

IRK HOUSE

WATERHOUSE GARDENS



04

ABOUT IRK HOUSE

06/09

WATERHOUSE CLUB

10/17

THE APARTMENTS

20/39

GROUND TO LEVEL 01

42/51

LEVELS 02 TO 10

52/53

SPECIFICATION



WELCOME TO
IRK HOUSE AT WATERHOUSE
GARDENS

The IRK 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.

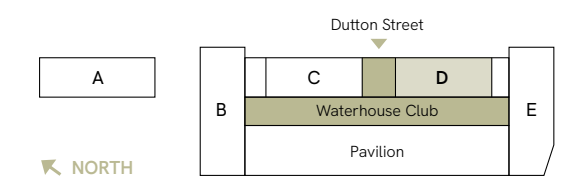


WATERHOUSE CLUB

Amenities

ON YOUR DOORSTEP

The Waterhouse Club is home to a collection of amenities that sets 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

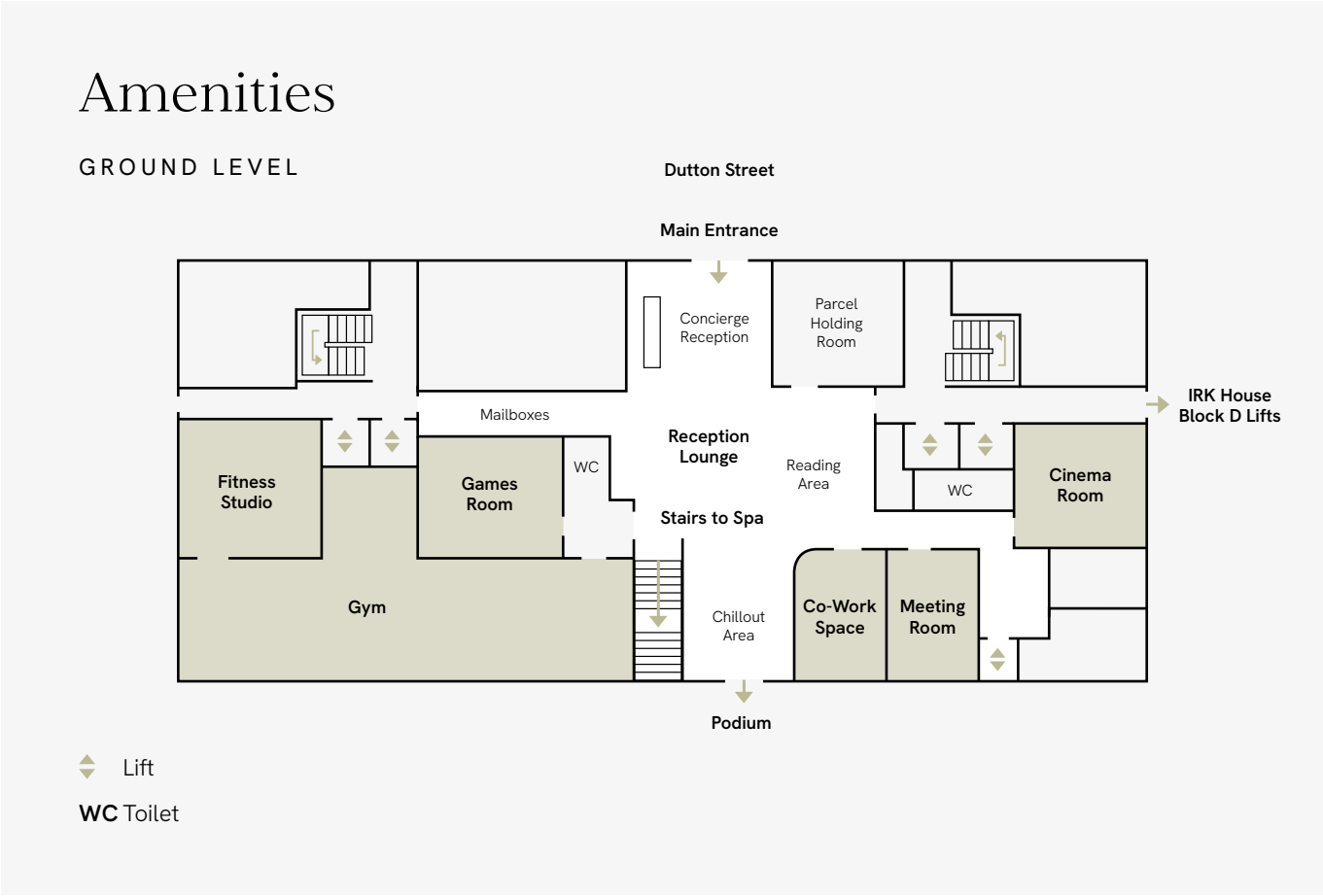
The cinema room is available for residents to hire for an immersive, private cinema experience, whilst the private dining room provides a more intimate setting to entertain family and friends.



Get Fit

GYMNASIUM

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



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

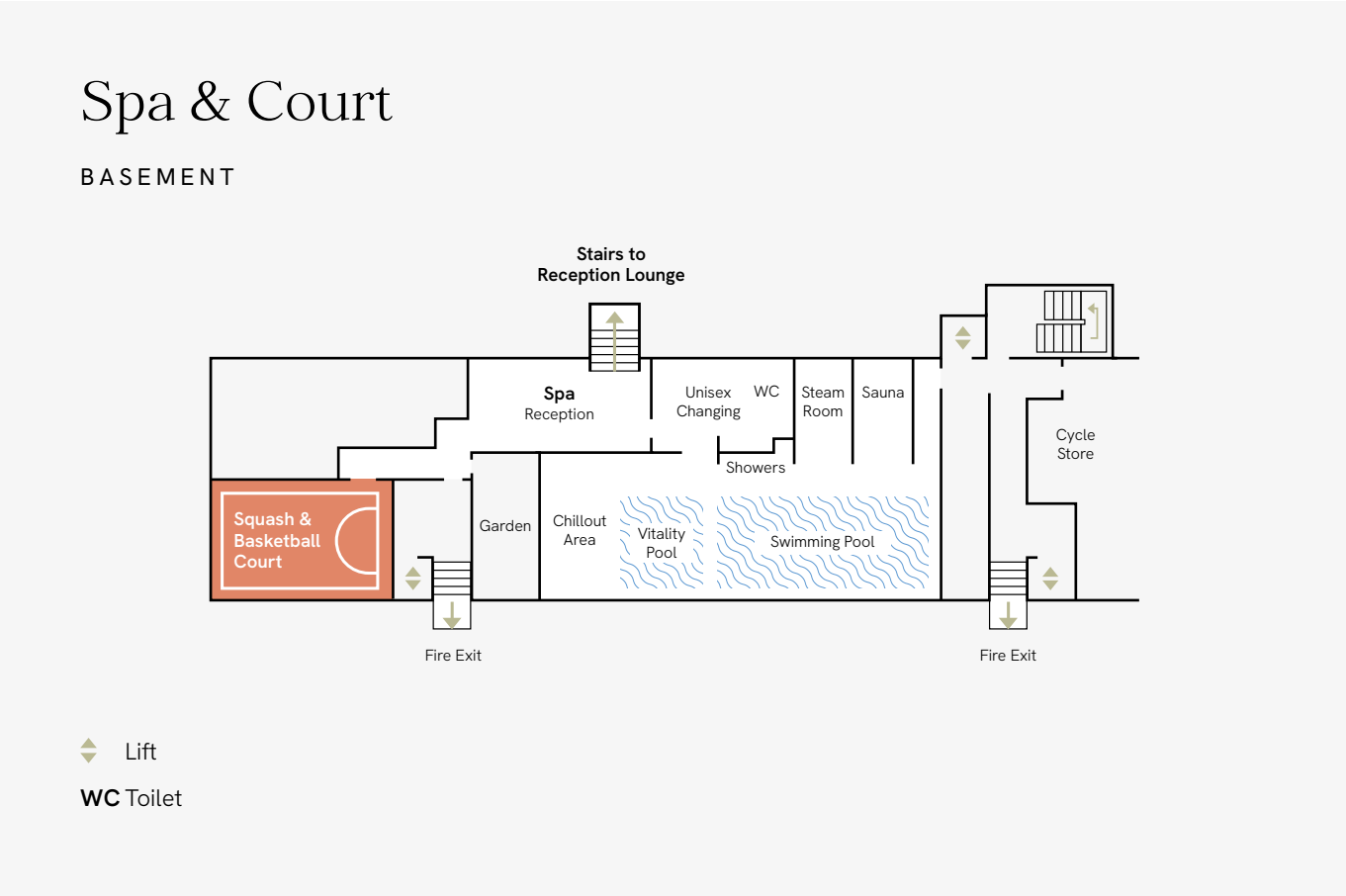
A half-size basketball and squash court allows for residents to let off steam and play sports in style.



