

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

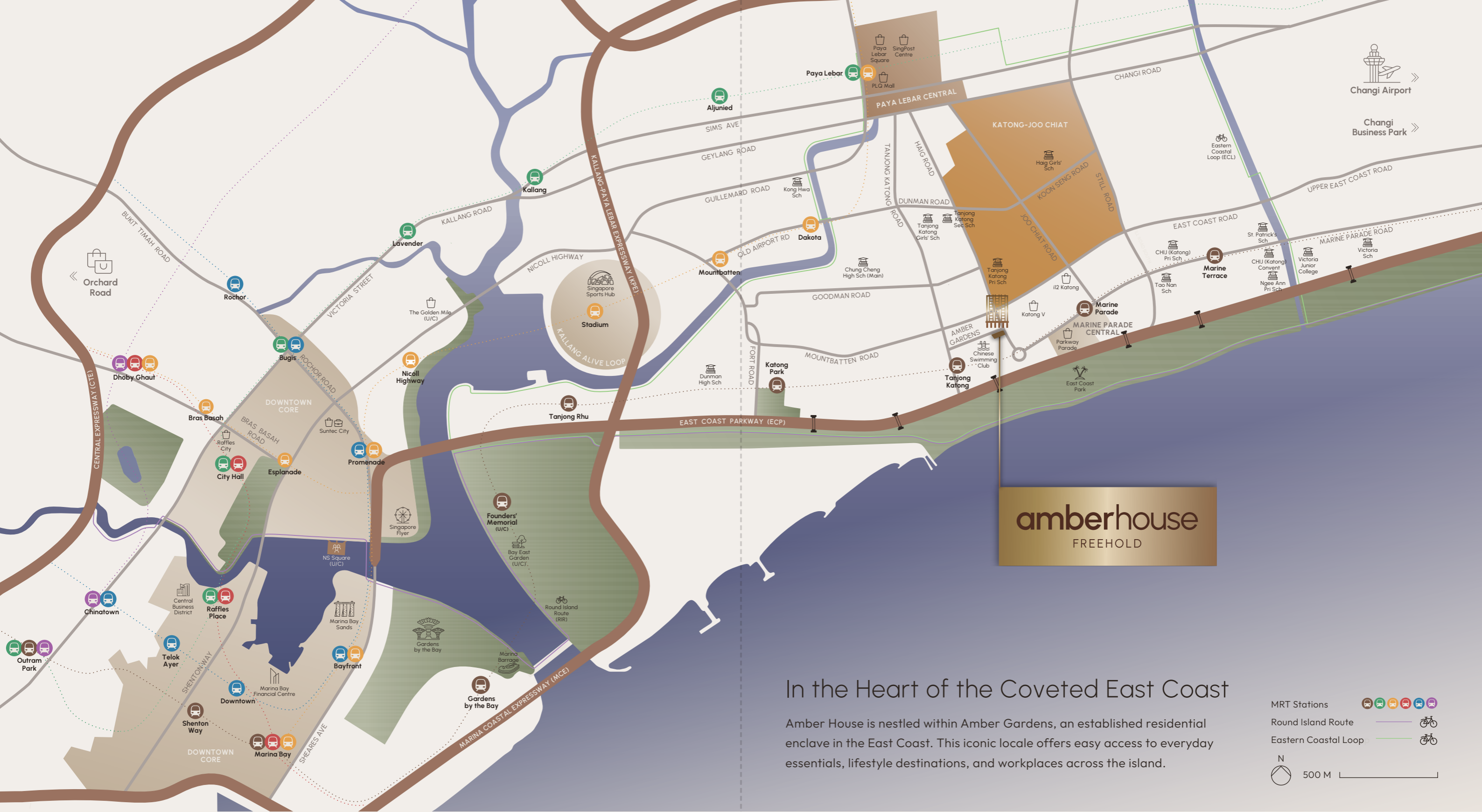
First Quarter 2029

EXPECTED VACANT POSSESSION DATE

31 December 2029

EXPECTED LEGAL COMPLETION DATE

31 December 2032



amberhouse
FREEHOLD

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

RETAIL AND F&B

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

CENTRAL BUSINESS DISTRICT (DOWNTOWN CORE)

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



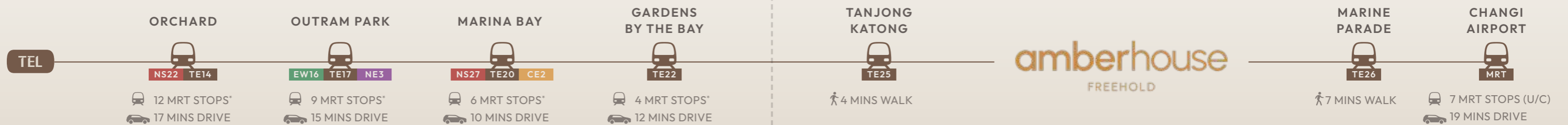
Pick up groceries conveniently at Katong V.

