



DESIGNED FOR TODAY *Built for tomorrow*

132 well-appointed units to call home, customisable to how you live, work and play. A one of a kind villa-inspired duplex to give you that resort feeling.

And a luxurious penthouse that can shine among the stars. Amber Sea is as intimate as it is an inspired investment choice. With prime Amber Gardens address.

Charming East Coast living. Minutes' walk to Tanjong Katong and Marine Parade

MRT stations. A short expressway to the Central Business District, Marina Bay

and Changi Airport. With good schools and leisure spots befitting

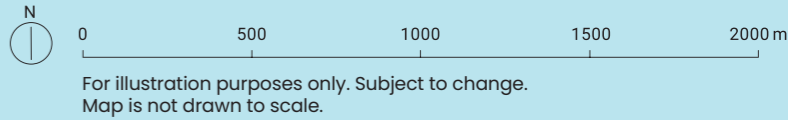
a neighbourhood of character and convenience.

Freehold. Fine living. For you.



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

..... Circle Line

..... North-South Line

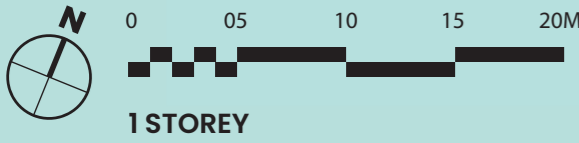
..... North-East Line

..... Downtown Line

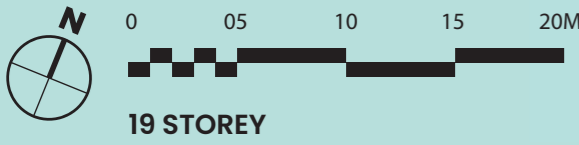
..... Thomson-East Coast Line

All travel times are estimates only.

FACILITIES PLAN



1 STOREY



19 STOREY

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

SITE MAP

& schematic diagram

LEGEND

1-BEDROOM

- A1 – 409 SQ FT
- A2 – 409 SQ FT
- A3 – 409 SQ FT
- A4 – 398 SQ FT

2-BEDROOM

- B1 – 614 SQ FT
- B2 – 592 SQ FT

2-BEDROOM PREMIUM

- B3 – 614 SQ FT
- B4 – 657 SQ FT
- B5 – 829 SQ FT
- B6 – 753 SQ FT
- B7 – 753 SQ FT

3-BEDROOM

- C1 – 1,098 SQ FT
- C2 – 1,206 SQ FT

4-BEDROOM

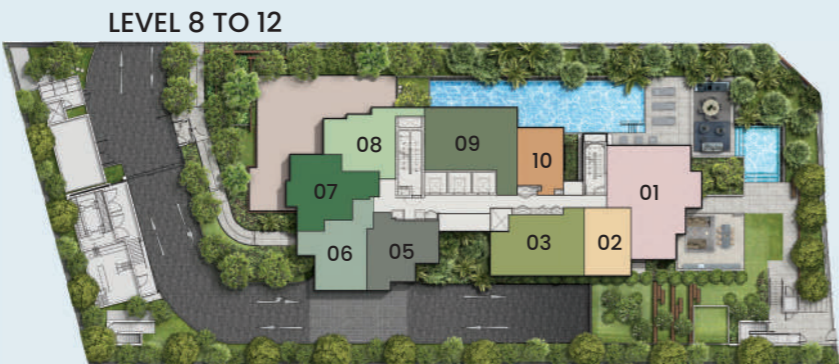
- D1 – 1,528 SQ FT
- D2 – 1,367 SQ FT

PENTHOUSE

- E – 2,454 SQ FT

GROUND DUPLEX

- F – 4,133 SQ FT



30 AMBER GARDENS

STOREY / HOUSE NO.

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



SMART HOME

Connected ease

In today's Golden Age of Technology, being able to automate and control your home appliances is a given. Which is why your Amber Sea home comes with a slew of smart features that gives you control, convenience and that sense of satisfaction.



SMART HOME GATEWAY

It's the brain of the smart home system and allows you to control, monitor and automate different devices, and together with a Homelife App, it automates your home.



DIGITAL LOCK

The Yale Smart Door Lock has a high quality secure locking mechanism, and can be accessed via a PIN code, access card or the App.



SMOKE DETECTOR

Comes with built-in optical sensing and requires no electrical wiring.



AIRCON CONTROL CHIP

Manage your air conditioner remotely via a Homelife App.



LIGHT SWITCH

Switch the lights on and off by manually pressing the local control button or remotely via a Homelife App.



VIDEO DOORBELL

Enjoy high-quality video chat with visitors and keep an eye on what's happening at your front door with just one device - your phone.



PTZ INDOOR CAMERA

360° coverage with built-in AI human detection to keep your home safer.

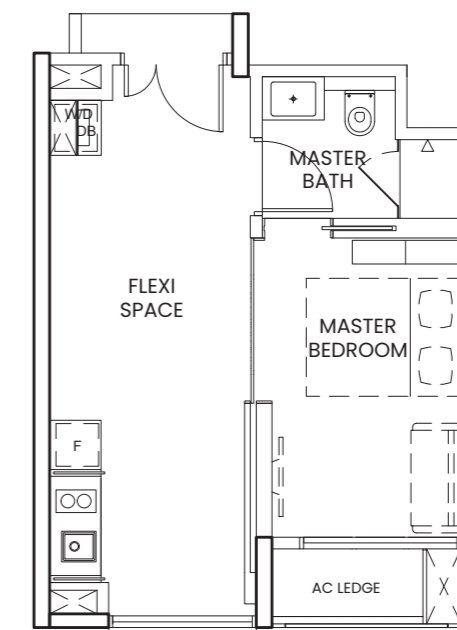
For illustration purposes only. Subject to the developer's selection, market availability and the sole discretion of the developer.

1-BEDROOM TYPE A1

30 AMBER GARDENS

UNIT #03-04
#04-04 TO #06-04

AREA 38 SQM / 409 SQFT
(INCLUSIVE OF 2 SQM AC LEDGE)

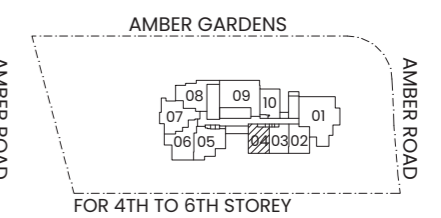
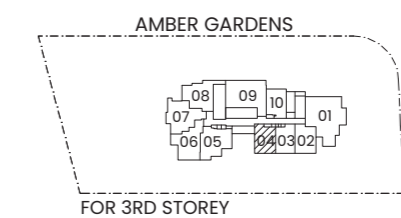


LEGEND

DB DISTRIBUTION BOARD
F FRIDGE
W/D WASHER CUM DRYER



DISCLAIMER: THIS ABOVE PLAN IS SUBJECT TO ANY AMENDMENTS AS MAY BE APPROVED BY THE RELEVANT AUTHORITIES.



KEY PLAN
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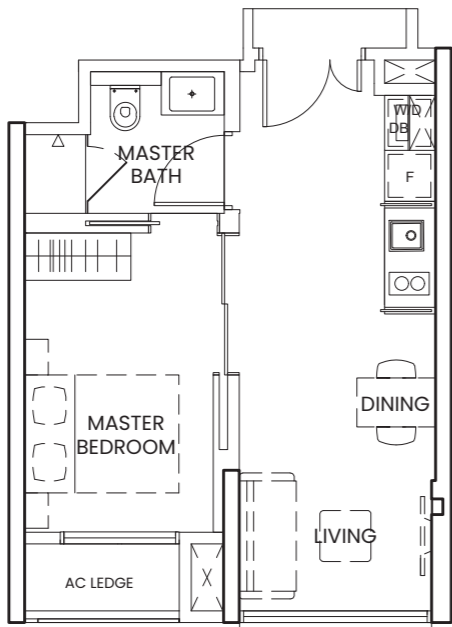


1-BEDROOM TYPE A2

30 AMBER GARDENS

UNIT #03-03
#04-03 TO #06-03

AREA 38 SQM / 409 SQFT
(INCLUSIVE OF 2 SQM AC LEDGE)

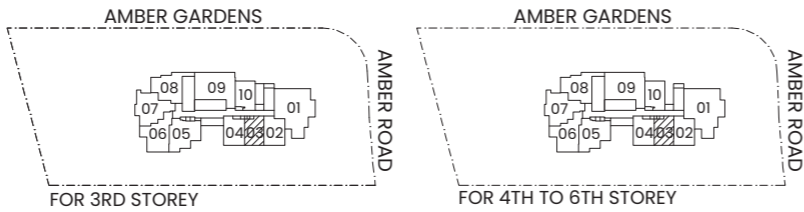


LEGEND

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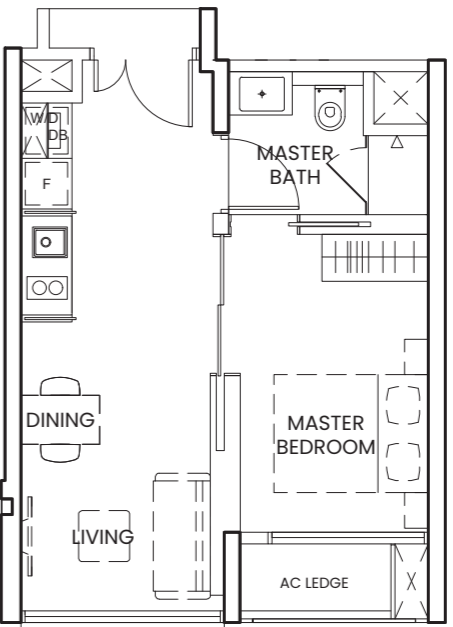


