

ZYON GRAND



ZYON GRAND Project Details

Developer	CDL-MFA Altair Property Pte Ltd (Joint Venture between CDL and Mitsui Fudosan)
Description	2 blocks of 62-storey residential development and 1 tower of 36-storey serviced apartments with restaurants, supermarket and early childhood development centre.
Address	3 Kim Seng Road 169558 5 Kim Seng Road 169557
Tenure	Leasehold 99 years from 15 July 2024
Expected Vacant Possession	30 Sept 2032
Land Size	Rare large site of 164,450 sqft
Total Units	706 residential units & 373 serviced apartments
Est Carpark Lots	595 Carpark Lots: 565 Residential Lots (Excluding 5 Accessible Lots) 30 Commercial Lots (Excluding 1 Accesible Lot and 3 Lots designated for ECDC)
Concept Architect	Nikken Sekkei Ltd
Project Architect	ADDP Architects LLP

IMPORTANT DATES

Tentative Preview Date: 17 Oct 2025

Tentative Booking Date: 01 Nov 2025

UNIT MIX

Unit Type	Estimated Area (sq ft)	Total Units	% Unit
1-Bedroom + Study	474	59	83%
2-Bedroom	538	59	
2-Bedroom Premium	646	59	
2-Bedroom Premium + Study	721	118	
3-Bedroom	818	59	
3-Bedroom Deluxe	861	118	
3-Bedroom Premium + Study	1,055 – 1,076	116	17%
4-Bedroom Premium (with Private Lift)	1,421	40	
4-Bedroom Supreme (with Private Lift)	1,518	40	
4-Bedroom Supreme + Study (with Private Lift)*	1,615	18	
5-Bedroom Supreme (with Private Lift)*	1,819	18	
Penthouse (5-Bedroom with Private Lift)	2,659 – 2,756	2	
		706	100%

LOCATION MAP



CONNECTIVITY

Integrated with Havelock MRT
(Thomson-East Coast Line)



SGH Campus

Approx. 10,000+ workforce – Ready tenant pool



EW16 NE3 TE17

Outram Interchange
1 Stop

ZYON GRAND

Direct Access to

TE16

Havelock MRT

Great World



TE15

Great World
1 Stop / Short walk

Ion Orchard



NS22 TE14

Orchard Interchange
2 Stops

Marina Bay Financial Centre



NS27 CE2 TE20

Marina Bay
4 Stops

CONVENIENCES & HERITAGE

Walking Distance to Lifestyle Neighborhoods -
Great World City, Robertson Quay & Tiong Bahru



DEVELOPERS: CDL x Mitsui Fudosan

JOINTLY DEVELOPED BY
RENOWNED DEVELOPERS



CITY DEVELOPMENTS LIMITED



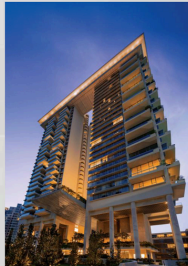
MITSUI FUDOSAN GROUP

Over 60 years of
experience in defining
Singapore's skyline

CITY DEVELOPMENTS LIMITED

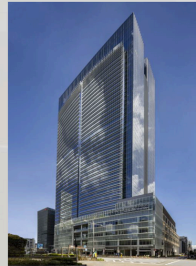


Irwell Hill Residences

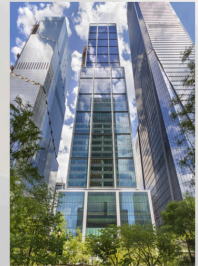


Boulevard 88

MITSUI FUDOSAN



Tokyo Midtown Yaesu
Tokyo, Japan

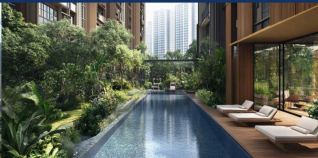


50 Hudson Yards
New York, United States

LANDSCAPE ARCHITECT - Ecoplan Asia



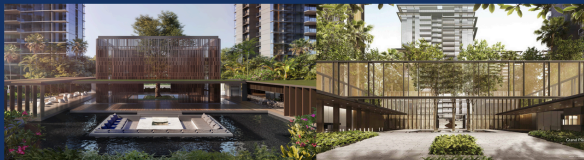
NEWPORT RESIDENCES



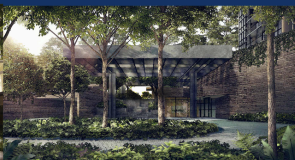
UPPERHOUSE



ONE MARINA GARDENS



PARC ESTA



JADESCAPE



LEEDON GREEN

ARCHITECT - Nikken Sekkei

NIKKEN
EXPERIENCE, INTEGRATED

Founded in 1900, Japan-based Nikken Sekkei Ltd is a **global architectural design** firm with 11 overseas offices, including a Singapore Liaison Office.

Their portfolio of **iconic projects** around the world includes **Tokyo Skytree**, **Singapore Rail Corridor Masterplan**, **One Za'abeel (Dubai)** and **Shanghai Greenland Center (China)**



Tokyo Skytree®, Japan



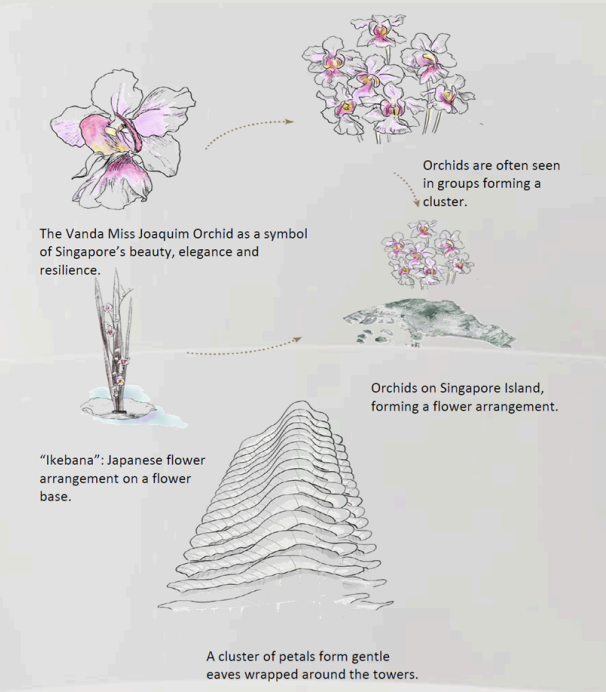
One Za'abeel, Dubai, UAE

DESIGN CONCEPT INSPIRATION

The tower fins blend the organic shapes of the national flower

The tall & slender towers, wrapped in the petal-like form

This composition exudes a sense of refinement reminiscent of the Japanese art of flower arrangement – Ikebana



