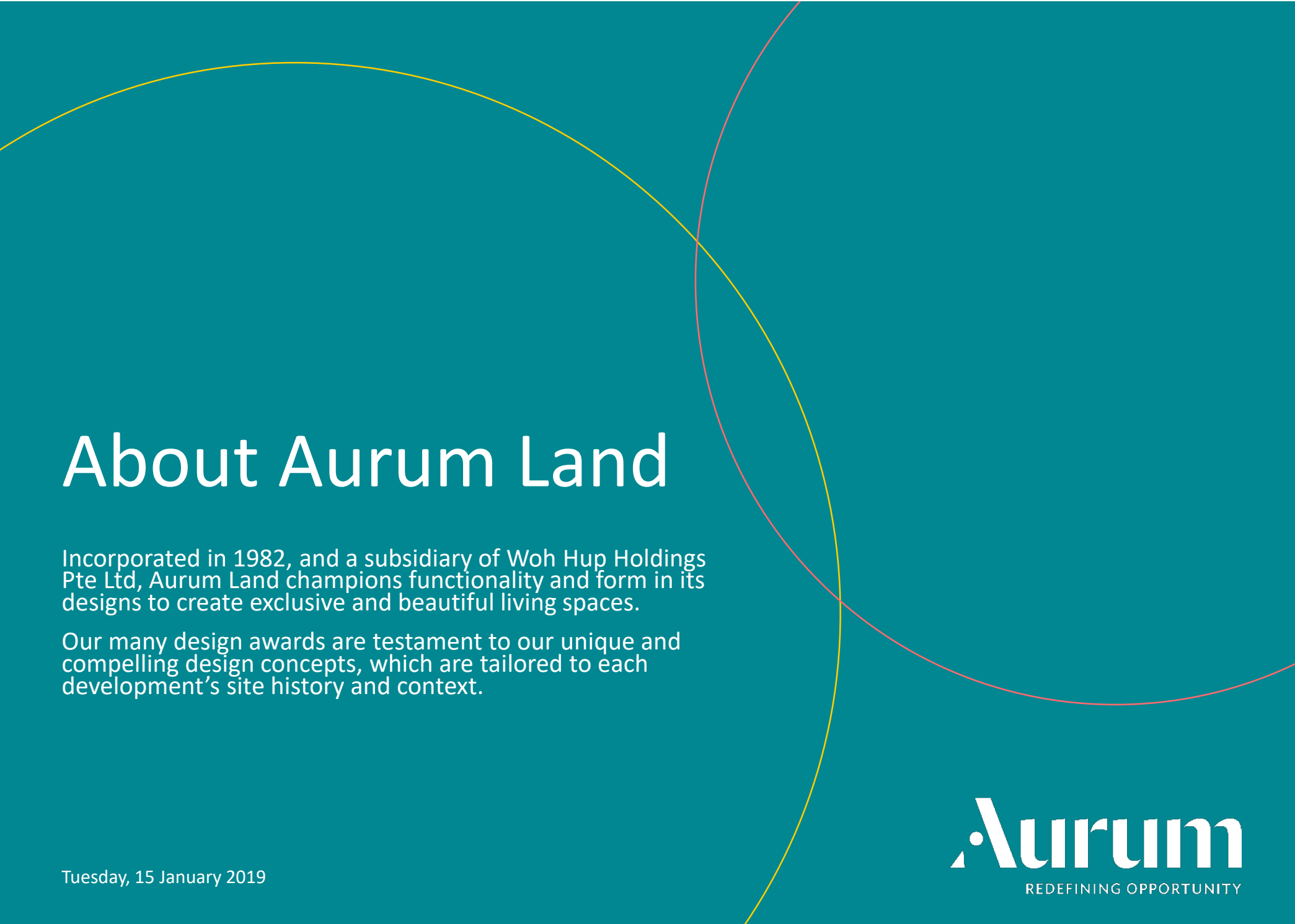




NYON at 12 Amber

Tuesday, 15 January 2019

Aurum
REDEFINING OPPORTUNITY



About Aurum Land

Incorporated in 1982, and a subsidiary of Woh Hup Holdings Pte Ltd, Aurum Land champions functionality and form in its designs to create exclusive and beautiful living spaces.

Our many design awards are testament to our unique and compelling design concepts, which are tailored to each development's site history and context.

Tuesday, 15 January 2019

Aurum
REDEFINING OPPORTUNITY

Some of our awards

EdgeProp Singapore Excellence Awards 2018 Top Boutique Development: THE ORIENT

FIABCI Singapore Property Awards 2017 Winner of Residential (Low Rise): THREE 11

FIABCI World Prix d'Excellence Awards 2017 Silver Winner of Residential (Low Rise): 1919

Asia Pacific Property Awards 2017 Best Apartment Singapore: THE ASANA

FIABCI Singapore Property Awards 2016 Winner of Residential (Low Rise): 1919

South East Asia Property Awards 2016 Highly Commended Boutique Developer

Singapore Asia Pacific Property Awards 2016 Highly Commended Apartment Singapore: THE ORIENT

South East Asia Property Awards 2015; *Best Boutique Developer Singapore*

Tuesday, 15 January 2019

Project Name NYON

Address 12 Amber Road

Plot Ratio 2.8

Developer Aurum Land (Private) Limited

Tenure Freehold

Site Area 2,639.30sqm/ 28,409 sq ft

No. of storeys 18

No. of units 92

Orientation South- East Facing (at main entrance)

Architect Park + Associates Pte Ltd

Interior Designer 2nd Edition Pte Ltd

Main Con Woh Hup (Private) Limited

Vehicle Parking 92 lots, 2 accessible lots

Est. Expected TOP 1 September 2022

Unit Mix	Unit Type	Size Range	No. of Units
		Sq ft	
Unit Mix	1 bedroom	484	28
	2 bedroom	721 - 915	36
	3 bedroom	1,216 – 1,615	28



Concept/ Design Intent

Living life within and without walls



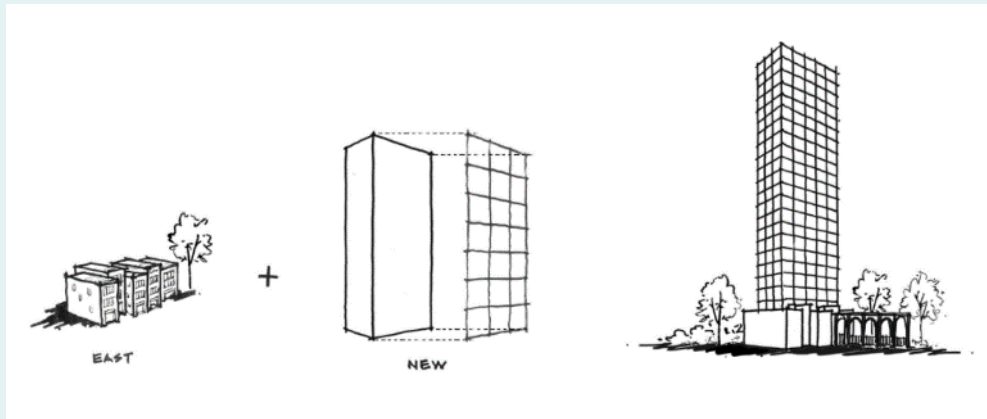
“Re creating a typical typology of a residential tower”.

A human- scaled yet volumetric first storey resembles the identity of East Coast which brings reminiscence of old times.

Spaces are layered, progressing from enclosed to open, creating a different sense of space for the users.

With its pure white square blocks, it is considered as a starting point of the residents to imprint their new lifestyle onto it, while standing out from the typical residential towers nearby.

- Park + Associates Pte Ltd

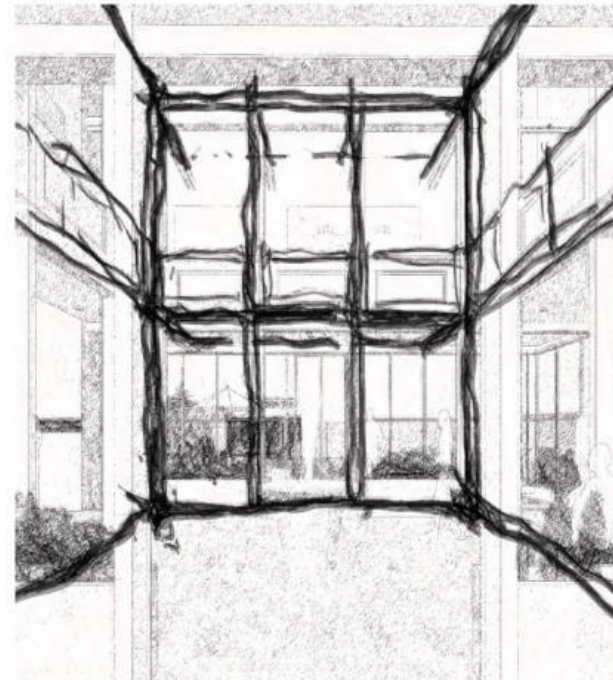


Concept/ Design Intent

Living life within and without walls



Revealing the hybrid nature of Peranakan aesthetics, the arch of the typical five-foot walkway is simplified into a modern walkway with mild steel and louver, bringing back the sense of old five-foot walkway. This allows the residents to move forward while remembering the past. The boundary wall of shophouses is reinterpreted and serve as the beginning point of the walkway. Distilled version is chosen to retaining the floor tiles pattern but in a monotone version.