🚶 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.



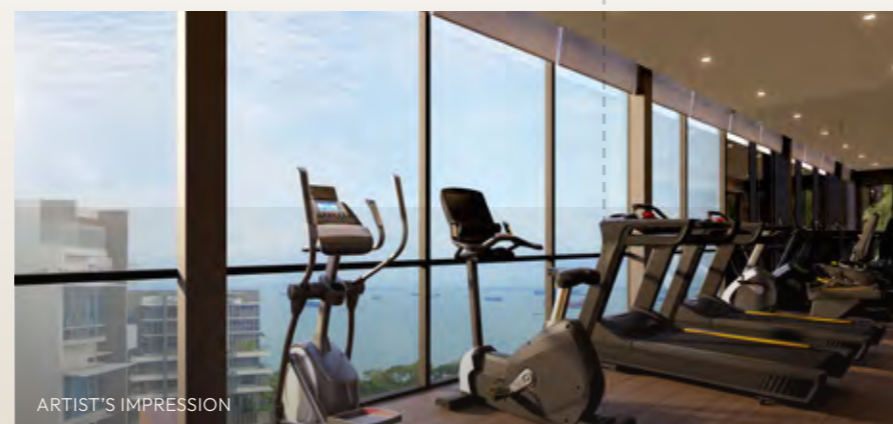
ARTIST'S IMPRESSION

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

Schematic Diagram



● 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)

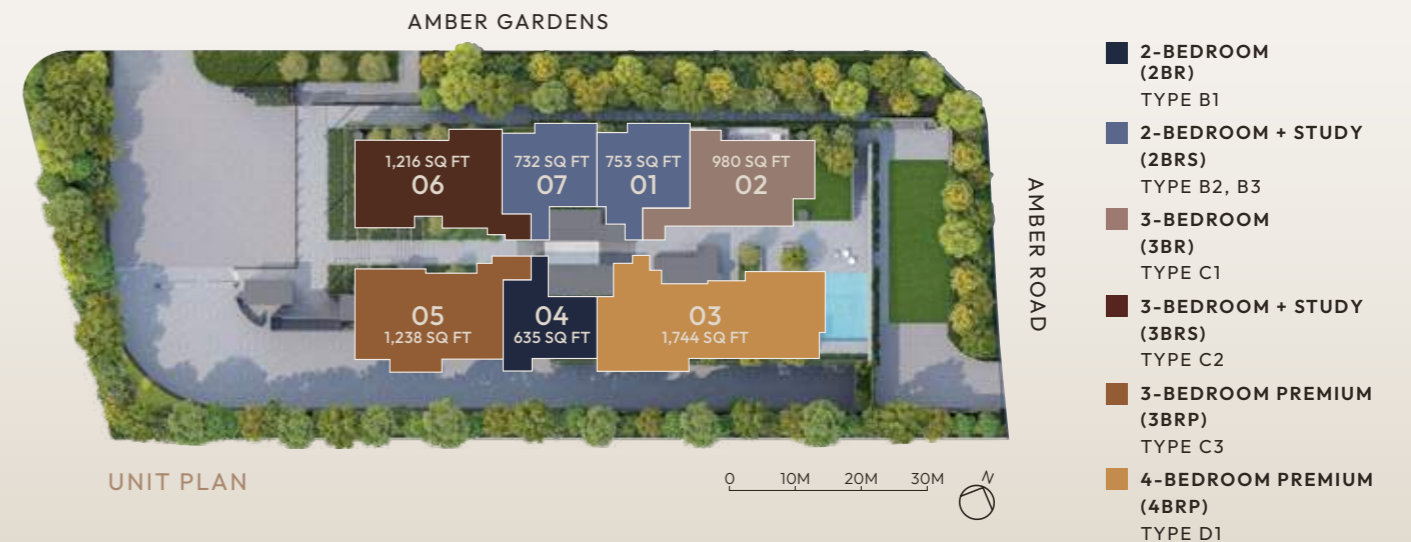
- 11 35m Lap Pool
- 12 Spa Pool
- 13 Sun Deck
- 14 Sky Pavilion
- 15 Fitness Deck
- 16 Fitness Room