1-BEDROOM TYPE A3

30 AMBER GARDENS

UNIT #03-02
#04-02 TO #06-02
#07-02 TO #12-02

AREA 38 SQM / 409 SQFT
(INCLUSIVE OF 2 SQM AC LEDGE)

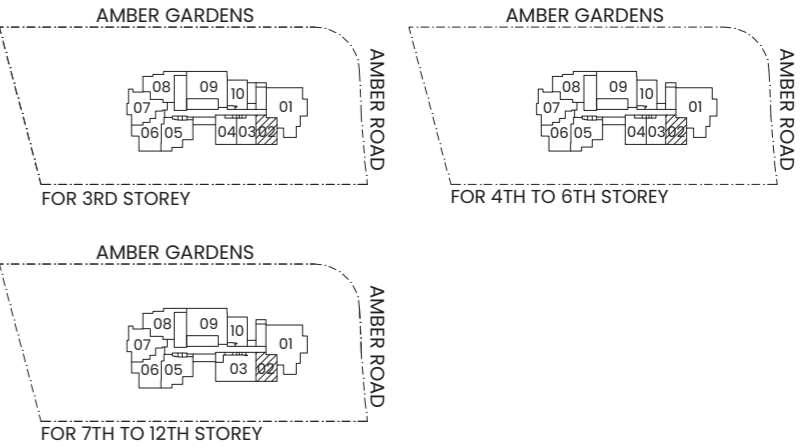


LEGEND

DB DISTRIBUTION BOARD
F FRIDGE
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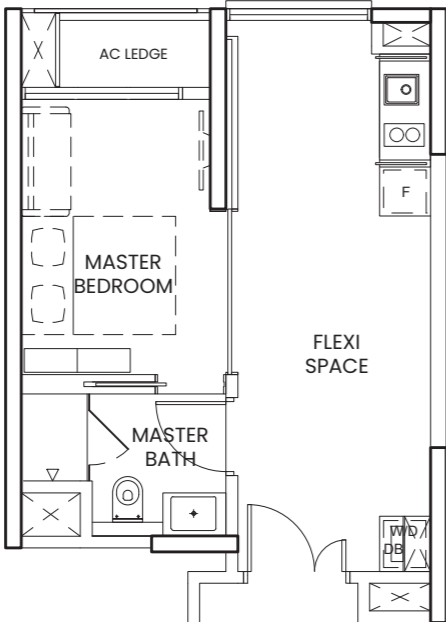


1-BEDROOM TYPE A4

30 AMBER GARDENS

UNIT #03-10
#04-10 TO #06-10
#07-10 TO #12-10

AREA 37 SQM / 398 SQFT
(INCLUSIVE OF 2 SQM AC LEDGE)

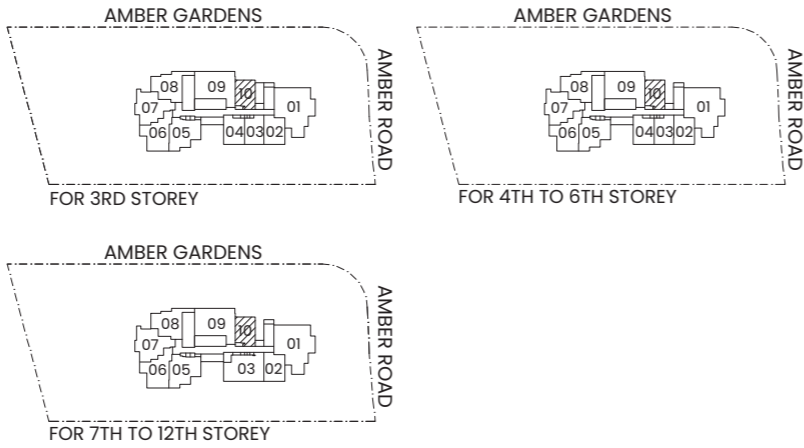


LEGEND

DB DISTRIBUTION BOARD
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W/D WASHER CUM DRYER



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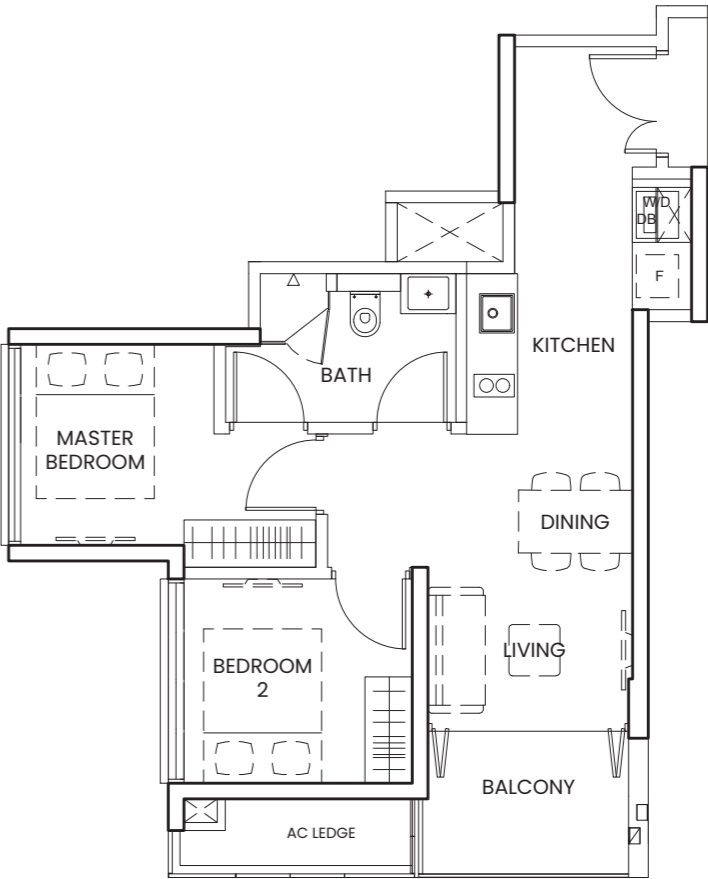


2-BEDROOM TYPE B1

30 AMBER GARDENS

UNIT #03-06
#04-06 TO #06-06
#07-06 TO #12-06

AREA 57 SQM / 614 SQFT
(INCLUSIVE OF 3 SQM AC LEDGE)

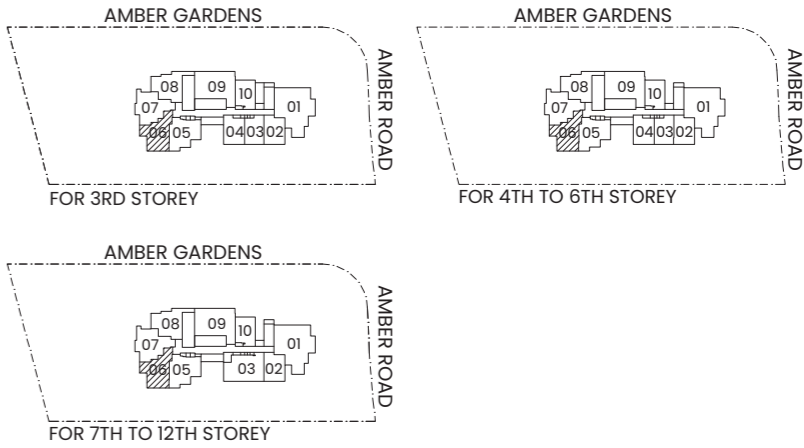


LEGEND

DB DISTRIBUTION BOARD
F FRIDGE
W/D WASHER CUM DRYER



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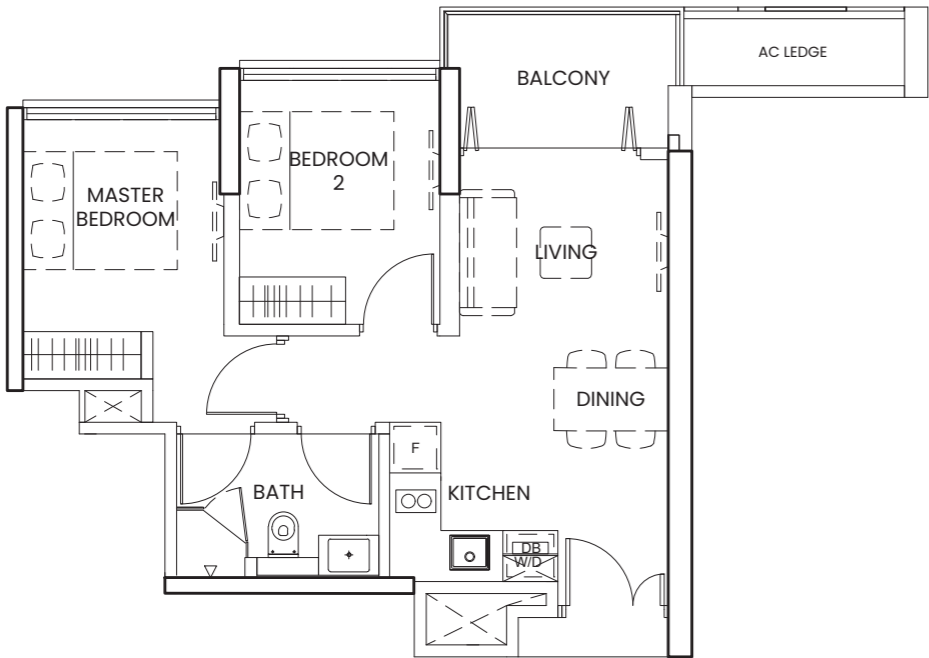


