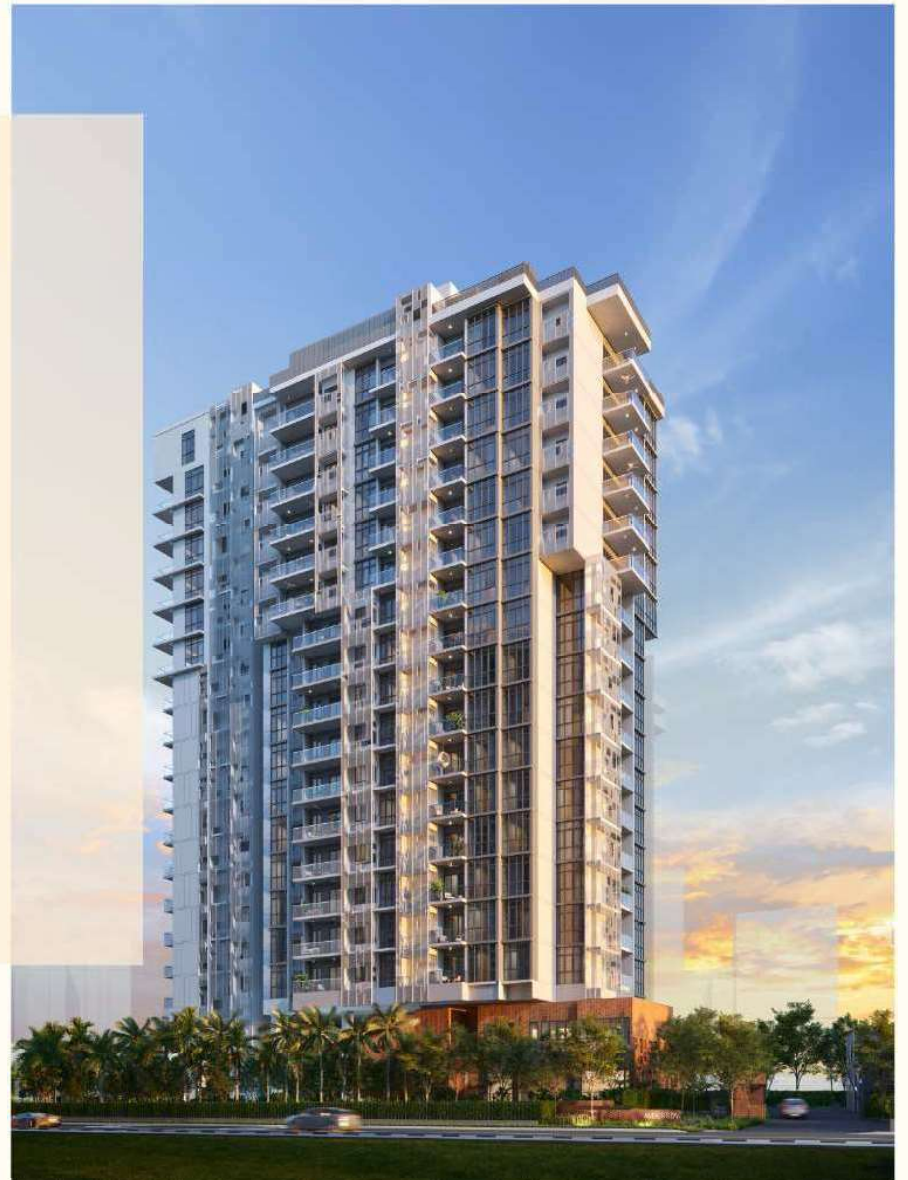


# AMBER SEA

FREEHOLD

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Understated Elegance



## Location map



### Legend

#### Parks

- East Coast Park 10 mins walk
- Gardens by the Bay 7 mins drive

#### Dining

- Dunman Food Centre 3 mins drive
- Parkland Green 4 mins drive
- East Coast Lagoon Food Village 6 mins drive
- Old Airport Road Food Centre 6 mins drive

#### Education

- Tanjong Katong Primary School 7 mins walk
- Canadian International School 9 mins walk
- CHU (Katong) Primary School 2 mins drive
- Tanjong Katong Girls' School 2 mins drive
- Chung Cheng High School (Main) 3 mins drive
- Dunman High School 4 mins drive
- Tao Nan School 4 mins drive
- Victoria Junior College 4 mins drive
- Ngee Ann Primary School 5 mins drive
- St. Patrick's School 5 mins drive

#### Malls

- Katong Shopping Centre 3 mins walk
- Katong V 6 mins walk
- i12 Katong 9 mins walk
- Parkway Parade 9 mins walk
- Marine Parade Central 3 mins drive
- KINEX 4 mins drive
- PLQ Mall 5 mins drive
- Suntec City 9 mins drive

#### Commercials

- Marina Bay Financial Centre 8 mins drive
- Raffles Place 11 mins drive

#### Leisure

- Chinese Swimming Club 4 mins walk
- Singapore Sports Hub 6 mins drive
- Marina Barrage 9 mins drive

#### Arts & Culture

- Esplanade 9 mins drive

#### Healthcare

- Parkway East Hospital 4 mins drive

#### MRT

- Tanjong Katong MRT Station (U/C) 6 mins walk
- Marine Parade MRT Station (U/C) 7 mins walk

#### East-West Line

#### Circle Line

#### North-South Line

#### North-East Line

#### Downtown Line

#### Thomson-East Coast Line



# INTRODUCING THE RESIDENTIAL ICON OF THE EAST.

Nestled on the city fringe, near the cultural playground of Katong and the tranquility of East Coast Park, lies Amber Sea –

The new freehold  
development along  
Amber Gardens.

Immerse yourself in the rich heritage of Katong, its Peranakan history kept alive in architecture and cuisine.

Relax by the sea at East Coast Park, or get your adrenaline pumping with the myriad of activities on offer.

Enjoy a balance  
between the bustle and  
the idyll. Make Amber  
Sea your home.





