

ZYON
G R A N D

SEAMLESS CONNECTIONS TO EVERYWHERE YOU WANT TO GO

ARTS & CULTURE

ArtScience Museum
Asian Civilisations Museum
Esplanade Theatres on the Bay
National Gallery Singapore
National Museum of Singapore

RETAIL & DINING

Clarke Quay
Great World
Marina Bay Sands
Orchard Road Shopping District
Robertson Quay
Tiong Bahru Food Centre
Valley Point Shopping Centre
Zion Riverside Food Centre

LEARNING

Brighton Montessori River Valley
Crescent Girls' School
Nanyang Academy of Fine Arts (NAFA)
River Valley Primary School
School of the Arts (SOTA)
Singapore Management University (SMU)

WORK

Central Business District (CBD)
Marina Bay Financial Centre

PARKS & RECREATION

Alexandra Park Connector
Esplanade Park
Fort Canning Park
Istana Park
Kim Seng Park
Mount Emily Park
Pearl's Hill City Park

CONNECT

Great World MRT Station (TEL)
Havelock MRT Station (TEL)
Orchard MRT Station (TEL/NSL)
Outram Park MRT Station (TEL/EWL/NEL)
Raffles Place MRT Station (NSL/EWL)

LEGEND

--- East-West Line (EWL) --- Thomson-East Coast Line (TEL)
--- North East Line (NEL) --- Downtown Line (DTL)
--- North-South Line (NSL) --- Circle Line (CCL)

The location map is taken from www.onemap.gov.sg as at July 2025. While reasonable care has been taken in the preparation of the location map and the depiction of amenities (including the location(s) of the school(s) shown in the location map) surrounding the housing project are purely to provide general information on the housing project to be constructed and the amenities surrounding the housing project, which are subject to change without notice as determined by the relevant authorities or otherwise. The location map is not to be relied on as if it contains any statements or representations of fact or warranties (whether expressly or impliedly) by the Developer, and intending purchasers should, if they wish, seek confirmation from the relevant authorities on the accuracy, reliability or completeness of the information herein. For home-school distance and school admission criteria, please obtain the relevant authorities' confirmation.



A HOME THAT AWAKENS A HIGHER SENSE OF BEING

Inspired by the flowing forms of canyons and rivers, the lush landscape at ZYON GRAND weaves nature seamlessly into your home. Like ikebana, every element is choreographed to evoke poetry and elegance. Undulating decks and meandering pools connect quiet and social zones, framing tranquil spaces to commune with nature. From the lower to the upper deck, this living oasis invites you to pause, reflect, and return to what is truly essential.



Artist's impression

GRAND LAWN

B1 / LOWER 1ST STOREY

EVERYDAY ESSENTIALS, RIGHT BELOW



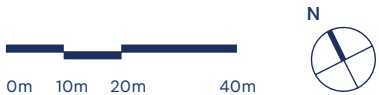
B1 / LOWER 1ST STOREY

- 1 Residential Carpark Entry
- 2 Residential Carpark Exit
- 3 Guardhouse
- 4 Arrival Court for Residential
- 5 Residential Lobby (Blk 3)
- 6 Residential Lobby (Blk 5)
- 7 Arrival Court for Commercial & Serviced Apartments II
- 8 Through-block Link

ANCILLARY

- A Residential Genset
- B Commercial Genset
- C Residential Substation (Basement 3)
- D Commercial Substation (Basement 3)
- E Bin Centre (Basement 3)
- F Ventilation Shaft

- Early Childhood Development Centre (ECDC)
- Supermarket/Restaurants (F&B)



The renderings of the units as shown are for illustrative purposes only. The shading and outline of the unit type only applies to typical units from Level 2 to 21 and Level 23 to 42. The boundary lines of the units set out here are not to be taken as a representation of the actual units. Kindly refer to the approved BP plans for the actual unit outline/boundary lines.



For illustration only



For illustration only

A HOME THAT AWAKENS A HIGHER SENSE OF BEING

Inspired by the flowing forms of canyons and rivers, the lush landscape at ZYON GRAND weaves nature seamlessly into your home. Like ikebana, every element is choreographed to evoke poetry and elegance. Undulating decks and meandering pools connect quiet and social zones, framing tranquil spaces to commune with nature. From the lower to the upper deck, this living oasis invites you to pause, reflect, and return to what is truly essential.



