

City Developments Limited (CDL) is a leading global real estate operating company with a network spanning 103 locations in 29 countries and regions. Listed on the Singapore Exchange, the Group is one of the largest companies by market capitalisation. Its income-stable and geographically-diverse portfolio comprises residences, offices, hotels, serviced apartments, integrated developments and shopping malls.

With a proven track record of over 55 years in real estate development, investment and management, CDL has developed over 43,000 homes and owns over 18 million square feet of lettable floor area globally. Its diversified global land bank offers 4.1 million square feet of developable gross floor area.



And a contract of the contract



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. 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.



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.

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.

LAGOON BAY,

YOUR TROPICAL

PARADISE

ON LEVEL 1

Play and relax amidst modern tropical landscaping and facilities inspired by the East Coast setting. Make a splash at the Lagoon Pool, or take a soak at the Aqua Beds or the Hydrotherapy Pool. Equally soothing are the lush gardens, dotted with pavilions and quiet nooks.

From the poolside decks to the barbeque pavilion and the private dining over at Club Amber, there are also plenty of spaces for you to host any gathering in style.



A LIFE

O F E A S E

A N D

COMFORT

AWAITS



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. The bedrooms are elegantly dressed in a palette of warm wooden tones and soft greys, while the bathrooms feature wares and fittings from Villeroy & Boch, Geberit and Grohe. 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.

Along with a suite of smart features, our Premier Residential Services ensure your needs and wants are fully taken care of.



PREMIER RESIDENTIAL SERVICES

Enjoy seamless assistance, from arranging for laundry and housekeeping, transport bookings, catering for parties, restaurant reservations, and more.*

*Selected services are chargeable. Terms and conditions apply.



S M A R T A I R C O N

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



S M A R T LIGHTING

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



S M A R T D O O R

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.



S M A R T B O O K I N G

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



S M A R T P A R C E L

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.



S M A R T I N V I T E

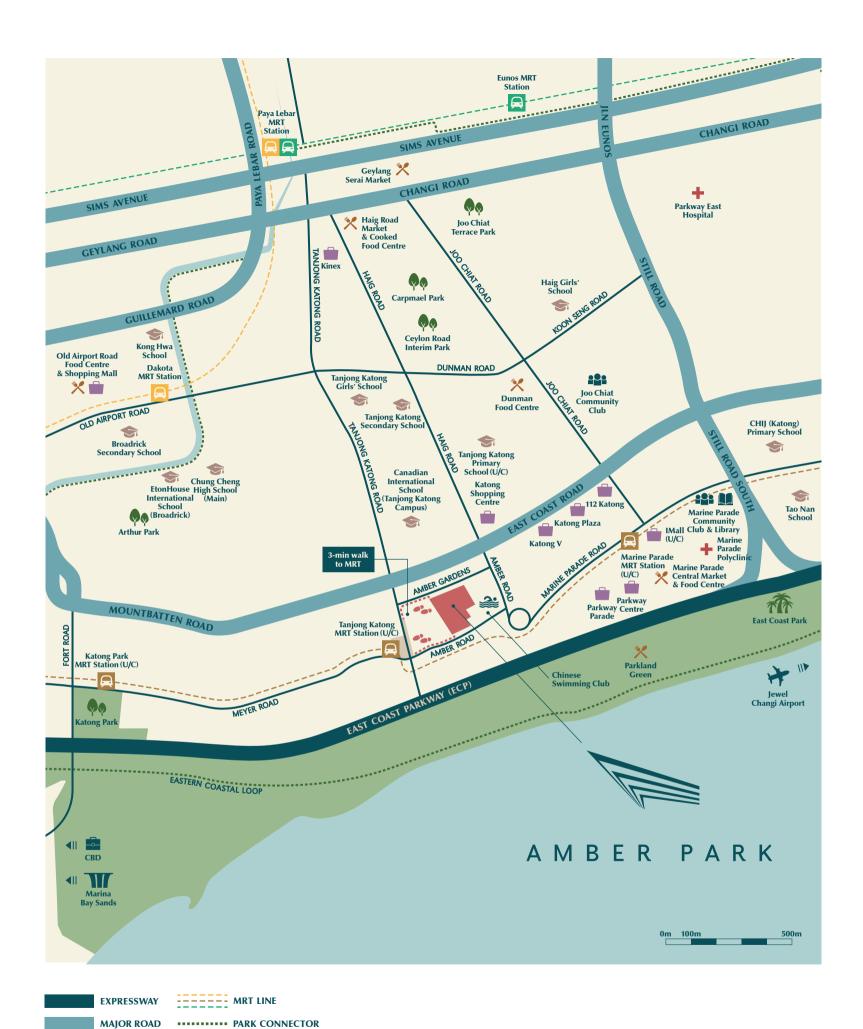
Allow your visitors entry to the development with a QR invite that the guards can scan and verify.

