

COPEN GRAND

LUXURY EXECUTIVE CONDOMINIUM

Virtual Project Briefing will Commence Shortly

9 Sep 2022

DEVELOPERS



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.

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.

CDL's portfolio of luxury homes in the city includes New Futura, Gramercy Park, Boulevard 88, Irwell Hill Residences and Canning Hill Piers.

JOINTLY DEVELOPED BY



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, Lake Grande and Sol Acres.



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.



COPEN GRAND

LUXURY EXECUTIVE CONDOMINIUM

RATIONALE:

‘Copen’ is derived from Copenhagen, one of the world’s most sustainable cities.

Copen Grand, being the First Luxury EC with BCA Green Mark Platinum Super Low Energy Award that is also the first EC in Tengah smart and sustainable town and is therefore to us — the Copenhagen of ECs in Singapore.

PROJECT INFORMATION

Project Name	Copen Grand
Developer	Taurus Properties SG Pte. Ltd. (A joint venture between CDL Constellation Pte. Ltd. (a wholly owned subsidiary of City Developments Limited) and MCL Land (Edge) Pte. Ltd.)
Description	12 Blocks of 14-Storey Executive Condominium Development
Address	51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73 Tengah Garden Walk
District	24
Tenure	99 years leasehold from 31 Aug 2021
Expected Vacant Possession	31 Dec 2027
Land Area	Approximately 22,020.8 sqm / 237,032 sq ft
Total No. of Units	639
No. of Carpark Lots	516 carpark lots (inclusive of 505 standard lots, 6 lots equipped with electric vehicle charging station, and 5 accessible lots) 108 bicycle lots

CONSULTANTS' DETAIL

Architect	ADDP Architect LLP
Landscape Consultant	Tinderbox Pte Ltd
Builder	Woh Hup (Private) Limited
Project Interior Designer	Index Design Pte Ltd

UNIT MIX

UNIT TYPE	TOTAL UNITS	ESTIMATED AREA (SQFT) <u>TYPICAL UNITS</u>	%
2 BEDROOM + STUDY	11	807	68%
3 BEDROOM DELUXE	218	936 - 969	
3 BEDROOM PREMIUM	205	1001 – 1012	
4 BEDROOM DELUXE	51	1184	32%
4 BEDROOM PREMIUM	98	1259 – 1292	
5 BEDROOM PREMIUM	56	1518 - 1561	
	639		100%

LOCATION & AMENITIES

LOCATION OF ACTUAL SITE VS SALES GALLERY



TENGAH TOWN

Live in Singapore's 1st Smart and Sustainable Town



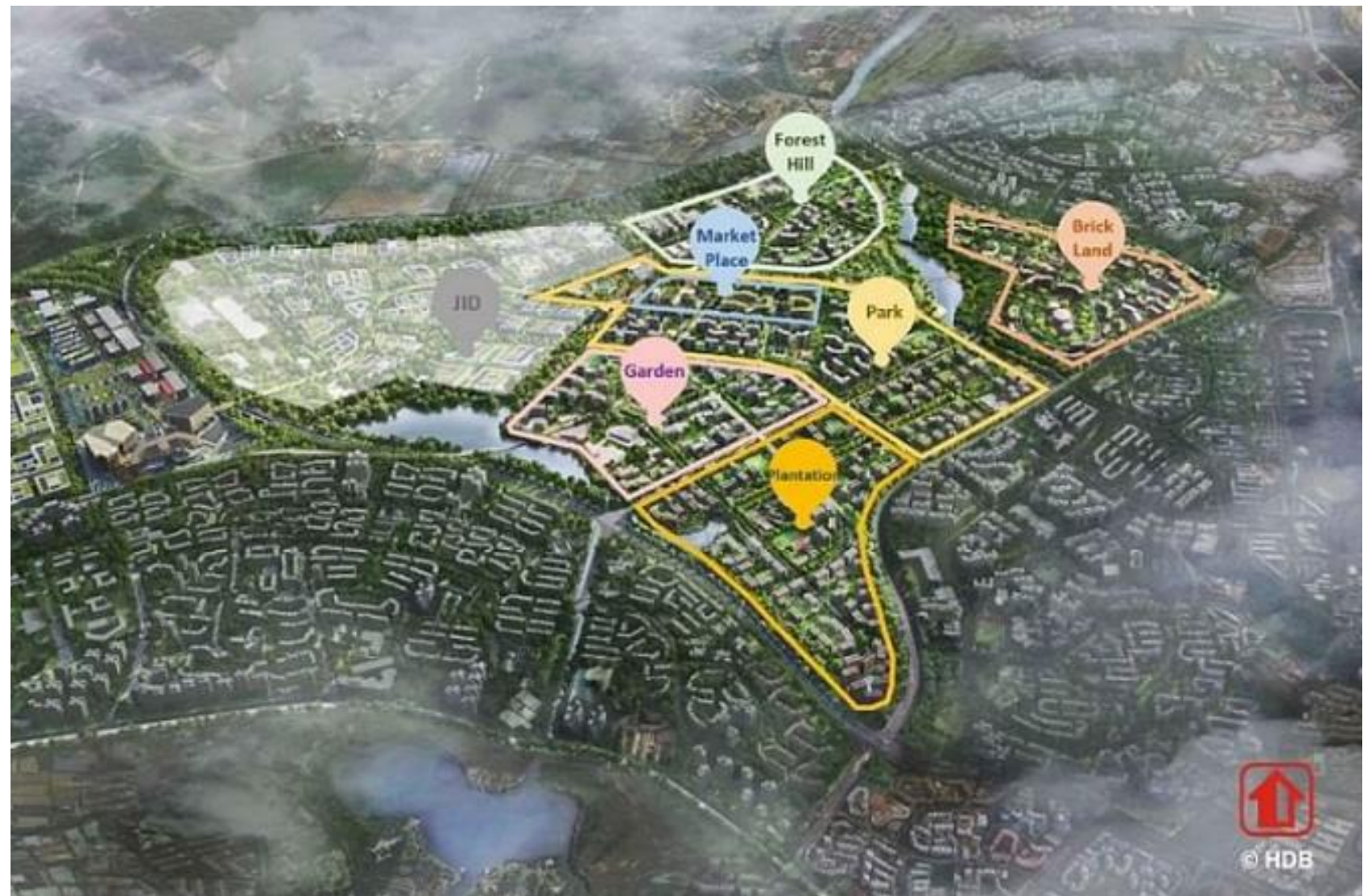
- Sprawling over 700 hectare area, Tengah Town is located next to the existing towns of Jurong East, Jurong West, Choa Chu Kang and Bukit Batok
- Earmarked as the hub for 42,000 new homes
- First car-free town with designated cycling and walking paths on all roads
- First eco-town with centralised cooling system and pneumatic waste conveyance system

TENGAH TOWN

Live in Singapore's 1st Smart and Sustainable Town

- **Five planned housing districts**
 - **Garden District** (where *Copen Grand* is located)
 - Park District
 - Plantation District
 - Forest Hill District
 - Brick Land District

Greenery will be woven through the town with gardens, play areas and farms running through the housing estates



Copen Grand is 5 to 6 minutes' walk to three upcoming Jurong Region Line stations



- **JS3 Tengah**
 - Just two stops away from Choa Chu Kang MRT Interchange -> Orchard MRT
- **JS4 Hong Kah**
 - Four stops to Boon Lay MRT
- **JE1 Tengah Plantation**
 - Four stops to Jurong East Interchange -> Tanjong Pagar/Raffles Place MRT
- Directly connected to North-South Line and East-West Line



JURONG LAKE DISTRICT & JURONG INNOVATION DISTRICT

Copen Grand is close to two major business hubs – Jurong Lake District and Jurong Innovation District

A short MRT ride takes you to Singapore's largest mixed use business district outside the city centre – **Jurong Lake District** brings working, living and playing together where businesses, residential developments, retail, entertainment, healthcare, education, sports and fitness are all in one place.



Source: jld.gov.sg



Source: jld.gov.sg



Artist Impression of Jurong Innovation District. Credit: JTC



Artist Impression of Jurong Innovation District. Credit: JTC

Sited next to Tengah Town, **Jurong Innovation District** is an advanced manufacturing hub that aims to provide a conducive environment for tech innovations where innovators, researchers and creators can come together for partnerships.

