

amberhouse  
FREEHOLD



# amberhouse

FREEHOLD

PROJECT NAME

**Amber House**

DEVELOPER

**Far East Organization**

TENURE

**Freehold**

DISTRICT

**District 15**

ADDRESS

**30 Amber Gardens, Singapore 439964**

SITE AREA

**Approximate 3,801.4 sq m | Approximate 40,918.27 sq ft**

TOTAL NUMBER OF UNITS

**105 units**

TOTAL NUMBER OF CARPARK LOTS

**105 lots + 3 accessible lots (inclusive of 2 active EV charging lots)**

ESTIMATED TEMPORARY OCCUPATION PERMIT (T.O.P.) DATE

**First Quarter 2029**

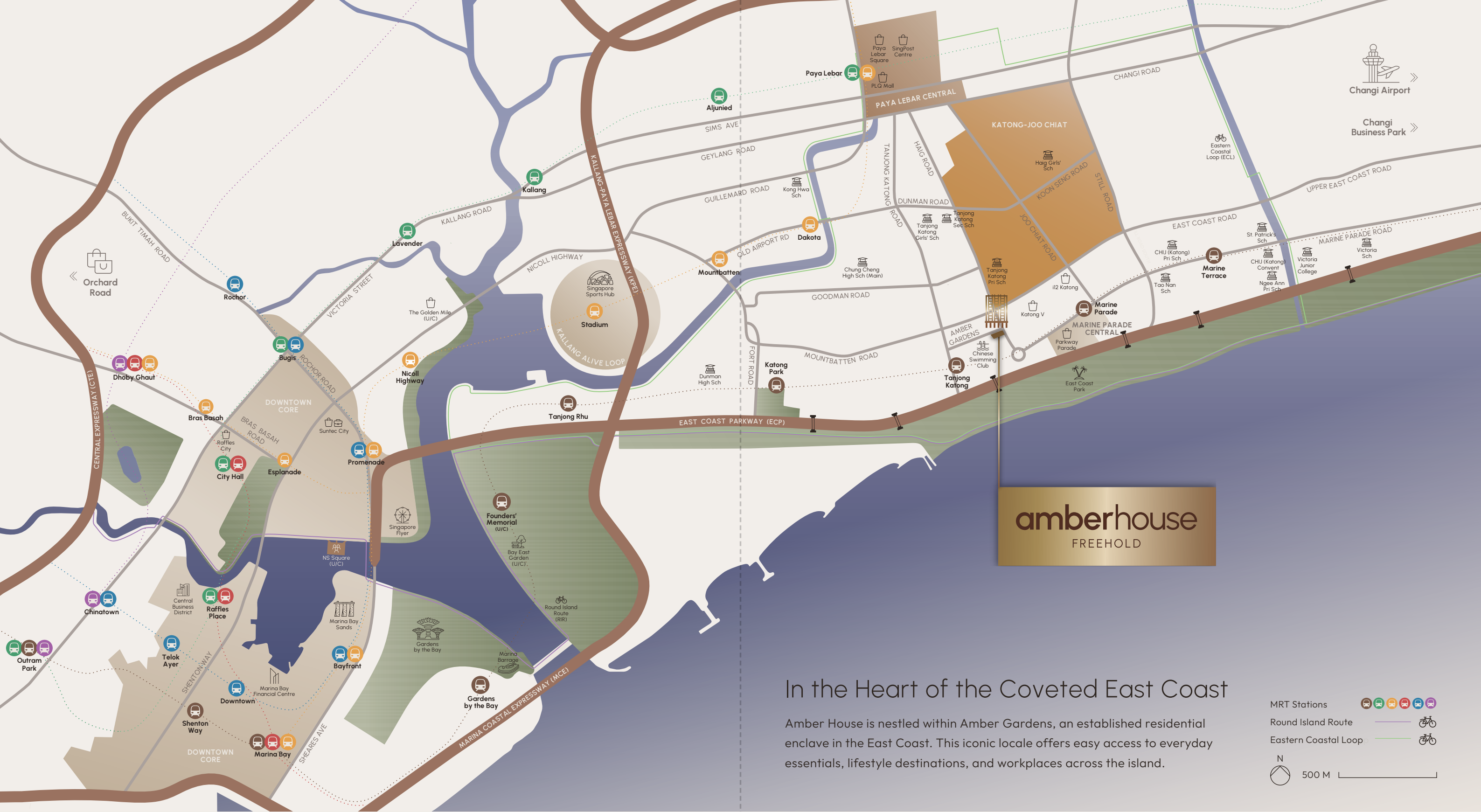
EXPECTED VACANT POSSESSION DATE

**31 December 2029**

EXPECTED LEGAL COMPLETION DATE

**31 December 2032**





# In the Heart of the Coveted East Coast

Amber House is nestled within Amber Gardens, an established residential enclave in the East Coast. This iconic locale offers easy access to everyday essentials, lifestyle destinations, and workplaces across the island.