From previous research on interesting spaces inside a Peranakan shophouse, the proposal comes out with re-creating the sense of courtyard after the drop off area, having a sculptural stairs in the central courtyard which open to sky. Distilled version is chosen with rectangular frame, retaining the floor tiles pattern to have contrast, but most elements in monotone and less wall details. The proposal of hanging planters are added on top of the courtyard to enhance the indoor-outdoor spatial experience.



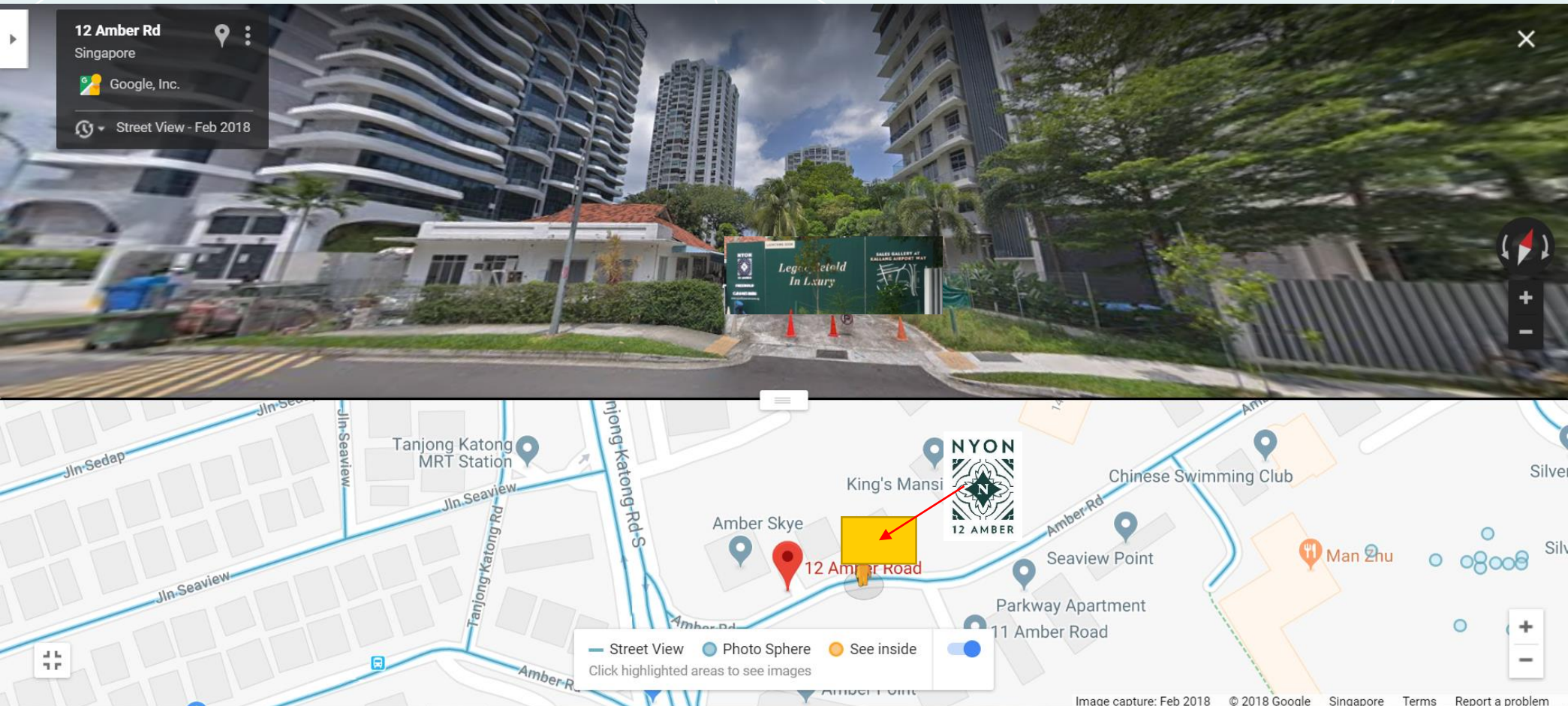
Location

Surroundings



Actual Site

12 Amber Road



Aerial Views

19m



Levels 2 to 5

50m



Levels 6 to 11

72m



Level 14- Sunset Patio

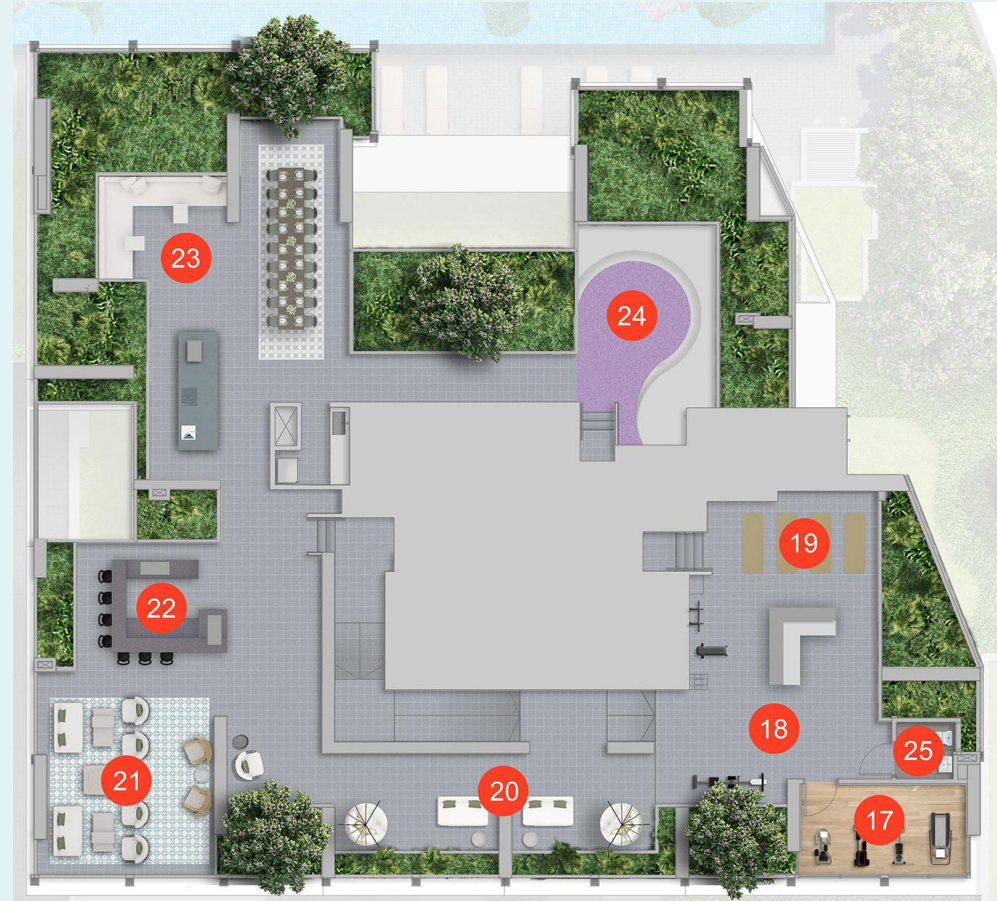
100m



Level 18- Rooftop & PHs

Site Plan

Level 1 & Level 14



Level 1

Layout Plan



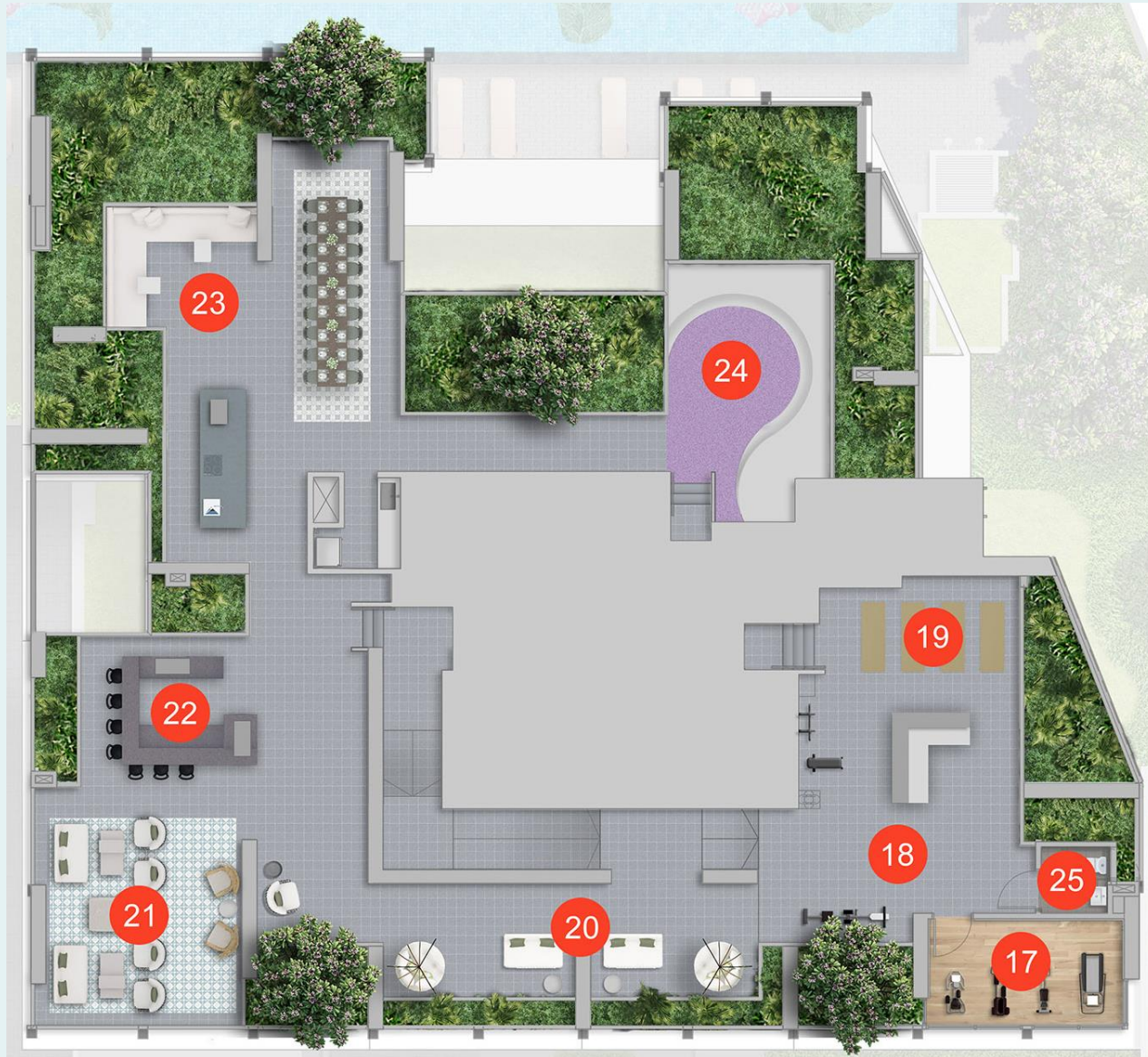
Legend :

- 1 Guardhouse
- 2 Drop-Off
- 3 Side Gate
- 4 Entrance Promenade
- 5 Courtyard
- 6 Club House
- 7 Cabana Pods
- 8 Mosaic Pool
- 9 Jacuzzi
- 10 Kids' Pool
- 11 BBQ Pits
- 12 Sun Lounge Deck
- 13 Toilet & Changing Room
- 14 Shower
- 15 The Lawn
- 16 Treehouse Playground



Level 14- Sky Terrace

Sky Terrace Plan



Legend :

- 17 Gymnasium
