



TEMBUSU
GRAND

Site Plan

Arrival (Level 1)

1. Arrival Courtyard
2. Guardhouse
3. Arrival Sculpture
4. Arrival Water Cascade
5. Residential Services Counter

Serenity (Level 1)

6. Scent Garden
7. Gourmet Pavilion
8. Herbs Garden
9. Serenity Garden
10. Serenity Lawn
11. Serenity Deck
12. Serenity Walk
13. Pets Corner
14. Tropical Garden
15. Garden Courtyard
16. Terrace Garden
17. Garden Pavilion

Splash (Level 1)

18. Water Lily Courtyard
19. Pool Deck
20. 50m Infinity Lap Pool
21. Pool Lounge
22. Spa Pool
23. Relaxing Pool
24. Wading Pool
25. Water Cascade
26. Changing Room (With Steam Room)

Adventure (Level 5)

27. Swing Garden
28. Garden Lounge
29. Play Dome
30. Playhouse
31. Kids' Playroom
32. Water Courtyard

Respite (Level 5)

33. Yoga Studio
34. Meditation Deck
35. Garden Cabana
36. Leisure Lawn
37. Lounge Deck
38. Co-Working Lounge
39. BBQ Pavilion
40. Tennis Court
41. Gymnasium

Grand Club (Level 1)

- a. Entertainment Room
- b. Karaoke Pod
- c. Gaming Pod
- d. Function Room

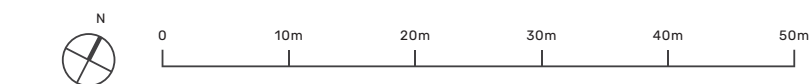
Tembusu Club (Level 2)

- e. Private Dining
- f. Observation Deck

Others

- A. Side Gate (Level 1)
- B. Sub Station (Basement 1)
- C. Genset (Level 1)
- D. Bin Centre (Basement 1)
- E. Ventilation Shaft (Level 1)

Water Tank (Roof)



The renderings of the units as shown are for illustrative purposes only. The shading and outline of the unit type only applies to typical units. The boundary lines of the units set out here are not to be taken as a factual representation of the actual units. Kindly refer to the approved BP plans for the actual unit outline/boundary lines.



Schematic Diagram

Block 92
Jalan Tembusu
S439142

UNIT FLOOR	01	02	03	04	05	06	07	08
21			C2S(d)	A2S(d)	B1(d)	C1(d)	D1(d)	B2S(d)
20	A2S(d)	D1(d)	C2S	A2S	B1	C1	D1	B2S
19	A2S	D1	C2S	A2S	B1	C1	D1	B2S
18	A2S	D1	C2S	A2S	B1	C1	D1	B2S
17	A2S	D1	C2S	A2S	B1	C1	D1	B2S
16	A2S	D1	C2S	A2S	B1	C1	D1	B2S
15	A2S	D1	C2S	A2S	B1	C1	D1	B2S
14	A2S	D1	C2S	A2S	B1	C1	D1	B2S
13	A2S	D1	C2S	A2S	B1	C1	D1	B2S
12	A2S	D1	C2S	A2S	B1	C1	D1	B2S
11	A2S	D1	C2S	A2S	B1	C1	D1	B2S
10	A2S	D1	C2S	A2S	B1	C1	D1	B2S
09	A2S	D1	C2S	A2S	B1	C1	D1	B2S
08	A2S	D1	C2S	A2S	B1	C1	D1	B2S
07	A2S	D1	C2S	A2S	B1	C1	D1	B2S
06	A2S	D1	C2S	A2S	B1	C1	D1	B2S
05	A2S	D1	C2S	A2S	B1	C1	D1	B2S
04	A2S	D1	C2S	A2S	B1	C1	D1	B2S
03	A2S	D1	C2S	A2S	B1	C1	D1	B2S
02	A2S	D1	C2S	A2S	B1	C1	D1	B2S
01	A2S(p)	D1(p)	C2S(p)		B1(p)	C1(p)	D1(p)	B2S(p)

Block 94
Jalan Tembusu
S438669

UNIT FLOOR	09	10	11	12	13	14	15	16
20	B2S(d)	D1(d)	C1(d)	A2S(d)	B1(d)	C2S(d)	PH(#20-15)	
19	B2S	D1	C1	A2S	B1	C2S	E1	B2S
18	B2S	D1	C1	A2S	B1	C2S	E1	B2S
17	B2S	D1	C1	A2S	B1	C2S	E1	B2S
16	B2S	D1	C1	A2S	B1	C2S	E1	B2S
15	B2S	D1	C1	A2S	B1	C2S	E1	B2S
14	B2S	D1	C1	A2S	B1	C2S	E1	B2S
13	B2S	D1	C1	A2S	B1	C2S	E1	B2S
12	B2S	D1	C1	A2S	B1	C2S	E1	B2S
11	B2S	D1	C1	A2S	B1	C2S	E1	B2S
10	B2S	D1	C1	A2S	B1	C2S	E1	B2S
09	B2S	D1	C1	A2S	B1	C2S	E1	B2S
08	B2S	D1	C1	A2S	B1	C2S	E1	B2S
07	B2S	D1	C1	A2S	B1	C2S	E1	B2S
06	B2S	D1	C1	A2S	B1	C2S	E1	B2S
05	B2S	D1	C1	A2S	B1	C2S	E1	B2S
04	B2S	D1	C1	A2S	B1	C2S	E1	B2S
03	B2S	D1	C1	A2S	B1	C2S	E1	B2S
02	B2S	D1	C1	A2S	B1	C2S	E1	B2S
01	B2S(p)	D1(p)	C1(p)		B1(p)	C2S(p)	E1(p)	B2S(p)

Block 96
Jalan Tembusu
S438670

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

Block 98
Jalan Tembusu
S438671

UNIT FLOOR	25	26	27	28	29	30	31	32
20	A1S(d)	C2S(d)	C2S(d)	A1S(d)	B1(d)	C1(d)	D1(d)	B2S(d)
19	A1S	C2S	C2S	A1S	B1	C1	D1	B2S
18	A1S	C2S	C2S	A1S	B1	C1	D1	B2S
17	A1S	C2S	C2S	A1S	B1	C1	D1	B2S
16	A1S	C2S	C2S	A1S	B1	C1	D1	B2S
15	A1S	C2S	C2S	A1S	B1	C1	D1	B2S
14	A1S	C2S	C2S	A1S	B1	C1	D1	B2S
13	A1S	C2S	C2S	A1S	B1	C1	D1	B2S
12	A1S	C2S	C2S	A1S	B1	C1	D1	B2S
11	A1S	C2S	C2S	A1S	B1	C1	D1	B2S
10	A1S	C2S	C2S	A1S	B1	C1	D1	B2S
09	A1S	C2S	C2S	A1S	B1	C1	D1	B2S
08	A1S	C2S	C2S	A1S	B1	C1	D1	B2S
07	A1S	C2S	C2S	A1S	B1	C1	D1	B2S
06	A1S	C2S	C2S	A1S	B1	C1	D1	B2S
05	A1S	C2S	C2S	A1S	B1	C1	D1	B2S
04	A1S	C2S	C2S	A1S	B1	C1	D1	B2S
03	A1S	C2S	C2S	A1S	B1	C1	D1	B2S
02	A1S	C2S	C2S	A1S	B1		D1	B2S
01	A1S(p)	C2S(p)	C2S(p)		B1(p)		D1(p)	B2S(p)

