



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





# 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 96  
Jalan Tembusu  
S438670

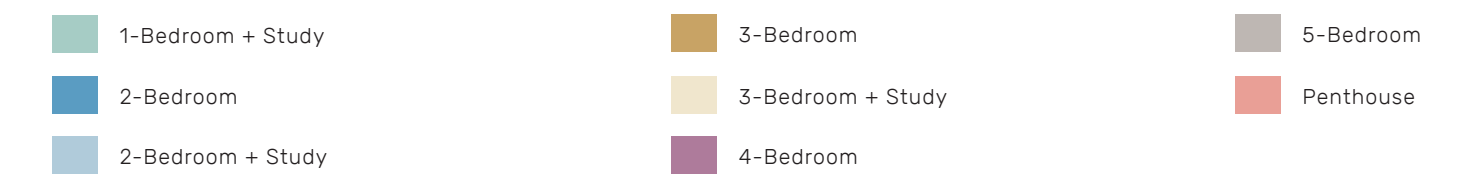
UNIT FLOOR	17	18	19	20	21	22	23	24
20	PH(#20-18)	C1(d)	A1S(d)	B1(d)	C2S(d)	C2S(d)		B2S(d)
19	B2S	E1	C1	A1S	B1	C2S	C2S	B2S
18	B2S	E1	C1	A1S	B1	C2S	C2S	B2S
17	B2S	E1	C1	A1S	B1	C2S	C2S	B2S
16	B2S	E1	C1	A1S	B1	C2S	C2S	B2S
15	B2S	E1	C1	A1S	B1	C2S	C2S	B2S
14	B2S	E1	C1	A1S	B1	C2S	C2S	B2S
13	B2S	E1	C1	A1S	B1	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 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 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
11	A1S	C2S	C2S	A1S	B1	C1	D1	B2S
10	A1S	C2S	C2S	A1S	B1	C1	D1	B2S
09	A1S	C2S	C2S	A1S	B1	C1	D1	B2S
08	A1S	C2S	C2S	A1S	B1	C1	D1	B2S
07	A1S	C2S	C2S	A1S	B1	C1	D1	B2S
06	A1S	C2S	C2S	A1S	B1	C1	D1	B2S
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)



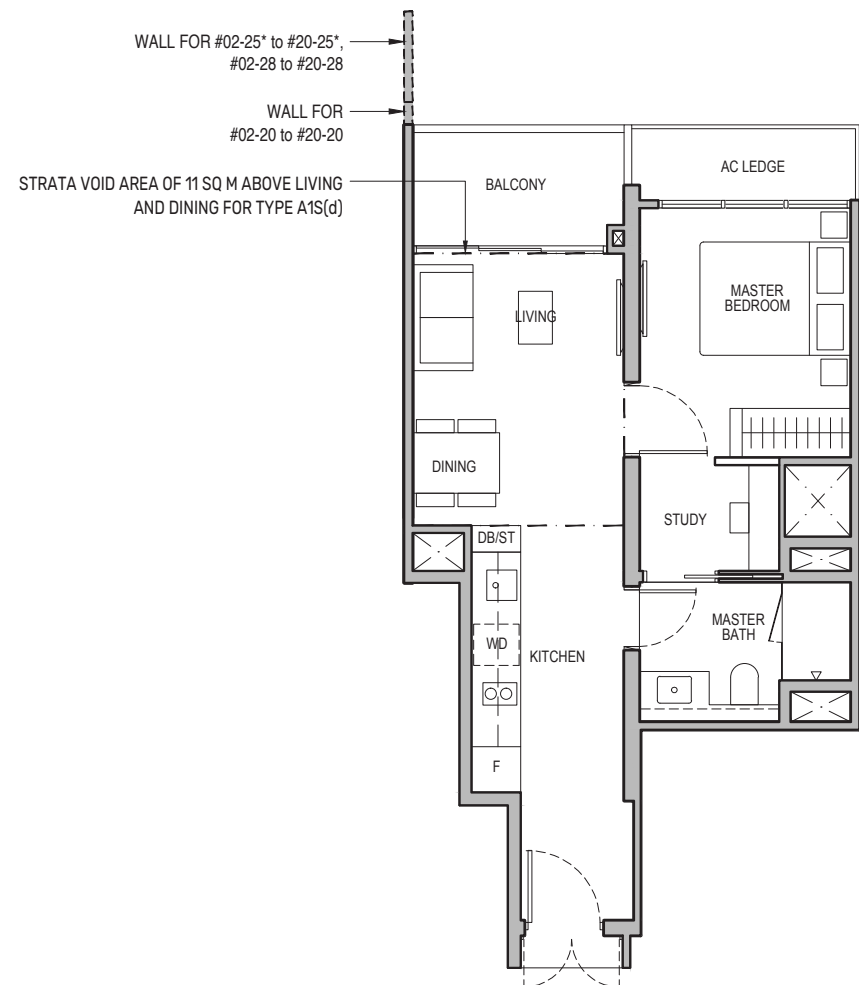


# 1-Bedroom + Study

## 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

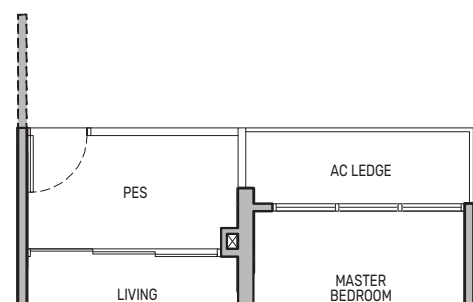
BLK 96 : #20-20  
BLK 98 : #20-25\*, #20-28

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

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".