- 18 Outdoor Fitness Area
- 19 Outdoor Yoga Area
- 20 Seaview Patio
- 21 The Sitting Room
- 22 Patio Lounge
- 23 Sky Dining
- 24 Children's Play Area
- 25 Toilet



Diagrammatic Chart

UNIT DISTRIBUTION CHART						
UNIT	01	02	03	04	05	06
18 TH STOREY		C1P			C2P	C3P
17 TH STOREY	B1	B2	C4P		B3	B4
16 TH STOREY	B1	C1	A(m)	A	C2	C3
15 TH STOREY	B1	C1a	A(m)	A	C2a	C3a
14 TH STOREY	SKY TERRACE					
13 TH STOREY	B1	B2	A(m)	A	B3	B4
12 TH STOREY	B1	C1	A(m)	A	C2	C3
11 TH STOREY	B1	B2	A(m)	A	B3	B4
10 TH STOREY	B1	C1	A(m)	A	C2	C3
9 TH STOREY	B1	B2	A(m)	A	B3	B4
8 TH STOREY	B1	C1	A(m)	A	C2	C3
7 TH STOREY	B1	B2	A(m)	A	B3	B4
6 TH STOREY	B1	C1	A(m)	A	C2	C3
5 TH STOREY	B1	B2	A(m)	A	B3	B4
4 TH STOREY	B1	C1	A(m)	A	C2	C3
3 RD STOREY	B1	B2	A(m)	A	B3	B4
2 ND STOREY	B1	C1	A(m)	A	C2	C3

1 Bedroom
2 Bedroom
3 Bedroom



Perspectives



Artist's Impression

Façade showing facilities



217 Upper Bukit Timah Rd (S) 588185 | www.aurum.sg
All information are of indicative status and subject to change. Terms & Conditions apply.



Artist's Impression

Courtyard







Artist's Impression

Drop off



217 Upper Bukit Timah Rd (S) 588185 | www.aurum.sg
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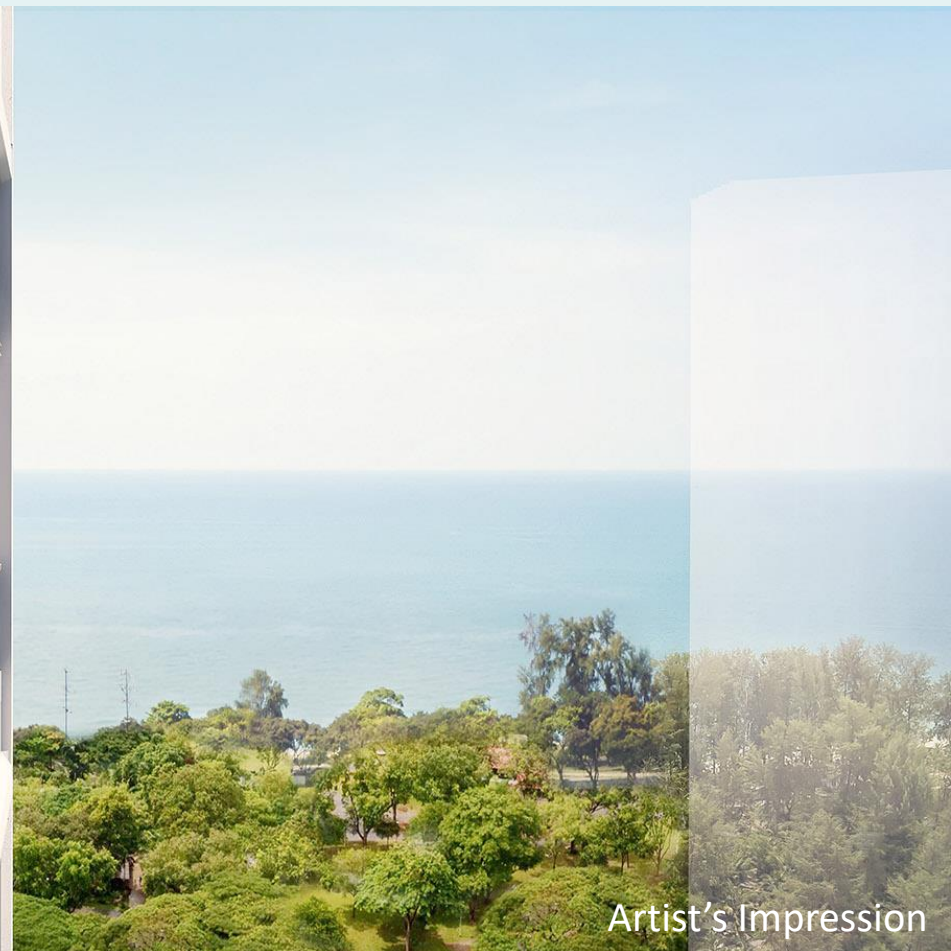