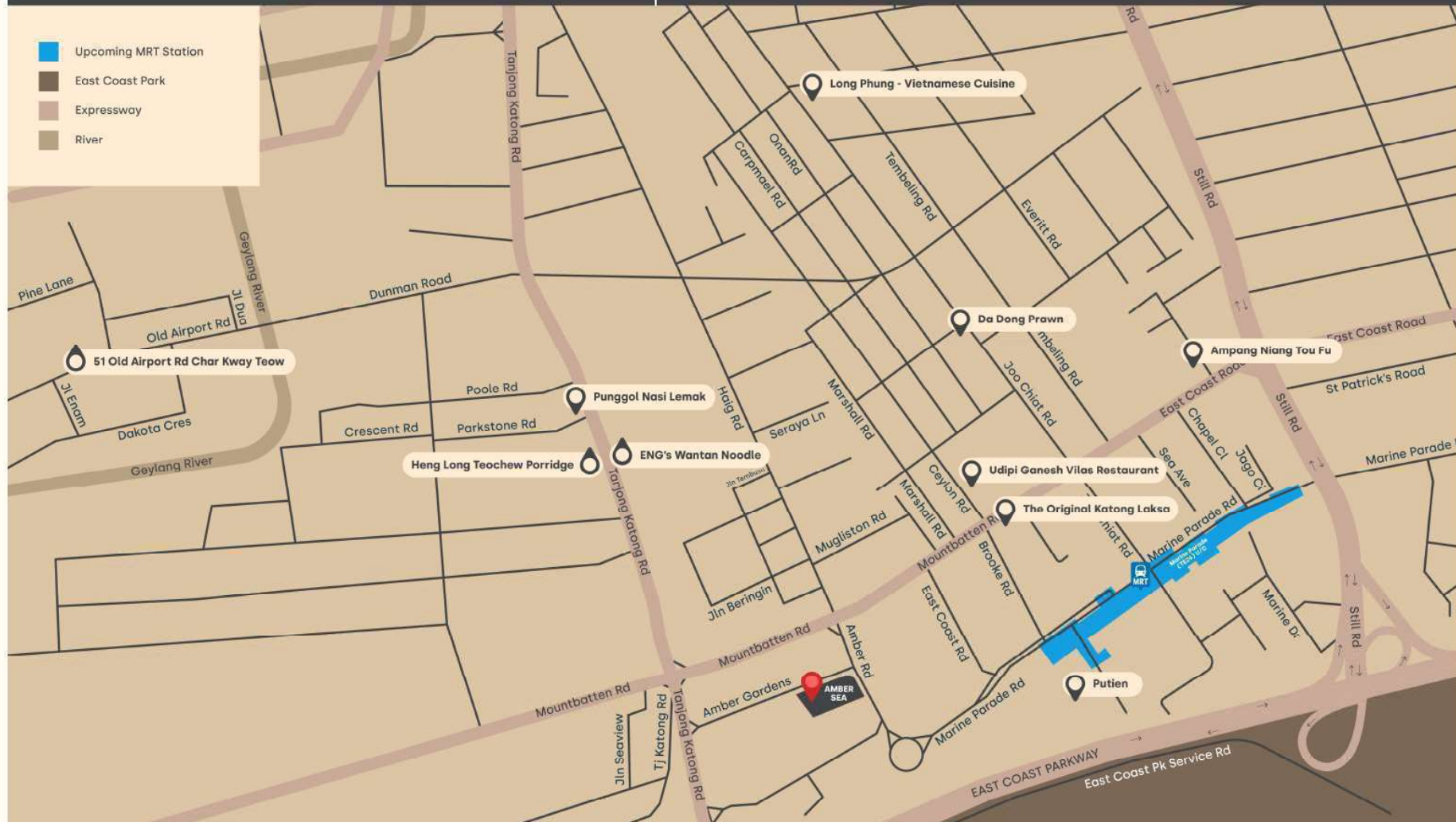
**INCREDIBLE LOCATION**



Near a variety  
of retail outlets  
and malls.



## Close to popular F&B outlets





Enjoy a  
range of  
scrumptious  
fare in  
the area.



Old Airport Rd Char Kway Teow



Ponggol Nasi Lemak



Da Dong Prawn Noodles



Udupi Ganesh  
Vilas Restaurant



The Original  
Katong Laksa



Ampang Niang Tou Fu



Heng Long Teochew Porridge



ENG's Wantan Noodle



Long Phung  
Vietnamese Cuisine



Katong V



Katong Shopping  
Centre



Parkway Parade



112 Katong

**Take your pick  
from the  
myriad of malls  
in the area.**



# Upcoming Underground Mall at Marine Parade MRT Station



The future Marine Parade MRT Station (opening in 2023) will house a new underground mall.

The underground retail space will sit above part of the tunnel connecting the Marine Parade and Marine Terrace stations.



It will have over 80,000 sq ft of retail space.

The mall is slated to have ancillary retail and F&B outlets aimed at providing convenience for commuters on the move.



Glamping



Wakeboarding and  
other water sports



Cycling along the  
Changi Jurassic Mile

It's just a short drive to  
East Coast Park where  
there are plenty of  
activities to enjoy.



Playground at Marina Cove



Dog Run



Photography





## Coastal PlayGrove

Located at the former Big Splash site, Coastal PlayGrove is a great destination to have fun with the whole family. It features the tallest outdoor slide in Singapore.





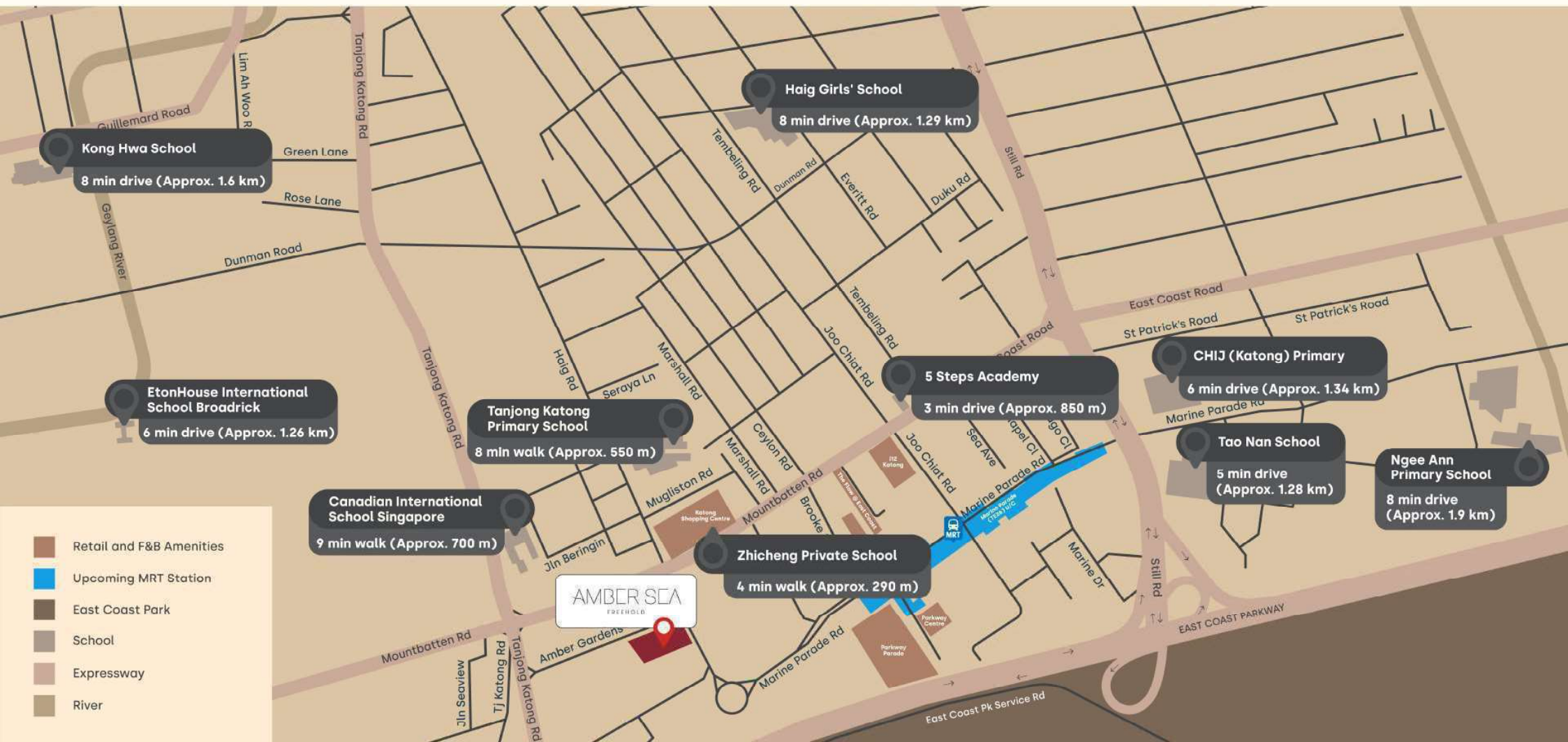
## PLACES OF WORK AND LEISURE ARE EASILY ACCESSIBLE.

Take a direct bus to  
Changi Airport, Orchard  
Road or the Central  
Business District.

