AMBER PARK

AMBER PARK

AMBER PARK

F R E E H O L D

E A S T C O A S T

Artist's impression

For illustration only

SEE THE SEA AS NEVER BEFORE AT THE REBIRTH OF AMBER PARK

Once a feature for East Coast, now a new freehold icon for the future. From the visionary minds of its original developer City Developments Limited (CDL) and the acclaimed SCDA Architects, the new Amber Park is poised to redefine seafront living just as it first did over 30 years ago.

Revel in an address that keeps you close to the sea and its idyllic pleasures but is yet mere minutes from the city centre. Within the development, 22 levels apart, 2 distinct recreation zones let you take full advantage of the coastal location. Play amidst the clouds up at The Stratosphere on Level 22 overlooking the sea or make a splash at the Lagoon Bay on Level 1. At the end of the day, retreat to your inner sanctum, resting easy on the assurance of quality and luxury that comes with every CDL home.

THE RISING SUN
WELCOMES A LIFE UNBOUNDED

AWASH WITH POSSIBILITIES

THE HORIZON PEEKS
BELOW YOUR FEET
HIGH ABOVE THE TREES

WIND-KISSED HAIR
BILLOWING FREE
WITH A CRISP TANG OF THE SEA

Artist's impression

ON LEVEL 22

AT THE STRATOSPHERE

THE CLOUDS

PLAY AMIDST

Connecting the 3 residential towers at the top is The Stratosphere. This rooftop recreation deck is the signature feature of Amber Park. Rising 235 feet above sea level, The Stratosphere lets nothing come between the sky, sea and you.

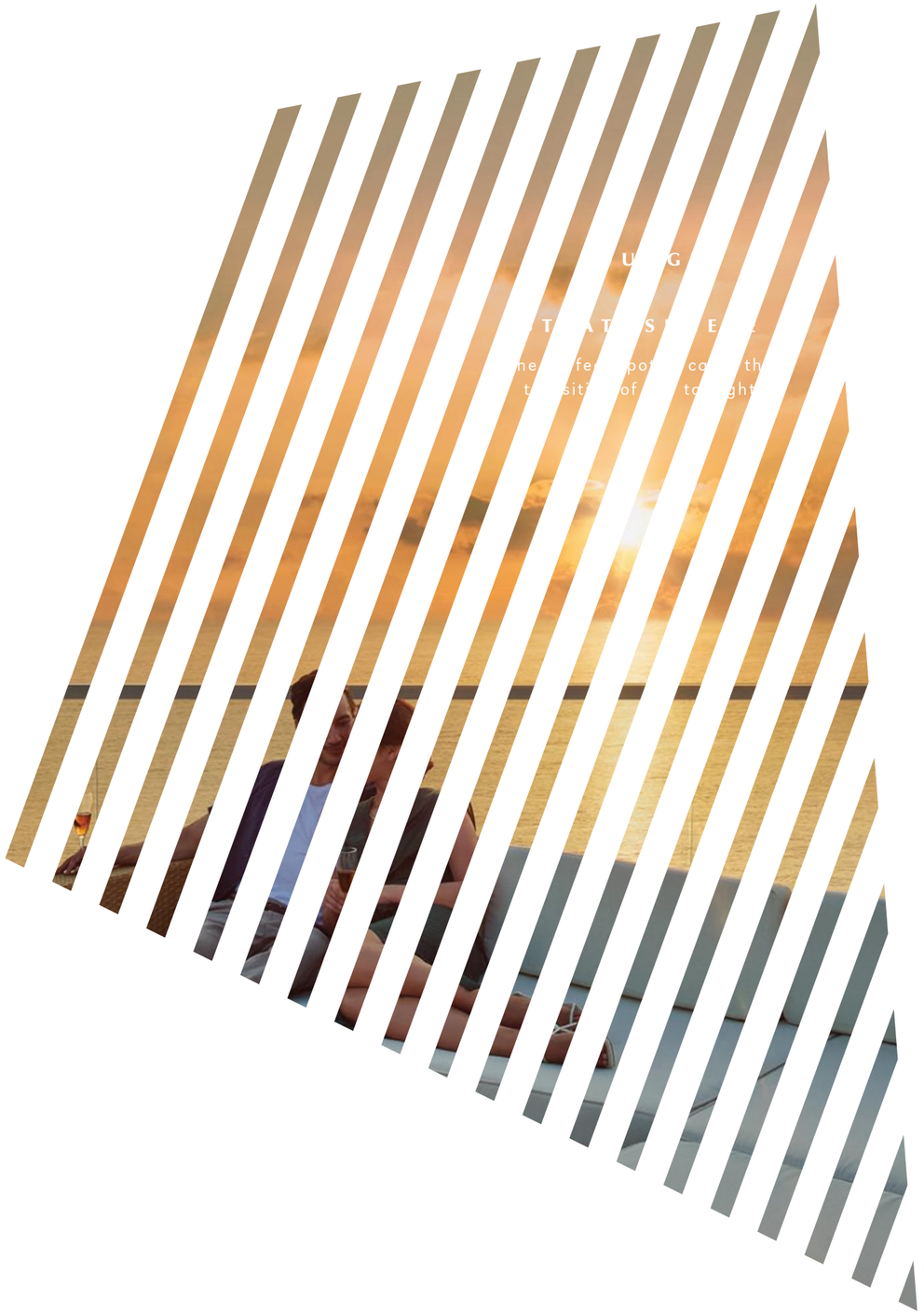
Oriented to present the best views wherever you stand and whatever time of day, The Stratosphere offers rest and relaxation against a glorious backdrop of the open sky and sea. Catch the dawn from the Yoga Deck, and watch the rays lingering from the Lounge at the other end.

Together with the sea-facing Gymnasium, the 600-metre Jogging Track elevates exercise to a delightful sensory experience — imagine going about your daily run with the horizon in your sights, the warmth of the sun on your back, the breeze in your hair salty and invigorating.

YOGA DECK

Be at one with the sky
and the sea

For illustration only



YOGA DECK

Be at one with the sky
and the sea

For illustration only

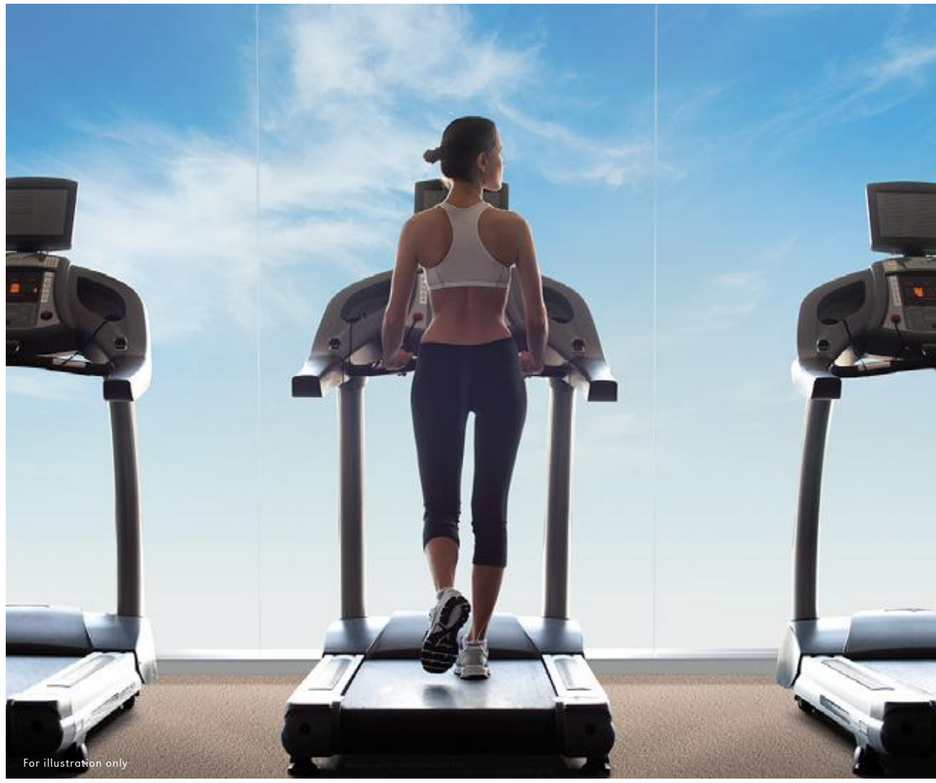
LOUNGE AT STRATOSPHERE

The perfect spot to catch the
transition of day to night

For illustration only

600-METRE JOGGING TRACK

Make a dash for the finish line — and the panoramic views



FITNESS AT STRATOSPHERE

Push on to new horizons at the gymnasium fronting the sea

SAVOUR LIFE BY THE COAST, UP IN THE SKY

THE STRATOSPHERE LEVEL 22

- 28 Yoga Deck
- 29 Water Feature
- 30 Garden
- 31 Jogging Track
- 32 Bridge at Stratosphere
- 33 Fitness at Stratosphere
  - Gymnasium
  - Changing Room
  - Steam Room
- 34 Spa Pool at Stratosphere
- 35 Gourmet Dining
- 36 Lounge at Stratosphere
- F M&E Room
- G Water Tank

ALL THE TIME

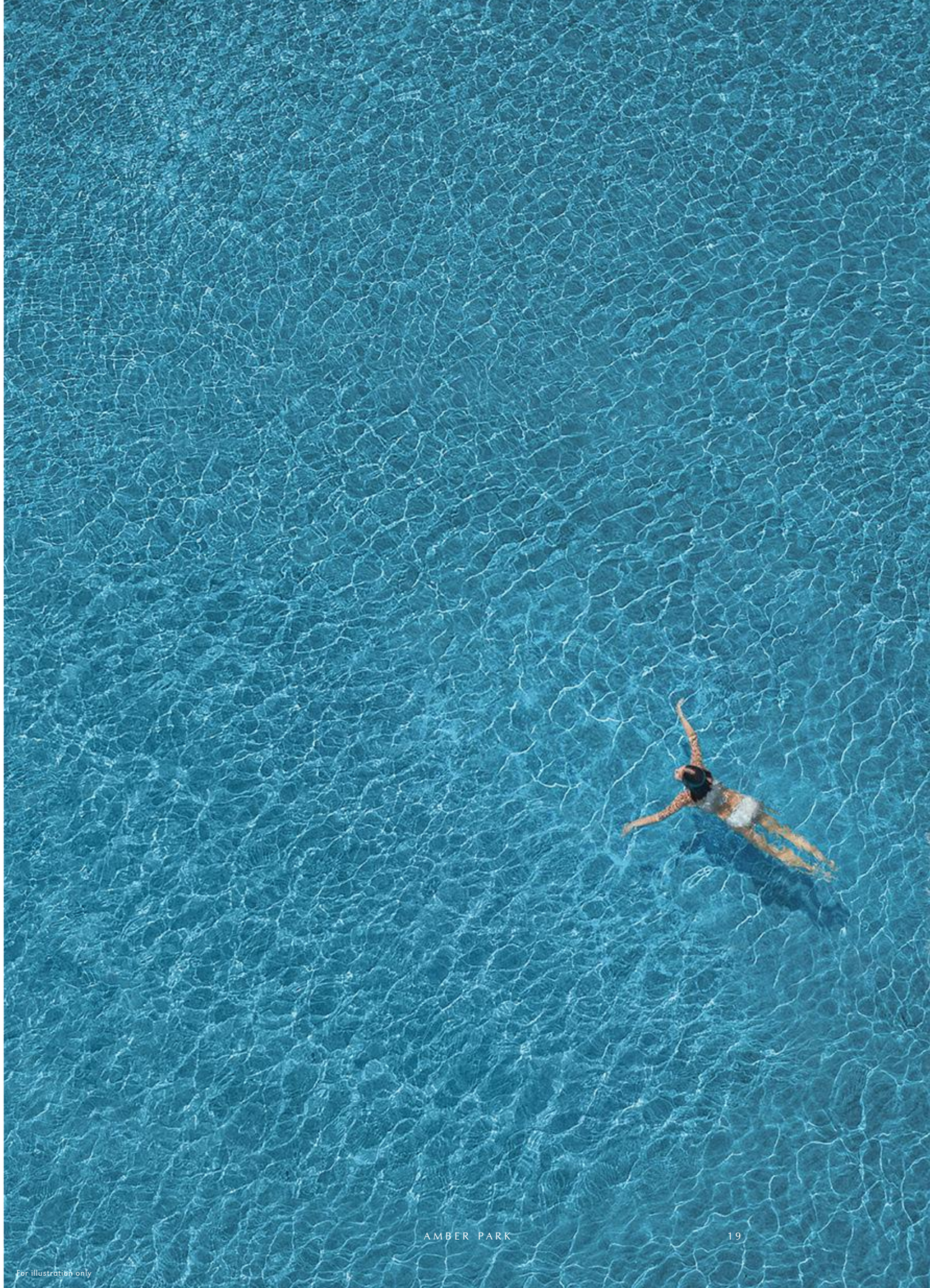
IN THE

WORLD

TO TAKE IT SLOW

Feel the world fade away as you are transported to a state of serenity.

Drawing inspiration from the East Coast setting, the modern tropical landscaping and facilities at the Lagoon Bay on Level 1 are fluid and organic, as if shaped by wind and water.



For illustration only

MAKE A SPLASH

AT THE LAGOON BAY

ON LEVEL 1

Artist's impression

Return to a tropical paradise just minutes from the city, with dual entry to smooth your way home: one along Amber Gardens and another along Amber Road.

Feel your mood lift at the sight of the expansive grounds and the free-form Lagoon Pool, shimmering and beckoning you to explore its meanders and coves. For a spot of therapy, swim over to the Aqua Beds or the Hydrotherapy Pool, and let the massage jets ease your tension from head to toe.

Equally soothing are the lush gardens, dotted with pavilions and quiet nooks perfect for time out with yourself. Those with an interest in botany will love the Forest Trail and its collection of plant species indigenous to the tropics.

At Amber Park, friends and family always receive a warm welcome. From the poolside decks to the barbeque pavilion and the private dining over at Club Amber, there are plenty of spaces for you to host any gathering in style.

SKY

ABOVE,

LAGOON

BELOW

AND

EVERYTHING

SUBLIME

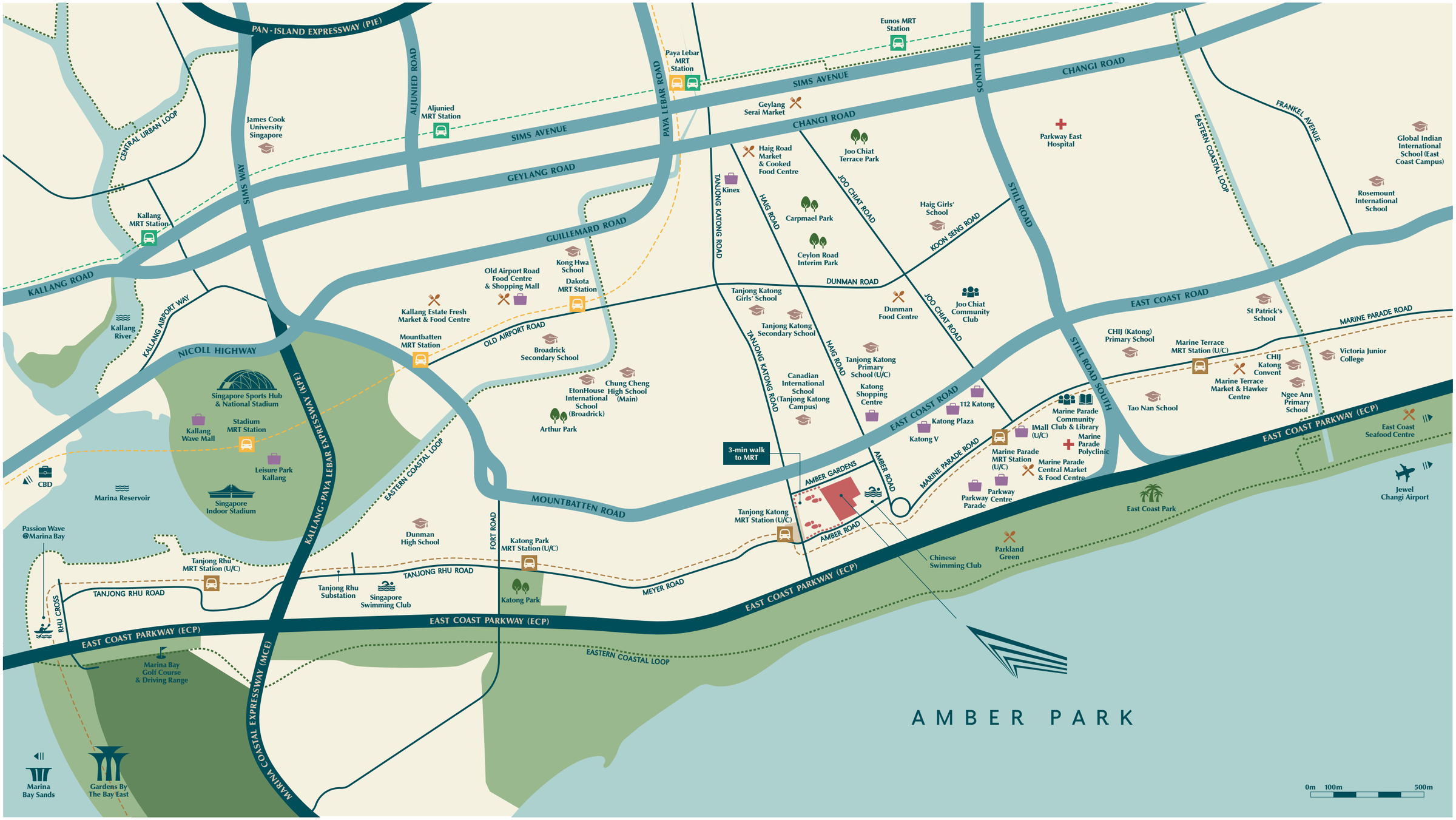
IN BETWEEN

EAST-SIDER LOCATION

For illustration only

INSIDER POSITION

Reap the abundant advantages of a home just minutes away from all that matters.



EXPRESSWAY
MAJOR ROAD
MRT LINE
PARK CONNECTOR

Every reasonable care has been taken in the preparation of the location map. The map is printed as at April 2019. For information on the permissible land use and density of sites around the housing project, the intending Purchaser may refer to the Master Plan available from the website of the Urban Redevelopment Authority at www.ura.gov.sg.

VIEWS

OF THE SEA

WITHOUT

THE HUM OF

THE ECP

THE CALL OF THE SEA

Blue-green sea, gentle waves lapping the shore, soft sand under your feet, trees swaying in the breeze. For the residents of Amber Park, this blissful getaway is well within reach with East Coast Park a short stroll from home.

Spanning 185 hectares with a coastline stretching 15 kilometres, East Coast Park provides recreational options aplenty. Take a leisurely bicycle ride and soak in the seaside ambience, or connect to the 150-kilometre Round Island Route and challenge yourself. The more adventurous can try their hand at water sports or take on the Xtreme SkatePark. Improvement works at the iconic Big Splash and other spots are set to make the park even more enticing.

A DESTINATION TO OTHERS, A HOME TO SOME

East-siders take much pride in their neighbourhood, and with good reason. Here, you will never go hungry. The East Coast area has long been known as a foodie haven, offering everything from famed hawker fare and heritage eats, to hipster cafes and chic bistros.

For everything else, take your pick of nearby malls like Parkway Parade, 112 Katong, Katong V and KINEX. There are also the quaint streets of Katong to explore, filled with a myriad of boutique lifestyle stores and colourful Peranakan shophouses.