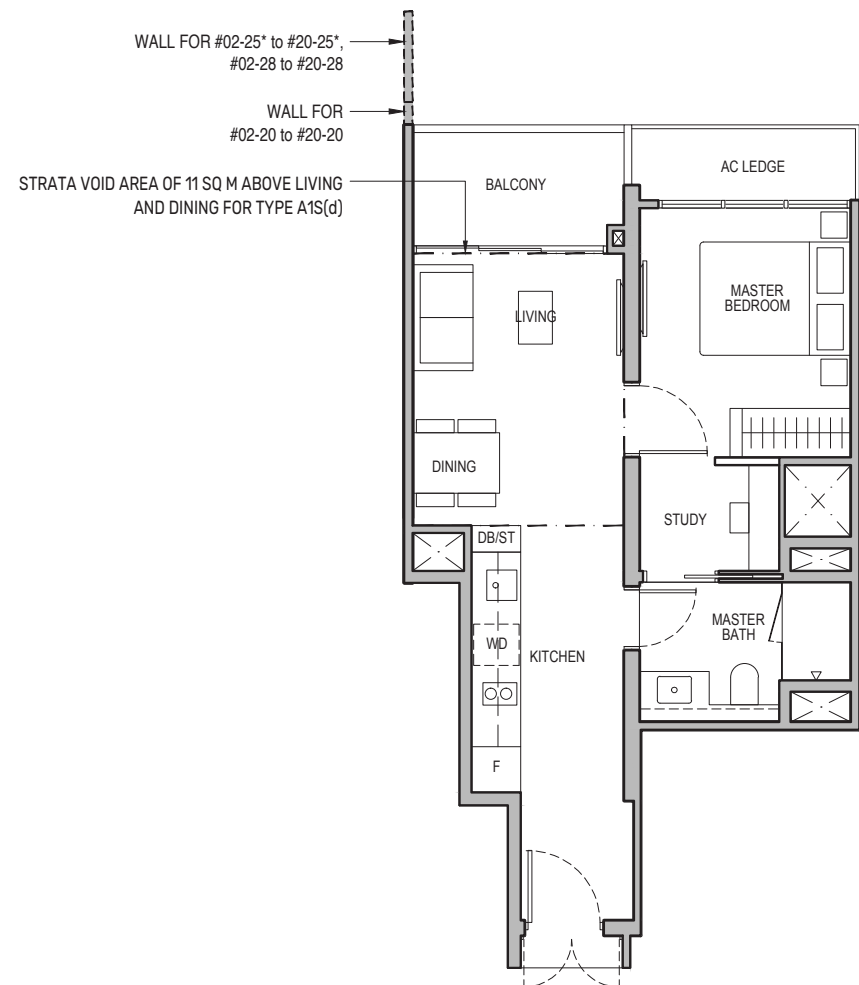
- 1-Bedroom + Study
- 2-Bedroom
- 2-Bedroom + Study
- 3-Bedroom
- 3-Bedroom + Study
- 4-Bedroom
- 5-Bedroom
- Penthouse

1-Bedroom + Study

Type A1S

49 sq m / 527 sq ft

BLK 96 : #02-20 to #19-20
BLK 98 : #02-25* to #19-25*, #02-28 to #19-28



Type A1S(d)

60 sq m / 646 sq ft

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

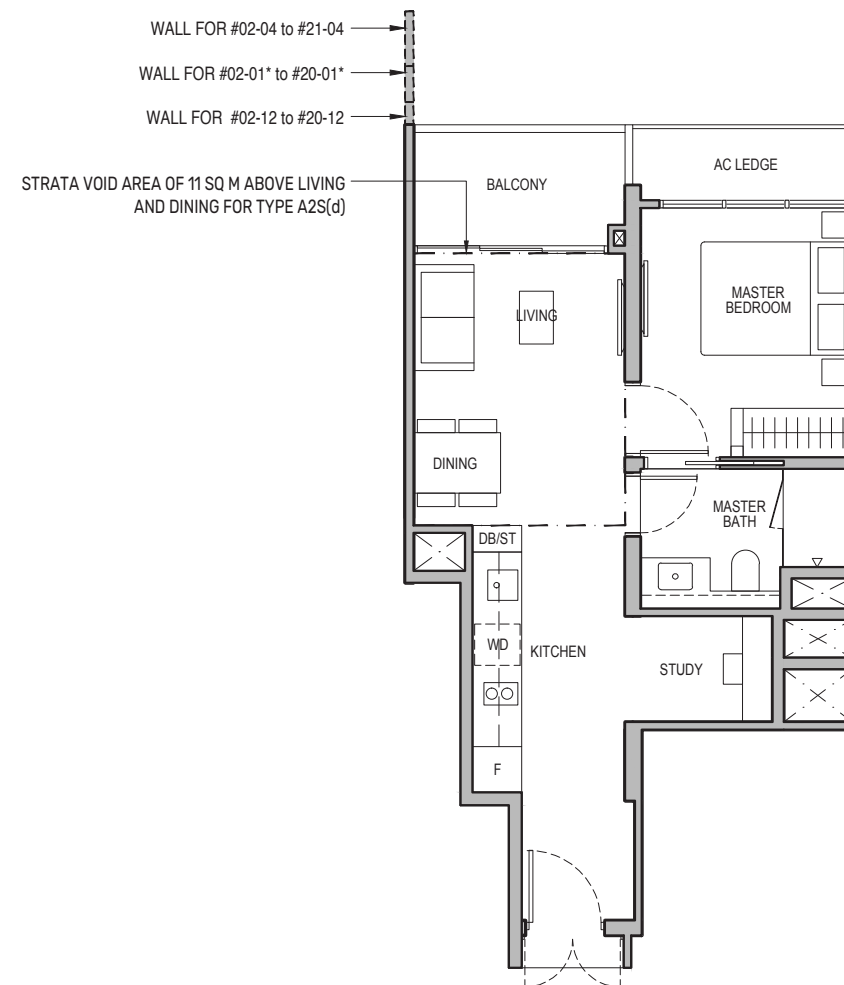
Including strata void area of 11 sq m above living and dining with 4.4m floor to ceiling height

1-Bedroom + Study

Type A2S

49 sq m / 527 sq ft

BLK 92 : #02-01* to #19-01*, #02-04 to #20-04
BLK 94 : #02-12 to #19-12



Type A2S(d)

60 sq m / 646 sq ft

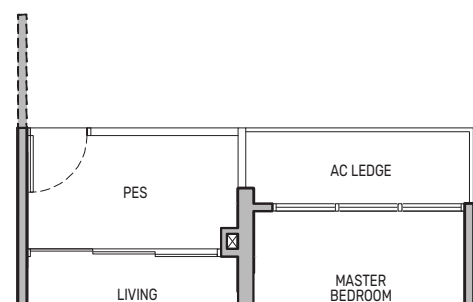
BLK 92 : #20-01*, #21-04
BLK 94 : #20-12

Including strata void area of 11 sq m above living and dining with 4.4m floor to ceiling height

Type A1S(p)

49 sq m / 527 sq ft

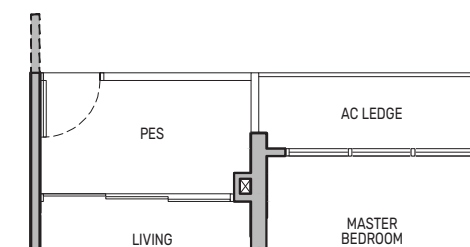
BLK 98 : #01-25*



Type A2S(p)

49 sq m / 527 sq ft

BLK 92 : #01-01*



0 0.5 1 2 5M

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

Wall not allowed to be hacked or altered

* Mirror Image

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



Keyplan is not drawn to scale

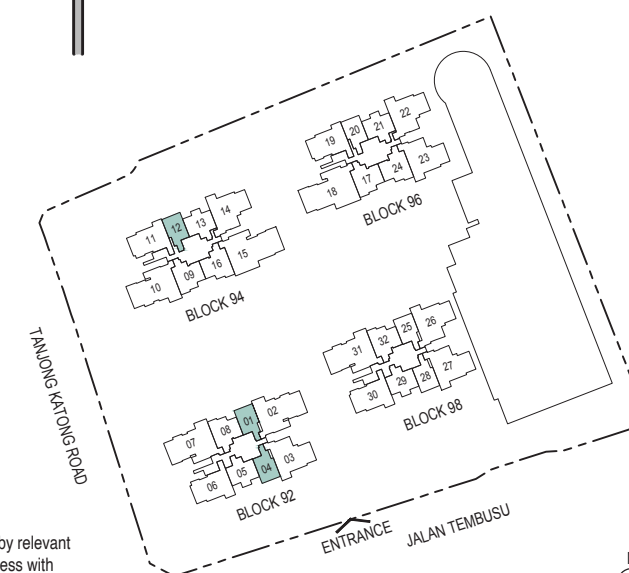
0 0.5 1 2 5M

PES - Private Enclosed Space
F - Fridge
HS - Household Shelter
RC - Reinforced Concrete
WD - Washer cum Dryer
W/D - Washer & Dryer
W - Washer
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AC - Air-Conditioner

