

NYON

12 AMBER



FACT SHEET				
Project Name	NYON (NYON @ 12 Amber)			
Targeted Preview	January 2019			
Targeted Launch	January 2019			
Developer	Aurum Land (Private) Limited			
Tenure	Freehold			
Site Area	2,639.30 sqm/ 28,409 sqft			
Location	12 Amber Road			
Orientation	South- East Facing (at main entrance)			
No. of storeys	18			
No. of units	92			
Facilities	<p>1st storey: Swimming Pool, Kids' Pool, Jacuzzi, Pool Lounge Deck, Club House, BBQ Pavilions, Playground, Garden Pavilions, Communal Courtyard, Handicapped Toilet, Shower & Changing Room, Bicycle Parking, The Lawn, Drop-Off Area, Side Gate, Guard House, Letterbox & Parcel Collection.</p> <p>14th storey: Gym, Outdoor Yoga Area, Outdoor Fitness Area, Sky Dining, Children's Play Area, Patio Lounge, The Sitting Room, Seaview Patio, Communal Seating Area</p>			
Unit Mix	Unit Type	Sqm	Sqft	No. of units
	Type A/Am (1BR)	45	484	28
	Type B1 Compact (2BR + 1 Bath)	67	721	15
	Type B4 Premium (dual key alike concept)	85	915	7
	Type B3 (2BR + 2Bath)	76	818	7
	Type B2 (2BR + 2Bath)	76	818	7
	Type C2 Typical (3 bed + 2 bath + utility) (Show flat Unit)	113	1,216	7
	Type C2a (3BR) - no strata void	99	1,066	1
	Type C1 Typical (3 bed + 2 bath + utility)	113	1,216	7
	Type C1a (3BR) - no strata void	98	1,055	1
	Type C3 Premium (3 bed + 2 bath + 1WC + utility + yard + wet/dry kitchen)	147	1,582	7
	Type C3a (3BR) - no strata void	124	1,335	1
	Type C4P (3BR) - high CH + strata void	130	1,399	1
	Type C2P (3BR) - high CH + strata void	120	1,292	1
	Type C1P (3BR) - high CH + strata void	119	1,281	1
	Type C3P-premium PH (3BR) + strata void	150	1,615	1


Estimated Expected TOP	1 Sep 2022
Plot Ratio	2.8
Gross Floor Area	7,390.04sqm/ 79,546sqft
Project Account No.	Malayan Banking Berhad for Project Account No. 040-130-20-650 of Aurum Land (Private) Limited
Solicitor	TKQP (Tan Kok Quan Partnership)

Monthly Maintenance

Estimated at \$75 psv pm

1 Bedroom	5 shares	\$375
2 Bedroom	6 shares	\$450
3 Bedroom	7 shares	\$525



Design	
<ul style="list-style-type: none"> A good range of unit type configuration range from 1 to 3- bedroom, catering to singles, couples and different types of family nucleus. 	
<ul style="list-style-type: none"> No household shelter within the unit. 	
<ul style="list-style-type: none"> No bay windows and planter boxes. 	
<ul style="list-style-type: none"> Extra storage space along the foyer walkway for all unit types to maximize storage requirements. 	
<ul style="list-style-type: none"> Contemporary Peranakan Theme 	
<ul style="list-style-type: none"> Double volume space at living/dining at selected 3 bedroom units 	
Smart Home	
<ul style="list-style-type: none"> Gateway IP Cameras x2 (Within unit) Smart Lock (Card & Pin code) 	
Location and Amenities	
Est Distance	
Source: Onemap.sg	
MRT Stations <ul style="list-style-type: none"> Tanjong Katong MRT Station (TE25) (U/C) Via TE Line 6 stations to Raffles Place Station Via DT Line 7 stations to Downtown Station 	130m
Bus Stops <ul style="list-style-type: none"> ID: 82051- Tanjong Katong Road Station P/G ID: 82059- Opp Tanjong Katong Road Station P/G ID: 92099- One Amber 	160m 190m 290m
Primary Schools Within 1km <ul style="list-style-type: none"> Tanjong Katong Primary School Within 1 – 2km <ul style="list-style-type: none"> CHIJ (Katong) Primary (All girls' school) Haig Girls' School (All girls' school) Kong Hwa School (SAP school) Tao Nan School (SAP school) Canadian International School? 	
Shopping Mall <ul style="list-style-type: none"> Parkway Parade 112 Katong Mall Katong Shopping Centre Kinex Kallang Wave Mall SingPost Centre 	Source: googlemaps 1.1km 15 min walk 1.2km 15 min walk 700m 10 min walk 1.9km 25 min walk 4.1km 9 min drive 2.9km 9 min drive
Clubs <ul style="list-style-type: none"> Chinese Swimming Club Singapore Swimming Club 	Source: googlemaps 240m 3 min walk 2.6km 6 min drive?
	
