COPEN GRAND

LUXURY EXECUTIVE CONDOMINIUM

HELLO GREEN, MEET LUXURY

Artist's impression

Sustainability is not simply a way of life – it's the new way to live. Nestled in the heart of Tengah Town, Singapore's first smart and sustainable town, Copen Grand is the first luxury Executive Condominium in this future-forward precinct.

With BCA's recognition for environmentally friendly buildings, this is where eco-consciousness meets discerning design sensibilities, culminating in green homes that would make most go green with envy.

Say hello to luxury living redefined. Welcome to Copen Grand.

For illustration only

TENGAH TOWN – THE NEW VISION OF A SMART AND SUSTAINABLE SINGAPORE

Tengah Town Centre

Image courtesy of the Housing & Development Board. Illustration is an artist's impression only. Actual development may differ.

Green features. Smart technologies. A pulsating symphony of sights and sounds. Tengah Town promises all this, as well as other innovative breakthroughs including a centralised cooling system and pneumatic waste disposal systems. Earmarked as the hub for 42,000 new homes within the next two decades, the blueprint has been set in place to create the west side's latest urban sanctuary, with Singapore's first car-free HDB Town Centre featuring AI-enabled system.

At the heart of Tengah Town is none other than Copen Grand, where residents are poised to enjoy unrivalled accessibility to not one but three MRT stations on the upcoming Jurong Region Line and access to a bus interchange. Just a short walk will take you into Tengah Town Centre where a wealth of shopping, dining and entertainment options complement a sports centre, community club and polyclinic. Topping it all off is the nearby Central Park and Forest Corridor that brings some tranquillity each day – all in the name of truly becoming one at home with nature.

For illustration only

For illustration only

Where the home of the future meets the the jobs of tomorrow

Artist's impression of Jurong Innovation District © JTC

Artist's impression of Jurong Innovation District © JTC

The allure of tomorrow has never shone brighter, especially with Copen Grand situated close to two commercial and trade clusters. Sited next to Tengah Town is the Jurong Innovation District, an advanced manufacturing hub, while a short MRT ride takes you to Singapore's largest mixed use business district outside the city centre in Jurong Lake District.

With limitless possibilities and close to 200,000 new jobs projected to be created out of these two hubs, the windows of opportunity are fully open for you to take advantage.

Artist's impression of Jurong Lake District © URA

One town, five districts

Sprawled across 5 unique districts, Tengah Town brings forest and nature themes to the fore, giving rise to an urban oasis of multi-faceted living.

Garden District
Home to Copen Grand and a 900-metre-long Garden Farmway, the Garden District also features ample space for community gardening and thematic playgrounds.

Park District
The hub of Tengah Town where residents can enjoy leisurely strolls at the Central Park or the car-free Tengah Town Centre.

Plantation District
As the site of new homes flanked by greenery and water features, community farming is one of the district's highlights.

Forest Hill District
Surrounded by the Forest Corridor, Forest Hill District brings to life the concept of living amidst nature.

Brickland District
A nod to its storied heritage, the buildings within the Brickland District pay homage to Tengah Town's industrial past.