AMENITIES & SCHOOLS



- Minutes drive to a variety of shopping, dining and entertainment options at malls such as JEM, Westgate and IMM
- Enjoy the tranquility of the nearby Central Park and Forest Corridor, or take a short journey to Jurong Lake Gardens where nature awaits you
- Within 2km radius to Shuqun Primary School and Princess Elizabeth Primary School

URA MASTER PLAN



SITE ANALYSIS: CONNECTIVITY (MACRO)



 Cycling Network

 Bus Interchange /
Integrated Transport Hub

 Rail Station

 **PROPOSED SITE**

LOCATION PLAN & DEVELOPMENT DATA



DEVELOPMENT DATA

SITE AREA

22,020.80 m²

PLOT RATIO

2.8

MAXIMUM GFA

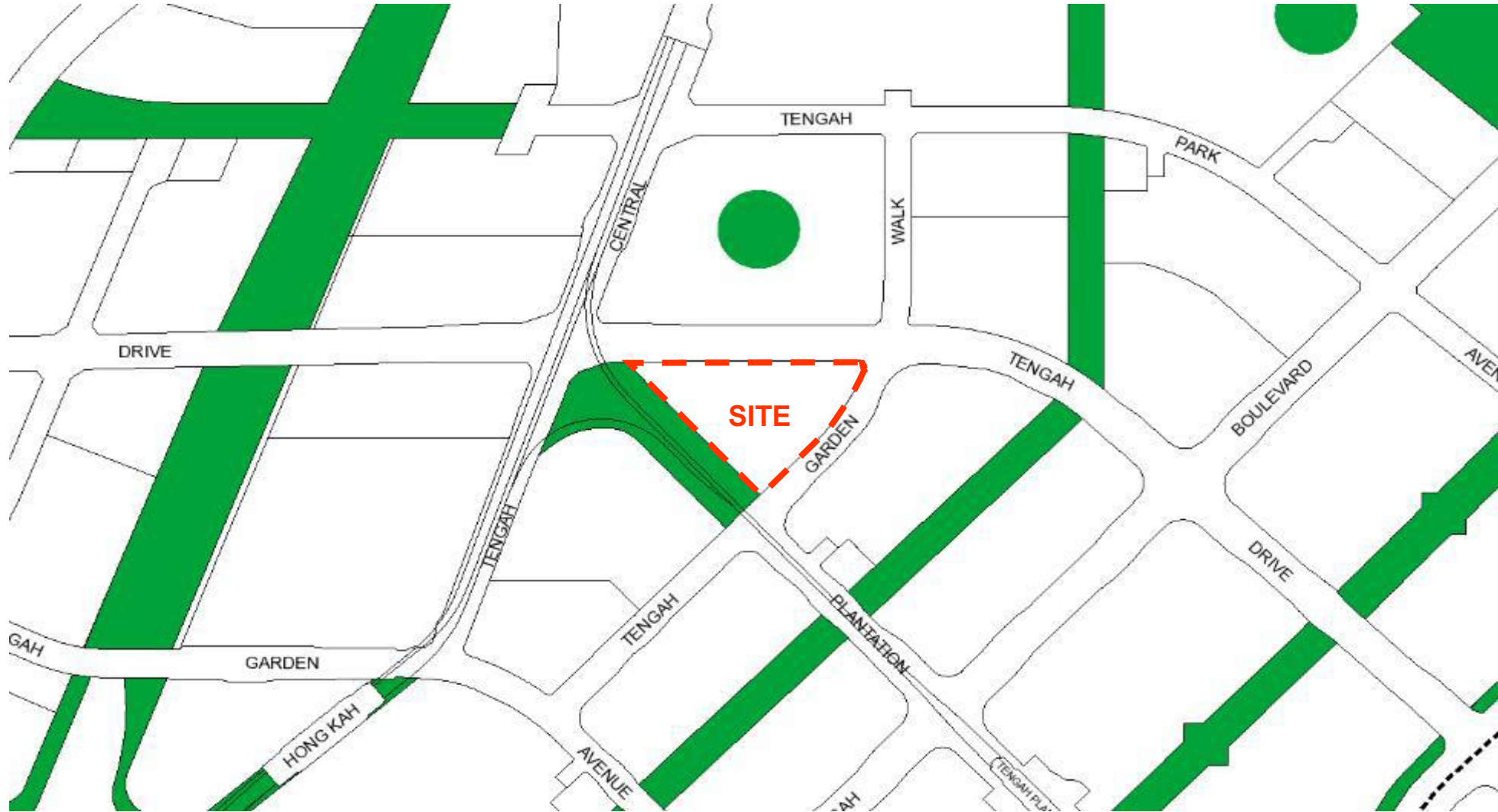
61,659.00 m²

BUILDING HEIGHT

60m SHD

PARKS & WATERBODIES

Greenery will be woven through the town with gardens, play areas and farms running through the housing estates



 Notional Park

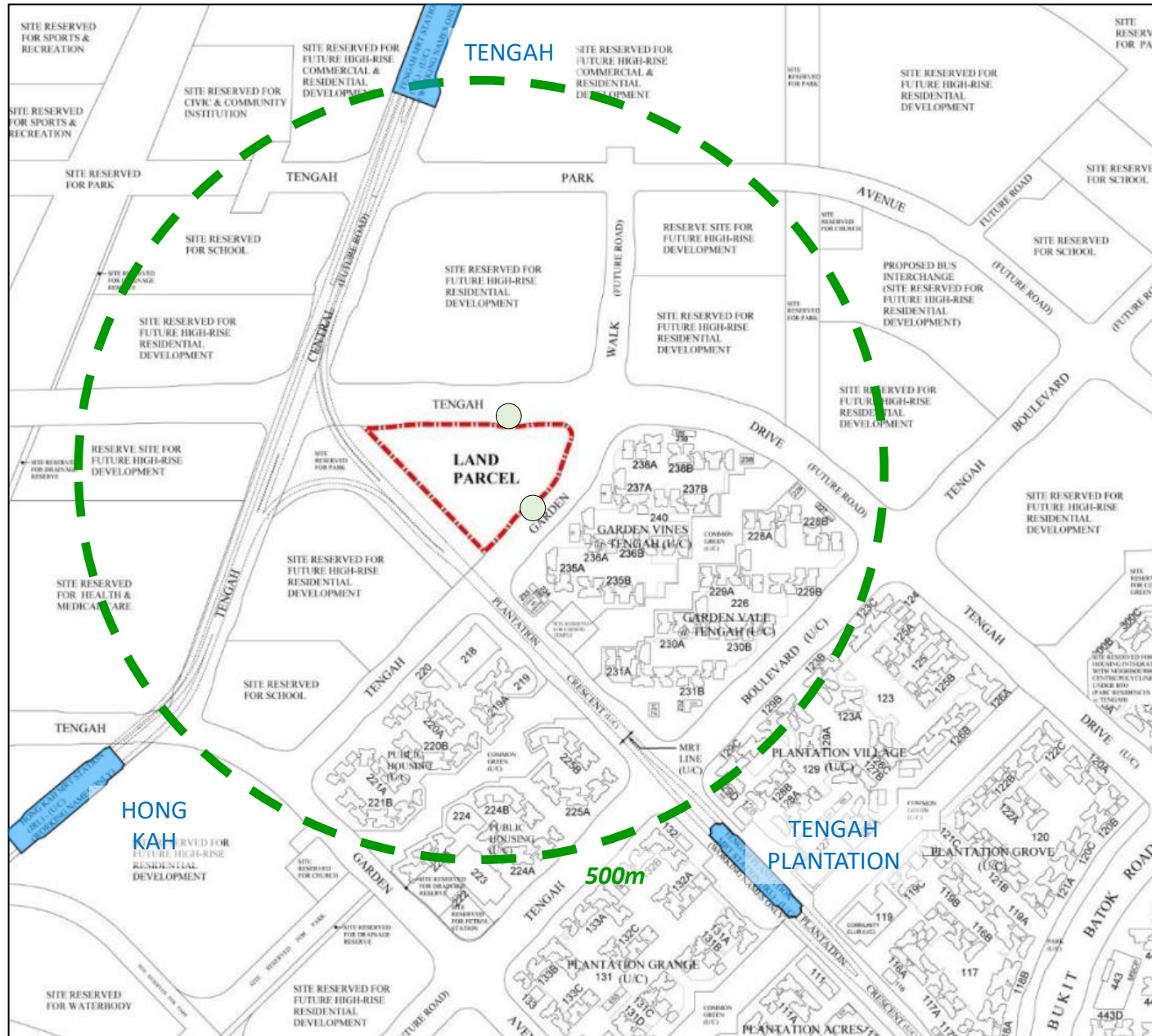
 Park & Open Space

 **PROPOSED SITE**

SURROUNDINGS



AMENITIES



STRENGTHS

☐ EASY ACCESS TO MAJOR ROADS & EXPRESSWAYS

- Tengah Central / Tengah Way
- KJE / PIE

☐ PROXIMITY TO FACILITIES & AMENITIES :

<500m

- Tengah MRT Station
- Future Health & Medical Care Centres
- Future School

>500m

- 600m to Hong Kah MRT Station
- 600m to Tengah Plantation MRT Station

LEGEND

- Bus Stop
- MRT (Jurong Region Line)

S I T E A N D A R C H I T E C T U R A L C O N C E P T

SITE CONTEXT (SURROUNDING STOREY HEIGHTS)



SITE PLAN



ARRIVAL CLUB

- 01. Guardhouse
- 02. Arrival Lounge
- 03. Welcome Lobby
- 04. Arrival Clubhouse
- 05. Sunken Watercourt
- 06. Water Cascades

WELLNESS CLUB

- 07. Canopy Lounge
- 08. Pool Lounge
- 09. Pool Deck
- 10. Swim Lap Pool

HYDRO CLUB

- 11. Floral Canopy
- 12. Central Lawn
- 13. Yoga Deck
- 14. Hydro Pool
- 15. Hydro Pool Lounge
- 16. Hydro Pool Deck

GARDEN CLUB

- 17. Chess Corner
- 18. Scented Garden
- 19. Lush Garden
- 20. Exercise Lawn
- 21. Fern Garden

KIDS CLUB

- 22. Family BBQ Pavilion
- 23. Kids Clubhouse
- 24. Play Pool
- 25. Kids Pool Deck
- 26. Play Lawn

LEISURE CLUB

- 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. Co-ten Clubhouse 1
- 44. Co-ten Clubhouse 2
- 45. Yoga Studio
- 46. Dance Studio

PETS CLUB

- 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)

