

Huttons[®]
The Agency of Choice

HUTTONS ASIA PTE LTD

ESTATE AGENT LICENCE NO.: L3008899K



A M B E R P A R K

SEE THE SEA AS NEVER BEFORE,
AT THE REBIRTH OF AMBER PARK.



A M B E R P A R K

安 珀 苑

First Private Condominium to feature a 600-metre jogging track,
235 feet above sea level, high up at The Stratosphere – a rooftop
recreational deck



A M B E R P A R K

PROJECT INFORMATION

Project Name	Amber Park
Developer	Aquarius Properties Pte Ltd (A joint venture between Cityzens Development Pte Ltd and Hong Realty (Private) Limited)
Location / Address	16, 18 & 18A Amber Gardens
District	15
Description of Property	3 Blocks of 21-storey high residential units & communal sky garden (The Stratosphere) at 22 nd storey
No. of Units	592 residential units
Tenure of Land	Estate in fee simple (Freehold)
Expected T.O.P.	3 rd Qtr 2023
Expected Vacant Possession	31 July 2024
Site Area	19,851 sq m / 213,676 sq ft
Carpark Lots	597 basement carparking lots (inclusive of 5 handicapped accessible carparking lots)



AMBER PARK

CONSULTANTS' DETAILS

Architect	SCDA Architects Pte Ltd
Landscape Consultant	SCDA Architects Pte Ltd
M& E Engineer	Squire Mech Pte Ltd
C&S Engineer	LSW Consultings Engineers Pte Ltd
Quantity Surveyor	Rider Levett Bucknall LP
Project Interior Designer	SCDA Architects Pte Ltd
Main Contractor	TBA



AMBER PARK



AMBER PARK

CLUB AMBER



Artist's Impression



AMBER PARK

THE STRATOSPHERE



Arcus's Impression



AMBER PARK

UNIQUE SELLING POINTS

a) Excellent Investment

- Freehold, rare land size of over 213,000sqft in prestigious District 15, touted as the best district in the East.
- Just 3-minutes' walk to the future Tanjong Katong MRT Station and a short walk across to East Coast Park with 15km of scenic coastline.
- Nested within the private residential enclave with great rental potential.
- Well-connected island-wide via East Coast Parkway (ECP), Marina Coastal Expressway (MCE) and Pan Island Expressway (PIE) and a short drive to Jewel Changi Airport and Central Business District (CBD), Singapore Sports Hub and Gardens by the Bay.
- Near to shopping malls like Parkway parade, I12 Katong, Katong V, KINEX etc and the East Coast area is well-known as a foodie haven, offering from framed hawker fare and heritage eats, to hipster cafes and chic bistros.
- Popular schools like Tao Nan Primary School, Victoria School, Haig Girls' School, Tanjong Katong Primary and CHIJ (Katong) Primary, St. Patrick's School are close by.



AMBER PARK

b) Architecture and Landscape Design

- Designed by award-winning architect Chan Soo Khian, SCDA.
- Three distinctive towers offering 592 units and a wide selections of 1-bedroom plus study to 5-bedroom plus study and 4 exquisite penthouses. A signature feature of Amber Park is The Stratosphere at Level 22 – a rooftop recreational deck, 235 feet above sea level that connects the three towers together and boost a 600m jogging track, gourmet dining, gymnasium among others.
- Most of the units are orientated in a north-south direction, with units offering sea, city and pool views.
- A wide spread of facilities across the Lagoon Bay at Level 1 and The Stratosphere, residents are pampered with many choices - Lagoon Pool, Hydrotherapy Pool, Leisure Pool, Kids' Lagoon Pool, Fitness court, Coastal walk, BBQ Pavilions, Gymnasium, Jogging Track, Spa Pool, Gourmet Dining etc. Premier residential services are also available to enhance their lifestyle.



UNIQUE SELLING POINTS

c) Unique Features (Condo units)

- Fully-equipped kitchen fitted with compressed quartz countertop and V-Zug appliances (except for Freestanding fridge, fridge, washing machine cum dryer and washing machine and dryer are Bosch).
- High quality sanitary wares and fittings from Villeroy & Boch and Grohe.
- Fine marble flooring in living/dining and engineered timber flooring in bedrooms for all units.
- Provision of built-in integrated shoe cabinet for all units (except 1-Bedroom + Study).
- Built-in LED light for wardrobe. Walk-in wardrobe for 4-Bedroom, 5-Bedroom, 5+Study and Penthouse.
- Built in LED light in bathroom vanity counter for all units (except Powder room).
- Powder room for added convenience in Penthouse.
- Private lift access to 4-Bedroom Premium, 5-Bedroom Premium, 5+Study and Penthouse.



CONVENIENCE & AMENITIES



- 5-minute walk to various food and shopping options – Katong Shopping Centre, Katong Plaza, I12 Katong
- 10-minute walk to East Coast Park
- 10-minute drive to Changi Airport, Jewel Changi Airport

PROXIMITY TO GOOD SCHOOLS



Within 1 km

- Tanjong Katong Primary School

Within 2 km

- CHIJ (Katong) Primary
- Haig Girls' School
- Tao Nan School



Other education institutions

- Dunman High School
- Victoria Junior College
- Chatsworth International School
- Canadian International School



THOMSON-EAST COAST LINE (TEL)


TE25

Tanjong Katong

丹戎加东 | தஞ்சோங் காத்தோங்



Tanjong Katong TEL Station Diagram

Address	2 Amber Road, Singapore 439846
Line Served	 Thomson-East Coast Line
Operator	SMRT Trains
Structure	Underground
Platform	Side
Opening	Year 2023

V·T·E

Thomson–East Coast line

[hide]

Stations

Woodlands North · Woodlands · Woodlands South · Springleaf · Lentor · Mayflower · Bright Hill · Upper Thomson · Caldecott · Mount Pleasant · Stevens · Napier · Orchard Boulevard · Orchard · Great World · Havelock · Outram Park · Maxwell · Shenton Way · Marina Bay · Marina South · Gardens by the Bay · Founders' Memorial · Tanjong Rhu · Katong Park · **Tanjong Katong** · Marine Parade · Marine Terrace · Siglap · Bayshore · Bedok South · Sungei Bedok

- **3-mins walk to upcoming Tanjong Katong MRT Station (TE25) on Thomson-East Coast Line (TEL), expected to be operational in 2023**



AMBER PARK

GREATER CONNECTIVITY IN FUTURE

2023: JOURNEY TO THE EAST

Commuters along the East Coast can look forward to time-savings in their daily commute to the CBD or the northern areas of Singapore as 7 more stations add to the TEL from Tanjong Rhu to Bayshore.

