

COPEN GRAND

LUXURY EXECUTIVE CONDOMINIUM

HELLO GREEN, MEET LUXURY

TENGAH TOWN – THE NEW VISION OF A SMART AND SUSTAINABLE SINGAPORE



Sustainability is not simply a way of life – it's the new way to live. Nestled in the heart of Tengah Town, Singapore's first smart and sustainable town, Copen Grand is the first luxury Executive Condominium in this future-forward precinct.

With BCA's recognition for environmentally friendly buildings, this is where eco-consciousness meets discerning design sensibilities, culminating in green homes that would make most go green with envy.

Say hello to luxury living redefined. Welcome to Copen Grand.



Green features. Smart technologies. A pulsating symphony of sights and sounds. Tengah Town promises all this, as well as other innovative breakthroughs including a centralised cooling system and pneumatic waste disposal systems. Earmarked as the hub for 42,000 new homes within the next two decades, the blueprint has been set in place to create the west side's latest urban sanctuary, with Singapore's first car-free HDB Town Centre featuring AI-enabled system.

At the heart of Tengah Town is none other than Copen Grand, where residents are poised to enjoy unrivalled accessibility to not one but three MRT stations on the upcoming Jurong Region Line and access to a bus interchange. Just a short walk will take you into Tengah Town Centre where a wealth of shopping, dining and entertainment options complement a sports centre, community club and polyclinic. Topping it all off is the nearby Central Park and Forest Corridor that brings some tranquility each day – all in the name of truly becoming one at home with nature.





Jurong East

One town, five districts

Sprawled across 5 unique districts, Tengah Town brings forest and nature themes to the fore, giving rise to an urban oasis of multi-faceted living.



Garden District
Home to Copen Grand and a 900-metre-long Garden Farmway, the Garden District also features ample space for community gardening and thematic playgrounds.



Park District
The hub of Tengah Town where residents can enjoy leisurely strolls at the Central Park or the car-free Tengah Town Centre.



Plantation District
As the site of new homes flanked by greenery and water features, community farming is one of the district's highlights.



Forest Hill District
Surrounded by the Forest Corridor, Forest Hill District brings to life the concept of living amidst nature.



Brickland District
A nod to its storied heritage, the buildings within the Brickland District pay homage to Tengah Town's industrial past.

Where the home of the future meets the jobs of tomorrow



Artist's impression of Jurong Innovation District © JTC



Artist's impression of Jurong Innovation District © JTC



COPEN GRAND



Garden District

Image courtesy of the Housing & Development Board. Illustration is an artist's impression only. Actual development may differ.

The allure of tomorrow has never shone brighter, especially with Copen Grand situated close to two commercial and trade clusters. Sited next to Tengah Town is the Jurong Innovation District, an advanced manufacturing hub, while a short MRT ride takes you to Singapore's largest mixed use business district outside the city centre in Jurong Lake District.

With limitless possibilities and close to 200,000 new jobs projected to be created out of these two hubs, the windows of opportunity are fully open for you to take advantage.



Artist's impression of Jurong Lake District © URA

THE BEST CONNECTIONS AROUND



- Connectivity**
- ◆ Tengah Integrated Transport Hub*
 - ◆ Tengah Boulevard Bus Interchange*
 - ◆ Tengah MRT Station (JRL)*
 - ◆ Tengah Plantation MRT Station (JRL)*
 - ◆ Hong Kah MRT Station (JRL)
 - ◆ Choa Chu Kang MRT Station (NSL)

- Nature**
- ◆ 5km Forest Corridor*
 - ◆ Jurong Lake Gardens

- Work & Learn**
- ◆ Jurong Innovation District
 - ◆ Jurong Lake District
 - ◆ Nanyang Technological University
 - ◆ Shuqun Primary School
 - ◆ Princess Elizabeth Primary School
 - ◆ Rulang Primary School

- Lifestyle Amenities**
- ◆ Tengah Town Centre*
 - ◆ Westgate
 - ◆ IMM
 - ◆ JCube
 - ◆ Jem

- Legend**
- Jurong Region Line*
 - East-West Line
 - North-South Line
 - Downtown Line
 - Bukit Panjang LRT Line
 - Park Connector Network (PCN)
 - Railway Corridor