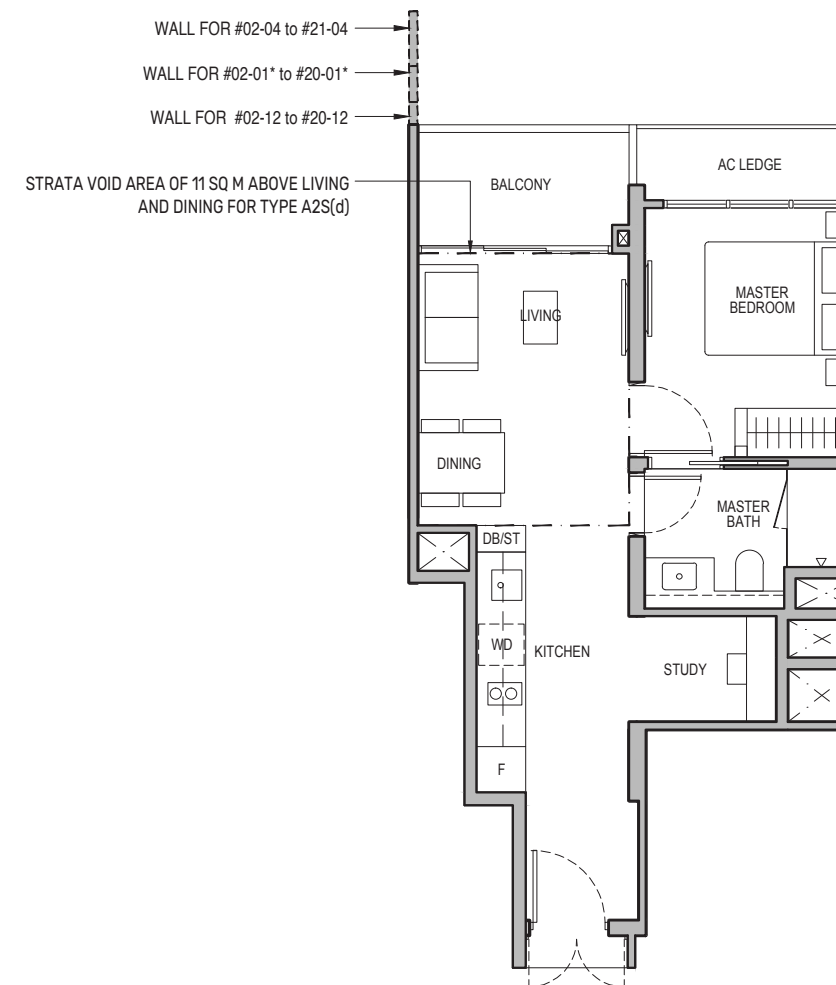
Keyplan is not drawn to scale

# 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

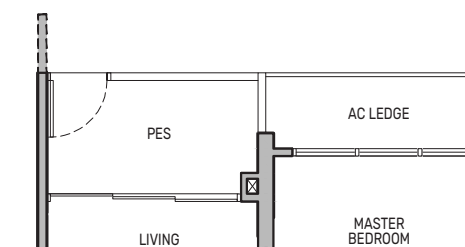
BLK 92 : #20-01\*, #21-04  
BLK 94 : #20-12

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\*

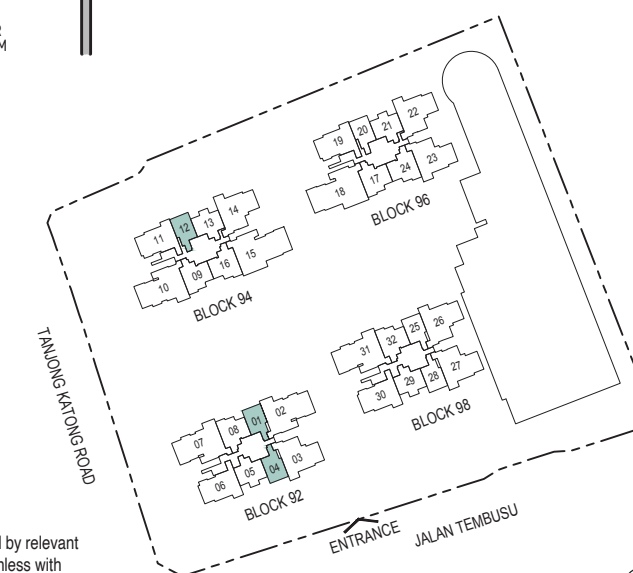


- PES - Private Enclosed Space
- F - Fridge
- HS - Household Shelter
- RC - Reinforced Concrete
- WD - Washer cum Dryer
- W/D - Washer & Dryer
- W - Washer
- D - Dryer
- DB/ST - Distribution Board/Storage
- WC - Water Closet
- DW - Dishwasher
- AC - Air-Conditioner

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".