Aurum Land (Private) Limited Collision 8, High Street Centre 1 North Bridge Road #08-08 Singapore 179094 UEN: 198204243D	
ALL DIMENSIONS, AREAS AND DISTANCES ARE APPROXIMATE AND FOR REFERENCE ONLY.	

Community Centres / Facilities <ul style="list-style-type: none"> • Joo Chiat CC • Geylang Serai CC • • Marine Parade Public Library • East Coast Park • Sports Hub • Changi Airport 	1.1km 1.2km 1.6 km 0.5m 5 min walk 3.6 km 10 min drive 11.5km 15 min drive
Hawker Centres and Food Centres <ul style="list-style-type: none"> • 84 Marine Parade Central and Food Centre • Dunman Food Centre 	0.9km 1.1km

<p>Facilities</p> <p>Ground level</p> <p>Arrival Zone</p> <ul style="list-style-type: none"> • Guardhouse • Drop off • Side gate • Water feature (at grand entrance) • Sheltered linkway to clubhouse <p>Family Zone</p> <ul style="list-style-type: none"> • Swimming pool • Jacuzzi • Kids' pool • Sun deck with loungers • The Lawn • Pods x2 • BBQ Pavilions x2 • Courtyard • Garden Pods x2 • Club House • Playground (Treehouse) <p>Auxiliary</p> <ul style="list-style-type: none"> • Outdoor shower and deck • Handicap toilet x1 • Changing room x1 • Bicycle Parking (15 lots)



14th floor

- Sky Dining
- Patio Lounge
- The Sitting Room
- Seaview Patio
- Gymnasium
- Outdoor Yoga Area
- Outdoor Gym Area
- Children's Play Area
- Communal Seating Area

Kitchen Appliances / Fittings

1BR / 2BR Units:

BOSCH 2 Zone Induction Hob
BOSCH Cooker Hood
BOSCH Built-in Oven
BOSCH Built-in Fridge
BOSCH Washer Dryer Combi
Beko Undercounter Bar Fridge for Type B4 units (brand TBC)
Carysil Matt Black Kitchen Sink
GESSI Matt Black Kitchen Sink Mixer

3BR Units

BOSCH 3 Zone Induction Hob
BOSCH Cooker Hood
BOSCH Built-in Oven
Vintec Undercounter Wine Chiller for Type C1/C1a/C1P Premium units
BOSCH Freestanding Fridge for all 3 bedroom units
BOSCH Washer and Dryer
Carysil Matt Black Kitchen Sink- Mineral Quartz
GESSI Matt Black Kitchen Sink Mixer- Powder Coated

Refer to Ceiling Height Schedule for details.

CEILING HEIGHT SCHEDULE IN (M)

