

COPEN GRAND

LUXURY EXECUTIVE CONDOMINIUM

WELCOME TO SINGAPORE'S FIRST
BCA GREEN MARK PLATINUM SUPER LOW ENERGY
LUXURY EXECUTIVE CONDOMINIUM

HELLO GREEN, MEET LUXURY



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 to be launched 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.

Artist's impression

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



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 tranquility each day – all in the name of truly becoming one at home with nature.



For illustration only



For illustration only



Artist's impression of Jurong Innovation District © JTC

Where the home of the future meets the jobs of tomorrow

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.



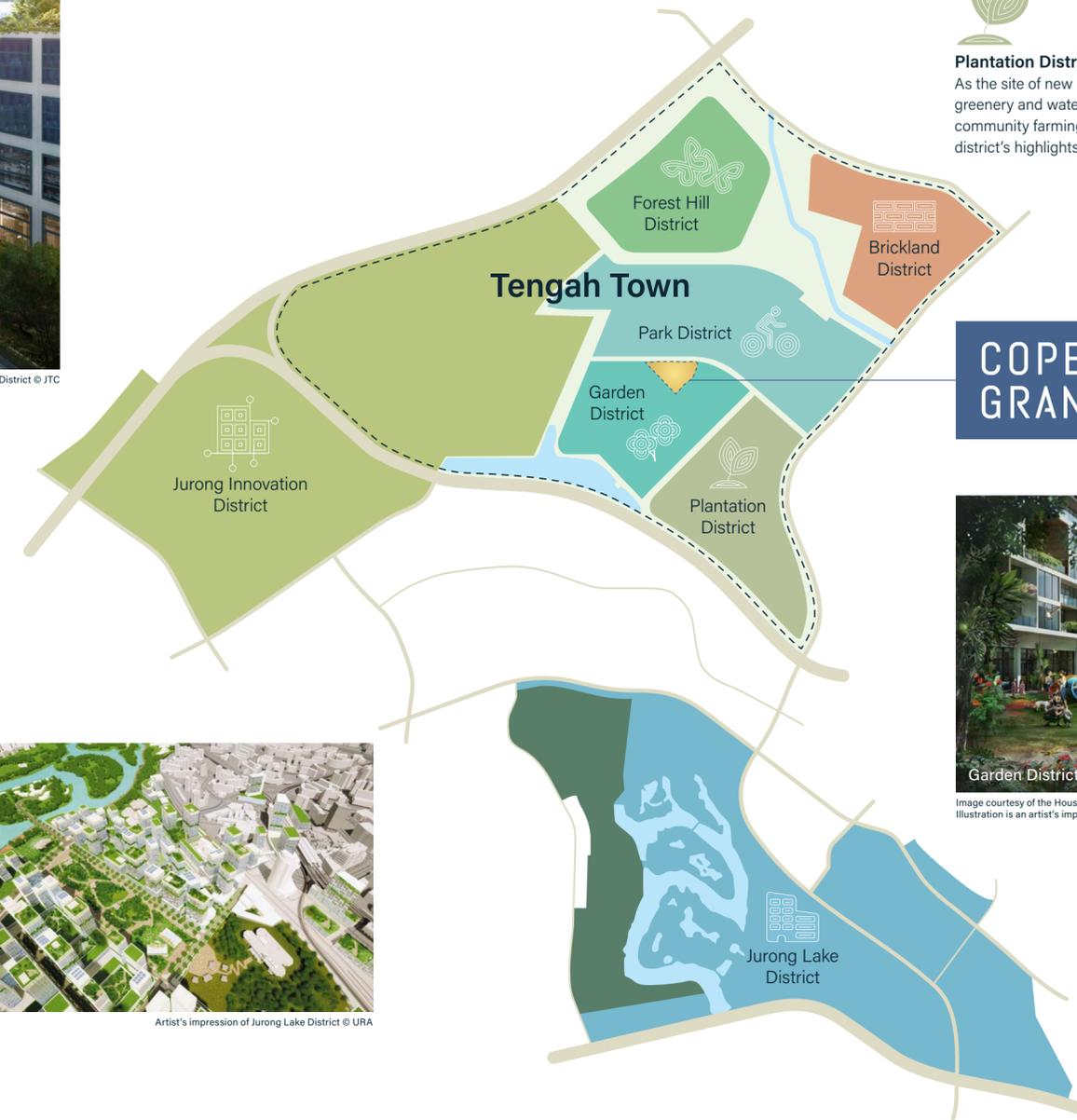
Artist's impression of Jurong Lake District © URA



Artist's impression of Jurong Innovation District © JTC

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.

COPEN GRAND



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

EMBRACE THE FUTURE OF BUSINESS AND LEISURE



Jurong East

With a view to a more sustainable future, a home at Copen Grand is your invitation to live, work, and play seamlessly via unparalleled connectivity to all around you, both within Tengah Town and neighbouring Jurong with its energetic cluster of malls and commercial spaces.

When it's time to relax, take in a diversity of lifestyle facilities at your doorstep and the bustling Jurong East region. And when it's time to maximise your productivity, employment opportunities await nearby. This is where the comfort of home meets the dynamic energies of tomorrow's prospects.



For illustration only



For illustration only



THE BEST CONNECTIONS AROUND



For illustration only

- 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
 - ◆ Shuang 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



Arrival Clubhouse Artist's impression

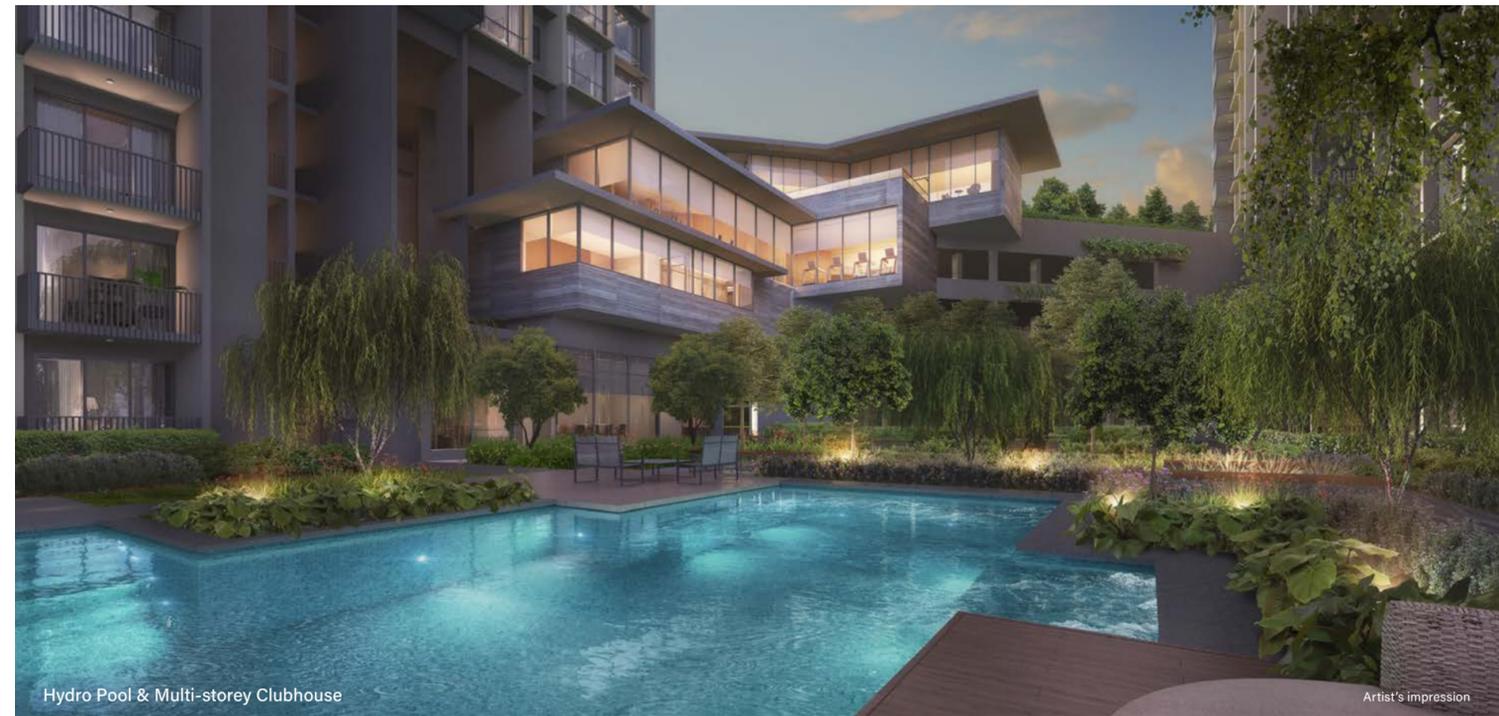
Living smart and sustainably comes easy at Copen Grand, where you can enjoy an array of eco-luxury facilities within the development. It's no wonder then, Copen Grand is the first BCA Green Mark Platinum Super Low Energy executive condominium in Singapore.

