
NEWS RELEASE**UOL TO UNVEIL AMO RESIDENCE, FIRST MAJOR RESIDENTIAL LAUNCH IN ANG MO KIO IN EIGHT YEARS**

- *Prices of 372-unit development start from \$1,890 psf*
- *Strategically located in mature housing estate of Ang Mo Kio with extensive amenities and within 1km to popular schools*
- *5-minute walk to Mayflower MRT station on Thomson-East Coast Line and well-connected via future North-South Corridor*

Singapore, 7 July 2022 – UOL Group Limited (UOL), Singapore Land Group and Kheng Leong Company (60:20:20) will jointly unveil AMO Residence for preview on 9 July 2022. It is the first major private residential project in the mature housing estate of Ang Mo Kio in more than eight years. Sales will start from 23 July 2022.

Located at Ang Mo Kio Rise, off Ang Mo Kio Avenue 1, AMO Residence will offer buyers the tranquillity of living close to nature, yet within walking distance to a wide array of amenities including schools, shopping malls and public transportation.

AMO Residence will have a total of 372 units spread across two 25-storey towers that offer unblocked views of the surrounding area, which is in the vicinity of Bishan-Ang Mo Kio Park, Lower Peirce Reservoir Park and a low-rise private housing estate.

The 99-year leasehold development will comprise two- to five-bedroom units ranging from 614 sq ft to 1,475 sq ft. Three exclusive penthouses of 2,293 sq ft to 2,497 sq ft will also be available for sale. Over 80% or 300 units comprise two and three bedrooms.

AMO Residence is attractively priced for its luxury concept with units starting from \$1,890 psf. A two-bedroom unit starts from \$1.26 million; a three-bedroom is from \$1.81 million; a four-bedroom is from \$2.48 million; and a five-bedroom is from \$2.85 million.

Ms Jesline Goh, UOL Chief Investment and Asset Officer, said: “We are delighted to launch AMO Residence in a well-developed mature housing estate that has all the modern comforts and amenities, yet retains its own distinct character and charm.

“AMO Residence blends harmonious architecture with reservoir-themed landscape design that is inspired by the surrounding nature and greenery. It will be another high-quality project with strong product attributes that will attract buyers looking for a liveable home.”

She added: “AMO Residence is likely to attract owner-occupiers due to the limited supply of new developments in the Outside Central Region, as well as the availability of units at an attractive price quantum.”

Home buyers can choose from thoughtfully designed units with efficient layouts, offering spacious and flexible spaces to live, work and play. The limited-edition four- and five-bedroom units will also come with private lifts for greater privacy and exclusivity.

Residents will get to enjoy two levels of facilities for many leisure activities at three zones including a clubhouse, a 50m infinity lap pool, spa pool, outdoor fitness station and gymnasium, yoga pad, and gourmet dining pavilions for hosting private parties.

AMO Residence is situated within a five-minute walk to Mayflower MRT station on the Thomson-East Coast Line and one stop to Bright Hill MRT interchange on the future Cross Island Line. In addition, the project is well-connected to other parts of the island via the future North-South Corridor, which will reduce travel times to the Central Business District by up to 30 minutes once ready by 2026.

Popular schools within one kilometre of AMO Residence include Ai Tong School, CHIJ St Nicholas Girls’ School and Ang Mo Kio Primary School. The development is also in the vicinity of restaurants and shops at Junction 8, AMK Hub and Thomson Plaza.

A 20km-long cycling path looping around the estate is being completed in phases and will transform Ang Mo Kio into the first fully developed walking and cycling town in Singapore.

AMO Residence is expected to be completed in 2026.

Clavon, which was launched in December 2020, was fully sold in June this year. Comprising 640 units, the development was designed in response to changing lifestyles, incorporating work-from-home elements. Avenue South Residence and The Watergardens at Canberra, launched in September 2019 and August 2021 respectively, have enjoyed brisk sales with limited units left.