PERSPECTIVES



PERSPECTIVES



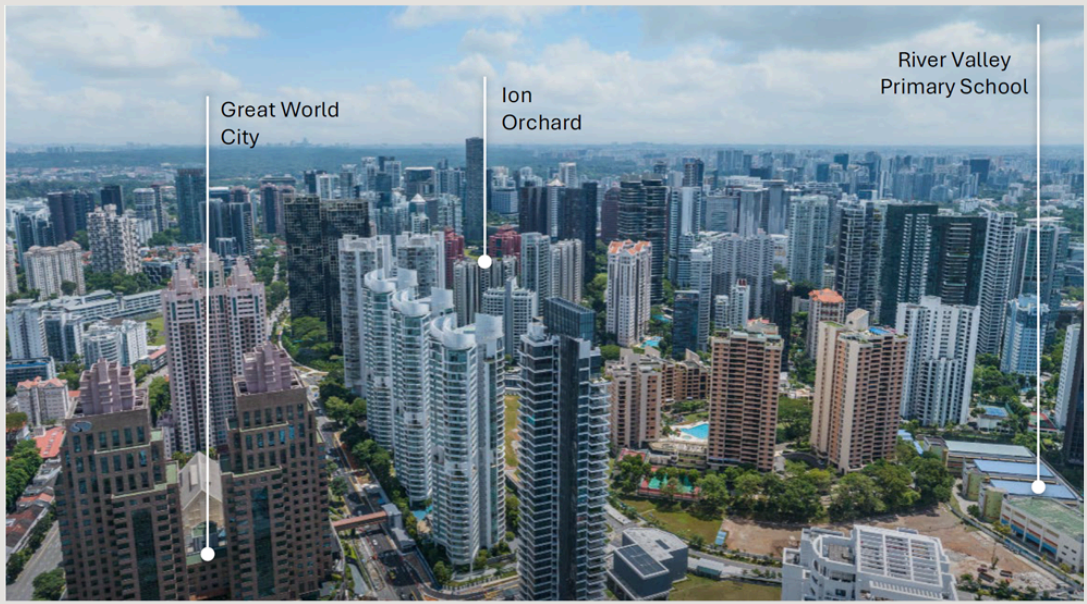
PERSPECTIVES



PERSPECTIVES



Level 60 Views (North & South)



SCHEMATIC CHART

BLOCK 3, KIM SENG ROAD, S(169556)

BLOCK 5, KIM SENG ROAD, S(169557)

UNIT FLOOR	01	02	03	04	05	06
62	PH2 (#62-01)					
61	ES1	CP2s	CD1	BP2s	B1	C1
60	ES1	CP2s	CD1	BP2s	B1	C1
59	ES1	CP2s	CD1	BP2s	B1	C1
58	ES1	CP2s	CD1	BP2s	B1	C1
57	ES1	CP2s	CD1	BP2s	B1	C1
56	ES1	CP2s	CD1	BP2s	B1	C1
55	ES1	CP2s	CD1	BP2s	B1	C1
54	ES1	CP2s	CD1	BP2s	B1	C1
53	ES1	CP2s	CD1	BP2s	B1	C1
52	ES1	CP2s	CD1	BP2s	B1	C1
51	ES1	CP2s	CD1	BP2s	B1	C1
50	ES1	CP2s	CD1	BP2s	B1	C1
49	ES1	CP2s	CD1	BP2s	B1	C1
48	ES1	CP2s	CD1	BP2s	B1	C1
47	ES1	CP2s	CD1	BP2s	B1	C1
46	ES1	CP2s	CD1	BP2s	B1	C1
45	ES1	CP2s	CD1	BP2s	B1	C1
44	ES1	CP2s	CD1	BP2s	B1	C1
43	ALTIITUDE LOUNGE					
42	DS1	CP2s	CD1	BP2s	B1	C1
41	DS1	CP2s	CD1	BP2s	B1	C1
40	DS1	CP2s	CD1	BP2s	B1	C1
39	DS1	CP2s	CD1	BP2s	B1	C1
38	DS1	CP2s	CD1	BP2s	B1	C1
37	DS1	CP2s	CD1	BP2s	B1	C1
36	DS1	CP2s	CD1	BP2s	B1	C1
35	DS1	CP2s	CD1	BP2s	B1	C1
34	DS1	CP2s	CD1	BP2s	B1	C1
33	DS1	CP2s	CD1	BP2s	B1	C1
32	DS1	CP2s	CD1	BP2s	B1	C1
31	DS1	CP2s	CD1	BP2s	B1	C1
30	DS1	CP2s	CD1	BP2s	B1	C1
29	DS1	CP2s	CD1	BP2s	B1	C1
28	DS1	CP2s	CD1	BP2s	B1	C1
27	DS1	CP2s	CD1	BP2s	B1	C1
26	DS1	CP2s	CD1	BP2s	B1	C1
25	DS1	CP2s	CD1	BP2s	B1	C1
24	DS1	CP2s	CD1	BP2s	B1	C1
23	DS1	CP2s	CD1	BP2s	B1	C1
22	HORIZON VISTA					
21	DS1	CP2s	CD1	BP2s	B1	C1
20	DS1	CP2s	CD1	BP2s	B1	C1
19	DS1	CP2s	CD1	BP2s	B1	C1
18	DS1	CP2s	CD1	BP2s	B1	C1
17	DS1	CP2s	CD1	BP2s	B1	C1
16	DS1	CP2s	CD1	BP2s	B1	C1
15	DS1	CP2s	CD1	BP2s	B1	C1
14	DS1	CP2s	CD1	BP2s	B1	C1
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9	DS1	CP2s	CD1	BP2s	B1	C1
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6	DS1	CP2s	CD1	BP2s	B1	C1
5	DS1	CP2s	CD1	BP2s	B1	C1
4	DS1	CP2s	CD1	BP2s	B1	C1
3	DS1	CP2s	CD1	BP2s	B1	C1
2	DS1	CP2s	CD1	BP2s	B1	C1