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

Hong Kah MRT Station

Tengah Plantation MRT Station



BUILDING DISTANCE AND ORIENTATION

+ True N/S orientation for all Blocks

+ Good block-to-block distance



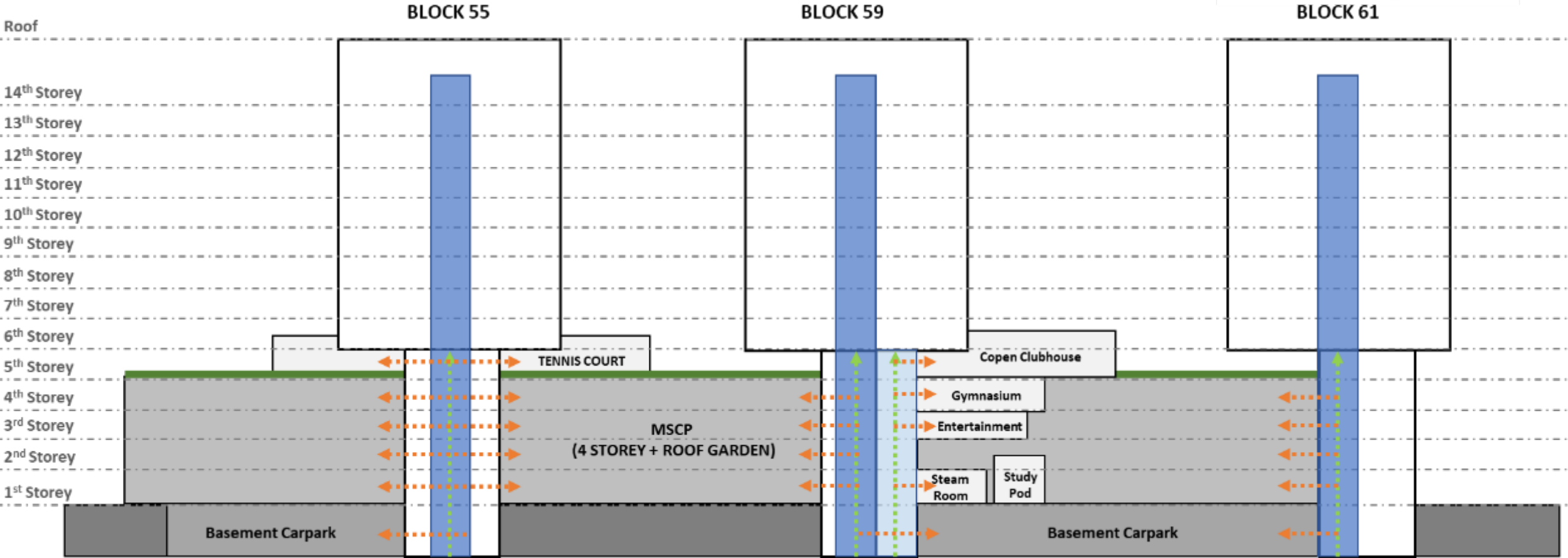
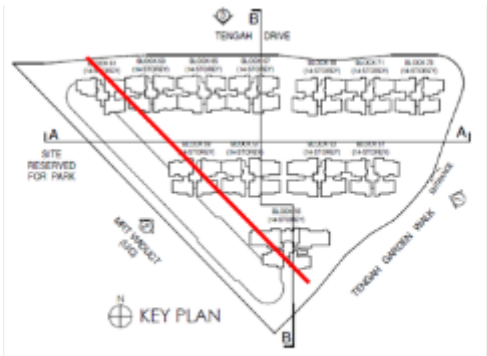
LEGEND

← External Views

← Landscape Views

SITE SECTION AND BUILDING HEIGHT

- LEGEND**
- Blocks Lift Lobby
 - Common Lift Lobby
 - Vertical Circulation
 - Horizontal Circulation



VEHICULAR ACCESS & DROP OFF

VEHICULAR ACCESS & PEDESTRIAN ACCESS

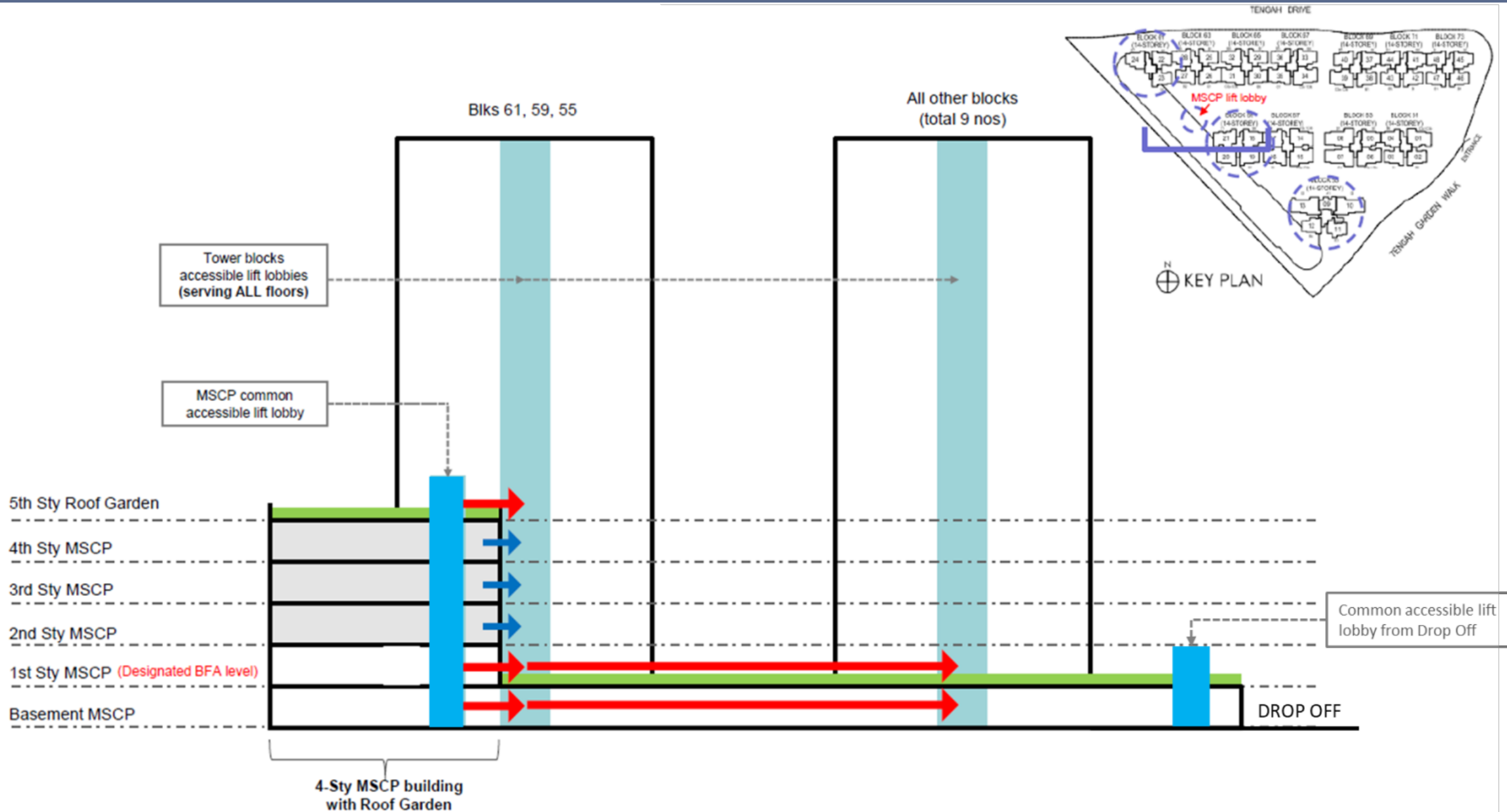
- 1 exit for basement
- 1 exit for MSCP

LEGEND:

- - - Pedestrian Sheltered Circulation
- Sheltered circulation to blocks via connecting lift to basement
- - - Vehicular Circulation to Carpark
- Connecting Lobby (From MSCP to Blocks)
- Main Drop Off
- Side Gate
- ▲▼ Development Vehicular Ingress / Egress
- ▲▼ Carpark Ingress / Egress



CIRCULATION FROM MSCP TO BLOCKS AT 2nd TO 4th STOREYS



CLUBHOUSES

CLUBHOUSES



RECREATION CLUB
@ 1st – 5th Storey
MSCP

ARRIVAL
CLUBHOUSE
@ 1st Storey

KIDS
CLUBHOUSE
@ 1st Storey



Hang Kah
MRT Station

Tengah Plantation
MRT Station

ARRIVAL CLUBHOUSE



ARRIVAL CLUB

- 01. Guardhouse
- 02. Arrival Lounge
- 03. Welcome Lobby
- 04. Arrival Clubhouse



