

TEMBUSU GRAND (KATONG)

OFFICIAL MARKETING AGENCY

Huttons[®]
The Agency of Choice

HUTTONS ASIA PTE LTD

ESTATE AGENT LICENCE NO.: L3008899K

Developed by City Developments Limited & MCL Land



ABOUT

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 a proven track record of over 55 years in real estate development, investment and management, CDL has developed over 48,000 homes and owns around 23 million square feet of gross floor area in residential, commercial and hospitality assets globally. Its diversified global land bank offers 3.3 million square feet of land area.

Beyond shaping skylines with architectural icons, CDL has transformed Singapore's built environment with numerous award-winning green buildings. For over two decades, CDL has embraced its ethos of "Conserve as we Construct", investing in game-changing innovations that have been key enablers of resource efficiency and productivity.

CDL has established itself as a leader in the industry, being consistently presented with new awards for its outstanding green buildings. At the Building and Construction Authority (BCA) Awards 2021, CDL has emerged as the only developer to be conferred the Quality Excellence Award – Quality Champion (Platinum) for nine consecutive years.



ABOUT

City Developments Limited

This award recognises leading progressive developers and builders for their commitment and achievement in delivering high quality homes through workmanship excellence and quality assurance programmes. In BCA's online tool 'Search for Quality Housing', CDL was listed as the top developer, reflecting its high workmanship quality standard.

In Euromoney's annual Real Estate Survey in 2020, CDL was named the Best Residential Real Estate Developer in Singapore. Adding on to its overseas achievements, CDL's Chongqing Eling Palace was the recipient of the top-tier Green Mark Platinum Award, a first for a residential project in China. Eling Palace is also China's first 3-Star Certification Residential project in Chongqing.

Globally, CDL remains the first Singapore corporation to be listed on three of the world's leading sustainability benchmarks – FTSE4Good Index Series (since 2002), Global 100 Most Sustainable Corporations in the World (since 2010), and Dow Jones Sustainability Indices (since 2011). City Developments Limited (CDL) has emerged the longest-running Singapore-based company to be listed on the Global 100 Most Sustainable Corporations in the World, underscoring its unwavering conviction and commitment to sustainability.

CDL is a member of Hong Leong Group Singapore.



RECENT PROJECTS

City Developments Limited



Copen Grand



Piccadilly Grand

THE AGENCY OF CHOICE



Irwell Hill Residences



Amber Park



ABOUT MCL Land

MCL Land is a leading residential developer that constantly innovates in the pursuit of excellence and dedicated to delivering superior customer satisfaction. We continually refine our ideas so they evolve into practical and smart home solutions. We also believe in creating long-term value for our homeowners – through spaces that not only enables them to connect with their loved ones, but also with others who live and play in the same community.

Over the past 50 years, we have established a legacy of building quality homes in both Singapore and Malaysia. We are a member of the Jardine Matheson Group under Hongkong Land Holdings, which has an extensive portfolio of prime residential properties in Hong Kong, Singapore, Malaysia, China, Vietnam, Philippines, Indonesia and Thailand.

Our notable developments include The Estuary, UBER 388, Este Villa, Terrasse, Palms @ Sixth Avenue, Hallmark Residences, Ripple Bay, J Gateway, LakeVille, Sol Acres, Lake Grande, Margaret Ville, Parc Esta and Leedon Green.



RECENT PROJECTS

MCL Land



Copen Grand



Piccadilly Grand



Leedon Green



Parc Esta



PROJECT DETAILS

TEMBUSU GRAND (KATONG)

JOINTLY DEVELOPED BY
CITY DEVELOPMENTS LIMITED & MCL LAND

ARCHITECTS
ADDP ARCHITECTS

LAND SIZE
210,622 SQFT

TOTAL NUMBER OF UNITS
638

BREAKDOWN OF UNITS

- 1+STUDY - 58, 59 UNITS
- 2 BEDROOM - 81 UNITS, 2+STUDY - 119 UNITS
- 3 BEDROOM - 79 UNITS, 3+STUDY - 121 UNITS
- 4 BEDROOM - 81 UNITS
- 5 BEDROOM - 38 UNITS
- PENTHOUSE - 2 UNITS