EAST-SIDER LOCATION



INSIDER POSITION

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



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.

LIVE EAST

STAY CENTRAL



3-min walk to upcoming Tanjong Katong MRT Station



Shopping and dining choices aplenty



Close to good schools such as Tao Nan School (less than 2km away)



Short stroll to the beach and East Coast Park



10-min drive to Changi Airport and Jewel, its new mega lifestyle hub

SCHEMATIC DIAGRAM

2-BEDROOM + STUDY

	UNIT/ FLOOR		02	03	04	05	06	UNIT/ FLOOR	07	08	09	10	01	
BLOCK 16	21				C1	A2	D4	21		B2	B1	B4B	C2B	
AMBER	20		PH1		C1	A2	D4	20	D1	B2	B1	B4B	C2B	
GARDENS	19		D2	A3	C1	A2	D4	19		B2	B1	B4B	C2B	
C4200C1	18		E2	A3	C1	A2	D4	18		B2	B1	B4B	C2B	
S439961	17		D2 E2	A3	C1	A2	D4	17		B2	B1	B4B	C2B	
	16 15		D2	A3 A3	C1	A2 A2	D4 D4	16 15		B2 B2	B1 B1	B4B B4B	C2B C2B	
	14		E2	A3	C1	A2	D4	14		B2	B1	B4B	C2B	
	13		D2	A3	C1	A2	D4	13	D1	B2	B1	B4B	C2B	
	12		E2	A3	C1	A2	D4	12	D1	B2	B1	B4B	C2B	
	11		D2	A3	C1	A2	D4	11		B2	B1	B4B	C2B	
	10		E2	A3	C1	A2	D4	10 09		B2	B1	B4B	C2B C2B	
	09 08		D2 E2	A3 A3	C1	A2 A2	D4	09		B2 B2	B1 B1	B4B B4B	C2B	
	07		D2	A3	C1	A2	D4	07		B2	B1	B4B	C2B	
	06		E2	A3	C1	A2	D4	06	D1	B2	B1	B4B	C2B	
	05		D2	A3	C1	A2	D4	05		B2	B1	B4B	C2B	
	04		E2	A3	C1	A2	D4	04		B2	B1	B4B	C2B	
	03 02		D2 E2	A3 A3	C1	A2	D4	03 02		B2	B1 B1	B4B B4B	C2B C2B	
	01		E1 PES	A3 PES		FACILITIES		01	I FAC	ILITIES	B1 PES	B4B PES	C2B PES	
								1						
BLOCK 18	UNIT/ FLOOR		12	13	14	15	16	UNIT/ FLOOR		18	19	20	11	
AMBER	21 20		PH1		C1	A2 A2	D4	21 20		B2 B2	B1 B1	B4B B4B	C2B C2B	
GARDENS	19		D2	A3	C1	A2	D4	19		B2	B1	B4B	C2B	
	18		E2	A3	C1	A2	D4	18		B2	B1	B4B	C2B	
\$439980	17		D2	A3	C1	A2	D4	17	D1	B2	B1	B4B	C2B	
	16		E2	A3	C1	A2	D4	16		B2	B1	B4B	C2B	
	15		D2	A3	C1	A2	D4	15		B2	B1	B4B	C2B	
	14 13		E2 D2	A3	C1	A2 A2	D4	14 13		B2 B2	B1 B1	B4B B4B	C2B C2B	