Upcoming Tanjong Katong MRT Station

LIVE EAST

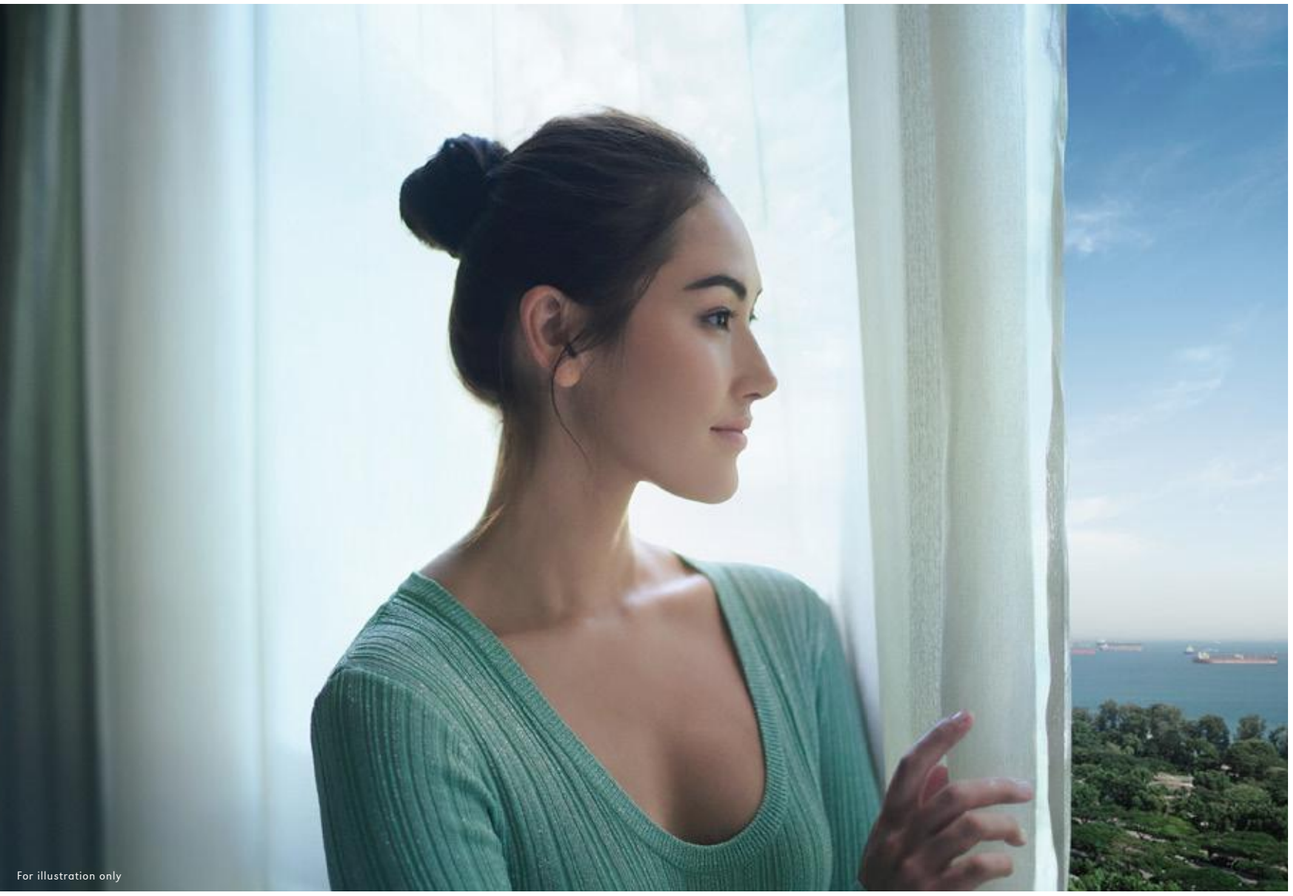
STAY CENTRAL

Go places easily when the expressway is just a turn away from your home. By car, the business district in the city is a short 10-minute drive while the Singapore Sports Hub is a 5-minute drive. Changi Airport is also quickly accessible, a boon for frequent travellers as well as shoppers and diners thanks to its new mega lifestyle hub, Jewel.

With the completion of the Thomson-East Coast Line and the upcoming Tanjong Katong MRT Station a mere 3-minute walk away, the future looks even more connected.

Parents would be happy to know that your children will not have to travel far for their education. From pre-school through to pre-university levels, there is no shortage of good schools in the neighbourhood, including international options. In particular, Tanjong Katong Primary School is less than 1km away and Tao Nan School less than 2km.

Artist's impression


For illustration only

Artist's impression

THE LUXURY OF RESTING EASY

No detail is too small when it comes to ensuring your home is a sanctum as it should be. For your selection are units ranging from 1-bedroom+study to 5-bedroom+study and penthouses, with well-appointed interiors and thoughtful layouts that augment the feeling of space.

Dressed in a palette of warm wooden tones and soft greys, the bedrooms are a picture of understated elegance, while the bathrooms feature sophisticated wares and fittings from Villeroy & Boch, Geberit and Grohe.

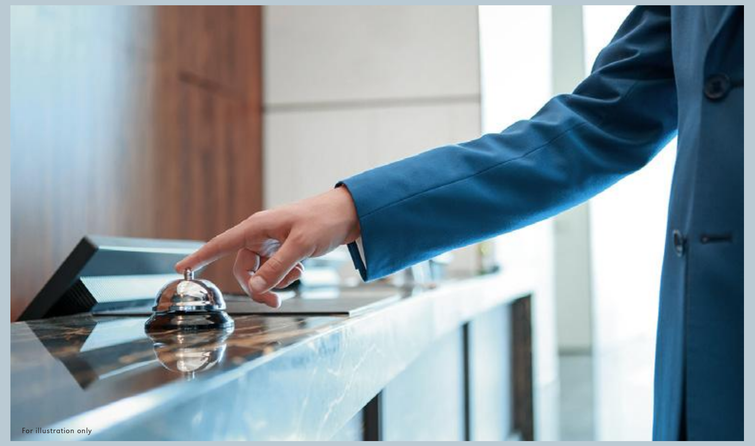
For illustration only

In the fully equipped kitchen, appliances from V-Zug and Bosch make this space a delight to both the casual cook and the serious chef.

WHERE

IT ALL REVOLVES

AROUND YOU



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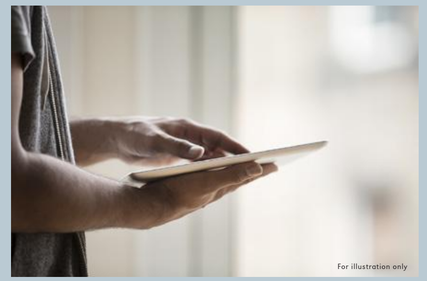
PREMIER RESIDENTIAL SERVICES

Completing your life of ease, our team of Residential Hosts are on hand to provide seamless assistance. From your day-to-day needs such as arranging for laundry and housekeeping, and transport bookings; to special occasions like catering for parties, restaurant reservations, and more* — it's all taken care of.

*Selected services are chargeable. Terms and conditions apply.



For illustration only

Get used to having it your way with smart features that make your life at Amber Park even better. The Smart Hub in every unit is the gateway which connects all the smart appliances, allowing you to remotely control them via the Smart Home app on your mobile device.

SMART HOME

SMART AIR CON

Hot day? Turn on the air conditioning remotely and have the home cooled in preparation for your return.

SMART LIGHTING

Schedule the lights to come on automatically or check if you have forgotten to turn them off.

SMART DOOR

Lets you monitor if the door is open or closed, and sends you a notification every time the door is unlocked.

SMART SMOKE DETECTOR

Be promptly alerted so you can call for help if no one is at home to investigate.

SMART VOICE CONTROL

Handsfree control of your smart home devices. Built-in Google Assistant means you can also ask about the news, weather, traffic; set reminders; play music; and more.

SMART COMMUNITY

SMART BOOKING

Check if facilities are available and book them at your convenience. Allows you keyless access too.

SMART PARCEL

Parcel station sized to accept packages as well as letters, and sends you an alert to retrieve them.

SMART AUDIO VIDEO INTERCOM

Expecting guests? See who has arrived at the Lift Lobby and let them in with a simple tap.

SMART INVITE

Allow your visitors entry to the development with a QR invite that the guards can scan and verify.

Take pleasure in a home that not only affords you all the modern comforts, but does so with your interest — and that of the earth — at heart.

CHAMPION OF GREEN

ENERGY-EFFICIENT DESIGN

- Buildings oriented for good natural ventilation in the common areas and residential units
- Building facade designed with high-performance glazing to lower solar heat gain, also with balconies and aluminium fins providing shade
- High solar reflectance index finishing to reduce the localised urban heat island effect

ENERGY-EFFICIENT FEATURES

- Energy-efficient air conditioning system for all residential units
- Efficient lighting design by use of LED and provision of motion sensors
- Energy-efficient lifts with regenerative drive, VVVF (variable voltage variable frequency) drive and sleep function mode

WATER-EFFICIENT FEATURES

- Water-efficient sanitary fittings in all residential units
- Smart water monitoring system with leak detection algorithm
- Automatic water-efficient irrigation system for major landscape areas
- Rainwater harvesting for landscape irrigation

ENVIRONMENTAL QUALITY AND PROTECTION

- Extensive use of environmentally friendly and sustainable materials certified by Singapore Green Labelling Scheme
- Low volatile organic compounds paints for all internal walls to ensure healthy indoor air quality
- Use of native plant species for extensive yet sustainable landscaping

OTHER GREEN INITIATIVES

- Provision of bicycle parking lots to promote green transport and healthy lifestyle
- Recycling bins separating paper, glass and plastic at every residential block
- Siphonic rainwater discharge system on the roof
- Smart home with smart community system for residents' comfort and convenience

LAGOON BAY

LEVEL 1

1. Arrival at Amber
2. Welcome Lobby
3. Residential Services Counter
4. Arrival Lounge
5. Arrival Court
6. Tranquility Lounge
7. Water Courtyard
8. Central Pavilion
9. Wellness Lounge
10. Fitness Court
11. Forest Trail
12. Club Plaza
13. Club Amber
    - Private Dining
    - Changing Room
14. Garden Lounge
15. Kids' Playground
16. Bbq Pavilion
17. Outdoor Shower
18. Lagoon Deck
19. Coastal Walk
20. Aqua Beds
21. Lagoon Pool
22. Hydrotherapy Pool
23. Lagoon Cove
24. Leisure Pool
25. Island Deck
26. Kids' Lagoon Pool
27. Kids' Lagoon Cove

- A Bin Centre
- B Substation
- C Guard House
- D Pedestrian Access
- E Carpark Ventilation Shaft

0 10 20 30 40 50M

The renderings of the units as shown are for illustrative purposes only. The shading and outline of the unit type only applies to typical units. The boundary lines of the units set out here are not to be taken as a factual representation of the actual units. Kindly refer to the approved BP plans for the actual unit outline/boundary lines.

SCHEMATIC DIAGRAM

BLOCK 16
AMBER GARDENS

S439961

UNIT/ FLOOR	02	03	04	05	06
21	PH1		C1	A2	D4
20			C1	A2	D4
19	D2	A3	C1	A2	D4
18	E2	A3	C1	A2	D4
17	D2	A3	C1	A2	D4
16	E2	A3	C1	A2	D4
15	D2	A3	C1	A2	D4
14	E2	A3	C1	A2	D4
13	D2	A3	C1	A2	D4
12	E2	A3	C1	A2	D4
11	D2	A3	C1	A2	D4
10	E2	A3	C1	A2	D4
09	D2	A3	C1	A2	D4
08	E2	A3	C1	A2	D4
07	D2	A3	C1	A2	D4
06	E2	A3	C1	A2	D4
05	D2	A3	C1	A2	D4
04	E2	A3	C1	A2	D4
03	D2	A3	C1	A2	D4
02	E2	A3	FACILITIES		
01	E1 PES	A3 PES			

UNIT/ FLOOR	07	08	09	10	01
21	D1	B2	B1	B4B	C2B
20	D1	B2	B1	B4B	C2B
19	D1	B2	B1	B4B	C2B
18	D1	B2	B1	B4B	C2B
17	D1	B2	B1	B4B	C2B
16	D1	B2	B1	B4B	C2B
15	D1	B2	B1	B4B	C2B
14	D1	B2	B1	B4B	C2B
13	D1	B2	B1	B4B	C2B
12	D1	B2	B1	B4B	C2B
11	D1	B2	B1	B4B	C2B
10	D1	B2	B1	B4B	C2B
09	D1	B2	B1	B4B	C2B
08	D1	B2	B1	B4B	C2B
07	D1	B2	B1	B4B	C2B
06	D1	B2	B1	B4B	C2B
05	D1	B2	B1	B4B	C2B
04	D1	B2	B1	B4B	C2B
03	D1	B2	B1	B4B	C2B
02	FACILITIES		B1	B4B	C2B
01			B1 PES	B4B PES	C2B PES

BLOCK 18
AMBER GARDENS

S439980

UNIT/ FLOOR	12	13	14	15	16
21	PH1		C1	A2	D4
20			C1	A2	D4
19	D2	A3	C1	A2	D4
18	E2	A3	C1	A2	D4
17	D2	A3	C1	A2	D4
16	E2	A3	C1	A2	D4
15	D2	A3	C1	A2	D4
14	E2	A3	C1	A2	D4
13	D2	A3	C1	A2	D4
12	E2	A3	C1	A2	D4
11	D2	A3	C1	A2	D4
10	E2	A3	C1	A2	D4
09	D2	A3	C1	A2	D4
08	E2	A3	C1	A2	D4
07	D2	A3	C1	A2	D4
06	E2	A3	C1	A2	D4
05	D2	A3	C1	A2	D4
04	E2	A3	C1	A2	D4
03	D2	A3	C1	A2	D4
02	E2	A3	FACILITIES		
01	E1 PES	A3 PES			

UNIT/ FLOOR	17	18	19	20	11
21	D1	B2	B1	B4B	C2B
20	D1	B2	B1	B4B	C2B
19	D1	B2	B1	B4B	C2B
18	D1	B2	B1	B4B	C2B
17	D1	B2	B1	B4B	C2B
16	D1	B2	B1	B4B	C2B
15	D1	B2	B1	B4B	C2B
14	D1	B2	B1	B4B	C2B
13	D1	B2	B1	B4B	C2B
12	D1	B2	B1	B4B	C2B
11	D1	B2	B1	B4B	C2B
10	D1	B2	B1	B4B	C2B
09	D1	B2	B1	B4B	C2B
08	D1	B2	B1	B4B	C2B
07	D1	B2	B1	B4B	C2B
06	D1	B2	B1	B4B	C2B
05	D1	B2	B1	B4B	C2B
04	D1	B2	B1	B4B	C2B
03	D1	B2	B1	B4B	C2B
02	FACILITIES		B1	B4B	C2B
01			B1 PES	B4B PES	C2B PES

BLOCK 18A
AMBER GARDENS

S439981

UNIT/ FLOOR	22	23	24	25	26
21	PH1		B1	B3	D4
20			B1	B3	D4
19	D2	A3	B1	B3	D4
18	E2	A3	B1	B3	D4
17	D2	A3	B1	B3	D4
16	E2	A3	B1	B3	D4
15	D2	A3	B1	B3	D4
14	E2	A3	B1	B3	D4
13	D2	A3	B1	B3	D4
12	E2	A3	B1	B3	D4
11	D2	A3	B1	B3	D4
10	E2	A3	B1	B3	D4
09	D2	A3	B1	B3	D4
08	E2	A3	B1	B3	D4
07	D2	A3	B1	B3	D4
06	E2	A3	B1	B3	D4
05	D2	A3	B1	B3	D4
04	E2	A3	B1	B3	D4
03	D2	A3	B1	B3	D4
02	E2	A3	FACILITIES		
01	E1 PES	A3 PES			

UNIT/ FLOOR	27	28	29	30	21
21	PH2		B1	B4A	C2A
20			B1	B4A	C2A
19	D3	A1	B1	B4A	C2A
18	E3	A1	B1	B4A	C2A
17	D3	A1	B1	B4A	C2A
16	E3	A1	B1	B4A	C2A
15	D3	A1	B1	B4A	C2A
14	E3	A1	B1	B4A	C2A
13	D3	A1	B1	B4A	C2A
12	E3	A1	B1	B4A	C2A
11	D3	A1	B1	B4A	C2A
10	E3	A1	B1	B4A	C2A
09	D3	A1	B1	B4A	C2A
08	E3	A1	B1	B4A	C2A
07	D3	A1	B1	B4A	C2A
06	E3	A1	B1	B4A	C2A
05	D3	A1	B1	B4A	C2A
04	E3	A1	B1	B4A	C2A
03	D3	A1	B1	B4A	C2A
02	E3	A1	B1	B4A	C2A
01	E3 PES	A1 PES	B1 PES	B4A PES	C2A PES

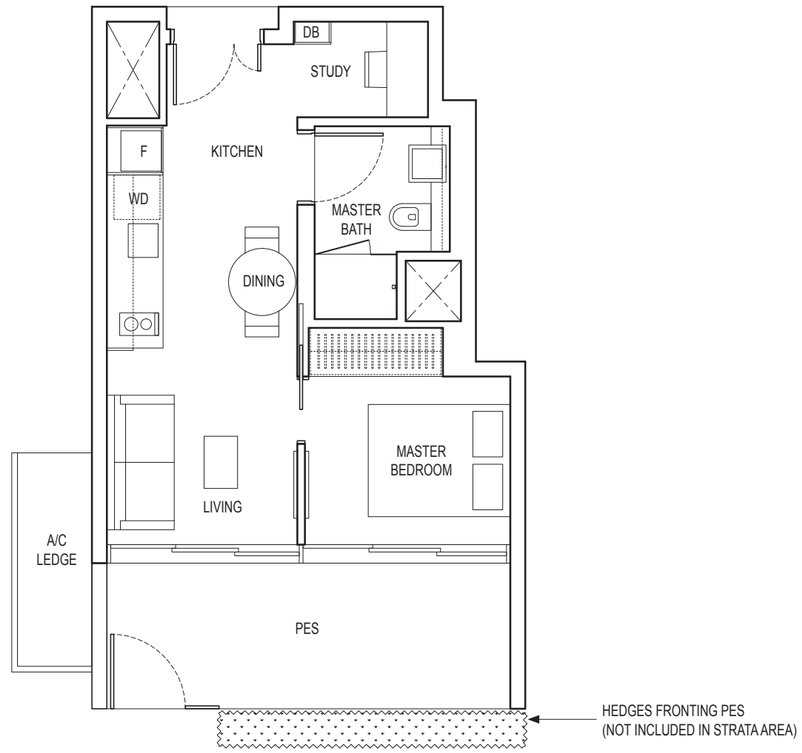
- 1-BEDROOM + STUDY
- 1-BEDROOM + ENSUITE STUDY
- 2-BEDROOM
- 2-BEDROOM + STUDY
- 3-BEDROOM
- 4-BEDROOM
- 4-BEDROOM PREMIUM
- 4-BEDROOM + STUDY
- 5-BEDROOM PREMIUM
- 5-BEDROOM + STUDY
- PENTHOUSE (6-BEDROOM)
- PENTHOUSE (6-BEDROOM + STUDY)

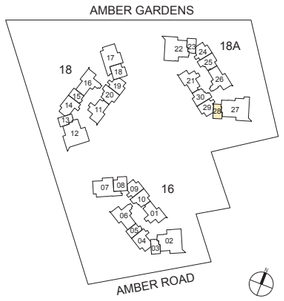
1-BEDROOM + STUDY

TYPE A1 PES

50 sq m / 538 sq ft

BLK 18A : #01-28





0 1m 2m 5m

Area includes air-con (A/C) ledge, balcony and strata void area where applicable. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen.