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.





IRK 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

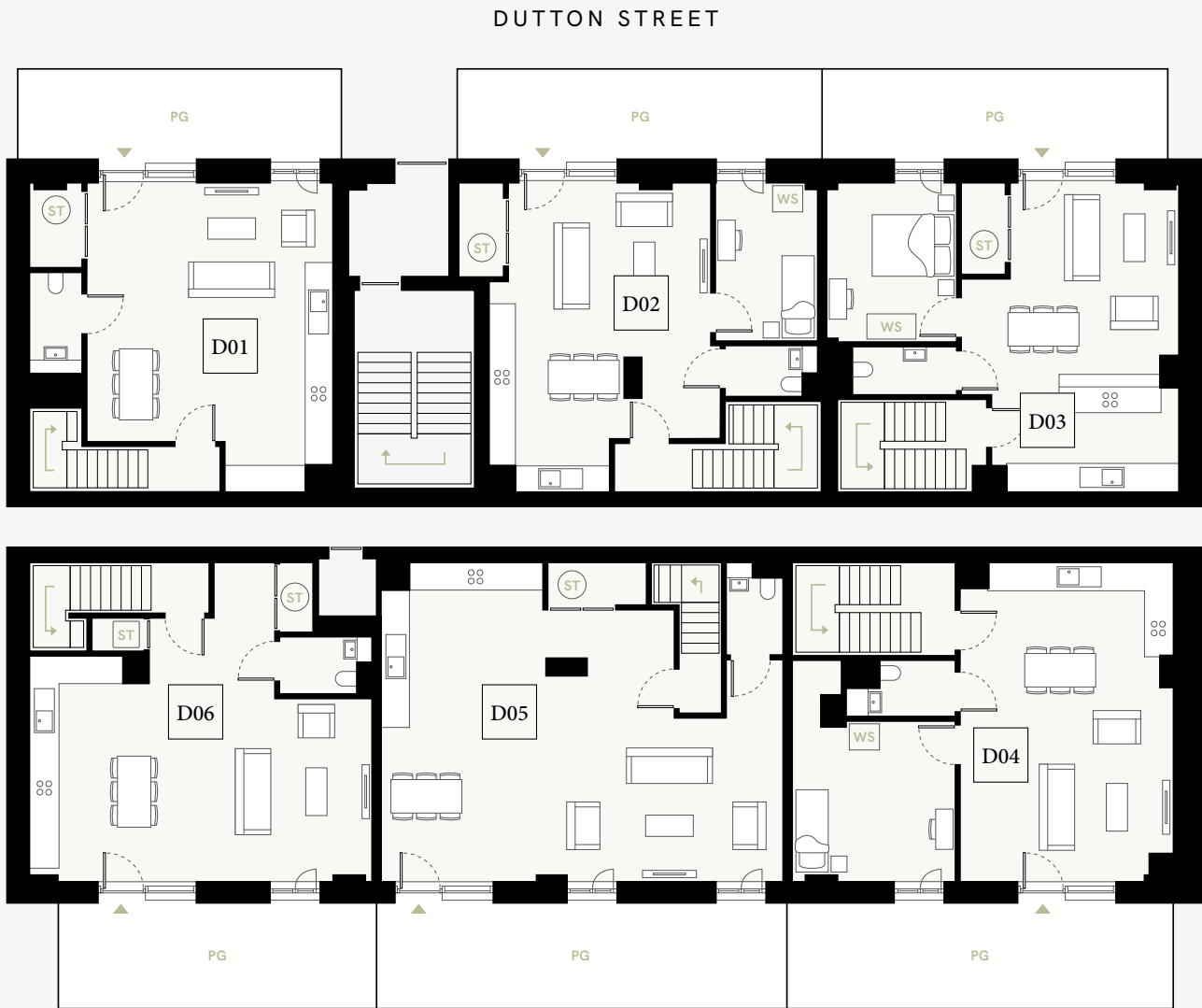
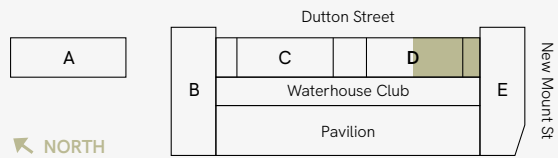
Crafted with the finest fixtures, tiling and cabinetry each bathroom and en-suite offers a space for residents to refresh and unwind.

