

TEMBUSU GRAND



TEMBUSU GRAND

—

The Essence of
Katong Living



ARTIST'S IMPRESSION

A sense of heritage

A vision of the future

Tembusu Grand, sitting comfortably in the charming enclave of Tanjong Katong and East Coast, perfectly balances the need for tranquility while being at the centre of it all.

A modern development with its unique stamp of quiet and understated elegance. Its towering architecture takes inspiration from the Tembusu heritage tree, featuring colours, textures and an iconic crown design that mirrors the tree's sculptural form. All nestled within a lush, evergreen landscape with thematic gardens and cascading water features.

A desirable landmark in a timeless neighbourhood



A neighbourhood with old world charm

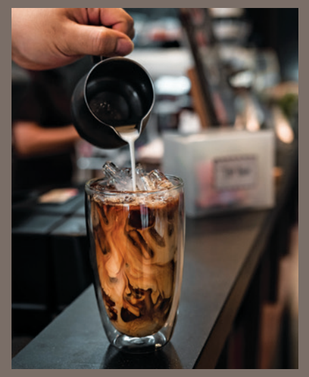
Neighbours with fresh perspectives

The Katong District has always been a melting pot of old and new, with something for every taste—whether it's old school local cakes or handmade French pastries, coffee pulled through a sock, or brewed by artisan baristas.

Immerse in the area's famed Peranakan culture through the vibrantly coloured heritage shophouses on East Coast Road, where many quaint cafés await your discovery. Modern conveniences are also easily found at nearby malls such as i12 Katong, Parkway Parade, and PLQ Mall.









Return to your roots

Or watch your roots grow

For parents who grew up or attended school in the area, there's nothing quite like a Katong childhood. With some of Singapore's iconic schools within walking distance, including Tanjong Katong Primary School, Tanjong Katong Girls' Secondary School, Kong Hwa School and many more, Tembusu Grand makes an ideal home to raise a young family.



Eastside living that's next to the city

With East Coast Park and Singapore Sports Hub just a 5-minute drive away, starting your day with a healthy dose of exercise is a breeze.

The relaxing seaside ambience of East Coast Park is yours to enjoy freely and easily all hours, all day. Whether as your starting point to explore the Round-Island Route that connects to the park; to experience the adrenaline rush of skating at Xtreme Skate Park, or to simply indulge in the delicious fare served at the East Coast Seafood Centre restaurants or East Coast Lagoon Food Village.









Welcome home to seamless connectivity

The convenient location places the Central Business District and Marina Bay Sands at a mere 10-minute drive away. For the frequent flyer, Changi Airport can be reached in just 12 minutes. Connectivity will be further enhanced as the future Tanjong Katong MRT station is just 8-minute walk away.





The best of the East begins at Tembusu Grand

Retail

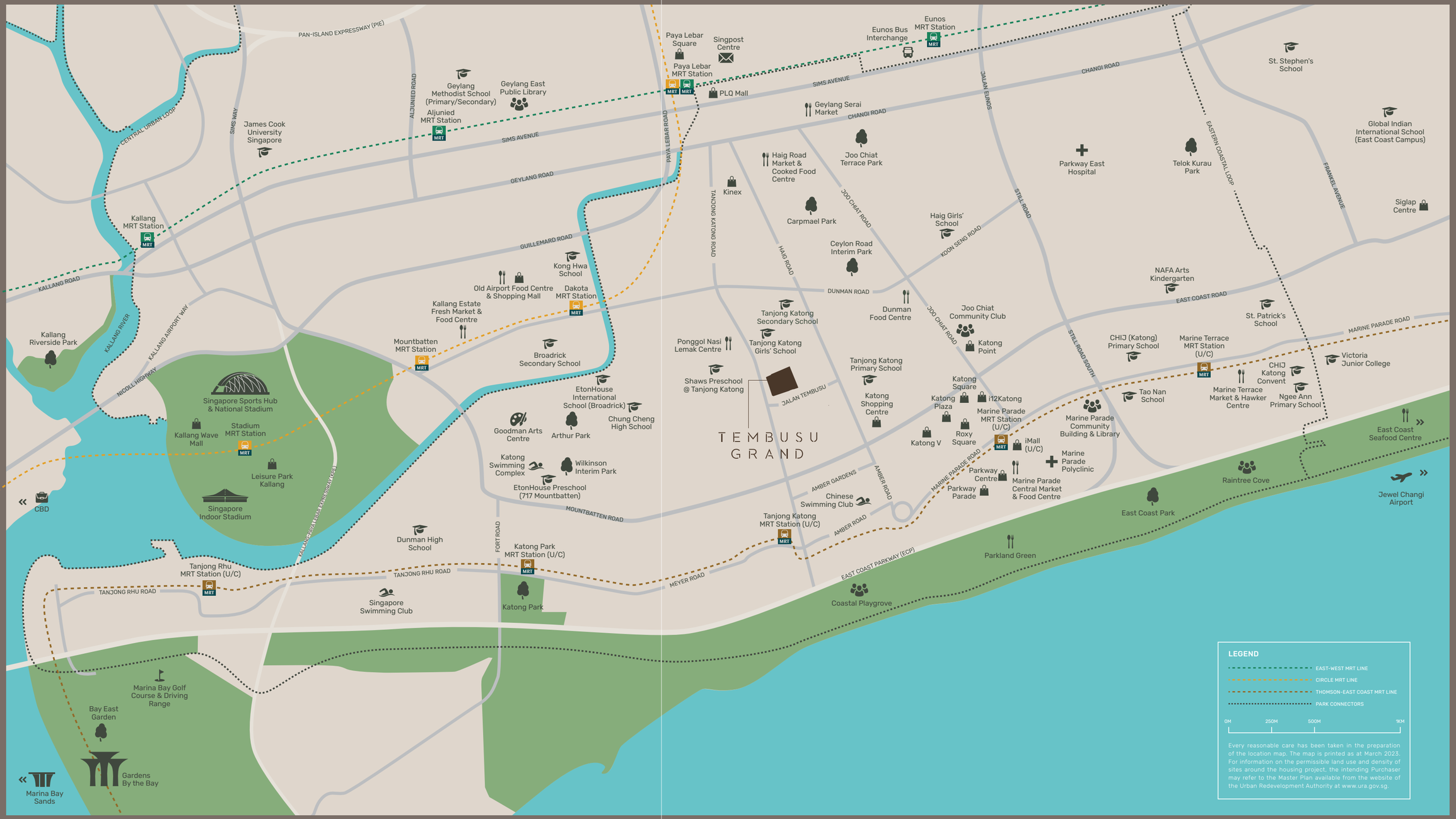
i12 Katong
Parkway Parade
Kinex
PLQ Mall
Katong Shopping Centre
Katong Plaza
Katong V

Schools

Tanjong Katong Primary School
Haig Girls' School
Kong Hwa School
Tanjong Katong Girls' School
Tanjong Katong Secondary School
Chung Cheng High School
Tao Nan School
CHIJ (Katong) Primary
Geylang Methodist Primary School

Recreational Spaces

Singapore Sports Hub
Singapore Indoor Stadium
East Coast Park
Chinese Swimming Club
Singapore Sports Club
Marina Bay Golf Course
Gardens by the Bay



Every reasonable care has been taken in the preparation of the location map. The map is printed as at March 2023. For information on the permissible land use and density of sites around the housing project, the intending Purchaser may refer to the Master Plan available from the website of the Urban Redevelopment Authority at www.ura.gov.sg.

