

AMBER45







ARTIST'S IMPRESSION





# Everlasting love

Freehold. For now and forever.

Built to be cherished by you, and the generations to come.





# Epitome

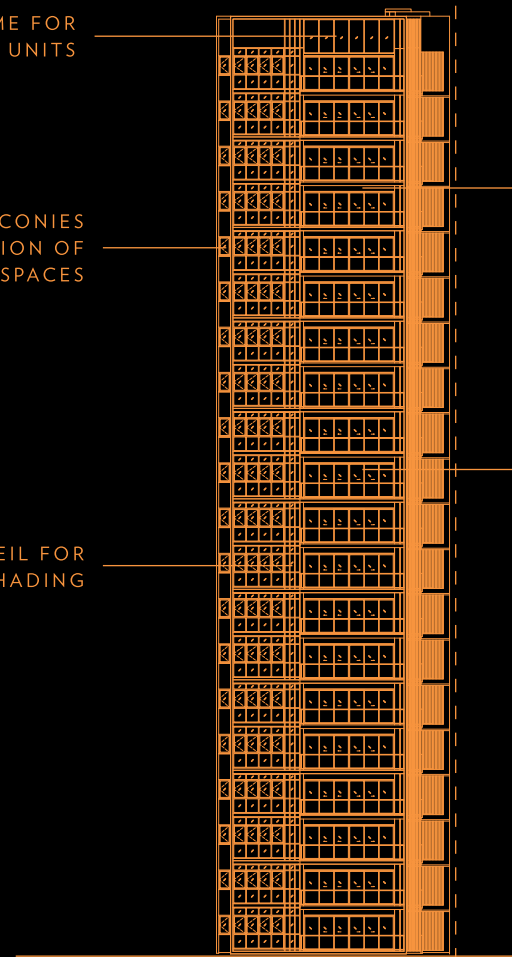
of modern living

Contemporary and timeless. An understated icon  
in the making. Created for the discerning.

HIGH VOLUME FOR  
LUXURIOUS PINNACLE UNITS

DEEP OVERHANG BALCONIES  
- AN EXTENSION OF  
THE INTERIOR SPACES

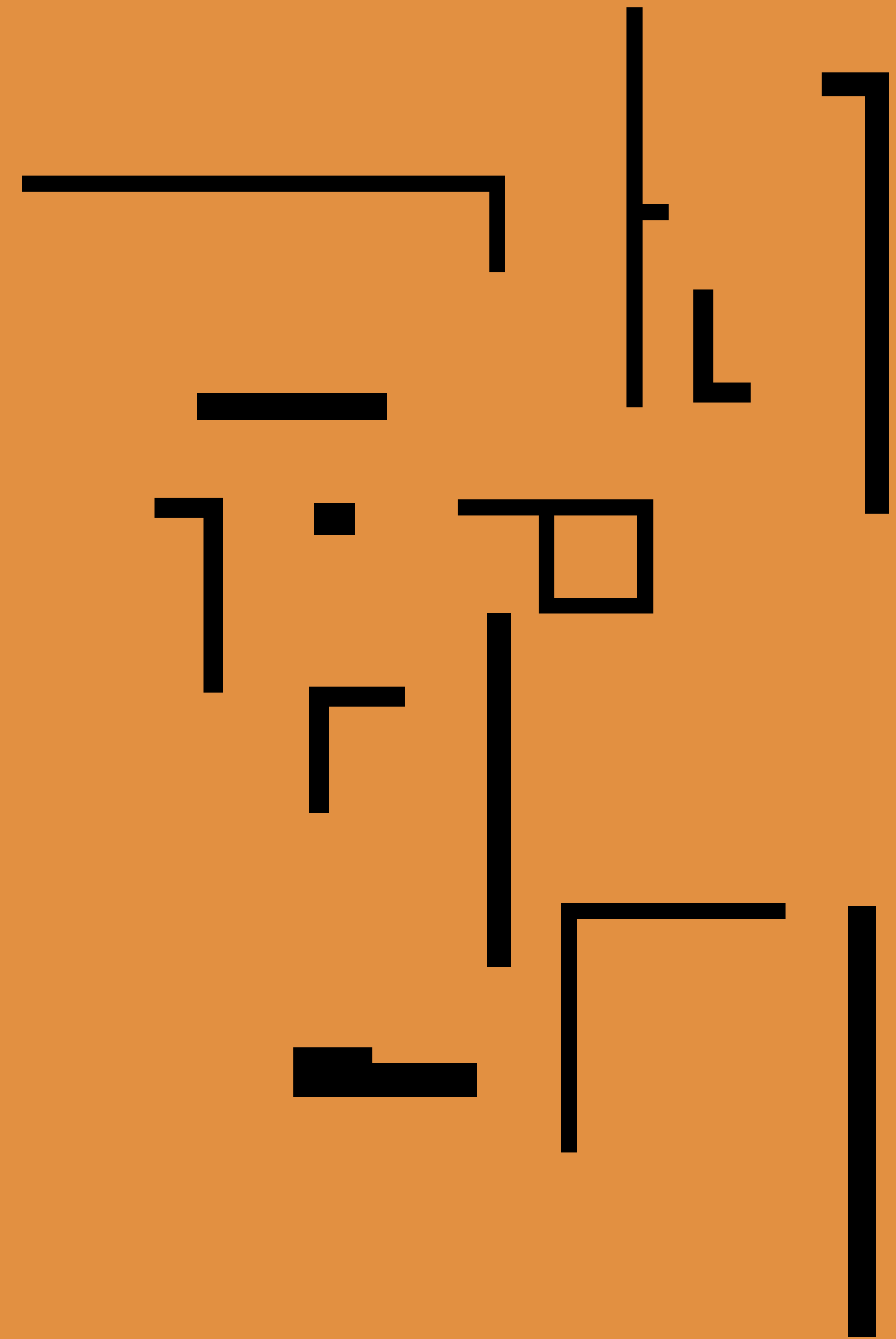
BRISE-SOLEIL FOR  
SUN-SHADING

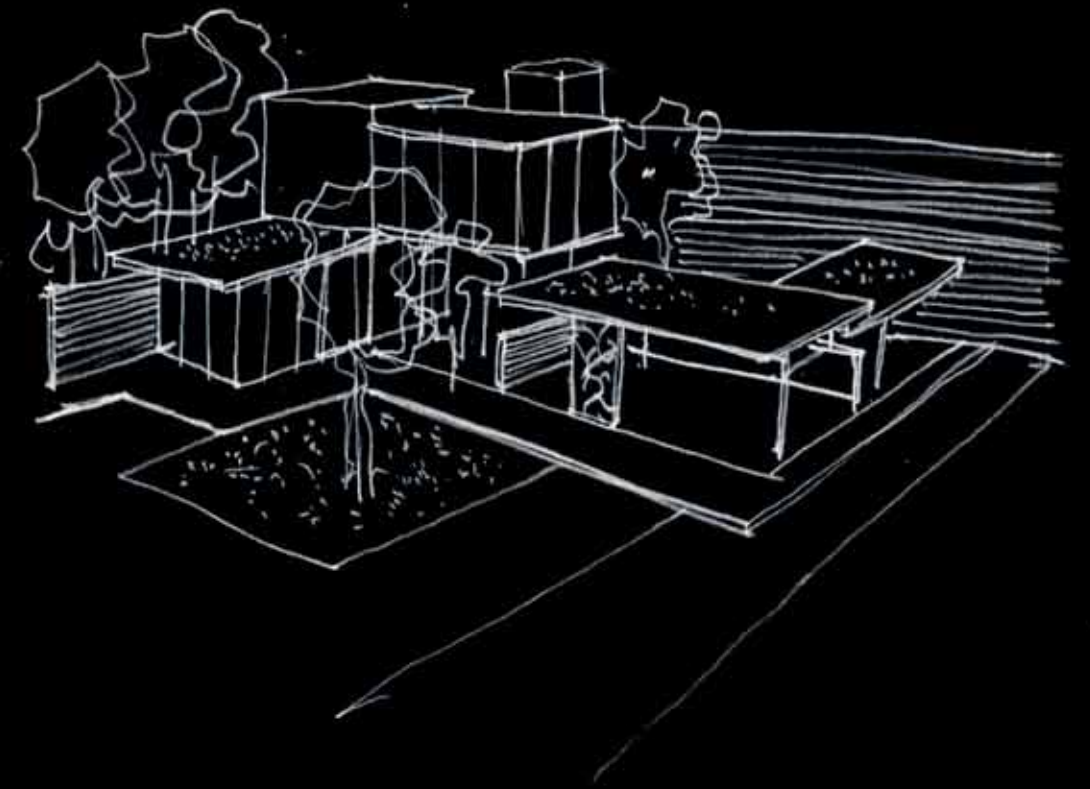
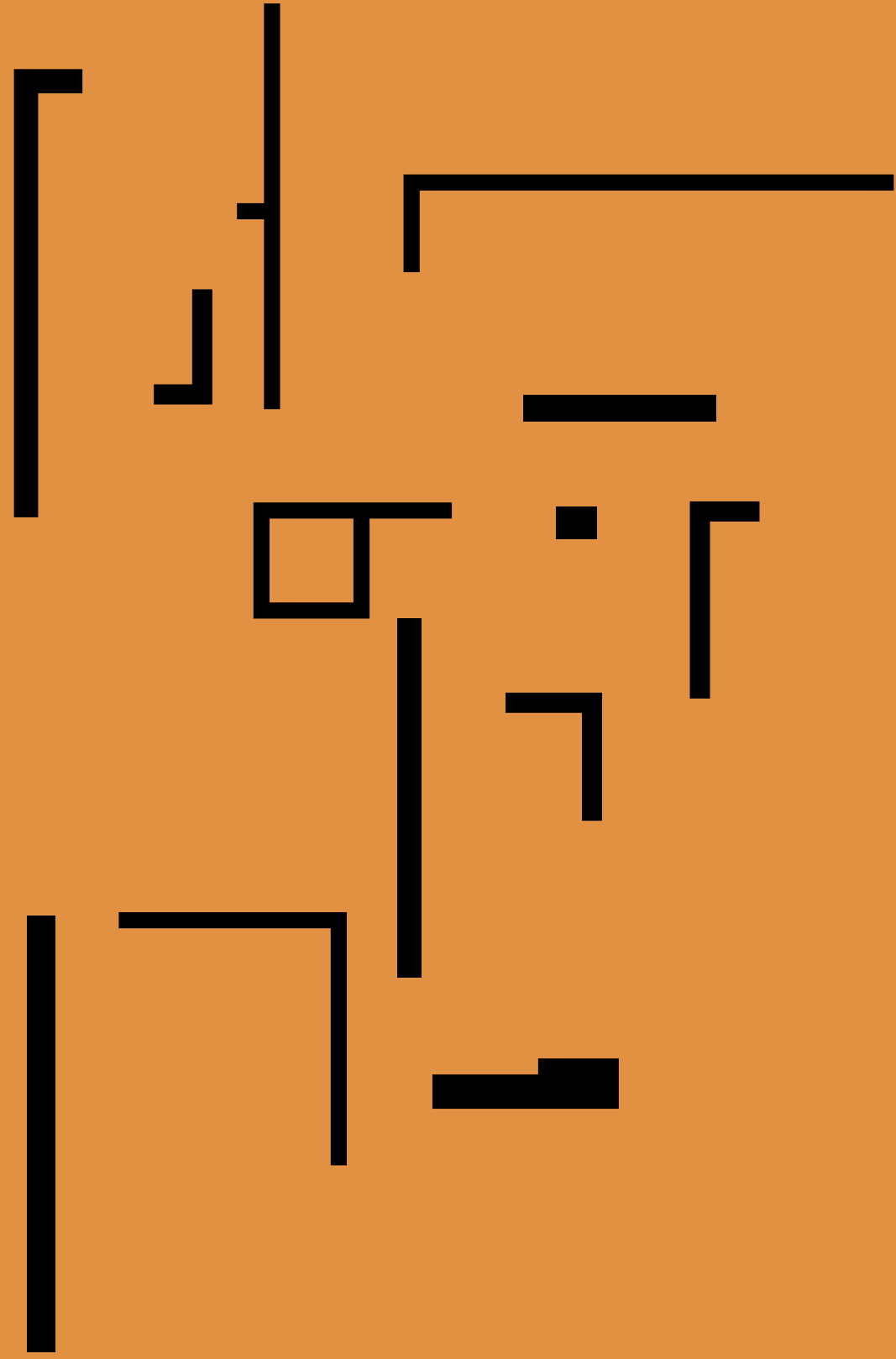