GROUND TO LEVEL 01

Floor plans

GROUND LEVEL

Townhouses



- PG Private Garden
- WS Wardrobe Space
- ST Store Cupboard / Water Cylinder

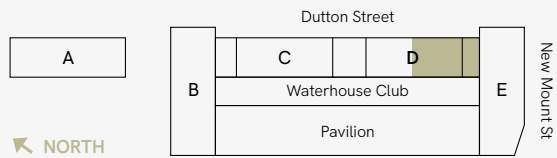
PODIUM

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

Townhouses

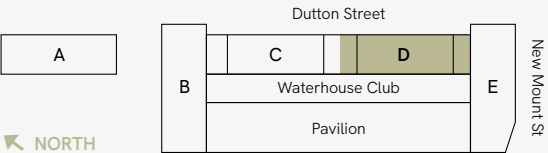


APARTMENT LOCATOR

How to identify your apartments number

Block	Level	Unit	=	Postal Number
D	1	1	=	D11
D	10	2	=	D102

Full floor plate



- ◆ Lift
- ST Store Cupboard / Water Cylinder
- WS Wardrobe Space

1 BEDROOM 2 BEDROOM 3 BEDROOM TOWN HOUSES

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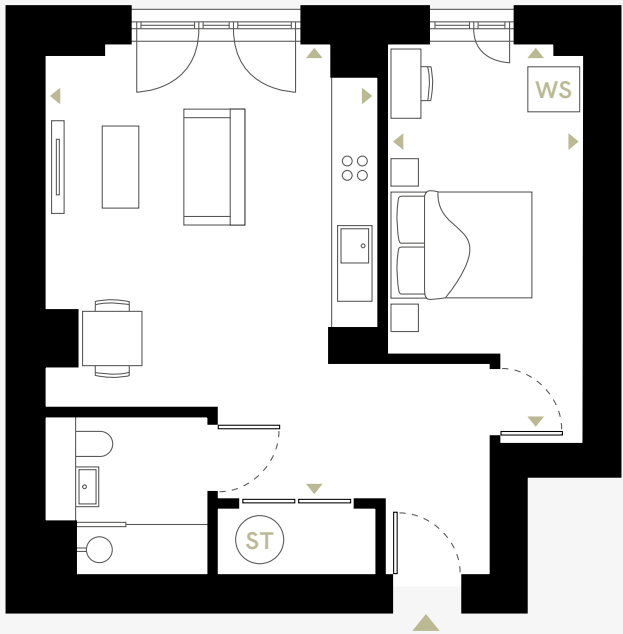
APARTMENT LOCATOR

How to identify your apartments number

Block	Level	Unit	=	Postal Number
D	1	1	=	D11
D	10	2	=	D102

D11

1 BEDROOM



Living / Kitchen
6.04m x 4.42m 19.82ft x 14.50ft

Bedroom 1
5.30m x 2.61m 17.39ft x 8.56ft

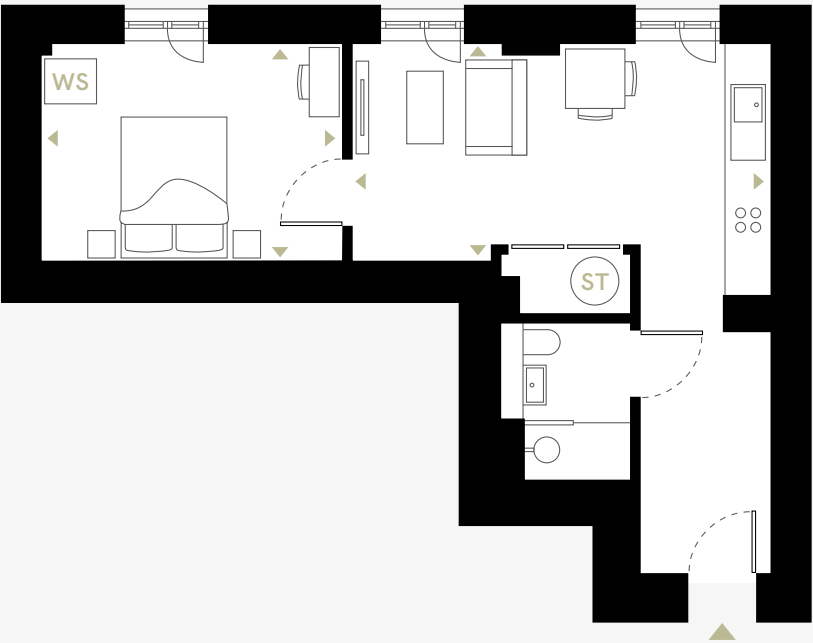
Area
48.2m² 518.8ft²

- ◀▶ Measurement Points
- ST Store Cupboard / Water Cylinder
- WS Wardrobe Space

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D12

1 BEDROOM



Living / Kitchen
5.56m x 2.90m 18.24ft x 9.51ft

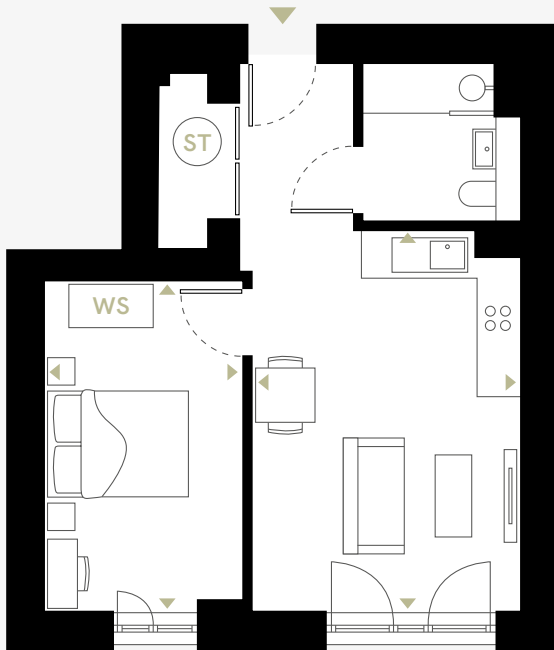
Bedroom 1
4.01m x 2.91m 13.16ft x 9.55ft

