



16@AMBER

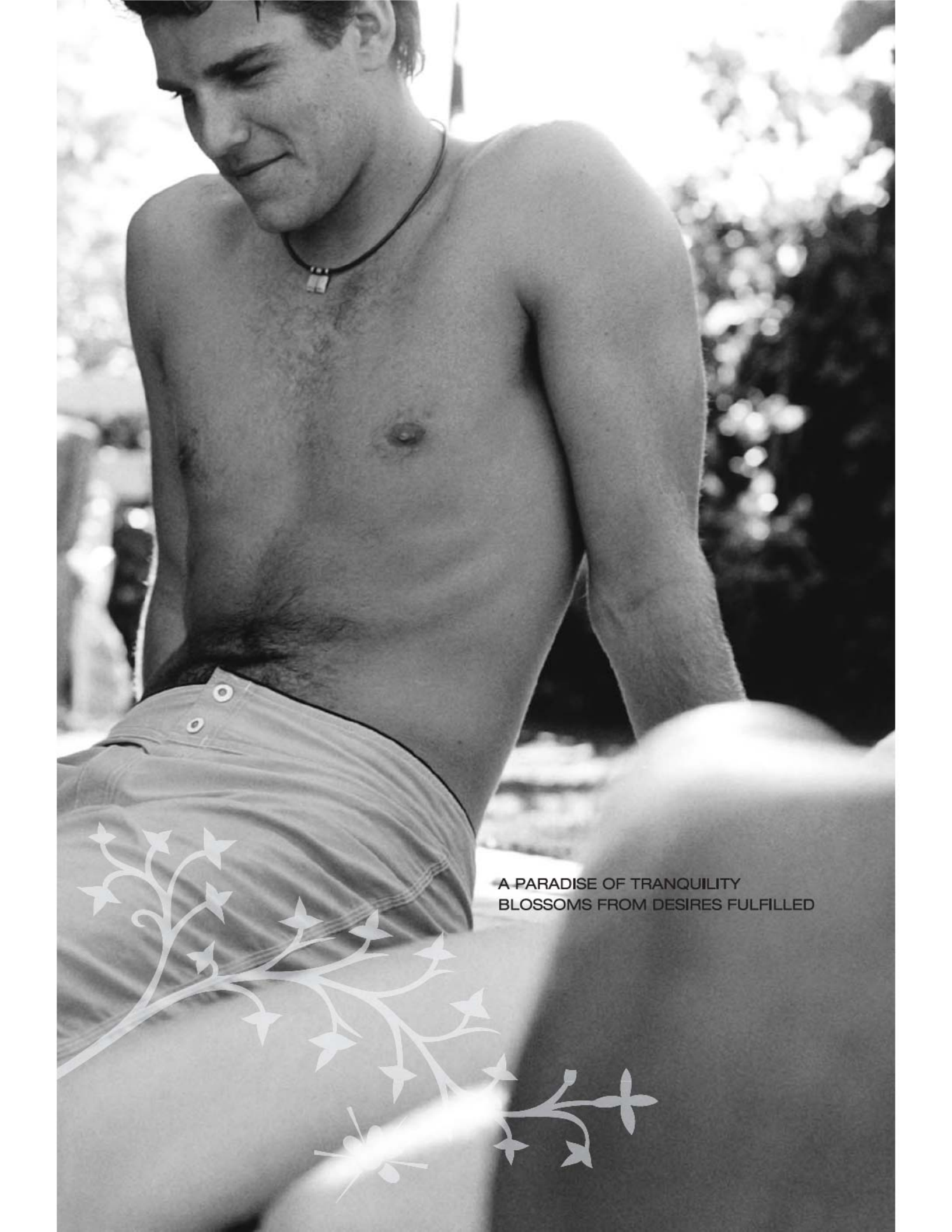
16@AMBER





URBAN PARADISE BY THE SEA





A PARADISE OF TRANQUILITY
BLOSSOMS FROM DESIRES FULFILLED



Exuding indomitable touches of architectural brilliance, the sheer magnitude of its appearance is enough to send hearts yearning. Drenched in exquisite design mastery, expect nothing less than absolute luxury in conceptual living featuring breathtaking sceneries of the ocean and the City. Stately elevated in the coveted precinct of East Coast estate, life within 16@Amber will let you grace private living that's harmonious with the undeniable presence of class, synonymous with enduring style. Articulated in fine finishes of renowned designer finesse, all 40 units of 1, 2-bedroom apartments and 2-bedroom penthouse in this 11-storey marvel are set to bring prestigious lifestyle to an all-new level.

Impression Only







TROPICAL SANCTUARY OF PROMINENCE

Just as its interior is for those who prefer to live in the philosophy of modernity, the stately exterior, swathed in uncompromising and exciting contemporaries is guaranteed to evoke a deep sense of desire. With lavish reception even from the facade, one would relish in luxurious warmth everytime you return home, A spectacle of elements that interacts with your inner whims the moment you step within the premises will simply leave you breathless. This is an abode with the compositions for a lifetime of contentment.