Artist's Impression

Level 1- The Club House



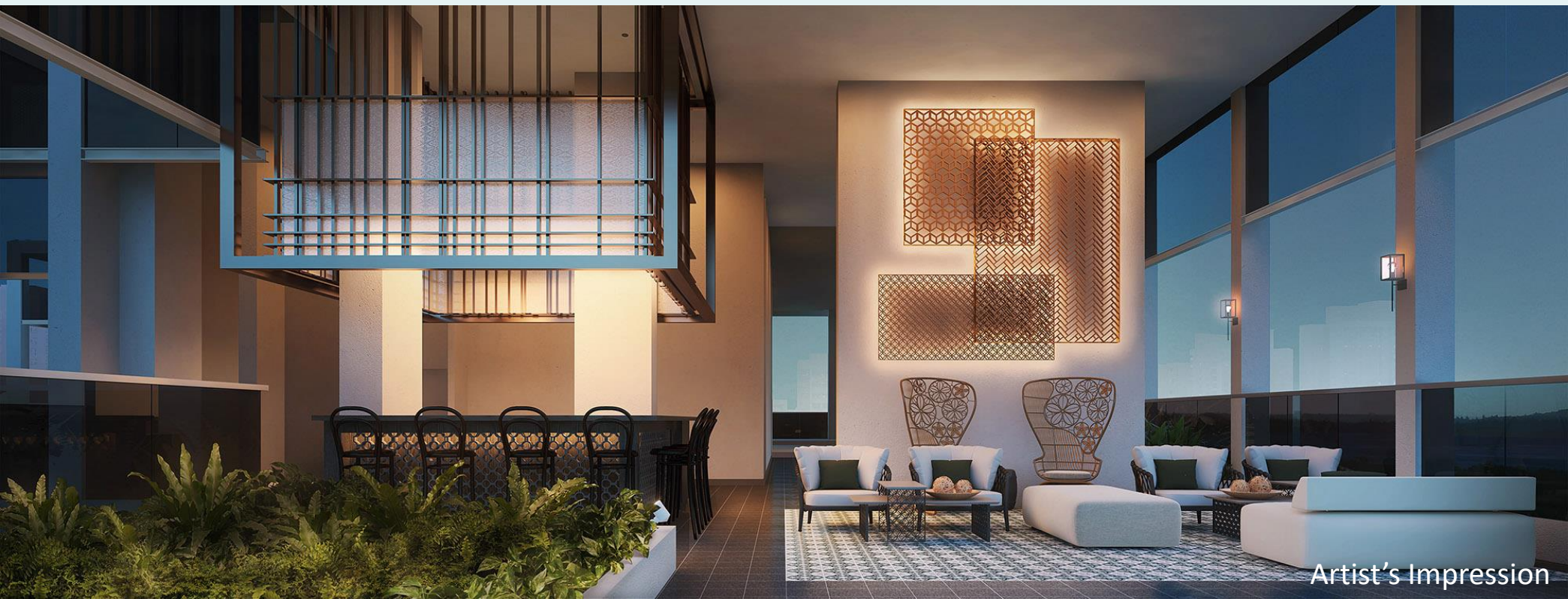
217 Upper Bukit Timah Rd (S) 588185 | www.aurum.sg
All information are of indicative status and subject to change. Terms & Conditions apply.