RECREATION CLUB



RECREATION CLUB

1st Storey

- 36. Co-Working Space
- 37. Study Pods
- 38. Changing Room with Steam Room

3rd Storey

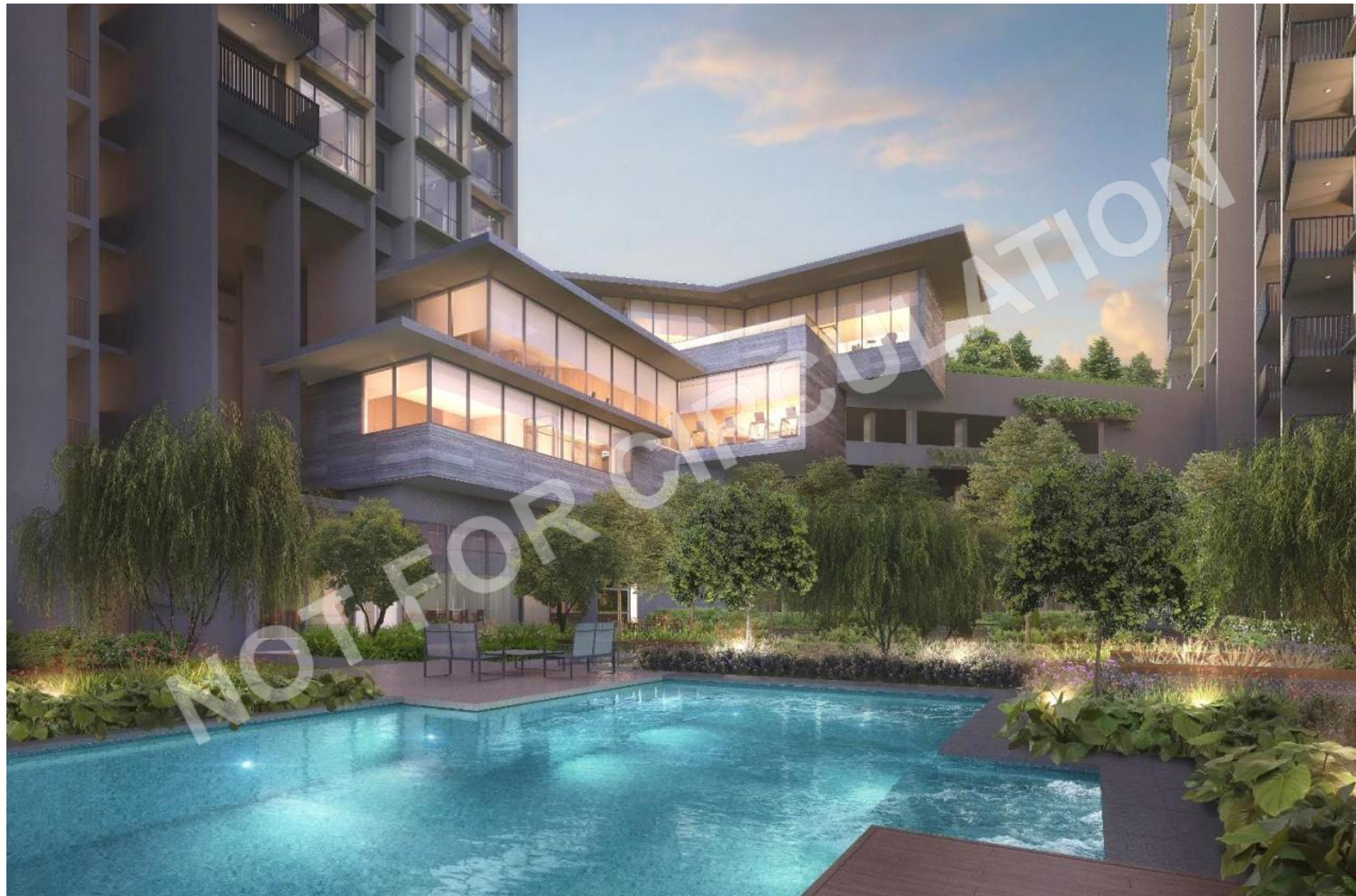
- 39. Entertainment Room
- 40. Games Room
- 41. Music Room

4th Storey

- 42. Gymnasium

5th Storey

- 43. Copen Clubhouse 1
- 44. Copen Clubhouse 2
- 45. Yoga Studio
- 46. Dance Studio



KIDS CLUBHOUSE



KIDS CLUB

- 22. Family BBQ Pavilion
- 23. Kids Clubhouse



ARCHITECTURAL PERSPECTIVES

HERO PERSPECTIVE FROM TENGAH GARDEN WALK



Artist's Impression

DROP OFF



Artist's Impression



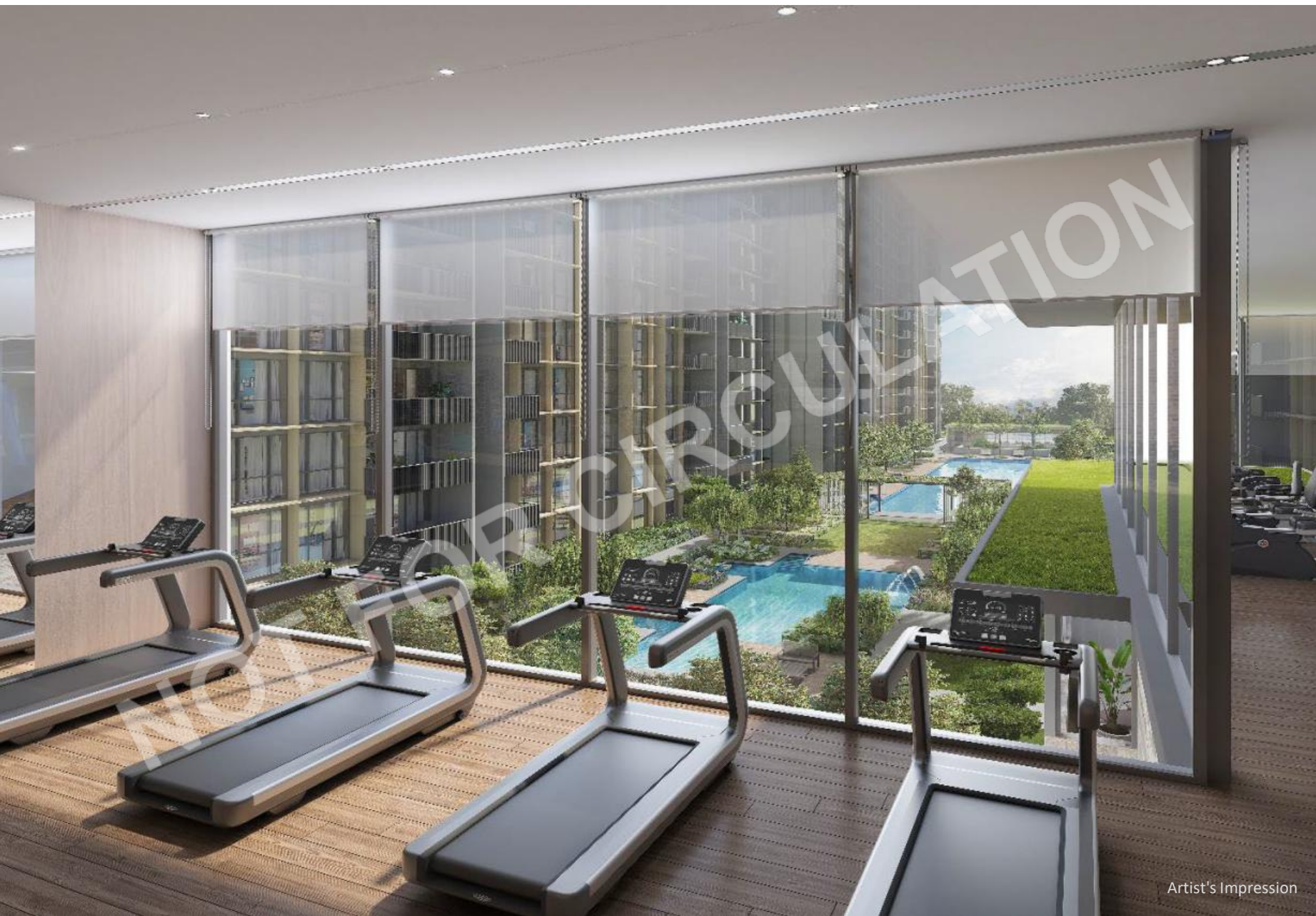
5 STOREY CLUBHOUSE



Artist's Impression



GYMNASIUM



Artist's Impression



KIDS CLUBHOUSE AND BBQ PAVILION



Artist's Impression



COPEN CLUBHOUSE & BBQ PAVILION



Artist's Impression

UNIT LAYOUT PLANS

- Premium EC design
- First super low energy for residential design
- More than 60% units with true cross ventilation
- Flexibility design: allowing for wall removal between living and bedrooms by unit owner in future
- Luxurious living/dining spaces
- 3BRP and above provided with dry kitchen

SCHEMATIC CHART

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
14	B6-PH	C3b-PH	D1-PH	D1-PH	
13	B6	C3b	D1	D1	
12	B6	C3b	D1	D1	
11	B6	C3b	D1	D1	
10	B6	C3b	D1	D1	
9	B6	C3b	D1	D1	
8	B6	C3b	D1	D1	
7	B6	C3b	D1	D1	
6	B6	C3a	D1	D1	
5	B6	C3a	D1	D1	
4	B6	C3a	D1	D1	
3	B6	C3a	D1	D1	
2	B6	C3a	D1	D1	
1	B6-P	C3a-P	D1-P	D1-P	

55 TENGAH GARDEN WALK S(699911)

BLOCK 55						
Floor	Unit	9	10	11	12	13
14	A1-PH	D2-PH	B3-PH	B4-PH	D2-PH	
13	A1	D2	B3	B4	D2	
12	A1	D2	B3	B4	D2	
11	A1	D2	B3	B4	D2	
10	A1	D2	B3	B4	D2	
9	A1	D2	B3	B4	D2	
8	A1	D2	B3	B4	D2	
7	A1	D2	B3	B4	D2	
6	A1	D2	B3	B4	D2	
5	A1	D2	B3	B4	D2	
4	A1	D2	B3	B4	D2	
3	A1	D2	B3	B4	D2	
2	A1	D2	B3	B4	D2	
1	A1	D2	B3	B4	D2	

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
14	B6-PH	B1-PH	B2-PH	C1-PH	
13	B6	B1	B2	C1	
12	B6	B1	B2	C1	
11	B6	B1	B2	C1	
10	B6	B1	B2	C1	
9	B6	B1	B2	C1	
8	B6	B1	B2	C1	
7	B6	B1	B2	C1	
6	B6	B1	B2	C1	
5	B6	B1	B2	C1	
4	B6	B1	B2	C1	
3	B6	B1	B2	C1	
2	B6	B1	B2	C1	
1	B6-P	B1-P	B2-P	C1-P	