Area
40.7m² 438.1ft²

- ◀▶ Measurement Points
- ST Store Cupboard / Water Cylinder
- WS Wardrobe Space

D13

1 BEDROOM



Living / Kitchen
5.05m x 3.57m 16.57ft x 11.71ft

Bedroom 1
4.39m x 2.63m 14.40ft x 8.63ft

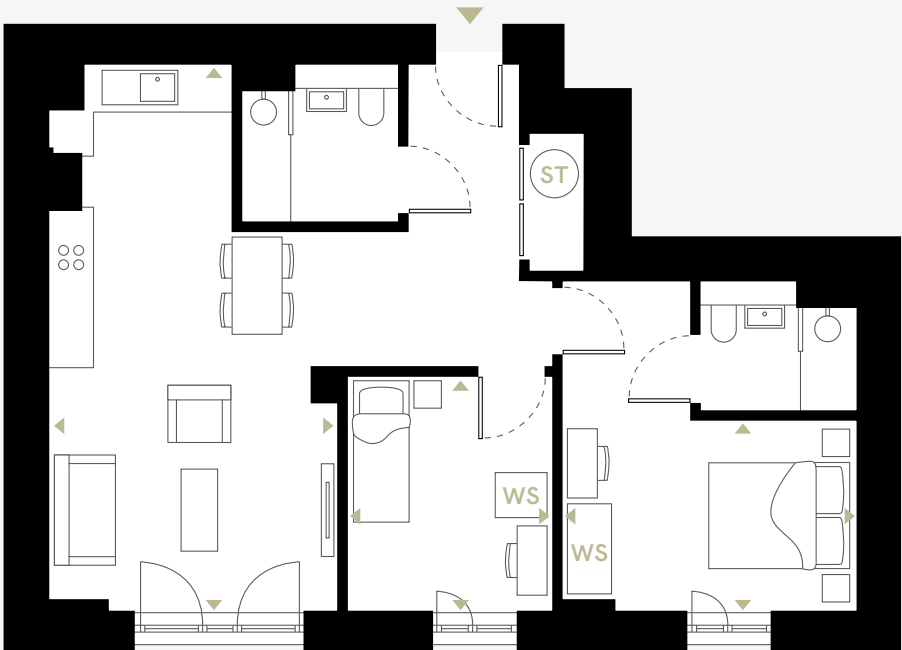
Area
41.1m² 442.4ft²

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

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D14

2 BEDROOM



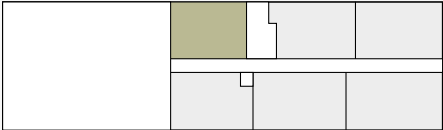
Living / Kitchen
7.25m x 3.84m 23.79ft x 12.60ft

Bedroom 1
4.39m x 3.92m 14.40ft x 12.86ft

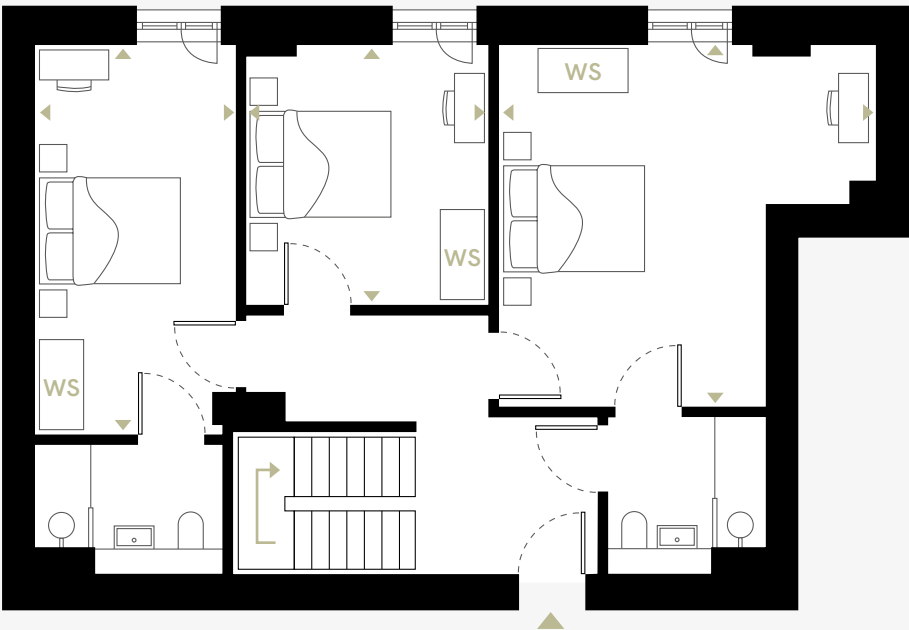
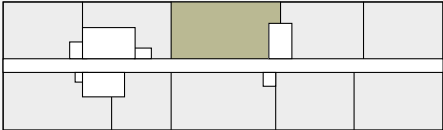
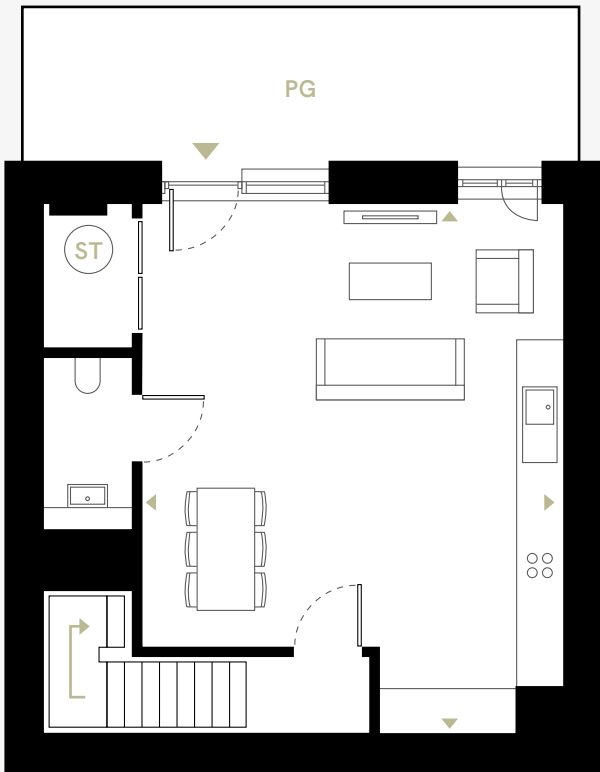
Bedroom 2
3.13m x 2.74m 10.27ft x 8.99ft