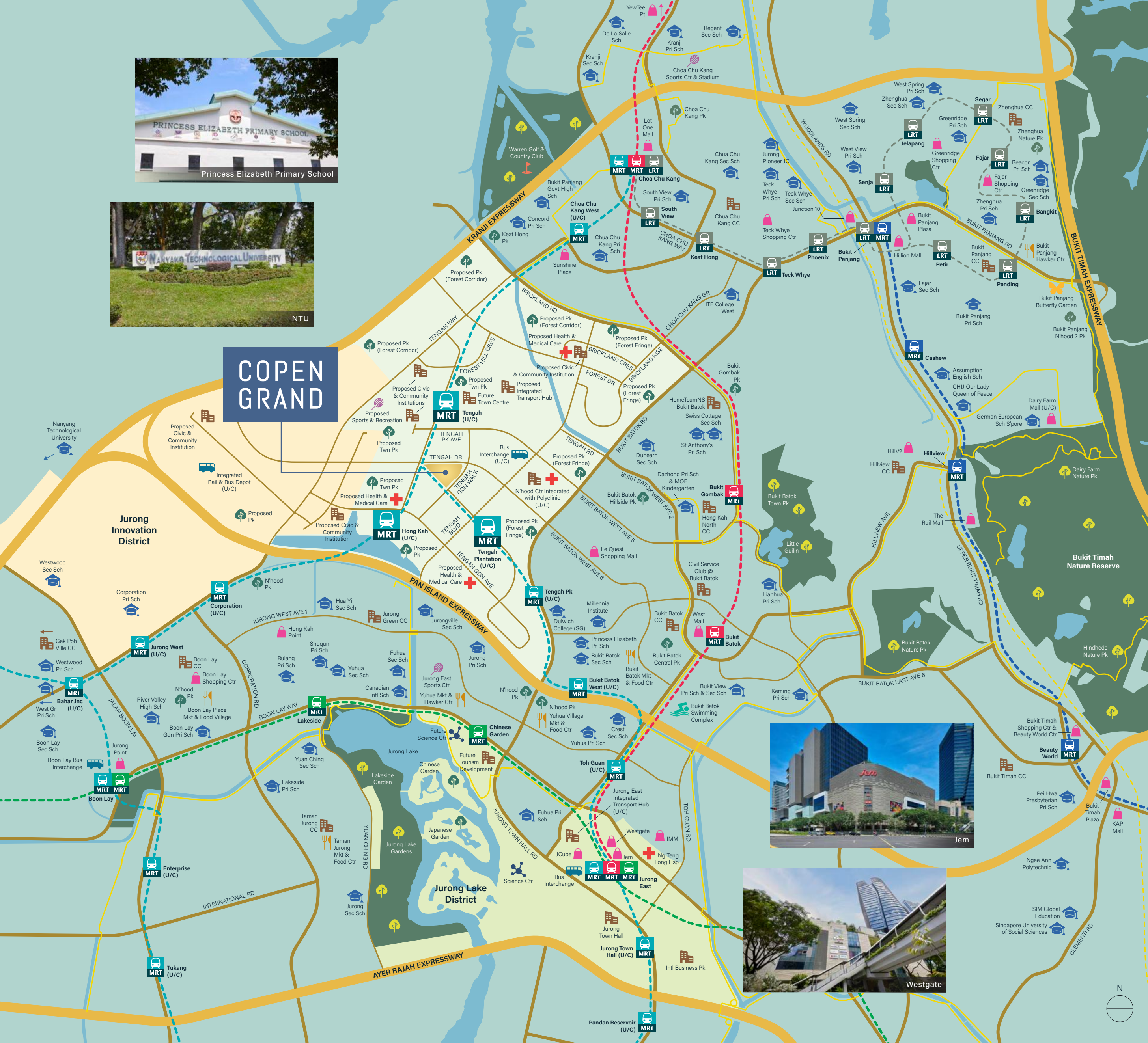
*Upcoming

0 100m 500m

Every reasonable care has been taken in the preparation of the location map. The map is printed as at September 2022 for reference only. For information on the permissible land use and density of sites around the housing project, the intending Purchaser may refer to the Master Plan available from the website of the Urban Redevelopment Authority at www.ura.gov.sg.



COPEN GRAND



NURTURING NATURE FOR YOUR ENJOYMENT

Living smart and sustainably comes easy at Copen Grand, where you can enjoy an array of eco-luxury facilities within the development. It's no wonder then, Copen Grand is the first BCA Green Mark Platinum Super Low Energy executive condominium in Singapore.

At the centre of this nature-inspired development stands an iconic multi-storey clubhouse, featuring the Copen Clubhouse that cascades down to co-working spaces and family-friendly pools, all thoughtfully designed with you and your loved ones in mind.



Collaborating with Mother Nature to make green even greener



Harnessing solar power for the common good



When life gives you abundant sunshine, make full use of it. Renewable energy adoption at Copen Grand comes in the form of photovoltaic systems that tap into solar power, providing partial energy replacement for the clubhouse, function room, swimming pool and gymnasium. Additionally, power up sustainable transport at your convenience with EV charging stations.

Rounding it off are nature-themed recreational spaces, lush landscaping and a tennis court that offer the potential of joy-filled family memories at every turn.



Co-creating precious moments amid nature's creations

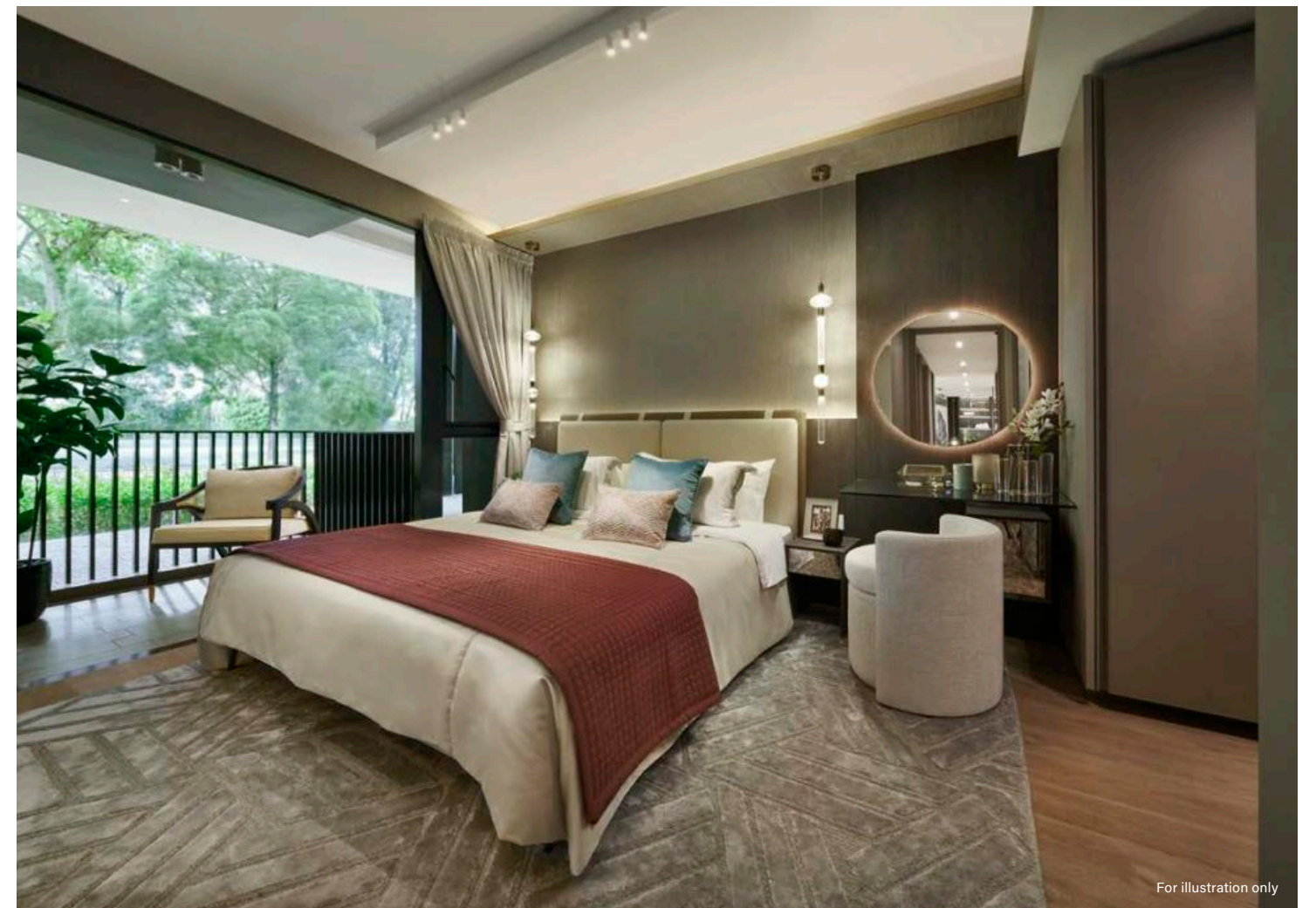




Functional living room layout that optimises use of space

Enjoy uninhibited comfort, every single day

There's nothing quite like going about your day amid a spacious environment. That's why your home at Copen Grand has been thoughtfully designed to maximise the use of space and aligned in a North-south facing orientation, to provide better cross-ventilation. So you can live more comfortably with enhanced freedom of movement.