	TYPE OF UNIT							
	A / Am	B1	B2	B3	B4	C1	C2	C3
	(except L12)							
Foyer	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7
Kitchen (open)	2.7	2.7	2.7	2.7	2.7	-	-	-
Kitchen (enclosed)	-	-	-	-	-	2.7	2.7	2.7
Dry Kitchen (open)	-	-	-	-	-	-	-	6.0 / 2.7
Dining	3.25 / 2.7	3.25 / 2.7	3.25 / 2.7	3.25 / 3.0	3.0 / 2.6	3.25 / 2.7	3.25 / 2.7	6.0 / 2.7
Living	3.25 / 2.7	3.25 / 2.7	3.25 / 2.7	3.25	3.25 / 2.6	6.0	6.0	6.0
Corridor	-	-	2.7	3.0 / 2.7	2.6	2.6	2.6	2.7
Master Bedroom	3.25 / 2.7	3.25 / 2.7	3.25 / 2.6	3.0 / 2.6	3.0 / 2.6	3.25 / 2.7	3.25 / 2.7	3.25 / 2.7
Junior Master Bedroom	-	-	-	-	-	-	-	3.25 / 2.7
Bedroom 2	-	3.0 / 2.6	3.25 / 2.7	3.25 / 2.7	3.25 / 2.7	3.0 / 2.7	3.0 / 2.6	-
Bedroom 3	-	-	-	-	-	3.25 / 2.7	3.25 / 2.7	3.25 / 2.7
Bedroom 4	-	-	-	-	-	-	-	-
Master Bath	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Junior Master Bath	-	-	-	-	-	-	-	-
Bath 2	-	-	2.5	2.5	2.5	2.5	2.5	2.5
Bath 3	-	-	-	-	-	-	-	-
Utility Room	-	-	-	-	-	-	2.7	2.7
WC	-	-	-	-	-	2.5	2.5	2.5
Yard	-	-	-	-	-	2.7	2.7	2.7
Store	-	-	-	-	-	-	-	2.7
Balcony	3.25 / 2.85	3.25 / 2.85	3.25 / 2.85	3.25 / 2.85	3.25 / 2.85	6.75 / 3.25 / 2.85	6.75 / 3.25 / 2.85	6.75 / 3.25 / 2.85

	TYPE OF UNIT									
	C1	C2	C3	C1a	C2a	C3a	C1P	C2P	C3P	C4P
	(L12 only)									
Foyer	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7
Kitchen (open)	-	-	-	-	-	-	-	-	-	2.7
Kitchen (enclosed)	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	-
Dry Kitchen (open)	-	-	6.0 / 2.7	-	-	3.25 / 2.7	-	-	4.65 / 2.7	-
Dining	3.25 / 2.7	3.25 / 2.7	6.0 / 2.7	3.25	3.25 / 2.6	3.25	4.65	4.65	4.65	4.65 / 2.7
Living	6.0	6.0	6.0	3.25 / 2.6	3.25 / 2.6	3.25 / 2.85	4.65	4.65	4.65	4.65
Corridor	2.6	2.6	2.7	2.6	2.6	2.7	2.6	2.6	2.7	2.7 / 2.1
Master Bedroom	3.25 / 2.7	3.25 / 2.7	3.25 / 2.7	3.25 / 2.7	3.25 / 2.7	3.25 / 2.7	3.25 / 2.7	3.25 / 2.7	3.25 / 2.7	3.25 / 2.7
Junior Master Bedroom	-	-	3.25 / 2.7	-	-	3.25 / 2.7	-	-	3.25 / 2.7	3.25 / 2.7
Bedroom 2	3.0 / 2.7	3.0 / 2.6	-	3.0 / 2.6	3.0 / 2.6	-	3.25 / 2.6	3.0 / 2.6	-	-
Bedroom 3	3.25 / 2.7	3.25 / 2.7	3.25 / 2.7	3.25 / 2.7	3.25 / 2.7	3.25 / 2.7	3.25 / 2.7	3.25 / 2.7	3.25 / 2.7	3.25 / 2.7
Guest Room	-	-	-	-	-	-	-	-	-	3.25 / 2.85
Master Bath	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Junior Master Bath	-	-	-	-	-	-	-	-	-	2.5
Bath 2	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	-
Bath 3	-	-	-	-	-	-	-	-	-	2.5
Utility Room	-	2.7	2.7	-	-	2.7	-	2.7	2.7	-
WC	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	-
Yard	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	-
Store	-	-	2.7	-	-	2.7	-	-	2.7	-
Balcony	6.5 / 3.25 / 2.85	6.5 / 3.25 / 2.85	6.5 / 3.25 / 2.85	3.25 / 2.85	3.25 / 2.85	3.25 / 2.85	5.45 / 3.25 / 2.85	5.45 / 3.25 / 2.85	5.45 / 3.25 / 2.85	5.45 / 3.25 / 2.85



Notes:

- Where two heights are indicated, the lower height either refers to the height to underside of M&E / ceiling box up, beam or lower slab.
- Bulkheads at 2.7m where applicable.