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.



Welcome Lobby & Arrival Clubhouse Artist's impression

COLLABORATING WITH MOTHER NATURE TO MAKE GREEN EVEN GREENER



Hydro Pool & Multi-storey Clubhouse Artist's impression

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.

Whether you're having a social gathering in the function room, winding down in the entertainment room, finding your inner zen through yoga, or delighting in a family swim, rest easy in the enjoyment of a sustainable lifestyle.



Copen Clubhouse 1 Artist's impression



Copen Clubhouse 2 Artist's impression



Harnessing solar power for the common good

LIVE LIFE WELL
WITHIN A
LUSH SANCTUARY



Co-creating precious moments amid nature's creations



If there ever was a way to make green living a reality, look no further than Copen Grand's nature-themed recreational spaces and lush landscaping. Here, you can embrace the best of nature and be greeted by the potential of joy-filled family memories at every turn.

Even the young ones can have a go at nature-inspired fun, with the Kids Clubhouse, Play Pool and Family BBQ Pavilion, all of which are flanked by nature, providing the ideal backdrop for their childhood years.

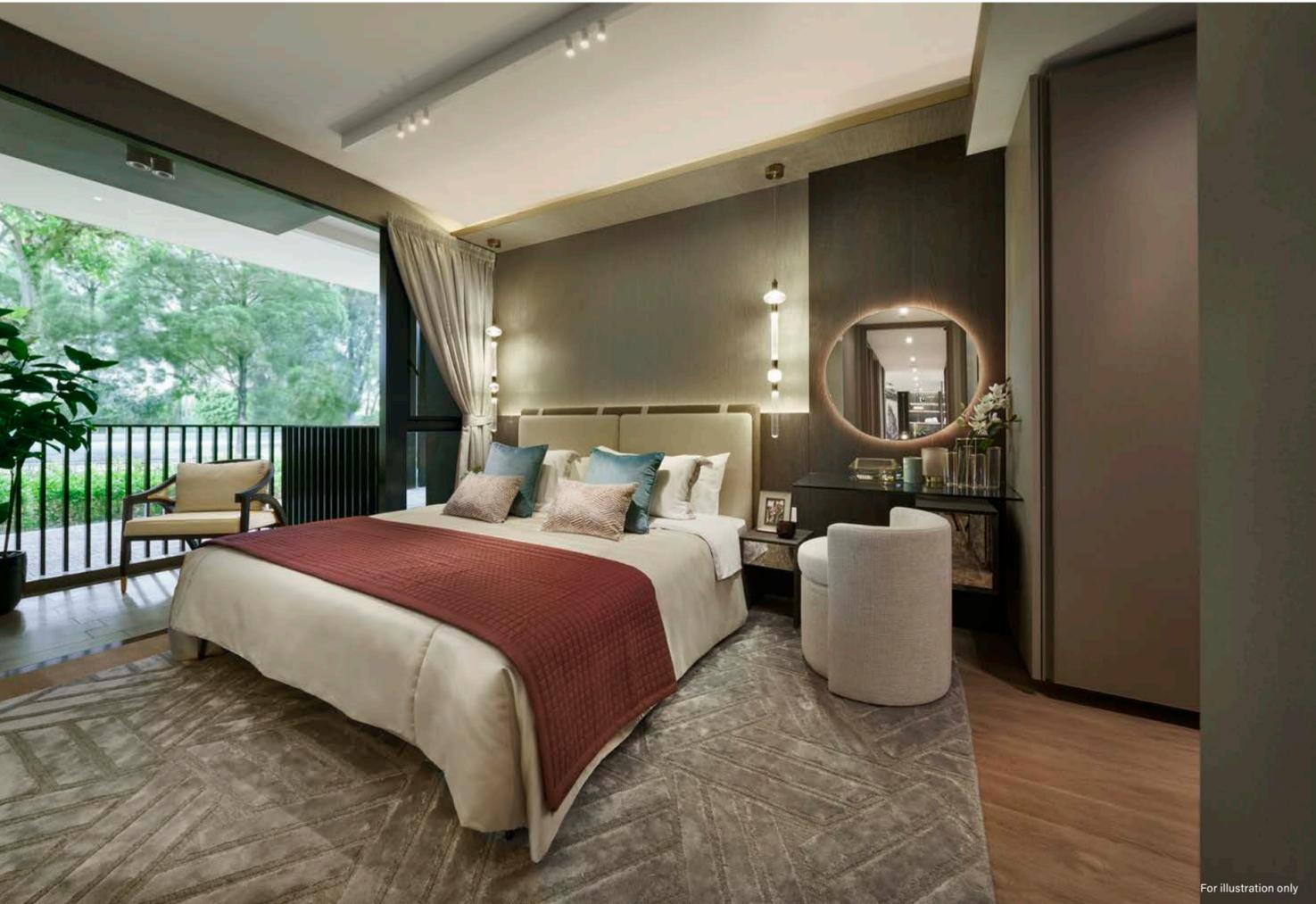
ENJOY UNINHIBITED COMFORT,
EVERY SINGLE DAY



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

For illustration only

Functional living room layout that optimises use of space



For illustration only

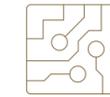
Restful dreams await in a cosy bedroom

GET INTO THE FLOW
OF SUSTAINABLE,
LUXURIOUS LIVING



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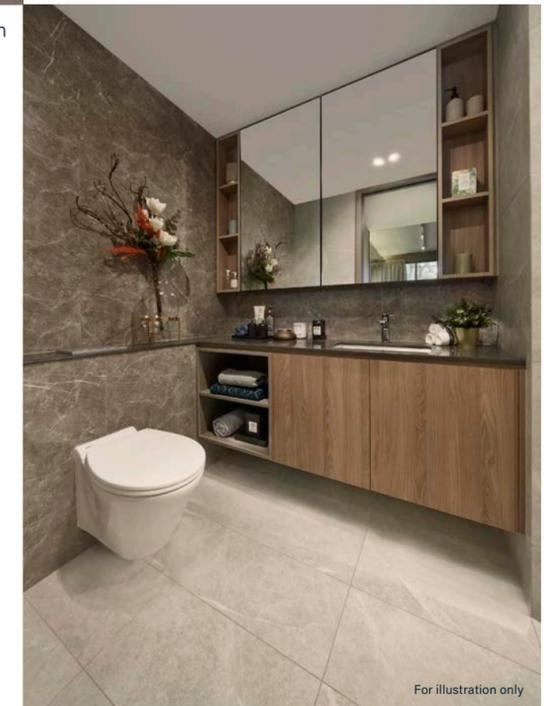
Branded appliances come together in a sleek kitchen



Adopting smart
technology to keep
energy costs low

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.



For illustration only

Exquisitely fitted for both
aesthetics and everyday utility

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.



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.

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

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					
Floor	Unit	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	C3a	D1	D1		
B6	C3a	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						
Floor	Unit	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	B4	D2		
A1	D2	B3	B4	D2		
A1	D2	B3	B4	D2		
A1	D2	B3	B4	D2		
A1	D2	B3	B4	D2		
D2-P	B3-P			D2-P		
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					
Floor	Unit	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	B1	B2	C1		
B6	B1	B2	C1		
B6	B1	B2	C1		
B6	B1	B2	C1		
B6	B1	B2	C1		
B6	B1	B2	C1		
B6-P	B1-P	B2-P	C1-P		

61 TENGAH GARDEN WALK S(699891)

BLOCK 61				
Floor	Unit	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	B7		
B1	B1	B7		
B1	B1	B7		
B1	B1	B7		
B1	B1	B7		
B1	B1	B7		
B1	B1	B7		
B1-P	B1-P	B7-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					
Floor	Unit	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	C3b	B6		
B1	B5	C3b	B6		
B1	B5	C3b	B6		
B1	B5	C3b	B6		
B1	B5	C3b	B6		
B1	B5	C3b	B6		
B1-P	B5-P	C3a-P	B6-P		

67 TENGAH GARDEN WALK S(699894)

BLOCK 67					
Floor	Unit	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	C3b	C1	B5		
B6	C3b	C1	B5		
B6	C3b	C1	B5		
B6	C3b	C1	B5		
B6	C3b	C1	B5		
B6	C3b	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					
Floor	Unit	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	B1	B5	B1		
B6	B1	B5	B1		
B6-P	B1-P	B5-P	B1-P		