2-BEDROOM TYPE B2

30 AMBER GARDENS

UNIT #03-08
#04-08 TO #06-08
#07-08 TO #12-08
#13-08 TO #18-08

AREA 55 SQM / 592 SQFT
(INCLUSIVE OF 3 SQM AC LEDGE)

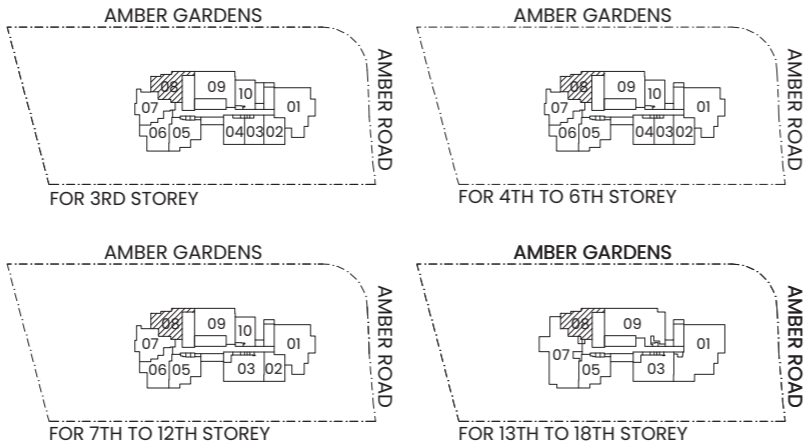


LEGEND

DB DISTRIBUTION BOARD
F FRIDGE
W/D WASHER CUM DRYER



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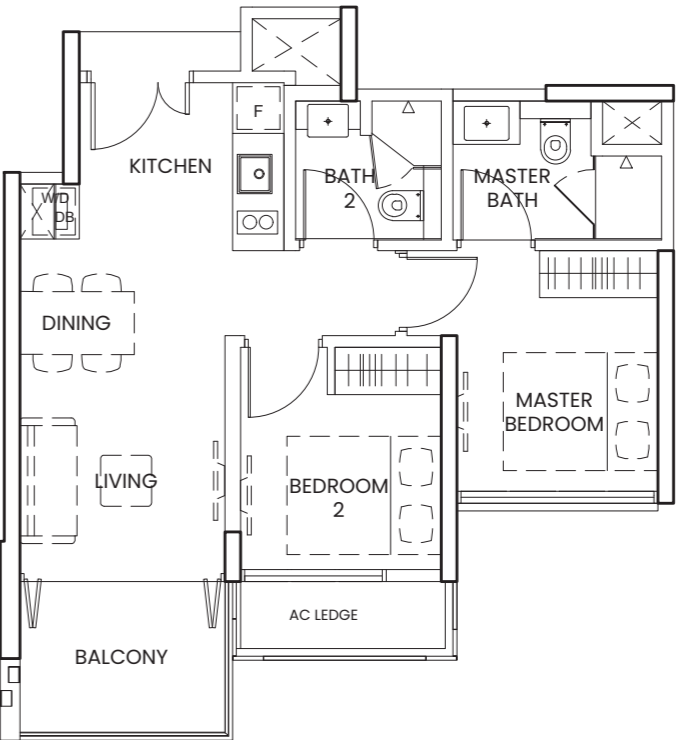


2-BEDROOM PREMIUM TYPE B3

30 AMBER GARDENS

UNIT #03-05
#04-05 TO #06-05
#07-05 TO #12-05
#13-05 TO #18-05

AREA 57 SQM / 614 SQFT
(INCLUSIVE OF 3 SQM AC LEDGE)

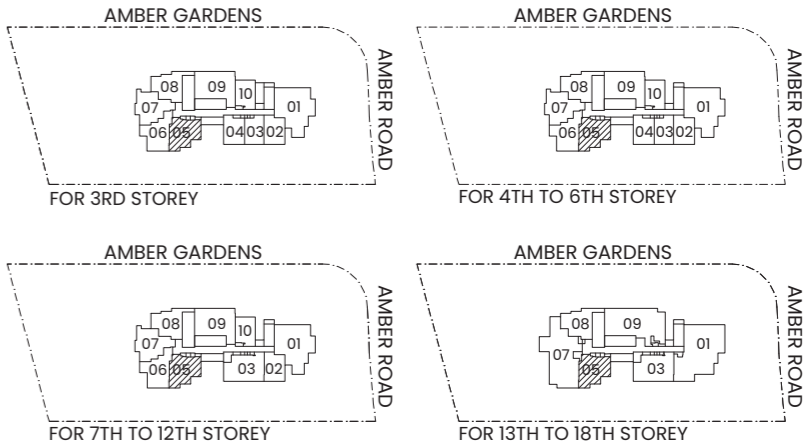


LEGEND

DB DISTRIBUTION BOARD
F FRIDGE
W/D WASHER CUM DRYER



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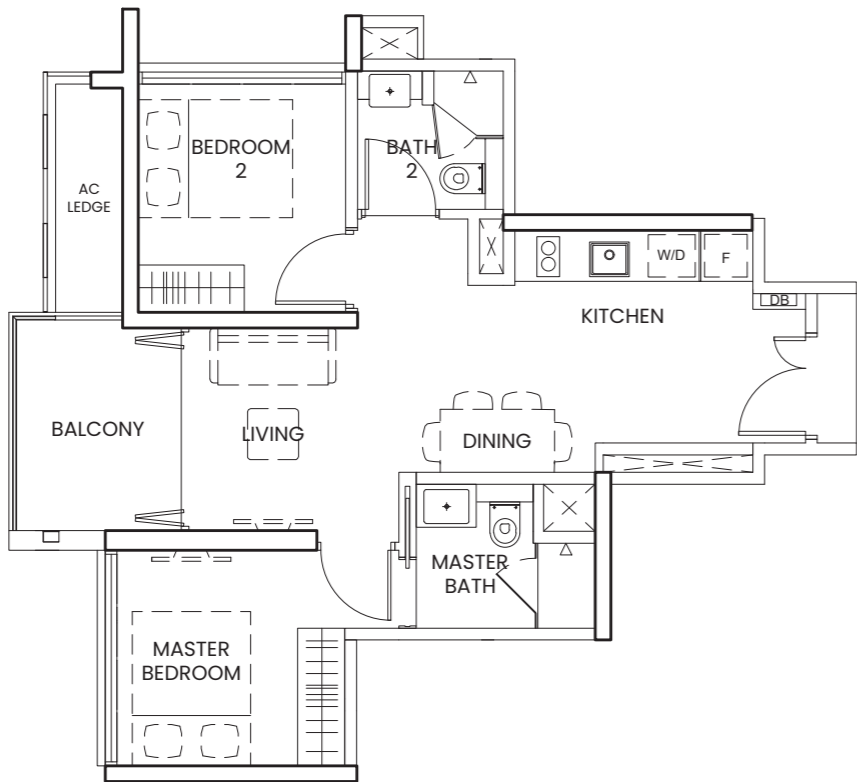


2-BEDROOM PREMIUM TYPE B4

30 AMBER GARDENS

UNIT #03-07
#04-07 TO #06-07
#07-07 TO #12-07

AREA 61 SQM / 657 SQFT
(INCLUSIVE OF 3 SQM AC LEDGE)