KEYPLAN IS NOT DRAWN TO SCALE

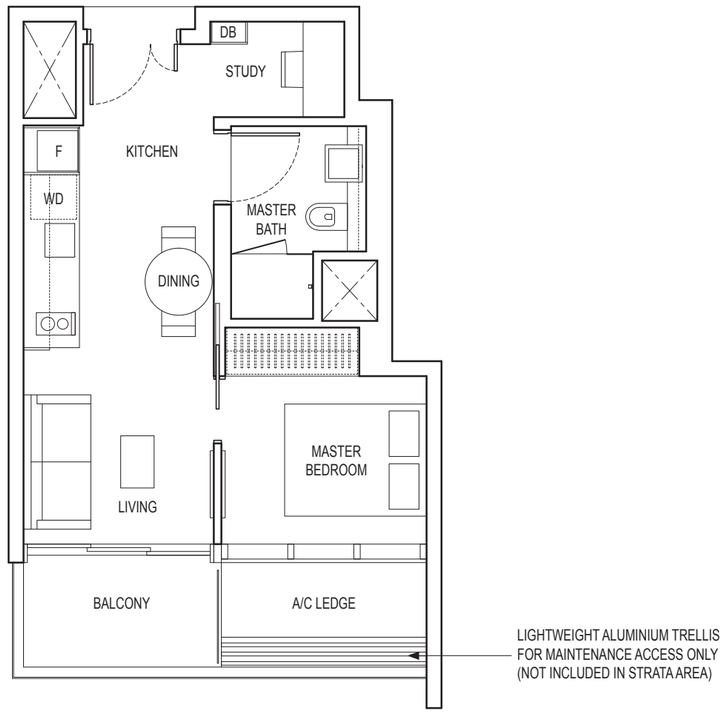
DB: Distribution Box *SC: Shoe Cabinet* *ST: Storage* *WIW: Walk-in-Wardrobe / Closet* *WD: Integrated Washer Dryer*
W&D: Washer and Dryer *F: Fridge* *WC: Water Closet* *PES: Private Enclosed Space*

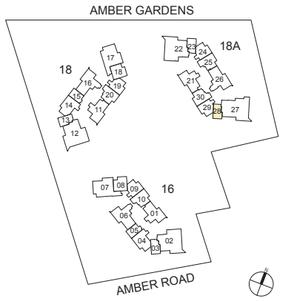
1-BEDROOM + STUDY

TYPE A1

43 sq m / 463 sq ft

BLK 18A : #02-28 to #19-28





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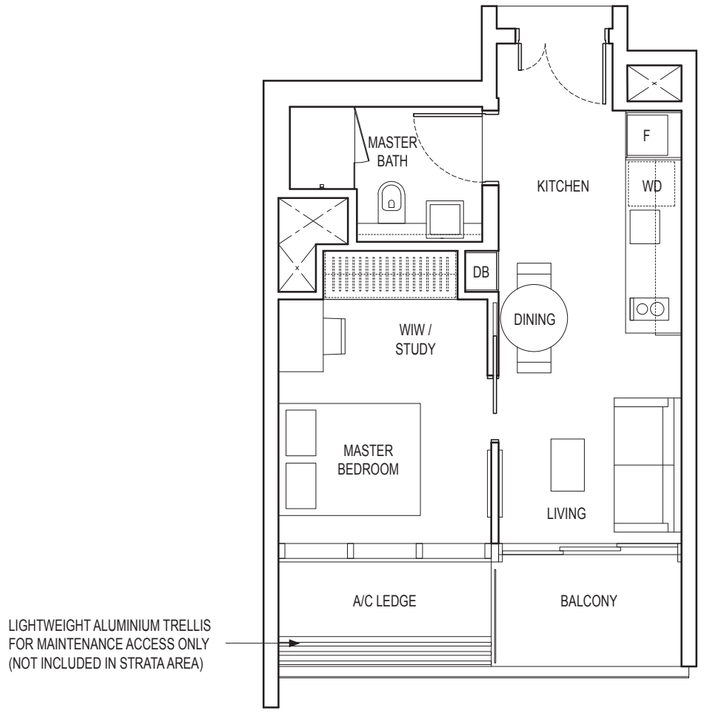
W&D: Washer and Dryer *F: Fridge* *WC: Water Closet* *PES: Private Enclosed Space*

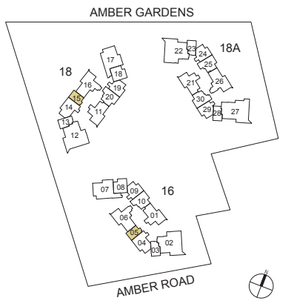
1-BEDROOM + ENSUITE STUDY

TYPE A2

43 sq m / 463 sq ft

BLK 16 : #03-05 to #21-05
BLK 18 : #03-15 to #21-15





0 1m 2m 5m

Area includes air-con (A/C) ledge, balcony and strata void area where applicable. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen.

KEYPLAN IS NOT DRAWN TO SCALE

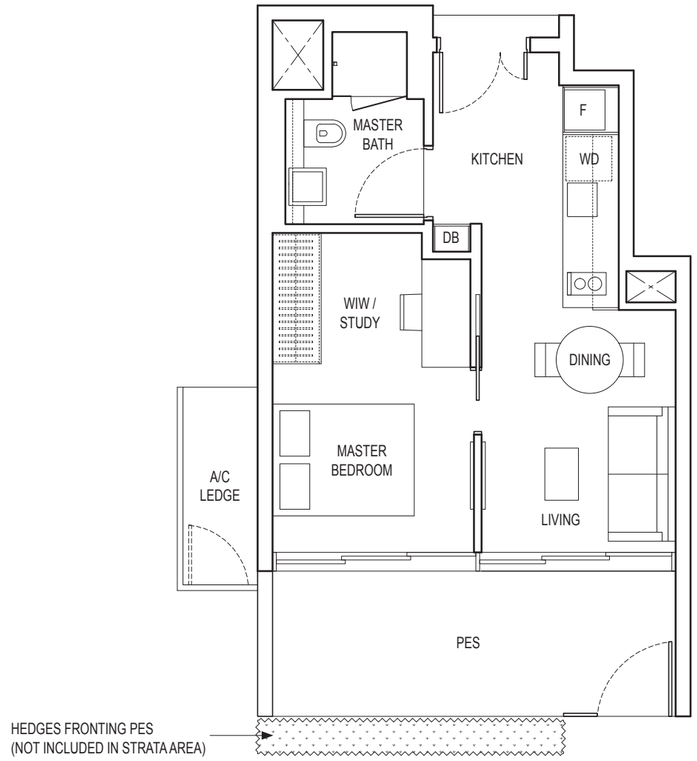
DB: Distribution Box *SC: Shoe Cabinet* *ST: Storage* *WIW: Walk-in-Wardrobe / Closet* *WD: Integrated Washer Dryer*
W&D: Washer and Dryer *F: Fridge* *WC: Water Closet* *PES: Private Enclosed Space*

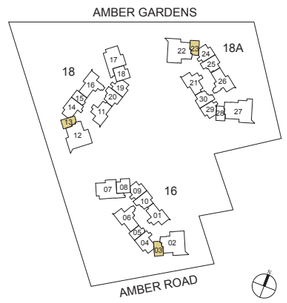
1-BEDROOM + STUDY

TYPE A3 PES

51 sq m / 549 sq ft

BLK 16 : #01-03
BLK 18 : #01-13
BLK 18A : #01-23





0 1m 2m 5m

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KEYPLAN IS NOT DRAWN TO SCALE

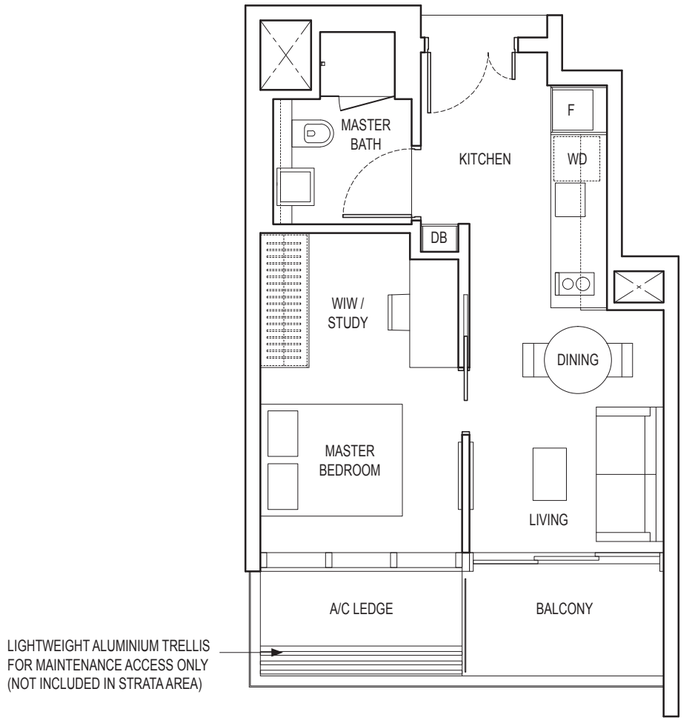
DB: Distribution Box *SC: Shoe Cabinet* *ST: Storage* *WIW: Walk-in-Wardrobe / Closet* *WD: Integrated Washer Dryer*
W&D: Washer and Dryer *F: Fridge* *WC: Water Closet* *PES: Private Enclosed Space*

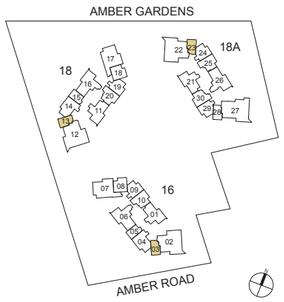
1-BEDROOM + ENSUITE STUDY

TYPE A3

45 sq m / 484 sq ft

BLK 16 : #02-03 to #19-03
BLK 18 : #02-13 to #19-13
BLK 18A : #02-23 to #19-23





0 1m 2m 5m

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KEYPLAN IS NOT DRAWN TO SCALE

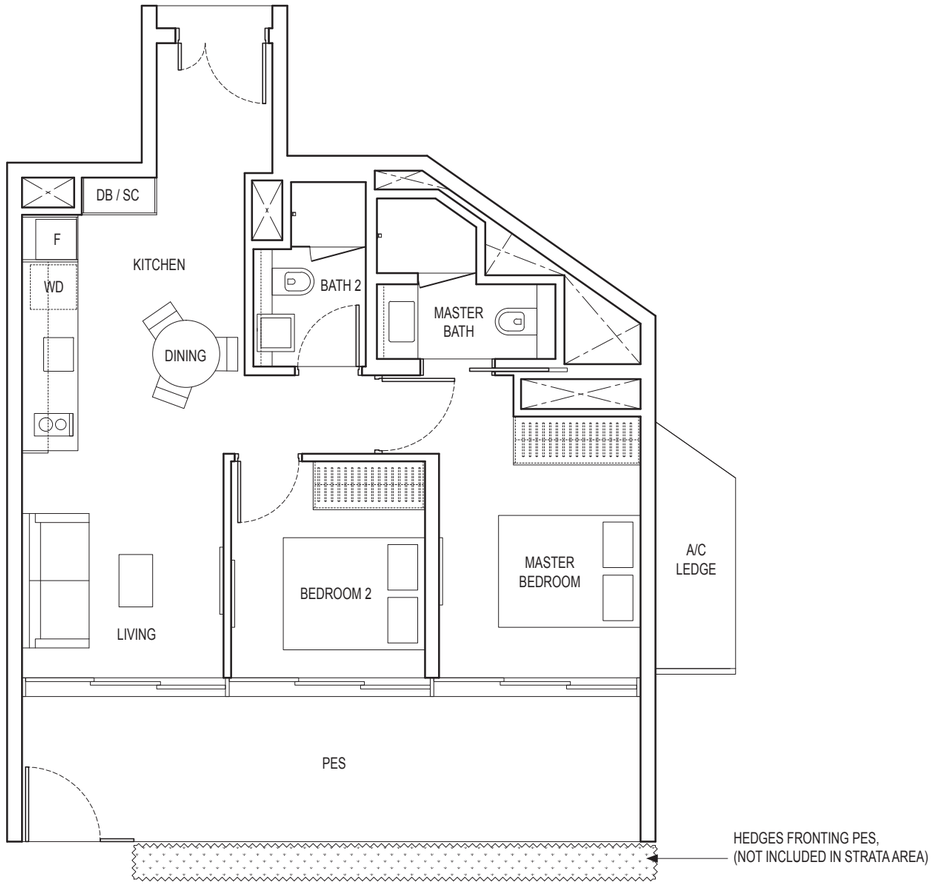
DB: Distribution Box *SC: Shoe Cabinet* *ST: Storage* *WIW: Walk-in-Wardrobe / Closet* *WD: Integrated Washer Dryer*
W&D: Washer and Dryer *F: Fridge* *WC: Water Closet* *PES: Private Enclosed Space*

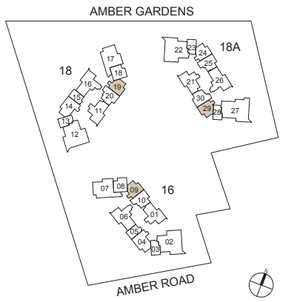
2-BEDROOM

TYPE B1 PES

77 sq m / 829 sq ft

BLK 16 : #01-09
BLK 18 : #01-19
BLK 18A : #01-29





0 1m 2m 5m

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KEYPLAN IS NOT DRAWN TO SCALE

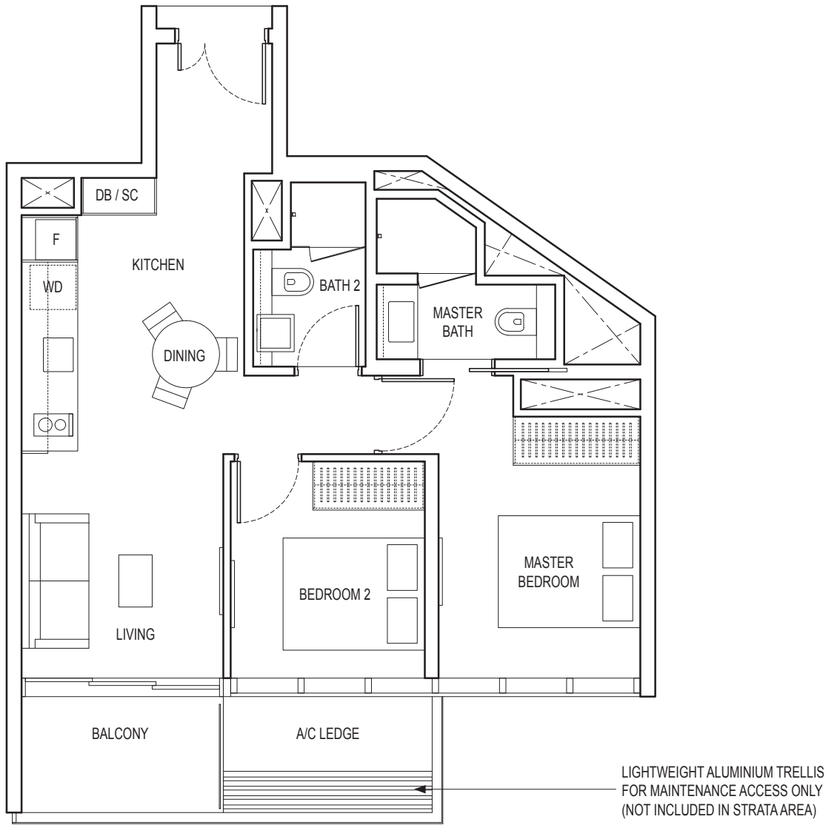
DB: Distribution Box *SC: Shoe Cabinet* *ST: Storage* *WIW: Walk-in-Wardrobe / Closet* *WD: Integrated Washer Dryer*
W&D: Washer and Dryer *F: Fridge* *WC: Water Closet* *PES: Private Enclosed Space*

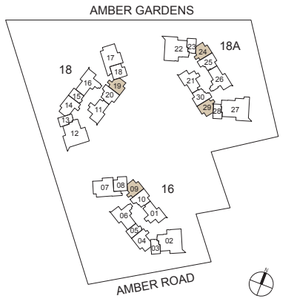
2-BEDROOM

TYPE B1

65 sq m / 700 sq ft

BLK 16 : #02-09 to #21-09
BLK 18 : #02-19 to #21-19
BLK 18A : #03-24 to #21-24, #02-29 to #21-29





0 1m 2m 5m

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W&D: Washer and Dryer *F: Fridge* *WC: Water Closet* *PES: Private Enclosed Space*

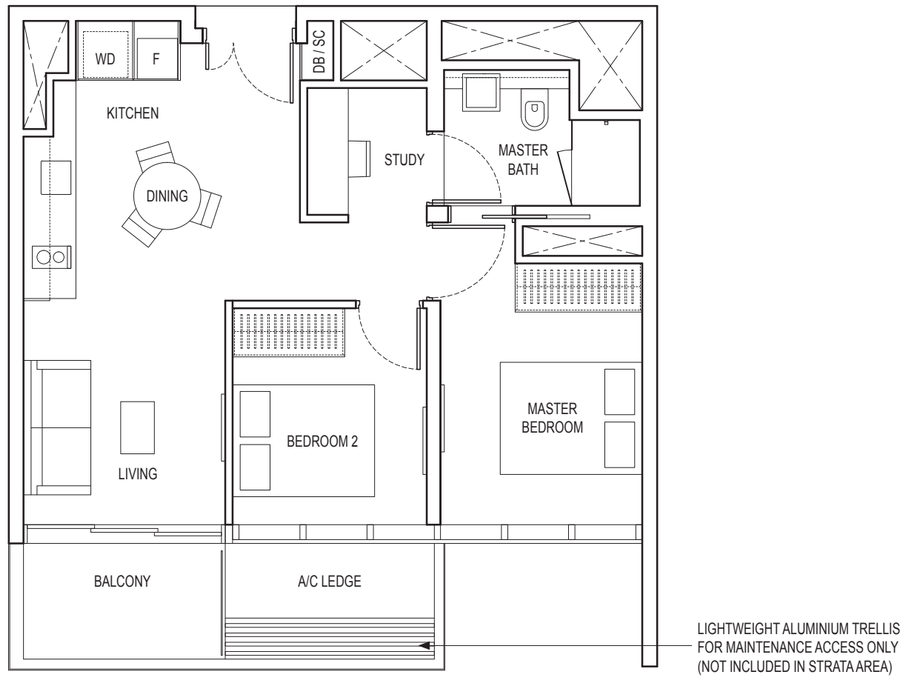
KEYPLAN IS NOT DRAWN TO SCALE

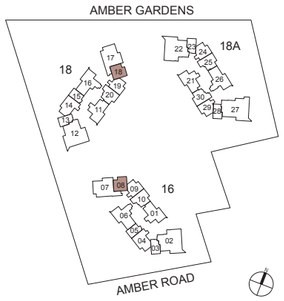
2-BEDROOM + STUDY

TYPE B2

63 sq m / 678 sq ft

BLK 16 : #03-08 to #21-08
BLK 18 : #03-18 to #21-18





0 1m 2m 5m

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DB: Distribution Box *SC: Shoe Cabinet* *ST: Storage* *WIW: Walk-in-Wardrobe / Closet* *WD: Integrated Washer Dryer*
W&D: Washer and Dryer *F: Fridge* *WC: Water Closet* *PES: Private Enclosed Space*