● 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)

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						

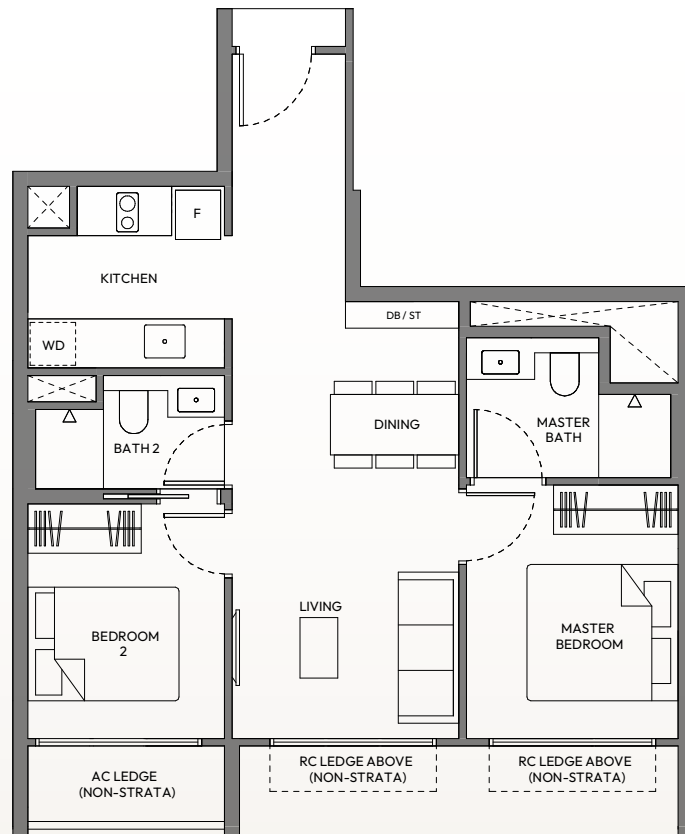


2-Bedroom

TYPE B1

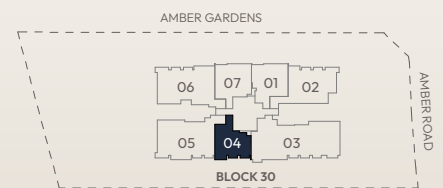
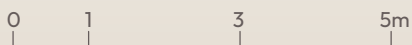
59 SQM / 635 SQFT