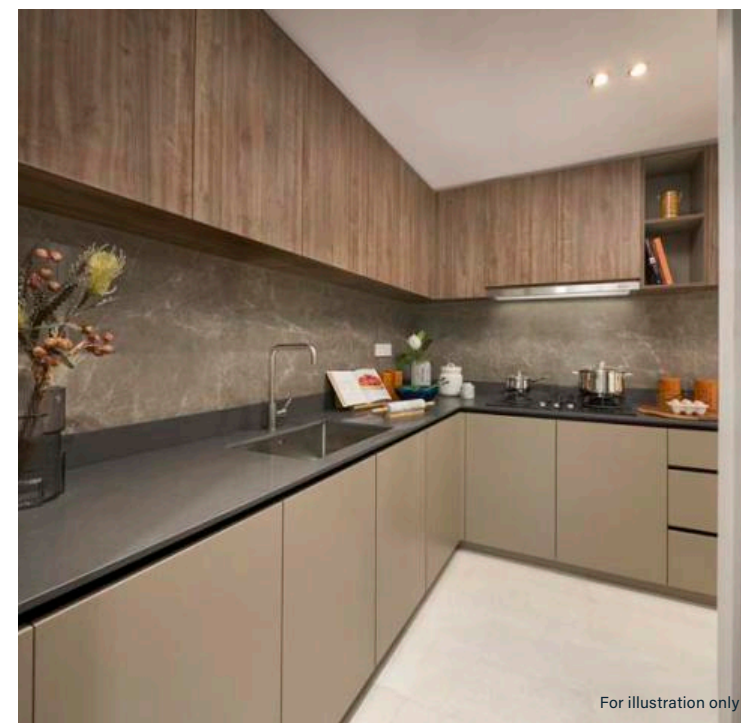


Restful dreams await in a cosy bedroom

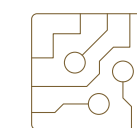
Get into the flow of sustainable, luxurious living

Living the fine life is now easier and more sustainable at Copen Grand. Each unit comes decked out with its own suite of quality fittings, carpentry, and branded kitchen appliances.

The thoughtfully conceptualised layout is complemented by the incorporation of smart technologies in the home with the ability to monitor energy usage. From a smart home gateway with remote surveillance to smart voice assistant, your vision of a well-appointed 2-bedroom+study to 5-bedroom home is within reach of being reality.



Branded appliances come together in a sleek kitchen



Adopting smart technology to keep energy costs low

WHERE GREEN DESIGN

Copen Grand has been conferred the Green Mark Platinum Super Low Energy by BCA under the newly launched Green Mark (GM2021) Criteria with the Health and Wellbeing, Whole Life Carbon and Maintainability Badge. With these accreditations in place, your home is now a place where you can enjoy all-round efficiency with green features incorporated into your everyday life.



MEETS SMART TECHNOLOGY



Take everyday conveniences to the next level, be it daily appointment and weather updates from your smart voice assistant, smart air conditioner control for remote access of your room's temperature, or enhanced house security with a smart digital lockset and camera.

When you can count on your smart home to take care of the details, you can go about your daily life with ease and assurance.



Passive Cool Design Architecture

- Copen Grand is designed to minimise direct west-facing units
- Units are designed with adequate openings to obtain high cross-ventilation rates within units
- Units are designed with balconies and feature a good selection of glass specifications to minimise heat gain within



Environmental Quality and Protection

- Use of environmentally friendly products certified by approved local certification bodies for all internal finishes both within units and in common areas
- Use of low Volatile Organic Compounds (VOC) paints for internal walls to reduce indoor air pollution
- Careful material selection to reduce the overall embodied carbon of the development, minimising the carbon footprint



Water Efficiency

- Water-efficient fittings are provided for all units



Energy Efficiency

- Energy-efficient air conditioners for all units
- Energy-efficient lighting at communal facilities
- Provision of demand control strategies for lighting and air conditioning at communal facilities to minimise energy wastage
- Energy-efficient lifts with Variable Voltage Variable Frequency (VVVF) drive, sleep mode and regenerative power feature
- Provision of renewable energy to offset partial common area 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
- Smart community application for residents to book the facilities and provide operational feedback

Smart Home



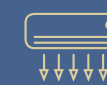
Smart Home Gateway

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



Smart Surveillance

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



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 Digital Lockset

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



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 Power Monitoring

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



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 Community



Smart Invitation

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



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 Parcel

- Parcel station offers a secure and convenient package pickup

COME HOME
TO THE GOLD STANDARD
OF GREEN LIVING

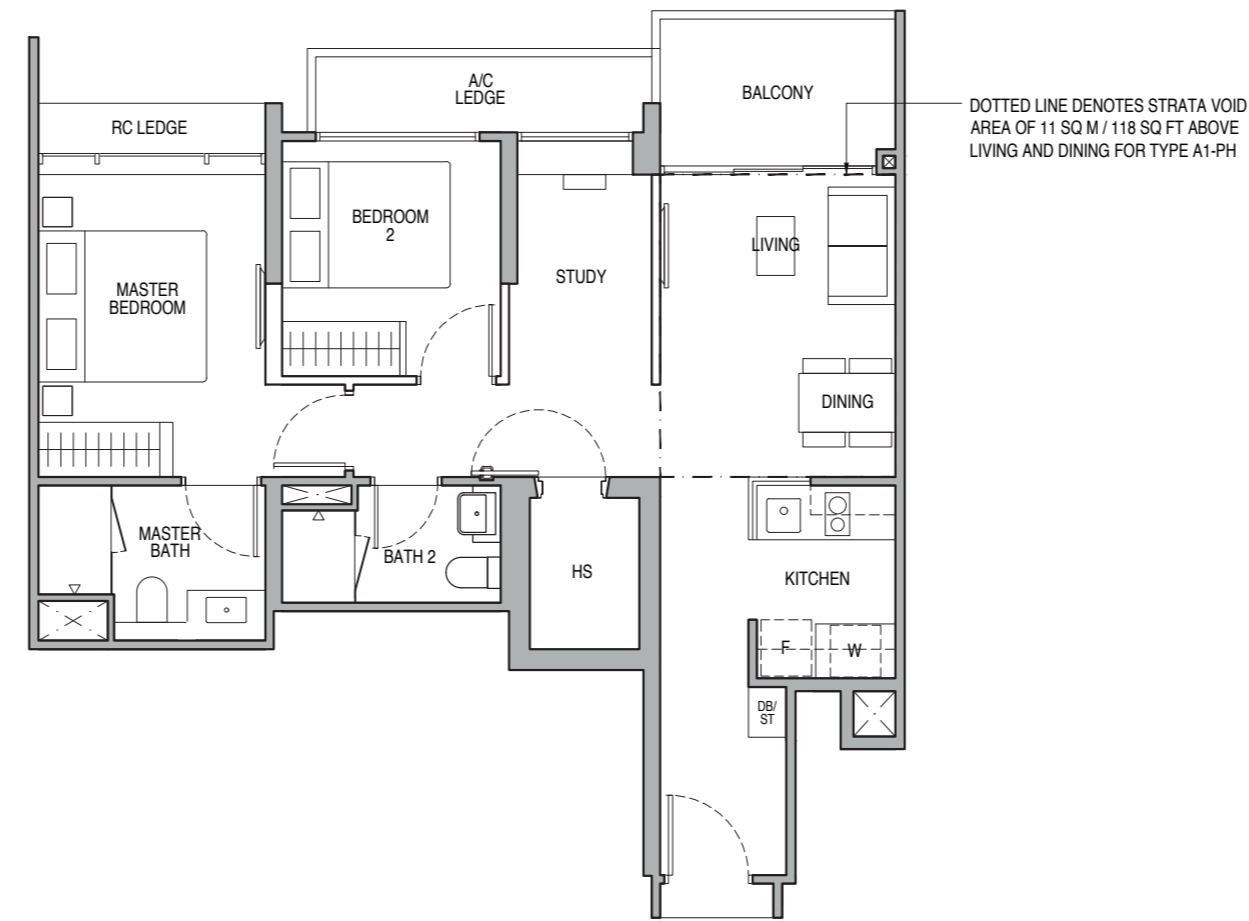
2-BEDROOM + STUDY

Type A1

75 sq m / 807 sq ft
BLK 55 : #04-09 to #13-09

Type A1-PH

86 sq m / 926 sq ft
BLK 55 : #14-09
Including strata void area of 11 sq m / 118 sq ft above living and dining with 4.5m floor to ceiling height

