

# KOTO Mizu

Silverlake

Redefining Modular Luxury

*Step into a life of quiet luxury, where space, light, and nature come together in perfect balance.*

## Welcome to Koto Mizu at Silverlake, Dorset

*Mizu 水 - Japanese for 'Water'*

We are delighted to introduce the Koto Mizu cabins at Silverlake—where architecture, wellness, and nature exist in quiet harmony. Designed with an emphasis on soft minimalism, each Mizu cabin is a sanctuary of balance, light, and tranquillity. Thoughtfully positioned to frame the views, the cabin invites a seamless connection between indoors and out. Large openings dissolve boundaries, allowing natural light to pour in, while tactile, natural materials create an atmosphere of calm and reflection.

<b>External Footprint</b>	103 m <sup>2</sup>
<b>Gross Internal Area</b>	83 m <sup>2</sup>
<b>Bedrooms</b>	2 or 3
<b>Bathrooms</b>	2

*“At Koto, we create homes that embrace nature, simplicity, and the beauty of considered design, offering a sanctuary that nurtures well-being and connection.”*





## A Unique Natural Estate

Silverlake is more than a development; it is a residential nature reserve designed to protect and restore its environment. With a deep commitment to conservation, Silverlake balances ecology, architecture, and community, creating a sanctuary for both people and wildlife.

- **An Evolving Landscape** – Formerly an RAF base and quarry, now an ecologically rich retreat.
- **Exclusive Access to Nature** – Lakes, woodlands, and heathlands offering year-round tranquillity.
- **Resort-Style Amenities** – Watersports, tennis courts and an upcoming alfresco Lido, complete with outdoor heated pool, hot tubs and treatment cabanas.
- **Sustainable Living** – Managed by an estate team dedicated to conservation and responsible stewardship.
- **A Conscious Community** – Sustainable living in a secure, gated estate. As a purpose built estate, there is no negative impact on the local community and you will also be exempt from the second holiday home council tax.

Homeowners can enjoy access to miles of nature trails, cycling routes, pristine lakes and an award winning spa designed to enhance well-being and a connection to the great outdoors. Silverlake's award-winning conservation efforts ensure that the beauty of the UNESCO World Heritage Dorset landscape is preserved for generations to come.

Investment & Ownership Securing a freehold plot at Silverlake is a straightforward process:

- Plot Reservation: £10,000 deposit (non-refundable)
- Land Purchase: 10% deposit at exchange (within 6 weeks)
- Build Contract: 6-12 months with staged payments

Plot prices and annual costs available upon enquiry.











### Financing Available

We are pleased to introduce Buildstore who are able to advise on potential financing options for Koto homes at Silverlake. As a well-established provider of mortgage solutions and development finance, Buildstore may be able to assist with funding options for your property investment.

Their award-winning team has helped thousands of clients successfully finance their dream properties, offering bespoke funding solutions tailored to individual needs. With construction in their DNA and an in-depth understanding of development projects, Buildstore stands apart from other financial providers in the market.





**Silverlake Lido and Firefly Restaurant**  
*Coming Soon*

Coming in 2026, the Silverlake Lido and Clubhouse will introduce a new level of leisure and relaxation. Featuring an outdoor heated pool, water sports equipment, a welcoming restaurant, and spa facilities (including hot tubs and private treatment cabanas), the lakeside Lido will be a place to unwind and immerse in nature's tranquility.







