

ZYON

GRAND

Project Briefing will commence shortly.
Thank you for your patience.

Presenters Introduction



Chua Wan Khi, AVP
Developer
Sales & Marketing
City Developments Limited



Jean Lee, Manager
Developer
Sales & Marketing
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Daiji Chikuba
Concept Architect
General Manager,
Nikken Sekkei Ltd



Markus Cheng
Architect
Senior Associate Partner
ADDP Architects LLP



Thanapong (Gong), MD
Landscape Consultant
Ecoplan Asia Pte Ltd



Hilary Loh, Design Director
Project ID Consultant
2nd Edition Pte Ltd



Dominic Cheng, Manager
Customer Service
City Developments Limited

Developers and Consultants

ZYON
GRAND

Jointly developed by
renowned developers



Collaboration with
world class architects



Partnership with
top consultants





CITY DEVELOPMENTS LIMITED

City Developments Limited (CDL) is a leading global real estate company with a network spanning 168 locations in 29 countries and regions.

- Developed over 53,000 luxurious residences globally
- Owns around 23 million sq ft of commercial space globally
- Hospitality footprint of over 160 hotels globally
- 9 listed companies in Singapore, New Zealand, Philippines, and The International Stock Exchange
- Global presence in 29 countries and regions



Irwell Hill Residences



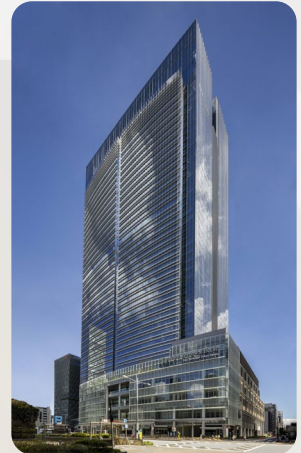
Boulevard 88



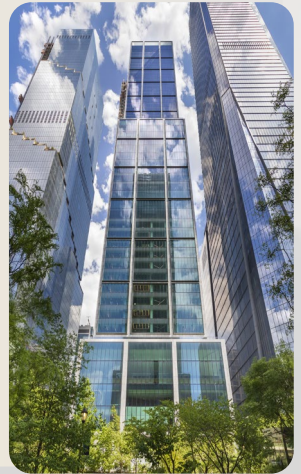
MITSUMI FUDOSAN GROUP

Mitsui Fudosan Group is Japan's largest real estate developer with a history of innovation that has kept it at the forefront of the real estate industry.

- Sponsored Japan's first REIT
- Developed Japan's first factory outlet, Tokyo Disneyland, Japan's first regional shopping mall, and first office skyscraper
- Comprehensive business spanning office buildings, commercial facilities, hotels and resorts, logistics, and housing
- Global presence in the United States, the United Kingdom, China, Taiwan, Southeast Asia, India, and Australia



Tokyo Midtown Yaesu



50 Hudson Yards

In Partnership with Top Class Consultants

ZYON
GRAND

Concept Architect

Nikken Sekkei Limited



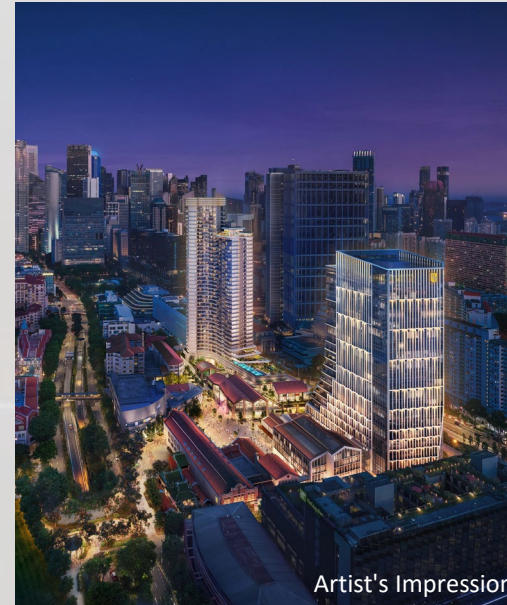
Tokyo Skytree®, Japan



One Za'abeel, Dubai, UAE

Project Architect

ADDP Architect LLP



Artist's Impression

Union Square Residences



Artist's Impression

Irwell Hill Residences

In Partnership with Top Class Consultants

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Landscape Consultant

Ecoplan Asia Pte Ltd



Irwell Hill Residences



Norwood Grand

Project Interior Designer

2nd Edition Pte Ltd



The Orie



Union Square Residences

Builder

Woh Hup Pte Ltd



Union Square Residences



Irwell Hill Residences

Name Rationale

ZYON
GRAND



Artist's Impression

ZYON
GRAND

Residential component
卓悦峰

The name **ZYON** is inspired by the original spelling of Zion and conveys to its sense of place. The suffix **GRAND** continues the developers' distinguished lineage of iconic projects.

ZYON
GALLERIA

Restaurants (F&B), Supermarket, ECDC
卓悦坊

ZYON GALLERIA is the retail and lifestyle component of **ZYON GRAND** where shopping, dining, and everyday experiences are thoughtfully curated. It reinforces the development's identity as a vibrant place where residents, visitors, and the wider community can explore, connect, and linger.

Statement positioning:
Your Home Above, Your World Apart

Project Details

Project Name	Zyon Grand 卓悦峰
Developer	CDL-MFA Altair Property Pte Ltd (Joint Venture between CDL and Mitsui Fudosan Group)
Description	2 blocks of 62-storey residential development and 1 tower of 36-storey long-stay serviced apartments with Restaurants (F&B), supermarket and an early childhood development centre.
District	3
Address	3 Kim Seng Road, Singapore 169558 5 Kim Seng Road, Singapore 169557
Tenure	Leasehold 99 years commencing from 15 July 2024
Expected Vacant Possession	30 Sep 2032
Land Area	Approximately 15,277.9 sqm
No. of residential units	706
Est. Carpark Lots	Total 595 carpark lots: 565 lots for residential (excluding 5 accessible lots) 30 lots for commercial (excluding 1 accessible lot and 3 lots designated for ECDC) 177 Bicycle Lots

Unit Mix

<u>Unit Type</u>	<u>Estimated Area (sq ft)</u>	<u>Total Units</u>	<u>% Unit</u>
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	
4-Bedroom Premium (with Private Lift)	1,421	40	17%
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%

*Level 44 - 61

A r c h i t e c t u r a l C o n c e p t

N i k k e n S e k k e i L i m i t e d

About Nikken Sekkei

ZYON
GRAND

Nikken Sekkei

Founded in 1900, Japan-based Nikken Sekkei Ltd is a global architectural design firm with 11 overseas offices, including a Singapore Liaison Office. With a portfolio of iconic projects around the world, such as Tokyo Skytree, Singapore Rail Corridor masterplan, One Za'abeel (Dubai) and Shanghai Greenland Center (China), the company takes pride in its innovative, integrated approach across all disciplines of architectural design, utilizing talented teams that work collaboratively and multi-culturally to deliver superior solutions for clients. Going forward, the company's goal is to enhance the cherished social trust it has earned over the decades, and expand and evolve as a premier "social environment design platform."



NIKKEN
EXPERIENCE, INTEGRATED

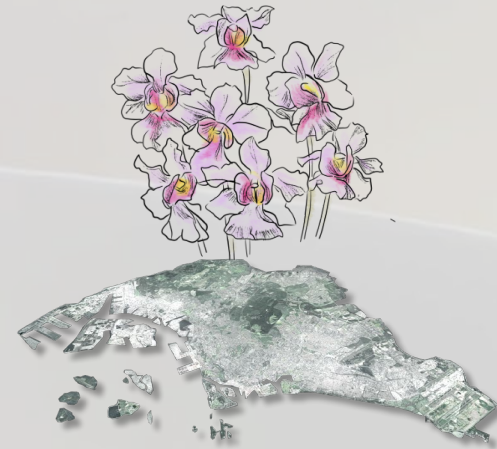
The Garden Isle – An Exclusive Island in Bloom



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



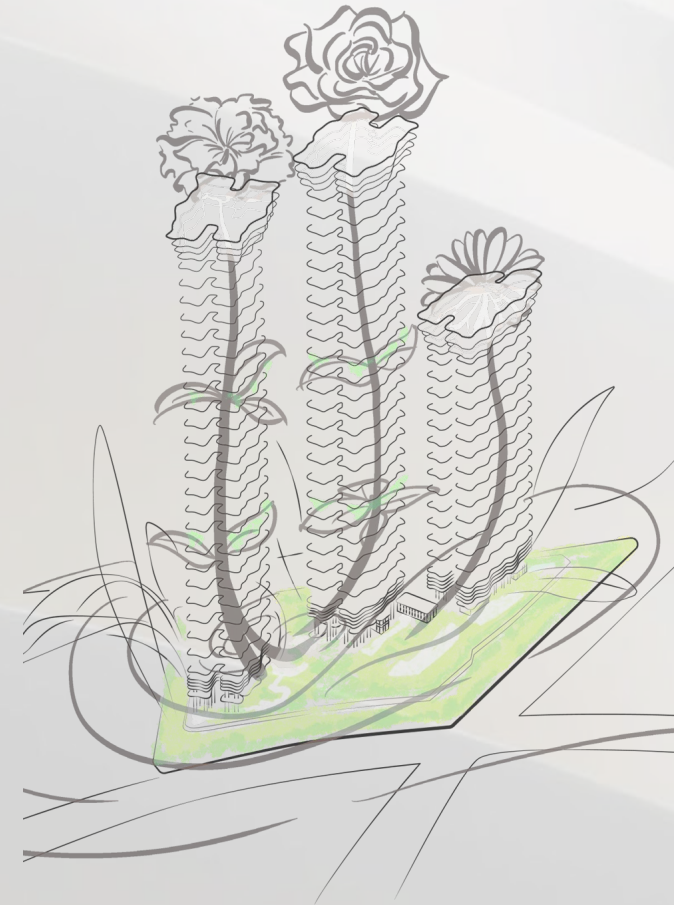
Orchids are often seen in groups forming a cluster.