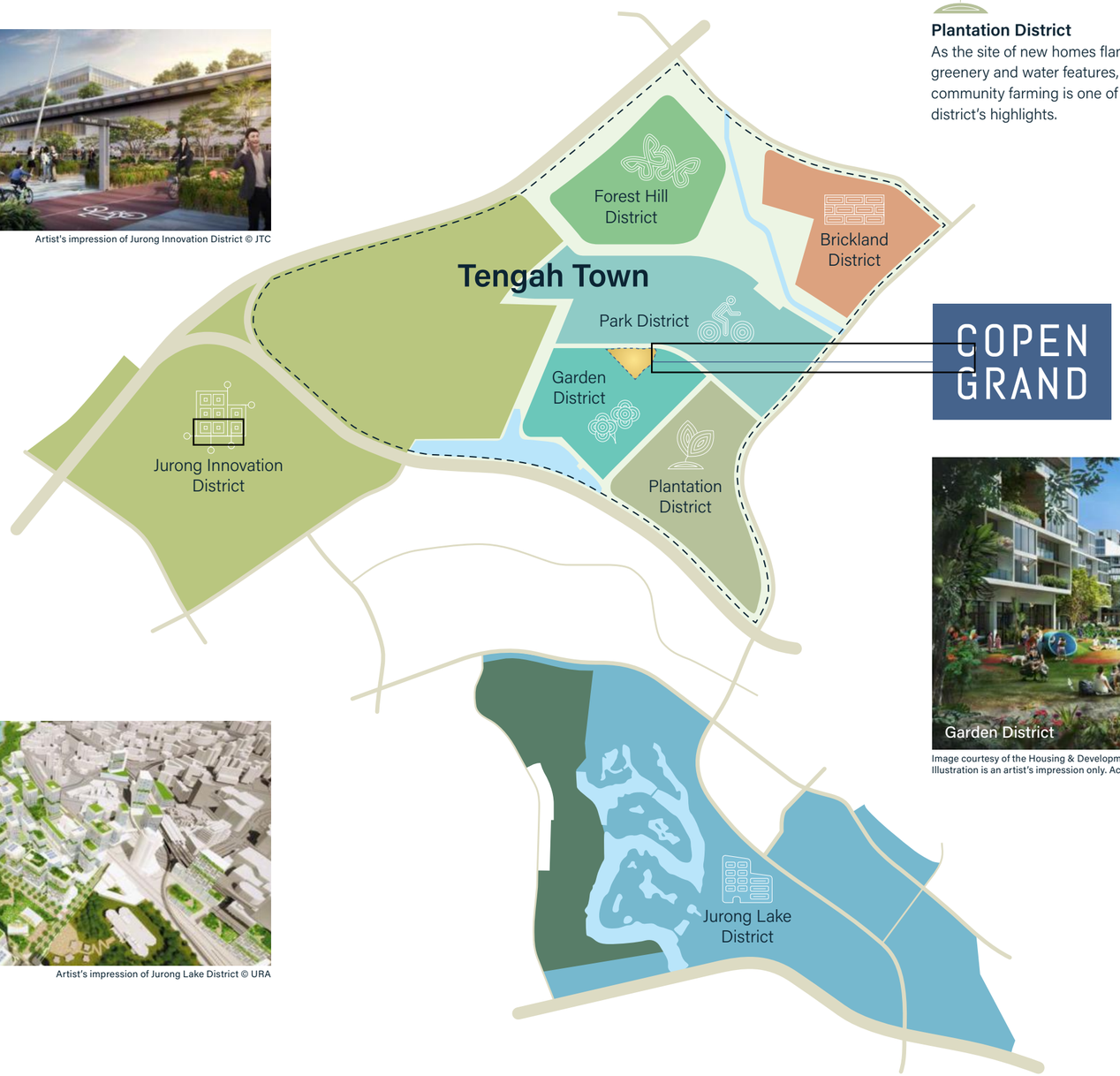

Image courtesy of the Housing & Development Board.
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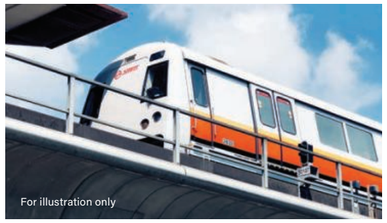
THE BEST CONNECTIONS AROUND



Connectivity

- Tengah Integrated Transport Hub*
- Tengah Boulevard Bus Interchange*
- Tengah MRT Station (JRL)*
- Tengah Plantation MRT Station (JRL)*
- Hong Kah MRT Station (JRL)
- Choa Chu Kang MRT Station (NSL)

Nature

- 5km Forest Corridor*
- Jurong Lake Gardens

Work & Learn

- Jurong Innovation District
- Jurong Lake District
- Nanyang Technological University
- Shuqun Primary School
- Princess Elizabeth Primary School
- Rulang Primary School

Lifestyle Amenities

- Tengah Town Centre*
- Westgate
- IMM
- JCube
- Jem

Legend

- Jurong Region Line*
- East-West Line
- North-South Line
- Downtown Line
- Bukit Panjang LRT Line
- Park Connector Network (PCN)
- Railway Corridor

*Upcoming

0 100m 500m

Every reasonable care has been taken in the preparation of the location map. The map is printed as at September 2022 for reference only. 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.

NURTURING NATURE FOR YOUR ENJOYMENT

Living smart and sustainably comes easy at Copen Grand, where you can enjoy an array of eco-luxury facilities within the development. It's no wonder then, Copen Grand is the first BCA Green Mark Platinum Super Low Energy executive condominium in Singapore.

At the centre of this nature-inspired development stands an iconic multi-storey clubhouse, featuring the Copen Clubhouse that cascades down to co-working spaces and family-friendly pools, all thoughtfully designed with you and your loved ones in mind.

Hydro Pool & Multi-storey Clubhouse

Artist's impression

Collaborating with Mother Nature to make green even greener

Gymnasium

Artist's impression

Harnessing solar power for the common good

When life gives you abundant sunshine, make full use of it. Renewable energy adoption at Copen Grand comes in the form of photovoltaic systems that tap into solar power, providing partial energy replacement for the clubhouse, function room, swimming pool and gymnasium. Additionally, power up sustainable transport at your convenience with EV charging stations.

Rounding it off are nature-themed recreational spaces, lush landscaping and a tennis court that offer the potential of joy-filled family memories at every turn.

Co-creating precious moments amid nature's creations

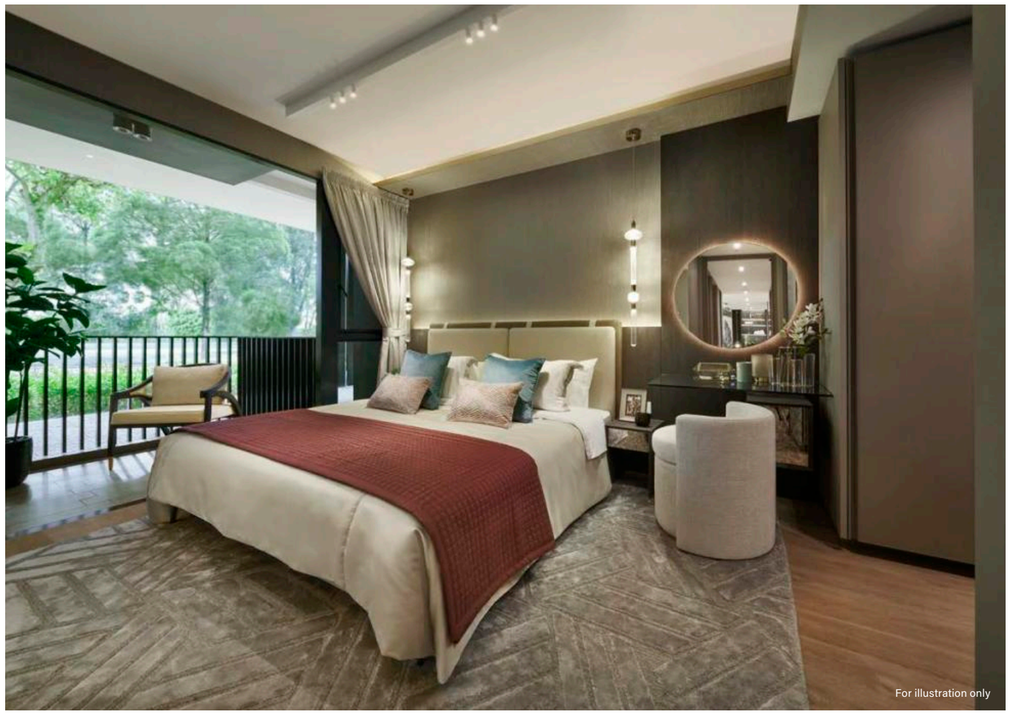
Welcome Lobby & Arrival Clubhouse

Artist's impression

Functional living room layout that optimises use of space

Enjoy uninhibited comfort, every single day

There's nothing quite like going about your day amid a spacious environment. That's why your home at Copen Grand has been thoughtfully designed to maximise the use of space and aligned in a North-south facing orientation, to provide better cross-ventilation. So you can live more comfortably with enhanced freedom of movement.