PANORAMIC VIEWS



CENTRAL BUSINESS DISTRICT

SINGAPORE SPORTS HUB

TEMBUSU GRAND

SHOWFLAT

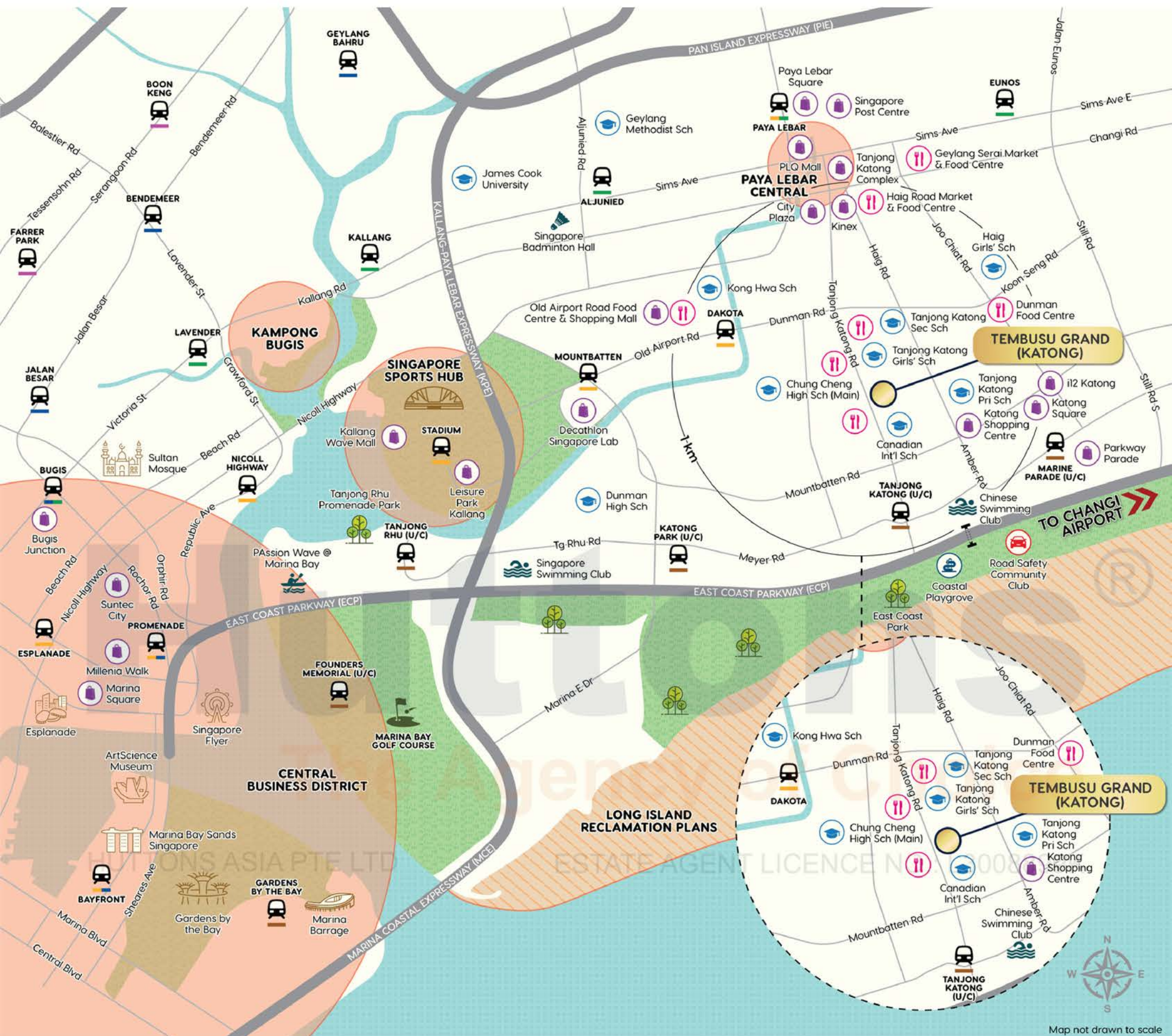


Tembusu Grand is a perfect place to make a home. It offers modern, stylish living with all the amenities you could want.

