

AMBER45



ARTIST'S IMPRESSION



Everlasting love

Freehold. For now and forever.

Built to be cherished by you, and the generations to come.



Epitome

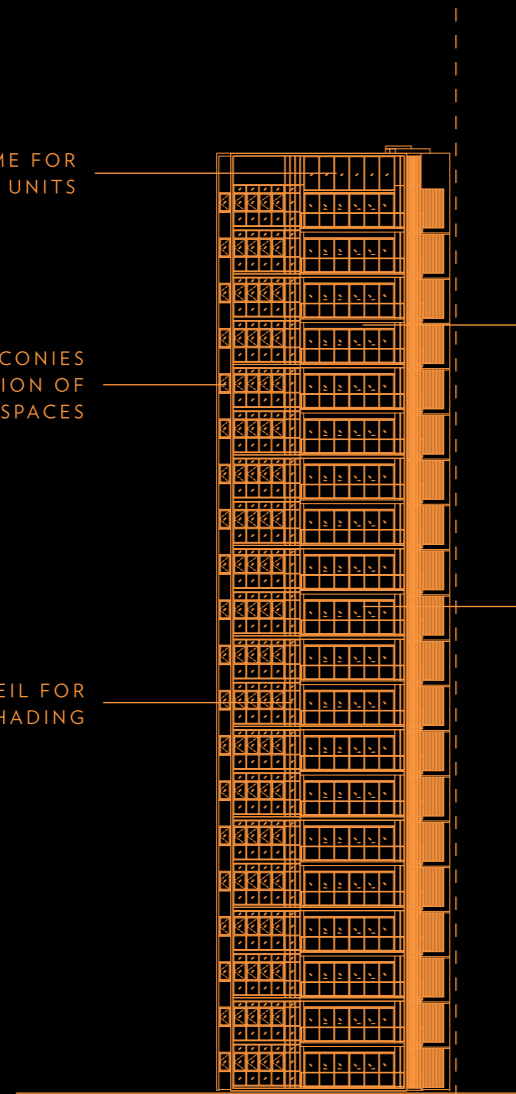
of modern living

Contemporary and timeless. An understated icon
in the making. Created for the discerning.