GRAND LAWN

Artist's impression

1ST / UPPER 1ST STOREY

FACILITIES FOR EVERY LIFESTYLE



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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)

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)

Water Tank

HORIZON VISTA

Midway to the sky, Horizon Vista opens up to sweeping views and spectacular sunsets. Breathe in the sweet scent of the Harvest Garden, find quiet clarity at the Meditation Deck, or feel the sensation of each step along the Reflexology Walk. With spaces for outdoor fitness, mindful repose, and contemplative pause, this elevated terrace invites you to linger, look out, and feel renewed.



- 1 Harvest Garden
- 2 Chess Garden
- 3 Reflexology Walk
- 4 Outdoor Fitness
- 5 Meditation Deck

0m 10m 20m 40m

The renderings as shown are for illustrative purposes only. The boundary lines set out here are not to be taken as a representation of the sky terrace floor plan. Kindly refer to the approved BP plans for the actual boundary lines.



ALTITUDE LOUNGE

On Level 43, the Altitude Lounge unveils an extraordinary expanse of endless sky and palpable calm. From the Sky Lookout and Altitude Deck, enjoy breathtaking views of the city. Here, the world unfolds from a different perspective. Nature feels close, time slows, and the city flourishes beneath you like a living tapestry.



- 1 Skylight Lounge
- 2 Altitude Deck
- 3 Sky Bay
- 4 Sky Lookout
- 5 Altitude Swing

0m 10m 20m 40m

The renderings as shown are for illustrative purposes only. The boundary lines set out here are not to be taken as a representation of the sky terrace floor plan. Kindly refer to the approved BP plans for the actual boundary lines.



SCHEMATIC
DIAGRAM

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
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13	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
1 ST / UPPER 1 ST	LANDSCAPE DECK					
B1 / LOWER 1 ST	RESIDENTIAL / COMMERCIAL CARPARK RESTAURANTS (F&B) & SUPERMARKET					
B2	RESIDENTIAL CARPARK					
B3	RESIDENTIAL CARPARK					

BLOCK 5, KIM SENG ROAD, S(169557)

