

News Release

5 May 2019

AMBER PARK TOPS SALES ON LAUNCH WEEKEND BEST-SELLING NEW FREEHOLD PROPERTY LAUNCH THIS YEAR

- **115 units (77%) of the 150 released snapped up**
- **Achieved total sales value of over S\$240 million**
- **Buyers drawn to the project's outstanding attributes and excellent location offering beautiful sea views and good connectivity, including being a mere three-minute walk to the upcoming Tanjong Katong MRT station**

On Saturday, 4 May 2019, City Developments Limited (CDL) and its joint venture partner, Hong Realty (Private) Limited, commenced sales for the 592-unit Amber Park, one week after its sales gallery opened for viewing on 27 April 2019.

As of 5.00 pm on Sunday, 5 May, 115 units (or 77%) of the 150 released have been sold, at an early bird average selling price (ASP) of S\$2,425 psf. This represents the strongest launch weekend sales for a freehold project this year.

The sold units – which included a penthouse – amounted to a total sales value of over S\$240 million, with all apartment types enjoying a good take-up rate. About 85% of the buyers are Singaporeans, while the remaining are foreigners mainly from China, Malaysia, Indonesia, India and others.

Unit sizes range from 463 square feet (sq ft) for a one-bedroom plus study to 5,005 sq ft for the largest six-bedroom plus study penthouse.

Early-bird prices start from S\$1.088 million for a one-bedroom plus study apartment, S\$1.608 million for a two-bedroom plus study, S\$1.628 million for a two-bedroom, S\$2.18 million for a three-bedroom, S\$3.068 million for a four-bedroom plus study, S\$3.438 million for a four-bedroom and S\$4.98 million for a five-bedroom premium.

CDL's Group General Manager, Mr Chia Ngiang Hong, said, "We are very encouraged by the strong take-up at Amber Park's first weekend launch. As a freehold project in District 15 located so close to an MRT station, Amber Park draws buyers looking for projects with good investment value. Taking advantage of the attractive early-bird pricing, many of our buyers are homeowners and savvy investors, including residents in the East looking to buy an iconic property. Sales for this project are off to a good start, indicating healthy demand for well-located projects that are exceptionally designed."

Just a three-minute walk to the upcoming Tanjong Katong MRT station on the Thomson-East Coast Line, the freehold 592-unit condominium has a strategic location in the exclusive Amber Road enclave within the East Coast area.

Amber Park is the most highly-anticipated new icon for luxury East Coast living. Designed by acclaimed SCDA Architects' award-winning Principal Architect, Mr Chan Soo Khian, the most distinctive feature of Amber Park is its 32,507 sq ft rooftop recreational deck that is 235 ft above sea level and connects three 21-storey towers. Called The Stratosphere, it provides a 600-metre (m) sky jogging track, a first for a condominium in Singapore, as well as yoga deck, gymnasium, spa pool, gourmet dining, lounge, water features and landscaped garden. Against the backdrop of the open sky and sea, the panoramic views from the Stratosphere are unmatched as Amber Park is one of the tallest developments in the area.

Amber Park also offers unparalleled recreational spaces among new developments in the area. As its three residential towers have a footprint of just 35% of the site, the rest of the area has been freed up for facilities and landscaping. The Lagoon Bay on level 1 features a 50m lagoon pool, lagoon cove, hydrotherapy pool, fitness court, forest trail, barbeque pavilion and private dining at Club Amber. With its Lagoon Bay and Stratosphere, Amber Park's total recreational space takes up almost the entire land size of the development.

In addition to being near the Tanjong Katong MRT station. Amber Park is well-connected island-wide via several expressways such as East Coast Parkway (ECP), Marina Coastal Expressway (MCE) and Pan-Island Expressway (PIE), making the Central Business District, Changi Airport, Marina Bay area and Singapore Sports Hub a short drive away. Amber Park will also be the only development in the area with dual access (from Amber Gardens and Amber Road). Furthermore, it is near various amenities at East Coast Park and shopping malls such as Parkway Parade, I12 Katong, Katong V and Kinex.

