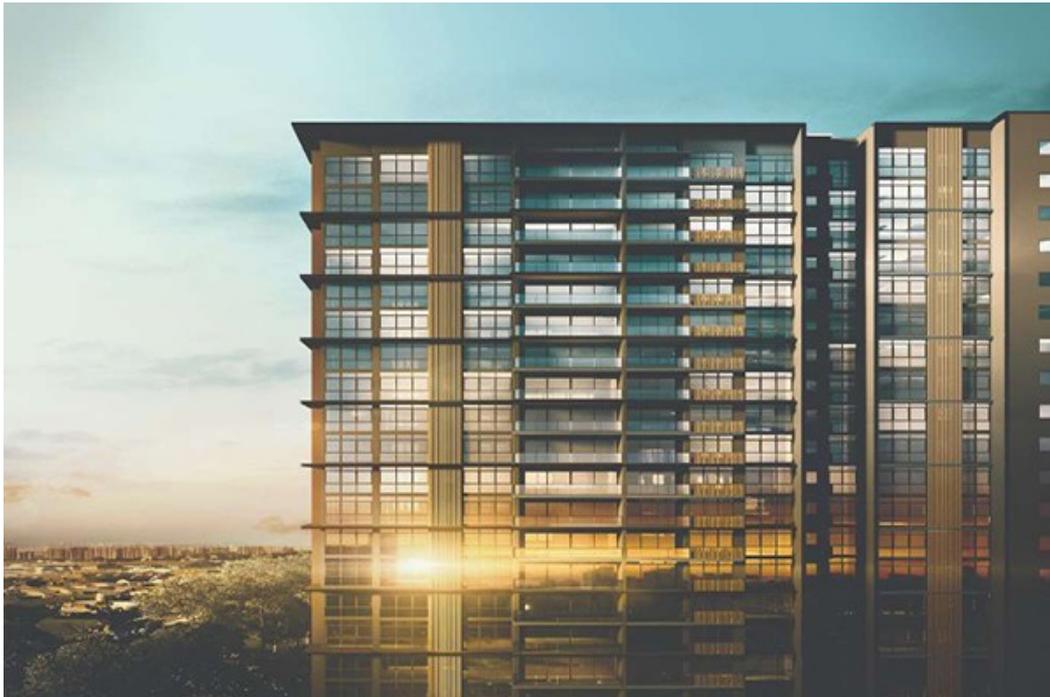


By [iCompareLoan Editorial Team](#)

### **Amber 45: An Intimate Paradise for the Affluent Few**



Developed by UOL Group Ltd, one of Singapore’s renowned developers, Amber 45 is an upcoming new property launch that lies within the prime East Coast area. The development is a freehold condo that houses a total of 139 exclusive residential units. The fact that the property is freehold promises potential home seekers and investors a lot more value compared to the common 99-year leaseholds.

#### **The Units**

Designed with modern living in mind, Amber 45 features a mix of luxurious 1 to 3 bedroom units, all of which are super spacious. The condo building has two types of facings. One side faces the Shore Residence while the other, which is a more preferred option, overlooks the Marine Road and the alluring Sea View. Those occupying the upper floors will particularly have the privilege of enjoying completely unblocked views of the overlooking areas.

[Join us](#) | [Login for Financial Advisors](#) |

SMS us at +65 – 9782 - 8606

Home Loan | Commercial Loan | Refinance Loan | \*Financial Planning | \*Insurance



### Notable Condo Facilities

Considering Amber 45's grand design, potential buyers would expect to get world class facilities designed for entertainment, fitness and relaxation. And the condo doesn't disappoint when it comes to that. Residents of Amber 45 will have exclusive access to such facilities as lap pool, children's pool, spa bed party pool, aqua gym and forest spa.

Other shared facilities within the condo include the following:

-Clubhouse

-Pavilion

-Tennis Court

-Entertainment room

-Side café

-BBQ pits

Accessibility

The upcoming Marine Parade MRT station, along the Thomson East-Coast Line (TEL), is just a few minutes away from the residential. This presents greater convenience when it comes to accessing different parts of Singapore connected to the TEL.

Drivers, on the other hand, have swift access to major expressways like the Ayer Rajah Expressway (AYE) and Pan Island Expressway (PIE). This makes getting to and from the city and other parts of the island both quick and easy.

### Nearby Amenities

[Join us](#) | [Login for Financial Advisors](#) |

SMS us at +65 – 9782 - 8606

Home Loan | Commercial Loan | Refinance Loan | \*Financial Planning | \*Insurance



## Schools

Proximity to schools and education centers is one of the indispensable factors home seekers, especially those with young families, consider before purchasing a home in Singapore. Luckily, Amber 45 has countless schools lined across the neighborhood.