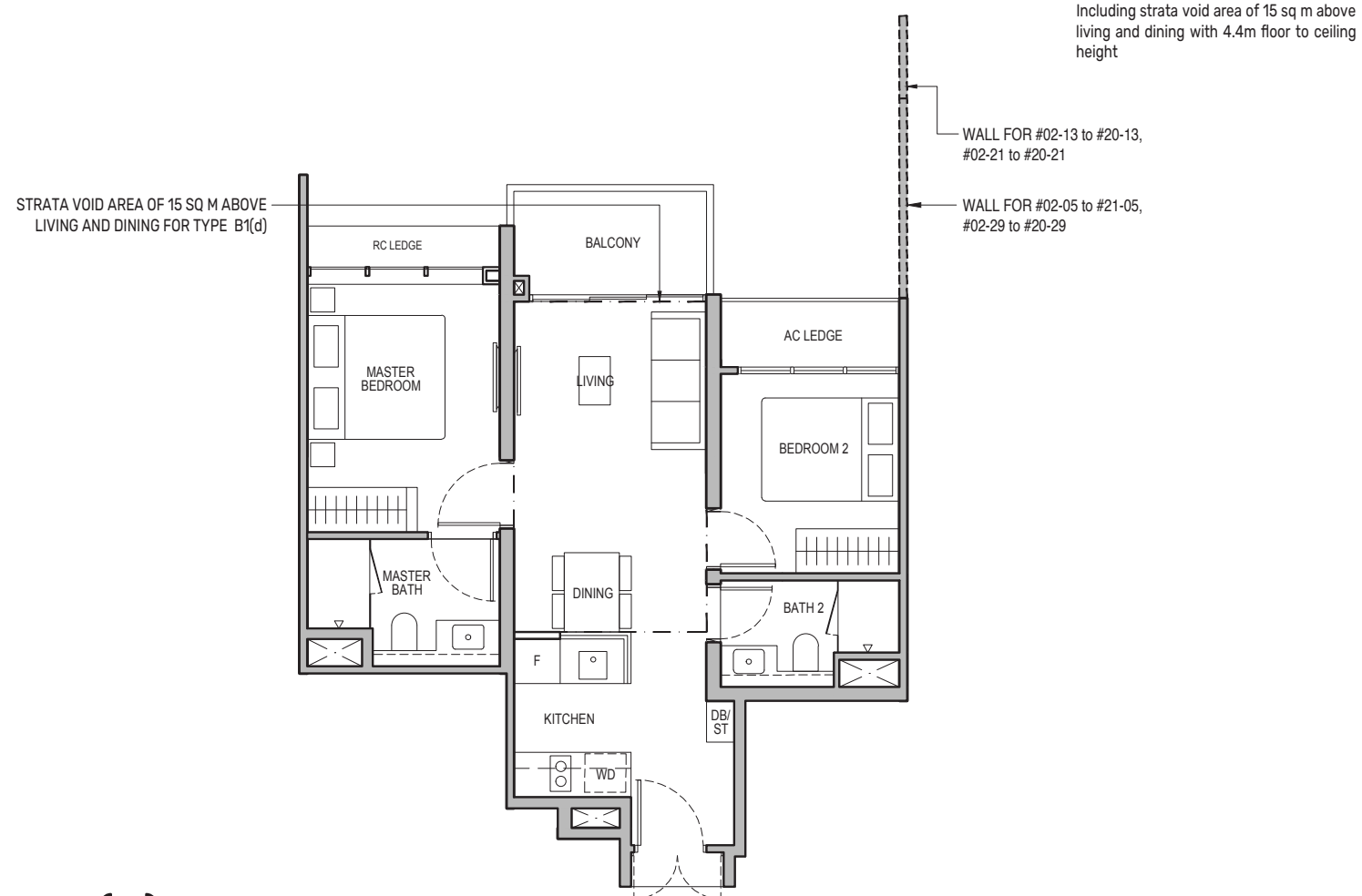


Keyplan is not drawn to scale

# 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

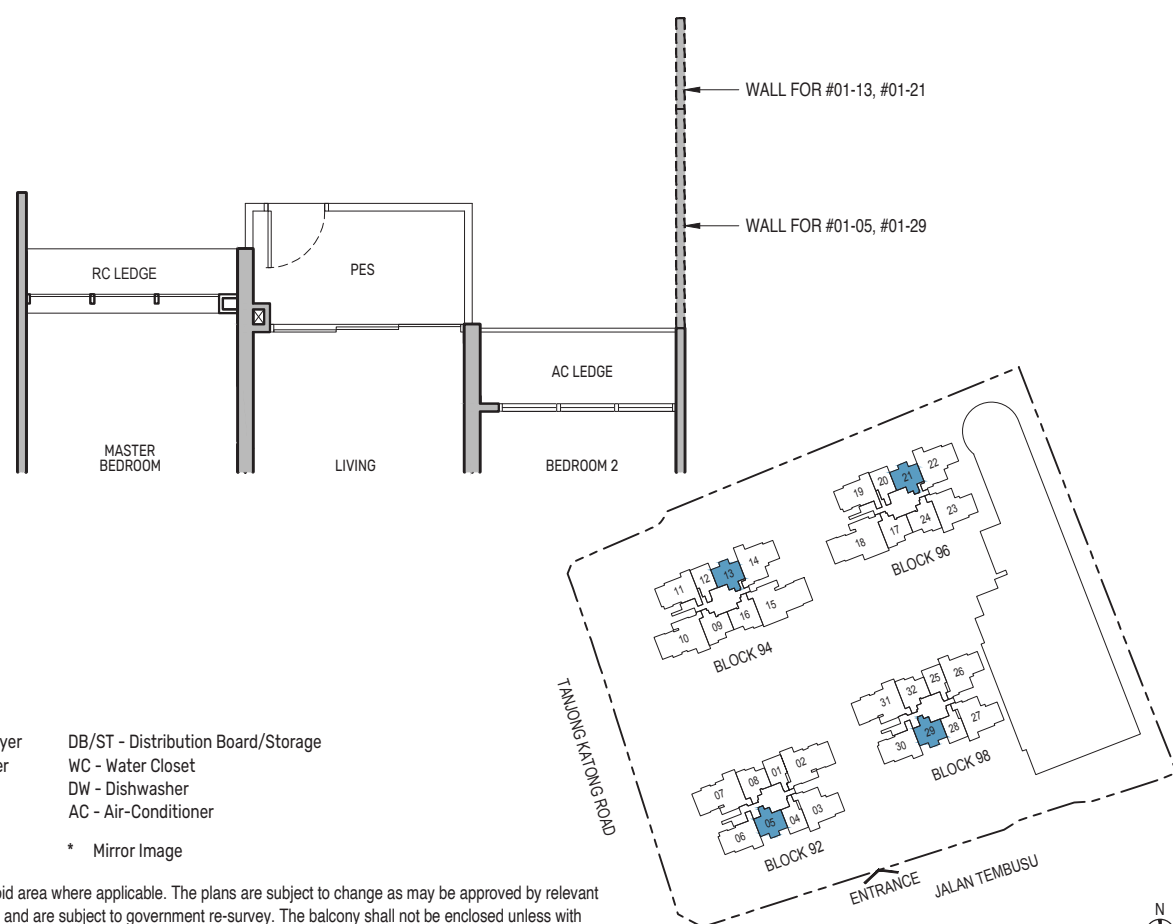


## Type B1(d)

77 sq m / 829 sq ft  
 BLK 92 : #21-05  
 BLK 94 : #20-13  
 BLK 96 : #20-21  
 BLK 98 : #20-29

## 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



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  
 \* Mirror Image

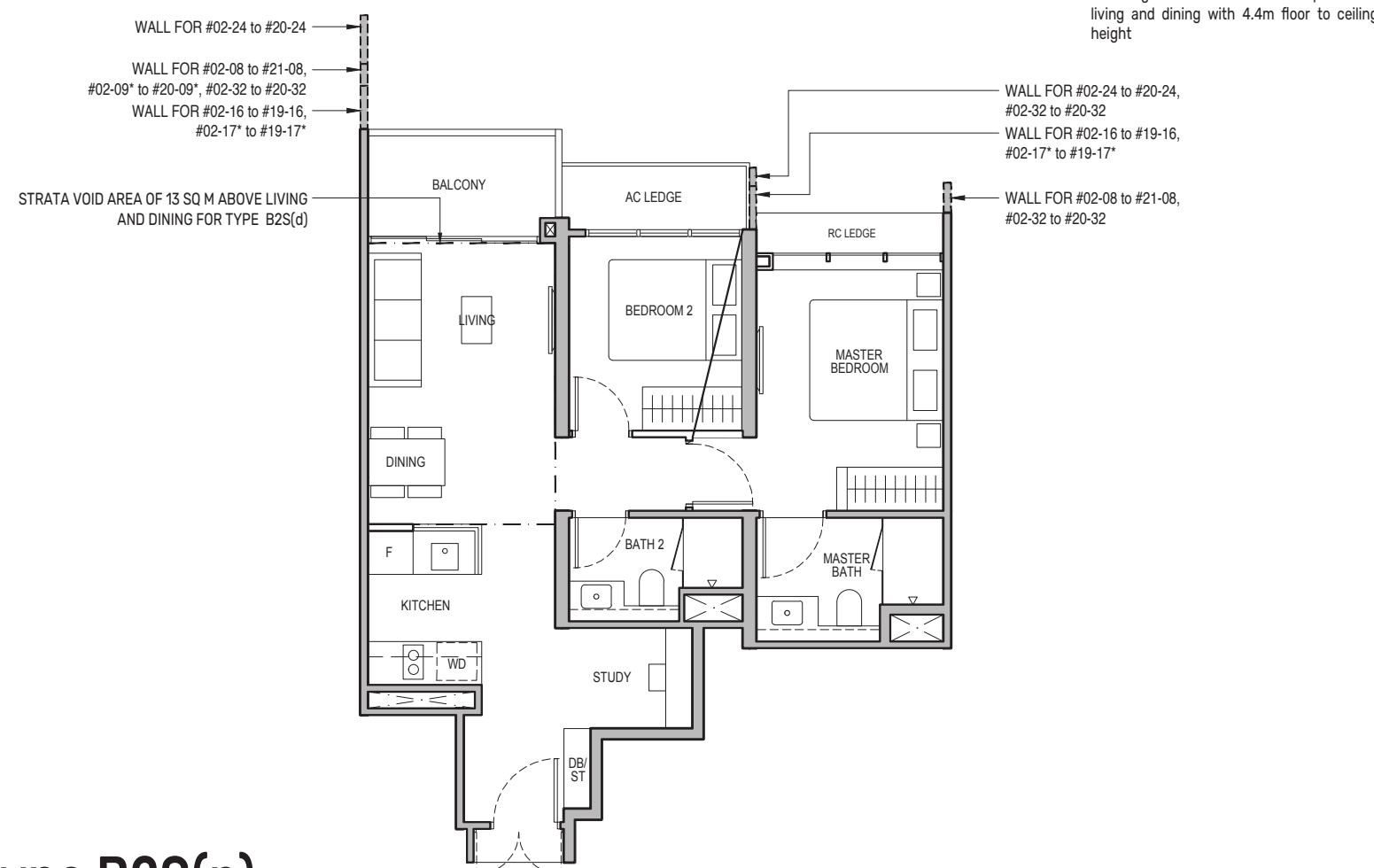
Area includes air-conditioner (AC) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with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