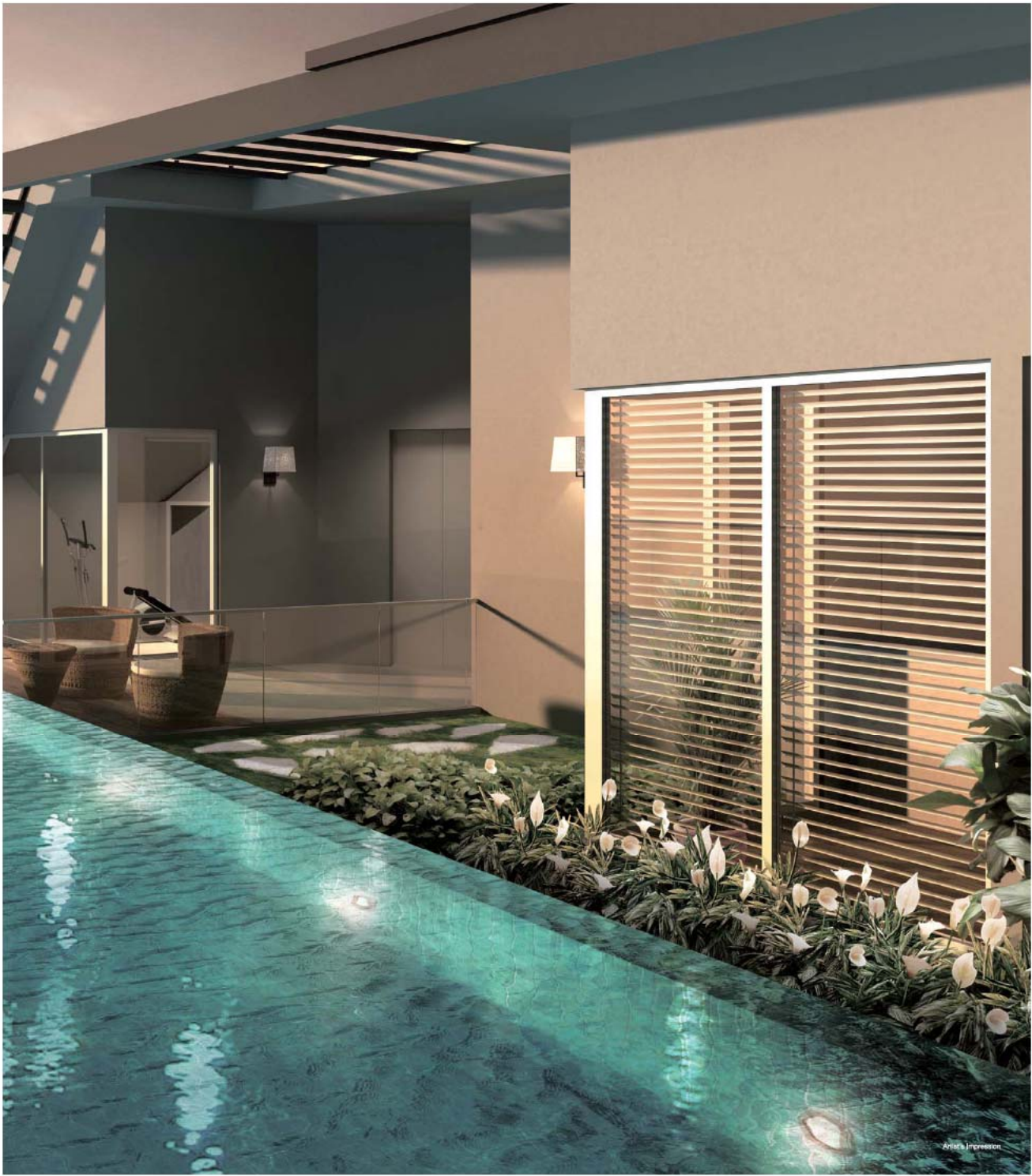


AN EXISTENCE OF SERENITY ABUNDANT WITH LUXURY



Unparalleled qualities and comfort seemingly greet you everywhere you turn within the premises. Above everything else where seductive breezes welcome you to enjoy leisurely indulgences, lifestyle pleasures are effortless gratifications. Here, you have the freedom to immerse your mind and body in complete relaxation, in total serenity. Nothing is more liberating than the open sky, the fascinating sea view and the embrace in the waters of a luxurious swimming pool. With also a state-of-the-art gymnasium to achieve personal fitness goals, staying home becomes more attractive.