73 TENGAH GARDEN WALK S(699887)

BLOCK 73					
Floor	Unit	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	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



Leisure BBQ Pavilion
Get together with family and friends for good food and great times outdoors



Tennis court
Gear up for an invigorating workout on the tennis court



50m Lap Pool
Rejuvenate with a leisurely swim after a day's work



EV charging station
Power up at your convenience using EV charging stations



COME HOME
TO THE GOLD STANDARD
OF GREEN LIVING

2-BEDROOM + STUDY

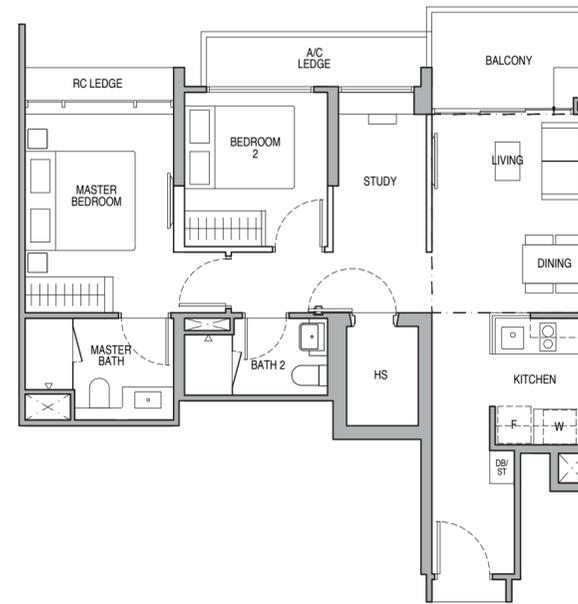
Type A1

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

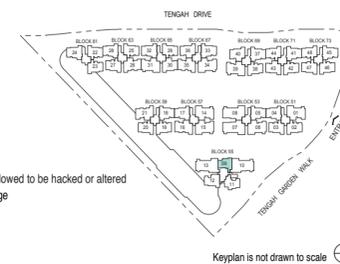


DOTTED LINE DENOTES STRATA VOID AREA OF 11 SQ M / 118 SQ FT ABOVE LIVING AND DINING FOR TYPE A1-PH



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

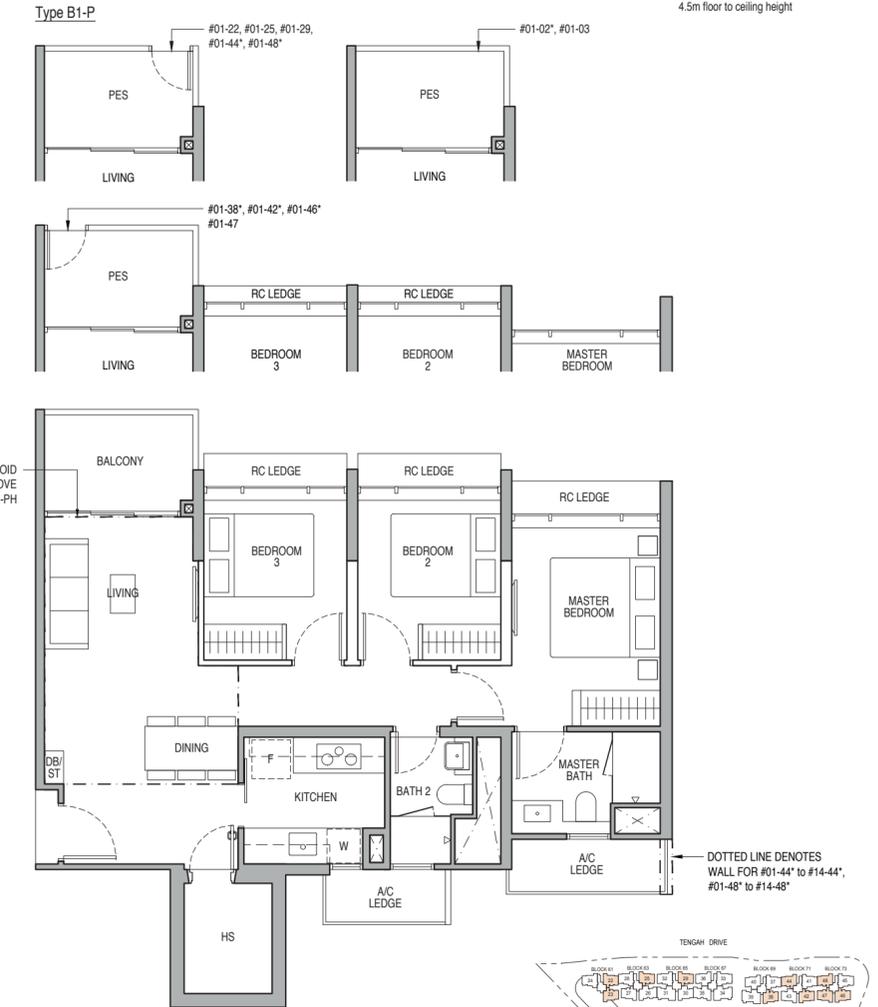
BLK 51 : #01-02*, #01-03
BLK 61 : #01-22
BLK 63 : #01-25
BLK 65 : #01-29
BLK 69 : #01-38*
BLK 71 : #01-42*, #01-44*
BLK 73 : #01-46*, #01-47, #01-48*

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



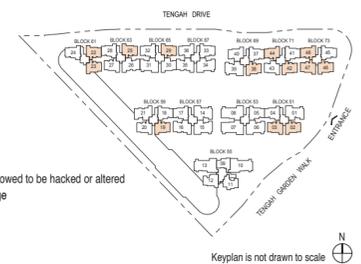
DOTTED LINE DENOTES STRATA VOID AREA OF 17 SQ M / 183 SQ FT ABOVE LIVING AND DINING FOR TYPE B1-PH

DOTTED LINE DENOTES WALL FOR #01-44* to #14-44*, #01-48* to #14-48*



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

3-BEDROOM DELUXE

Type B2

87 sq m / 936 sq ft
 BLK 59 : #06-20 to #13-20
 BLK 63 : #02-27 to #13-27

Type B2-P

87 sq m / 936 sq ft
 BLK 63 : #01-27

Type B2-PH

104 sq m / 1119 sq ft
 BLK 59 : #14-20
 BLK 63 : #14-27
 Including strata void area of 17 sq m / 183 sq ft above living and dining with 4.5m floor to ceiling height

