

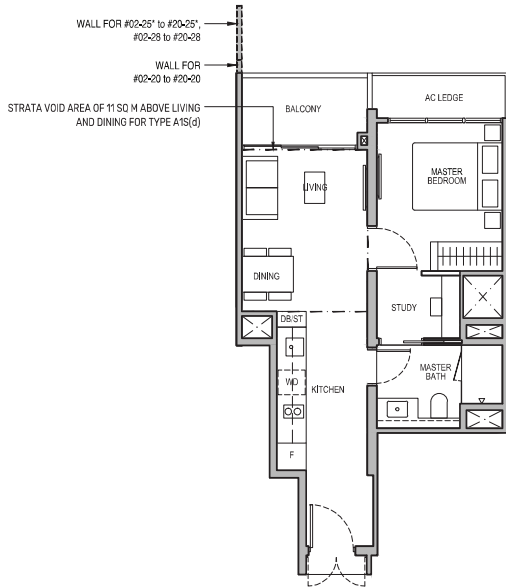


TEMBUSU  
GRAND

# 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

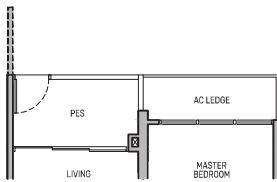


## Type A1S(d)

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

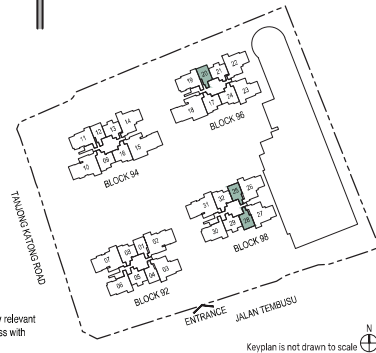
## Type A1S(p)

49 sq m / 527 sq ft  
 BLK 98 : #01-25\*



- 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
- \* 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'.

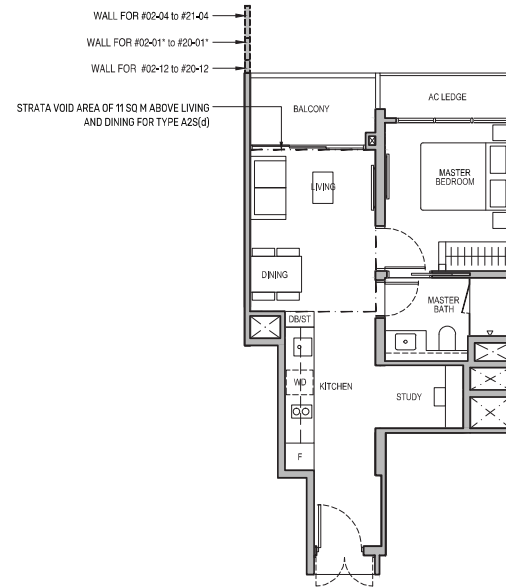


Keyplan is not drawn to scale

# 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

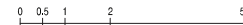
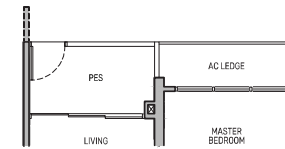


## Type A2S(d)

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\*



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- D - Dryer
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- AC - Air-Conditioner
- \* 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'.