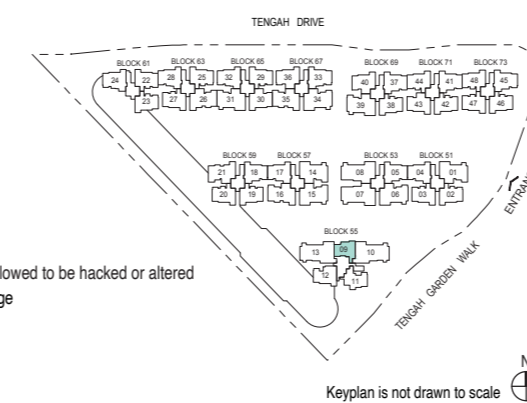


DOTTED LINE DENOTES STRATA VOID AREA OF 11 SQ M / 118 SQ FT ABOVE LIVING AND DINING FOR TYPE A1-PH

0 0.5 1 2 3 5M

PES - Private Enclosed Space
W - Washer/Dryer (not included)
WC - Water Closet
HS - Household Shelter
DB/ST - Distribution Board/Storage
RC - Reinforced Concrete
F - Fridge (not included)
A/C - Air-Conditioner
Wall not allowed to be hacked or altered
Mirror Image

Area includes air-conditioner (A/C) 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".



3-BEDROOM DELUXE

Type B1

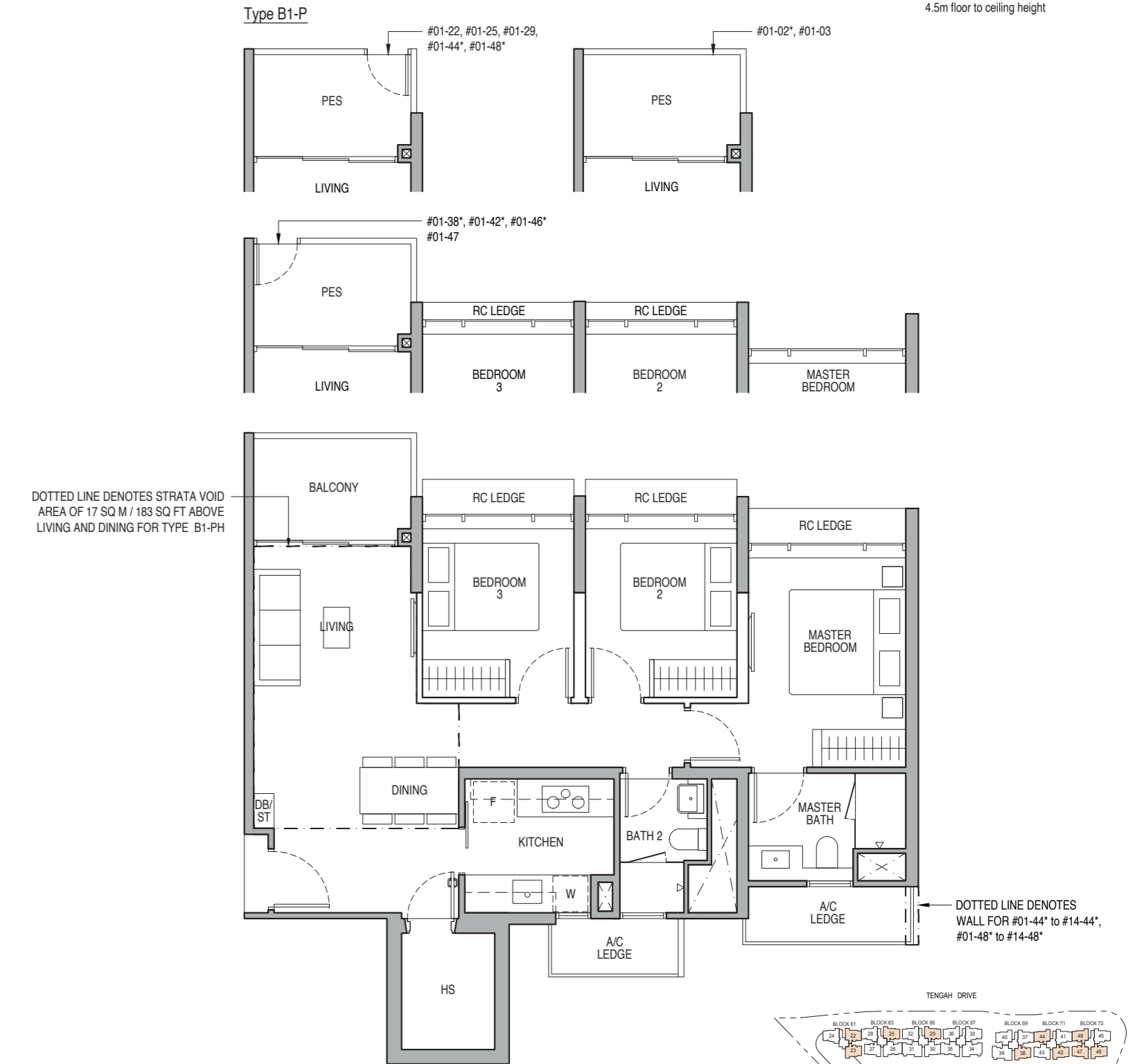
87 sq m / 936 sq ft
BLK 51 : #02-02* to #13-02*, #02-03 to #13-03
BLK 59 : #06-19* to #13-19*
BLK 61 : #02-22 to #13-22, #06-23* to #13-23*
BLK 63 : #02-25 to #13-25
BLK 65 : #02-29 to #13-29
BLK 69 : #02-38* to #13-38*
BLK 71 : #02-42* to #13-42*, #02-44* to #13-44*
BLK 73 : #02-46* to #13-46*, #02-47 to #13-47, #02-48* to #13-48*

Type B1-P

87 sq m / 936 sq ft
BLK 51 : #01-02*, #01-03
BLK 59 : #01-22
BLK 63 : #01-25
BLK 65 : #01-29
BLK 69 : #01-38*
BLK 71 : #01-42*, #01-44*
BLK 73 : #01-46*, #01-47, #01-48*

