

PROJECT FACTSHEET - NEW LAUNCH

TENGAH GARDEN WALK · DISTRICT 24 - D24

Copen Grand

639

RESIDENTIAL UNITS

99 Years

TENURE

31 DecembeD2027

TOP / VP

DISTRICT

Not stated

INDICATIVE PRICE

Copen Grand is a 639-unit Tengah Garden Walk executive condominium by CDL and MCL Land, positioned as the first EC in Tengah smart and sustainable town.

PROJECT PARTICULARS

DEVELOPER	Taurus Properties SG Pte Ltd, a joint venture between CDL Constellation Pte Ltd and MCL Land (Edge) Pte Ltd	PLOT RATIO	Not stated in available source files
ADDRESS	51-73 Tengah Garden Walk, Singapore	BLOCKS & STOREYS	12 blocks of 14-storey apartments and 1 block of 4-storey multi-storey carpark with basement carparks and communal facilities
TENURE	99 years leasehold from 31 August 2021	TOTAL UNITS	639 executive condominium units
SITE AREA	237,032 sqft / 22,020.8 sqm	EXPECTED TOP	Estimated TOP approximately Q2 2026; Estimated Vacant Possession 31 December 2027

UNIT MIX & SIZES

TYPE	SIZE	UNITS	PRICE
2 Bedroom + Study	807 sqft	11 units	Not stated
3 Bedroom Deluxe	936-969 sqft	218 units	Not stated
3 Bedroom Premium	1,001-1,012 sqft	205 units	Not stated
4 Bedroom Deluxe	1,184 sqft	51 units	Not stated
4 Bedroom Premium	1,259-1,292 sqft	98 units	Not stated
5 Bedroom Premium	1,518-1,561 sqft	56 units	Not stated

COPEN GRAND - CONTINUED

PRICING - HIGHLIGHTS - LOCATION

INDICATIVE PRICING

2 BEDROOM + STUDY

Not stated

3 BEDROOM DELUXE

Not stated

3 BEDROOM PREMIUM

Not stated

4 BEDROOM DELUXE

Not stated

4 BEDROOM PREMIUM

Not stated

5 BEDROOM PREMIUM

Not stated

The local source files reviewed for this run do not include a current official price list; indicative pricing is marked as not stated.

WHY BUYERS ARE WATCHING COPEN GRAND

- 1 Source factbook states 639 total units.
- 2 The source describes 12 blocks of 14-storey apartments with multi-storey carpark and basement carparks.
- 3 Parking provision is 516 carpark lots, including 6 EV charging lots and 5 accessible lots, plus 108 bicycle lots.
- 4 Source material positions Copen Grand as the first EC in Tengah smart and sustainable town.
- 5 Location pages reference Jurong Innovation District and Jurong Lake District transformation.
- 6 Consultants include ADDP Architect, Tinderbox and Index Design.

LOCATION & CONNECTIVITY

MRT

Tengah / Jurong Region Line

The source factbook highlights future Jurong Region Line connectivity toward Choa Chu Kang, Jurong East and Boon Lay.

TOWN

Tengah smart town

The source rationale connects Copen Grand with Tengah smart and sustainable town planning.

GROWTH

Jurong Innovation District

Macro transformation pages reference Jurong Innovation District and Jurong Lake District.

ROADS

Tengah Garden Walk

The project addresses run along Tengah Garden Walk.

FACILITIES HIGHLIGHTS (30+ IN TOTAL)

Clubhouses
BBQ Pavilions
Play Pool
Jurong Lake District
Arrival Lobby
Pool Deck
Residents' Lounge
BBQ Pavilion
Reading Corner
Family Spaces

Arrival Clubhouse
Multi-storey Clubhouse
Garden Courts
Jurong Innovation District
Drop-off
Clubhouse
Gymnasium
Landscape Deck
Outdoor Dining
Management Office

Kids Club Lounge
Gym
Tengah town centre
Bicycle lots
Swimming Pool
Function Room
Children's Play
Garden Seating
Fitness Zone
Bicycle Parking