61 TENGAH GARDEN WALK S(699891)

BLOCK 61				
Floor	Unit	22	23	24
14	B1-PH	B1-PH	B7-PH	
13	B1	B1	B7	
12	B1	B1	B7	
11	B1	B1	B7	
10	B1	B1	B7	
9	B1	B1	B7	
8	B1	B1	B7	
7	B1	B1	B7	
6	B1	B1	B7	
5	B1	B1	B7	
4	B1	B1	B7	
3	B1	B1	B7	
2	B1	B1	B7	
1	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
14	B1-PH	B5-PH	C3b-PH	B6-PH	
13	B1	B5	C3b	B6	
12	B1	B5	C3b	B6	
11	B1	B5	C3b	B6	
10	B1	B5	C3b	B6	
9	B1	B5	C3b	B6	
8	B1	B5	C3b	B6	
7	B1	B5	C3b	B6	
6	B1	B5	C3a	B6	
5	B1	B5	C3a	B6	
4	B1	B5	C3a	B6	
3	B1	B5	C3a	B6	
2	B1	B5	C3a	B6	
1	B1-P	B5-P	C3a-P	B6-P	

67 TENGAH GARDEN WALK S(699894)

BLOCK 67					
Floor	Unit	33	34	35	36
14	B6-PH	C3b-PH	C1-PH	B5-PH	
13	B6	C3b	C1	B5	
12	B6	C3b	C1	B5	
11	B6	C3b	C1	B5	
10	B6	C3b	C1	B5	
9	B6	C3b	C1	B5	
8	B6	C3b	C1	B5	
7	B6	C3b	C1	B5	
6	B6	C3a	C1	B5	
5	B6	C3a	C1	B5	
4	B6	C3a	C1	B5	
3	B6	C3a	C1	B5	
2	B6	C3a	C1	B5	
1	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
14	B6-PH	B1-PH	B5-PH	B1-PH	
13	B6	B1	B5	B1	
12	B6	B1	B5	B1	
11	B6	B1	B5	B1	
10	B6	B1	B5	B1	
9	B6	B1	B5	B1	
8	B6	B1	B5	B1	
7	B6	B1	B5	B1	
6	B6	B1	B5	B1	
5	B6	B1	B5	B1	
4	B6	B1	B5	B1	
3	B6	B1	B5	B1	
2	B6	B1	B5	B1	
1	B6-P	B1-P	B5-P	B1-P	

73 TENGAH GARDEN WALK S(699887)







BLOCK 73					
Floor	Unit	45	46	47	48
14	B6-PH	B1-PH	B1-PH	B1-PH	
13	B6	B1	B1	B1	
12	B6	B1	B1	B1	
11	B6	B1	B1	B1	
10	B6	B1	B1	B1	
9	B6	B1	B1	B1	
8	B6	B1	B1	B1	
7	B6	B1	B1	B1	
6	B6	B1	B1	B1	
5	B6	B1	B1	B1	
4	B6	B1	B1	B1	
3	B6	B1	B1	B1	
2	B6	B1	B1	B1	
1	B6-P	B1-P	B1-P	B1-P	

UNIT TYPE	ESTIMATED AREA (SQFT) TYPICAL UNITS	NO. OF STACKS	TOTAL UNITS
2 BEDROOM + STUDY	807	1	11
3 BEDROOM DELUXE	936 - 969	17	218
3 BEDROOM PREMIUM	1001 - 1012	15	205
4 BEDROOM DELUXE	1184	4	51
4 BEDROOM PREMIUM	1259 - 1292	7	98
5 BEDROOM PREMIUM	1518 - 1561	4	56
		48	639

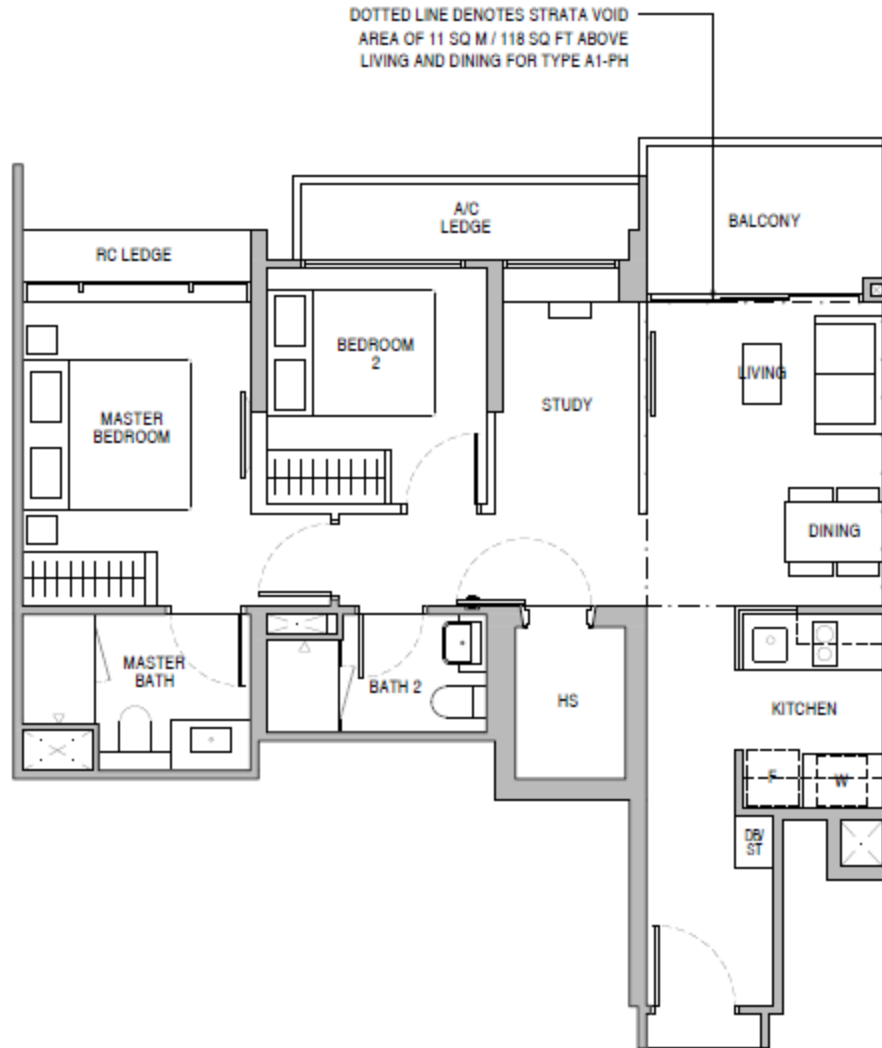
TYPICAL FLOOR PLAN



LEGEND

	2-BEDROOM + STUDY	(A1) - 1 stack
	3-BEDROOM DELUXE	(B1, B2, B3, B4) - 17 stacks
	3-BEDROOM PREMIUM	(B5, B6, B7) - 15 stacks
	4-BEDROOM DELUXE	(C1, C2) - 4 stacks
	4-BEDROOM PREMIUM	(C3a, C3b) - 7 stacks
	5-BEDROOM PREMIUM	(D1, D2) - 4 stacks