07	08	09	10	11	12	UNIT FLOOR
PH1 (#62-08)		CD1	BP2s	A1s	BP1	62
CP1s	DS2s	CD1	BP2s	A1s	BP1	61
CP1s	DS2s	CD1	BP2s	A1s	BP1	60
CP1s	DS2s	CD1	BP2s	A1s	BP1	59
CP1s	DS2s	CD1	BP2s	A1s	BP1	58
CP1s	DS2s	CD1	BP2s	A1s	BP1	57
CP1s	DS2s	CD1	BP2s	A1s	BP1	56
CP1s	DS2s	CD1	BP2s	A1s	BP1	55
CP1s	DS2s	CD1	BP2s	A1s	BP1	54
CP1s	DS2s	CD1	BP2s	A1s	BP1	53
CP1s	DS2s	CD1	BP2s	A1s	BP1	52
CP1s	DS2s	CD1	BP2s	A1s	BP1	51
CP1s	DS2s	CD1	BP2s	A1s	BP1	50
CP1s	DS2s	CD1	BP2s	A1s	BP1	49
CP1s	DS2s	CD1	BP2s	A1s	BP1	48
CP1s	DS2s	CD1	BP2s	A1s	BP1	47
CP1s	DS2s	CD1	BP2s	A1s	BP1	46
CP1s	DS2s	CD1	BP2s	A1s	BP1	45
CP1s	DS2s	CD1	BP2s	A1s	BP1	44
ALTITUDE LOUNGE						43
CP1s	DP1	CD1	BP2s	A1s	BP1	42
CP1s	DP1	CD1	BP2s	A1s	BP1	41
CP1s	DP1	CD1	BP2s	A1s	BP1	40
CP1s	DP1	CD1	BP2s	A1s	BP1	39
CP1s	DP1	CD1	BP2s	A1s	BP1	38
CP1s	DP1	CD1	BP2s	A1s	BP1	37
CP1s	DP1	CD1	BP2s	A1s	BP1	36
CP1s	DP1	CD1	BP2s	A1s	BP1	35
CP1s	DP1	CD1	BP2s	A1s	BP1	34
CP1s	DP1	CD1	BP2s	A1s	BP1	33
CP1s	DP1	CD1	BP2s	A1s	BP1	32
CP1s	DP1	CD1	BP2s	A1s	BP1	31
CP1s	DP1	CD1	BP2s	A1s	BP1	30
CP1s	DP1	CD1	BP2s	A1s	BP1	29
CP1s	DP1	CD1	BP2s	A1s	BP1	28
CP1s	DP1	CD1	BP2s	A1s	BP1	27
CP1s	DP1	CD1	BP2s	A1s	BP1	26
CP1s	DP1	CD1	BP2s	A1s	BP1	25
CP1s	DP1	CD1	BP2s	A1s	BP1	24
CP1s	DP1	CD1	BP2s	A1s	BP1	23
HORIZON VISTA						22
CP1s	DP1	CD1	BP2s	A1s	BP1	21
CP1s	DP1	CD1	BP2s	A1s	BP1	20
CP1s	DP1	CD1	BP2s	A1s	BP1	19
CP1s	DP1	CD1	BP2s	A1s	BP1	18
CP1s	DP1	CD1	BP2s	A1s	BP1	17
CP1s	DP1	CD1	BP2s	A1s	BP1	16
CP1s	DP1	CD1	BP2s	A1s	BP1	15
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CP1s	DP1	CD1	BP2s	A1s	BP1	10
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CP1s	DP1	CD1	BP2s	A1s	BP1	8
CP1s	DP1	CD1	BP2s	A1s	BP1	7
CP1s	DP1	CD1	BP2s	A1s	BP1	6
CP1s	DP1	CD1	BP2s	A1s	BP1	5
CP1s	DP1	CD1	BP2s	A1s	BP1	4
CP1s	DP1	CD1	BP2s	A1s	BP1	3
CP1s	DP1	CD1	BP2s	A1s	BP1	2
1 ST / UPPER 1 ST	LANDSCAPE DECK					
B1 / LOWER 1 ST	EARLY CHILDHOOD DEVELOPMENT CENTRE HAVELOCK MRT STATION					
B2	RESIDENTIAL CARPARK					
B3	RESIDENTIAL CARPARK					