UNIT FLOOR	07	08	09	10	11	12
62	PH1 (#62-08)					
61	CP1s	D62s	CD1	BP2s	Ala	BP1
60	CP1s	D62s	CD1	BP2s	Ala	BP1
59	CP1s	D62s	CD1	BP2s	Ala	BP1
58	CP1s	D62s	CD1	BP2s	Ala	BP1
57	CP1s	D62s	CD1	BP2s	Ala	BP1
56	CP1s	D62s	CD1	BP2s	Ala	BP1
55	CP1s	D62s	CD1	BP2s	Ala	BP1
54	CP1s	D62s	CD1	BP2s	Ala	BP1
53	CP1s	D62s	CD1	BP2s	Ala	BP1
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50	CP1s	D62s	CD1	BP2s	Ala	BP1
49	CP1s	D62s	CD1	BP2s	Ala	BP1
48	CP1s	D62s	CD1	BP2s	Ala	BP1
47	CP1s	D62s	CD1	BP2s	Ala	BP1
46	CP1s	D62s	CD1	BP2s	Ala	BP1
45	CP1s	D62s	CD1	BP2s	Ala	BP1
44	CP1s	D62s	CD1	BP2s	Ala	BP1
43	ALTIITUDE LOUNGE					
42	CP1s	DP1	CD1	BP2s	Ala	BP1
41	CP1s	DP1	CD1	BP2s	Ala	BP1
40	CP1s	DP1	CD1	BP2s	Ala	BP1
39	CP1s	DP1	CD1	BP2s	Ala	BP1
38	CP1s	DP1	CD1	BP2s	Ala	BP1
37	CP1s	DP1	CD1	BP2s	Ala	BP1
36	CP1s	DP1	CD1	BP2s	Ala	BP1
35	CP1s	DP1	CD1	BP2s	Ala	BP1
34	CP1s	DP1	CD1	BP2s	Ala	BP1
33	CP1s	DP1	CD1	BP2s	Ala	BP1
32	CP1s	DP1	CD1	BP2s	Ala	BP1
31	CP1s	DP1	CD1	BP2s	Ala	BP1
30	CP1s	DP1	CD1	BP2s	Ala	BP1
29	CP1s	DP1	CD1	BP2s	Ala	BP1
28	CP1s	DP1	CD1	BP2s	Ala	BP1
27	CP1s	DP1	CD1	BP2s	Ala	BP1
26	CP1s	DP1	CD1	BP2s	Ala	BP1
25	CP1s	DP1	CD1	BP2s	Ala	BP1
24	CP1s	DP1	CD1	BP2s	Ala	BP1
23	CP1s	DP1	CD1	BP2s	Ala	BP1
22	HORIZON VISTA					
21	CP1s	DP1	CD1	BP2s	Ala	BP1
20	CP1s	DP1	CD1	BP2s	Ala	BP1
19	CP1s	DP1	CD1	BP2s	Ala	BP1
18	CP1s	DP1	CD1	BP2s	Ala	BP1
17	CP1s	DP1	CD1	BP2s	Ala	BP1
16	CP1s	DP1	CD1	BP2s	Ala	BP1
15	CP1s	DP1	CD1	BP2s	Ala	BP1
14	CP1s	DP1	CD1	BP2s	Ala	BP1
13	CP1s	DP1	CD1	BP2s	Ala	BP1
12	CP1s	DP1	CD1	BP2s	Ala	BP1
11	CP1s	DP1	CD1	BP2s	Ala	BP1
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9	CP1s	DP1	CD1	BP2s	Ala	BP1
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7	CP1s	DP1	CD1	BP2s	Ala	BP1
6	CP1s	DP1	CD1	BP2s	Ala	BP1
5	CP1s	DP1	CD1	BP2s	Ala	BP1
4	CP1s	DP1	CD1	BP2s	Ala	BP1
3	CP1s	DP1	CD1	BP2s	Ala	BP1
2	CP1s	DP1	CD1	BP2s	Ala	BP1

UPPER 1st / 1st
LOWER 1st / B1
82
83

LANDSCAPE DECK
RESIDENTIAL / COMMERCIAL CARPARK | RESTAURANTS (F&B) & SUPERMARKET | EARLY CHILDHOOD DEVELOPMENT CENTRE | HAVELOCK MRT STATION EXIT
RESIDENTIAL CARPARK
RESIDENTIAL CARPARK

UPPER 1st / 1st
LOWER 1st / B1
82
83

SITE PLAN

UPPER 1ST / 1ST



ARRIVAL SANCTUARY

- 1 Grand Pavilion
- 2 Reflective Court
- 3 Arrival Cascades
- 4 Water Reflexology

SOCIAL HABITAT

- 5 Central Club
- 5A Club Gourmet
- 5B Club Social
- 5C Residential Services Reception
- 6 Tennis/Pickleball Court
- 7 Chill Out Lounge
- 8 Serenity Swing
- 9 Adventure Playground
- 10 Club Culinary
- 11 Play Deck
- 12 Kids Pool
- 13 Pets Play

RELAXATION LAGOON

- 14 Lagoon Deck
- 15 Bubbling Pool
- 16 Hydro Splash
- 17 Hydro Lounge
- 18 Hydro Spa
- 19 Family Pool
- 20 Family Deck

WELLNESS OASIS

- 21 Grand Lawn
- 22 Leisure Lawn
- 23 BBQ Pavilion
- 24 Gourmet Pavilion
- 25 50m Lap Pool
- 26 Aqua Lounge
- 27 Aqua Bed
- 28 Pool Deck
- 29 Aqua Pavilion
- 30 Waterfall Deck
- 31 Waterfall Cave
- 32 Waterfall Lounge
- 33 Fitness Suite
- 34 Yoga Studio
- 35 Media Room
- 36 Games Studio
- 37 Changing Room (with Steam Room)

Water Tank (Roof)

