

NYON



12 AMBER

THE AIR ABOVE THE TAMARINDS 1957.

*The casuarinas form
a fretwork fleet
of bright vermilion butterflies
that fall across the beach
in orange and sudden warmth;
So, when thunder rains
come slantwise down across the sky,
their leaves unlatch
and ply like sampans down
from the damp moss-trees;
Until they're poised below
the istana's minarets,
like rapid fleets in a whirlpool shoal,
Or disappearing silhouettes.*

0 | ARCHIVE MATERIAL
1 | Poem Casuarinas in
Johore, by
Margaret Leong.

Across the seaside neighbourhood, NYON's contemporary and time-honouring silhouette rises. With a foundation deeply rooted in its heritage, NYON offers a stunning modern take, with human-centric features and upscale comforts. From the romance of its public spaces, to the thoughtful design of every apartment, the NYON mark of originality can be readily seen and felt.

01



02



OUR INSPIRATION RETOLD

A luxurious residence inspired by a treasure of memories, objects, and craft from the Peranakan legacy.

Award-winning developer Aurum Land has crafted an exceptional residence that captures the best of East Coast living – the harmonious union of heritage and modernity set in a dynamic cosmopolitan city.

Occupying a prime position that bridges irresistible city comforts to precious cultural stories.

NYON gracefully presents an elevated lifestyle within and without walls.

03



04



MEMORIES

01 Family Portrait

03 Grandma's Slippers

02 Family Home

04 Tea Set

ARCHITECT'S STATEMENT

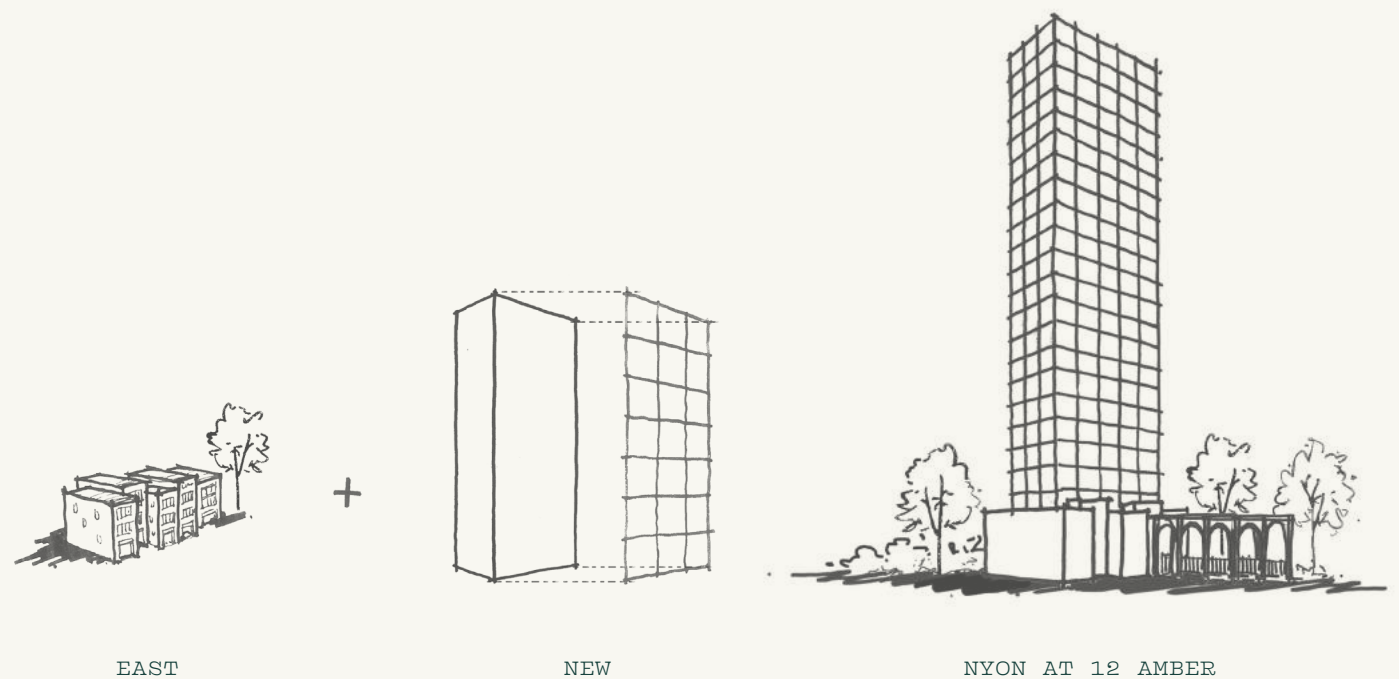
Re-creating a Typical Typology of a Residential Tower:

A human-scaled yet volumetric first storey resembles the identity of East Coast which brings reminiscence of old times.

Spaces are layered, progressing from enclosed to open, creating a different sense of space for the users.

With its pure white square blocks, it is considered as a starting point for the residents to imprint their new lifestyle onto it, while standing out from the typical residential towers nearby.

- PARK + ASSOCIATES PTE LTD



Memory From street to home

Walking home after school always presented itself as a journey from the bustling pathways of East Coast's vibrant street-scape.



Pathways of East Coast

A district well-remembered for its prestige still echoes its timeless stories through iconic landmarks of the Peranakan lifestyle.

Walks along the neighbourhood are filled with traces of its vivid history. The classical structures and detailed patterns of shophouses carefully cherished. Customs and traditions upheld today by boutiques, antique houses, and eateries. At this buzzing stretch of East Coast, memories come to life.

01



02



My Cherished Memories

03



01

My father's daily breakfast: charcoal-grilled buns spread with kaya, or dipped into soft-boiled eggs with a dash of pepper and dark soy sauce.

02

A favourite in our house were the Nyonya Rice Dumplings – little pyramids of fragrant glutinous rice and meat, wrapped tightly in bamboo leaves.

03

The distinctive blue façade drew me in as a child. Floral batik sarongs and embroidered blouses. Precious, antique jewellery, and hand-beaded slippers- all found on the ground floor of the heritage shophouse.

0	ARCHIVE MATERIAL
2	Location Hangout Spots
	Period 1985-2019

With its evolving landscape, the East Coast has birthed a new spirit of creativity and cultural flavours. The transformation of customs and tradition, to co-creation and collaboration, found in a multitude of modern-day restaurants and stores.



Parkland Green

Whizzing through the greenery of East Coast Park, to the cityscape views of Marina Bay, and back again. Just in time for a sundowner by the beach.



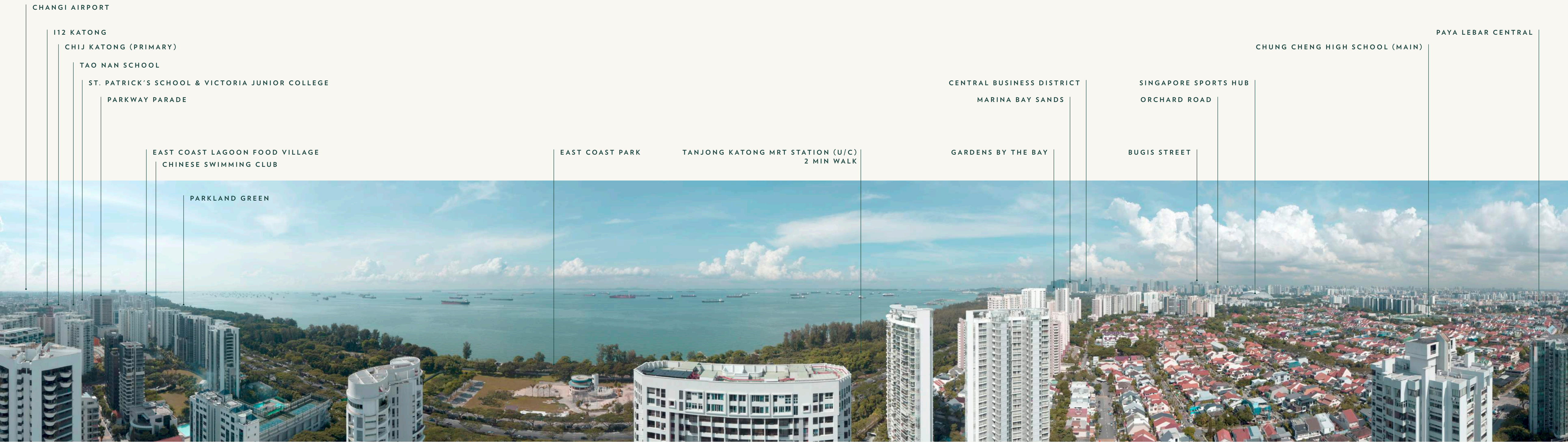
Vinyl Record Shop

A midday pick-me-up: browsing through vinyl records and local designer goods in boutique stores hidden in every nook and cranny.



Firebake along East Coast Road

From casual family luncheons to special occasion dinners, from East Coast to Amber Road – socialising never runs dry.



Aerial view of the East Coast area taken from 12 Amber Road, NYON

Here I Hold A Gem Of The East

On the fringe of city-living, NYON is in a prime location to live, work and play. Some of the best offerings of urban living, all in one neighbourhood.



PAYA LEBAR CENTRAL

8 Mins Drive



12 AMBER

Close to Home, Close to My Heart

A location known for its immediate access to the urban escape of East Coast Park, cultural areas of Katong and Joo Chiat, and city-side comforts. Enjoy being in close proximity to transportation, commercial, and business hubs.

Information is correct at the time of print

1:20,000

0 200 400 600 800 1000 2000m

SOURCE: ONEMAP.SG

<ul style="list-style-type: none"> — CIRCLE LINE (CCL) — EAST-WEST LINE (EWL) — NORTH-SOUTH LINE (NSL) — THOMSON-EAST COAST LINE (TEL) 	<ul style="list-style-type: none"> OFFICES F&B RETAIL MALLS EDUCATIONAL INSTITUTIONS 	<ul style="list-style-type: none"> HOTELS CIVIC CENTRES PARKS MEDICAL SERVICES
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MY BEST LIFE STARTS RIGHT HERE

An effortless network of everyday staples, set to grow with more opportunities coming its way. In a district boasting human-centric developments, **live, work and play** where everything is at your fingertips.



Ease of Public Transport

Enjoy the best comforts of the East Coast without compromising on convenience. Reach the city or other ends of the island in no time — with a network of connectivity at your doorstep.

The upcoming Tanjong Katong MRT station is just a 2-minute walk from home, connecting to Marina Bay in 6 stops, the Central Business District in under 20 minutes, and Changi Airport in 9 stops.



