

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.

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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

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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.

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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, www.iCompareloan.com and 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.

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