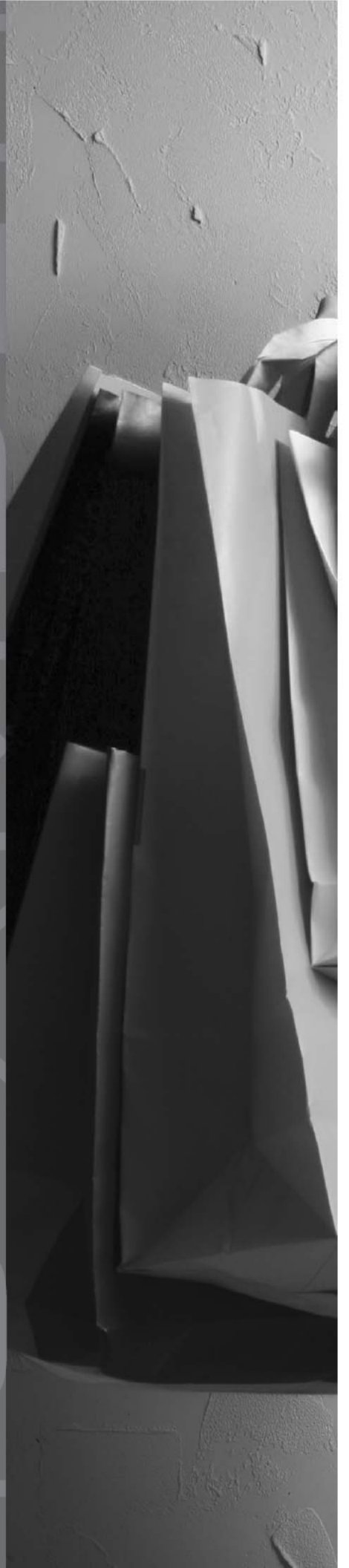






WHERE DESTINY BECKONS
TO YOUR WHIMS OF DESIRE

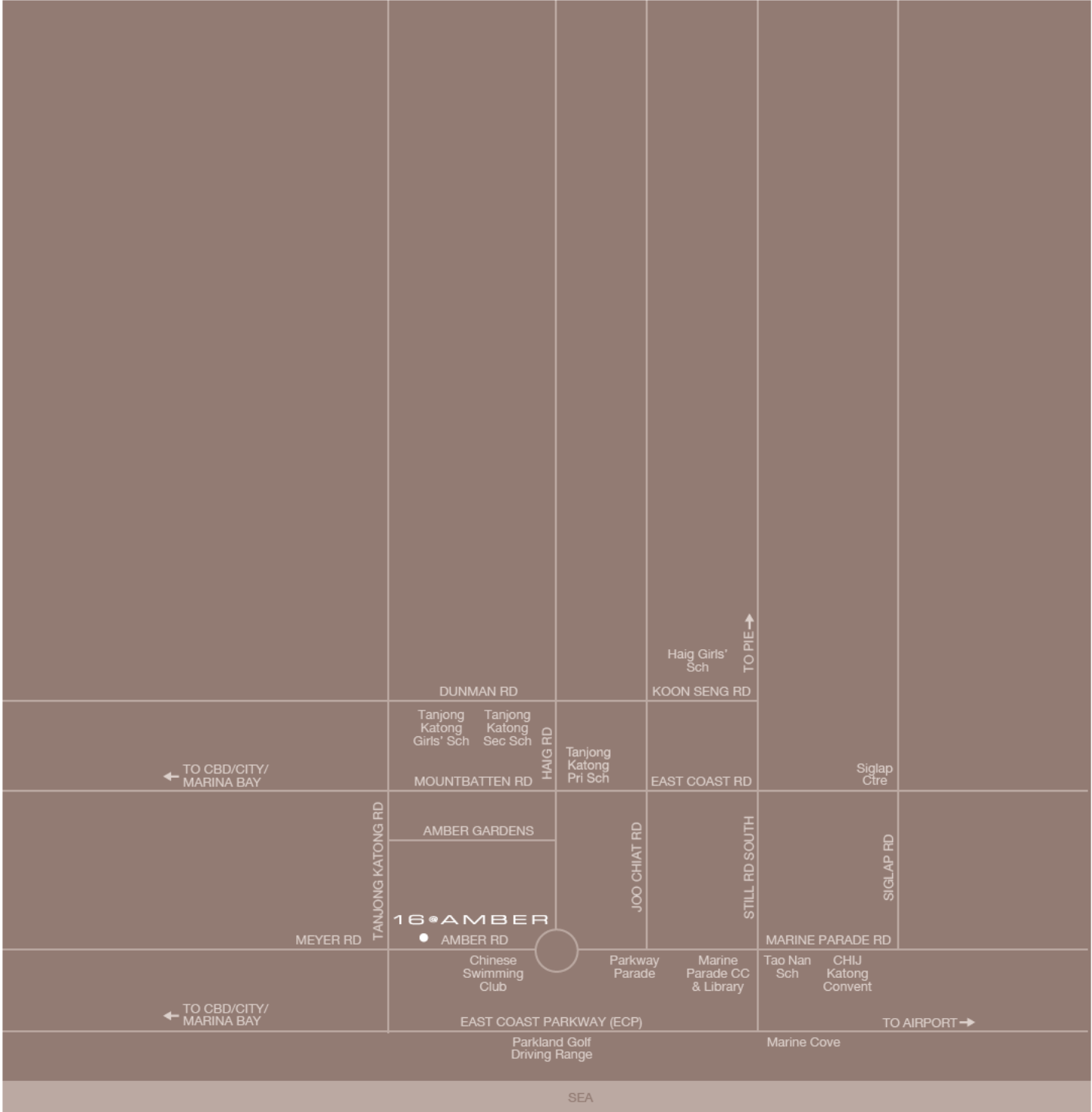
16 @ A W B E B







Being already in a residence that illuminates unprecedented privileges of living, 16@Amber offers more than just a locality renowned for its recreations. Apart from its close proximity to umpteen popular avenues for instance, Parkway Parade and the stretch of East Coast Beach, it also boasts the convenience of a East Coast Parkway (ECP) expressway that brings you anywhere with ease. Whether it is the new Integrated Resorts, Central Business District or the Orchard Shopping Belt, minutes are all you need.



← TO CBD/CITY/
MARINA BAY

↑ TO PIE

← TO CBD/CITY/
MARINA BAY

→ TO AIRPORT

SEA

16 AMBER

● AMBER RD

DUNMAN RD

KOON SENG RD

Tanjong
Katong
Girls' Sch

Tanjong
Katong
Sec Sch

Haig Girls'
Sch

MOUNTBATTEN RD

HAIG RD

Tanjong
Katong
Pri Sch

EAST COAST RD

Siglap
Ctre

AMBER GARDENS

JOO CHIAT RD

STILL RD SOUTH

SIGLAP RD

MEYER RD

TANJONG KATONG RD

MARINE PARADE RD

Chinese
Swimming
Club

Parkway
Parade

Marine
Parade CC
& Library

Tao Nan
Sch

CHIJ
Katong
Convent

EAST COAST PARKWAY (ECP)

Parkland Golf
Driving Range

Marine Cove

THE PERFECT BALANCE OF REALITY AND DESIRED FANTASY



Impression Only

With a touch of elegance, and galore of flawless qualities, Bontempi literally transforms your kitchen into a hot spot for stylish gatherings. Even for those who never have a penchant to make homecook meals, this ergonomic cooking gallery completed in refined finishes by the Italian brand will tempt you to do more.