	12		E2	A3	C1	A2	D4	12		B2	B1	B4B	C2B	
	11		D2	A3	C1	A2	D4	11		B2	B1	B4B	C2B	
	10		E2	A3	C1	A2	D4	10	D1	B2	B1	B4B	C2B	
	09		D2	A3	C1	A2	D4	09		B2	B1	B4B	C2B	
	08 07		E2 D2	A3	C1	A2	D4 D4	08 07		B2 B2	B1 B1	B4B	C2B C2B	
	06		E2	A3	C1	A2 A2	D4	06		B2	B1	B4B B4B	C2B	
	05		D2	A3	C1	A2	D4	05		B2	B1	B4B	C2B	
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	03		D2	A3	C1	A2	D4	03	D1	B2	B1	B4B	C2B	
	02 01		E2 E1 PES	A3 PES		FACILITIES		02	I FAC	ILITIES	B1 PES	B4B B4B PES	C2B C2B PES	
	ST ETTES ASTER] 01				545 1 25	025125		
51.001.101	UNIT/ FLOOR	_	22	23	24	25	26	UNIT/ FLOOR	27	28	29	30	21	
BLOCK 18A	21		PH1		B1	В3	D4	21	PH2		B1	B4A	C2A	
AMBER GARDENS	20			4.2	B1	B3	D4	20			B1	B4A	C2A	
GANDLINS	19 18		E2	A3 A3	B1 B1	B3 B3	D4 D4	19 18	D3 E3	A1 A1	B1 B1	B4A B4A	C2A C2A	
\$439981	17		D2	A3	B1	B3	D4	17	D3	A1	B1	B4A	C2A	
	16		E2	A3	B1	В3	D4	16	E3	A1	B1	B4A	C2A	
	15		D2	A3	B1	В3	D4	15	D3	A1	B1	B4A	C2A	
	14		E2	A3	B1	B3	D4	14	E3	A1	B1	B4A	C2A	
	13		D2 E2	A3	B1 B1	B3	D4	13	D3 E3	A1	B1	B4A	C2A C2A	
	12 11		D2	A3 A3	B1	B3 B3	D4	12 11	D3	A1 A1	B1 B1	B4A B4A	C2A C2A	
	10		E2	A3	B1	B3	D4	10	E3	A1	B1	B4A	C2A	
	09		D2	A3	B1	В3	D4	09	D3	A1	B1	B4A	C2A	
	08		E2	A3	B1	В3	D4	08	E3	A1	B1	B4A	C2A	
	07		D2	A3	B1	B3	D4	07	D3	A1	B1	B4A	C2A	
	06 05		E2 D2	A3 A3	B1 B1	B3	D4 D4	06 05	E3	A1 A1	B1	B4A B4A	C2A C2A	
	04		E2	A3	B1	В3	D4	03	E3	A1	B1	B4A	C2A	
	03		D2	A3	B1	В3	D4	03	D3	A1	B1	B4A	C2A	
	02		E2	A3		FACILITIES		02	E3	A1	B1	B4A	C2A	
	01		E1 PES	A3 PES				01	E3 PES	A1 PES	B1 PES	B4A PES	C2A PES	
			1-BEDROOM + STUDY 3-BEDROOM						5-BEDROOM PREMIUM					
		1-BEDROOM + ENSUITE STUDY 4-BEDROOM						5-BEDROOM + STUDY						
	2-BEDROOM 4-BEDROOM PREMIUM							IUM	PENTHOUSE (6-BEDROOM)					

4-BEDROOM + STUDY

PENTHOUSE (6-BEDROOM + STUDY)

AMBER GARDENS 02 AMBER ROAD 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.