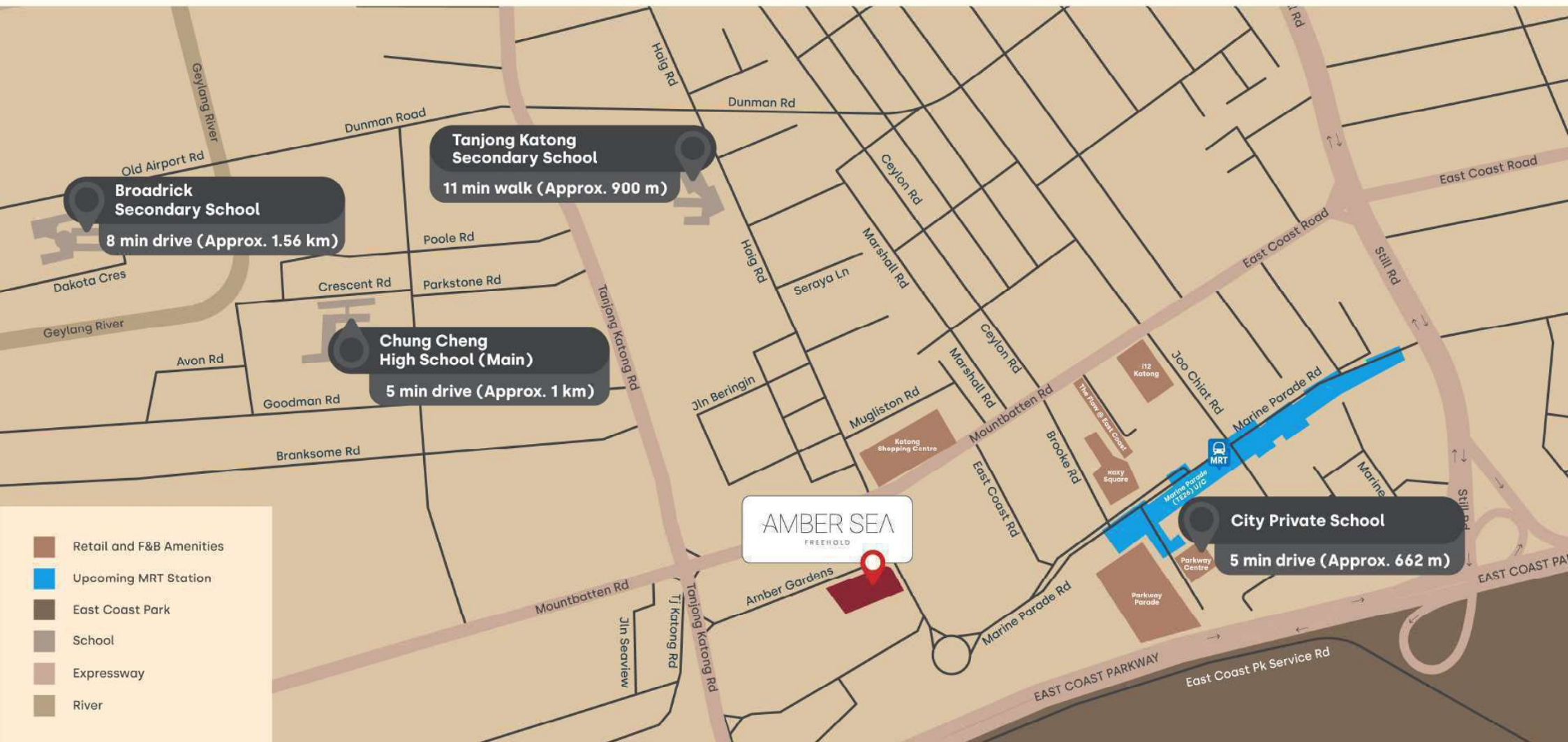




## Renowned primary schools are located within 2 km.



## Close proximity to a selection of secondary schools.







# WHAT'S COMING

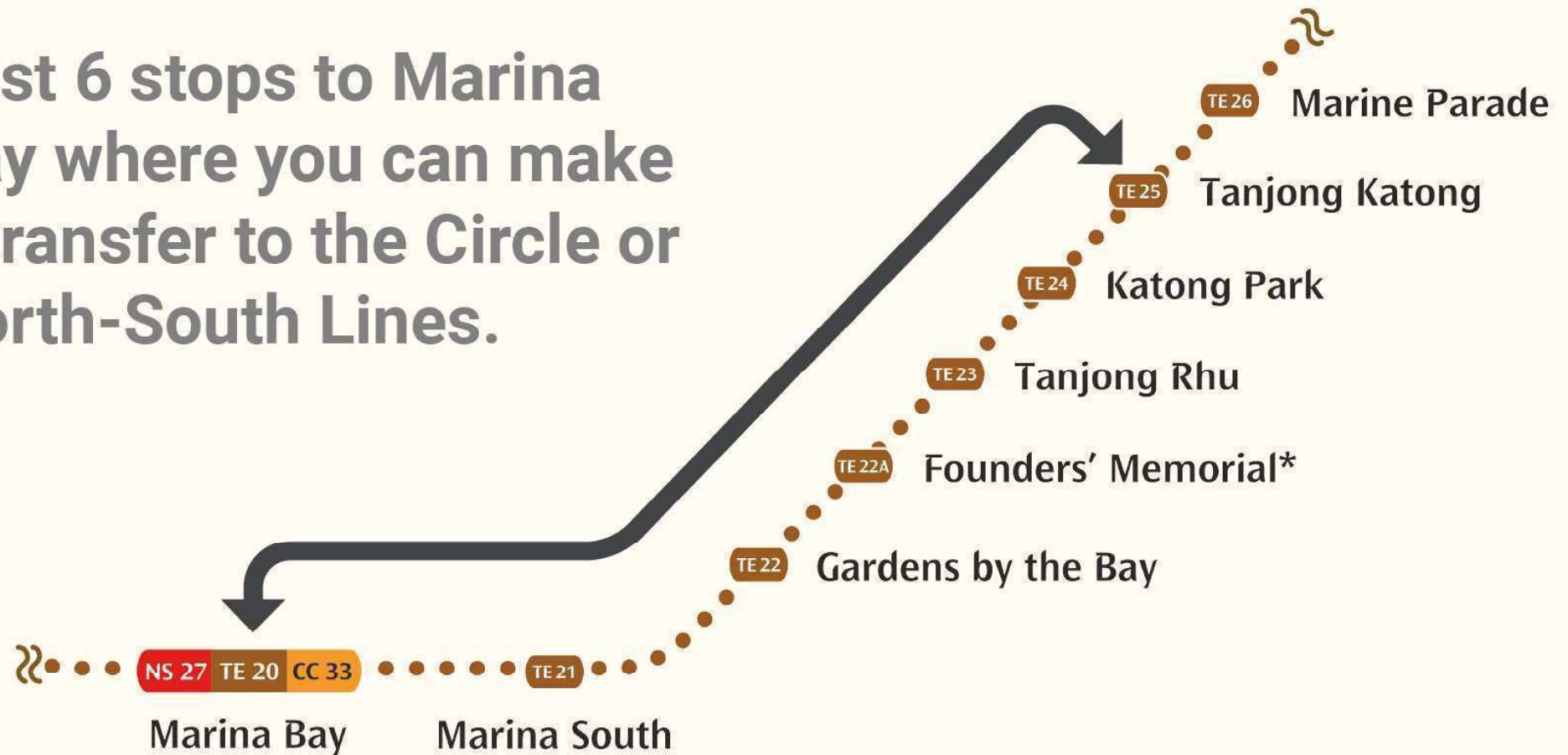


\*Founders' Memorial MRT station will be opened in tandem with Founders' Memorial. Opening date to be advised.





