



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.



A M B E R P A R K

P E N T H O U S E

Vendor (Developer): Aquarius Properties Pte Ltd (UEN No. 201729224K) [a joint venture between Cityzens Development Pte Ltd (UEN No. 201714631H) and Hong Realty (Private) Limited (UEN No. 196200244W)] • Tenure of Land: Estate in Fee Simple (Freehold) • Lot No.: Lot 4111N MK25 at Amber Gardens • Housing Developer's Licence No.: C1259 • Encumbrances: Mortgage IF/174005M in favour of DBS Bank Ltd • Expected Date of Vacant Possession: 31 July 2024 • Expected Date of Legal Completion: 31 July 2027

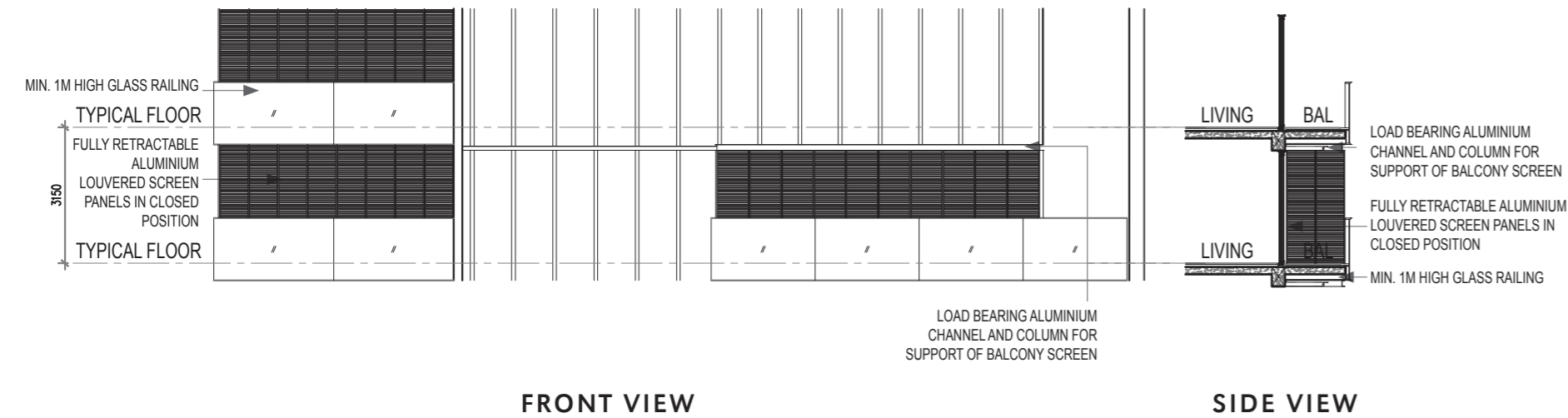
Reasonable care has been taken in the preparation of this brochure, but the developer or its agents do not warrant the accuracy of this brochure. To the extent permissible by law, the statements, information and depictions in this brochure may not be relied upon as statements or representations of fact, and they are not intended to form any part of the contract for the sale of the housing units. In particular, visual representations such as pictures and drawings are artists' impressions only, and are not representations of fact. The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to the developer's architect's selection, market availability and the sole discretion of the developer. All information contained in this brochure are current at the time of printing and are subject to such changes as are required by the relevant authorities or the developer. The floor areas stated in the brochure are approximate measurements and subject to final survey. The Sale and Purchase Agreement embodies all the terms and conditions between the vendor and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the vendor and/or the vendor's agent which are not embodied in the Sale and Purchase Agreement.

This brochure is printed on eco-friendly paper, April 2019.