#02-04 TO #16-04



LEGEND

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



KEYPLAN
Keyplan is not drawn to scale

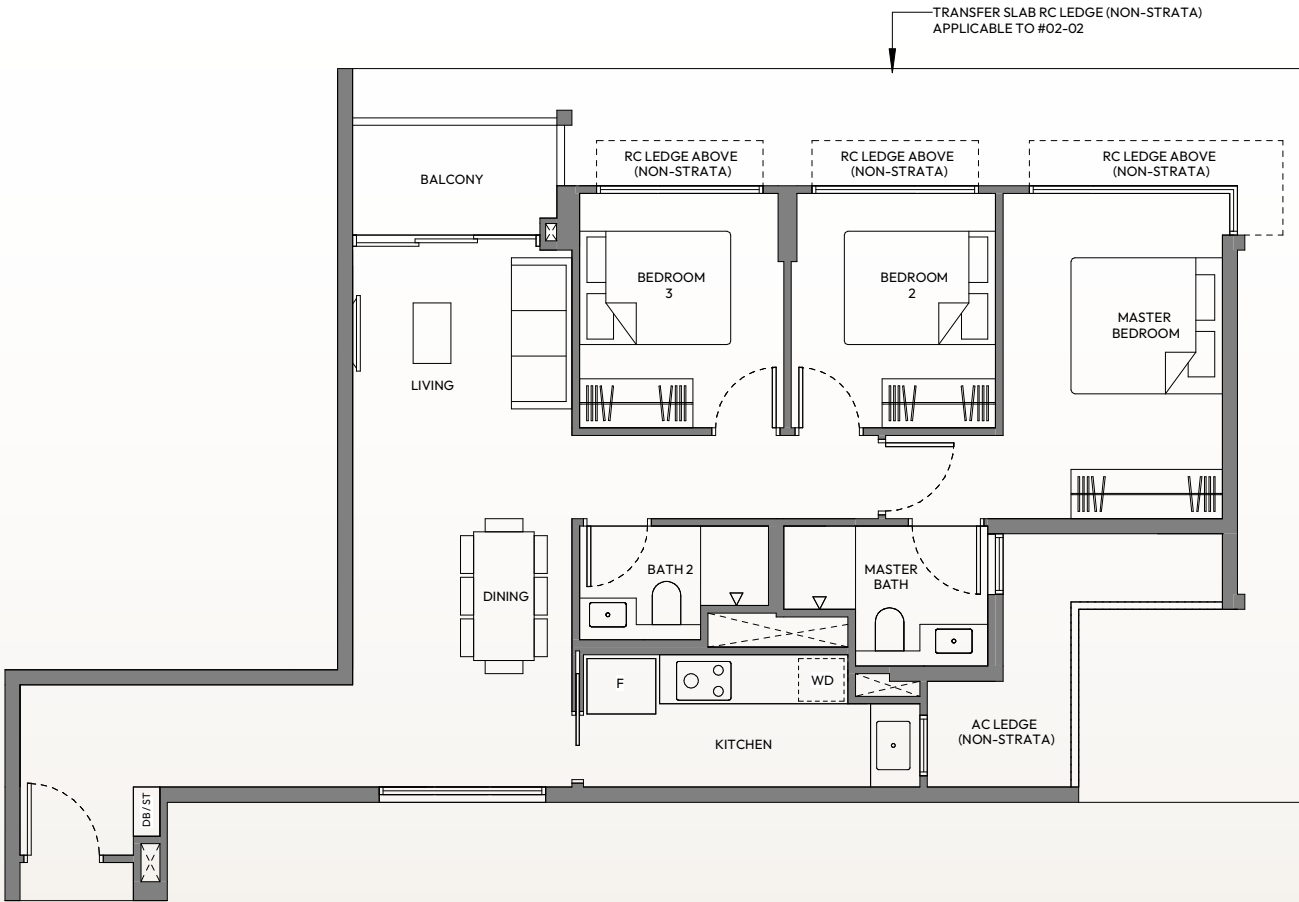
Plans are subject to change/amendments as may be required and/or approved by the Developer and/or the relevant authorities and do not form part of any offer or contract. These are not drawn to scale and are for the purpose of visual presentation only. The balcony shall not be enclosed unless with the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

3-Bedroom


TYPE C1

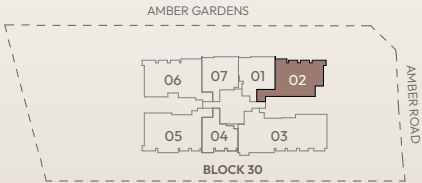
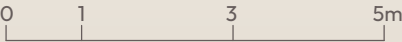
91 SQM / 980 SQFT
(INCLUDE BALCONY 4 SQM)