Orchids on Singapore Island, forming a flower arrangement.



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



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

Timeless Façade – A Symbol of Nature and Elegance



The warm undertones of the chosen colours help the building blend into the surrounding, while its contrast allows it to stand out.

Design Inspiration

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Artist's Impression



Artist's Impression

Design Inspiration

ZYON
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Artist's Impression

Strictly Private and Confidential. Information is subject to change without prior notice. Not for circulation.

Project Details

A D D P Architects LLP

Location

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Sales Gallery along Ganges Ave

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Exceptional Connectivity

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SGH Campus*



EW16 NE3 TE17

Outram Park
Interchange
1 Stop

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GRAND

Direct Access to

TE16

Havelock MRT

Great World



TE15

Great World
1 Stop

ION Orchard



NS22 TE14

Orchard
Interchange
2 Stops

Marina Bay
Financial Centre



NS27 CE2 TE20

Marina Bay
Interchange
4 Stops



Minutes drive to expressways (CTE, AYE and MCE)

*Approx. 10,000+ workforce – Ready tenant pool

Lifestyle Amenities Within Reach

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Supermarket and restaurants (F&B)
At your doorstep



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



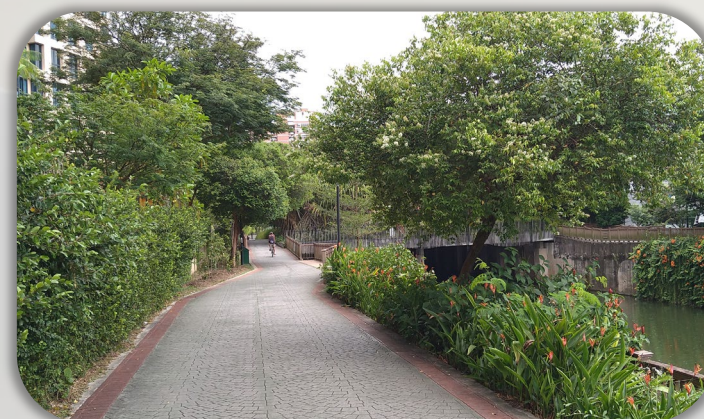
5 mins* drive to Tiong Bahru
For everyday essentials



8 mins* drive to Orchard Rd
For your shopping spree



7 mins* walk to Zion Riverside food centre
For local delights



5 mins* walk to Alexandra Park Connector
For a nature retreat

*Actual timing varies according to traffic condition

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Educational Institutions in the Vicinity

Primary Schools

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



Secondary Schools

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

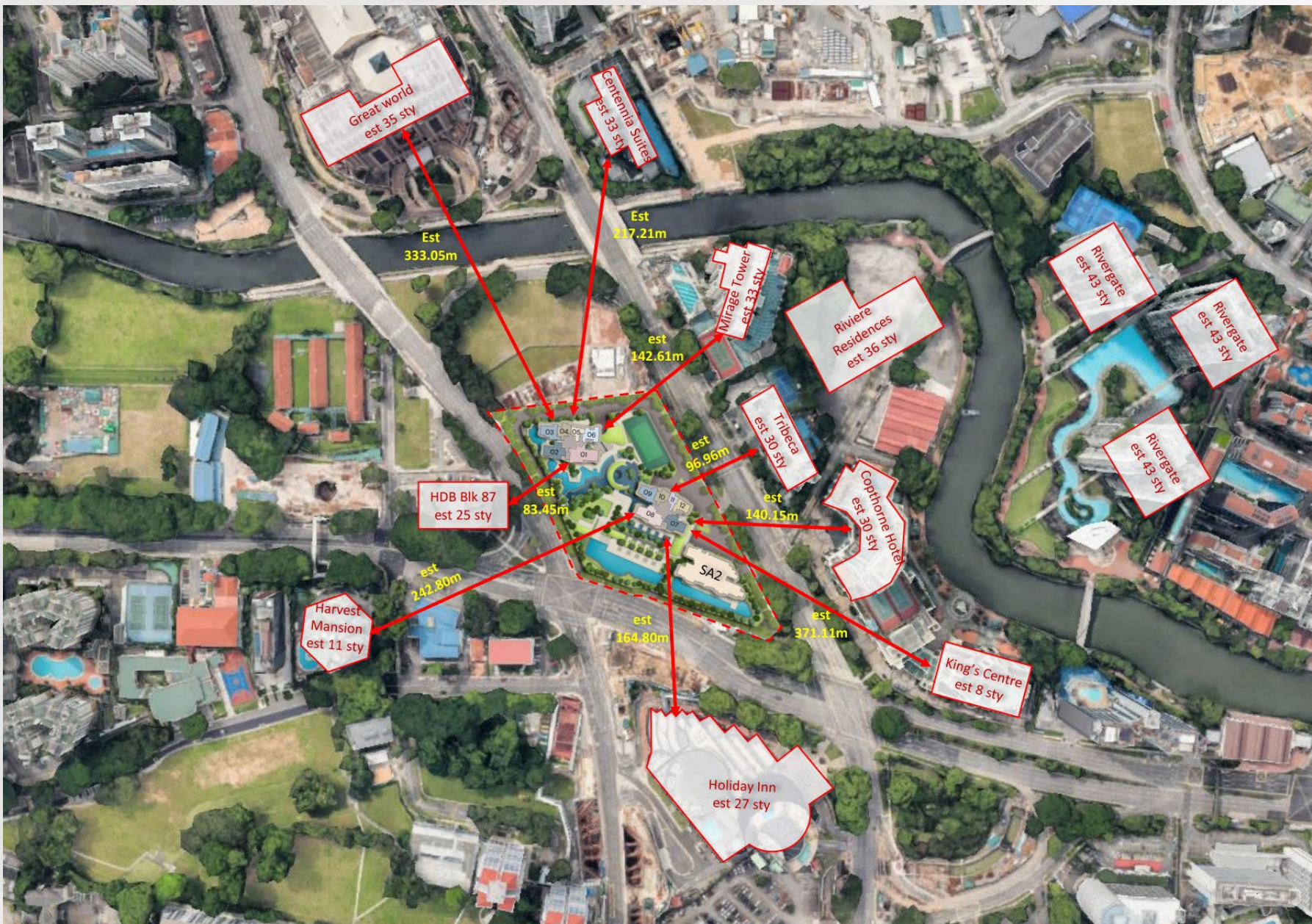


Tertiary Institutions

- ◇ Singapore Management University (SMU)
- ◇ School of the Arts (SOTA)
- ◇ Nanyang Academy of Fine Arts (NAFA)



Site Context (Surrounding Storey Heights)



