

**News Release**

23 March 2023

**CDL AND MCL LAND TO LAUNCH TEMBUSU GRAND AT KATONG  
– PREVIEWS COMMENCE ON FRIDAY, 24 MARCH 2023**

- **Highly anticipated 638-unit residences in the heart of Katong in prime District 15**
- **Excellent transport connectivity: 8-minute walk to the upcoming Tanjong Katong MRT station; short drive to the CBD and Changi Airport**
- **Wide variety of units ranging from one-bedroom plus study to five-bedroom units and two Penthouses**
- **Prices start from S\$1.248 million for a one-bedroom plus study**

City Developments Limited (CDL) and MCL Land will commence the preview of the highly anticipated Tembusu Grand on Friday, 24 March 2023. Sales bookings are scheduled to begin on Saturday, 8 April 2023. Situated in the charming enclaves of Tanjong Katong and East Coast, the development sits in a landmark neighbourhood that fuses heritage with modern conveniences.

Comprising 638 units housed in four elegant towers, its towering architecture features an iconic crown design inspired by the sculptural form and texture of the heritage Tembusu trees. Various unit types are available, ranging from 527 square feet (sq ft) for a one-bedroom plus study to 1,711 sq ft for a five-bedroom, including two spacious and exclusive Penthouses at 2,691 sq ft. Apartments are attractively priced from S\$1.248 million for a one-bedroom plus study, S\$1.548 million for a two-bedroom, S\$2.278 million for a three-bedroom, S\$3.288 million for a four-bedroom and S\$4.028 million for a five-bedroom unit.

**Mr Sherman Kwek, CDL Group Chief Executive Officer**, said, “Tembusu Grand marks our first launch for the year and we are delighted to enliven the East Coast area with yet another residential jewel after Amber Park. Channelling our familiarity with the area, we have created a charming icon that reflects the vibrancy and rich cultural heritage of the Katong neighbourhood. Beyond its attractive locational and product attributes, Tembusu Grand offers a wide selection of unit types to cater to different lifestyle needs.”

**Mr Rob Garman, MCL Land Chief Executive Officer**, said, “After our successful collaboration in the launch of two exciting projects in 2022, we are thrilled to be in partnership with CDL once again to launch Tembusu Grand. This new offering will be a golden opportunity for savvy property enthusiasts with an affinity for the enchanting east coast. Nestled amidst the charm of Tanjong Katong and East Coast, Tembusu Grand boasts unrivalled connectivity to the bustling CBD and world-renowned Changi Airport. Our alliance seamlessly blends our fused expertise, giving rise to a unique smart-living experience in a luxurious integrated setting. Anticipating robust demand, we're confident that Tembusu Grand will add yet another feather to our cap of success stories.”

**Epitome of modern living in a locale that blends old world charm with fresh perspectives**

Rooted in the rich heritage of the Katong district, Tembusu Grand is a nod to the evergreen tree that names the road leading to the prestigious residence.

Immersed in the vicinity's famed Peranakan culture through the vibrantly coloured heritage shophouses on East Coast Road, Tembusu Grand offers a myriad of retail and food options in a melting pot of the old and new. Whether it is the old-school local cakes or handmade French

pastries, coffee pulled through a sock or brewed by artisan baristas, all these delights can be found in the vicinity. Urban conveniences and quaint cafes are also located at nearby malls.

Tembusu Grand has unrivalled transport connectivity with an 8-minute walk to the upcoming Tanjong Katong MRT station on the Thomson East Coast Line and a short drive to the Central Business District (CBD), Marina Bay Financial District and Changi Airport via major expressways such as the ECP, PIE and KPE.

It is also conveniently located near many amenities such as i12 Katong, Parkway Parade, Kinex, PLQ Mall, Katong Shopping Centre, East Coast Park, Singapore Sports Hub, Singapore Indoor Stadium, Marina Bay Golf Course and numerous F&B establishments.

Educational institutions in the vicinity include Tanjong Katong Primary School, Haig Girls' School, Kong Hwa School, Tao Nan School, Tanjong Katong Girls' School and Chung Cheng High School (Main).

### **Elegant living with an emphasis on wellness and comfort**

Tembusu Grand offers a comprehensive range of over 40 recreational facilities across five specially curated lifestyle zones and two clubs. Nestled within a lush, evergreen landscape with thematic gardens and cascading water features, the facilities include a yoga studio, tennis court, gourmet pavilion, two BBQ pavilions and a gymnasium that overlooks the lap pool.