Type B3

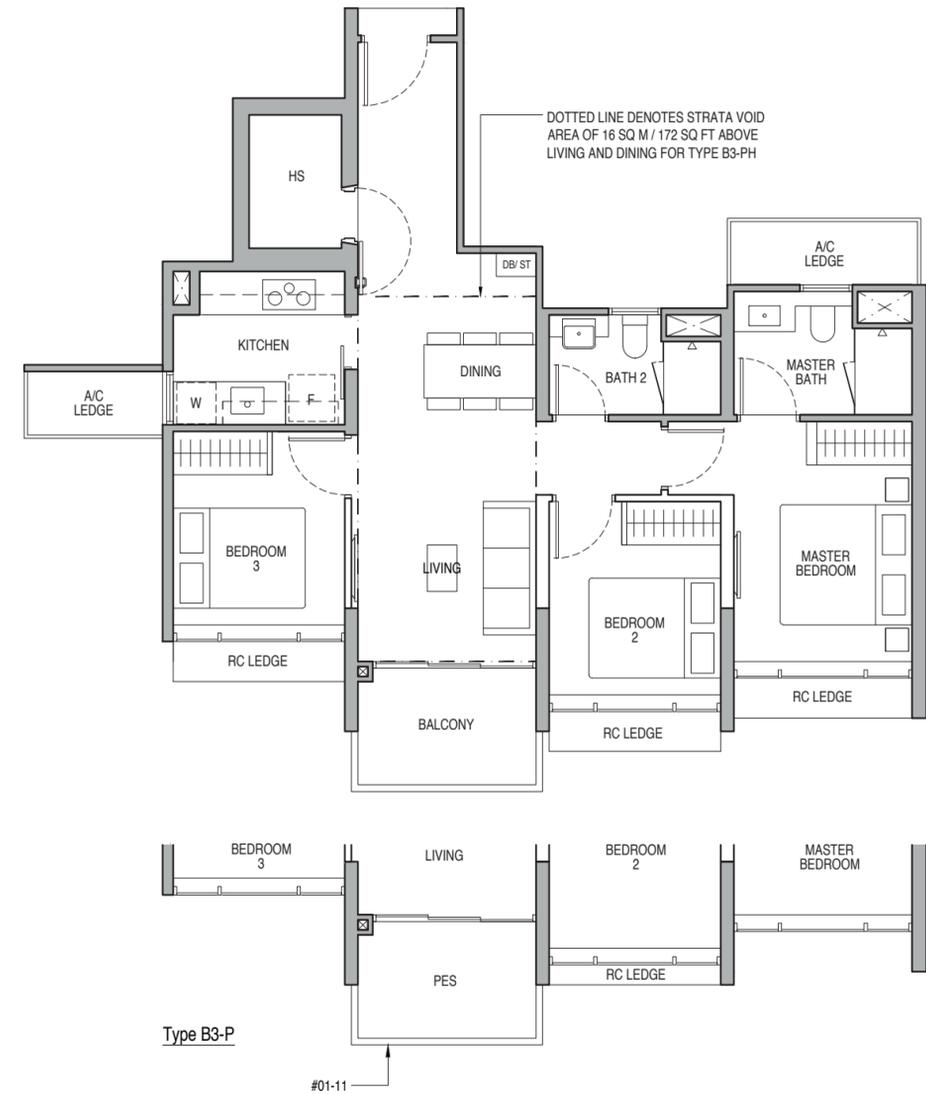
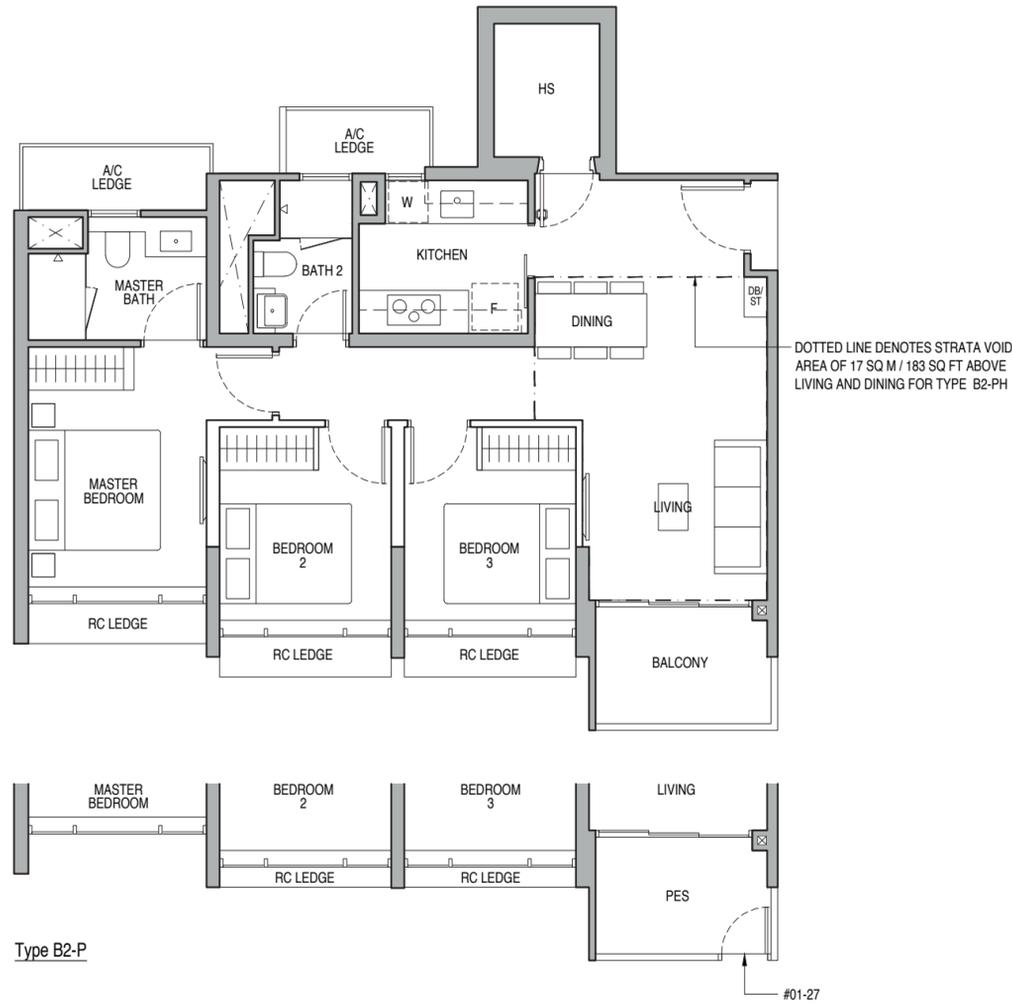
87 sq m / 936 sq ft
 BLK 55 : #02-11 to #13-11

Type B3-P

87 sq m / 936 sq ft
 BLK 55 : #01-11

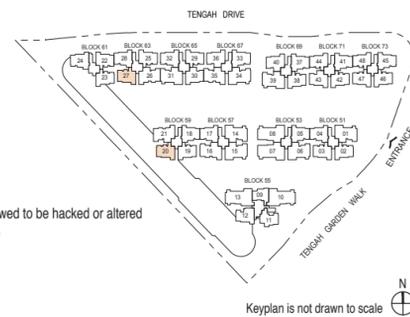
Type B3-PH

103 sq m / 1109 sq ft
 BLK 55 : #14-11
 Including strata void area of 16 sq m / 172 sq ft above living and dining with 4.5m floor to ceiling height



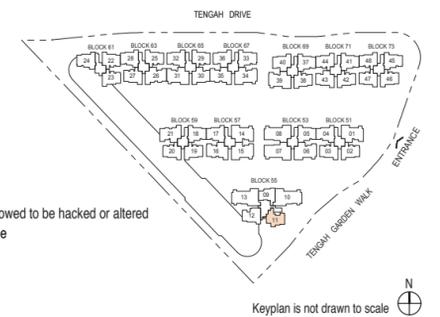
PES - Private Enclosed Space
 W - Washer/Dryer (not included)
 WC - Water Closet
 HS - Household Shelter
 DB/ST - Distribution Board/Storage
 RC - Reinforced Concrete
 F - Fridge (not included)
 A/C - Air-Conditioner
 Wall not allowed to be hacked or altered
 Mirror Image

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".



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

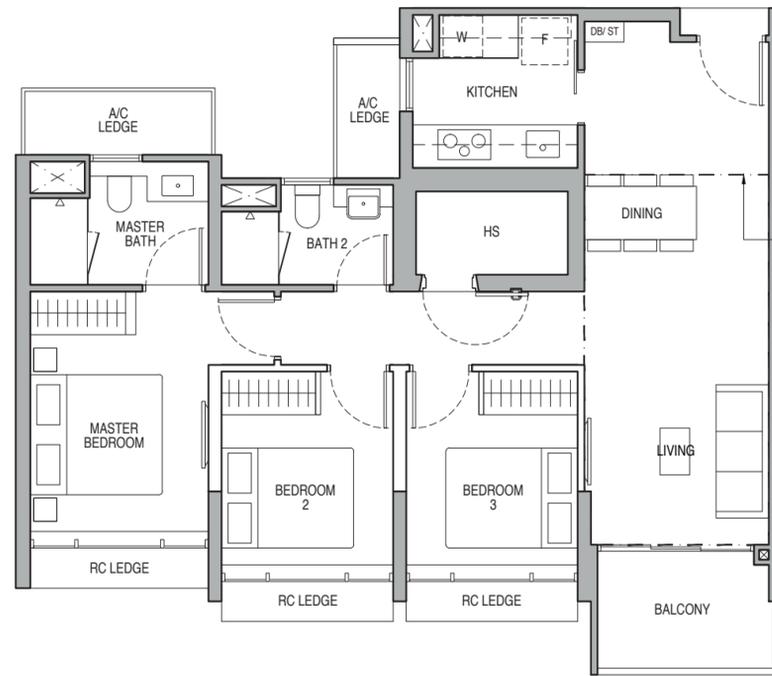
Area includes air-conditioner (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".



3-BEDROOM DELUXE

Type B4

90 sq m / 969 sq ft
BLK 55 : #06-12 to #13-12



Type B4-PH

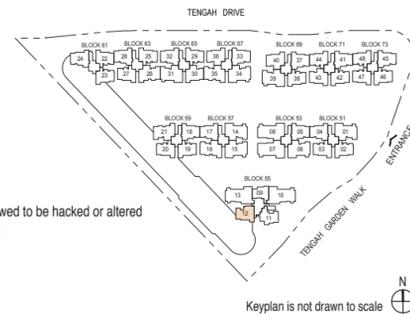
106 sq m / 1141 sq ft
BLK 55 : #14-12
Including strata void area of 16 sq m / 172 sq ft above living and dining with 4.5m floor to ceiling height

DOTTED LINE DENOTES STRATA VOID AREA OF 16 SQ M / 172 SQ FT ABOVE LIVING AND DINING FOR TYPE B4-PH



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".