Artist's Impression

Level 14- Sky Terrace

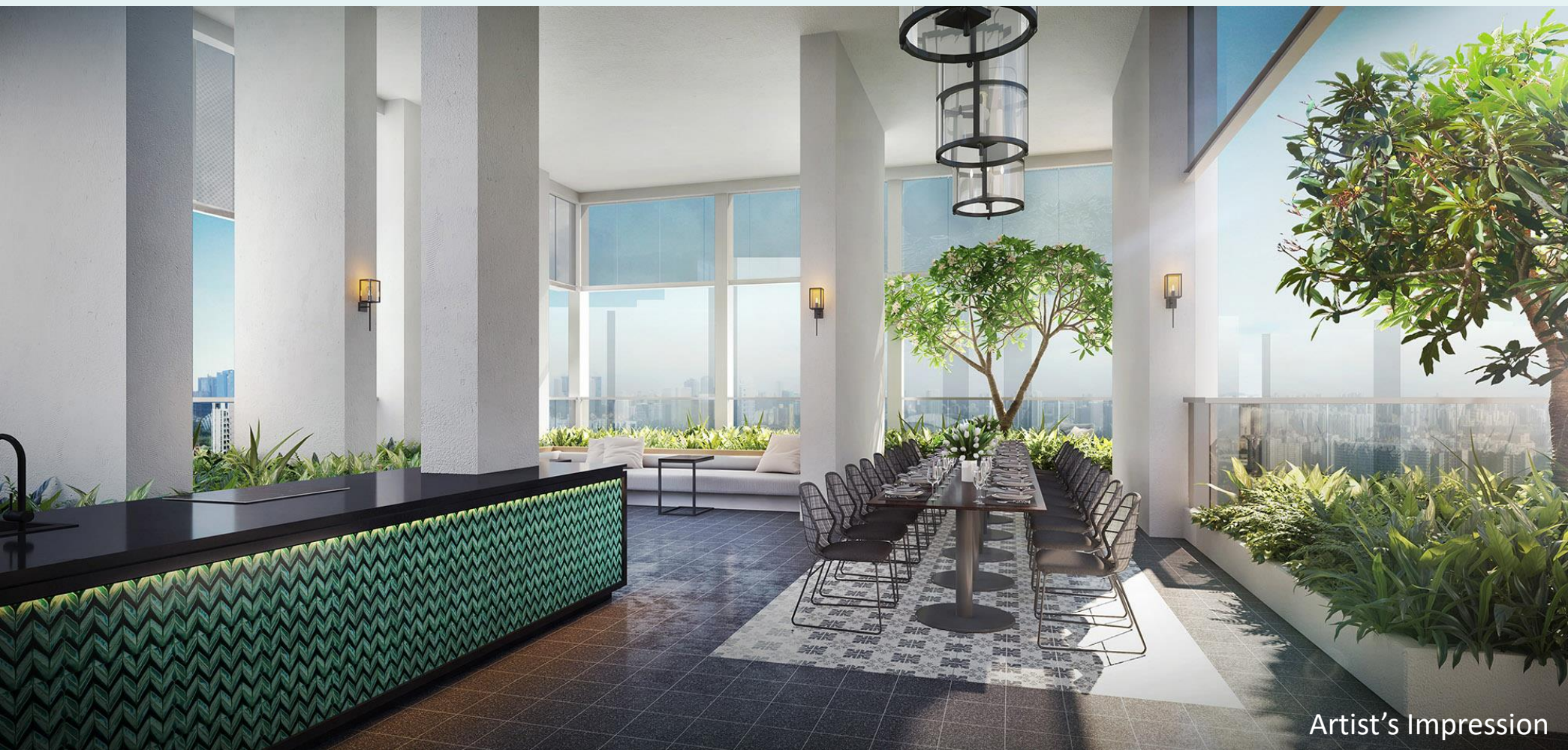




Artist's Impression

Level 14- Sitting Room & Patio Lounge





Artist's Impression

Level 14- Sky Dining





Artist's Impression

Kitchen

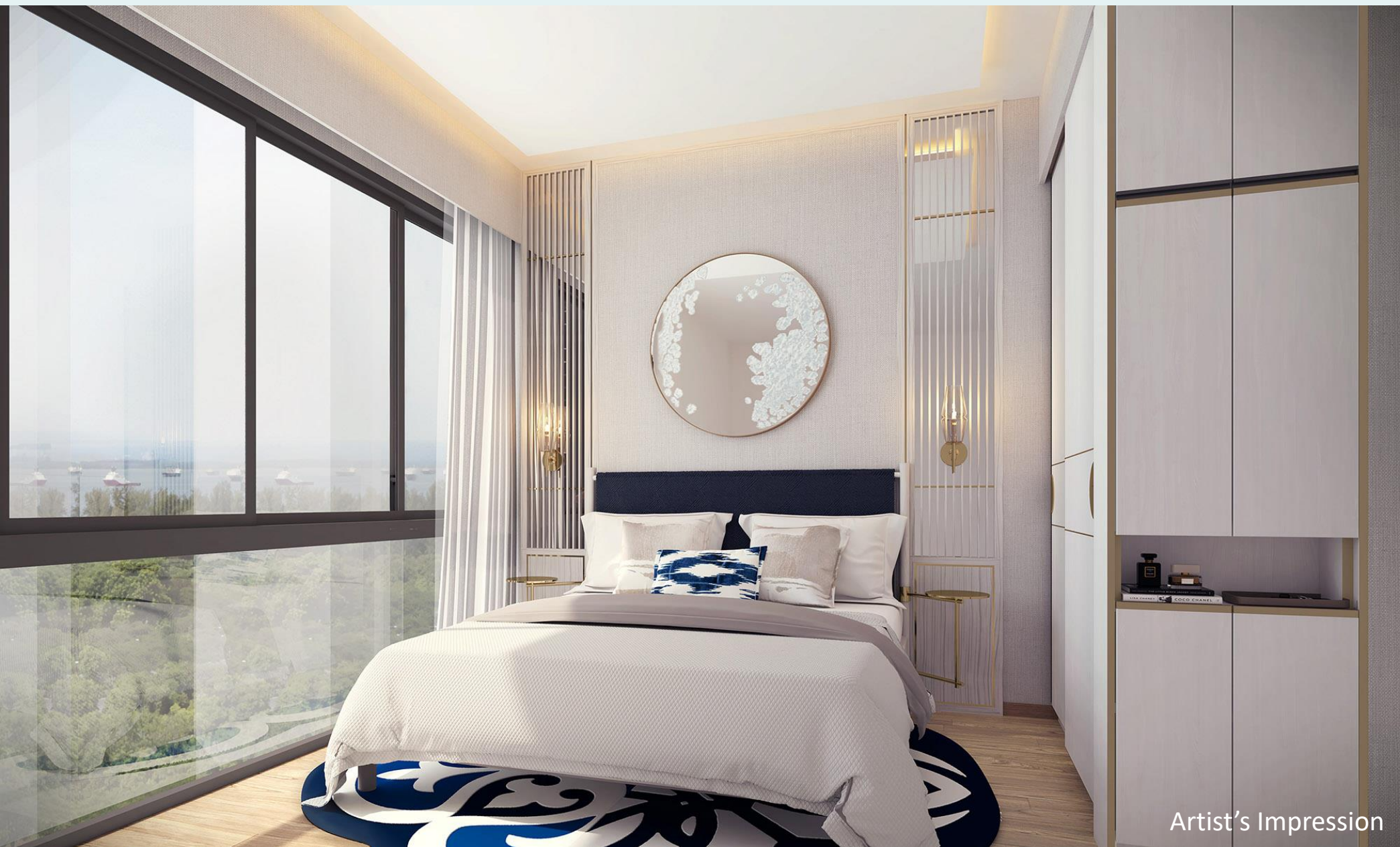


Artist's Impression

Living & Dining Area



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All information are of indicative status and subject to change. Terms & Conditions apply.



Artist's Impression

Master Bedroom



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All information are of indicative status and subject to change. Terms & Conditions apply.



Artist's Impression

Master Bathroom



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All information are of indicative status and subject to change. Terms & Conditions apply.

Block plan

West Sun

Stacks 01/06 are stacks with pool view

C3/ B4/
C3a/ C3P

06

B1

01

Stacks 02/ 03/ 04/ 05 are stacks with seaview

C2/ B3/
C2a/ C2P

05

A

04

A (m)

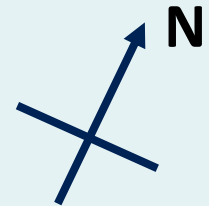
03

C4P

C1/ B2/
C1a/ C1P

02

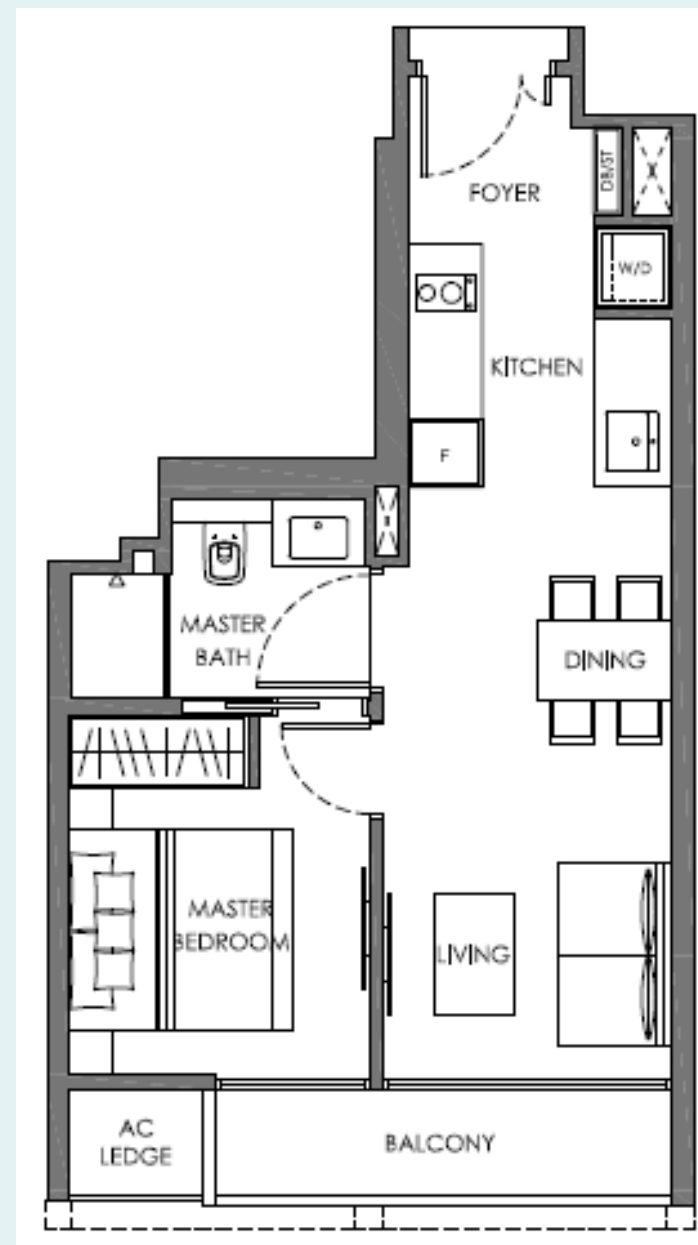
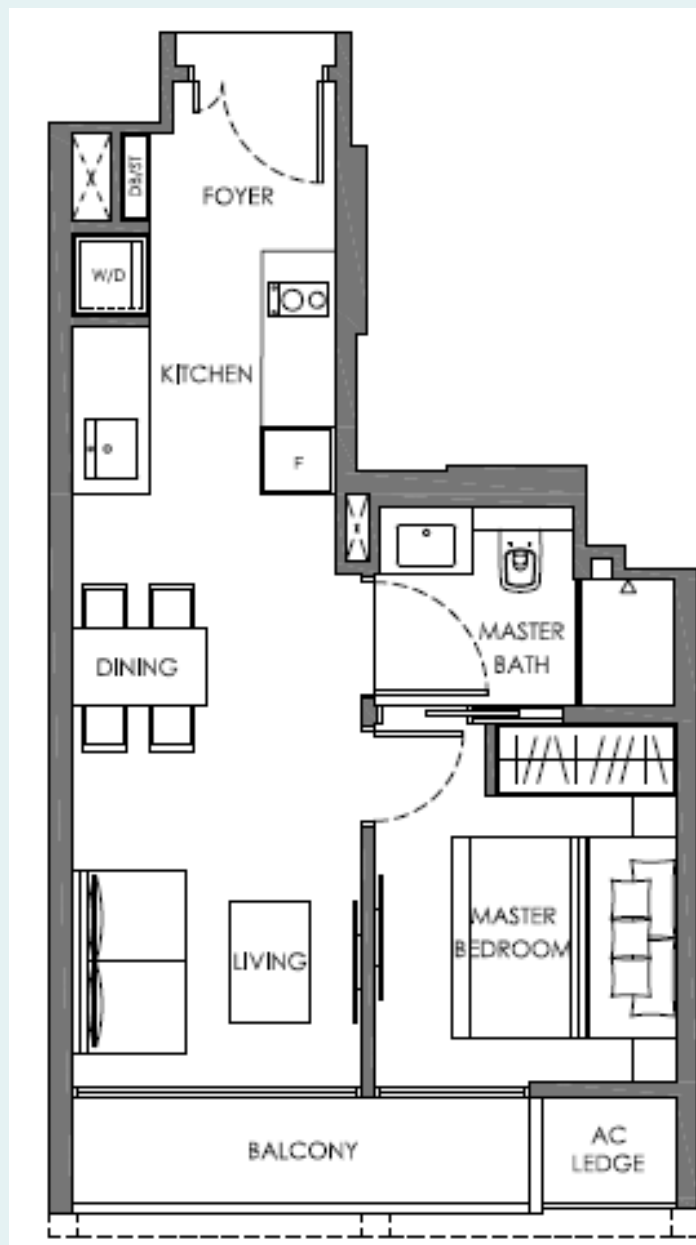
South- East Facing
(at main entrance)