WIDE FRONTAGE  
LIVING AND DINING

FLOOR TO CEILING GLAZING  
FOR EXPANSIVE VIEWS

WHERE LESS SPEAKS VOLUMES, AND ELEGANCE IS CONVEYED THROUGH  
PROPORTIONS, TEXTURES, COLOURS AND DETAILS.









THE PAVILION WITH STUNNING POOL VIEWS

# Exclusively yours

An intimate universe, made for a few.  
Work out or just chill. Take a dip or throw a party. This is  
the complete modern resort to call your own.









ARTIST'S IMPRESSION









# Explore the eclectic

Heritage that never grows old.  
Rich in history yet brimming with exciting new discoveries.  
A foodie's paradise. A hipster's treasure trove.  
This is Katong. This is your neighbourhood.  
Where everything is within reach.



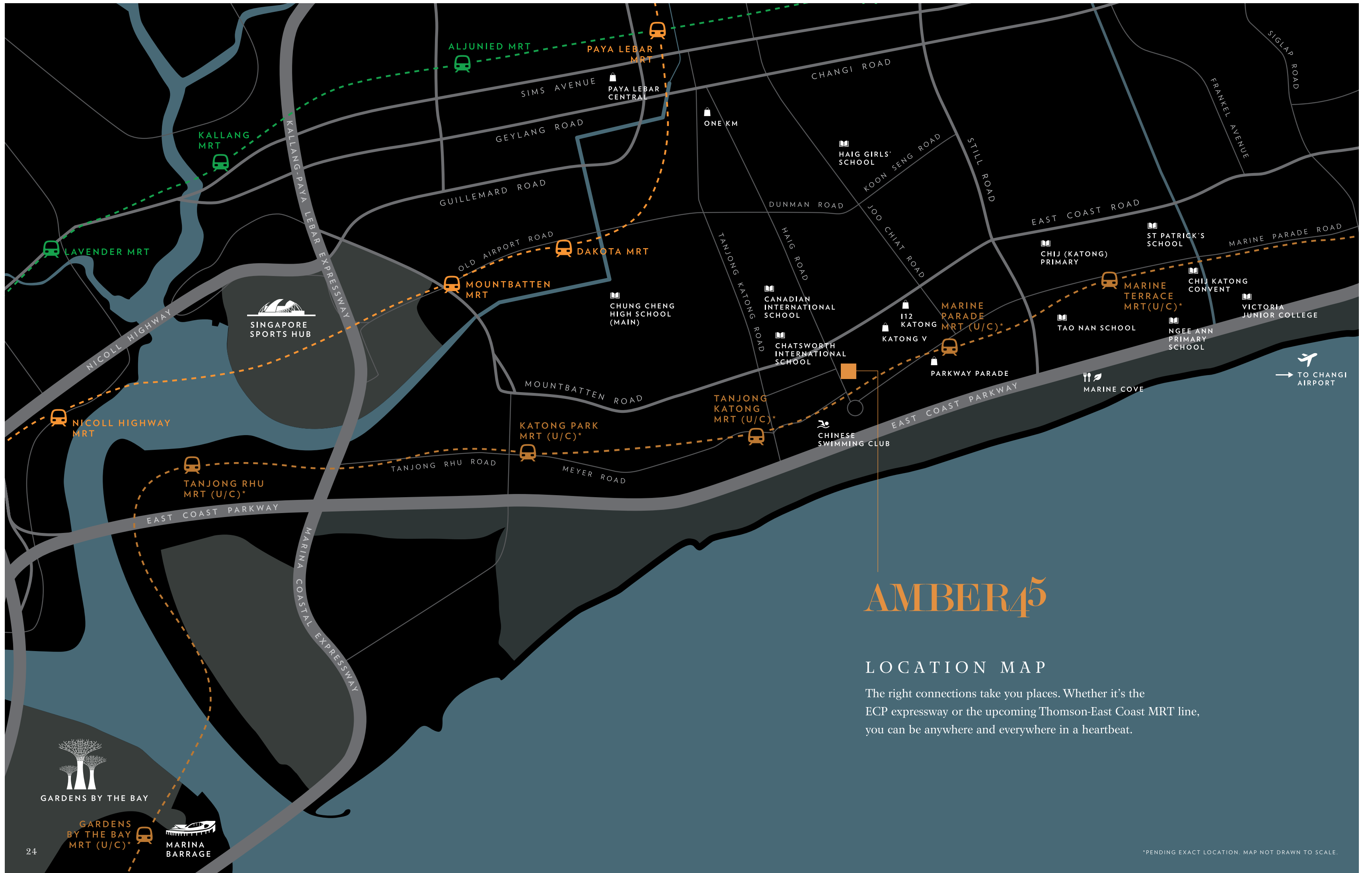


# AMBER45

- GARDENS BY THE BAY
- MARINA BAY SANDS
- MARINA BAY GOLF COURSE
- SINGAPORE SPORTS HUB
- CHUNG CHENG HIGH SCHOOL (MAIN)
- MEYER ROAD LANDED CLUSTER
- TANJONG KATONG MRT STATION (U/C)\*
- PAYA LEBAR GROWTH AREA
- CANADIAN INTERNATIONAL SCHOOL
- CHATSWORTH INTERNATIONAL SCHOOL
- CHINESE SWIMMING CLUB
- EAST COAST PARK
- PARKWAY PARADE
- MARINE PARADE MRT STATION (U/C)\*
- PARKLAND GREEN (VIBRANT F&B)

\*EXACT LOCATIONS FOR FUTURE PROJECTS AND AMENITIES ARE TO BE DETERMINED BY THE AUTHORITIES

RIGHT IN THE MIDST, BUT A WORLD AWAY. BE IN THE THICK OF THE BUSINESS DISTRICT WITHIN MINUTES. OR STROLL TO THE IDYLIC EAST COAST BEACH. YOU'RE PERFECTLY PLACED TO HAVE IT ALL.



# AMBER45

## LOCATION MAP

The right connections take you places. Whether it's the ECP expressway or the upcoming Thomson-East Coast MRT line, you can be anywhere and everywhere in a heartbeat.

GARDENS BY THE BAY

GARDENS BY THE BAY MRT (U/C)\*

MARINA BARRAGE

\*PENDING EXACT LOCATION. MAP NOT DRAWN TO SCALE.





Tanjong Katong

TE25



MINUTES FROM THE ECP EXPRESSWAY  
AND UPCOMING TANJONG KATONG MRT STATION,  
THE WHOLE CITY IS AT YOUR DOORSTEP.