Just 6 stops to Marina Bay where you can make a transfer to the Circle or North-South Lines.

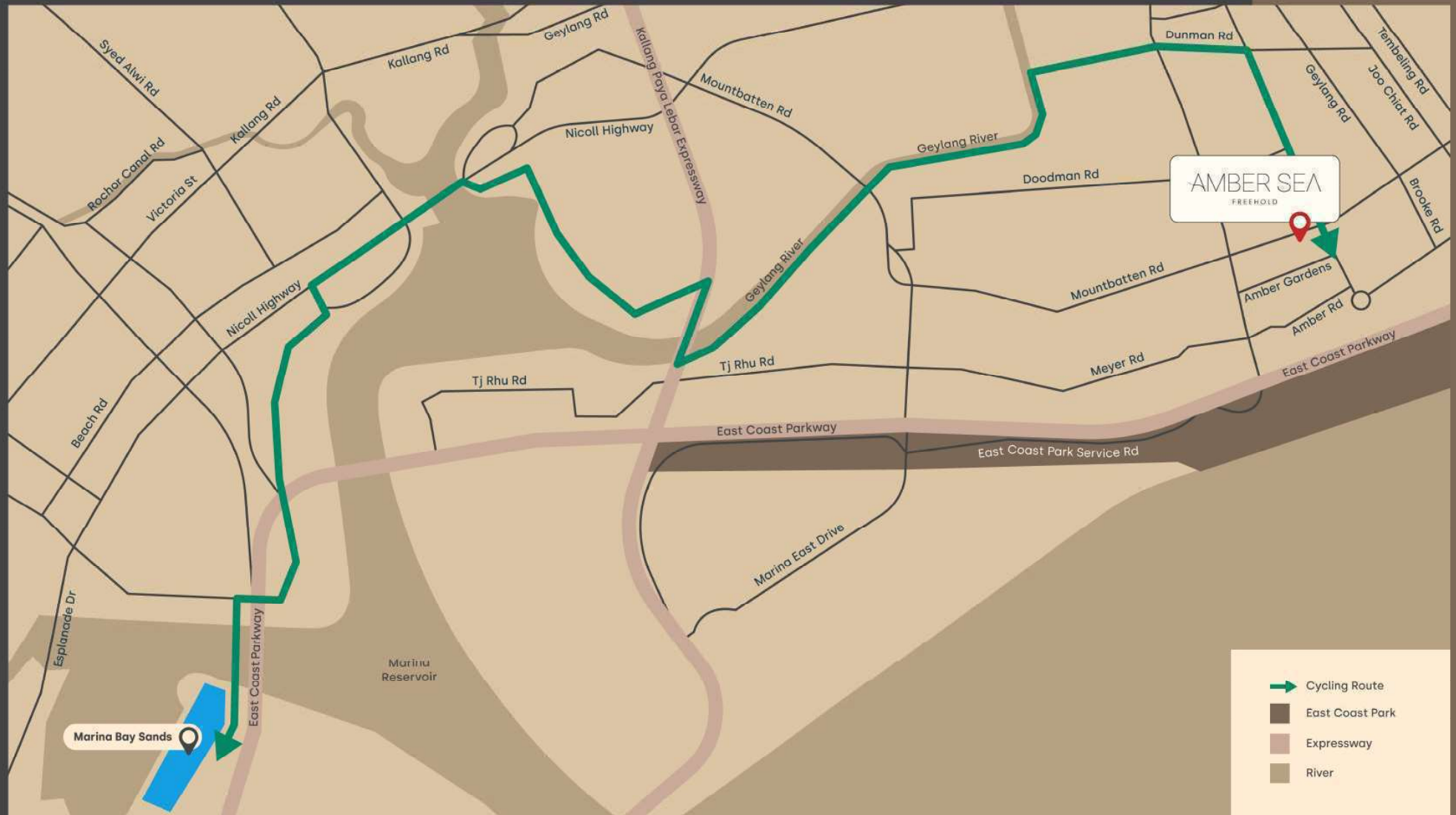




**The Park Connector Network and cycling paths make travel to different recreational spots in the region seamless.**



# Cycle to Marina Bay Sands in 1 hour.



- Cross Island Line
- East-West Line
- Downtown Line
- Thomson-East Coast Line
- Civic & Community Facilities
- Industrial Development
- Park
- Commercial Development

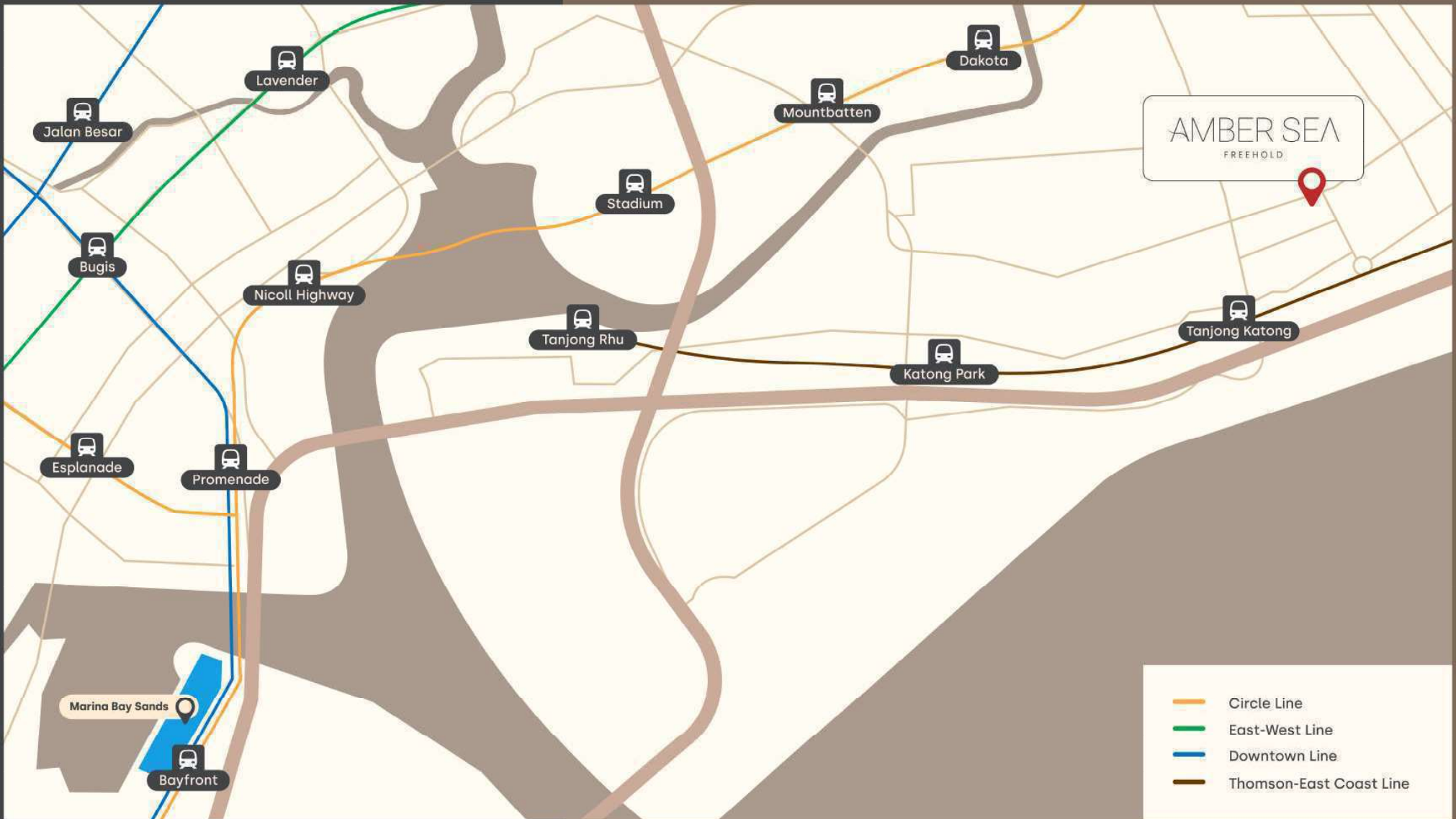


New MRT lines will enhance connectivity even further.