From the spacious open-concept living areas to the luxurious bedrooms and bathrooms, the condominium is designed to be a place of comfort and relaxation. The kitchen is outfitted with branded appliances, countertops, and plenty of storage for all of your culinary needs. The living room features large window views and plenty of natural light. Outside, you'll find a private balcony where you can take in the fresh air and enjoy a cup of coffee in the morning.

Tembusu Grand also offers a range of resort facilities, such as a gym, swimming pool, function rooms and outdoor pavilions.

LOCATION



Located in the Heart of Katong, Eastern Central Region of Singapore. Doorsteps to famous eateries & amenities along Tanjong Katong Road. Within 1KM of Kong Hwa Primary School, Tanjong Katong Girls' School and Haig Girls' School. Seamless connectivity with short stroll to upcoming Tanjong Katong MRT Station (Thomson-East Coast Line) and only 10 mins drive to Central Business District. Short drive to 3 Major Transformations - Paya Lebar Central, Sports Hub & Kampong Bugis, Long Island Reclamation Plans.

SHORT DRIVE TO 3 MAJOR URA TRANSFORMATIONS



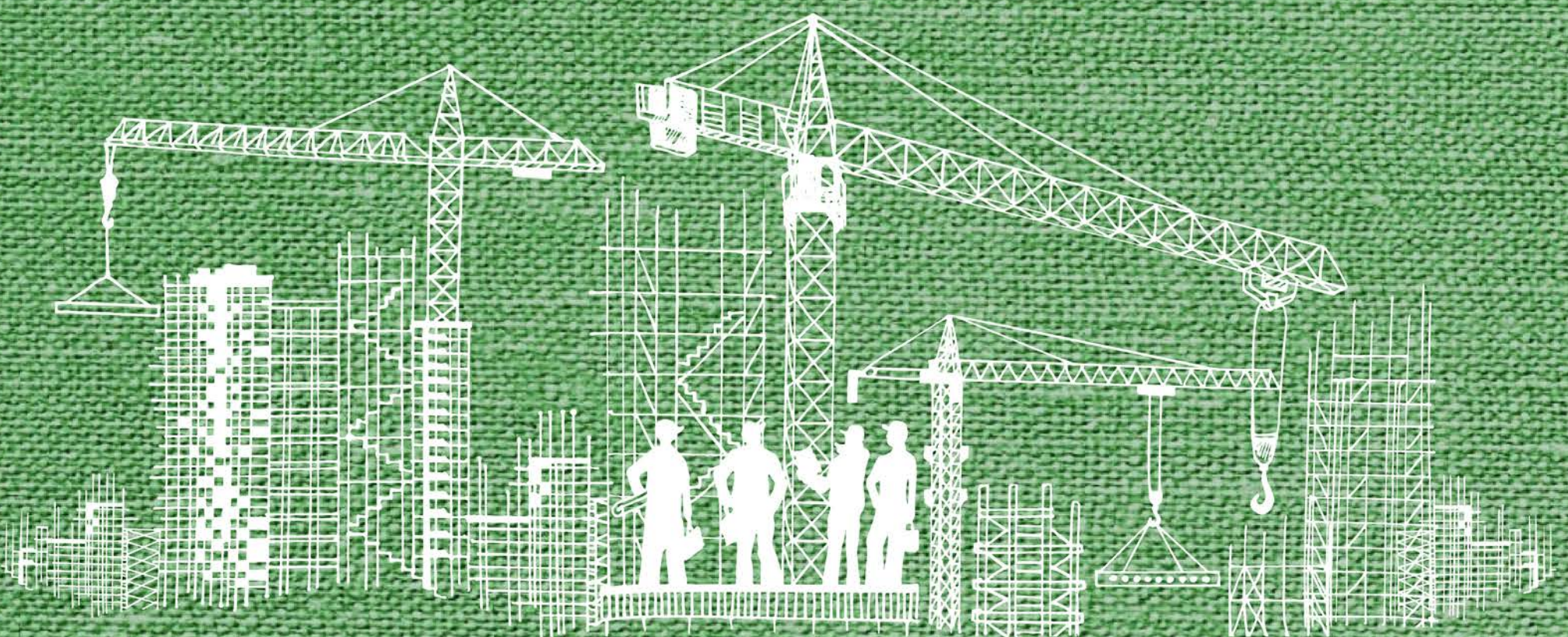
PAYA LEBAR
CENTRAL

SPORTS HUB
& KAMPONG
BUGIS

TEMBUSU
GRAND
(KATONG)