Restful dreams await in a cosy bedroom

Get into the flow of sustainable, luxurious living

Branded appliances come together in a sleek kitchen

Living the fine life is now easier and more sustainable at Copen Grand. Each unit comes decked out with its own suite of quality fittings, carpentry, and branded kitchen appliances.

The thoughtfully conceptualised layout is complemented by the incorporation of smart technologies in the home with the ability to monitor energy usage. From a smart home gateway with remote surveillance to smart voice assistant, your vision of a well-appointed 2-bedroom+study to 5-bedroom home is within reach of being reality.

Adopting smart technology to keep energy costs low

WHERE GREEN DESIGN

Copen Grand has been conferred the Green Mark Platinum Super Low Energy by BCA under the newly launched Green Mark (GM2021) Criteria with the Health and Wellbeing, Whole Life Carbon and Maintainability Badge. With these accreditations in place, your home is now a place where you can enjoy all-round efficiency with green features incorporated into your everyday life.

Passive Cool Design Architecture

- Copen Grand is designed to minimise direct west-facing units
- Units are designed with adequate openings to obtain high cross-ventilation rates within units
- Units are designed with balconies and feature a good selection of glass specifications to minimise heat gain within

Environmental Quality and Protection

- Use of environmentally friendly products certified by approved local certification bodies for all internal finishes both within units and in common areas
- Use of low Volatile Organic Compounds (VOC) paints for internal walls to reduce indoor air pollution
- Careful material selection to reduce the overall embodied carbon of the development, minimising the carbon footprint

Water Efficiency

- Water-efficient fittings are provided for all units

Energy Efficiency

- Energy-efficient air conditioners for all units
- Energy-efficient lighting at communal facilities
- Provision of demand control strategies for lighting and air conditioning at communal facilities to minimise energy wastage
- Energy-efficient lifts with Variable Voltage Variable Frequency (VVVF) drive, sleep mode and regenerative power feature
- Provision of renewable energy to offset partial common area consumption to be self-sustainable

Other Green Features

- Lush greenery and water bodies within the development to reduce heat gain into the building
- Pneumatic waste collection and disposal system
- Provision of bicycle lots at basement to promote green transport and healthy lifestyle
- Good access to bus stop with sheltered walking pathways leading to the entrance/exit
- Smart community application for residents to book the facilities and provide operational feedback

MEETS SMART TECHNOLOGY

Take everyday conveniences to the next level, be it daily appointment and weather updates from your smart voice assistant, smart air conditioner control for remote access of your room's temperature, or enhanced house security with a smart digital lockset and camera.

When you can count on your smart home to take care of the details, you can go about your daily life with ease and assurance.

Smart Home

Smart Home Gateway

- Connects all smart appliances, allowing you to remotely control them via the Smart Home App on your mobile device

Smart Surveillance

- Enjoy the added security of remote surveillance with smart camera at home

Smart Air Conditioner Control

- Hot day? Turn on the air conditioning remotely and have the home cooled in preparation for your return. Check if you have forgotten to switch off

Smart Digital Lockset

- Enjoy the convenience of locking and unlocking the door via mobile app, fingerprint, pin code, key or integrated access card

Smart Lighting Control

- Lights up the foyer automatically for a warm welcome home or program the lights to come on when intruders are detected

Smart Power Monitoring

- Easily keep track of your household energy consumption to keep up sustainable habits

Smart Voice Assistant
(Using Google Home App)

- Hands-free control of your smart home devices. A smart voice assistant means you can also ask about the news, weather, traffic; set reminders; play music; and more

Smart Community

Smart Invitation

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

Smart Booking

- Check on the availability and pay for the booking of facilities

Smart Audio Video Telephony

- Let visitors announce their arrival at the lift lobby so you can let them in with a simple tap

Smart Parcel

- Parcel station offers a secure and convenient package pickup

SCHEMATIC DIAGRAM

51 TENGAH GARDEN WALK S(699909)

BLOCK 51				
Floor \ Unit	1	2	3	4
14	C3b-PH	B1-PH	B1-PH	B6-PH
13	C3b	B1	B1	B6
12	C3b	B1	B1	B6
11	C3b	B1	B1	B6
10	C3b	B1	B1	B6
9	C3b	B1	B1	B6
8	C3b	B1	B1	B6
7	C3b	B1	B1	B6
6	C3a	B1	B1	B6
5	C3a	B1	B1	B6
4	C3a	B1	B1	B6
3	C3a	B1	B1	B6
2	C3a	B1	B1	B6
1	C3a-P	B1-P	B1-P	B6-P

53 TENGAH GARDEN WALK S(699910)

BLOCK 53			
5	6	7	8
B6-PH	C3b-PH	D1-PH	D1-PH
B6	C3b	D1	D1
B6	C3b	D1	D1
B6	C3b	D1	D1
B6	C3b	D1	D1
B6	C3b	D1	D1
B6	C3b	D1	D1
B6	C3b	D1	D1
B6	C3a	D1	D1
B6	C3a	D1	D1
B6	C3a	D1	D1
B6	C3a	D1	D1
B6	C3a	D1	D1
B6-P	C3a-P	D1-P	D1-P

55 TENGAH GARDEN WALK S(699911)

BLOCK 55				
9	10	11	12	13
A1-PH	D2-PH	B3-PH	B4-PH	D2-PH
A1	D2	B3	B4	D2
A1	D2	B3	B4	D2
A1	D2	B3	B4	D2
A1	D2	B3	B4	D2
A1	D2	B3	B4	D2
A1	D2	B3	B4	D2
A1	D2	B3	B4	D2
A1	D2	B3		D2
A1	D2	B3		D2
	D2	B3		D2
	D2	B3		D2
	D2-P	B3-P		D2-P

57 TENGAH GARDEN WALK S(699912)

BLOCK 57				
Floor \ Unit	14	15	16	17
14	C3b-PH	C3b-PH	C2-PH	B6-PH
13	C3b	C3b	C2	B6
12	C3b	C3b	C2	B6
11	C3b	C3b	C2	B6
10	C3b	C3b	C2	B6
9	C3b	C3b	C2	B6
8	C3b	C3b	C2	B6
7	C3b	C3b	C2	B6
6	C3a	C3a	C2	B6
5	C3a	C3a	C2	B6
4	C3a	C3a	C2	B6
3	C3a	C3a	C2	B6
2	C3a	C3a	C2	B6
1	C3a-P	C3a-P	C2-P	B6-P