## TRANSPORTATION

- Tanjong Katong MRT Station 4 mins
- Marine Parade MRT Station 7 mins

## SCHOOLS WITHIN 1KM RADIUS

- Tanjong Katong Primary School 6 mins

## OTHER NEARBY SCHOOLS

- |                                |        |  |         |
|--------------------------------|--------|--|---------|
| CHIJ (Katong) Primary          | 3 mins | Victoria School                                      | 7 mins  |
| Haig Girls' School             | 3 mins | Dunman High School                                   | 7 mins  |
| Tao Nan School                 | 3 mins | Victoria Junior College                              | 5 mins  |
| Ngee Ann Primary School        | 4 mins | Singapore Management University (SMU)                | 12 mins |
| Kong Hwa School                | 5 mins | Singapore University of Technology and Design (SUTD) | 17 mins |
| Chung Cheng High School (Main) | 3 mins |  |         |

## RETAIL AND F&B

- Katong V 6 mins
- Parkway Parade 9 mins
- i12 Katong 9 mins
- Marine Parade Central 2 mins
- PLQ Mall 5 mins
- Marina Bay Sands (MBS) 9 mins

- Suntec City 9 mins
- The Golden Mile (U/C) 11 mins

## CENTRAL BUSINESS DISTRICT (DOWNTOWN CORE)

- Marina Bay Financial Centre (MBFC) 10 mins
- One Raffles Place 13 mins

## LEISURE

- East Coast Park 4 mins
- Singapore Sports Hub 8 mins
- Gardens by the Bay 25 mins



## A Gem of a Place Radiating with *Vivacity*

The East Coast is a timeless and treasured tapestry of life and leisure, always full of energy, warmth, and charm. It is where vibrant moments unfold, and cherished memories are made.



Indulge in rich flavours and charming cafés at Katong-Joo Chiat.

🚶 10 MINS WALK



Pick up groceries conveniently at Katong V.

🚶 6 MINS WALK



Relish in family fun at East Coast Park.

🚲 4 MINS CYCLE 🚗 4 MINS DRIVE



\*The projected number of MRT stops includes the unopened Marina South and Founders' Memorial MRT Stations, which are non-operational at the time of publication in June 2025.



## Commune and Unwind in the Upper Grounds

The Upper Grounds, located on level 1, is designed to elevate everyday moments with family-friendly facilities for residents to gather and entertain. The function rooms are generous in size and can be used together for larger events or separately for more intimate occasions.



ARTIST'S IMPRESSION

Living Room and Dining Room @ Upper Grounds



ARTIST'S IMPRESSION

35m Lap Pool @ Sky Verandah



ARTIST'S IMPRESSION

Fitness Room @ Sky Verandah

## Illuminating Moments in the Sky Verandah

The Sky Verandah is a tranquil space ideal for a refreshing swim in the 35m Lap Pool, an impromptu workout in the Fitness Room, or an intimate gathering at the Sky Pavilion.



Facilities Plan



- LOWER GROUNDS (GROUND LEVEL)

  - 1 Arrival Bay
  - 2 Guard Room
  - 3 Bicycle Park
  - 4 Pets Corner
- UPPER GROUNDS (LEVEL 1)

  - 5 Garden Pavilion
  - 6 Living Room
  - 7 Dining Room
  - 8 The Green
  - 9 Garden Lounge
  - 10 Wading Pool
- SKY VERANDAH (ROOF LEVEL)

  - 11 35m Lap Pool
  - 12 Spa Pool
  - 13 Sun Deck
  - 14 Sky Pavilion
  - 15 Fitness Deck
  - 16 Fitness Room
- OTHERS

  - A Side Gate (Ground Level)
  - B Management Office (Level 1)
  - C Bin Centre (Basement 1)
  - D Genset (Basement 1)
  - E Substation (Basement 1)
  - F Water Tank (Roof Level)

Schematic Diagram

BLOCK 30							
UNIT FLOOR	2BRS 753 SQ FT 01	3BR 980 SQ FT 02	4BRP 1,744 SQ FT 03	2BR 635 SQ FT 04	3BRP 1,238 SQ FT 05	3BRS 1,216 SQ FT 06	2BRS 732 SQ FT 07
ROOF	SKY VERANDAH						
16	#16-01	#16-02	#16-03	#16-04	#16-05	#16-06	#16-07
15	#15-01	#15-02	#15-03	#15-04	#15-05	#15-06	#15-07
14	#14-01	#14-02	#14-03	#14-04	#14-05	#14-06	#14-07
13	#13-01	#13-02	#13-03	#13-04	#13-05	#13-06	#13-07
12	#12-01	#12-02	#12-03	#12-04	#12-05	#12-06	#12-07
11	#11-01	#11-02	#11-03	#11-04	#11-05	#11-06	#11-07
10	#10-01	#10-02	#10-03	#10-04	#10-05	#10-06	#10-07
9	#09-01	#09-02	#09-03	#09-04	#09-05	#09-06	#09-07
8	#08-01	#08-02	#08-03	#08-04	#08-05	#08-06	#08-07
7	#07-01	#07-02	#07-03	#07-04	#07-05	#07-06	#07-07
6	#06-01	#06-02	#06-03	#06-04	#06-05	#06-06	#06-07
5	#05-01	#05-02	#05-03	#05-04	#05-05	#05-06	#05-07
4	#04-01	#04-02	#04-03	#04-04	#04-05	#04-06	#04-07
3	#03-01	#03-02	#03-03	#03-04	#03-05	#03-06	#03-07
2	#02-01	#02-02	#02-03	#02-04	#02-05	#02-06	#02-07
1	UPPER GROUNDS						
GROUND	LOWER GROUNDS						
B1	CARPARK						
B2	CARPARK						