Five new MRT stations on the Cross Island Line (CRL) will be built in the East by 2029, including turning Pasir Ris MRT Station into an interchange.

The Thomson-East Coast Line (TEL) will also be completed by 2024.

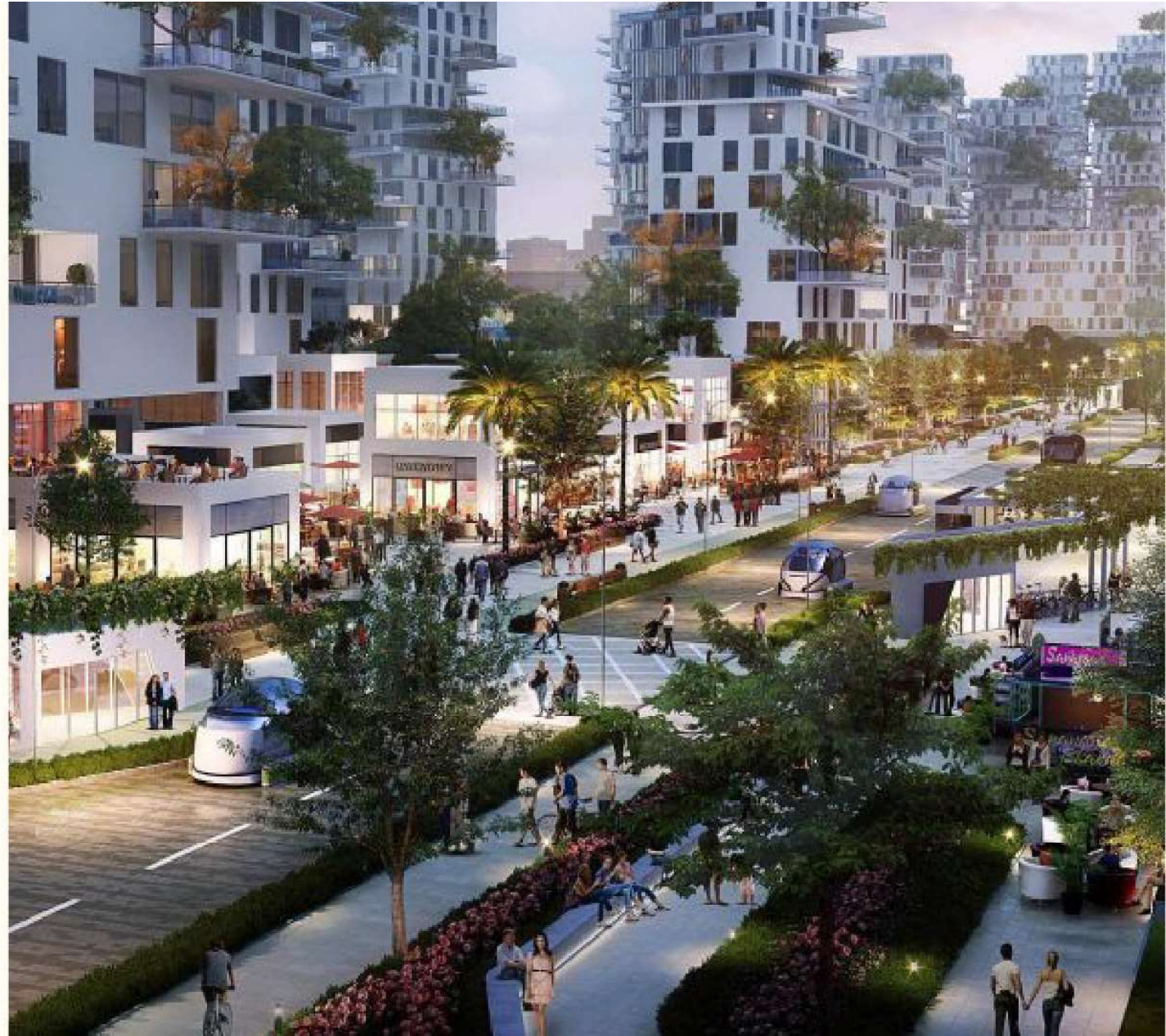




Bayshore  
is just a  
5-minute drive  
or three MRT  
stations away.

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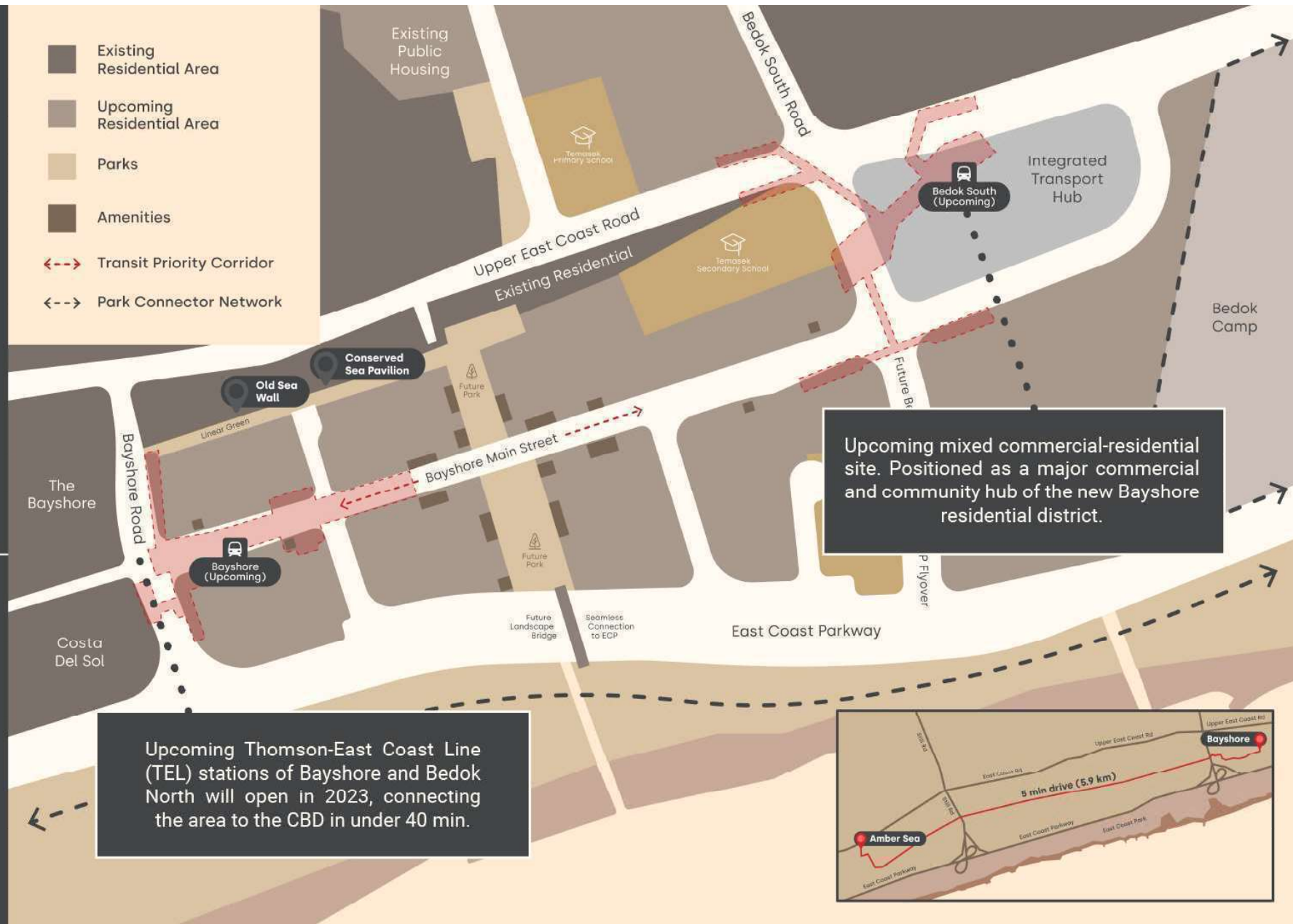
The new Bayshore precinct and its amenities are in close proximity to Amber Sea. Bayshore is slated to be a vibrant and sustainable neighbourhood – great for healthy living – located near East Coast Park. Bayshore properties are leasehold developments obtained through government land sales (GLS).