RELONG ISLAND
PLANSATION

FUTURE POTENTIAL
CAPITAL
APPRECIATION





PAYA LEBAR CENTRAL URA TRANSFORMATION

PAYA LEBAR
CENTRAL

SINGAPORE
POST CENTRE

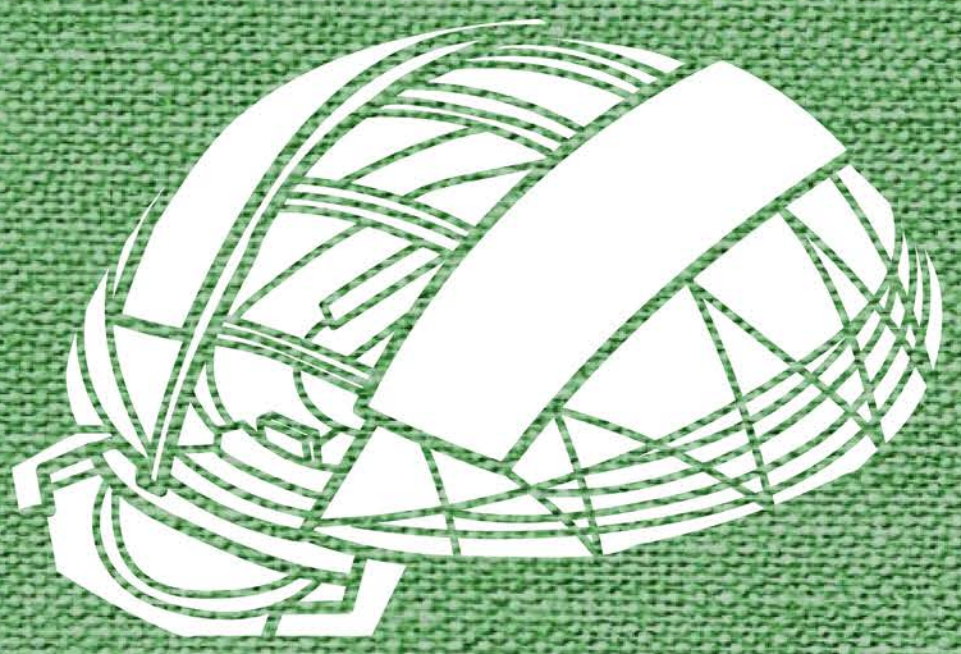
A BUSTLING
COMMERCIAL
HUB

PAYA LEBAR
SQUARE

PAYA LEBAR
QUARTER



SPORTS HUB & KAMPONG BUGIS TRANSFORMATION





LONG ISLAND RECLAMATION PLANS

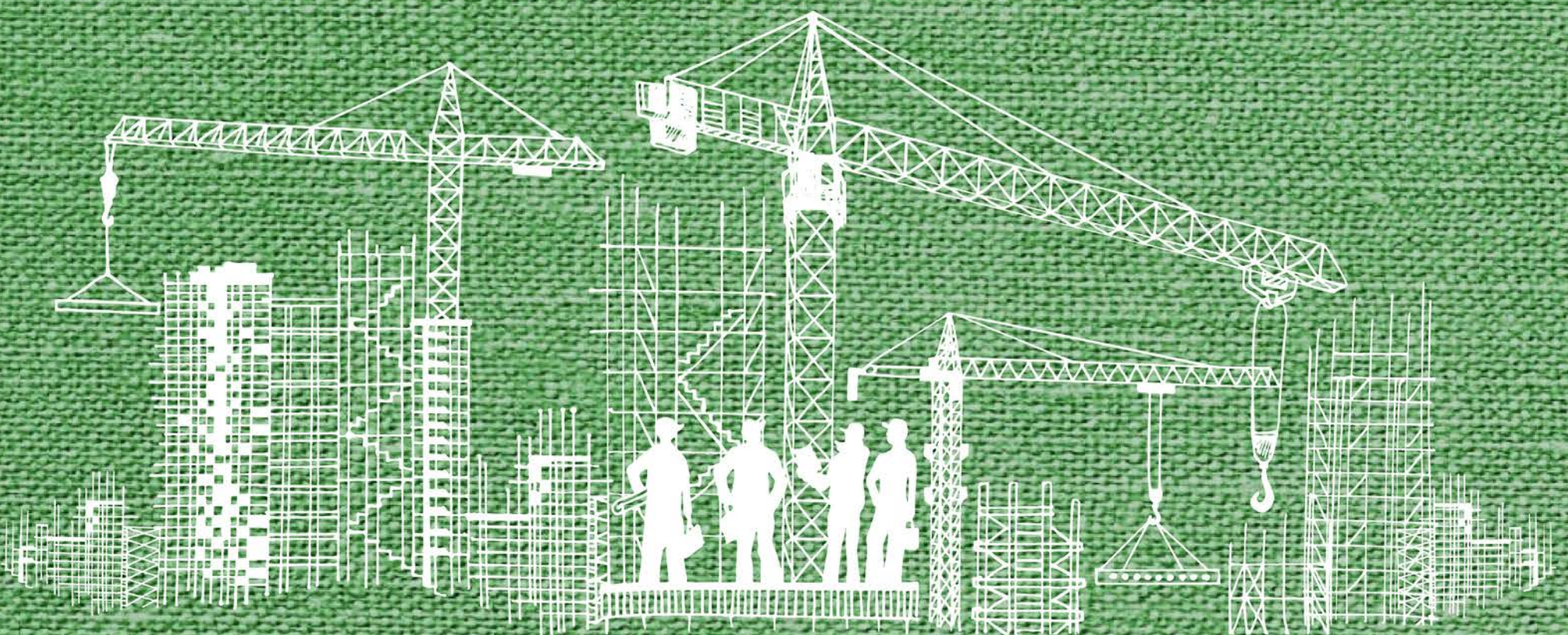
COASTAL
PROTECTION

POTENTIAL
RESERVOIR

1991
CONCEPT PLANS
TO RECLAIM
15KM STRETCH
ALONG EAST
COAST BEACH

RECLAIMING
LONG ISLAND
PLANS

FUTURE MORE
RESIDENTIAL?