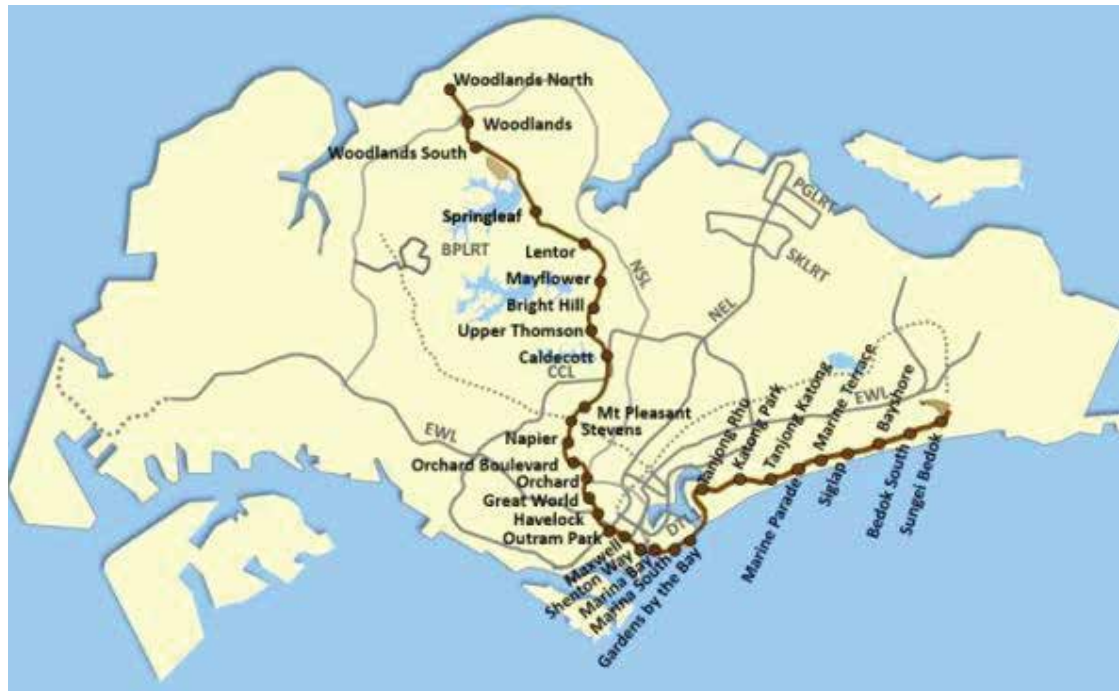
With direct connection, a Republic Polytechnic student who stays near Parkway Parade can reach home after a hour's ride, 20 minutes faster than the bus ride currently.

Estimated date of completion: 2023

Stations: 7

Tanjong Rhu - Katong Park - Tanjong Katong - Marine Parade - Marine Terrace - Siglap - Bayshore

- 3-mins walk to upcoming Tanjong Katong MRT Station (TE25) on Thomson-East Coast Line (TEL), expected to be operational in 2023



AMBER PARK

LOCATION & AMENITIES



— EXPRESSWAY
— MAJOR ROAD
— MRT LINE
— PARK CONNECTOR

Every reasonable care has been taken in the preparation of the location map. The map is printed as at April 2018. 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.urda.gov.sg

AMBER PARK

LOCATION & AMENITIES

EAST-SIDER LOCATION



INSIDER POSITION

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

URA MASTERPLAN

Legend:

- | | |
|--|---|
|  Residential |  Residential With Commercial At 1st Storey |
|  Commercial & Residential |  Commercial |
|  Hotel |  White |
|  Business 1 |  Business 1 - White |
|  Business 2 |  Business 2 - White |
|  Business Park |  Business Park - White |
|  Residential / Institution |  Health & Medical Care |
|  Educational Institution |  Place of Worship |
|  Civic & Community Institution |  Open Space |
|  Park |  Beach Area |
|  Sports & Recreation |  Waterbody |



LOCATION & AMENITIES





THE CALL OF THE SEA



Blue-green sea, gentle waves lapping the shore, soft sand under your feet, trees swaying in the breeze. For the residents of Amber Park, this blissful getaway is well within reach with East Coast Park a short stroll from home.

Spanning 185 hectares with a coastline stretching 15 kilometres, East Coast Park provides recreational options aplenty. Take a leisurely bicycle ride and soak in the seaside ambience, or connect to the 150-kilometre Round Island Route and challenge yourself. The more adventurous can try their hand at water sports or take on the Xtreme SkatePark. Improvement works at the iconic Big Splash and other spots are set to make the park even more enticing.

LOCATION & AMENITIES

Upcoming Tanjong Katong MRT Station



LIVE EAST

STAY CENTRAL

Go places easily when the expressway is just a turn away from your home. By car, the business district in the city is a short 10-minute drive while the Singapore Sports Hub is a 5-minute drive. Changi Airport is also quickly accessible, a boon for frequent travellers as well as shoppers and diners thanks to its new mega lifestyle hub, Jewel.

With the completion of the Thomson East Coast Line and the upcoming Tanjong Katong MRT Station a mere 3-minute walk away, the future looks even more connected.



Parents would be happy to know that your children will not have to travel far for their education. From preschool through to pre-university levels, there is no shortage of good schools in the neighbourhood, including international options. In particular, Tanjong Katong Primary School is less than 1km away and Teo Nan School less than 2km.

LOCATION & AMENITIES



A DESTINATION
TO OTHERS,
A HOME TO SOME

Eastsiders take much pride in their neighbourhood, and with good reason. Here, you will never go hungry. The East Coast area has long been known as a foodie haven, offering everything from famed hawker fare and heritage eats, to hipster cafes and chic bistros.



For everything else, take your pick of nearby malls like Parkway Parade, 112 Katong, Katong V and KINEX. There are also the quaint streets of Katong to explore, filled with a myriad of boutique lifestyle stores and colourful Peranakan shophouses.

ARCHITECT CHAN SOO KHIAN, SCDA



Singapore
8 Teck Lim Road, Singapore 088385



Shanghai
Lane 433 Yuyuan Road, No 8 suite 310
Jing'an District, Shanghai 200040



New York
99 Madison Avenue, New York, NY 10018

Chan Soo Khian is the founding principal and design director of SCDA, a design studio seamlessly integrating architecture, interior design, landscape architecture and product design to create holistic spatial experiences. SCDA has offices in Singapore, Shanghai and New York. The firm has designed in over 70 locations across Asia, Africa, Europe, Oceania and North America.

He was the recipient of three Royal Institute of British Architects International prizes, the President's Design Award, the SIA-Getz Prize for Emerging Architecture, and nine Chicago Athenaeum awards. SCDA and its projects have been published in international journals and periodicals, and were presented at the Venice Biennale.

Chan Soo Khian obtained his Master of Architecture degree at Yael. In addition to his design practice, he is a Professor of Architecture at National University of Singapore and has taught and lectured at several international architecture schools.