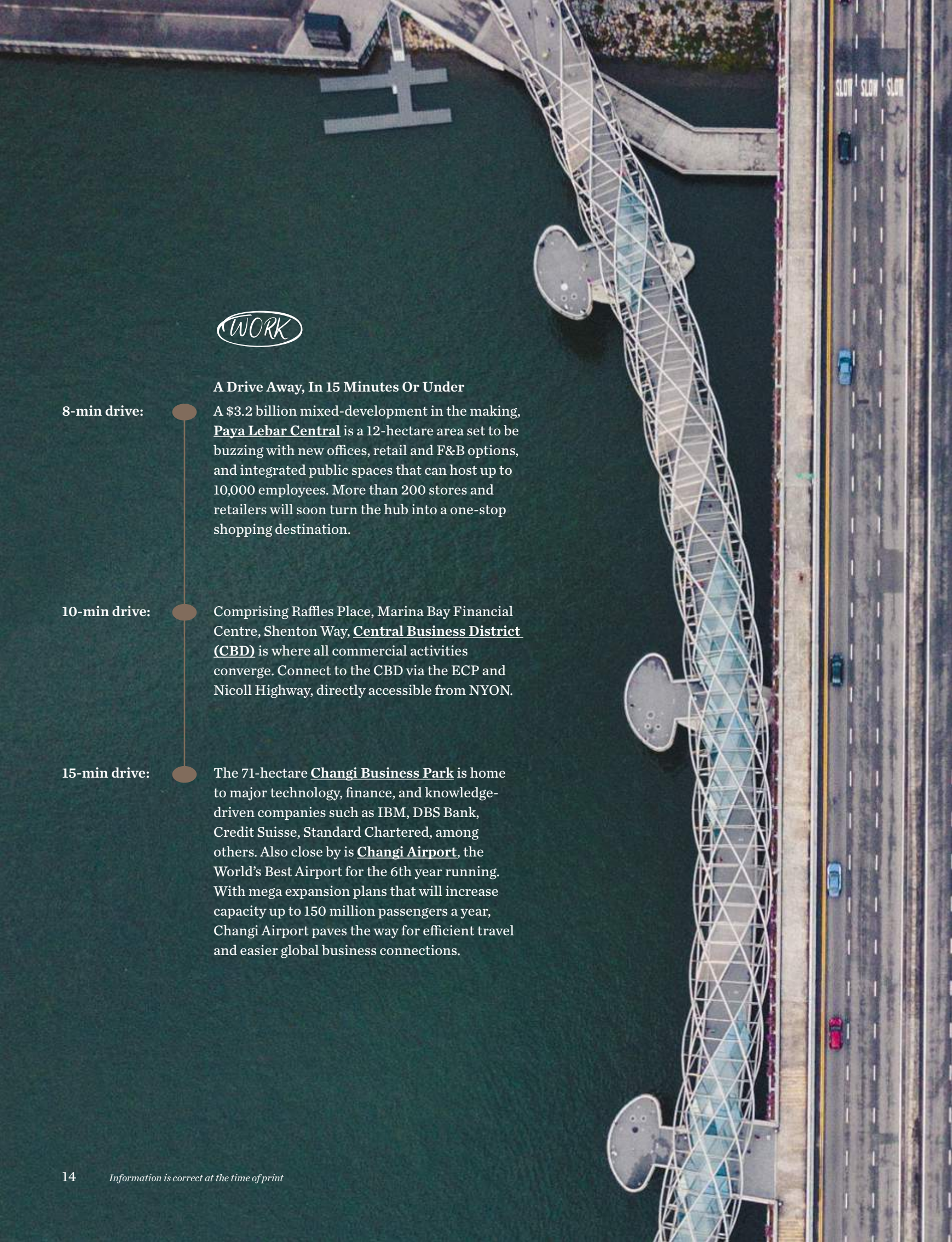
Distinguished Schools

From pre-school to junior college, the East Coast boasts some of the nation's elite schools — all within close proximity. Renowned enrichment and tuition centres are also concentrated in Marine Parade Central and East Coast Road — every educational need can be met, close to home.

A Choice Pick of Schools

- Victoria Junior College
- Chung Cheng High School (Main)
- CHIJ Katong Convent
- St Patrick's School
- Tao Nan School
- Ngee Ann Primary School
- Odyssey, The Global Preschool
- Pat's Schoolhouse Katong





WORK

A Drive Away, In 15 Minutes Or Under

8-min drive:

A \$3.2 billion mixed-development in the making, **Paya Lebar Central** is a 12-hectare area set to be buzzing with new offices, retail and F&B options, and integrated public spaces that can host up to 10,000 employees. More than 200 stores and retailers will soon turn the hub into a one-stop shopping destination.

10-min drive:

Comprising Raffles Place, Marina Bay Financial Centre, Shenton Way, **Central Business District (CBD)** is where all commercial activities converge. Connect to the CBD via the ECP and Nicoll Highway, directly accessible from NYON.

15-min drive:

The 71-hectare **Changi Business Park** is home to major technology, finance, and knowledge-driven companies such as IBM, DBS Bank, Credit Suisse, Standard Chartered, among others. Also close by is **Changi Airport**, the World's Best Airport for the 6th year running. With mega expansion plans that will increase capacity up to 150 million passengers a year, Changi Airport paves the way for efficient travel and easier global business connections.



East Coast Park

PLAY

EAST COAST WEEKENDS

With a backyard like East Coast Park, family members of all ages will be able to live and play better, with an escape into nature.



Wind Down & Dine

There's nothing like living by the beach, especially when there are so many dining options to choose from. Pick from local seafood hawker fare at **East Coast Lagoon Food Village**, or casual dining restaurants at **Parkland Green**, and plenty of other seaside options.



Play on Land or Sea

Marine Cove's outdoor playground is a sight to behold, with 3,500 sqm of play area for children. From beach-volleyball to water sports such as cable skiing or windsurfing, there is ample opportunity for playtime under the sun.



From the Backyard to Beyond

The Eastern Coastal Loop has been developed to seamlessly connect to exciting locations across the island. Cycle, run, or roller-blade to 6 other key checkpoints on the loop, including Tanjong Rhu Promenade, Gardens by the Bay, Marina Barrage, Youth Olympic Park, Singapore Flyer, and Singapore Sports Hub.



Courtyard at NYON
Artist's Impression

LEGACY RETOLD IN LUXURY



A GRAND ARRIVAL

Charming spaces, clean lines, and an elegant welcome home. Artistic interpretations of heritage woven throughout. Here is a haven of unique lifestyle living. Leave the city behind, and enter a sphere of exquisite craftsmanship at NYON.



Memory The Heirloom Nyonya Ware

Carefully treasured was the heirloom collection of intricate porcelain used only for special occasions.



A SPACE FOR CELEBRATION

From delicious cuisine to fine tableware, the Peranakans were fabulous hosts at social events. The Club House is a beautiful multi-functional space that both invites and impresses. Keep it all indoors or let the party extend outdoors. Celebrate precious occasions with loved ones.

Club House at Level 1
Artist's Impression



Memory Favourite Kebaya

Mama's wedding kebaya hasn't faded one bit, and still smells of her perfume. She wore it to functions, and the familiar embroidery was a cheery sight at my own wedding.



**DIVING DEEP
INTO TRADITION**

Set in a design that pays tribute to the signature patterns of the kebaya, the pool is an oasis of calm, as past, present, and future quietly shine below the face of the water. Find strength with each steady stroke, and ease worries away with each swim.

Mosaic Pool at Level 1
Artist's Impression



**SOCIAL TIME
IN THE SKY**

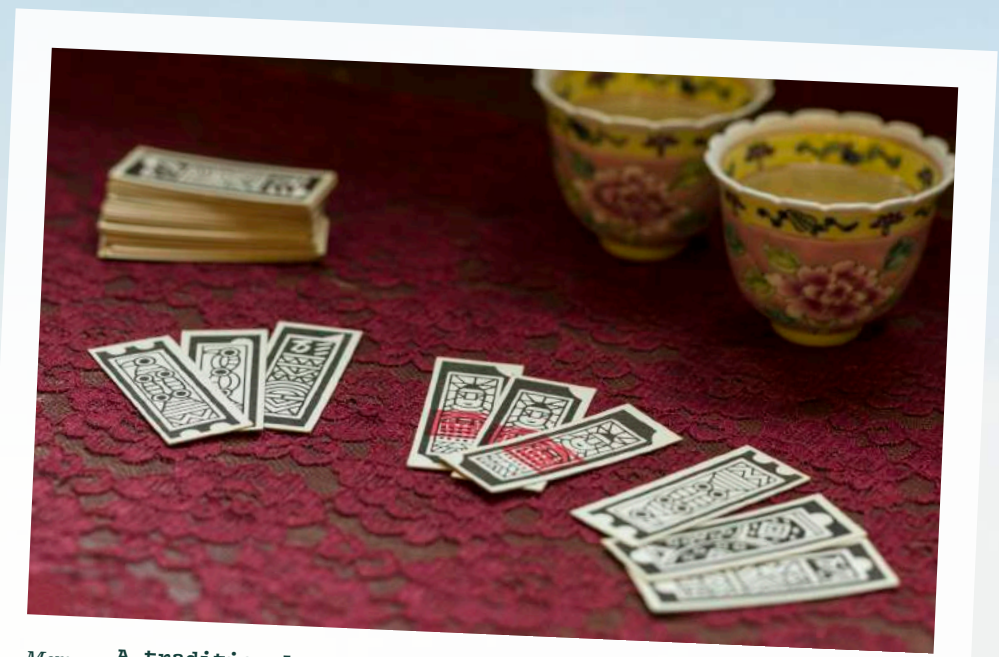
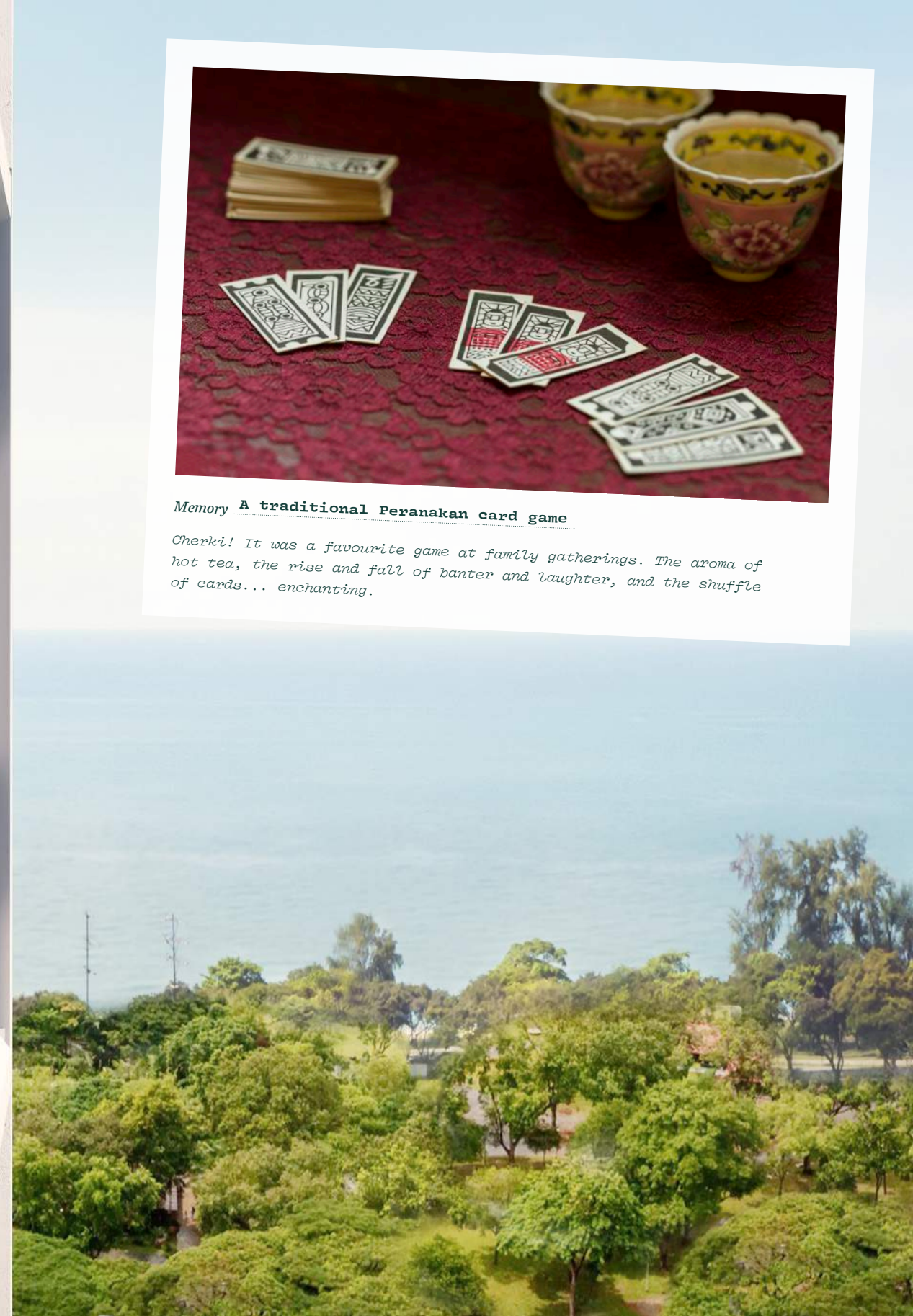
Expand your entertainment space into the 14th floor's Sky Terrace, where there is more to meet all social needs. Here is the communal dining area set in heritage-honouring decor — perfect for dinner parties or family gatherings.