59 TENGAH GARDEN WALK S(699913)

BLOCK 59			
18	19	20	21
B6-PH	B1-PH	B2-PH	C1-PH
B6	B1	B2	C1
B6	B1	B2	C1
B6	B1	B2	C1
B6	B1	B2	C1
B6	B1	B2	C1
B6	B1	B2	C1
B6	B1	B2	C1
B6			
B6			
B6			
B6-P			

61 TENGAH GARDEN WALK S(699891)

BLOCK 61		
22	23	24
B1-PH	B1-PH	B7-PH
B1	B1	B7
B1	B1	B7
B1	B1	B7
B1	B1	B7
B1	B1	B7
B1	B1	B7
B1	B1	B7
B1		
B1		
B1		
B1-P		

63 TENGAH GARDEN WALK S(699892)

BLOCK 63				
Floor \ Unit	25	26	27	28
14	B1-PH	C1-PH	B2-PH	B6-PH
13	B1	C1	B2	B6
12	B1	C1	B2	B6
11	B1	C1	B2	B6
10	B1	C1	B2	B6
9	B1	C1	B2	B6
8	B1	C1	B2	B6
7	B1	C1	B2	B6
6	B1	C1	B2	B6
5	B1	C1	B2	B6
4	B1	C1	B2	B6
3	B1	C1	B2	B6
2	B1	C1	B2	B6
1	B1-P	C1-P	B2-P	B6-P

65 TENGAH GARDEN WALK S(699893)

BLOCK 65			
29	30	31	32
B1-PH	B5-PH	C3b-PH	B6-PH
B1	B5	C3b	B6
B1	B5	C3b	B6
B1	B5	C3b	B6
B1	B5	C3b	B6
B1	B5	C3b	B6
B1	B5	C3b	B6
B1	B5	C3b	B6
B1	B5	C3a	B6
B1	B5	C3a	B6
B1	B5	C3a	B6
B1	B5	C3a	B6
B1	B5	C3a	B6
B1-P	B5-P	C3a-P	B6-P

67 TENGAH GARDEN WALK S(699894)

BLOCK 67			
33	34	35	36
B6-PH	C3b-PH	C1-PH	B5-PH
B6	C3b	C1	B5
B6	C3b	C1	B5
B6	C3b	C1	B5
B6	C3b	C1	B5
B6	C3b	C1	B5
B6	C3b	C1	B5
B6	C3b	C1	B5
B6	C3a	C1	B5
B6	C3a	C1	B5
B6	C3a	C1	B5
B6	C3a	C1	B5
B6	C3a	C1	B5
B6-P	C3a-P	C1-P	B5-P

69 TENGAH GARDEN WALK S(699895)

BLOCK 69			
Floor \ Unit	37	38	39	40
14	B6-PH	B1-PH	C3b-PH	B5-PH
13	B6	B1	C3b	B5
12	B6	B1	C3b	B5
11	B6	B1	C3b	B5
10	B6	B1	C3b	B5
9	B6	B1	C3b	B5
8	B6	B1	C3b	B5
7	B6	B1	C3b	B5
6	B6	B1	C3a	B5
5	B6	B1	C3a	B5
4	B6	B1	C3a	B5
3	B6	B1	C3a	B5
2	B6	B1	C3a	B5
1	B6-P	B1-P	C3a-P	B5-P

71 TENGAH GARDEN WALK S(699886)

BLOCK 71			
41	42	43	44
B6-PH	B1-PH	B5-PH	B1-PH
B6	B1	B5	B1
B6	B1	B5	B1
B6	B1	B5	B1
B6	B1	B5	B1
B6	B1	B5	B1
B6	B1	B5	B1
B6	B1	B5	B1
B6	B1	B5	B1
B6	B1	B5	B1
B6	B1	B5	B1
B6	B1	B5	B1
B6	B1	B5	B1
B6-P	B1-P	B5-P	B1-P

73 TENGAH GARDEN WALK S(699887)

BLOCK 73			
45	46	47	48
B6-PH	B1-PH	B1-PH	B1-PH
B6	B1	B1	B1
B6	B1	B1	B1
B6	B1	B1	B1
B6	B1	B1	B1
B6	B1	B1	B1
B6	B1	B1	B1
B6	B1	B1	B1
B6	B1	B1	B1
B6	B1	B1	B1
B6	B1	B1	B1
B6	B1	B1	B1
B6	B1	B1	B1
B6-P	B1-P	B1-P	B1-P

Legend

- 2-BEDROOM + STUDY
- 3-BEDROOM DELUXE
- 3-BEDROOM PREMIUM
- 4-BEDROOM DELUXE
- 4-BEDROOM PREMIUM
- 5-BEDROOM PREMIUM

Everything you love, from sun-powered fun to daily gym time.

Your dream home at Copen Grand grants you year-round access to an eco-friendly range of lifestyle facilities and social spaces – all part of the blueprint to live, work and play with ease.

Legend

ARRIVAL CLUB
Basement
01. Guardhouse
02. Arrival Lounge
03. Welcome Lobby
04. Water Cascades
05. Sunken Watercourt
1st Storey
06. Arrival Clubhouse

WELLNESS CLUB
1st Storey
07. Canopy Lounge
08. Pool Lounge
09. Pool Deck
10. 50m Lap Pool

HYDRO CLUB
1st Storey
11. Floral Canopy
12. Central Lawn
13. Yoga Deck
14. Hydro Pool
15. Hydro Pool Lounge
16. Hydro Pool Deck

GARDEN CLUB
1st Storey
17. Chess Corner
18. Scented Garden
19. Lush Garden
20. Exercise Lawn
21. Fern Garden

KIDS CLUB
1st Storey
22. Family BBQ Pavilion
23. Kids Clubhouse
24. Play Pool
25. Kids Pool Deck
26. Play Lawn

LEISURE CLUB
5th Storey
27. Kids Play
28. Toddlers Play
29. Leisure BBQ Pavilion
30. Garden BBQ Pavilion
31. Herb Garden
32. Fitness Corner
33. Sports Pavilion
34. Tennis Court
35. Leisure Garden

RECREATION CLUB
1st Storey
36. Co-Working Space
37. Study Pods
38. Changing Room with Steam Room
3rd Storey
39. Entertainment Room
40. Games Room
41. Music Room
4th Storey
42. Gymnasium
5th Storey
43. Copen Clubhouse 1
44. Copen Clubhouse 2
45. Yoga Studio
46. Dance Studio

PETS CLUB
1st Storey
47. Pets Corner
48. Pets Lawn
49. Pets Pavilion

ANCILLARY
A. Side Gate
B. Bin Centre (Basement)
C. Substation (Basement)
D. Genset
E. Carpark Ventilation
F. Ventilation Shaft

Water Tank (Roof)

N

0 10 20 30 40 Meters

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.