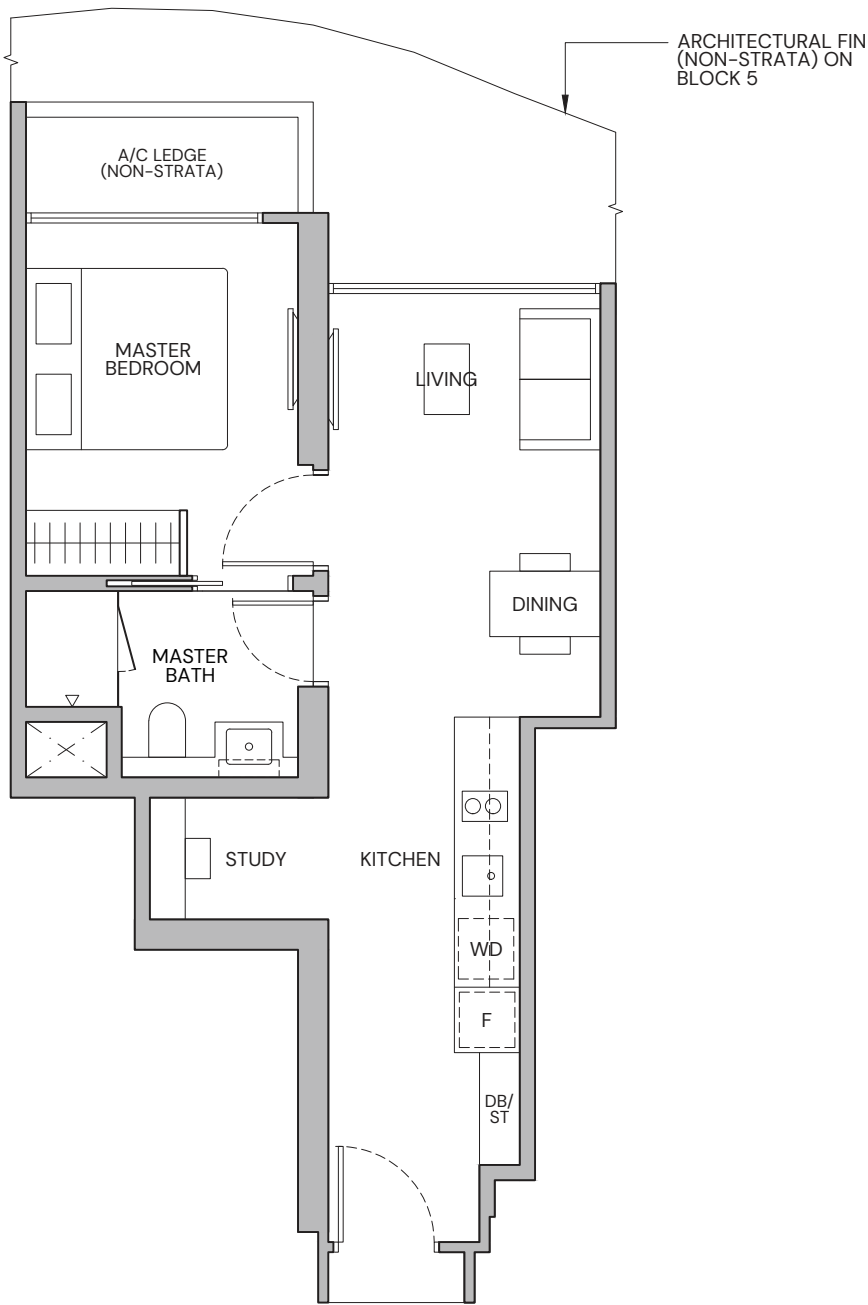
LEGEND

- 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)

1-BEDROOM + STUDY

TYPE A1s
44 sq m | 474 sq ft

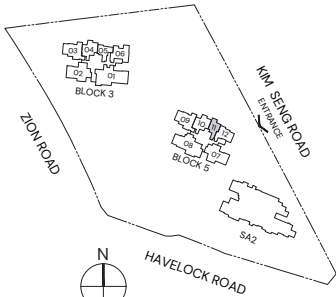
BLOCK 5
#02-11 to #21-11
#23-11 to #42-11
#44-11 to #62-11



LEGEND (WHERE APPLICABLE)

F	Fridge	HS	Household Shelter	CH	Wine Chiller	Wall not allowed to be 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 final survey. The balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen". 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.