AMBER PARK

ARCHITECT CHAN SOO KHIAN, SCDA

ARCHITECT (SCDA ARCHITECTS) CERTIFICATIONS + AWARDS

CERTIFICATION: ISO 9001: 2015 & ISO 14001: 2015

SELECTED AWARDS

WINNER OF SINGAPORE PRESIDENT'S AWARDS – DESIGNER OF THE YEAR 2006
WINNER OF SIA-GETZ ARCHITECTURE PRIZE 2006 FOR EMERGENT ARCHITECTURE IN ASIA

RIBA AWARD FOR INTERNATIONAL EXCELLENCE 2016 (SKYTERRACE@DAWSON)
EXCELLENCE AWARD FOR THE SKYRISE GREENERY AWARDS 2015 (SKYTERRACE@DAWSON)
SOUTHEAST ASIA PROPERTY AWARDS 2015, BEST CONDO DEVELOPMENT (S.E.A),
RESIDENTIAL ARCHITECTURE (S.E.A) AND RESIDENTIAL INTERIOR DESIGN (SINGAPORE) (LEEDON RESIDENCE)

BCA DESIGN AND ENGINEERING SAFETY EXCELLENCE AWARD
BCA UNIVERSAL DESIGN MARK AWARD (GOLD)
BCA GREEN MARK AWARD (2 PLATINUM & 1 GOLD)
BCA CONSTRUCTION EXCELLENCE AWARD – RESIDENTIAL BUILDINGS \$1500/M² AND ABOVE
SINGAPORE STRUCTURAL STEEL SOCIETY EXCELLENCE AWARD



PRESIDENT'S
DESIGN AWARD



AMBER PARK

SCDA

AMBER PARK – 3rd collaboration with SCDA



Fully Sold

1st Collaboration
The Arte @ Thomson
(Dist.12)

- Freehold development comprising 336 units
- Completed in 2012



Fully Sold for Typical units
- Remaining 2 PH units

2nd Collaboration - Echelon (Dist. 3)