Floor Plans

1-BEDROOM + STUDY

TYPE A1s
44 sq m / 474 sq ft

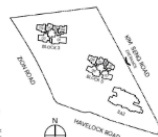
BLOCK 5
 #02-11 to #21-11
 #23-11 to #42-11
 #44-11 to #62-11



LEGEND (WHERE APPLICABLE)

F	Fridge	HS	Household Shelter	CH	Wine Chiller		Wall not allowed to be backed or altered
WD	Washer cum Dryer	DW	Dish Washer	WC	Water Closet		Services void space (excluded from strata area)
W/D	Washer and Dryer	DB/ST	Distribution Board/Storage	A/C	Air Conditioner		

Area includes balcony where applicable and excludes, among others, the Architectural Fin, A/C - Air Conditioner Ledge, and Private Lift. The plans are subject to change as may be required by relevant authorities. All floor plans and areas are subject to final survey. The building shall not be enclosed other than the approved building scheme. (Note particularly: Resistor-tiler the Reader: "Approved Building Scheme" These refer to the letter containing the Particulars, Documents and Information relating to the development and the unit, for the floor plan relating to the unit you intend to purchase. The Sale and Purchase Agreement contains the entire agreement 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.



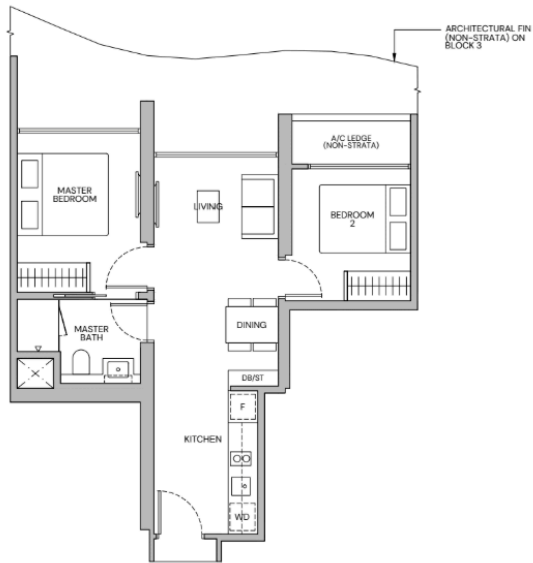
Key Plan is not drawn to scale

Floor Plans

2-BEDROOM

TYPE B1
50 sq m / 538 sq ft

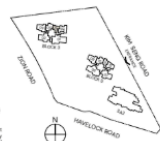
BLOCK 3
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 #23-05 to #42-05
 #44-05 to #62-05



LEGEND (WHERE APPLICABLE)

F	Fridge	HS	Household Shelter	CH	Wine Chiller	▨	Wall not allowed to be backed or altered
WD	Washer cum Dryer	DW	Dish Washer	WC	Water Closet	▩	Services void space (excluded from strata area)
WD	Washer and Dryer	DB/ST	Dish/Storage	A/C	Air Conditioner	⊠	

Area includes balcony where applicable and excludes among others, the architectural fit, A/C - Air Conditioner Ledges and Poles (if). The plans are subject to change as may be required by relevant authorities. All floor plans and areas are subject to final survey. The balance shall not be enclosed unless with the approved balcony, terrace, open parking, basement under the house, "Approved Balcony Boxes". These rules, to the extent containing the PropNex, HomeDocs and related meeting in the development and the fit for the final plan (drawing) to the plan also related to purchase. The rules and Purchase Agreement contain the entire agreement between the developer and the purchaser and supersede and cancel 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 included in the Sale and Purchase Agreement.



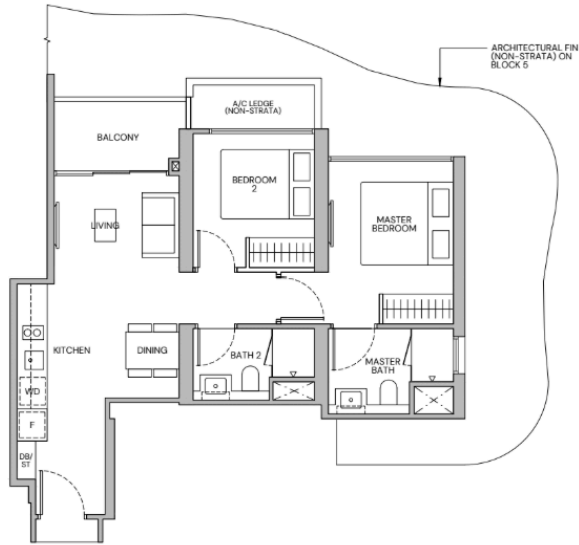
Key Plan is not drawn to scale

Floor Plans

2-BEDROOM PREMIUM

TYPE BP1
60 sq m / 646 sq ft

BLOCK 5
 #02-12 to #21-12
 #23-12 to #42-12
 #44-12 to #62-12



LEGEND (WHERE APPLICABLE)

F	Fridge	HS	Household Shelter	CH	Wine Chiller		Wall not allowed to be hatched or altered
WD	Washer cum Dryer	DW	Dish Washer	WC	Water Closet		Services void space
WD	Washer and Dryer	DB/ST	Distribution Board/Storage	A/C	Air Conditioner		Services void space (excluded from strata area)

Area includes balcony where applicable and excludes among others, the Architectural Fin, A/C - Air Conditioner Ledge and Private Lift. The plans are subject to change as may be required by relevant authorities. All floor plans and specifications are subject to final survey. The Buyer shall not be entitled to object to the approved building contracts, more particularly, Building under the Home Ownership (Strata) Scheme. Please refer to the letter containing the Particulars, Documents and Information relating to the development and the unit, for the floor plan relating to the unit you intend to purchase. The Sale and Purchase Agreement contains the entire agreement 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.