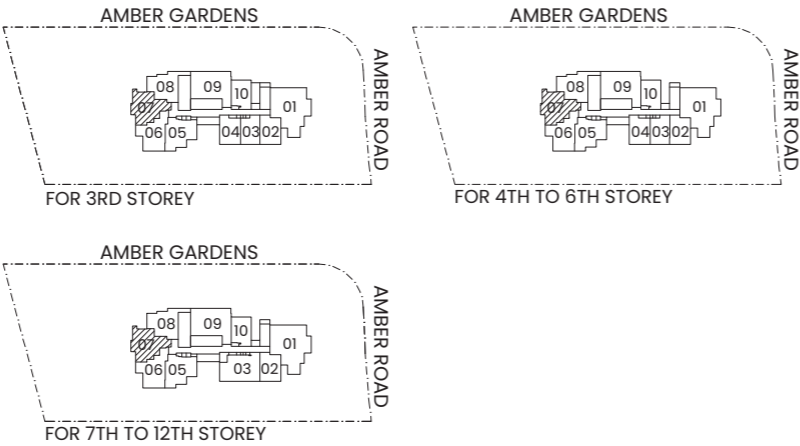
LEGEND

DB DISTRIBUTION BOARD
F FRIDGE
W/D WASHER CUM DRYER



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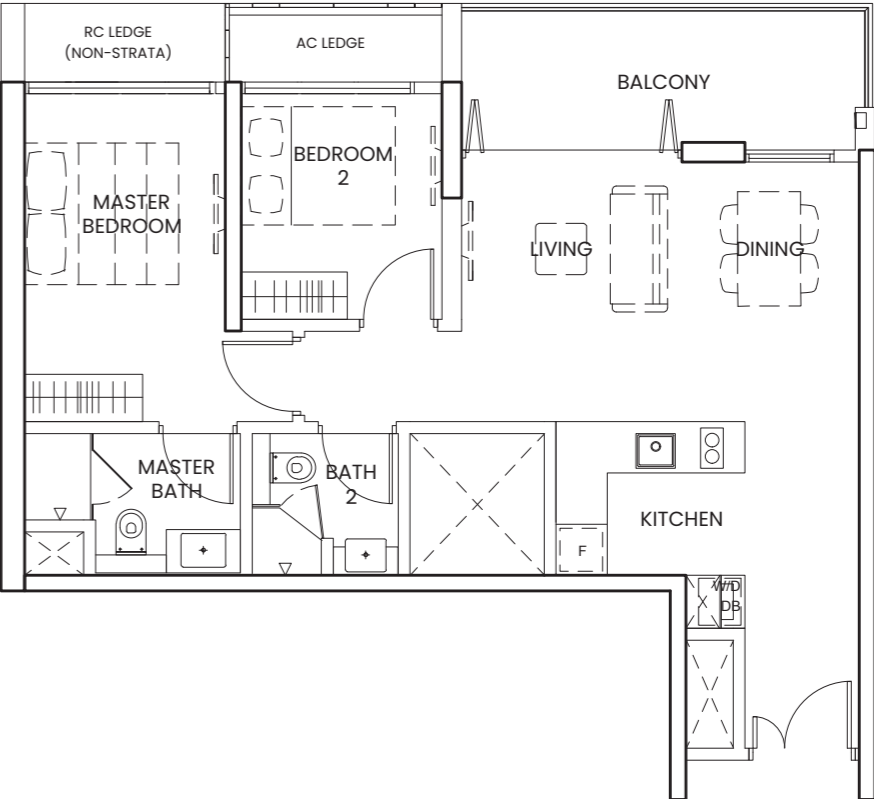


2-BEDROOM PREMIUM TYPE B5

30 AMBER GARDENS

UNIT #03-09
#04-09 TO #06-09
#07-09 TO #12-09

AREA 77 SQM / 829 SQFT
(INCLUSIVE OF 3 SQM AC LEDGE)



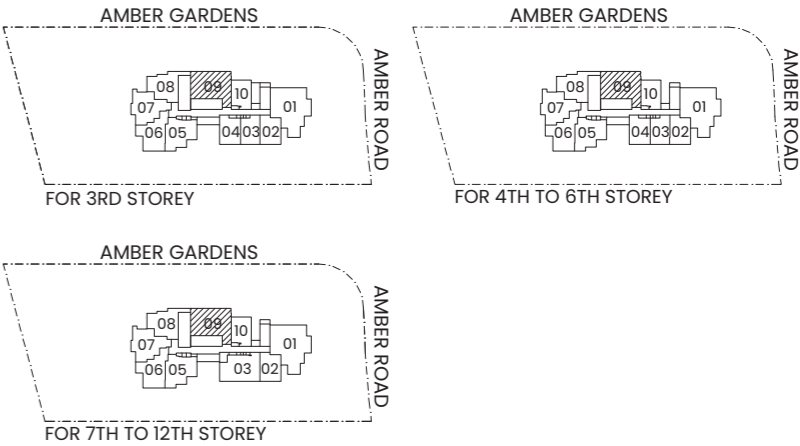
LEGEND

DB DISTRIBUTION BOARD
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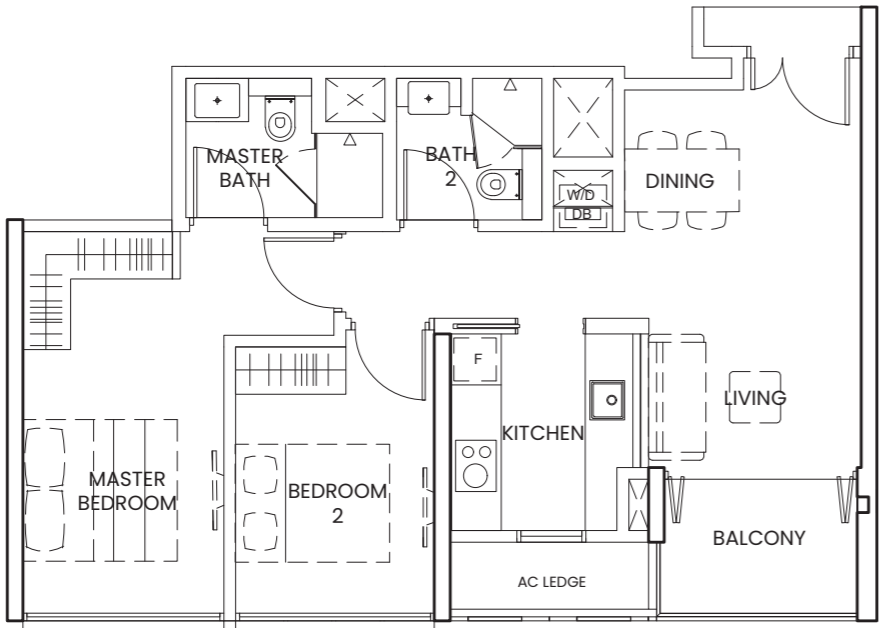
2-BEDROOM PREMIUM

TYPE B6

30 AMBER GARDENS

UNIT #08-03 TO #12-03
#13-03 TO #18-03

AREA 70 SQM / 753 SQFT
(INCLUSIVE OF 3 SQM AC LEDGE)

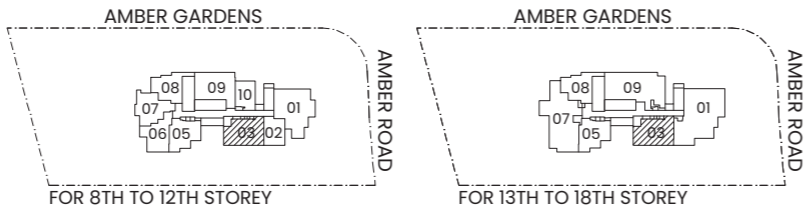


LEGEND

- DB DISTRIBUTION BOARD
- F FRIDGE
- W/D WASHER CUM DRYER



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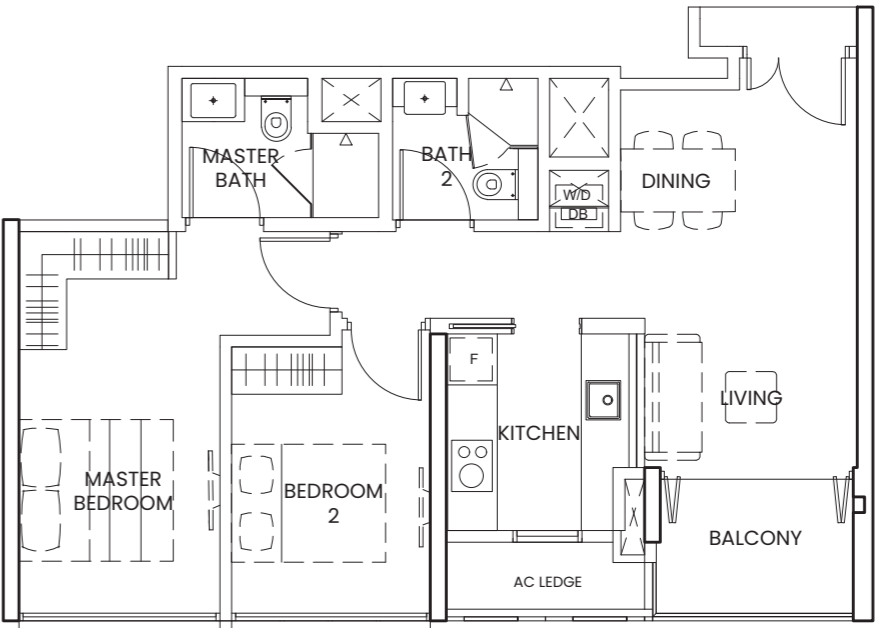
2-BEDROOM PREMIUM

TYPE B7

30 AMBER GARDENS

UNIT #07-03

AREA 70 SQM / 753 SQFT
(INCLUSIVE OF 3 SQM AC LEDGE)

