

迎湖

THE WATERSIDE

M A C A U

TAILOR-MADE APARTMENTS



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## An Unparalleled Panorama

Embrace the beauty and tranquility of unobstructed panoramic views.  
Stroll along the serene waterfront promenade.  
Soak up the magnificent scenery at *The Waterside*.







# THE WATERSIDE

Commanding unrivalled views of Nam Van Lake and Macau's cityscape, *The Waterside* at One Central is a luxurious waterfront residence in one of the city's most desirable locations.

With an understated sense of luxury and the reassuring ambience of a five-star hotel, this ultra-exclusive development offers 59 elegantly furnished units enhanced by dedicated concierge services and facilities management that set a new benchmark for luxury living in Macau.

*The Waterside* provides four types of apartments:

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## Duplex Suites

If space is the ultimate luxury, then our Duplex Suites are the epitome of luxe living. Located on the highest floors and covering more than 4,000 square feet each, our two duplex apartments offer stunning sea views. Each unit has full-height windows and terraces, and imported custom furnishings that exude luxury and comfort.

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## Simplex Suites

Our three Simplex Suites cover more than 4,400 square feet per unit, offering spacious living areas and four en suite bedrooms in every residence. They are particularly tastefully appointed with designer furnishings and fixtures.

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## Sapphire Suites

For those seeking a premium living environment, our Sapphire Suites offer lifestyle accommodation that is truly in a league of its own. Located on high floors, each deluxe unit offers expansive living space and three en suite bedrooms. Selected units afford residents luxury furnishings, exquisite display ornaments, appliances such as espresso machines, drinking water systems, Apple TVs, and digital locks and safes.

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## Standard Suites

Indulge and relax in the stylish comfort of our Standard Suites, our collection of Contemporary and Classic residences. Each suite offers a generous 2,200-2,350 square feet of living space and is decorated sparing no attention to good taste.

Our Contemporary Suites offer an unparalleled sense of calm, with serene views of Nam Van Lake from their living areas. Our Classic Suites exude elegance and sophistication, maximizing space without compromising on comfort.

# DUPLEX SUITES

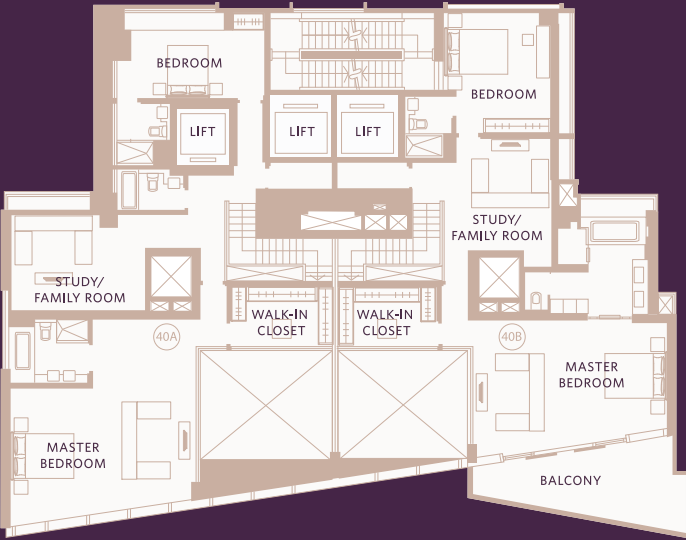
39/F — 40/F

4,424 — 4,549 SQ FT

39/F  
FLOOR PLAN



40/F  
FLOOR PLAN







# SIMPLEX SUITES

36/F — 38/F

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4,738 - 4,741 SQFT



FLOOR PLAN



# SAPPHIRE SUITES

32/F — 35/F

2,322 — 2,373 SQ FT



FLOOR PLAN





# STANDARD SUITES

9/F — 31/F

2,265 — 2,347 SQ FT



FLOOR PLAN



CLASSIC  
SUITES



CONTEMPORARY  
SUITES









BATHROOM

Bathtub	Duravit
Basin	Duravit
WC	Duravit
Basin, Shower & Bath Mixer	Hansgrohe

KITCHEN

Hood	Miele
Cooker Hob	Miele
Microwave Oven	Miele
Refrigerator	Siemens
Steamer	Miele
Oven	Miele
Wine Cellar	Vintec
Kitchen Cabinet	Leicht

APPLIANCES

Air-conditioner	Mitsubishi
Washer/Dryer	Siemens

\* Appliances with specified brand name and/or model number may be substituted for others of equivalent quality.



“Five years of outstanding services for an unparalleled property. We wouldn’t think of living anywhere else.”

— Dr. João Nuno Riquito,  
*Riquito Advogados*



“Great location, extraordinary views and quiet, dignified living are what The Waterside is all about. There is nowhere better to live in Macau. The Waterside staff are a revelation – they are the difference between high-quality residential living and an outstanding lifestyle experience.”