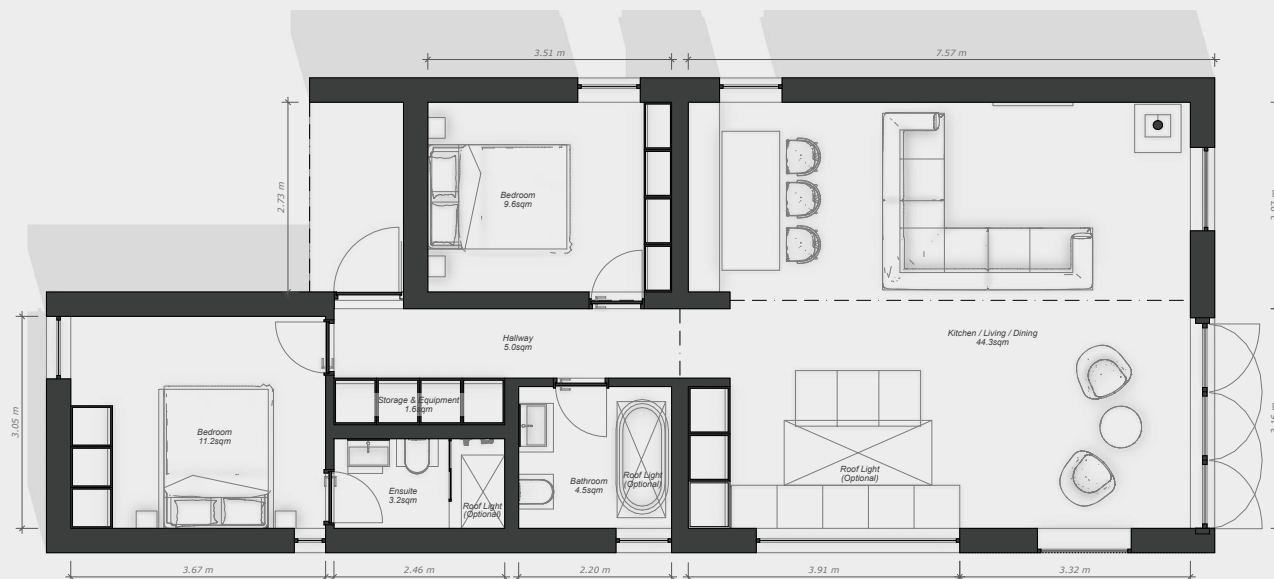
## Designed and Crafted in the UK

Each 2 & 3 bedroom Mizu cabin is an exercise in refined simplicity. The sculptural form, crafted from sustainably sourced timber, sits quietly in its surroundings, the natural materials aging beautifully with time.

- **Turnkey** – Fully furnished with a curated, soft minimal aesthetic.
- **A Space to Breathe** – Open-plan living designed to enhance light and a connection to nature.
- **Sustainability at its Core** – Carbon-conscious materials and energy-efficient construction.
- **Adaptable Living** – The Mizu is available as a two or three bed cabin, offering spacious living accommodation and each bedroom comfortably fitting a king size bed.

At the heart of the cabin, the open-plan living, dining, and kitchen space is a place to slow down and reconnect with family and friends. Expansive openings draw the outside in, while tactile materials, soft linens, warm woods, and cool stone, create an atmosphere of effortless elegance. Whether basking in the glow of morning light or unwinding on a sheltered terrace, the Mizu cabin offers a moment of quiet luxury in nature.

Scan QR code to experience in 3D or click [here](#).



2-Bed Mizu Floor Plan



3-Bed Mizu Floor Plan





### Sustainably Built for Longevity

- Built off-site for precision and minimal environmental impact.
- Sustainably sourced timber construction, reducing carbon footprint.
- Exceptional insulation and airtightness for energy efficiency.
- Pre-tested services for a seamless installation experience.
- Designed for a generational lifespan, crafted to stand the test of time.

*“All of our business activities aim to be carbon neutral and with zero waste as a minimum standard. Further to this, our aspiration is to become entirely carbon negative.”*



## Interiors and Finishes

Koto interior package options have been curated for the Mizu to suit your needs, budget, and desired specification.

Our approach remains holistic, we understand the delivery of a beautiful space extends beyond its four walls. Koto believes each and every element of the building from its architectural expression, down to the texture and light of the interiors, creates an embodiment of what we like to call, quiet luxury.