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
- Pedestrian Access
- E Carpark Ventilation Shaft



THE STRATOSPHERE LEVEL 22

- 28 Yoga Deck
- 29 Water Feature
- 30 Garden
- 31 Jogging Track
- 32 Bridge at Stratosphere
- 33 Fitness at Stratosphere

F M&E Room

G Water Tank

- Gymnasium
- Changing Room
- Steam Room
- 34 Spa Pool at Stratosphere
- Gourmet Dining
- 36 Lounge at Stratosphere

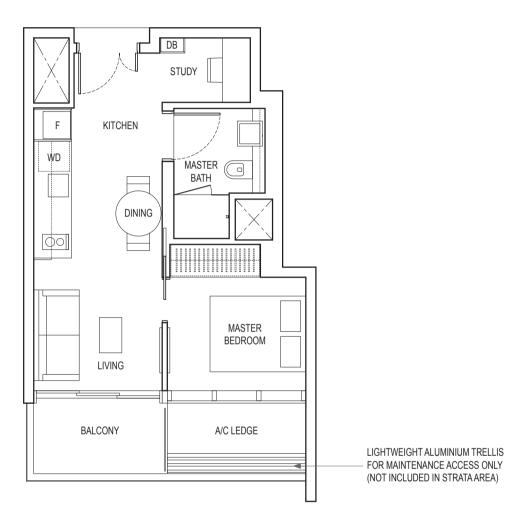


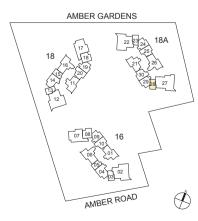
1-BEDROOM + STUDY

TYPE A1

43 sq m / 463 sq ft

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





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.

DB: Distribution Box W&D: Washer and Dryer

F: Fridge

ST: Storage WC: Water Closet

WIW: Walk-in-Wardrobe / Closet PES: Private Enclosed Space

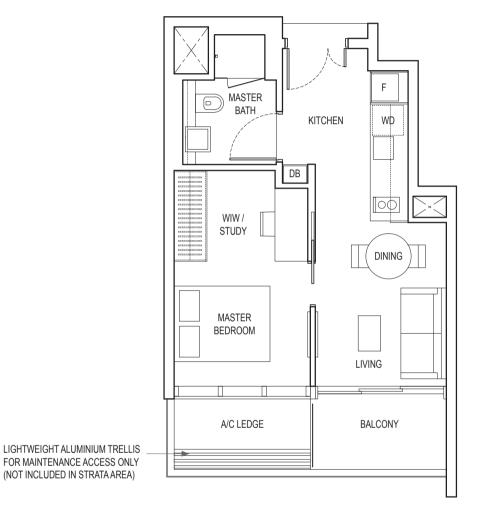
KEYPLAN IS NOT DRAWN TO SCALE

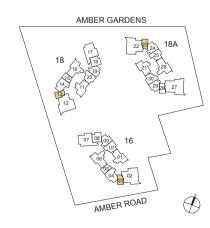
1-BFDROOM + FNSUITF STUDY

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





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.