EVERYTHING YOU NEED IS WITHIN REACH

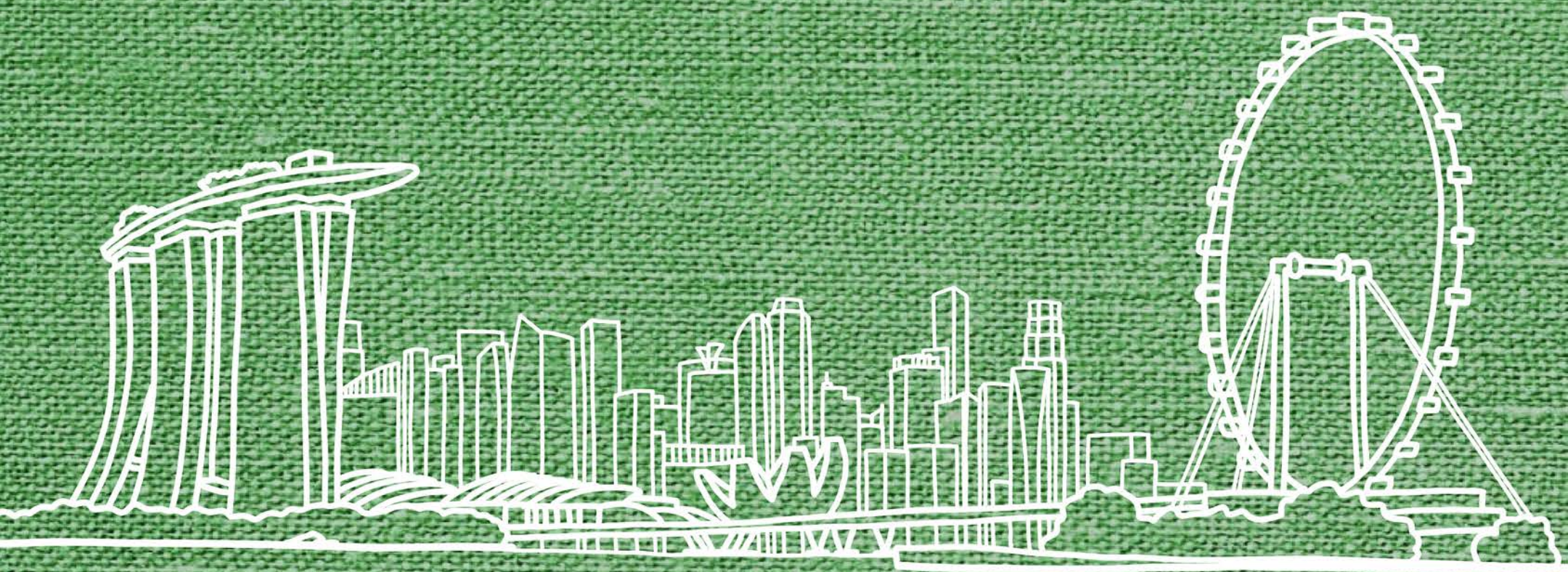
10 MINS
SHORT DRIVE
TO CBD

SHORT DRIVE
