

Home > Affordability Calculator

Affordability Calculator

Your Affordability

S\$ 2,155,000

Your Loan Eligibility
Based on your profile

Max Loan You're Eligible for

S\$ 1,332,762

[Show More](#)

Selected Property Overview
Copen Grand • 2BR

Woohoo! You can afford your dream home 🎉

Estimated Property Price*

S\$ 1,370,000

Initial Payment	S\$381,900	Loan Amount	S\$1,027,500
Down Payment	S\$342,500		
Stamp Duty	S\$39,400		
Buyer Stamp Duty	S\$39,400		
Additional Buyer Stamp Duty	S\$0		

Note: This is based on the median of 340 existing transactions for the selected new launch project. All other figures in this section are derived from this estimate.

Progressive Payment Scheme

Initial Payment

OTP 5%	S\$68,500
Sale and Purchase 15%	S\$205,500
BSD	S\$39,400
ABSD	Not applicable
Total	S\$313,400

Progressive Monthly Payments

Foundation 10% 6 months	S\$340/month
Unit Concrete Framework 10% 6 months	S\$1,018/month
Walls 5% 3 months	S\$1,357/month
Ceiling/Roofing 5% 3 months	S\$1,697/month
Door/ Window/ Plumbing/ Wiring 5% 3 months	S\$2,036/month
Carpark/Roads/Drains 5% 3 months	S\$2,375/month
TOP 25% 3 months	S\$4,071/month
On Completion Date 15% 1 year	S\$5,089/month



COPEN GRAND
LUXURY EXECUTIVE CONDOMINIUM

Copen Grand
HELLO GREEN, MEET LUXURY

Pioneer Development

The first Executive Condominium in Tengah Town.

Excellent Connectivity

Short walk to 3 upcoming Jurong Region Line MRT stations.

Flexible Eco-Luxury Living

2+ Study to 5-bedroom units with sustainable, resort-style facilities.

Detail

Estimated TOP Date	: Q2 2025
Architect	: ADDP Architects LLP
Land Area	: 237,032 sqft
Total Units	: 639
Developer	: Taurus Properties SG Pte. Ltd. (A joint venture between City Developments Limited and MCL Land)
District	: 24 - Lim Chu Kang, Tengah
Showflat Address	: Sales Gallery Next to Lakeside MRT Station
Site Address	: Tengah Garden Walk
Project Status	: Ready to Move In
Tenure	: 99 years
% of units sold	: 100.00%
Launch Date	: Oct 2022

[Enquire Now](#)

Disclaimer

1. Estimated Figures Only – Actual amounts may vary depending on bank policies.
2. Fixed Interest Rates – Uses a default interest rate % and does not account for variable rates or future changes.
3. Construction Timeline Variations – Payment schedules may differ across new launch projects.

The Analytics are provided "AS IS" and we do not warranty as to its accuracy. We are not responsible or liable for any claims, damages, losses, expenses, costs or liabilities whatsoever. Please seek professional advice before relying on the Analytics. The Analytics are based on the data available at the date of publication and may be subject to further revision as and when more data is made available to us. We reserve the rights to modify, alter, delete or withdraw the Analytics at any time without notice to you. All news, information, contents and other material displayed on the Website and Services including the Postings are for your general information purpose only and are no substitute for independent research and/or verifications and should not be regarded as a substitute for professional, legal, financial or real estate advice.

Applicant >

37 Year-Old • Single • 0 Property Owned • 30 Years Tenure • Cash S\$ 900,000

Total Income **S\$ 12,000** /mo
Total Expenses **S\$ 0** /mo