Level 40 Views

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North Views



South Views

Level 60 Views

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North Views



South Views

Site Plan

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1ST STOREY/ UPPER 1ST



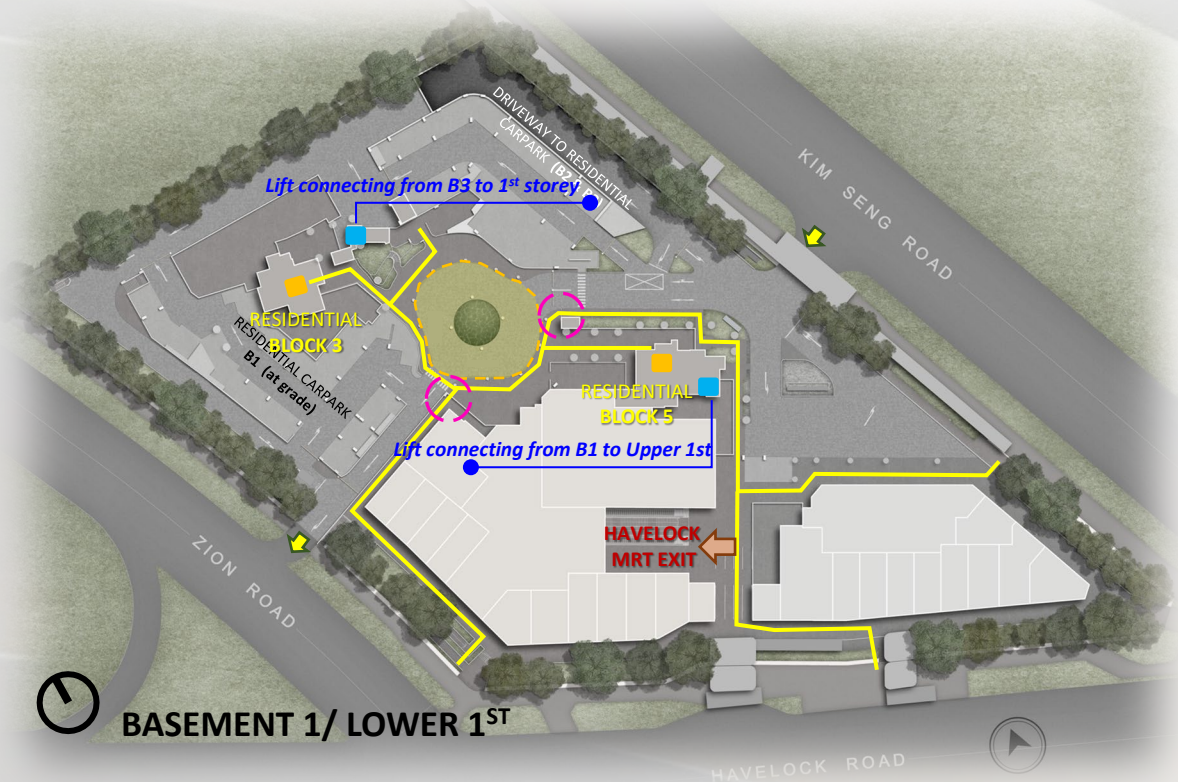
Residential Vehicular Access



LEGEND

	Residential Vehicular Circulation to Basement 2 & 3 Carpark
	Residential Vehicular Circulation to Basement 1 Carpark (at grade)
	Residential Main Drop Off
	Residential Development Vehicular Ingress/ Egress
	Residential Carpark Ingress/ Egress
	Drop off connection to residential blocks via connecting lift
	Residential Common Lifts connecting Basement and Facilities at Landscape Deck

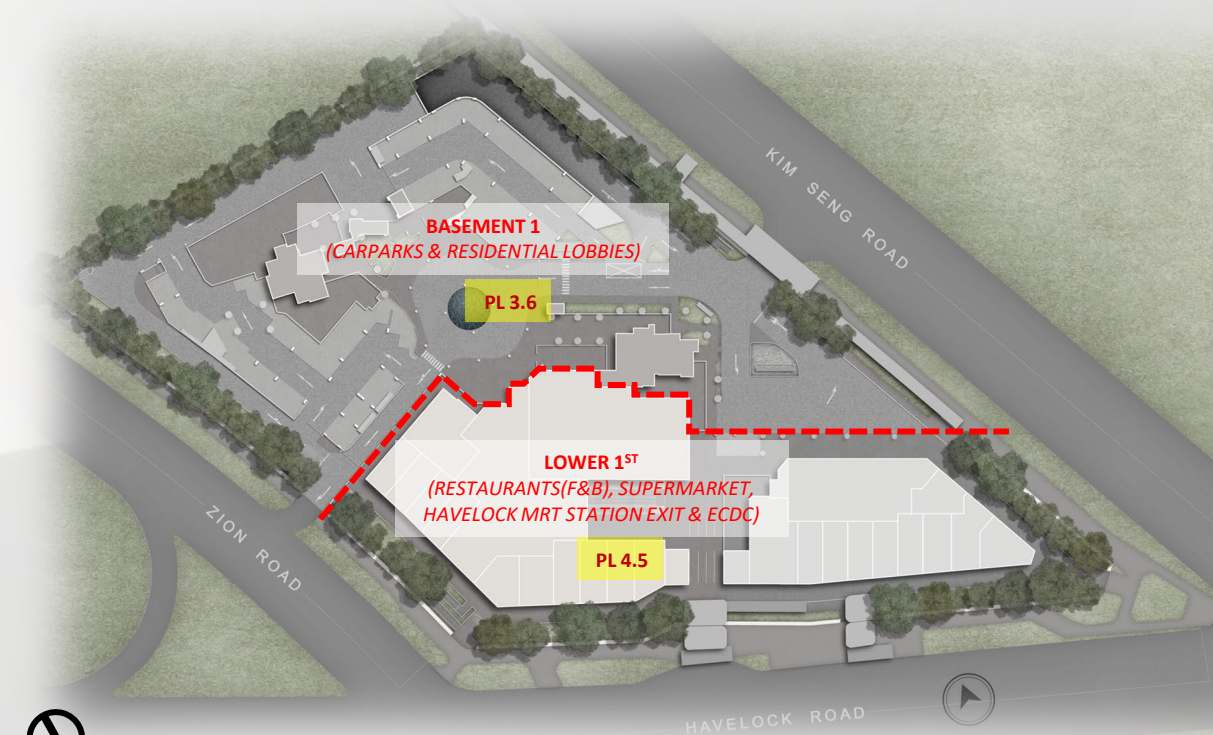
Standard Carpark Lots -
565 Lots
Accessible Carpark Lots -
5 Lots



LEGEND

	Pedestrian Circulation (Residential)
	Drop off connection to residential blocks via connecting lift
	Residential Common Lifts connecting Basement and Facilities at Landscape Deck
	Residential Main Drop Off
	Residential Development Vehicular Ingress/ Egress
	Security Gate