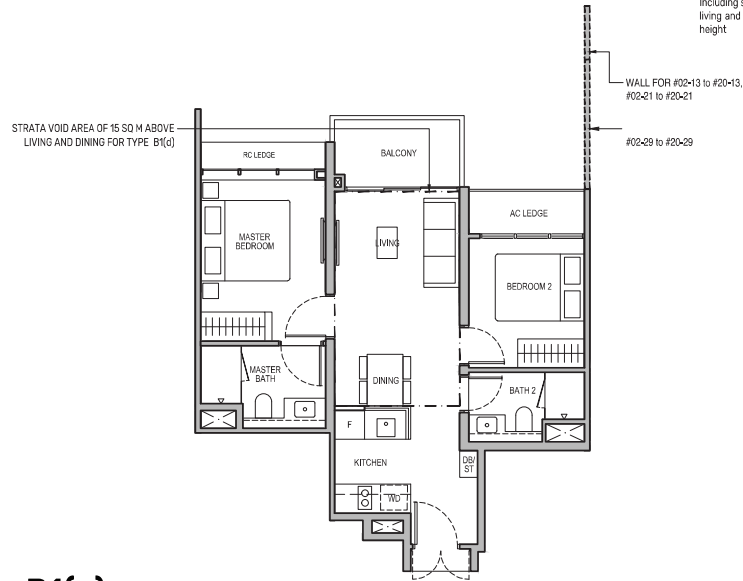


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# 2-Bedroom

## 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



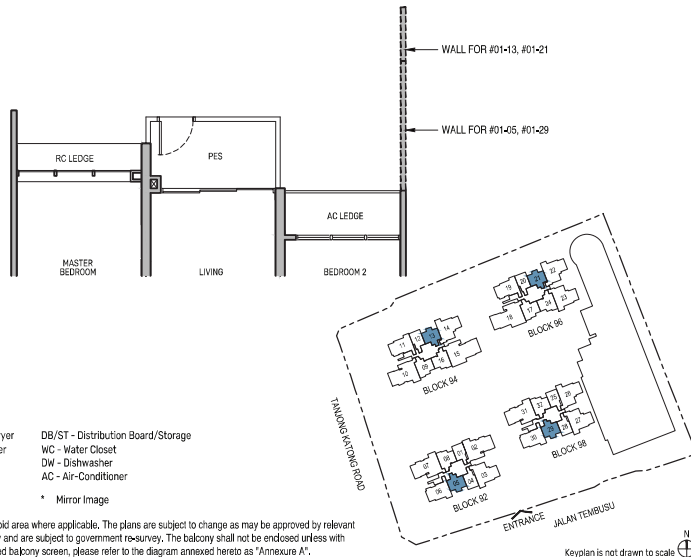
## Type B1(d)

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



- PES - Private Enclosed Space
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- DW - Dishwasher
- AC - Air-Conditioner
- Mirror Image

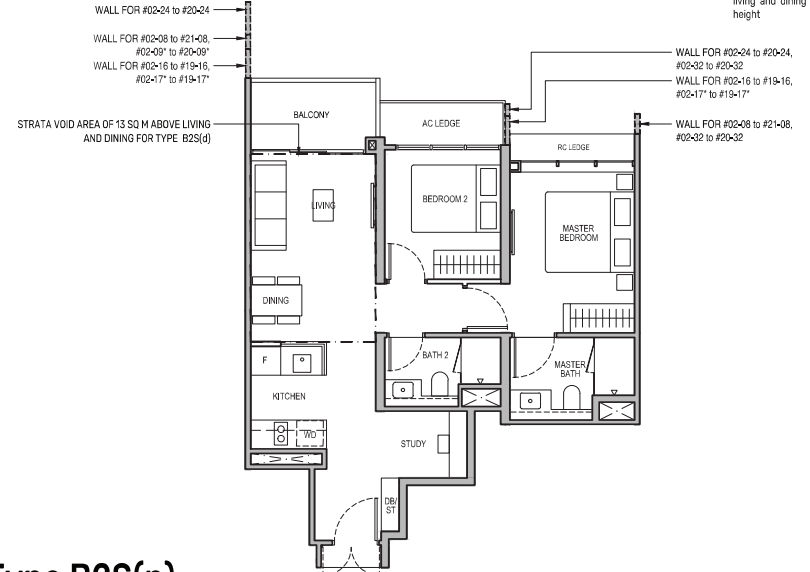
Area includes air-conditioner (AC) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with 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 + 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



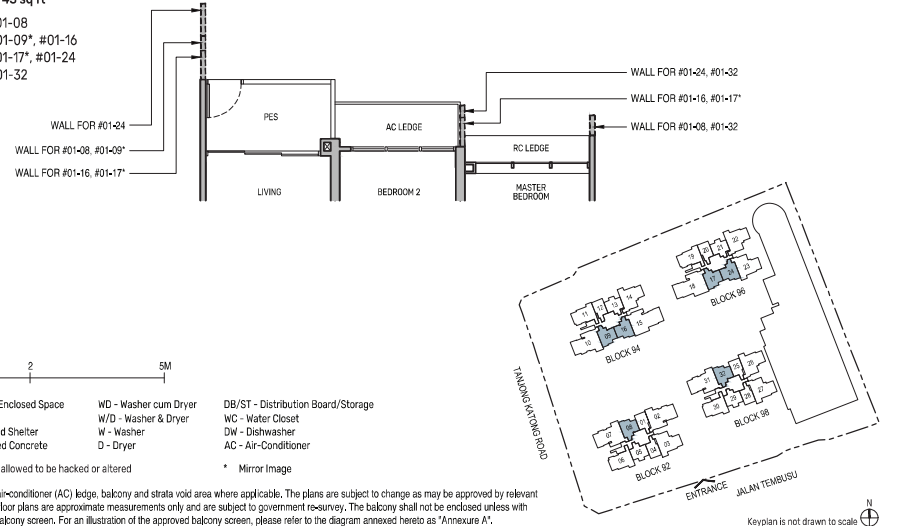
## Type B2S(d)

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



- 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
- 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".

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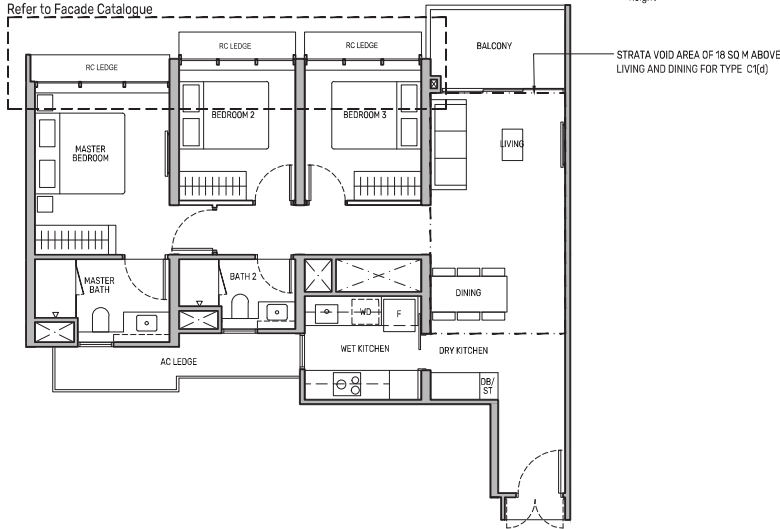
# 3-Bedroom