Key Plan is not drawn to scale

Floor Plans

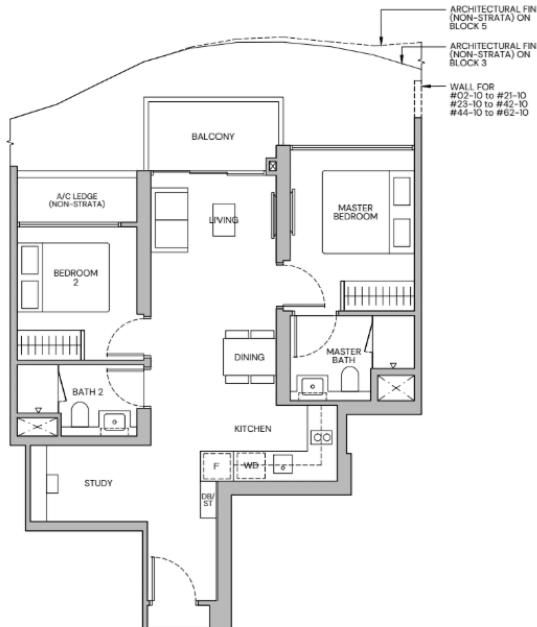
2-BEDROOM PREMIUM + STUDY

TYPE BP2s
67 sq m / 721 sq ft

SHOW UNIT

BLOCK 3
#02-04 to #21-04
#23-04 to #42-04
#44-04 to #62-04

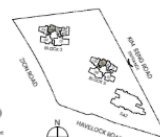
BLOCK 5
#02-10 to #21-10
#23-10 to #42-10
#44-10 to #62-10



LEGEND (WHERE APPLICABLE)

F	Fridge	HS	Household Shelter	CH	Wine Chiller		Wall not allowed to be hacked or altered
WD	Washer cum Dryer	DW	Dish Washer	WC	Water Closet		Services void space (excluded from strata area)
W/D	Washer and Dryer	DB/ST	Distribution Board/Storage	A/C	Air Conditioner		

Area includes balcony where applicable and excludes among others, the Architectural Fin, A/C - Air Conditioner Ledge and Private Lift. The plans are subject to change as may be required by relevant authorities. All floor plans and areas are subject to the survey. The balance shall not be enclosed unless with the developer's liability. Please refer to the relevant Building Code of the Municipality. Registered Building Surveyor. Please refer to the notes accompanying the Particulars, Documents and information relating to the development and the unit, for the floor plan relating to the unit you intend to purchase. The Sale and Purchase Agreement contains the entire agreement between the developer and the purchaser and supersedes and cancels in its entirety 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.



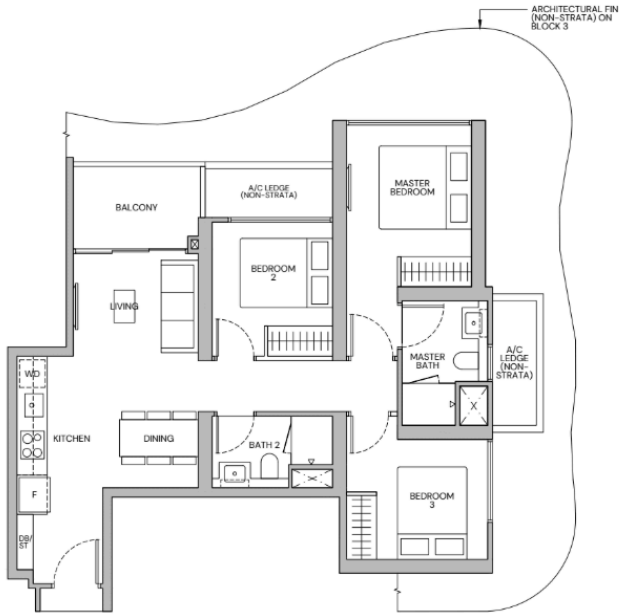
Key Plan is not drawn to scale

Floor Plans

3-BEDROOM

TYPE C1
76 sq m / 818 sq ft

BLOCK 3
 #02-06 to #21-06
 #23-06 to #42-06
 #44-06 to #62-06



LEGEND (WHERE APPLICABLE)

F	Fridge	HS	Household Shelter	CH	Wine Chiller		Wall not allowed to be hacked or altered
WD	Washer cum Dryer	DW	Dish Washer	WC	Water Closet		Services void space (excluded from strata area)
W/D	Washer and Dryer	DB/ST	Distribution Board/Storage	A/C	Air Conditioner		

Note includes balcony where applicable and includes areas others, the Architectural Fin, A/C, Air Conditioner Ledges and House Lin. The plans are subject to change as they are issued for consent authorities. All floor plans and areas are subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen, most particularly, balconies under the Health "Approved Balcony Screen". Please refer to the other containing the Particulars, Conditions and Information relating to the development and the work for the floor plan relating to the work you intend to purchase. The Sale and Purchase Agreement contains the entire agreement between the developer and the purchaser and supersedes and cancels in all respects all previous representations, statements, promises, inducements or statements of members, whether written or oral made by the developer and/or the developer's agents which are not embodied in the Sale and Purchase Agreement.



Key Plan is not drawn to scale

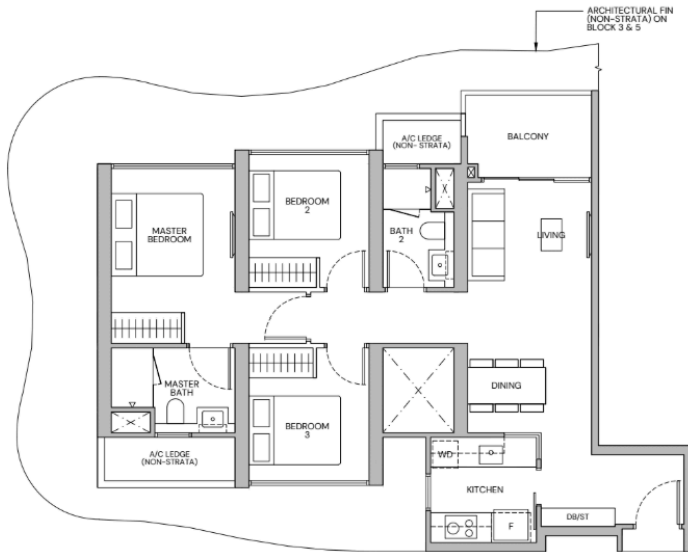
Floor Plans

3-BEDROOM DELUXE

TYPE CD1
80 sq m / 861 sq ft

BLOCK 3
 #02-03 to #21-03
 #23-03 to #42-03
 #44-03 to #62-03

BLOCK 5
 #02-09 to #21-09
 #23-09 to #42-09
 #44-09 to #62-09



LEGEND (WHERE APPLICABLE)