— David Green,  
*Principal of Newpage Consulting*





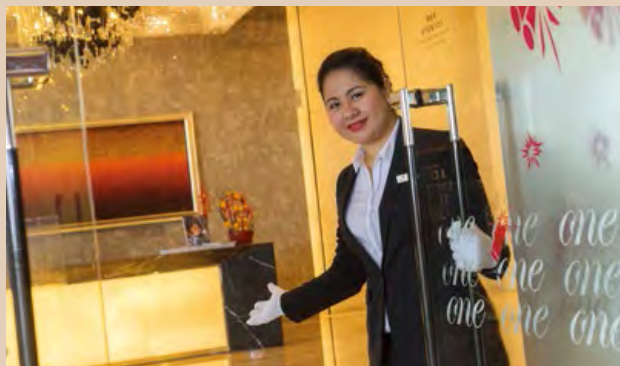
SERVICES & FACILITIES



# 24/7 CONCIERGE & MAINTENANCE SERVICE



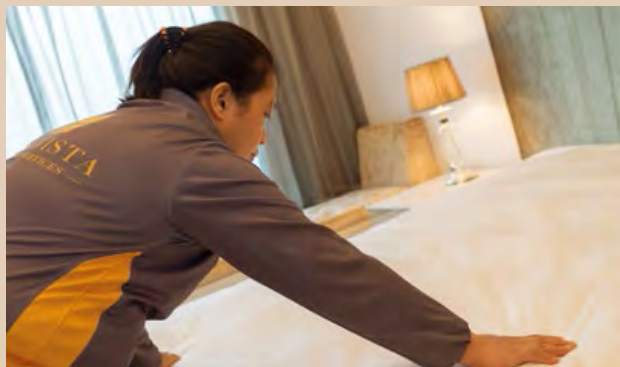
Technician on Call



Concierge Service



Courier Service

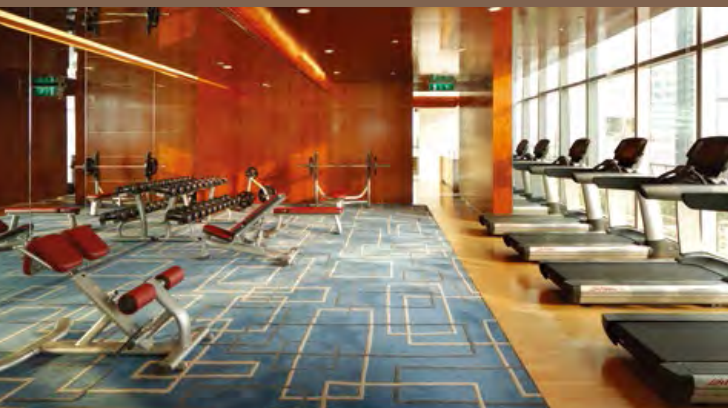


Housekeeping Service



Newspaper and Magazine Subscription Service





Retreat and Recharge at  
One Central Clubhouse



Residents of *The Waterside* have privileged access to the premium 118,000 square foot clubhouse at One Central Residences, where a wide range of leisure and recreational offerings permit one to relax in style.





One Central Mall





Indulge in a captivating mix of international dining and a world-class shopping experience, right on your doorstep.





# Waterside Club

The Waterside Club is a members-only club built around exclusive offerings for residents of *The Waterside*. No effort is spared to make your residence a truly rewarding experience. Members enjoy personalised services and exclusive offers at selected dining, entertainment and leisure establishments in Macau.



PLATINUM 鉑  
LIFESTYLE MEMBER 金

迎湖  
THE WATERSIDE

Participating merchants reserve the right to amend the terms and conditions at any time without prior notice. Should any dispute arise, the decision of the merchant shall be final.



# Location

- 1 Mandarin Oriental
- 2 MGM
- 3 Commercial Office Buildings
- 4 Banks
- 5 Post Office
- 6 Wynn
- 7 Grand Lisboa
- 8 New Yaohan
- 9 Senado Square
- 10 Macau Public Administrative Building
- 11 Macau Tower
- 12 Commercial Office Buildings
- 13 Statue of Kun Iam
- 14 Macau Science Centre
- 15 Taipa Village
- 16 Broadway
- 17 Galaxy Macau
- 18 Venetian
- 19 City of Dreams
- 20 Sands Cotai Central
- 21 Studio City



# Master Layout Plan





### Bela Vista Property Services Limited

Bela Vista Property Services Limited is the asset manager of *The Waterside*. It is a specialist provider of professional real estate services in Macau and Southern China. Bela Vista offers a full suite of services, from leasing and tenant management to refurbishment work and asset awareness programmes.

The Company prides itself on providing superior services customised to the needs of its clients. A dynamic team of experts is on hand to offer a tailored range of services for each and every project, based on the specific needs and requirements of the client.

With its extensive network, in-depth knowledge of the market and proven track record, Bela Vista is perfectly positioned to deliver high levels of service to help clients satisfy their objectives.

[www.belavistapropertyservices.com](http://www.belavistapropertyservices.com)



### Sniper Capital

Founded in 2004, Sniper Capital Limited is a real estate investment manager focusing on investment, development and redevelopment opportunities in niche and undervalued market across Asia.

Over the past decade, Sniper Capital has successfully managed complex projects through all stages of their lifecycle and added value to its real estate projects to generate attractive returns for investors.

Today, Sniper Capital manages a diversified range of real estate assets valued at more than US\$600 million, including its flagship LSE-listed Macau Property Opportunities Fund and the unlisted Sniper Macau Heritage Properties Fund.

[www.snipercapital.com](http://www.snipercapital.com)

## THE WATERSIDE

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