TO MANY
MALLS

**TEMBUSU
GRAND
(KATONG)**

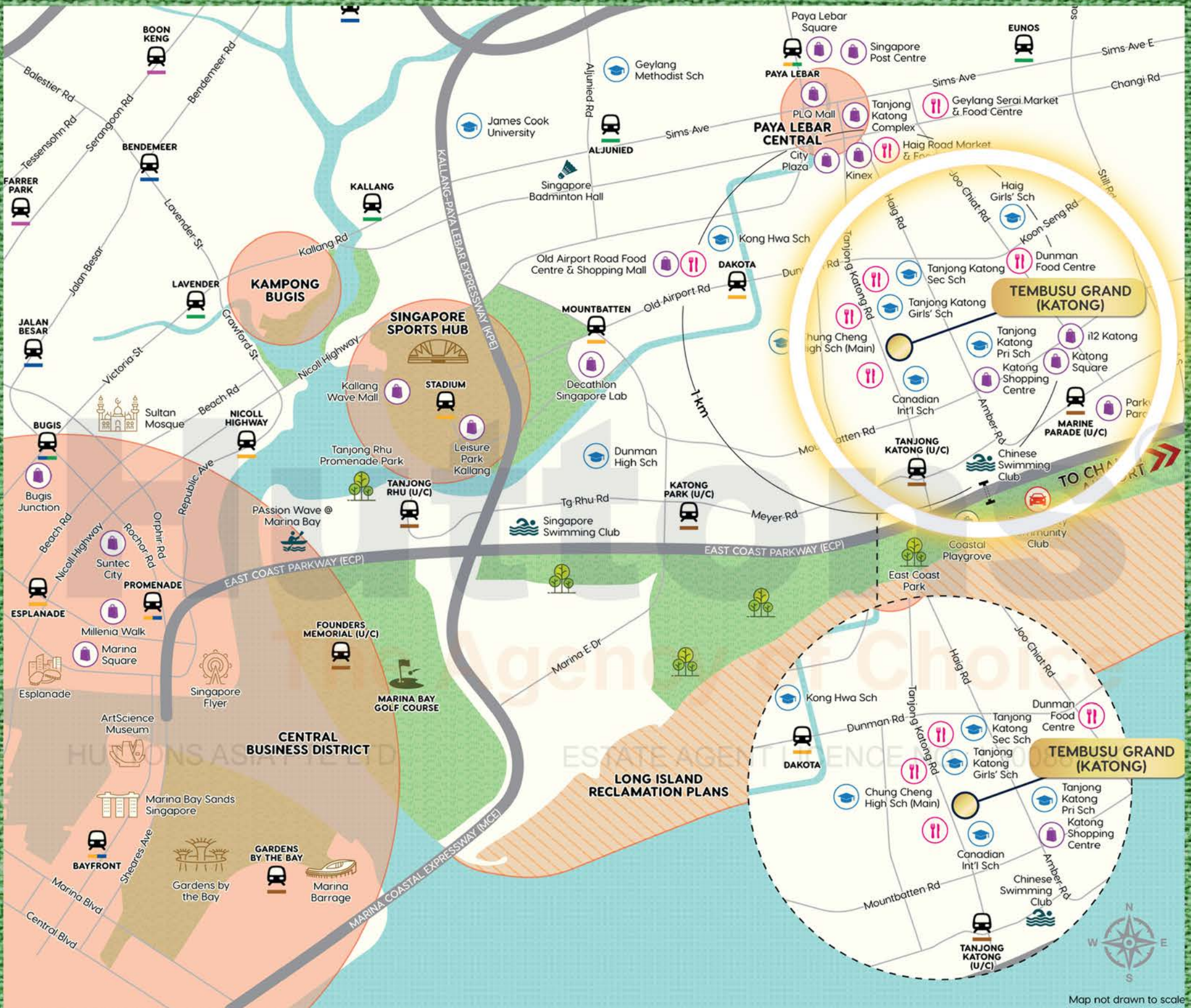
STROLL TO
KATONG MRT

DOORSTEP
TO FAMOUS