Type B1-PH

104 sq m / 1119 sq ft
BLK 51 : #14-02*, #14-03
BLK 59 : #14-19*
BLK 61 : #14-22, #14-23*
BLK 63 : #14-25
BLK 65 : #14-29
BLK 69 : #14-38*
BLK 71 : #14-42*, #14-44*
BLK 73 : #14-46*, #14-47, #14-48*
Including strata void area of 17 sq m / 183 sq ft above living and dining with 4.5m floor to ceiling height



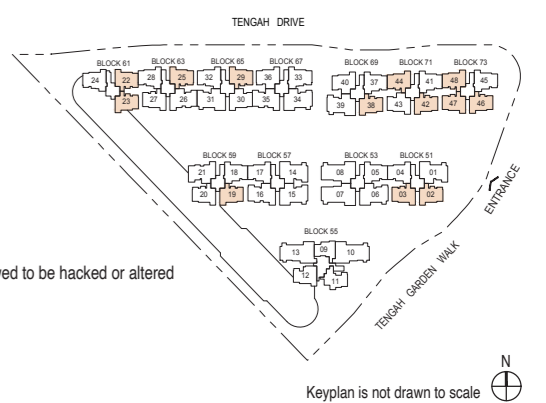
DOTTED LINE DENOTES STRATA VOID AREA OF 17 SQ M / 183 SQ FT ABOVE LIVING AND DINING FOR TYPE B1-PH

DOTTED LINE DENOTES WALL FOR #01-44* to #14-44*, #01-48* to #14-48*

0 0.5 1 2 3 5M

PES - Private Enclosed Space
W - Washer/Dryer (not included)
WC - Water Closet
HS - Household Shelter
DB/ST - Distribution Board/Storage
RC - Reinforced Concrete
F - Fridge (not included)
A/C - Air-Conditioner
Wall not allowed to be hacked or altered
Mirror Image

Area includes air-conditioner (A/C) 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".



3-BEDROOM PREMIUM

Type B6

94 sq m / 1012 sq ft

- BLK 51 : #02-04* to #13-04*
- BLK 53 : #02-05 to #13-05
- BLK 57 : #02-17* to #13-17*
- BLK 59 : #02-18 to #13-18
- BLK 63 : #02-28* to #13-28*
- BLK 65 : #02-32* to #13-32*
- BLK 67 : #02-33 to #13-33
- BLK 69 : #02-37 to #13-37
- BLK 71 : #02-41 to #13-41
- BLK 73 : #02-45 to #13-45

Type B6-P

94 sq m / 1012 sq ft

- BLK 51 : #01-04*
- BLK 53 : #01-05
- BLK 57 : #01-17*
- BLK 59 : #01-18
- BLK 63 : #01-28*
- BLK 65 : #01-32*
- BLK 67 : #01-33
- BLK 69 : #01-37
- BLK 71 : #01-41
- BLK 73 : #01-45

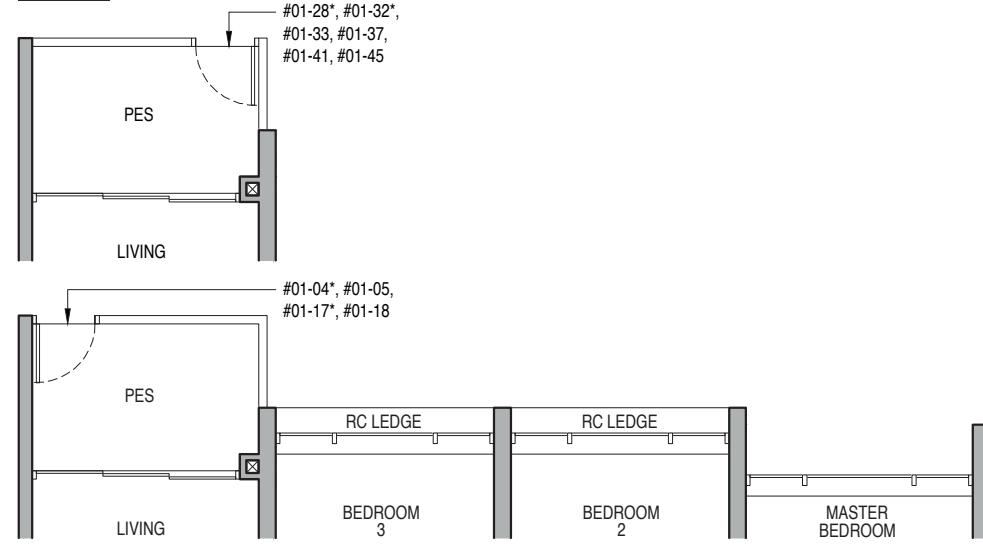
Type B6-PH

110 sq m / 1184 sq ft

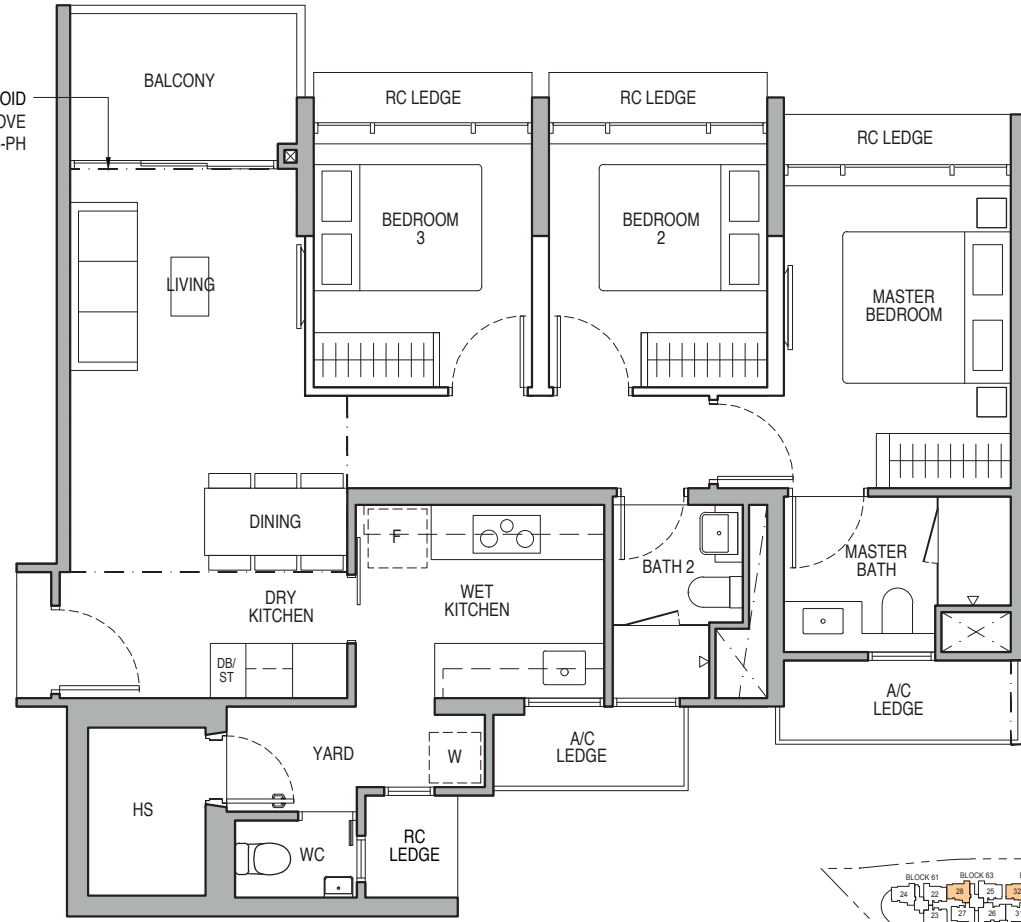
- BLK 51 : #14-04*
- BLK 53 : #14-05
- BLK 57 : #14-17*
- BLK 59 : #14-18
- BLK 63 : #14-28*
- BLK 65 : #14-32*
- BLK 67 : #14-33
- BLK 69 : #14-37
- BLK 71 : #14-41
- BLK 73 : #14-45