A statement of modern architecture with punctuations of nature

Entering through the Arrival Courtyard, the lush greenery and water features remind you to slow down and breathe. Relax your senses naturally through the Scent and Herbs Gardens. Enjoy evening strolls at the Serenity Walk and Garden. Or bring your pets out to the Pets Corner for some outdoor fun.

A yoga studio, tennis court and gymnasium overlooking the lap pool let you unwind from the day. Social spaces like the Leisure Lawn and Co-Working Lounge offer unique spaces to work from home.



Co-Working Lounge

ARTIST'S IMPRESSION



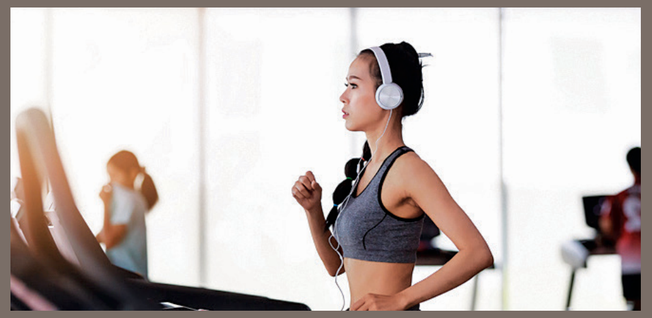
Gymnasium

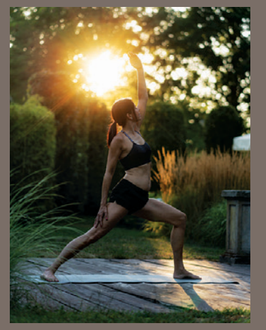
ARTIST'S IMPRESSION



Arrival Courtyard

ARTIST'S IMPRESSION







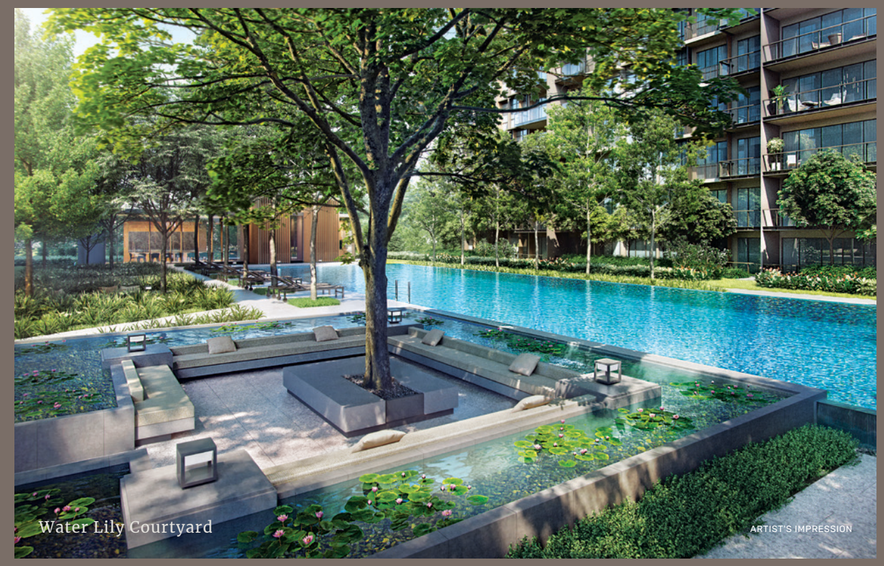
Idyllic by nature

Purposeful by design



Spa Pool

ARTIST'S IMPRESSION



Water Lily Courtyard

ARTIST'S IMPRESSION



50m Infinity Lap Pool

ARTIST'S IMPRESSION

The Grand Club sits among lush gardens with different pools for various recreational enjoyment. The Wading Pool and Family Pool will keep kids and parents happily engaged. While the intimate Spa Pool is ideal for relaxing. Serious swimmers will appreciate the 50m Infinity Lap Pool where they have ample space to perfect their strokes.



Spaces to play and engage

The beautifully appointed Function Room is ideal for hosting extended family gatherings or throwing fun-filled birthday parties for kids.

For more intimate events, book a private chef to cook an indulgent feast for your party at the Private Dining.

There's something to entertain and engage everyone. Adults can sing to their hearts' content at the Karaoke Pod or battle it out with fellow gamers at the Gaming Pod. Kids will have a ball of a time playing hide and seek or any game they can imagine at the Playhouse and Kids' Playroom.













Beneath the understated elegance lies a future of vibrant possibilities

Thoughtfully designed with functional layouts to maximise your living comfort, Tembusu Grand caters to different lifestyle needs with a selection of well-appointed homes – ranging from 1-bedroom + study to 5-bedroom and 2 exclusive penthouse units. Smart-home technologies enhance your sanctuary of modern luxury further with seamless living.



Options to indulge outside

Canvas to create inside

You are never far from our nation's favourite cuisines. Yet you will be tempted to experiment and create gastronomical wonders at home, using your top-of-the-line kitchen that's equipped with a Miele hood, hob and oven, and Liebherr refrigerator. Take care of your laundry with a Smeg washer and dryer. Larger 4- & 5-bedroom units will also be fitted with a Smeg dishwasher.







Intimately luxurious touches

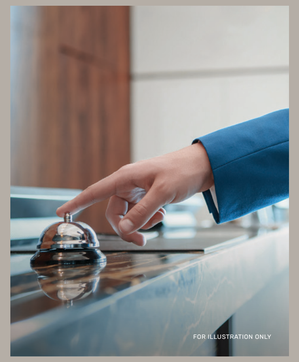
Impeccably crafted details

Beauty sleep begins with a beautiful bedroom, of which a select few will offer a purpose-designed accessories cabinet. Luxuriate in the privacy of your bathroom designed with spacious vanity counters, finished with wares from Geberit and shower fittings by Hansgrohe.









A home that is smart within and out

Residential Services

Completing your life with ease, our team of Residential Hosts are on hand to provide seamless assistance. From your day-to-day needs such as parcel collection, arranging for laundry and transport bookings; to special occasions like catering for parties, restaurant reservations and more* — it's all taken care of.

*Selected services are chargeable

Get used to having your way with smart features that make your life at Tembusu Grand even better. Control them remotely via the Smart Home app on your mobile device.



Smart Home

Smart Home Gateway with Built-in Camera
Connects to all compatible devices. Remote surveillance and control of camera via mobile app.

Smart Air Con Controls
Hot day? Turn on the air conditioning in your living and master bedroom remotely and have the home cooled in preparation for your return.

Smart Lighting Controls
Schedule the lights in your living and master bedroom to come on automatically or check if you have forgotten to turn them off.

Smart Digital Lockset
The convenience of locking or unlocking the door remotely. You can also use PIN, biometrics, key or access card.

Smart Video Doorbell
Get notified when someone is at the door, so you can see who is paying a visit or communicate with them.

Smart Community

Smart Booking/Payment
Check on the availability and pay for the booking of facilities.

Smart Audio Video Intercom
Let visitors announce their arrival at the lift lobby so you can let them in with a simple tap.

Smart Invite
Pre-register your visitors and generate a QR code invite to allow them easy entry to the development.

Smart Car Plate Recognition
Give your visitors seamless access by pre-registering their car plate numbers.