BONTEMPI
CUCINE



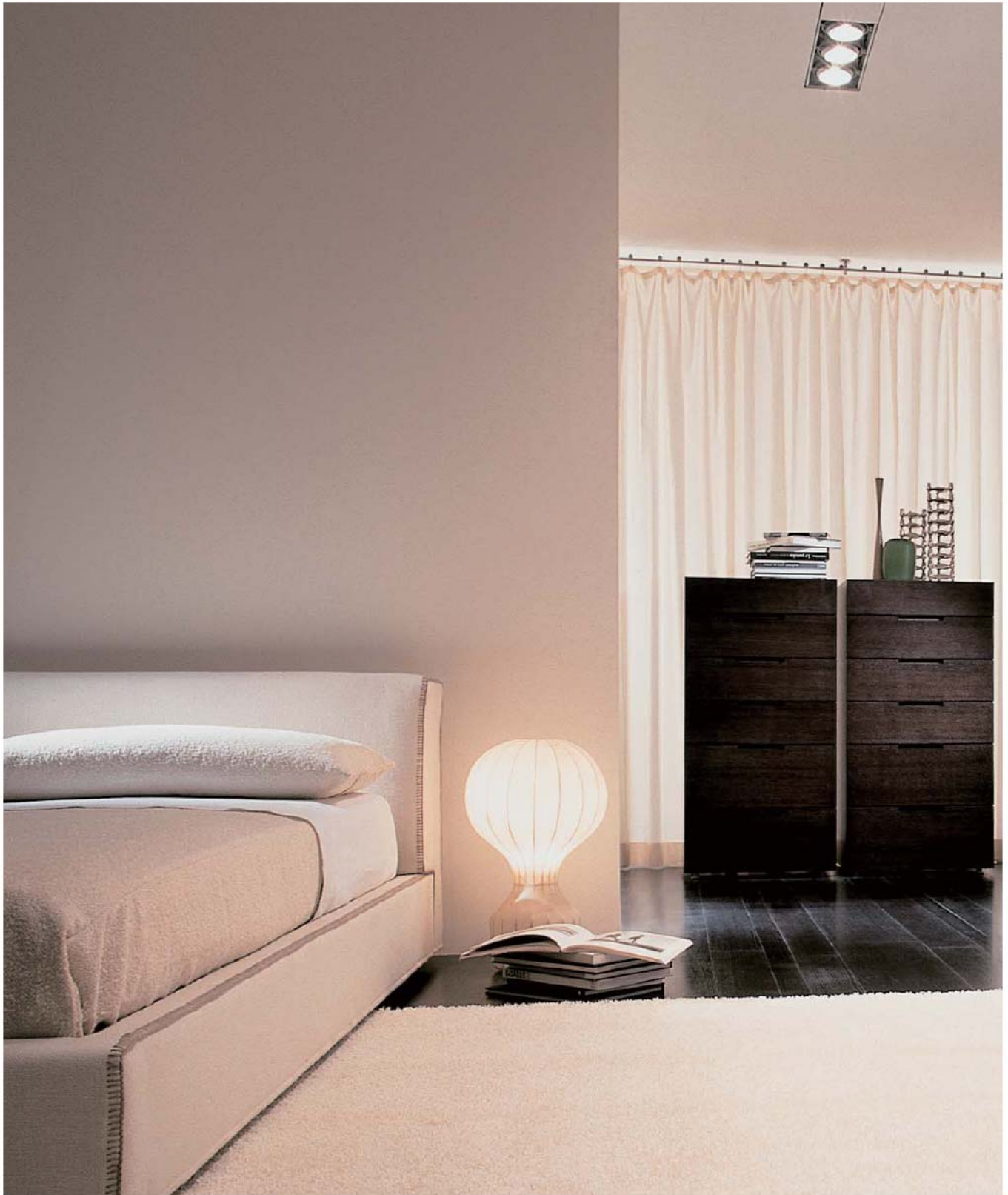


DURAVIT **GESSI**

By marrying functional designs with elegant craftsmanship, the bathrooms are characterised by rigorous stark beauty and distinctive designs with sensuous ensemble of sanitary fixtures and fittings by Duravit from Germany and Gessi, Italy. Handsomely striking and functionally appealing as though art pieces are being showcased, every visit lets you experience luxury right to the most minute.