2 BEDROOM + STUDY (A1)



TYPE A1

Area: 75 sqm / 807 sq ft

TYPE A1-PH

Area: 86 sqm / 926 sq ft

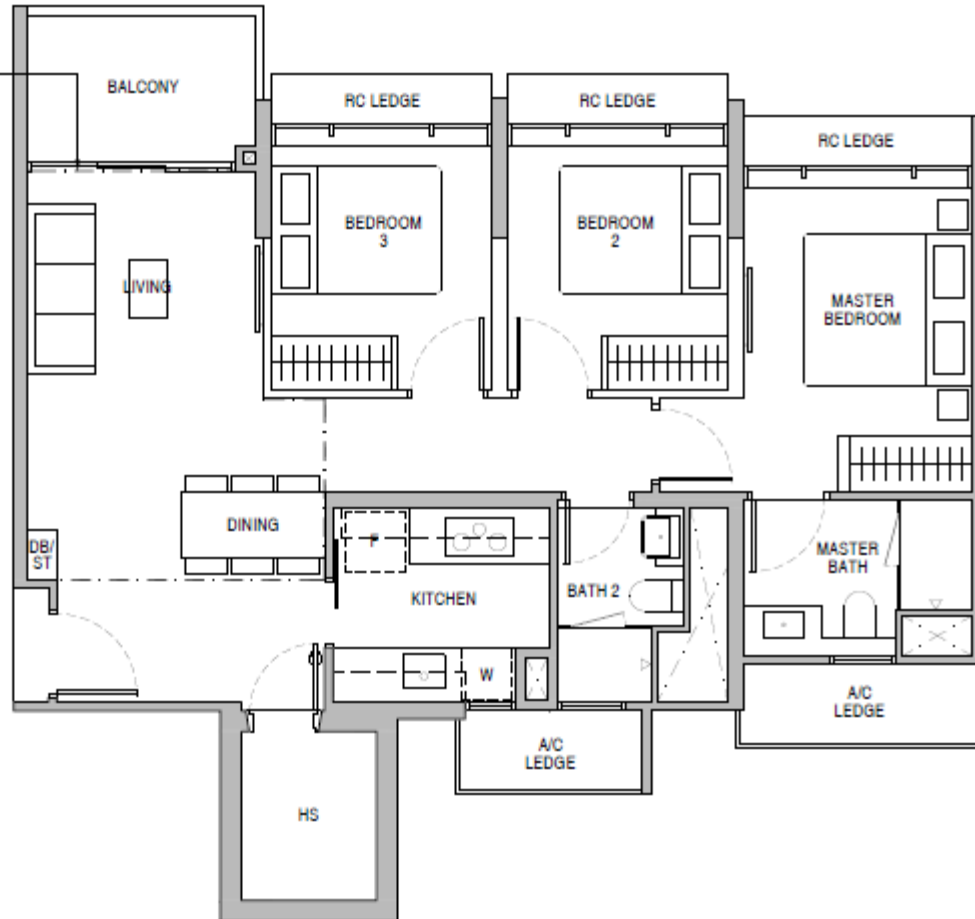
no. of stacks: 1

- Flexible co-working space concept
- Convertible design into 3BR concept



3 BEDROOM DELUXE (B1)

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



TYPE B1 / B1-P

Area: 87 sqm / 936 sq ft

TYPE B1-PH

Area: 104 sqm / 1119 sq ft

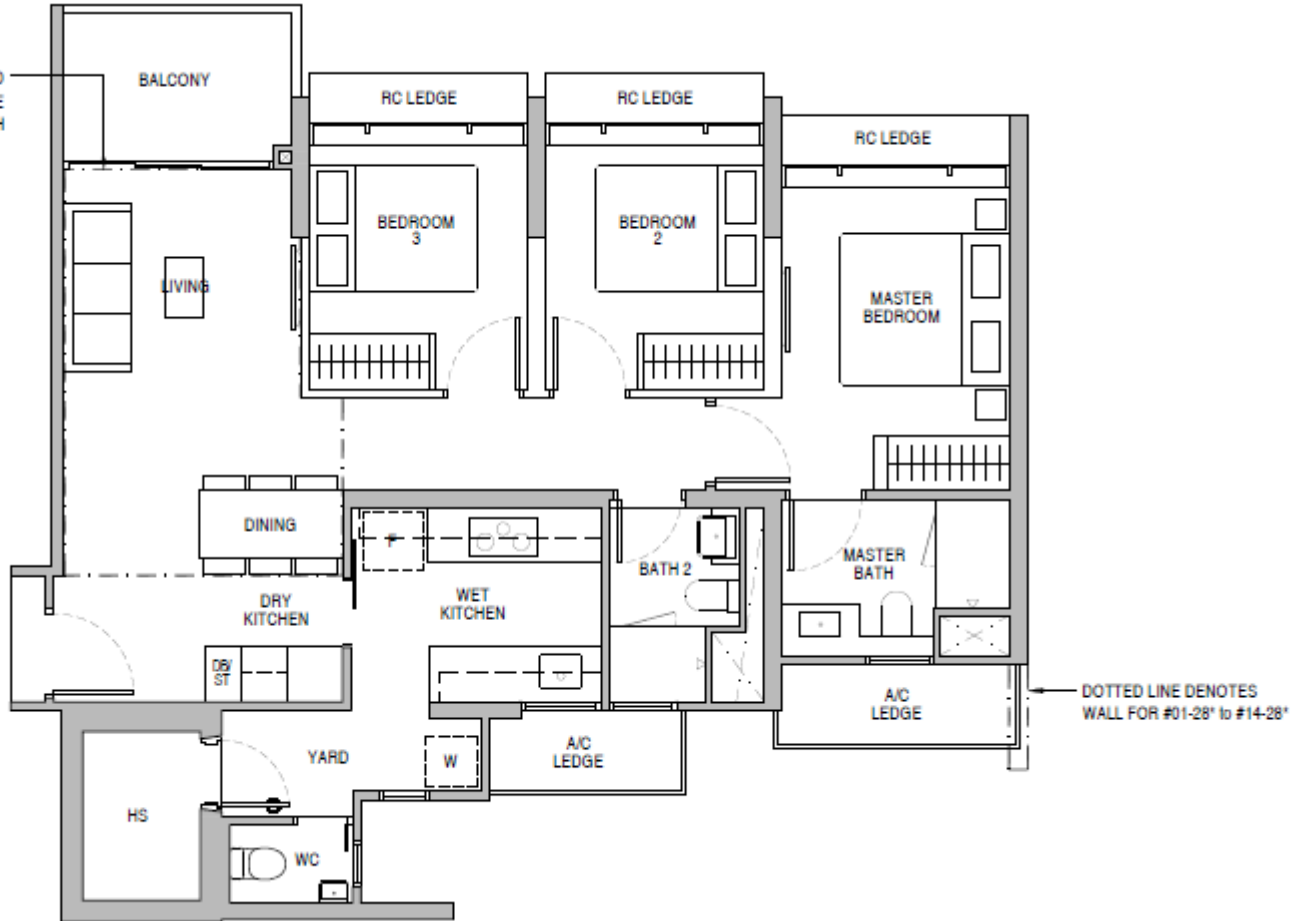
no. of stacks: 13

- Good cross ventilation
- Luxurious living/dining spaces



3 BEDROOM PREMIUM (B6 – SHOWUNIT)

DOTTED LINE DENOTES STRATA VOID AREA OF 16 SQ M / 172 SQ FT ABOVE LIVING AND DINING FOR TYPE B6-PH



DOTTED LINE DENOTES WALL FOR #01-28* TO #14-28*

TYPE B6 / B6-P

Area: 94 sqm / 1012 sq ft

TYPE B6-PH

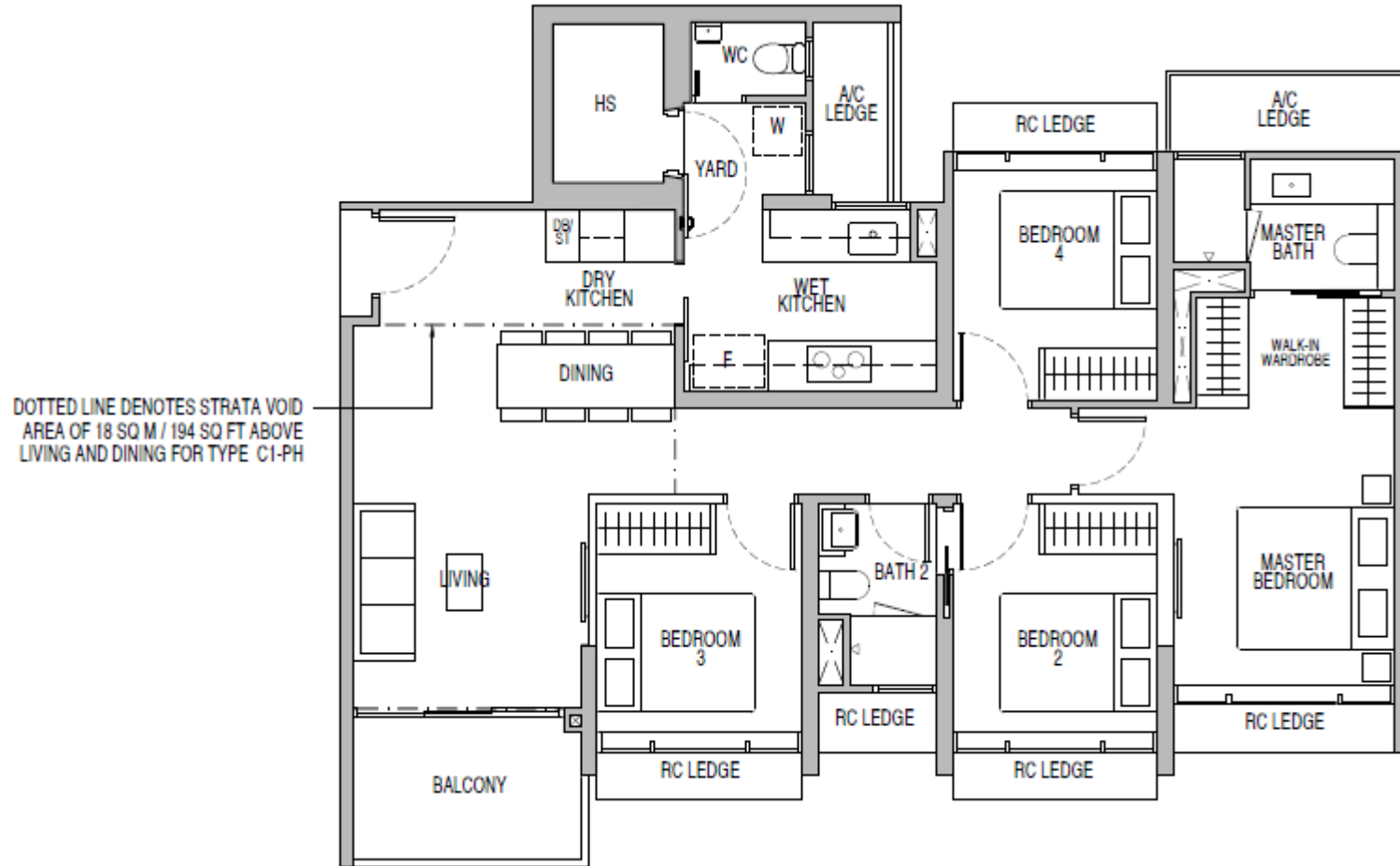
Area: 110 sqm / 1184 sq ft
no. of stacks: 10

- Able to fit queen size bed for all common bedrooms
- King size bed for master bedroom
- Wet / dry kitchen
- Dedicated yard