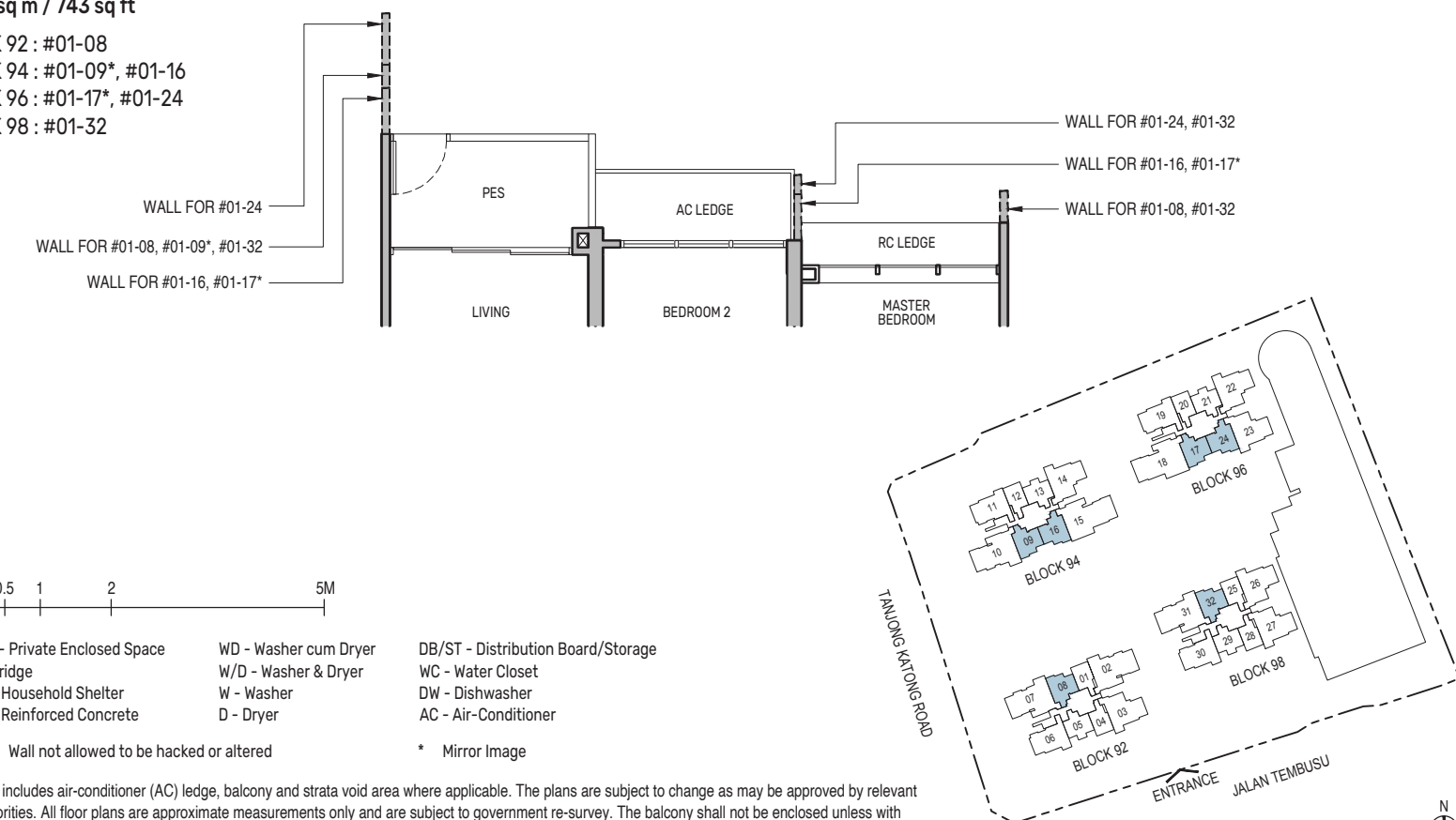


## Type B2S(d)

82 sq m / 883 sq ft  
 BLK 92 : #21-08  
 BLK 94 : #20-09\*  
 BLK 96 : #20-24  
 BLK 98 : #20-32

## 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



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  
 \* 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

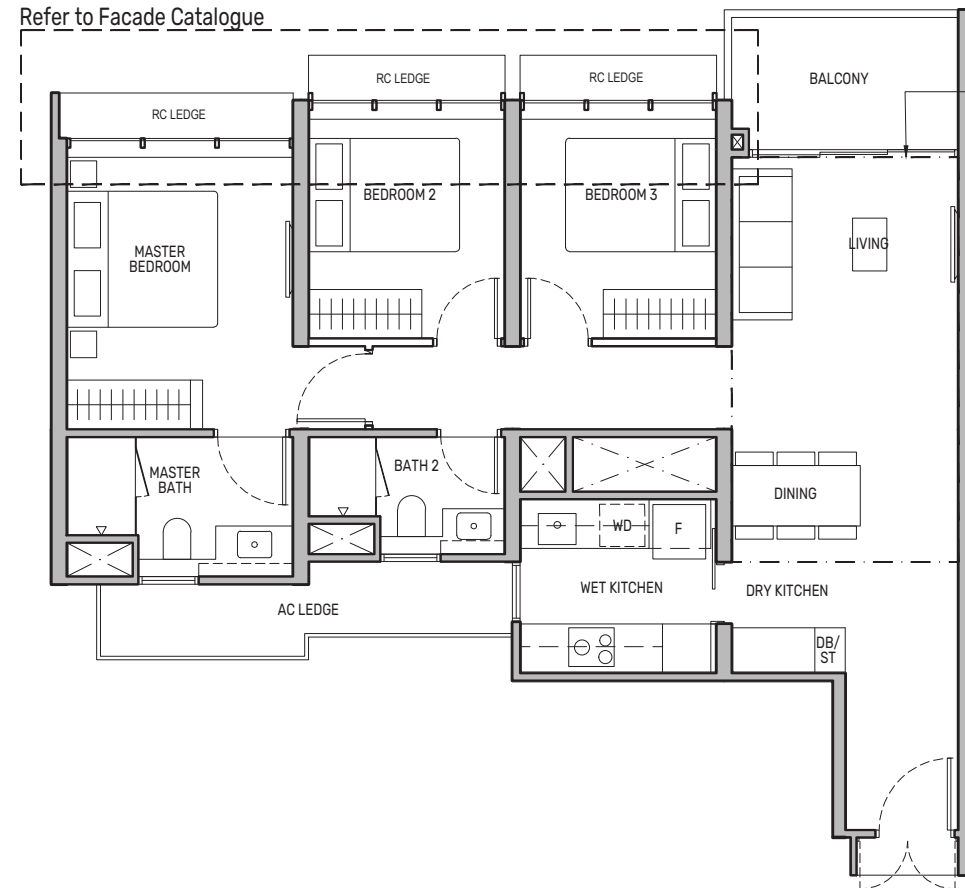
# 3-Bedroom

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

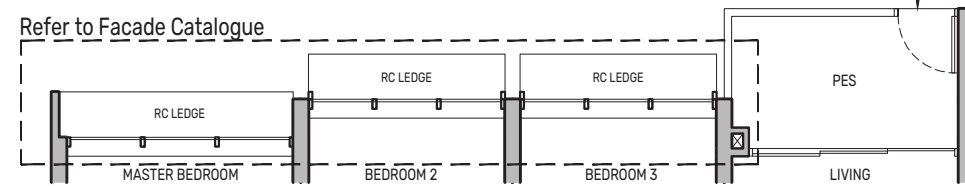
STRATA VOID AREA OF 18 SQ M ABOVE LIVING AND DINING FOR TYPE C1(d)