Impressions Only

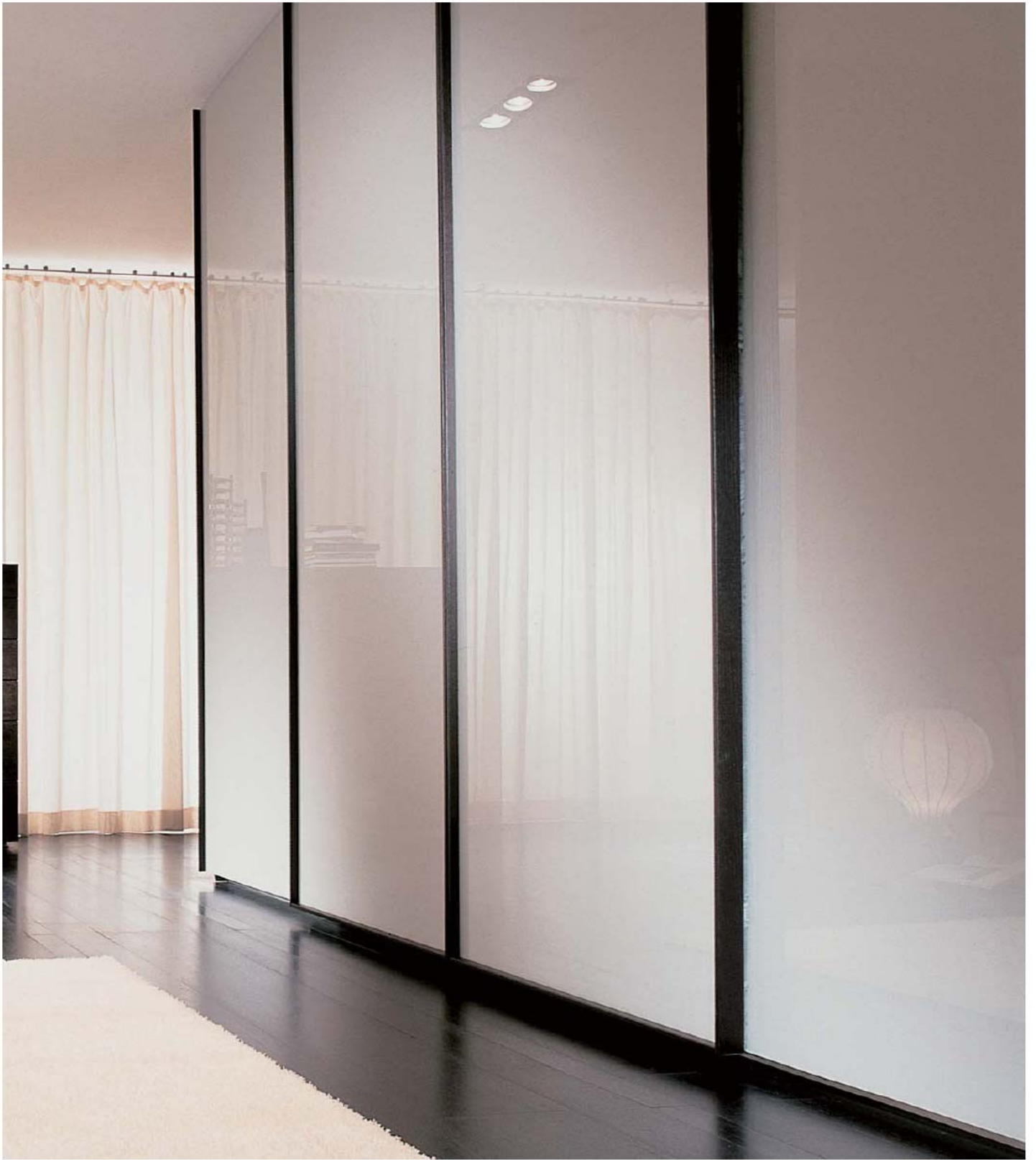




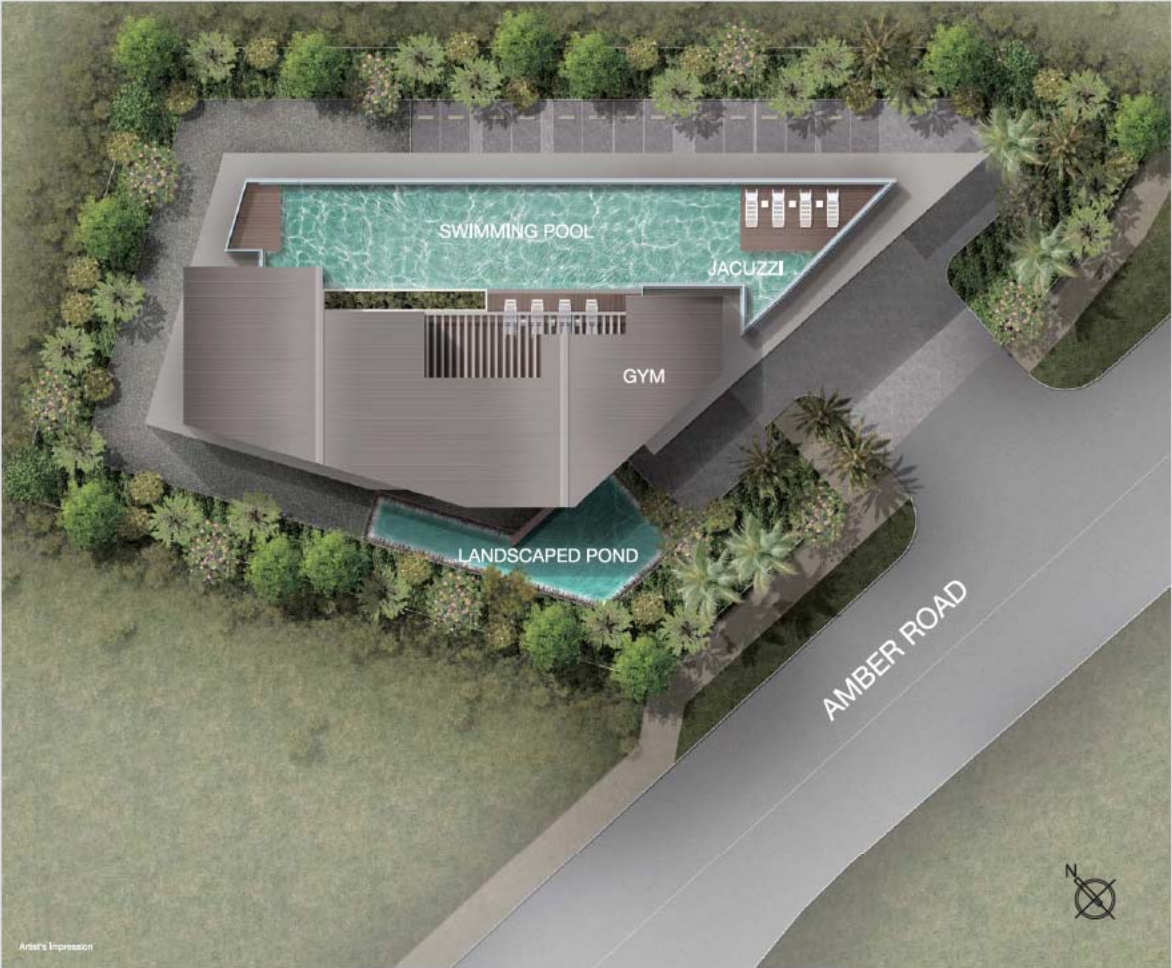
Impressions Only



Extravagant with modish distinctions in an intimate ambience, your bedroom is a haven within the paradise. Characterised by an exceptionally pleasant warmth amongst its grandiosely decorated appearance, it is a place you could sink away for some truly private personal time. Embodying modern chic, the wardrobes furnished in the rooms by LEMA, Italy also display intelligent functionality and irresistible loftiness. It is life like this, one wishes to live in - forever.