3-BEDROOM PREMIUM

Type B5

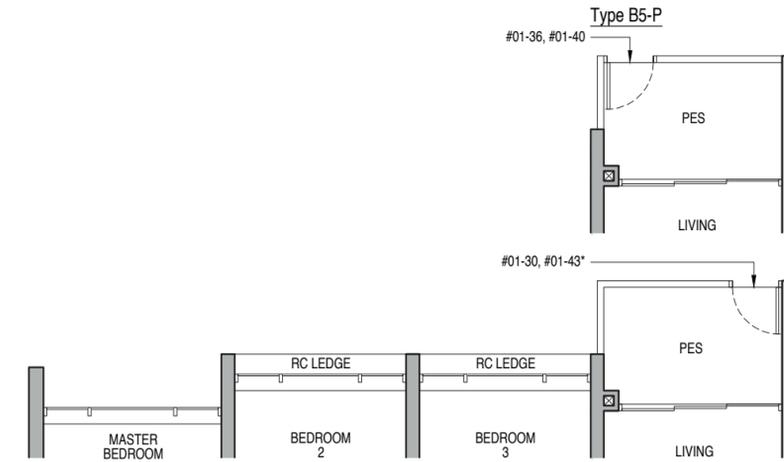
93 sq m / 1001 sq ft
BLK 65 : #02-30 to #13-30
BLK 67 : #02-36 to #13-36
BLK 69 : #02-40 to #13-40
BLK 71 : #02-43* to #13-43*

Type B5-P

93 sq m / 1001 sq ft
BLK 65 : #01-30
BLK 67 : #01-36
BLK 69 : #01-40
BLK 71 : #01-43*

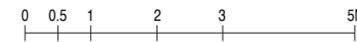
Type B5-PH

110 sq m / 1184 sq ft
BLK 65 : #14-30
BLK 67 : #14-36
BLK 69 : #14-40
BLK 71 : #14-43*
Including strata void area of 17 sq m / 183 sq ft above living and dining with 4.5m floor to ceiling height



DOTTED LINE DENOTES WALL FOR #01-30 to #14-30

DOTTED LINE DENOTES STRATA VOID AREA OF 17 SQ M / 183 SQ FT ABOVE LIVING AND DINING FOR TYPE B5-PH



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".



3-BEDROOM PREMIUM

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

Type B7

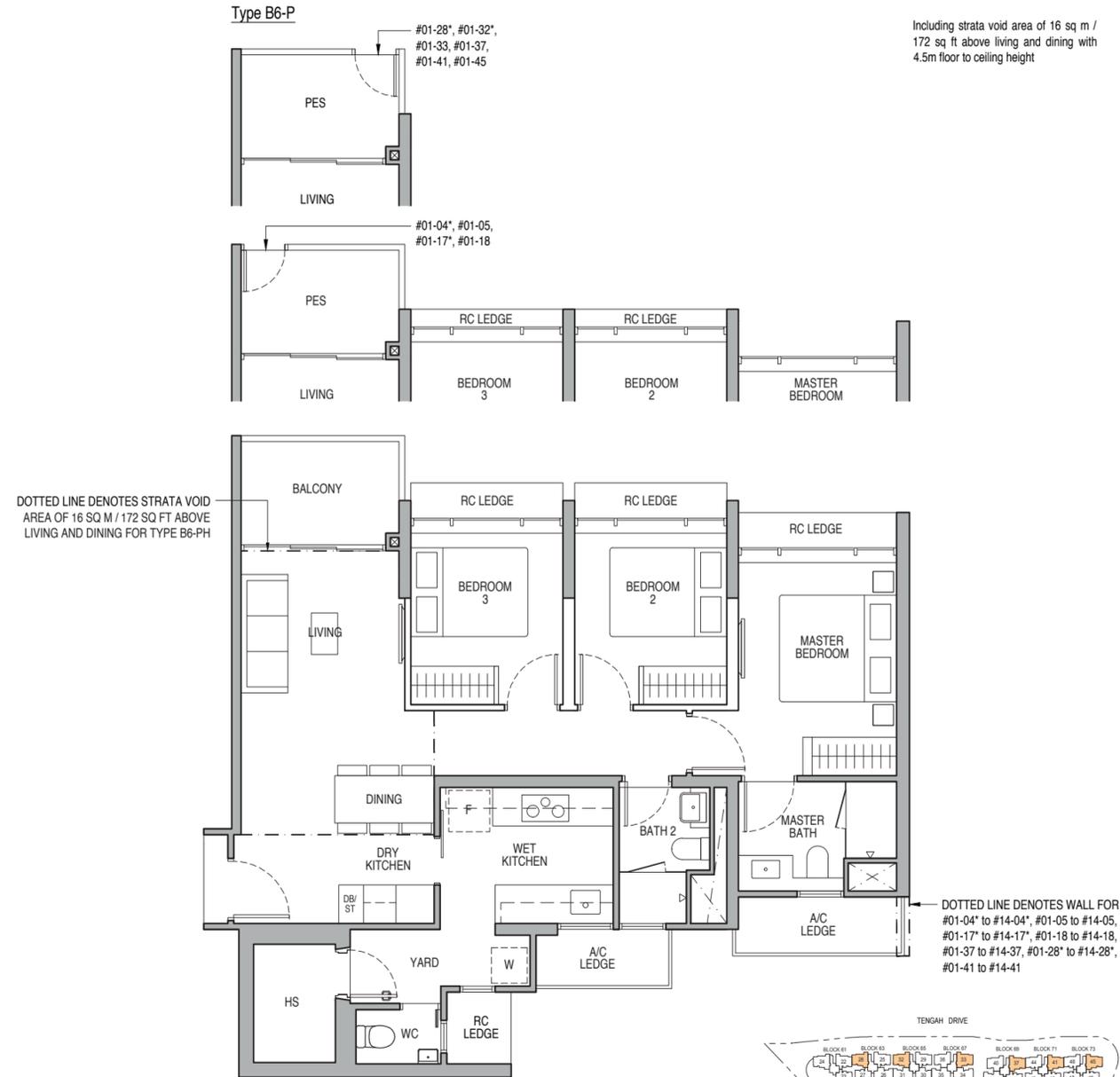
94 sq m / 1012 sq ft

- BLK 61 : #06-24 to #13-24

Type B7-PH

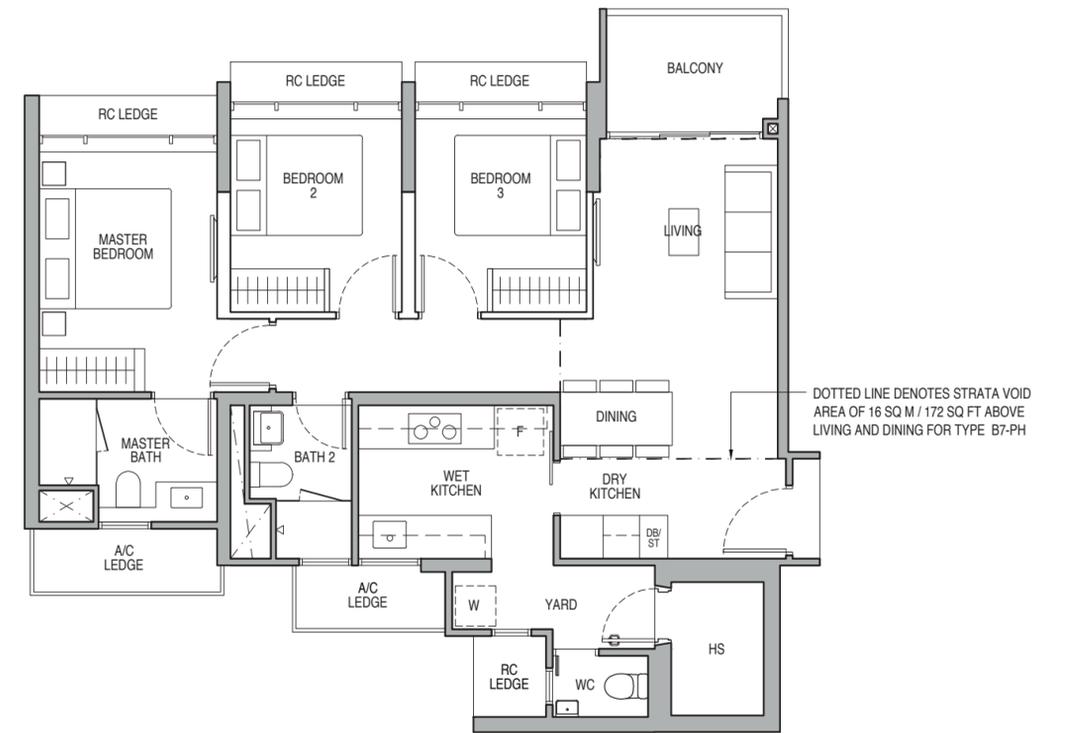
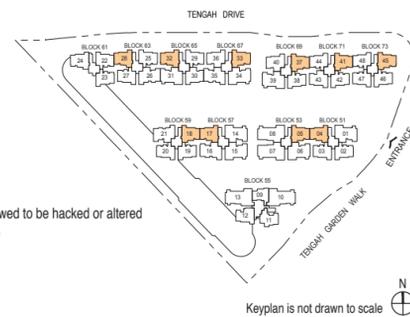
110 sq m / 1184 sq ft