Area
66.5m² 715.8ft²

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



3 BEDROOM TOWN HOUSE



Living / Kitchen

7.03m x 5.60m 23.06ft x 18.37ft

Bedroom 1

5.02m x 4.82m 16.47ft x 15.81ft

Bedroom 2

5.19m x 2.69m 17.03ft x 8.83ft

Bedroom 3

3.47m x 3.24m 11.38ft x 10.63ft

Ground Level Area

48.5m² 522.0ft²

Level 1 Area

71.3m² 767.5ft²

◄► Measurement Points

ST Store Cupboard / Water Cylinder

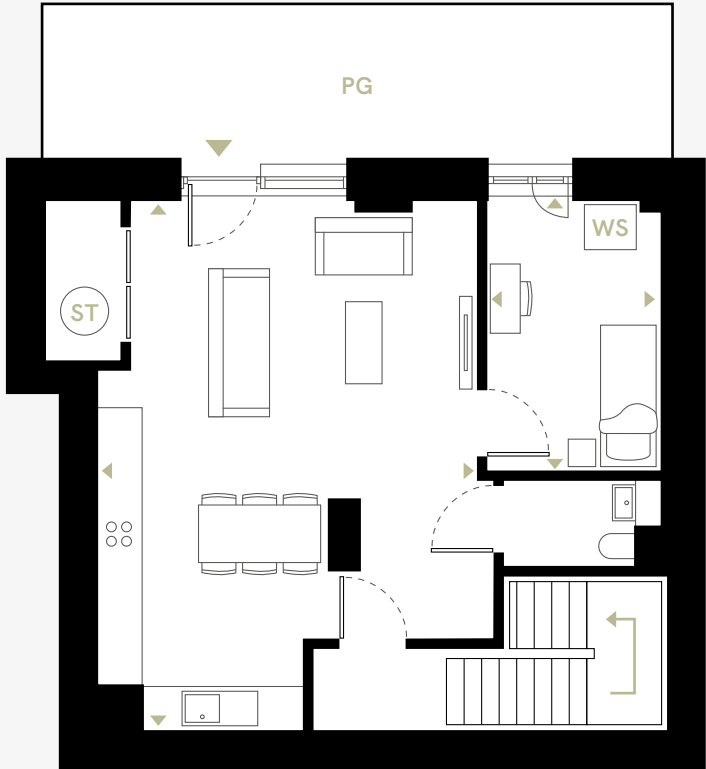
WS Wardrobe Space

PG Private Garden

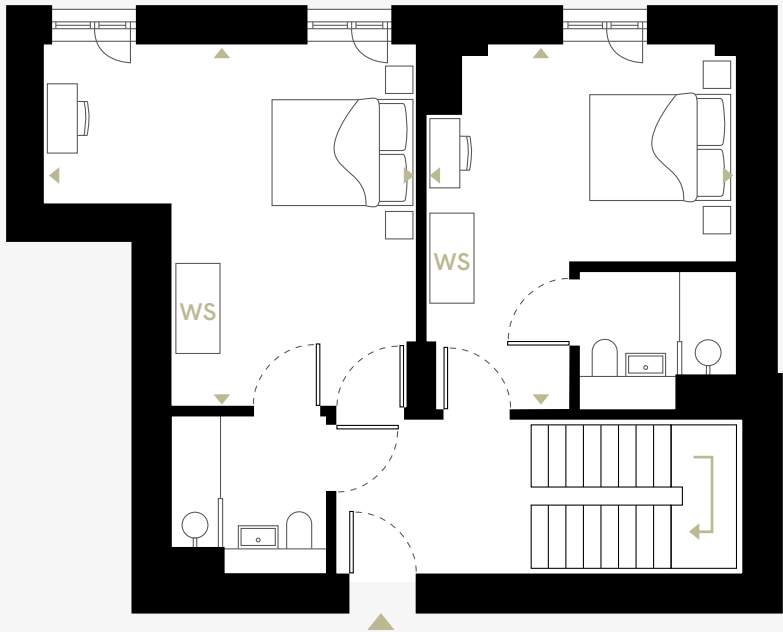
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D02

3 BEDROOM TOWN HOUSE



D02



Living / Kitchen	
7.03m x 5.05m	23.06ft x 16.57ft
Bedroom 1	
3.59m x 2.33m	11.78ft x 7.64ft
Bedroom 2	
4.96m x 4.82m	16.27ft x 15.81ft
Bedroom 3	
4.86m x 4.13m	15.94ft x 13.55ft

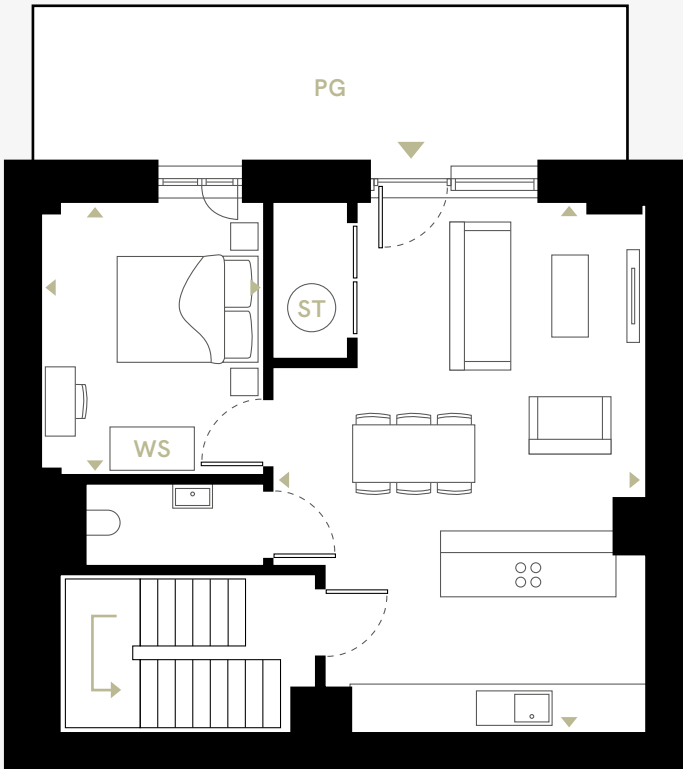
Ground Level Area	
54.2m ²	583.4ft ²
Level 1 Area	
56.5m ²	608.2ft ²

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

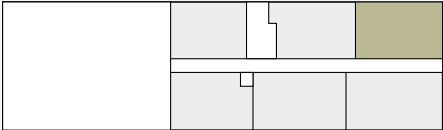
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D03