F	Fridge	HS	Household Shelter	CH	Wine Chiller		Wall not allowed to be hatched or altered
WD	Washer cum Dryer	DW	Dish-Washer	WC	Water Closet		Services void space (excluded from strata area)
W/D	Washer and Dryer	DB/ST	Distribution Board/Storage	A/C	Air Conditioner		

Area includes balcony where applicable and excludes among others, the Architectural Fin, A/C - Air Conditioner Ledge and Private Lift. The plans are subject to change as may be required by relevant authorities. All floor plans and areas are subject to final survey. This floor plan may be enclosed copies with the approval authority services, more particularly structured under the Home 'Approved Building Scheme'. Please refer to the sales contract, the Particulars, Conditions and Information relating to the development and the unit, for the floor plan relating to the unit you intend to purchase. This Sale and Purchase Agreement constitutes the entire agreement between the developer and the purchaser, and supersedes any contract in all respects of previous representations, warranties, promises, understandings 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.



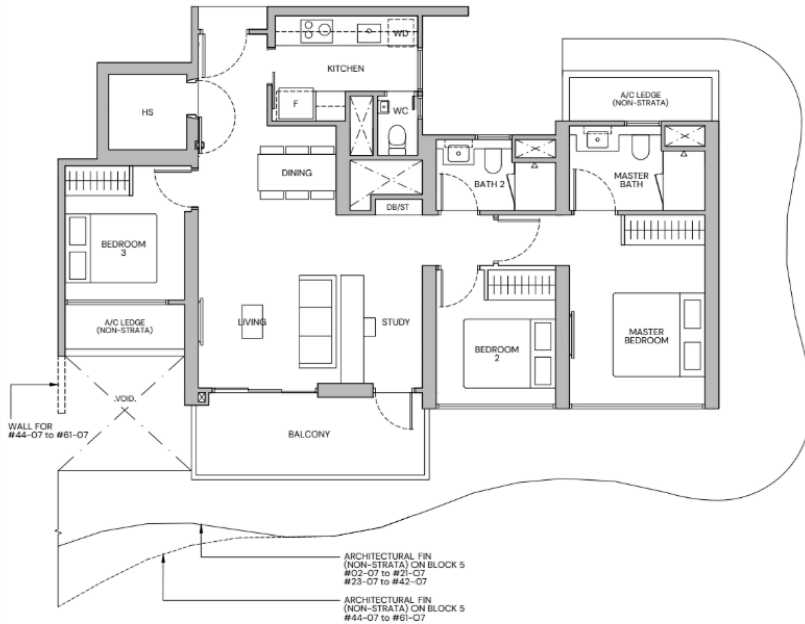
Key Plan is not drawn to scale

Floor Plans

3-BEDROOM PREMIUM + STUDY

TYPE CP1s
98 sq m / 1055 sqft

BLOCK 5
 #02-07 to #21-07
 #23-07 to #42-07
 #44-07 to #61-07



LEGEND (WHERE APPLICABLE)

F	Fridge	HS	Household Shelter	CH	Wine Chiller		Wall not allowed to be hatched or altered
WD	Washer cum Dryer	DW	Dish Washer	WC	Water Closet		Services void space (excluded from strata area)
WD	Washer and Dryer	DB/ST	Distribution Board/Storage	A/C	Air Conditioner		

Area includes balcony where applicable and excludes among others, the Architectural Fin, A/C - Air Conditioner/Ledge and Private Lift. The plans are subject to change as they may be required by relevant authorities. All floor plans and areas are subject to final survey. The factory shall not be enclosed unless with the approved factory covers, more particularly, Basement under the Number 'Approved Factory Survey'. Please refer to the tender containing the Particulars, Conditions and Information relating to the development and the unit for the floor plan relating to the unit you intend to purchase. The Sale and Purchase Agreement contains the entire agreement between the developer and the purchaser and supersedes all services or requirements of previous agreements, warranties, promises, inducements or statements of members, whether written or oral made by the developer and/or the developer's agent which are not attached to the Sale and Purchase Agreement.



Key Plan is not drawn to scale

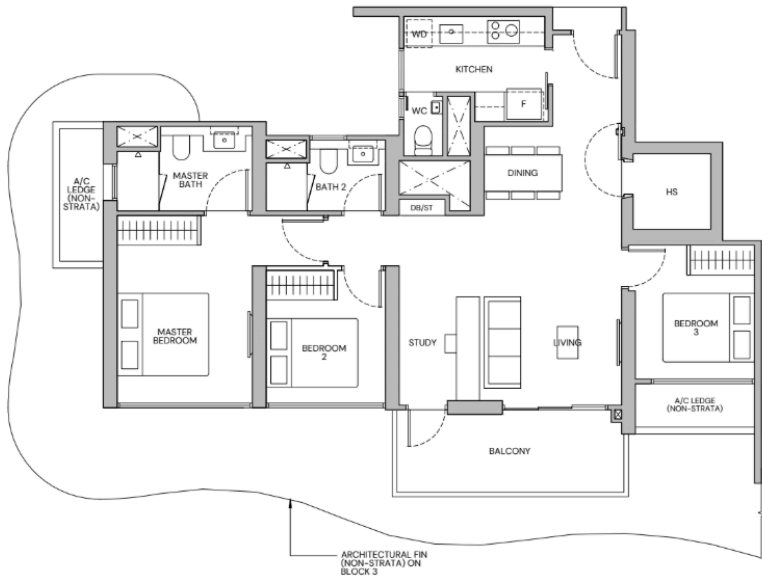
Floor Plans

3-BEDROOM PREMIUM + STUDY

TYPE CP2s
100 sq m / 1076 sq ft

SHOW UNIT

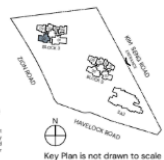
BLOCK 3
 #02-02 to #21-02
 #23-02 to #42-02
 #44-02 to #61-02



LEGEND (WHERE APPLICABLE)

F	Fridge	HS	Household Shelter	CH	Wine Chiller		Wall not allowed to be hacked or altered
WD	Washer cum Dryer	DW	Dish Washer	WC	Water Closet		Services void space (excluded from strata area)
WD	Washer and Dryer	DB/ST	Distribution Board/Storage	A/C	Air-Conditioner		