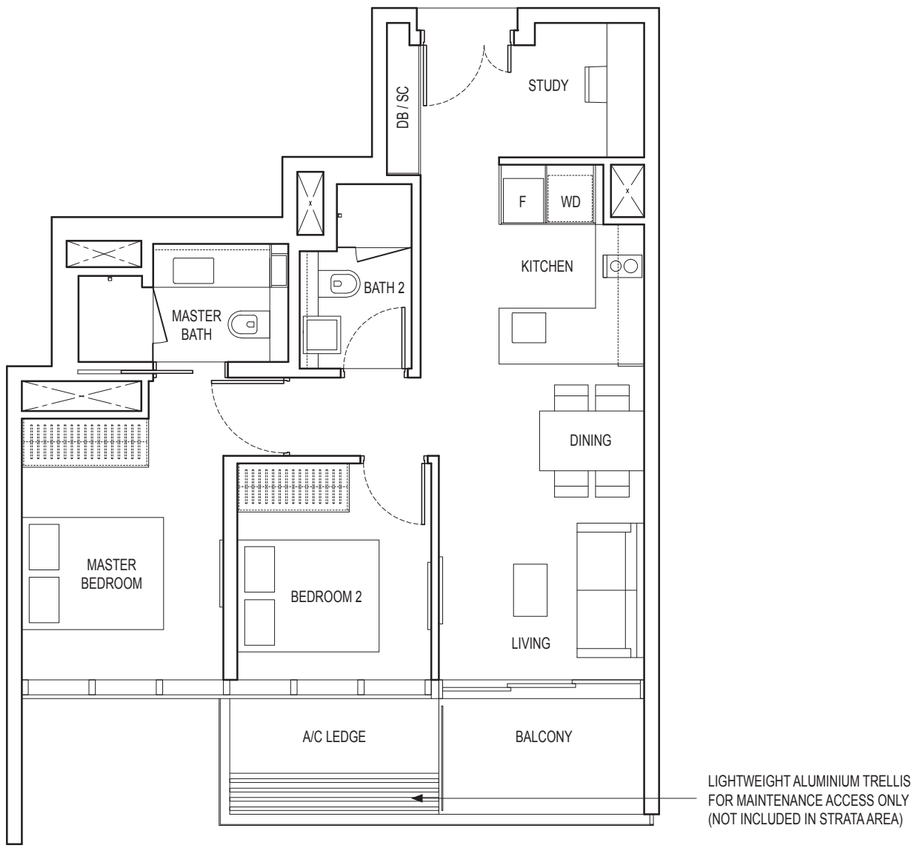
KEYPLAN IS NOT DRAWN TO SCALE

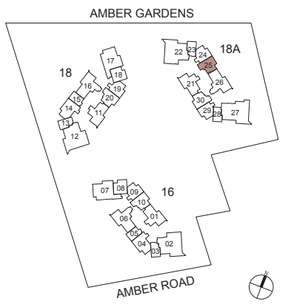
2-BEDROOM + STUDY

TYPE B3

70 sq m / 753 sq ft

BLK 18A : #03-25 to #21-25





0 1m 2m 5m

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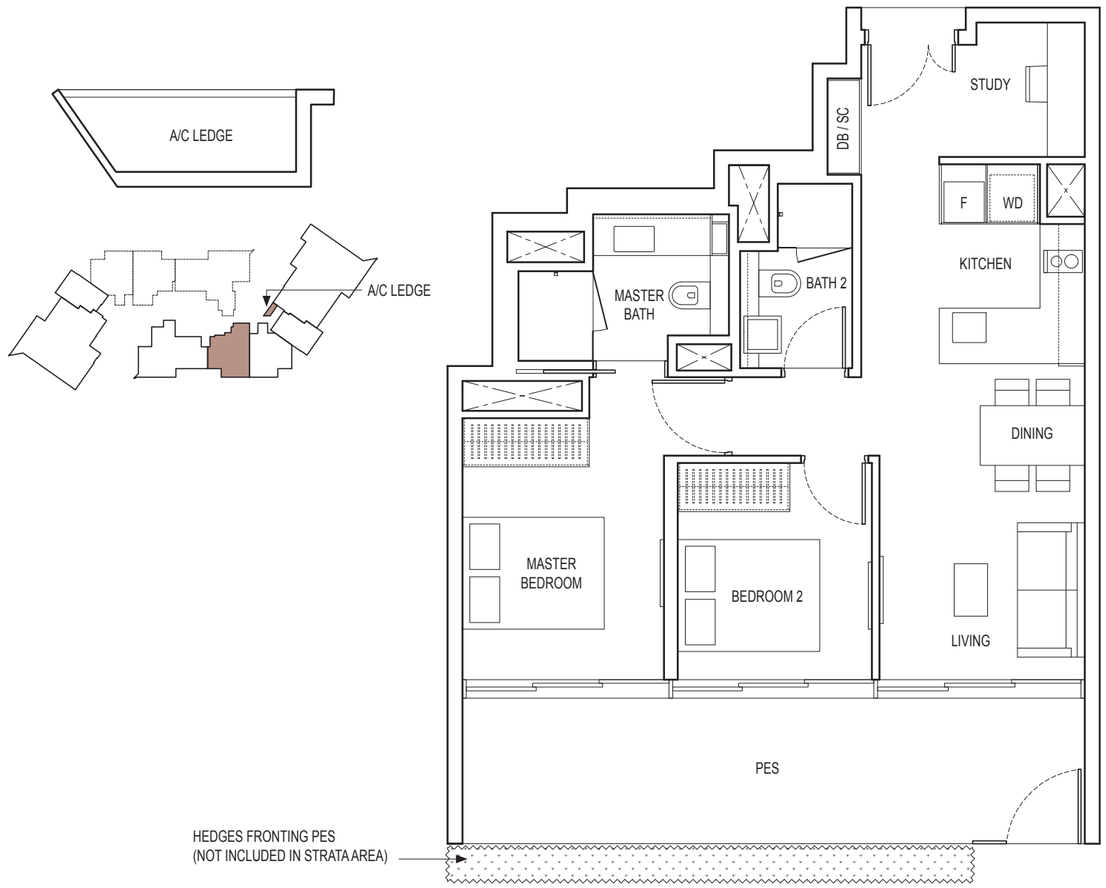
W&D: Washer and Dryer *F: Fridge* *WC: Water Closet* *PES: Private Enclosed Space*

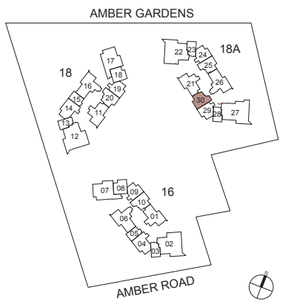
2-BEDROOM + STUDY

TYPE B4A PES

81 sq m / 872 sq ft

BLK 18A : #01-30





0 1m 2m 5m

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DB: Distribution Box *SC: Shoe Cabinet* *ST: Storage* *WIW: Walk-in-Wardrobe / Closet* *WD: Integrated Washer Dryer*
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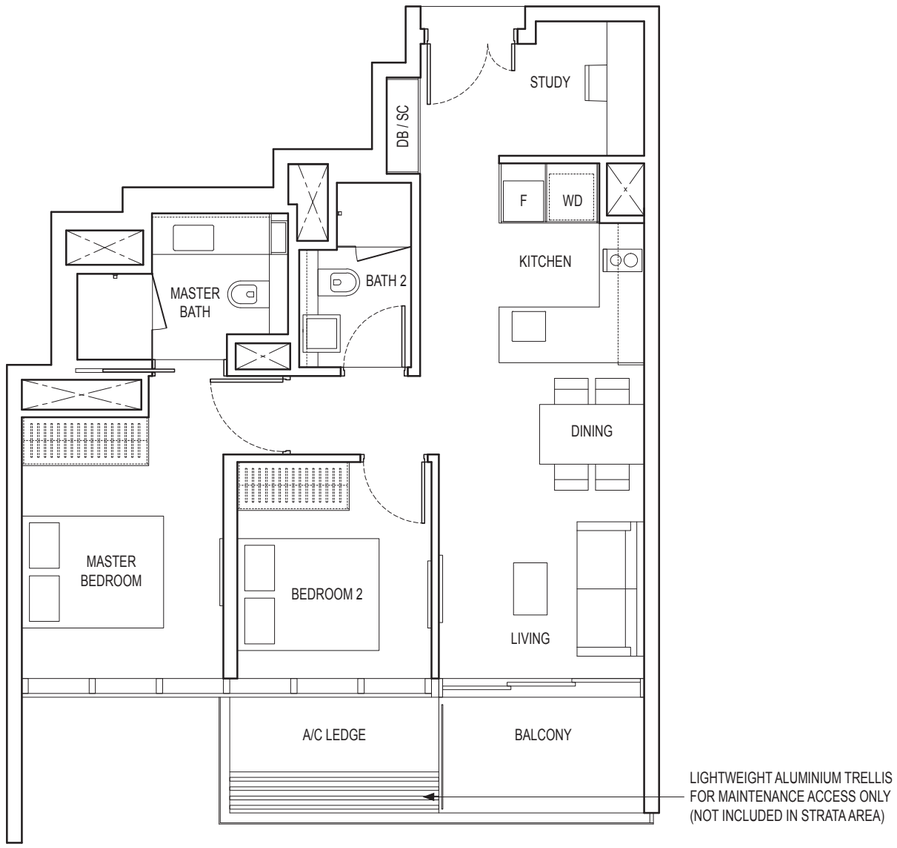
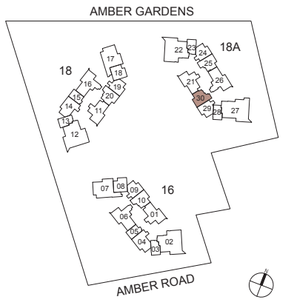
2-BEDROOM + STUDY

TYPE B4A

69 sq m / 743 sq ft

BLK 18A : #02-30 to #21-30





0 1m 2m 5m

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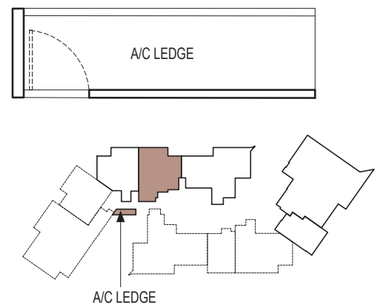
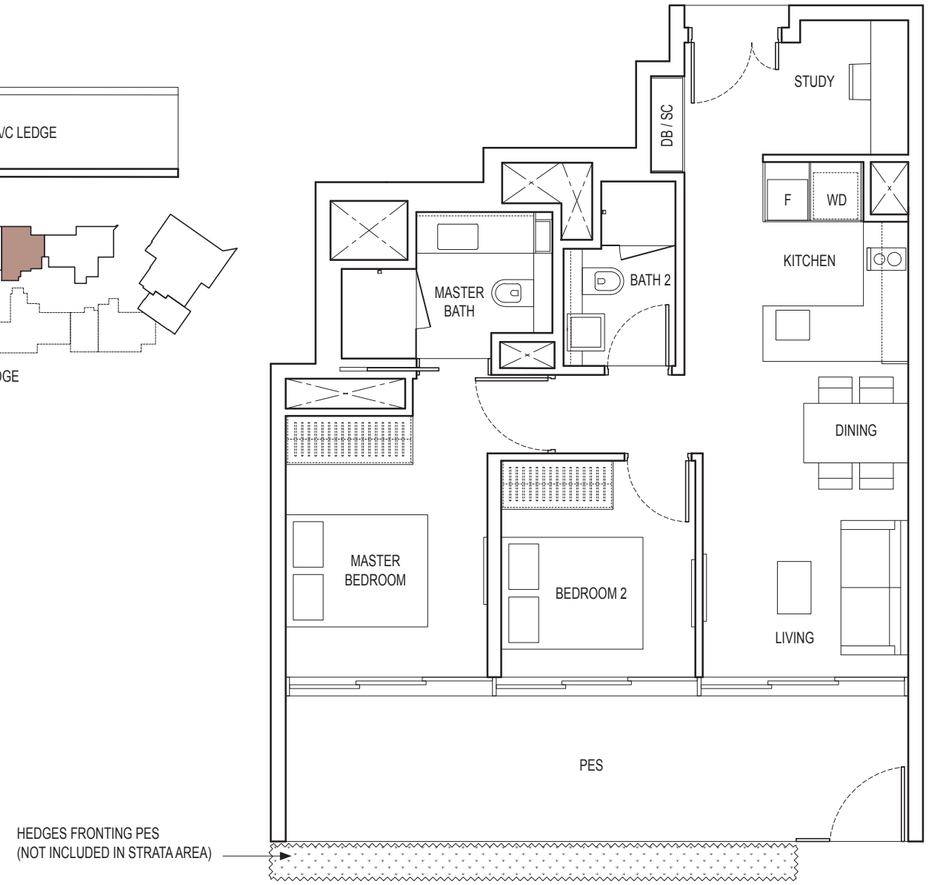
2-BEDROOM + STUDY

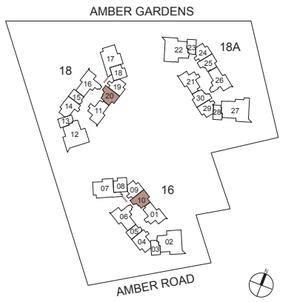
TYPE B4B PES

82 sq m / 883 sq ft

BLK 16 : #01-10
BLK 18 : #01-20







0 1m 2m 5m

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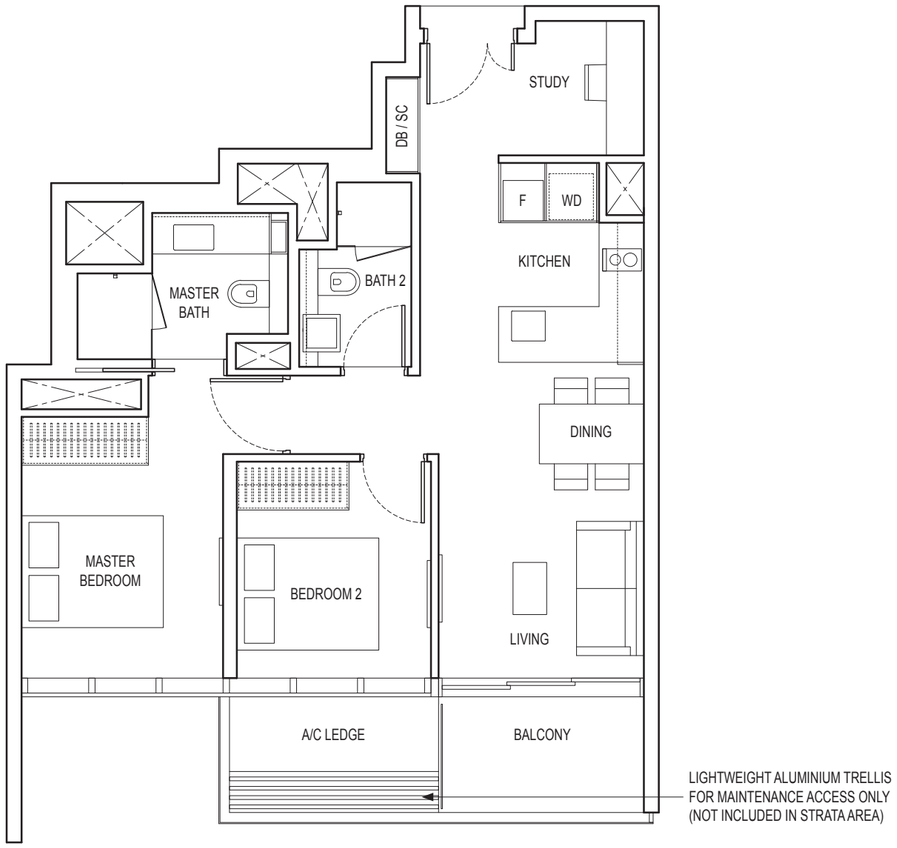
W&D: Washer and Dryer *F: Fridge* *WC: Water Closet* *PES: Private Enclosed Space*

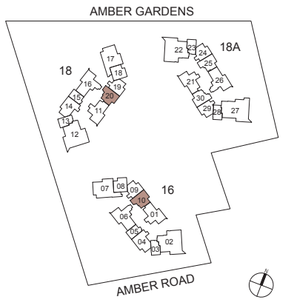
2-BEDROOM + STUDY

TYPE B4B

69 sq m / 743 sq ft

BLK 16 : #02-10 to #21-10
BLK 18 : #02-20 to #21-20





0 1m 2m 5m

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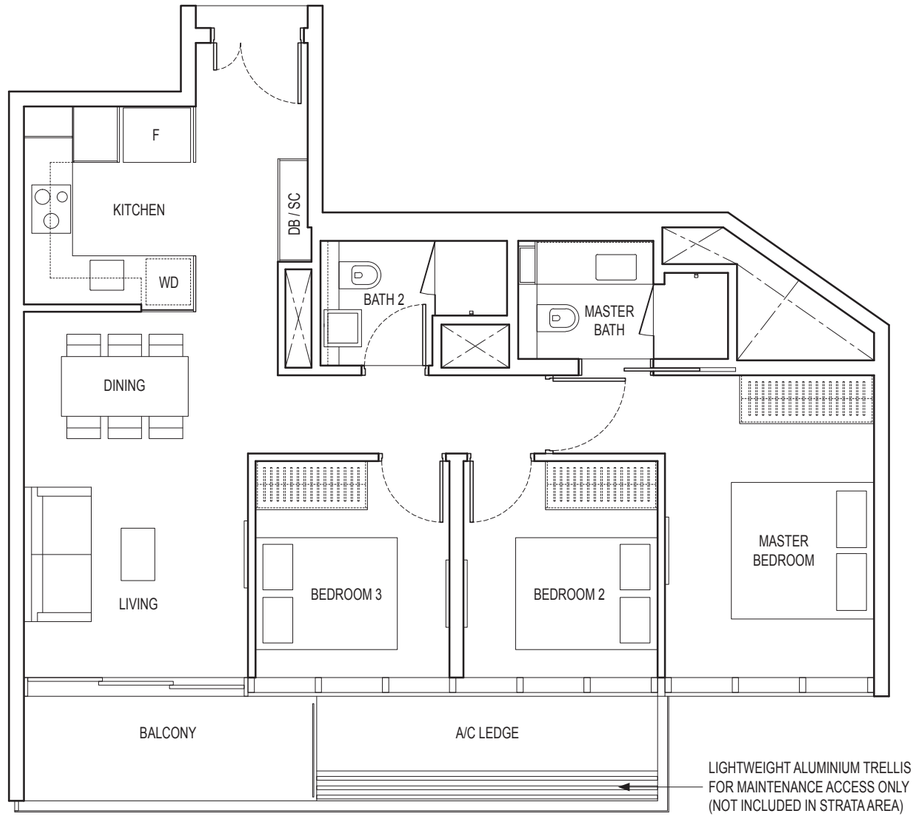
W&D: Washer and Dryer *F: Fridge* *WC: Water Closet* *PES: Private Enclosed Space*

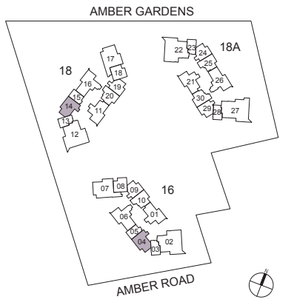
3-BEDROOM

TYPE C1

88 sq m / 947 sq ft

BLK 16 : #03-04 to #21-04
BLK 18 : #03-14 to #21-14





0 1m 2m 5m

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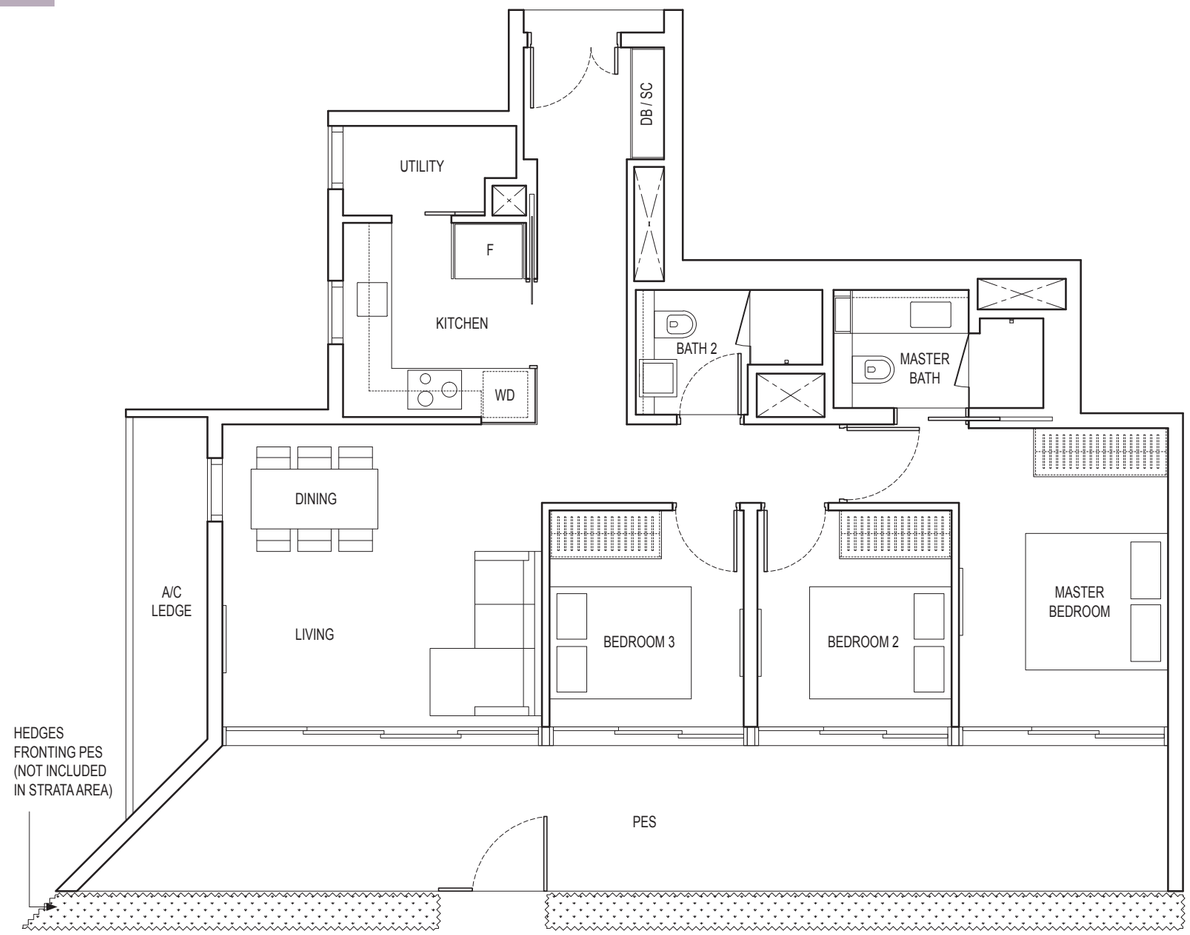
DB: Distribution Box *SC: Shoe Cabinet* *ST: Storage* *WIW: Walk-in-Wardrobe / Closet* *WD: Integrated Washer Dryer*
W&D: Washer and Dryer *F: Fridge* *WC: Water Closet* *PES: Private Enclosed Space*