## Type C1(p)

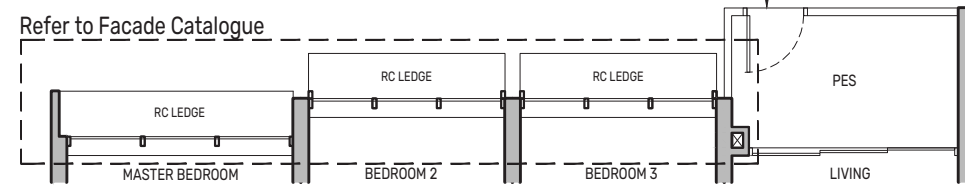
92 sq m / 990 sq ft

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

Refer to Facade Catalogue



Refer to Facade Catalogue



- PES - Private Enclosed Space
- F - Fridge
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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

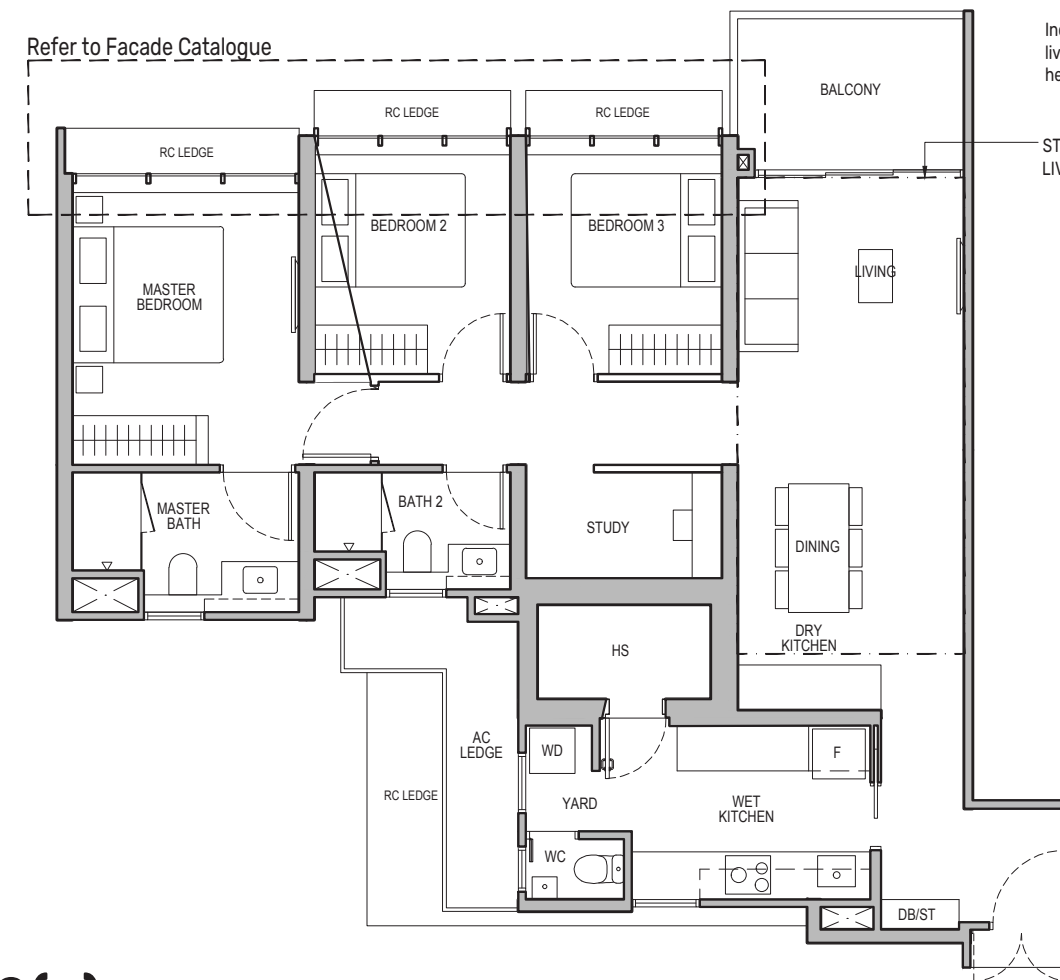
# 3-Bedroom + Study

## 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

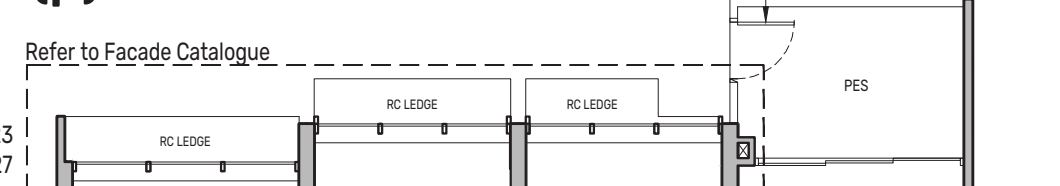
STRATA VOID AREA OF 21 SQ M ABOVE LIVING AND DINING FOR TYPE C2S(d)

## Type C2S(p)

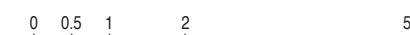
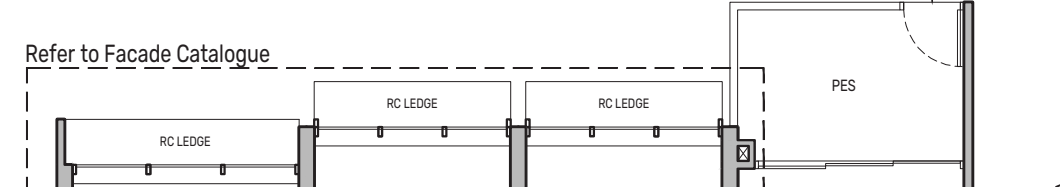
109 sq m / 1173 sq ft

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

Refer to Facade Catalogue



Refer to Facade Catalogue



- PES - Private Enclosed Space
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- DW - Dishwasher
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- Wall not allowed to be hacked or altered
- \* Mirror Image

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Keyplan is not drawn to scale