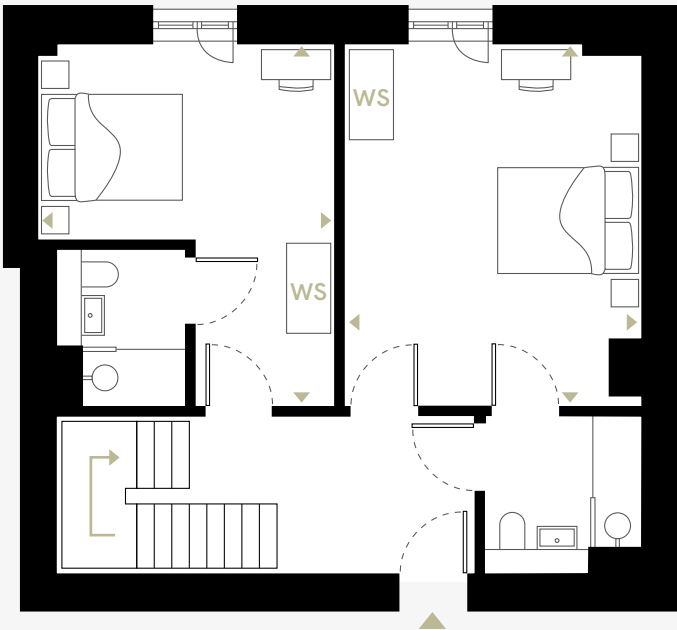
3 BEDROOM TOWN HOUSE



NORTH



D03



NORTH



Living / Kitchen

7.03m x 4.95m 23.06ft x 16.24ft

Bedroom 1

3.62m x 2.96m 11.88ft x 9.71ft

Bedroom 2

4.82m x 3.95m 15.81ft x 12.96ft

Bedroom 3

4.82m x 3.96m 15.81ft x 12.99ft

Ground Level Area

55.8m² 600.6ft²

Level 1 Area

55.8m² 600.6ft²

◄► Measurement Points

ST Store Cupboard / Water Cylinder

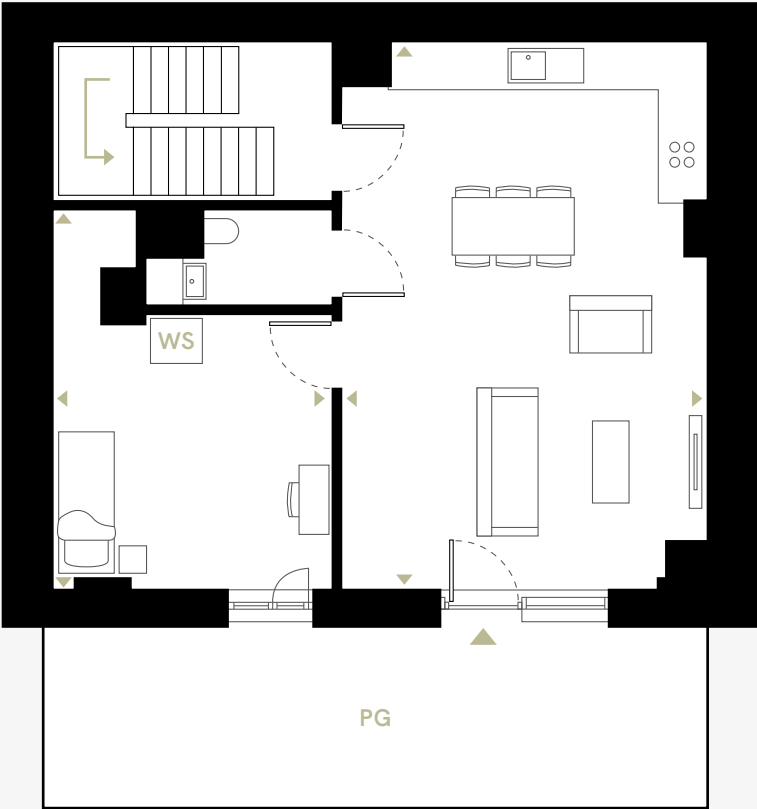
WS Wardrobe Space

PG Private Garden

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D04

3 BEDROOM TOWN HOUSE



D04



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Living / Kitchen	
7.26m x 4.85m	23.82ft x 15.91ft
Bedroom 1	
5.04m x 3.72m	16.54ft x 12.20ft
Bedroom 2	
5.04m x 4.81m	16.54ft x 15.78ft
Bedroom 3	
5.04m x 3.78m	16.54ft x 12.40ft

Ground Level Area	
63.1m ²	679.2ft ²
Level 1 Area	
63.1m ²	679.2ft ²

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



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Living / Kitchen

9.15m x 7.26m 30.02ft x 23.82ft

Bedroom 1

5.04m x 3.27m 16.54ft x 10.73ft

Bedroom 2

5.04m x 2.87m 16.54ft x 9.42ft

Bedroom 3

4.68m x 2.80m 15.35ft x 9.19ft

Ground Level Area

66.4m² 714.7ft²

Level 1 Area

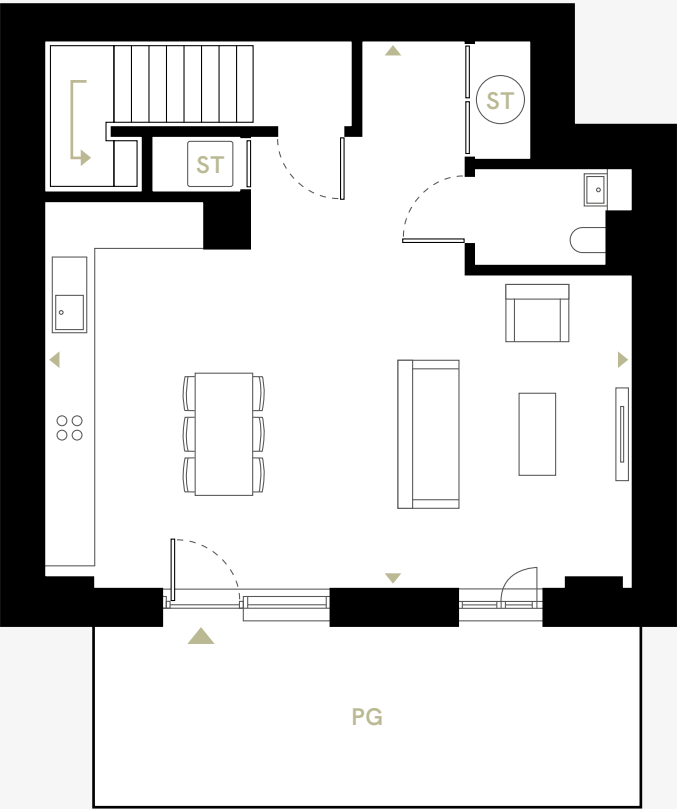
66.4m² 714.7ft²

◀▶ Measurement Points

ST Store Cupboard / Water Cylinder

WS Wardrobe Space

PG Private Garden



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Living / Kitchen	
7.8m x 7.26m	25.59ft x 23.82ft
Bedroom 1	
5.05m x 3.09m	16.57ft x 10.14ft
Bedroom 2	
5.52m x 3.09m	18.11ft x 10.14ft
Bedroom 3	
3.85m x 3.82m	12.63ft x 12.53ft

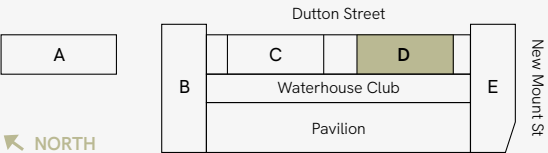
Ground Level Area	
54.8m ²	589.9ft ²
Level 1 Area	
72.3m ²	778.2ft ²

- ◀▶ Measurement Points
- ST Store Cupboard / Water Cylinder
- WS Wardrobe Space
- PG Private Garden

LEVEL 02 TO 10

Floor plans

Full floor plate



- Lift
- Store Cupboard / Water Cylinder
- Wardrobe Space

1 BEDROOM

2 BEDROOM

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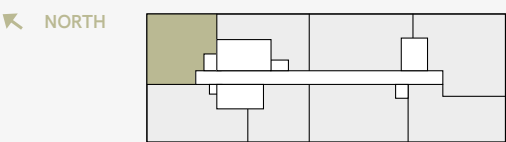
APARTMENT LOCATOR

How to identify your apartments number

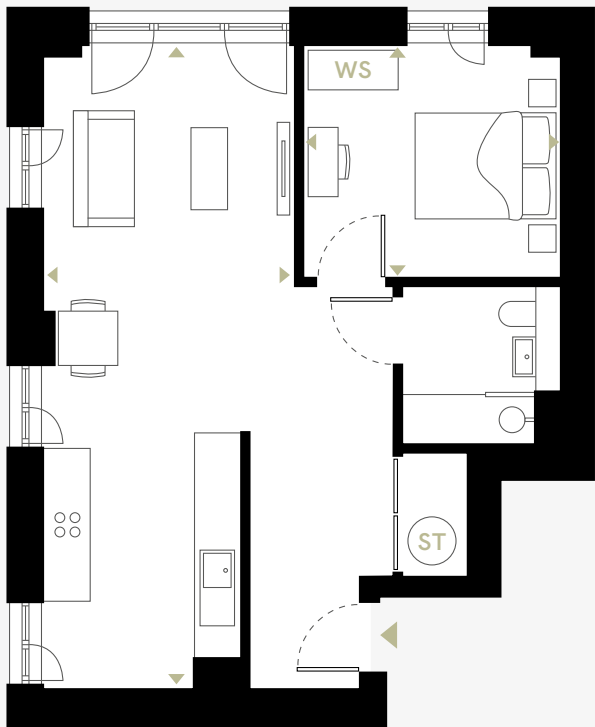
Block	Level	Unit	=	Postal Number
D	1	1	=	D11
D	10	2	=	D102