DB: Distribution Box

F: Fridge

PES: Private Enclosed Space

KEYPLAN IS NOT DRAWN TO SCALE

W&D: Washer and Dryer

ST: Storage WC: Water Closet

WIW: Walk-in-Wardrobe / Closet

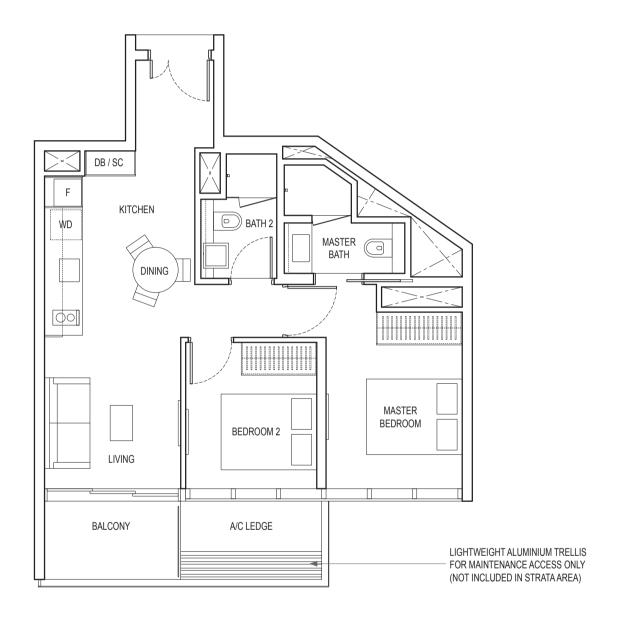
2-BEDROOM

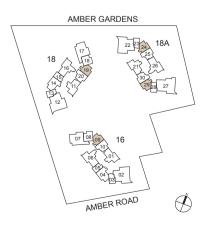
TYPE B1

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





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.

DB: Distribution Box W&D: Washer and Dryer

F: Fridge

ST: Storage WC: Water Closet

WIW: Walk-in-Wardrobe / Closet PES: Private Enclosed Space

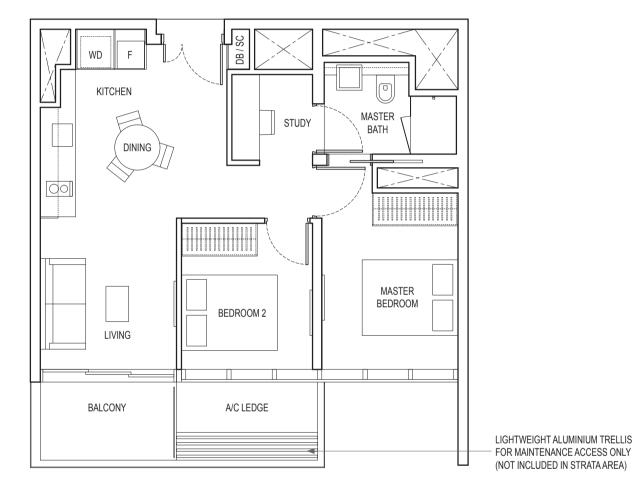
KEYPLAN IS NOT DRAWN TO SCALE

2-BFDROOM + STUDY

TYPE B2

63 sq m / 678 sq ft

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



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.

DB: Distribution Box W&D: Washer and Dryer

F: Fridge

ST: Storage WC: Water Closet

WIW: Walk-in-Wardrobe / Closet PES: Private Enclosed Space

KEYPLAN IS NOT DRAWN TO SCALE

AMBER ROAD

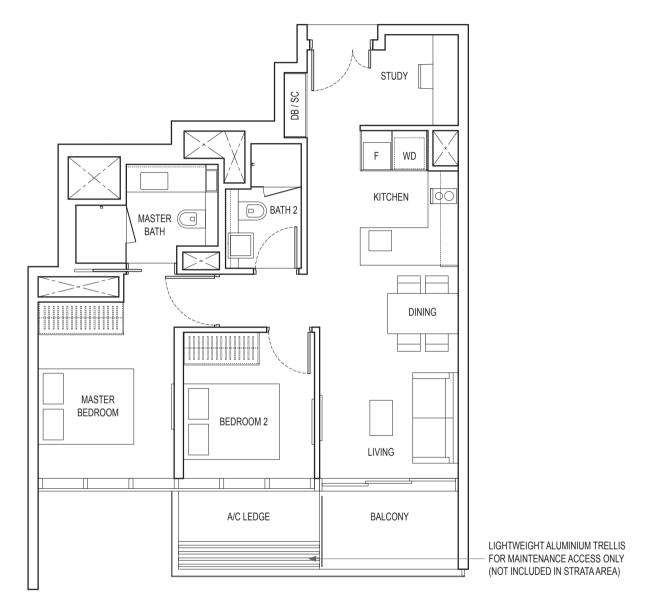
AMBER GARDENS

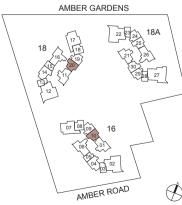
2-BEDROOM + STUDY

TYPE B4B

69 sq m / 743 sq ft

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





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.