- 99 Leasehold development comprising 508 units
- Completed in 2016



AMBER PARK

SITE & ARCHITECTURAL CONCEPT



AMBER PARK

SITE & ARCHITECTURAL CONCEPT



AMBER PARK

SITE & ARCHITECTURAL CONCEPT

S E A . F L O R A . S K Y

The freshness of the sea breeze

The glistening waves of the ocean

Organic shapes and light colours are intertwined

Shaped by wind and water

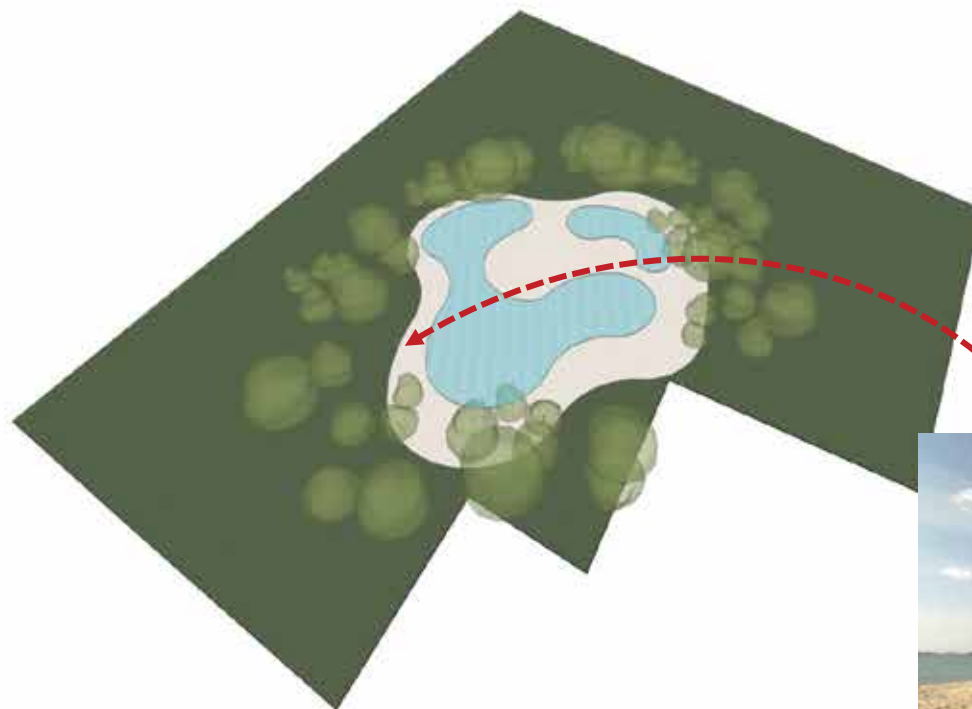
Serene and delicate