Sky Dining at Level 14
Artist's Impression



SEAVIEW ESCAPE

Across the common area of the 14th floor are the gym and the lounge, great for unwinding after a long day. Burn tension away with a workout, or curl up with a book and a drink — do either while enjoying the cool breeze and expansive seascape.



Memory A traditional Peranakan card game

Cherki! It was a favourite game at family gatherings. The aroma of hot tea, the rise and fall of banter and laughter, and the shuffle of cards... enchanting.

The Sitting Room & Patio Lounge at Level 14
Artist's Impression

**RECEIVE PACKAGES
WITH EASE**

NYON's Smart Parcel Station makes the hassle of receiving deliveries a thing of the past. With a One-Time-Pin sent by SMS and email, and a touch of the screen, the package is in hand — at one's convenience, in one's own time.



Smart Parcel Station

A SMART HOME FOR THE FUTURE

Living smart is a breeze with smart home features by Fermax.

SMART HOME PROVISIONS



VIDA Gateway:

Equipped with a built-in pan & tilt camera, the gateway connects to other smart devices and provides remote monitoring of home all day.



Smart lock set:

Unlock with a pin code, RFID card, or physical key. Added security measures are fake pin codes, automatic locking, and warning alarms.



IP cameras:

2 extra units with day and night sensors. Making it easier to check more than one part of the house.



iPlus mobile app:

Access smart home devices, monitor home, and book facilities at NYON, or pre-register visitors for QR-code access — all in one app.



Memory Antique Dresser

If there were anything practical needed, trust the family dresser to have it: paper, pencils, stamps, bandage, a change of coins... and a stash of snacks for the kids.



LUXURY IN THE DETAILS

When it comes to design, there is a purity and subtlety that facilitates personalised fit-out.

With 92 apartments and 1 to 3-bedroom unit types, ranging from 484sqft to 1615sqft, take your pick from a cosy 1-bedroom for bachelors, an intimate 2-bedroom for couples, or a spacious 3-bedroom for the family.

Besides a high-ceiling option for selected units, each apartment is fitted with the finest fixtures and fittings from Gessi and Laufen, and kitchen appliances by Bosch. Additionally, textured finishes from natural oak timber flooring to fine European marble bring the natural beauty of the seaside into home.

Living & Dining Room
Artist's Impression









SITE PLAN
LEVEL 1 FACILITIES

- ① Guardhouse
- ② Drop-Off
- ③ Side Gate
- ④ Entrance Promenade
- ⑤ Courtyard
- ⑥ Club House
- ⑦ Cabana Pods
- ⑧ Mosaic Pool
- ⑨ Jacuzzi
- ⑩ Kids' Pool
- ⑪ BBQ Pits
- ⑫ Sun Lounge Deck
- ⑬ Toilet & Changing Room
- ⑭ Shower
- ⑮ The Lawn
- ⑯ Treehouse Playground

Plan is not drawn to scale
Artist's Impression



SKY TERRACE
LEVEL 14 FACILITIES

- ⑰ Gym
- ⑱ Outdoor Fitness Area
- ⑲ Outdoor Yoga Area
- ⑳ Seaview Patio
- ㉑ The Sitting Room
- ㉒ Patio Lounge
- ㉓ Sky Dining
- ㉔ Children's Play Area
- ㉕ Toilet

Plan is not drawn to scale
Artist's Impression

UNIT DISTRIBUTION CHART

UNIT	01	02	03	04	05	06
18 TH STOREY		C1P			C2P	C3P
17 TH STOREY	B1	B2	C4P		B3	B4
16 TH STOREY	B1	C1	A(m)	A	C2	C3
15 TH STOREY	B1	C1a	A(m)	A	C2a	C3a
14 TH STOREY	SKY TERRACE					
13 TH STOREY	B1	B2	A(m)	A	B3	B4
12 TH STOREY	B1	C1	A(m)	A	C2	C3
11 TH STOREY	B1	B2	A(m)	A	B3	B4
10 TH STOREY	B1	C1	A(m)	A	C2	C3
9 TH STOREY	B1	B2	A(m)	A	B3	B4
8 TH STOREY	B1	C1	A(m)	A	C2	C3
7 TH STOREY	B1	B2	A(m)	A	B3	B4
6 TH STOREY	B1	C1	A(m)	A	C2	C3
5 TH STOREY	B1	B2	A(m)	A	B3	B4
4 TH STOREY	B1	C1	A(m)	A	C2	C3
3 RD STOREY	B1	B2	A(m)	A	B3	B4
2 ND STOREY	B1	C1	A(m)	A	C2	C3

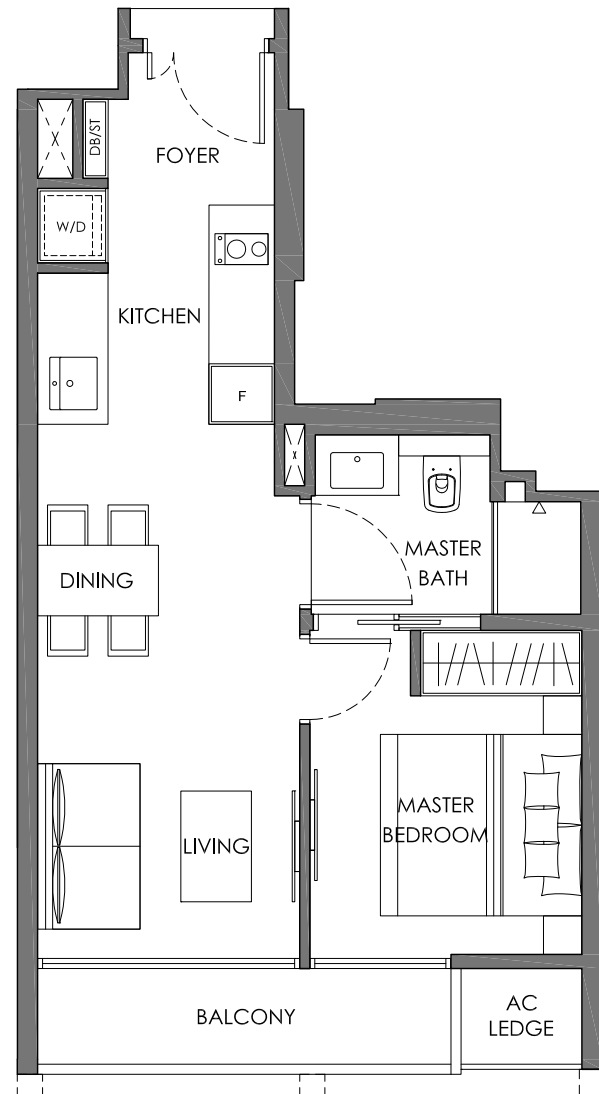
● 1 Bedroom
 ● 2 Bedroom
 ● 3 Bedroom



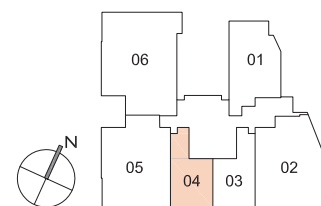
Unit Plans

1-Bedroom

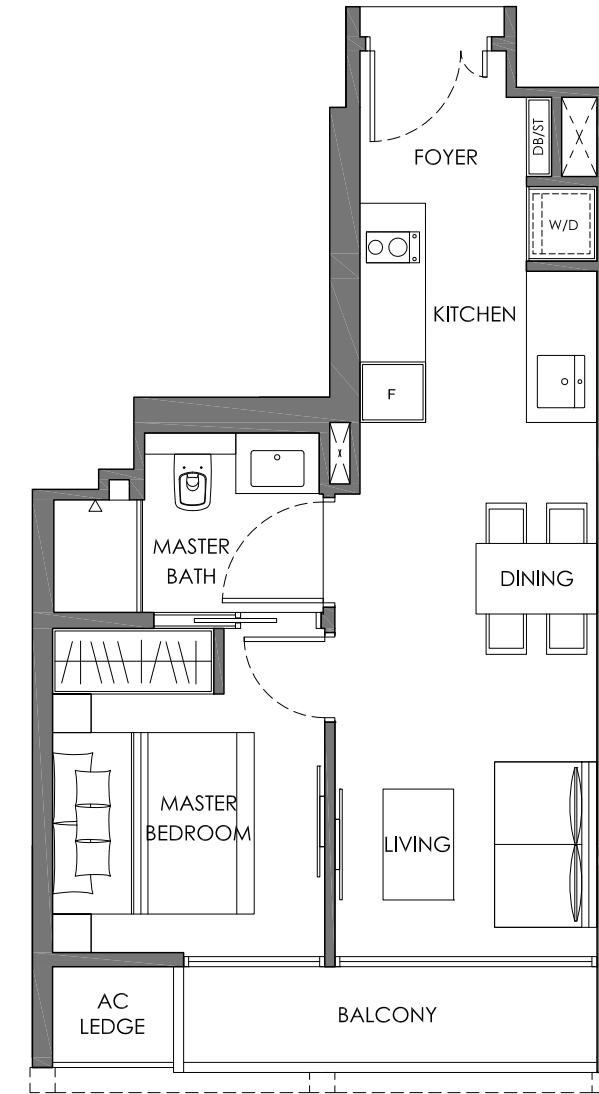
TYPE A
1 BEDROOM



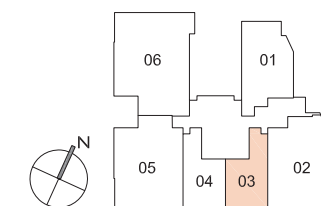
Area	45 sq m / 484 sq ft
Units	#02-04 to #13-04 #15-04 to #16-04