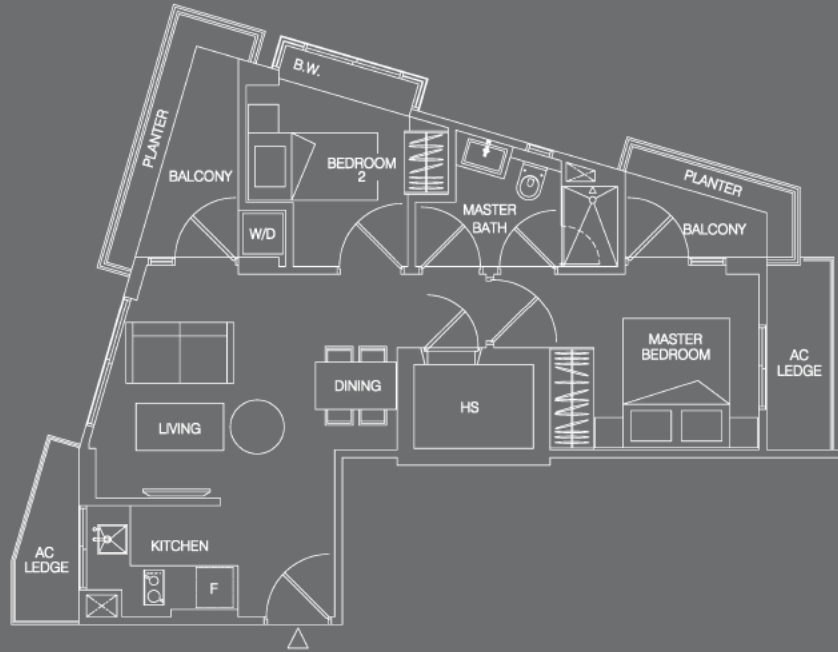


Site Plan



Type A (2-Bedroom)

Unit #02-01 to #10-01
Area 710 sqft / 66 sqm



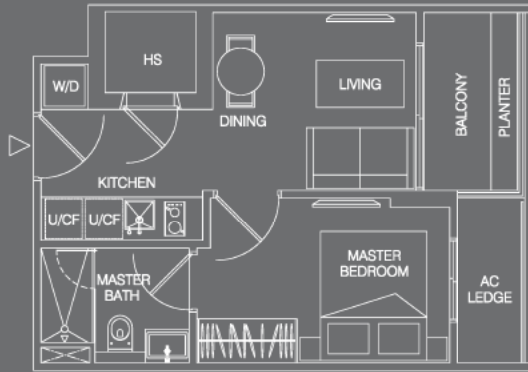
Type B (1-Bedroom)

Unit #02-02 to #11-02
Area 420 sqft / 39 sqm



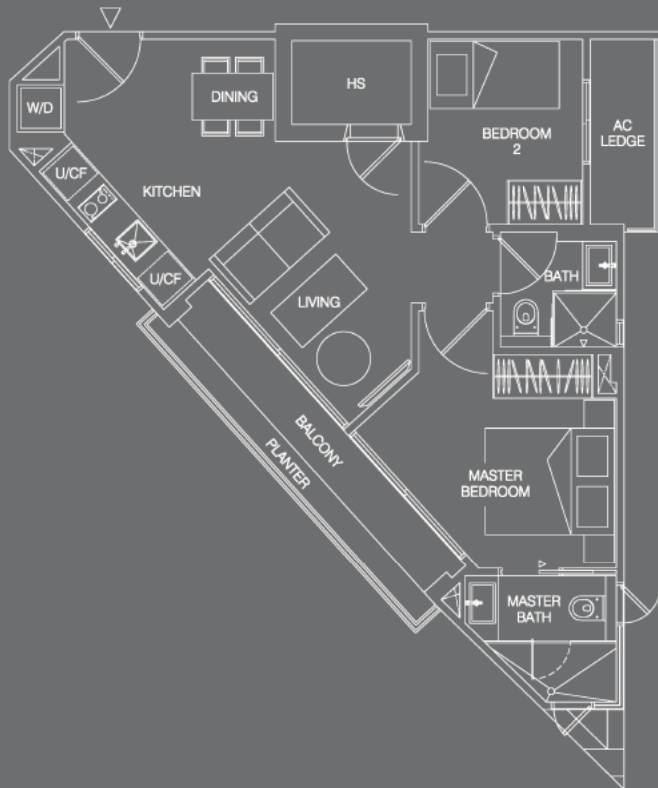
Type C (1-Bedroom)

Unit #02-03 to #11-03
Area 420 sqft / 39 sqm



Type D (2-Bedroom)

