

ZYON GRAND

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SINGAPORE'S LARGEST PRIVATE REAL ESTATE AGENCY



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**HIGH-GROWTH
COMPANIES
ASIA-PACIFIC 2024**

THE STRAITS TIMES

**Singapore's Fastest
Growing Companies**

2023 - 2025

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Preliminary Project Information

Project Name	Zyon Grand
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.
No. of residential units	706
Tenure	Leasehold 99 years commencing from 15 July 2024
Unit Types	1BR + Study to 5BR Supreme units and 2 Penthouses
Concept Architect	Nikken Sekkei Ltd
Project Architect	ADDP Architects LLP
Landscape Architect	Ecoplan Asia Pte Ltd

Unit Distribution

Unit Type	Range of Area (sqft)*	Total Units	% unit
1-Bedroom + Study	468	59	83%
2-Bedroom/ 2-Bedroom Premium/ 2-Bedroom Premium + Study	533 - 715	236	
3-Bedroom/ 3-Bedroom Deluxe/ 3-Bedroom Premium + Study	813 – 1,070	293	
4-Bedroom Premium/ 4-Bedroom Supreme/ 4-Bedroom Supreme + Study (with private lift)	1,415 - 1,609	98	17%
5-Bedroom Supreme (with private lift)	1,814	18	
Penthouse (5-Bedroom with private lift)	2,653 - 2,761	2	
Total		706	100%

*subject to changes



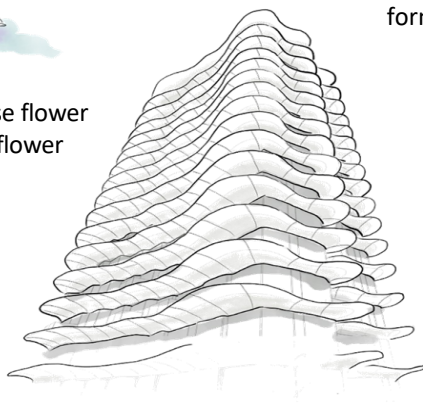
The Vanda Miss Joaquim Orchid as a symbol of Singapore's beauty, elegance and resilience.



"Ikebana": Japanese flower arrangement on a flower base.



Orchids on Singapore Island, forming a flower arrangement.



A cluster of petals form gentle eaves wrapped around the towers.

- The **tower fins blend the organic shapes of the national flower**
- The tall and slender towers, wrapped in the petal-like form, This composition **exudes a sense of refinement reminiscent of the Japanese art of flower arrangement – Ikebana.**

Location Map



Surrounding Amenities



The locations of future and existing amenities indicated in the photograph are for reference only.

South View - Level 40



North View - Level 40





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



Minutes' drive to expressways (CTE, AYE and MCE)

Lifestyle Amenities Within Reach



**Supermarket and Restaurants -
At your doorstep**



**3 mins' drive to Robertson Quay -
Wide choice of dining options**



**5 mins' drive to Orchard Rd –
For your shopping spree**



**6 mins' drive to Tiong Bahru -
For everyday essentials**



**4 mins' walk to Zion Riverside food center -
For local delights**



**4 mins' walk to Alexandra Park Connector –
For a nature retreat**

Primary Schools

- River Valley Primary School
- Alexandra Primary School
- Zhangde Primary School



Secondary Schools

- Gan Eng Seng School
- Crescent Girls' School
- Outram Secondary School

Tertiary Schools

- Singapore Management University
- School Of The Arts (SOTA)
- Nanyang Academy Of Fine Arts (NAFA)



CITY DEVELOPMENTS LIMITED



Irwell Hill Residences

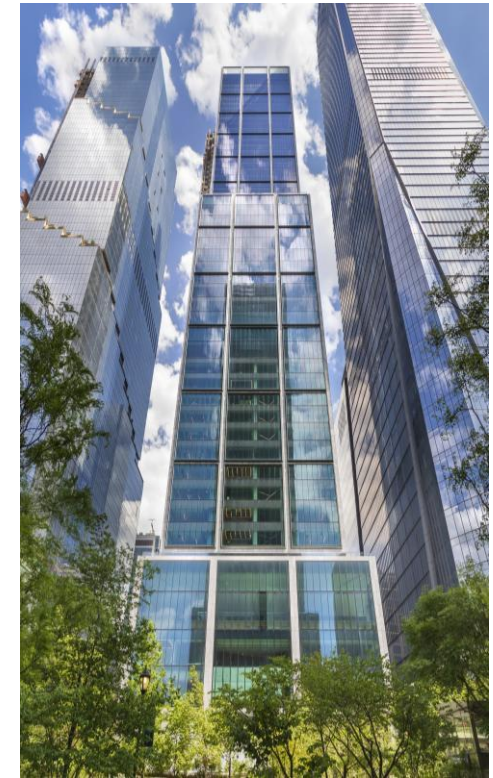


Boulevard 88

mitsui fudosan



Tokyo Midtown Yaesu
Tokyo, Japan



50 Hudson Yards
New York, United States



Preliminary Artist's Impression

**Direct Access to
Havelock MRT Station**



**Integrated Development
with Restaurants,
Supermarket and ECDC**



**Comprehensive facilities with
Premier Residential Services**



**Two Iconic 62-Storey
residential blocks**



Panoramic Views

North South orientation towards
Sentosa, CBD, MBS

ZYON
GRAND

**Renowned Developers:
CDL and Mitsui Fudosan**



**Collaboration with
World Class Architects
Nikken Sekkei x ADDP Architects LLP**



**Premium Kitchen Appliances
and Italian master wardrobe**



Proximity to good schools
Close to good schools e.g. River Valley
Primary and Gan Eng Seng School



**Efficient layouts and
well-appointed interiors.**

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