EVERY DAY IS AN ADVENTURE WITH QUAIN COFFEESHOPS OFFERING LOCAL DELICACIES  
SITTING ALONGSIDE TRENDY RESTAURANTS DISHING UP THE WORLD'S FLAVOURS.





NAMES THAT  
ARE THE TOAST OF  
THE TOWN



CAPPUCCINO  
TO CHENDOL -  
KATONG IS  
FULL OF SURPRISES







NEVER A DULL MOMENT  
LIVING NEXT TO  
WELL-LOVED LANDMARKS

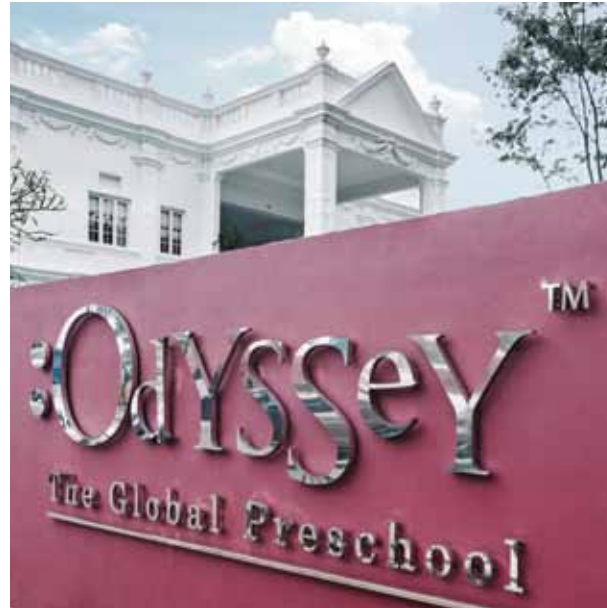






FROM PRE-SCHOOL TO PRE-UNIVERSITY, BEING IN THE HEART OF DISTRICT 15  
MEANS THAT ESTABLISHED AND PRESTIGIOUS SCHOOLS ARE JUST A FEW STREETS AWAY.





TAKE YOUR PICK FROM THESE RENOWNED SCHOOLS:  
CHIJ KATONG CONVENT • CHUNG CHENG HIGH SCHOOL (MAIN) • Ngee ANN PRIMARY SCHOOL  
ST. PATRICK'S SCHOOL • TAO NAN SCHOOL • TANJONG KATONG GIRLS' SCHOOL  
TANJONG KATONG SECONDARY SCHOOL • VICTORIA JUNIOR COLLEGE • VICTORIA SCHOOL





HAPPINESS IS BEING A SHORT WALK AWAY FROM  
ONE OF SINGAPORE'S MOST TREASURED URBAN GETAWAYS - EAST COAST PARK.





THE NEW LAWN AND LOOKOUT DECK AT EAST COAST PARK  
IS THE PERFECT SPOT TO GREET A NEW DAWN.





# Elegant spaces

Planned and detailed for your enjoyment.  
From the lush landscaped grounds to your cosy study, every corner  
has been refined to fit what you desire most.



# SITE PLAN

- 1  
SIDE GATE
- 2  
GUARDHOUSE
- 3  
DROP-OFF
- 4  
FOREST SPA
- 5  
BUBBLE POOL
- 6  
FOOT MASSAGE
- 7  
HYDRO MASSAGE
- 8  
WATER HAMMOCK
- 9  
CHILDREN'S BUBBLE POOL
- 10  
AQUA GYM
- 11  
SPA ALCOVE
- 12  
SPA BED

- 13  
50M LAP POOL
- 14  
AMBER LAWN
- 15  
AMBER PAVILION
- 16  
AMBER LOUNGE
- 17  
PARTY POOL
- 18  
AMBER CLUBHOUSE
- 19  
ENTERTAINMENT ROOM
- 20  
GYMNASIUM
- 21  
CHILDREN'S PLAYGROUND
- 22  
TENNIS COURT
- 23  
SOCIAL PAVILION







ALWAYS ROOM FOR THE MEMORIES

Not just spaces to live in, but a home that is luxuriously comfortable.  
Beautifully finished and fitted with all you need. This is living well.





ARTIST'S IMPRESSION













## EFFORTLESSLY SMART

All of your home, all at your fingertips. Innovation made for the modern urban family.  
To give you the convenience and freedom with just a touch.





**SMART AIR-CON**  
CONTROL THE CLIMATE OF  
YOUR HOME WIRELESSLY

**SMART LIGHTING**  
CONTROL YOUR HOME LIGHTING  
WITH EASE

**SMART DIGITAL LOCK**  
GO KEYLESS  
LOCK AND UNLOCK YOUR DOOR  
ALL FROM YOUR PHONE

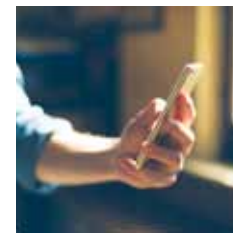
# THE FIRST VOICE-ACTIVATED SMART HOME IN SINGAPORE

**BANKING-GRADE SECURITY**  
PROTECTED BY BANKING-GRADE  
SECURITY FROM SWEDEN  
YOUR SMART HOME IS A SAFE HOME

IMAGE FOR ILLUSTRATION PURPOSES ONLY



BOOK AND GAIN ACCESS  
TO YOUR DESIRED  
FACILITIES THROUGH THIS  
ALL-IN-ONE INTEGRATED  
BOOKING SYSTEM.



SEND AND MANAGE  
E-INVITES AND RSVPs  
WITH A FEW TAPS.  
HOSTING A PARTY HAS  
NEVER BEEN EASIER.



COMMUNICATE WITH  
YOUR VISITORS THROUGH  
THE SMART INTERCOM ON  
YOUR MOBILE ANYWHERE,  
ANYTIME.



GRANT YOUR GUESTS  
ACCESS TO ENJOY  
THE FACILITIES WITH A  
TOUCH OF A BUTTON.



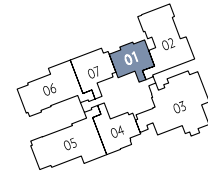


## CHOICE UNITS

UNIT FLOOR	01	02	03	04	05	06	07
21	AP	C2P	EP	B2P	DP	C1P	B1P
20	A	C2	E	B2	D	C1	B1
19	A	C2	E	B2	D	C1	B1
18	A	C2	E	B2	D	C1	B1
17	A	C2	E	B2	D	C1	B1
16	A	C2	E	B2	D	C1	B1
15	A	C2	E	B2	D	C1	B1
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08	A	C2	E	B2	D	C1	B1
07	A	C2	E	B2	D	C1	B1
06	A	C2	E	B2	D	C1	B1
05	A	C2	E	B2	D	C1	B1
04	A	C2	E	B2	D	C1	B1
03	A	C2	E	B2	D	C1	B1
02	A	C2	E	B2		C1	B1
01							

<b>A</b> AP	<b>B1</b> B1P	<b>B2</b> B2P	<b>C1</b> C1P	<b>C2</b> C2P	<b>D</b> DP	<b>E</b> EP
2-BEDROOM	2-BEDROOM PREMIUM	2-BEDROOM PREMIUM	3-BEDROOM + GUEST ROOM	3-BEDROOM + GUEST ROOM	4-BEDROOM	4-BEDROOM PREMIUM
614 SQFT 764 SQFT	700 SQFT 829 SQFT	732 SQFT 872 SQFT	1130 SQFT 1270 SQFT	1184 SQFT 1324 SQFT	1346 SQFT 1518 SQFT	1593 SQFT 1798 SQFT