EATERIES



AMENITIES

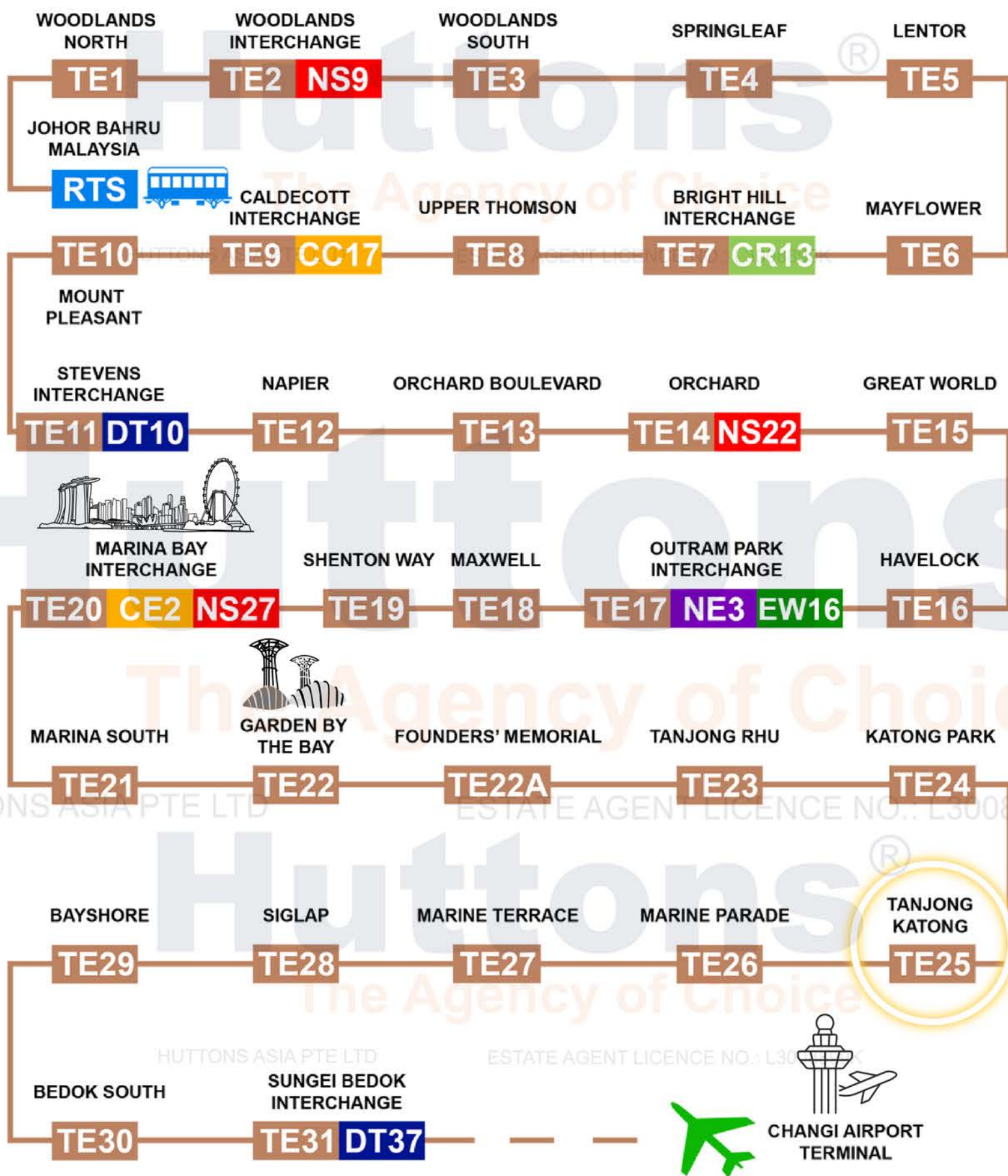
Doorstep to Famous Eateries at Tanjong Katong Road