Levels



 BASEMENT 1/ LOWER 1ST

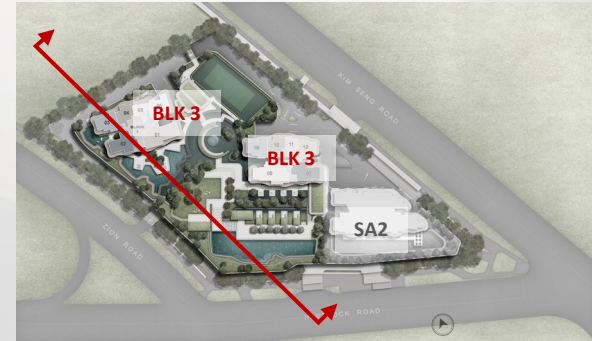


 1ST STOREY/ UPPER 1ST

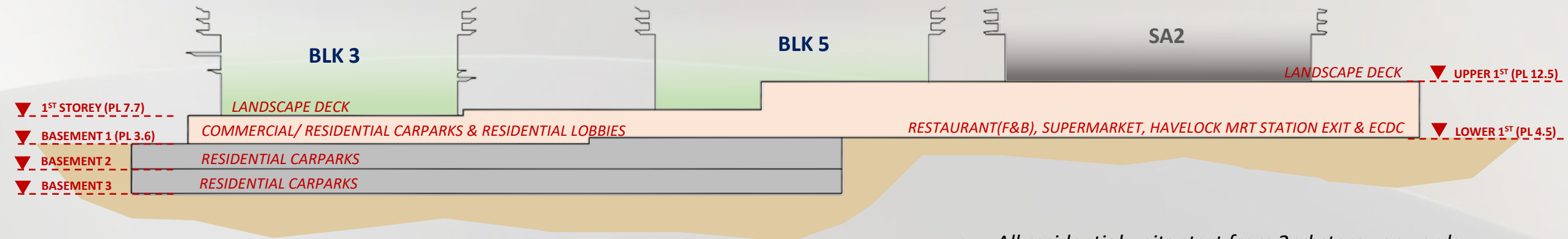
Schematic Section



KEY PLAN – BASEMENT 1/ LOWER 1ST

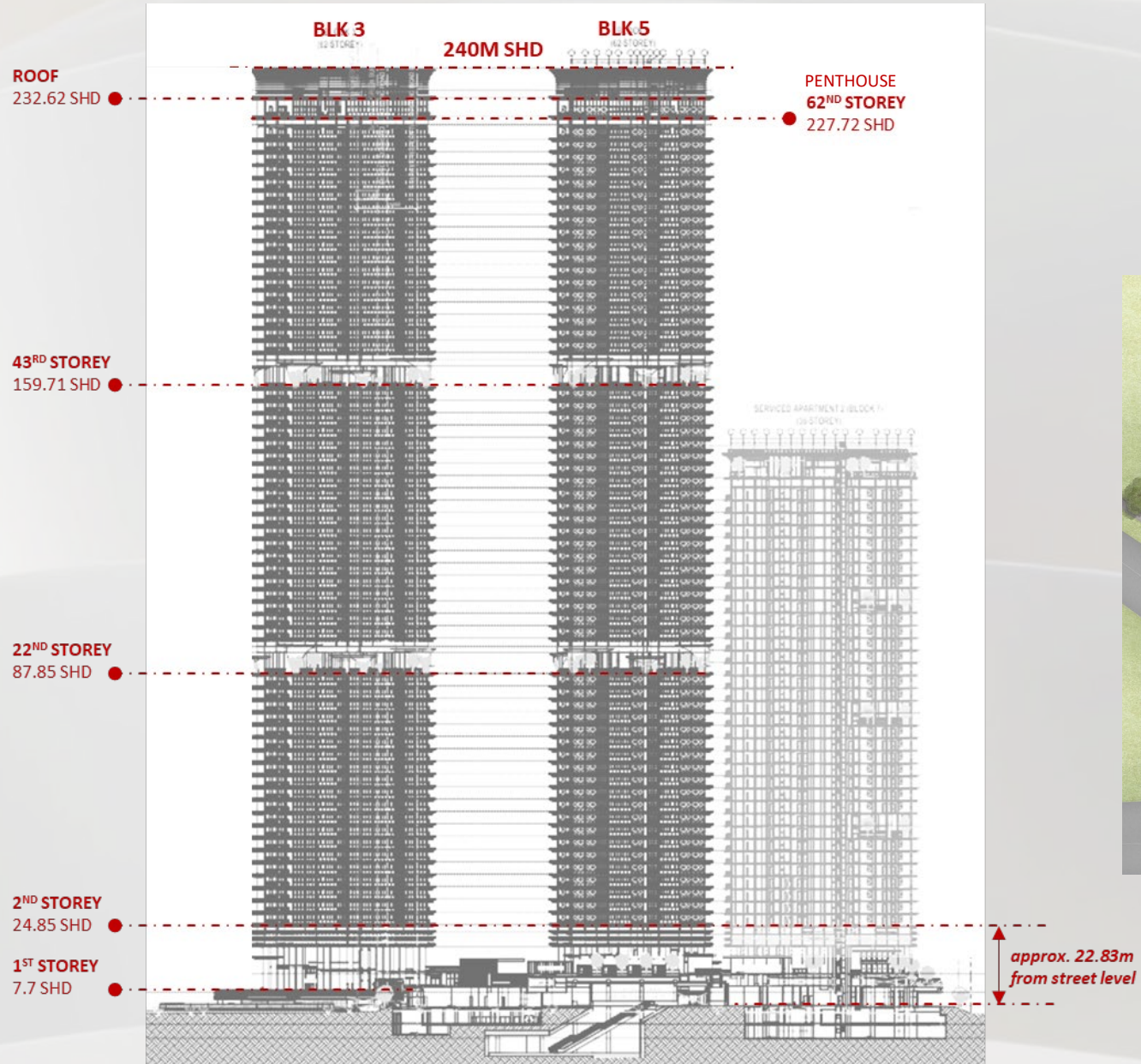


KEY PLAN – 1ST STOREY/ UPPER 1ST



- All residential units start from 2nd storey onwards

Building Height



Overview

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62-Storey Luxury
Residences



Long-Stay Serviced
Apartment II (SA2)



Havelock MRT Station



Restaurants (F&B),
Supermarket and
Early Childhood
Development Centre

Artist's Impression

Schematic Chart

BLOCK 3, KIM SENG ROAD, S(169558)

UNIT FLOOR	01	02	03	04	05	06
62	PH2 (#62-01)		CD1	BP2s	B1	C1
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	ALTITUDE 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
13	DS1	CP2s	CD1	BP2s	B1	C1
12	DS1	CP2s	CD1	BP2s	B1	C1
11	DS1	CP2s	CD1	BP2s	B1	C1
10	DS1	CP2s	CD1	BP2s	B1	C1
9	DS1	CP2s	CD1	BP2s	B1	C1
8	DS1	CP2s	CD1	BP2s	B1	C1
7	DS1	CP2s	CD1	BP2s	B1	C1
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
UPPER 1 st / 1 st	LANDSCAPE DECK					
LOWER 1 st / B1	RESIDENTIAL / COMMERCIAL CARPARK RESTAURANTS (F&B) & SUPERMARKET EARLY CHILDHOOD DEVELOPMENT CENTRE HAVELOCK MRT STATION EXIT					
B2	RESIDENTIAL CARPARK					
B3	RESIDENTIAL CARPARK					

BLOCK 5, KIM SENG ROAD, S(169557)

UNIT FLOOR	07	08	09	10	11	12
62	PH1 (#62-08)		CD1	BP2s	Als	BP1
61	CP1s	D52s	CD1	BP2s	Als	BP1
60	CP1s	D52s	CD1	BP2s	Als	BP1
59	CP1s	D52s	CD1	BP2s	Als	BP1
58	CP1s	D52s	CD1	BP2s	Als	BP1
57	CP1s	D52s	CD1	BP2s	Als	BP1
56	CP1s	D52s	CD1	BP2s	Als	BP1
55	CP1s	D52s	CD1	BP2s	Als	BP1
54	CP1s	D52s	CD1	BP2s	Als	BP1
53	CP1s	D52s	CD1	BP2s	Als	BP1
52	CP1s	D52s	CD1	BP2s	Als	BP1
51	CP1s	D52s	CD1	BP2s	Als	BP1
50	CP1s	D52s	CD1	BP2s	Als	BP1
49	CP1s	D52s	CD1	BP2s	Als	BP1
48	CP1s	D52s	CD1	BP2s	Als	BP1
47	CP1s	D52s	CD1	BP2s	Als	BP1
46	CP1s	D52s	CD1	BP2s	Als	BP1
45	CP1s	D52s	CD1	BP2s	Als	BP1
44	CP1s	D52s	CD1	BP2s	Als	BP1
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38	CP1s	DP1	CD1	BP2s	Als	BP1
37	CP1s	DP1	CD1	BP2s	Als	BP1
36	CP1s	DP1	CD1	BP2s	Als	BP1
35	CP1s	DP1	CD1	BP2s	Als	BP1
34	CP1s	DP1	CD1	BP2s	Als	BP1
33	CP1s	DP1	CD1	BP2s	Als	BP1
32	CP1s	DP1	CD1	BP2s	Als	BP1
31	CP1s	DP1	CD1	BP2s	Als	BP1
30	CP1s	DP1	CD1	BP2s	Als	BP1
29	CP1s	DP1	CD1	BP2s	Als	BP1
28	CP1s	DP1	CD1	BP2s	Als	BP1
27	CP1s	DP1	CD1	BP2s	Als	BP1
26	CP1s	DP1	CD1	BP2s	Als	BP1
25	CP1s	DP1	CD1	BP2s	Als	BP1
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18	CP1s	DP1	CD1	BP2s	Als	BP1
17	CP1s	DP1	CD1	BP2s	Als	BP1
16	CP1s	DP1	CD1	BP2s	Als	BP1
15	CP1s	DP1	CD1	BP2s	Als	BP1
14	CP1s	DP1	CD1	BP2s	Als	BP1
13	CP1s	DP1	CD1	BP2s	Als	BP1
12	CP1s	DP1	CD1	BP2s	Als	BP1
11	CP1s	DP1	CD1	BP2s	Als	BP1
10	CP1s	DP1	CD1	BP2s	Als	BP1
9	CP1s	DP1	CD1	BP2s	Als	BP1
8	CP1s	DP1	CD1	BP2s	Als	BP1
7	CP1s	DP1	CD1	BP2s	Als	BP1
6	CP1s	DP1	CD1	BP2s	Als	BP1
5	CP1s	DP1	CD1	BP2s	Als	BP1
4	CP1s	DP1	CD1	BP2s	Als	BP1
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B2	RESIDENTIAL CARPARK					
B3	RESIDENTIAL CARPARK					

LEGEND

- 1-BEDROOM + STUDY
- 2-BEDROOM
- 2-BEDROOM PREMIUM
- 2-BEDROOM PREMIUM + STUDY
- 3-BEDROOM
- 3-BEDROOM DELUXE
- 3-BEDROOM PREMIUM + STUDY
- 4-BEDROOM PREMIUM (WITH PRIVATE LIFT)
- 4-BEDROOM SUPREME (WITH PRIVATE LIFT)
- 4-BEDROOM SUPREME + STUDY (WITH PRIVATE LIFT)
- 5-BEDROOM SUPREME (WITH PRIVATE LIFT)
- PENTHOUSE (5-BEDROOM WITH PRIVATE LIFT)