Marketing agents for Amber Park are ERA, Huttons, OrangeTee & Tie and PropNex. For enquiries, please call the sales hotline: (65) 8783 1818.

For media enquiries, please contact:

Belinda Lee
Head, Investor Relations and
Corporate Communications
City Developments Limited
(Regn No: 196300316Z)
Tel: (65) 6877 8315
Email: belindalee@cdl.com.sg

Tan Hock Lee
Senior Manager,
Corporate Communications
City Developments Limited
Tel: (65) 6877 8369
Email: hocklee@cdl.com.sg

Follow CDL on social media:

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A M B E R P A R K

FACT SHEET

DEVELOPMENT DETAILS		
Developer	Aquarius Properties Pte Ltd (A joint venture by City Developments Limited and Hong Realty (Private) Limited)	
Project Name	Amber Park (安珀苑)	
Location	16, 18 and 18A Amber Gardens	
Description of Property	Three 21-storey residential towers with 597 basement parking lots (including five handicapped accessible parking lots)	
Tenure of Land	Freehold	
Site Area	Approximately 19,851 sq m / 213,676 sq ft	
Number of Apartments	592	
Configuration/ Sizes	1-Bedroom + Study	463 – 538 sq ft: 19 units
	1-Bedroom + Ensuite Study	463 – 549 sq ft: 95 units
	2-Bedroom	700 – 829 sq ft: 82 units
	2-Bedroom + Study	678 – 883 sq ft: 120 units
	3-Bedroom	947 – 1,270 sq ft: 101 units
	4-Bedroom	1,572 sq ft: 38 units
	4-Bedroom Premium	1,582 – 1,798 sq ft: 36 units
	4-Bedroom + Study	1,302 sq ft: 57 units
	5-Bedroom Premium	2,045 – 2,142 sq ft: 30 units
	5-Bedroom + Study	2,325 – 2,336 sq ft: 10 units
	Penthouse	4,392 – 5,005 sq ft: 4 units
Recreational Facilities	Lagoon Bay (Level 1) <ol style="list-style-type: none"> 1. Arrival at Amber 2. Welcome Lobby 3. Residential Services Counter 4. Arrival Lounge 5. Arrival Court 6. Tranquillity Lounge 7. Water Courtyard 8. Central Pavilion 9. Wellness Lounge 	

	<p>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. Hydrotherapy Pool 23. Lagoon Cove 24. Leisure Pool 25. Island Deck 26. Kids' Lagoon Pool 27. Kids' Lagoon Cove</p> <p>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</p>
<p>Smart Features in all Apartments</p>	<p>All apartments come with these smart features for seamless convenience:</p> <ul style="list-style-type: none"> • The Smart Hub – connects all smart appliances for residents to remotely control them via the Smart Home app • Smart Aircon – residents can remotely turn on / off the aircon • Smart Lighting – residents can remotely schedule to turn on / off the lighting • Smart Door – residents can remotely monitor if the door is open / close and receive notifications when it is unlocked • Smart Smoke Detector – remotely alerts residents if smoke is detected • Smart Voice Control – handsfree control of smart home devices with built-in Google Assistant • Smart Booking – residents can check availability of facilities and make bookings • Smart Parcel – alerts residents to retrieve packages and letters • Smart Audio Video Intercom – residents can check guest arrivals at the lift lobby and grant access • Smart Invite – residents can provide visitors with QR invite for verification by the security guards
<p>Expected Vacant Possession</p>	<p>31 July 2024</p>

CONSULTANTS	
Architect	SCDA Architects Pte Ltd
Landscape Consultant	SCDA Architects Pte Ltd
M&E Engineer	Squire Mech Pte Ltd
C&S Engineer	LSW Consulting Engineers Pte Ltd
Quantity Surveyor	Rider Levett Bucknall LLP
Project Interior Designer	SCDA Architects Pte Ltd

LOCATION MAP



Sales Gallery	Amber Park – Actual Site
Location: Tanjong Rhu Road (near Singapore Swimming Club)	Location: 16, 18 and 18A Amber Gardens

All information contained in the Fact Sheet is current at time of release and is subject to such changes as required by the developer or the relevant authorities.