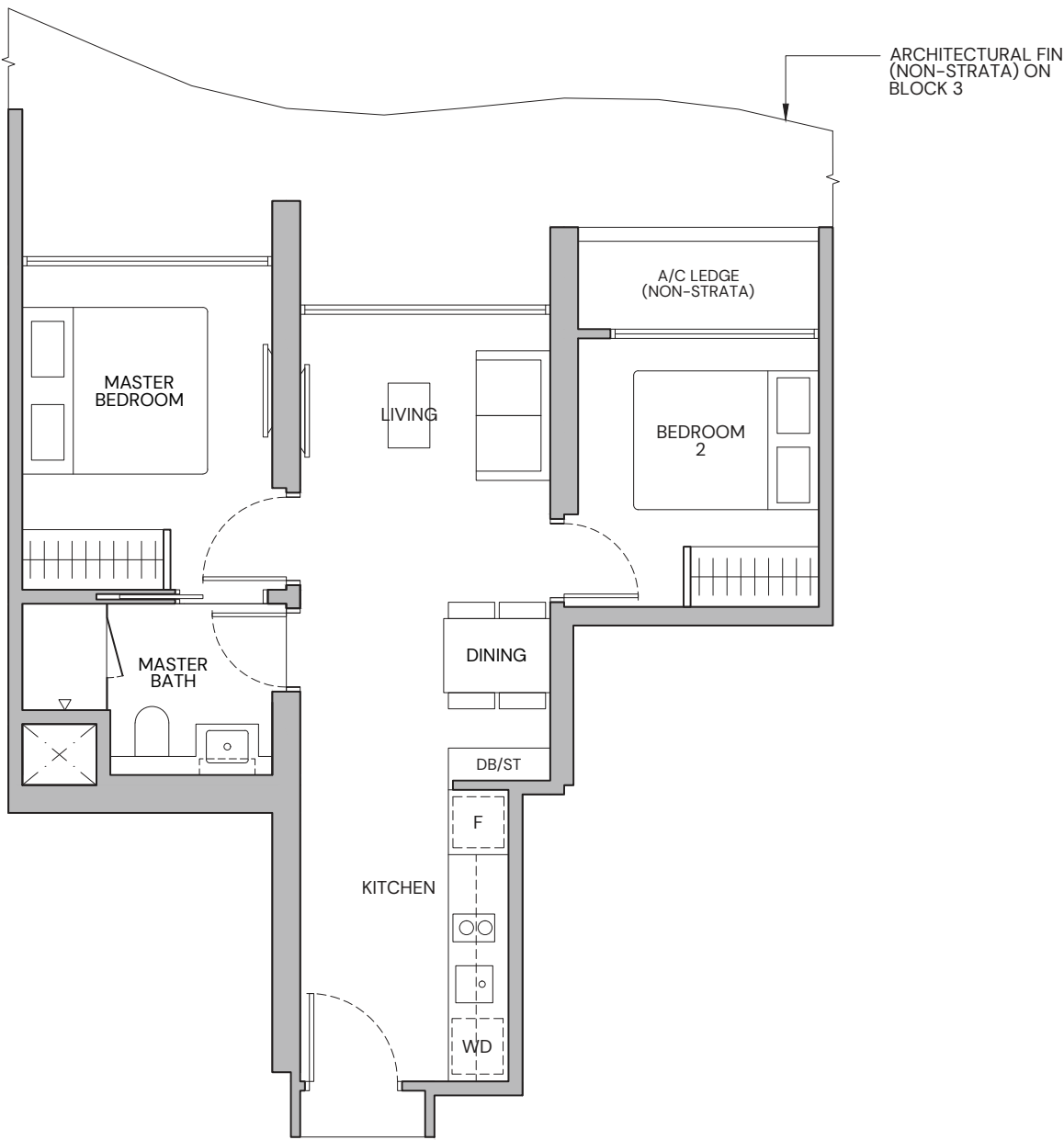


Key Plan is not drawn to scale

2-BEDROOM

TYPE B1
50 sq m | 538 sq ft

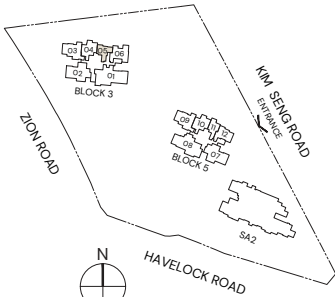
BLOCK 3
#02-05 to #21-05
#23-05 to #42-05
#44-05 to #62-05



LEGEND (WHERE APPLICABLE)

F	Fridge	HS	Household Shelter	CH	Wine Chiller	Wall not allowed to be 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 final survey. The balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen". 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.