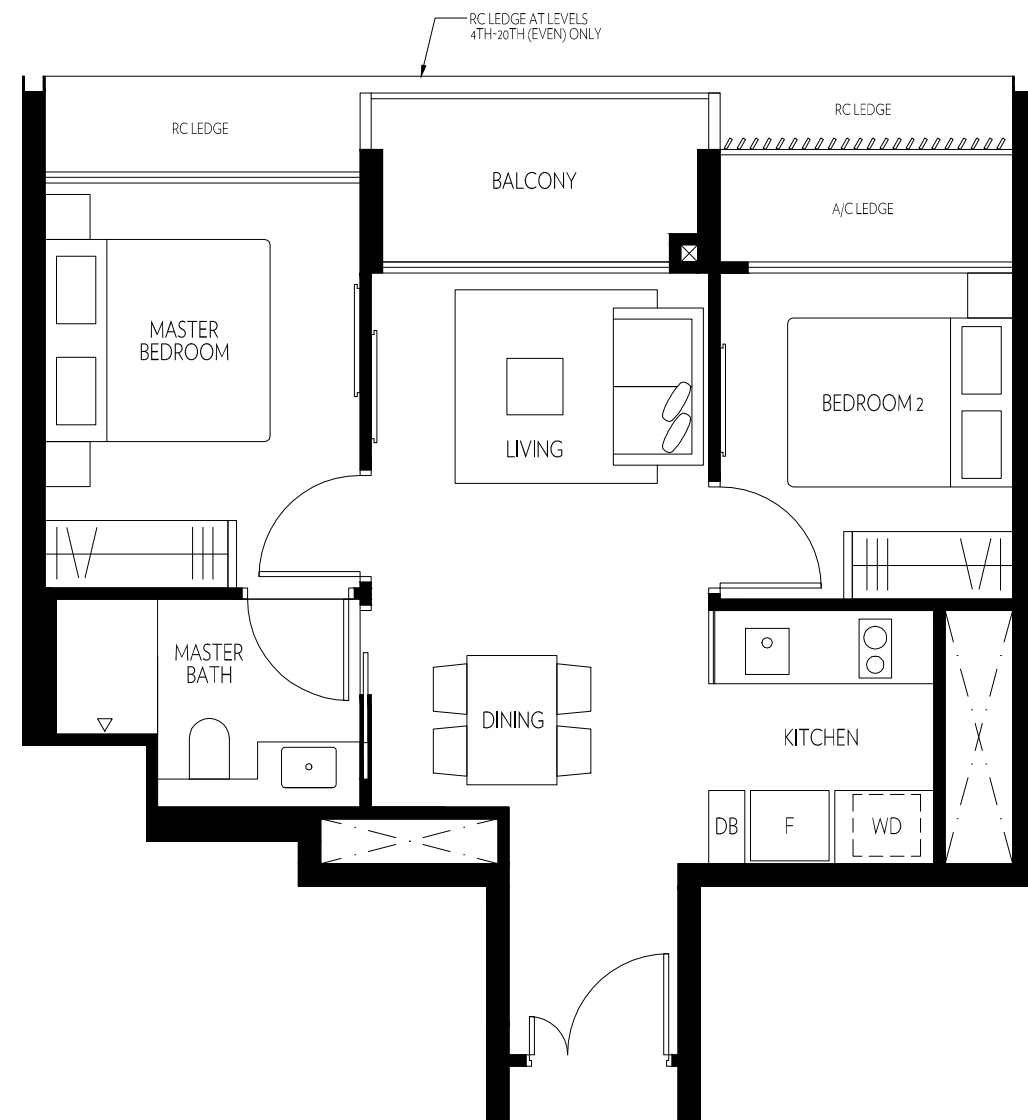




## 2-BEDROOM ◇ TYPE A

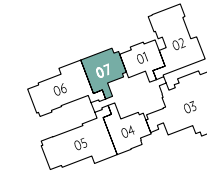
614 SQFT

#02-01 TO #20-01



AMBER45

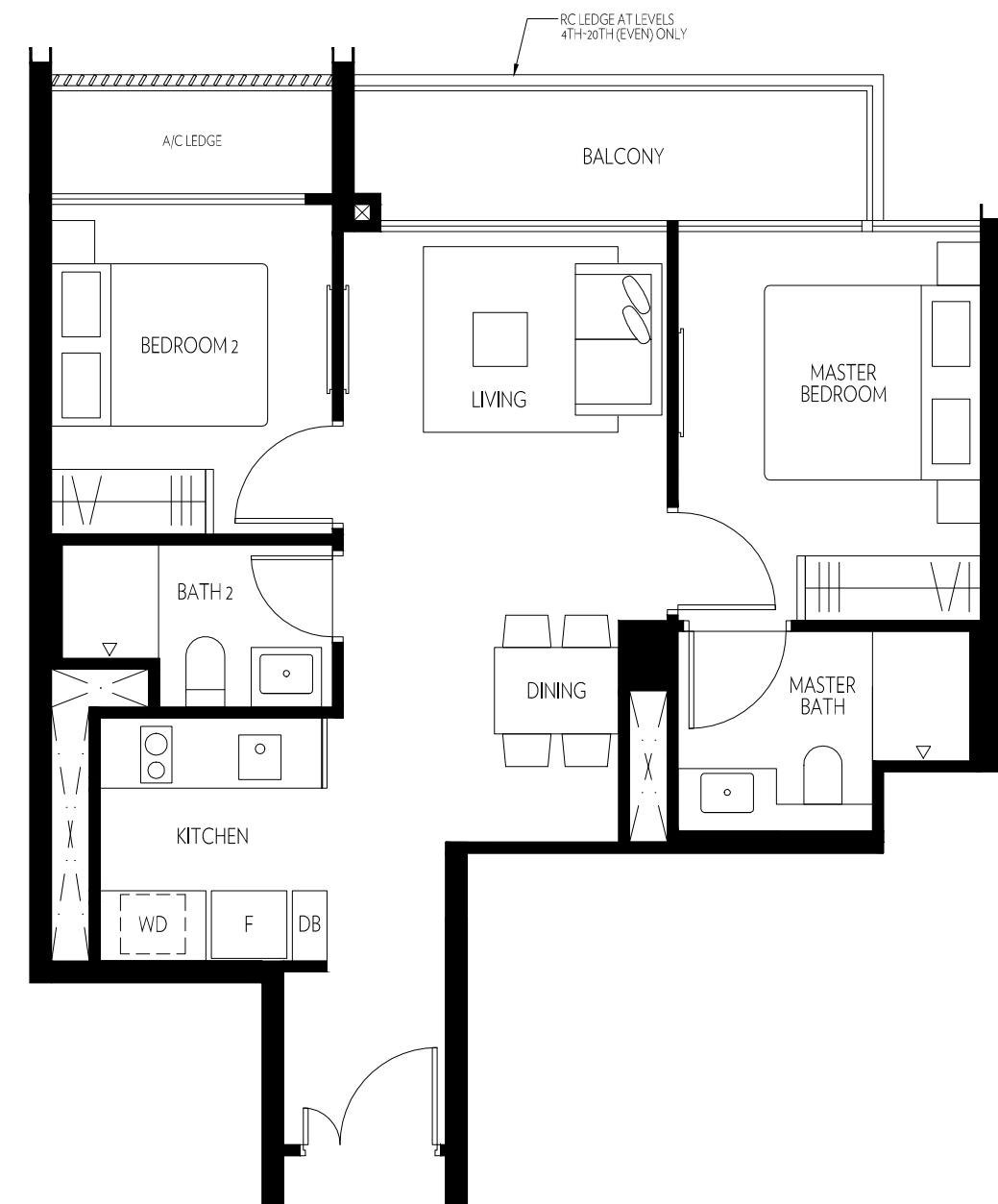
NOTE: AREA INCLUDES A/C LEDGE, BALCONY, PES, PRIVATE ROOF TERRACE AND VOID (WHERE APPLICABLE). THE ABOVE PLANS AND ILLUSTRATIONS ARE SUBJECT TO CHANGES AS MAYBE REQUIRED BY THE RELEVANT AUTHORITIES. AREAS ARE ESTIMATES ONLY AND ARE SUBJECT TO FINAL SURVEY. THE BALCONY, PES, AND PRIVATE ROOF TERRACE SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED SCREEN. FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO THE DIAGRAM ANNEXED HERETO AS 'ANNEXURE 1'.



## 2-BEDROOM PREMIUM ◇ TYPE B1

700 SQFT

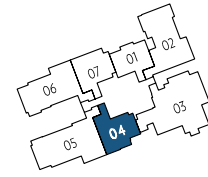
#02-07 TO #20-07



AMBER45

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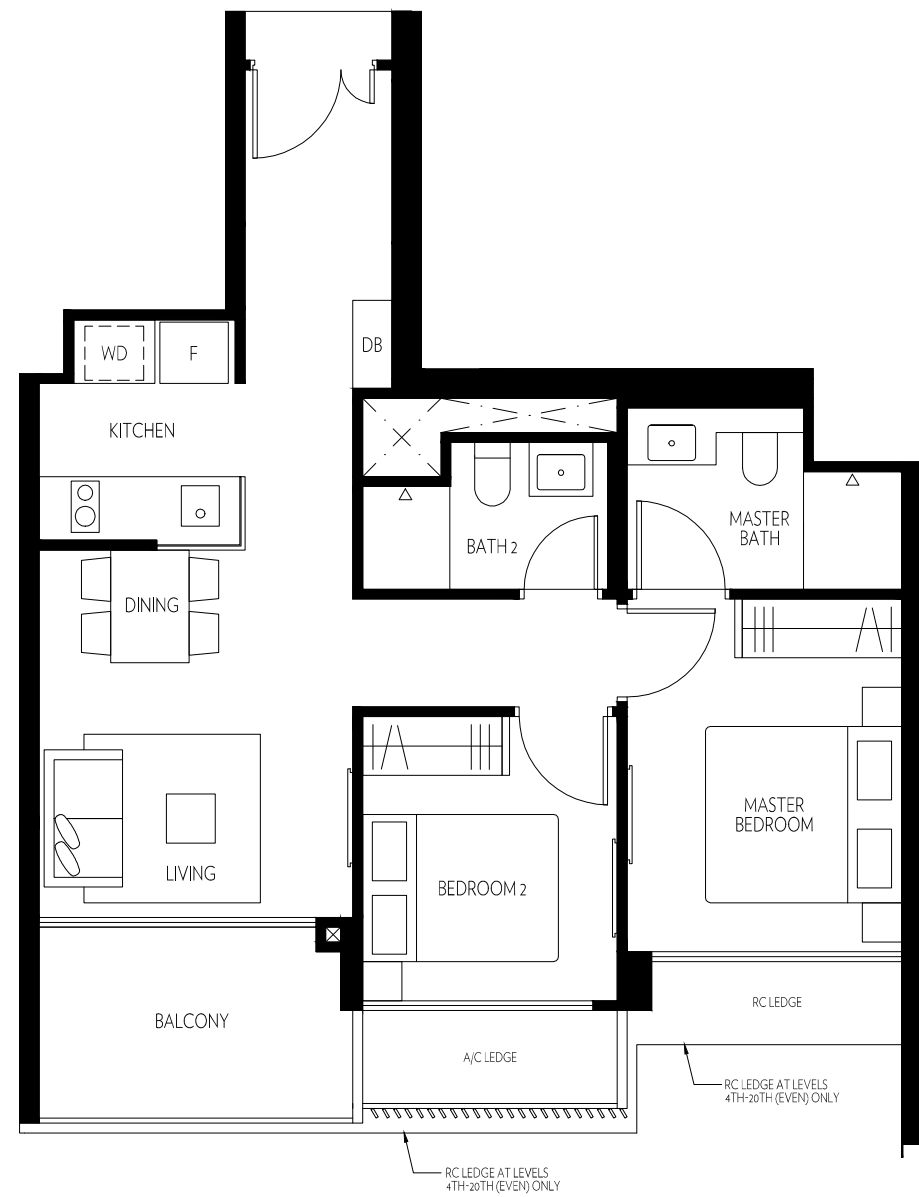