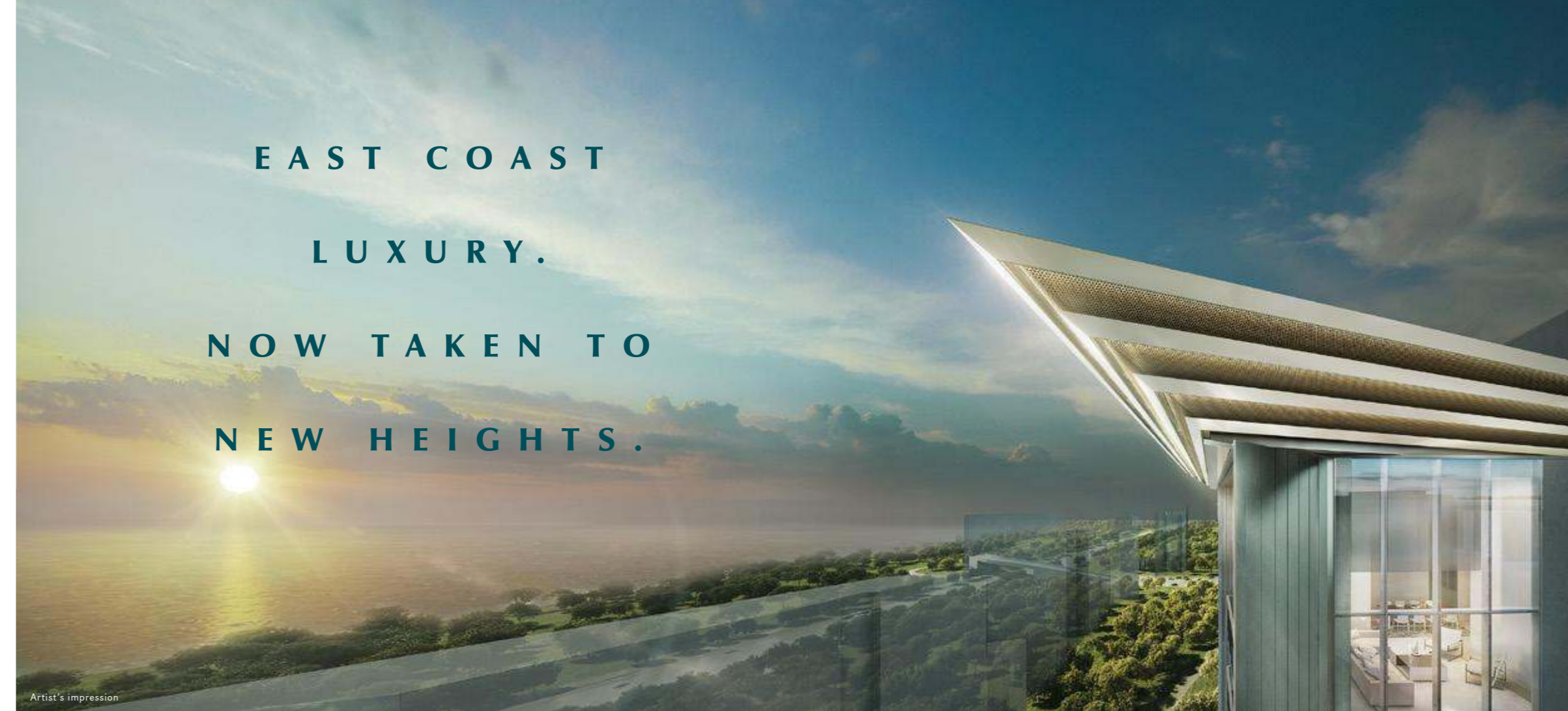
# APPROVED BALCONY SCREEN DESIGN

APPLICABLE UNIT TYPES:

TYPE PH1 and PH2

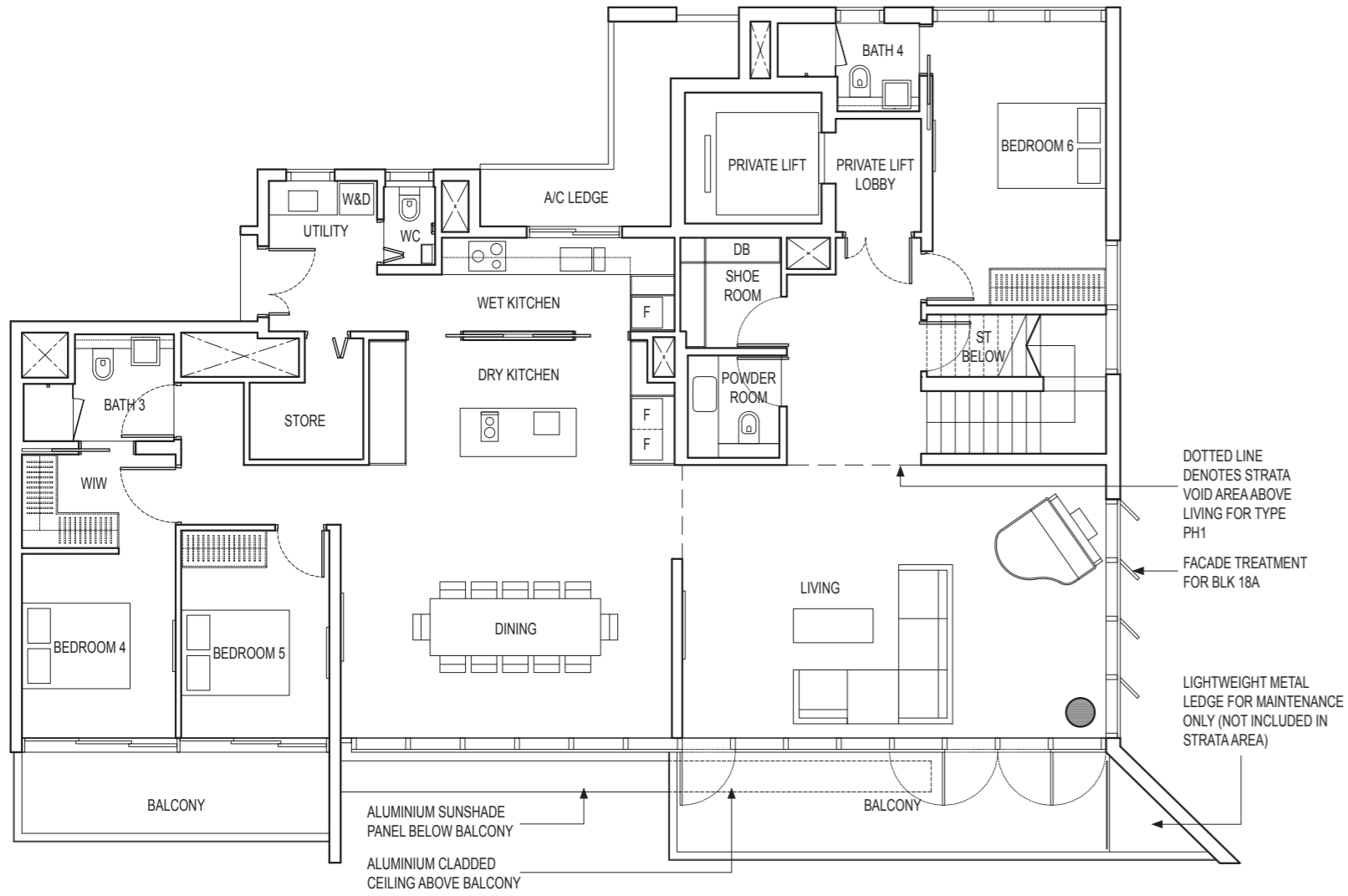


The balcony shall not be enclosed unless with the approved balcony screen design as shown above.  
The cost of the screen and installation shall be borne by the Purchaser.



For those wanting nothing less than extraordinary, the four penthouses at Amber Park await your discovery. These lavish abodes span two storeys in your choice of 6-bedroom or 6-bedroom+study, a rarity for penthouses. Luxuriate in elegant interiors made even more impressive by double-volume height in the living area. Out of your windows, the sea stretches into the horizon, adding infinitely to the vastness and sense of space.