2-BEDROOM + STUDY

Type A1

75 sq m / 807 sq ft

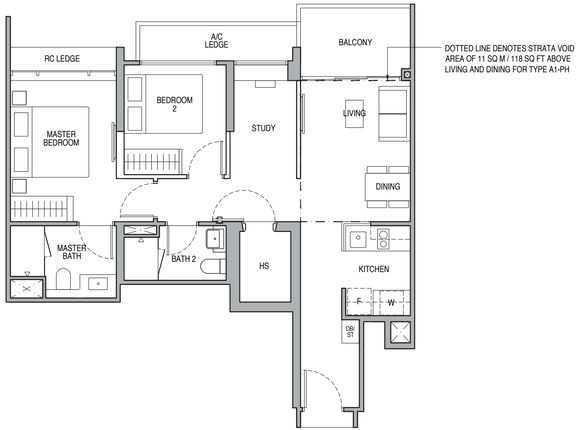
BLK 55 : #04-09 to #13-09

Type A1-PH

86 sq m / 926 sq ft

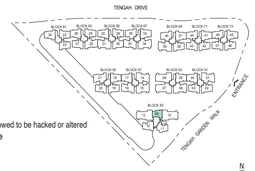
BLK 55 : #14-09

Including strata void area of 11 sq m / 118 sq ft above living and dining with 4.5m floor to ceiling height



PES - Private Enclosed Space
W - Washer/Dryer (not included)
WC - Water Closet
HS - Household Shelter
DB/ST - Distribution Board/Storage
RC - Reinforced Concrete
F - Fridge (not included)
A/C - Air-Conditioner
Wall not allowed to be hacked or altered
* Mirror Image

Area includes air-conditioner (A/C) 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 DELUXE

Type B1

87 sq m / 936 sq ft

BLK 51 : #02-02* to #13-02*, #02-03 to #13-03
BLK 59 : #06-19* to #13-19*
BLK 61 : #02-22 to #13-22, #06-23* to #13-23*
BLK 63 : #02-25 to #13-25
BLK 65 : #02-29 to #13-29
BLK 69 : #02-38* to #13-38*
BLK 71 : #02-42* to #13-42*, #02-44* to #13-44*
BLK 73 : #02-46* to #13-46*, #02-47 to #13-47, #02-48* to #13-48*

Type B1-P

87 sq m / 936 sq ft

BLK 51 : #01-02*, #01-03
BLK 61 : #01-22
BLK 63 : #01-25
BLK 65 : #01-29
BLK 69 : #01-38*
BLK 71 : #01-42*, #01-44*
BLK 73 : #01-46*, #01-47, #01-48*

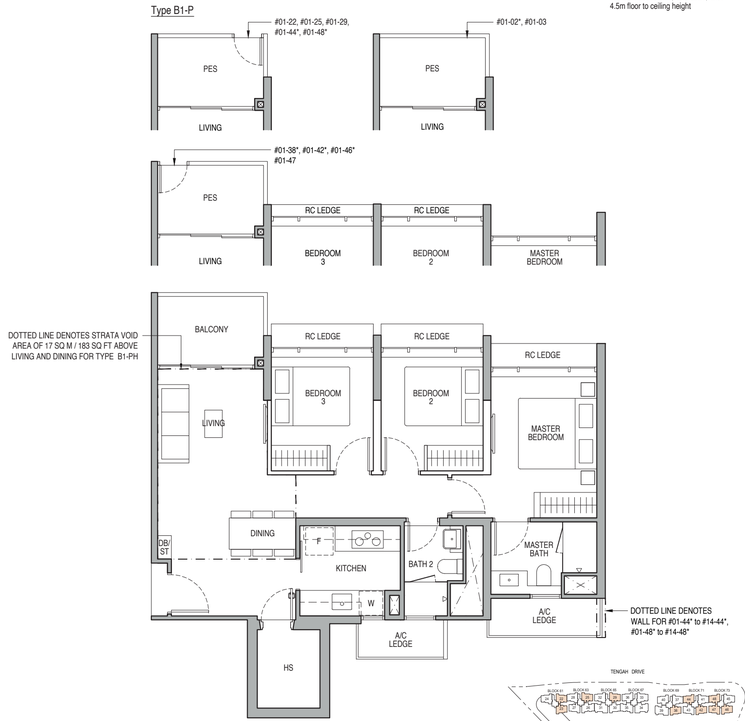
Type B1-PH

104 sq m / 1119 sq ft

BLK 51 : #14-02*, #14-03
BLK 59 : #14-19*
BLK 61 : #14-22, #14-23*
BLK 63 : #14-25
BLK 65 : #14-29
BLK 69 : #14-38*
BLK 71 : #14-42*, #14-44*
BLK 73 : #14-46*, #14-47, #14-48*

Including strata void area of 17 sq m / 183 sq ft above living and dining with 4.5m floor to ceiling height

Type B1-P



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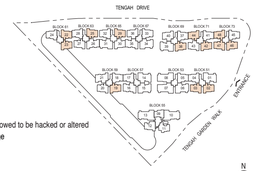
Wall not allowed to be hacked or altered
* Mirror Image

Area includes air-conditioner (A/C) 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 PREMIUM

Type B6

94 sq m / 1012 sq ft

BLK 51 : #02-04* to #13-04*
BLK 53 : #02-05 to #13-05
BLK 57 : #02-17* to #13-17*
BLK 59 : #02-18 to #13-18
BLK 63 : #02-28* to #13-28*
BLK 65 : #02-32* to #13-32*
BLK 67 : #02-33 to #13-33
BLK 69 : #02-37 to #13-37
BLK 71 : #02-41 to #13-41
BLK 73 : #02-45 to #13-45