2-BEDROOM PREMIUM ◇ TYPE B2

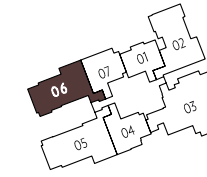
732 SQFT

#02-04 TO #20-04



AMBER45

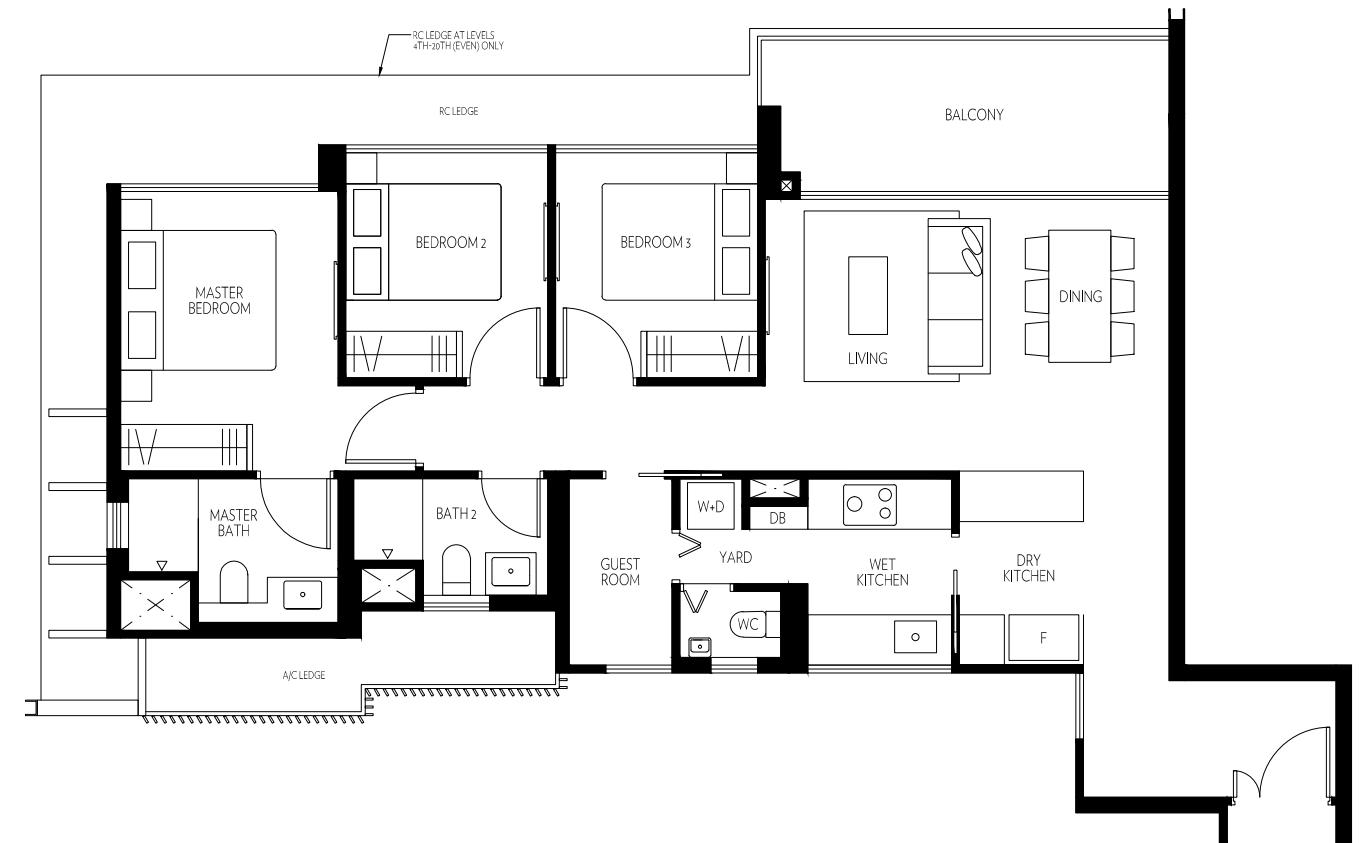
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3-BEDROOM + GUEST ROOM ◇ TYPE C1

1130 SQFT

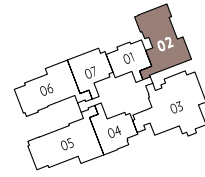
#02-06 TO #20-06



AMBER45

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### 3-BEDROOM + GUEST ROOM ◊ TYPE C2

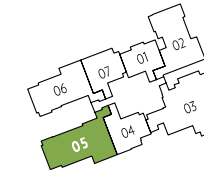
1184 SQFT

#02-02 TO #20-02



AMBER<sub>45</sub>

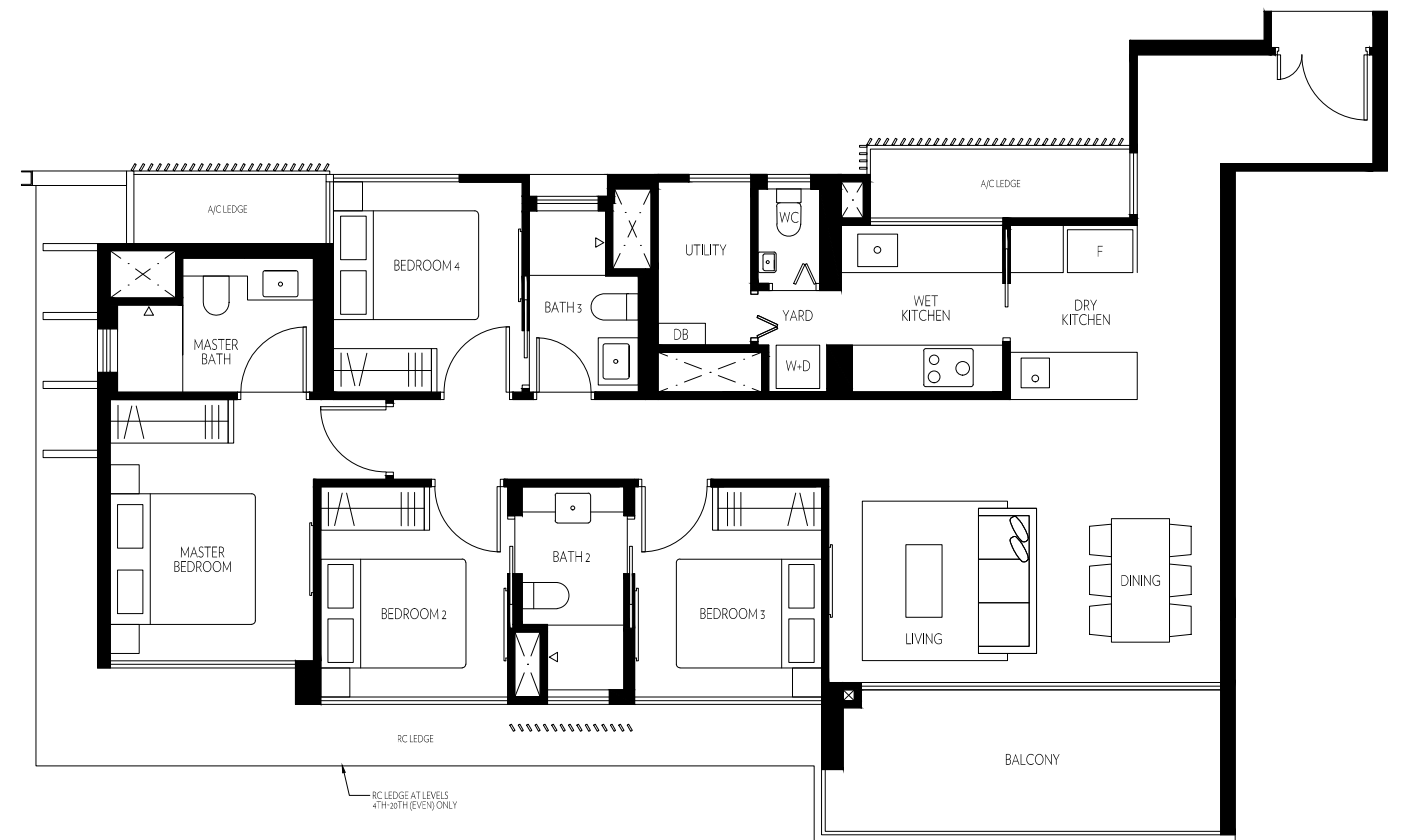
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### 4-BEDROOM ◊ TYPE D