Show Unit Plan – 2BR Premium + Study

Type BP2s

67 sq m / 721 sq ft

- 1 Efficient dumbbell layout
- 2 Well-sized kitchen
- 3 Master Bedroom can accommodate king-sized bed
- 4 Bedroom 2 can accommodate queen-sized bed
- 5 Flexi study area that can be work from home area / hobby area



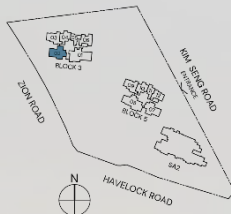
Unit area is estimation only and subject to final survey.
Floor plan is not to scale

Show Unit Plan – 3BR Premium + Study

Type CP2s

100 sq m / 1,076 sq ft

- 1 Regular and efficient layout
- 2 Enclosable/naturally-ventilated kitchen
- 3 Flexible study space within living/dining and accessible to balcony
- 4 All bathrooms are naturally ventilated
- 5 Master Bedroom can accommodate king-sized bed
- 6 All other bedrooms can accommodate Queen-sized bed



Show Unit Plan – 4BR Supreme (with Private Lift)

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Type DS1

141 sq m / 1,518 sq ft

- 1 5.5m wide frontage to maximise views towards south
- 2 Provision of private lifts for 4-bedroom and onwards
- 3 Dry kitchen with sink and wine chiller
- 4 Well-sized kitchen with proper yard and utility
- 5 Master Bathroom with double sink provision and long bath
- 6 Master Bedroom with walk-in wardrobe, can accommodate king-sized bed and a study or dresser
- 7 All other bedrooms can accommodate queen-sized bed



Unit area is estimation only and subject to final survey.
Floor plan is not to scale

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Premium Unit Provisions – Smart Home Features

Smart Home Gateway



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

Smart Air Con Controls



Hot day? Turn on the air conditioning remotely and have the home cooled in preparation for your return.

Smart Lighting Controls



Schedule the lights to come on automatically or check if you have forgotten to turn them off.

Smart Surveillance



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

Smart Digital Lockset



Enjoy the convenience of locking or unlocking the door remotely. You can also use PIN, biometrics, key or access card.

Smart WIFI Doorbell



Get notified when someone is at the door, so you can see who is paying a visit or communicate with them.

Smart Energy Monitoring



Keep track of your household energy consumption to keep up sustainable habits.

Smart Community Features

Smart Booking/Payment



Easily check availability, book and pay for facilities, then check in seamlessly with your access card.

Smart Audio Video Telephony



Receive notifications and grant guests entry upon arrival, via the mobile app.

Smart Invite



Pre-register guests and generate QR codes to allow them effortless access to the development.

Smart Parcel



Parcel station offers a secure and convenient package pickup.

Keyless Mailbox



Collect your mail with easy, secure, keyless access.

Energy-Efficient Design



- ✓ Building oriented for good natural ventilation in the common areas and residential units.
- ✓ Building façade designed to reduce solar heat gain.
- ✓ Residential units have deep recessed balconies and/or deep horizontal ledges which provide shade for the interiors.
- ✓ Porous building design allows comfortable air movement throughout the development

Energy-Efficient Features



- ✓ Energy-efficient air-conditioning system for all residential units.
- ✓ Energy-efficient lighting design with use of LED lighting and motion sensors at common areas.
- ✓ Energy-efficient lifts with regenerative drive, Variable Voltage Variable Frequency (VVVF) drive and sleep function mode.

Health and Wellbeing



- ✓ Use of environmentally friendly and sustainable materials certified by approved local certification bodies.
- ✓ Low Volatile Organic Compounds (VOC) paints for all internal walls to ensure healthy indoor air quality.
- ✓ Landscape and water features at the podium reduce urban heat build-up at the public realm to create a cooler and comfortable environment.
- ✓ Smart home with smart community system for residents' comfort and convenience.