Equipped with top-of-the-range appliances from V-Zug and Bosch, including a wine chiller, the kitchen elevates even the simplest of meals to gourmet standards. In the master bedroom, you will find a generously sized walk-in wardrobe befitting your sartorial collection. The same luxurious touch is evident in the master bath featuring sophisticated wares and fittings from Villeroy & Boch, Geberit and Grohe, like the freestanding tub and vanities for two.

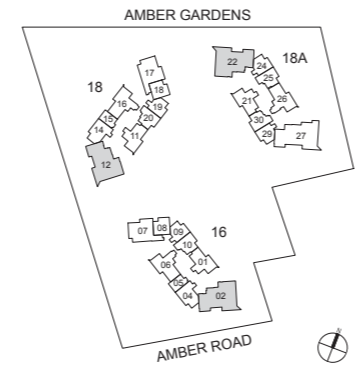


## PENTHOUSE (6-BEDROOM)

TYPE PH1 (lower)

408 sq m / 4392 sq ft  
(Inclusive of strata void area of  
45 sq m / 484 sq ft above Living)

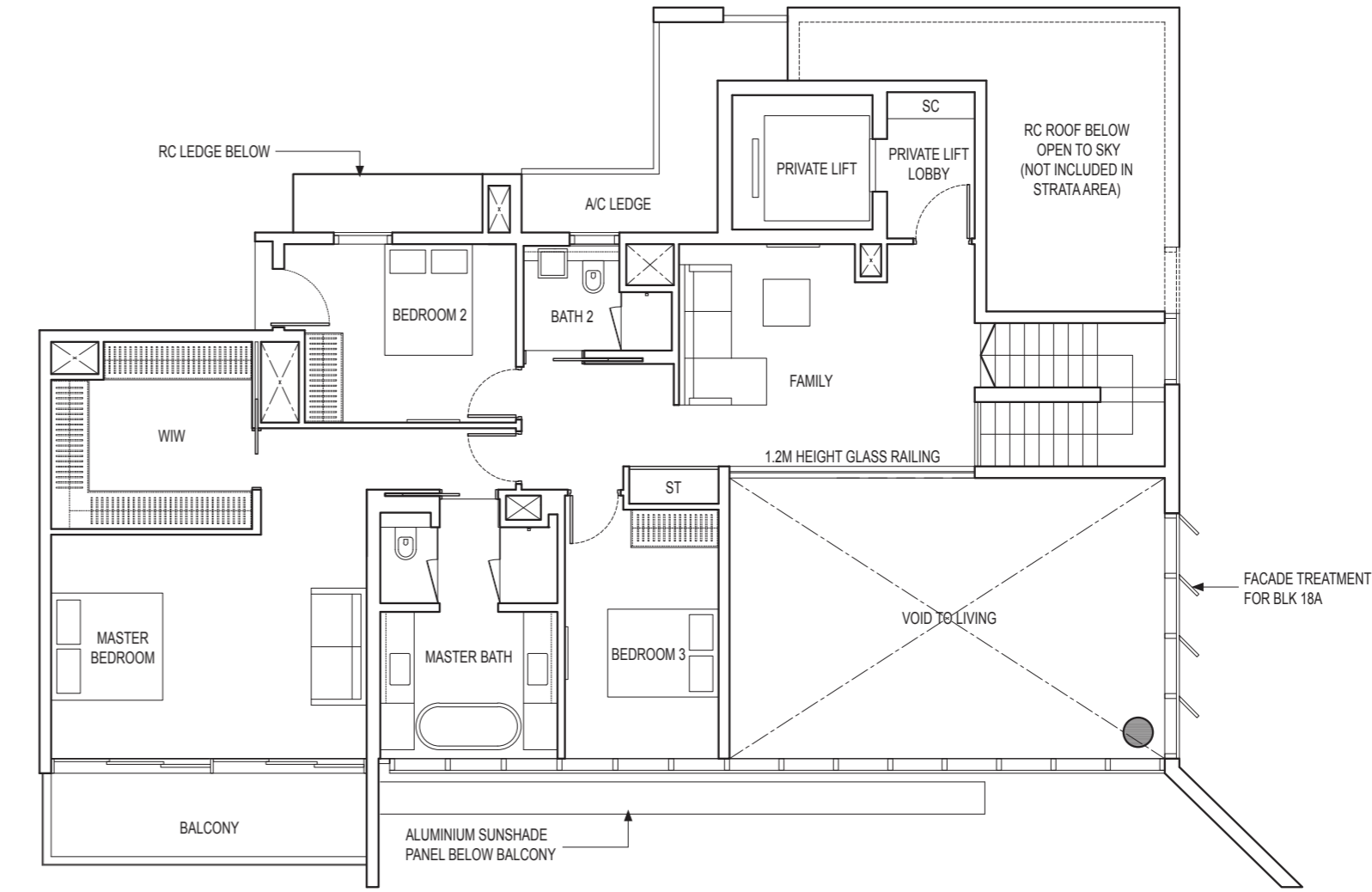
BLK 16 : #20-02  
BLK 18 : #20-12  
BLK 18A : #20-22