Finishes

(a) Walls: Residential Units

- Stones and/or ceramic tiles and/or homogeneous tiles up to false ceiling level (no tiles behind cabinets and mirrors) for Bathrooms.
- Porcelain tiles and/or ceramic and/or homogeneous tiles and/or glass backsplash up to false ceiling level (no tiles behind cabinets) and/or plaster and/or skim coat with emulsion paint for Kitchens (where applicable).
- Plaster and/or skim coat with emulsion paint to other areas.

(b) Walls: Common Areas

- Plaster and/or skim coat with emulsion paint and/or reinforced concrete finish generally.
- Plaster and/or skim coat with emulsion paint and/or mirror where applicable to Gymnasium.
- Stones and/or ceramic tiles and/or homogeneous tiles and/or mosaic tiles and/or aluminium perforated screen with LED lights and/or plaster/skim coat with emulsion paint to feature walls and Lift Lobbies on 1st storey, basement and 14th storey Sky Terrace.
- Homogeneous tiles and/or porcelain and/or ceramic and/or mosaic tiles and/or plaster/skim coat with emulsion paint to typical Lift Lobbies, Club House, Accessible Toilets, and Shower & Changing Room.
- Homogeneous tiles and/or plaster/skim coat with emulsion paint to common areas at 14th storey Sky Terrace.

1. Windows

- (a) Powder coated and/or anodized aluminium framed windows with minimum 6mm thick tinted/clear/frosted and/or float/laminated/tempered glass (where appropriate).
- (b) Windows may be top-hung and/or side-hinged and/or fixed panels and/or sliding panels where applicable.

2. Doors

- (a) Approved fire-rated timber swing doors and frames to Main Entrances.
- (b) Timber swing and/or sliding doors and frames to all internal rooms (where applicable).
- (c) Powder-coated and/or anodized aluminium-framed sliding glass doors with tinted/clear/frosted and/or float/laminated/tempered glass to Balconies (where applicable).
- (d) Timber-framed or powder-coated and/or anodized aluminium-framed glass sliding/swing door with glass panels to Enclosed Kitchens (where applicable).
- (e) Powder-coated aluminium-framed swing and/or sliding and/or swing and slide door with glass panels to Master Bedrooms for Unit Types C1, C2, C3, C1a, C2a, C3a, C1P, C2P, C3P (where applicable).
- (f) Bi-fold and/or slide and fold PVC and/or aluminium doors to Utility Rooms and WCs.
- (g) Good quality ironmongery shall be provided where applicable.

3. Sanitary Fittings

(a) Master Bath:-

- 1 set glass-partitioned shower cubicle, shower mixer, overhead shower, and shower handset c/w shower bar and hose.
- 1 no. wall hung water closet with seat and cover c/w concealed cistern and/or pedestal water closet with seat and cover (where applicable).
- 1 no. wash basin c/w tap mixer, bottle trap, vanity counter, and wall cabinet with mirror.
- 1 paper holder.
- 1 towel rail.

(b) Junior Master Bath and Common Bath:-

- 1 set glass-partitioned shower cubicle, shower mixer, and shower handset c/w shower bar and hose.
- 1 no. wall hung water closet with seat and cover c/w concealed cistern and/or pedestal water closet with seat and cover (where applicable).
- 1 no. wash basin c/w tap mixer, bottle trap, vanity counter with drawer, and wall cabinet with mirror.
- 1 paper holder.
- 1 towel rail.



(c) WC:-

- 1 shower handset c/w shower bar and hose.
- 1 no. pedestal water closet with seat and cover.
- 1 no. wash basin c/w tap mixer, and bottle trap.
- 1 paper holder.
- 1 towel rail.

(d) Kitchen, Yard where applicable:-

- 1 bib tap (for washing machine).

(c) Floors: Residential Units

- Marble to Living, Dining, Corridors and Open Kitchens (where applicable).
- Timber strip flooring to Bedrooms (where applicable).
- Stones and/or porcelain and/or ceramic tiles and/or homogeneous tiles to Bath Room, Kitchens, Balconies, Utility Rooms, and Yards (where applicable).
- Screed finish to AC Ledges.