- BLK 61 : #14-24
- Including strata void area of 16 sq m / 172 sq ft above living and dining with 4.5m floor to ceiling height



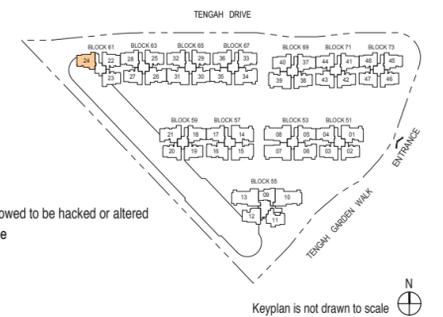
- PES - Private Enclosed Space
- W - Washer/Dryer (not included)
- HS - Household Shelter
- DB/ST - Distribution Board/Storage
- RC - Reinforced Concrete
- F - Fridge (not included)
- A/C - Air-Conditioner
- Wall not allowed to be hacked or altered
- Mirror Image

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".



- PES - Private Enclosed Space
- W - Washer/Dryer (not included)
- 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

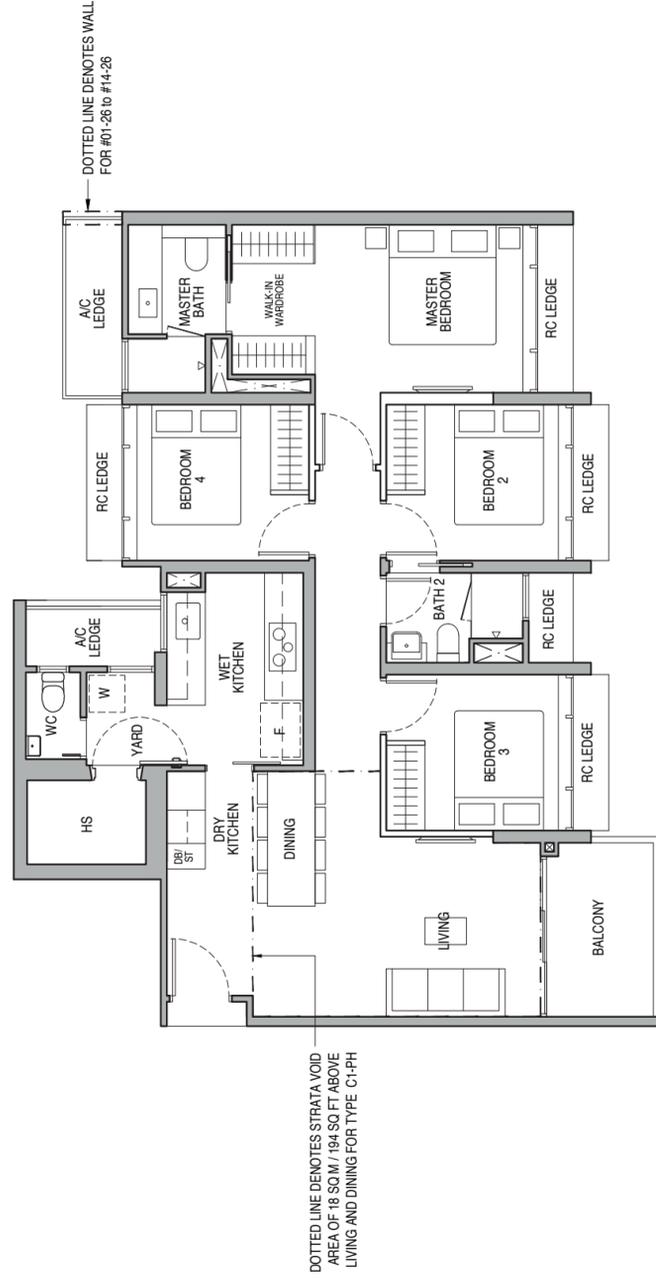
110 sq m / 1184 sq ft

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

Type C1-P

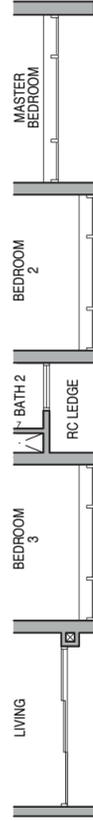
110 sq m / 1184 sq ft

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



DOTTED LINE DENOTES STRATA VOID AREA OF 18 SQ.M / 194 SQ.FT. ABOVE LIVING AND DINING FOR TYPE C1-PH

#01-26, #01-35*
Type C1-P



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

4-BEDROOM DELUXE

Type C2

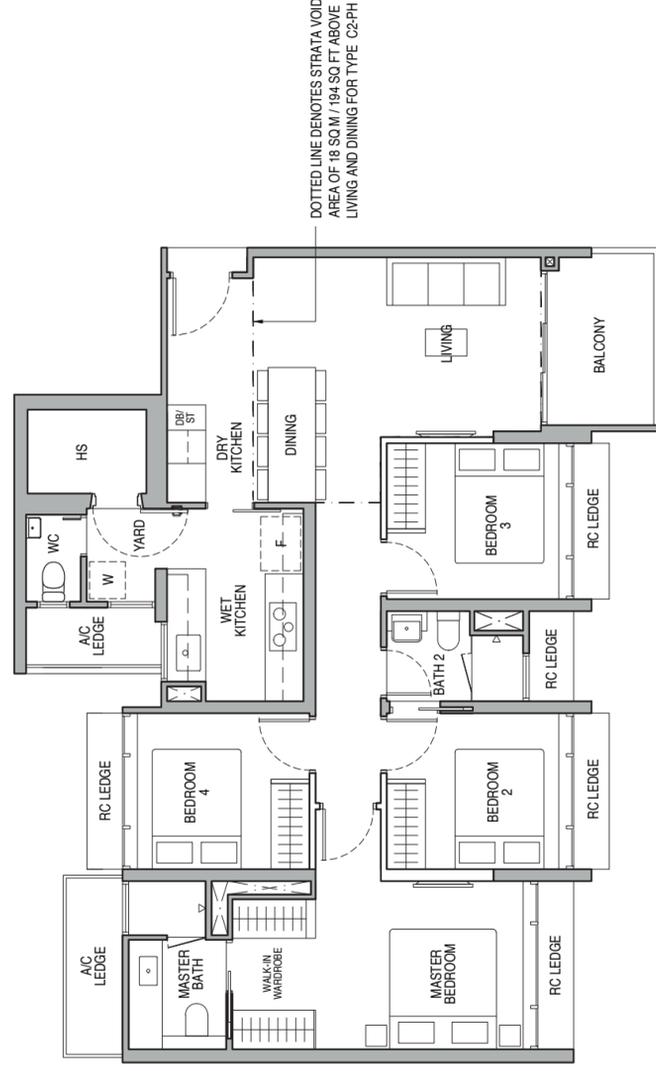
110 sq m / 1184 sq ft

BLK 57 : #02-16 to #13-16

Type C2-P

110 sq m / 1184 sq ft

BLK 57 : #01-16



DOTTED LINE DENOTES STRATA VOID AREA OF 18 SQ.M / 194 SQ.FT. ABOVE LIVING AND DINING FOR TYPE C2-PH

Type C2-P



Type C2-PH

128 sq m / 1378 sq ft

BLK 57 : #14-16

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

4-BEDROOM PREMIUM

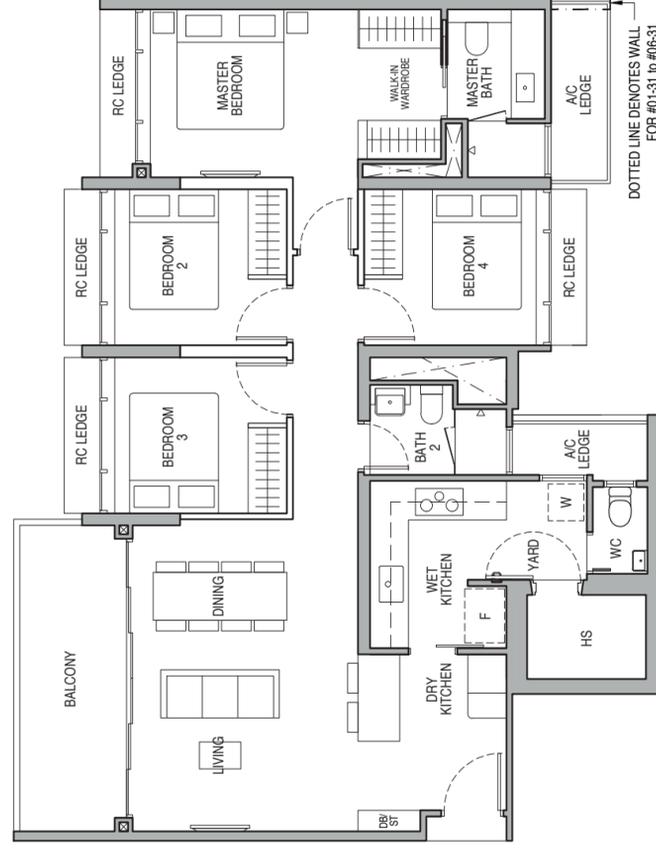
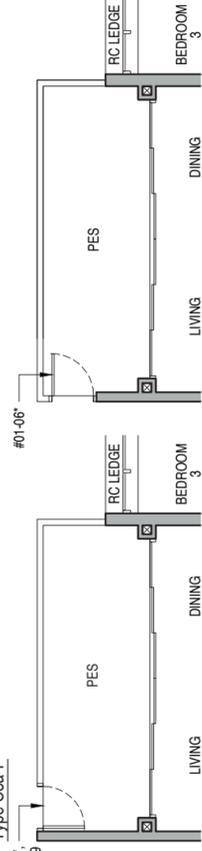
Type C3a

117 sq m / 1259 sq ft