HIGH VOLUME FOR
LUXURIOUS PINNACLE UNITS

DEEP OVERHANG BALCONIES
- AN EXTENSION OF
THE INTERIOR SPACES

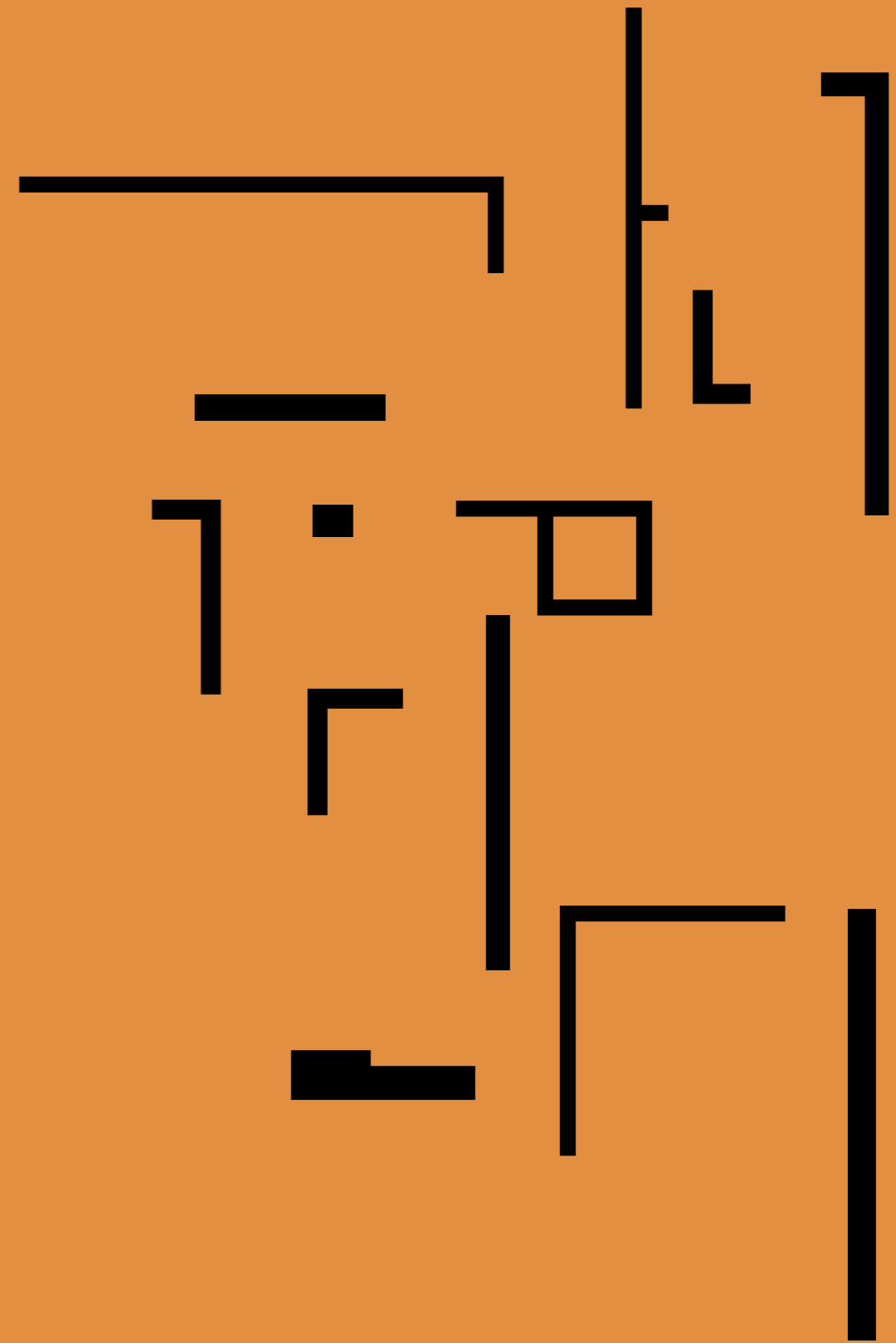
BRISE-SOLEIL FOR
SUN-SHADING

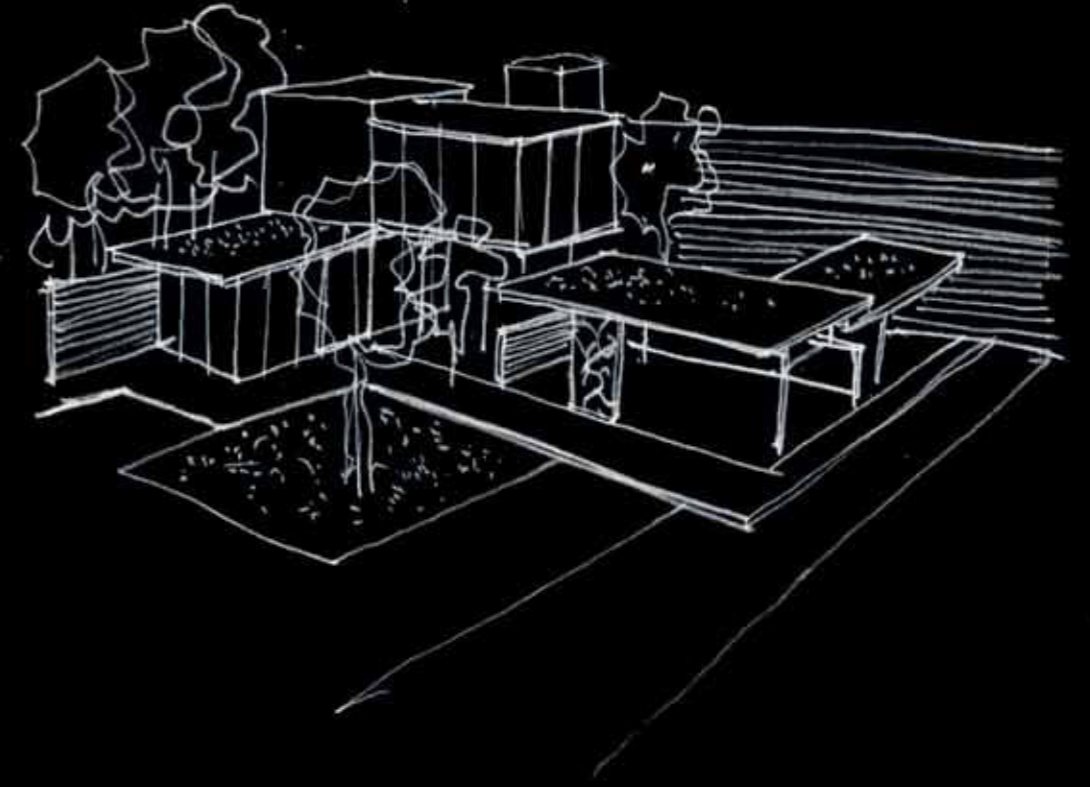
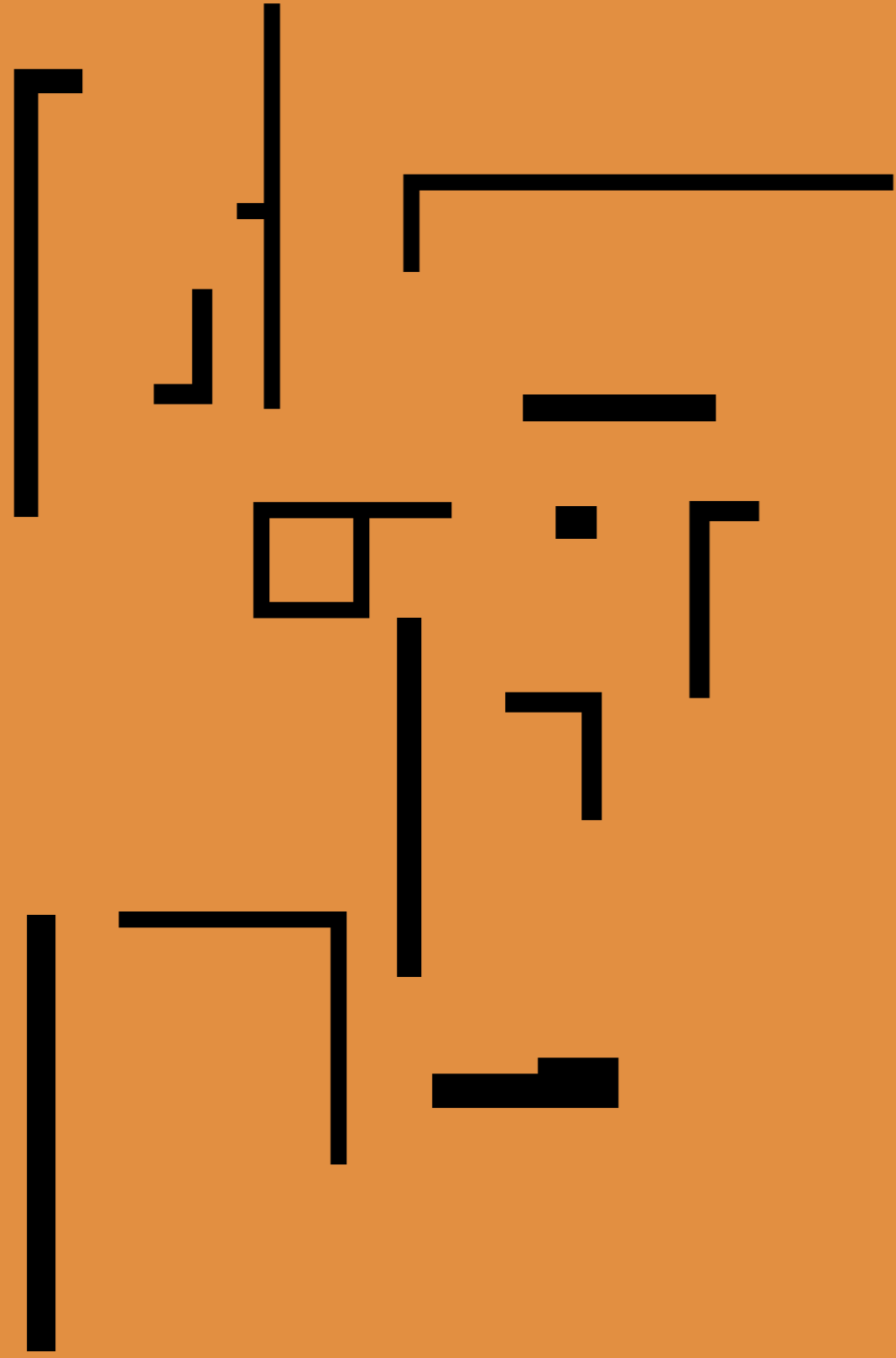


WIDE FRONTAGE
LIVING AND DINING

FLOOR TO CEILING GLAZING
FOR EXPANSIVE VIEWS

WHERE LESS SPEAKS VOLUMES, AND ELEGANCE IS CONVEYED THROUGH
PROPORTIONS, TEXTURES, COLOURS AND DETAILS.







THE PAVILION WITH STUNNING POOL VIEWS

Exclusively yours

An intimate universe, made for a few.
Work out or just chill. Take a dip or throw a party. This is
the complete modern resort to call your own.





ARTIST'S IMPRESSION





Explore

the eclectic

Heritage that never grows old.

Rich in history yet brimming with exciting new discoveries.

A foodie's paradise. A hipster's treasure trove.

This is Katong. This is your neighbourhood.

Where everything is within reach.

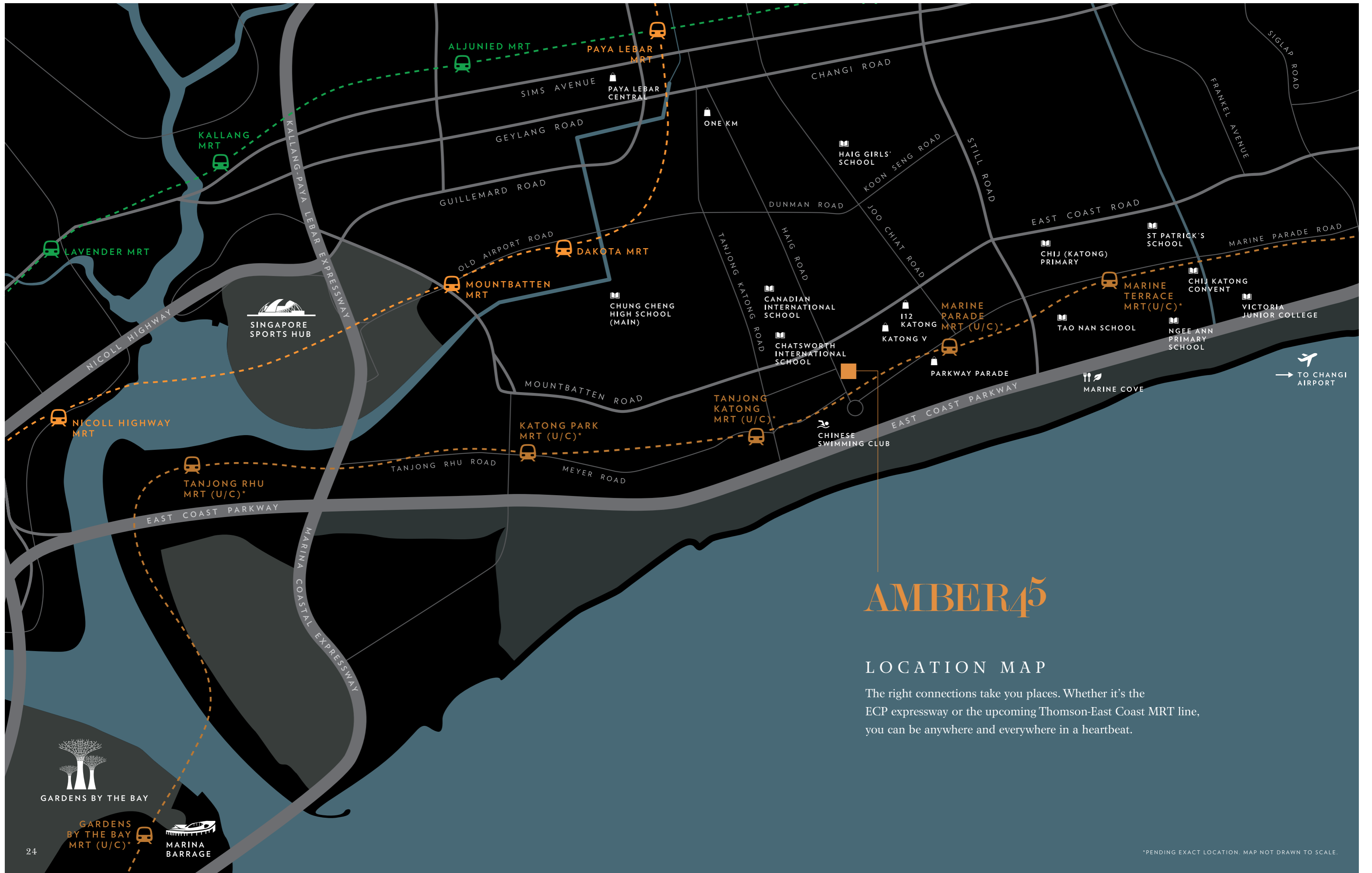


AMBER45

- GARDENS BY THE BAY
- MARINA BAY SANDS
- MARINA BAY GOLF COURSE
- SINGAPORE SPORTS HUB
- CHUNG CHENG HIGH SCHOOL (MAIN)
- MEYER ROAD LANDED CLUSTER
- TANJONG KATONG MRT STATION (U/C)*
- PAYA LEBAR GROWTH AREA
- CANADIAN INTERNATIONAL SCHOOL
- CHATSWORTH INTERNATIONAL SCHOOL
- CHINESE SWIMMING CLUB
- EAST COAST PARK
- PARKWAY PARADE
- MARINE PARADE MRT STATION (U/C)*
- PARKLAND GREEN (VIBRANT F&B)

*EXACT LOCATIONS FOR FUTURE PROJECTS AND AMENITIES ARE TO BE DETERMINED BY THE AUTHORITIES

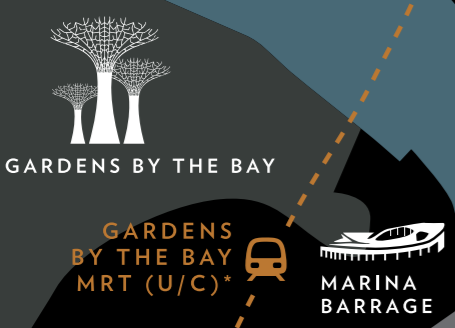
RIGHT IN THE MIDST, BUT A WORLD AWAY. BE IN THE THICK OF THE BUSINESS DISTRICT WITHIN MINUTES. OR STROLL TO THE IDYLIC EAST COAST BEACH. YOU'RE PERFECTLY PLACED TO HAVE IT ALL.