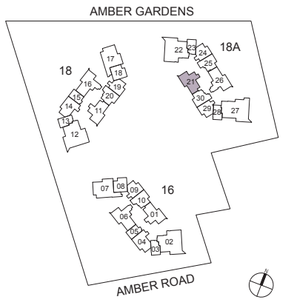
3-BEDROOM

TYPE C2A PES

118 sq m / 1270 sq ft

BLK 18A : #01-21





0 1m 2m 5m

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KEYPLAN IS NOT DRAWN TO SCALE

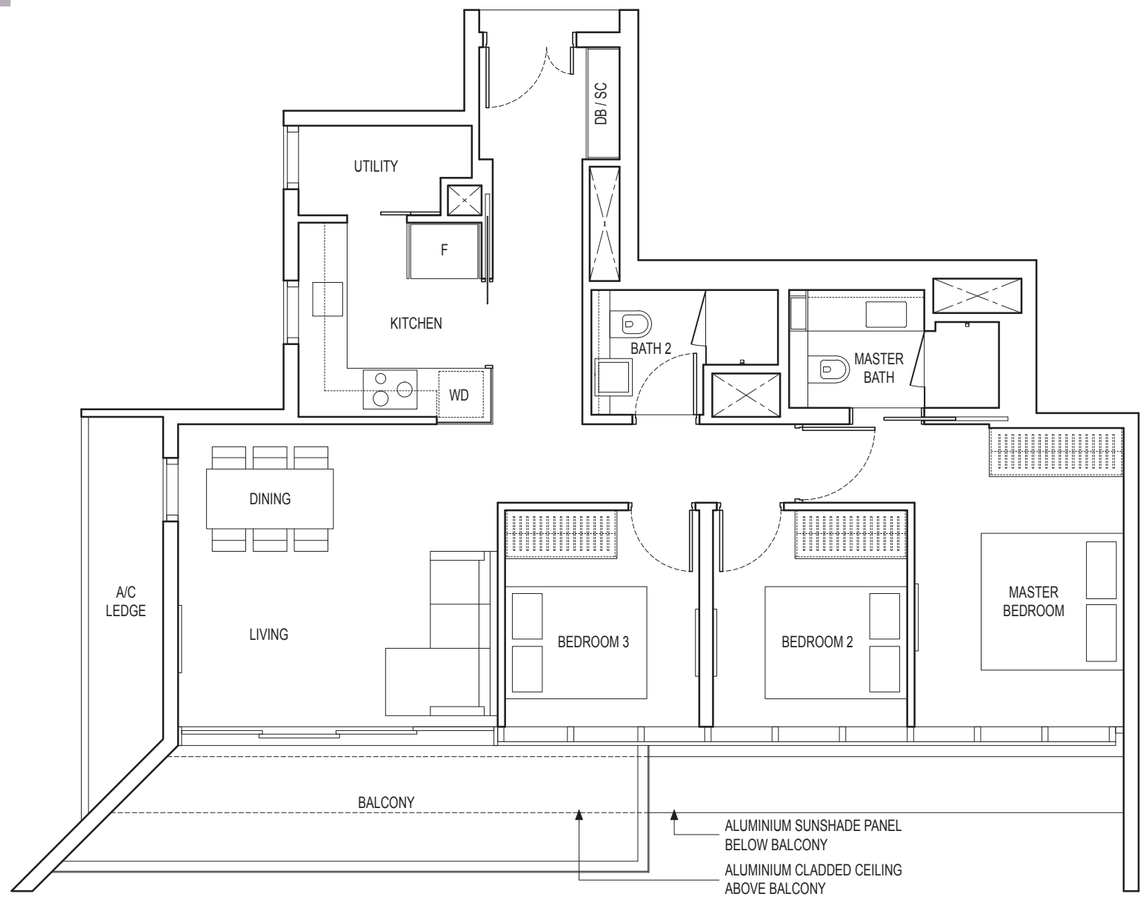
DB: Distribution Box *SC: Shoe Cabinet* *ST: Storage* *WIW: Walk-in-Wardrobe / Closet* *WD: Integrated Washer Dryer*
W&D: Washer and Dryer *F: Fridge* *WC: Water Closet* *PES: Private Enclosed Space*

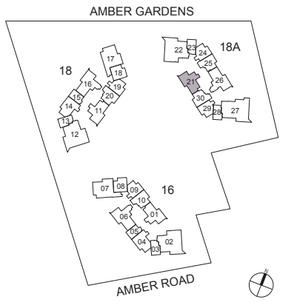
3-BEDROOM

TYPE C2A

103 sq m / 1109 sq ft

BLK 18A : #02-21 to #21-21





0 1m 2m 5m

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KEYPLAN IS NOT DRAWN TO SCALE

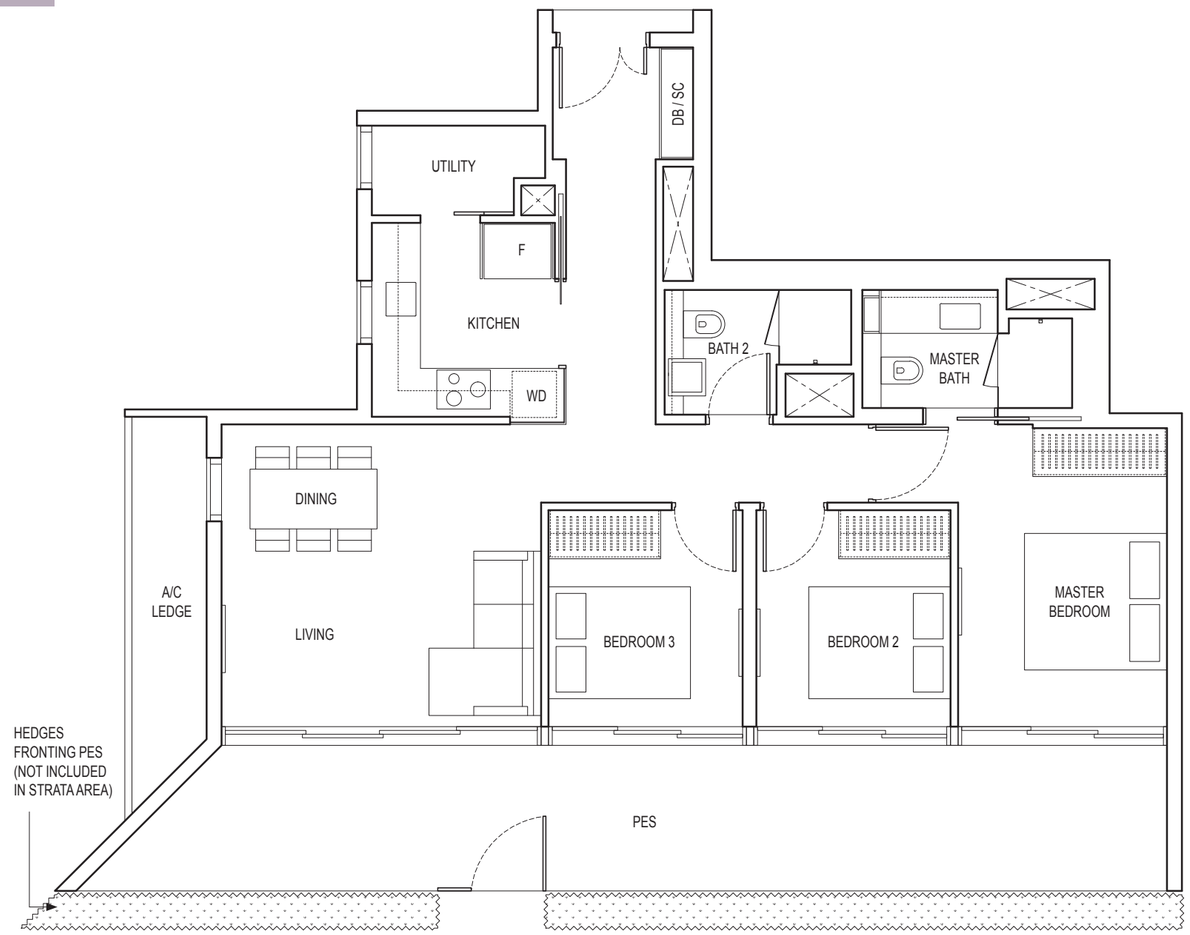
DB: Distribution Box *SC: Shoe Cabinet* *ST: Storage* *WIW: Walk-in-Wardrobe / Closet* *WD: Integrated Washer Dryer*
W&D: Washer and Dryer *F: Fridge* *WC: Water Closet* *PES: Private Enclosed Space*

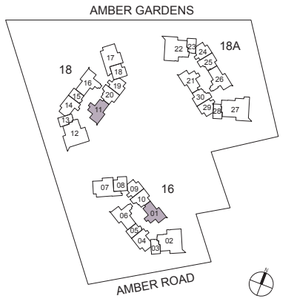
3-BEDROOM

TYPE C2B PES

118 sq m / 1270 sq ft

BLK 16 : #01-01
BLK 18 : #01-11





0 1m 2m 5m

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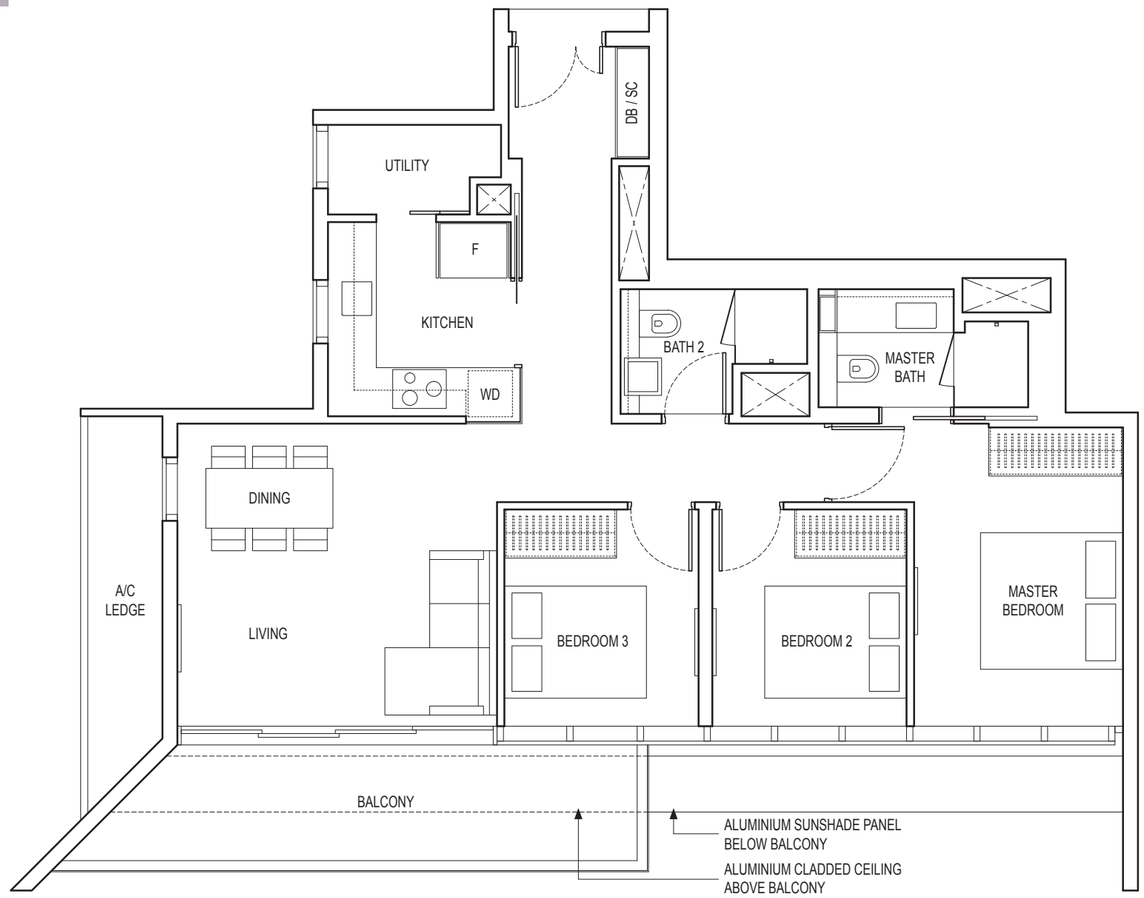
W&D: Washer and Dryer *F: Fridge* *WC: Water Closet* *PES: Private Enclosed Space*

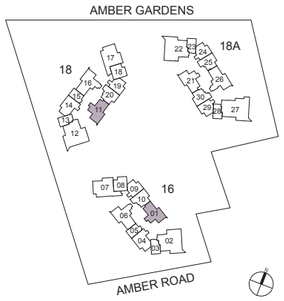
3-BEDROOM

TYPE C2B

103 sq m / 1109 sq ft

BLK 16 : #02-01 to #21-01
BLK 18 : #02-11 to #21-11





0 1m 2m 5m

Area includes air-con (A/C) ledge, balcony and strata void area where applicable. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen.

KEYPLAN IS NOT DRAWN TO SCALE

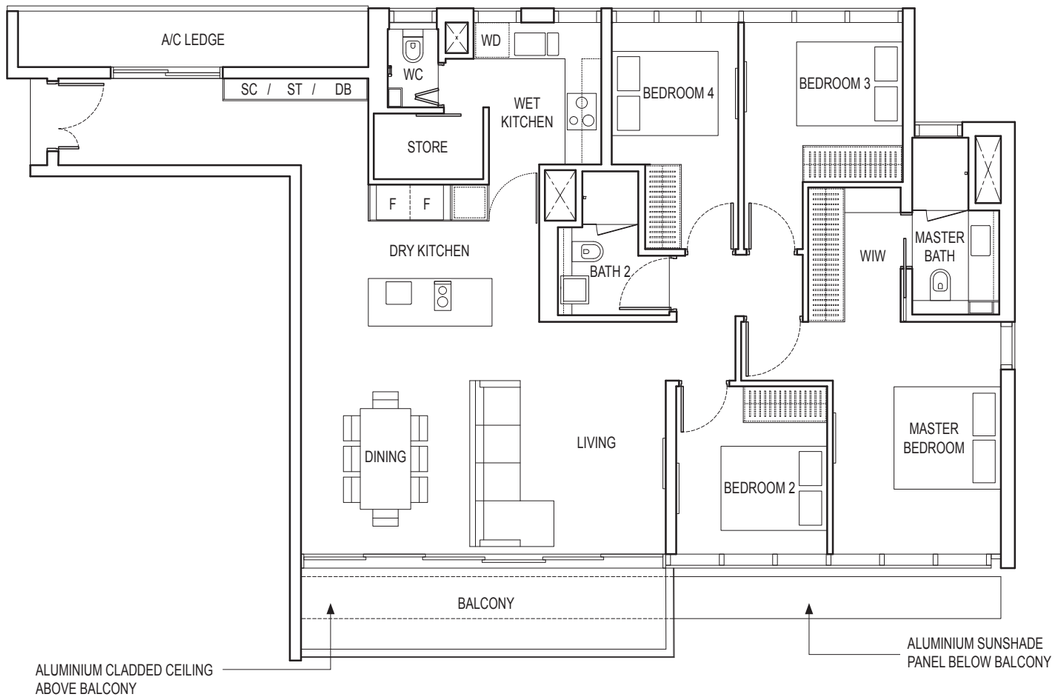
DB: Distribution Box *SC: Shoe Cabinet* *ST: Storage* *WIW: Walk-in-Wardrobe / Closet* *WD: Integrated Washer Dryer*
W&D: Washer and Dryer *F: Fridge* *WC: Water Closet* *PES: Private Enclosed Space*

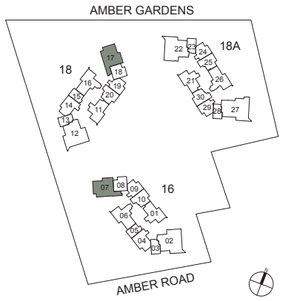
4-BEDROOM

TYPE D1

146 sq m / 1572 sq ft

BLK 16 : #03-07 to #21-07
BLK 18 : #03-17 to #21-17





0 1m 2m 5m

Area includes air-con (A/C) ledge, balcony and strata void area where applicable. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen.

KEYPLAN IS NOT DRAWN TO SCALE

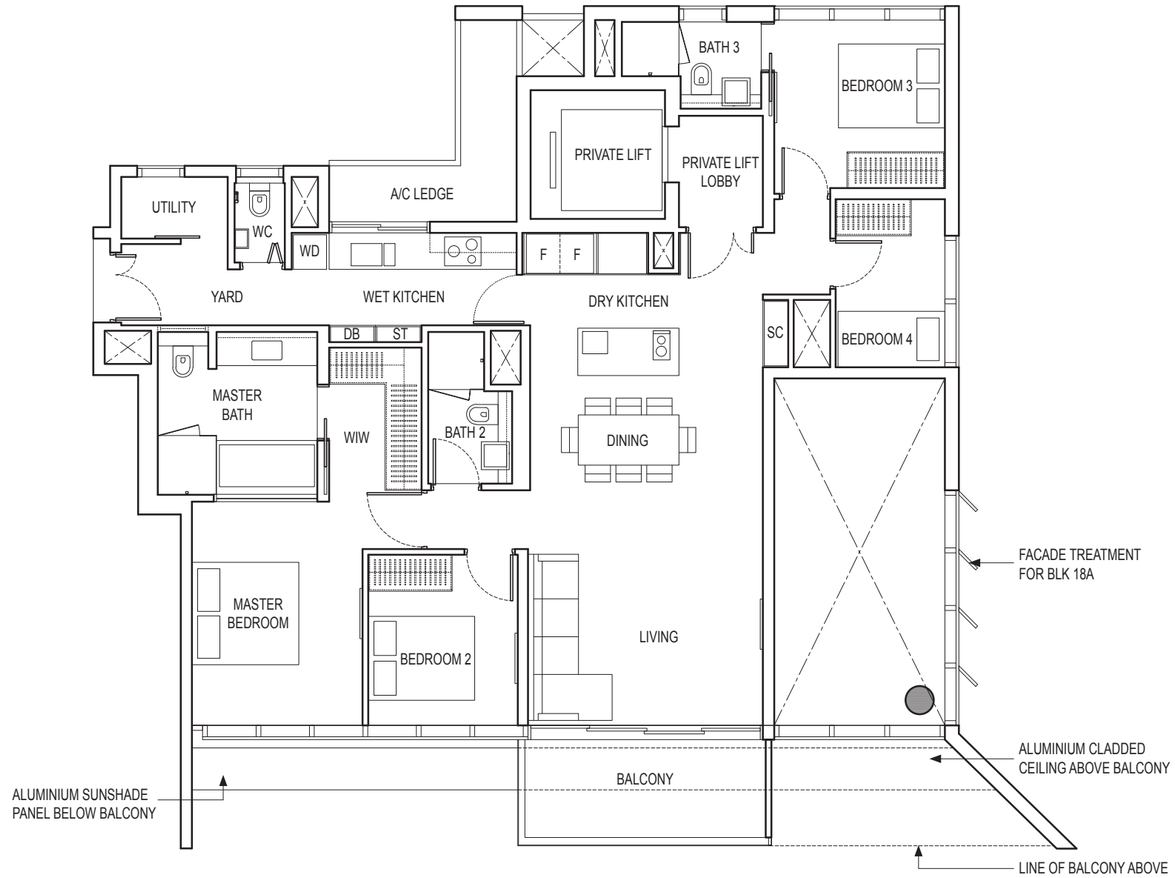
DB: Distribution Box *SC: Shoe Cabinet* *ST: Storage* *WIW: Walk-in-Wardrobe / Closet* *WD: Integrated Washer Dryer*
W&D: Washer and Dryer *F: Fridge* *WC: Water Closet* *PES: Private Enclosed Space*

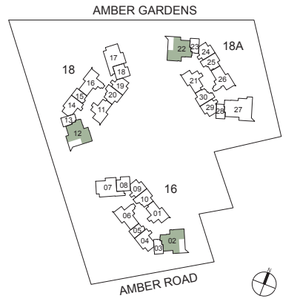
4-BEDROOM PREMIUM

TYPE D2

147 sq m / 1582 sq ft

BLK 16 : #03-02, #05-02, #07-02, #09-02, #11-02, #13-02, #15-02, #17-02, #19-02
BLK 18 : #03-12, #05-12, #07-12, #09-12, #11-12, #13-12, #15-12, #17-12, #19-12
BLK 18A : #03-22, #05-22, #07-22, #09-22, #11-22, #13-22, #15-22, #17-22, #19-22





0 1m 2m 5m

Area includes air-con (A/C) ledge, balcony and strata void area where applicable. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen.

