

# KOTO Houseboats

at Silverlake

Redefining Modular Luxury

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

## Embrace the Serenity of Water Living at Silverlake

Welcome to a pioneering collaboration between Koto and Silverlake – a bold reimagining of waterside living, brought to life in the heart of Dorset at Silverlake.

This exclusive collection of crafted floating homes offers a rare synthesis of architectural innovation, sustainable design, and natural serenity. Nestled among Silverlake's tranquil waters, each Koto houseboat invites you to experience life at a gentler rhythm, one shaped by the movement of water, the call of the wild, and the comforts of thoughtful craftsmanship.

With just ten moorings available in this first release, this is an invitation to be part of something truly exceptional, a new chapter in design-led, nature-connected living.

***“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:

- Mooring Reservation: £10,000
- Build Reservation: 10% (Refunded against order)
- 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.







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### Discover Our Floating Spaces

There is something uniquely restful and soothing about being around water. The ever-changing sounds, sights, and colours create an environment that is both relaxing and invigorating. It's no surprise that waterfront property is highly sought after, commanding a premium for those fortunate enough to find a site.

In partnership with a young, innovative and multi award-winning UK company, we present Koto houseboats designed to maximise the beauty of waterfront locations across UK cities and countryside.

At Silverlake, Dorset, these elegant floating structures find a perfect home. Set within a stunning private nature reserve, Silverlake is a unique destination where contemporary design meets rewilded landscapes, crystal-clear lakes, and a strong commitment to sustainable living. The Koto houseboats here embody this vision offering a peaceful retreat that seamlessly blends architecture with nature.

Crafted to lightly touch the site, these are more than just houseboats, they are flexible floating spaces offering beautifully designed, one-of-a-kind accommodation that immerses guests in the serenity of waterside living.

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







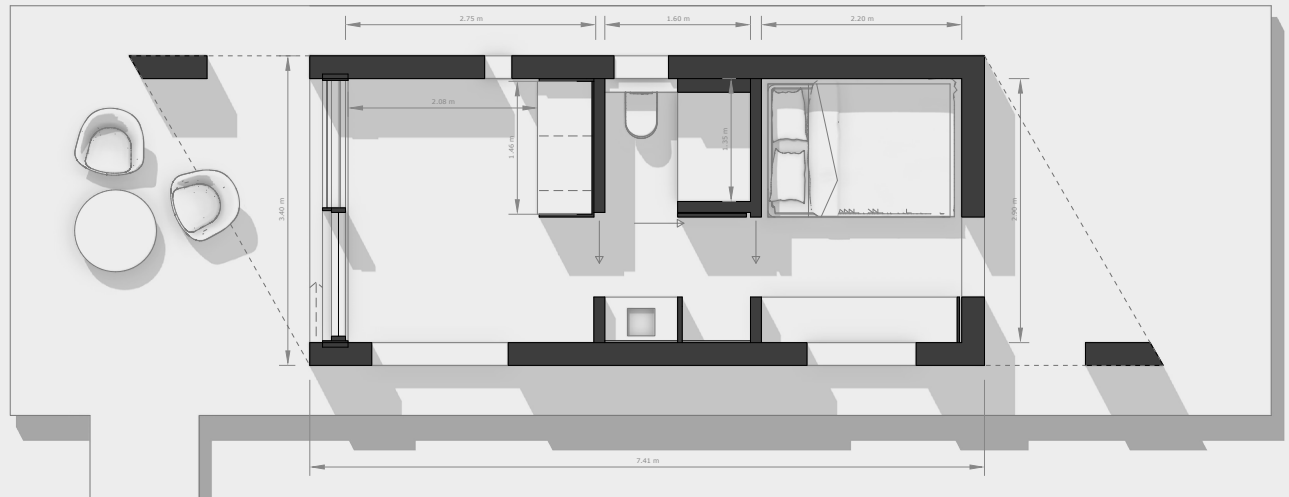
### Designed and Crafted in the UK

Each Koto Houseboat 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** – Koto Houseboats are available as one or two bed homes, offering spacious living accommodation and each bedroom comfortably fitting a king size bed.

At the heart of the houseboat, 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, Koto Houseboats offers a moment of quiet luxury in nature.