*Please note that the use of these services and facilities are chargeable as they are provided by third party service providers ("Service Providers"). While our Residential Host will assist in making arrangements, all costs incurred for use of these services and facilities are to be borne by residents. Provision of these services and facilities may be modified according to availability and at the discretion of the Service Providers. The Service Providers also reserve the right to terminate the services and facilities without prior notice. Other terms and conditions apply. Visual representations are not representations of the actual provision.



Embracing sustainability through design

Awarded the BCA Green Mark Platinum Super Low Energy

Take pleasure in a home that not only affords you all the modern comforts, but does so with your interest and that of the earth at heart.

Energy-Efficient Design
- Building oriented for good natural ventilation in both the common areas and residential units
- Building façade designed to minimise direct west-facing facades
- Provision of Renewable Energy to offset 30% designated common area electricity consumption

Energy-Efficient Features
- Energy-efficient air-conditioning system for all residential units and common areas
- Energy-efficient lighting design with use of LED lighting and motion sensors at designated common areas
- Energy-efficient lifts with sleep mode function
- Air-conditioning system with demand control strategies for communal facilities to minimise any energy wastage
- Electrical Vehicle charging stations at designated carpark lots
- Energy-efficient household equipment

Water-Efficient Features
- Water-efficient fittings are provided for all residential units

Environmental Quality and Protection
- Use of certified sustainable building materials
- Low Volatile Organic Compounds (VOC) paints for all internal walls to ensure healthy indoor air quality
- Landscape and water features to reduce urban heat build-up at the public realm creating a comfortable environment

Other Green Features
- Smart home with smart community system for residents' comfort and convenience
- Provision of bicycle parking lots to promote green transport and healthy lifestyle
- Provision of recycle bins at designated communal areas
- Pneumatic waste collection and disposal system for general and recyclable waste



TEMBUSU GRAND

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Site Plan • Schematic Diagram • Floor Plans

Site Plan

Arrival (Level 1)
1. Arrival Courtyard
2. Guardhouse
3. Arrival Sculpture
4. Arrival Water Cascade
5. Residential Services Counter

Serenity (Level 1)
6. Scent Garden
7. Gourmet Pavilion
8. Herbs Garden
9. Serenity Garden
10. Serenity Lawn
11. Serenity Deck
12. Serenity Walk
13. Pets Corner
14. Tropical Garden
15. Garden Courtyard
16. Terrace Garden
17. Garden Pavilion

Splash (Level 1)
18. Water Lily Courtyard
19. Pool Deck
20. 50m Infinity Lap Pool
21. Pool Lounge
22. Spa Pool
23. Relaxing Pool
24. Wading Pool
25. Water Cascade
26. Changing Room (With Steam Room)

Adventure (Level 5)
27. Swing Garden
28. Garden Lounge
29. Play Dome
30. Playhouse
31. Kids' Playroom
32. Water Courtyard

Respite (Level 5)
33. Yoga Studio
34. Meditation Deck
35. Garden Cabana
36. Leisure Lawn
37. Lounge Deck
38. Co-Working Lounge
39. BBQ Pavilion
40. Tennis Court
41. Gymnasium

Grand Club (Level 1)
a. Entertainment Room
b. Karaoke Pod
c. Gaming Pod
d. Function Room

Tembusu Club (Level 2)
e. Private Dining
f. Observation Deck

Others
A. Side Gate (Level 1)
B. Sub Station (Basement 1)
C. Genset (Level 1)
D. Bin Centre (Basement 1)
E. Ventilation Shaft (Level 1)

Water Tank (Roof)



The renderings of the units as shown are for illustrative purposes only. The shading and outline of the unit type only applies to typical units. The boundary lines of the units set out here are not to be taken as a factual representation of the actual units. Kindly refer to the approved BP plans for the actual unit outline/boundary lines.

Schematic Diagram

Block 92
Jalan Tembusu
S439142

UNIT/ FLOOR	01	02	03	04	05	06	07	08
21			C2S(d)	A2S(d)	B1(d)	C1(d)	D1(d)	B2S(d)
20	A2S(d)	D1(d)	C2S	A2S	B1	C1	D1	B2S
19	A2S	D1	C2S	A2S	B1	C1	D1	B2S
18	A2S	D1	C2S	A2S	B1	C1	D1	B2S
17	A2S	D1	C2S	A2S	B1	C1	D1	B2S
16	A2S	D1	C2S	A2S	B1	C1	D1	B2S
15	A2S	D1	C2S	A2S	B1	C1	D1	B2S
14	A2S	D1	C2S	A2S	B1	C1	D1	B2S
13	A2S	D1	C2S	A2S	B1	C1	D1	B2S
12	A2S	D1	C2S	A2S	B1	C1	D1	B2S
11	A2S	D1	C2S	A2S	B1	C1	D1	B2S
10	A2S	D1	C2S	A2S	B1	C1	D1	B2S
09	A2S	D1	C2S	A2S	B1	C1	D1	B2S
08	A2S	D1	C2S	A2S	B1	C1	D1	B2S
07	A2S	D1	C2S	A2S	B1	C1	D1	B2S
06	A2S	D1	C2S	A2S	B1	C1	D1	B2S
05	A2S	D1	C2S	A2S	B1	C1	D1	B2S
04	A2S	D1	C2S	A2S	B1	C1	D1	B2S
03	A2S	D1	C2S	A2S	B1	C1	D1	B2S
02	A2S	D1	C2S	A2S	B1	C1	D1	B2S
01	A2S(p)	D1(p)	C2S(p)		B1(p)	C1(p)	D1(p)	B2S(p)

Block 94
Jalan Tembusu
S438669

UNIT/ FLOOR	09	10	11	12	13	14	15	16
20	B2S(d)	D1(d)	C1(d)	A2S(d)	B1(d)	C2S(d)	PH(#20-15)	
19	B2S	D1	C1	A2S	B1	C2S	E1	B2S
18	B2S	D1	C1	A2S	B1	C2S	E1	B2S
17	B2S	D1	C1	A2S	B1	C2S	E1	B2S
16	B2S	D1	C1	A2S	B1	C2S	E1	B2S
15	B2S	D1	C1	A2S	B1	C2S	E1	B2S
14	B2S	D1	C1	A2S	B1	C2S	E1	B2S
13	B2S	D1	C1	A2S	B1	C2S	E1	B2S
12	B2S	D1	C1	A2S	B1	C2S	E1	B2S
11	B2S	D1	C1	A2S	B1	C2S	E1	B2S
10	B2S	D1	C1	A2S	B1	C2S	E1	B2S
09	B2S	D1	C1	A2S	B1	C2S	E1	B2S
08	B2S	D1	C1	A2S	B1	C2S	E1	B2S
07	B2S	D1	C1	A2S	B1	C2S	E1	B2S
06	B2S	D1	C1	A2S	B1	C2S	E1	B2S
05	B2S	D1	C1	A2S	B1	C2S	E1	B2S
04	B2S	D1	C1	A2S	B1	C2S	E1	B2S
03	B2S	D1	C1	A2S	B1	C2S	E1	B2S
02	B2S	D1	C1	A2S	B1	C2S	E1	B2S
01	B2S(p)	D1(p)	C1(p)		B1(p)	C2S(p)	E1(p)	B2S(p)