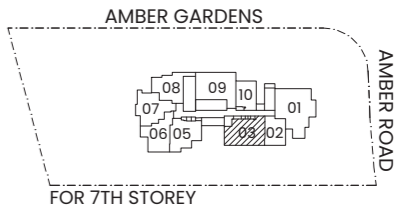


LEGEND

- DB DISTRIBUTION BOARD
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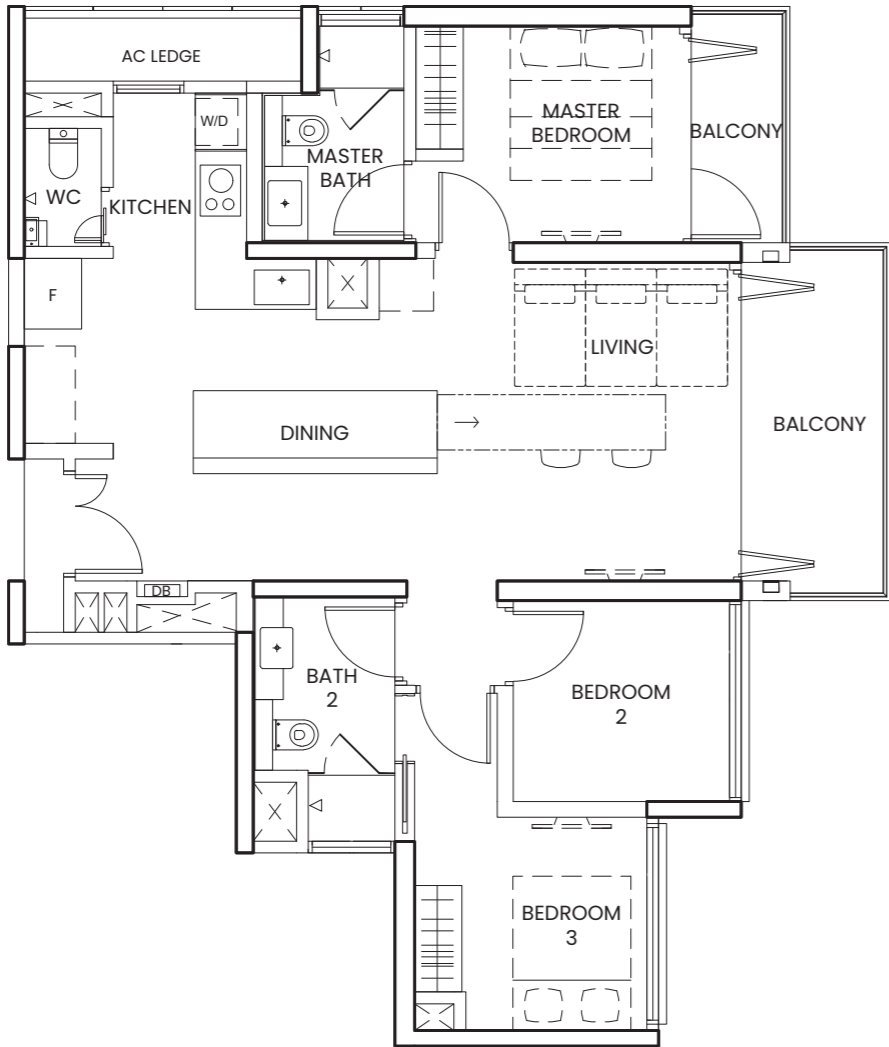


3-BEDROOM TYPE C1

30 AMBER GARDENS

UNIT #03-01
#04-01 TO #06-01
#07-01 TO #12-01

AREA 102 SQM / 1098 SQFT
(INCLUSIVE OF 3 SQM AC LEDGE)

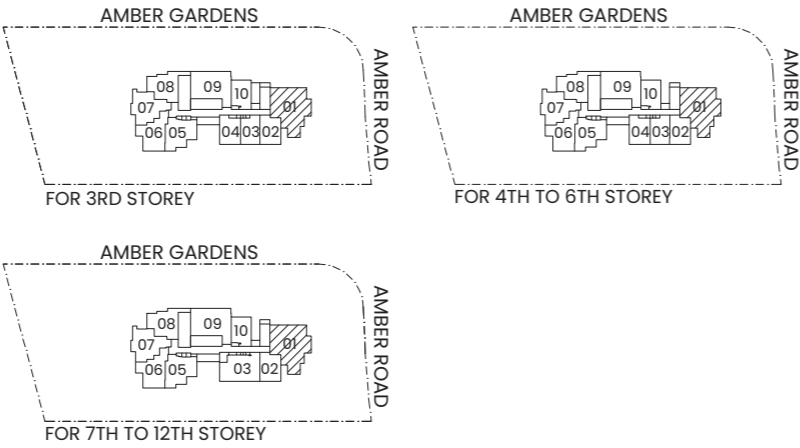


LEGEND

DB DISTRIBUTION BOARD
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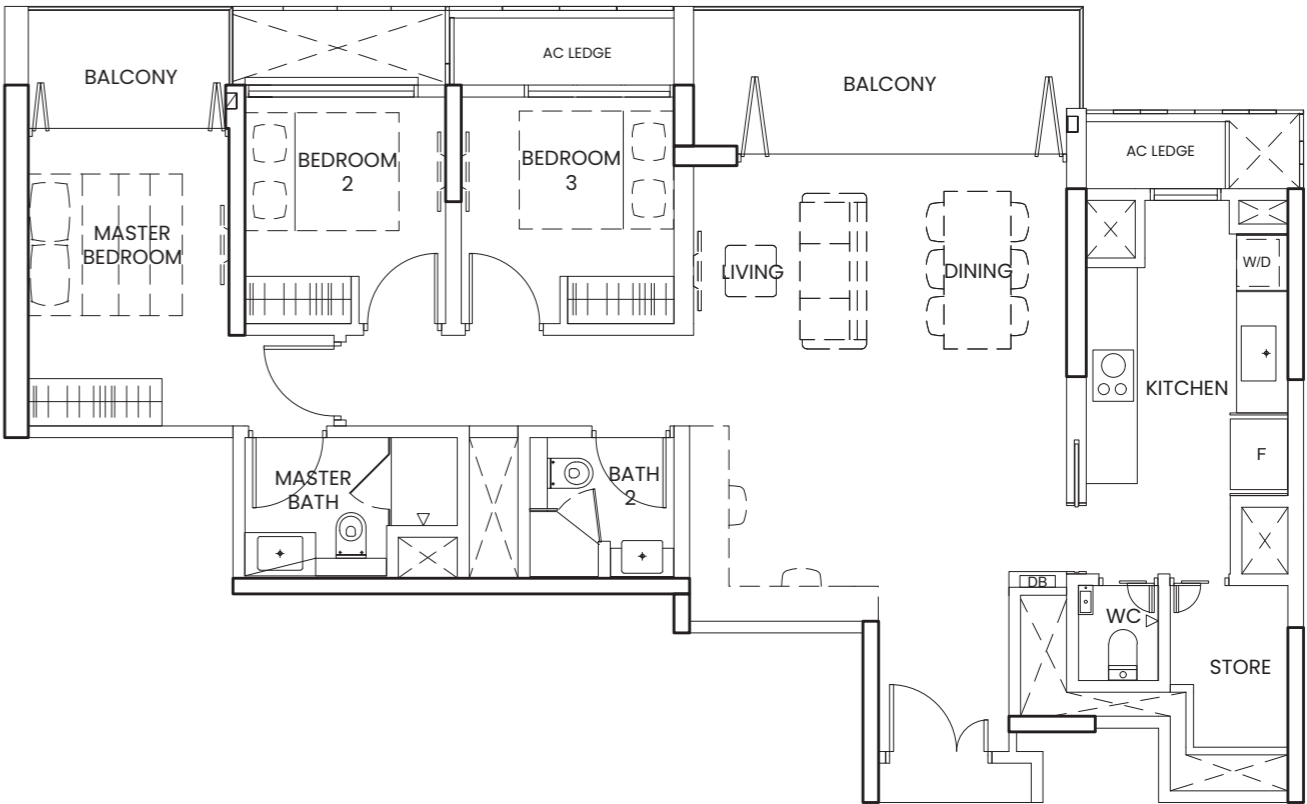


3-BEDROOM TYPE C2

30 AMBER GARDENS

UNIT #13-09 TO #18-09

AREA 112 SQM / 1206 SQFT
(INCLUSIVE OF 5 SQM AC LEDGE)