Type B6-P

94 sq m / 1012 sq ft

BLK 51 : #01-04*
BLK 53 : #01-05
BLK 57 : #01-17*
BLK 59 : #01-18
BLK 63 : #01-28*
BLK 65 : #01-32*
BLK 67 : #01-33
BLK 69 : #01-37
BLK 71 : #01-41
BLK 73 : #01-45

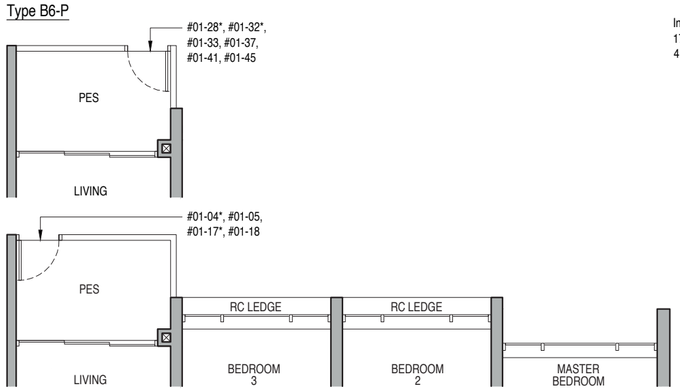
Type B6-PH

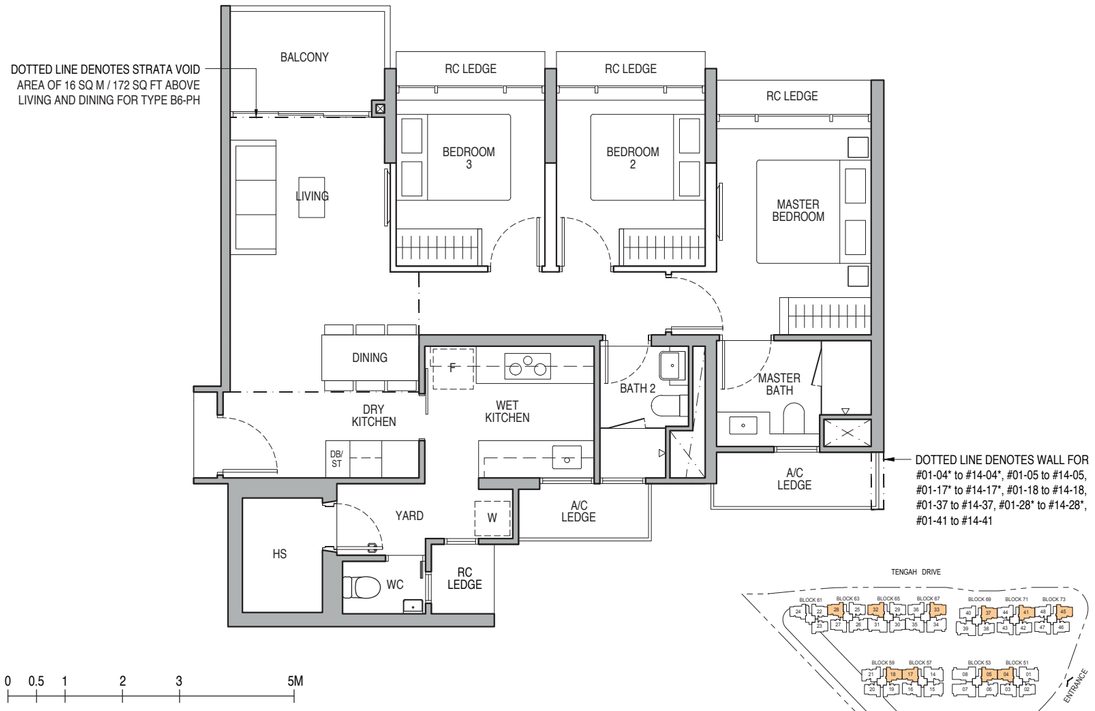
110 sq m / 1184 sq ft

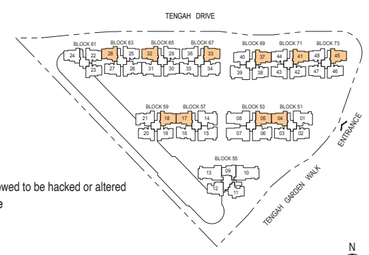
BLK 51 : #14-04*
BLK 53 : #14-05
BLK 57 : #14-17*
BLK 59 : #14-18
BLK 63 : #14-28*
BLK 65 : #14-32*
BLK 67 : #14-33
BLK 69 : #14-37
BLK 71 : #14-41
BLK 73 : #14-45

Including strata void area of 16 sq m / 172 sq ft above living and dining with 4.5m floor to ceiling height

Type B6-P







Keyplan is not drawn to scale

PES - Private Enclosed Space
W - Washer/Dryer (not included)
WC - Water Closet
HS - Household Shelter
DB/ST - Distribution Board/Storage
RC - Reinforced Concrete
F - Fridge (not included)
A/C - Air-Conditioner
Wall not allowed to be hacked or altered
* Mirror Image

Area includes air-conditioner (A/C) 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".