In the crisp rays of the sunrise

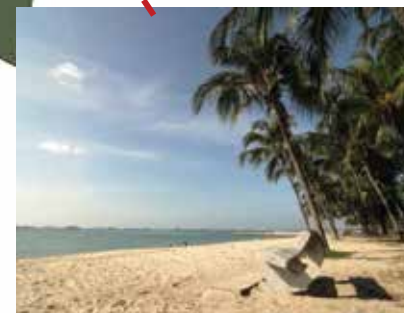


AMBER PARK

SITE & ARCHITECTURAL CONCEPT

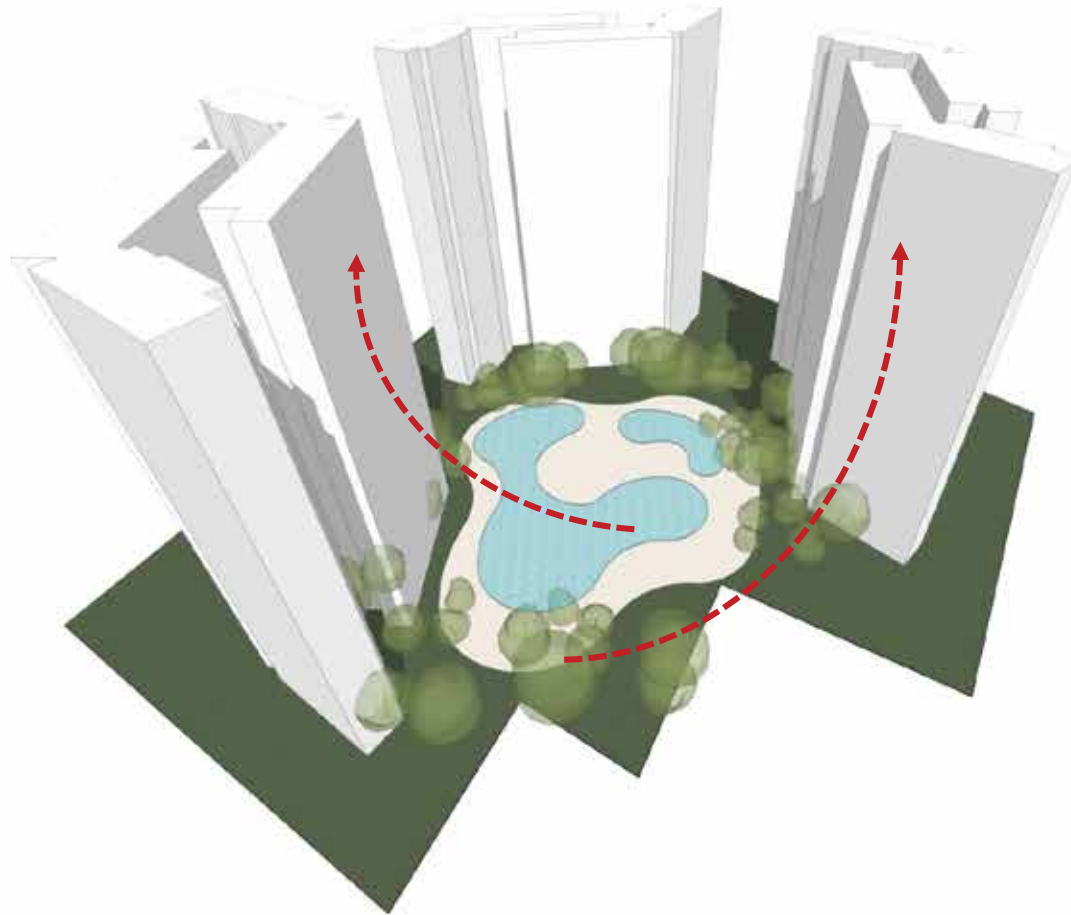


BEACHFRONT
LIVING



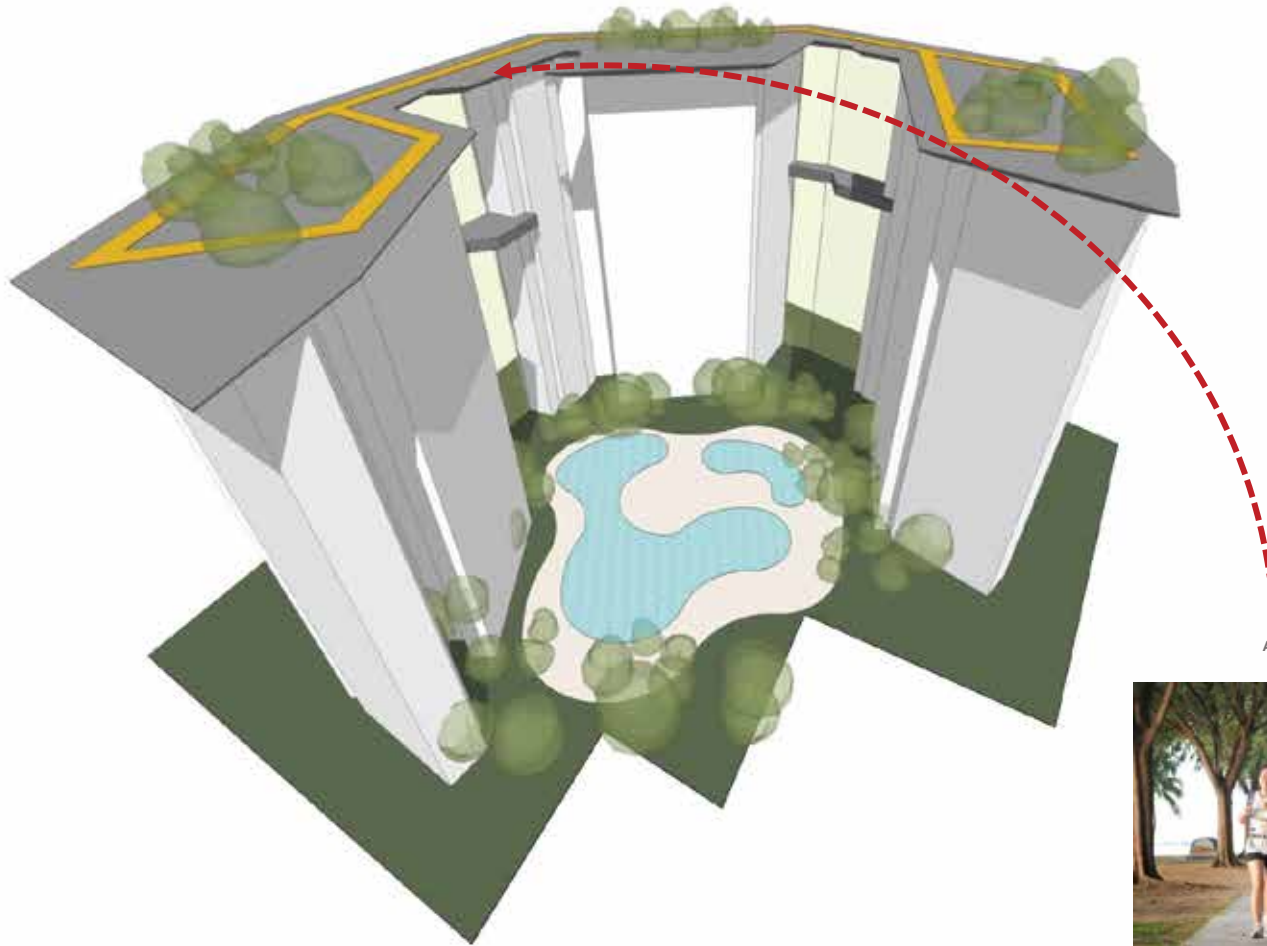
AMBER PARK

SITE & ARCHITECTURAL CONCEPT



AMBER PARK

SITE & ARCHITECTURAL CONCEPT



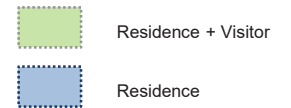
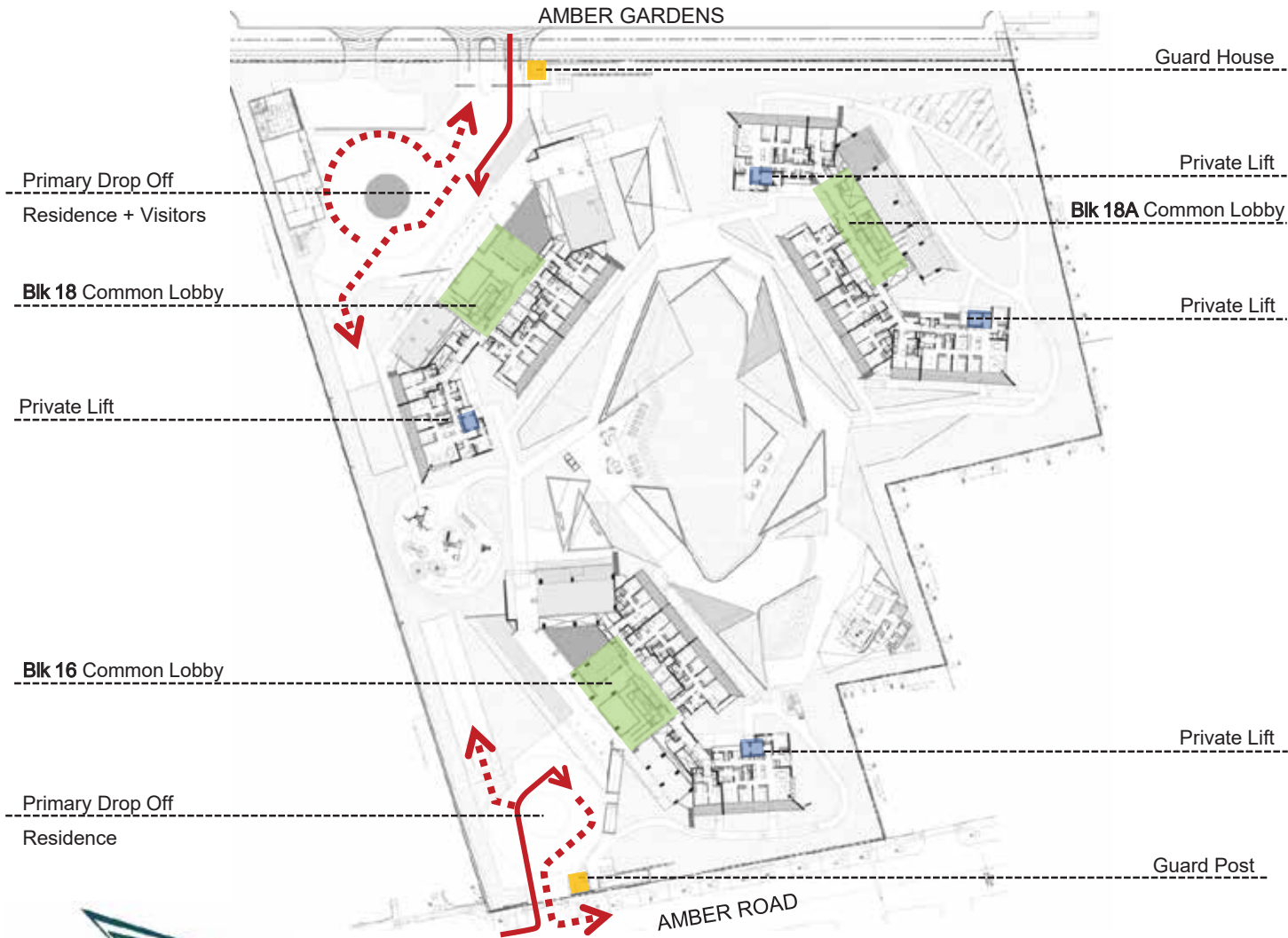
BEACHFRONT
ACTIVE LIFESTYLE
REDEFINED