1346 SQFT

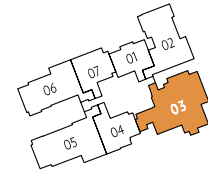
#03-05 TO #20-05



AMBER<sub>45</sub>

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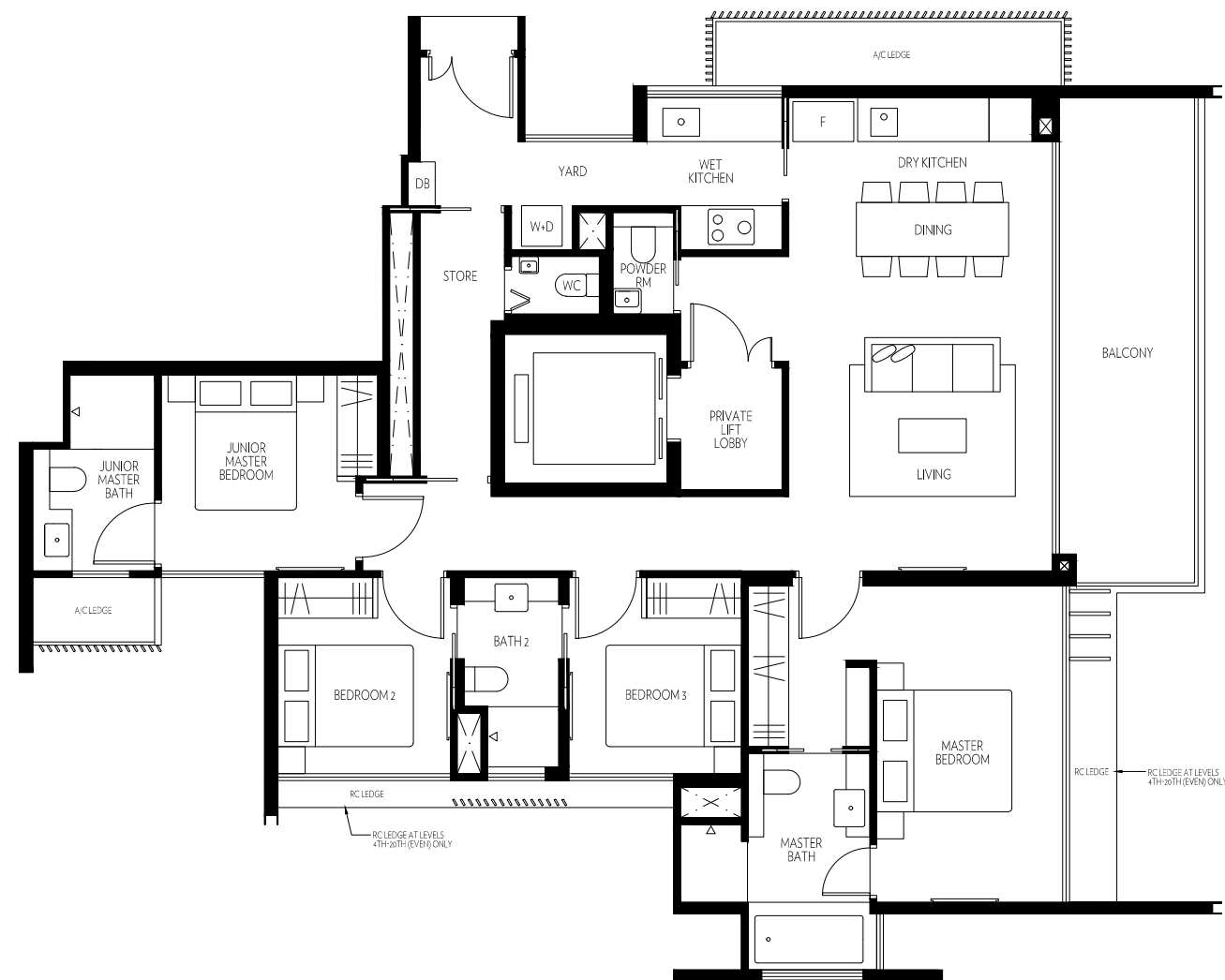




## 4-BEDROOM PREMIUM ◇ TYPE E

1593 SQFT

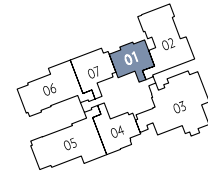
#02-03 TO #20-03



AMBER<sub>45</sub>

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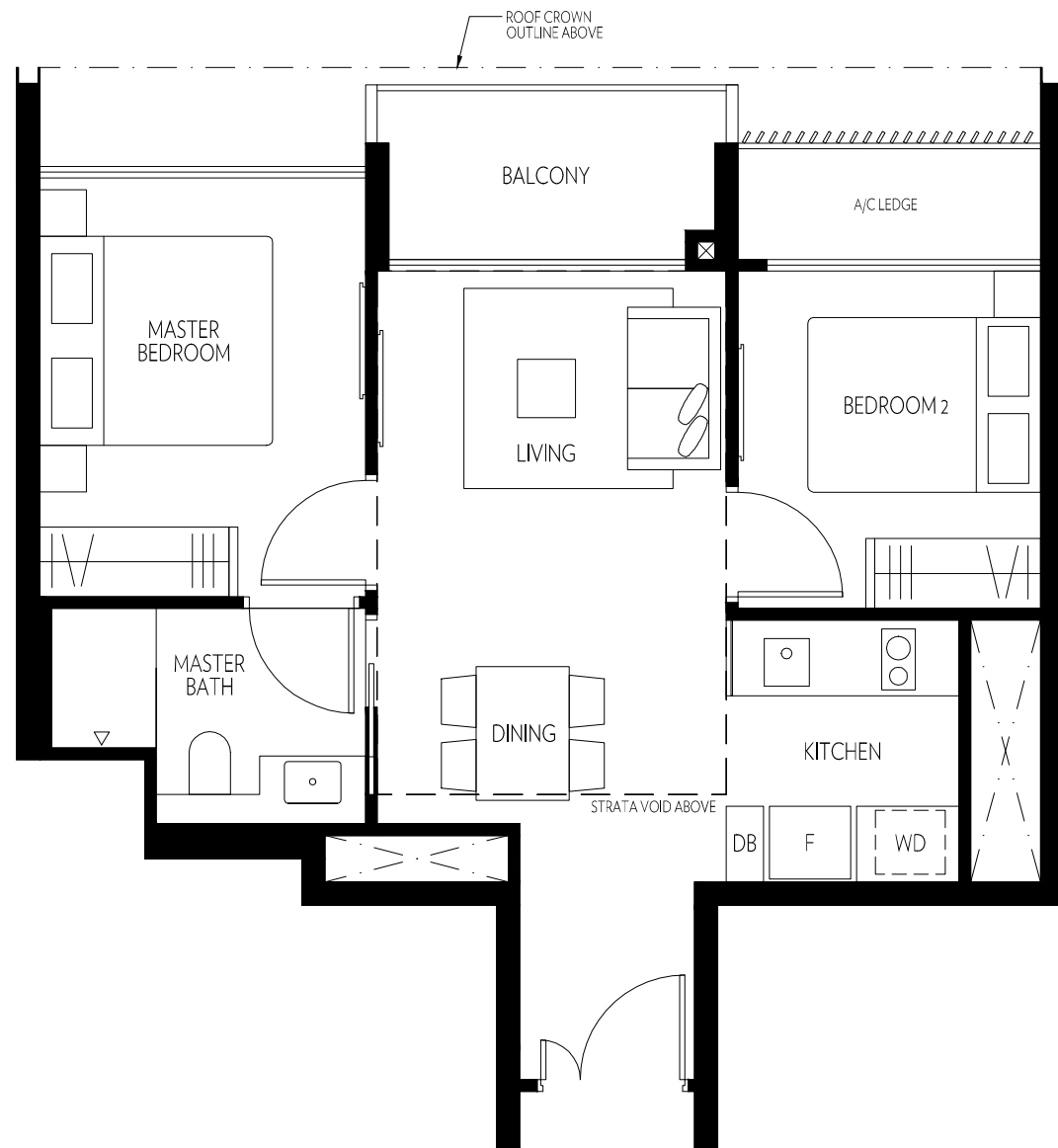




## 2-BEDROOM ♦ TYPE AP

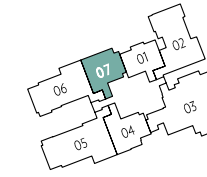
764 SQFT

#21-01



AMBER45

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## 2-BEDROOM PREMIUM ♦ TYPE B1P