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About UOL Group Limited

UOL Group Limited (UOL) is a leading Singapore-listed property and hospitality group with total assets of about \$20 billion. The Company has a diversified portfolio of development and investment properties, hotels and serviced suites in Asia, Oceania, Europe and North America. With a track record of over 50 years, UOL strongly believes in delivering product excellence and quality service in all its business ventures. UOL, through its hotel subsidiary Pan Pacific Hotels Group Limited, owns three acclaimed brands namely “Pan Pacific”, PARKROYAL COLLECTION and PARKROYAL. The Company’s Singapore-listed property subsidiary, Singapore Land Group Limited, owns an extensive portfolio of prime commercial assets and hotels in Singapore.

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Appendix

AMO RESIDENCE FACTSHEET

DEVELOPMENT DETAILS		
Developer	United Venture Development (2021) Pte Ltd	
Development	Proposed residential development that is a five-minute walk to Mayflower MRT station. The project comprises two 25-storey blocks and is in the vicinity of Bishan-Ang Mo Kio Park, Lower Peirce Reservoir Park and a low-rise housing estate.	
Tenure of Land	99 years leasehold	
Site Area	12,679.4 sqm/approximately 136,480 sq ft	
Plot Ratio	2.5	
Total No. of Units	372	
No. of Car Park Lots	372 residential car park lots	
Expected Date of Vacant Possession	31 December 2026	
Architect	P&T Consultants Pte Ltd	
Location	21 and 23 Ang Mo Kio Rise	
Unit Types	92 units of 2-bedroom	614 – 678 sq ft
	92 units of 2-bedroom Premium	743 sq ft
	47 units of 3-bedroom	958 sq ft
	47 units of 3-bedroom + Study	1,044 sq ft
	24 units of 3-bedroom Premium + Study	1,141 – 1,367 sq ft
	45 units of 4-bedroom	1,292 sq ft
	22 units of 5-bedroom	1,475 sq ft
	3 units of Penthouse	2,293 – 2,497 sq ft

Development's Facilities	<u>Basement</u>
	1. Bicycle Parking
	<u>1st Storey</u>
	2. Karaoke Room
	<u>2nd Storey</u>
	3. Arrival Court
	4. Arrival Oasis
	5. Function Room 1
	6. Gym and Social Space
	7. Kid's Splash
	8. Party Deck
	9. Lounge Deck
	10. Aquatherapy Pool
	11. Recreational Pool
	12. Social Garden
	13. Sitting Alcove
	14. Flower Garden
	15. Foot Reflexology
	16. Pet's Scape
	17. Tranquil Lawn
	18. Sun Deck
	19. 50m Lap Pool
	20. Lounge Pool with Pool Cabanas
	21. Cascading Stream
	22. Waterwall
	23. Yoga Lawn
	24. Kid's Play
	25. Leisure Pool
	26. Aqua Gym Pool
	27. Function Room 2
	28. Function Room 3
	29. Open Lawn
	30. Gourmet Pavilion
	31. Grill Pavilion
	32. Chill-Out Pavilion
	33. Hammock Deck
	34. Vitality Pool
	35. Tennis Court
	36. Reading Terrace
37. Outdoor Fitness	
38. Rustic Woodland	
39. Swing Garden	

<p>Unique Selling Points</p>	<p>Highly Anticipated Launch</p> <ul style="list-style-type: none"> • First private residential project in Ang Mo Kio in more than eight years • Limited supply of new developments in the Outside Central Region <p>Connectivity</p> <p><i>MRT and Public Transport</i> Five minutes' walk to Mayflower MRT station on the Thomson-East Coast Line and one stop to Bright Hill MRT interchange on the future Cross Island Line</p> <p><i>Driving</i> Well-connected to other parts of the island via the future North-South Corridor</p> <p>Education Popular schools within 1km include Ai Tong School, CHIJ St. Nicholas Girls' School and Ang Mo Kio Primary School</p> <p>Recreation</p> <ul style="list-style-type: none"> • Close to Bishan-Ang Mo Kio Park and Lower Peirce Reservoir Park • 20km-long cycling path network in Ang Mo Kio to be completed by 2022 <p>Food, Dining, Shopping and Entertainment Close to Junction 8, AMK Hub and Thomson Plaza</p>
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