KEYPLAN IS NOT DRAWN TO SCALE

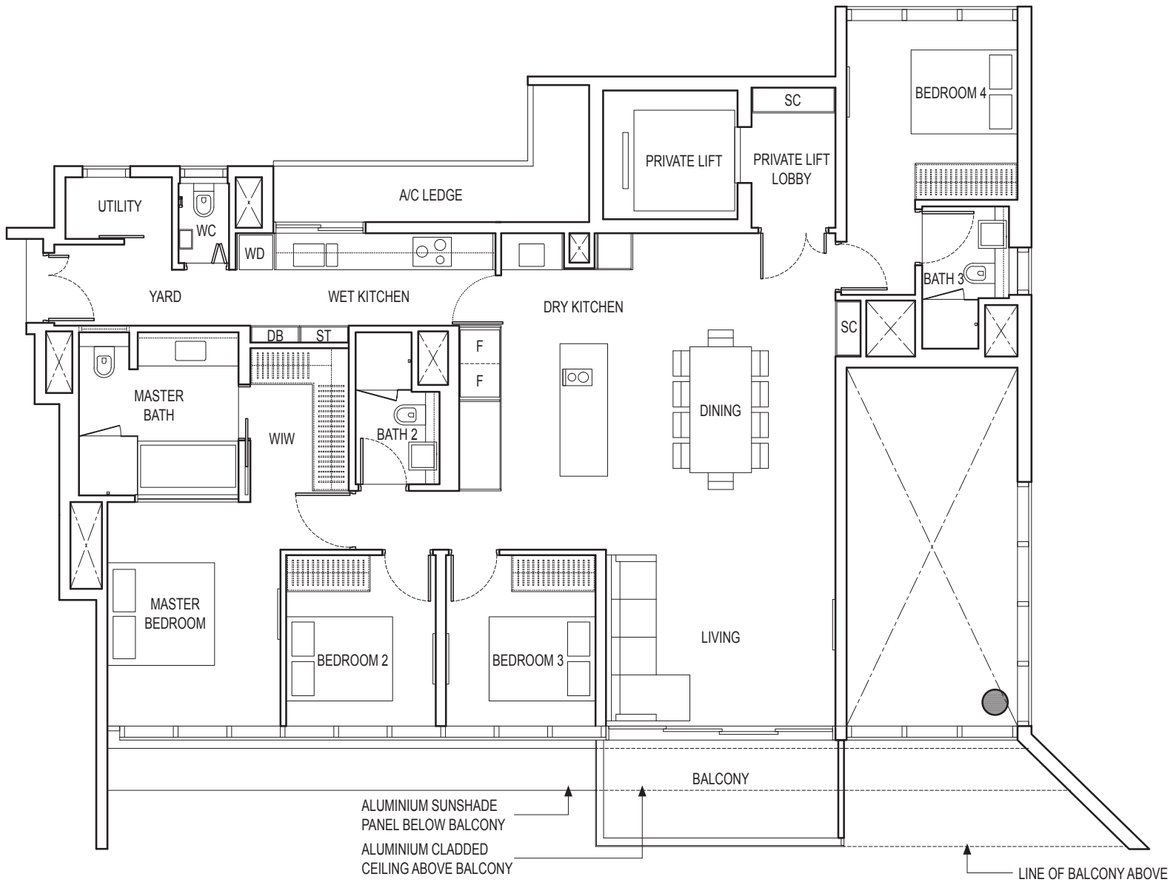
DB: Distribution Box *SC: Shoe Cabinet* *ST: Storage* *WIW: Walk-in-Wardrobe / Closet* *WD: Integrated Washer Dryer*
W&D: Washer and Dryer *F: Fridge* *WC: Water Closet* *PES: Private Enclosed Space*

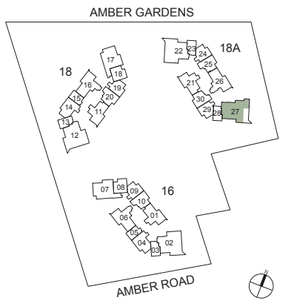
4-BEDROOM PREMIUM

TYPE D3

167 sq m / 1798 sq ft

BLK 18A : #03-27, #05-27, #07-27, #09-27, #11-27, #13-27, #15-27, #17-27, #19-27





0 1m 2m 5m

Area includes air-con (A/C) ledge, balcony and strata void area where applicable. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen.

KEYPLAN IS NOT DRAWN TO SCALE

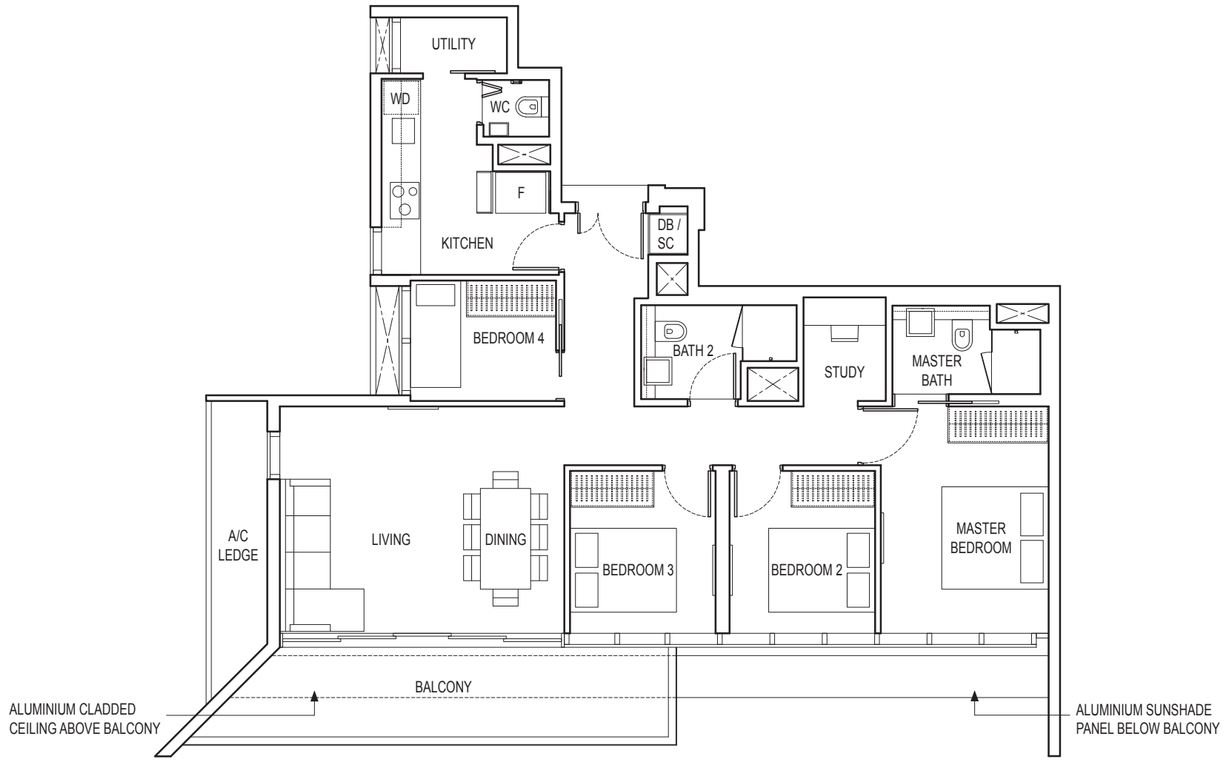
DB: Distribution Box *SC: Shoe Cabinet* *ST: Storage* *WIW: Walk-in-Wardrobe / Closet* *WD: Integrated Washer Dryer*
W&D: Washer and Dryer *F: Fridge* *WC: Water Closet* *PES: Private Enclosed Space*

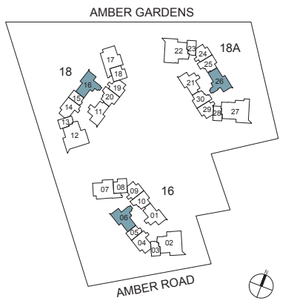
4-BEDROOM + STUDY

TYPE D4

121 sq m / 1302 sq ft

BLK 16 : #03-06 to #21-06
BLK 18 : #03-16 to #21-16
BLK 18A : #03-26 to #21-26





0 1m 2m 5m

Area includes air-con (A/C) ledge, balcony and strata void area where applicable. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen.

KEYPLAN IS NOT DRAWN TO SCALE

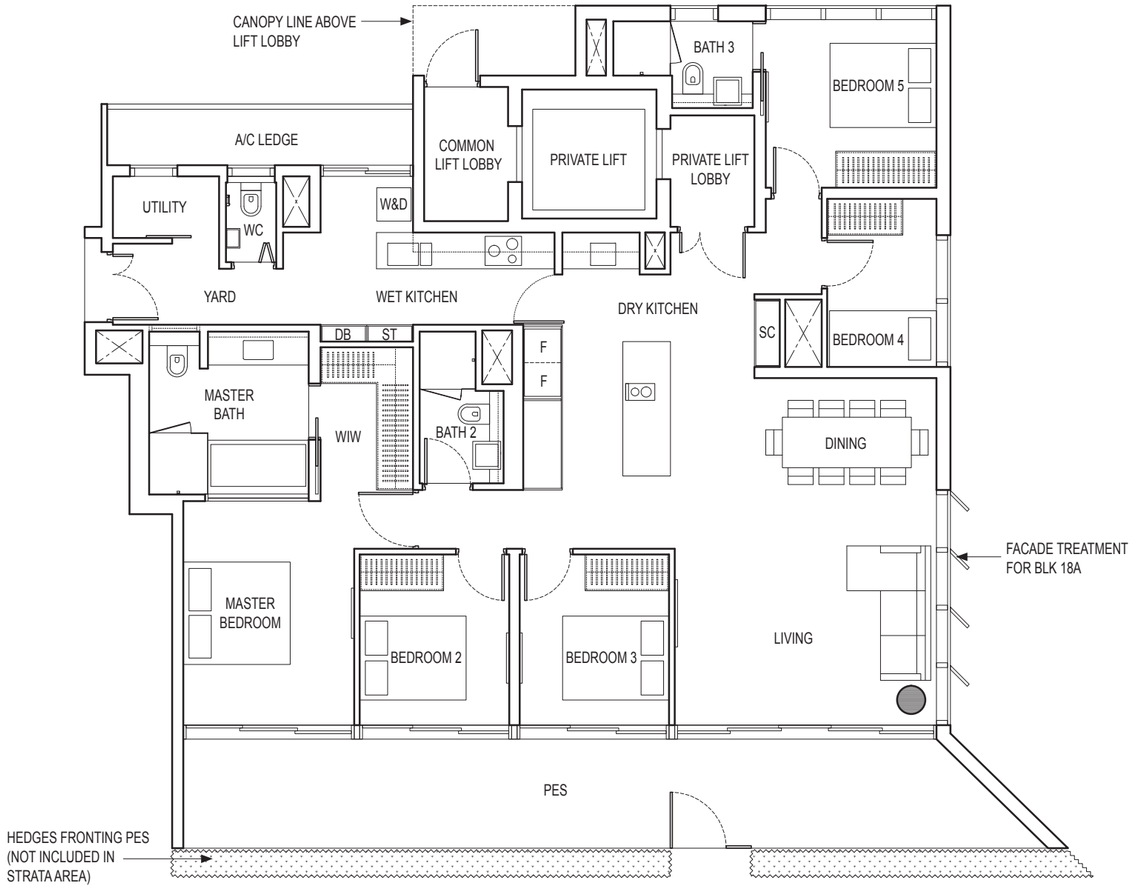
DB: Distribution Box *SC: Shoe Cabinet* *ST: Storage* *WIW: Walk-in-Wardrobe / Closet* *WD: Integrated Washer Dryer*
W&D: Washer and Dryer *F: Fridge* *WC: Water Closet* *PES: Private Enclosed Space*

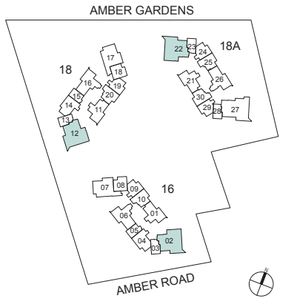
5-BEDROOM PREMIUM

TYPE E1 PES

190 sq m / 2045 sq ft

BLK 16 : #01-02
BLK 18 : #01-12
BLK 18A : #01-22





0 1m 2m 5m

Area includes air-con (A/C) ledge, balcony and strata void area where applicable. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen.

KEYPLAN IS NOT DRAWN TO SCALE

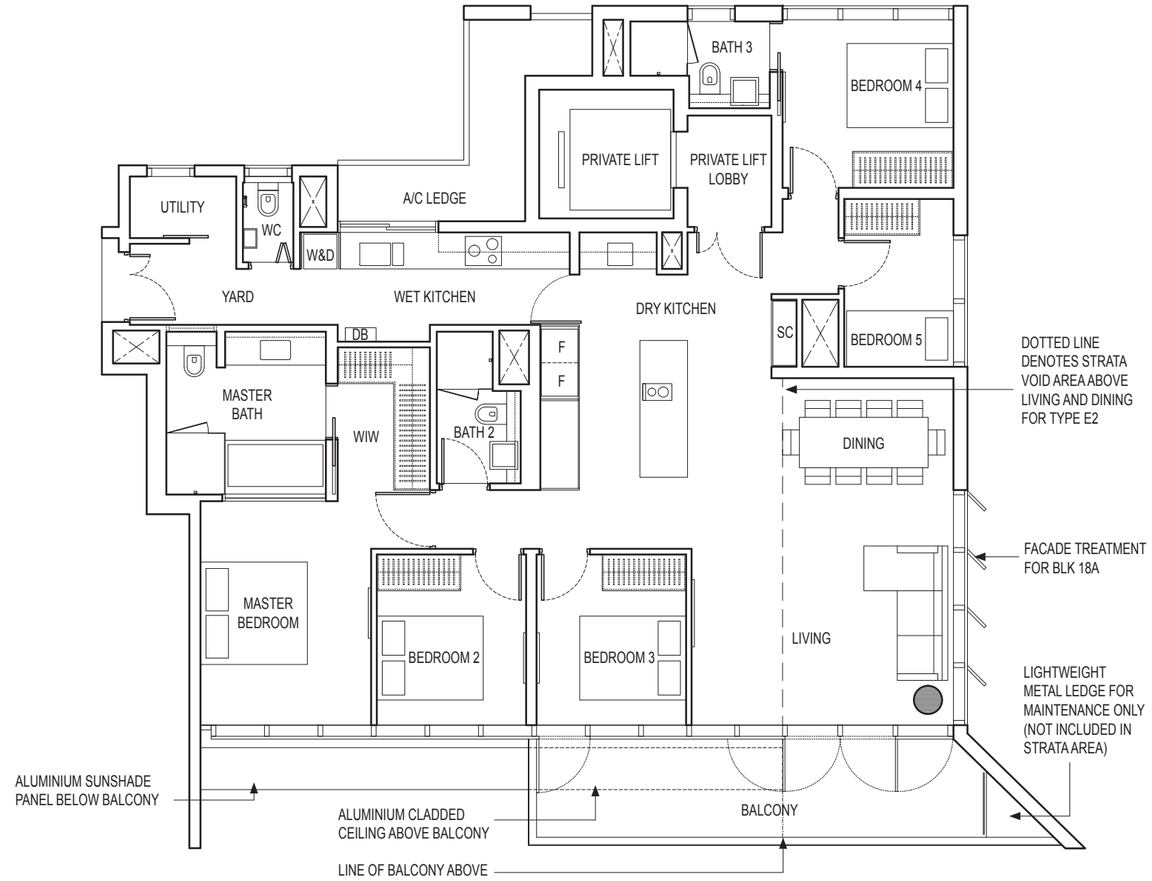
DB: Distribution Box *SC: Shoe Cabinet* *ST: Storage* *WIW: Walk-in-Wardrobe / Closet* *WD: Integrated Washer Dryer*
W&D: Washer and Dryer *F: Fridge* *WC: Water Closet* *PES: Private Enclosed Space*

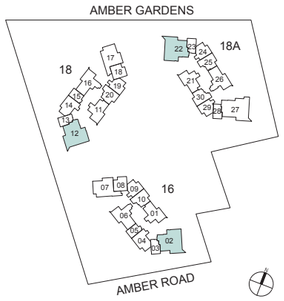
5-BEDROOM PREMIUM

TYPE E2

199 sq m / 2142 sq ft
(Inclusive of strata void area of
22 sq m / 237 sq ft above Living and Dining)

BLK 16 : #02-02, #04-02, #06-02, #08-02, #10-02, #12-02, #14-02, #16-02, #18-02
BLK 18 : #02-12, #04-12, #06-12, #08-12, #10-12, #12-12, #14-12, #16-12, #18-12
BLK 18A : #02-22, #04-22, #06-22, #08-22, #10-22, #12-22, #14-22, #16-22, #18-22





0 1m 2m 5m

Area includes air-con (A/C) ledge, balcony and strata void area where applicable. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen.