Wall not allowed to be hacked or altered

* Mirror Image

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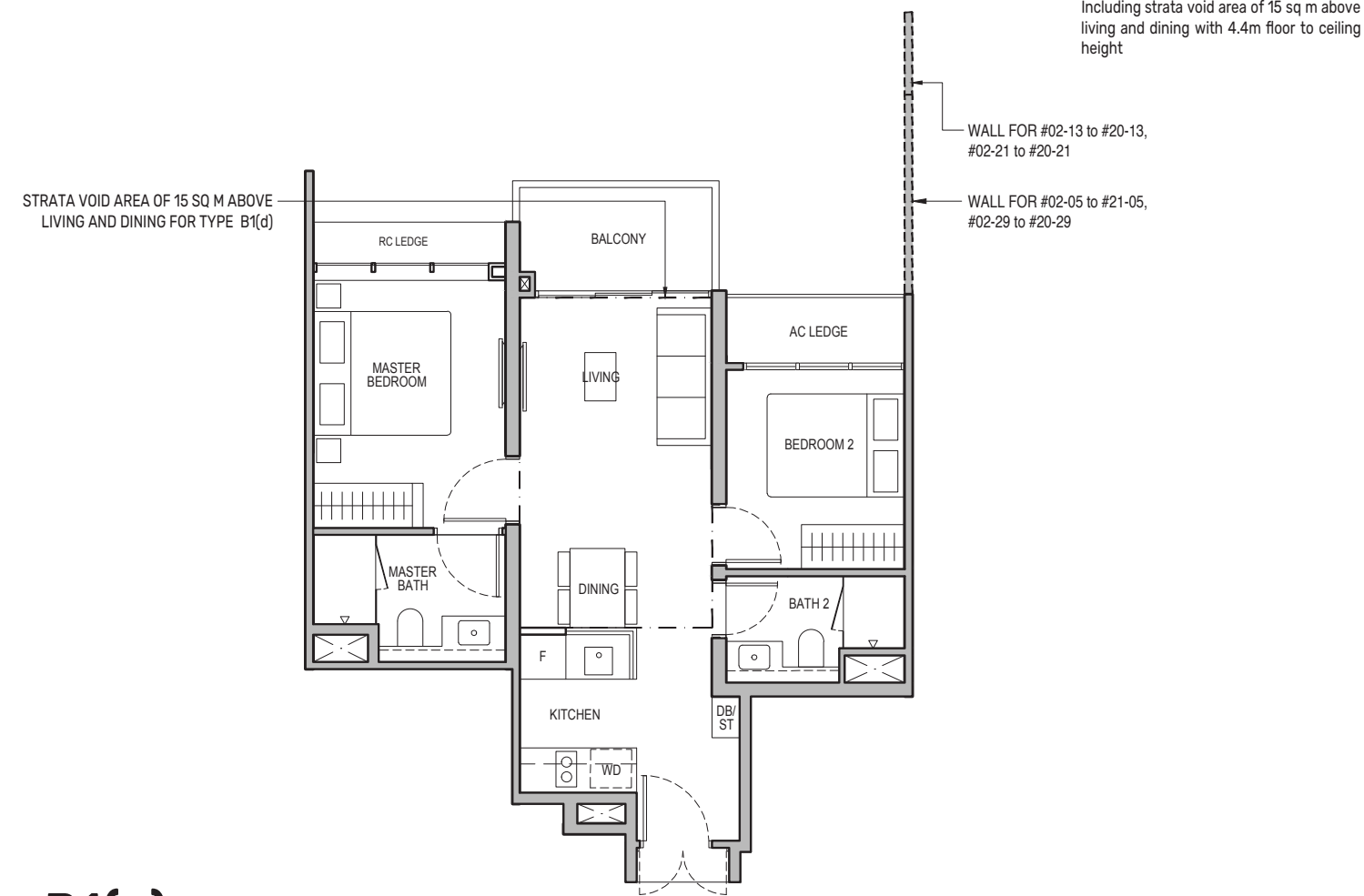


Keyplan is not drawn to scale

2-Bedroom

Type B1

62 sq m / 667 sq ft
 BLK 92 : #02-05 to #20-05
 BLK 94 : #02-13 to #19-13
 BLK 96 : #02-21 to #19-21
 BLK 98 : #02-29 to #19-29



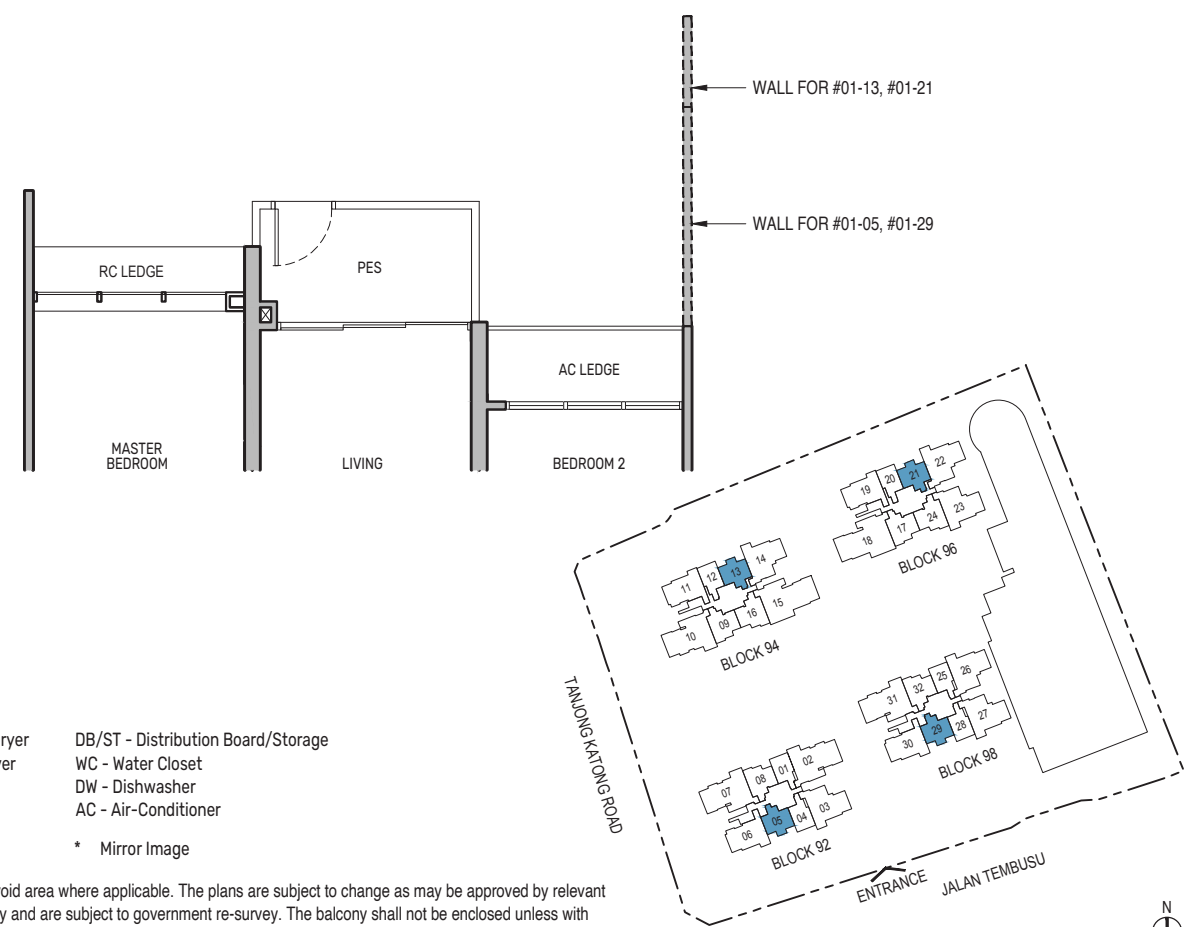
Type B1(d)

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

Including strata void area of 15 sq m above living and dining with 4.4m floor to ceiling height

Type B1(p)

62 sq m / 667 sq ft
 BLK 92 : #01-05
 BLK 94 : #01-13
 BLK 96 : #01-21
 BLK 98 : #01-29



- PES - Private Enclosed Space
- F - Fridge
- HS - Household Shelter
- RC - Reinforced Concrete
- WD - Washer cum Dryer
- W/D - Washer & Dryer
- W - Washer
- D - Dryer
- DB/ST - Distribution Board/Storage
- WC - Water Closet
- DW - Dishwasher
- AC - Air-Conditioner
- Wall not allowed to be hacked or altered
- * Mirror Image

