.79ft x 16.57ft	86.3m <sup>2</sup> 928.9ft <sup>2</sup>
<b>Bedroom 1</b>	
5.41m x 3.16m    17.75ft x 10.37ft	
<b>Bedroom 2</b>	
5.05m x 3.51m    16.57ft x 11.52ft	

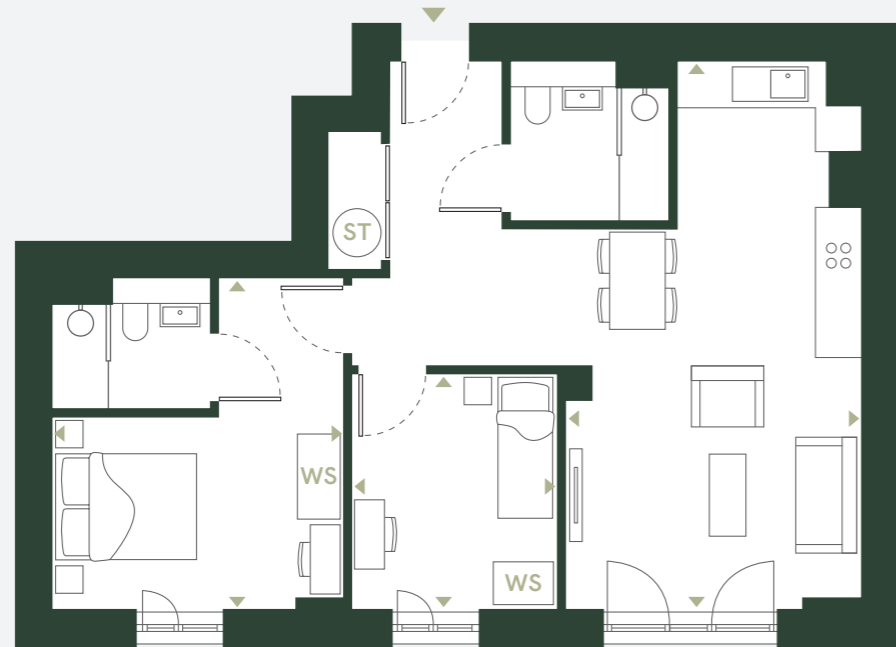
- ◄► Measurement Points
- ST Store Cupboard / Water Cylinder
- WS Wardrobe Space

LEVEL 01

# C15



2 BEDROOM



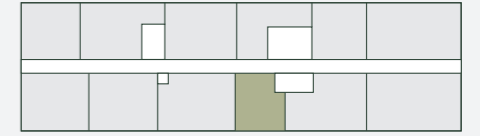
<b>Living / Kitchen</b> 7.25m x 3.92m    23.79ft x 12.86ft	<b>Area</b> 66.5m <sup>2</sup> 715.8ft <sup>2</sup>
<b>Bedroom 1</b> 4.39m x 3.82m    14.40ft x 12.53ft	
<b>Bedroom 2</b> 3.12m x 2.77m    10.24ft x 9.09ft	

- ◄► Measurement Points
- ST Store Cupboard / Water Cylinder
- WS Wardrobe Space

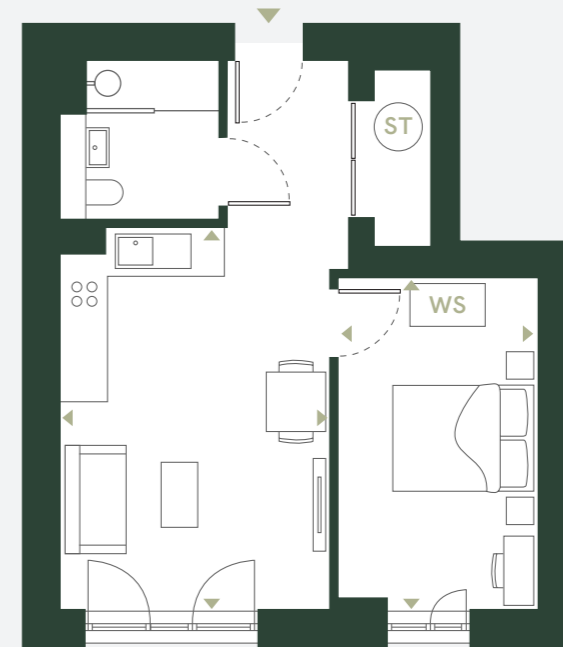
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LEVEL 01