TYPE A(m)
1 BEDROOM



Area	45 sq m / 484 sq ft
Units	#02-03 to #13-03 #15-03 to #16-03

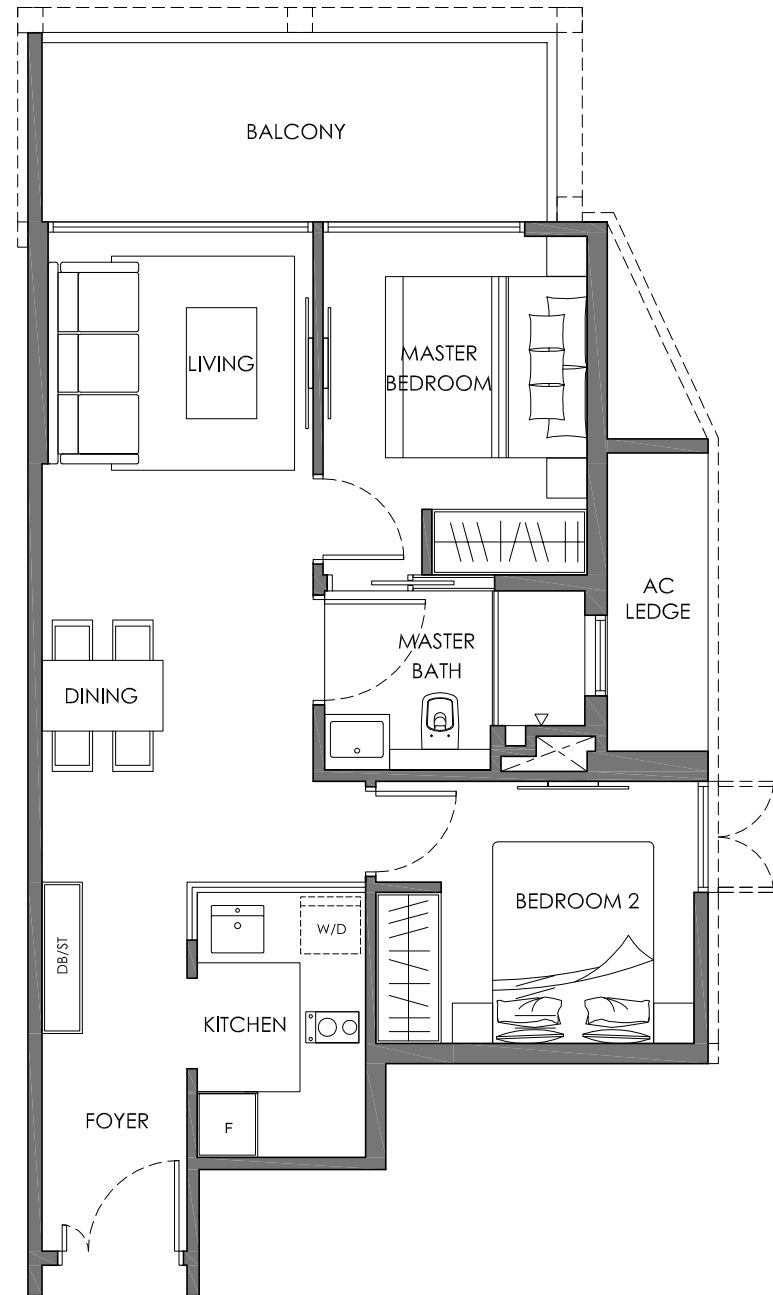




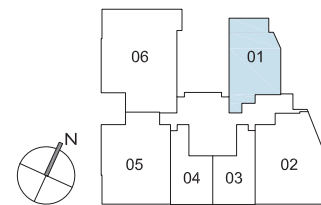
Unit Plans

2-Bedroom

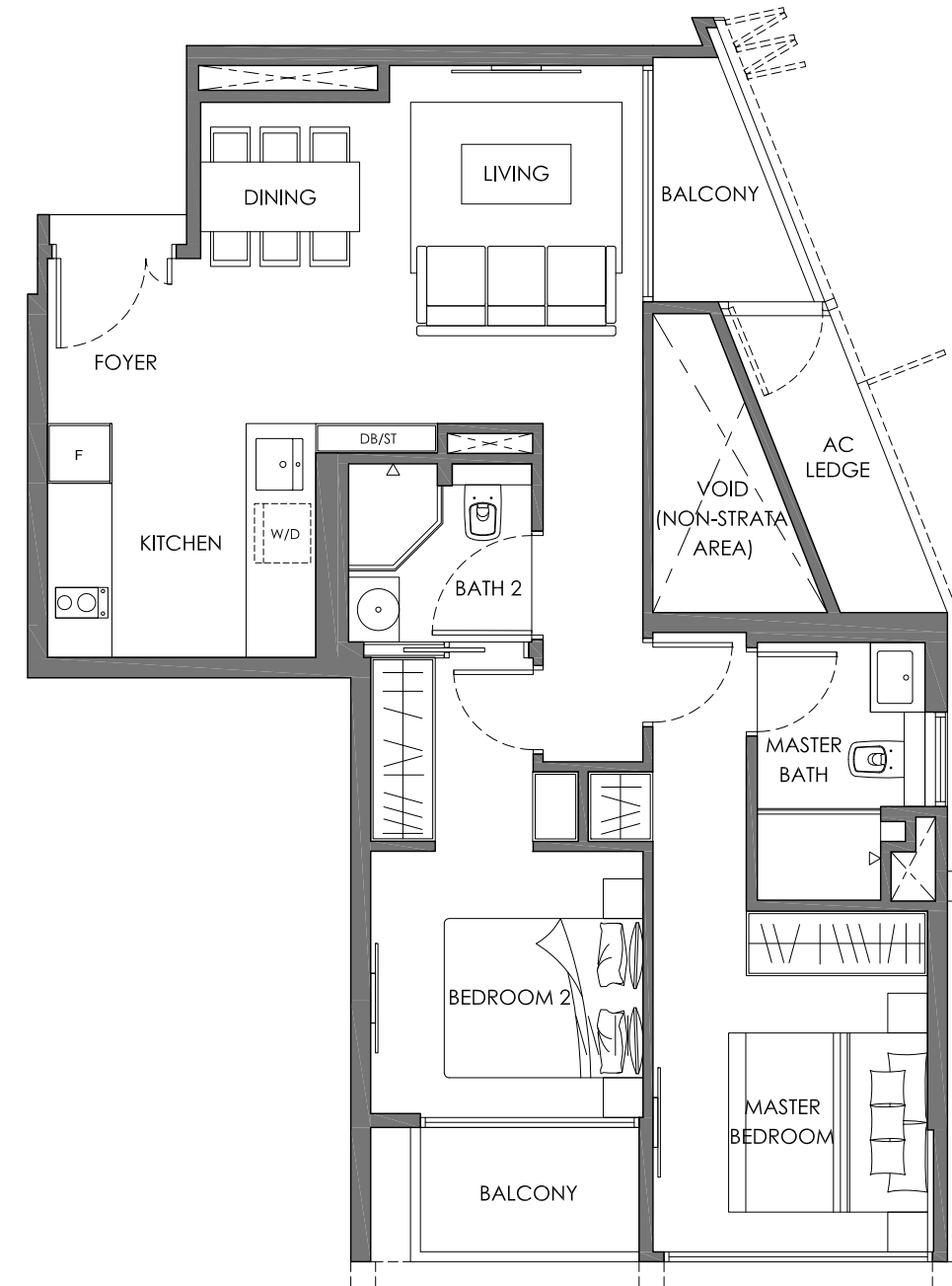
TYPE B1
2 BEDROOM



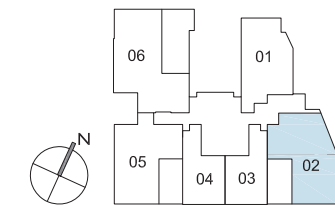
Area 67 sq m / 721 sq ft
Units #02-01 to #13-01
#15-01 to #17-01



TYPE B2
2 BEDROOM



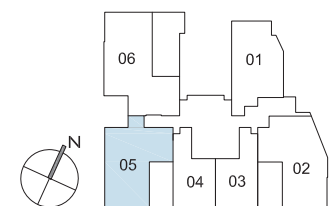
Area 76 sq m / 818 sq ft
Units #03-02, #05-02, #07-02, #09-02
#11-02, #13-02, #17-02



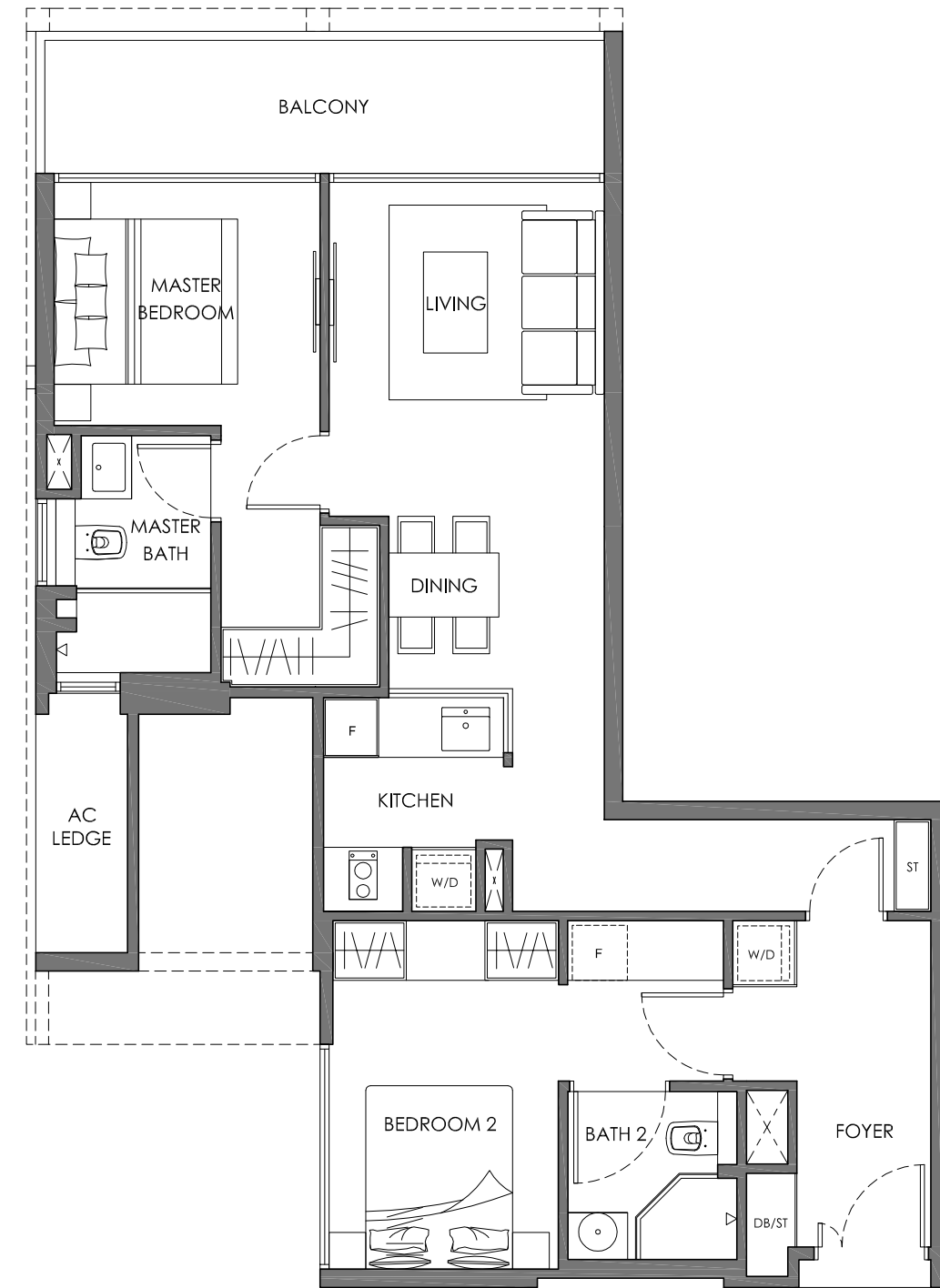
TYPE B3
2 BEDROOM



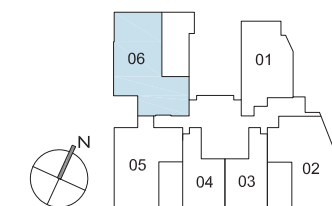
Area 76 sq m / 818 sq ft
Units #03-05, #05-05, #07-05, #09-05
#11-05, #13-05, #17-05



TYPE B4
2 BEDROOM



Area 85 sq m / 915 sq ft
Units #03-06, #05-06, #07-06, #09-06
#11-06, #13-06, #17-06