4-BEDROOM DELUXE

Type C1

110 sq m / 1184 sq ft

BLK 59 : #06-21 to #13-21
BLK 63 : #02-26 to #13-26
BLK 67 : #02-35* to #13-35*

Type C1-P

110 sq m / 1184 sq ft

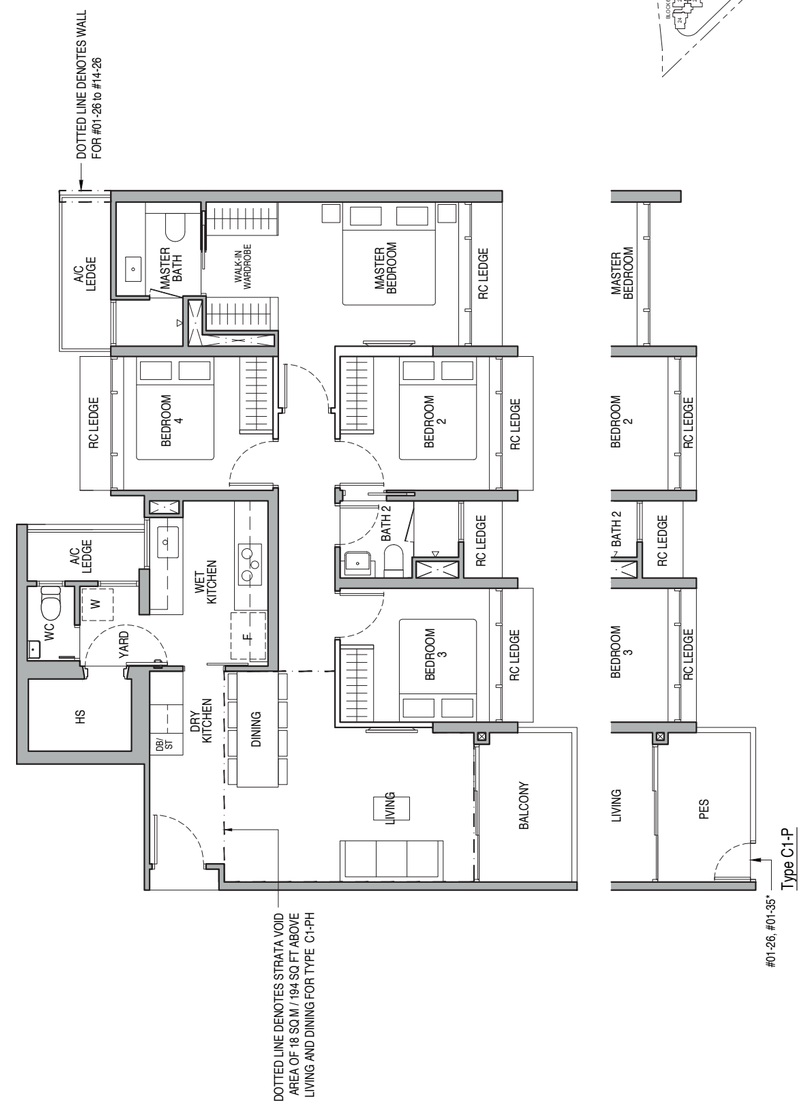
BLK 63 : #01-26
BLK 67 : #01-35*

Type C1-PH

128 sq m / 1378 sq ft

BLK 59 : #14-21
BLK 63 : #14-26
BLK 67 : #14-35*

Including strata void area of 18 sq m / 194 sq ft above living and dining with 4.5m floor to ceiling height



Keyplan is not drawn to scale

F - Fridge (not included)
A/C - Air-Conditioner
DB/ST - Distribution Board/Storage
RC - Reinforced Concrete
WC - Water Closet
HS - Household Shelter
P.E.S. - Private Enclosed Space
W - Washer/Dryer (not included)
Wall not allowed to be hacked or altered
* Mirror Image

0 0.5 1 2 5M

Area includes air-conditioner (A/C) 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".

4-BEDROOM PREMIUM

Type C3b

120 sq m / 1292 sq ft

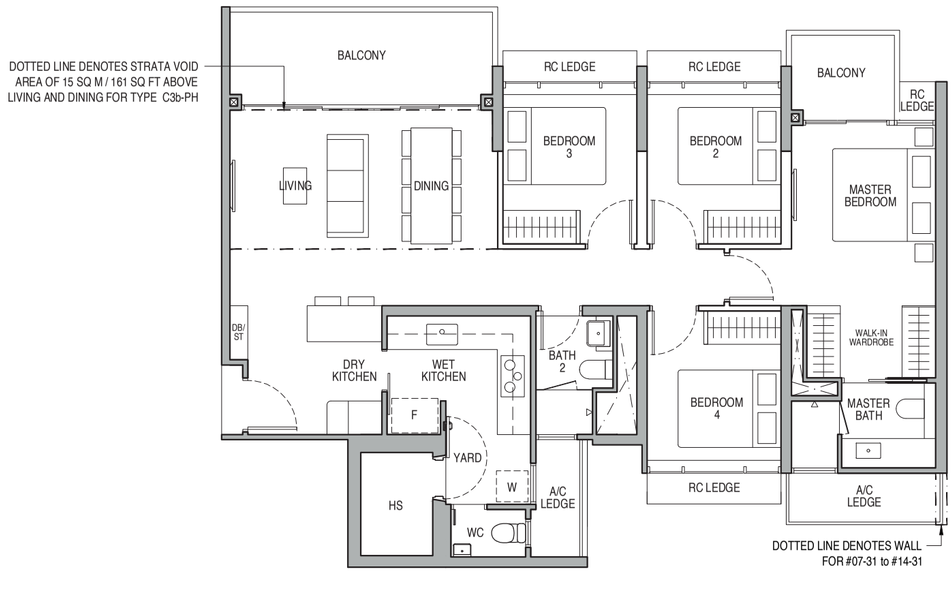
BLK 51 : #07-01 to #13-01
BLK 53 : #07-06* to #13-06*
BLK 57 : #07-14 to #13-14, #07-15* to #13-15*
BLK 65 : #07-31 to #13-31
BLK 67 : #07-34* to #13-34*
BLK 69 : #07-39 to #13-39

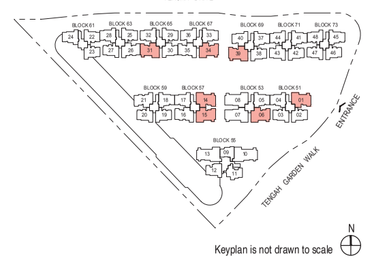
Type C3b-PH

135 sq m / 1453 sq ft

BLK 51 : #14-01
BLK 53 : #14-06*
BLK 57 : #14-14 , #14-15*
BLK 65 : #14-31
BLK 67 : #14-34*
BLK 69 : #14-39

Including strata void area of 15 sq m / 161 sq ft above living and dining with 4.5m 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

P.E.S. - Private Enclosed Space
W - Washer/Dryer (not included)
WC - Water Closet
HS - Household Shelter
DB/ST - Distribution Board/Storage
RC - Reinforced Concrete
F - Fridge (not included)
A/C - Air-Conditioner