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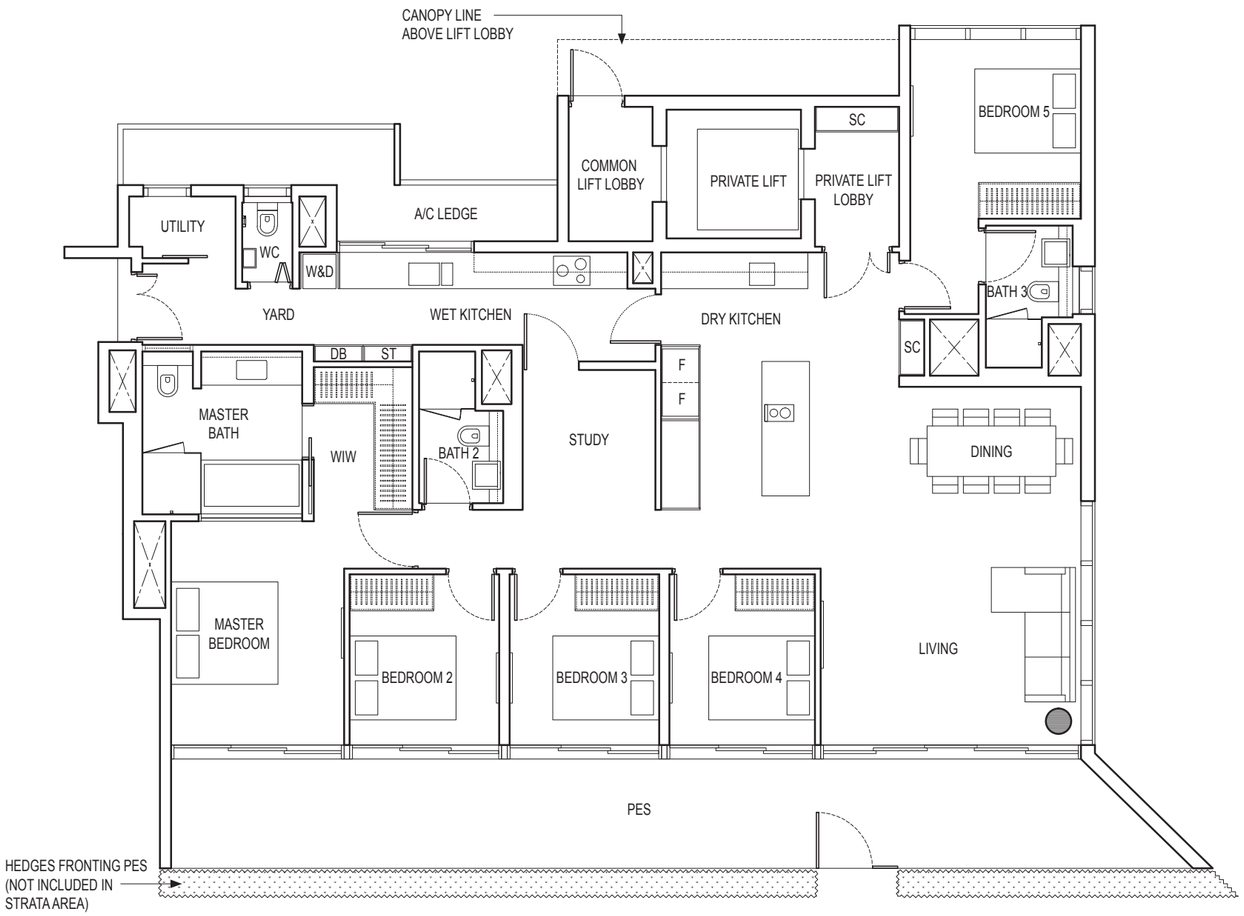
DB: Distribution Box *SC: Shoe Cabinet* *ST: Storage* *WIW: Walk-in-Wardrobe / Closet* *WD: Integrated Washer Dryer*
W&D: Washer and Dryer *F: Fridge* *WC: Water Closet* *PES: Private Enclosed Space*

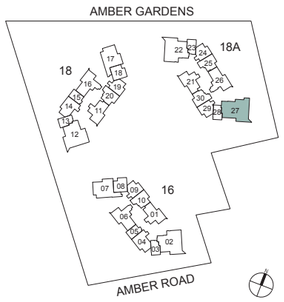
5-BEDROOM + STUDY

TYPE E3 PES

216 sq m / 2325 sq ft

BLK 18A : #01-27





0 1m 2m 5m

Area includes air-con (A/C) ledge, balcony and strata void area where applicable. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen.

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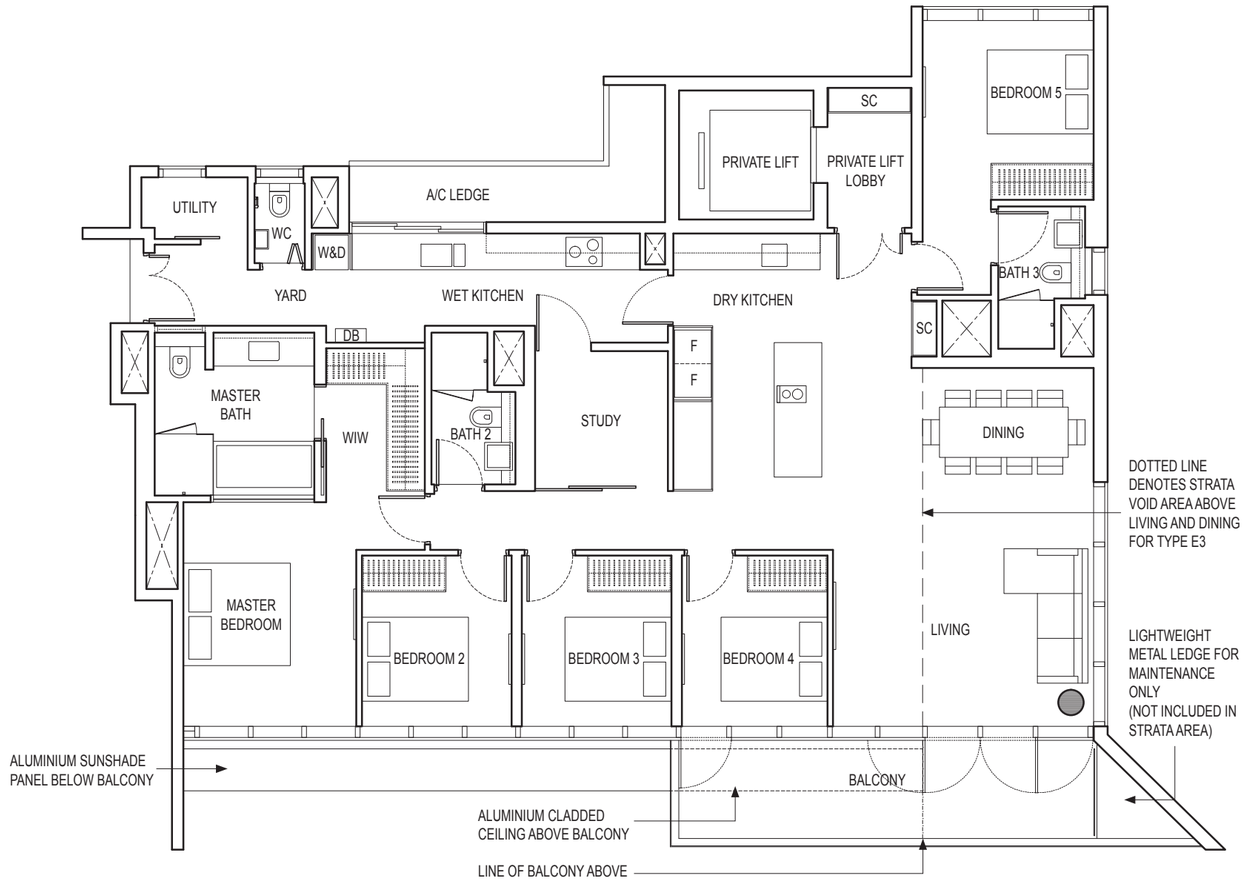
DB: Distribution Box *SC: Shoe Cabinet* *ST: Storage* *WIW: Walk-in-Wardrobe / Closet* *WD: Integrated Washer Dryer*
W&D: Washer and Dryer *F: Fridge* *WC: Water Closet* *PES: Private Enclosed Space*

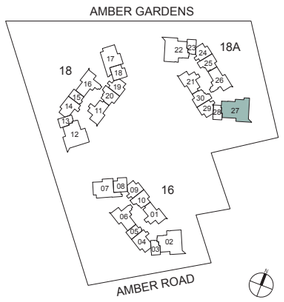
5-BEDROOM + STUDY

TYPE E3

217 sq m / 2336 sq ft
(Inclusive of strata void area of
22 sq m / 237 sq ft above Living and Dining)

BLK 18A : #02-27, #04-27, #06-27, #08-27, #10-27,
#12-27, #14-27, #16-27, #18-27





0 1m 2m 5m

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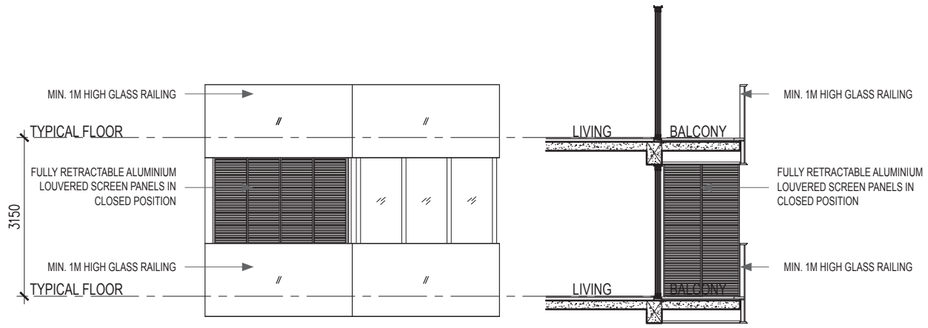
APPROVED
BALCONY SCREEN DESIGN

APPLICABLE UNIT TYPES:

TYPE A1, A2, A3, B1, B2, B3, B4A, B4B and C1

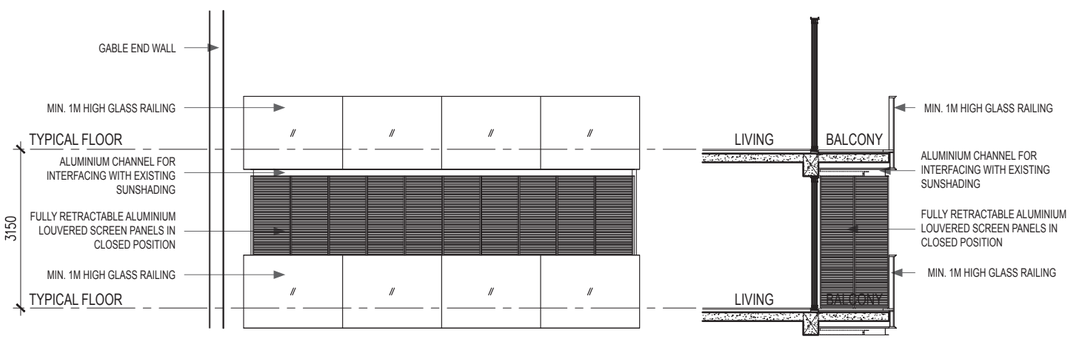


FRONT VIEW **SIDE VIEW**

The balcony shall not be enclosed unless with the approved balcony screen design as shown above.
The cost of the screen and installation shall be borne by the Purchaser.

APPLICABLE UNIT TYPES:

TYPE C2A, C2B, D1 and D4

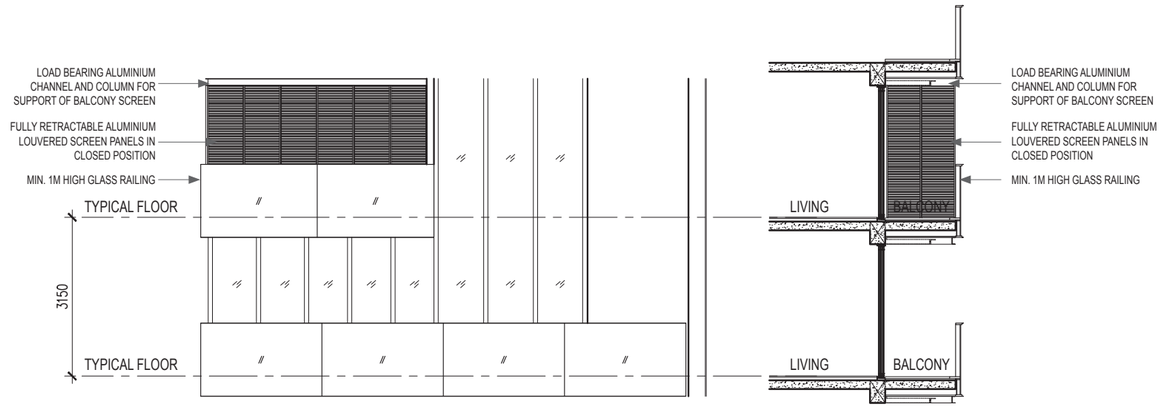


FRONT VIEW **SIDE VIEW**

The balcony shall not be enclosed unless with the approved balcony screen design as shown above.
The cost of the screen and installation shall be borne by the Purchaser.

APPLICABLE UNIT TYPES:

TYPE D2 and D3

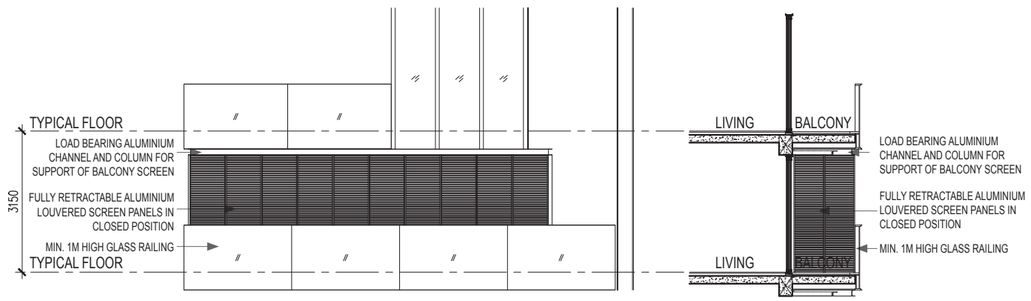


FRONT VIEW **SIDE VIEW**

The balcony shall not be enclosed unless with the approved balcony screen design as shown above.
The cost of the screen and installation shall be borne by the Purchaser.

APPLICABLE UNIT TYPES:

TYPE E2 and E3



FRONT VIEW **SIDE VIEW**

The balcony shall not be enclosed unless with the approved balcony screen design as shown above.
The cost of the screen and installation shall be borne by the Purchaser.

SPECIFICATIONS

1. **FOUNDATION**
   Bored piles and/or pre-cast piles and/or reinforced concrete bored piles and/or footings and/or non-suspended slab on grade

2. **SUPERSTRUCTURE**
   Pre-cast and/or cast-in-situ reinforced concrete and/or steel structure

3. **WALLS**
   (a) External walls:
   Reinforced concrete wall and/or precast panels

   (b) Internal walls:
   Reinforced concrete wall and/or drywall partition and/or precast panels and/or lightweight concrete panel/drywall

4. **ROOF**
   (a) Flat Roof:
   Reinforced concrete roof with waterproofing and insulation

5. **CEILING**
   (a) Apartments:
   i. Living, Dining, Kitchen, Dry Kitchen, Wet Kitchen, Bedrooms, Walk-in Wardrobe, Study, Private Lift Lobby, Internal Staircase, Family, Yard, Utility, Shoe Room and Store : Cement and sand plaster and/or skim coat and/or plaster boards with/without box-ups to designated areas with paint finish

   ii. Bathrooms, Powder Room and WC : Moisture resistant board with paint finish

   iii. Balcony : Calcium Silicate board with paint finish and/or aluminum cladded ceiling (for type C2A, C2B, D, E and PH)

   iv. Private Enclosed Space (PES) : Aluminum cladded ceiling

   Refer to Ceiling Height Schedule for details.

   (b) Common Area:

   i. Basement, 1st Storey, Typical and Roof Terrace Lift Lobbies and Common Corridor : Skim coat and/or plasterboard and/or fire-rated plasterboard (at localised area) and/or moisture resistant board with paint finish

   ii. Staircases, Driveway and Car Park : Skim coat and/or plasterboard (at localised area) with paint finish

   iii. Welcome Lobby, Central Pavilion, Club Amber and Fitness at Stratosphere : Skim coat and/or plasterboard and/or moisture resistant plaster board with paint finish and/or aluminum cladded ceiling

   iv. Management Office, Guard House, Changing Room and Common Toilets : Plasterboard and/or moisture resistant plaster board with paint finish

6. **FINISHES**
   (a) Wall (Apartment Units):

   i. Living, Dining, Kitchen, Dry Kitchen, Wet Kitchen, Bedrooms, Walk-in Wardrobe, Study, Private Lift Lobby, Internal Staircase, Family, Yard, Utility, Shoe Room and Store : Cement and sand plaster finish and/or skim coat with paint finish (where applicable)

   ii. Bathrooms and Powder Room : Marble

   iii. WC : Homogeneous/ porcelain/ ceramic tiles

   iv. Balcony and Private Enclosed Space (PES) : Plaster and/or skim coat with paint finish and/or texture coating paint and/or other approved exterior paint and/or aluminum perforated cladding (where applicable). Fire-rated board with paint finish for balcony (for type D2 and D3 only).

   (b) Wall (Common Area - Internal):

   i. Basement, 1st Storey, Typical and Roof Terrace Lift Lobbies and Common Corridor : Plaster and/or skim coat with paint finish and/or laminated and/or granite wall paneling

   ii. Staircases, Driveway and Car Park : Plaster and/or skim coat with paint finish

   iii. Welcome Lobby, Central Pavilion, Club Amber and Fitness at Stratosphere : Plaster and/or skim coat with paint finish and/or laminated and/or granite wall paneling

   iv. Management Office and Guard House : Plaster and/or skim coat with paint finish

   v. Changing Room and Common Toilets : Homogeneous/ porcelain/ ceramic tiles

   (c) Wall (Common Area - External):

   i. All External Walls : Plaster and/or skim coat with spray texture coating and/or paint finish and/or aluminum cladding

   Notes:
   - All wall finishes are provided up to false ceiling level, light coves and on exposed area only.
   - No tiles/stone behind all cabinets, kitchen cabinets, vanity/mirror cabinets, mirror or above false ceiling.
   - Wall surface above false ceiling level will be left in its original bare condition.

   (d) Floor (Apartment Units):

   i. Living, Dining, Kitchen (for type A, B and C1 only), Dry Kitchen, Study, Private Lift Lobby, Family, Bathrooms, Powder Room and Shoe Room : Marble

   ii. Bedrooms, Walk-in Wardrobe, Internal Staircase and Study (for type PH2 only) : Engineered timber

   iii. Kitchen (for type C2A PES, C2A, C2B PES, C2B and D4 only), Wet Kitchen, Utility, WC, Yard and Store : Homogeneous/ porcelain/ ceramic tiles

   iv. Balcony and Private Enclosed Space (PES) : Homogeneous/ porcelain/ ceramic tiles

   v. A/C Ledge : Cement and sand screed

   (e) Floor (Common Areas):

   i. Lift Lobbies at Basement and 1st Storey : Granite/marble

   ii. Lift Lobbies at Typical Floor, Roof Terrace and Common Corridor : Homogeneous/ porcelain/ ceramic tiles

   iii. Staircases, Driveway and Car Park : Cement screed and/or epoxy finish

   iv. Welcome Lobby, Central Pavilion and Club Amber : Granite/marble

   v. Fitness at Stratosphere : Vinyl floor

   vi. Management Office, Guard House, Changing Room and Common Toilets : Homogeneous/ porcelain/ ceramic tiles

   Notes:
   - All floor finishes are to exposed surface area only.

7. **WINDOWS**
   Aluminum-framed windows with tinted glass and/or clear glass and/or laminated glass.

8. **DOORS**
   (i) Main Entrance and Service Entrance : Approved fire-rated timber swing door

(ii) Private Lift Lobby : Solid core timber swing door

(iii) Living/Dining and/or Bedroom to Balcony or Private Enclosed Space (PES) : Aluminum-framed sliding glass door

(iv) Living/Dining to Balcony (for type E2, E3, PH1 and PH2 only) : Aluminum-framed swing glass door

(v) Master Bedroom (for type A only), Bedroom 4 (for type D4 only), Master Bathrooms (except for type B2), Bathroom 3 (for type D2, E1 PES and E2 only), Bathroom 2 & 4 (for type PH1 only), Walk-in Wardrobe (for type PH only) and Dry Kitchen to Wet Kitchen (for type PH only) : Hollow core timber sliding pocket door

(vi) Junior Master Bedroom (for type PH2 only), Bedrooms, Master Bathroom (for type A only), Junior Master Bathroom (for type PH2 only), Bathrooms, Powder Room, Study (for type PH2 only), Shoe Room and Store (ST) : Hollow core timber swing door

(vii) Master Bathroom (for type B2 only), Bathroom 3 (for type PH1 only) and Bathroom 4 (for type PH2 only) : Hollow core timber sliding pocket door and timber swing door

(viii) Kitchen (for type C2 PES, C2A, C2B PES and C2B only) : Sliding glass door

(ix) Study Room (for type E3 PES and E3 only) : Louvered timber sliding door and hollow core timber swing door to wet kitchen

(x) Kitchen (for type D4 only) and Dry Kitchen to Wet Kitchen (for type D1, D2, D3, E1 PES, E2, E3 PES and E3 only) : Hollow core timber swing door with/without glass vision panel

(xi) Utility, WC and Store : Aluminum or PVC framed sliding or bi-fold door

(xii) Private Enclosed Space (PES) to common area and AC ledge (for unit with PES only) : Aluminum screen swing door

Notes :
- Good quality locksets and ironmongery to be provided to all doors.
- Main entrance door equipped with smart enabled electronic door lock.
- All glass doors to be tinted and/or clear (where applicable).