DB: Distribution Box W&D: Washer and Dryer

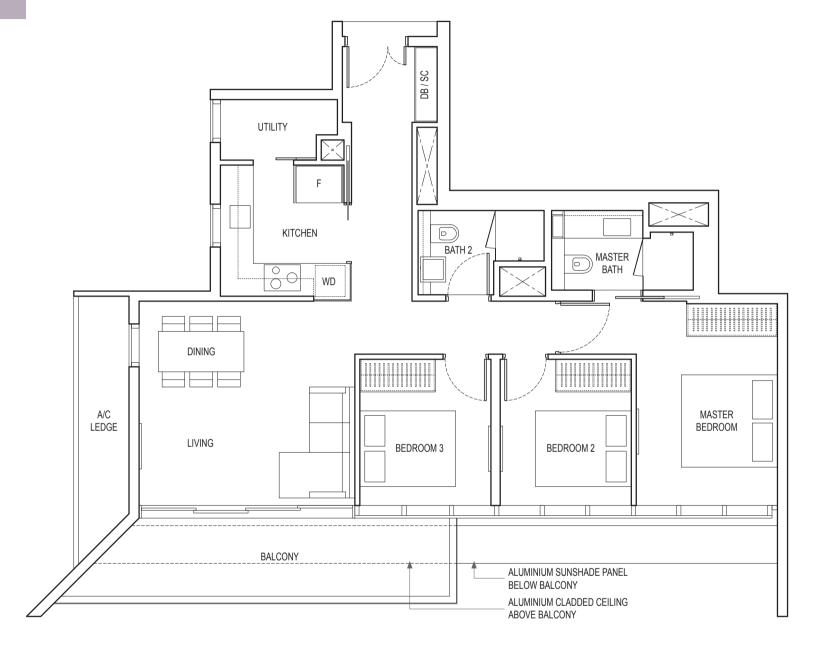
SC: Shoe Call F: Fridge ST: Storage WC: Water Closet WIW: Walk-in-Wardrobe / Closet PES: Private Enclosed Space WD: Integrated Washer Drye

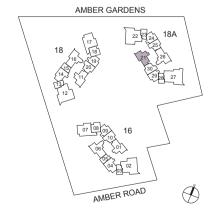
KEYPLAN IS NOT DRAWN TO SCALE

3-BEDROOM TYPE C2A

103 sq m / 1109 sq ft

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





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.

DB: Distribution Box W&D: Washer and Dryer

SC: Shoe Ca F: Fridge ST: Storage WC: Water Closet

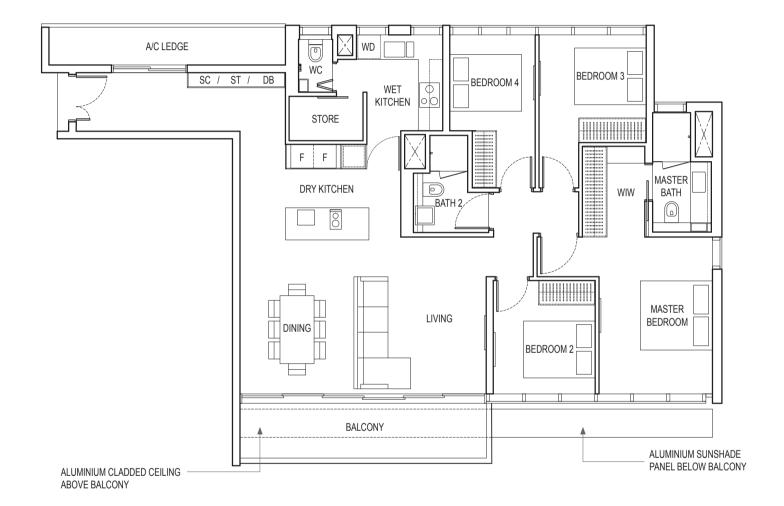
WIW: Walk-in-Wardrobe / Clos PES: Private Enclosed Space KEYPLAN IS NOT DRAWN TO SCALE