Some of the reputable schools found in close proximity to the condo include the following:

-Haig Girls' School

-Kong wa School

-Tanjong Katong Primary School

-Tao Nan School

-St. Patrick's Secondary

-Temasek Polytechnic

-Canadian International School

-Etonhouse International School

## Shopping Malls & Supermarkets

Shopping will be both convenient and quick for residents of Amber 45 as there are a number of high-end shopping outlets in the immediate neighborhood. Some of the main shopping malls and supermarkets that are situated close to the condo development include:

-Katong Shopping Centre



-112 Katong Shopping Mall

-Parkway Parade

-NTUC FairPrice (Katong Village)

-Giant (Parkway Parade)

### **About Recreation in the Area**

Amber 45 lies in a strategic location where access to recreational amenities is quick and seamless. East Coast Park, for instance, is just a stone's throw away from the residential and proffers numerous opportunities for outdoor sports and leisure activities. Those visiting the park can take advantage of the sailing and Cable Ski facilities for a fun time out.

For residents who would want to enjoy their outing with family and/or friends in a laid back environment, the East Coast Seafood Centre can be the best spot to visit nearby. This food center serves a range of delicious locally-inspired dishes that include mee goreng and chilli crab.

### **Selling Price**

UOL Group bought 69, 858 sq ft Amber 45 condo site at a cost of \$156 million, translating to \$1,056 psf per plot ration. According to analysts, the condo's average selling price is targeted at over \$ 2,000 psf.

### **iCompareLoan Mortgage Broker Is Your Go-To Firm When It Comes Home Loans**

Having a desire to purchase a unit or two at your preferred residence is one thing and acquiring it is another thing altogether. The most pressing challenge for many home seekers and investors in Singapore is getting enough finances to fund their property acquisition. But thanks to reliable mortgage brokers like us, comparing Singapore home loans and closing in on the best deals is way easier.

With us, you don't have to go through lengthy processes that will leave you drained, both

[Join us](#) | [Login for Financial Advisors](#) |

SMS us at +65 – 9782 - 8606

Home Loan | Commercial Loan | Refinance Loan | \*Financial Planning | \*Insurance



Home Loan | Commercial Loan | Refinance Loan | \*Financial Planning  
<http://www.iCompareLoan.com/> +65 – 9782 – 8606

emotionally and financially. All you're required to do is provide such details as the target property type, its condition (under construction or completed), the loan amount you want and the repayment period you can manage.

Once you hit the search button, all relevant loan packages from Singapore's top lenders will appear and you are left to make the decision. Whether you're looking for a new loan or refinance, our brokerage services can help you find and acquire loan packages that are relevant to your needs.

What are you waiting for? Starting your home loan hunting process here with us today!

---

For advice on a new loan, go [here](#).

For refinancing advice, go [here](#).

[Join us](#) | [Login for Financial Advisors](#) |

SMS us at +65 – 9782 - 8606

Home Loan | Commercial Loan | Refinance Loan | \*Financial Planning | \*Insurance



Home Loan | Commercial Loan | Refinance Loan | \*Financial Planning  
<http://www.iCompareLoan.com/>  
+65 – 9782 – 8606

*Read more articles at*

[PropertyBuyer.com.sg/articles](http://PropertyBuyer.com.sg/articles)

[SingaporeHomeLoan.net/blog/](http://SingaporeHomeLoan.net/blog/)

[iCompareLoan.com/resources/category/faq/](http://iCompareLoan.com/resources/category/faq/)

[Join us](#) | [Login for Financial Advisors](#) |

SMS us at +65 – 9782 - 8606

Home Loan | Commercial Loan | Refinance Loan | \*Financial Planning | \*Insurance



Home Loan | Commercial Loan | Refinance Loan | \*Financial Planning  
<http://www.iCompareLoan.com/>  
+65 – 9782 – 8606

## About [www.iCompareLoan.com](http://www.iCompareLoan.com) Mortgage Consultants

*iCompareLoan Mortgage Consultants* is a research focused independent mortgage broker. We emphasize a consultative approach where we match our client's financial situation with the best fit mortgage loan, not simply a cheap loan.

Paul Ho is the editor of [www.PropertyBuyer.com.sg](http://www.PropertyBuyer.com.sg), [www.iCompareloan.com](http://www.iCompareloan.com) and [www.SingaporeHomeLoan.net](http://www.SingaporeHomeLoan.net) and he holds a Masters of Business Administration from a reputable university. He is passionate about helping people enhance their wealth through financial literacy and in making money work harder for them.

Email: [sales@iCompareLoan.com](mailto:sales@iCompareLoan.com)

Tel: 6100 – 0608

SMS: 9782 – 8606

For agents, mortgage brokers and financial advisors, subscribe to the [Home Loan Report™](#) at iCompareLoan and impress your clients with detailed home loan analyses which facilitate property buying and selling.

Copyright © - All articles are the copyright of [www.iCompareLoan.com](http://www.iCompareLoan.com) and CoreConcept Systems Pte Ltd and the company reserves full rights to use, reuse in any form or in any media including rights of attribution and credits of articles.

[Join us](#) | [Login for Financial Advisors](#) |

SMS us at +65 – 9782 - 8606

Home Loan | Commercial Loan | Refinance Loan | \*Financial Planning | \*Insurance