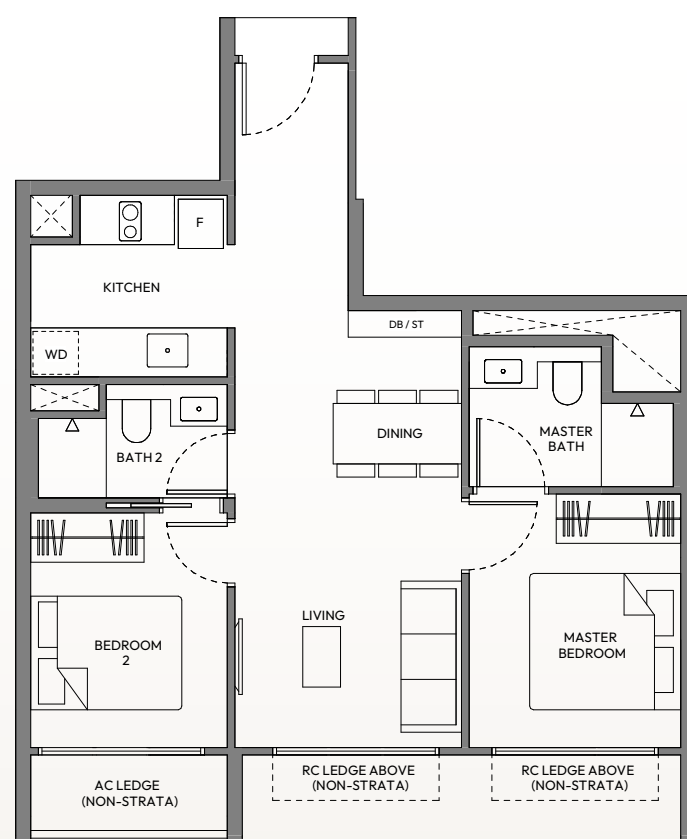


## 2-Bedroom

### TYPE B1

59 SQM / 635 SQ FT

#02-04 TO #16-04



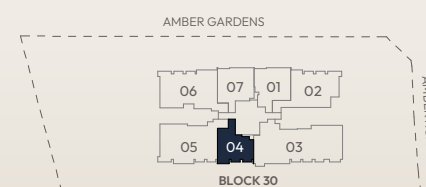
#### LEGEND

WD	: Washer-Dryer
F	: Fridge
DB	: Distribution Board
ST	: Storage
><	: Void (non-strata)

0 1 3 5m



KEYPLAN  
Keyplan is not drawn to scale



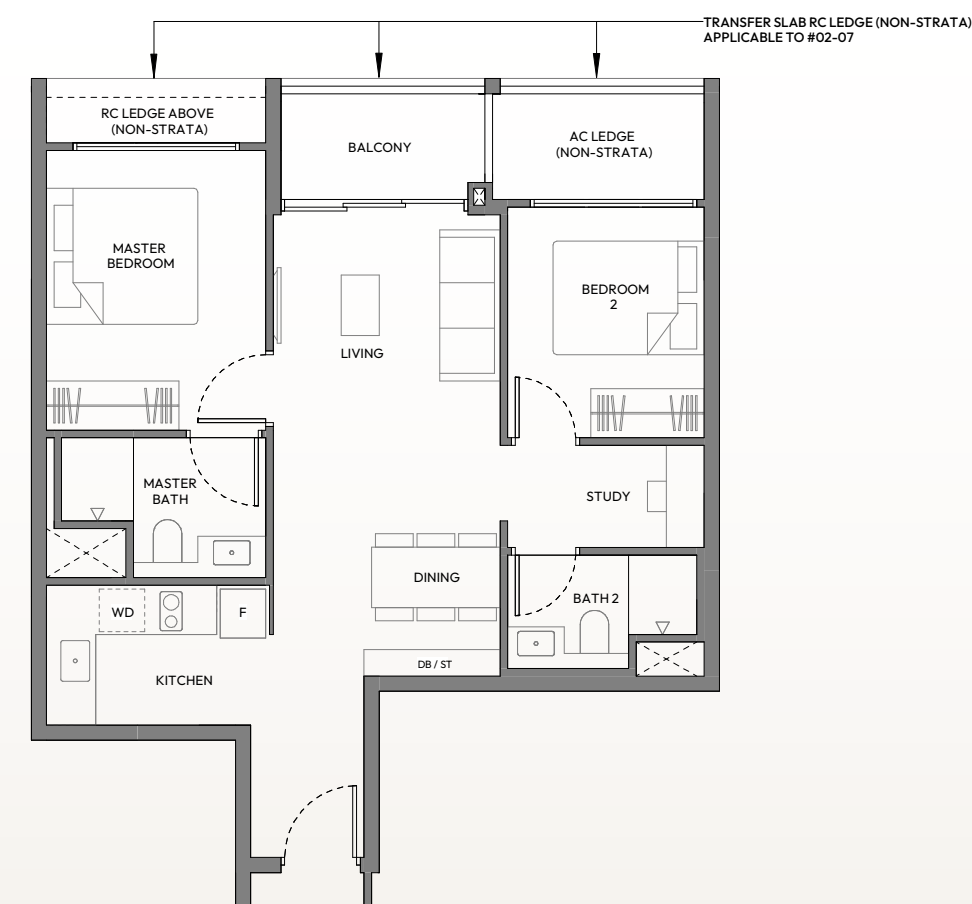
Plans are subject to change/amendments as may be required and/or approved by the Developer and/or the relevant authorities and do not form part of any offer or contract. These are not drawn to scale and are for the purpose of visual presentation only. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to APPROVED BALCONY SCREEN DESIGN page of this brochure.