STROLL TO Tanjong Katong MRT Station

SEAMLESS CONNECTIVITY TO EVERYWHERE WITH THOMSON-EAST COAST LINE



6
STOPS TO
CENTRAL BUSINESS
DISTRICT

4
STOPS TO
GARDEN BY
THE BAY

6
STOPS TO
INTERCHANGE
STATIONS





AMENITIES

Short Drive to Shopping Malls



**PARKWAY
PARADE**



KINEX MALL



PLQ MALL



SINGPOST MALL





WITHIN 1KM TO Popular Primary Schools



**KONG HWA
SCHOOL**



**TANJONG KATONG
PRIMARY SCHOOL**

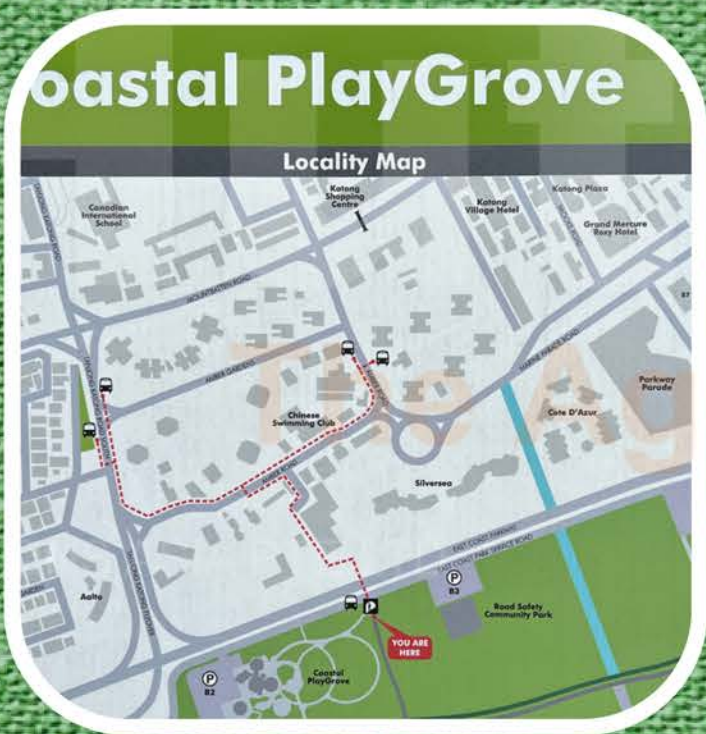


HAIG GIRLS' SCHOOL





STROLL TO East Coast Park



**Coastal Playgrove . Parkland Green
The Road Safety Community Park . Marine Cove .
Raintree Cove . Cyclist Park . East Coast Seafood
Centre . East Coast Lagoon . Xtreme SkatePark .
East Coast Lagoon Food Village**



A HOME OF MODERN LUXURIES

Exciting zones with many facilities (Piccadilly Grand Facilities)



SAMPLE FLOOR PLANS



From Piccadilly Grand by City Developments Limited & MCL Land



1 Bedroom
Type A1(p)
45 sqm
484 sq ft

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2 Bedroom
Type B1
60 sqm
646 sq ft

SAMPLE FLOOR PLANS



From Piccadilly Grand by City Developments Limited & MCL Land



3 Bedroom
Type C1
82 sqm
883 sq ft

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ESTATE AGENT LICENCE NO.: L3008899K



4 Bedroom
Type D1
131 sqm
1410 sq ft

**CONTACT US FOR
MORE INFORMATION**

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