AMBER PARK

CARPARK ACCESS

Ground Floor



AMBER PARK

LANDSCAPE DESIGN & FACILITIES



The Landscape design of Amber Park blends harmoniously with the architecture and interior space to create a seamless continuation of integrated facilities.

The Lagoon Pool accompanied with a leisure pool was adopted from the irregular shape of nature (beach-sea), re-creating an unique experience for users. The undulating landscape berms not only creates textures and volume to the landscape, it provides functional uses as well. The unique selection of plant species creates a harmonious retreat that breaks up the scale and mass of the large residential development.

Communal areas located under the blocks designed to provide residents common facilities with ambience of a retreat-style setting, accomplished by maximizing on the views of lush landscape surrounding areas, utilizing natural light and ventilation.

At the Stratosphere (level 22), users will be treated with a panoramic view of the surrounding including East Coast Park accompanied with common facilities such as 600-metre jogging track, gymnasium, gourmet dining, etc.





Amber Park Beachfront Living Reimagined

Artist's Impression



AMBER PARK

The Lagoon

Seaside living at your doorstep

Central Pavilion

Feature Tree

Hydro-Therapy Pool

Lagoon Pool

BBQ Pavilion

Kids' Lagoon Cove

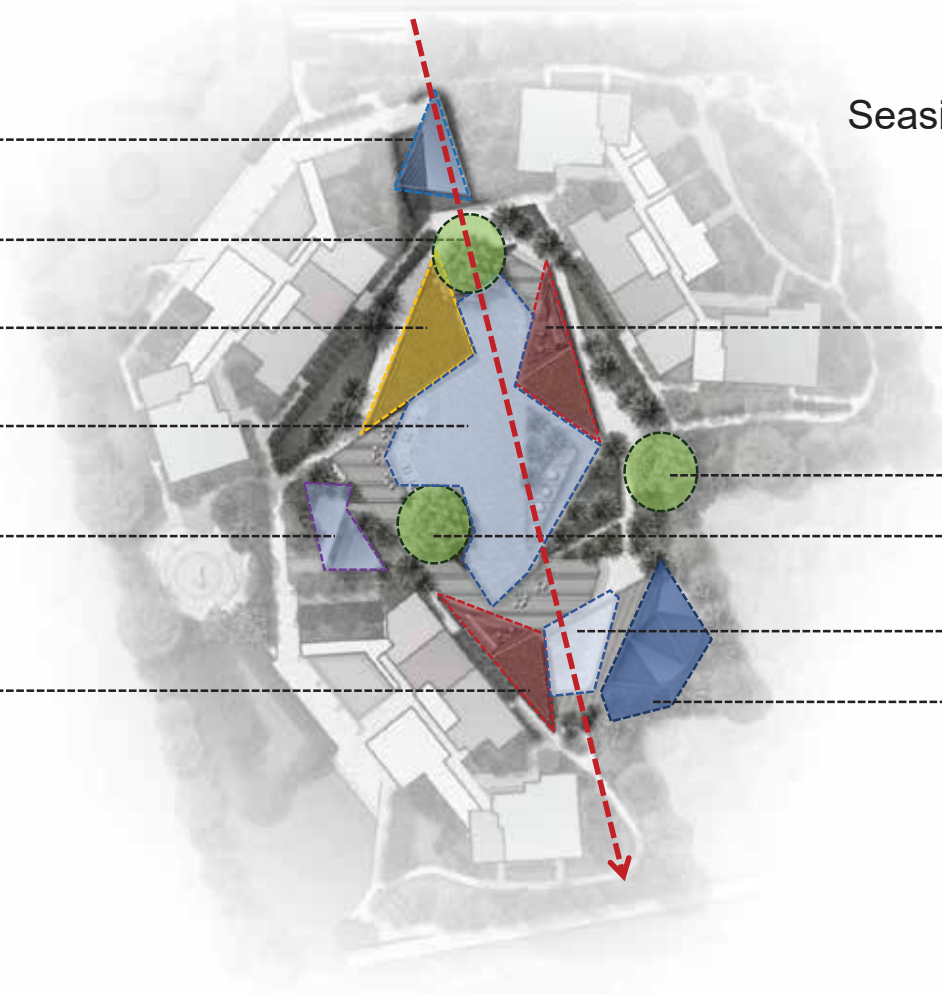
Lagoon Cove

Feature Tree

Feature Tree

Kids' Lagoon Pool

Club Amber



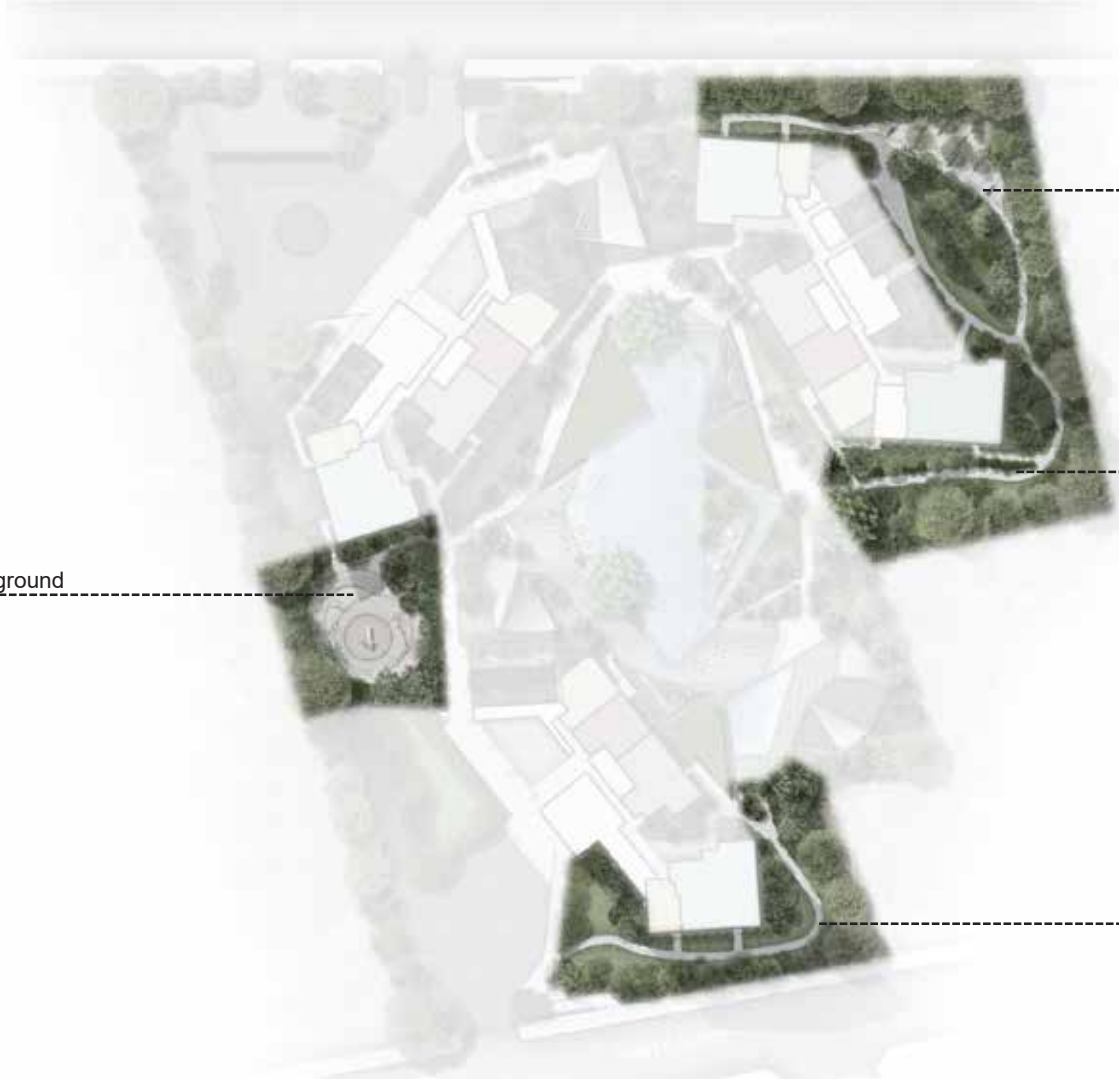
The Forest

Fitness Court

Forest Trail

Kids' Playground

Forest Trail



AMBER PARK

LANDSCAPE DESIGN & FACILITIES

AMBER GARDENS

SITE PLAN

1. ARRIVAL AT AMBER
 2. WELCOME LOBBY
 3. RESIDENTIAL SERVICE 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. HYDRO-THERAPY 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
 - D. PEDESTRIAN ACCESS
 - E. CARPARK VENTILATION SHAFT

LEGEND:

SP APPROVAL NUMBER: A/137/2018/0211/SP/1

SP APPROVAL DATE: 15 MARCH 2018

THE SHADING AND OUTLINE OF THE UNIT TYPE ONLY APPLIES TO TYPICAL UNITS AND DOES NOT APPLY TO THE RESIDUAL UNITS OR THE OTHER STAFFED UNITS IN REPLY TO THE APPROVED BY PLANS FOR THE ACTUAL UNIT OUTLINE.



0 10 20 30 40 50 60

AMBER GARDENS

THE STRATOSPHERE (LEVEL 22)

- 28. YOGA DECK
- 29. WATER FEATURE
- 30. GARDEN
- 31. JOGGING TRACK
- 32. BRIDGE AT STRATOSPHERE
- 33. FITNESS AT STRATOSPHERE
 - GYMNASIUM
 - CHANGING ROOM
 - STEAM ROOM
- 34. SPA POOL AT STRATOSPHERE
- 35. GOURMET DINING
- 36. LOUNGE AT STRATOSPHERE
- F. M&E ROOM
- G. WATER TANK

SP APPROVAL NUMBER: A1387-0983-2014-BP011 SP APPROVAL DATE: 18 MARCH 2019

THE SHADING AND OUTLINE OF THE UNIT TYPE ONLY APPLIES TO TYPICAL UNITS AND DOES NOT APPLY TO THE PENULTIMATE UNITS OR THE 26th FLOOR. KINDLY REFER TO THE APPROVED SP PLANS FOR THE ACTUAL UNIT OUTLINE.



AMBER PARK – UNIT MIX

Unit Type		Estimated Area (sq m)	Estimated Area (sq ft)	No. of Units	Total Units
1-Bedroom + Study	A1 (PES)	50	538	1	19
	A1	43	463	18	
1-Bedroom + Ensuite Study	A2	43	463	38	95
	A3 (PES)	51	549	3	
	A3	45	484	54	
2-Bedroom	B1 (PES)	77	829	3	82
	B1	65	700	79	
2-Bedroom + Study	B2	63	678	38	120
	B3	70	753	19	
	B4A (PES)	81	872	1	
	B4B (PES)	82	883	2	
	B4A, B4B	69	743	60	
3-Bedroom	C1	88	947	38	101
	C2A (PES), C2B (PES)	118	1,270	3	
	C2A, C2B	103	1,109	60	
4-Bedroom	D1	146	1,572	38	38
4-Bedroom Premium	D2	147	1,582	27	36
	D3	167	1,798	9	
4-Bedroom + Study	D4	121	1,302	57	57
5-Bedroom Premium	E1 (PES)	190	2,045	3	30
	E2*	199	2,142	27	
5-Bedroom + Study	E3 (PES)	216	2,325	1	10
	E3*	217	2,336	9	
Penthouse (6-Bedroom)	PH1*	408	4,392	3	4
Penthouse (6-Bedroom + Study)	PH2*	465	5,005	1	
				592	592

- *Area includes strata void

- Showflat Types : B2, C2A, E2



AMBER PARK

BRANDED KITCHEN APPLIANCES FROM VZUG & BOSCH

Unit Type	Telescopic Hood	Induction Hob	Gas Hob	Free-standing Fridge	Built-in Fridge	Built-in Oven	Integrated Washer Dryer*	Washing Machine & Dryer*	Built-in Wine Chiller	Solo Steam Oven
Retailing Rate										
1+Study	X	X		X		X	X			
2-Bedroom	X	X		X		X	X			
2+Study	X	X		X		X	X			
3-Bedroom	X		X	X		X	X			
4-Bedroom (Dry)		X			X	X				
4-Bedroom (Wet)	X		X				X			
4+Study	X		X	X		X	X			
5-Bedroom (Dry)		X			X	X			X	
5-Bedroom (Wet)	X		X					X		
5+Study (Dry)		X			X	X			X	
5+Study (Wet)	X		X					X		
Penthouse (Dry)		X			X	X			X	X
Penthouse (Wet)	X		X	X						
Penthouse (Utility)								X		

* Integrated Washer Dryer, Washing Machine and Dryer provision from BOSCH





1913

Establishment of
Verzinkerei Zug Ltd

1915

Start of the trail of
success of the V-
ZUG washing
machines

1981

Verzinkerei Zug Ltd
changes its name to
V-ZUG Ltd

HISTORY OF V-ZUG

Founded in 1913, a majority family owned company
with more than a hundred years of heritage