L a n d s c a p e D e s i g n a n d F a c i l i t i e s

E c o p l a n A s i a P t e L t d



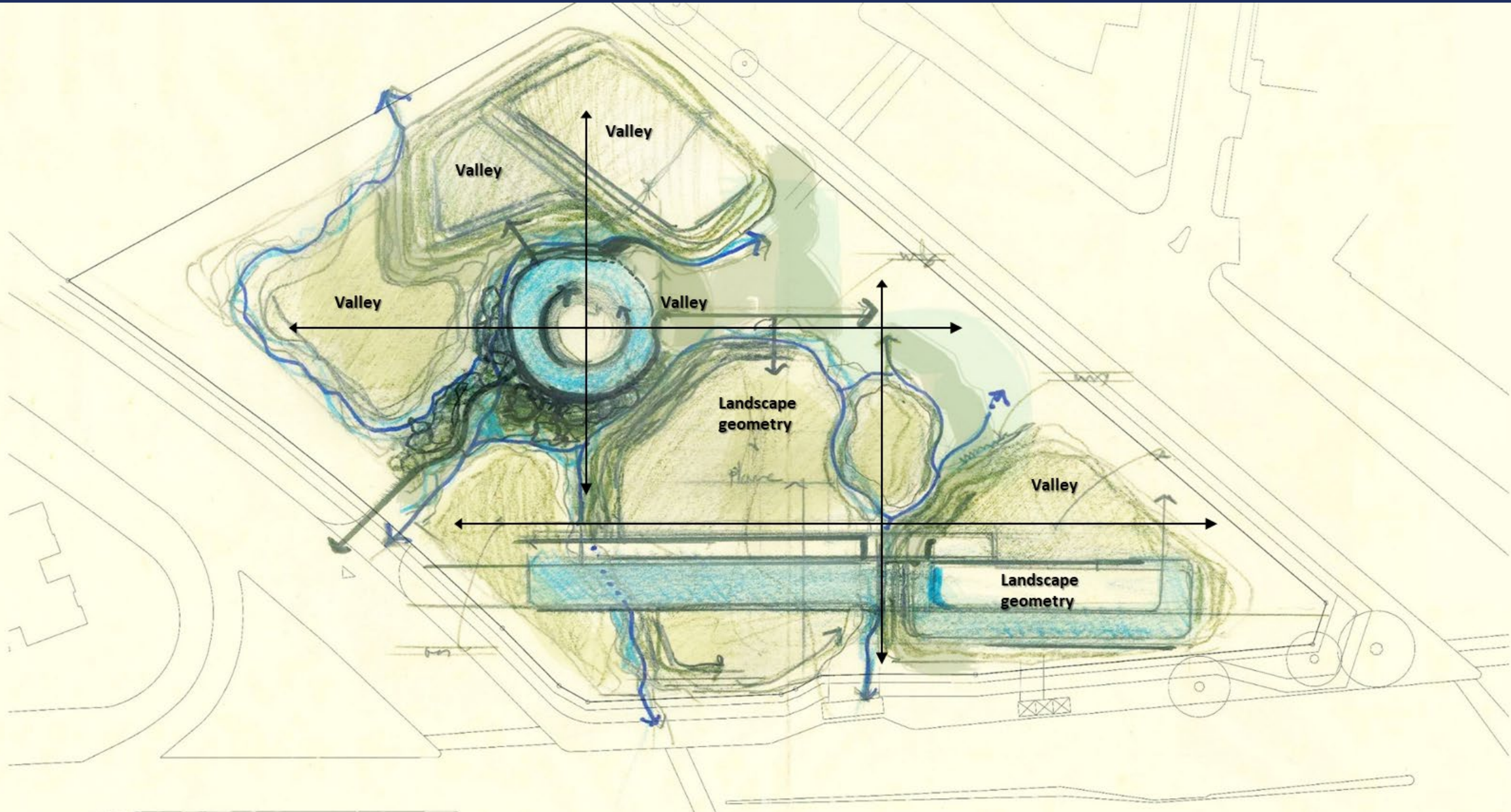
TROPICAL RAIN FOREST



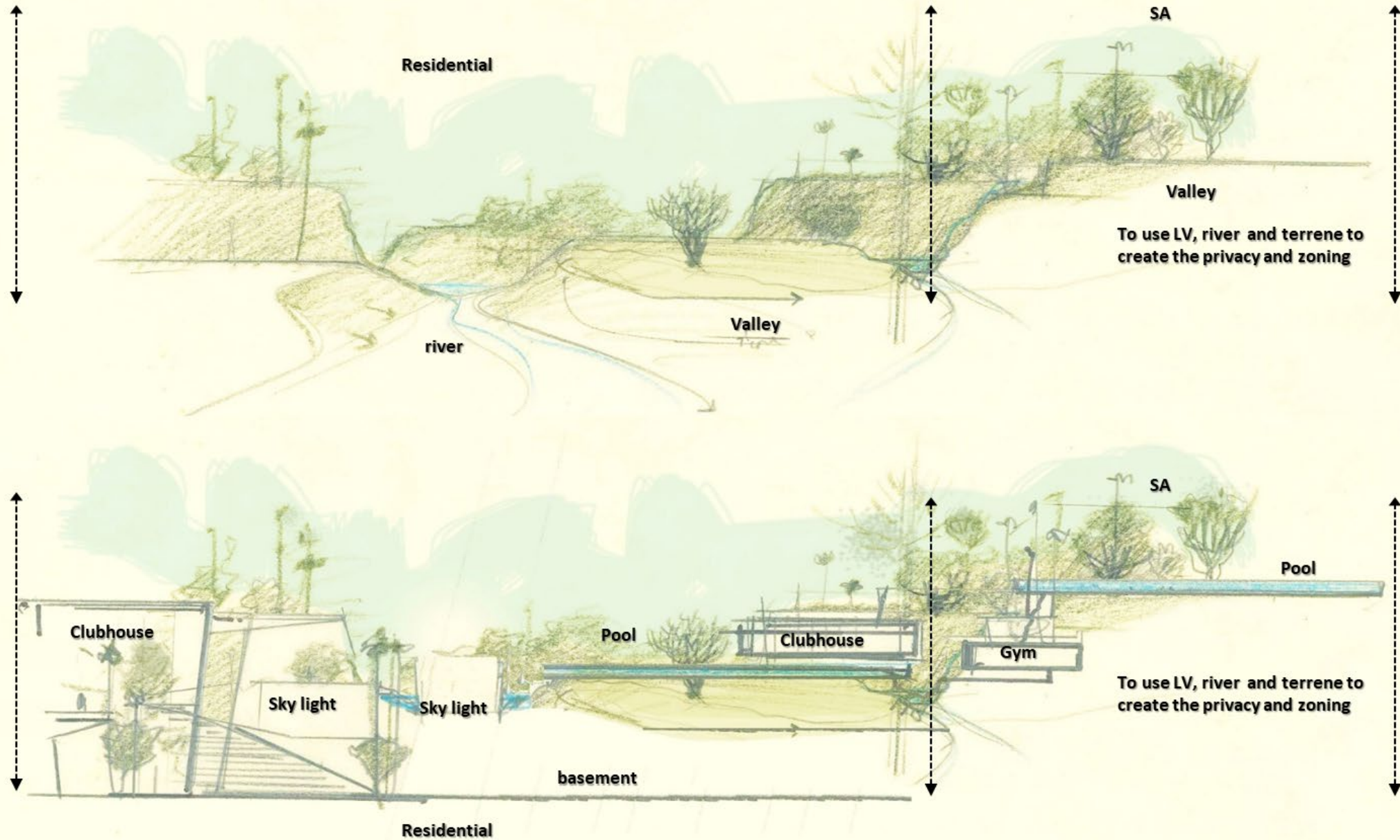
Our concept for the projects focuses on creating a harmonious and inviting environment that seamlessly integrates with the surrounding natural and historical context. by sculpting the terrain forms that is inspired by the terrain form of canyon, highlighting the significance of the river as a historical site, and incorporating lush tropical native greenery, we aim to craft curated spaces that evoke a sense of connection and reverence for the site and surrounding

Design Concept

ZYON
GRAND

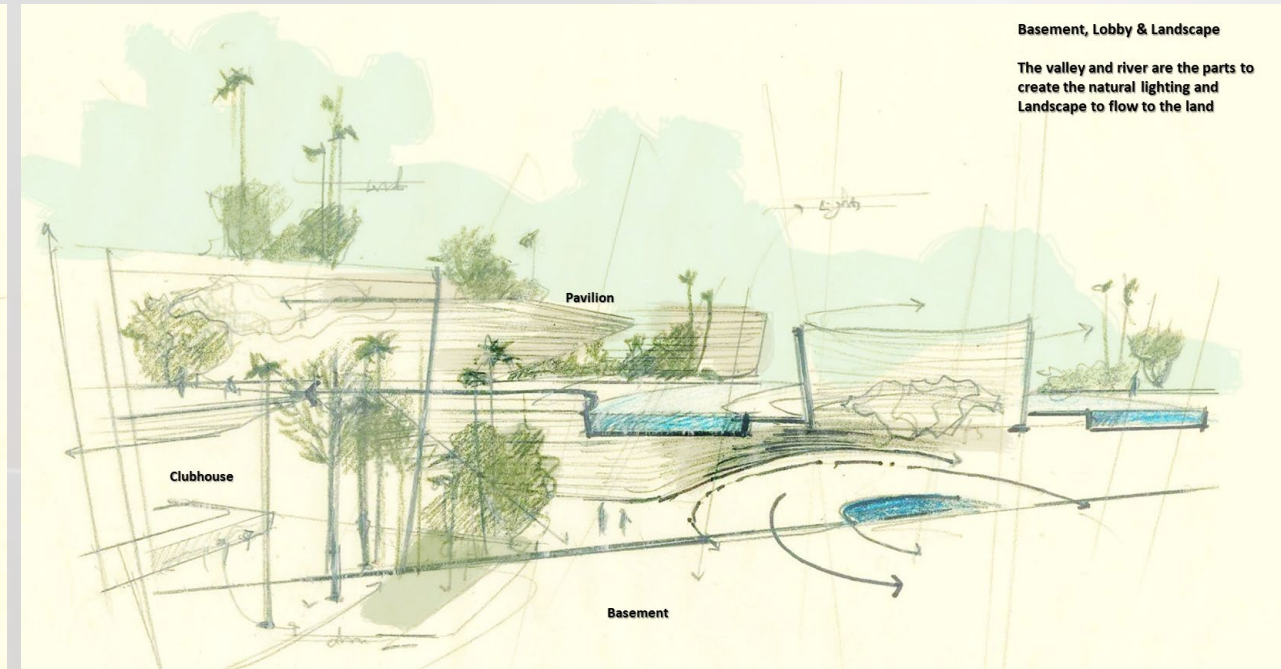
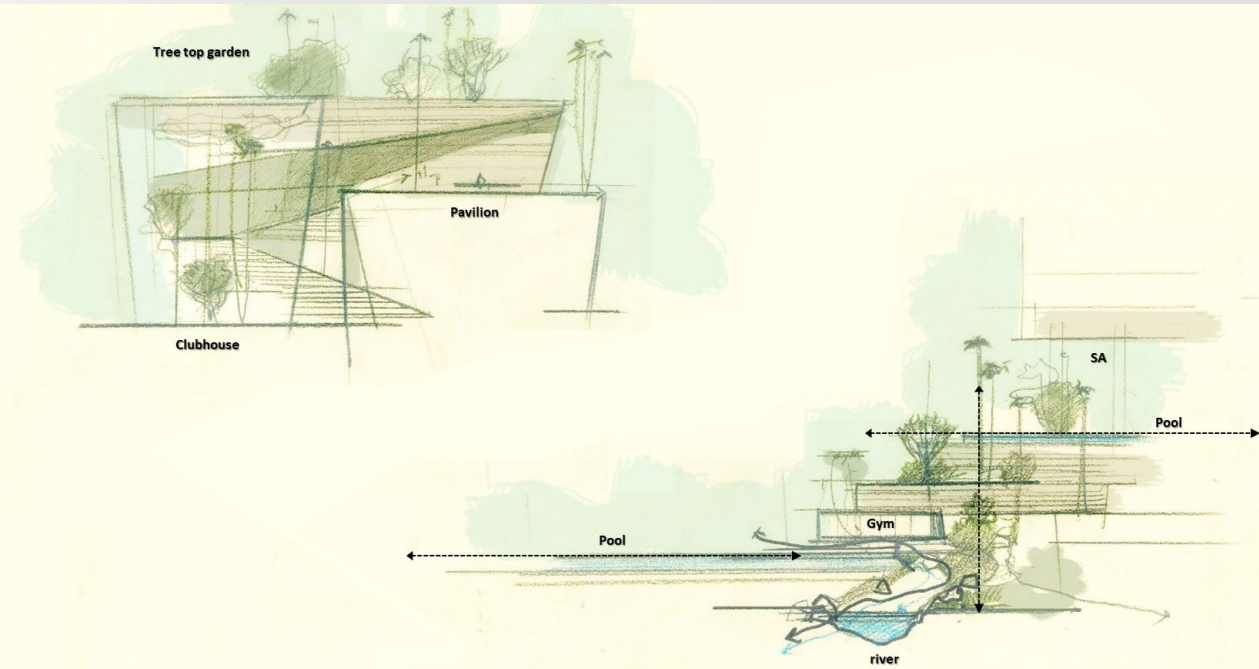


Design Concept



Design Concept

ZYON
GRAND



Site Plan

UPPER 1ST / 1ST



Preliminary Artist's Impression

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 Cove
- 32 Waterfall Lounge
- 33 Fitness Suite
- 34 Yoga Studio
- 35 Media Room
- 36 Games Studio
- 37 Changing Room (with Steam Room)

 Water Tank (Roof)

Waterfall Cove

ZYON
GRAND



Artist's Impression

Strictly Private and Confidential. Information is subject to change without prior notice. Not for circulation.