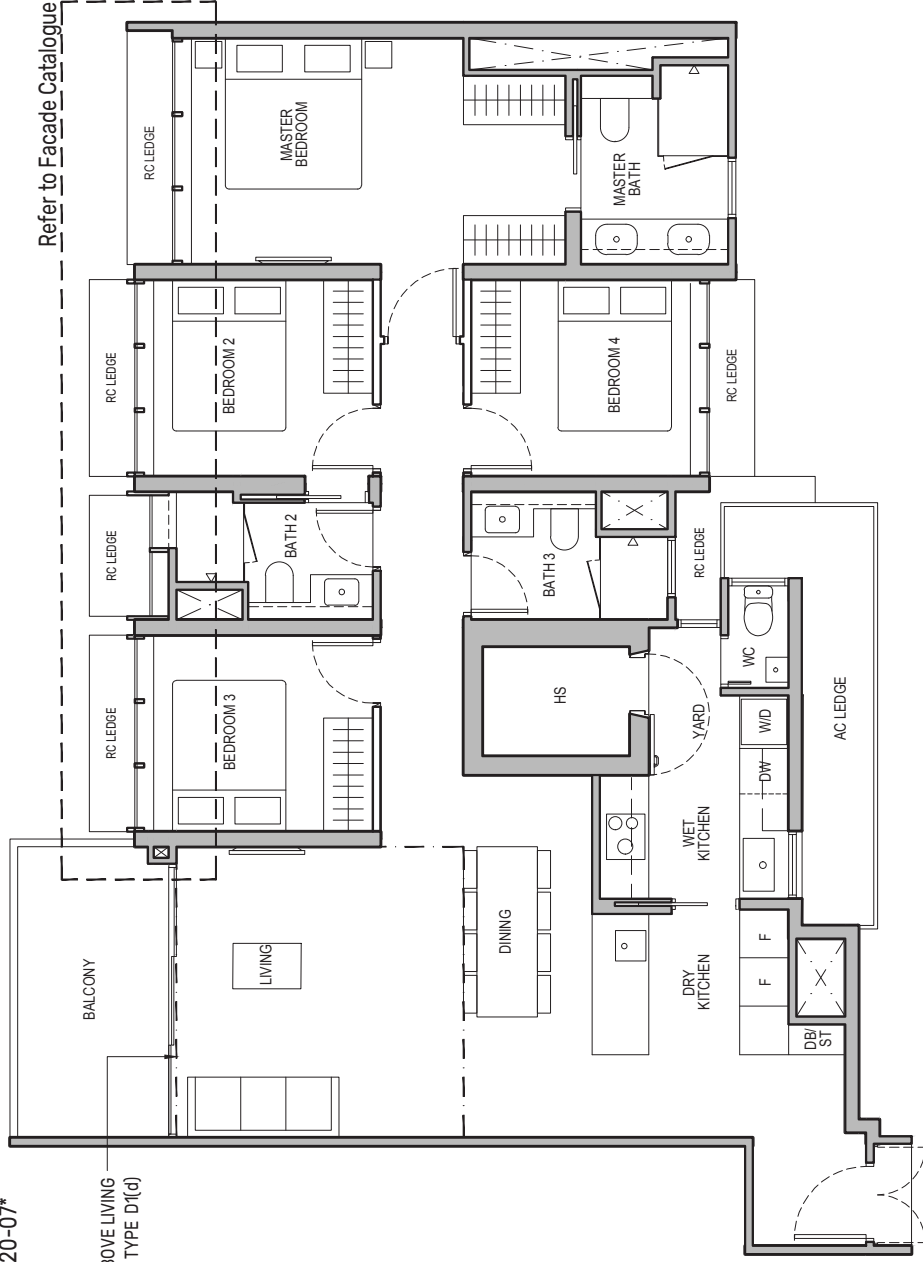
# 4-Bedroom

## 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)

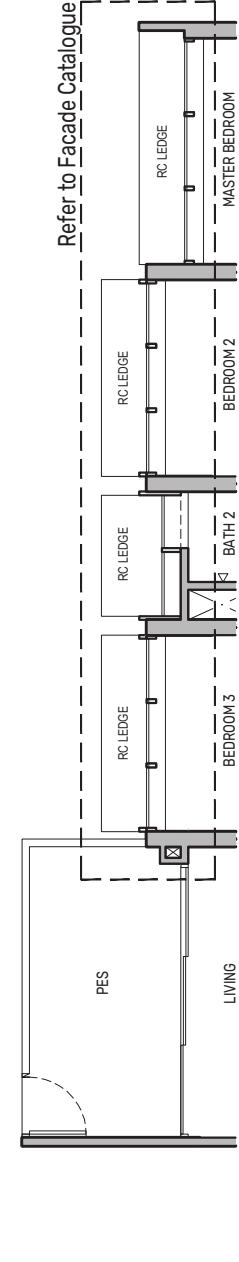


Refer to Facade Catalogue

## Type D1(p)

133 sq m / 1432 sq ft

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



Refer to Facade Catalogue

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

## 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



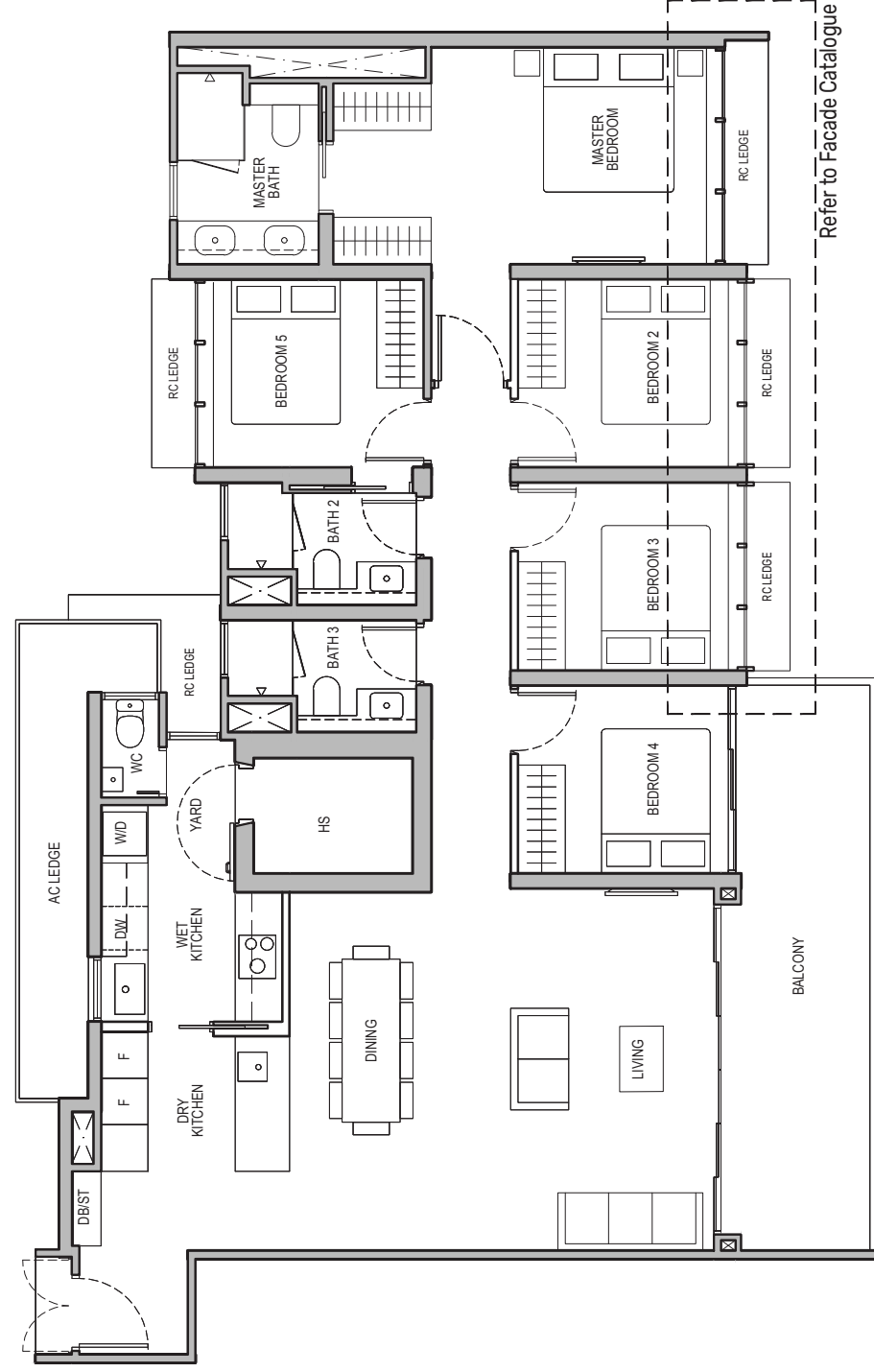
Keyplan is not drawn to scale

# 5-Bedroom

## Type E1

159 sq m / 1711 sq ft

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