9. **SANITARY FITTINGS**

(a) Master Bath
- 1 wall mount water closet
- 1 basin and mixer (for type A, B, C, D and E only)
- 2 basins and mixers (for type PH only)
- 1 shower mixer with hand held shower, shower rail and overhead rain shower
- 1 toilet paper holder
- 1 mirror (for type A, B, C, D and E only)
- 2 mirrors (for type PH only)
- 1 towel rail and/or 1 robe hook (for type A, B, C, D and E only)
- 2 towel rails and/or 2 robe hooks (for type PH)
- 1 bath tub and bath mixer (for type D2, D3, E1 PES, E2, E3 PES, E3, PH1 and PH2 only)

(b) Junior Master Bath
- 1 wall mount water closet
- 1 basin and mixer
- 1 shower mixer with hand held shower, shower rail and overhead rain shower
- 1 toilet paper holder
- 1 mirror
- 1 towel rail and/or 1 robe hook

(c) Common Bathroom
- 1 wall mount water closet
- 1 basin and mixer
- 1 shower mixer with hand held shower and shower rail
- 1 toilet paper holder
- 1 mirror
- 1 towel rail and/or 1 robe hook

(d) Powder Room
- 1 water closet
- 1 basin and mixer
- 1 toilet paper holder
- 1 mirror
- 1 robe hook

(e) WC
- 1 water closet
- 1 basin with tap
- 1 hand held shower set and shower rail
- 1 toilet paper holder
- 1 robe hook

(f) Kitchen/Yard
- 1 bib tap (for all washing machine)

(g) Utility (for type PH only)
- 1 sink with tap
- 1 bib tap (for washing machine)

(h) Private Enclosed Space (PES)
- 1 bib tap

10. **ELECTRICAL INSTALLATION**

(a) All electrical wiring below false ceiling within apartments shall generally be concealed where possible. Electrical wiring above false ceiling and within closet shall be in exposed conduits or trunking.

(b) Refer to item 19 for Electrical Schedule.

11. **TV/CABLE SERVICES/TELEPHONE POINTS**

Refer to Electrical Schedule for details.

12. **LIGHTNING PROTECTION**

Lightning protection system shall be provided in accordance with Singapore Standard SS 555 : 2010.

13. **PAINTING**

(a) Internal walls : Emulsion paint

(b) External walls : Textured paint and/or other approved exterior paint where appropriate

14. **WATERPROOFING**

Waterproofing to floors of Kitchen, Dry and Wet Kitchen, Yard, Utility (for type PH1 and PH2 only), Bathrooms, WC, Powder Room, Balcony and PES.

15. **DRIVEWAY AND CARPARK**

(a) Surface Driveway/Ramp : Granite and/or pavers and/or tarmac and/or concrete

(b) Basement Car Park/Driveway : Reinforced concrete slab with epoxy coating and/or granite (at Main Drop Off)

16. **RECREATION FACILITIES**

1st Storey

1. Arrival at Amber
2. Welcome Lobby
3. Residential Services Counter
4. Arrival Lounge
5. Arrival Court
6. Tranquility Lounge
7. Water Courtyard
8. Central Pavilion
9. Wellness Lounge
10. Fitness Court
11. Forest Trail
12. Club Plaza
13. Club Amber:
    - Private Dining
    - Changing Room
14. Garden Lounge
15. Kids' Playground
16. BBQ Pavilion
17. Outdoor Shower
18. Lagoon Deck
19. Coastal Walk

20. Aqua Beds
21. Lagoon Pool
22. Hydrotherapy Pool
23. Lagoon Cove
24. Leisure Pool
25. Island Deck
26. Kids' Lagoon Pool
27. Kids' Lagoon Cove

The Stratosphere

28. Yoga Deck
29. Water Feature
30. Garden
31. Jogging Track
32. Bridge at Stratosphere
33. Fitness at Stratosphere
    - Gymnasium
    - Changing Room
    - Steam Room
34. Spa Pool at Stratosphere
35. Gourmet Dining
36. Lounge at Stratosphere

Ancillary

A Bin Centre
B Substation
C Guard House
D Pedestrian Access
E Carpark Ventilation Shaft
F M&E Room
G Water Tank

17. **ADDITIONAL ITEMS**

(a) Kitchen Cabinets with compressed quartz worktop, back painted glass backsplash (where applicable) and under-mount stainless steel sink with mixer.

(b) Kitchen Appliances

(i) Type A1, A1 PES, A2, A3, A3 PES, B1, B1 PES, B2, B3, B4A, B4A PES, B4B and B4B PES
Telescopic hood, induction hob, freestanding fridge, built-in oven and integrated washer dryer

(ii) Type C1, C2A PES, C2A, C2B PES, C2B and D4
Telescopic hood, gas hob, freestanding fridge, built-in oven and integrated washer dryer

(iii) Type D1, D2 and D3
Dry kitchen: Induction hob, built-in fridge and built-in oven
Wet kitchen: Telescopic hood, gas hob and integrated washer dryer

(iv) Type E1 PES, E2, E3 PES and E3
Dry kitchen: Induction hob, built-in fridge, built-in oven and built-in wine chiller
Wet kitchen: Telescopic hood, gas hob, washing machine and dryer

(v) Type PH1 and PH2
Dry kitchen: Induction hob, built-in fridge, built-in oven & solo steam oven and built-in wine chiller
Wet kitchen: Telescopic hood, gas hob and freestanding fridge
Utility: Washing machine and dryer

(c) Wardrobes
Quality built-in wardrobe provided to all bedrooms

(d) Air-Conditioning
Exposed wall mounted air-conditioning system to Living, Dining, Family, Study (for type PH only), Bedrooms and Walk-in Wardrobes (for type PH only)

(e) Mechanical Ventilation System
Mechanical ventilation system is provided to internal bathroom, where applicable

(f) Hot Water
Electric storage water heater for Bathrooms and Kitchen (for type A1, A1 PES, A2, A3, A3 PES, B1, B1 PES, B2, B3, B4A, B4A PES, B4B and B4B PES)
Gas storage water heater for Bathrooms and Kitchen (for type C1, C2A PES, C2A, C2B PES, C2B and D4), Dry and Wet Kitchen (for type D1, D2, D3, E1 PES, E2, E3, E3 PES, PH1 and PH2)
Electric water heater for Bathtubs (for type D2, D3, E1 PES, E2, E3, E3 PES, PH1 and PH2)

(g) Town Gas
Town Gas supplied to Kitchen (for type C1, C2A PES, C2A, C2B PES, C2B and D4) and Wet Kitchen (for type D1, D2, D3, E1 PES, E2, E3, E3 PES, PH1 and PH2)

(h) Security System
- Audio and video intercom between Basement, 1st Storey Lift Lobbies and apartment units
- CCTV to lift lobbies and designated common areas
- Automatic car barrier access system
- Proximity card access system to Basement, 1st Storey Lift Lobbies and amenities (where applicable)

(i) Shoe Cabinets/Store/DB
Lacquer and/or laminate finish

(j) IT Feature
All apartments equipped with wiring and cable ready for internet connection, subject to subscription of service by the Purchaser with the relevant service provider.

(k) Waste Disposal System
Pneumatic Waste Conveyance System provided at common area at every residential units lift lobby level.

(l) Wireless Internet Connection
Wireless internet connection provision at designated communal area, subject to subscription of service by the Management Corporation (when formed) with the relevant internet service provider.

(m) Building Maintenance Unit
Gondola supports/brackets/platforms/tracks will either be floor, wall, soffit mounted (top/side/below) on RC flat roof/external wall/RC ledge/trellis/canopy of residential towers.

(n) Smart Features
Smart Home System shall be provided as follows:
- 1 Smart Home Gateway
- 1 Smart Voice Assistance
- 1 Digital Lockset for unit type A, B, C, D and E
- 2 Digital Locksets for unit type PH
- 1 Door Sensor for unit type A, B, C, D and E
- 2 Door Sensors for unit type PH
- 3 Lighting Controls
- All Air-Conditioning Control System
- 1 Home Fire Alarm Device (HFAD) for unit type A, B, C, D and E
- 2 Home Fire Alarm Devices (HFAD) for unit type PH

Smart Community Features shall be provided as follows:
- Facilities Booking System
- Audio Video Intercom
- Visitor Management and Access
- Smart Parcel Station
- Online Management System

(o) IP-based Audio Video Intercom System
IP-based Audio Video Intercom System, which is to be connected to Purchaser's personal devices such as smart phones/tablets, is provided for communication with Guard House and Visitor Call Panels.

(p) Motion Sensor
Motion sensor is provided in all private lift lobbies.

(q) Residential Services
Residential services counter shall be located at the Welcome Lobby.

(r) Smart Parcel Station (to be operational approximately 6 months after the date TOP is obtained)

18. CEILING HEIGHT SCHEDULE

	Approximate Ceiling Height (m)								
Unit Type	Living	Dining	Study/ Family	Bedroom	Balcony/ PES	Bath/WC/ Powder/ WIW	Kitchen/ Dry Kitchen/ Wet Kitchen	Yard/ Utility/ Store/ Shoe Room	Private Lift Lobby
A1, A1 PES, A2, A3, A3 PES	2.9	2.5	2.5	2.9	2.7	2.5	2.5	-	-
B1, B1 PES, B2	2.9	2.5	-	2.9	2.7	2.5	2.5	-	-
B3, B4A, B4A PES, B4B, B4B PES	2.9	2.9	2.5	2.9	2.7	2.5	2.5	-	-
C1	2.9	2.9	-	2.9	2.7	2.5	2.5	-	-
C2A, C2A PES, C2B, C2B PES	2.85	2.85	-	2.85* & 2.9	2.65** & 2.8	2.5	2.5	2.5	-
D1	2.9	2.9	-	2.875* & 2.9	2.65** & 2.8	2.5	2.5	2.5	-
D2, D3	2.875	2.875	-	2.875* & 2.9	2.65** & 2.8	2.5	2.5	2.5	2.70
D4	2.85	2.85	2.9	2.85* & 2.9	2.65** & 2.8	2.5	2.5	2.5	-
E1 PES	2.875	2.875	-	2.875* & 2.9	2.65** & 2.8	2.5	2.5	2.5	2.70
E2	2.5 & 6.0 (DV)	6.0 (DV)	-	2.85* & 2.9	2.65** & 2.8	2.5	2.5	2.5	2.70
E3	2.5 & 6.0 (DV)	6.0 (DV)	2.9	2.875* & 2.9	2.65** & 2.8	2.5	2.5	2.5	2.70
E3 PES	2.875	2.875	2.9	2.875* & 2.9	2.65** & 2.8	2.5	2.5	2.5	2.70
PH1, PH2	2.9 & 6.0 (DV)	2.9	2.9	2.9	2.65** & 2.8	2.5	2.5	2.5	2.70

Note :
DV – Double Volume, WIW – Walk-in wardrobe/closet
* Common bedroom height
** Applicable to unit balconies with Aluminum Cladded Canopy provision up to 900mm overhang.
- Ceiling Height – floor finish level to underside of slab/ceiling where applicable.
- Bulkhead of 2.65m where applicable.
- Ceiling height is varied for Store underneath the staircase (for type PH only).

19. ELECTRICAL SCHEDULE

	UNIT TYPE																				
Electrical Schedule	A1, A2, A3	A1 PES, A3 PES	B1	B1 PES	B2	B3	B4A & B4B	B4A PES & B4B PES	C1	C2A & C2B	C2A PES & C2B PES	D1	D2	D3	D4	E1 PES	E2	E3	E3 PES	PH1	PH2
Lighting Point	11	12	19	21	15	21	20	22	21	24	25	34	36	39	29	46	46	48	48	79	89
Power 13A	18	18	19	20	21	21	21	22	25	27	28	34	35	37	29	38	36	42	43	70	80
Aircon Isolator	2	2	2	2	2	2	2	2	3	3	3	4	4	5	3	4	5	5	5	8	10
Water Heater Connector Unit	1	1	1	1	1	1	1	1	1	1	1	1	2	2	1	2	2	2	2	3	3
Cooker Connector Unit	1	1	1	1	1	1	1	1	1	1	1	2	2	2	1	2	2	2	2	2	2
Exhaust Hood Connector Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Oven Connector Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2
Television Outlet	2	2	3	3	3	3	3	3	4	5	5	6	5	6	5	5	5	7	7	10	11
Telephone/Data Outlet	5	5	6	6	7	7	7	7	7	8	8	10	9	10	9	10	10	14	14	17	21
Bell Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bell Point Switch	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Note :
- All type and rating of switches and power points above are subject to equipment power requirement and selection.
- Twin power points will be counted as 2 number of 13A power points.

NOTES TO SPECIFICATIONS

A **Marble/Granite**
Marble/granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble/granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However, granite, being a much harder material than marble, cannot be re-polished after installation. Hence, some differences may be felt at the joints. Subject to clause 14.3 of the Sale and Purchase Agreement, the tonality and pattern of the marble or granite selected and installed shall be subject to availability.

B **Air-Conditioning System**
To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his own contractor to service the air-conditioning system regularly.

C **Television and/or Internet Access**
The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service providers or any other relevant party or any relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/or internet access.

D **Materials, Fittings, Equipment, Finishes, Installations and Appliances**
Subject to clause 14.3 of the Sale and Purchase Agreement, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to the Architect's selection and market availability.

E **Layout/Location of Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Door Swing Positions and Plaster Ceiling Boards**
Layout/Location of fan coil units, electrical points, television points, telecommunication points, door swing positions and plaster ceiling boards are subject to the Architect's final decision and design.

F **Warranties**
Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17 of the Sale and Purchase Agreement.

G **Web Portal of the Housing Project**
The Purchaser will have to pay annual fee, subscription fee or any such fee to the service provider of the Web Portal of the Housing Project as may be appointed by the Vendor or the Management Corporation when it is formed.

H **False Ceiling**
The false ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect's sole discretion and final design.

I **Glass**
Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17 of the Sale and Purchase Agreement.

J **Wall**
All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind kitchen cabinets/vanity cabinet/mirror.

K **Compressed Quartz**
Compressed Quartz stone is an engineered stone surface that comprises of natural extract from the earth. The pigmentation found in these natural extract sometime varies and as a result, the final products are subjected to variations in colour and vein pattern. Like most materials, excessive force, high point loads, pressure or heat may cause thermal shock, discoloration or damage to the surface. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17 of the Sale and Purchase Agreement.

L **Engineered Timber Strips**
Engineered timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Engineered timber strips are also subject to thermal expansion and contraction beyond the control of builder and vendor. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17 of the Sale and Purchase Agreement.

M **Mechanical Ventilation System**
Mechanical ventilation fans and ductings are provided to bathrooms/toilets and foyer/utility which are not naturally ventilated. To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets and foyer/utility (where applicable) is to be maintained by the Purchaser on a regular basis.

N **Prefabricated Bathroom Units (applicable to all units except unit types B2 and PH1)**
Certain bathroom and WC may be prefabricated construction and all penetrations are sealed at manufacturer's factory prior to installation on site. Any subsequent penetrations are not recommended as they will compromise the waterproofing warranty. Any hacking, repairing and drilling within bathroom must be in accordance to the manufacturer's manual book.

O **Mobile Phone Reception**
Telephone reception on mobile phones within the Housing Project is subject to availability/provision of satellite/wireless coverage by the respective mobile telephone network service providers and is not within the purview/control of the Vendor.

P **Tiles**
Selected tiles sizes and tile surface flatness cannot be perfect, and subject to acceptable range described in Singapore Standards SS483:2000.

Q **Window Limiters**
For compliance with Authorities' requirements, all units will be provided with window limiters at designated location for compliance where applicable.

R **Digital TV Service/Reception**
Digital TV Service is provided with necessary cablings or connections from its network to the building. The Purchaser will have to ensure that their televisions are digital ready and compatible in order to view the Free-to-Air (FTA) channels. The availability/provision of reception coverage by the respective media network service providers is not within the purview/control of the Vendor.

S **Home Fire Alarm Device (HFAD)**
Home Fire Alarm Device (HFAD) is provided to each residential unit as per compliance to the local Authorities' requirements. To ensure good working condition, the HFAD has to be maintained by the Purchaser.

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Together with CDL, founding principal and design director of SCDA, Chan Soo Khian brings his unique touch to Amber Park. For his contributions to the architectural landscape, Soo Chan has been recognised with three Royal Institute of British Architects International prizes, the President's Design Award, the SIA-Getz Prize for Emerging Architecture, and nine Chicago Athenaeum awards. SCDA and its projects have been published in international journals and periodicals, and the firm has designed in over 70 locations across Asia, Africa, Europe, Oceania and North America.

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SALES ENQUIRIES

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Vendor (Developer): Aquarius Properties Pte Ltd (UEN No. 201729224K) [a joint venture between Cityzens Development Pte Ltd (UEN No. 201714631H) and Hong Realty (Private) Limited (UEN No. 196200244W)] • Tenure of Land: Estate in Fee Simple (Freehold) • Lot No.: Lot 4111N MK25 at Amber Gardens • Housing Developer's Licence No.: C1259 • Encumbrances: Mortgage IF/174005M in favour of DBS Bank Ltd • Expected Date of Vacant Possession: 31 July 2024 • Expected Date of Legal Completion: 31 July 2027

Reasonable care has been taken in the preparation of this brochure, but the developer or its agents do not warrant the accuracy of this brochure. To the extent permissible by law, the statements, information and depictions in this brochure may not be relied upon as statements or representations of fact, and they are not intended to form any part of the contract for the sale of the housing units. In particular, visual representations such as pictures and drawings are artists' impressions only, and are not representations of fact. The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to the developer's architect's selection, market availability and the sole discretion of the developer. All information contained in this brochure are current at the time of printing and are subject to such changes as are required by the relevant authorities or the developer. The floor areas stated in the brochure are approximate measurements and subject to final survey. The Sale and Purchase Agreement embodies all the terms and conditions between the vendor and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the vendor and/or the vendor's agent which are not embodied in the Sale and Purchase Agreement.

Premier Residential Services: Please note that the use of these services and facilities are chargeable as they are provided by third-party service providers ("Service Providers"). While our Residential Host will assist in making arrangements, all costs incurred for use of these services and facilities are to be borne by residents. Provision of these services and facilities may be modified according to availability and at the discretion of the Service Providers. The Service Providers also reserve the right to terminate the services and facilities without prior notice. Other terms and conditions apply. Visual representations are not representations of the actual provision.

Smart Home: The unit will be supplied and installed with the following items ("SMART Home System"): a) Smart Home Gateway, b) Smart Voice Assistance, c) Digital Lockset, d) Door Sensor, e) Lighting Controls, f) Air-Conditioning Control System, g) Home Fire Alarm Device (HFAD). The make, model, brand, design and technology of the SMART Home System to be supplied and installed in the actual unit may differ from the above illustration and are subject to change. Terms and conditions apply. Buyers shall liaise with the smart home vendor instead of the developer to make all arrangements for the set up and configuration of, and for any queries, defects, maintenance and/or upgrade issues with the SMART Home System at buyers' own costs. Items/devices which are not listed above are not included in SMART Home System and may be purchased from the smart home vendor directly and installed at buyers' own costs after the handover of the unit.

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