829 SQFT

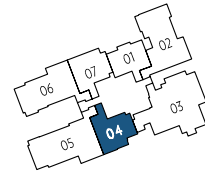
#21-07



AMBER45

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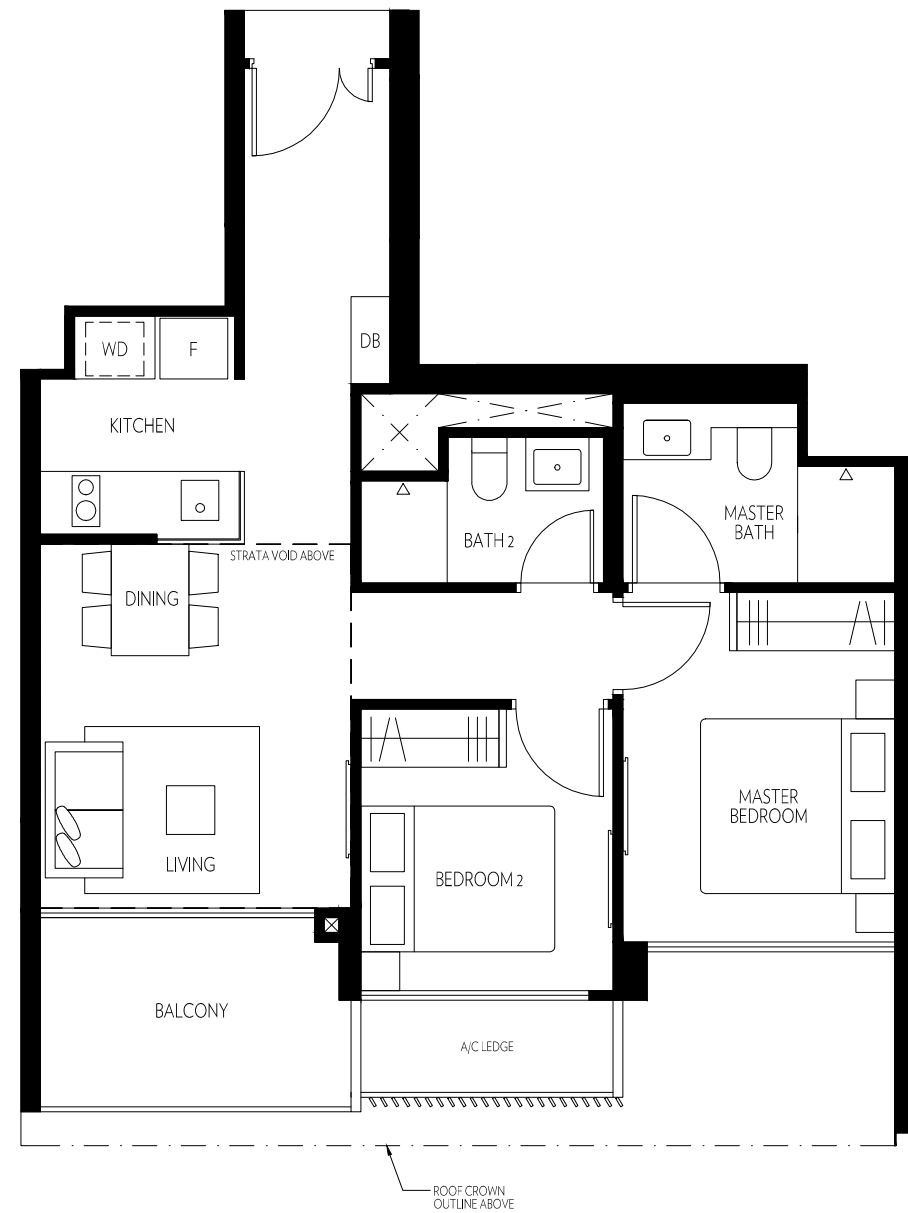




2-BEDROOM PREMIUM ◇ TYPE B2P

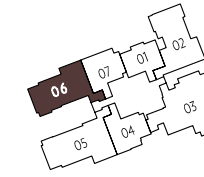
872 SQFT

#21-04



AMBER45

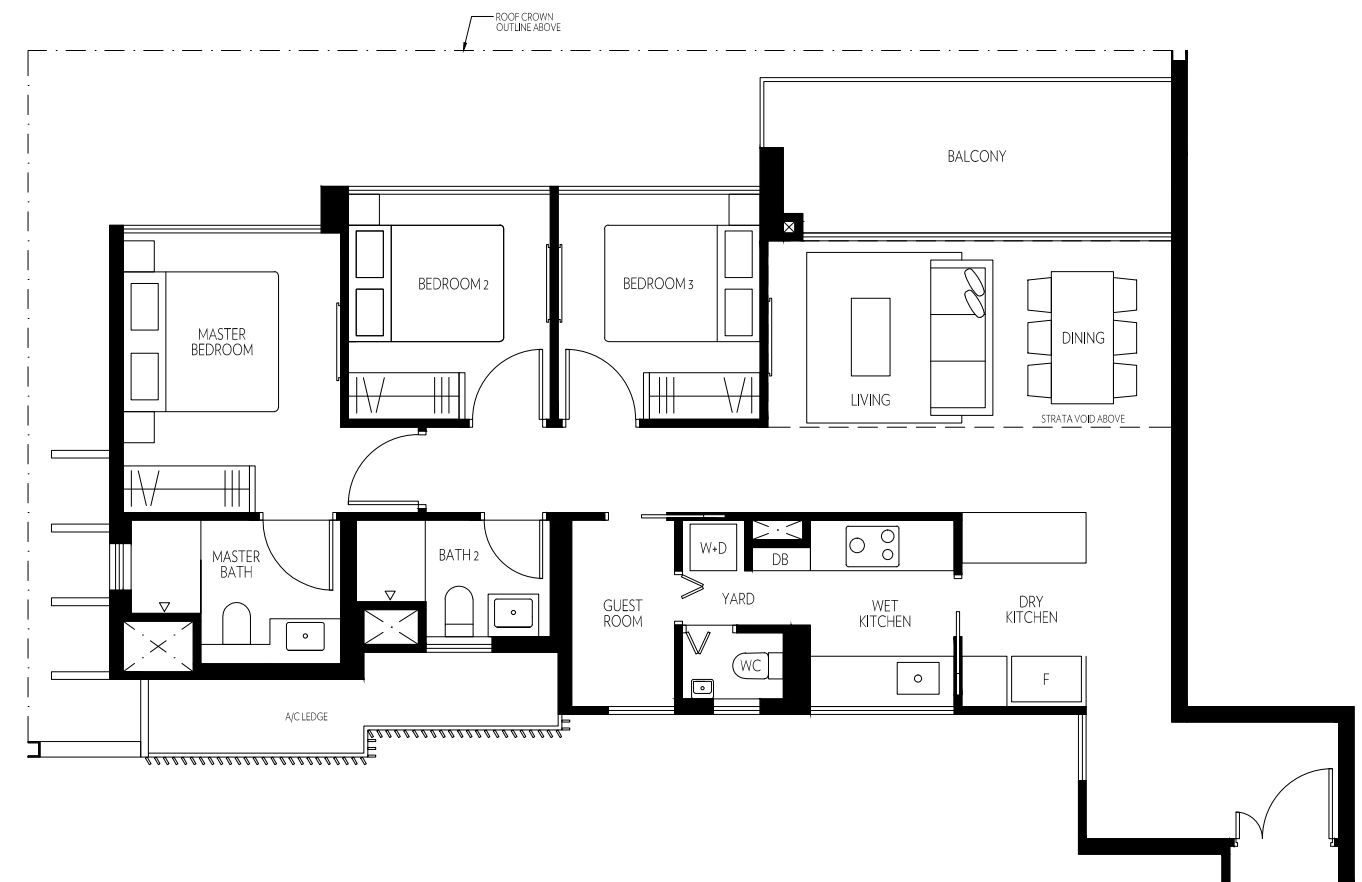
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3-BEDROOM + GUEST ROOM ◇ TYPE C1P

1270 SQFT

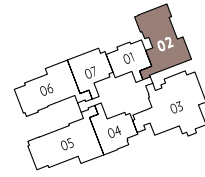
#21-06



AMBER45

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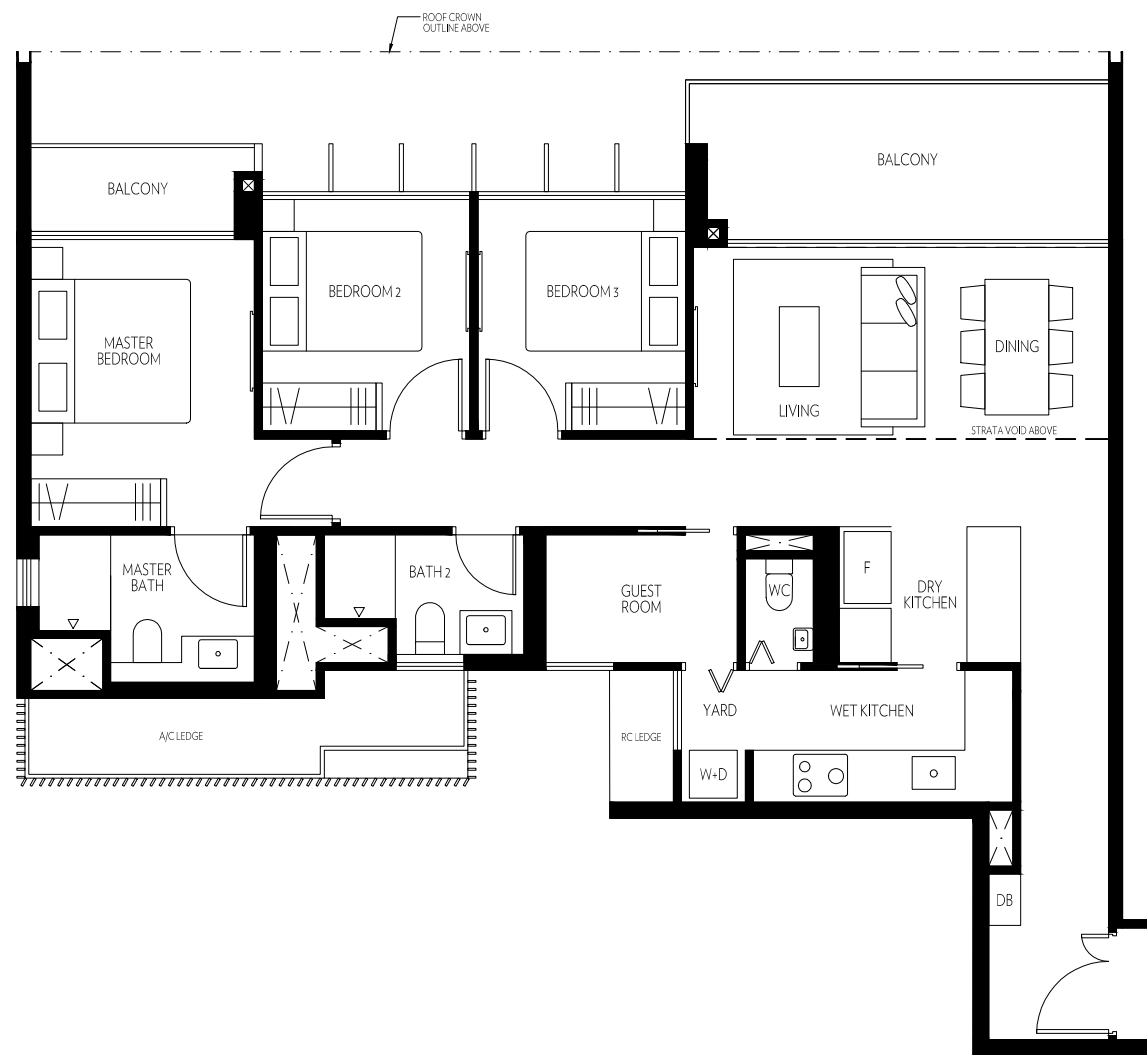