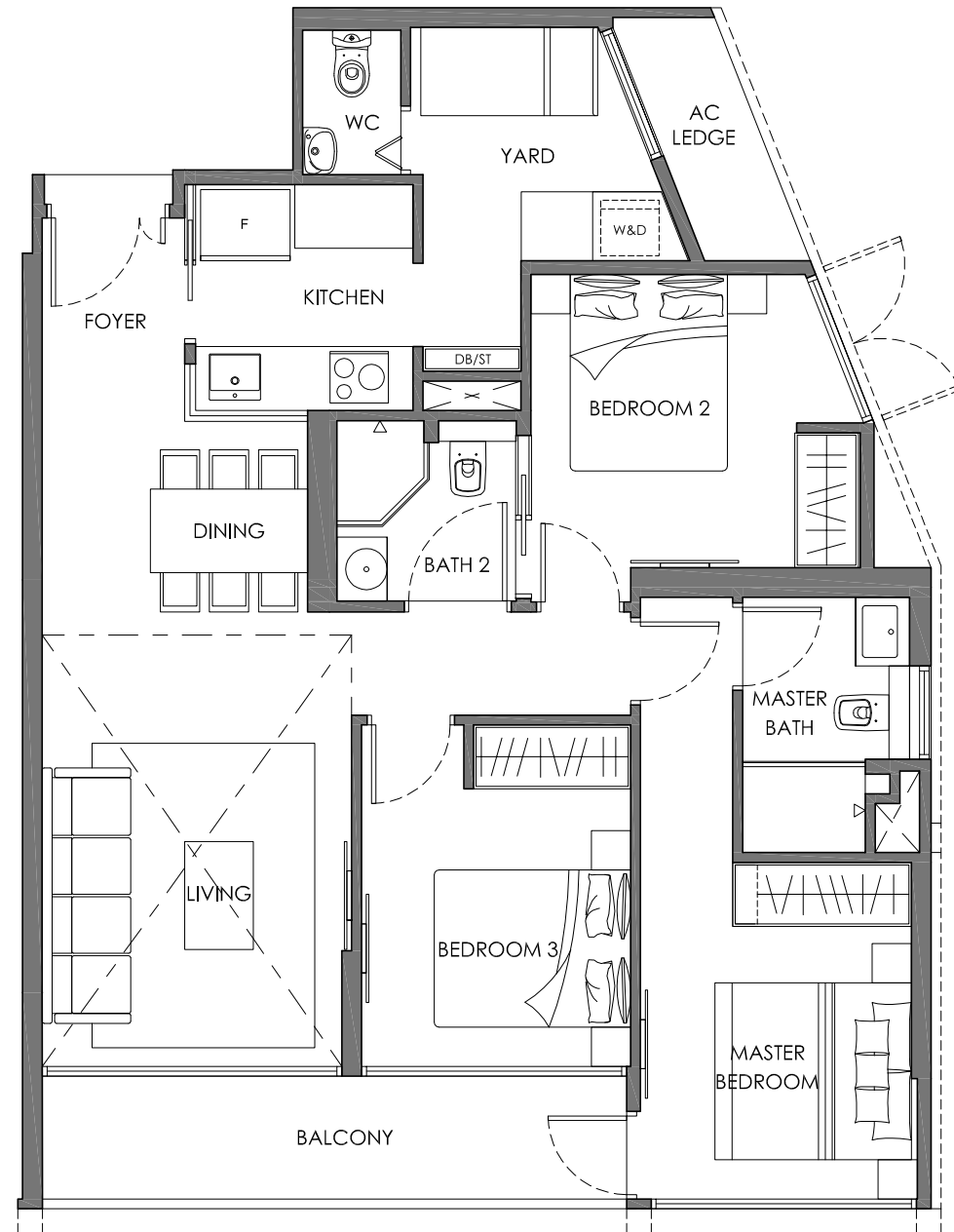




Unit Plans

3-Bedroom

TYPE C1
3 BEDROOM

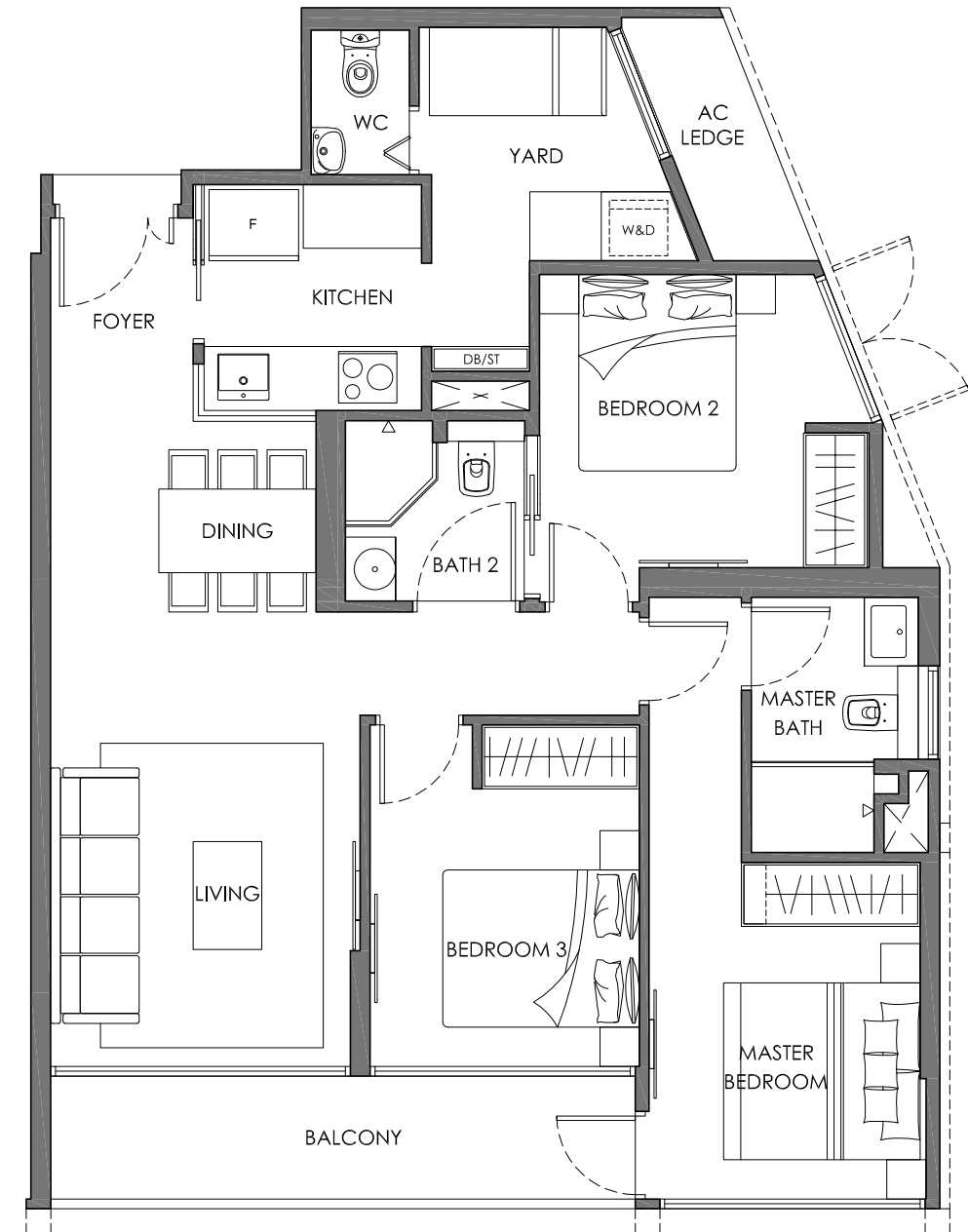


Area 113 sq m / 1216 sq ft
 Units #02-02, #04-02, #06-02, #08-02
 #10-02, #12-02, #16-02

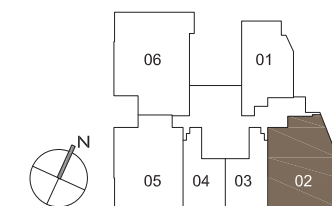


Area includes a/c ledge, balconies and void where applicable. Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure".

TYPE C1a
3 BEDROOM

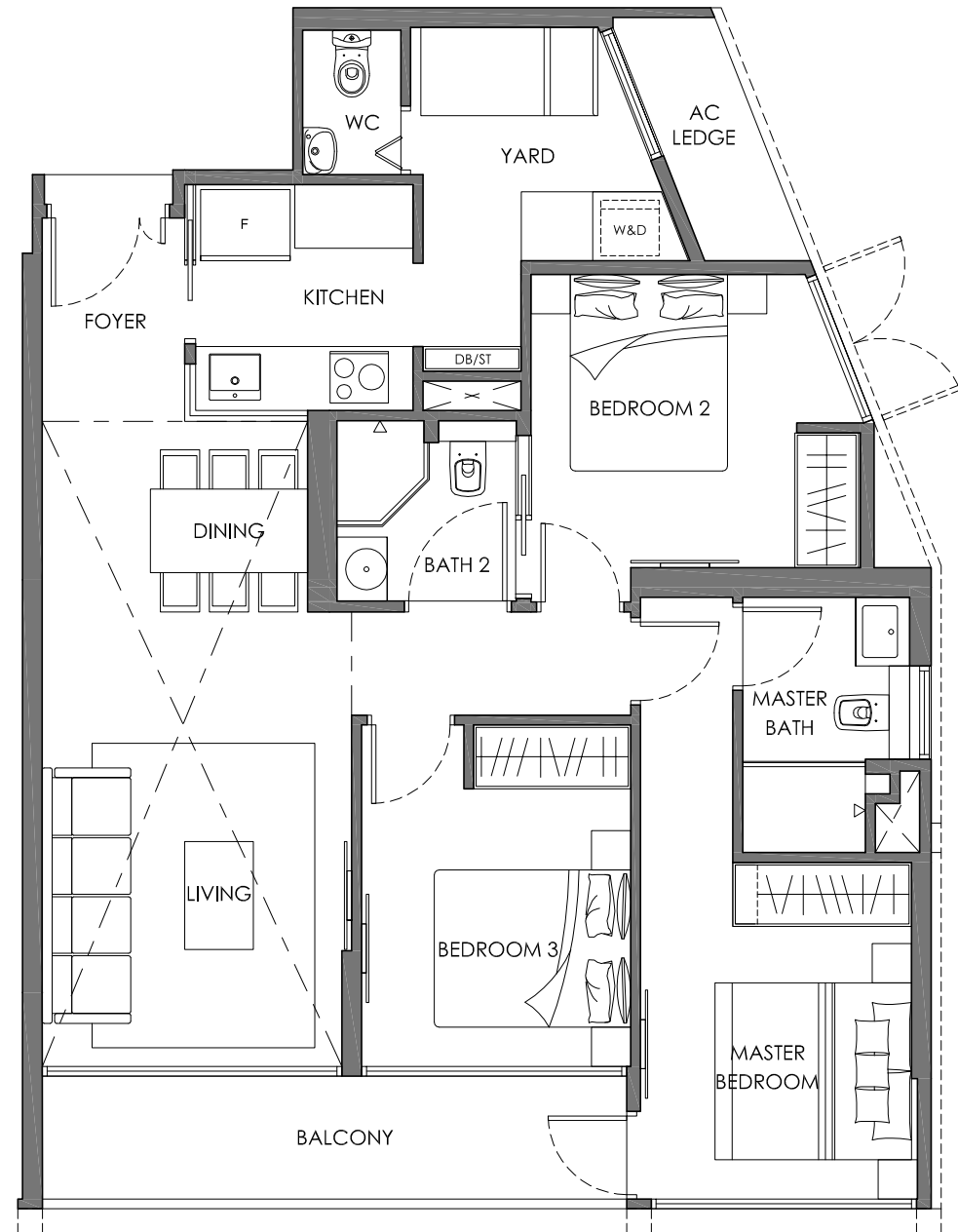


Area 98 sq m / 1055 sq ft
 Units #15-02

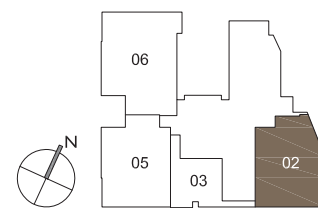


Area includes a/c ledge, balconies and void where applicable. Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure".