## 2-Bedroom + Study

### TYPE B2

68 SQM / 732 SQ FT  
(INCLUDE BALCONY 4 SQM)

#02-07 TO #16-07



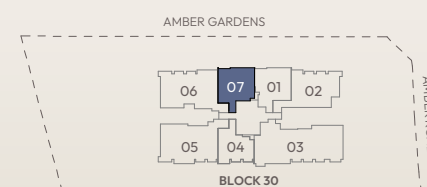
#### LEGEND

WD	: Washer-Dryer
F	: Fridge
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ST	: Storage
><	: Void (non-strata)

0 1 3 5m



KEYPLAN  
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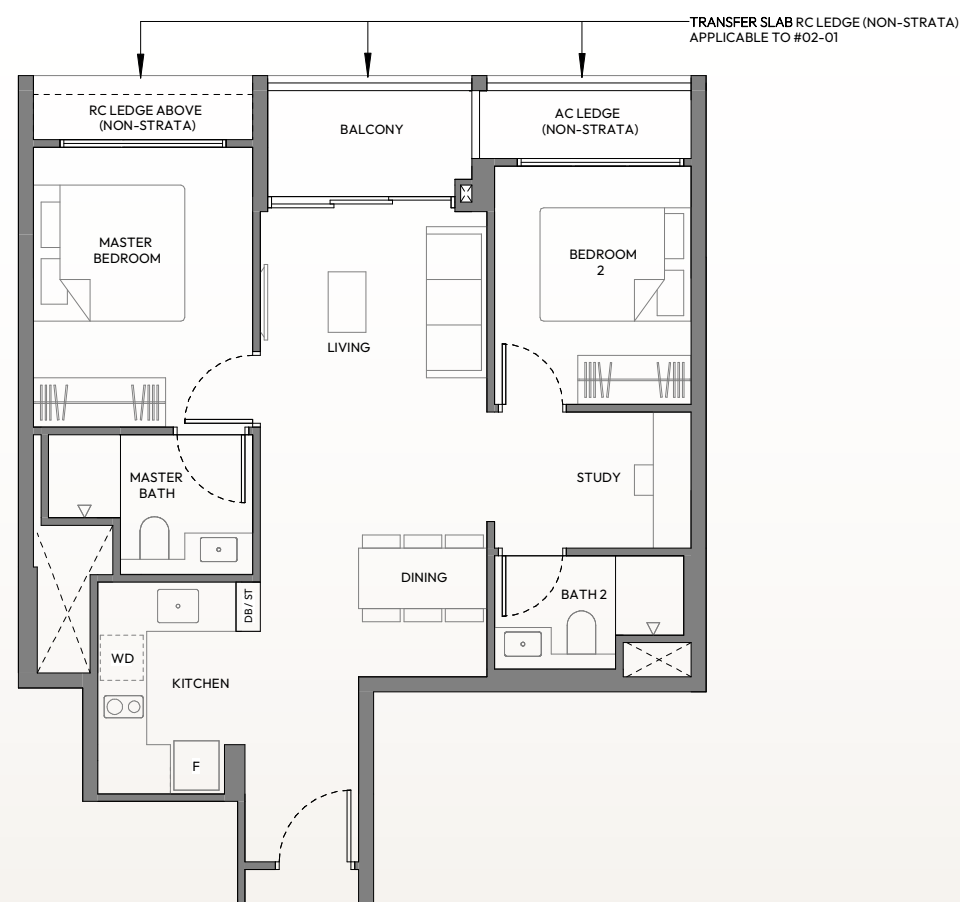


## 2-Bedroom + Study

### TYPE B3

70 SQM / 753 SQ FT  
(INCLUDE BALCONY 4 SQM)

#02-01 TO #16-01



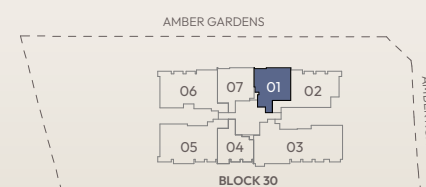
#### LEGEND

WD : Washer-Dryer  
F : Fridge  
DB : Distribution Board  
ST : Storage  
[ ] : Void (non-strata)