Uku 1 Bed Plan

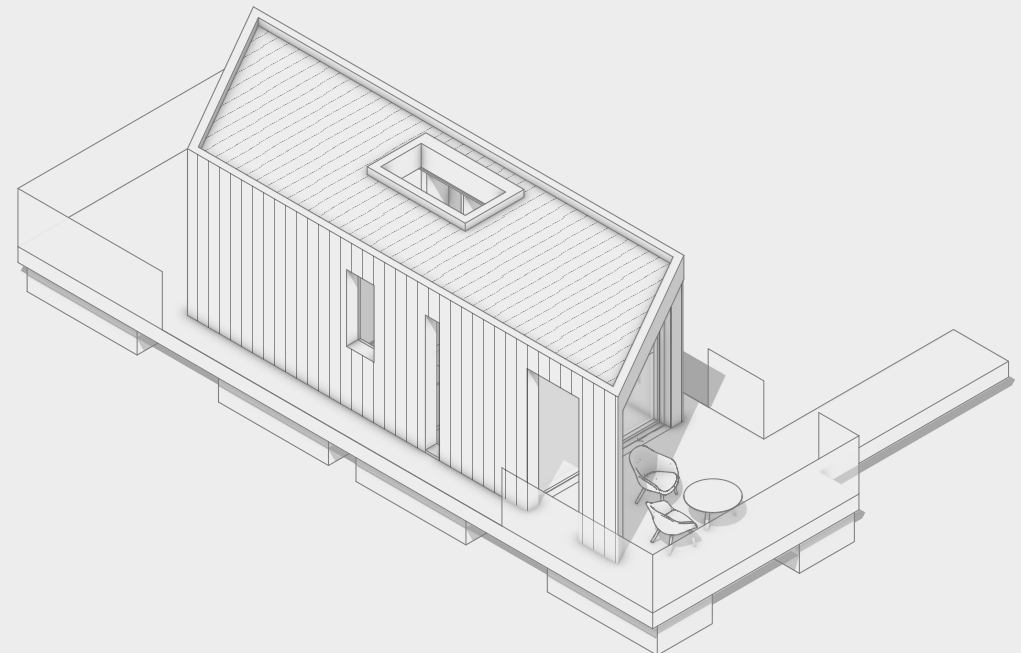
## Uku (浮)

*Effortless Style For Short Escapes*

**Gross Internal Area** 20 m<sup>2</sup>  
**Bedrooms** 1

Compact, elegant, and beautifully designed, the one bedroom Uku is perfect for short breaks and boutique getaways. Its minimalist look blends seamlessly with the landscape, while the inside offers everything you need for a restful stay on the water.

- Ideal for short-term stays
- Weather-resistant, sustainable materials
- Spacious deck to enjoy lakeside mornings or golden hour evenings
- Designed to immerse you in nature, not distract from it



Uku 1 Bed 3D View





Uku Lux 1 Bed Plan

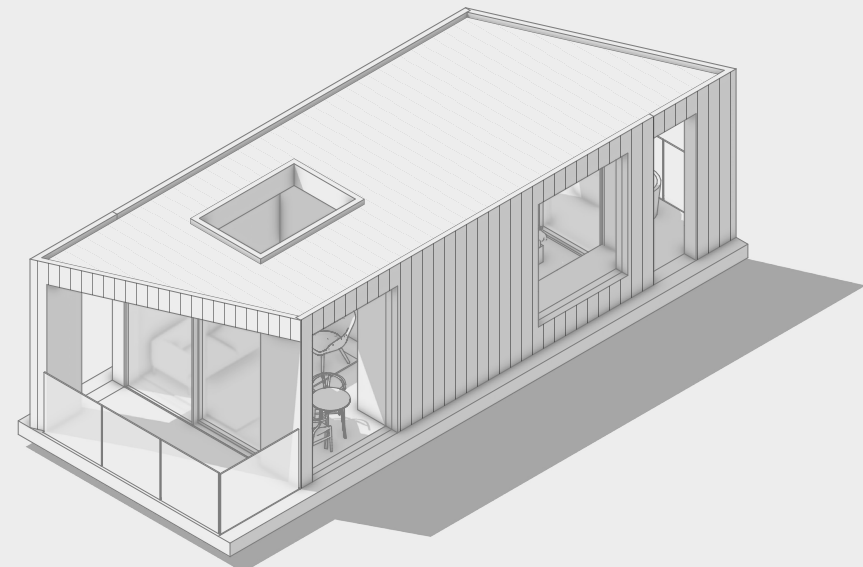
## Uku Lux (浮)

*A little more room, for those who want longer stays*

**Gross Internal Area** 25 m<sup>2</sup>  
**Bedrooms** 1

With more space and upgraded features, the Uku Lux one bedroom is designed for those who want to stay a little longer—and stay in style. It's the perfect balance between comfort, design, and nature.