TYPE C1P
3 BEDROOM

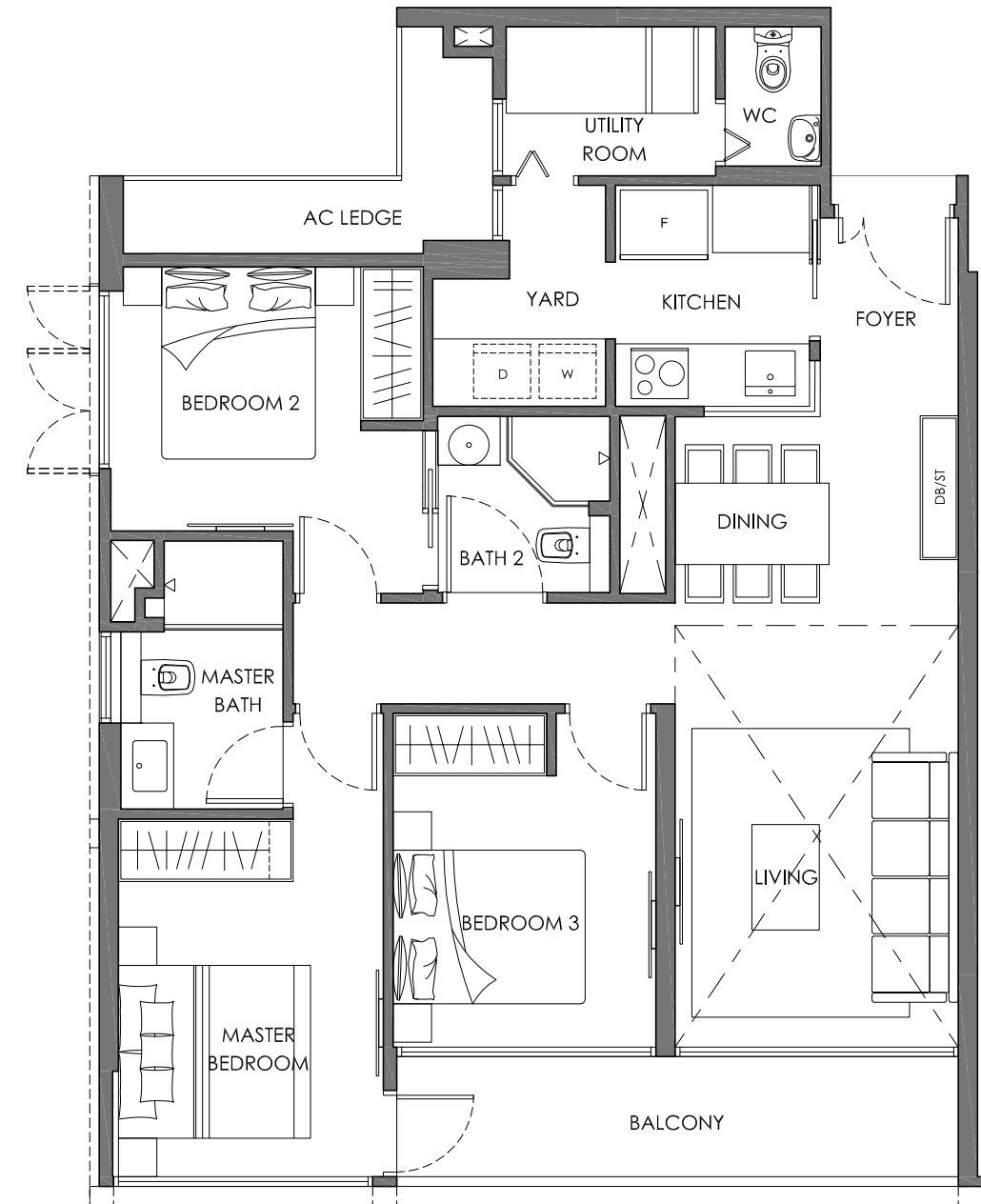


Area 119 sq m / 1281 sq ft
Units #18-02

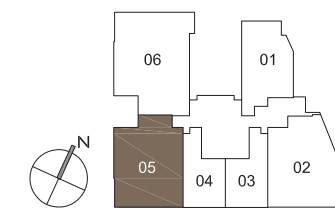


Area includes a/c ledge, balconies and void where applicable. Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure".

TYPE C2
3 BEDROOM

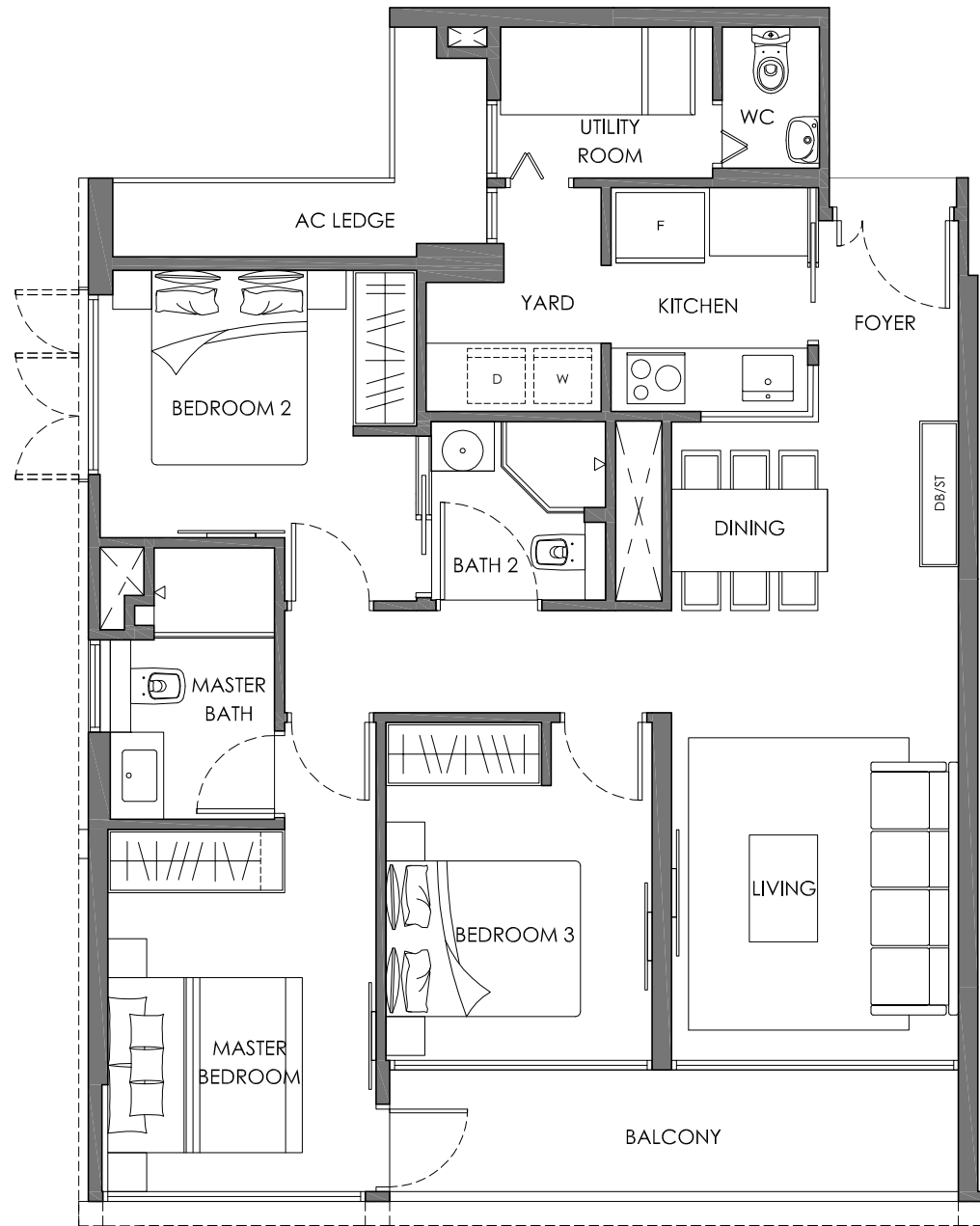


Area 113 sq m / 1216 sq ft
Units #02-05, #04-05, #06-05, #08-05
#10-05, #12-05, #16-05