Floor Plans

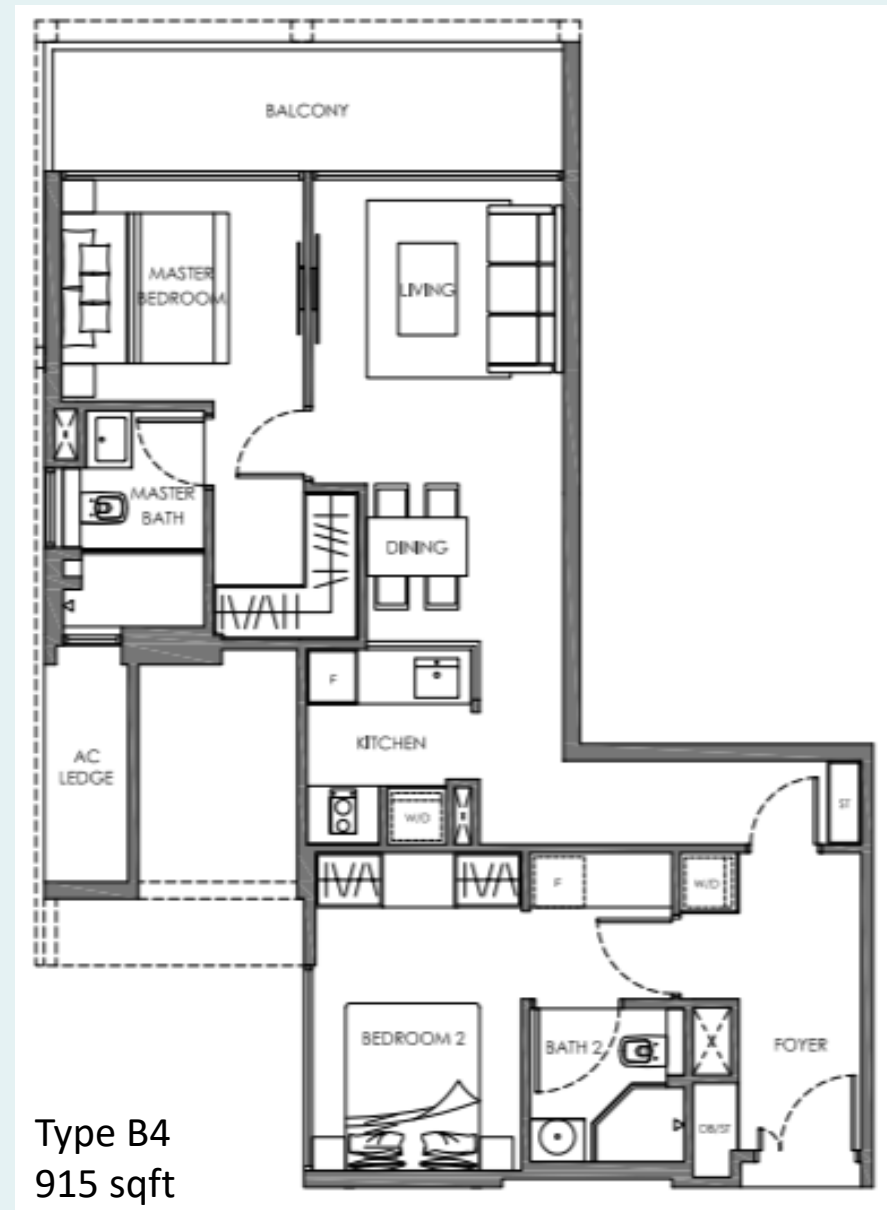
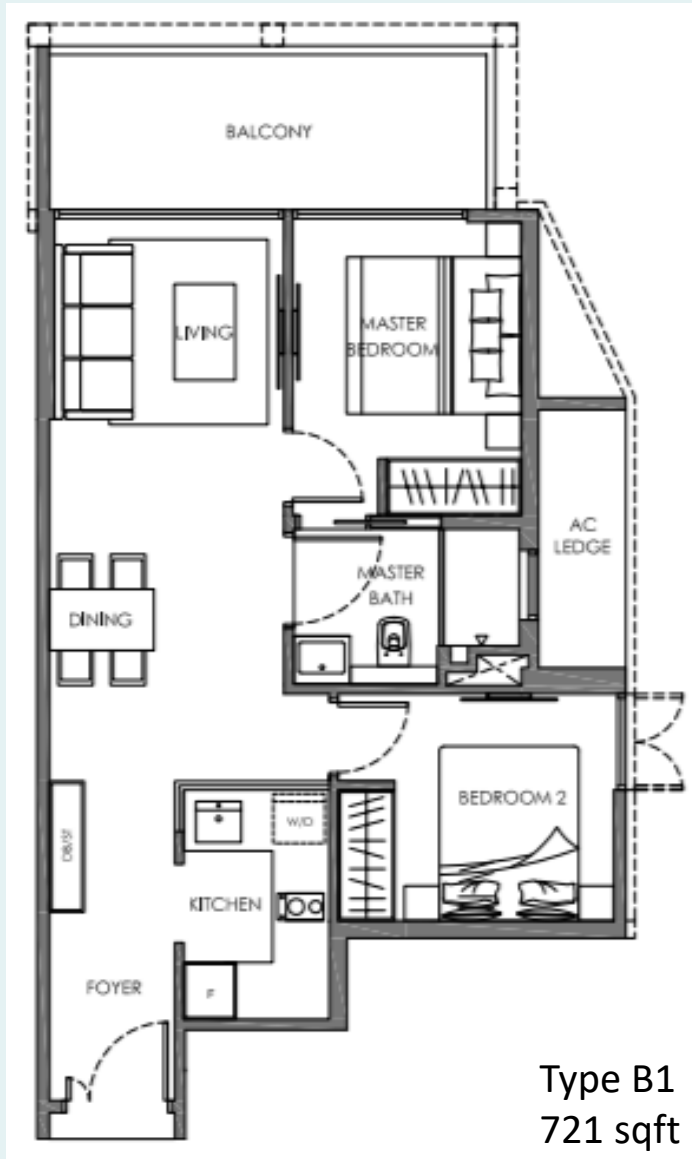
1 Bedroom- Type A/ A(m)