- Expansive interiors with luxury finishes
- Ideal for longer holidays or high-end rental opportunities
- Seamless indoor-outdoor flow with panoramic views
- All the elegance of the Uku, with extra room to breathe



Uku Lux 1 Bed 3D View



## KOTO Houseboats at Silverlake



Shio 2 Bed Plan

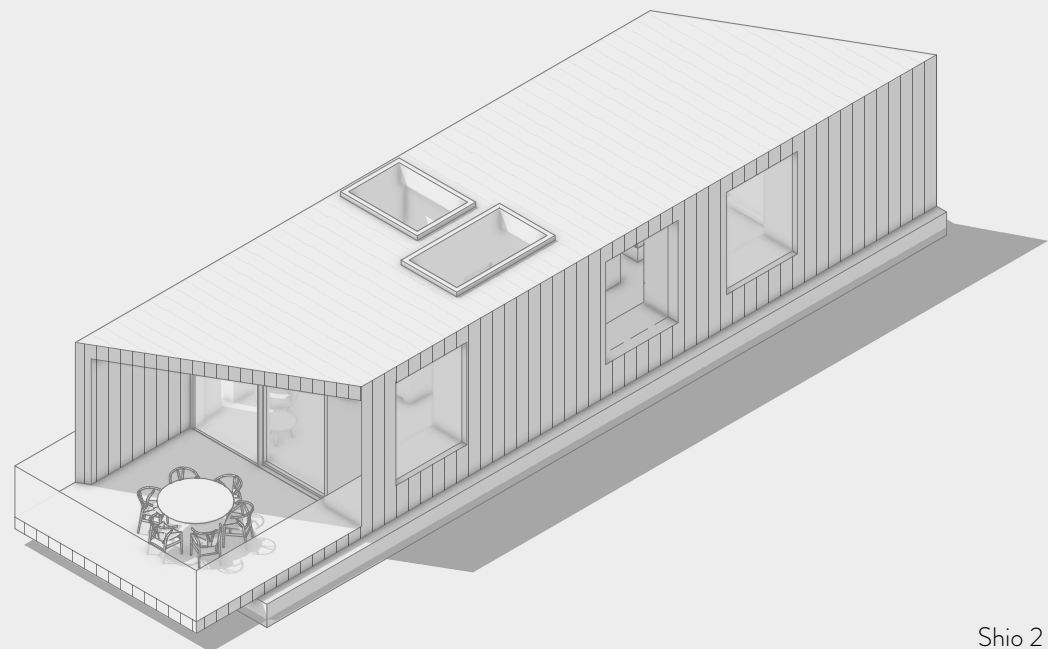
### Shio (潮) *A True Floating Home*

**Gross Internal Area** 47 m<sup>2</sup>

**Bedrooms** 2

Looking for something permanent? Shio is a fully functional, architect-designed 2 bedroom home on water. With its warm, cabin-like feel and carefully crafted interiors, it's a place to live slowly, intentionally, and completely at ease.

- Designed for full-time living
- Striking architecture with large windows and natural materials
- A serene sanctuary to unplug, unwind, and reconnect
- Every detail designed to enhance your wellbeing



Shio 2 Bed 3D View



## Sustainably Built to Perfection

Our manufacturing partner's expertise in floating spaces ensures that our houseboats meet the highest standards of living, whether on land or water.

Utilizing the latest construction technology, our products comply with all statutory obligations, providing you with peace of mind and exceptional quality.

- 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 Living interior package options have been curated for the houseboats 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 Houseboat 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.











## Pricing

Prices for the Koto Houseboats start from:

<b>£145,000</b>	Uku
<b>£175,000</b>	Uku Lux
<b>£270,000</b>	Shio

*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 additional costs by Others.**

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### Upgrades Available

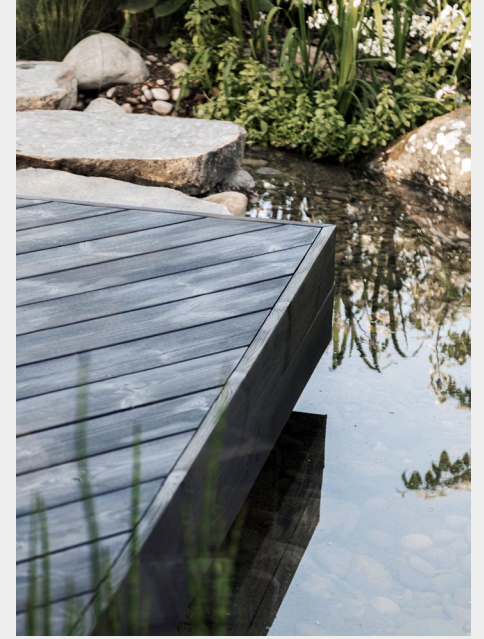
Prices are available upon request, and include:

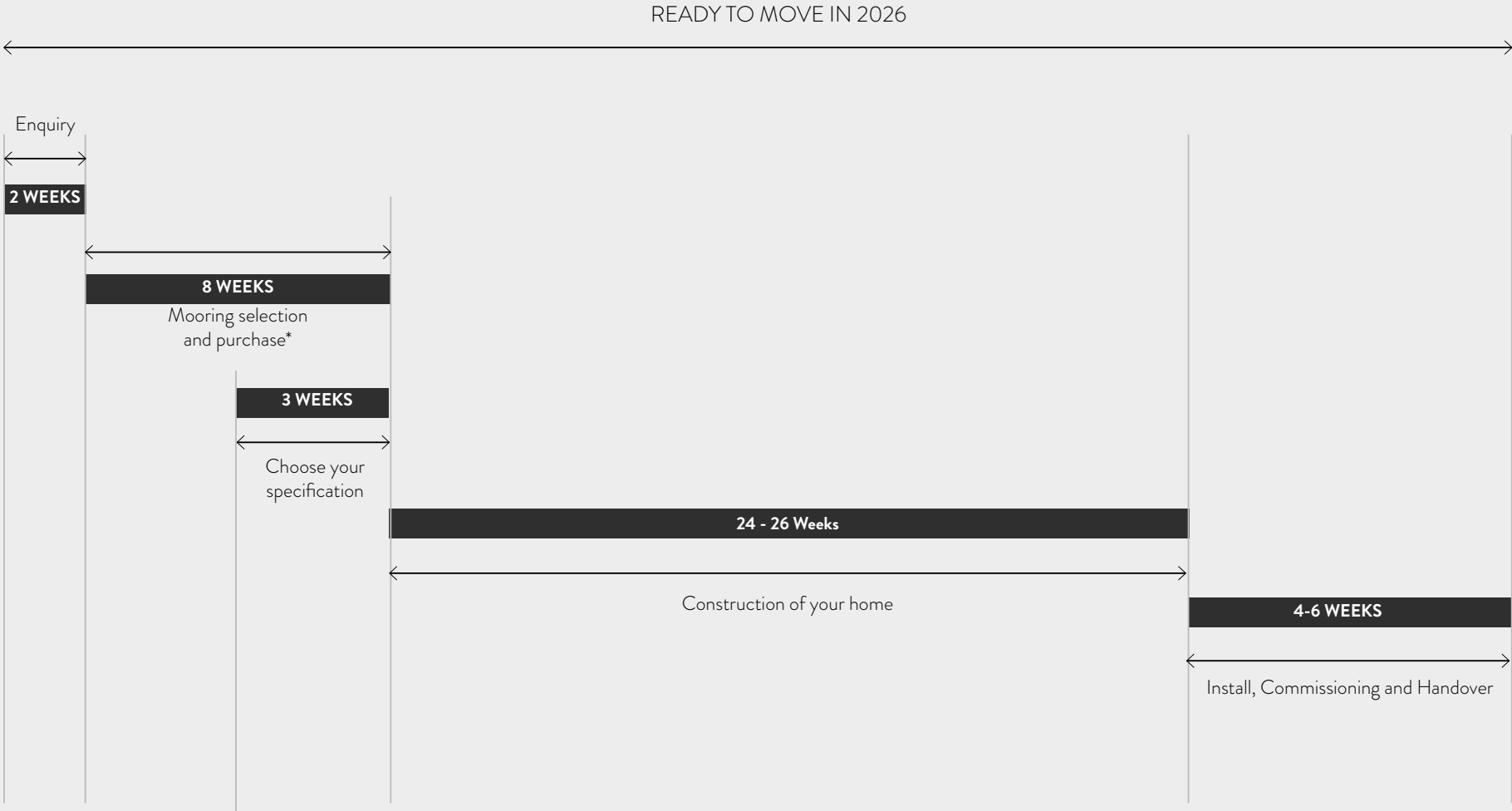
- Additional Pontoon Decking
- Koto Niwa Sauna or Studio
- Hot Tub
- Solar Battery





KOTO Houseboats at Silverlake





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





### The Koto Niwa - A Natural Extension

Elevate your Houseboat experience with the Koto Niwa collection, a series of studio and sauna cabins designed to complement the Koto 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](#).









### 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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