# C16



1 BEDROOM

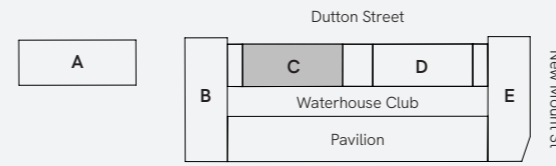


<b>Living / Kitchen</b> 5.05m x 3.57m    16.57ft x 11.71ft	<b>Area</b> 41.1m <sup>2</sup> 442.4ft <sup>2</sup>
<b>Bedroom 1</b> 4.39m x 2.65m    14.40ft x 8.69ft	

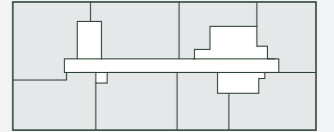
- ◄► Measurement Points
- ST Store Cupboard / Water Cylinder
- WS Wardrobe Space

LEVELS 02 TO 10  
FLOOR PLANS

# Full floor plate



NORTH



◆ Lift

1 BEDROOM
  2 BEDROOM
  3 BEDROOM TOWN HOUSES

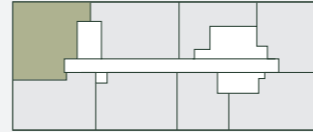
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How to identify your apartment number

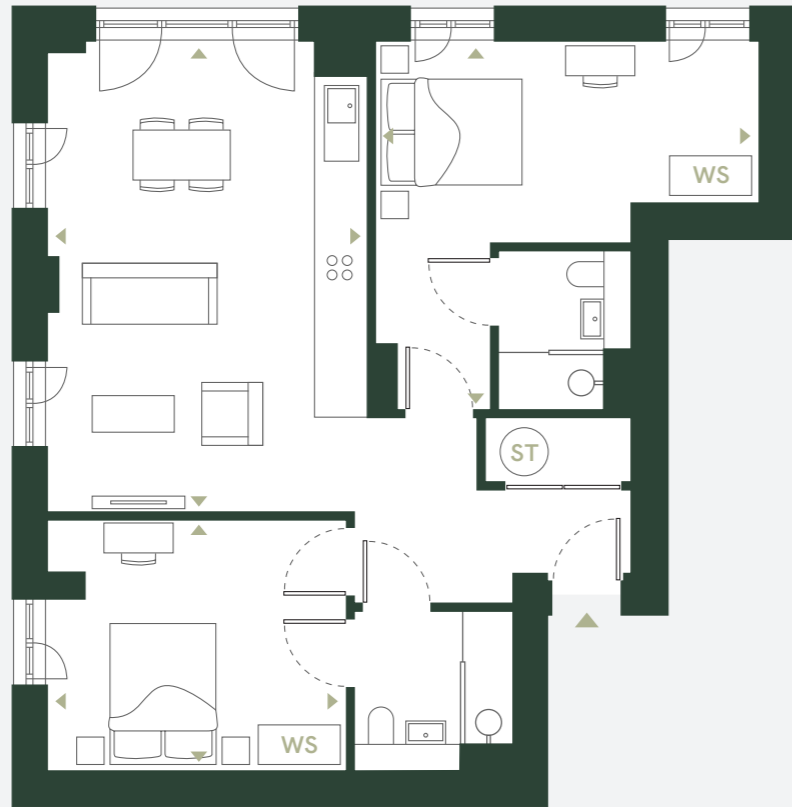
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C	1	1	=	C11
C	10	2	=	C102

Disclaimer: Blinds, curtains, curtain rails not included. Wardrobes not included indicative of space only. All dimensions are taken approximately from the middle of the room (↔). Each layout may vary. All measurements may vary within the tolerance percentage agreed. The dimensions are not intended for use for carpet/flooring sizes, appliances or furniture. Kitchen layout is indicative only and may be subject to change. Specification and finishes are subject to change if materials and appliances are discontinued or not readily available.