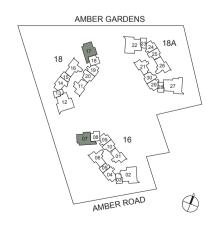
4-BFDROOM

TYPE D1

146 sq m / 1572 sq ft

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





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.

DB: Distribution Box W&D: Washer and Dryer

F: Fridge

ST: Storage WC: Water Closet

WIW: Walk-in-Wardrobe / Closet PES: Private Enclosed Space

KEYPLAN IS NOT DRAWN TO SCALE

4-BFDROOM PRFMIUM

TYPE D2

W&D: Washer and Dryer

F: Fridge

147 sq m / 1582 sq ft

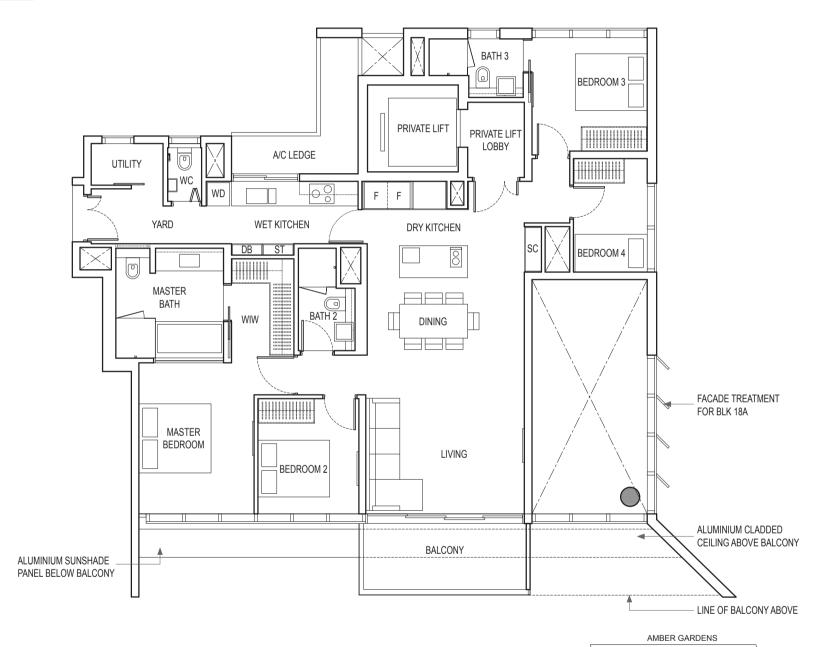
BLK 16: #03-02, #05-02, #07-02, #09-02, #11-02, #13-02, #15-02, #17-02, #19-02

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



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. DB: Distribution Box ST: Storage

