

YOURS EVERYDAY
To revel, to ruminate and relish



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.

VISION AND *Concept*

“
I HAD
THREE CHAIRS
IN MY HOUSE;

one for solitude,
Two for friendship,
three for society”

– Henry David Thoreau
an American naturalist, essayist, poet
and philosopher of nature



The inspiration for Amber Sea is Henry David Thoreau's 3 chairs and its relation to the human condition. As human beings, we need time for individual reflection (first chair), friendships to build upon (second chair) and a society to be part of (third chair).

This flow can be discerned at Amber Sea where there is both an intimate and expansive space for the individual, his loved ones and his neighbours (and society) at large. A single block with many layers allows for a lifestyle of potential and possibilities, preserving the famed kampung-spirit of yesteryear while providing a curated experience that's deeply personal.



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



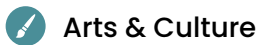
Commercials

- 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.

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

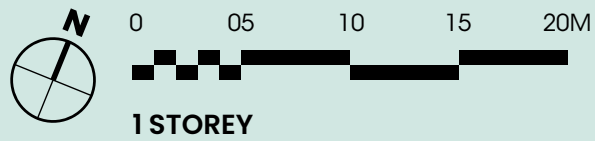
While the Peranakan part of Katong is preserved, the pulsating part of Singaporean life is not ignored i.e. FOOD. From hipster cafes to book-in-advance restaurants to hole-in-the-wall artisanal bread-cheese-ice cream-beer, you name it. Katong's fame spreads beyond its legendary laksa and chicken rice.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



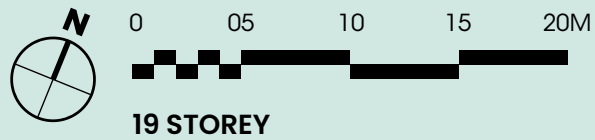
Education and Enrichment

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



1 STOREY



19 STOREY

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

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

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



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

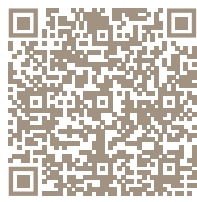
3-BEDROOM

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



Artist's Impression



Artist's Impression

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*

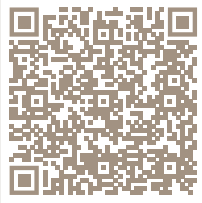
Catch the first rays of the sun with your fingers. Glass windows in the bedroom is a sight to behold.



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.



Artist's Impression

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.



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



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.



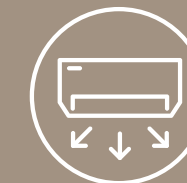
DIGITAL LOCK

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.

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