0 1 3 5m



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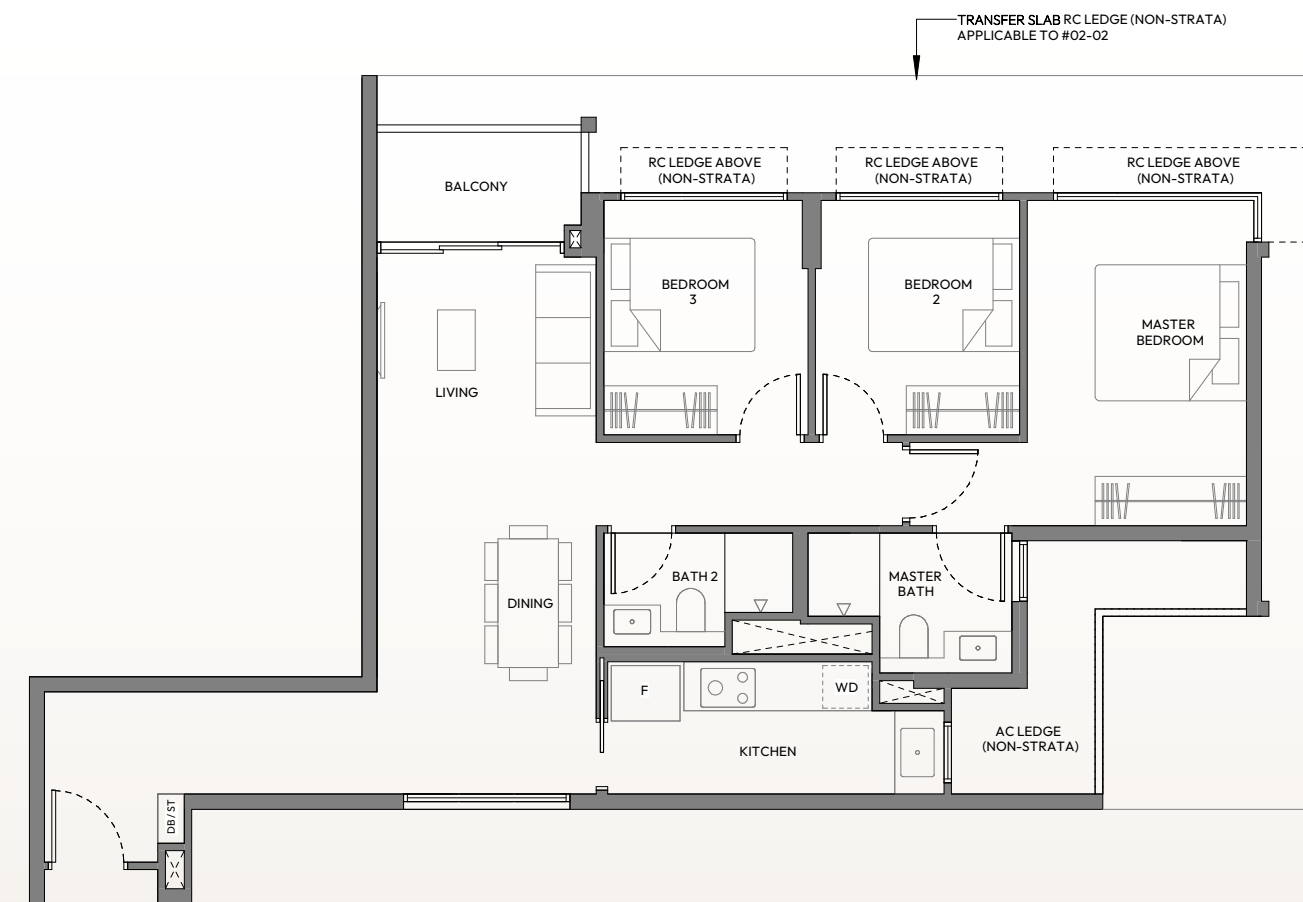
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## 3-Bedroom

### TYPE C1

91 SQM / 980 SQ FT  
(INCLUDE BALCONY 4 SQM)

#02-02 TO #16-02



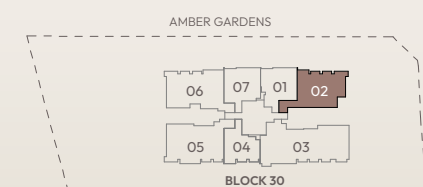
#### LEGEND

WD : Washer-Dryer  
F : Fridge  
DB : Distribution Board  
ST : Storage  
[ ] : Void (non-strata)

0 1 3 5m



KEYPLAN  
Keyplan is not drawn to scale



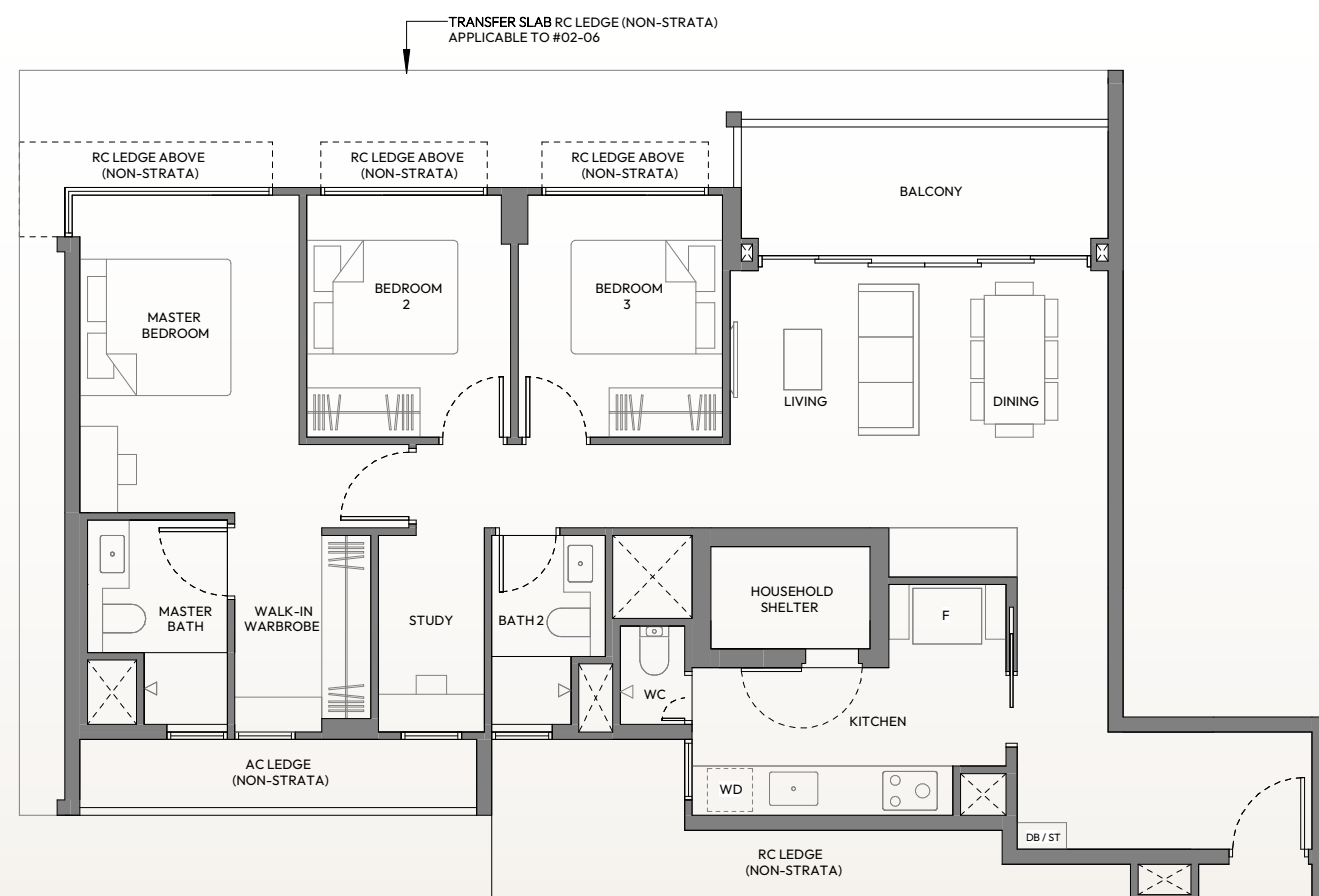
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## 3-Bedroom + Study