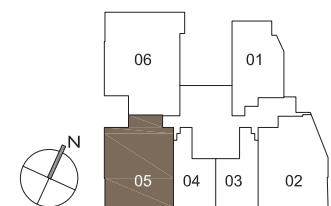


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TYPE C2a
3 BEDROOM

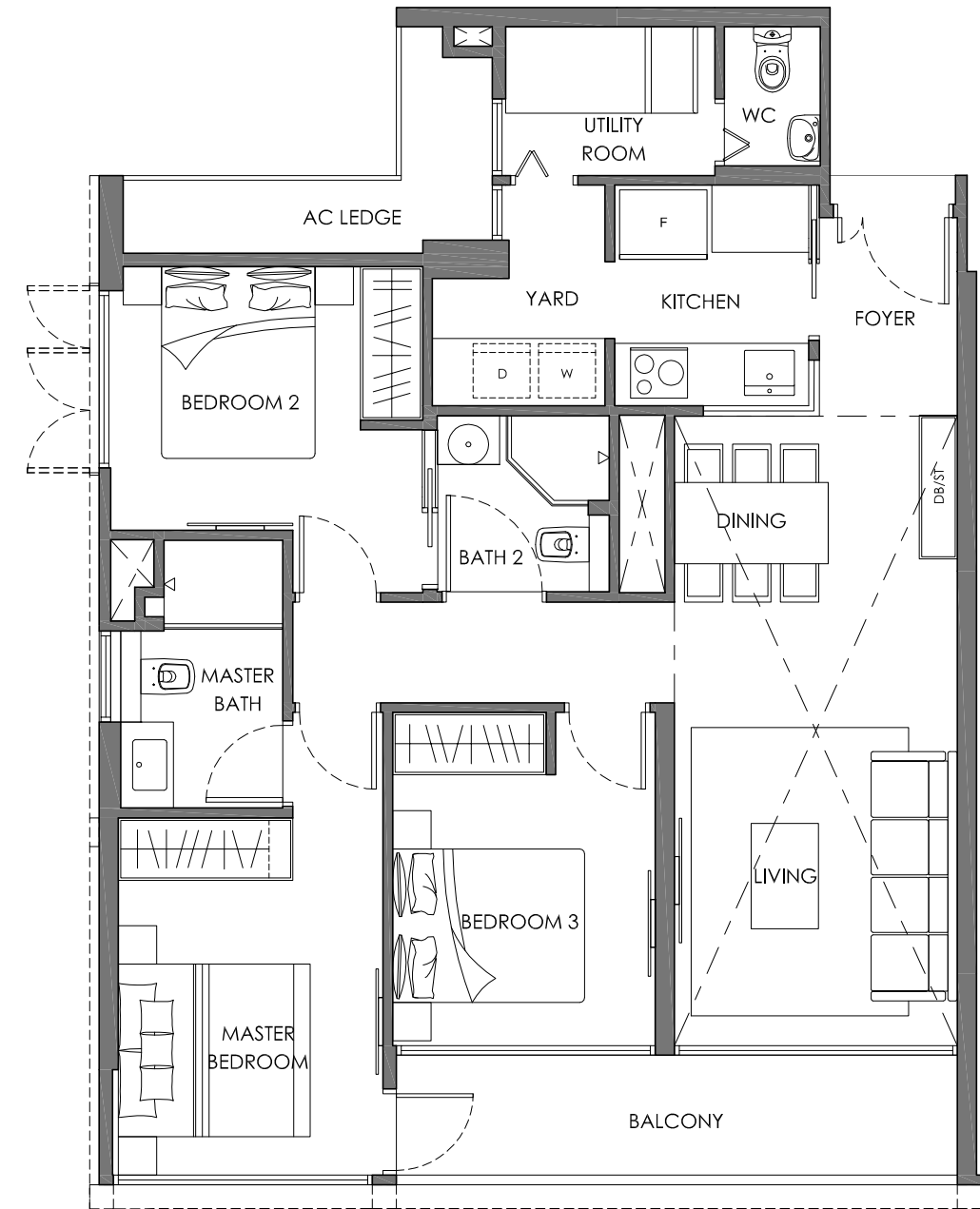


Area 99 sq m / 1066 sq ft
Units #15-05

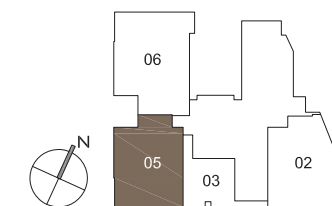


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TYPE C2P
3 BEDROOM

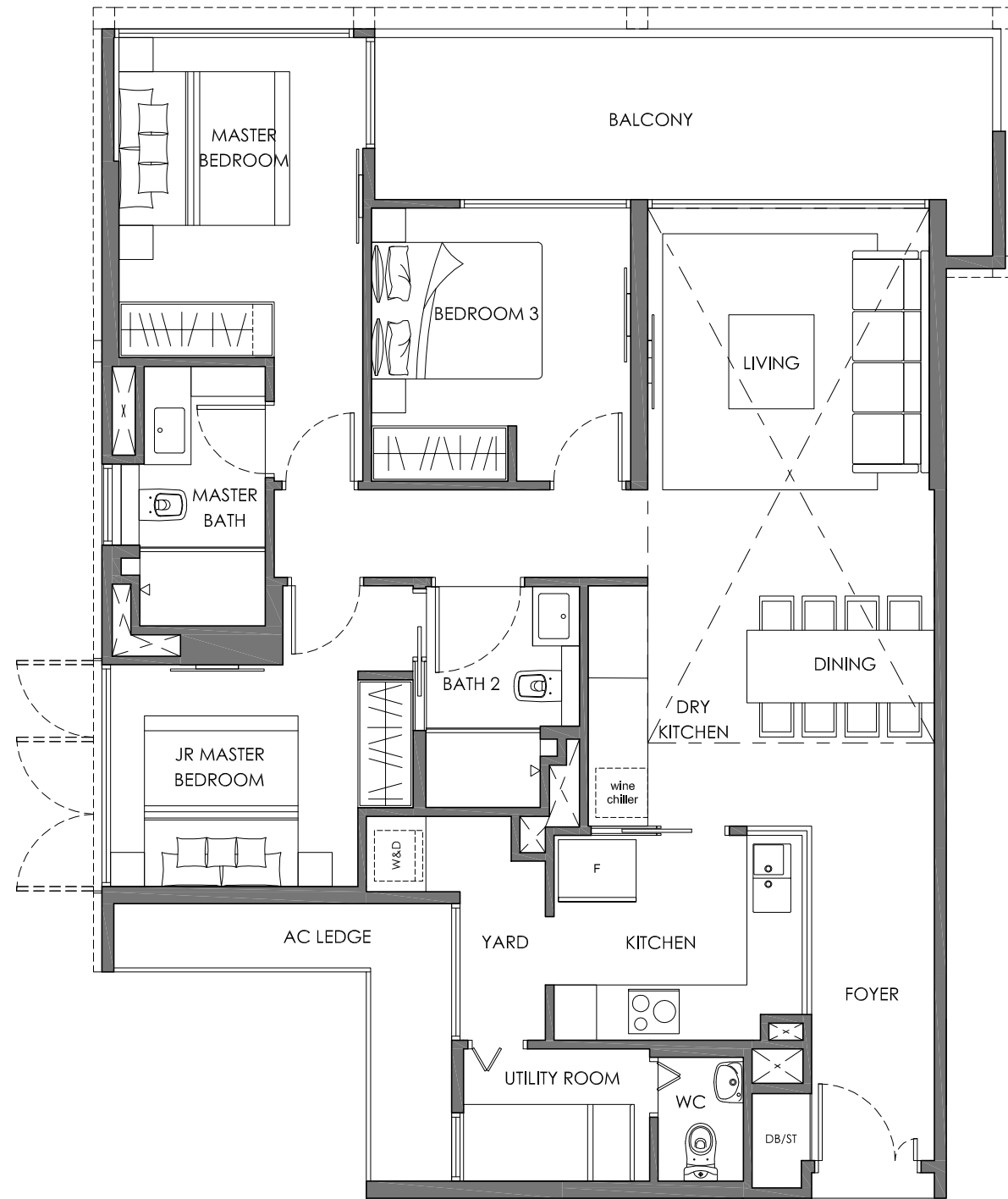


Area 120 sq m / 1292 sq ft
Units #18-05

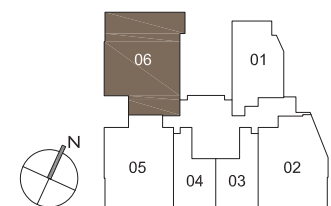


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TYPE C3
3 BEDROOM

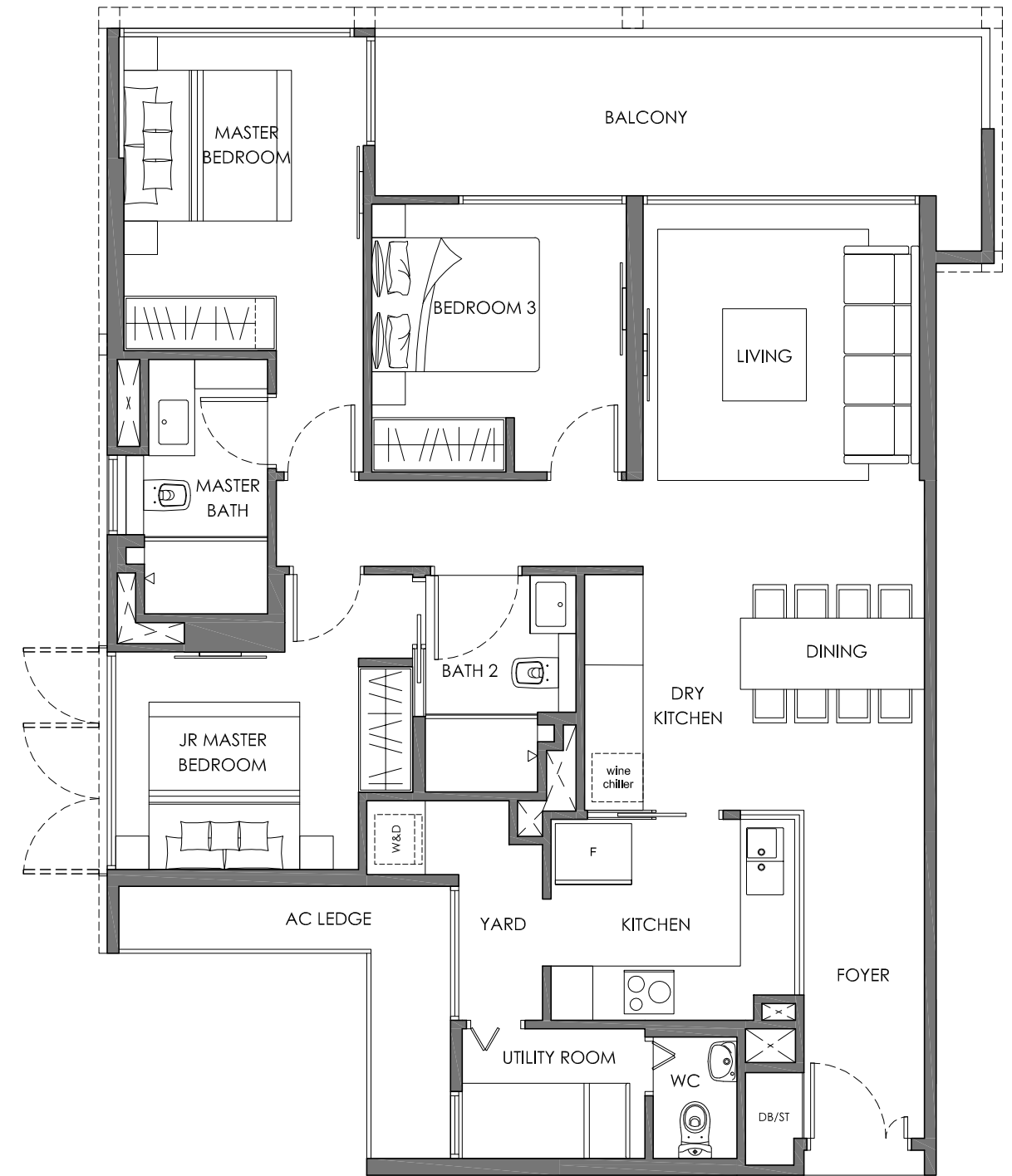


Area 147 sq m / 1582 sq ft
 Units #02-06, #04-06, #06-06, #08-06
 #10-06, #12-06, #16-06

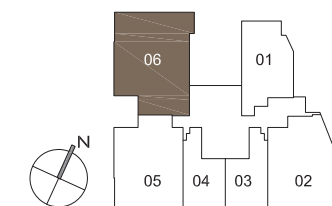


Area includes a/c ledge, balconies and void where applicable. Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure".