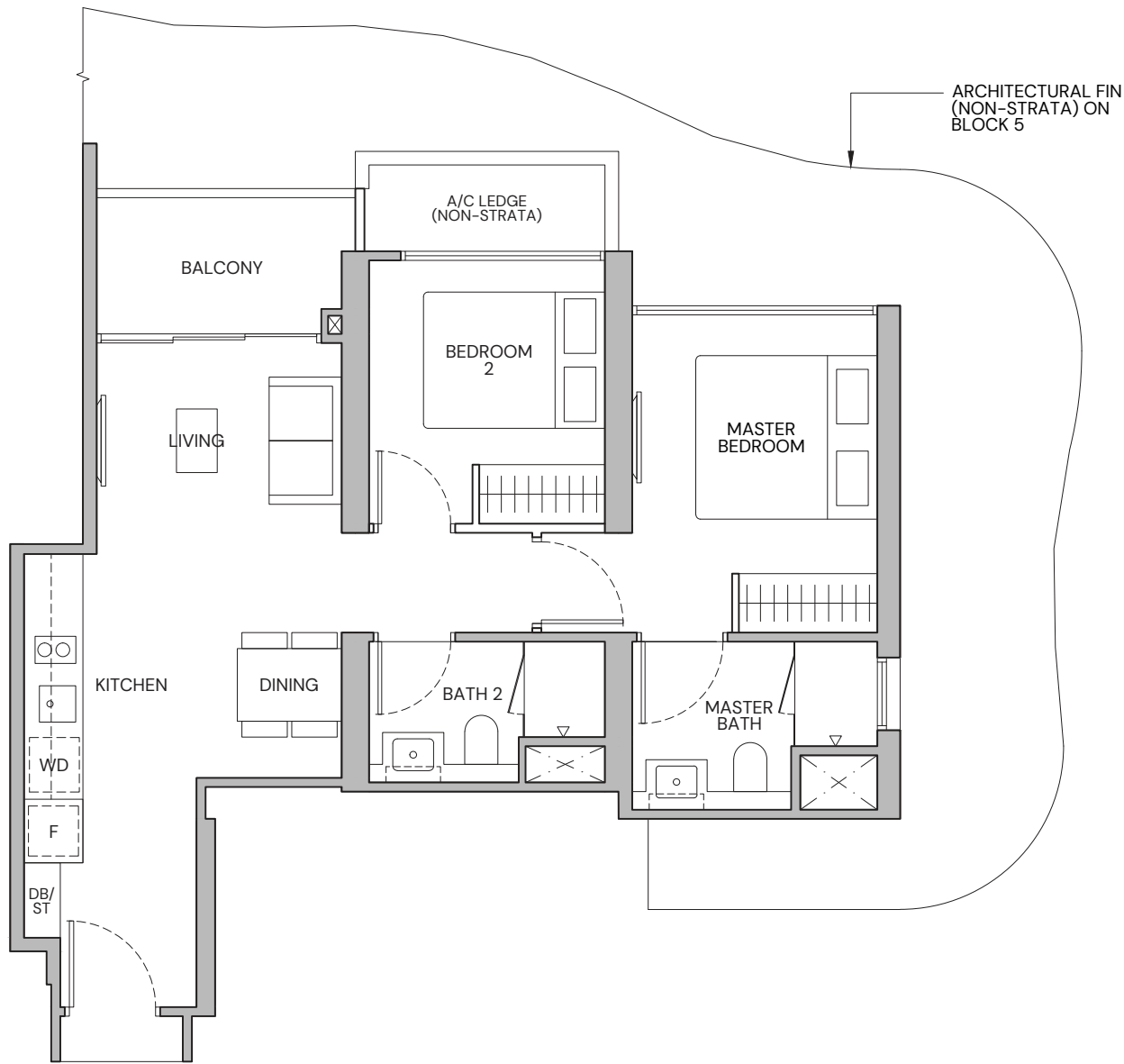


Key Plan is not drawn to scale

2-BEDROOM PREMIUM

TYPE BP1
60 sq m | 646 sq ft

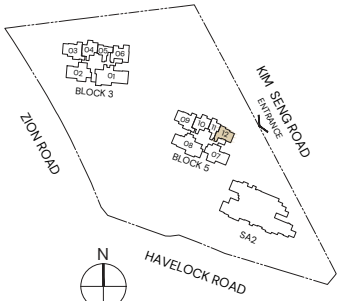
BLOCK 5
#02-12 to #21-12
#23-12 to #42-12
#44-12 to #62-12



LEGEND (WHERE APPLICABLE)

F	Fridge	HS	Household Shelter	CH	Wine Chiller	Wall not allowed to be 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 final survey. The balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen". 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.