AMBER45

LOCATION MAP

The right connections take you places. Whether it's the ECP expressway or the upcoming Thomson-East Coast MRT line, you can be anywhere and everywhere in a heartbeat.



*PENDING EXACT LOCATION. MAP NOT DRAWN TO SCALE.



Tanjong Katong

TE25



MINUTES FROM THE ECP EXPRESSWAY
AND UPCOMING TANJONG KATONG MRT STATION,
THE WHOLE CITY IS AT YOUR DOORSTEP.



EVERY DAY IS AN ADVENTURE WITH QUAIN COFFEESHOPS OFFERING LOCAL DELICACIES
SITTING ALONGSIDE TRENDY RESTAURANTS DISHING UP THE WORLD'S FLAVOURS.



NAMES THAT
ARE THE TOAST OF
THE TOWN



CAPPUCCINO
TO CHENDOL -
KATONG IS
FULL OF SURPRISES



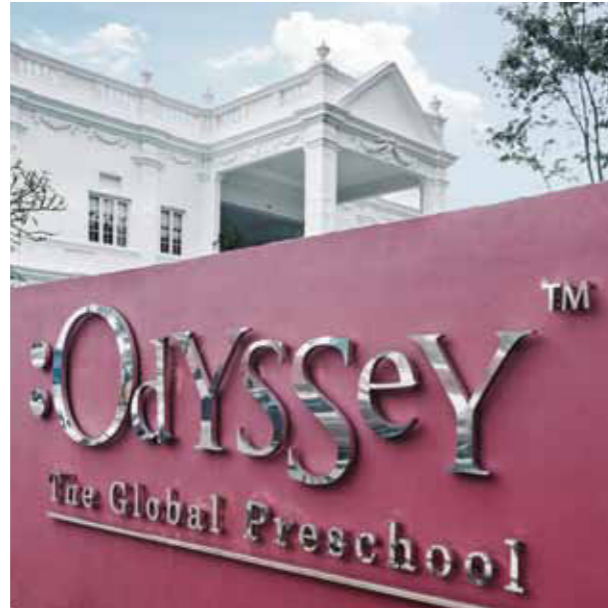


NEVER A DULL MOMENT
LIVING NEXT TO
WELL-LOVED LANDMARKS





FROM PRE-SCHOOL TO PRE-UNIVERSITY, BEING IN THE HEART OF DISTRICT 15
MEANS THAT ESTABLISHED AND PRESTIGIOUS SCHOOLS ARE JUST A FEW STREETS AWAY.



TAKE YOUR PICK FROM THESE RENOWNED SCHOOLS:
CHIJ KATONG CONVENT • CHUNG CHENG HIGH SCHOOL (MAIN) • NGENE ANN PRIMARY SCHOOL
ST. PATRICK'S SCHOOL • TAO NAN SCHOOL • TANJONG KATONG GIRLS' SCHOOL
TANJONG KATONG SECONDARY SCHOOL • VICTORIA JUNIOR COLLEGE • VICTORIA SCHOOL



HAPPINESS IS BEING A SHORT WALK AWAY FROM
ONE OF SINGAPORE'S MOST TREASURED URBAN GETAWAYS - EAST COAST PARK.



THE NEW LAWN AND LOOKOUT DECK AT EAST COAST PARK
IS THE PERFECT SPOT TO GREET A NEW DAWN.



Elegant spaces

Planned and detailed for your enjoyment.
From the lush landscaped grounds to your cosy study, every corner
has been refined to fit what you desire most.

SITE PLAN

- 1**
SIDE GATE
- 2**
GUARDHOUSE
- 3**
DROP-OFF
- 4**
FOREST SPA
- 5**
BUBBLE POOL
- 6**
FOOT MASSAGE
- 7**
HYDRO MASSAGE
- 8**
WATER HAMMOCK
- 9**
CHILDREN'S BUBBLE POOL
- 10**
AQUA GYM
- 11**
SPA ALCOVE
- 12**
SPA BED
- 13**
50M LAP POOL
- 14**
AMBER LAWN
- 15**
AMBER PAVILION
- 16**
AMBER LOUNGE
- 17**
PARTY POOL
- 18**
AMBER CLUBHOUSE
- 19**
ENTERTAINMENT ROOM
- 20**
GYMNASIUM
- 21**
CHILDREN'S PLAYGROUND
- 22**
TENNIS COURT
- 23**
SOCIAL PAVILION





ALWAYS ROOM FOR THE MEMORIES

Not just spaces to live in, but a home that is luxuriously comfortable.
Beautifully finished and fitted with all you need. This is living well.



ARTIST'S IMPRESSION







EFFORTLESSLY SMART

All of your home, all at your fingertips. Innovation made for the modern urban family.
To give you the convenience and freedom with just a touch.



SMART AIR-CON
CONTROL THE CLIMATE OF
YOUR HOME WIRELESSLY

SMART LIGHTING
CONTROL YOUR HOME LIGHTING
WITH EASE

SMART DIGITAL LOCK
GO KEYLESS
LOCK AND UNLOCK YOUR DOOR
ALL FROM YOUR PHONE

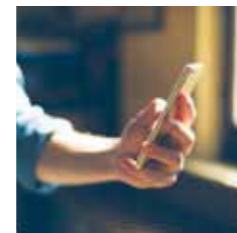
THE FIRST VOICE-ACTIVATED SMART HOME IN SINGAPORE

BANKING-GRADE SECURITY
PROTECTED BY BANKING-GRADE
SECURITY FROM SWEDEN
YOUR SMART HOME IS A SAFE HOME

IMAGE FOR ILLUSTRATION PURPOSES ONLY



BOOK AND GAIN ACCESS
TO YOUR DESIRED
FACILITIES THROUGH THIS
ALL-IN-ONE INTEGRATED
BOOKING SYSTEM.



SEND AND MANAGE
E-INVITES AND RSVPs
WITH A FEW TAPS.
HOSTING A PARTY HAS
NEVER BEEN EASIER.



COMMUNICATE WITH
YOUR VISITORS THROUGH
THE SMART INTERCOM ON
YOUR MOBILE ANYWHERE,
ANYTIME.



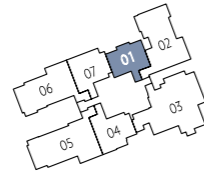
GRANT YOUR GUESTS
ACCESS TO ENJOY
THE FACILITIES WITH A
TOUCH OF A BUTTON.



CHOICE UNITS

UNIT FLOOR	01	02	03	04	05	06	07
21	AP	C2P	EP	B2P	DP	C1P	B1P
20	A	C2	E	B2	D	C1	B1
19	A	C2	E	B2	D	C1	B1
18	A	C2	E	B2	D	C1	B1
17	A	C2	E	B2	D	C1	B1
16	A	C2	E	B2	D	C1	B1
15	A	C2	E	B2	D	C1	B1
14	A	C2	E	B2	D	C1	B1
13	A	C2	E	B2	D	C1	B1
12	A	C2	E	B2	D	C1	B1
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07	A	C2	E	B2	D	C1	B1
06	A	C2	E	B2	D	C1	B1
05	A	C2	E	B2	D	C1	B1
04	A	C2	E	B2	D	C1	B1
03	A	C2	E	B2	D	C1	B1
02	A	C2	E	B2		C1	B1
01							