1915



1920



FIRST OF WASHING
MACHINES
MANUFACTURED &
PRODUCTION LINE

2018

FULL RANGE OF KITCHEN &
LAUNDRY APPLIANCES



AMBER PARK

VZUG – HISTORY

History



V-ZUG has been writing household history since 1913

Here are a few pioneering performances of the last decade which set the standard world-wide

- 2004 World first Steam Anti-Crease setting on the Adora washing machine
- 2007 World first GourmetSteam programme in the Combi Steam SL steam oven
- 2008 World first Vibration Absorbing System (VAS) on the Adora Washing Machine
- 2009 The fully automatic AutoCook on the new range of ovens
- 2012 World innovation SteamFinish for the dishwasher
- 2013 World-exclusive washing machine featuring heat pump technology
- 2015 World-exclusive Combi-Steam MSLQ: healthy, even faster steaming

Innovation



When necessary, V-ZUG even uses precious stones in the production process

Superior innovative power together with premium Swiss quality – that's V-ZUG! For decades we have rigorously maintained that proverbial Swiss quality. In the picture above, for example, you can see the ruby tip of a highly sensitive measuring stylus controls the size, form and position of the holes in our unique Gentle Drum. For the most discerning customers in the world V-Zug is the brand of choice and preference.

Exclusivity



With V-ZUG you belong to a privileged club of people who enjoy the very best in all spheres of their lives

Whether it is cooking, washing the dishes or doing the laundry, with V-ZUG's many world firsts you enjoy not only the benefits of using them but also an appealing feeling of exclusivity. We patent and legally protect our innovations – and only these innovations provide the highest level of precision.



VZUG – AWARDS



AWARDS

For V-ZUG:
Design is the art of combining functions with aesthetics.

A good design can certainly be love at first sight, but love must also stand a second glance – with a focus on user experience and ease of operation features.

This harmony of aesthetics and function is typical of V-ZUG appliances.

RECOGNITION BY PROFESSIONALS AND THE AFFLUENTS

Society of Interior Designers Singapore



BOS: Best of Singapore by Tattler



AMBER PARK

V-ZUG Wholehearted Dedicated Service

Training:

1. Owners appliances training at V-ZUG ZUGORAMA @ Scotts Square (includes cooking demonstrations)
2. Unlimited appliances operations training for Helpers at V-ZUG APEX Studio @ Henderson Road

ZUGORAMA Service: Bringing values with our highly trained personnel, providing trainings to end-consumers and/or house domestic helpers

Focus on the 3 Hows:

1. HOW TO USE
2. HOW TO COOK
3. HOW TO MAINTAIN

Concierge Service: Providing immediate and convenient communication service

Technical Service: Service commitment to respond within 3 hours to message or calls, onsite service within 2 days

1. Hotline: +65 69260878
2. Email: service.sg@vzug.com

Our technical specialist will response to you personally within 24 hours. For washing machine and refrigerators, we have loan unit if our technical specialist cannot resolve the problem on the day. Our aftersales service commitment is regardless of appliances warranty status.

Appliance Standard Warranty: 2 Years



VZUG – FEATURED PROJECTS

Huttons[®]

The Agency of Choice

HUTTONS ASIA PTE LTD ESTATE AGENT LICENCE NO. L3009896K



AMBER PARK



BROUGHT TO YOU BY V-ZUG

V-ZUG wins tenders to fit out nine more luxury residential projects

In less than a year, Swiss luxury home appliances brand V-ZUG has won tenders to fit out nine high-end residential projects in Singapore. The upcoming projects are by renowned developers such as CapitalLand, Keppel Land, Far East Organization and City Developments Ltd (CDL), and bring the total number of projects featuring V-ZUG appliances in Singapore to 13. V-ZUG has a track record of four completed projects – Ardmore Residence and Hana by Pontiac Land, and Skyline @ Orchard Boulevard and Boulevard Vue by Far East Organization.

"When we entered the Singapore market as principal last year, we set a goal to create differentiation in the luxury residential market," says Angeline Yap, V-ZUG's managing director for Singapore and Southeast Asia. "Our efforts have clearly borne fruit."

According to Yap, the sale of an appliance is the start of V-ZUG's relationship with the customer. "We hold weekly classes to teach them how to cook and how to use and maintain their appliances," she explains. "Customers can attend the classes for free and there are also classes where we train their helpers."

The Luxury Home Appliances of the Year award, presented by the Society of Interior Designers Singapore (SIDS) to V-ZUG on March 8, attests to V-ZUG's product quality, outstanding service and luxury brand positioning, adds Yap.

The company, which was founded in Zug, Switzerland, in 1913, will celebrate another



Yap: The sale of an appliance is the start of a relationship with the customer

milestone on March 21, namely, the grand opening of its ZUGORAMA flagship store and V Dining – the first restaurant in the world opened by V-ZUG. The festivities will include a pop-up store located outside Scotts Square, where ZUGORAMA and V Dining are located, from March 21-27. Visitors will have an immersive audio-visual experience of entering a V-ZUG appliance.

One of the reasons for opening the restaurant is to demonstrate the quality and durability of V-ZUG appliances, says Yap. All the dishes

at V Dining are cooked using V-ZUG appliances, which are put to the test by the chefs operating them for long hours every day, she explains. "The ingredients are cooked to perfection, which would be difficult to achieve without the level of precision in temperature and cooking-duration control afforded by our high-tech equipment," adds Yap.

V Dining is helmed by head chef Lee Jing Peng, who is the protégé of V-ZUG chef-ambassador Ryan Clift of Tippling Club, which has been named one of Asia's 50 Best Restaurants

multiple times. Clift is also the culinary director of V Dining.

"The style of cooking we use is modern and extremely precise," says Clift. This is made possible by V-ZUG appliances such as the Combi-Steam oven, which can cook in the patented Vacuisine (sous vide) mode for 36 hours with a single 0.9-litre tank of water. "So any recipe can be prepared without worrying about refilling the tank," he explains. "The appliances allow people to experience and do in their own homes what chefs do every day."



AMBER PARK

SMART HOME FEATURES

SMART HOME



SMART AIR CON

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



SMART LIGHTING

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



SMART DOOR

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.



SMART COMMUNITY

SMART BOOKING

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



SMART PARCEL

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.



