



TEMBUSU GRAND

PROJECT NAME	Tembusu Grand 莉丰嘉园
Developer	Tembusu Residential Pte. Ltd. (Joint Venture between CDL and MCL Land)
General Description	Proposed Condominium Housing Development comprising 4 Block of 20/21 Storey Apartment (Total 638 units) and 1 Block of 5-Storey Multi-Storey Carpark with Landscape deck, common basement carpark & communal facilities on LOT 07748 MK25 at Jalan Tembusu (Marine Parade Planning Area)
Address	92, Jalan Tembusu, Singapore 439142 (21 Storey) 94, Jalan Tembusu, Singapore 438669 (20 Storey) 96, Jalan Tembusu, Singapore 438670 (20 Storey) 98, Jalan Tembusu, Singapore 438671 (20 Storey)
Status	Residential
Location	District 15
Total no. of units	638
No. of Carpark Lots	516 residential car park lots (consisting of 6 Electric Vehicle lots and 5 accessible lots)
Land Tenure	99 years commencing from 25 April 2022
Site Area	Approximately 210,622 sqft / 19,567.4 m ²
Plot Ratio	2.8
Developer License No.	C1447
Building Plan Approval	TBA
Vacant Possession	31 October 2028
Legal completion	TBA
Project Account	Malayan Banking Berhad for Project Account No. 044-055-0124-2 of Tembusu Residential Pte. Ltd.
Architect	ADDP Architect LLP
Project Interior Design	JOW Architects
Showflat Interior Design	TBA

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Landscape Consultant	Tinderbox Pte Ltd
Main Contractor	United Tec Construction Pte Ltd
Telegraphic Transfer Details	Beneficiary Bank: Malayan Banking Berhad SWIFT Code: MBBESGS2 Beneficiary A/c Name: Tembusu Residential Pte. Ltd. Beneficiary A/c No.: 044-055-0124-2 Remarks: Blk xx #xx-xx
For payment made by way of PayNow	<u>UEN-PaynowID - Project Account Name:</u> Entity Name: Tembusu Residential Pte. Ltd. Remarks: Booking fee for #xx-xx Please remind the purchasers to indicate their unit number in the reference when they transfer.

DEVELOPMENT FEATURES

No. of Bicycle Lots	TBA
Refuse Disposal System	Common refuse chute provided at common area at every residential lift lobby level
Ceiling Heights	TBA

CONNECTIVITY (Travelling time and distance are estimated only)

MRT / LRT Stations	Bus No. and Routes
<ul style="list-style-type: none"> ● Tanjong Katong (7 mins walk) Open 2024 ● Dakota (13 mins walk) Circle Line ● Marine Parade (17 mins walk) Open 2024 ● Paya Lebar Interchange (19 mins walk) 	<ul style="list-style-type: none"> ● 10 (Tampines to Kent Ridge) ● 31 (Tampines to Toa Payoh) ● 32 (Bedok to Buona Vista) ● 40 (Bedok to Jln Anggerek, Merpati Rd) ● 134 (Sims Pl to Marine Terrace) ● 135 (Ang Mo Kio to Kembangan) ● 197 (Bedok to Jurong East) ● 401 (Bedok to Fort Road) ● 43 (Upp East Coast to Punggol) ● 43e (Marine Parade to Punggol) ● 853 (Upp East Coast to Yishun)

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EDUCATION (Travelling time and distance are estimated only)

Within 1 Km	Within 2 Km	Preschools
<ul style="list-style-type: none"> • Haig Girls' School • Kong Hwa School • Tanjong Katong Primary School 	<ul style="list-style-type: none"> • CHIJ (Katong) Primary • Geylang Methodist School (Primary) • Tao Nan School 	<ul style="list-style-type: none"> • Canadian International School Singapore (Katong) • Mind Champs Preschool @ East Coast (Kinex) • Kiddiwinkie Schoolhouse @ Katong • Shaws Preschool @ Katong Post • Shaws Preschool @ Mountbatten Road • MOE Kindergarten @ Tanjong Katong

UNIT MIX BREAKDOWN

Bedroom Type	Unit Type	No. of Units	Total No. of Unit	Estimated Area (Sqft) PES & Typical Units	Estimated Area (Sqft) Units with Higher Living/Dining Ceiling	Maintenance Fee (est.)
1 BR+Study	AIS	58	117	527	646	TBA
	A2S	59				TBA
2 BR	B1	81	81	667	829	TBA
2+S	B2S	119	119	743	883	TBA
3 BR	C1	79	79	990	1184	TBA
3 +S	C2S	121	121	1173	1399	TBA
4 BR	D1	81	81	1432	1604	TBA
5 BR	E1	38	38	1711	-	TBA
PENTHOUSE	PH 1	1	2	-	2691	TBA
	PH 2	1				TBA
	TOTAL	638	638			

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Facilities



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Arrival

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

Serenity

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 Courtyards
16. Terrace Garden
17. Garden Pavilion

Splash

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

Adventure

27. Swing Garden
28. Garden Lounge
29. Play Dome

Respite

33. Yoga Studio
34. Mediation Deck
35. Garden Cabanas
36. Leisure Lawn
37. Lounge Deck
38. Co-Working Lounge
39. BBQ Pavilion
40. Tennis Court
41. Gymnasium

A. Grand Club

- a. Entertainment Room(L1)
- b. Karaoke Pod(L1)
- c. Gaming Pod(L1)
- d. Function Room (L1)

B. Tembusu Club

- e. Private Dining(L2)
- f. Observation Deck(L2)

OTHERS

- A. Side Gate(L1)
- B. Substation(B1)
- C. Genset(B1)
- D. Bin Center (B1)
- E. Ventilation Shaft (B1)

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30. Playhouse

31 Kids Playroom

32. Water Courtyard

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