Block 96
Jalan Tembusu
S438670

UNIT/ FLOOR	17	18	19	20	21	22	23	24
20	PH(#20-18)		C1(d)	A1S(d)	B1(d)	C2S(d)	C2S(d)	B2S(d)
19	B2S	E1	C1	A1S	B1	C2S	C2S	B2S
18	B2S	E1	C1	A1S	B1	C2S	C2S	B2S
17	B2S	E1	C1	A1S	B1	C2S	C2S	B2S
16	B2S	E1	C1	A1S	B1	C2S	C2S	B2S
15	B2S	E1	C1	A1S	B1	C2S	C2S	B2S
14	B2S	E1	C1	A1S	B1	C2S	C2S	B2S
13	B2S	E1	C1	A1S	B1	C2S	C2S	B2S
12	B2S	E1	C1	A1S	B1	C2S	C2S	B2S
11	B2S	E1	C1	A1S	B1	C2S	C2S	B2S
10	B2S	E1	C1	A1S	B1	C2S	C2S	B2S
09	B2S	E1	C1	A1S	B1	C2S	C2S	B2S
08	B2S	E1	C1	A1S	B1	C2S	C2S	B2S
07	B2S	E1	C1	A1S	B1	C2S	C2S	B2S
06	B2S	E1	C1	A1S	B1	C2S	C2S	B2S
05	B2S	E1	C1	A1S	B1	C2S	C2S	B2S
04	B2S	E1	C1	A1S	B1	C2S	C2S	B2S
03	B2S	E1	C1	A1S	B1	C2S	C2S	B2S
02	B2S	E1	C1	A1S	B1	C2S	C2S	B2S
01	B2S(p)	E1(p)	C1(p)		B1(p)	C2S(p)	C2S(p)	B2S(p)

Block 98
Jalan Tembusu
S438671

UNIT/ FLOOR	25	26	27	28	29	30	31	32
20	A1S(d)	C2S(d)	C2S(d)	A1S(d)	B1(d)	C1(d)	D1(d)	B2S(d)
19	A1S	C2S	C2S	A1S	B1	C1	D1	B2S
18	A1S	C2S	C2S	A1S	B1	C1	D1	B2S
17	A1S	C2S	C2S	A1S	B1	C1	D1	B2S
16	A1S	C2S	C2S	A1S	B1	C1	D1	B2S
15	A1S	C2S	C2S	A1S	B1	C1	D1	B2S
14	A1S	C2S	C2S	A1S	B1	C1	D1	B2S
13	A1S	C2S	C2S	A1S	B1	C1	D1	B2S
12	A1S	C2S	C2S	A1S	B1	C1	D1	B2S
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07	A1S	C2S	C2S	A1S	B1	C1	D1	B2S
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05	A1S	C2S	C2S	A1S	B1	C1	D1	B2S
04	A1S	C2S	C2S	A1S	B1	C1	D1	B2S
03	A1S	C2S	C2S	A1S	B1	C1	D1	B2S
02	A1S	C2S	C2S	A1S	B1		D1	B2S
01	A1S(p)	C2S(p)	C2S(p)		B1(p)		D1(p)	B2S(p)

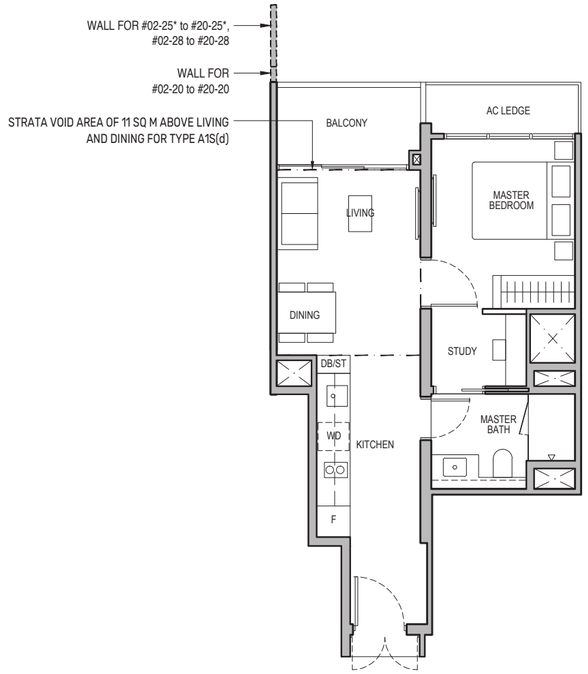
1-Bedroom + Study
2-Bedroom
2-Bedroom + Study
3-Bedroom
3-Bedroom + Study
4-Bedroom
5-Bedroom
Penthouse

1-Bedroom + Study

Type A1S

49 sq m / 527 sq ft

BLK 96 : #02-20 to #19-20
BLK 98 : #02-25* to #19-25*, #02-28 to #19-28



Type A1S(d)

60 sq m / 646 sq ft

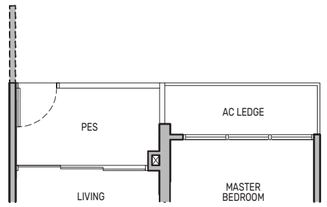
BLK 96 : #20-20
BLK 98 : #20-25*, #20-28

Including strata void area of 11 sq m above living and dining with 4.4m floor to ceiling height

Type A1S(p)

49 sq m / 527 sq ft

BLK 98 : #01-25*





0 0.5 1 2 5M

PES - Private Enclosed Space
F - Fridge
HS - Household Shelter
RC - Reinforced Concrete
WD - Washer cum Dryer
W/D - Washer & Dryer
W - Washer
D - Dryer
DB/ST - Distribution Board/Storage
WC - Water Closet
DW - Dishwasher
AC - Air-Conditioner

Wall not allowed to be hacked or altered

* Mirror Image

Area includes air-conditioner (AC) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

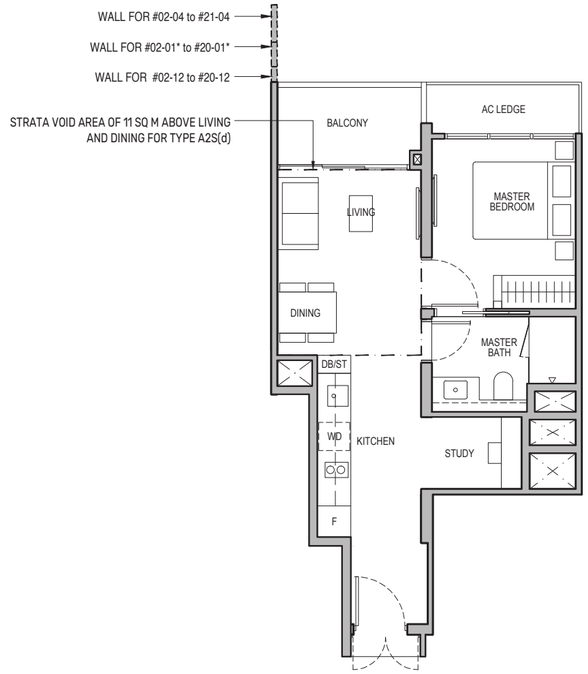
Keyplan is not drawn to scale

1-Bedroom + Study

Type A2S

49 sq m / 527 sq ft

BLK 92 : #02-01* to #19-01*, #02-04 to #20-04
BLK 94 : #02-12 to #19-12



Type A2S(d)

60 sq m / 646 sq ft

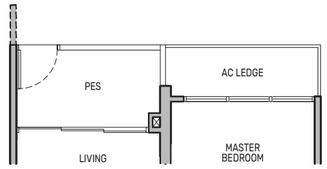
BLK 92 : #20-01*, #21-04
BLK 94 : #20-12