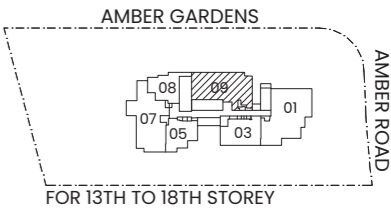


LEGEND

DB DISTRIBUTION BOARD
F FRIDGE
W/D WASHER CUM DRYER



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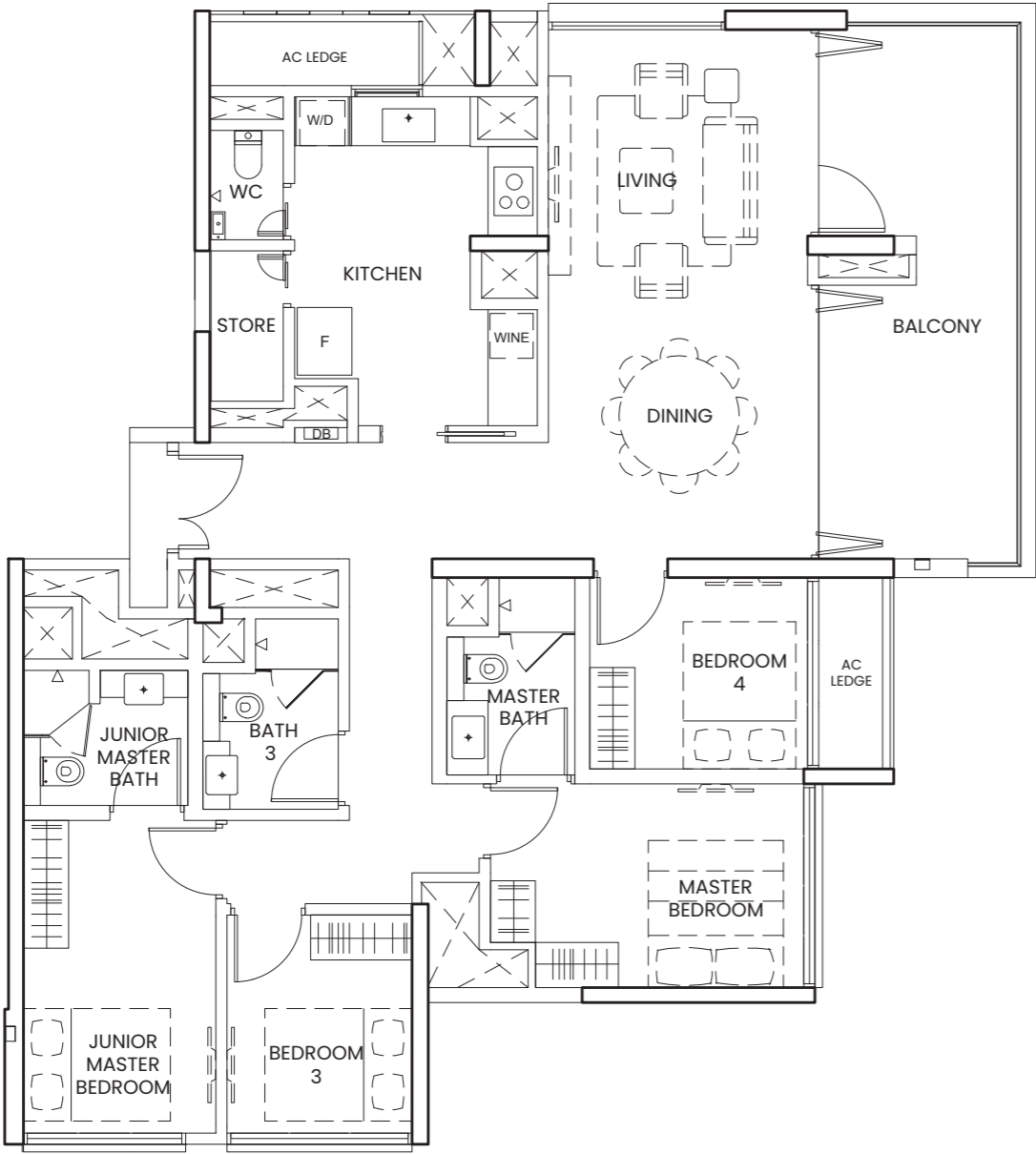
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4-BEDROOM TYPE D1

30 AMBER GARDENS

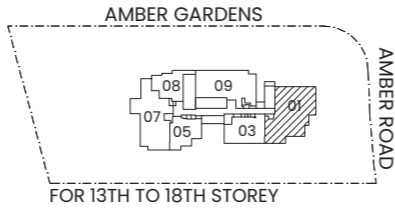
UNIT #13-01 TO #18-01
AREA 142 SQM / 1528 SQFT
(INCLUSIVE OF 5 SQM AC LEDGE)



- LEGEND**
- DB DISTRIBUTION BOARD
 - F FRIDGE
 - W/D WASHER CUM DRYER
 - WINE WINE CHILLER



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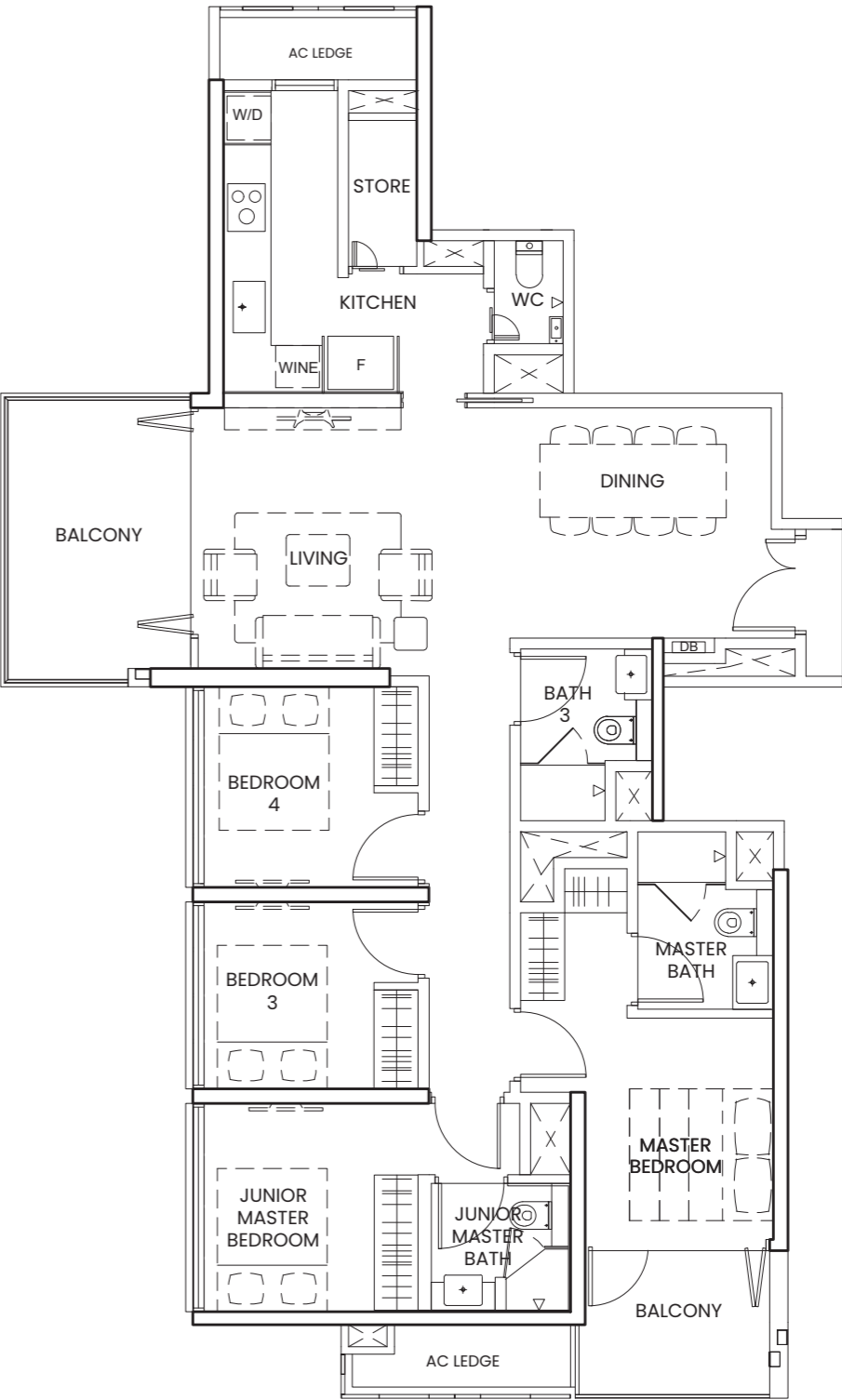
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4-BEDROOM TYPE D2

30 AMBER GARDENS

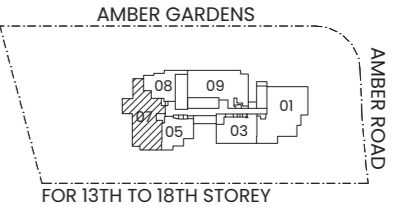
UNIT #13-07 TO #18-07
AREA 127 SQM / 1367 SQFT
(INCLUSIVE OF 5 SQM AC LEDGE)



- LEGEND**
- DB DISTRIBUTION BOARD
 - F FRIDGE
 - W/D WASHER CUM DRYER
 - WINE WINE CHILLER



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KEY PLAN
THIS KEYPLAN IS NOT TO SCALE