## Curated Furniture Pack

All our furniture and accessories are sourced from designers and makers in the UK, Scandinavia and around the world whose work complements the timeless aesthetic of our brand. Using natural materials, our expertise lies in creating balance guided by the principles of modernism. We offer a full turn-key package to make your cabin ready to move in.

The furniture package includes all the main furniture items needed to make the cabin feel like home, in the bedroom, living spaces, and dining area. It also includes soft furnishings such as blinds, rugs and mattresses.

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## Pricing

The Mizu is delivered to Full UK Building Regulations.  
Prices start from:

<b>£300,000</b>	Unfurnished
<b>£321,500</b>	Furnished

*Included as standard specification*

External:

- Insulated timber frame structure
- Charred UK grown larch cladding
- Matt black aluminium double glazed windows & doors
- Single ply membrane roof covering

Internal:

- Engineered timber floor
- Plastered white painted walls

Kitchen:

- Fully fitted kitchen including appliances and solid surface worktop

Bathrooms:

- Ensuite with shower
- Family bathroom with choice of freestanding bath, integrated bath with overhead shower or shower only

Services:

- Heating via electric radiators
- Hot Water via thermal battery
- All plumbing & electrical work

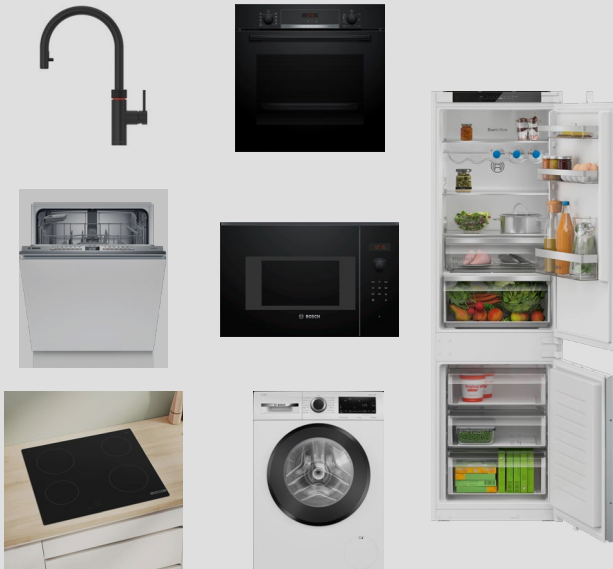
**Site Works and Other Costs by Habitat First Group**



**Base Kitchen Specification**  
Howdens Lamona Appliances



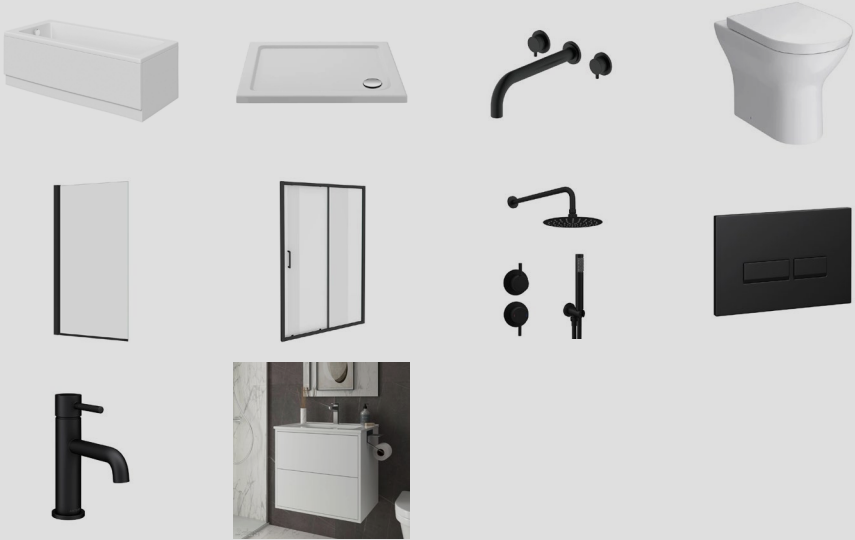
**Kitchen Upgrades**  
Bosche Appliances  
Quooker Tap