KEYPLAN IS NOT DRAWN TO SCALE

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.

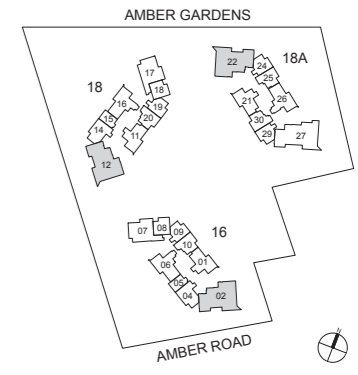
DB: Distribution Box    SC: Shoe Cabinet    ST: Storage    WIW: Walk-in-Wardrobe / Closet    WD: Integrated Washer Dryer  
 W&D: Washer and Dryer    F: Fridge    WC: Water Closet    PES: Private Enclosed Space



## PENTHOUSE (6-BEDROOM)

TYPE PH1 (upper)

BLK 16 : #20-02  
BLK 18 : #20-12  
BLK 18A : #20-22



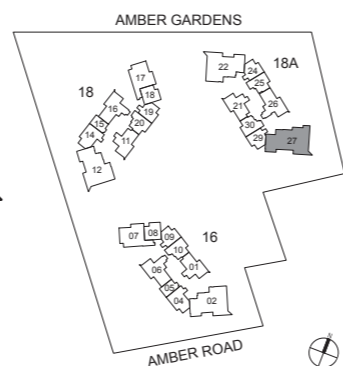
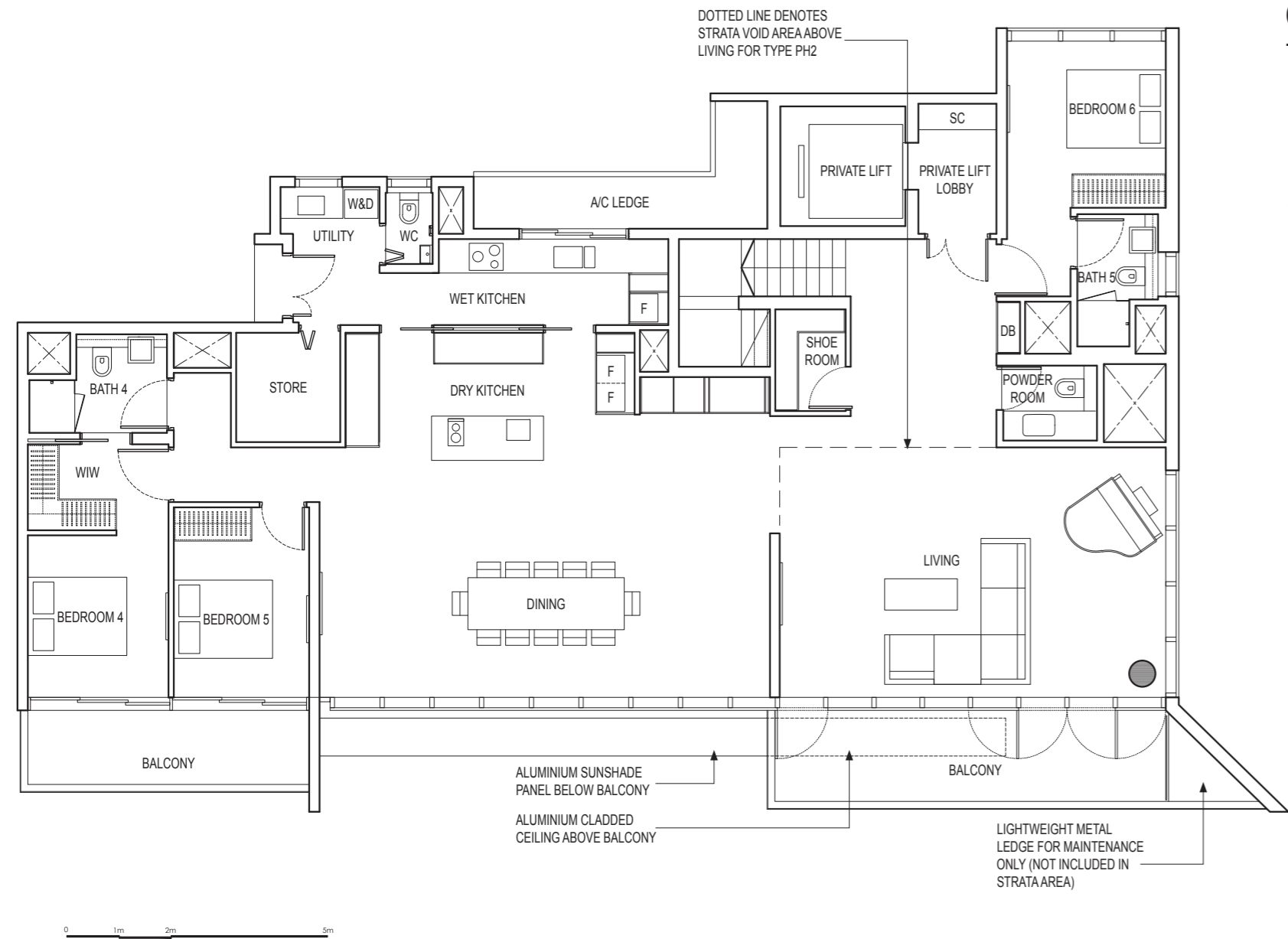
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**PENTHOUSE  
(6-BEDROOM + STUDY)  
TYPE PH2 (lower)**

465 sq m / 5005 sq ft  
(Inclusive of strata void area of  
45 sq m / 484 sq ft above Living)  
BLK 18A : #20-27