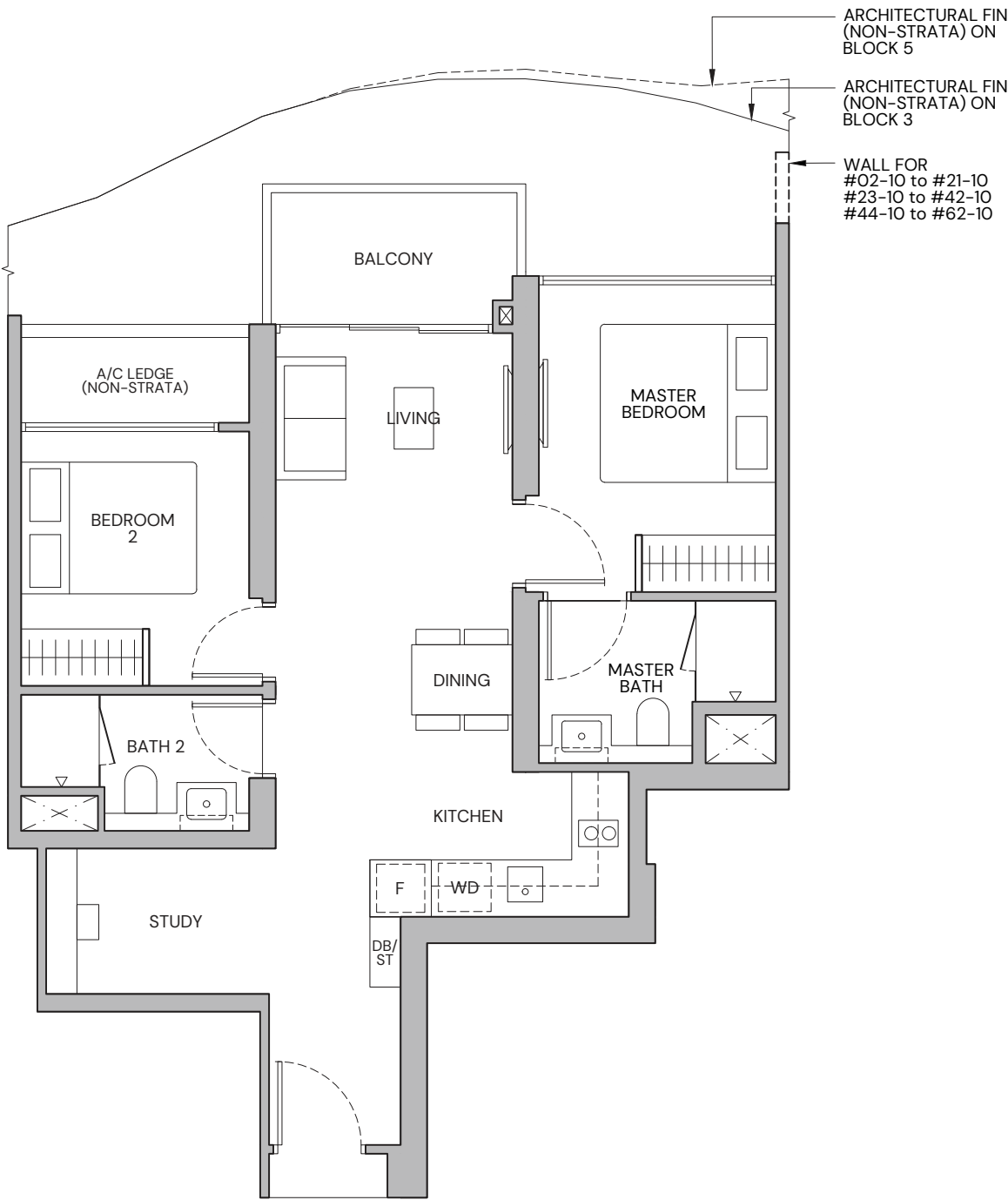
Key Plan is not drawn to scale

2-BEDROOM PREMIUM + STUDY

TYPE BP2s
67 sq m | 721 sq ft

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

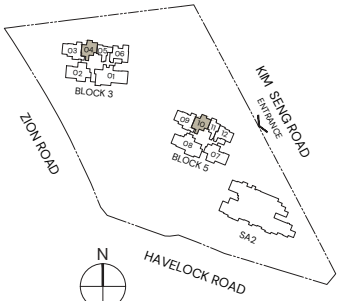
BLOCK 5
#02-10 to #21-10
#23-10 to #42-10
#44-10 to #62-10



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 final survey. The balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen". 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.