## 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\*

Refer to Facade Catalogue



## 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 16 sq m above living and dining with 4.4m floor to ceiling height

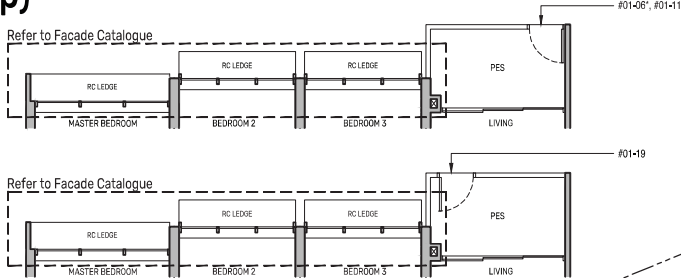
STRATA VOID AREA OF 16 SQ M ABOVE LIVING AND DINING FOR TYPE C1(d)

## Type C1(p)

92 sq m / 990 sq ft

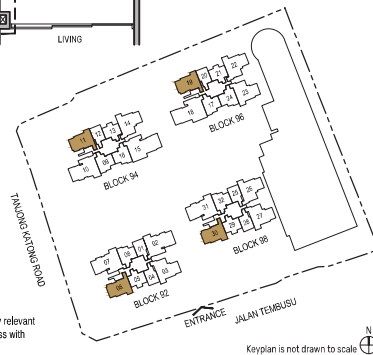
- BLK 92 : #01-06\*
- BLK 94 : #01-11
- BLK 96 : #01-19

Refer to Facade Catalogue



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- W - Washer
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- DB/ST - Distribution Board/Storage
- WC - Water Closet
- DW - Dishwasher
- AC - Air-Conditioner
- Walls 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".



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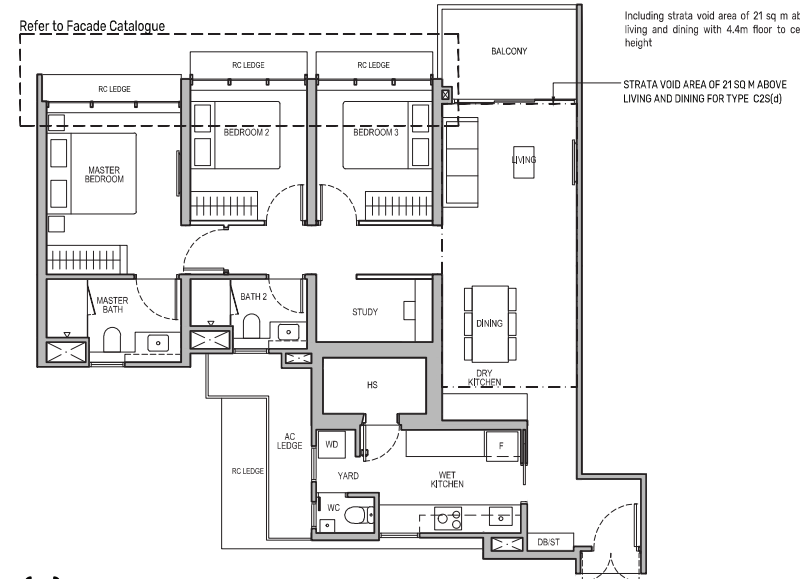
# 3-Bedroom + Study

## 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

Refer to Facade Catalogue



## 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

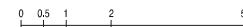
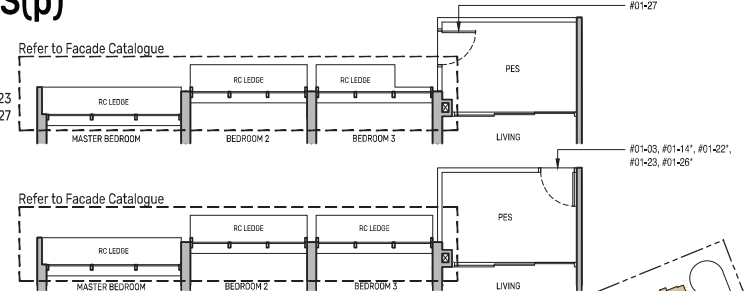
STRATA VOID AREA OF 21 SQ M ABOVE LIVING AND DINING FOR TYPE C2S(d)

## 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

Refer to Facade Catalogue



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- AC - Air-Conditioner
- Walls 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".



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## Jointly developed by



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.

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.



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.



Scan here to view facade catalogue and specifications

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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: M2555295 in favour of Malaysian Banking Berhad • Lot No. Lot 0748M MK25 at Jalan Tembusu • Expected Date of Vacant Possession: 31 October 2028 • Expected Date of Legal Completion: 31 October 2031

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