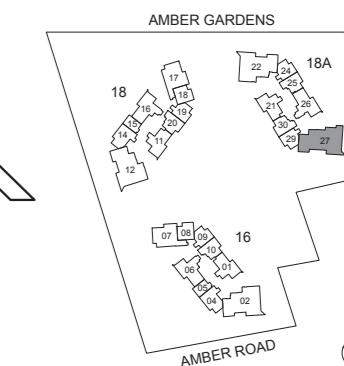
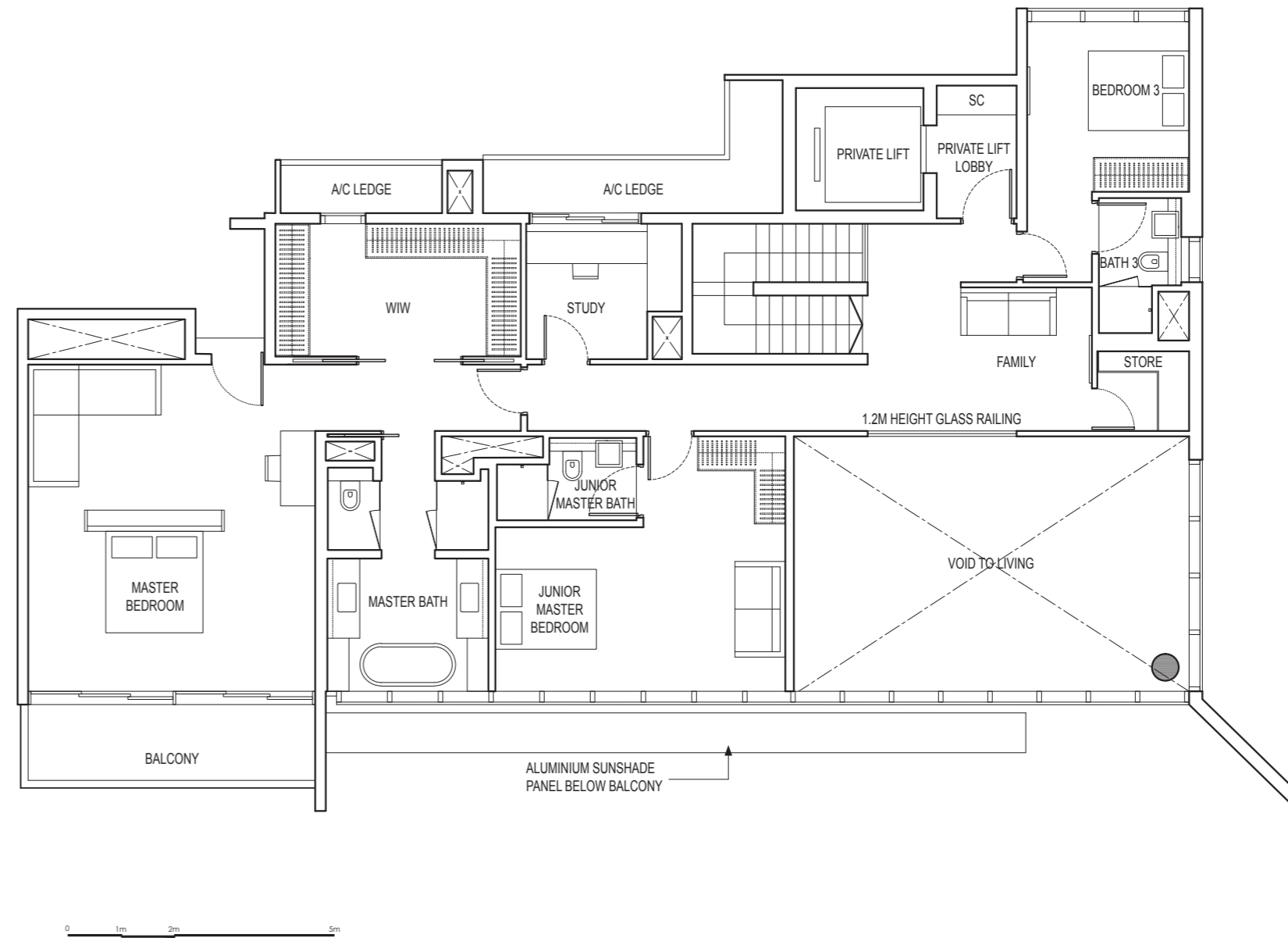
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(6-BEDROOM + STUDY)  
TYPE PH2 (upper)**

465 sq m / 5005 sq ft  
(Inclusive of strata void area of  
45 sq m / 484 sq ft above Living)  
BLK 18A : #20-27



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