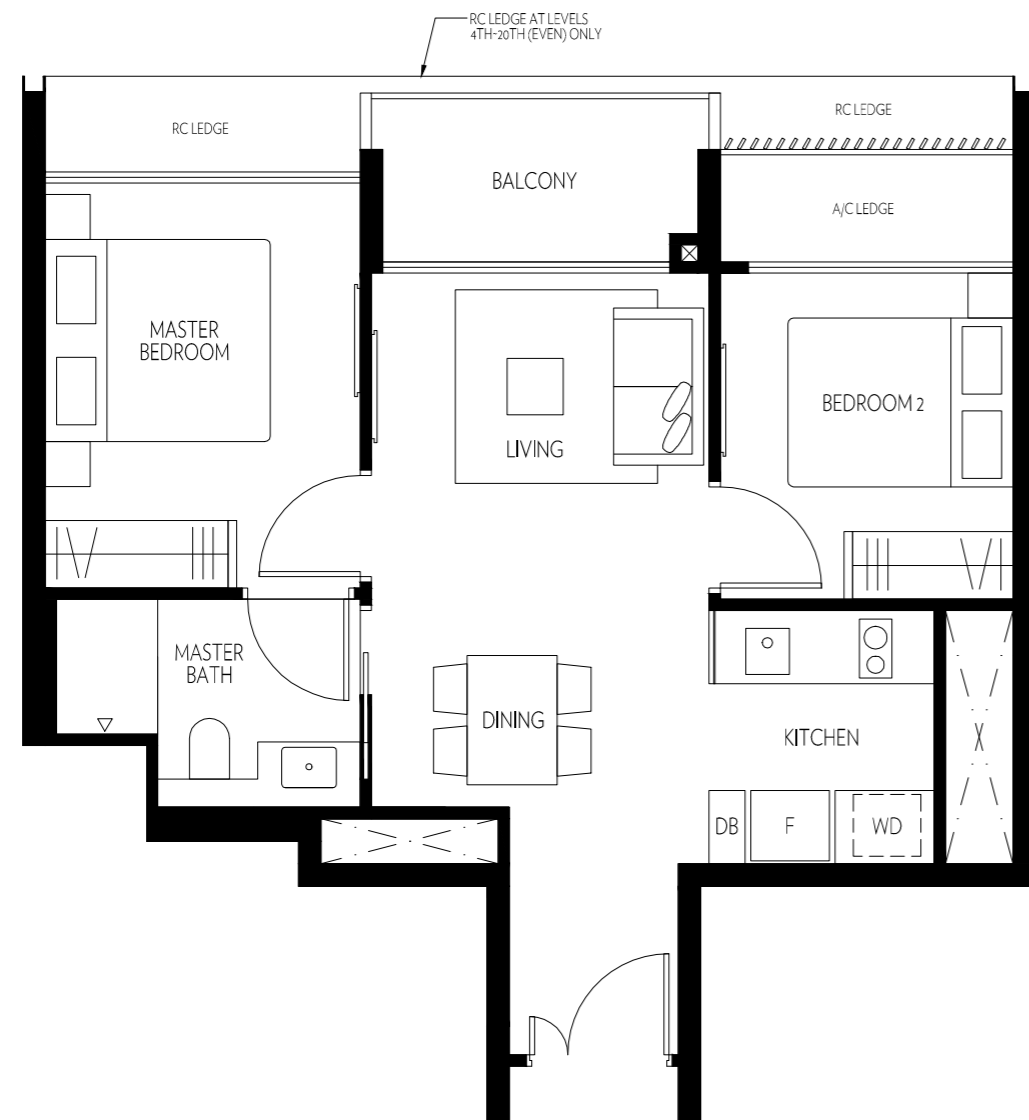
A AP	B1 B1P	B2 B2P	C1 C1P	C2 C2P	D DP	E EP
2-BEDROOM	2-BEDROOM PREMIUM	2-BEDROOM PREMIUM	3-BEDROOM + GUEST ROOM	3-BEDROOM + GUEST ROOM	4-BEDROOM	4-BEDROOM PREMIUM
614 SQFT 764 SQFT	700 SQFT 829 SQFT	732 SQFT 872 SQFT	1130 SQFT 1270 SQFT	1184 SQFT 1324 SQFT	1346 SQFT 1518 SQFT	1593 SQFT 1798 SQFT



2-BEDROOM ◇ TYPE A

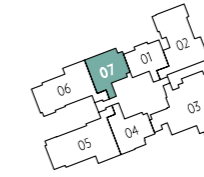
614 SQFT

#02-01 TO #20-01



AMBER45

NOTE: AREA INCLUDES A/C LEDGE, BALCONY, PES, PRIVATE ROOF TERRACE AND VOID (WHERE APPLICABLE). THE ABOVE PLANS AND ILLUSTRATIONS ARE SUBJECT TO CHANGES AS MAYBE REQUIRED BY THE RELEVANT AUTHORITIES. AREAS ARE ESTIMATES ONLY AND ARE SUBJECT TO FINAL SURVEY. THE BALCONY, PES, AND PRIVATE ROOF TERRACE SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED SCREEN. FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO THE DIAGRAM ANNEXED HERETO AS 'ANNEXURE 1'.



2-BEDROOM PREMIUM ◇ TYPE B1

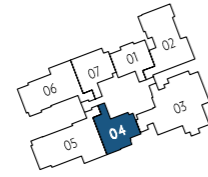
700 SQFT

#02-07 TO #20-07



AMBER45

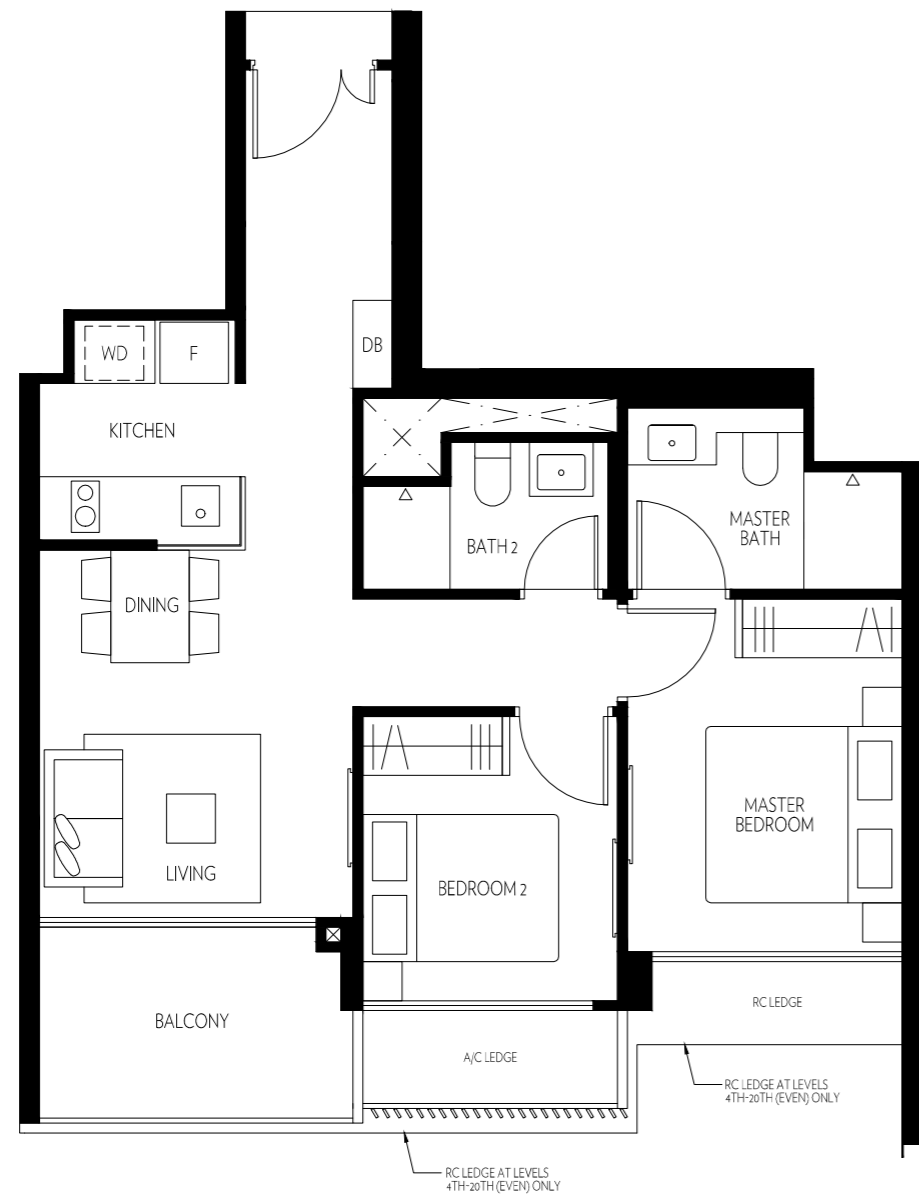
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2-BEDROOM PREMIUM ◇ TYPE B2

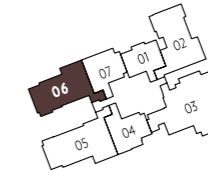
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#02-04 TO #20-04