- BLK 51 : #02-01 to #06-01
- BLK 53 : #02-06* to #06-06*
- BLK 57 : #02-14 to #06-14, #02-15* to #06-15*
- BLK 65 : #02-31 to #06-31
- BLK 67 : #02-34* to #06-34*
- BLK 69 : #02-39 to #06-39

Type C3a-P

- #01-01, #01-14, #01-15*, #01-31, #01-34*, #01-39

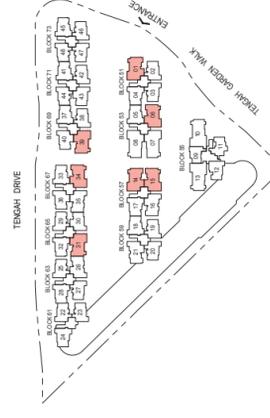


Wall not allowed to be tracked or altered
Mirror Image

P.E.S. - Private Enclosed Space
W - Washer/Dryer (not included)
WC - Water Closet
HS - Househood Shelter
DB/ST - Distribution Board/Storage
RC - Reinforced Concrete
F - Fridges (not included)
AC - 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'.

Keyplan is not drawn to scale



Type C3a-P

117 sq m / 1259 sq ft

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

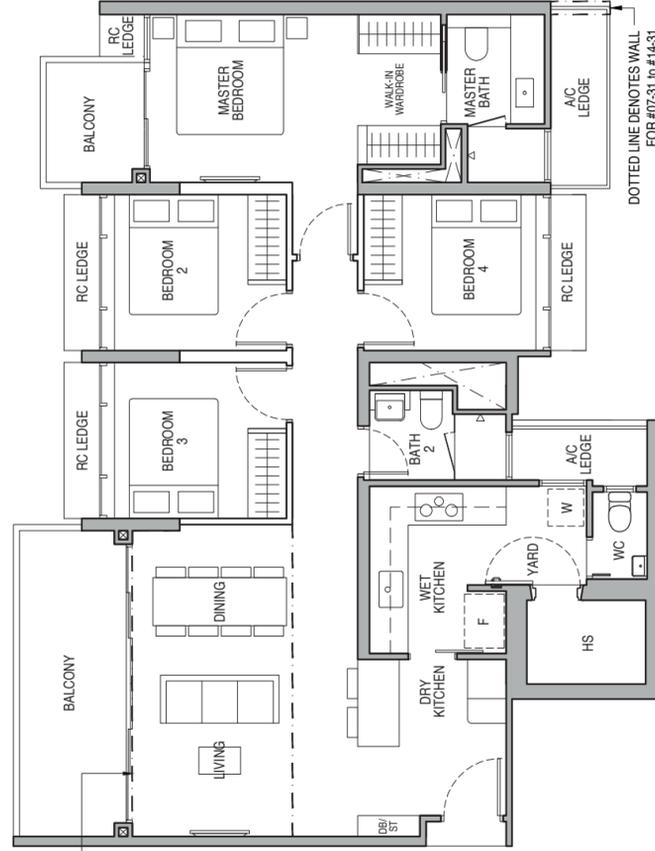
4-BEDROOM PREMIUM

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

DOTTED LINE DENOTES STRATA VOID AREA OF 15 SQ M / 161 SQ FT ABOVE LIVING AND DINING FOR TYPE C3b-PH

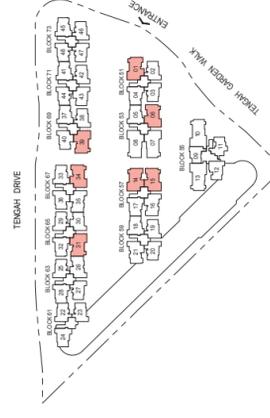


Wall not allowed to be tracked or altered
Mirror Image

P.E.S. - Private Enclosed Space
W - Washer/Dryer (not included)
WC - Water Closet
HS - Househood Shelter
DB/ST - Distribution Board/Storage
RC - Reinforced Concrete
F - Fridges (not included)
AC - 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'.

Keyplan is not drawn to scale



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

5-BEDROOM PREMIUM

Type D1

141 sq m / 1518 sq ft

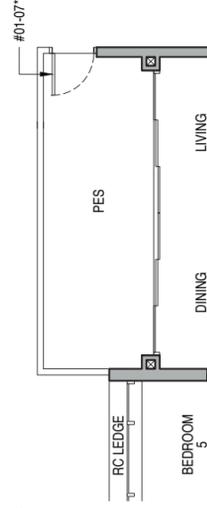
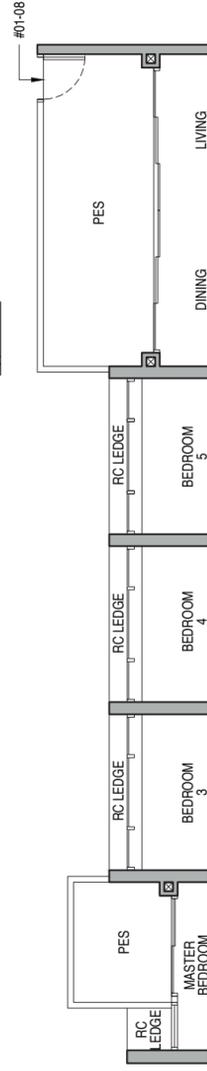
BLK 53 : #02-07* to #13-07*, #02-08 to #13-08