#02-02 TO #16-02



LEGEND

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



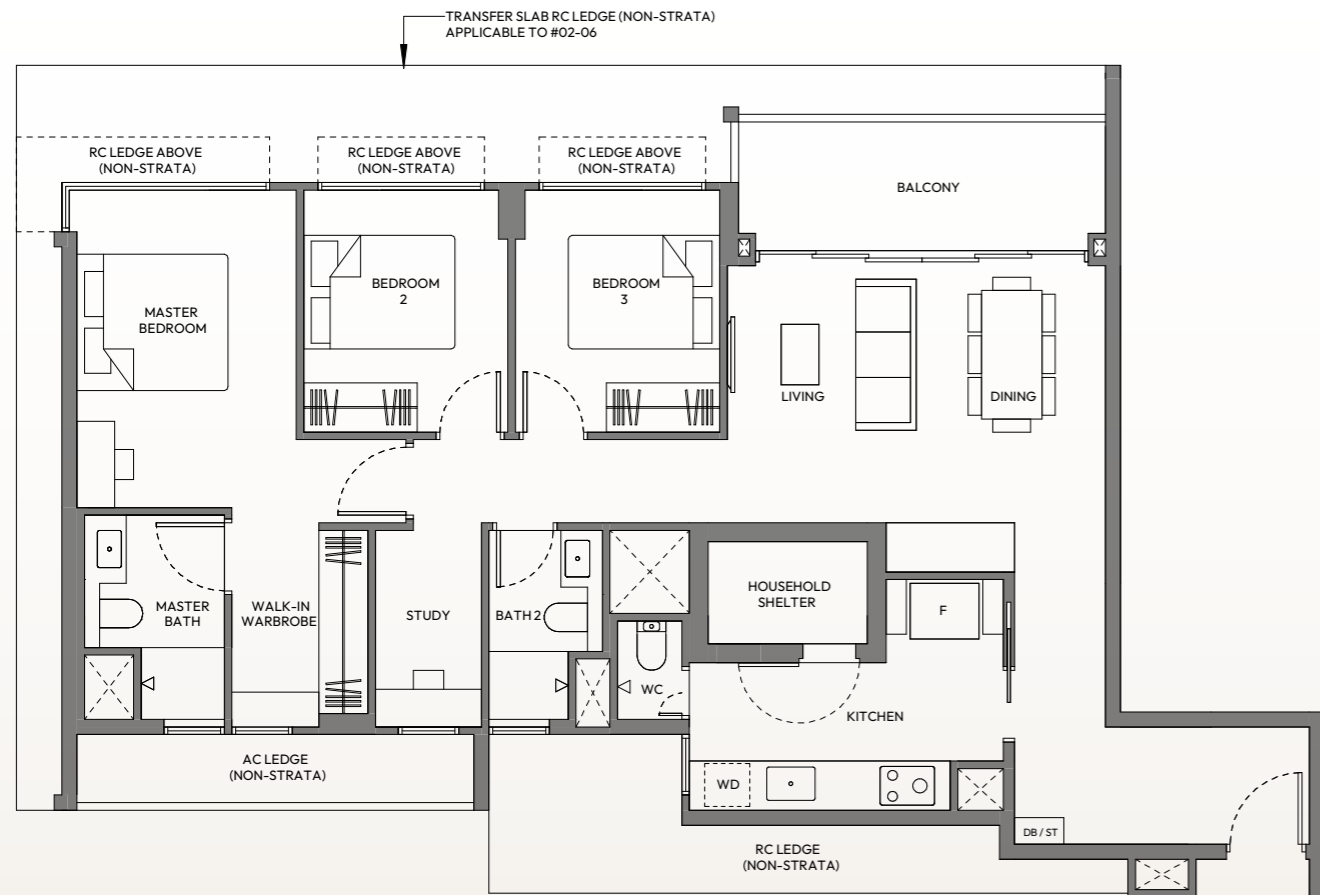
 **KEYPLAN**
Keyplan is not drawn to scale

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.

3-Bedroom + Study

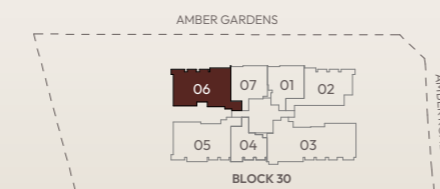
TYPE C2
 113 SQM / 1,216 SQFT
 (INCLUDE BALCONY 9 SQM)