AMBER45

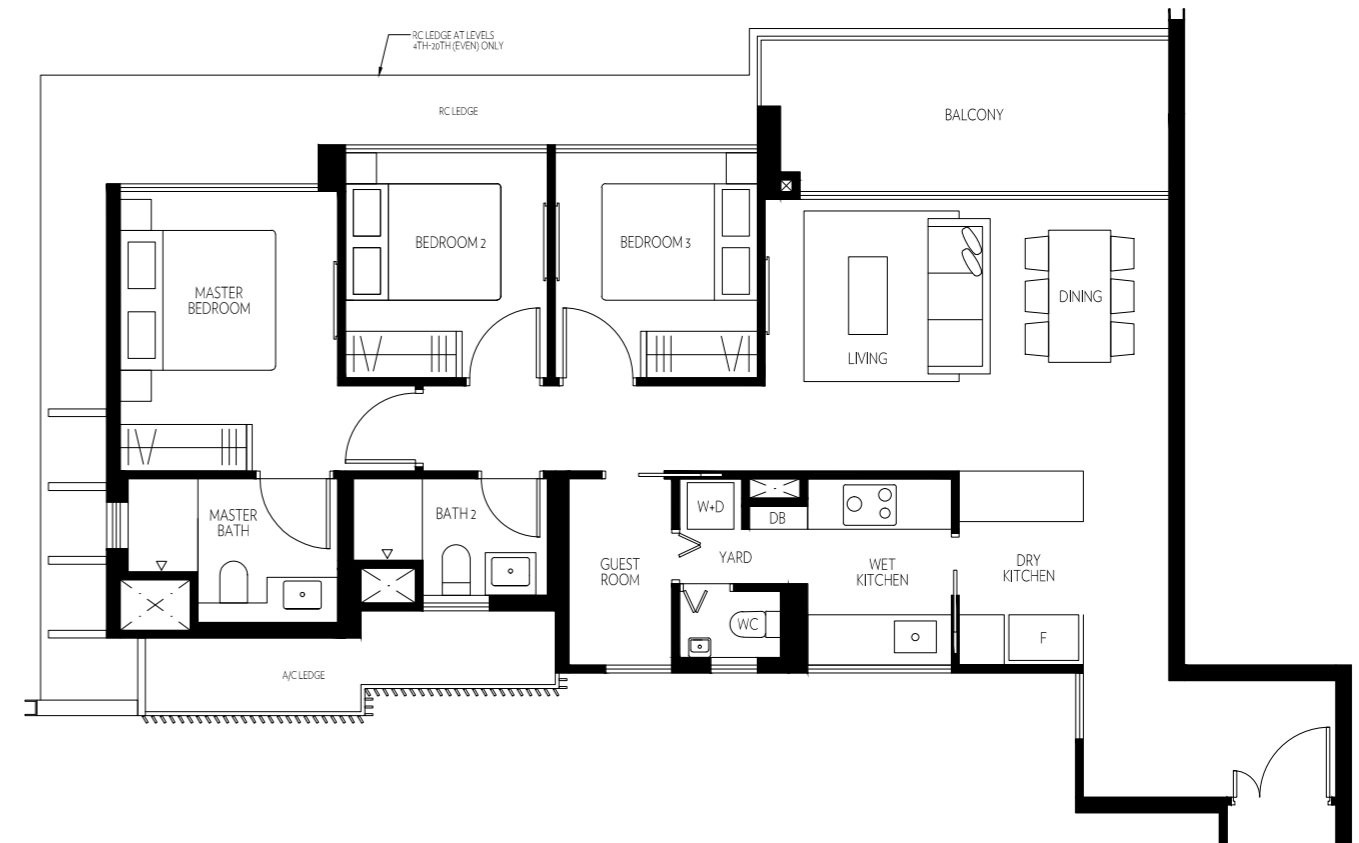
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3-BEDROOM + GUEST ROOM ◇ TYPE C1

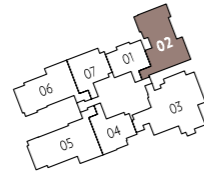
1130 SQFT

#02-06 TO #20-06



AMBER45

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3-BEDROOM + GUEST ROOM ◊ TYPE C2

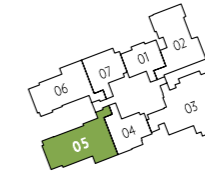
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#02-02 TO #20-02



AMBER₄₅

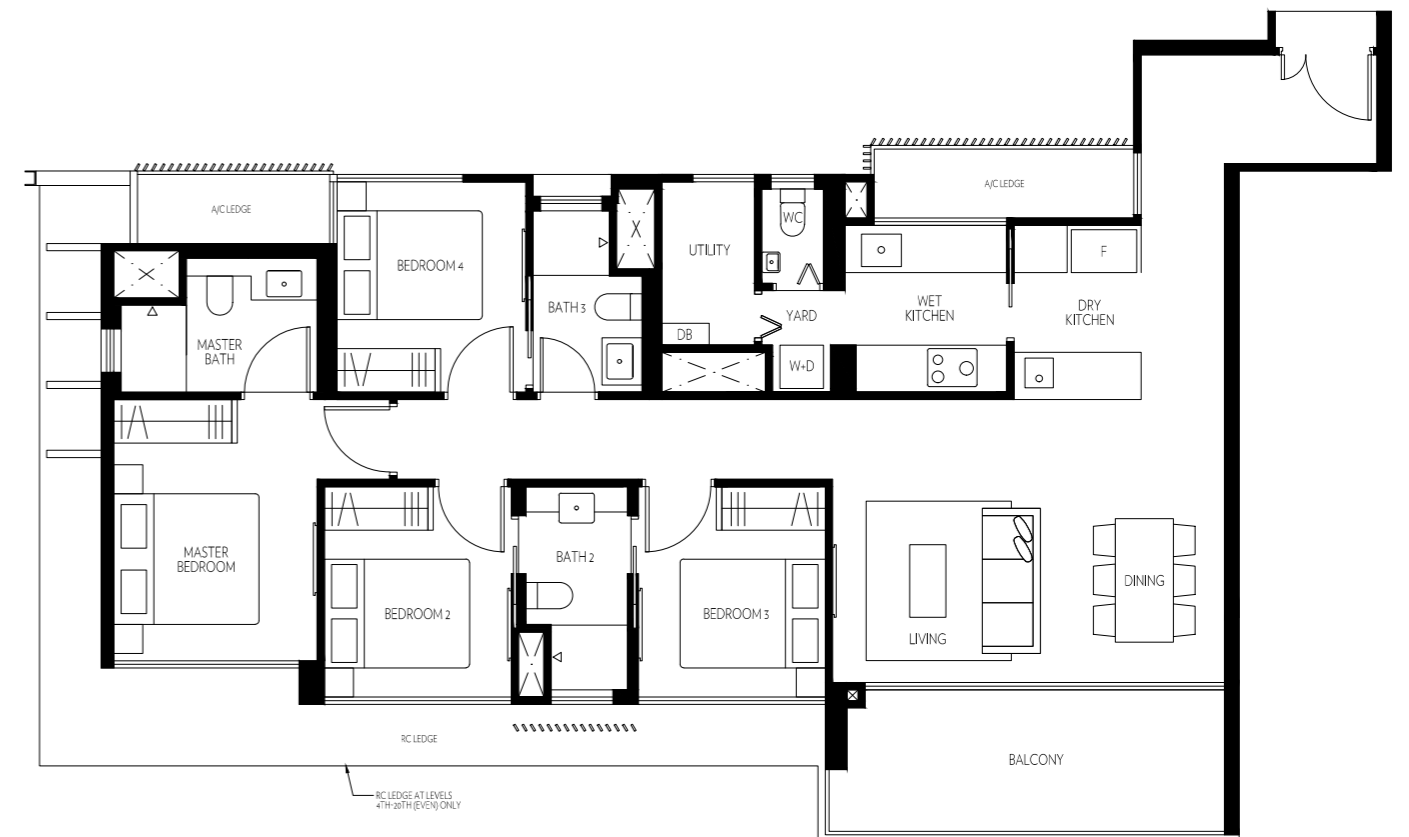
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4-BEDROOM ◊ TYPE D

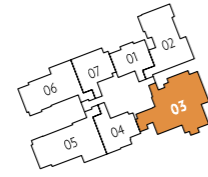
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#03-05 TO #20-05



AMBER₄₅

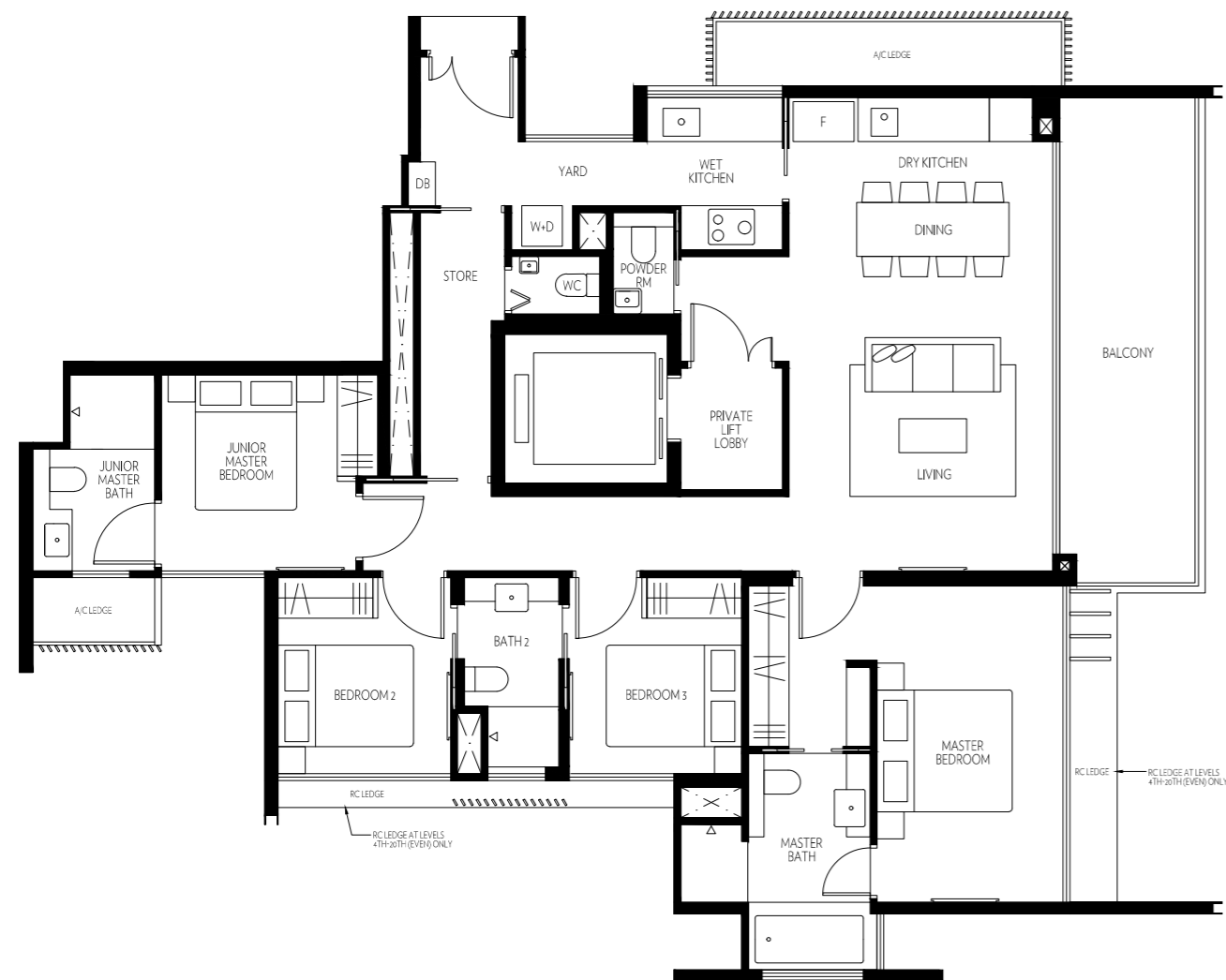
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4-BEDROOM PREMIUM ◇ TYPE E