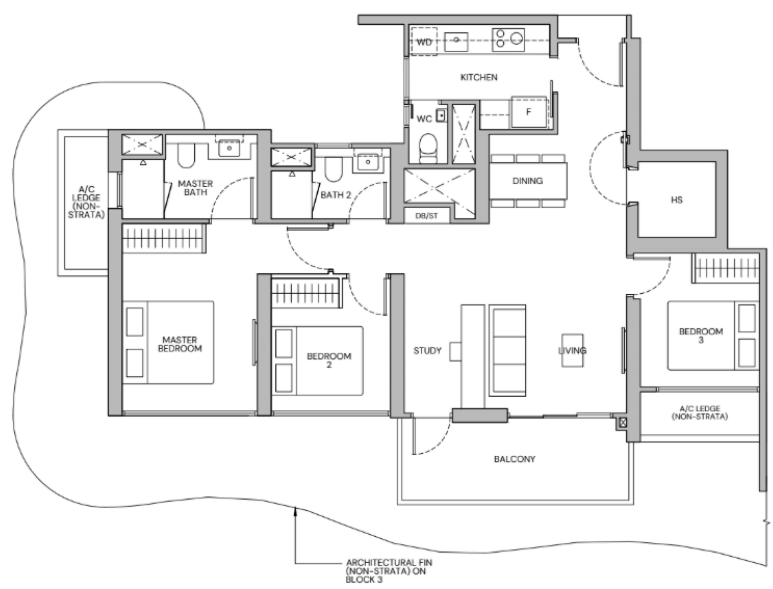
Area includes balcony where applicable and excludes among others, the Architectural Fin, A/C - Air Conditioner Ledge and Private Lift. The plans are subject to change as may be required by relevant authorities. All floor plans and areas are subject to final survey. The purchaser shall be an actual owner with the apartment building units, most particularly, the strata unit under the heading "Registered Owners' Boxes". Please refer to the letter containing the Particulars, Documents and Information relating to the development and the unit for the floor plan relating to the unit you intend to purchase. The Sale and Purchase Agreement contains the entire agreement between the developer and the purchaser and supersedes all drafts and all reports of previous negotiations, memoranda, 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.



Floor Plans

3-BEDROOM PREMIUM + STUDY

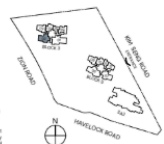
TYPE CP2s
100 sq m / 1076 sq ft
 BLOCK 3
 #02-02 to #21-02
 #23-02 to #42-02
 #44-02 to #61-02



LEGEND (WHERE APPLICABLE)

F	Fridge	HS	Household Shelter	CH	Wine Chiller		Wall not allowed to be hatched or altered
WD	Washer cum Dryer	DW	Dish Washer	WC	Water Closet		Services void space (excluded from strata area)
WD	Washer and Dryer	DB/ST	Distribution Board/Storage	A/C	Air Conditioner		

Area includes balcony where applicable and excludes among others, the Architectural Fin, A/C - Air Conditioner Ledges and Private Lift. The plans are subject to change as may be required by relevant authorities. All floor plans and areas are subject to final survey. The balance shall be an enclosed advice with the approval building permits, most particularly: Statutory under the Building Regulation (Building Survey). Please refer to the letter containing the Particulars, Documents and Information relating to the development and the unit for the floor plan relating to the unit you intend to purchase. The Sale and Purchase Agreement contains the entire agreement between the developer and the purchaser and supersedes all drafts and all aspects of 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.

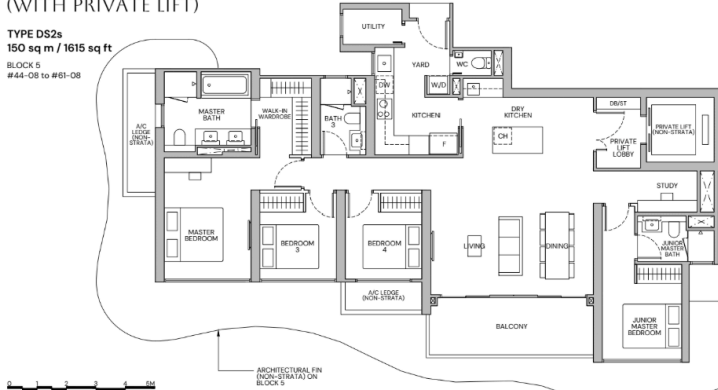


Key Plan is not drawn to scale

Floor Plans

4-BEDROOM SUPREME + STUDY (WITH PRIVATE LIFT)

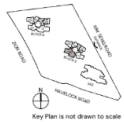
TYPE DS2s
150 sq m / 1615 sq ft
BLOCK 6
#44-08 to #61-08



LEGEND (WHERE APPLICABLE)

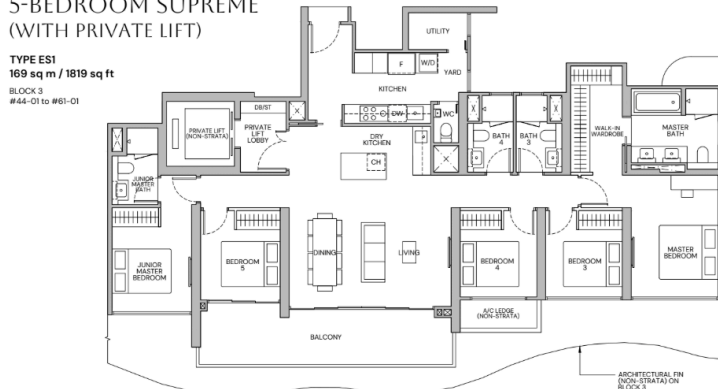
- | | | | | | | | | | |
|----|--|----|---|----|--------------|-------|----------------------------|----|-------------------|
| F | Fridge | DW | Dish Washer | CH | Wine Chiller | DB/ST | Distribution Board/Storage | HS | Household Shelter |
| WD | Washer cum Dryer | WC | Washer and Dryer | WC | Water Closet | A/C | Air Conditioner | | |
| □ | Wall not allowed to be hacked or altered | □ | Services void space (excluded from strata area) | | | | | | |

PropNex Developments reserves the right to amend and substitute any of the information in this plan. The information in this plan is for general information only and should not be relied upon for any specific purpose. The information in this plan is for general information only and should not be relied upon for any specific purpose. The information in this plan is for general information only and should not be relied upon for any specific purpose.