LEVELS 02 TO 10

D21



1 BEDROOM



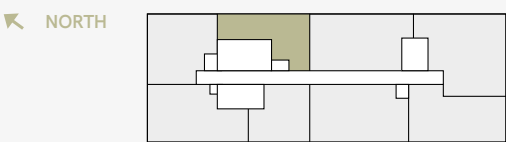
Living / Kitchen		Area	
8.53m x 4.64m	27.99ft x 15.22ft		
Bedroom 1		52.4m ²	564.0ft ²
3.41m x 3.09m	11.18ft x 10.14ft		

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

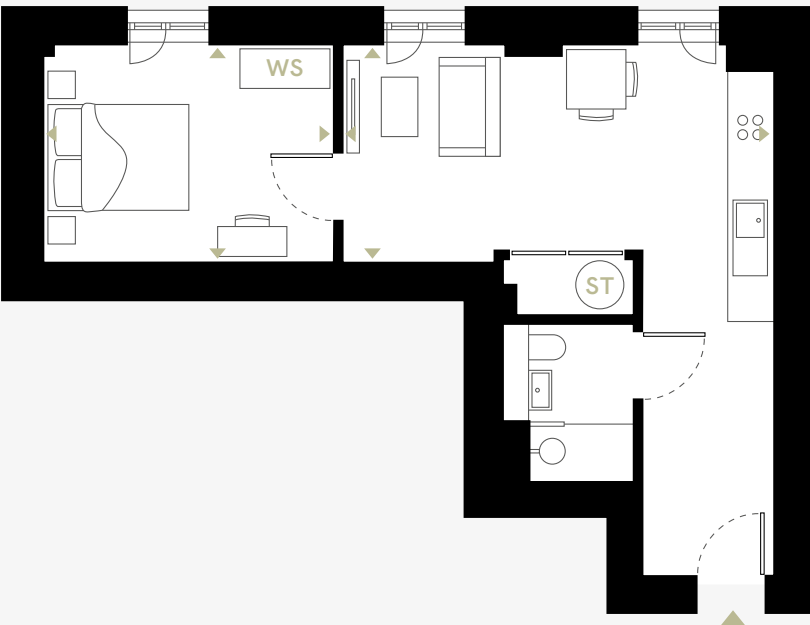
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LEVELS 02 TO 10

D22



1 BEDROOM



Living / Kitchen		Area	
5.72m x 2.74m	18.77ft x 8.99ft		
Bedroom 1		40.7m ²	438.1ft ²
3.86m x 2.90m	12.66ft x 9.51ft		

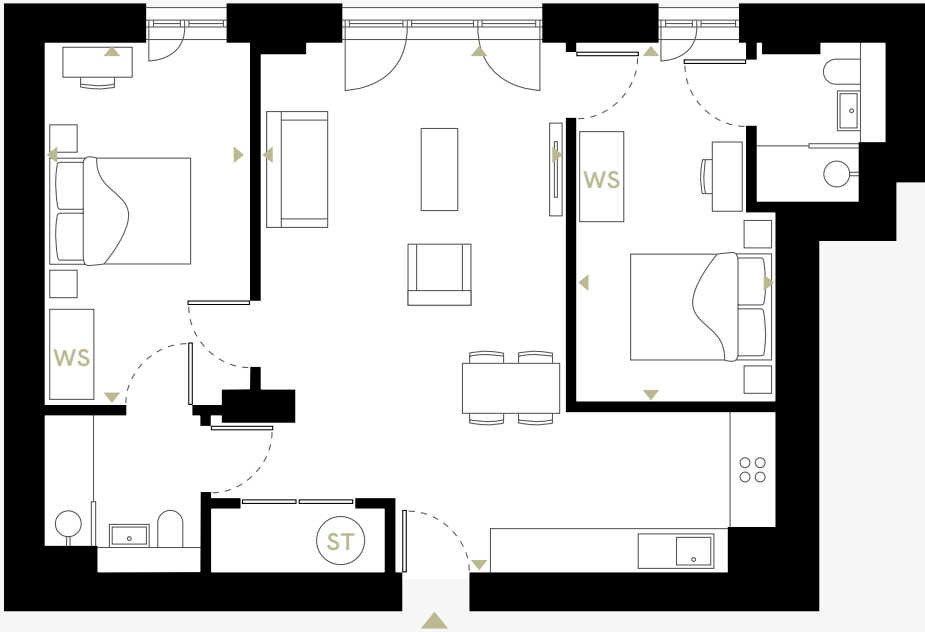
- ◄► Measurement Points
- ST Store Cupboard / Water Cylinder
- WS Wardrobe Space

LEVELS 02 TO 10

D23



2 BEDROOM



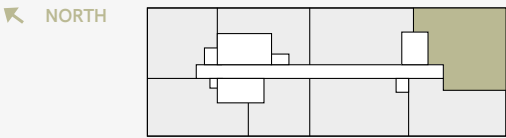
Living / Kitchen		Area	
7.04m x 4.07m	23.10ft x 13.35ft	71.4m²	768.5ft²
Bedroom 1			
4.83m x 2.75m	15.85ft x 9.02ft		
Bedroom 2			
4.78m x 2.67m	15.68ft x 8.76ft		

- ◀▶ Measurement Points
- ST Store Cupboard / Water Cylinder
- WS Wardrobe Space

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LEVELS 02 TO 10

D24



2 BEDROOM

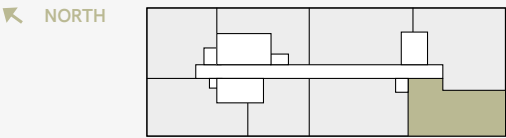


Living / Kitchen		Area	
6.23m x 5.70m	20.44ft x 18.70ft	74.2m²	798.7ft²
Bedroom 1			
5.06m x 4.87m	16.60ft x 15.98ft		
Bedroom 2			
3.97m x 3.32m	13.02ft x 10.89ft		