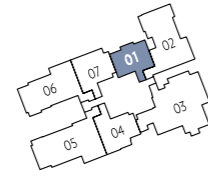
1593 SQFT

#02-03 TO #20-03



AMBER₄₅

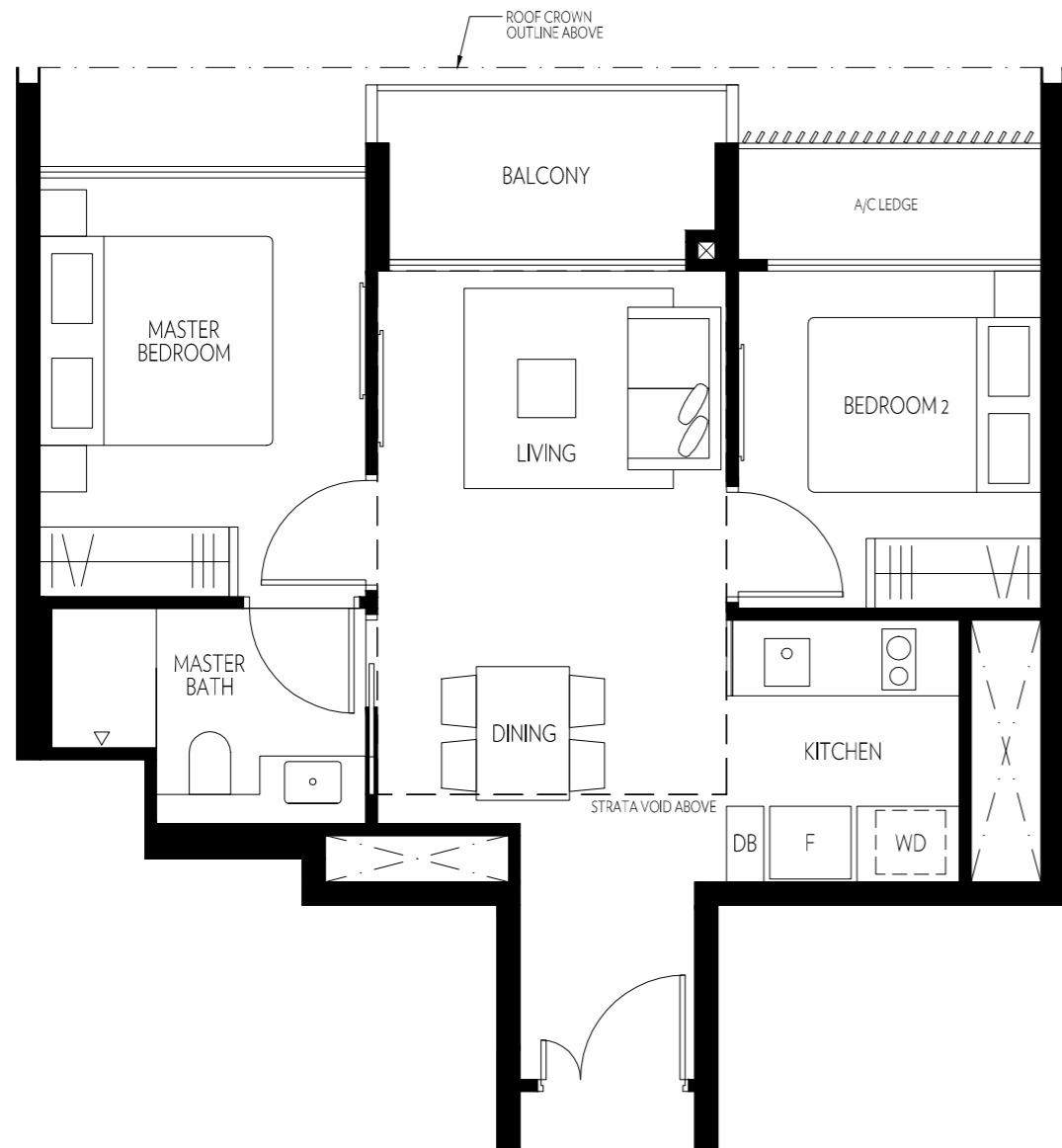
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2-BEDROOM ◇ TYPE AP

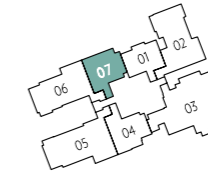
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#21-01



AMBER45

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2-BEDROOM PREMIUM ◇ TYPE B1P

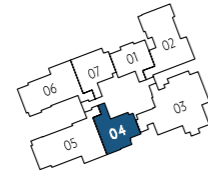
829 SQFT

#21-07



AMBER45

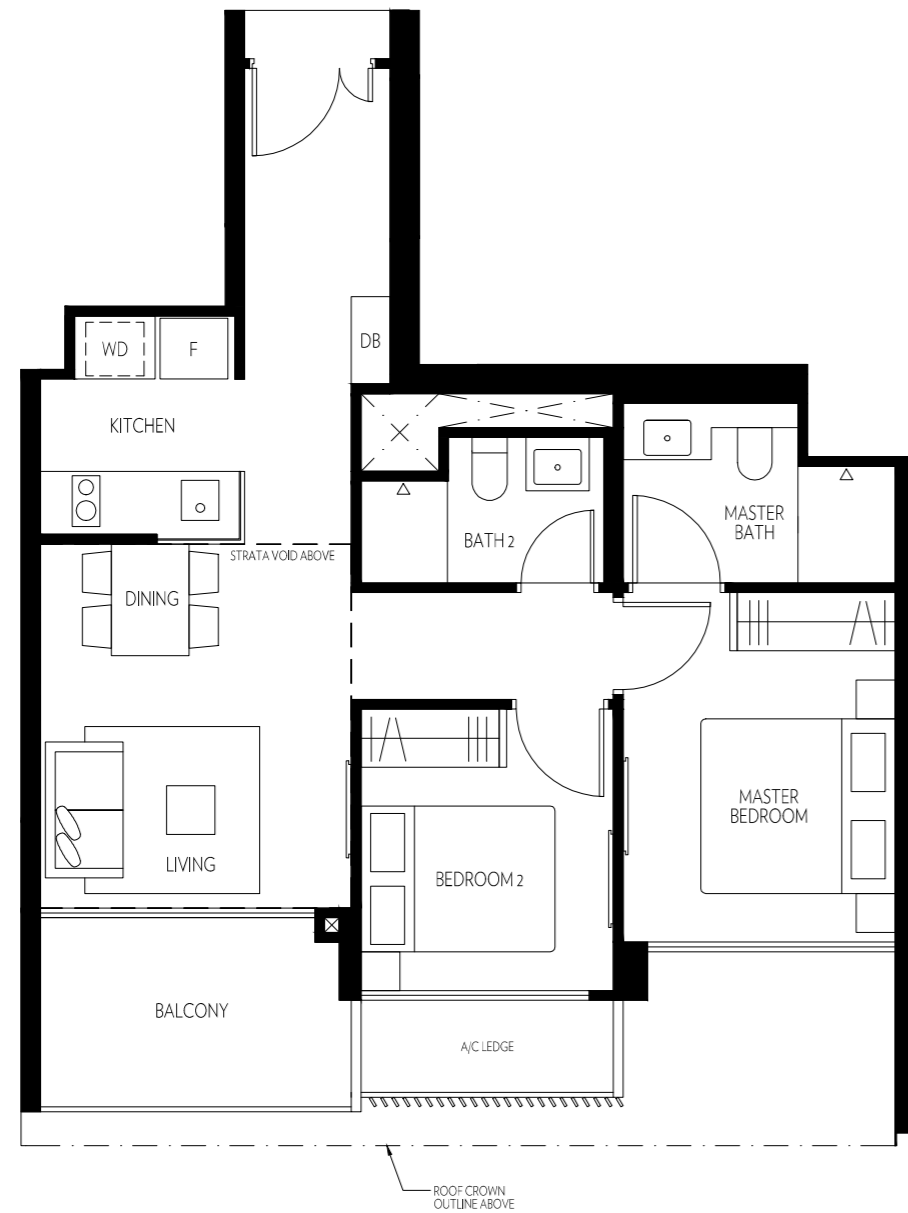
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2-BEDROOM PREMIUM ◇ TYPE B2P