Including strata void area of 11 sq m above living and dining with 4.4m floor to ceiling height

Type A2S(p)

49 sq m / 527 sq ft

BLK 92 : #01-01*





0 0.5 1 2 5M

PES - Private Enclosed Space
F - Fridge
HS - Household Shelter
RC - Reinforced Concrete
WD - Washer cum Dryer
W/D - Washer & Dryer
W - Washer
D - Dryer
DB/ST - Distribution Board/Storage
WC - Water Closet
DW - Dishwasher
AC - Air-Conditioner

Wall not allowed to be hacked or altered

* Mirror Image

Area includes air-conditioner (AC) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

Keyplan is not drawn to scale

2-Bedroom

Type B1

62 sq m / 667 sq ft

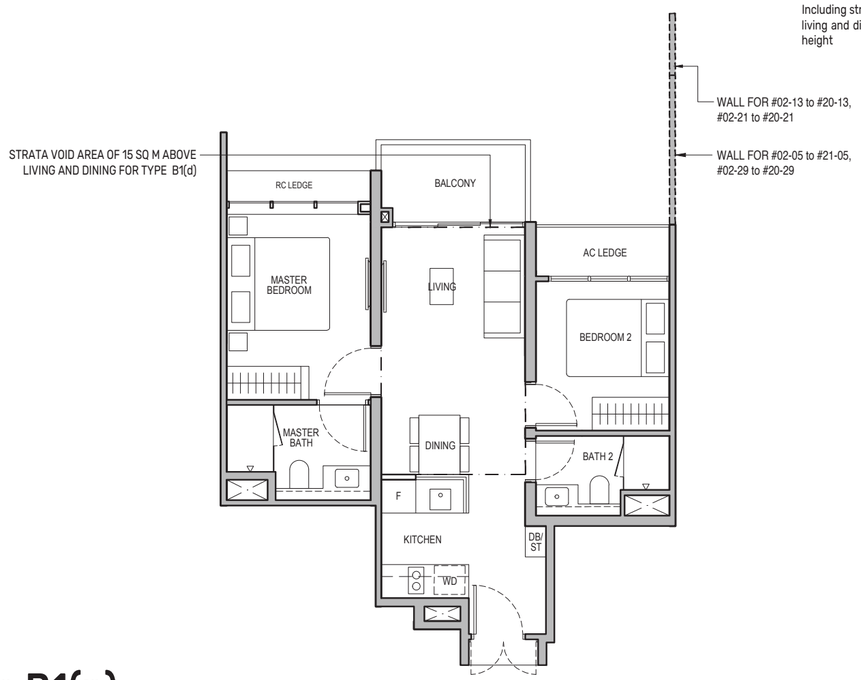
BLK 92 : #02-05 to #20-05
BLK 94 : #02-13 to #19-13
BLK 96 : #02-21 to #19-21
BLK 98 : #02-29 to #19-29

Type B1(d)

77 sq m / 829 sq ft

BLK 92 : #21-05
BLK 94 : #20-13
BLK 96 : #20-21
BLK 98 : #20-29

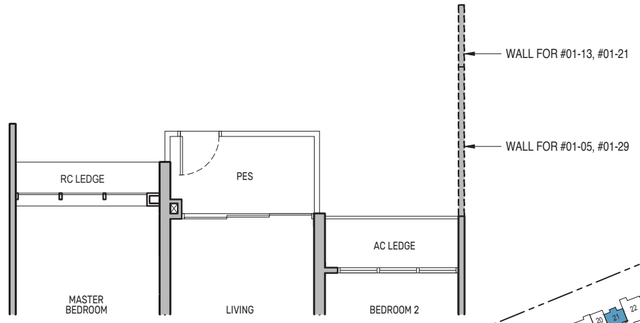
Including strata void area of 15 sq m above living and dining with 4.4m floor to ceiling height



Type B1(p)

62 sq m / 667 sq ft

BLK 92 : #01-05
BLK 94 : #01-13
BLK 96 : #01-21
BLK 98 : #01-29





Keyplan is not drawn to scale

0 0.5 1 2 5M

PES - Private Enclosed Space
F - Fridge
HS - Household Shelter
RC - Reinforced Concrete
WD - Washer cum Dryer
W/D - Washer & Dryer
W - Washer
D - Dryer
DB/ST - Distribution Board/Storage
WC - Water Closet
DW - Dishwasher
AC - Air-Conditioner

Wall not allowed to be hacked or altered

* Mirror Image

Area includes air-conditioner (AC) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

2-Bedroom + Study

Type B2S

69 sq m / 743 sq ft

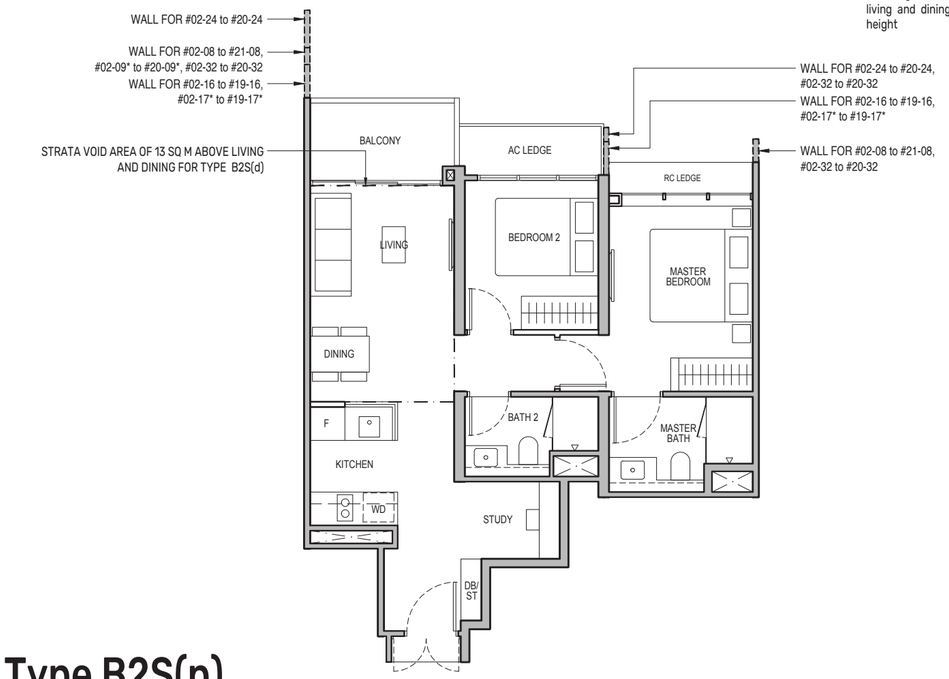
BLK 92 : #02-08 to #20-08
BLK 94 : #02-09* to #19-09*, #02-16 to #19-16
BLK 96 : #02-17* to #19-17*, #02-24 to #19-24
BLK 98 : #02-32 to #19-32

Type B2S(d)

82 sq m / 883 sq ft

BLK 92 : #21-08
BLK 94 : #20-09*
BLK 96 : #20-24
BLK 98 : #20-32

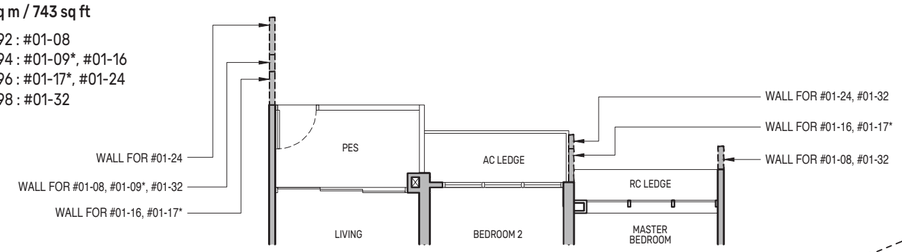
Including strata void area of 13 sq m above living and dining with 4.4m floor to ceiling height