Including strata void area of 16 sq m / 172 sq ft above living and dining with 4.5m floor to ceiling height

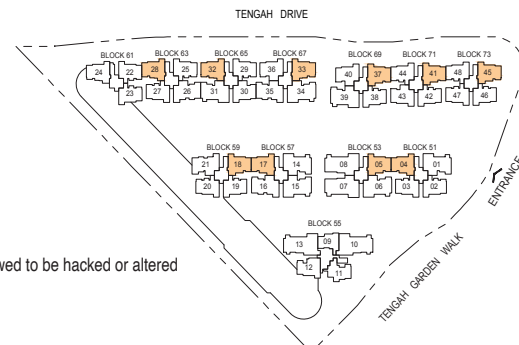
Type B6-P



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 #01-04* to #14-04*, #01-05 to #14-05, #01-17* to #14-17*, #01-18 to #14-18, #01-37 to #14-37, #01-28* to #14-28*, #01-41 to #14-41



Keyplan is not drawn to scale



- PES - Private Enclosed Space
- W - Washer/Dryer (not included)
- WC - Water Closet
- HS - Household Shelter
- DB/ST - Distribution Board/Storage
- RC - Reinforced Concrete
- F - Fridge (not included)
- A/C - Air-Conditioner
- Wall not allowed to be hacked or altered
- Mirror Image

Area includes air-conditioner (A/C) 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 C1-PH

128 sq m / 1378 sq ft

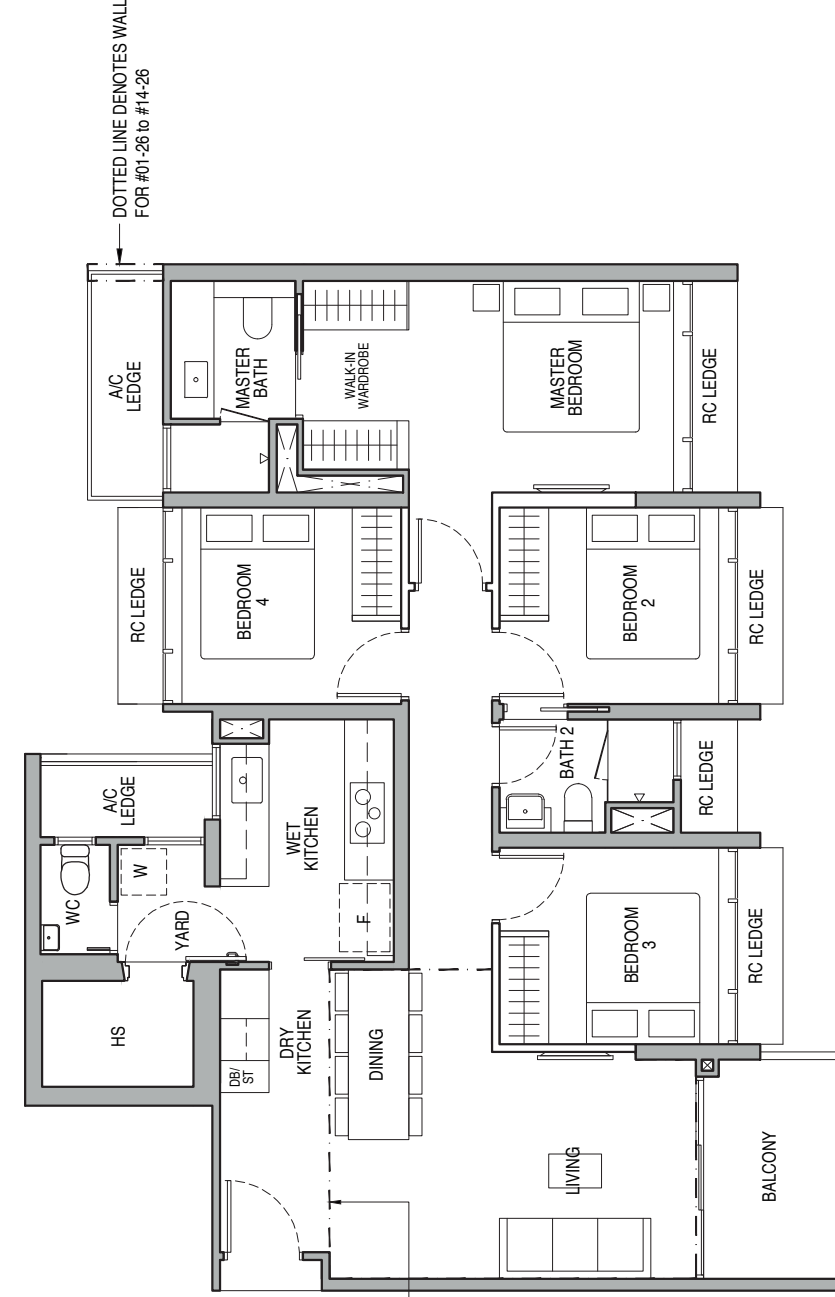
- BLK 59 : #14-21
- BLK 63 : #14-26
- BLK 67 : #14-35*

Including strata void area of 18 sq m / 194 sq ft above living and dining with 4.5m floor to ceiling height