TYPE C3a
3 BEDROOM

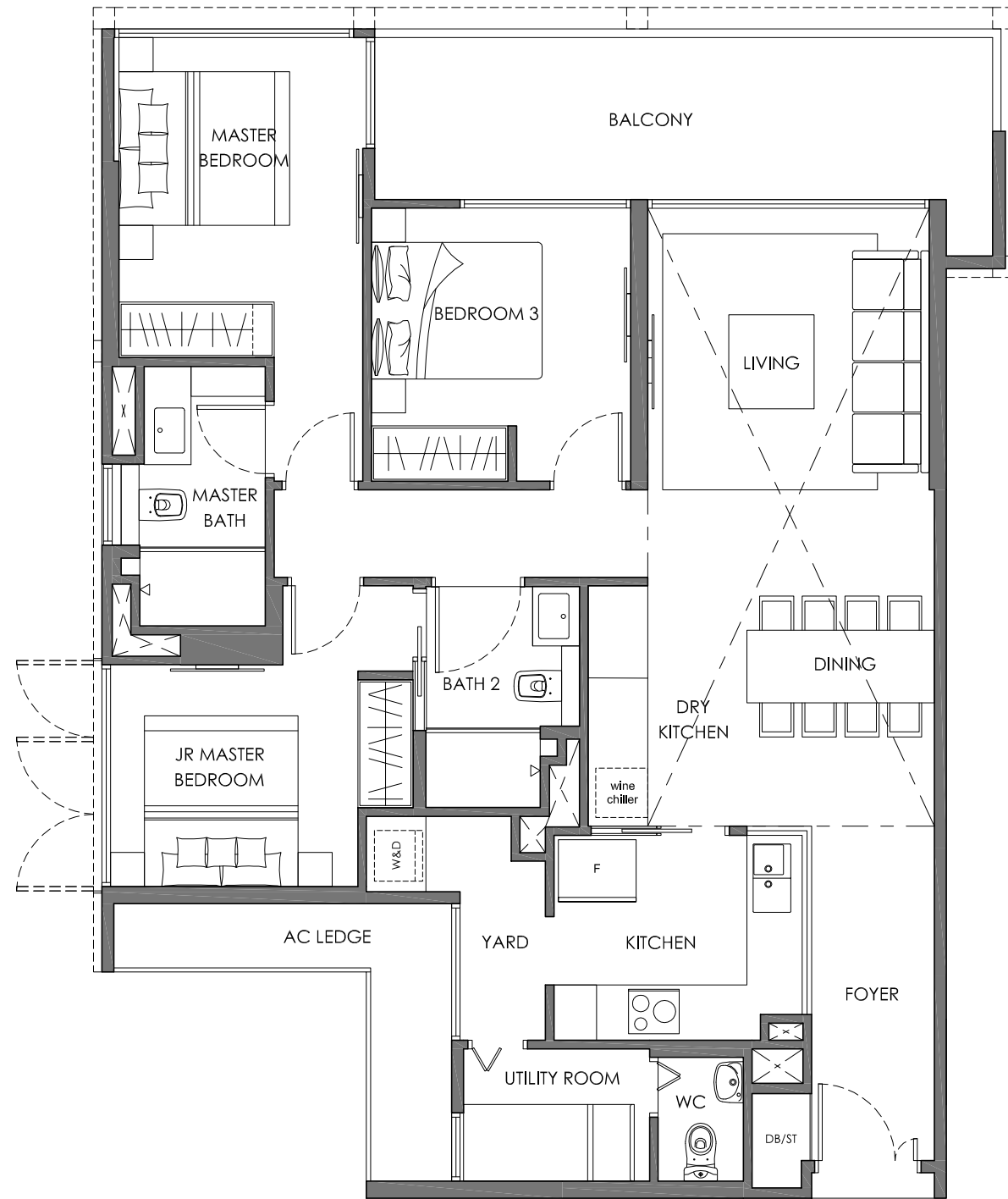


Area 124 sq m / 1335 sq ft
 Units #15-06

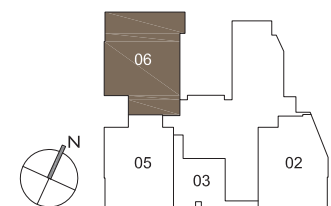


Area includes a/c ledge, balconies and void where applicable. Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure".

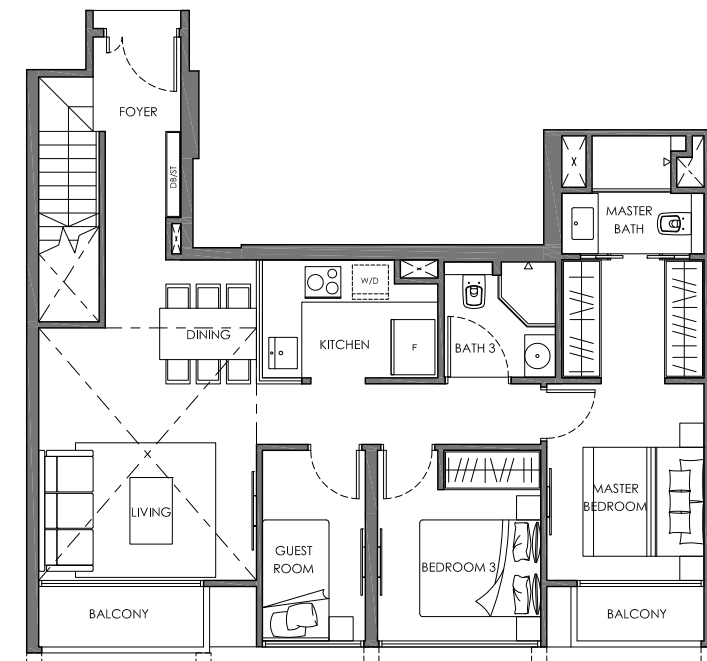
TYPE C3P
3 BEDROOM



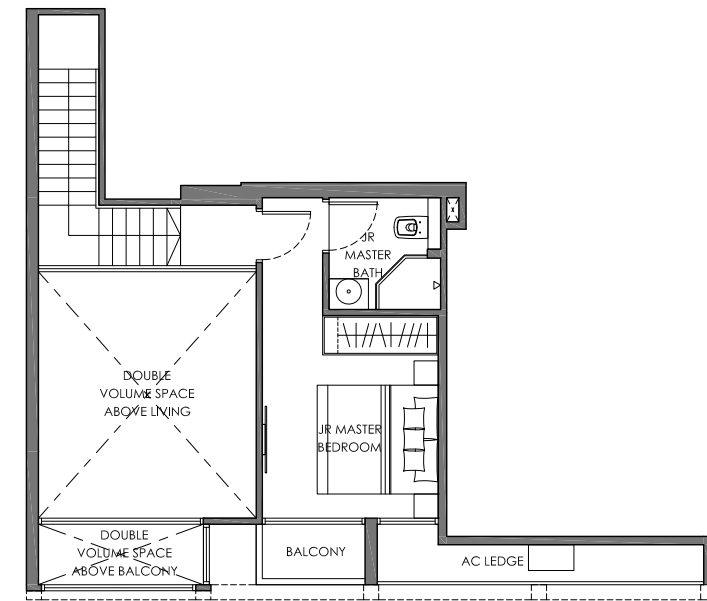
Area 150 sq m / 1615 sq ft
Units #18-06



TYPE C4P
3 BEDROOM + GUEST

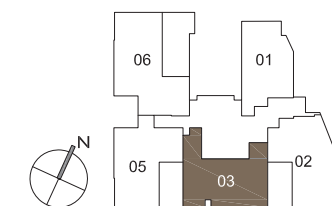


LOWER STOREY



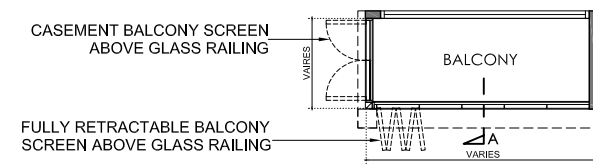
UPPER STOREY

Area 130 sq m / 1399 sq ft
Units #17-03

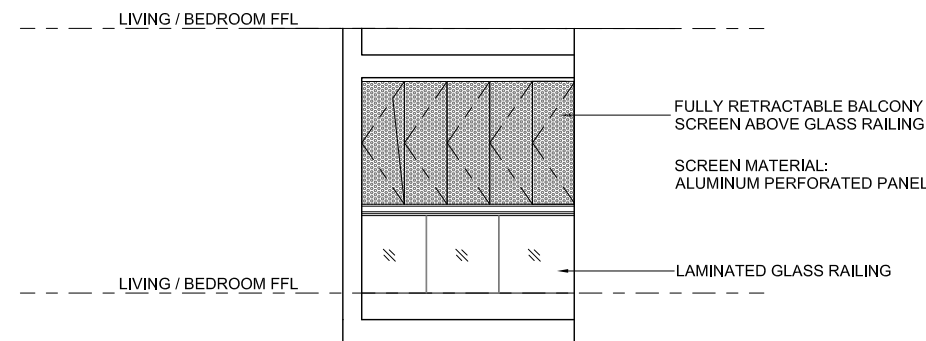


ANNEXURE

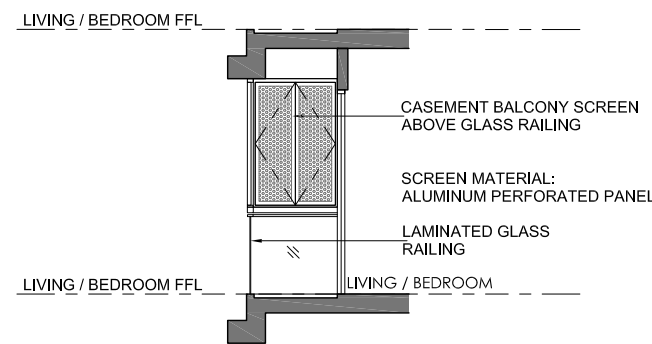
APPROVED TYPICAL BALCONY SCREEN



TYPICAL BALCONY PART PLAN



TYPICAL BALCONY FRONT ELEVATION



SECTION A

PLAN / FRONT ELEVATION / SECTION
 THE BALCONIES SHALL NOT BE ENCLOSED
 UNLESS WITH APPROVED BALCONY SCREEN

This is a typical illustration. Please check with the developer and/or management corporation for the different screen configuration requirements for different unit types. The cost of the screen and installation shall be borne by the Purchaser. Mock-up sample of the approved balcony screen is displayed at the sales gallery for reference.



Aurum is a space and business innovator with a focus on the future of people. It is the core of a trusted network of communities – creating opportunities across diverse industries for businesses, professionals and individuals seeking growth in Singapore and beyond.

Through an integrated lifestyle-led approach to Life, Work & Wellness, Aurum’s various businesses include Aurum Land, Aurum Investments, Collision 8 and Core Collective. Aurum offers a ‘golden ticket’ to residents and members across the whole group, with exclusive lifestyle packages, preferential rates and special benefits for all our customers.



Incorporated in 1982, and a subsidiary of Woh Hup Holdings Pte Ltd, Aurum Land champions functionality and form in its designs to create exclusive and beautiful living spaces. Guided by innovative thinking and market insight, Aurum Land is managed by a team of passionate industry professionals, who bring with them extensive development expertise, design excellence and technical skill. Our many design awards are testament to our unique and compelling design concepts, which are tailored to each development’s site history and context. Beyond design trends, our developments are timeless in beauty, function and form.



Core Collective is a fitness and wellness hub that houses the best trainers and health professionals under one roof. Its professionals collaborate to deliver optimum results, helping clients to lead healthier and happier lives.

With a curated community of leading resident practitioners and best-in-class facilities, Core Collective tailor-makes an integrated and highly personalised palette of fitness and wellness services best suited to members’ busy lifestyles. With a flagship space at Anson Road that was launched in April 2018, Core Collective is expanding to a second location in Dempsey with a sprawling outdoor space and wider service offerings to cater not only to urban professionals but to women and children as well.



Located in downtown Singapore, Collision 8 is an exceptional co-working space and home to a diverse community of innovators that fosters connections and collaboration to drive personal and professional growth for its members.

Collision 8 opened its first location on North Bridge Road in August 2016, doubled its space in early 2017, and expanded to a second location at Anson Road in Q1 2019. With a fast-growing community of start-ups, corporates, SMEs, investors and innovation experts, it is playing host to major players in the Singapore innovation ecosystem.

SOME OF OUR AWARDS

EdgeProp Singapore Excellence Awards 2018

Top Boutique Development: THE ORIENT

FIABCI Singapore Property Awards 2017

Winner of Residential (Low Rise): THREE 11

FIABCI World Prix d'Excellence Awards 2017

Silver Winner of Residential (Low Rise): 1919

Asia Pacific Property Awards 2017

Best Apartment Singapore: THE ASANA

FIABCI Singapore Property Awards 2016

Winner of Residential (Low Rise): 1919

South East Asia Property Awards 2016

Highly Commended Boutique Developer Singapore

Asia Pacific Property Awards 2016

Highly Commended Apartment Singapore: THE ORIENT

South East Asia Property Awards 2015

Best Boutique Developer Singapore

Asia Pacific Property Awards 2015

Best Apartment Singapore: THREE 11

International Property Awards 2014

Best Apartment in the World: 1919

Asia Pacific Property Awards 2014

Best Apartment Asia Pacific: 1919

Asia Pacific Property Awards 2014

Best Apartment Singapore: 1919

Silver Residential I-DEA Award 2012: 1919

Developer: Aurum Land (Private) Limited (ROC No. 198204243D)

Developer's Licence No.: C1286

Location: Lots 1464L, 1465C & 99752X Mukim 25 at 12 Amber Road

Building Plan No.: A1919-00103-2018-BP01

Tenure of Land: Estate in Fee Simple - Freehold

Expected Date of Vacant Possession: 1 September 2022

Expected Date of Legal Completion: 1 September 2025

Encumbrances: Mortgage(s) in favour of Malayan Banking Berhad

All information in this brochure is correct at the time of print

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