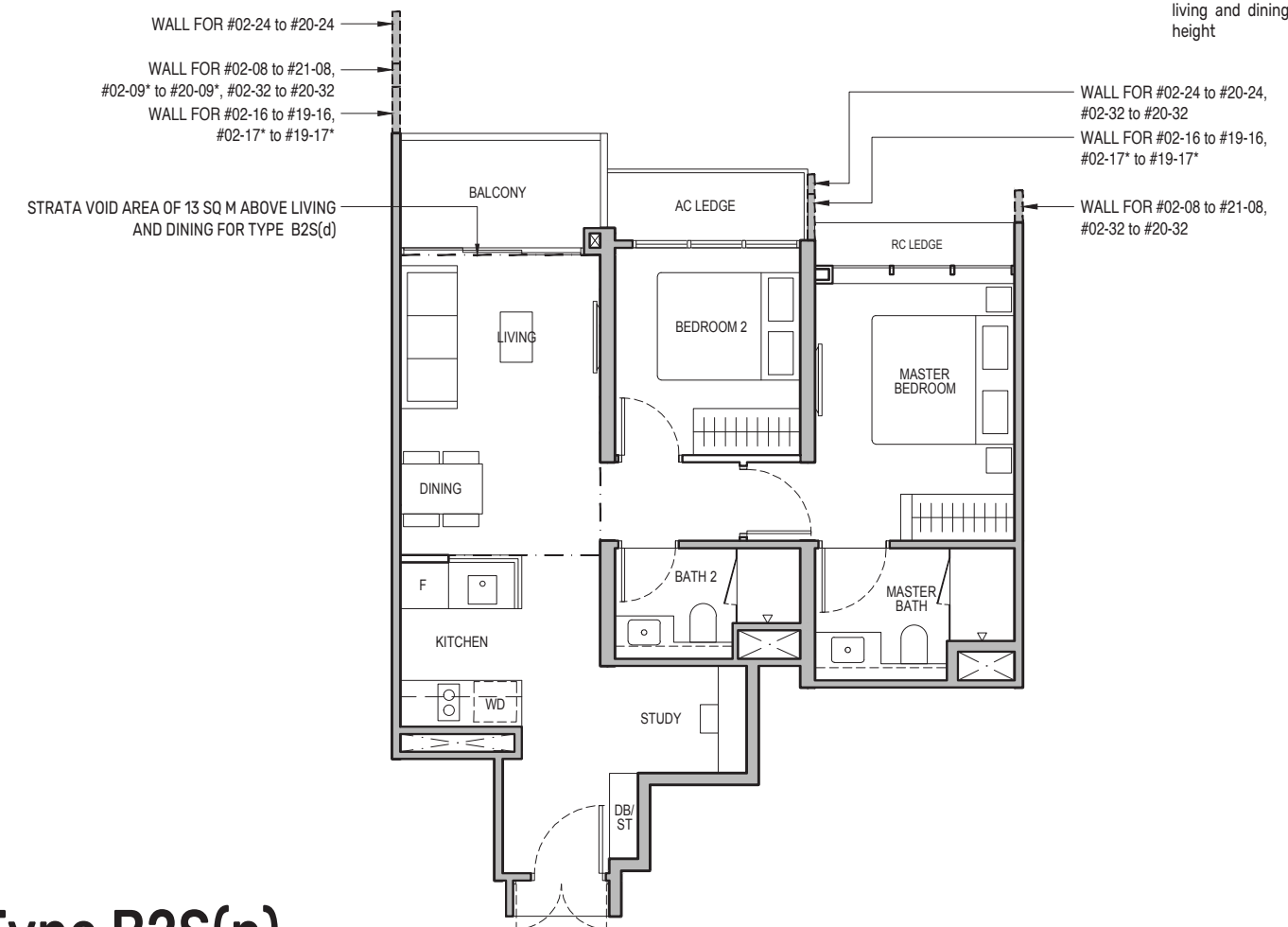
Area includes air-conditioner (AC) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with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

Keyplan is not drawn to scale

2-Bedroom + Study

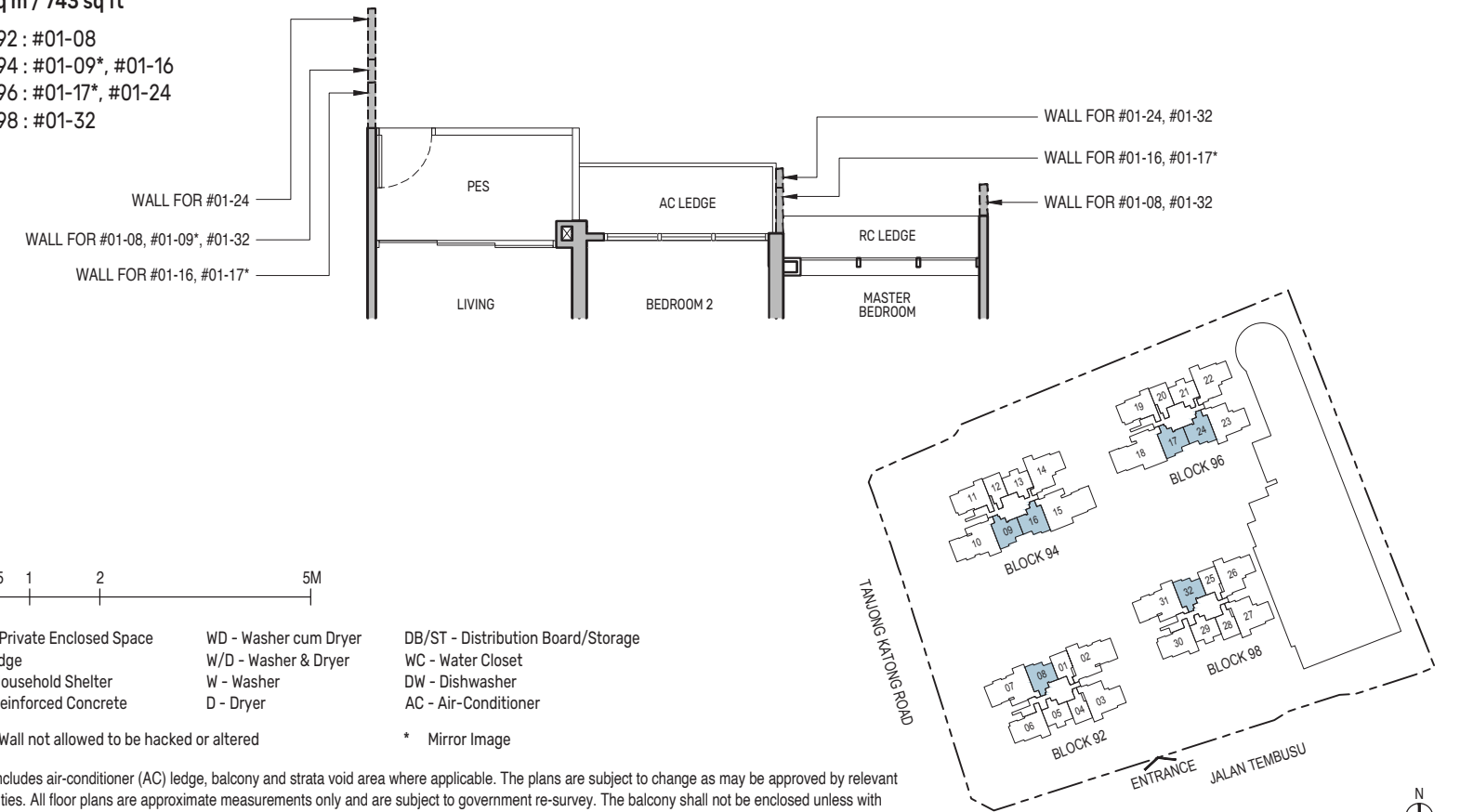
Type B2S

69 sq m / 743 sq ft
 BLK 92 : #02-08 to #20-08
 BLK 94 : #02-09* to #19-09*, #02-16 to #19-16
 BLK 96 : #02-17* to #19-17*, #02-24 to #19-24
 BLK 98 : #02-32 to #19-32



Type B2S(p)

69 sq m / 743 sq ft
 BLK 92 : #01-08
 BLK 94 : #01-09*, #01-16
 BLK 96 : #01-17*, #01-24
 BLK 98 : #01-32