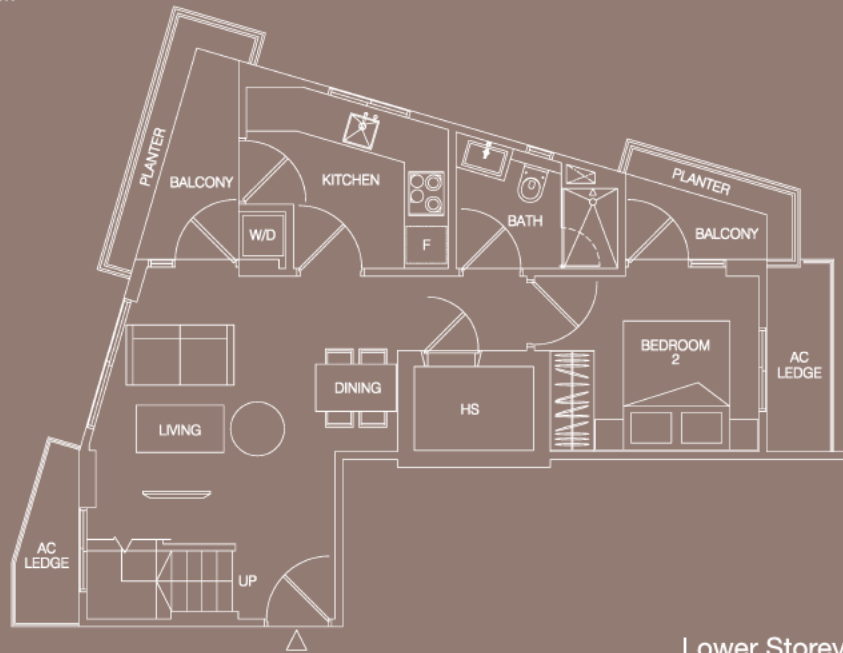
Unit #02-04 to #11-04
Area 667 sqft / 62 sqm



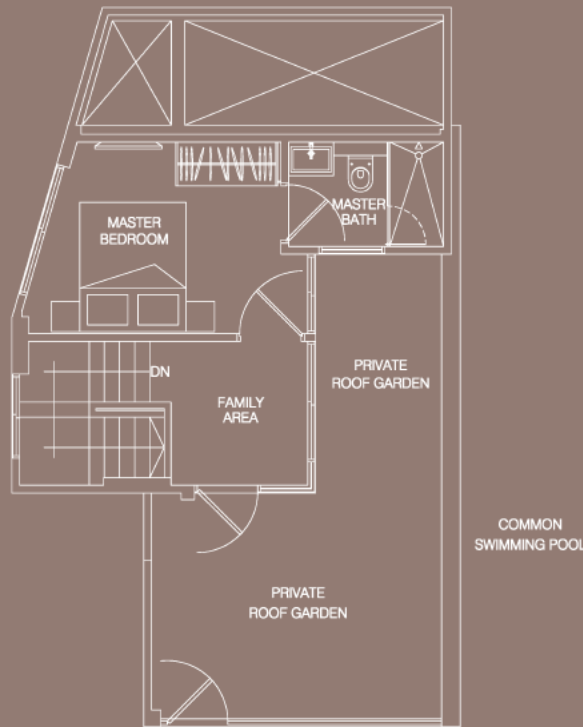
Type PH A (2-Bedroom)

Unit #11-01

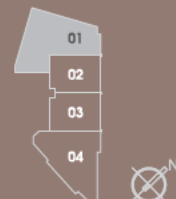
Area 1227 sqft / 114 sqm



Lower Storey



Upper Storey



Specifications

1. **FOUNDATION**
Piled foundation to engineer's design
2. **SUPER-STRUCTURE**
Reinforced concrete structure
3. **WALLS**
External - RC wall/Common clay brick
Internal - RC wall/Common clay brick/Precast wall panel/Dry Wall system
4. **ROOF**
Flat roof - Reinforced concrete roof with waterproofing
Sloped roof - Metal roof
5. **CEILING (For Apartments)**
 - a. Living/Dining/Master Bedroom/Bedroom/Master Bath/Common Bath/Family Area & Kitchen - Skim coating and/or false ceiling with emulsion paint finish
 - b. Balcony/Planter/AC Ledge & Household Shelter - Skim coating with emulsion paint finish
6. **FINISHES**
 - a. Internal Wall (For Apartments)
 - i. Living/Dining/Master Bedroom/Bedroom & Kitchen - Cement and sand plaster and/or skim coat with emulsion paint finish
 - ii. Master Bath & Common Bath - Imported ceramic tiles laid up to false ceiling height and on exposed surface only
 - iii. Household Shelter - Skim coating with emulsion paint finish
 - b. Internal Wall (For Common Areas)
 - i. 1st Storey Lift Lobby - Imported granite and/or ceramic tiles on wall of lift door only
 - ii. Typical Lift Lobbies - Cement and sand plaster with emulsion paint finish
 - c. External Wall
 - i. Cement and sand plaster and/or skim coat with spray textured coating or emulsion paint finish
 - d. Floor (For Apartments)
 - i. Living/Dining/Kitchen/Master Bedroom/Bedroom & Family Area - Timber strips with timber skirting
 - ii. Kitchen - Imported ceramic or homogeneous tiles (For Unit Type PH A only)
 - iii. Master Bath & Common Bath - Imported ceramic tiles
 - iv. Balcony & Private Roof Garden - Imported ceramic tiles
 - v. Planter/AC Ledge - Cement and sand screed finish
 - e. Floor (Common Areas)
 - i. 1st Storey Lift Lobby - Imported granite tiles
 - ii. Typical Lift Lobbies - Imported ceramic tiles

Note: Marble, limestone and granite are natural stone materials containing veins and tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However, granite being a much harder material than marble cannot be re-polished after installation. Hence, some differences may be felt at the joints. Subject to Clause 14.3, the tonality and pattern of marble, limestone and granite selected and installed shall be subject to availability.