### TYPE C2

113 SQM / 1,216 SQ FT  
(INCLUDE BALCONY 9 SQM)

#02-06 TO #16-06



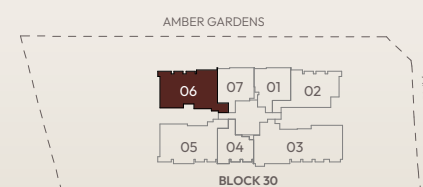
#### LEGEND

WD : Washer-Dryer  
F : Fridge  
DB : Distribution Board  
ST : Storage  
◻ : Void (non-strata)

0 1 3 5m



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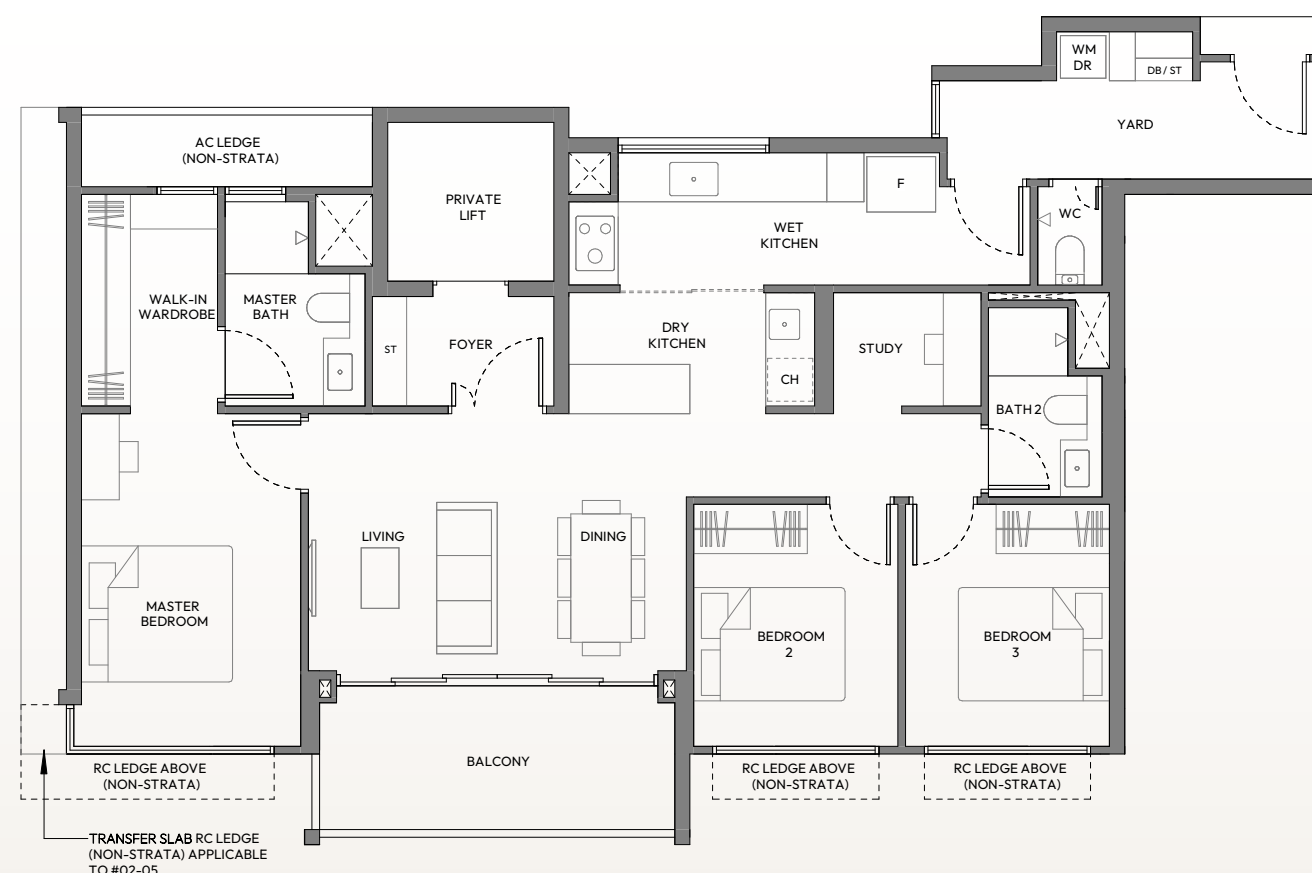
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## 3-Bedroom Premium