# C21



2 BEDROOM

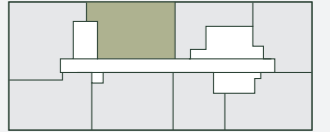


<b>Living / Kitchen</b>	<b>Area</b>
6.23m x 4.23m    20.44ft x 13.88ft	74.1m <sup>2</sup> 797.6ft <sup>2</sup>
<b>Bedroom 1</b>	
5.07m x 4.87m    16.63ft x 15.98ft	
<b>Bedroom 2</b>	
3.93m x 3.32m    12.99ft x 10.89ft	

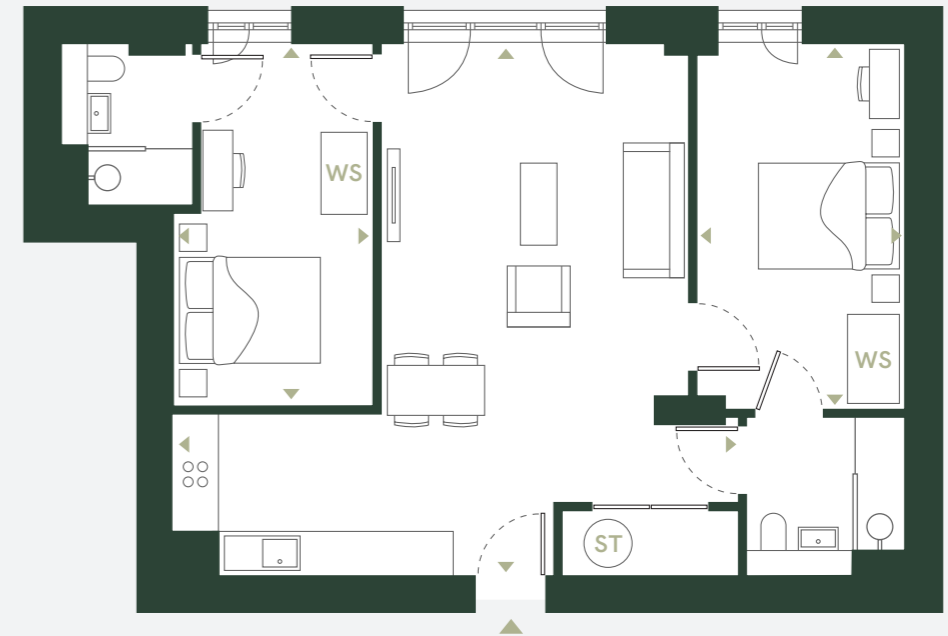
- ◄► Measurement Points
- ST Store Cupboard / Water Cylinder
- WS Wardrobe Space

Disclaimer: Blinds, curtains, curtain rails not included. Wardrobes not included indicative of space only. All dimensions are taken approximately from the middle of the room (◄►). Each layout may vary. All measurements may vary within the tolerance percentage agreed. The dimensions are not intended for use for carpet/flooring sizes, appliances or furniture. Kitchen layout is indicative only and may be subject to change. Specification and finishes are subject to change if materials and appliances are discontinued or not readily available.

# C22



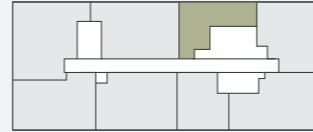
2 BEDROOM



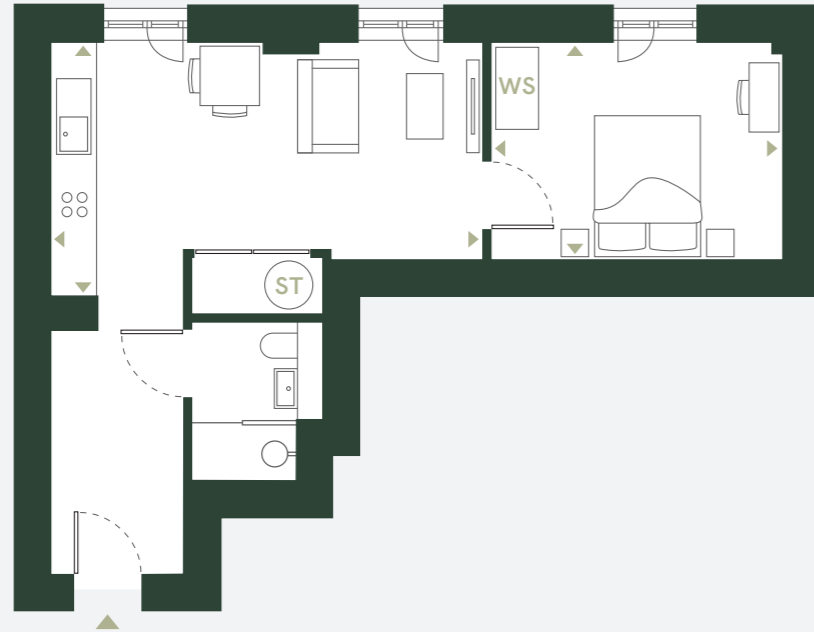
<b>Living / Kitchen</b>	<b>Area</b>
7.50m x 7.04m    24.61ft x 23.10ft	71.4m <sup>2</sup> 768.5ft <sup>2</sup>
<b>Bedroom 1</b>	
4.84m x 2.75m    15.88ft x 9.02ft	
<b>Bedroom 2</b>	
4.79m x 2.64m    15.72ft x 8.66ft	