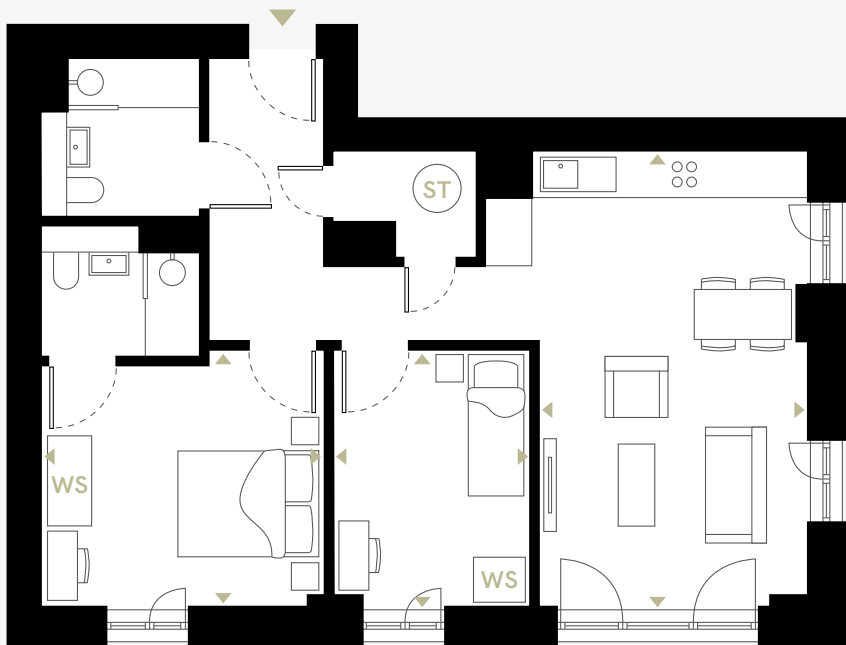
- ◀▶ Measurement Points
- ST Store Cupboard / Water Cylinder
- WS Wardrobe Space

LEVELS 02 TO 10

D25



2 BEDROOM



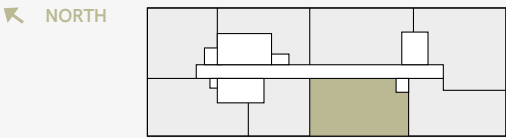
Living / Kitchen		Area	
6.04m x 3.57m	19.82ft x 11.71ft		
Bedroom 1			
3.76m x 3.41m	12.34ft x 11.19ft		
Bedroom 2			
2.62m x 3.41m	8.60ft x 11.19ft		

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

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LEVELS 02 TO 10

D26



2 BEDROOM

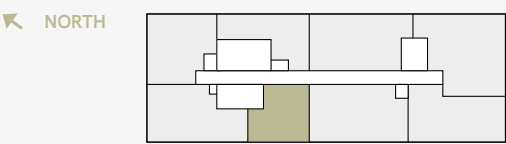


Living / Kitchen		Area	
7.25m x 4.7m	23.79ft x 15.42ft		
Bedroom 1			
5.67m x 3.45m	18.60ft x 11.32ft		
Bedroom 2			
5.41m x 2.80m	17.75ft x 9.19ft		

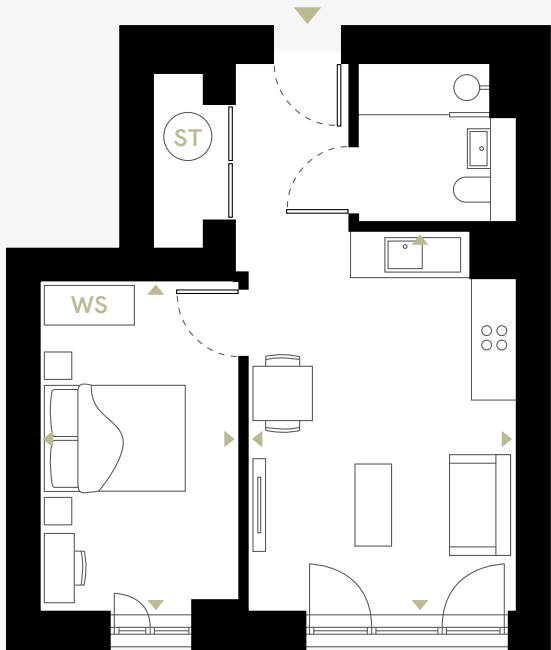
- ◄► Measurement Points
- ST Store Cupboard / Water Cylinder
- WS Wardrobe Space

LEVELS 02 TO 10

D27



1 BEDROOM



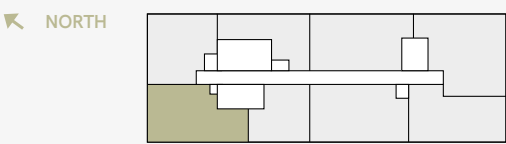
Living / Kitchen		Area	
5.04m x 3.57m	16.54ft x 11.71ft		
Bedroom 1			
4.39m x 2.65m	14.40ft x 8.69ft		

- ◀▶ Measurement Points
- ST Store Cupboard / Water Cylinder
- WS Wardrobe Space

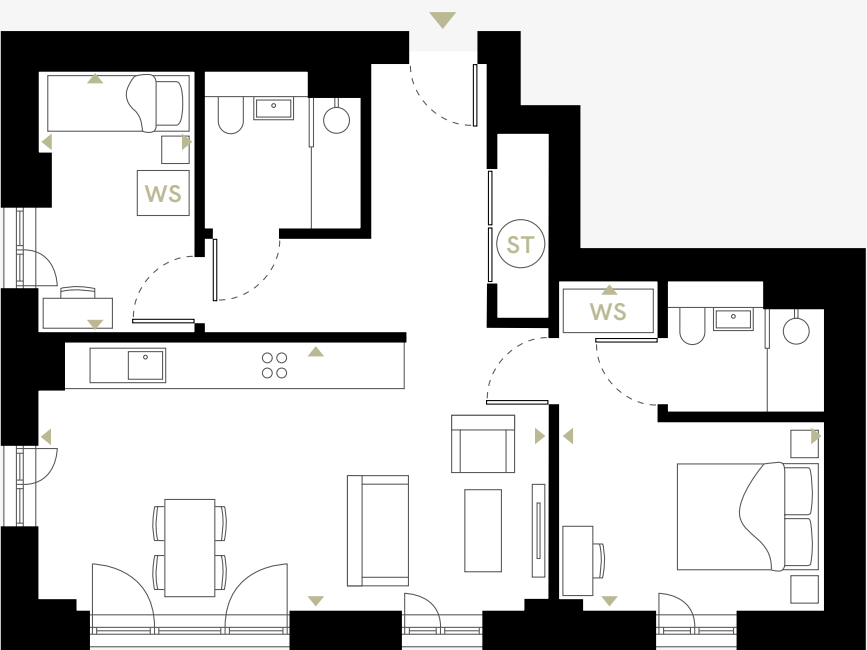
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LEVELS 02 TO 10

D28



2 BEDROOM



Living / Kitchen		Area	
6.78m x 3.58m	22.24ft x 11.75ft		
Bedroom 1			
4.39m x 3.54m	14.40ft x 11.61ft		
Bedroom 2			
3.47m x 2.10m	11.38ft x 6.89ft		

- ◀▶ Measurement Points
- ST Store Cupboard / Water Cylinder
- WS Wardrobe Space

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.



T & C 'S

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