

KATONG · DISTRICT 15 · RCR

# Tembusu Grand 莉丰嘉园

638 residences in Singapore's heritage-rich D15 Katong precinct – minutes from East Coast Park, Marine Parade MRT and the Tembusu Katong heritage trail.

638

RESIDENTIAL UNITS

99 Years

LEASEHOLD

Oct 2028

VP DATE

D15

KATONG · RCR

From S\$1.32M

1-BR INDICATIVE

## PROJECT PARTICULARS

Developer	City Developments Ltd × MCL Land
Address	Tanjong Katong Road · D15
District	15 · Katong · RCR
Tenure	99-year leasehold from 2022
Total Units	638 in 5 towers · 21 storeys each
Carpark	509 lots · 100% car-lite
Architect	P&T Consultants
Sustainability	Green Mark Platinum
Sales Launch	Mar 2023
Expected TOP	Oct 2028

## UNIT MIX & SIZES

TYPE	SIZE (SQFT)	UNITS
1-Bedroom	527	87
2-Bedroom	678-797	254
3-Bedroom	990-1,238	207
4-Bedroom	1,432	60
5-Bedroom	1,894	30
<b>Total</b>	<b>527 - 2,691</b>	<b>638</b>

### Highlights:

Heritage-rich Katong location · 7 min walk to Tanjong Katong MRT (TEL) · 17 min to Marine Parade MRT · East Coast Park cycling network within 5 min ride.

## INDICATIVE PRICING

1-BEDROOM FROM

**S\$1.32M**

2-BEDROOM FROM

**S\$1.65M**

3-BEDROOM FROM

**S\$2.55M**

## WHY BUYERS ARE WATCHING

- 1 **Thomson–East Coast Line accessibility** — Tanjong Katong MRT and Marine Parade MRT both on the new TEL connect Katong to CBD and Marina Bay in 25 minutes.
- 2 **CDL × MCL Land pedigree** — two of Singapore's most experienced residential developers — strong build quality and after-sales reputation.
- 3 **D15 supply scarcity** — Katong is heritage-zoned with limited GLS pipeline; large-scale launches are rare.
- 4 **East Coast lifestyle** — East Coast Park, beach access, hawker classics and Parkway Parade all within 5 min.
- 5 **Family upgrader profile** — mix skews to 2- and 3-bedroom — well positioned for HDB upgraders staying in the East.
- 6 **Heritage Katong identity** — peranakan shophouses, 328 Katong Laksa, Katong heritage trail — a uniquely Singaporean address.

## LOCATION & CONNECTIVITY

### MRT

#### Tanjong Katong MRT (TEL)

7 min walk · TEL to Marina Bay, Orchard, Woodlands.

### DRIVE

#### ECP / PIE

CBD ~12 min · Changi Airport ~15 min via ECP · Marina Bay ~10 min.

### LIFESTYLE

#### Parkway Parade · East Coast Par

Parkway Parade · il2 Katong · 328 Katong Laksa · East Coast Park beach within 5 min.

### SCHOOLS

#### Tao Nan Primary

Tao Nan Primary · Tanjong Katong Sec · Victoria JC · Temasek JC.

## FACILITIES HIGHLIGHTS

- 50m Lap Pool
- Sky Lounge
- Wellness Pavilion
- Function Hall
- Gymnasium
- BBQ Pavilion
- Children's Pool
- Tennis Court
- Yoga Deck
- Cabanas
- Kids Playground
- Aqua Gym
- Sky Garden
- Concierge
- Library Lounge
- Roof Terrace
- Reflection Pool
- Spa Cove

Use the full Tembusu Grand project page

[lovelyhomes.com.sg/tembusu-grand](https://lovelyhomes.com.sg/tembusu-grand)

Floor plans · pricing · gallery · enquiry — everything you need to compare.