PENTHOUSE
Luxury, a cut above



Artist's Impression

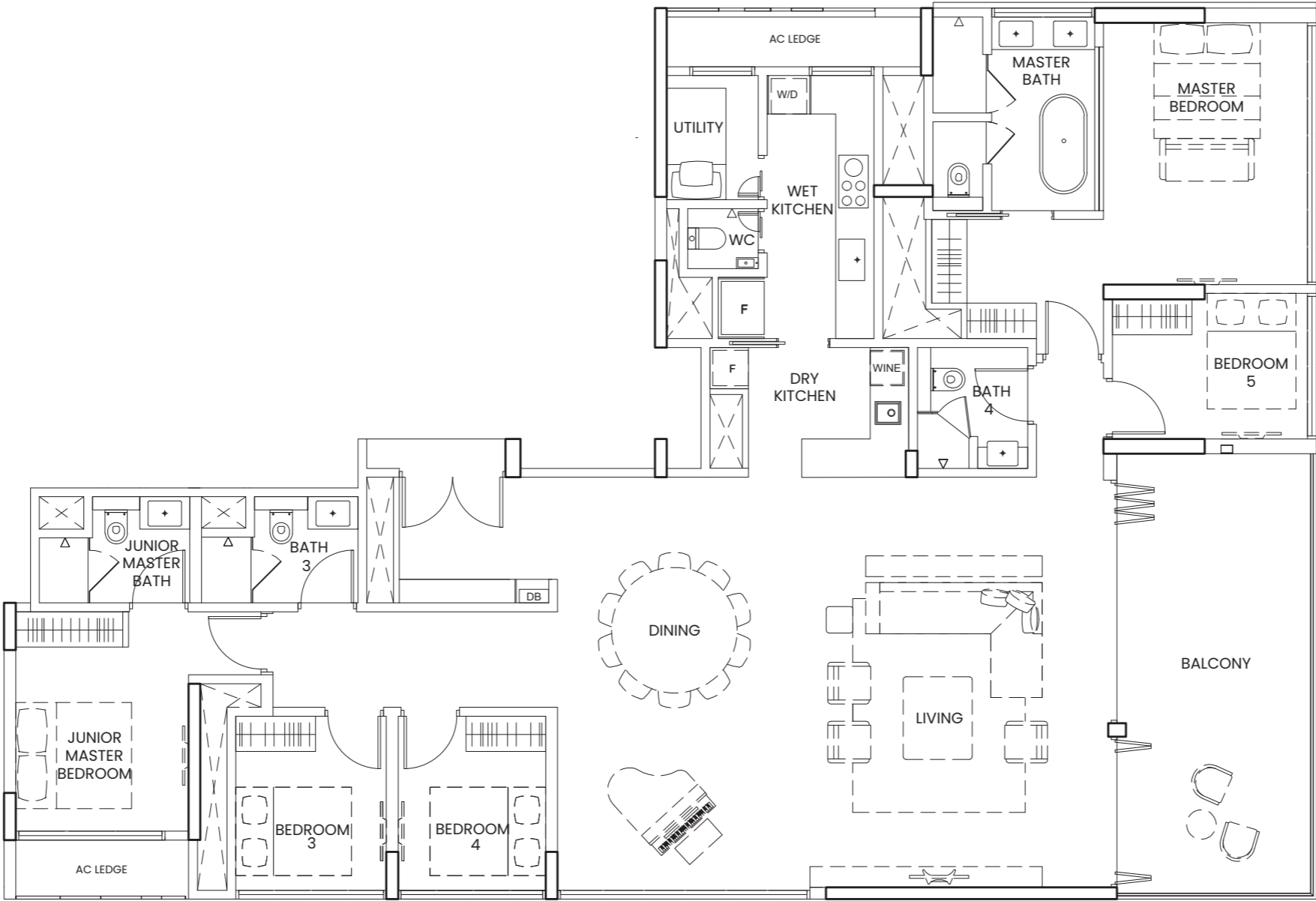
PENTHOUSE

TYPE E

30 AMBER GARDENS

UNIT #19-01

AREA 228 SQM / 2454 SQFT
(INCLUSIVE OF 7 SQM AC LEDGE)

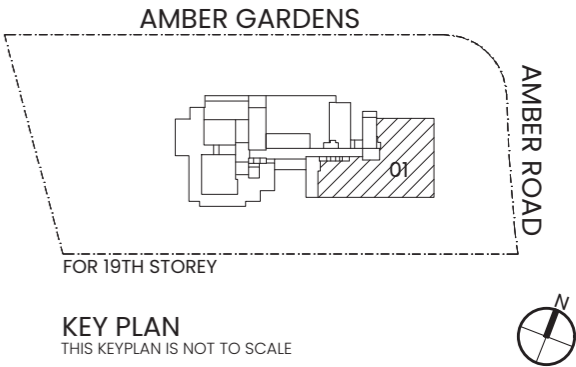


LEGEND

- DB DISTRIBUTION BOARD
- F FRIDGE
- W/D WASHER CUM DRYER
- WINE WINE CHILLER



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GROUND DUPLEX

The one and only



Artist's Impression

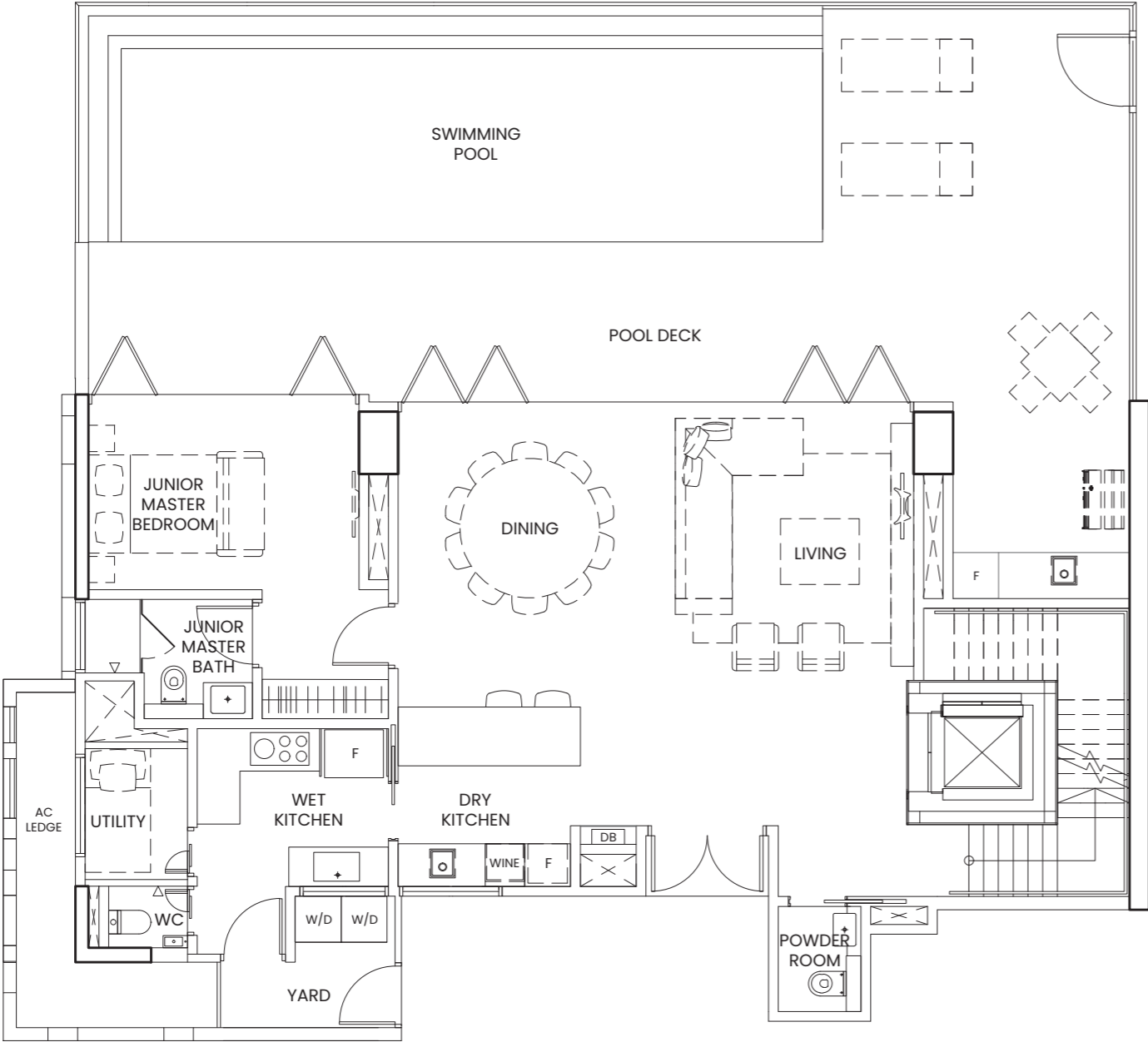
GROUND DUPLEX

TYPE F

30 AMBER GARDENS

UNIT #01-01

AREA 384 SQM / 4133 SQFT
(INCLUSIVE OF 11 SQM AC LEDGE)



