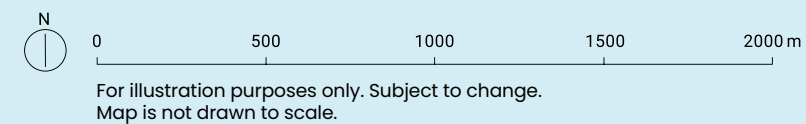




AT THE HEART *of everything*

Shopping. Dining. Good schools. Amenities. CBD. MRT.
All within easy reach.



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
- CHIJ (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
- Kallang Wave Mall 7 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
- North-South Line
- Downtown Line
- Thomson-East Coast Line
- Circle Line
- North-East Line

All travel times are estimates only.

A VIBRANT & ECLECTIC LIFESTYLE

at your doorstep



Comfort and Convenience

Simply put, close to what you care about and well within walking distance. Like dining and shopping at charming shophouses dotted along Katong lanes. Getting everything you need at the ever-popular Parkway Parade, the quaint Katong V or the rejuvenated 112 Katong slated to open end-2021. Having ready access to everything from medical to recreational at the nerve centre that is Marine Parade Central.

Greenery and Scenery

Picnic under palm trees. A paced walk or jog under a lush green canopy. Skate parks and a cable-ski park for those with plenty of energy to spare. BBQ pits for aspiring Masterchef Grillers, to much touted local food at nearby hawker centres. And the beach, ah yes the beach for sandcastles, sweeping views and romantic sunsets. Amber Sea is fine living. And with East Coast Park just a short stroll away, it's fun living as well.



History and Heritage

Nowhere in Singapore is the Peranakan culture preserved, shared and celebrated better than at Katong. From pastel-coloured shophouses that line Koon Seng Road to the intricate motifs and elaborate tiles that abound the whole area, some dating as far back as the 1920s. A good capture of the people and the period can be found at The Intan, a home museum that showcases Peranakan heritage. And if you are inspired, there are elegant porcelain, handcraft and fashion items to add that Peranakan touch to your home and wardrobe.

Hearty and Hipster

While the Peranakan part of Katong is preserved, the pulsating part of Singaporean life is not ignored i.e. FOOD. From hipster cafes to book-in-advance restaurants to hole-in-the-wall artisanal bread-cheese-ice cream-beer, you name it. Katong's fame spreads beyond its legendary laksa and chicken rice. And as an Amber Sea resident, it's a buffet of choice. Each and every day.



Education and Enrichment

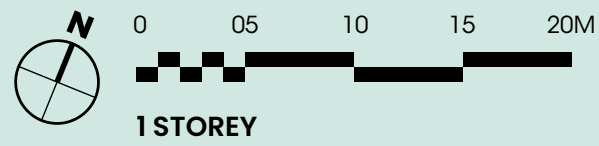
Children are our future and getting them ready for the world is key. And that is readily available around Amber Sea starting with popular nurseries for children 18 months and up. Playschools that promote fun learning. Enrichment choices that range from reading to coding. And coveted local schools like Tao Nan School, and prestigious international schools with well-rounded curriculums.

FACILITIES PLAN



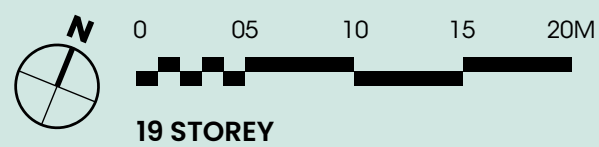
Level 1 Facilities

- 1 Side Gate
- 2 Guard House
- 3 Drop Off
- 4 25m Lap Pool
- 5 Spa Pool
- 6 Cabana
- 7 Pool Deck
- 8 Pool Side Pavilion
- 9 Kid's Pool
- 10 Lawn
- 11 Function Room
- 12 Gym
- 13 Bicycle Parking
- A Bin Centre
- B Substation
- C Carpark Ventilation Opening
- D Bulk Meter
- E Standby Generator
- Lines of Canopy Above
- Main Gantry



Roof Terrace Facilities

- 14 Sky Dining Pavilion
- 15 Play Area
- 16 Outdoor Pods
- F Water Tank



1ST STOREY PLAN AND 19TH STOREY PLAN AS PER APPROVED BUILDING PLAN
 BP NO 01 : A1286-00003-2012-BP01 DATE : 29 APRIL 2019
 BP NO 02 : A1286-00003-2012-BP02 DATE : 21 NOVEMBER 2019
 BP NO 03 : A1286-00003-2012-BP03 DATE : 19 AUGUST 2021

LOBBY

THE BEGINNINGS *of tranquility*

Artist's Impression

Step into tranquility. Refresh, recharge and refuel in the peace and quiet. Float away gently in the pool or relieve your stress with a good cardio session in the gym. Cap off the night with an intimate dinner on the roof terrace, while you gaze into the night sky.



DIVE INTO SERENITY

Go with the flow

Burn calories at the gym. Breathe easy after a 25m lap pool swim.
Both in lush settings. It's fitness finessed.

A PLAYGROUND *for the grown ups*

A function room with adjoining lawn can become a stage for a themed birthday party or a spot for a spontaneous gathering. Plan away.



ENTERTAIN

under the stars

Fitted with modern barbecue amenities, the roof terrace opens up to all sorts of possibilities. A private candlelit dinner for two or a barbecue party for ten. Cosy or festive. As your heart pleases.



Artist's Impression

1-BEDROOM

YOUR SPACE

Yours truly

Be it your first home, your family home or your forever home, select from our 1- to 4-bedroom units, penthouse and one of a kind duplex for a space that suits your needs.



Scan to tour unit online



Artist's Impression

Artist's Impression

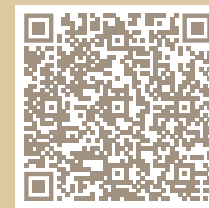
FLEX YOUR *spaces*

Fit-out a cosy bar. String up a hammock on the balcony.
Opt for an open or enclosed kitchen. Make it uniquely yours.



Scan to tour
unit online

2-BEDROOM



Scan to tour
unit online

3-BEDROOM

4-BEDROOM

COVETED EXTENSION

for a slice of serenity

Create a bubble away from the bustle, in this spacious 4-bedroom unit that opens into an ample balcony. A reading area, a herb garden or simply an extended space to enjoy the sun, breeze and many serene moments. Make your balcony into a little hideaway.



Scan to tour
unit online



PENTHOUSE

LUXURY, *a cut above*

Luxury that reaches for the sky.
There is only one Amber Sea.
And there is only one Penthouse.



Scan to tour
unit online

Artist's Impression

SLEEP AMONG *the stars*

Catch the first rays of the sun with your fingers. Glass windows in the bedroom is a sight to behold.



THE ONE *and only*



The one of a kind villa-inspired home comes with two floors and a basement. That's plenty of space with a private pool and deck, a private lift lobby with a designated carpark lot, and privileged living worthy of who's who.



Scan to tour
unit online

GROUND DUPLEX

REFRESH YOUR *mind and body*

Indulge in the luxury of your own private pool and be soothed by the serenity of the lush and landscaped greenery. A birthday pool party, an afternoon siesta or a barbecue on the deck, all at your doorstep.