### 3-BEDROOM + GUEST ROOM ◊ TYPE C2P

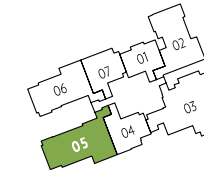
1324 SQFT

#21-02



AMBER<sub>45</sub>

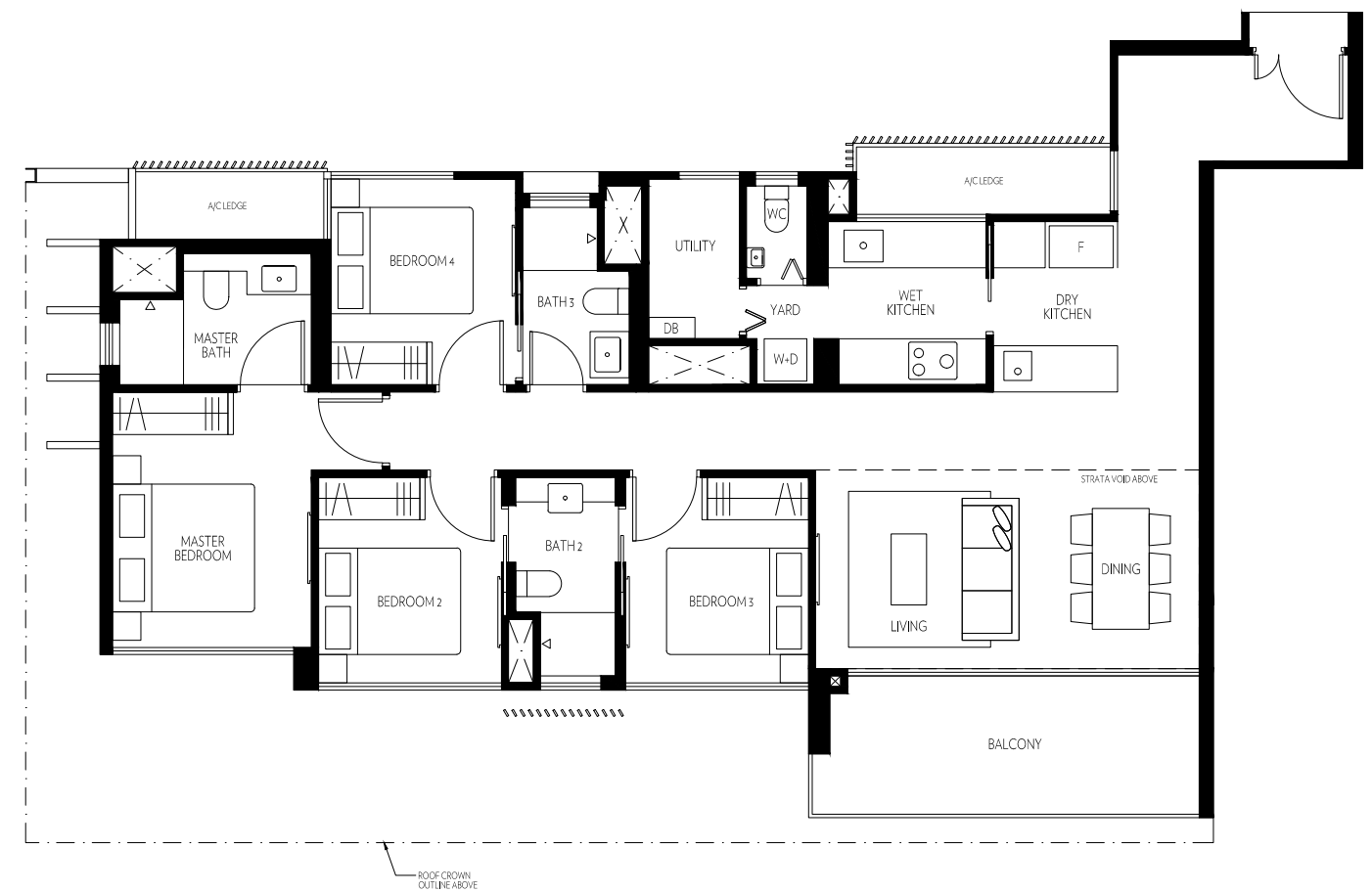
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### 4-BEDROOM ◊ TYPE DP

1518 SQFT

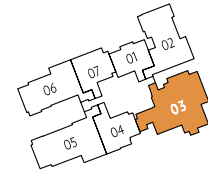
#21-05



AMBER<sub>45</sub>

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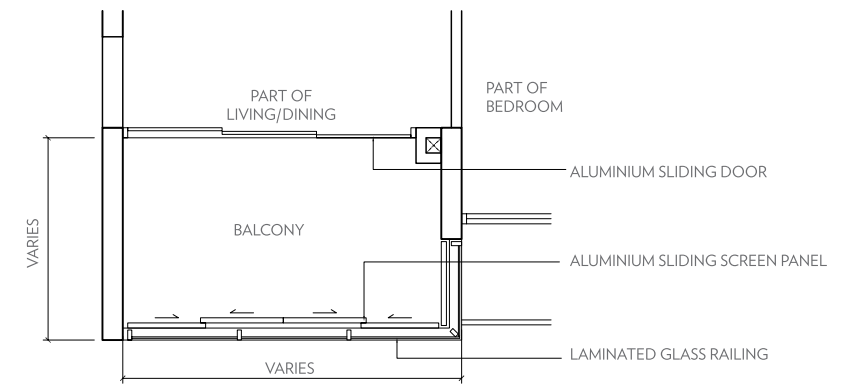
4-BEDROOM PREMIUM ◇ TYPE EP

1798 SQFT

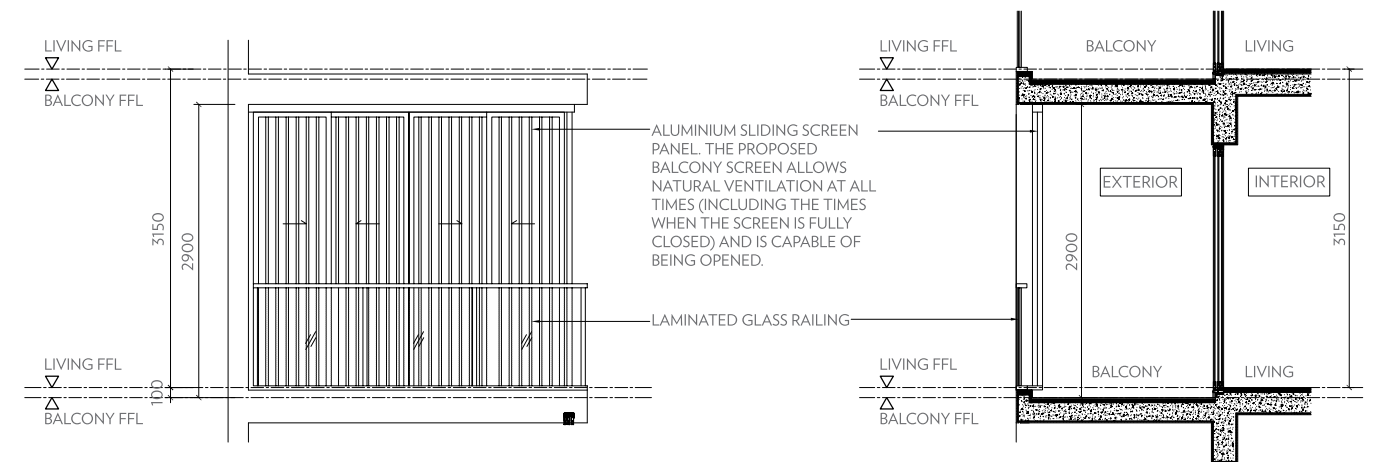
#21-03



ANNEXURE 1



TYPICAL RETRACTABLE BALCONY SCREEN - PLAN



TYPICAL RETRACTABLE BALCONY SCREEN - ELEVATION

TYPICAL RETRACTABLE BALCONY SCREEN - SECTION

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NOTE: AREA INCLUDES A/C LEDGE, BALCONY, PES, PRIVATE ROOF TERRACE AND VOID (WHERE APPLICABLE). THE ABOVE PLANS AND ILLUSTRATIONS ARE SUBJECT TO CHANGES AS MAYBE REQUIRED BY THE RELEVANT AUTHORITIES. AREAS ARE ESTIMATES ONLY AND ARE SUBJECT TO FINAL SURVEY. THE BALCONY, PES, AND PRIVATE ROOF TERRACE SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED SCREEN. FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO THE DIAGRAM ANNEXED HERETO AS 'ANNEXURE 1'.

NOTE: THE COST OF THE SCREEN AND INSTALLATION SHALL BE BORNE BY THE PURCHASER. ACTUAL PROFILE OF SCREEN SUBJECT TO MANUFACTURER'S DETAIL. THE PROPOSED BALCONY SCREEN ALLOWS NATURAL VENTILATION AT ALL TIMES (INCLUDING THE TIMES WHEN THE SCREEN IS FULLY CLOSED).



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DUCHESS RESIDENCES  
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