Keyplan is not drawn to scale

4 BEDROOM DELUXE (C1)



TYPE C1 / C1-P

Area: 110 sqm / 1184 sq ft

TYPE C1-PH

Area: 128 sqm / 1378 sq ft

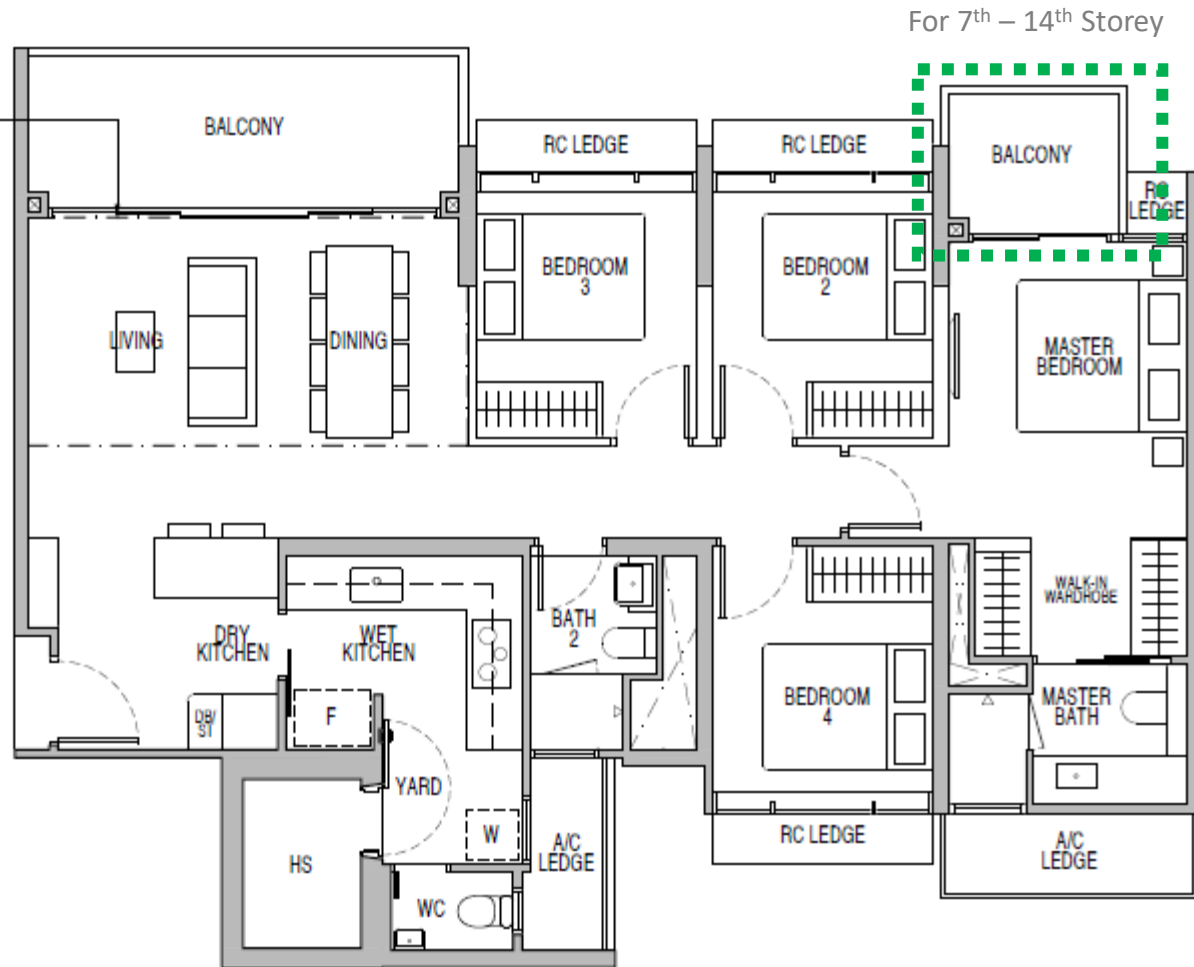
no. of stacks: 3

- Able to fit queen size bed for all common bedrooms
- King size bed for master bedroom
- Wet / dry kitchen
- Dedicated yard



4 BEDROOM PREMIUM (C3b)

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



TYPE C3b

Area: 120 sqm / 1292 sq ft

TYPE C3b – PH (SHOWUNIT)

Area: 135 sqm / 1453 sq ft

no. of stacks: 7

- Luxurious living dining
- Able to fit queen size bed for all common bedrooms
- King size bed for master bedroom
- Walk-in wardrobe
- Living Dining side by side concept
- Open dry kitchen concept
- Dedicated yard
- On-suite bedroom 2



5 BEDROOM PREMIUM (D1)



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

TYPE D1 / D1-P

Area: 141 sqm / 1518 sq ft

TYPE D1-PH

Area: 156 sqm / 1679 sq ft

no. of stacks: 2

- Luxurious living dining
- Able to fit queen size bed for all common bedrooms
- King size bed for master bedroom
- Walk-in wardrobe
- Living Dining side by side concept
- Open dry kitchen concept with island counter
- On-suite Junior Master Bedroom

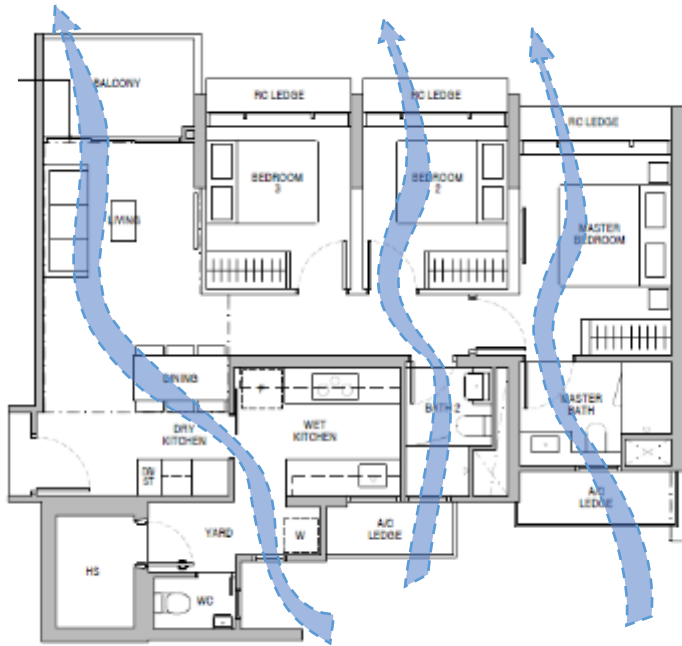


Keyplan is not drawn to scale

GREEN FEATURES – BCA GREEN MARK PLATINUM (SUPER LOW ENERGY)



Passive Cool Design Architecture



Cross Ventilation

Heat Mitigation

- Good unit design obtaining overall > 60% true cross ventilation
- Open Grand is designed to minimize direct west-facing units
- Units are designed with balconies and feature a good selection of glass specifications to minimize heat gain within



Energy Efficiency



Energy Efficient Equipment and Monitoring

- Use of LED fittings to achieve 60% energy savings
- 5-ticks energy rating for air conditioning units + household equipment
- Effective lighting and air conditioning control
- Efficient lift system (VVVF, sleep mode & regenerative drive functions)

Renewable Energy

- Provision of Renewable Energy to offset 30% of clubhouse, function room, swimming pool, gym and MCST office electricity consumption to be self sustainable



Other Green Features



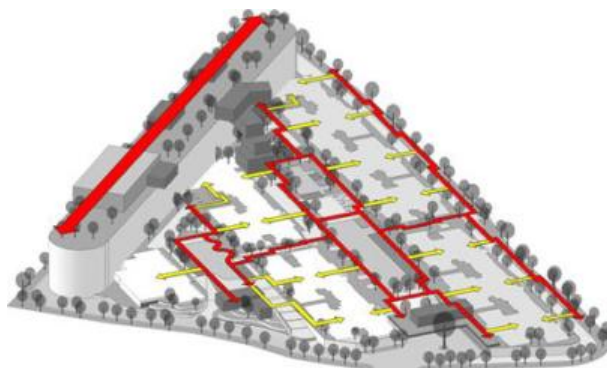
- Lush greenery and water bodies within the development to reduce heat gain into the building
- Pneumatic waste collection and disposal system
- Provision of bicycle lots at basement to promote green transport and healthy lifestyle
- Good access to bus stop with sheltered walking pathways leading to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

Electric Vehicle (EV) Charging

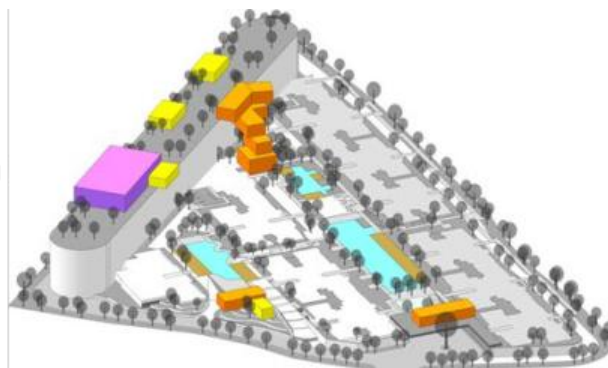
- 6 nos of EV charging station to reduce carbon footprint and emissions