Residents will be spoilt for choice with the extensive offering of social spaces such as the leisure lawn, a beautifully equipped function room, karaoke pod, gaming pod, kids' playroom and playhouse, as well as a co-working lounge that provides unique spaces to work from home. With a renewed focus on health and wellness, residents can enjoy an idyllic lifestyle at the Grand Club on Level 1 and choose to soak in the soothing waters of four pools – the Wading Pool, Relaxing Pool, Spa Pool and a 50m Infinity Lap Pool. The Tembusu Club on Level 2 features a private dining area and an observation deck.

All apartments come with premium brand appliances from Miele, Liebherr and Smeg in the kitchens and quality fittings from Hansgrohe and Geberit in the bathrooms. The four-bedroom, five-bedroom and Penthouse units come equipped with a luxurious wardrobe in the master bedroom, two countertop washbasins in the master bathroom, an island counter in the dry kitchen and an integrated dishwasher. Within each unit is a Smart Home system that features a digital lockset, smart video doorbell, smart air conditioning and lighting controls, as well as a Smart Community App that provides convenience for booking and managing facilities. Residents will also enjoy thoughtfully provided concierge-quality Residential Services.

Embracing sustainability through its design, Tembusu Grand has been awarded the Building and Construction Authority (BCA) Green Mark Platinum Super Low Energy (SLE) for its energy and water-efficient design and green features.

The Tembusu Grand Sales Gallery, located along Jalan Gajus, is open daily from 24 March 2023, 10.00 am to 7.00 pm, by appointment only. Marketing agents are ERA, Huttons, PropNex, OrangeTee & Tie and SRI. For enquiries, please call the sales hotline: +65 8783 1818.

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### **About City Developments Limited ([www.cdl.com.sg](http://www.cdl.com.sg))**

City Developments Limited (CDL) is a leading global real estate company with a network spanning 143 locations in 28 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, student accommodation, retail malls and integrated developments.

With a proven track record of 60 years in real estate development, investment, and management, the Group has developed over 50,000 homes and owns around 21 million square feet of gross floor area in residential for lease, commercial and hospitality assets globally.

Along with its wholly-owned hotel subsidiary, Millennium & Copthorne Hotels Limited (M&C), the Group has over 150 hotels worldwide, many in key gateway cities.

For more information on CDL, please visit [www.cdl.com.sg](http://www.cdl.com.sg).

Follow CDL on social media:

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**Twitter:** @CityDevLtd / [twitter.com/citydevltd](https://twitter.com/citydevltd)

### **About MCL Land ([www.mclland.com](http://www.mclland.com))**

Established in 1963, MCL Land is a member of the Jardine Matheson Group under Hongkong Land Holdings, a major listed property investment, management and development group. The Group owns and manages more than 850,000 sq. m. of prime office and luxury retail property in key Asian cities, principally in Hong Kong, Singapore, Beijing and Jakarta. Its properties hold industry leading green building certifications and attract the world's foremost companies and luxury brands.

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 and creating long-term sustainable value. MCL Land has an extensive portfolio of prime residential properties in Singapore and Malaysia. Notable developments include Copen Grand, Piccadilly Grand, Leedon Green, Parc Esta and Margaret Ville in Singapore, as well as Sfera, Quinn, Seri Riana and Riana Green East in Wangsa Maju, Kuala Lumpur, Malaysia.

For more information on MCL Land, please visit [www.mclland.com](http://www.mclland.com).

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### **Issued by City Developments Limited (Co. Regn. No. 196300316Z) and MCL Land Limited (Co. Regn. No. 196300074K)**