Base Kitchen Specification  
Arezzo Sanitaryware



Bathroom Upgrades  
Lusso Stone Sanitaryware







### Upgrades Available

Prices are available upon request, and include:

- Koto Niwa Sauna or Studio
- Hot Tub
- Air Source Heat Pump with Wet Underfloor Heating
- Solar Battery
- Additional Decking

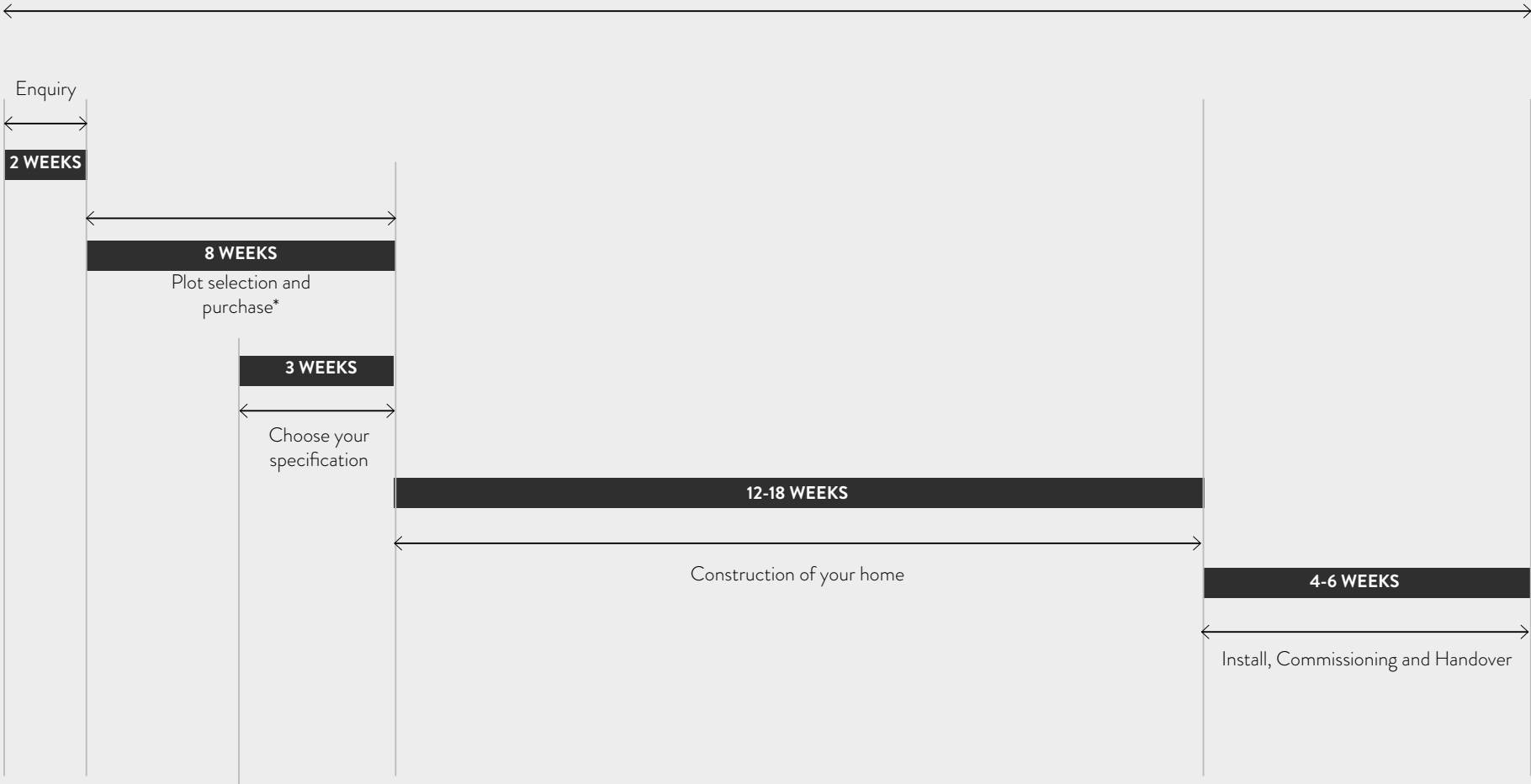


KOTO Mizu





READY TO MOVE IN WITHIN 6-8 MONTHS



\* Timeline of plot purchase is variable and an additional planning period of 12 weeks may be required depending on plot selection







## Bespoke Homes at Silverlake

Beyond the exquisite Mizu cabin experience at Silverlake, Koto provides a comprehensive bespoke housing service for those seeking a truly personalised retreat.

While our signature Scandinavian-inspired cabins embody minimalist elegance through their charred timber cladding and connection to nature, our experienced team of architectural and interior design specialists can craft a completely unique living space tailored to your vision and site requirements. Whether you desire modifications to our existing designs or wish to explore a fully customised creation, Koto's bespoke service ensures your dream home harmoniously blends with its natural surroundings while reflecting your individual lifestyle. From initial concept to final construction, our carbon-neutral approach remains consistent throughout the bespoke journey, delivering sustainable luxury that transcends the ordinary cabin experience.

Discover the limitless possibilities of a bespoke Koto home, where your creativity meets our craftsmanship to create something truly extraordinary.







### The Koto Niwa - A Natural Extension

Elevate your Mizu experience with the Koto Niwa collection, a series of studio and sauna cabins designed to complement the Mizu ethos. Whether it's a tranquil space for reflection, creativity, or wellness. With a seamless architectural language and exceptional craftsmanship, each Niwa structure creates a harmonious expansion of your lakeside retreat.

More information available [here](#).