PES: Private Enclosed Space

WC: Water Closet

KEYPLAN IS NOT DRAWN TO SCALE

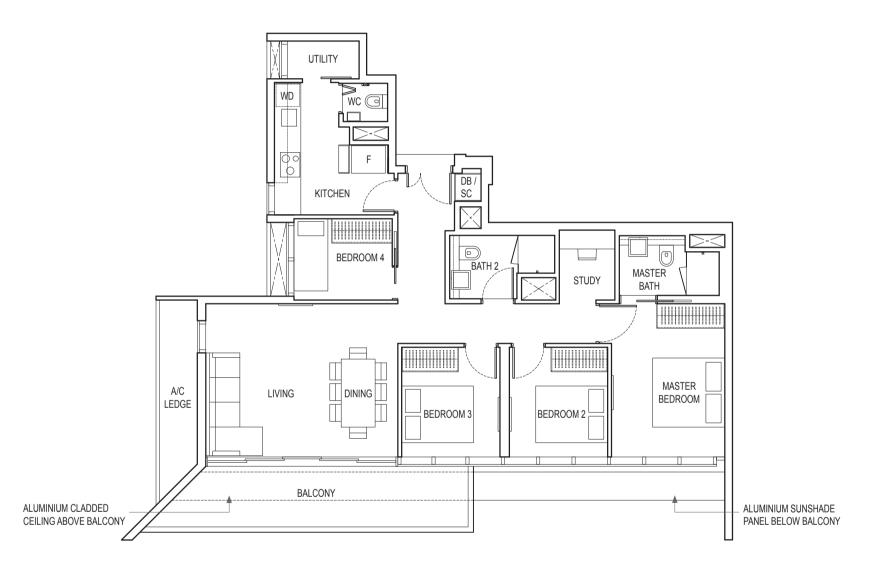
AMBER ROAD

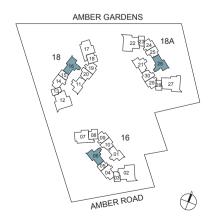
4-BEDROOM + STUDY

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





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.

DB: Distribution Box W&D: Washer and Dryer

SC: Shoe Cab

ST: Storage WC: Water Closet

WIW: Walk-in-Wardrobe / Closet oset PES: Private Enclosed Space

WD: Integrated

KEYPLAN IS NOT DRAWN TO SCALE

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,

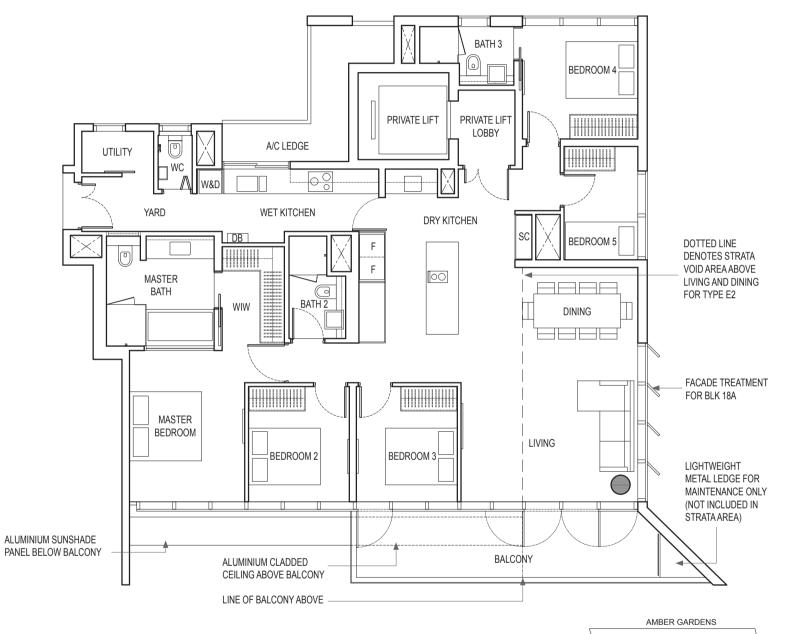
#12-02, #14-02, #16-02, #18-02

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



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.

DB: Distribution Box

SC: Shoe Cabinet

ST: Storage

WIW: Walk-in-Wardrobe / Closet

WD: Integrated Washer Dryer

PES: Private Enclosed Space

WC: Water Closet

W&D: Washer and Dryer

F: Fridge

KEYPLAN IS NOT DRAWN TO SCALE

AMBER ROAD