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# T E M B U S U G R A N D

## FACT SHEET

| DEVELOPMENT DETAILS            |  |                           |                     |
|--------------------------------|--|---------------------------|---------------------|
| <b>Developer</b>               | Tembusu Residential Pte Ltd  |                           |                     |
| <b>Project Name</b>            | Tembusu Grand (莉丰嘉园)   |                           |                     |
| <b>Location</b>                | 92, 94, 96, 98 Jalan Tembusu   |                           |                     |
| <b>Development Layout</b>      | Four blocks of 20/21-storey residential towers   |                           |                     |
| <b>Tenure of Land</b>          | 99 years leasehold from 25 April 2022  |                           |                     |
| <b>Land Area</b>               | Approximately 210,622 sq ft  |                           |                     |
| <b>Number of Apartments</b>    | 638<br><i>* With 516 parking lots including six electric vehicle lots and five accessible lots</i>   |                           |                     |
| <b>Unit Mix</b>                | <b>Unit Type</b>   | <b>Typical Units Area</b> | <b>No. of Units</b> |
|                                | 1-Bedroom + Study  | 527 sq ft                 | 117 units           |
|                                | 2-Bedroom<br>2-Bedroom + Study   | 667 sq ft<br>743 sq ft    | 200 units           |
|                                | 3-Bedroom<br>3-Bedroom + Study   | 990 sq ft<br>1,173 sq ft  | 200 units           |
|                                | 4-Bedroom  | 1,432 sq ft               | 81 units            |
|                                | 5-Bedroom  | 1,711 sq ft               | 38 units            |
|                                | Penthouse (5-Bedroom)  | 2,691 sq ft               | 2 units             |
| <b>Recreational Facilities</b> | <p><b>Arrival (Level 1)</b></p> <ol style="list-style-type: none"> <li>1. Arrival Courtyard</li> <li>2. Guardhouse</li> <li>3. Arrival Sculpture</li> <li>4. Arrival Water Cascade</li> <li>5. Residential Services Counter</li> </ol> <p><b>Serenity (Level 1)</b></p> <ol style="list-style-type: none"> <li>6. Scent Garden</li> <li>7. Gourmet Pavilion</li> <li>8. Herbs Garden</li> <li>9. Serenity Garden</li> <li>10. Serenity Lawn</li> <li>11. Serenity Deck</li> <li>12. Serenity Walk</li> <li>13. Pets Corner</li> <li>14. Tropical Garden</li> <li>15. Garden Courtyard</li> </ol> |                           |                     |

|  |   |
|--|---|
|  | <p>16. Terrace Garden<br/>17. Garden Pavilion</p> <p><b>Splash (Level 1)</b><br/>18. Water Lily Courtyard<br/>19. Pool Deck<br/>20. 50m Infinity Lap Pool<br/>21. Pool Lounge<br/>22. Spa Pool<br/>23. Relaxing Pool<br/>24. Wading Pool<br/>25. Water Cascade<br/>26. Changing Room (With Steam Room)</p> <p><b>Adventure (Level 5)</b><br/>27. Swing Garden<br/>28. Garden Lounge<br/>29. Play Dome<br/>30. Playhouse<br/>31. Kids' Playroom<br/>32. Water Courtyard</p> <p><b>Respite (Level 5)</b><br/>33. Yoga Studio<br/>34. Meditation Deck<br/>35. Garden Cabana<br/>36. Leisure Lawn<br/>37. Lounge Deck<br/>38. Co-Working Lounge<br/>39. BBQ Pavilion<br/>40. Tennis Court<br/>41. Gymnasium</p> <p><b>Grand Club (Level 1)</b><br/>a. Entertainment Room<br/>b. Karaoke Pod<br/>c. Gaming Pod<br/>d. Function Room</p> <p><b>Tembusu Club (Level 2)</b><br/>e. Private Dining<br/>f. Observation Deck</p> |
| <b>Expected Vacant Possession Date</b> | 31 October 2028   |
| <b>CONSULTANTS</b>                     |   |
| <b>Architect</b>                       | ADDP Architects LLP   |
| <b>Landscape Consultant</b>            | Tinderbox Pte Ltd   |
| <b>Builder</b>                         | United Tec Construction Pte Ltd   |
| <b>Project Interior Designer</b>       | JOW Architects  |
| <b>M&amp;E Engineer</b>                | Rankine&Hill (Singapore) Pte Ltd  |
| <b>C&amp;S Engineer</b>                | TW-Asia Consultants Pte Ltd   |

## LOCATION MAP



|                                    |  |
|------------------------------------|--|
| <b>Tembusu Grand Sales Gallery</b> | <b>Tembusu Grand – Actual Site</b>     |
| Location: Along Jalan Gajus        | Location: 92, 94, 96, 98 Jalan Tembusu |

*All information in the Fact Sheet is current at the time of release and is subject to such changes as required by the developer or the relevant authorities.*

*Last updated: 25 July 2023*