#02-06 TO #16-06



LEGEND

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



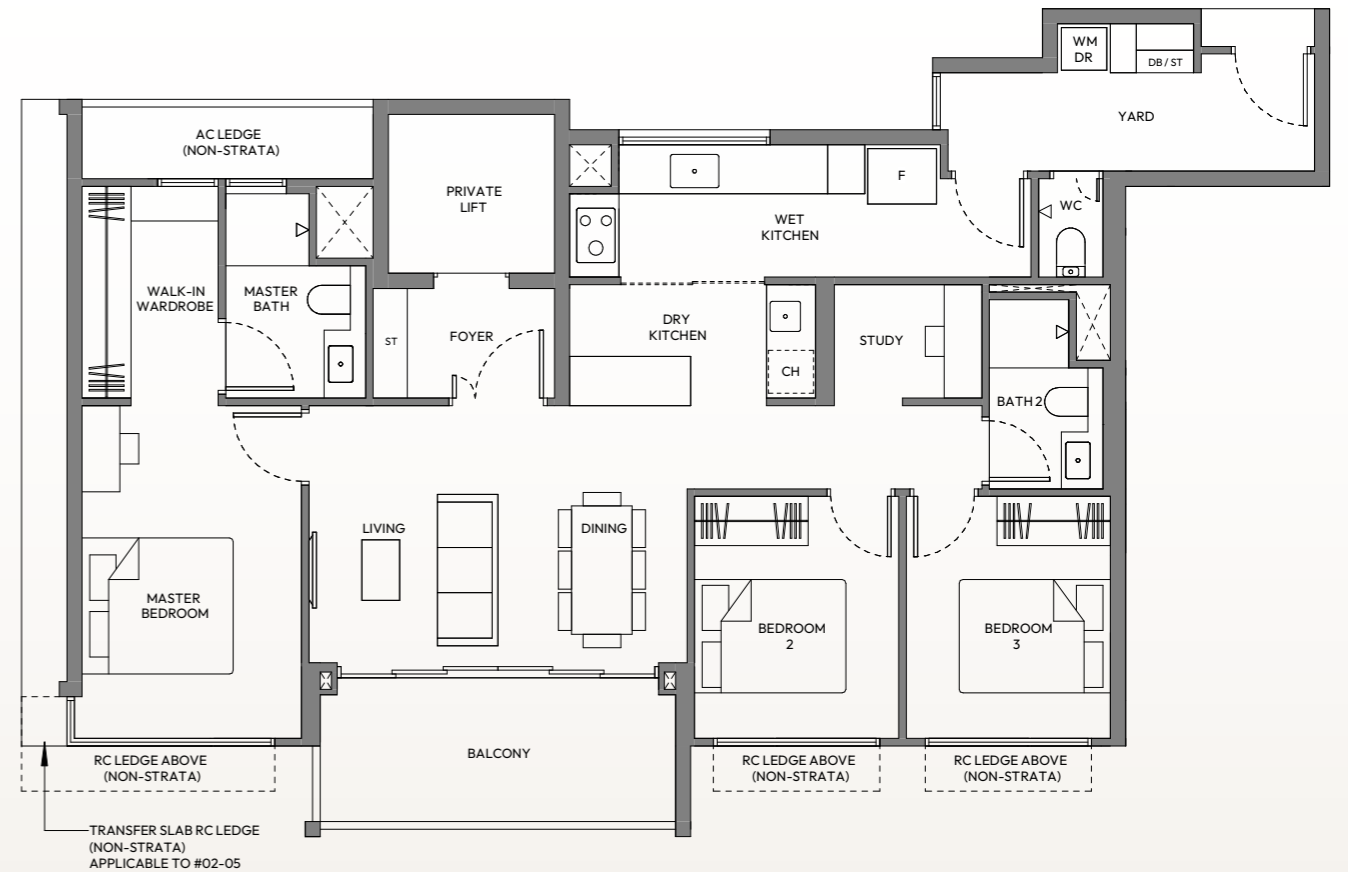
KEYPLAN
 Keyplan is not drawn to scale

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.

3-Bedroom Premium

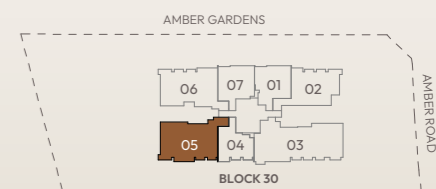
TYPE C3
 115 SQM / 1,238 SQFT
 (INCLUDE BALCONY 10 SQM)

#02-05 TO #16-05



LEGEND

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



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.

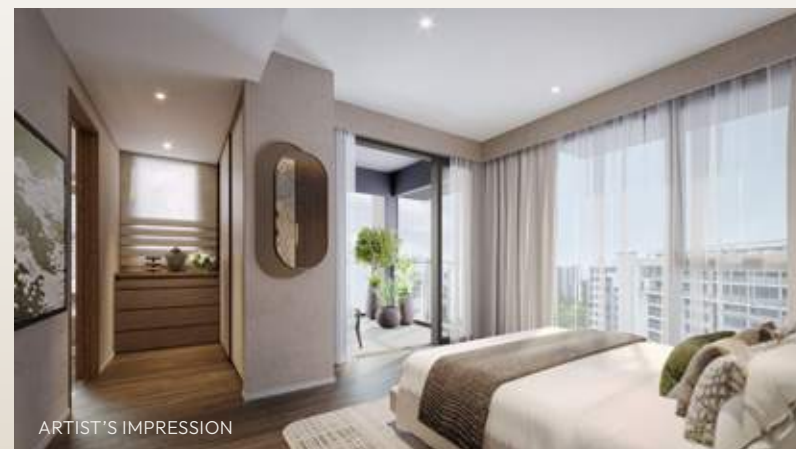
Luxuriate and Relax in *Refined* Comfort

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)