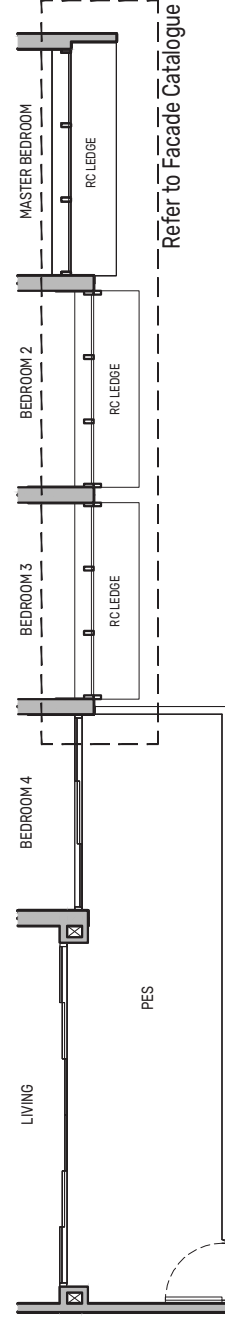
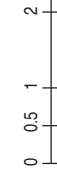


Refer to Facade Catalogue

## Type E1(p)

159 sq m / 1711 sq ft

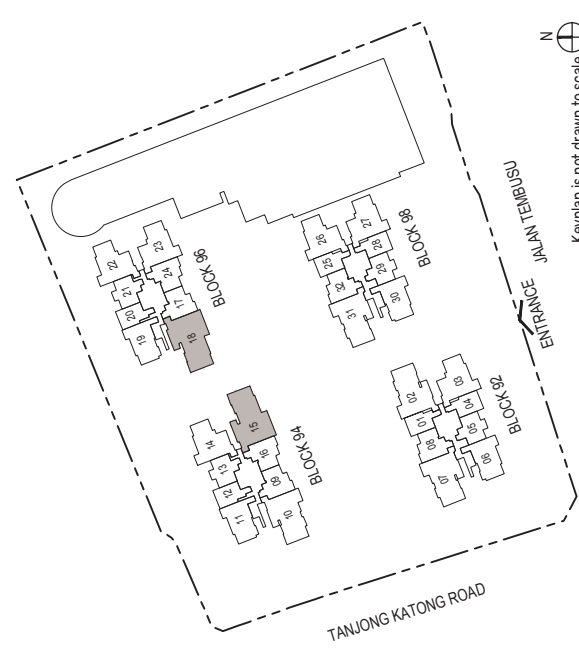
BLK 94 : #01-15  
 BLK 96 : #01-18\*



Refer to Facade Catalogue

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



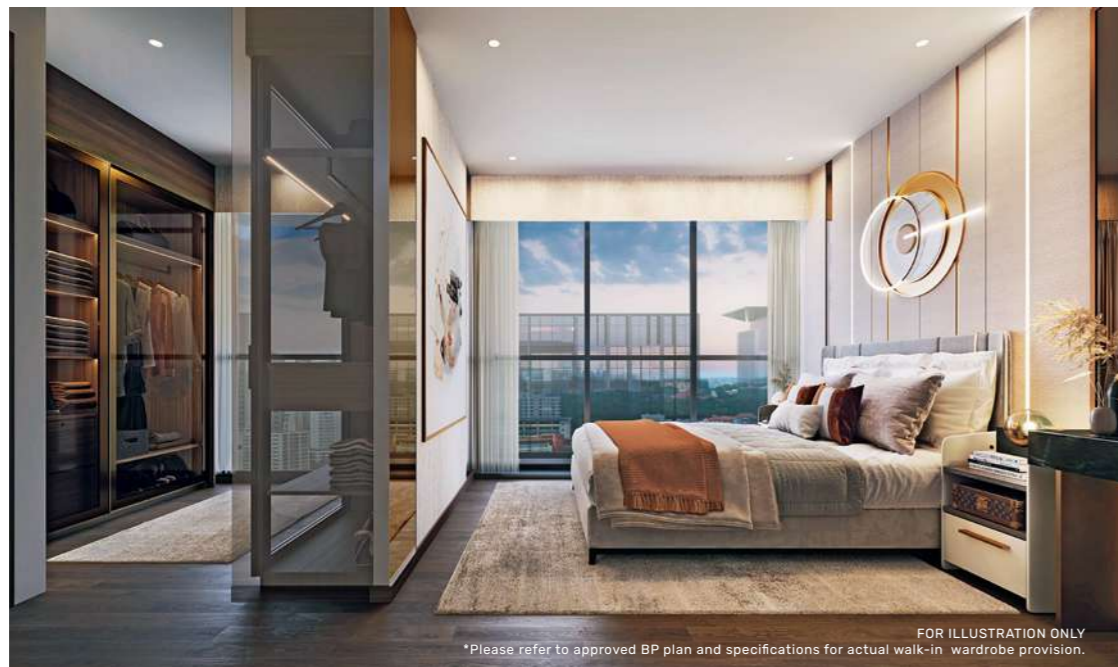
Keyplan is not drawn to scale





## 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.



FOR ILLUSTRATION ONLY  
\*Please refer to approved BP plan and specifications for actual walk-in wardrobe provision.