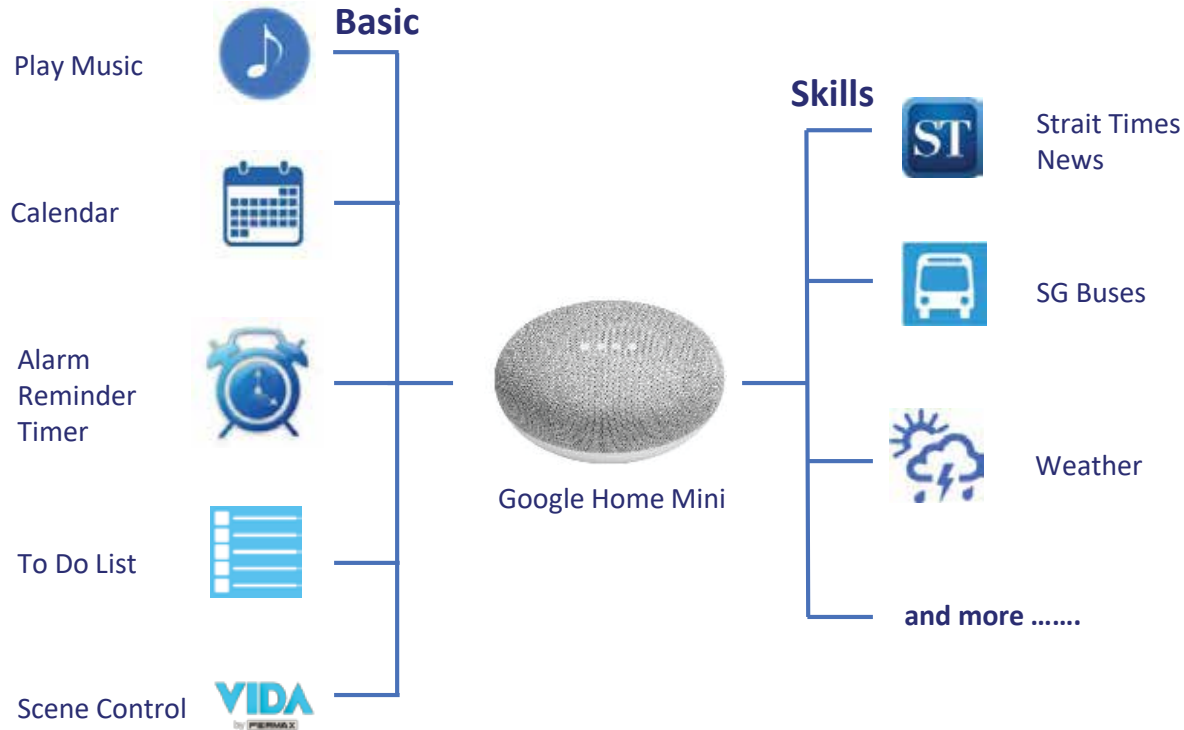
SMART INVITE

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



SMART HOME FEATURES

FEATURES OF SMART VOICE ASSISTANCE



AWARDED WITH BCA GREENMARK GOLD^{PLUS} AWARD

Both active and passive design principles have been implemented throughout the development. The key environmental sustainable design features in Amber Gardens Condominium are the passive low energy architecture of façade design, energy efficiency air conditioning system, natural ventilation design and lighting system, provision of water efficient water fittings, as well as various sustainable construction approaches being incorporated during demolition and construction design.

The development has also set aside a large area for lush greenery provision with sustainable landscape management which include rainwater harvesting system and auto-irrigation.

The building blocks are oriented predominantly North-East and South-West direction to minimize the direct solar heat gain from the East and West Facades. Units are configured to allow cross ventilation by providing the openings facing prevailing wind direction for optimum ventilation. The development is located in close proximity to upcoming Tanjong Katong MRT station and nearby amenities.



ECO FEATURES



Water Efficient Features

- Water efficient sanitary fittings in all residential units
- Automatic water efficient irrigation system for major landscape areas
- Water harvested from rainwater used for landscape irrigation
- Smart water monitoring system with leak detection algorithm



Energy Efficient Design

- Good building orientation which allows for good natural ventilation in the common areas and dwelling units
- Building façade designed with high performance glazing to lower solar heat gain, also with balconies and aluminium fins providing shade
- Use of high solar reflectance index finishing to reduce the localised urban heat island effect



Energy Efficient Features

- Efficient lighting design by use of LED and provision of motion sensors
- The provision of energy efficient air conditioning system for all the units contributes in energy savings for the development
- Energy efficient lifts with regenerative drive, VVVF (variable voltage variable frequency) drive & sleep function mode



Environmental Quality & Protection

- Extensive use of environmentally friendly and sustainable materials certified by Singapore Green Labelling Scheme
- Use of low volatile organic compounds paints for all internal wall to ensure healthy indoor air quality
- Use of native plant species for extensive yet sustainable landscaping



Other Green Innovations

- Bicycle parking lot provided to promote green transport and healthy lifestyle
 - Recycling bins separating paper, glass and plastic are provided at each residential block in the development
 - Siphonic rainwater discharge system on the roof
 - Smart home with smart community system for occupant comfort and convenience



ESTIMATED MAINTENANCE FEE

Unit Mix	Unit Type	Share Value	Estimated Maintenance fee* (Est \$59 psvpm before GST)
1-Bedroom + Study	A1 & A1(PES)	5	\$295
1-Bedroom + Ensuite Study	A2 & A3	5	\$295
1-Bedroom + Ensuite Study (PES units)	A3(PES)	6	\$354
2-Bedroom	B1 & B1(PES)	6	\$354
2-Bedroom + Study	B2, B3, B4A(PES), B4A, B4B(PES) & B4B	6	\$354
3-Bedroom	C1	6	\$354
3-Bedroom & 3-Bedroom (PES)	C2A, C2A(PES), C2B & C2B(PES)	7	\$413
4-Bedroom	D1	7	\$413
4-Bedroom Premium	D2	7	\$413
	D3	8	\$472
4-Bedroom + Study	D4	7	\$413
5-Bedroom Premium	E1(PES) & E2	8	\$472
5-Bedroom + Study	E3	8	\$472
5-Bedroom + Study (PES units)	E3(PES)	9	\$531
Penthouse (6-Bedroom)	PH1	12	\$708
Penthouse (6-Bedroom + Study)	PH2	13	\$767

as at 12-04-19

* Include Premier Residential Services



AMBER PARK

PREMIER RESIDENTIAL SERVICES

At a Glance



Welcome & Assistance

- Arrival Welcome & Assistance
- Reception Service
- Wet Weather Assistance
- Transport Arrangements

Estate & Living

- Estate & Local Information
- Facility Reservations
- Pool towel Service
- Moving-in Assistance
- Delivery Acceptance
- Loan of Bicycles
- Loan of Wheelchairs
- Jogging Amenities

Service Requests

- Restaurant Reservations
- Hotel Reservations
- Laundry & Housekeeping Services *
- Private Chef/Caterer for Parties *
- Pet Care/Grooming Services *
- Auto Detailing Services *
- Mail & Courier Services *
- Handyman and Pest Control Services *



AMBER PARK

*Terms & Conditions apply

BANK DETAILS

For payment made by way of Cheque should crossed “Account payee only” and drawn in favour of

“Oversea-Chinese Banking Corporation Limited for Project Account No. 712-615236-001 of Aquarius Properties Pte. Ltd.”

For payment made by way of Telegraphic Transfer

Bank : Oversea-Chinese Banking Corporation Limited
SWIFT code : OCBCSGSG
For account of : 712-615236-001
Account No. : Aquarius Properties Pte. Ltd.
Message : Block, unit number and name of purchase

Note : Please inform purchaser to add an additional SGD \$50 to the 5% booking fee for local bank charges, if any



Booking Fee can be accepted through Local Funds Transfer via internet banking (FAST – Fast and Secure Transfer) for Amber Park

Please note:

- Fast transfers have a max limit of \$200,000 per transaction.
- Fast is only available for participating banks*.
- Payee account for Amber Park :

***“Oversea-Chinese Banking Corporation Limited for Project Account No.
712-615236-001 of Aquarius Properties Pte. Ltd.”***

- Include message on the Block, unit no. and name of purchaser and send a screen shot of payment to your agent.