Type D1-P

141 sq m / 1518 sq ft

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

Type D1-P

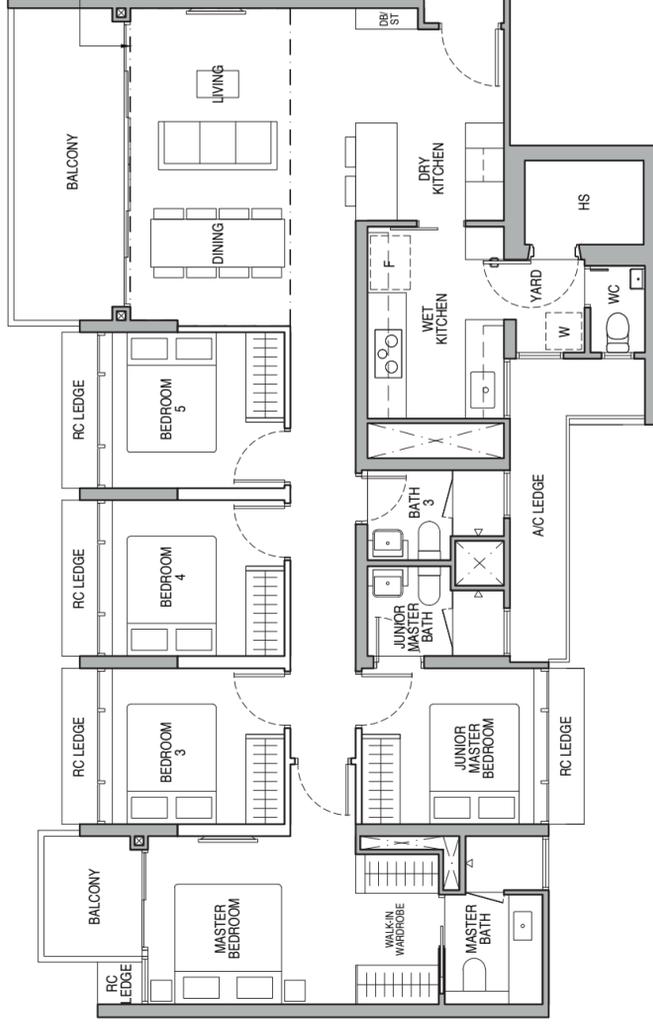
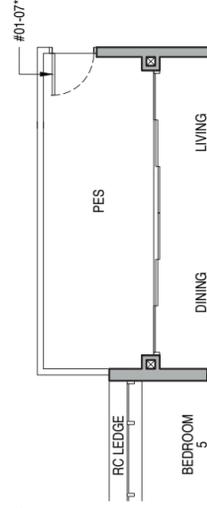


Type D1-PH

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



DOTTED LINE DENOTES STRATA VOID AREA OF 15 SQ M / 161 SQ FT ABOVE LIVING AND DINING FOR TYPE D1-PH

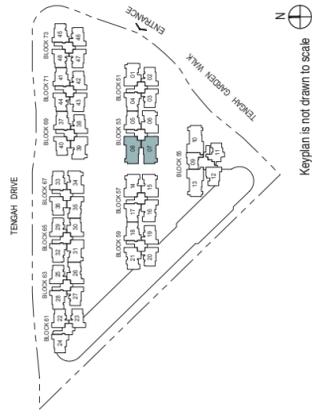


Wall not allowed to be tracked or altered
Mirror Image

P.E.S. - Private Enclosed Space
W - Washer/Dryer (not included)
WC - Water Closet
HS - Household Shelter
DBIST - Distribution Board/Storage
RC - Reinforced Concrete

F - Fridge (not included)
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

5-BEDROOM PREMIUM

Type D2

145 sq m / 1561 sq ft

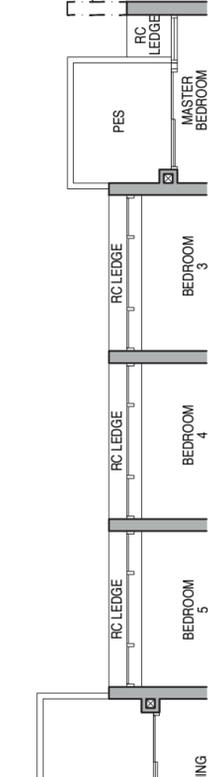
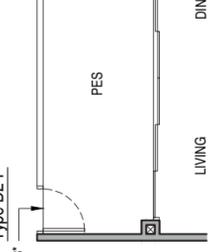
BLK 55 : #02-10 to #13-10, #02-13* to #13-13*

Type D2-P

145 sq m / 1561 sq ft

BLK 55 : #01-10, #01-13*

Type D2-P



DOTTED LINE DENOTES STRATA VOID AREA OF 15 SQ M / 161 SQ FT ABOVE LIVING AND DINING FOR TYPE D2-PH

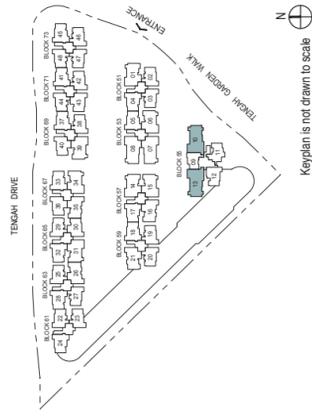


Wall not allowed to be tracked or altered
Mirror Image

P.E.S. - Private Enclosed Space
W - Washer/Dryer (not included)
WC - Water Closet
HS - Household Shelter
DBIST - Distribution Board/Storage
RC - Reinforced Concrete

F - Fridge (not included)
AC - Air-Conditioner

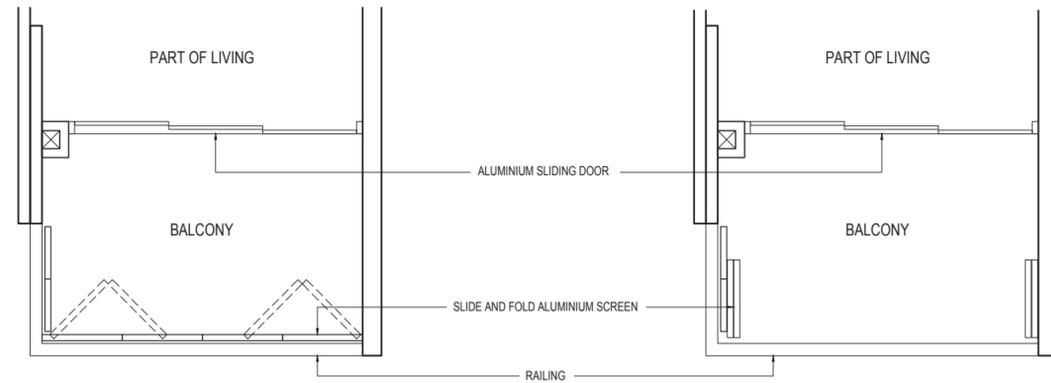
Area includes air-conditioner (AC) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with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

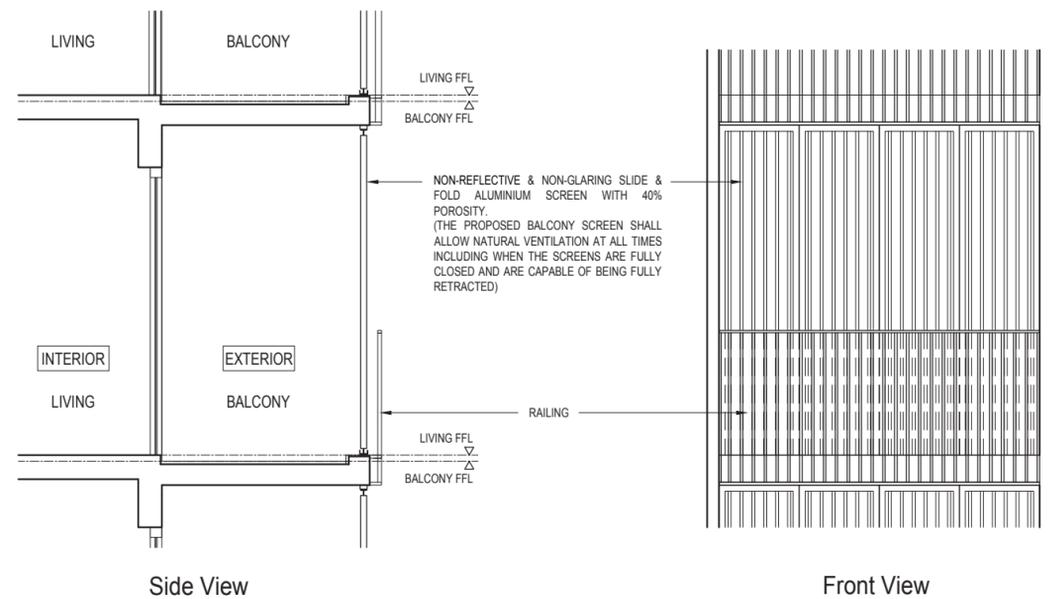
Annexure A

Approved Typical Balcony Screen



Typical Retractable Balcony Screen (Fully Closed) - Plan

Typical Retractable Balcony Screen (Fully Retracted) - Plan



Side View

Front View

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.

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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.

With over 55 years in real estate development, investment and management, the Group has developed over 48,000 homes and owns around 23 million square feet of gross floor area in residential for lease, commercial and hospitality assets globally.

Its more recent remarkable developments include Leedon Green, Parc Esta, Margaret Ville, Lake Grande and Sol Acres.

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 a first-ever joint venture to develop Piccadilly Grand, a new city fringe integrated development directly linked to Farrer Park MRT. The successful launch of the development has since seen it become a coveted property offering both luxe living and conveniences at its doorstep.

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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

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