- PES - Private Enclosed Space
- F - Fridge
- HS - Household Shelter
- RC - Reinforced Concrete
- WD - Washer cum Dryer
- W/D - Washer & Dryer
- W - Washer
- D - Dryer
- DB/ST - Distribution Board/Storage
- WC - Water Closet
- DW - Dishwasher
- AC - Air-Conditioner
- Wall not allowed to be hacked or altered
- * Mirror Image

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

Keyplan is not drawn to scale

3-Bedroom

Type C1

92 sq m / 990 sq ft

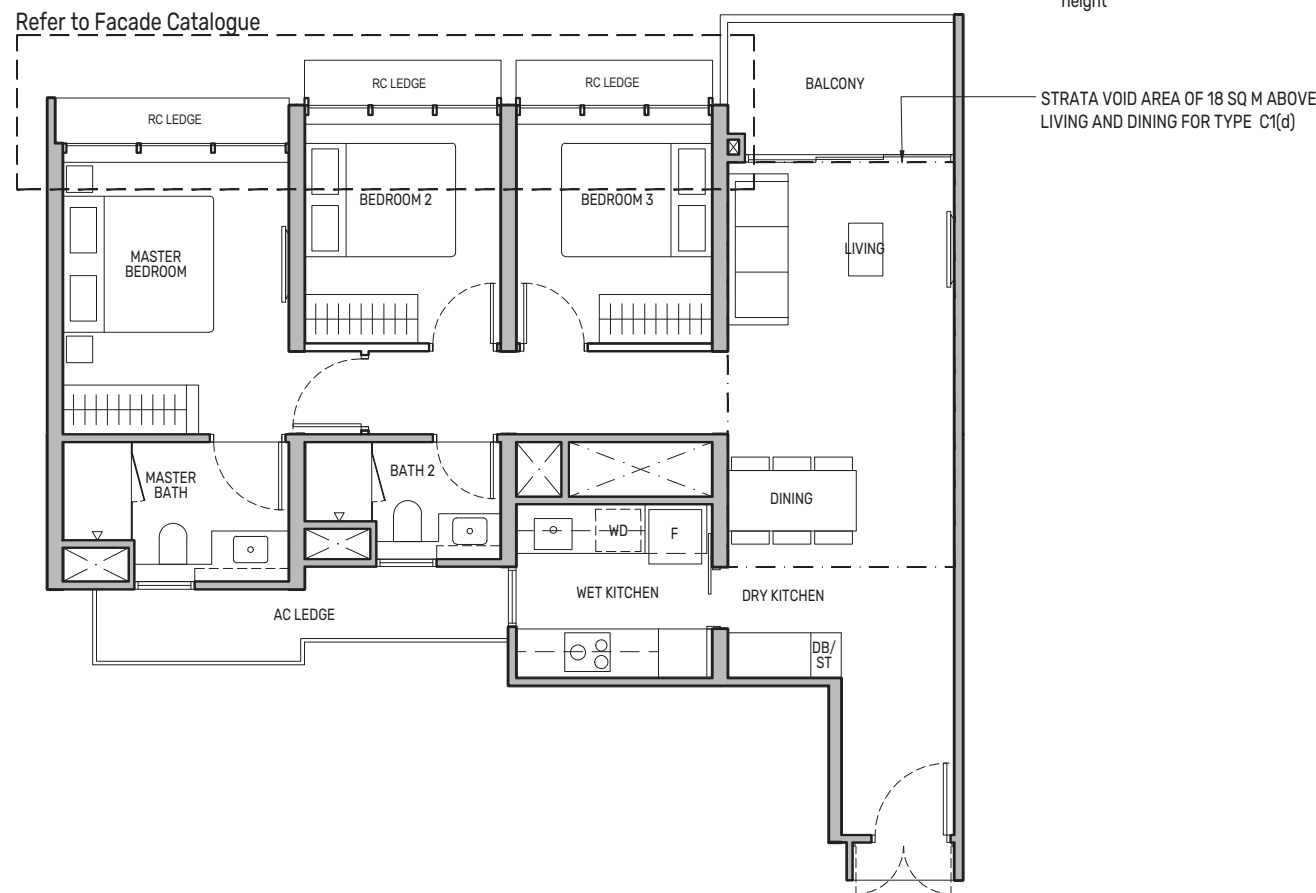
- BLK 92 : #02-06* to #20-06*
- BLK 94 : #02-11 to #19-11
- BLK 96 : #02-19 to #19-19
- BLK 98 : #03-30* to #19-30*

Type C1(d)

110 sq m / 1184 sq ft

- BLK 92 : #21-06*
- BLK 94 : #20-11
- BLK 96 : #20-19
- BLK 98 : #20-30*

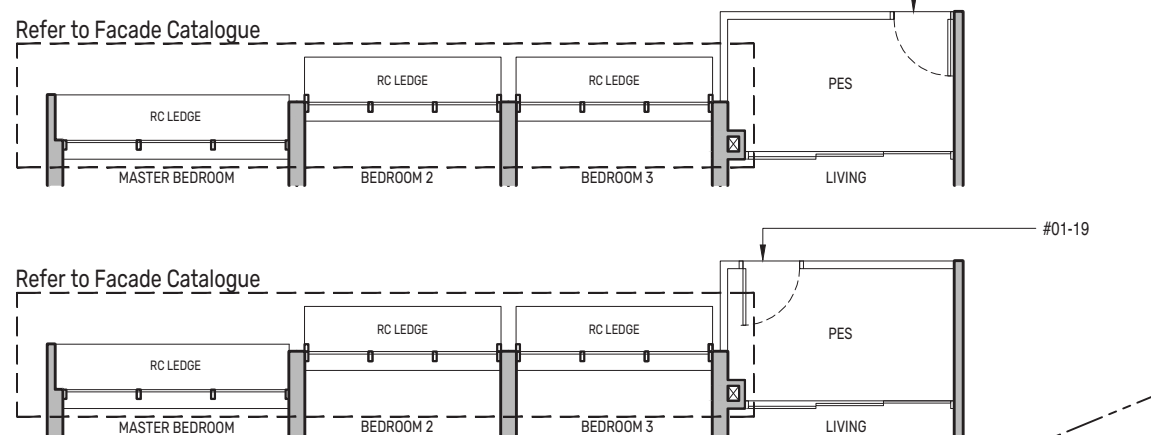
Including strata void area of 18 sq m above living and dining with 4.4m floor to ceiling height



Type C1(p)

92 sq m / 990 sq ft

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



- PES - Private Enclosed Space
- F - Fridge
- HS - Household Shelter
- RC - Reinforced Concrete
- WD - Washer cum Dryer
- W/D - Washer & Dryer
- W - Washer
- D - Dryer
- DB/ST - Distribution Board/Storage
- WC - Water Closet
- DW - Dishwasher
- AC - Air-Conditioner
- Wall not allowed to be hacked or altered
- * Mirror Image