# Proposed Bayshore Plan

- Existing Residential Area
- Upcoming Residential Area
- Parks
- Amenities
- Transit Priority Corridor
- Park Connector Network





## **OTHER UPCOMING AMENITIES NEAR AMBER SEA**

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# Eunos Polyclinic

(Opening in 2021)

It will only be an 8-minute drive away.

Residents can look forward to convenient access to primary care services.

An eldercare centre providing rehabilitation services will also be located on the premises.



# HomeTeamNS Clubhouse

(Opening in 2022)

It will take residents just 16 minutes to get there by car.

The amazing facilities the new clubhouse is slated to have include concept villas, a 9,000 sq ft gym and the longest indoor water slide in Singapore. There's something for everyone.

With the theme of 'waterfront haven' in mind, the new clubhouse is beautifully designed to complement the existing greenery.

## Look forward to greater connectivity

The wide variety of green, blue and play spaces in the East will be made more accessible through an integrated network.



## Even more recreational spots

New communal spaces, rain gardens and lookout decks are coming, along with a waterfront path and a new garden bridge along Sungei Tampines.





# PROPERTY MARKET

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## TRANSACTIONED PRICES OF NEW LAUNCHES IN D15

| PROJECT              | TENURE   | LAUNCH DATE | NO. OF TRANSACTIONS | SIZE RANGE (SQ FT)        | PRICE RANGE (\$)              | PRICE PSF RANGE (\$)                          |
|----------------------|----------|-------------|---------------------|---------------------------|-------------------------------|---|
| Amber 45             | Freehold | May 2018    | 22                  | 1,130.22 - 1,593.07       | 2,370,000-3,848,000           | 2,043-2,551                                   |
| Amber Park           | Freehold | May 2019    | 158                 | 462.85 - 2,335.79         | 1,092,800- 5,620,000          | 2,245-2,692                                   |
| Nyon                 | Freehold | Mar 2019    | 21                  | 484.38 - 1,280.92         | 1,138,000- 2,876,000          | 1,998-2,426                                   |
| Coastline Residences | Freehold | Apr 2019    | 47                  | 452.09- 1,130.22          | 1,063,000- 3,103,000          | 2,253-2,953                                   |
| MeyerHouse           | Freehold | Apr 2019    | 10                  | 1,862.17- 5,672.63        | 5,010,525-13,873,860          | 2,434-2,740                                   |
| <b>SUMMARY</b>       |          |             | <b>258</b>          | <b>452.09 to 5,672.63</b> | <b>1,063,000 - 13,873,000</b> | <b>1,998 to 2,953<br/>(Average 2,425 psf)</b> |

On average, new launch units were transacted around the range of \$1,998 to \$2,953 psf, with a quantum size of \$1,063,000 to \$13,873,000.

The sizes of the units that were transacted over the past year are around 452 sq ft to 5,672 sq ft.

Amber Park is the most popular development, proving that there is healthy demand for well-located projects that are well designed. Amber Sea can ride on the positive sales momentum in the Amber Road area.

Source: REALIS transactions of new sale as of 3 May 2021, exclude landed and resale



## LIMITED SUPPLY IN D15

| S/N | New Project Launched | En Bloc Development | Location      | Tenure | No. of Units | Balance  |
|-----|----------------------|---------------------|---------------|--------|--------------|----------|
| 1   | One Meyer            | The Albracca        | Meyer Road    | FH     | 96           | 34       |
| 2   | Meyer Mansion        | Casa Meyfort        | Meyer Road    | FH     | 200          | 147      |
| 3   | MeyerHouse           | Nanak Mansion       | Meyer Road    | FH     | 56           | 38       |
| 4   | Nyon on 12 Amber     | 12 Amber Road       | Amber Road    | FH     | 92           | 53       |
| 5   | Coastline Residences | Parkway Mansion     | Amber Road    | FH     | 144          | 70       |
| 6   | Amber Park           | Amber Park          | Amber Gardens | FH     | 592          | 335      |
| 7   | Amber 45             | 45 Amber Road       | Amber Road    | FH     | 129          | 0        |
| 8   | Liv @ MB             | Katong Park Towers  | Arthur Road   | 99-yr  | 290          | Upcoming |

Remaining 677 units

SOURCE: URA REALIS TRANSACTIONS AS OF 3 MAY 2021

# Why Amber Sea?



## Freehold

Hold on to your home indefinitely.



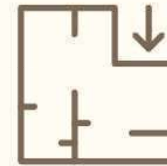
## Well-Located

Amber Sea is situated in the highly-popular District 15.



## Exclusive

Only 132 units are available.



## Spacious

The 3- and 4-bedroom units are bigger than those typically found in other nearby developments.



## Versatile

Interiors of the 1- to 3-bedroom units are designed to be flexible to your needs.





# DESIGN STORY

A focus on flexibility.



I had three chairs in my house;  
one for solitude,  
two for friendship,  
three for society.

---

Henry David Thoreau







When Covid-19 hit Singapore in 2020, it changed our lives as we knew it. All of the sudden, close face-to-face contact became incredibly risky.

When the “Circuit Breaker” was implemented, all of us had to learn to do everything from home, whether work or leisure. This truly made us reflect, not only on the concept of personal space and its importance, but also on the value of physical social interactions.

This, along with the Henry David Thoreau quote, inspired the design methodology behind Amber Sea.



# THE FAÇADE

Draft

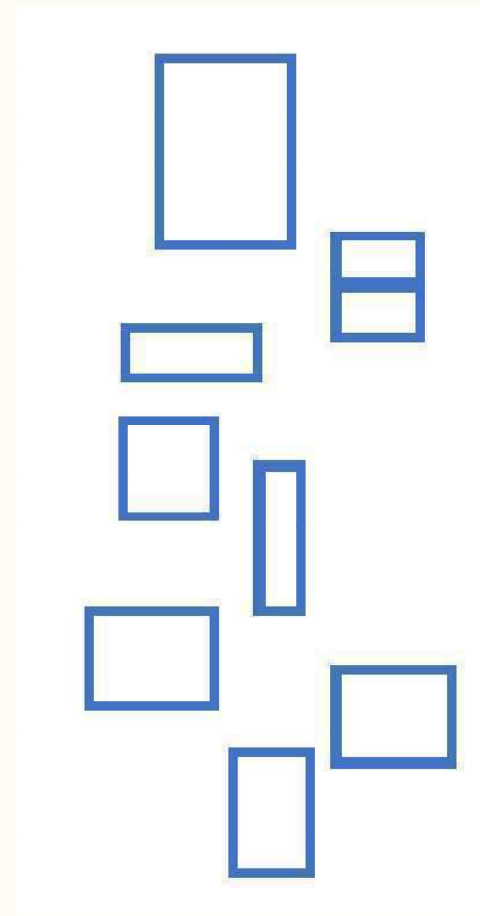


The inspiration for Amber Sea's façade came from its figure-ground diagram. A pattern was devised from the diagram, symbolising the kampung spirit, and incorporated into the design of the porous screens that line the building.