### TYPE C3

115 SQ M / 1,238 SQ FT  
(INCLUDE BALCONY 10 SQM)

#02-05 TO #16-05



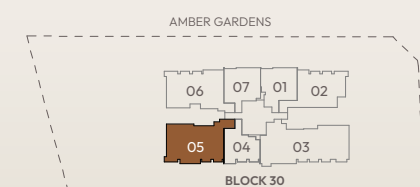
#### LEGEND

WM : Washing Machine  
DR : Dryer  
F : Fridge  
CH : Wine Chiller  
DB : Distribution Board  
ST : Storage  
◻ : Void (non-strata)

0 1 3 5m



KEYPLAN  
Keyplan is not drawn to scale



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# Luxuriate and Relax in *Refined* Comfort

The 4-bedroom premium residences feature a spacious 5.6metre-wide balcony and a sleek dry kitchen island, ideal for pre-dinner snack preparations when entertaining. The master bedroom's unique layout includes a generous walk-in wardrobe and a private balcony.



ARTIST'S IMPRESSION

4-Bedroom Premium (with Private Lift)



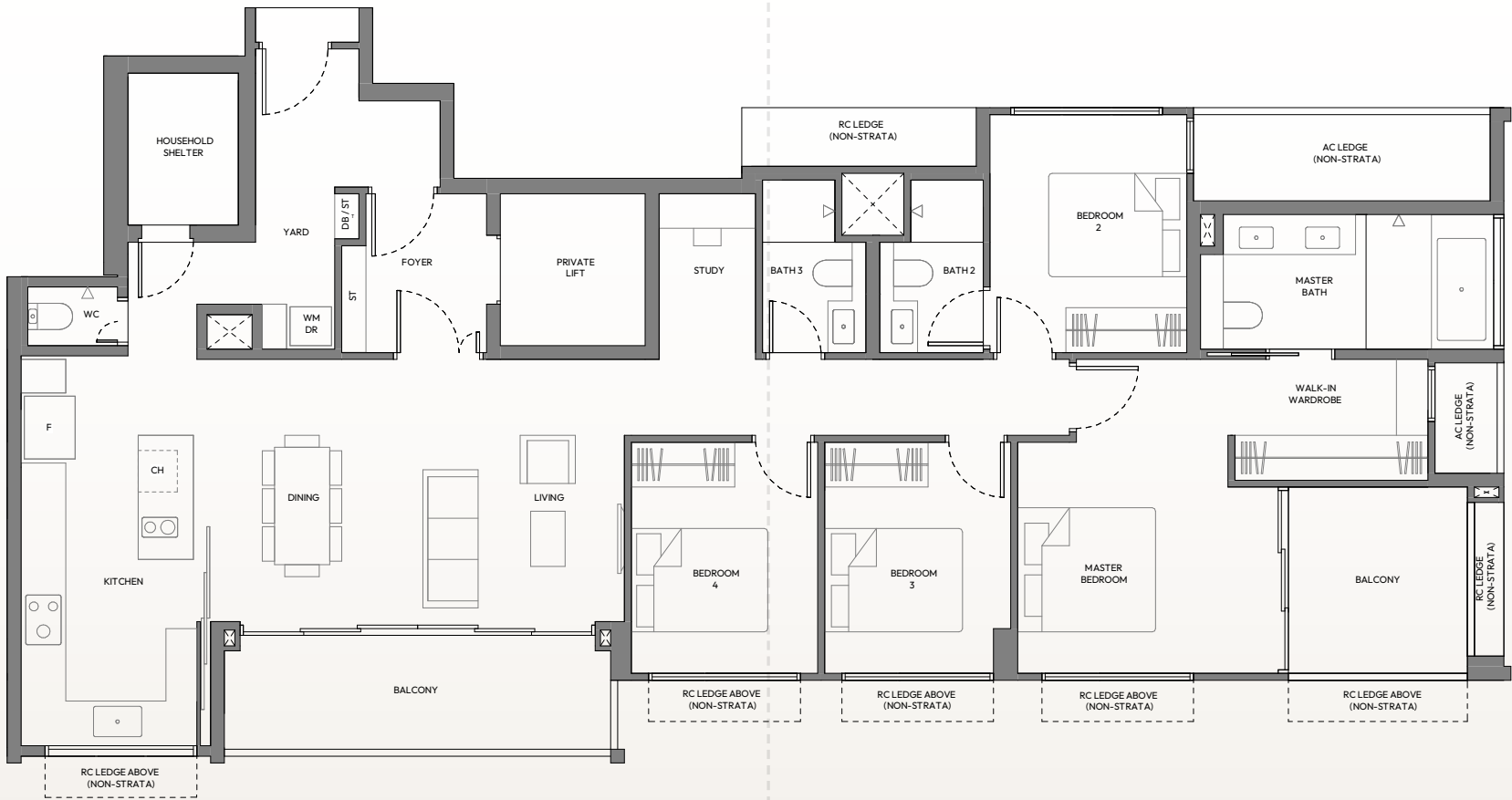
ARTIST'S IMPRESSION

4-Bedroom Premium (with Private Lift)