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



Keyplan is not drawn to scale

3-Bedroom + Study

Type C2S

109 sq m / 1173 sq ft

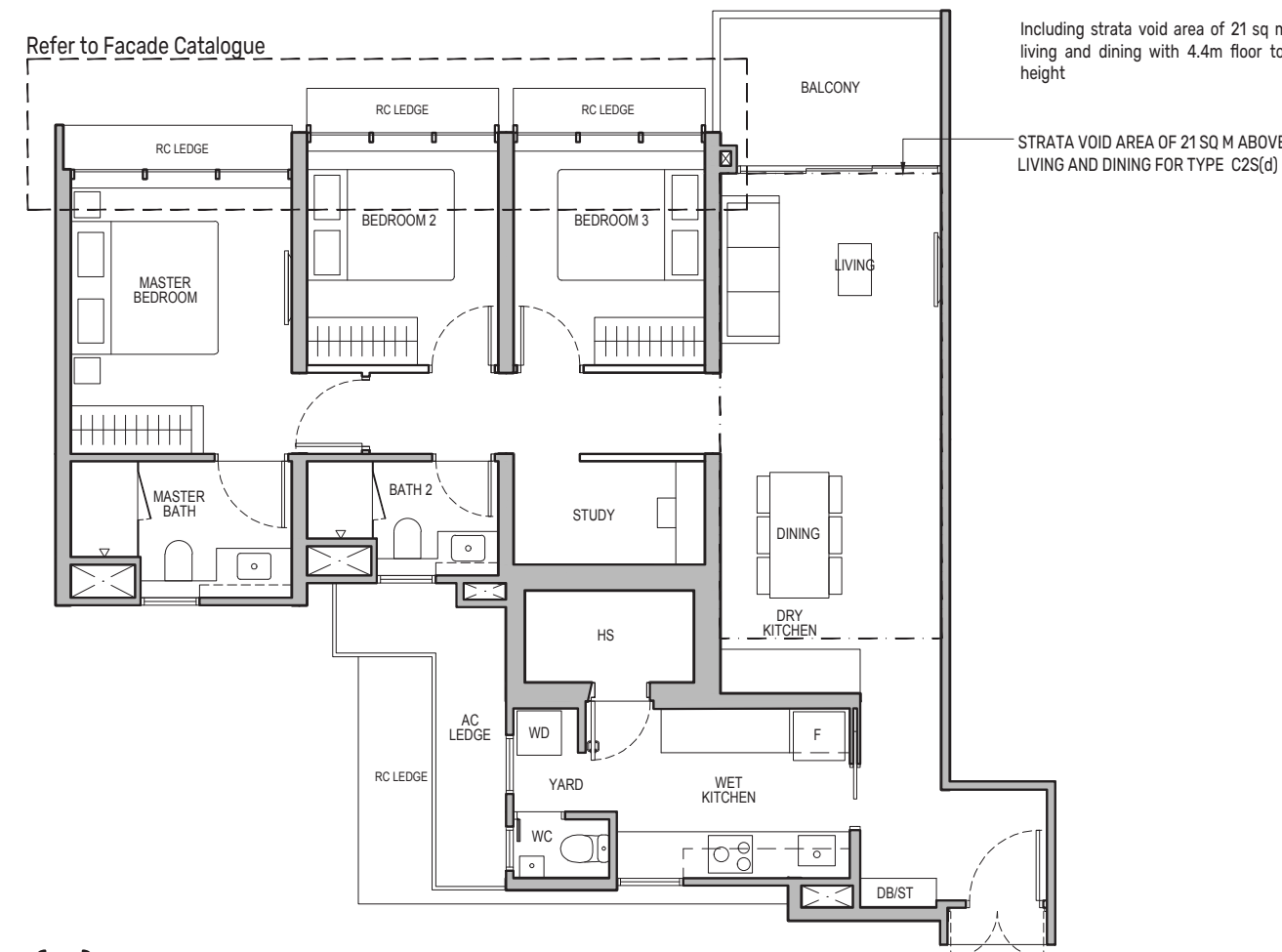
- BLK 92 : #02-03 to #20-03
- BLK 94 : #02-14* to #19-14*
- BLK 96 : #02-22* to #19-22*, #02-23 to #19-23
- BLK 98 : #02-26* to #19-26*, #02-27 to #19-27

Type C2S(d)

130 sq m / 1399 sq ft

- BLK 92 : #21-03
- BLK 94 : #20-14*
- BLK 96 : #20-22*, #20-23
- BLK 98 : #20-26*, #20-27

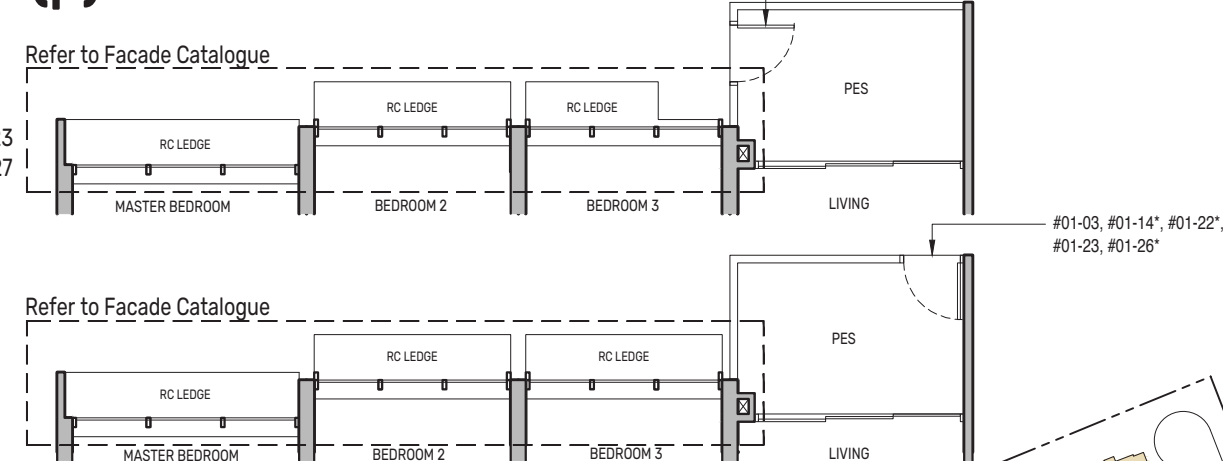
Including strata void area of 21 sq m above living and dining with 4.4m floor to ceiling height



Type C2S(p)

109 sq m / 1173 sq ft

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



- PES - Private Enclosed Space
- F - Fridge
- HS - Household Shelter
- RC - Reinforced Concrete
- WD - Washer cum Dryer
- W/D - Washer & Dryer
- W - Washer
- D - Dryer
- DB/ST - Distribution Board/Storage
- WC - Water Closet
- DW - Dishwasher
- AC - Air-Conditioner
- Wall not allowed to be hacked or altered
- * Mirror Image

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



Keyplan is not drawn to scale

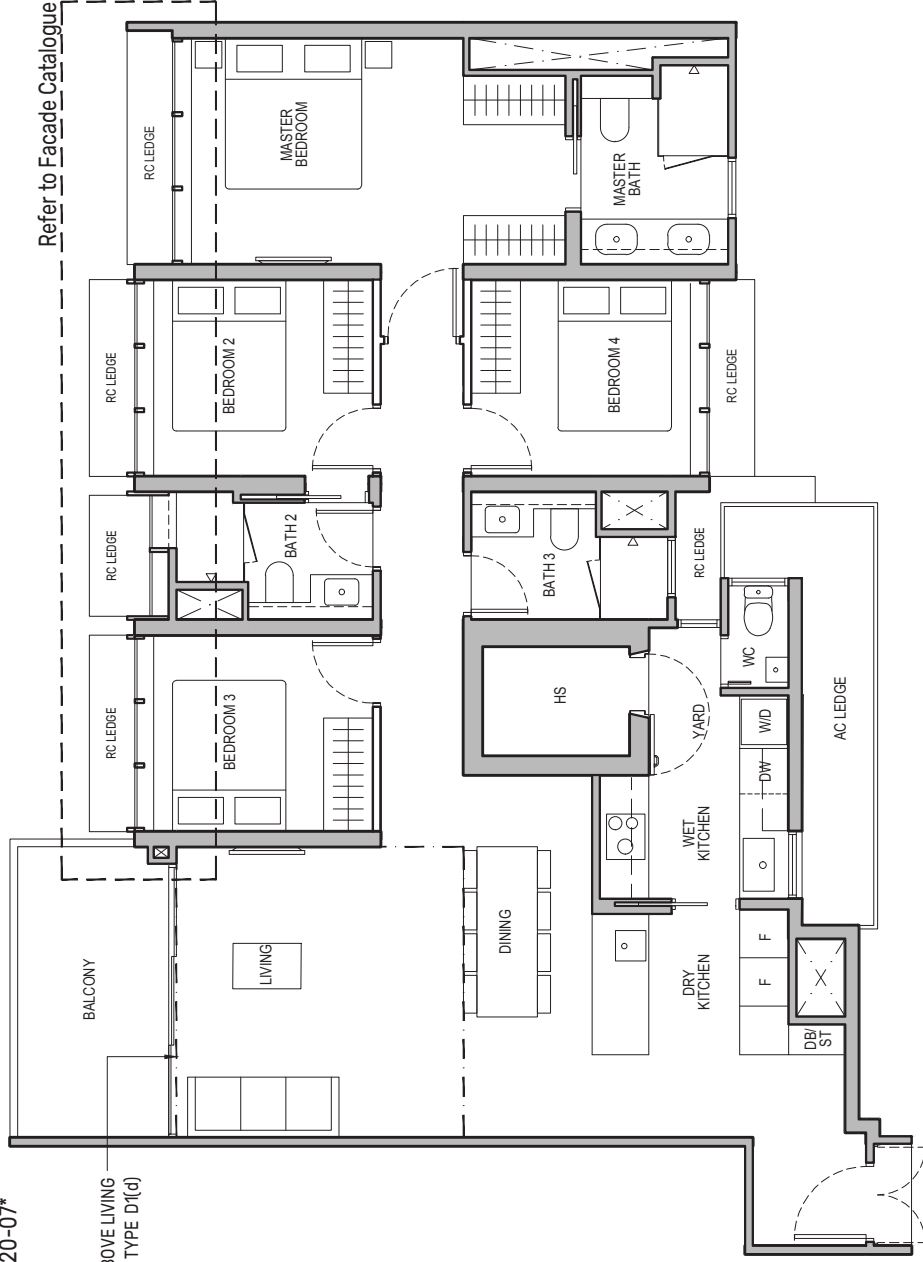
4-Bedroom

Type D1

133 sq m / 1432 sq ft

BLK 92 : #02-02 to #19-02, #02-07* to #20-07*
 BLK 94 : #02-10 to #19-10
 BLK 98 : #02-31* to #19-31*