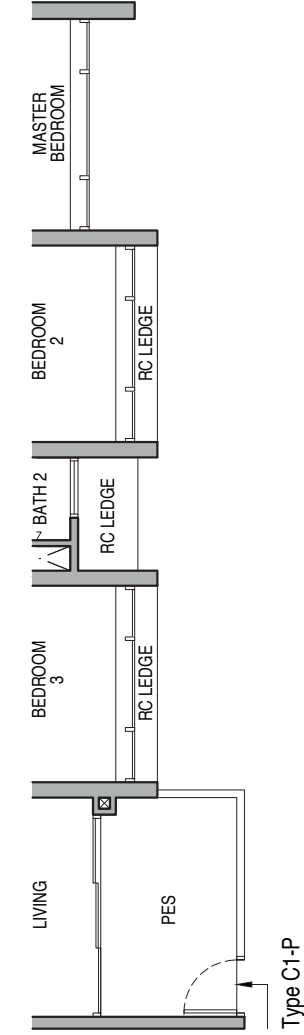
Type C1-P

110 sq m / 1184 sq ft

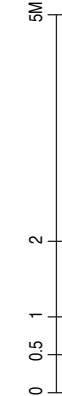
- BLK 63 : #01-26
- BLK 67 : #01-35*



DOTTED LINE DENOTES STRATA VOID AREA OF 18 SQ M / 194 SQ FT ABOVE LIVING AND DINING FOR TYPE C1-PH



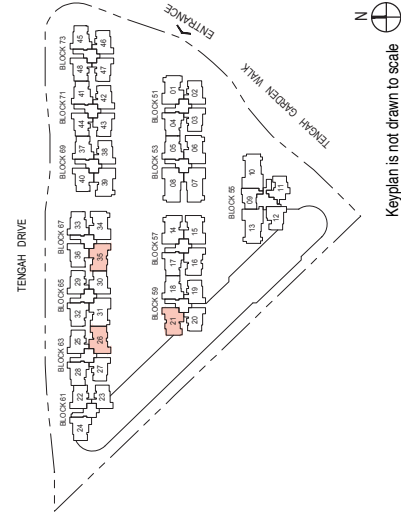
Type C1-P



- Wall not allowed to be hacked or altered
- Mirror Image

- P.E.S. - Private Enclosed Space
- W - Washer/Dryer (not included)
- WC - Water Closet
- HS - Household Shelter
- DB/ST - Distribution Board/Storage
- RC - Reinforced Concrete
- F - Fridge (not included)
- A/C - Air-Conditioner

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 DELUXE

Type C1

110 sq m / 1184 sq ft

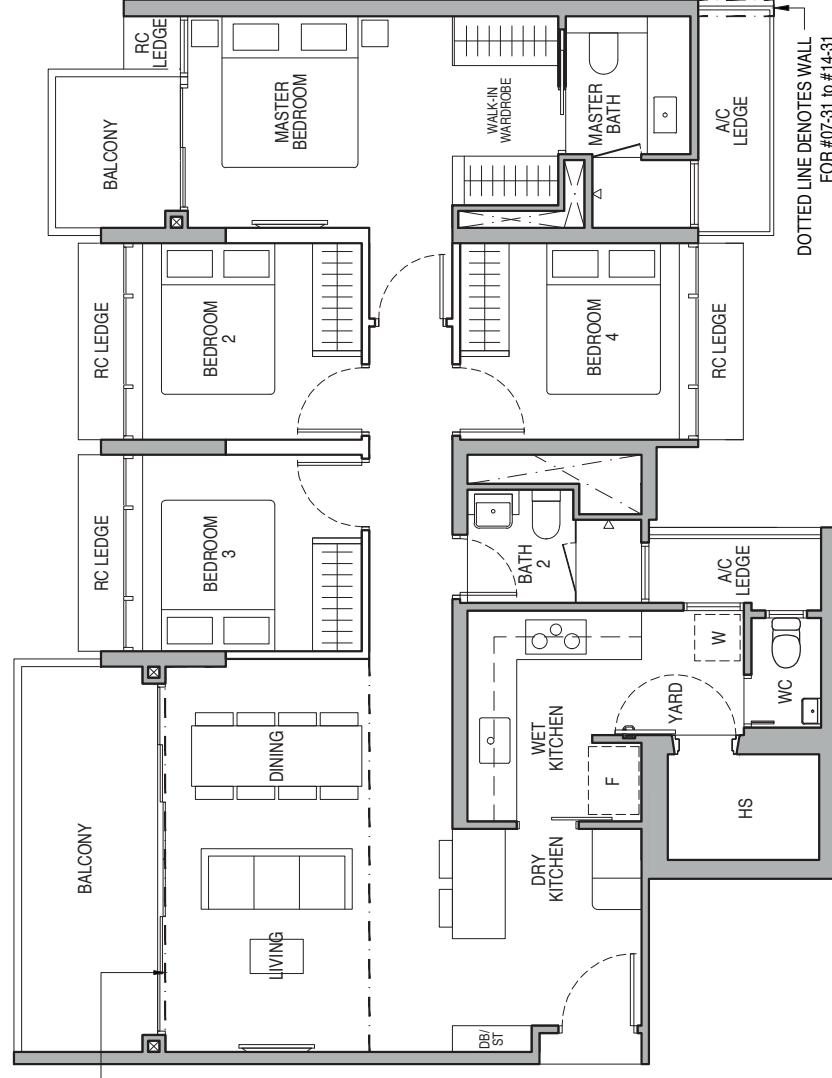
- BLK 59 : #06-21 to #13-21
- BLK 63 : #02-26 to #13-26
- BLK 67 : #02-35* to #13-35*

4-BEDROOM PREMIUM

Type C3b

120 sq m / 1292 sq ft

BLK 51 : #07-01 to #13-01
 BLK 53 : #07-06* to #13-06*
 BLK 57 : #07-14 to #13-14, #07-15* to #13-15*
 BLK 65 : #07-31 to #13-31
 BLK 67 : #07-34* to #13-34*
 BLK 69 : #07-39 to #13-39



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

DOTTED LINE DENOTES WALL FOR #07-31 to #14-31



Wall not allowed to be hacked or altered
 Mirror Image

P.E.S. - Private Enclosed Space
 W - Washer/Dryer (not included)
 WC - Water Closet
 HS - Household Shelter
 DB/ST - Distribution Board/Storage
 RC - Reinforced Concrete
 F - Fridge (not included)
 A/C - Air-Conditioner

Area includes air-conditioner (A/C) 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 C3b-PH

135 sq m / 1453 sq ft

BLK 51 : #14-01
 BLK 53 : #14-06*
 BLK 57 : #14-14, #14-15*
 BLK 65 : #14-31
 BLK 67 : #14-34*
 BLK 69 : #14-39

Including strata void area of 15 sq m / 161 sq ft above living and dining with 4.5m floor to ceiling height