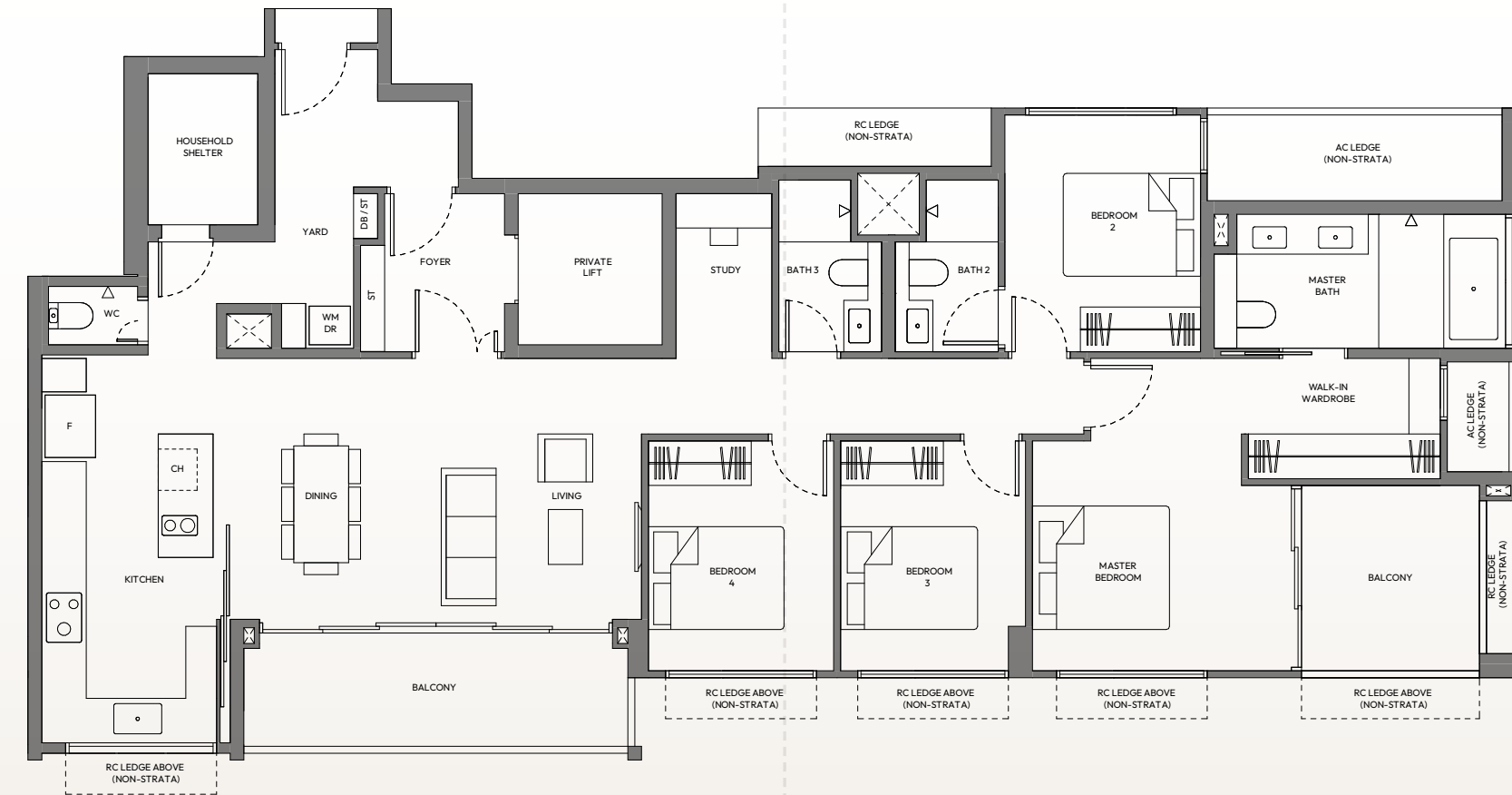
ARTIST'S IMPRESSION

4-Bedroom Premium (with Private Lift)

4-Bedroom Premium

TYPE D1
162 SQM / 1,744 SQFT
(INCLUDE BALCONY 18 SQM)