STRATA VOID AREA OF 16 SQ M ABOVE LIVING AND DINING FOR TYPE D1(d)

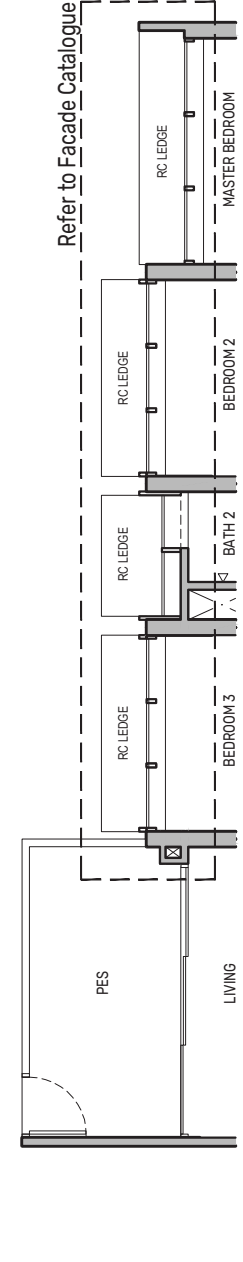


Refer to Facade Catalogue

Type D1(p)

133 sq m / 1432 sq ft

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



Refer to Facade Catalogue

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

Wall not allowed to be hacked or altered
 Mirror Image

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

Type D1(d)

149 sq m / 1604 sq ft

BLK 92 : #20-02, #21-07*
 BLK 94 : #20-10
 BLK 98 : #20-31*

Including strata void area of 16 sq m above living and dining with 4.4m floor to ceiling height

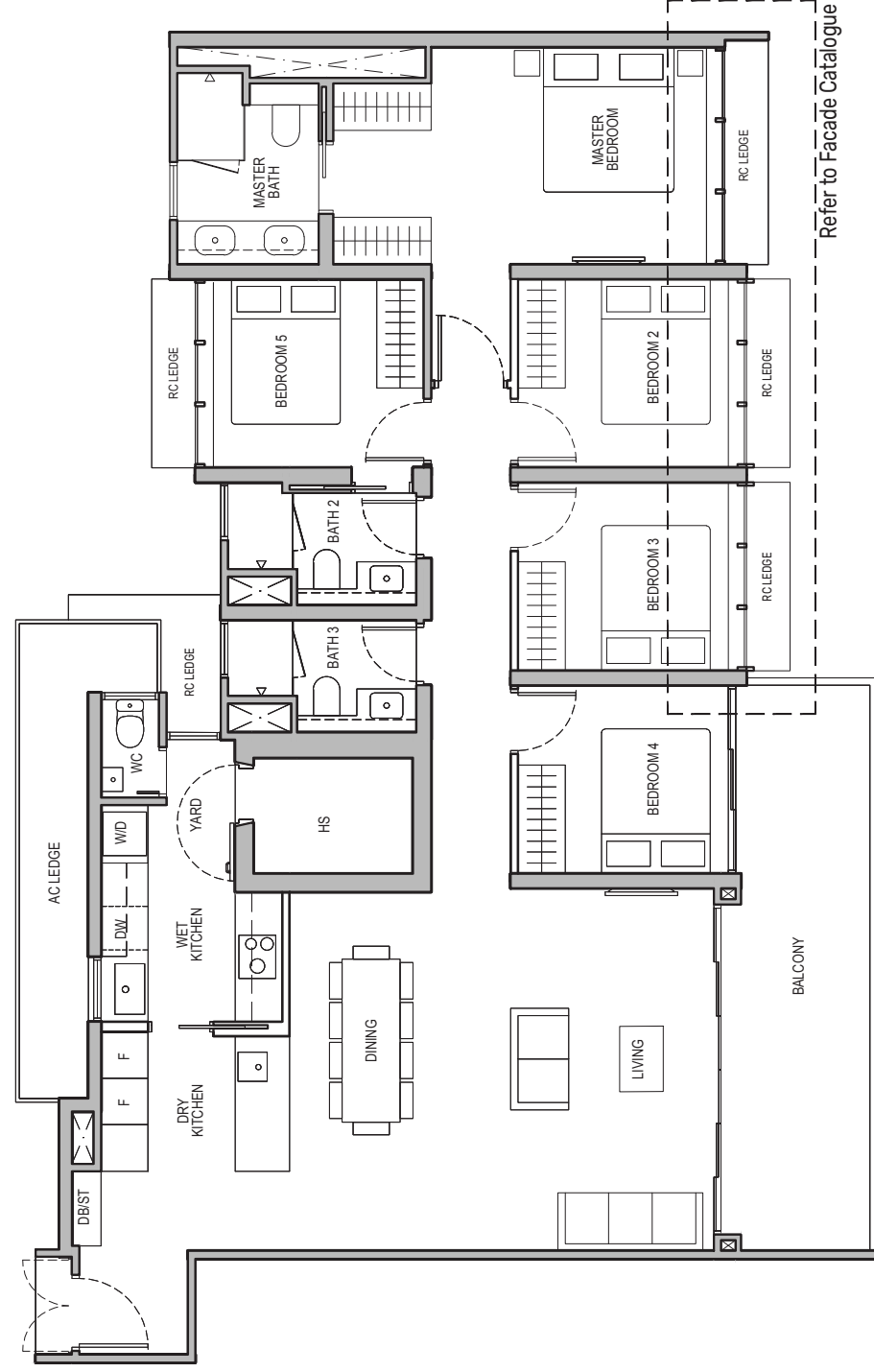


5-Bedroom

Type E1

159 sq m / 1711 sq ft

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

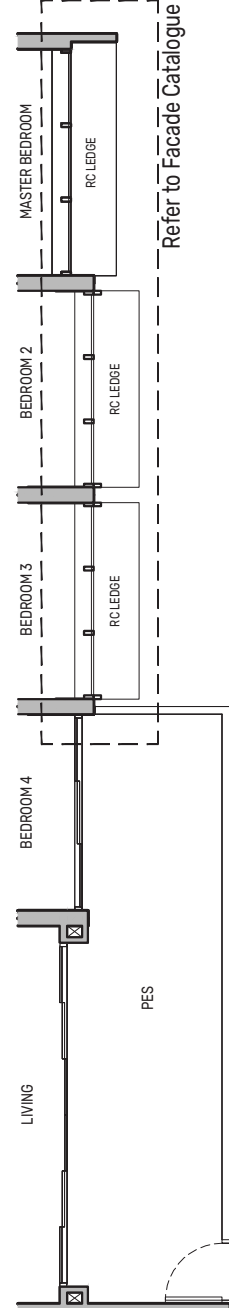
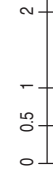


Refer to Facade Catalogue

Type E1(p)