Area includes air-conditioner (A/C) 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 PREMIUM

Type D1

141 sq m / 1518 sq ft

BLK 53 : #02-07* to #13-07*, #02-08 to #13-08

Type D1-P

141 sq m / 1518 sq ft

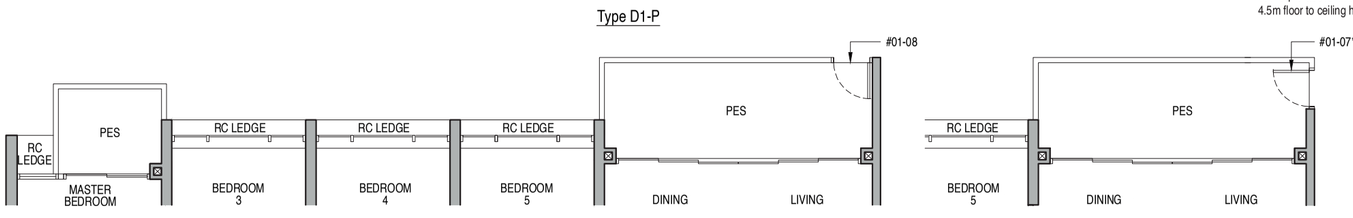
BLK 53 : #01-07*, #01-08

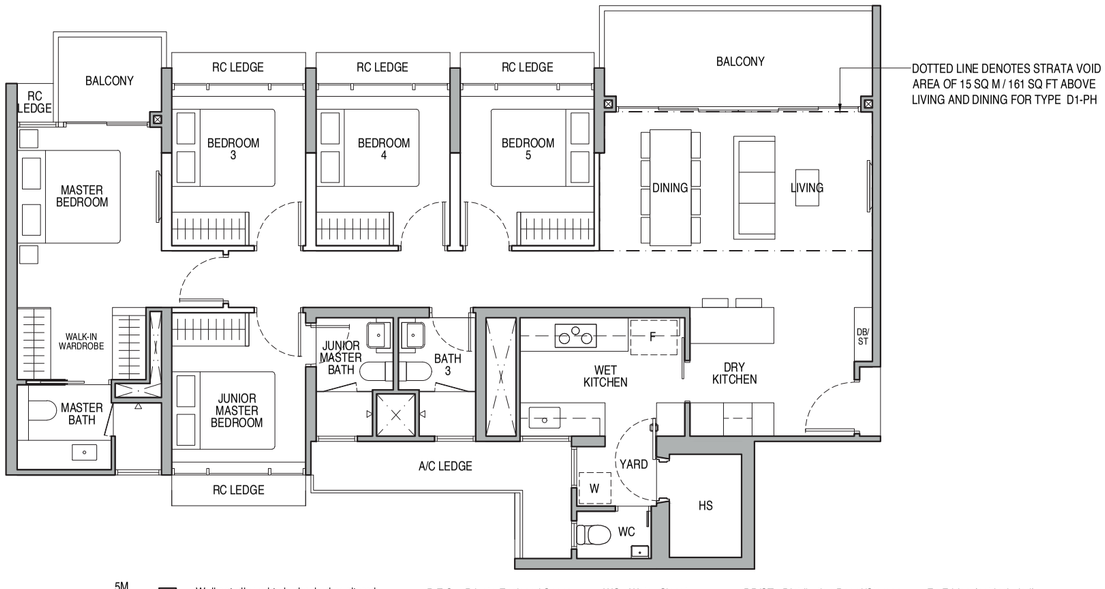
Type D1-PH

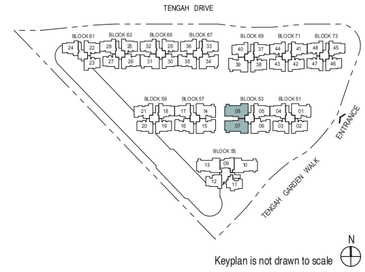
156 sq m / 1679 sq ft

BLK 53 : #14-07*, #14-08

Including strata void area of 15 sq m / 161 sq ft above living and dining with 4.5m 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

P.E.S. - Private Enclosed Space
W - Washer/Dryer (not included)
WC - Water Closet
HS - Household Shelter
DB/ST - Distribution Board/Storage
RC - Reinforced Concrete
F - Fridge (not included)
A/C - Air-Conditioner

Area includes air-conditioner (A/C) 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".

JOINTLY DEVELOPED BY

While reasonable care has been taken in the preparation of this brochure, neither the developer nor its agents will be held responsible for any inaccuracies or omissions. The statements, information and depictions in this brochure are believed to be accurate only at the time of publication and shall not be relied upon as statements or representations of fact, and they are not intended to form any part of the contract for the sale of the housing units. In particular, visual representations such as renderings, illustrations, pictures and drawings are artists' impressions only and photographs are only decor suggestions and cannot be regarded as representations of fact. The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to the developer's architect's selection, market availability and at the sole discretion of the developer. All information and specifications contained in this brochure are current at the time of going to press and are subject to such changes as are required by the relevant authorities or the developer and are not intended to form any part of an offer, contract, representation or warranty. All plans and models are not to scale unless expressly stated and are subject to any amendments which are required or approved by the relevant authorities. All areas and measurements stated in the brochure are approximate only and subject to final survey. The Sale and Purchase Agreement embodies all the terms and conditions between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement.

Smart Home: The unit will be supplied and installed with the following items ("SMART Home System"): a) Smart Home Gateway, b) Smart Voice Assistant, c) IP Camera, d) Digital Lockset, e) Air-Conditioning Control System, f) Lighting Control, g) Power Monitoring. 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 (Vendor): Taurus Properties SG Pte. Ltd. (Registration No. 202117986D) • Housing Developer's Licence No.: C1437 • Tenure of Land: 99 years commencing from 31 August 2021 • Encumbrances: Mortgage No. IG/821388E in favour of United Overseas Bank Limited • Lot No.: Lot 05245X MK10 at Tengah Garden Walk • Expected Date of Vacant Possession: 31 December 2027 • Expected Date of Legal Completion: 31 December 2030

This brochure is printed on eco-friendly paper, September 2022.