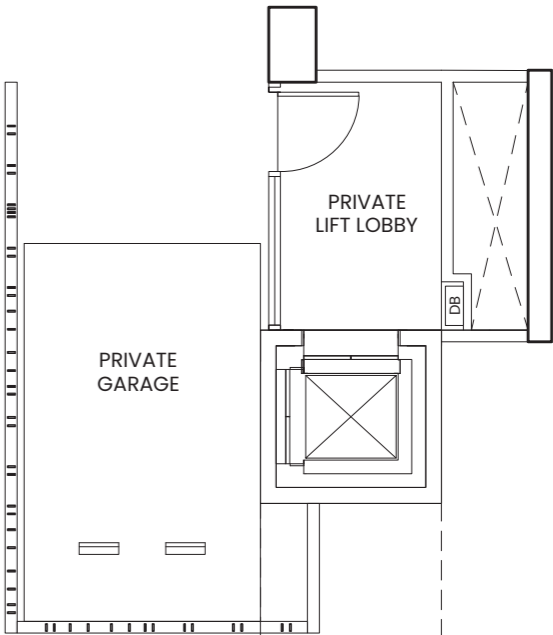
1ST STOREY PLAN

LEGEND

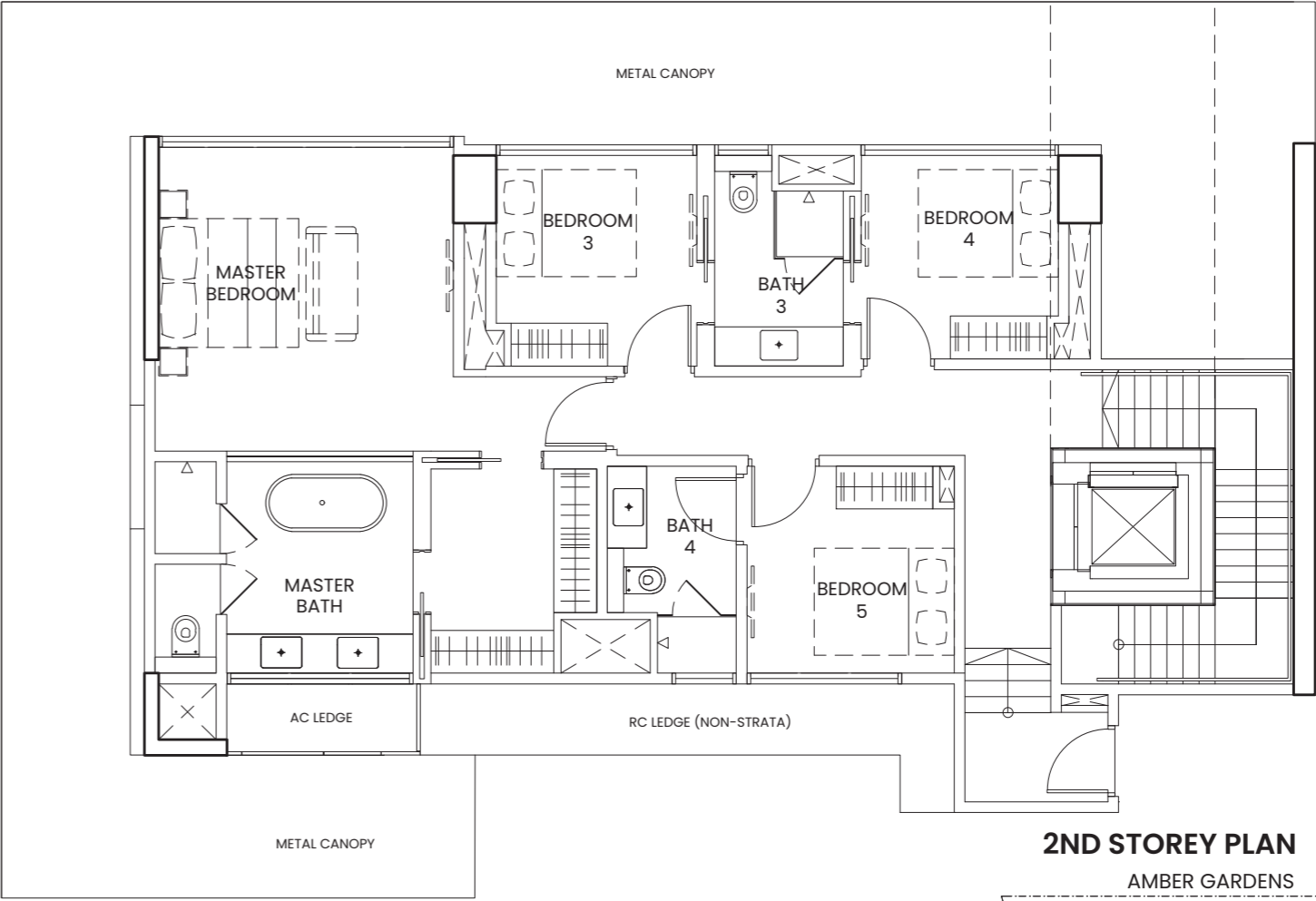
- DB DISTRIBUTION BOARD
- F FRIDGE
- W/D WASHER CUM DRYER
- WINE WINE CHILLER



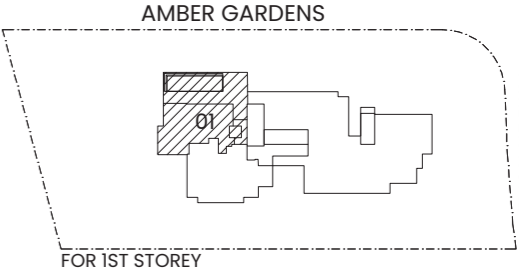
DISCLAIMER: THIS ABOVE PLAN IS SUBJECT TO ANY AMENDMENTS AS MAY BE APPROVED BY THE RELEVANT AUTHORITIES.



BASEMENT ONE PLAN



2ND STOREY PLAN



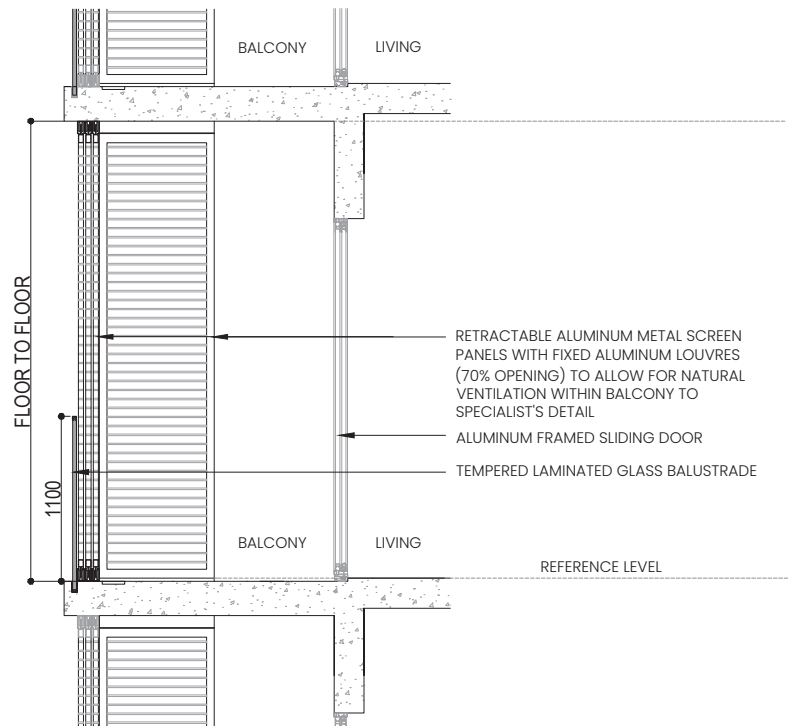
KEY PLAN
THIS KEYPLAN IS NOT TO SCALE



AMBER SEA


BP NO 01 : A1286-00003-2012-BP01
BP NO 02 : A1286-00003-2012-BP02
BP NO 03 : A1286-00003-2012-BP03

DATE : 29 APRIL 2019
DATE : 21 NOVEMBER 2019
DATE : 19 AUGUST 2021



CLAUSE NO. 25 ROOFING OVER/ENCLOSING BALCONY

- NOTE:
- i) THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN (AS SHOWN ABOVE) ONLY.
 - ii) PURCHASER SHALL HAVE THE OPTION TO HAVE BALCONY SCREEN INSTALLED IN THE UNITS.
THE ADDITIONAL COST OF THE INSTALLATION AND BALCONY SCREEN SHALL BE BORNE BY THE PURCHASER.
 - iii) PURCHASE CAN REFER TO THE ACTUAL BALCONY SCREEN MOCKUP PROVIDED IN THE SHOW FLAT FOR REFERENCE.

 **BALCONY SCREEN**

0 2.0 4.0 10.0 20.0 METRES

SCALE

THE ABOVE PLAN IS SUBJECT TO ANY AMENDMENTS
AS MAY BE APPROVED BY RELEVANT AUTHORITIES

ABOUT THE *Developer*

Far East Organization is a Christian Enterprise, which develops real estate and operates businesses by serving with grace, love, integrity and honesty. Far East Organization is the largest private property developer in Singapore with operations in Malaysia and Australia. It has developed over 780 developments across all segments of real estate in Singapore since its establishment in 1960. Far East Organization is the winner of 12 FIABCI World Prix d'Excellence awards, the highest honour in international real estate.

Our Award-winning Properties in the East



SILVERSEA – FIABCI World Prix d'Excellence Awards 2016, World Gold Winner, Residential (High-Rise) Category



THE CAPE – SG Mark (Singapore Good Design) Awards 2016, Lifestyle Category



THE SEAWIND – South East Asia Property Awards 2014, Best Landscape Architectural Design

Developer: Urban Park Pte Ltd (199603887H) • Licence No.: C1329 • Tenure: Freehold • Encumbrances: Nil • Land Description: Lot 4535V MK25 at 30 Amber Gardens • Expected Vacant Possession Date: 31 Dec 2027 • Expected Legal Completion Date: 31 Dec 2030 • DISCLAIMER: The information contained herein is subject to change and cannot form part of an offer or contract. While every reasonable care has been taken in providing this information, the developer or its agent cannot be held responsible for any inaccuracies. Whilst we believe the contents of this brochure to be correct and accurate at time of print, they are not to be regarded as statements or representations of fact. Illustrations in the brochure are artist's impressions, which serve only to give an approximate idea of the project. All artist's impressions and all plans are subject to any amendments as may be approved by the relevant authorities. The developer reserves the right to modify any parts of the building prior to project completion as approved or directed by the Planning Authorities or as the owner deems fit in its sole discretion. The developer reserves any and all copyright, design and other proprietary rights in and to this document (or any part thereof) including all or any part of the information, material or artwork contained therein. Unless otherwise expressly agreed to in writing, this document or any part thereof may not be copied, modified, distributed, reproduced or reused without the express written consent of the developer.

2021/09/P800