159 sq m / 1711 sq ft

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

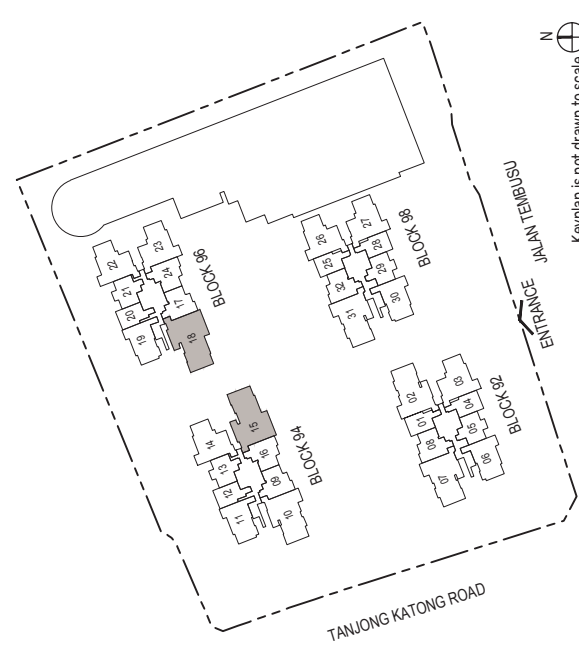


Refer to Facade Catalogue

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

Wall not allowed to be hacked or altered
 Mirror Image

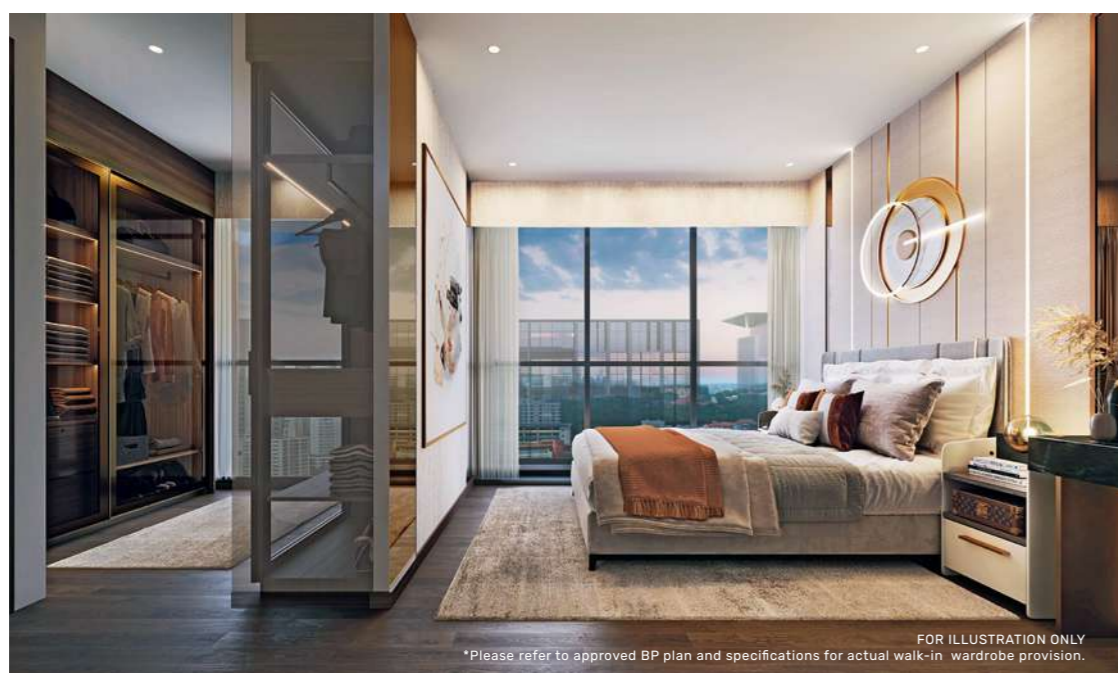
Area includes air-conditioner (AC) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with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





A new dimension of living well

Soaring above it all, these 2 exclusive penthouse units are designed for larger multi-generational families looking to live comfortably under one roof. The luxurious 5-bedroom penthouses boast Master and Junior Master rooms that are exceptionally spacious with generously-sized walk-in wardrobes. Families who love to entertain at home will appreciate the spacious dry kitchen, thoughtfully designed to overlook the living and dining area.



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

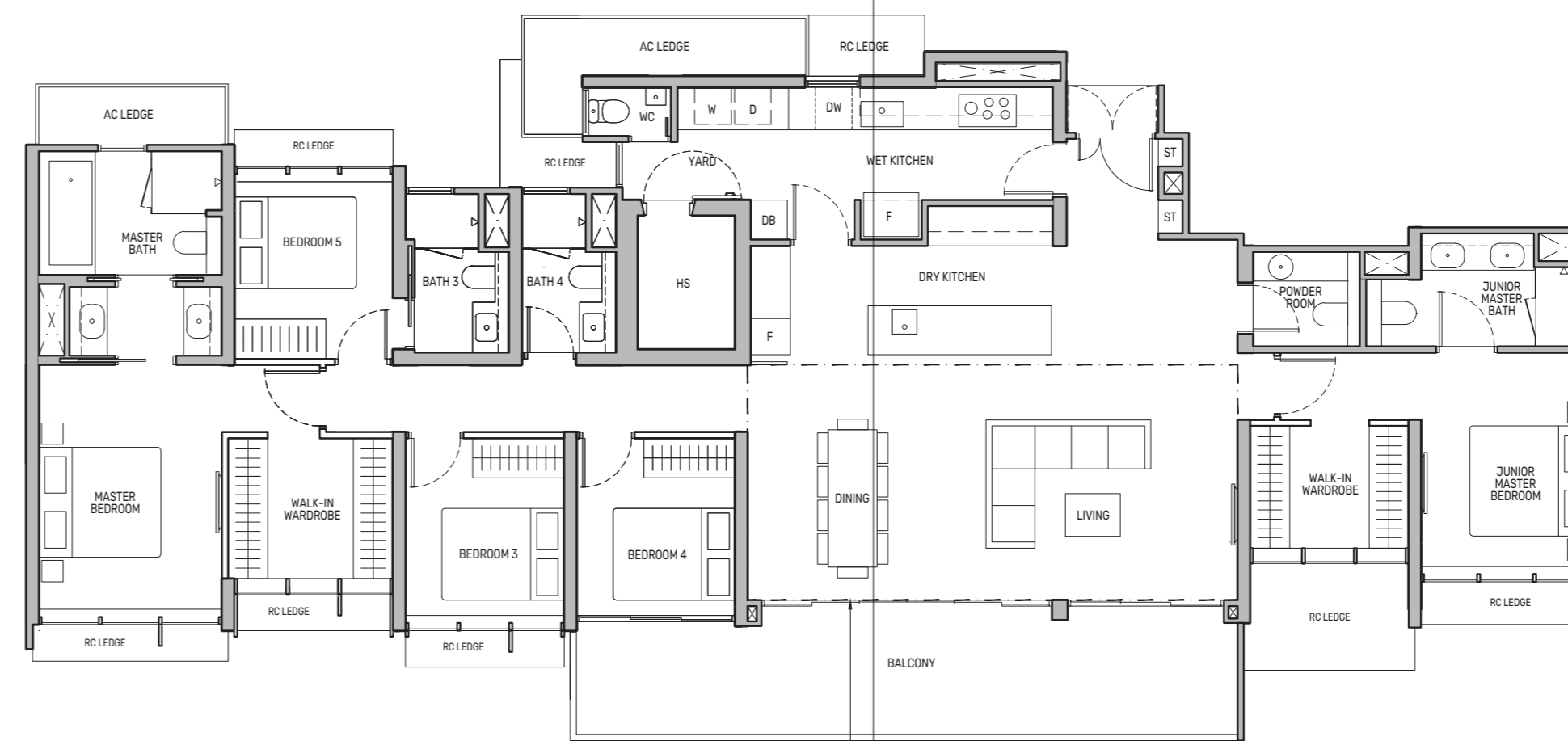
Penthouse (5-Bedroom)

Type PH

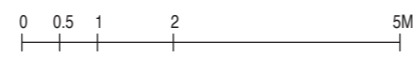
250 sq m / 2691 sq ft

BLK 94 : #20-15*
BLK 96 : #20-18

Including strata void area of 33 sq m above living and dining with 4.4m floor to ceiling height



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



Wall not allowed to be hacked or altered
Mirror Image

PES - Private Enclosed Space
F - Fridge
HS - Household Shelter
RC - Reinforced Concrete

WD - Washer cum Dryer
W/D - Washer & Dryer
W - Washer
D - Dryer

DB/ST - Distribution Board/Storage
WC - Water Closet
DW - Dishwasher
AC - Air-Conditioner

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



Keyplan is not drawn to scale