Type B2S(p)

69 sq m / 743 sq ft

BLK 92 : #01-08
BLK 94 : #01-09*, #01-16
BLK 96 : #01-17*, #01-24
BLK 98 : #01-32





Keyplan is not drawn to scale

0 0.5 1 2 5M

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W/D - Washer & Dryer
W - Washer
D - Dryer
DB/ST - Distribution Board/Storage
WC - Water Closet
DW - Dishwasher
AC - Air-Conditioner

Wall not allowed to be hacked or altered

* Mirror Image

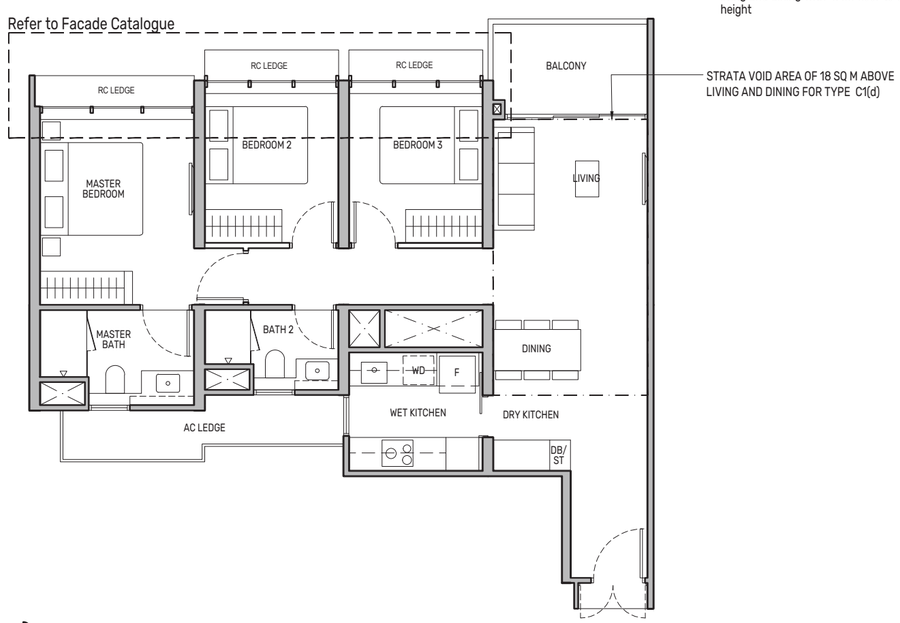
Area includes air-conditioner (AC) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

3-Bedroom

Type C1

92 sq m / 990 sq ft

BLK 92 : #02-06* to #20-06*
BLK 94 : #02-11 to #19-11
BLK 96 : #02-19 to #19-19
BLK 98 : #03-30* to #19-30*



STRATA VOID AREA OF 18 SQ M ABOVE LIVING AND DINING FOR TYPE C1(d)

Type C1(d)

110 sq m / 1184 sq ft

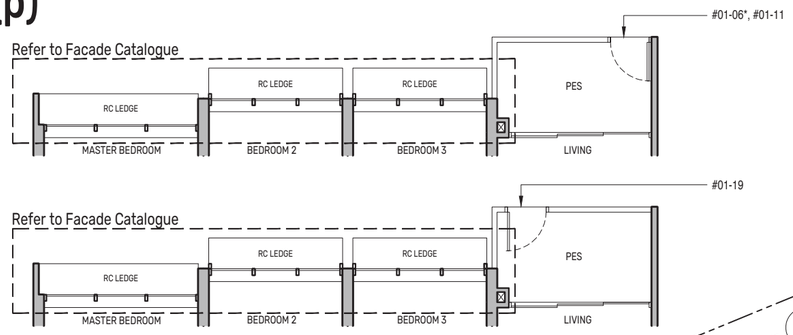
BLK 92 : #21-06*
BLK 94 : #20-11
BLK 96 : #20-19
BLK 98 : #20-30*

Including strata void area of 18 sq m above living and dining with 4.4m floor to ceiling height

Type C1(p)

92 sq m / 990 sq ft

BLK 92 : #01-06*
BLK 94 : #01-11
BLK 96 : #01-19





0 0.5 1 2 5M

PES - Private Enclosed Space
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WC - Water Closet
DW - Dishwasher
AC - Air-Conditioner

Wall not allowed to be hacked or altered

* Mirror Image

Area includes air-conditioner (AC) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

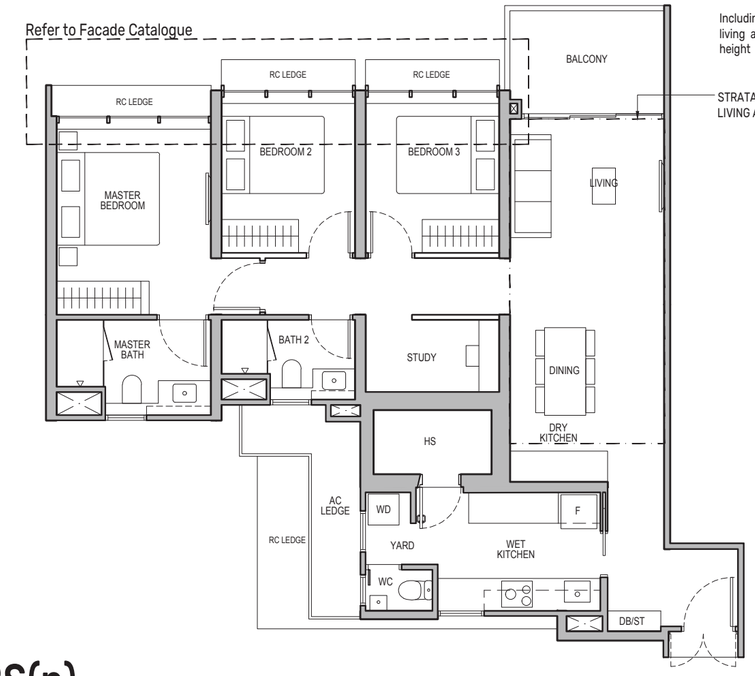
Keyplan is not drawn to scale

3-Bedroom + Study

Type C2S

109 sq m / 1173 sq ft

BLK 92 : #02-03 to #20-03
BLK 94 : #02-14* to #19-14*
BLK 96 : #02-22* to #19-22*, #02-23 to #19-23
BLK 98 : #02-26* to #19-26*, #02-27 to #19-27



STRATA VOID AREA OF 21 SQ M ABOVE LIVING AND DINING FOR TYPE C2S(d)

Type C2S(d)