LANDSCAPE DESIGN AND FACILITIES

LANDSCAPE CONCEPT



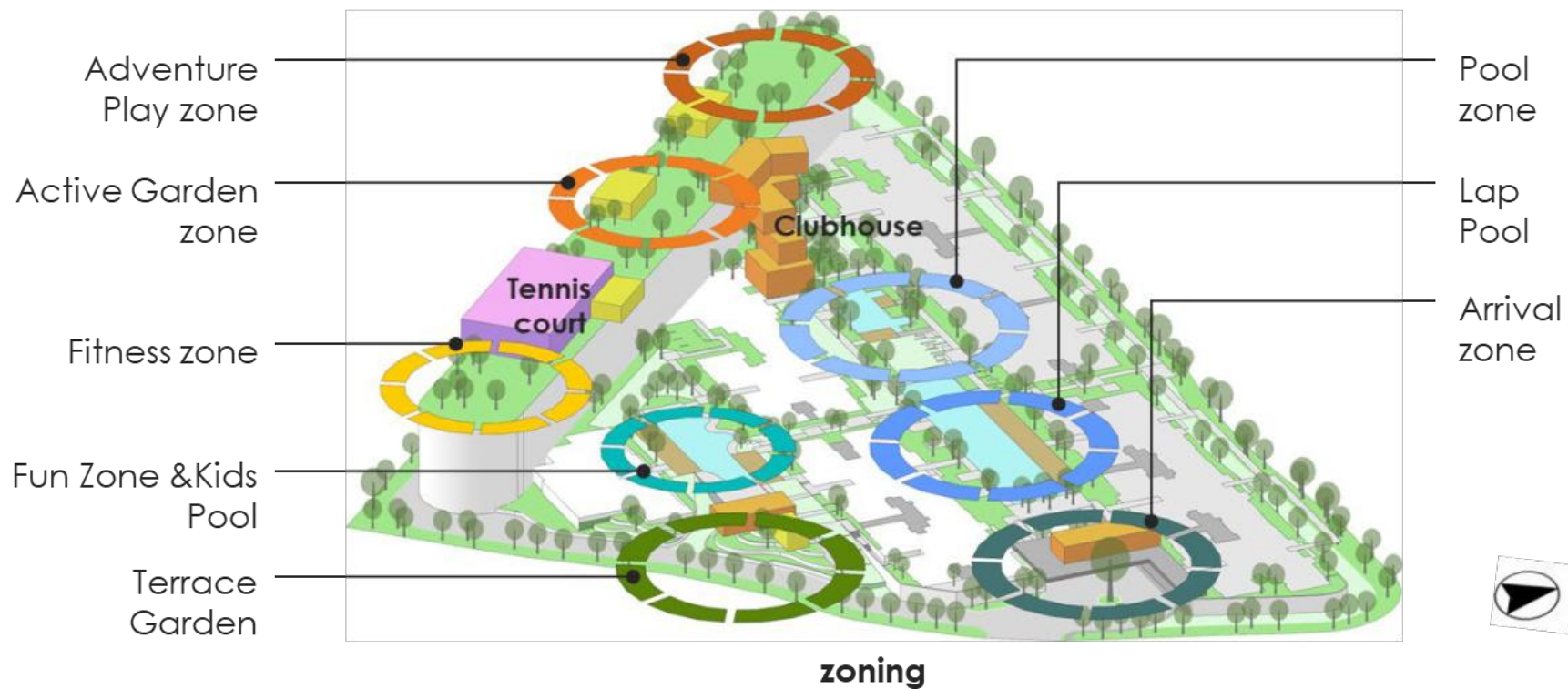
circulation



facilities



greenery



LANDSCAPE CONCEPT



LANDSCAPE CONCEPT



ARRIVAL CLUB

- 01. Guardhouse
- 02. Arrival Lounge
- 03. Welcome Lobby
- 04. Arrival Clubhouse
- 05. Sunken Watercourt
- 06. Water Cascades



KEY PLAN



LANDSCAPE CONCEPT



KEY PLAN

WELLNESS CLUB	HYDRO CLUB
07. Canopy Lounge	11. Floral Canopy
08. Pool Lounge	12. Central Lawn
09. Pool Deck	13. Yoga Deck
10. 50m Lap Pool	14. Hydro Pool
	15. Hydro Pool Lounge
	16. Hydro Pool Deck



Artist's Impression

LANDSCAPE CONCEPT



KEY PLAN

- KIDS CLUB**
- 22. Family BBQ Pavilion
 - 23. Kids Clubhouse
 - 24. Play Pool
 - 25. Kids Pool Deck
 - 26. Play Lawn



Artist's Impression

LANDSCAPE CONCEPT



- | LEISURE CLUB |
|--------------------------|
| 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 |



LANDSCAPE CONCEPT



- LEISURE CLUB**
- 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



INTERIOR DESIGN

COLOUR SCHEMES



River Scheme

Tranquil | Stylish
2BR+S & 3BR unit types



Earth Scheme

Luxurious | Understated
4BR & 5BR unit types

RIVER SCHEME



Tranquil | Stylish
2BR+S & 3BR unit types



RIVER SCHEME

Materials

Tranquil | Stylish
2BR+S & 3BR unit types



RIVER SCHEME

Kitchen

WOODGRAIN LAMINATE
TOP HUNG STORAGE
CABINTRY

LIGHT BLUE ACCENT
COLOUR OPEN SHELF

MARBLE LOOK ALIKE
TILE BACKSPASH

QUARTZ COUNTERTOP

LIGHT BLUE BOTTOM
CABINET DOOR PANEL
C/W BLACK RECESSED
HANDLE

STONE LOOK ALIKE
FLOOR TILES



WET KITCHEN
For Illustration only



WET KITCHEN
For Illustration only



DRY KITCHEN
For Illustration only



RIVER SCHEME

Bathrooms

FIXED CLEAR MIRROR PANEL

LEDGE IN BLUE ACCENT COLOUR LAMINATE FINISH

ROUND SEMI-RECESSED BASIN



CLEAR MIRROR STORAGE CABINETRY

LIGHT GREY STONE LOOK ALIKE GENERAL WALL TILES

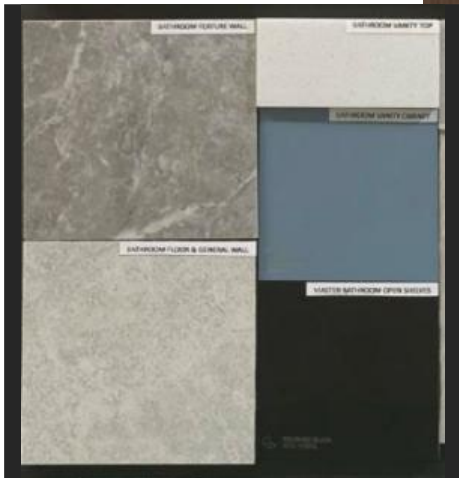
GREY STONE LOOK ALIKE FEATURE WALL TILES

SOLID SURFACE VANITY TOP

LIGHT BLUE ACCENT COLOUR CABINET PANEL

BRUSHED BLACK LAMINATE ACCENT OPEN SHELF

LIGHT GREY STONE LOOK ALIKE FLOOR TILES



EARTH SCHEME



Luxurious | Understated
4BR & 5BR unit types



EARTH SCHEME



Materials

Luxurious | Understated
4BR & 5BR unit types

EARTH SCHEME

Kitchen



EARTH SCHEME

Bathrooms

- FIXED CLEAR MIRROR PANEL
- LEDGE IN WOODGRAIN LAMINATE FINISH
- ROUND SEMI-RECESSED BASIN



- WARM GREY STONE LOOK ALIKE FEATURE WALL TILES
- CLEAR MIRROR STORAGE CABINETRY
- WOODGRAIN LAMINATE OPEN SHELF
- WARM GREY STONE LOOK ALIKE GENERAL WALL TILES
- SOLID SURFACE VANITY TOP
- TAUPE ACCENT COLOUR LAMINATE OPEN SHELF
- WOODGRAIN LAMINATE BOTTOM STORAGE CABINET
- LIGHT GREY STONE LOOK ALIKE GENERAL WALL TILES
- LIGHT GREY STONE LOOK ALIKE FLOOR TILES



WARDROBE

FABRIC LOOK ALIKE MELAMINE
SLIDING DOORS WITH POWDER
COATED TRIM

ACCESSORIES HANGING RODS

POWDER COATED
RECESSED HANDLES

TIMBER LOOK ALIKE
VINYL STRIPS



INTERIOR PROVISIONS

<u>ITEMS</u>	<u>2 BEDROOM + STUDY</u>	<u>3 BEDROOM DELUXE</u>	<u>3 BEDROOM PREMIUM</u>	<u>4 BEDROOM DELUXE</u>	<u>4 BEDROOM PREMIUM</u>	<u>5 BEDROOM PREMIUM</u>
BREAKFAST COUNTER AT DRY KITCHEN					✓	✓
FULL HEIGHT CABINET AT DRY KITCHEN			✓	✓	✓	✓
WALK-IN WARDROBE IN MASTER BEDROOM				✓	✓	✓
COMPRESSED QUARTZ KITCHEN COUNTERTOP	✓	✓	✓	✓	✓	✓
WARDROBE ACCESSORIES CABINET IN MASTER BEDROOM	✓	✓	✓	✓	✓	✓
ANGLE VALVE IN MASTER BATH	✓	✓	✓	✓	✓	✓
SANITARY WARES						
SANITARY FITTINGS						

SMART HOME SYSTEM

SMART HOME SYSTEM



Smart Home Gateway

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



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 Digital Lockset

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



Smart Surveillance

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



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 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 Power Monitoring

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

SMART COMMUNITY



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 Invitation

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



Smart Parcel

- Parcel station offers a secure and convenient package pickup

S U M M A R Y

TOP 10 UNIQUE SELLING POINTS



Locale

1. First Executive Condominium in Tengah (first smart and sustainable town) and enjoy the first mover advantage
2. Close to 2 major business hubs – Jurong Lake District and Jurong Innovation District
3. Short walk to 3 upcoming MRT stations (Tengah, Hong Kah and Tengah Plantation) and proposed bus interchange
4. Walking distance to Tengah's future Town Centre (the Market Place)
5. Within 2 km to Shuqun Primary School and Princess Elizabeth Primary School



Architectural

6. First Executive Condominium with BCA's Platinum Super Low Energy Building (SLEB) Certification
7. Renewable energy adoption in the form of photovoltaic systems that tap on solar power to provide partial energy replacement for the common areas
8. Wide array of eco-centric facilities including an iconic multi-tiered clubhouse
9. 6 Electric Vehicle charging stations provided to reduce carbon footprint and emissions
10. Designed to minimize direct west-facing units to obtain high cross-ventilation rates with smart home features and quality fittings

COPEN GRAND

LUXURY EXECUTIVE CONDOMINIUM

Thank you for attending our Project Briefing.

For Q&A, you may submit to your respective IC to consolidate, and we will address accordingly.

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