Relaxation Lagoon

ZYON
GRAND



Strictly Private and Confidential. Information is subject to change without prior notice. Not for circulation.

Artist's Impression

50m Lap Pool

ZYON
GRAND



Strictly Private and Confidential. Information is subject to change without prior notice. Not for circulation.

Artist's Impression

Indoor Recreational Space

2nd Edition

Indoor Recreational Spaces

ZYON
GRAND



Preliminary Artist's Impression

Strictly Private and Confidential. Information is subject to change without prior notice. Not for circulation.

Central Club - Club Gourmet

ZYON
GRAND



Preliminary Artist's Impression

Strictly Private and Confidential. Information is subject to change without prior notice. Not for circulation.

Fitness Suite

ZYON
GRAND



Preliminary Artist's Impression

Strictly Private and Confidential. Information is subject to change without prior notice. Not for circulation.

Interior Design
2nd Edition



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

*“A Bloom of
radiance
and shade.”*



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

Living/Dining/Bedroom



Unit area is estimation only and subject to final survey.
Floor plan is not to scale

Contemporary Sleek - 1BR, 2BR, 3BR

ZYON
GRAND

Bespoke Kitchen

- 1 BUILT-IN OVEN (V-ZUG)
- 2 BUILT-IN HOOD (V-ZUG)
- 3 ENCLOSED WASHER CUM DRYER (DE DIETRICH)
- 4 INTEGRATED FRIDGE (LIEBHERR)
- 5 SEAMLESS STAINLESS STEEL SINK WITH KITCHEN MIXER (HANSGROHE)
- 6 INTEGRATED MAGNETIC ACCESSORIES WALL SYSTEM

7
TOP HUNG CABINET DOOR IN
GLASS FLUTED PANEL

8
KITCHEN COUNTERTOP IN
ENGINEERED STONE MDI

9
BOTTOM CABINET DOOR IN
ENGINEERED STONE MDI

10
LARGE FORMAT
FLOOR TILE



ARTIST IMPRESSION ONLY. PLEASE REFER TO SHOW UNIT DISPLAY.

Contemporary Sleek - 1BR, 2BR, 3BR

ZYON
GRAND

Common Bathroom

- 1 MIRROR CABINET WITH LIGHTED SHELF
- 2 INTEGRATED MAGNETIC ACCESSORIES WALL SYSTEM
- 3 BASIN MIXER AND SHOWER MIXER FITTINGS IN CHROME (HANSGRÖHE)
- 4 BASIN AND WALL HUNG WC (GEBERIT)

5 LARGE FORMAT TILE FOR WALL

6 VANITY COUNTERTOP IN ENGINEERED STONE MDI

7 VANITY CABINET IN TEXTURED GLASS DOOR

8 LARGE FORMAT TILE FOR WALL



Contemporary Sleek - 1BR, 2BR, 3BR

ZYON
GRAND

Master Bathroom

- 1 MIRROR CABINET WITH LIGHTED SHELF
- 2 INTEGRATED MAGNETIC ACCESSORIES WALL SYSTEM
- 3 BASIN MIXER AND SHOWER MIXER FITTINGS IN SPECIAL COLOR (HANSGROHE)
- 4 BASIN AND WALL HUNG WC (GEBERIT)

5 LARGE FORMAT TILE FOR WALL

6 TEXTURED FEATURE WALL

7 VANITY COUNTERTOP IN ENGINEERED STONE MDI

8 VANITY CABINET IN TEXTURED GLASS DOOR



Living/Dining/Bedroom



Bespoke Kitchen

- 1 UNDERCOUNTER WINE CHILLER (LIEBHERR)
- 2 SEAMLESS STAINLESS STEEL SINK WITH KITCHEN MIXER (HANSGRÖHE)
- 3 INTEGRATED MAGNETIC ACCESSORIES WALL SYSTEM

6 LARGE FORMAT
TILE FOR FLOOR

4
TOP & BOTTOM CABINET DOOR
IN ENGINEERED STONE MDI

5
KITCHEN COUNTERTOP IN
ENGINEERED STONE MDI



Bespoke Kitchen

- 1 BUILT-IN COMBI STEAM OVEN (V-ZUG)
- 2 BUILT-IN HOOD (V-ZUG)
- 3 SEAMLESS STAINLESS STEEL SINK WITH KITCHEN MIXER (HANSGROHE)
- 4 INTEGRATED MAGNETIC ACCESSORIES WALL SYSTEM

5
TOP HUNG CABINET DOOR IN
GLASS FLUTED PANEL

6
KITCHEN COUNTERTOP IN
ENGINEERED STONE MDI

7
BOTTOM CABINET AND TALL
BOY DOOR IN
ENGINEERED STONE MDI



Common Bathroom

- 1 MIRROR CABINET WITH LIGHTED SHELF
- 2 INTEGRATED MAGNETIC ACCESSORIES WALL SYSTEM
- 3 BASIN MIXER AND SHOWER MIXER FITTINGS IN CHROME (HANSGRÖHE)
- 4 BASIN AND WALL HUNG WC (GEBERIT)

5 LARGE FORMAT TILE FOR WALL

6 VANITY COUNTERTOP IN ENGINEERED STONE MDI

8 LARGE FORMAT TILE FOR WALL

7 VANITY CABINET IN TEXTURED GLASS DOOR



Master Bathroom

- 1 MIRROR CABINET WITH LIGHTED SHELF
- 2 INTEGRATED MAGNETIC ACCESSORIES WALL SYSTEM
- 3 BASIN, SHOWER AND BATHTUB MIXER FITTINGS IN SPECIAL COLOR (HANSGROHE)
- 4 BASIN, WALL HUNG WC AND BATHUB (GEBERIT)

5 LARGE FORMAT TILE FOR WALL

7 VANITY COUNTERTOP IN ENGINEERED STONE MDI

8 VANITY CABINET IN TEXTURED GLASS DOOR

6 TEXTURED FEATURE WALL



ARTIST IMPRESSION ONLY. PLEASE REFER TO SHOW UNIT ON DISPLAY.

Premium Provisions for All Unit Types

ZYON
GRAND



LIEBHERR

De Dietrich 

The De Dietrich logo is a diamond shape containing a stylized 'D' and 'C' intertwined.

 **GEBERIT**

The Geberit logo consists of a small blue square followed by the word 'GEBERIT' in bold, black, sans-serif capital letters.

hansgrohe

caccaro

Italian Imported Wardrobe for Master Bedrooms



CORTEN
PURSUIT OF PERFECTION

Integrated Magnetic Accessories Wall System

Kitchen Appliances



LIEBHERR

De Dietrich 

	Brand	1-Bedroom	2-Bedroom	3-Bedroom	3-Bedroom Deluxe/ Premium	4-Bedroom Premium/4- Bedroom Supreme/ Study	5-Bedroom	Penthouse
Gas Hob	V-ZUG				√	√	√	√
Induction Hob		√	√	√				
Kitchen Hood		√	√	√	√	√	√	√
Built in Oven		√	√	√	√		√	√
Built in Combi Steam Oven						√		
Built in Steamer							√	√
Refrigerator	Liebherr	√	√	√	√	√	√	√
Wine Chiller						√	√	√
Integrated Washer Cum Dryer	De Dietrich	√	√	√				
Freestanding Washer Cum Dryer					√			
Freestanding Dryer and Washer						√	√	√
Integrated Dishwasher						√	√	√

Sanitary Wares and Fittings



	Brand	1-Bedroom	2-Bedroom	3-Bedroom	3-Bedroom Premium/Study 4-Bedroom Premium	4-Bedroom Supreme /4— Bedroom Supreme + Study	5-Bedroom	Penthouse
Wall-mounted WC	Geberit	√	√	√	√	√	√	√
Basin		√	√	√	√	√	√	√
Bathtub						√	√	√
Hand Shower	Hansgrohe	√	√	√	√	√	√	√
Shower Mixer		√	√	√	√	√	√	√
Basin Mixer		√	√	√	√	√	√	√
Overhead Rain Shower at Master Bath		√	√	√	√	√	√	√
Bathtub Mixer /Accessories						√	√	√
Kitchen Mixer		√	√	√	√	√	√	√