In line with Henry David Thoreau's idea of three chairs, we employed three scales representing private spaces, shared spaces and service areas.



Figure-ground diagram of Amber Sea



The Vertical Kampung Motif



The modern verandas of Amber Sea



The modern verandas of Amber Sea represent a visual connection to the city and the sea. They stand out as an architectural feature on the façade.

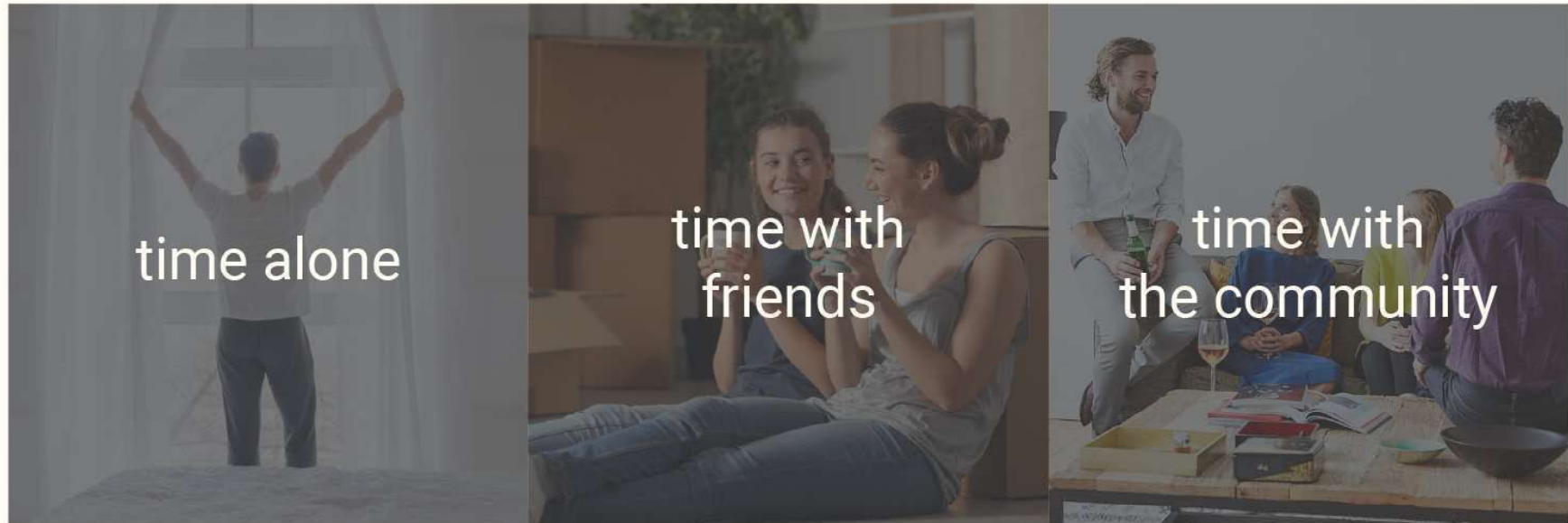




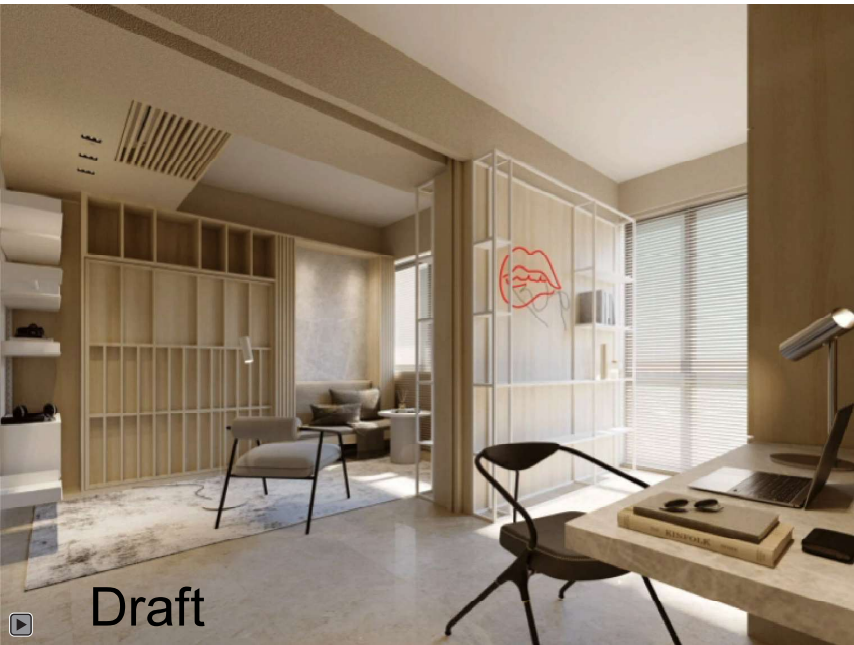
Draft

# THE HOMES

**AT AMBER SEA, UNITS ARE DESIGNED TO BE  
VERSATILE SO THAT THERE IS ALWAYS A SPACE FOR**







# One Bedroom, Many Possibilities

\*Images shown are design possibilities  
meant for illustration purposes only.



With clever space-saving solutions, the 1-bedroom unit can be transformed to fit any occasion.



# Your Dream Kitchen Come True

\*Images shown are design possibilities  
meant for illustration purposes only.



Residents of 2-bedroom and 3-bedroom units can take their pick from an enclosed or open kitchen. 3-bedroom units also come with built-in cabinetry.





## **THE FACILITIES**



## Level 1 Facilities

- 01 Entrance Gardens
- 02 Side Gate 1 & 2
- 03 Guard House
- 04 Entrance Court
- 05 25m Lap Pool (161.85m<sup>2</sup>)
- 06 Spa Alcove (19.40m<sup>2</sup>)
- 07 Cabana (5.75m<sup>2</sup>)
- 08 Pool Deck
- 09 Gourmet Pavilion (50.00m<sup>2</sup>)
- 10 Kid's Pool (28.50m<sup>2</sup>)
- 11 Lawn (25.70m<sup>2</sup>)
- 12 Function Room (58.50m<sup>2</sup>)
- 13 Gym (33.94m<sup>2</sup>)
- 14 Bicycle Parking

## Roof Facilities

- 15 Sky Dining Pavilion (50.00m<sup>2</sup>)
- 16 Play Area (29.64m<sup>2</sup>)
- 17 Outdoor Meeting Pods

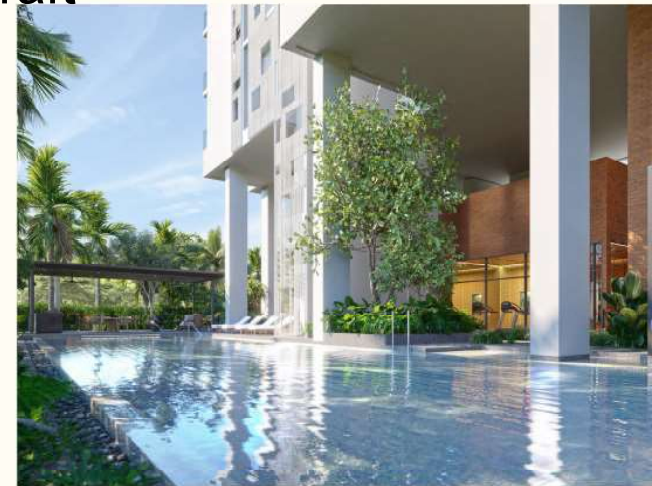
Source: Collated from internal collaterals.