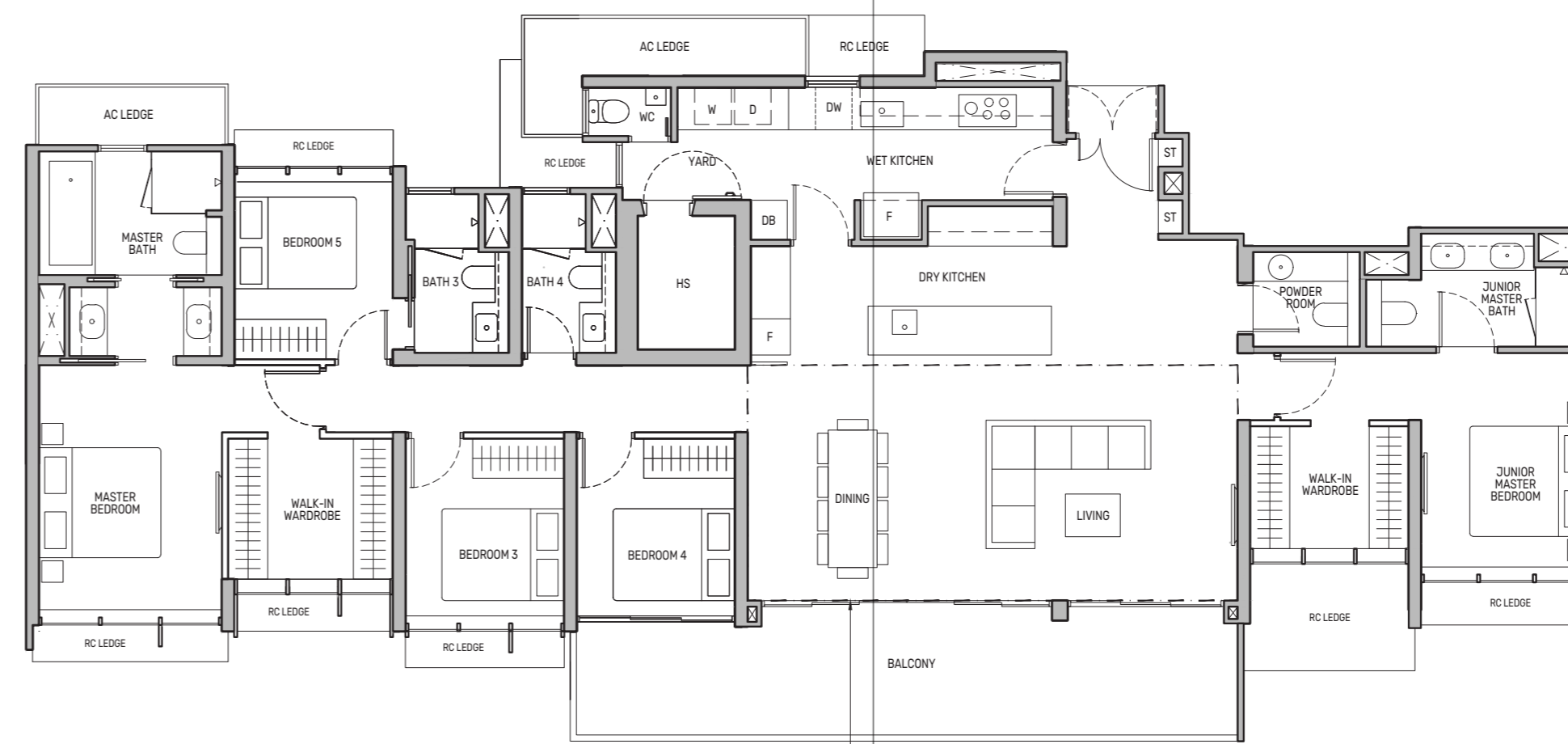
## Penthouse (5-Bedroom)

### Type PH

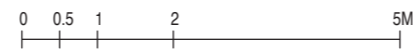
250 sq m / 2691 sq ft

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



STRATA VOID AREA OF 33 SQ M ABOVE LIVING AND DINING FOR TYPE PH



Wall not allowed to be hacked or altered  
Mirror Image

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

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

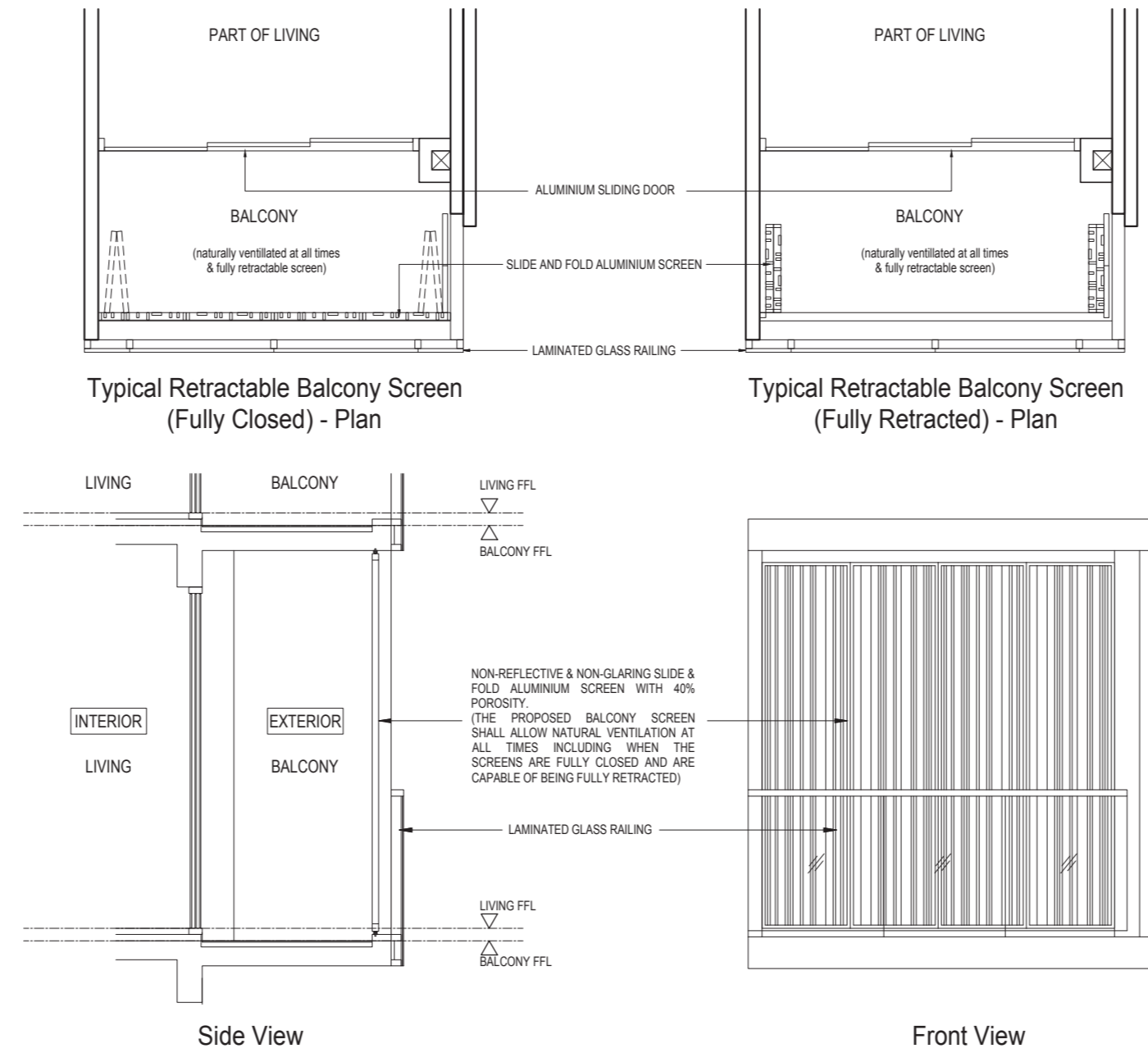


# The crown of Tembusu Grand



## 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 (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.

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.

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.