5-BEDROOM SUPREME (WITH PRIVATE LIFT)

TYPE ES1
169 sq m / 1819 sq ft
BLOCK 3
#44-01 to #61-01



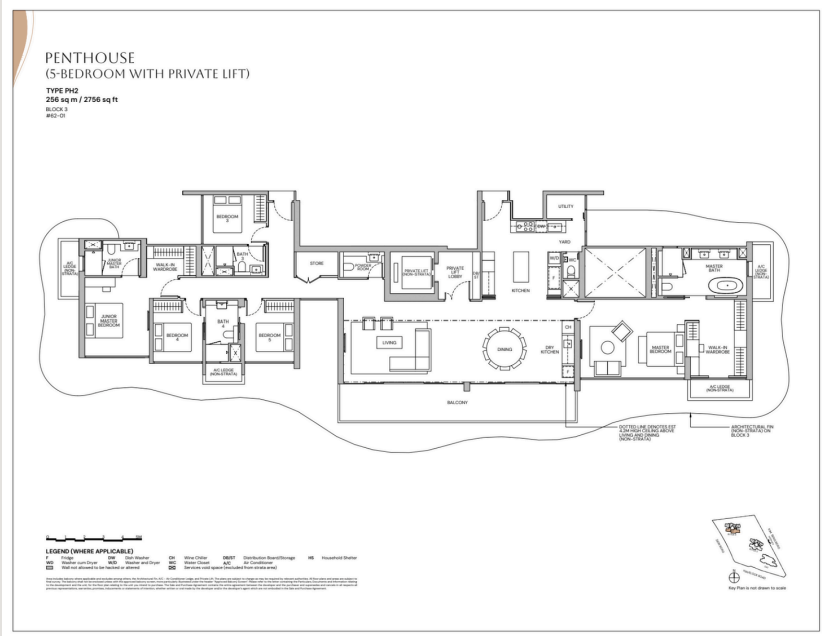
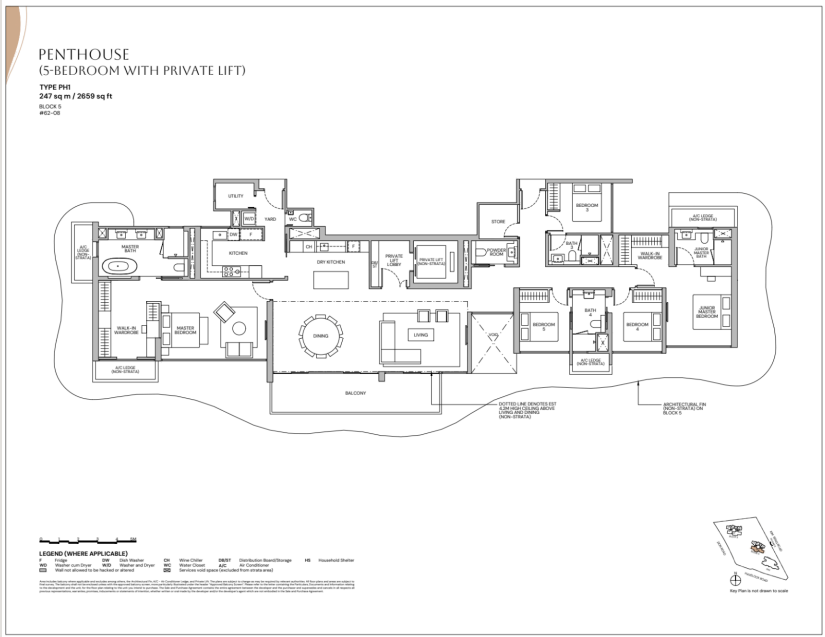
LEGEND (WHERE APPLICABLE)

- | | | | | | | | | | |
|----|--|----|---|----|--------------|-------|----------------------------|----|-------------------|
| F | Fridge | DW | Dish Washer | CH | Wine Chiller | DB/ST | Distribution Board/Storage | HS | Household Shelter |
| WD | Washer cum Dryer | WC | Washer and Dryer | WC | Water Closet | A/C | Air Conditioner | | |
| □ | Wall not allowed to be hacked or altered | □ | Services void space (excluded from strata area) | | | | | | |

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Floor Plans



Project ID: 2nd Edition Studio



“A Bloom of radiance and shade.”

The philosophy behind ikebana is grounded in Japanese aesthetics, which emphasises *simplicity, understated elegance,* and a respect for nature.

ikebana is not simply about arranging flowers, but creating a harmonious relationship between the natural materials used in the arrangement and the space around them



light

shadow

1BR, 2BR and 3BR

Contemporary Sleek



Sleek modernity elevated by the purity of **crisp design, harmonious hues,** and the poised subtlety of understated textures.

A Contemporary balance of clarity and calm

4BR, 5BR and Penthouse

Enduring Luxury



Where Refined Luxury surfaces meet **nature-inspired palettes,** bringing serene harmony into the heart of the city

A Luxury Elevated with timeless sophistication

Innovative Provisions & Fittings



LIEBHERR

De Dietrich 

 **GEBERIT**

hansgrohe

caccaro

Italian Imported Wardrobe for Master Bedrooms



CORTEN
PURSUIT OF PERFECTION

Integrated Magnetic Accessories Wall System



CORTEN
PURSUIT OF PERFECTION

INTEGRATED MAGNETIC ACCESSORIES WALL SYSTEM

Smart. Seamless. Magnetic.

- **Flexible** – Accessories click into place magnetically and can be moved anytime
- **Effortless** – No installation, no fuss - just lift, place and go

*The integrated magnetic wall panel system transforms the kitchen and bathroom walls into smart, functional surfaces – further enhancing design.
Finished in Corten's premium surface materials, mount and reposition shelves, holders and accessories freely and securely.*

No screws. No drilling. No damage.

ZYON
GRAND

X



DISCLAIMER

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