130 sq m / 1399 sq ft

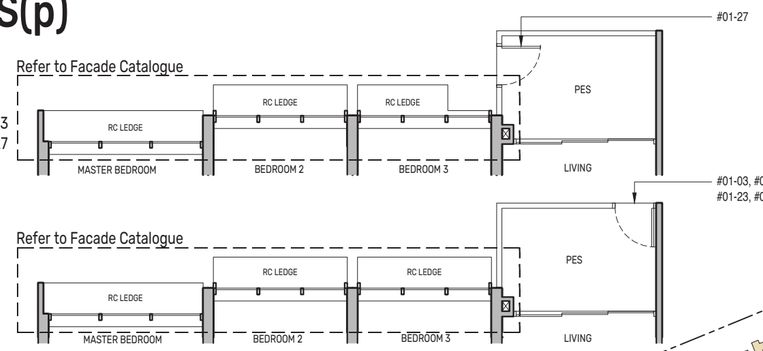
BLK 92 : #21-03
BLK 94 : #20-14*
BLK 96 : #20-22*, #20-23
BLK 98 : #20-26*, #20-27

Including strata void area of 21 sq m above living and dining with 4.4m floor to ceiling height

Type C2S(p)

109 sq m / 1173 sq ft

BLK 92 : #01-03
BLK 94 : #01-14*
BLK 96 : #01-22*, #01-23
BLK 98 : #01-26*, #01-27





0 0.5 1 2 5M

PES - Private Enclosed Space
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RC - Reinforced Concrete
WD - Washer cum Dryer
W/D - Washer & Dryer
W - Washer
D - Dryer
DB/ST - Distribution Board/Storage
WC - Water Closet
DW - Dishwasher
AC - Air-Conditioner

Wall not allowed to be hacked or altered

* Mirror Image

Area includes air-conditioner (AC) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

Keyplan is not drawn to scale

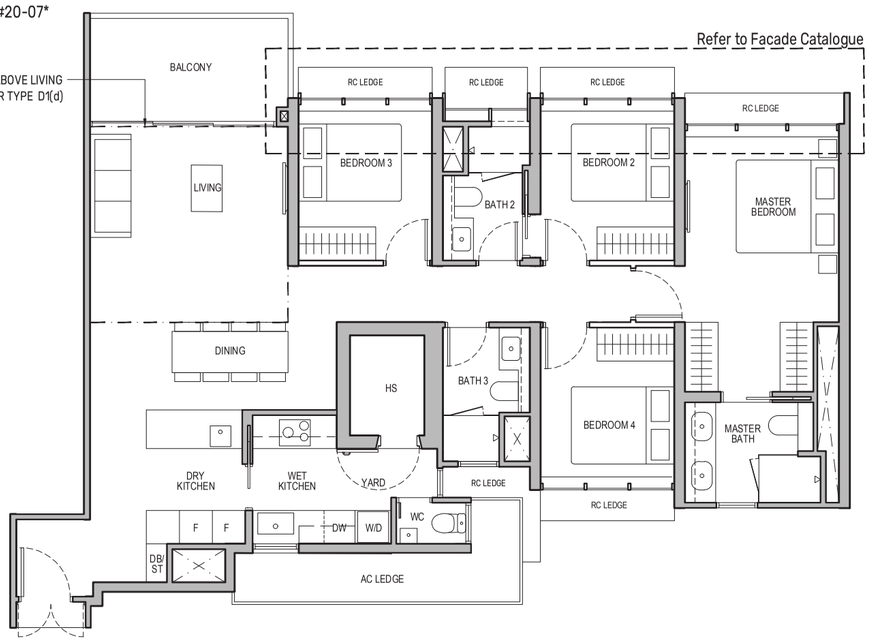
4-Bedroom

Type D1

133 sq m / 1432 sq ft

BLK 92 : #02-02 to #19-02, #02-07* to #20-07*
BLK 94 : #02-10 to #19-10
BLK 98 : #02-31* to #19-31*

STRATA VOID AREA OF 16 SQ M ABOVE LIVING AND DINING FOR TYPE D1(d)



Type D1(d)

149 sq m / 1604 sq ft

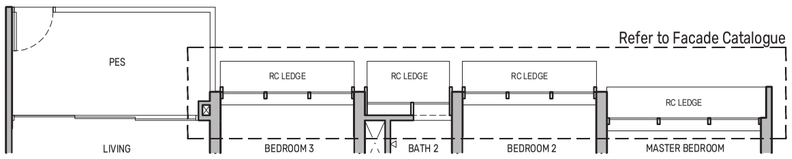
BLK 92 : #20-02, #21-07*
BLK 94 : #20-10
BLK 98 : #20-31*

Including strata void area of 16 sq m above living and dining with 4.4m floor to ceiling height

Type D1(p)

133 sq m / 1432 sq ft

BLK 92 : #01-02, #01-07*
BLK 94 : #01-10
BLK 98 : #01-31*





Keyplan is not drawn to scale

0 0.5 1 2 5M

Wall not allowed to be hacked or altered
* Mirror Image

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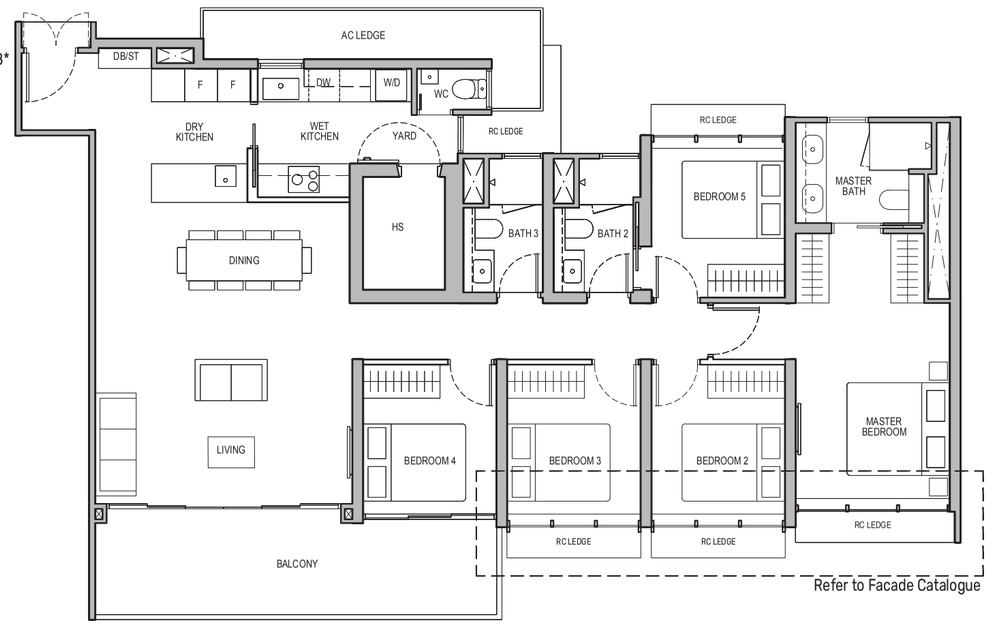
Area includes air-conditioner (AC) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

5-Bedroom

Type E1

159 sq m / 1711 sq ft

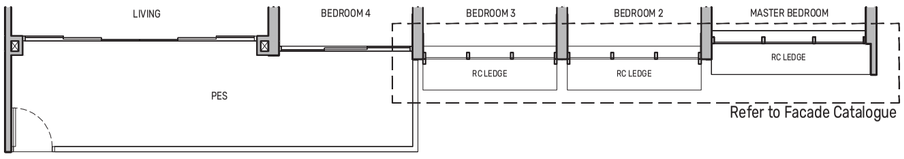
BLK 94 : #02-15 to #19-15
BLK 96 : #02-18* to #19-18*



Type E1(p)

159 sq m / 1711 sq ft

BLK 94 : #01-15
BLK 96 : #01-18*





Keyplan is not drawn to scale

0 0.5 1 2 5M

Wall not allowed to be hacked or altered
* Mirror Image

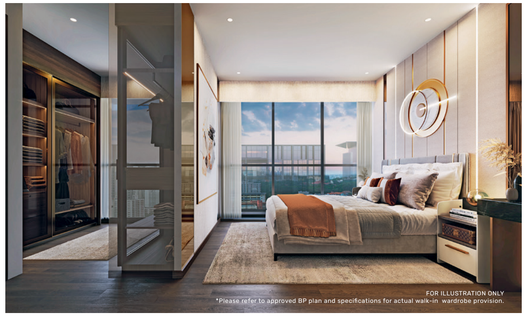
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WC - Water Closet
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AC - Air-Conditioner

Area includes air-conditioner (AC) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".