- ◄► Measurement Points
- ST Store Cupboard / Water Cylinder
- WS Wardrobe Space

# C23



1 BEDROOM



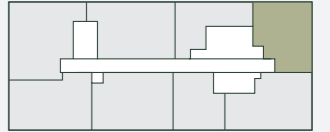
**Living / Kitchen**  
 5.72m x 3.35m    18.77ft x 10.99ft    **Area**  
 40.6m<sup>2</sup>    437.0ft<sup>2</sup>

**Bedroom 1**  
 3.86m x 2.88m    12.66ft x 9.45ft

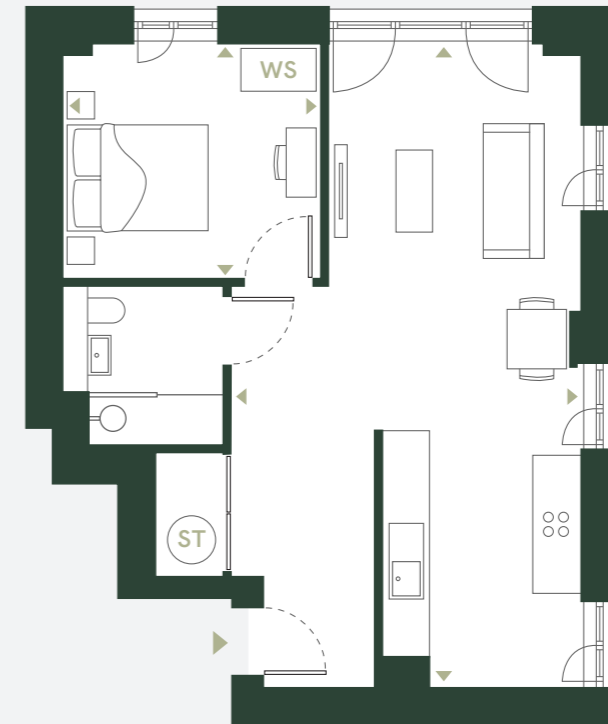
◄► Measurement Points  
 ST Store Cupboard / Water Cylinder  
 WS Wardrobe Space

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# C24



1 BEDROOM

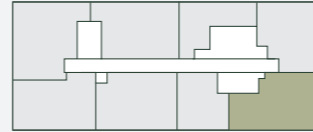


**Living / Kitchen**  
 8.51m x 4.63m    27.92ft x 15.19ft    **Area**  
 52.3m<sup>2</sup>    563.0ft<sup>2</sup>

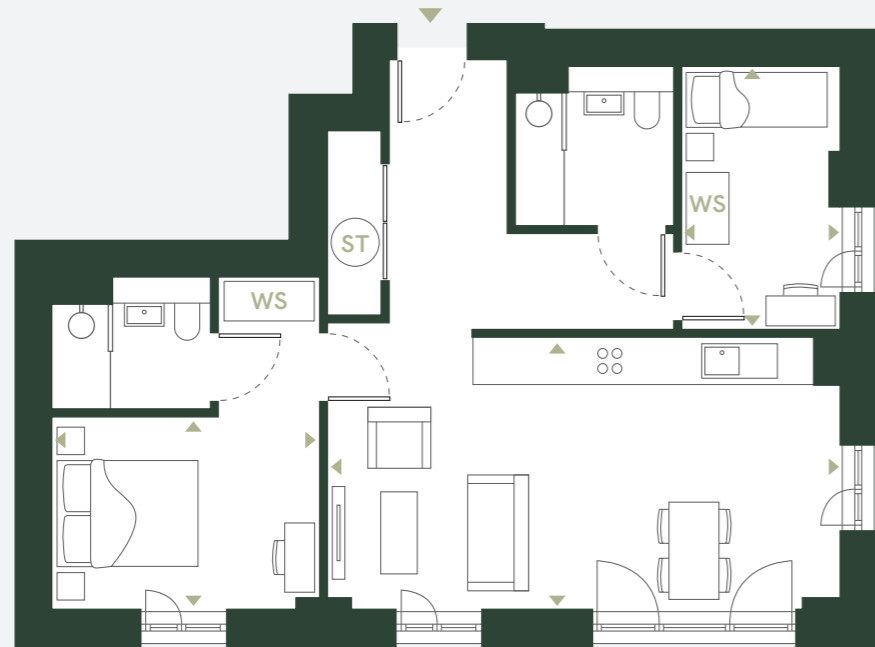
**Bedroom 1**  
 3.39m x 3.10m    11.12ft x 10.17ft