# Pool



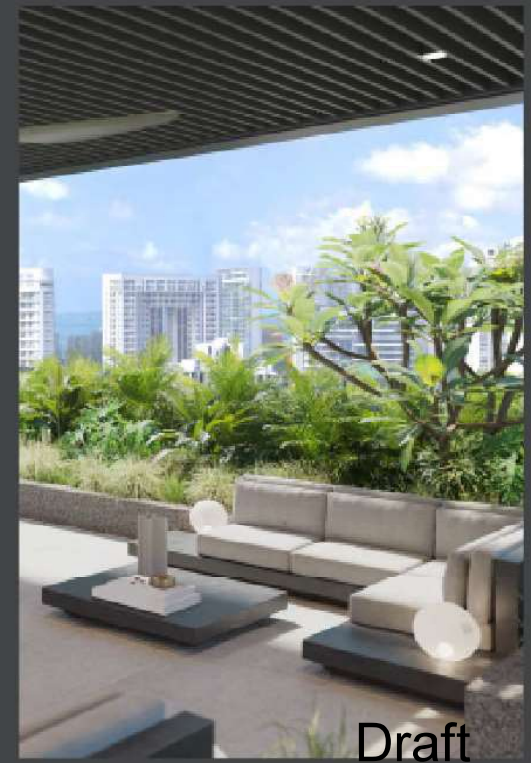
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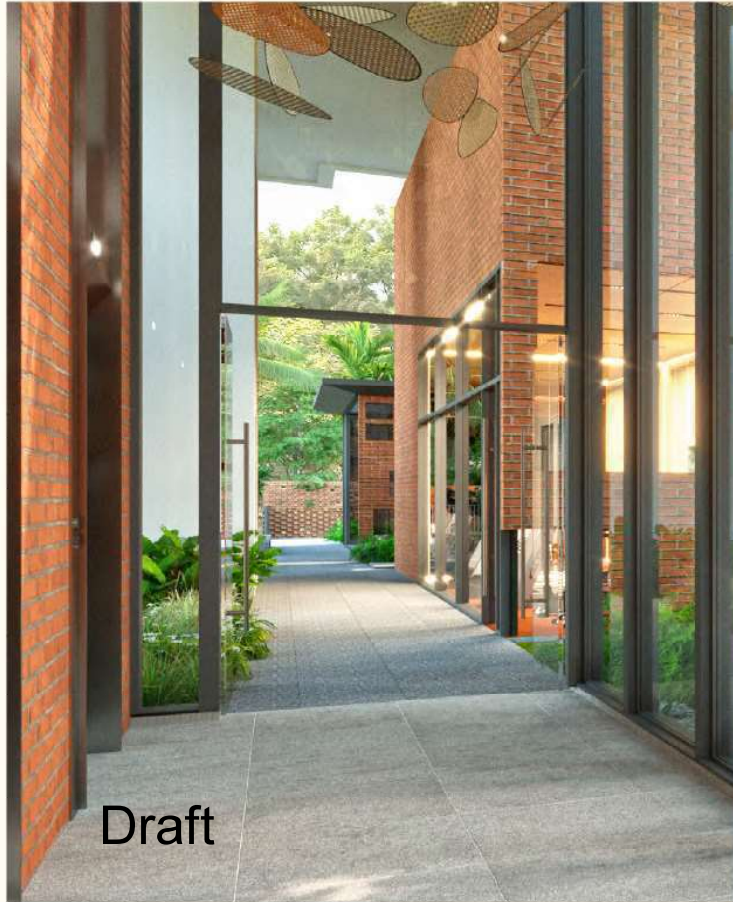
## Dining Pavilion



## Roof Garden







## THE ARTICULATION OF SPACES WITHIN

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# SITE MAP & schematic chart

## LEGEND

### 1 BR

- A1
- A2
- A3
- A4

### 2 BR

- B1
- B2

### 2 BR+ PREMIUM

- B3
- B4
- B5
- B6
- B7

### 3 BR

- C1
- C2

### 4 BR

- D1
- D2

### PENTHOUSE

- E

### GROUND DUPLEX

- F



| Storey / Unit |             |     |       |     |     |     |       |             |     |
|---------------|-------------|-----|-------|-----|-----|-----|-------|-------------|-----|
|               |             |     |       |     | #01 |     |       |             |     |
| L19           | ROOF GARDEN |     |       |     | 5   |     |       | ROOF GARDEN |     |
|               | #06         | #07 | #08   | #09 | #10 | #01 |       | #05         |     |
| L18           | B2          | D2  |       | B3  | B6  | D1  |       | C2          |     |
| L17           | B2          | D2  |       | B3  | B6  | D1  |       | C2          |     |
| L16           | B2          | D2  |       | B3  | B6  | D1  |       | C2          |     |
| L15           | B2          | D2  |       | B3  | B6  | D1  |       | C2          |     |
| L14           | B2          | D2  |       | B3  | B6  | D1  |       | C2          |     |
| L13           | B2          | D2  |       | B3  | B6  | D1  |       | C2          |     |
|               | #06         | #07 | #08   | #09 | #10 | #02 | #01   | #03         | #04 |
| L12           | B2          | B4  | B1    | B3  | B5  | A3  | C1    | A4          | B5  |
| L11           | B2          | B4  | B1    | B3  | B5  | A3  | C1    | A4          | B5  |
| L10           | B2          | B4  | B1    | B3  | B5  | A3  | C1    | A4          | B5  |
| L9            | B2          | B4  | B1    | B3  | B5  | A3  | C1    | A4          | B5  |
| L8            | B2          | B4  | B1    | B3  | B5  | A3  | C1    | A4          | B5  |
|               | #06         | #07 | #08   | #09 | #10 | #02 | #01   | #03         | #04 |
| L7            | B2          | B4  | B1    | B3  | B7  | A3  | C1    | A4          | B5  |
|               | #06         | #07 | #08   | #09 | #04 | #03 | #02   | #01         | #05 |
| L6            | B2          | B4  | B1    | B3  | A1  | A2  | A3    | C1          | A4  |
| L5            | B2          | B4  | B1    | B3  | A1  | A2  | A3    | C1          | A4  |
| L4            | B2          | B4  | B1    | B3  | A1  | A2  | A3    | C1          | A4  |
| L3            | B2          | B4  | B1    | B3  | A1  | A2  | A3    | C1          | A4  |
|               | #01         |     |       |     |     |     |       |             |     |
| L2            | F           |     | LOBBY |     |     |     | LOBBY |             |     |
| L1            |             |     |       |     |     |     |       |             |     |
| B1            | CARPARK     |     |       |     |     |     |       |             |     |
| B2            | CARPARK     |     |       |     |     |     |       |             |     |



SITE PLAN NOT DRAWN TO SCALE. SUBJECT TO CHANGE WITHOUT PRIOR NOTICE. FOR INTERNAL USE ONLY.  
 SITE PLAN AS PER APPROVED  
 BP NO. - A385-00001-2013-BP01 DATED 26 APRIL 2013  
 BP NO. - A385-00001-2013-BP02 DATED 21 NOVEMBER 2013  
 BP NO. - A385-00001-2013-BP03 DATED 18 JANUARY 2014