## Embrace the Serenity of Water Living

Koto, in collaboration with Bluefield Houseboats, is delighted to introduce the Koto Houseboat at Silverlake—a floating home concept that unites architectural refinement and lakeside serenity. Designed specifically for Silverlake, these homes are fixed in place, gently resting on the water while blending seamlessly into the natural surroundings.

Koto Houseboats offer luxurious, low-impact retreats, crafted to enhance the unique beauty of Silverlake's waterfront setting. Whether positioned along the tranquil inlets or nestled among the reeds, they provide a new perspective on lakeside living.

### Koto's Bespoke Floating Homes

There is something inherently restorative about life on water. The ever-shifting reflections, soft sounds, and enveloping stillness create a sensory experience that calms and uplifts.

Koto offers two houseboat models—each crafted with signature minimalist design and high-quality natural materials:

#### *Uku 浮 - 1 Bed Houseboat*

Derived from the word “float,” Uku is designed with standing seam cladding, composite decking, and expansive glazing, it creates elegant, immersive spaces ideal for retreats or ecotourism.

#### *Shio 潮 - 2 Bed Houseboat*

Meaning “tide” in Japanese, Shio is tailored for residential use. With its sculptural cabin form and tactile interior, Shio is a floating home that offers everyday luxury and a deep connection to place.









### Available Now

Visit Us - at Silverlake, Dorset

Contact Us - to learn more about availability and pricing, email [Poppy@koto.co.uk](mailto:Poppy@koto.co.uk)

FAQs - available [here](#)

Explore More - at [www.koto.co.uk](http://www.koto.co.uk)

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\*Images may not fully represent current designs due to the continued development of our products







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RIBA CHARTERED PRACTICE | ARB REGISTERED ARCHITECTS

A proud partner of One tree planted

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