◄► Measurement Points  
 ST Store Cupboard / Water Cylinder  
 WS Wardrobe Space

# C25



2 BEDROOM

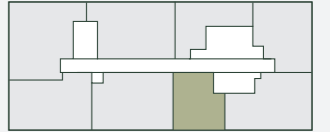


<b>Living / Kitchen</b>	<b>Area</b>
6.78m x 3.59m    22.24ft x 11.78ft	64.1m <sup>2</sup> 690.0ft <sup>2</sup>
<b>Bedroom 1</b>	
4.39m x 3.54m    14.40ft x 11.61ft	
<b>Bedroom 2</b>	
3.47m x 2.10m    11.38ft x 6.89ft	

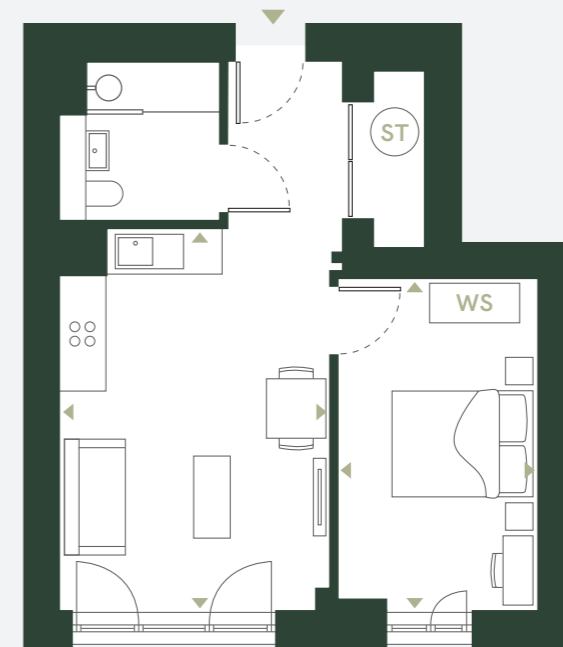
- ◄► Measurement Points
- ST Store Cupboard / Water Cylinder
- WS Wardrobe Space

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# C26



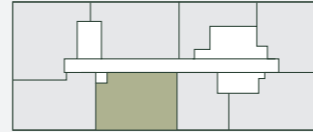
1 BEDROOM



<b>Living / Kitchen</b>	<b>Area</b>
5.05m x 3.58m    16.57ft x 11.75ft	41.1m <sup>2</sup> 442.4ft <sup>2</sup>
<b>Bedroom 1</b>	
4.39m x 2.65m    14.40ft x 8.69ft	

- ◄► Measurement Points
- ST Store Cupboard / Water Cylinder
- WS Wardrobe Space

# C27



2 BEDROOM

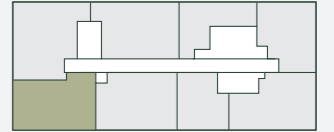


<b>Living / Kitchen</b>	<b>Area</b>
7.25m x 4.70m    23.79ft x 15.42ft	72.5m <sup>2</sup> 780.4ft <sup>2</sup>
<b>Bedroom 1</b>	
5.67m x 3.45m    18.60ft x 11.32ft	
<b>Bedroom 2</b>	
5.41m x 2.82m    17.75ft x 9.25ft	