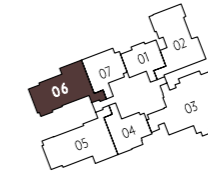
872 SQFT

#21-04



AMBER45

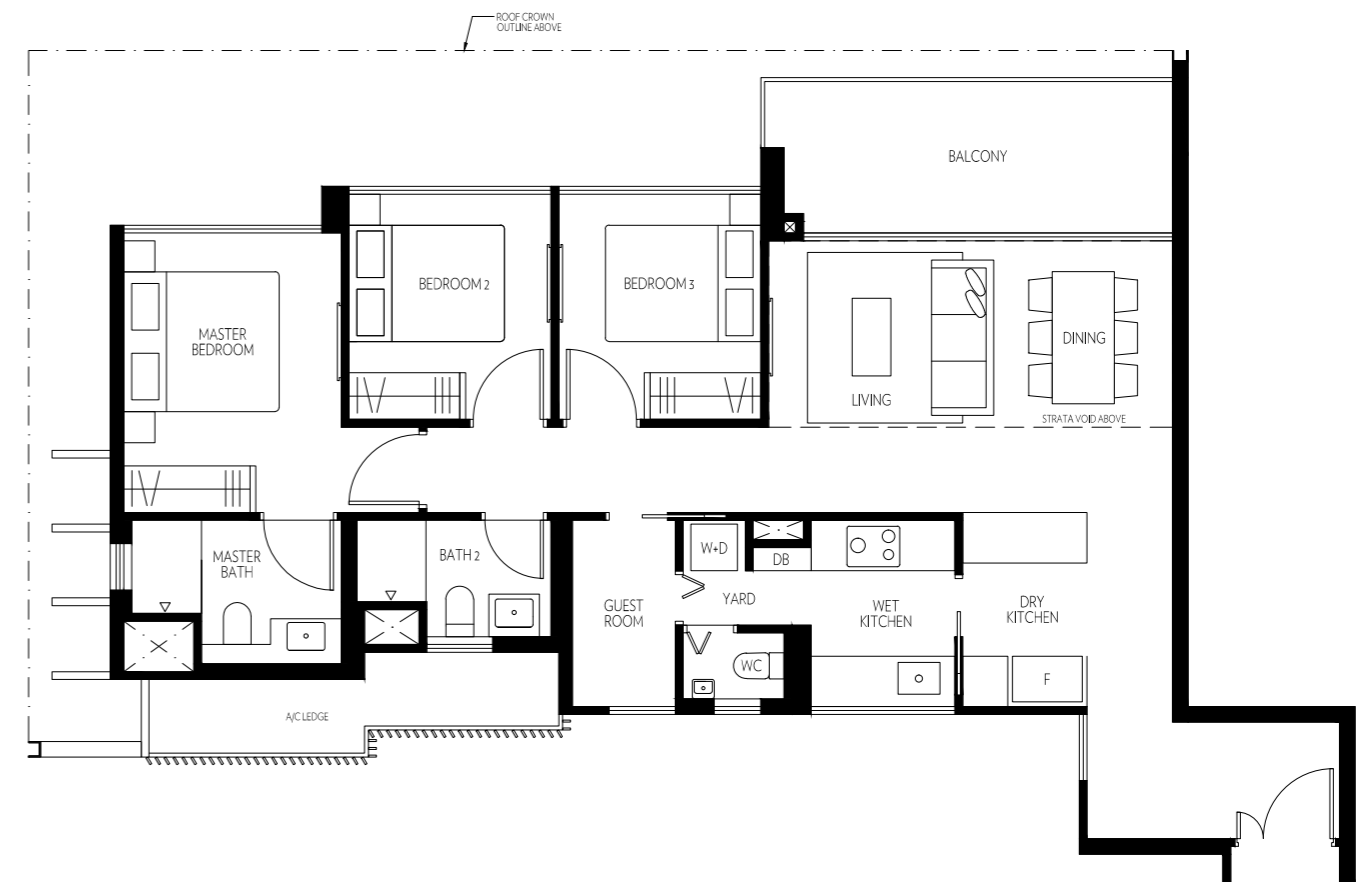
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3-BEDROOM + GUEST ROOM ◇ TYPE C1P

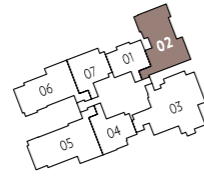
1270 SQFT

#21-06



AMBER45

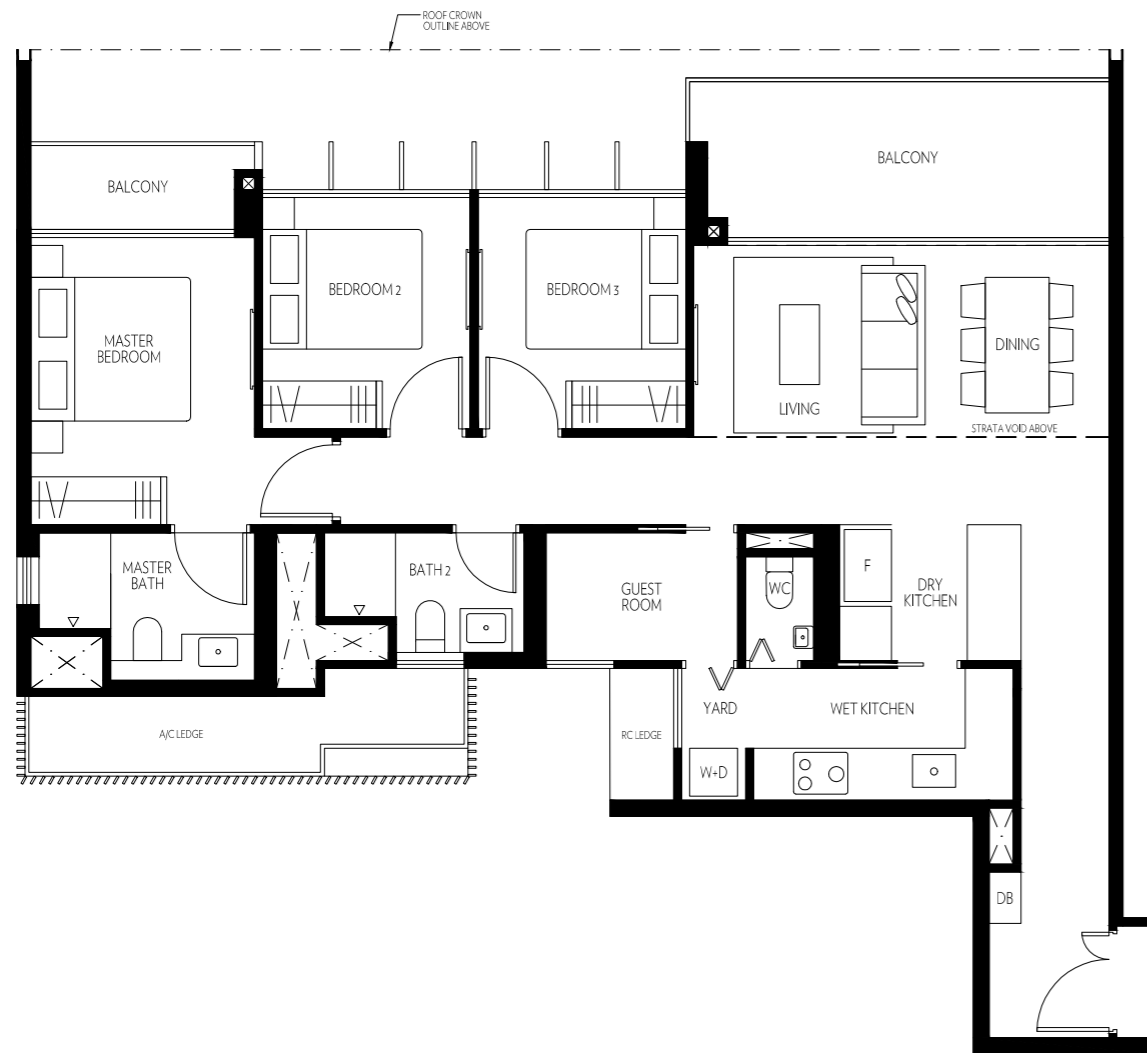
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3-BEDROOM + GUEST ROOM ◇ TYPE C2P