7. **WINDOWS**
 - a. Powder coated aluminum framed glass windows
- Note:
- a. All windows are either side-hung, top-hung, bottom-hung or sliding, fixed, louvered or any combination of the mentioned
 - b. All glazing shall be approximately 6mm thick
 - c. All glazing below 1m shall be tempered or laminated glass
 - d. All windows including bath windows can be either frosted, tinted or clear glass
8. **DOORS**
 - a. Main Entrance - Approved fire-rated timber door
 - b. Master Bedroom/Bedroom/Master Bath & Common Bath - Hollow core timber door
 - c. Kitchen - Hollow core timber door with glass viewing panel (For Unit Type PH A only)
 - d. Balcony & Private Roof Garden - Powder coated aluminum framed doors
 - e. Household Shelter - Metal door as approved by relevant authority

- Note:
- a. All glazing shall be approximately 6mm thick
 - b. All aluminum frames shall be powder coated finish
 - c. Doors can either be of swing or sliding type with or without fixed glass panel

9. **IRONMONGERY**
 - a. Main entrance door and other hollow core timber doors shall be provided with good quality imported locksets

10. **SANITARY WARES & FITTINGS**
 - Master Bathroom
 - 1 Shower screen with shower mixer, overhead shower and hand shower
 - 1 Vanity counter complete with basin and mixer tap
 - 1 Water closet
 - 1 Mirror
 - 1 Paper holder
 - 1 Towel rail or ring

- Common Bathroom
 - 1 Shower screen with shower mixer and hand shower
 - 1 Vanity counter complete with basin and mixer tap
 - 1 Water closet
 - 1 Mirror
 - 1 Paper holder
 - 1 Towel rail or ring

- Kitchen
 - 1 Single lever sink mixer tap
 - 1 Kitchen sink

- Private Roof Garden
 - 1 Bib tap

- Note:
- a. All water closet can be either wall-hung or floor standing
 - b. All basin mixer taps can be either wall mounted or deck mounted

11. **OTHER ITEMS**
 - a. Kitchen
 - Imported built-in high and low level kitchen cabinets complete with under-counter fridge/freezer, under-counter fridge, ceramic hob, cooker hood and built in microwave. (For all other Types)
 - Imported built in high and low level kitchen cabinets complete with integrated fridge/freezer, ceramic hob, cooker hood and built in microwave. (For all unit Type A & PH A only)
 - b. Wardrobes
 - Imported built-in wardrobes to all bedrooms
 - c. Wall mounted air-conditioning to Living/Dining/Master Bedroom & Bedroom
 - d. Hot water supply to Master Bathroom/Bathroom & Kitchen
 - e. Audio intercom (from apartment to side gate only)
 - f. Card access system provided to side gate/lift
 - g. Mechanically ventilated Bathroom (For all unit Type B and Type C)

12. **ELECTRICAL INSTALLATION/TELEPHONE/TV/FM**
Refer to Electrical Schedule

13. **LIGHTNING PROTECTION SYSTEM**
 - a. Lightning Protection System shall be provided in accordance with Singapore Standard CP33 1996

14. **WATERPROOFING**
 - a. Waterproofing is provided to floors of Master Bathroom, Bathroom, Kitchen, Balcony, Private Roof Garden, R.C. Flat Roof, Planter Box, Air-con Ledge & where required

15. **DRIVEWAY & CARPARK**
 - a. Driveway (Entrance) - Granite tiles/ceramic tiles/interlocking pavers/homogeneous tiles
 - b. Carpark - Cement screed

16. **PAINTING**
 - a. Internal Wall : Emulsion paint
 - b. External Wall : Textured coating and/or emulsion paint

17. **RECREATIONAL FACILITIES**
 - a. Swimming Pool
 - b. Common Jacuzzi
 - c. Gymnasium

- Note:
1. Subject to clause 14.3, the brand and model of all equipments and appliances supplied shall be provided subject to availability
 2. Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points and plaster ceiling boards are subjected to architect's sole discretion and final design
 3. Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit/Building, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Unit/Building is delivered to the Purchaser, and the Vendor shall not be answerable for any failure of these manufacturers, contractors, and suppliers to honour any warranty
 4. The air-conditioning system has to be cleaned and maintained regularly to ensure that it is in good and proper working condition. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly
 5. The Purchaser is liable to pay annual fee, subscription fee and such other fees to the StarHub Cable Vision Ltd (SCV) or any other relevant party or any other relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective subscription channels
 6. If the Purchaser requires Internet access, the Purchaser will have to make direct arrangements with Internet service provider and/or such relevant entities/authorities for Internet service to the unit and to make all necessary payments to such Internet service provider and/or relevant authorities
 7. Timber strips are natural materials containing veins and tonality differences. Thus, it is not possible to achieve total consistency of colours and grain in their selection and installation
 8. For cyclical maintenance work to be carried out to the building facade, owners shall allow access to the maintenance team

DESCRIPTION OF COMMON PROPERTY
Common facilities: Swimming Pool, Common Jacuzzi, Gymnasium, Common Toilet, other areas & amenities deemed such by the relevant authorities

PURPOSE OF BUILDING PROJECT AND RESTRICTIONS AS TO USE
The building project is strictly for residential occupation only
A combination of Surface Carpark and Mechanized Carparking system are provided

- COMMON AREA**
1. Sentry Post is not provided
 2. Management room is not provided

- UNITS**
1. The landscape communal areas shall be kept for communal use only and shall not be enclosed or converted to other uses before prior written approval is obtained from the Competent Authority
 2. The approved planter boxes are not to be converted to balcony without prior approval from the Competent Authority
 3. No structures or other uses are allowed on the rooftop unless otherwise approved by the Competent Authority
 4. The open roof gardens are not to be enclosed or roofed over

Another Quality Development By



Developer: Novelty Amber Pte Ltd • PCB No.: 200700673M • Developer License: C3607 • Tenure of Land: Freehold
• Lot(s): 04916W MK 26 at 16 Amber Road • BP No.: A1276-004C-2009-SP01 Dated 26 Nov 2009 • Expected TOP Date: 30 Dec 2014 • Expected Date of Legal completion: 30 Dec 2017

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