Size: 484 sq ft



2 Bedroom- Type B1/ B2/ B3/ B4

Size: 721 – 915 sq ft

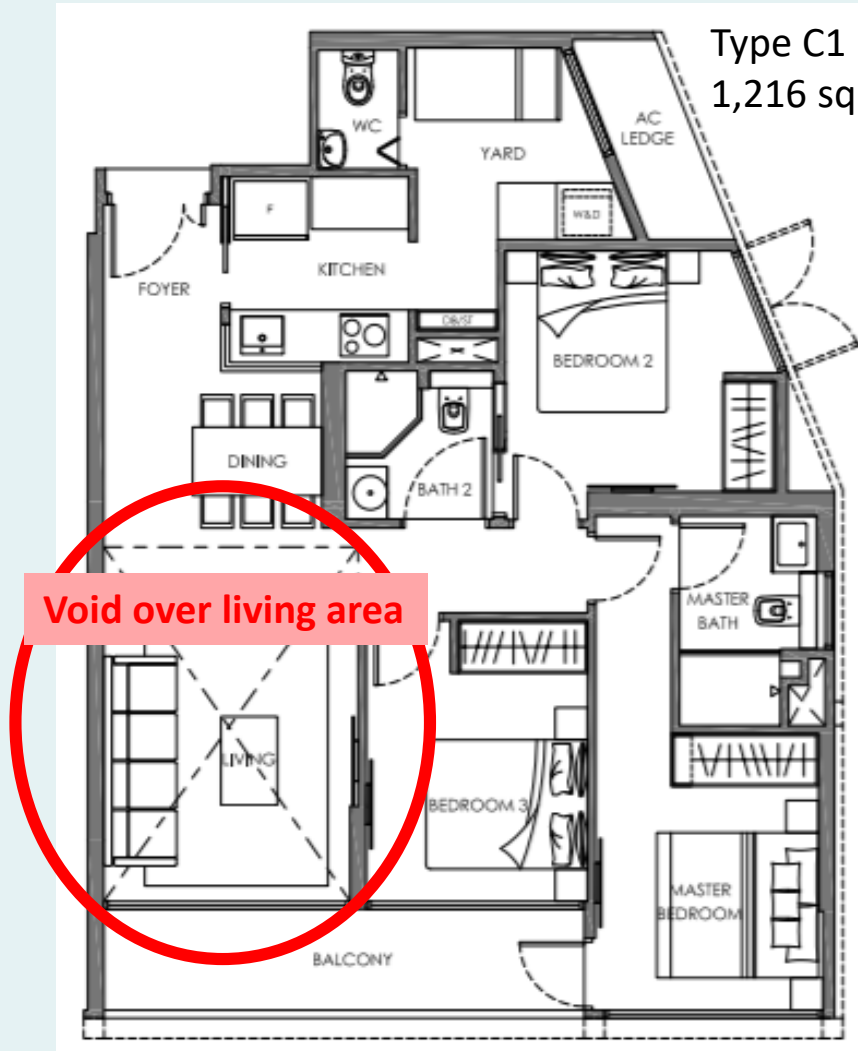


3 Bedroom- Type C1/ C2/ C3/ C4/ C1a/C2a/ C3a/ C1P/ C2P/ C3P/ C4P

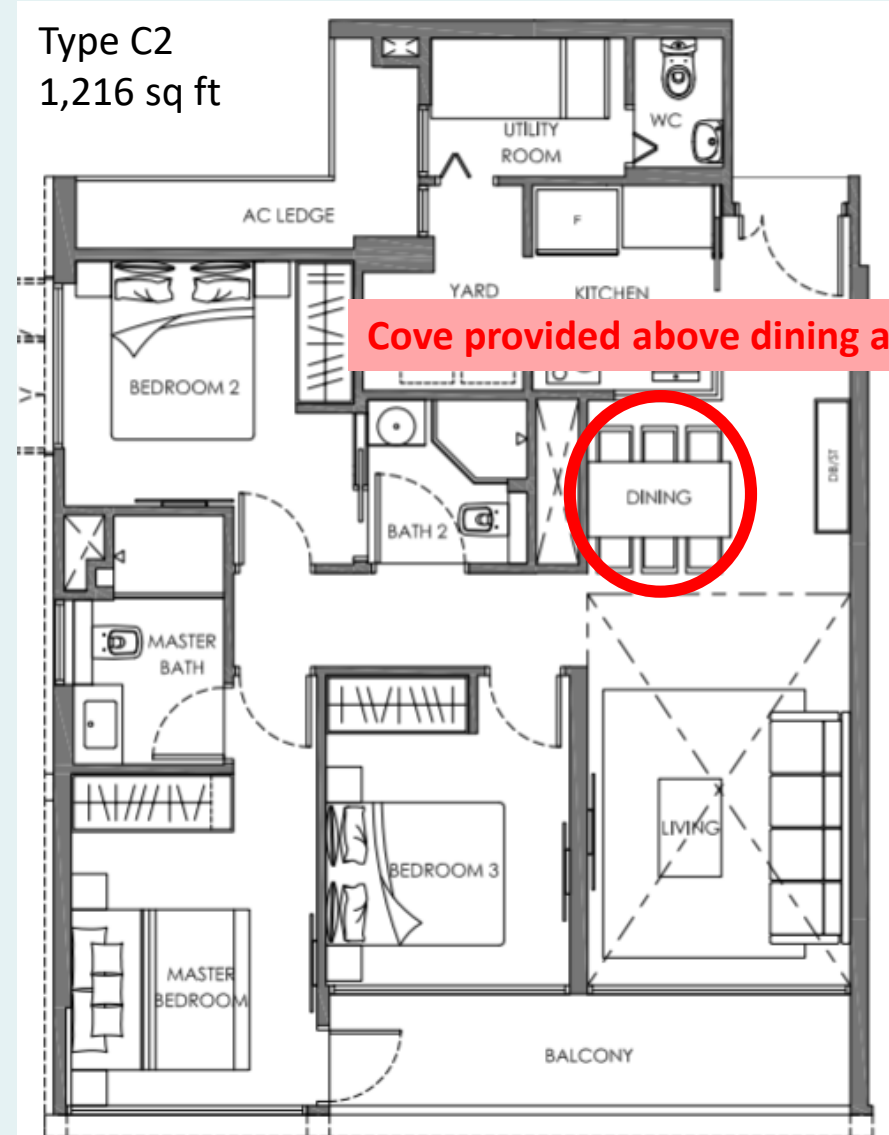
Size: 1,216 – 1,615 sq ft

No void for all Type C with 'a'

Type C1
1,216 sq ft



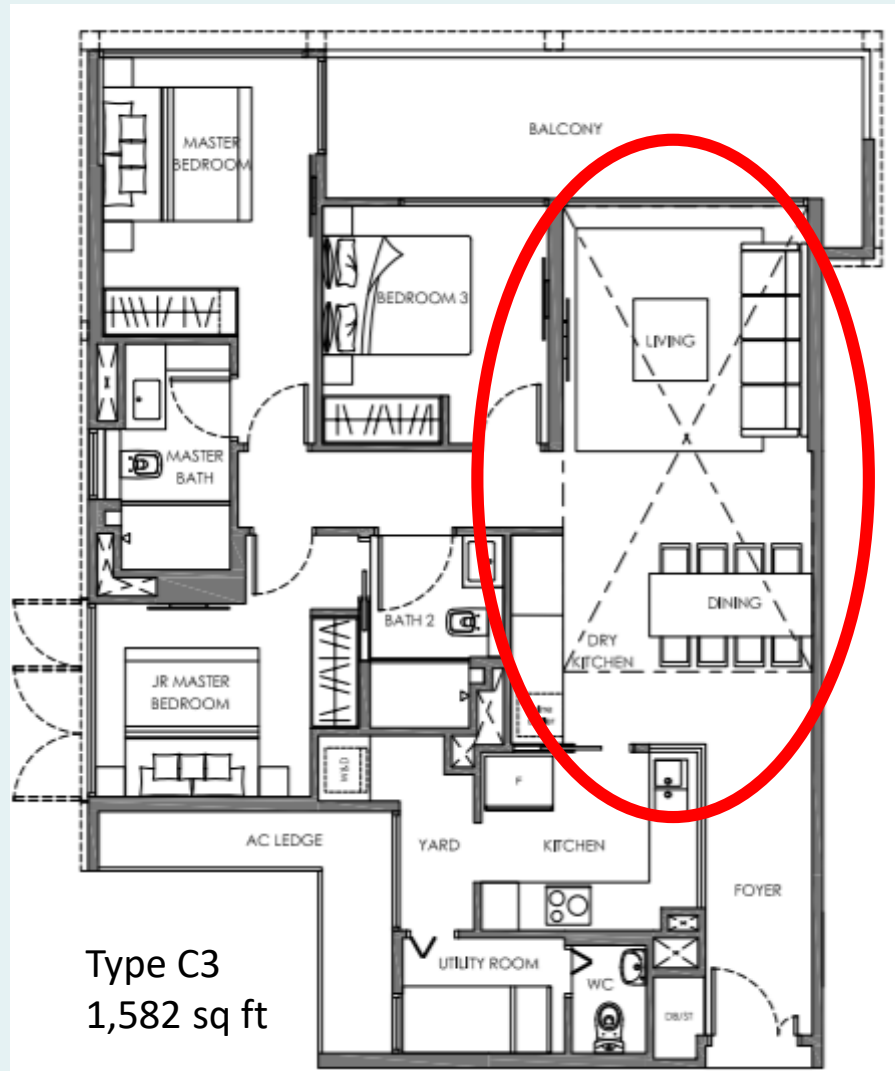
Type C2
1,216 sq ft



Only master bedroom wardrobe for Type C (3 bedrooms) comes with an extra dresser

3 Bedroom- Type C1/ C2/ C3/ C4/ C1a/C2a/ C3a/ C1P/ C2P/ C3P/ C4P

Size: 1,216 – 1,615 sq ft



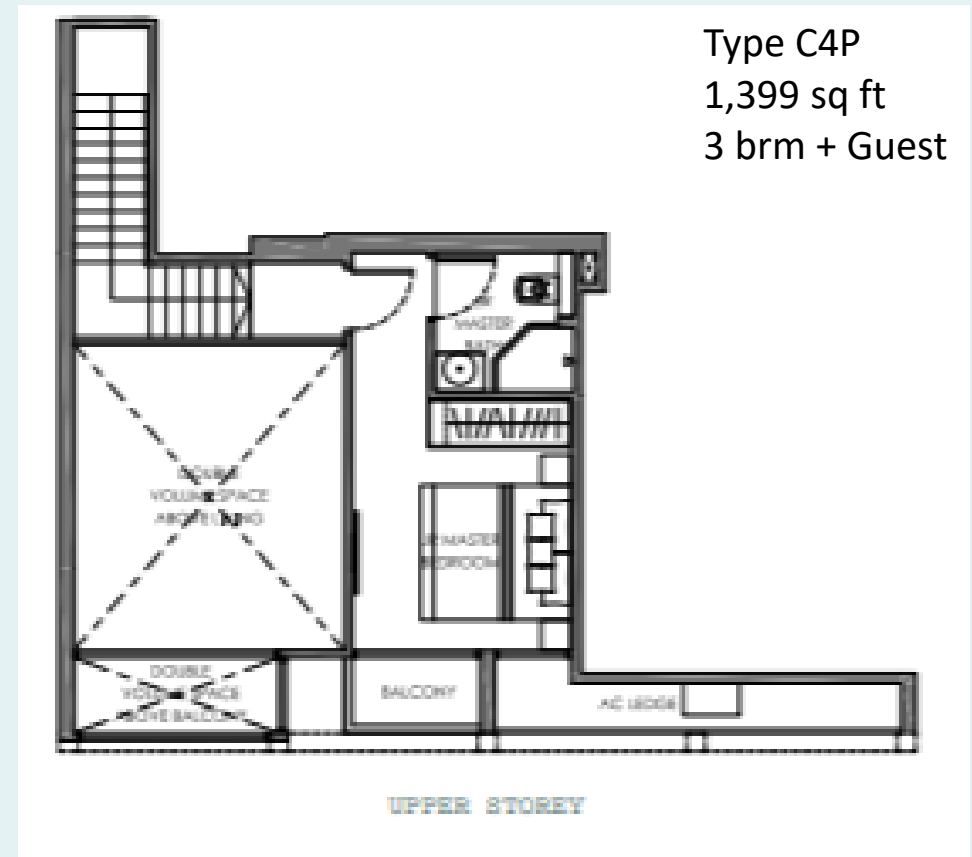
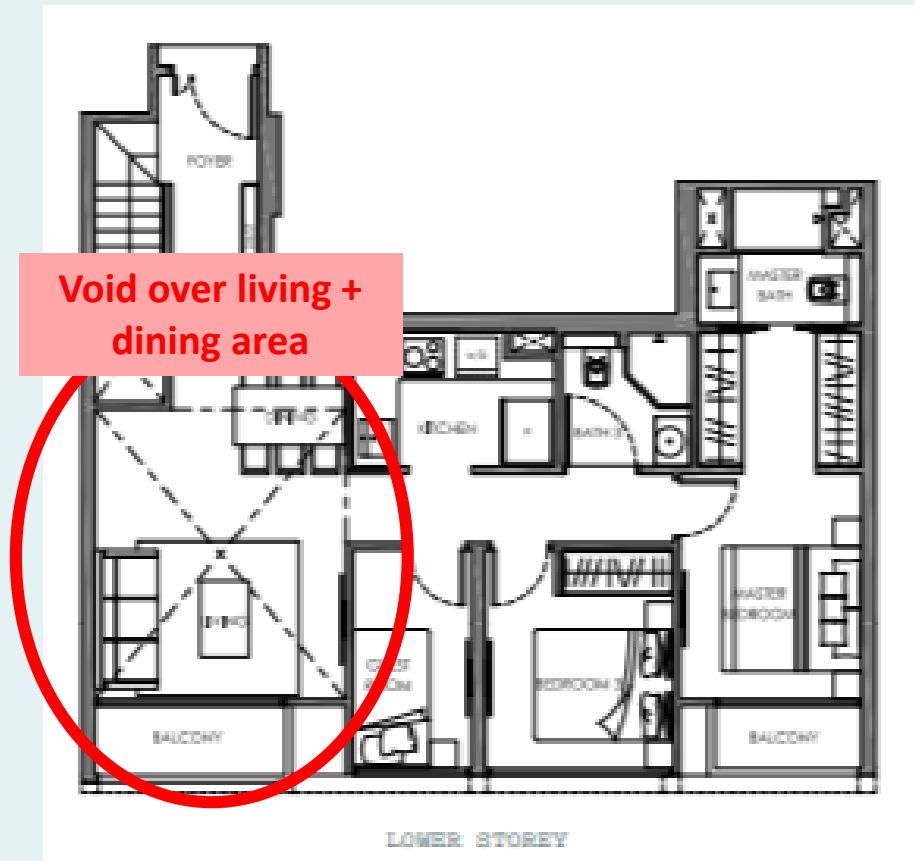
Type C3 is the only unit type with void that extends over living + dining area