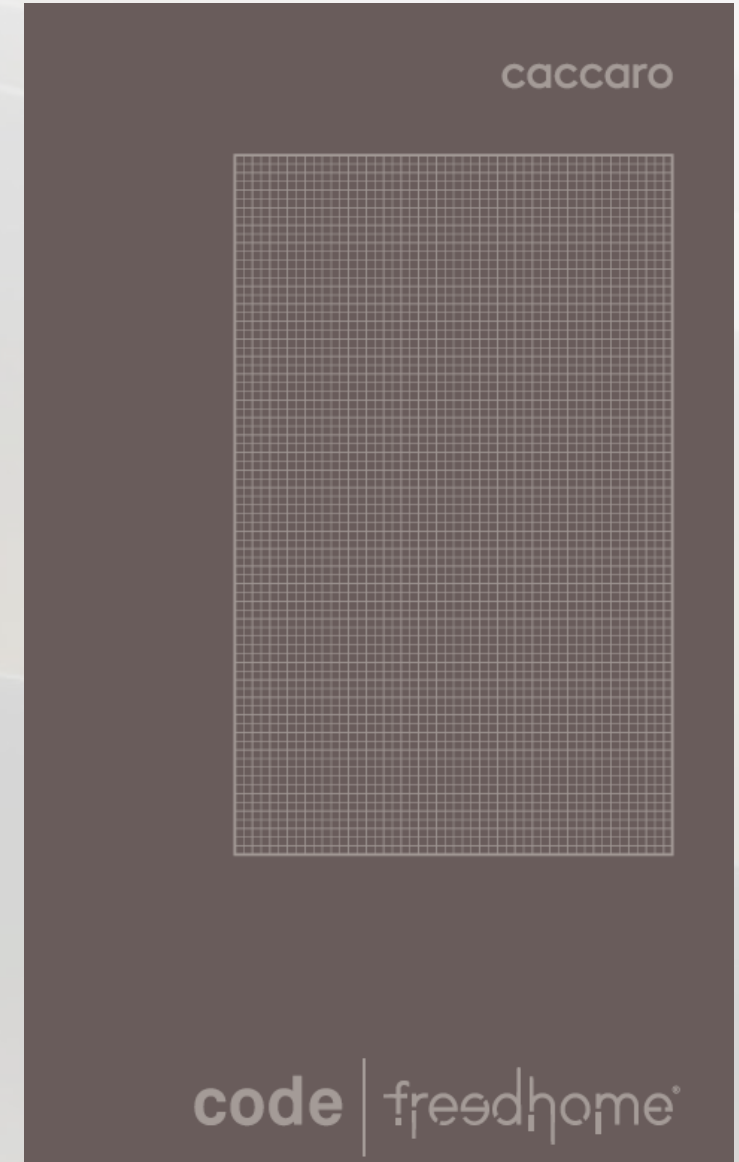
*Brands do not apply to the WC

caccaro

Caccaro is an Italian furniture company founded in 1958 by Salvino Caccaro, specialising in storage systems and modular furniture for the home. Caccaro's brand story revolves around transforming walls into active design elements, combining functionality, aesthetics, and high-quality materials, with a strong emphasis on Italian craftsmanship



Caccaro Wardrobe for Master Bedroom



Wardrobe - 4BR, 5BR and Penthouse

ZYON
GRAND



L SHAPED WARDROBE



Caccaro Walk in Wardrobe for Master Bedroom



INTEGRATED MAGNETIC ACCESSORIES WALL SYSTEM

S m a r t . S e a m l e s s . M a g n e t i c .

- **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.

Residential Services

Our dedicated team of Residential Hosts are here to elevate your living experience.

We understand that a home is more than just a place to live
- it's where your life unfolds.

That's why our team is here to handle the details, both big and small,
so you have more time to truly live.

We approach every task, every request, and every interaction with a genuine
desire to make your life easier and more enjoyable.

Creating time to live and delivering a premier lifestyle is key.
Because at the heart of it all, at Zyon Grand
You are our purpose.

Welcome & Assistance

- Reception Service & General Enquiries
- Concierge Recommendations
- Transport Arrangements
- Visitor Assistance
- Moving-in Assistance
- Loan of Wheelchair

Living Experience

- Towel Service
- Estate & Local Information
- Facility Reservations & Assistance
- Parcel Acceptance
- Residential Events

Service Requests*

- Hotel & Restaurant Reservations
- Laundry & Housekeeping Services
- Private Chef/Caterer for Parties
- Pet Care/Grooming Services
- Mail & Courier Services
- Handyman Services

**at Residents' cost*

Residential Events

ZYON
GRAND



Unique Selling Propositions

Location

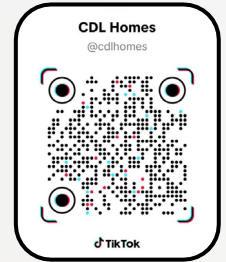
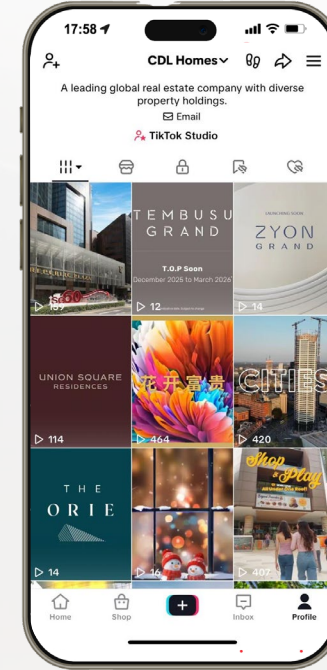
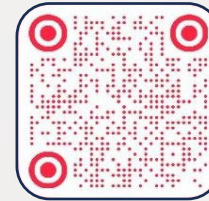
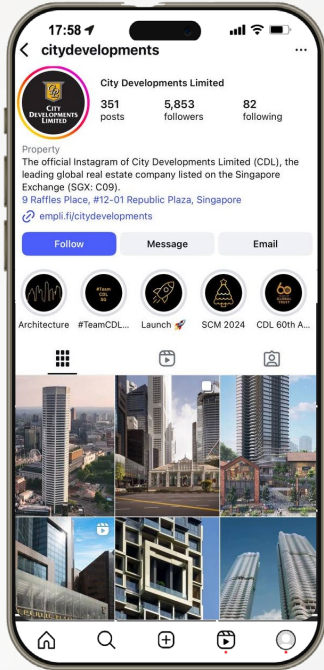
- 1 Direct access to Havelock MRT and only a few MRT stops to Orchard, Raffles Place and Marina Bay Financial Centre
- 2 Minutes' drive to expressways (CTE, AYE and MCE), Ion Orchard, Tiong Bahru and Robertson Quay
- 3 Close proximity to established schools, such as River Valley Primary School and SMU

Development & Design

- 4 62-storey iconic integrated development with restaurants (F&B), an early childhood development centre, and a supermarket
- 5 Jointly developed by renowned developers, CDL and Mitsui Fudosan Group, in collaboration with world class architects, Nikken Sekkei and ADDP Architects
- 6 North-South Orientation with panoramic views of City, Marina Bay Sands and Sentosa
- 7 BCA's Green Mark Platinum Super Low Energy Building (SLE) Certification.

Facilities & Provisions

- 8 Efficient unit layouts, comprehensive facilities and premium residential host services
- 9 Innovative provision - Integrated Magnetic Accessories Wall System in kitchens and bathrooms
- 10 Premium provisions - Italian Caccaro Wardrobes, branded kitchen appliances and sanitary wares and fittings



Connect with @citydevelopments

- 1 Follow us!
- 2 Tag us!
Tag **@citydevelopments** in your IG stories about the project, and **#ZyonGrand**!



Connect with @CDL

- 1 Follow us!
- 2 Tag us!
Tag **@CDL** in your 小红书 post about the project, and **#ZyonGrand**!



Connect with @cdlhomes

- 1 Follow us!
- 2 Tag us!
Tag **@cdlhomes** in your TikTok post about the project, and **#ZyonGrand**!



Thank you for attending our Virtual Briefing.

For Q&A, you may submit to your respective IC to consolidate and we will address accordingly.



#ShapingSkylines Photo Contest

Follow us @citydevelopments

#ShapingSkylines Photo Contest

Snap and share your winning
perspective of our residential
or commercial properties

More details:



Join and share with your family, friends
and buyers who live in a CDL property!

5 simple steps to stand a chance to win a **2D1N staycation**
with breakfast for two at **M Social Singapore!**

Inspo shots:

Amber Park



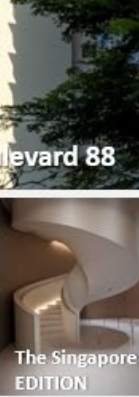
The Singapore
EDITION



Haus on Handy



City House



The Singapore
EDITION



Boulevard 88



Republic Plaza



Palais Renaissance

For payment made by way of Cheque should crossed “Account payee only” and drawn in favour of

UOB for Project Account No. 773-354-509-0 of CDL-MFA Altair & Vega Property PL

Payment made by way of Telegraphic Transfer

Bank	: United Overseas Bank Limited, Singapore
SWIFT code	: UOVBSGSGXXX
For account of	: CDL-MFA Altair & Vega Property P L
Account No.	: 773-354-509-0
Message	: Block, unit number and name of purchase
Note	: Please inform purchaser to add an additional SGD \$50 to the 5% booking fee for local bank charges, if any.