#02-03 TO #16-03

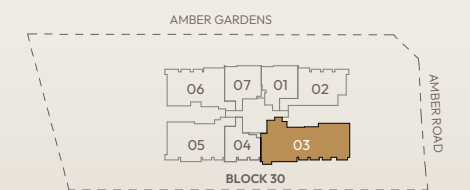


LEGEND

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

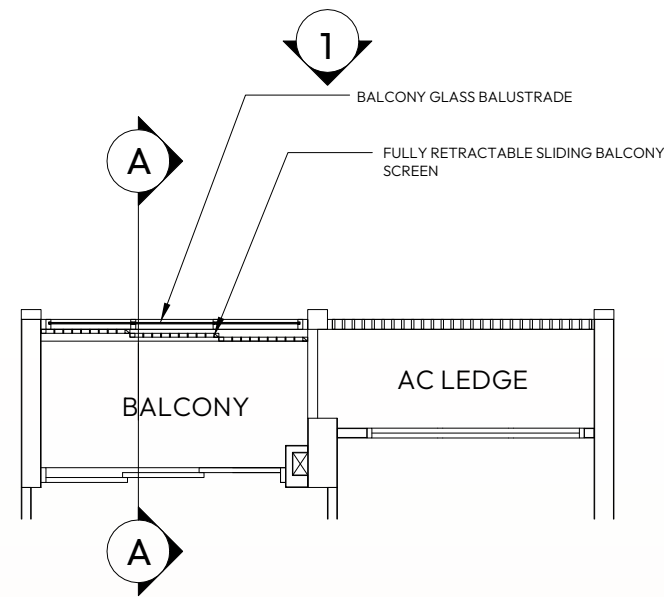


Plans are subject to change/amendments as may be required and/or approved by the Developer and/or the relevant authorities and do not form part of any offer or contract. These are not drawn to scale and are for the purpose of visual presentation only. The balcony shall not be enclosed unless with the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

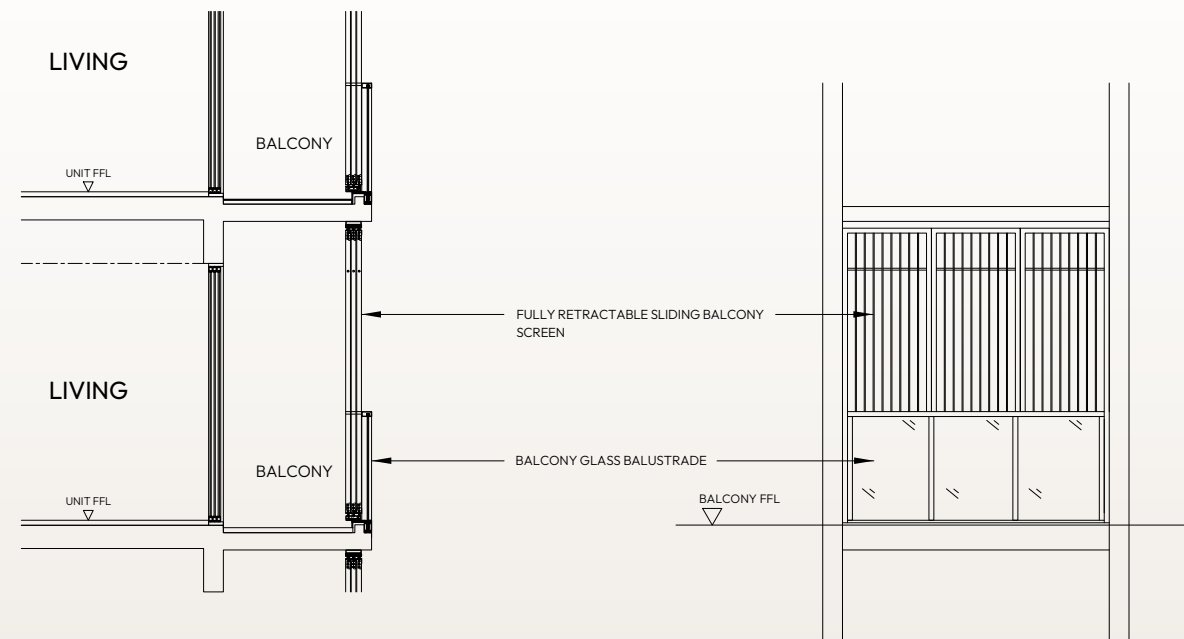


KEYPLAN
Keyplan is not drawn to scale

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



Far East Organization is a Christian Enterprise, which develops real estate and operates businesses by serving with grace, love, integrity and honesty. Together with its Hong Kong-based sister company Sino Group, they are one of Asia's largest real estate groups, with operations in Singapore, Malaysia, Australia, Japan, China (Mainland and Hong Kong), Taiwan and USA.

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.

 www.amberhouse.com.sg  6534 8000  9712 2344

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 publication, 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.

Developer: Urban Park Pte. Ltd. (199603887H) • Licence No.: C1329 • Tenure: Freehold • Encumbrances: Mortgage IH/296448U in favour of Malayan Banking Berhad • Land Description: Lot 4535V of MK25 at 30 Amber Gardens • Expected Vacant Possession Date: 31 December 2029 • Expected Legal Completion Date: 31 December 2032