A new dimension of living well

Soaring above it all, these 2 exclusive penthouse units are designed for larger multi-generational families looking to live comfortably under one roof. The luxurious 5-bedroom penthouses boast Master and Junior Master rooms that are exceptionally spacious with generously-sized walk-in wardrobes. Families who love to entertain at home will appreciate the spacious dry kitchen, thoughtfully designed to overlook the living and dining area.



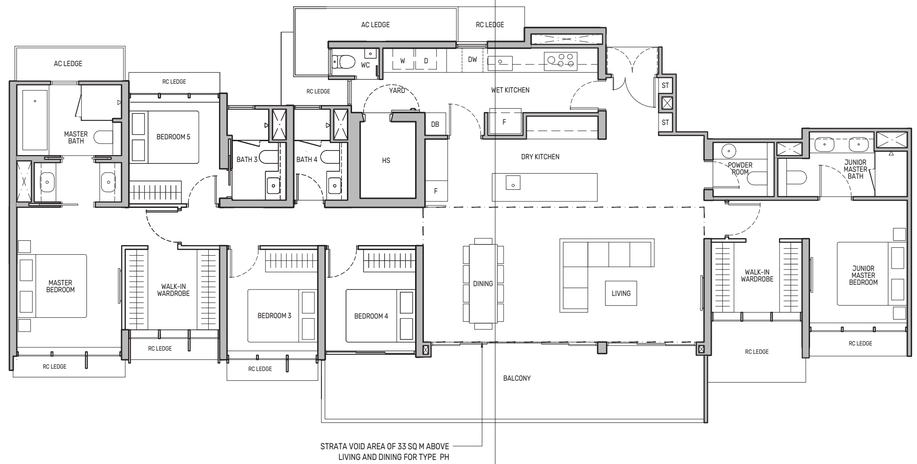
Penthouse (5-Bedroom)

Type PH

250 sq m / 2691 sq ft

BLK 94 : #20-15*
BLK 96 : #20-18

Including strata void area of 33 sq m above living and dining with 4.4m floor to ceiling height





Keyplan is not drawn to scale

0 0.5 1 2 5M

Wall not allowed to be hacked or altered
* Mirror Image

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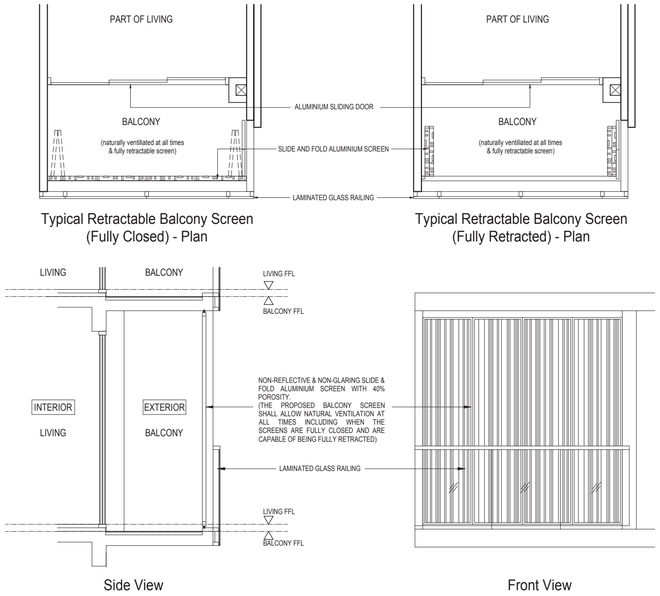
Area includes air-conditioner (AC) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

The crown of Tembusu Grand



Annexure A

Approved Typical Balcony Screen



Note:
The balcony shall not be enclosed unless with the approved balcony screen as shown above.
The cost of screen and installation shall be borne by the Purchaser.
Where required to facilitate installation, the Architect reserves the right to determine appropriate details not limited to fixing details and colour tones.

Jointly developed by

CITY DEVELOPMENTS LIMITED



City Developments Limited (CDL) is a leading global real estate company with a network spanning 104 locations in 29 countries and regions. Listed on the Singapore Exchange, the Group is one of the largest companies by market capitalisation. Its income-stable and geographically diverse portfolio comprises residences, offices, hotels, serviced apartments, retail malls and integrated developments.

With 60 years in real estate development, investment and management, the Group has developed 50,000 homes and owns around 23 million square feet of gross floor area in residential, commercial and hospitality assets globally. CDL's portfolio of luxury homes includes New Futura, Gramercy Park, Boulevard 88, Irwell Hill Residences and CanningHill Piers.

MCL Land
A Hongkong Land company



Established in 1963, MCL Land is a member of the Jardine Matheson Group under Hongkong Land Holdings. As a leading residential developer with a legacy of consistently building quality developments in Singapore and Malaysia, MCL Land continues to evolve with practical and innovative residential solutions whilst providing investment assets with long-term sustainable value. Its more recent remarkable developments include Leedon Green, Parc Esta, Margaret Ville, Copen Grand and Piccadilly Grand.





In 2022, CDL and MCL Land collaborated in 2 successful joint ventures—Piccadilly Grand, a new city fringe integrated development directly linked to Farrer Park MRT, and Copen Grand Executive Condominium in Tengah new town, conveniently located near 3 MRT stations, Jurong Lake District, and Jurong Innovation district.

The successful launch of the development has since seen it become a coveted property offering both luxe living and convenience at its doorstep.

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The unit will be supplied and installed with the following items ("SMART Home System"): a) Smart home gateway with built-in camera b) Smart air con controls c) Smart lighting controls d) Smart digital lockset e) Smart video doorbell. The make, model, brand, design and technology of the SMART Home System to be supplied and installed in the actual unit may differ from the above illustration and are subject to change. Terms and conditions apply. Buyers shall be required to liaise with the smart home vendor instead of the developer to make all arrangements for the set up and configuration of, and for any queries, defects, maintenance and/or upgrade issues with the SMART Home System at buyers' own costs. Items/devices which are not listed above are not included in SMART Home System and may be purchased from the smart home vendor directly and installed at buyers' own costs after the handover of the unit.

Developer: Tembusu Residential Pte. Ltd. (Registration No. 202202813K) • Housing Developer's Licence No.: C1447 • Vendor: Tembusu Residential Pte. Ltd. • Tenure of Land: 99 years commencing from 25 April 2022 • Encumbrances on the Land: Mortgage IH/255528E in favour of Malayan Banking Berhad • Lot No.: Lot 07748M MK25 at Jalan Tembusu • Expected Date of Vacant Possession: 31 October 2028 • Expected Date of Legal Completion: 31 October 2031

Information is accurate as of May 2024.