Keyplan is not drawn to scale

5-BEDROOM PREMIUM

Type D1

141 sq m / 1518 sq ft

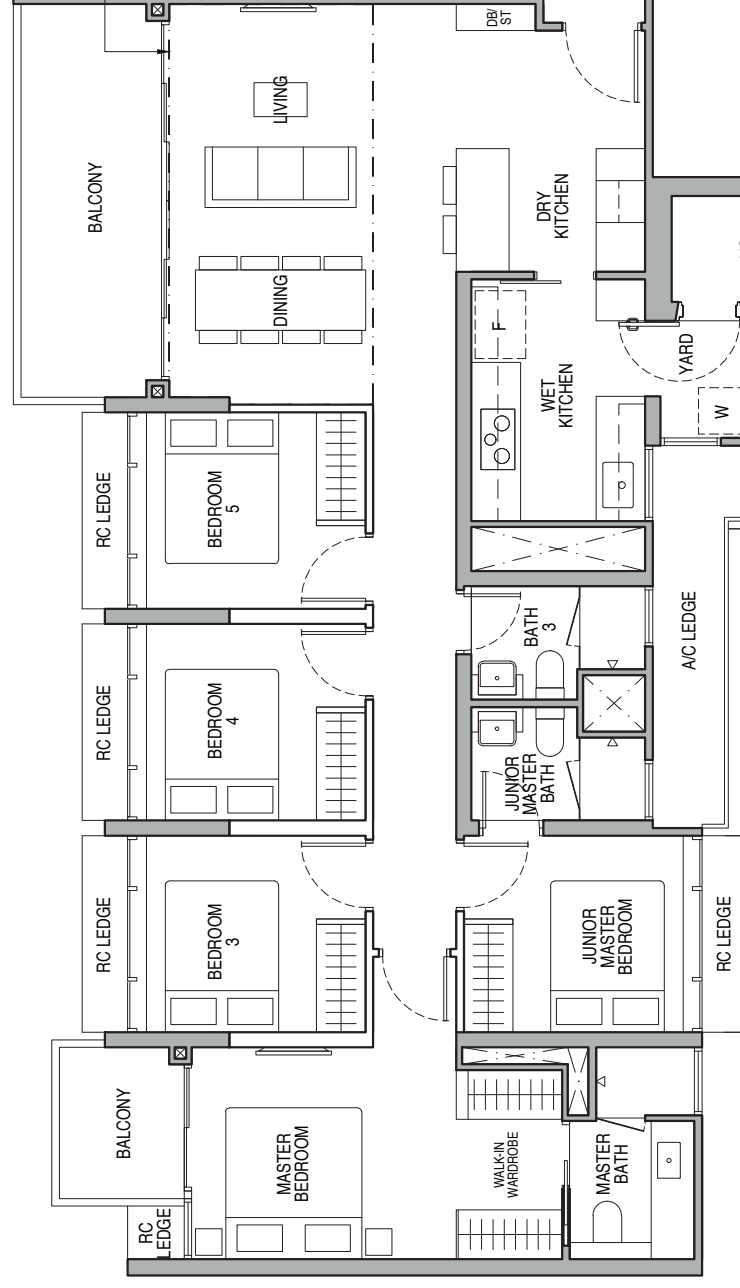
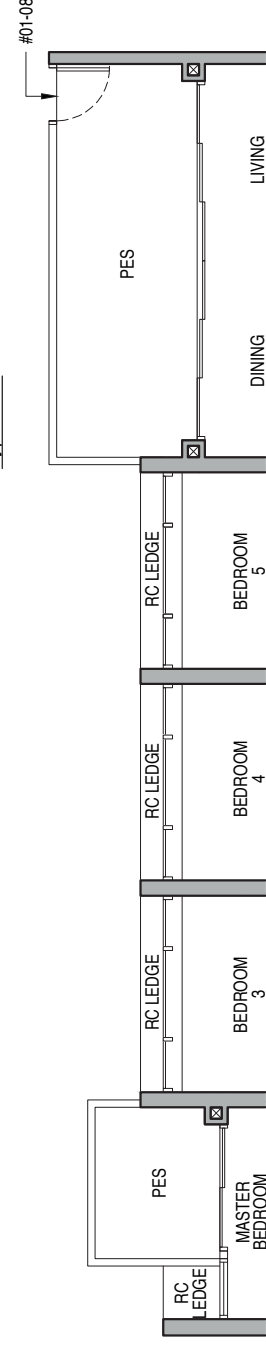
BLK 53 : #02-07* to #13-07*, #02-08 to #13-08

Type D1-P

141 sq m / 1518 sq ft

BLK 53 : #01-07*, #01-08

Type D1-P



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



Wall not allowed to be hacked or altered
 Mirror Image

P.E.S. - Private Enclosed Space
 W - Washer/Dryer (not included)
 WC - Water Closet
 HS - Household Shelter
 DB/ST - Distribution Board/Storage
 RC - Reinforced Concrete
 F - Fridge (not included)
 A/C - Air-Conditioner

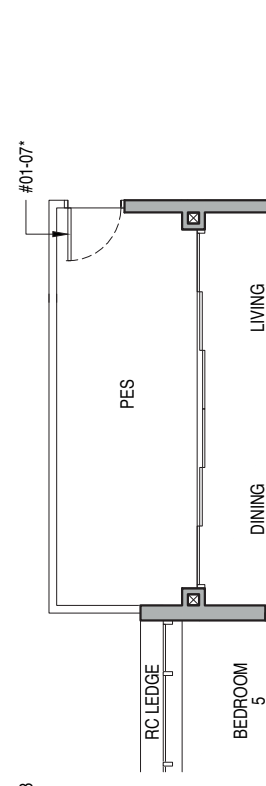
Area includes air-conditioner (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with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

Type D1-PH

156 sq m / 1679 sq ft

BLK 53 : #14-07*, #14-08

Including strata void area of 15 sq m / 161 sq ft above living and dining with 4.5m floor to ceiling height



Keyplan is not drawn to scale

JOINTLY DEVELOPED BY



Sales Enquiry: +65 6515 1996

While reasonable care has been taken in the preparation of this brochure, neither the developer nor its agents will be held responsible for any inaccuracies or omissions. The statements, information and depictions in this brochure are believed to be accurate only at the time of publication and shall not be relied upon as statements or representations of fact, and they are not intended to form any part of the contract for the sale of the housing units. In particular, visual representations such as renderings, illustrations, pictures and drawings are artists' impressions only and photographs are only decor suggestions and cannot be regarded as representations of fact. The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to the developer's architect's selection, market availability and at the sole discretion of the developer. All information and specifications contained in this brochure are current at the time of going to press and are subject to such changes as are required by the relevant authorities or the developer and are not intended to form any part of an offer, contract, representation or warranty. All plans and models are not to scale unless expressly stated and are subject to any amendments which are required or approved by the relevant authorities. All areas and measurements stated in the brochure are approximate only and subject to final survey. The Sale and Purchase Agreement embodies all the terms and conditions between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement.

Smart Home: The unit will be supplied and installed with the following items ("SMART Home System"): a) Smart Home Gateway, b) Smart Voice Assistant, c) IP Camera, d) Digital Lockset, e) Air-Conditioning Control System, f) Lighting Control, g) Power Monitoring. The make, model, brand, design and technology of the SMART Home System to be supplied and installed in the actual unit may differ from the above illustration and are subject to change. Terms and conditions apply. Buyers shall be required to liaise with the smart home vendor instead of the developer to make all arrangements for the set up and configuration of, and for any queries, defects, maintenance and/or upgrade issues with the SMART Home System at buyers' own costs. Items/devices which are not listed above are not included in SMART Home System and may be purchased from the smart home vendor directly and installed at buyers' own costs after the handover of the unit.

Developer (Vendor): Taurus Properties SG Pte. Ltd. (Registration No. 202117986D) • Housing Developer's Licence No.: C1437 • Tenure of Land: 99 years commencing from 31 August 2021 • Encumbrances: Mortgage No. IG/821388E in favour of United Overseas Bank Limited • Lot No.: Lot 05245X MK10 at Tengah Garden Walk • Expected Date of Vacant Possession: 31 December 2027 • Expected Date of Legal Completion: 31 December 2030

This brochure is printed on eco-friendly paper, September 2022.



Scan to view
Eligibility Booklet



Scan to view
Specifications