Only master bedroom wardrobe for Type C (3 bedrooms) comes with an extra dresser



3 Bedroom- Type C1/ C2/ C3/ C4/ C1a/C2a/ C3a/ C1P/ C2P/ C3P/ C4P

Size: 1,216 – 1,615 sq ft

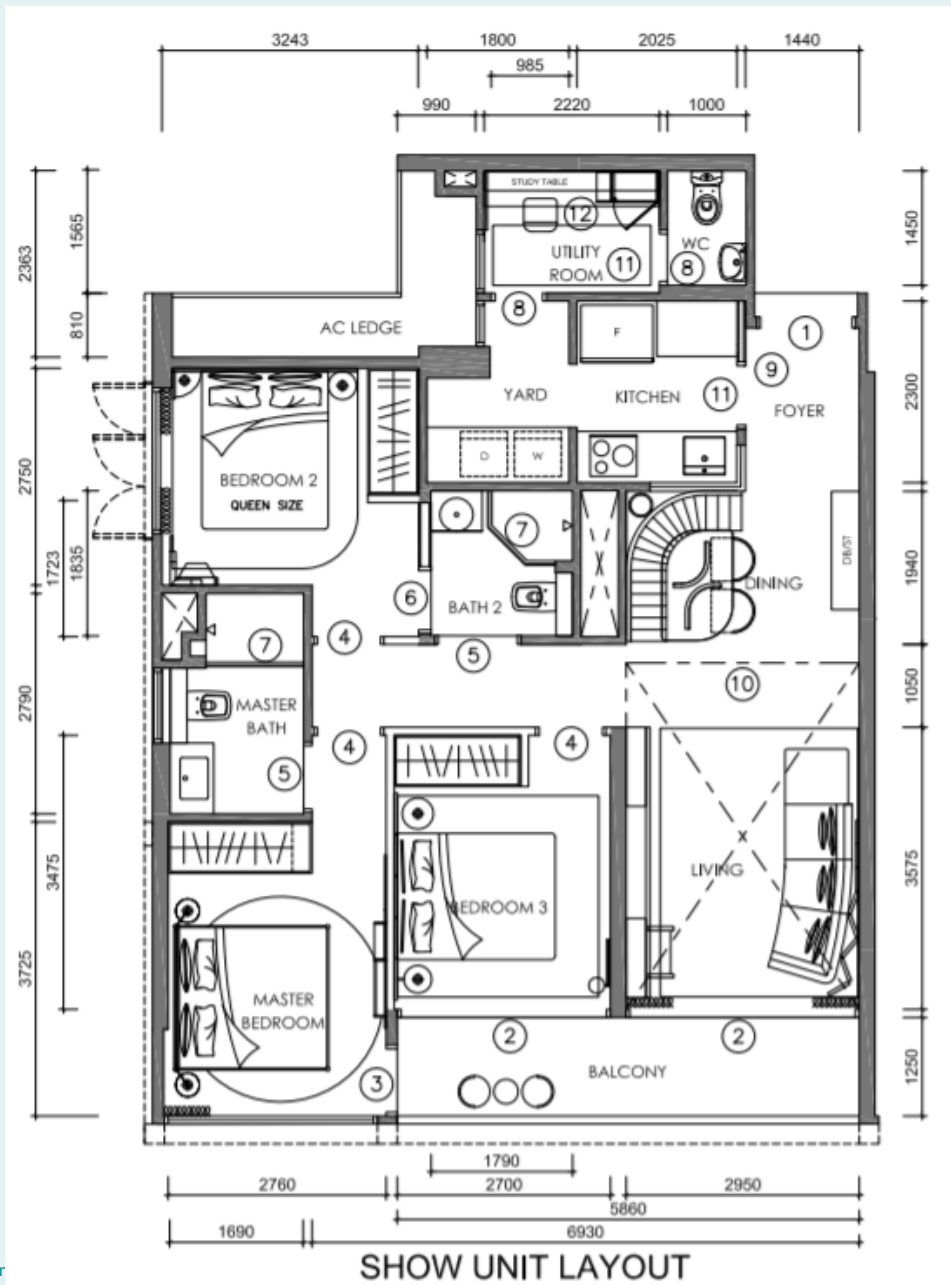


The only Duplex. The rest of the Type CPs are simplexes.

Penthouses are all located on the 18th floor except for Type C4P as it's a duplex, hence this unit sits on 17th floor

Type C2- Showflat Unit

1,216 sq ft



A smart home for the future

Living smart is a breeze with smart home features by Fermax

Smart home provisions



VIDA Gateway:

Equipped with a built-in pan & tilt camera, the gateway connects to other smart devices and provides remote monitoring of home all day.



Smart lock set:

Unlock with a pin code, RFID card, or physical key. Added security measures are fake pin codes, automatic locking, and warning alarms.



IP cameras:

2 extra units with day and night sensors, built-in microphone, and speaker. Making it easier to check more than one part of the house.



iPlus mobile app:

Access smart home devices, monitor home, and book facilities at NYON, or pre-register visitors for QR-code access — all in one app.



Smart Parcel Station

Receive packages with ease



NYON's Smart Parcel Station makes the hassle of receiving deliveries a thing of the past. With a one-time-pin sent by email, and a touch of the screen, the package is in hand—at one's convenience, in one's own time.



Maintenance Fees

Estimated at \$75 psv pm

5/6/7 shares: ranging from \$375 to \$525

1 Bedroom- 5 shares: \$375

2 Bedroom- 6 shares: \$450

3 Bedroom- 7 shares: \$525



Pricing

Est. Range

Unit Type		Size		Pricing Range
		Sq M	Sq Ft	
1 Bedroom	A(M)	44	474	from \$1.2mil/ \$2,400 psf
	A	44	474	
2 Bedroom	B1	67	720	from \$1,7mil/ \$2,250 psf
	B2	76	818	
	B3	76	818	
	B4	85	915	
3 Bedroom	C1	113	1,216	from \$2.6mil/ \$2,200 psf
	C1a	98	1,055	
	C1P	119	1,281	
	C2	113	1,216	
	C2a	99	1,066	
	C2P	120	1,292	
	C3	147	1,582	
	C3a	124	1,335	
	C3P	150	1,615	
	C4P	130	1,399	



Timelines

Pre-launch to Launch Activities

Preview Week 1

15 Feb to 17 Feb 2019

Preview Week 2

18 Feb to 24 Feb 2019

Cooling days

25 Feb to 28 Feb 2019

Launch Day

2 Mar 2019, Saturday