(d) Floors: Common Areas

- Stones and/or homogeneous tiles and/or ceramic tiles and/or mosaic tiles and/or brick flooring and/or screed finish generally.
- Stones and/or homogeneous tiles and/or ceramic tiles and/or mosaic tiles to 1st storey, basement and 14th storey Sky Terrace Lift Lobbies, Toilet, and Shower & Changing Room.
- Ceramic and/or homogeneous tiles to typical Lift Lobby.
- Stones and/or mosaic and/or homogeneous tiles and/or ceramic tiles to Swimming Pool, Jacuzzi, and Kid's Pool.
- EPDM rubber flooring and/or artificial grass and/or equivalent to Playground and Children's Play Area
- Timber decking and/or composite timber decking and/or stones and/or ceramic tiles and/or homogeneous tiles and/or EPDM rubber flooring to Pool Lounge Deck, BBQ Pavilions, Outdoor Yoga Area, and Outdoor Fitness Area.
- Homogeneous tiles and/or laminate flooring and/or vinyl flooring and/or EPDM rubber flooring to Gymnasium.
- Stones and/or mosaic and/or homogeneous tiles and/or ceramic tiles and/or plaster and paint to Water Features

Additional Items

(a) Kitchen cabinets and appliances:

- (i) Generally: High and low built-in kitchen cabinets in laminate/veneer finish complete with electrical cooker hob, cooker hood, oven, integrated and/or freestanding refrigerator, kitchen sink with mixer and water filter dispenser, washing machine cum dryer or washing machine and dryer (where applicable).
 - (ii) For Dry Kitchen of Unit Types C3, C3a, C3P: High and low built-in kitchen cabinets in laminate / veneer finish with undercounter wine chiller and/or undercounter bar refrigerator (where applicable).
 - (iii) For Bedroom 2 of Unit Type B4: Countertop with undercounter bar refrigerator and washer cum dryer located at Foyer (where applicable).
- (b) Built-in wardrobe with internal drawers to Bedrooms, except Type C4P Guest Room (where applicable).
 - (c) Distribution Board (DB) and/or storage cabinets to residential units where applicable.
 - (d) Wall hung split unit and/or cassette air-conditioning to Living, Dining, and Bedrooms (where applicable).
 - (e) Mechanical Ventilation system to Bath Rooms and WCs without natural ventilation, where applicable.
 - (f) Hot water provision to Bath Rooms, Kitchens, and WCs where applicable.
 - (g) Home Fire Alarm Device (HFAD) to all residential units.

Refer to Electrical Schedule for details.

ELECTRICAL SCHEDULE (PER UNIT)

	Type of Unit								
	A, A(m)	B1	B2	B3	B4	C1, C1a, C1P	C2, C2a, C2P	C3, C3a, C3P	C4P
Lighting Point	7	8	12	10	12	14	15	16	18
13A Weatherproof Power Point	1	1	1	1	1	1	1	1	1
13A Twin Power Point	11	14	14	14	15	18	19	19	19
Telephone Point	1	1	1	1	1	1	1	1	1
Data Point	2	3	3	3	3	4	4	4	4
TV Point	2	3	3	3	3	4	4	4	4
Cooker Hob Point	1	1	1	1	1	1	1	1	1
Cooker Hood Point	1	1	1	1	1	1	1	1	1
Microwave Combi Oven Point	1	1	1	1	1	1	1	1	1
Fridge Freezer Point	1	1	1	1	2	1	1	2	1
Power Point for Washing Machine	0	0	0	0	0	1	1	1	0
PowerPoint for Dryer	0	0	0	0	0	1	1	1	0
Power Point for Washer cum Dryer	1	1	1	1	2	0	0	0	1
Water Heater Point	1	1	2	2	2	2	2	2	3
Bell Point	1	1	1	1	1	1	1	1	1
Isolator for Air Conditioning	1	2	2	2	2	2	3	4	4

Architect	Park + Associates Pte Ltd
Interior Design	2 nd Edition Pte Ltd
C&S Engineer	C2E Consultants
M&E Engineer	NEAM Solutions
Main Contractor	Woh Hup (Private) Limited