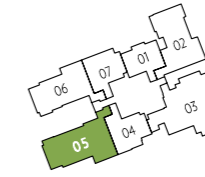
1324 SQFT

#21-02



AMBER₄₅

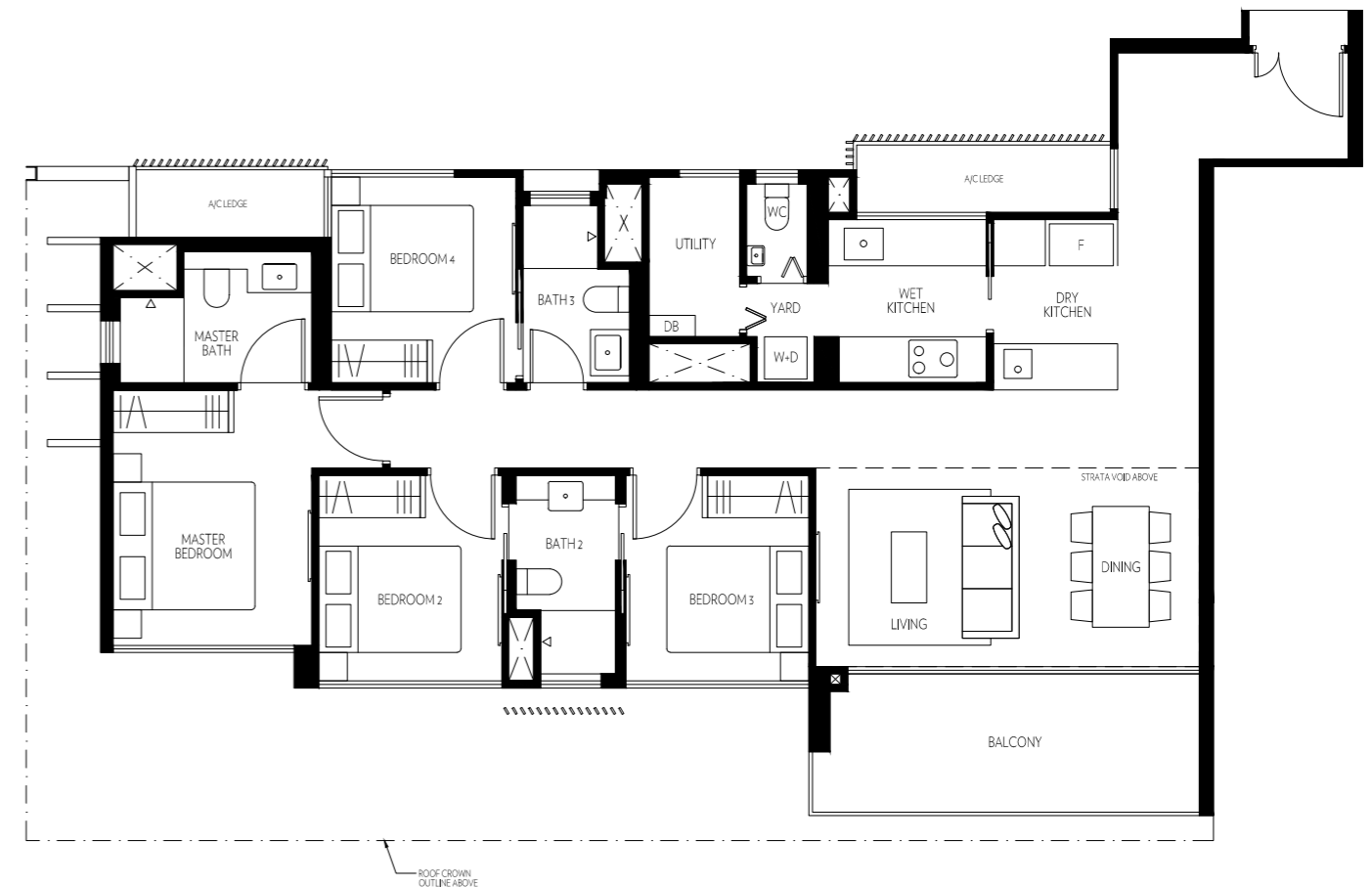
NOTE: AREA INCLUDES A/C LEDGE, BALCONY, PES, PRIVATE ROOF TERRACE AND VOID (WHERE APPLICABLE). THE ABOVE PLANS AND ILLUSTRATIONS ARE SUBJECT TO CHANGES AS MAYBE REQUIRED BY THE RELEVANT AUTHORITIES. AREAS ARE ESTIMATES ONLY AND ARE SUBJECT TO FINAL SURVEY. THE BALCONY, PES, AND PRIVATE ROOF TERRACE SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED SCREEN. FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO THE DIAGRAM ANNEXED HERETO AS 'ANNEXURE 1'.



4-BEDROOM ◇ TYPE DP

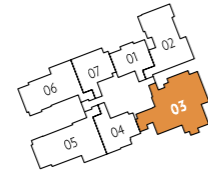
1518 SQFT

#21-05



AMBER₄₅

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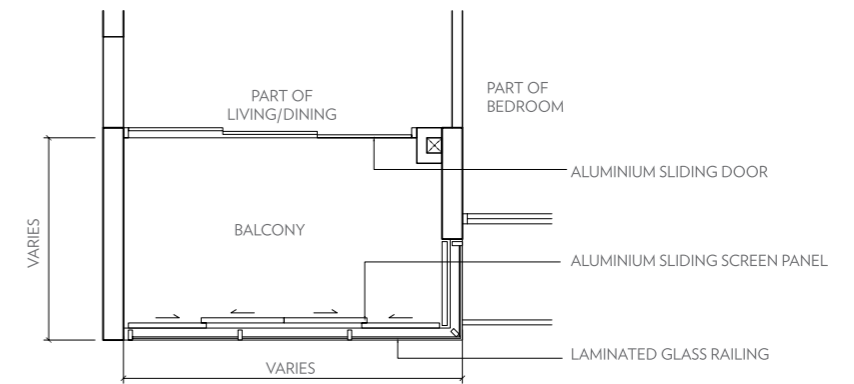
4-BEDROOM PREMIUM ◇ TYPE EP

1798 SQFT

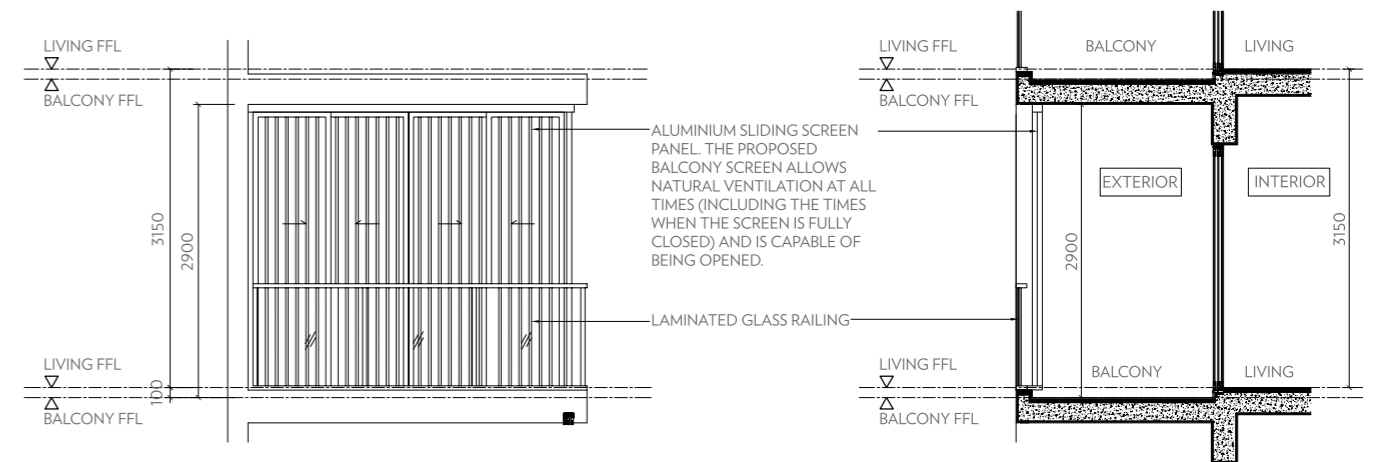
#21-03



ANNEXURE 1



TYPICAL RETRACTABLE BALCONY SCREEN - PLAN



TYPICAL RETRACTABLE BALCONY SCREEN - ELEVATION

TYPICAL RETRACTABLE BALCONY SCREEN - SECTION

AMBER45

AMBER45

NOTE: AREA INCLUDES A/C LEDGE, BALCONY, PES, PRIVATE ROOF TERRACE AND VOID (WHERE APPLICABLE). THE ABOVE PLANS AND ILLUSTRATIONS ARE SUBJECT TO CHANGES AS MAYBE REQUIRED BY THE RELEVANT AUTHORITIES. AREAS ARE ESTIMATES ONLY AND ARE SUBJECT TO FINAL SURVEY. THE BALCONY, PES, AND PRIVATE ROOF TERRACE SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED SCREEN. FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO THE DIAGRAM ANNEXED HERETO AS 'ANNEXURE 1'.

NOTE: THE COST OF THE SCREEN AND INSTALLATION SHALL BE BORNE BY THE PURCHASER. ACTUAL PROFILE OF SCREEN SUBJECT TO MANUFACTURER'S DETAIL. THE PROPOSED BALCONY SCREEN ALLOWS NATURAL VENTILATION AT ALL TIMES (INCLUDING THE TIMES WHEN THE SCREEN IS FULLY CLOSED).

When it comes to building homes, the UOL Group is one of Singapore's leading public-listed property companies. With an unwavering commitment to architectural and quality excellence, their impressive list of developments in Singapore and abroad have won prestigious awards such as the FIABCI Prix d'Excellence Award, Aga Khan Award for Architecture, Urban Land Institute Awards for Excellence and the President's Design Award.

THE CLEMENT CANOPY
PRINCIPAL GARDEN
BOTANIQUE AT BARTLEY
RIVERBANK @ FERVALE
SEVENTY SAINT PATRICK'S
THOMSON THREE
SPOTTISWOODE RESIDENCES
KATONG REGENCY
ARCHIPELAGO
WATERBANK AT DAKOTA
DUCHESS RESIDENCES
NASSIM PARK RESIDENCES



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