# 4-Bedroom Premium

**TYPE D1**  
162 SQM / 1,744 SQ FT  
(INCLUDE BALCONY 18 SQM)

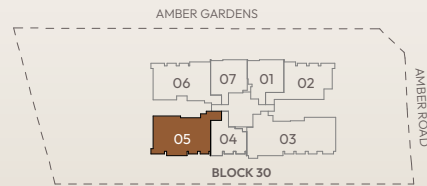
#02-03 TO #16-03



- LEGEND**
- WM : Washing Machine
  - DR : Dryer
  - F : Fridge
  - CH : Wine Chiller
  - DB : Distribution Board
  - ST : Storage
  - [Symbol] : Void (non-strata)

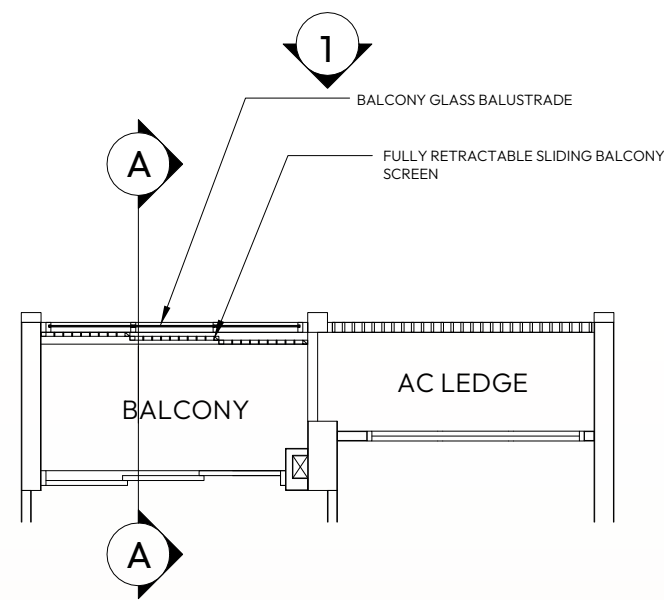


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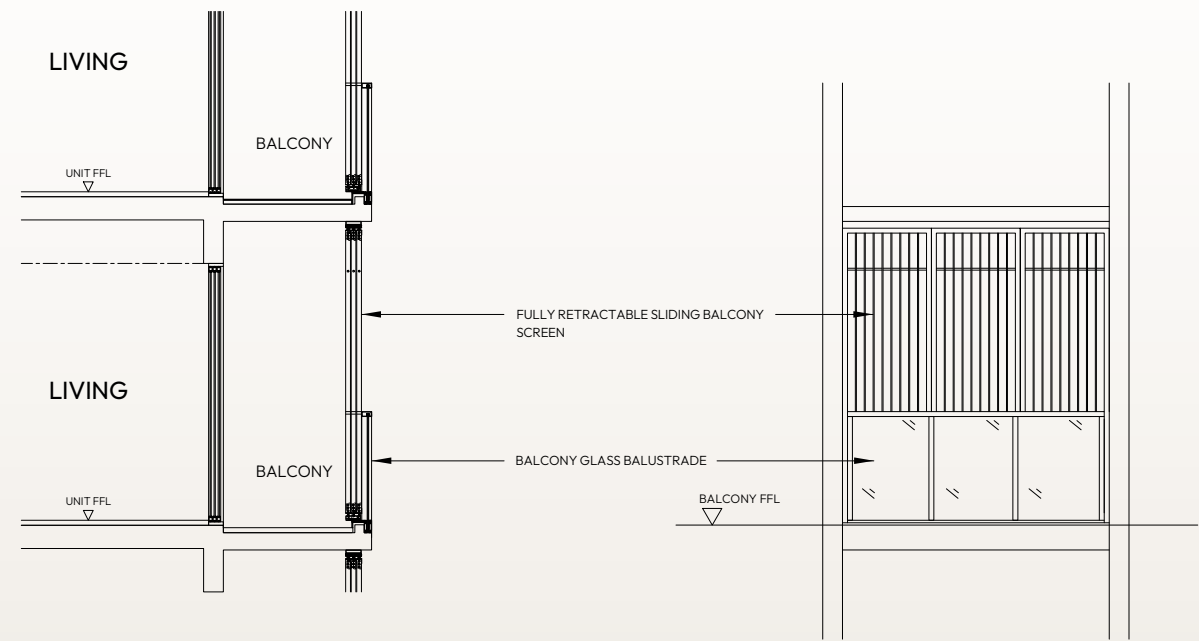


**KEYPLAN**  
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Balcony Screen



BALCONY SCREEN - PLAN



SECTION A-A

ELEVATION 1  
(EXTERNAL VIEW - FULLY DRAWN)

THE BALCONY (IF ANY), WHERE APPLICABLE, ARE NOT TO BE ENCLOSED EXCEPT WITH A BALCONY SCREEN WHICH HAS BEEN APPROVED AND COMPLIES WITH THE COMPETENT AUTHORITIES' GUIDELINES. PURCHASER MAY OPT TO HAVE APPROVED BALCONY SCREEN INSTALLED AT THE BALCONY (IF ANY), WHERE APPLICABLE, AT THE UNIT AT THE PURCHASER'S OWN COST

- Note**
- 1. Approved balcony screen will not be provided, purchasers have to bear the cost of installing the balcony screen;
  - 2. The balcony shall not be enclosed unless with the approved balcony screen;
  - 3. Number of balcony screen panels varies according to different unit types



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Far East Organization is the largest private property developer in Singapore, having developed over 780 developments across all segments of real estate including over 55,000 private homes in Singapore since its establishment in 1960. It includes three listed entities: Far East Orchard Limited, Far East Hospitality Trust and Yeo Hiap Seng Limited.

Far East Organization is the winner of 14 FIABCI World Prix d'Excellence awards, the highest honour in international real estate.



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