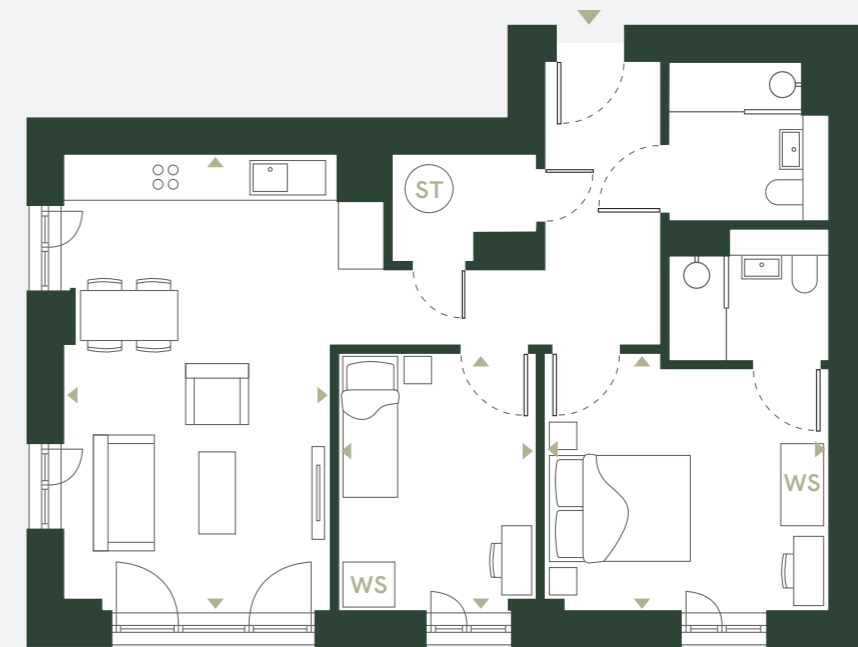
- ◄► Measurement Points
- ST Store Cupboard / Water Cylinder
- WS Wardrobe Space

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# C28



2 BEDROOM



<b>Living / Kitchen</b>	<b>Area</b>
6.04m x 3.53m    19.82ft x 11.58ft	65.7m <sup>2</sup> 707.2ft <sup>2</sup>
<b>Bedroom 1</b>	
3.77m x 3.41m    12.37ft x 11.19ft	
<b>Bedroom 2</b>	
3.41m x 2.60m    11.19ft x 8.53ft	

- ◄► Measurement Points
- ST Store Cupboard / Water Cylinder
- WS Wardrobe Space

THE RESIDENCES

# Specifications

## RESIDENT AMENITIES

Concierge  
Parcel store  
Cycle Store  
Swimming pools  
Private landscaped garden  
Squash and basketball courts  
Games room  
Private dining  
Cinema room  
Meeting room  
Work spaces  
Lounges

## PUBLIC AMENITIES

A new public avenue with shops, restaurants and office space

## FLOORING

Laminate wood flooring in bedroom, lounge and kitchen  
Porcelain tiling in bathroom and ensuite

## KITCHENS

Oversize full height kitchen wall units  
LED strip downlighting  
Quartz worktops & splashback  
Ceramic induction hob with extractor hood  
Fully-integrated dishwasher  
Fully-integrated oven  
Fully-integrated 70/30 split fridge/freezer  
Free-standing washer/dryer in storage cupboard  
Black stainless steel sink and mixer tap

## BATHROOMS

Backlit heated mirror cabinet  
WC and basin  
Quartz vanity unit  
Porcelain tiling  
Black mixer taps and shower head  
Black heated towel rail

## HEATING & ELECTRICAL

Wall-mounted electric panel heaters - WIFI enabled  
Integrated TV/reception system  
Entrance access system, controlled via app  
Fire alarms & sprinklers  
High speed internet access  
Power outlets

Notes: The design development of Waterhouse Gardens is still ongoing and certain items of the specification may be amended to an item of equivalent quality.



## OFFICES AND PARTNERS WORLDWIDE

### MANCHESTER

Local Crescent  
Greater  
Manchester  
United Kingdom  
M5 4PF

### LONDON

One Cluny  
Mews  
London  
SW5 9EF

### HONG KONG

27/F, 8  
Wyndham  
Street, Central  
Hong Kong  
China

### SHANGHAI

Unit 802, 8/F,  
Platinum Tower,  
233 Taicang  
Road, Huangpu  
District, China

### BEIJING

Units 2313-2315,  
23/F, China World Tower  
A | 1 Jianguomenwai  
Road, Chaoyang  
District, China

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