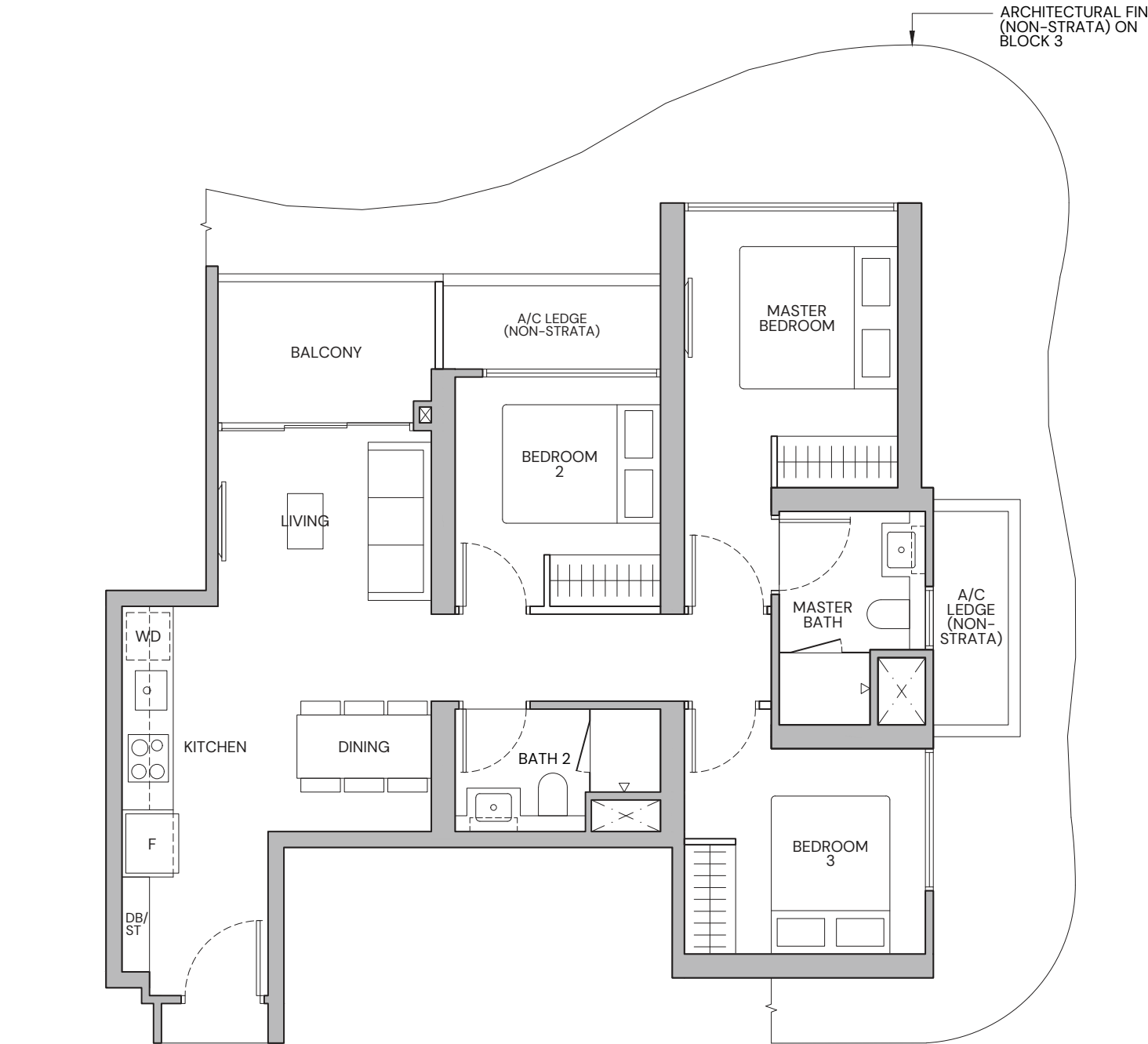


Key Plan is not drawn to scale

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	

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 balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen". 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.

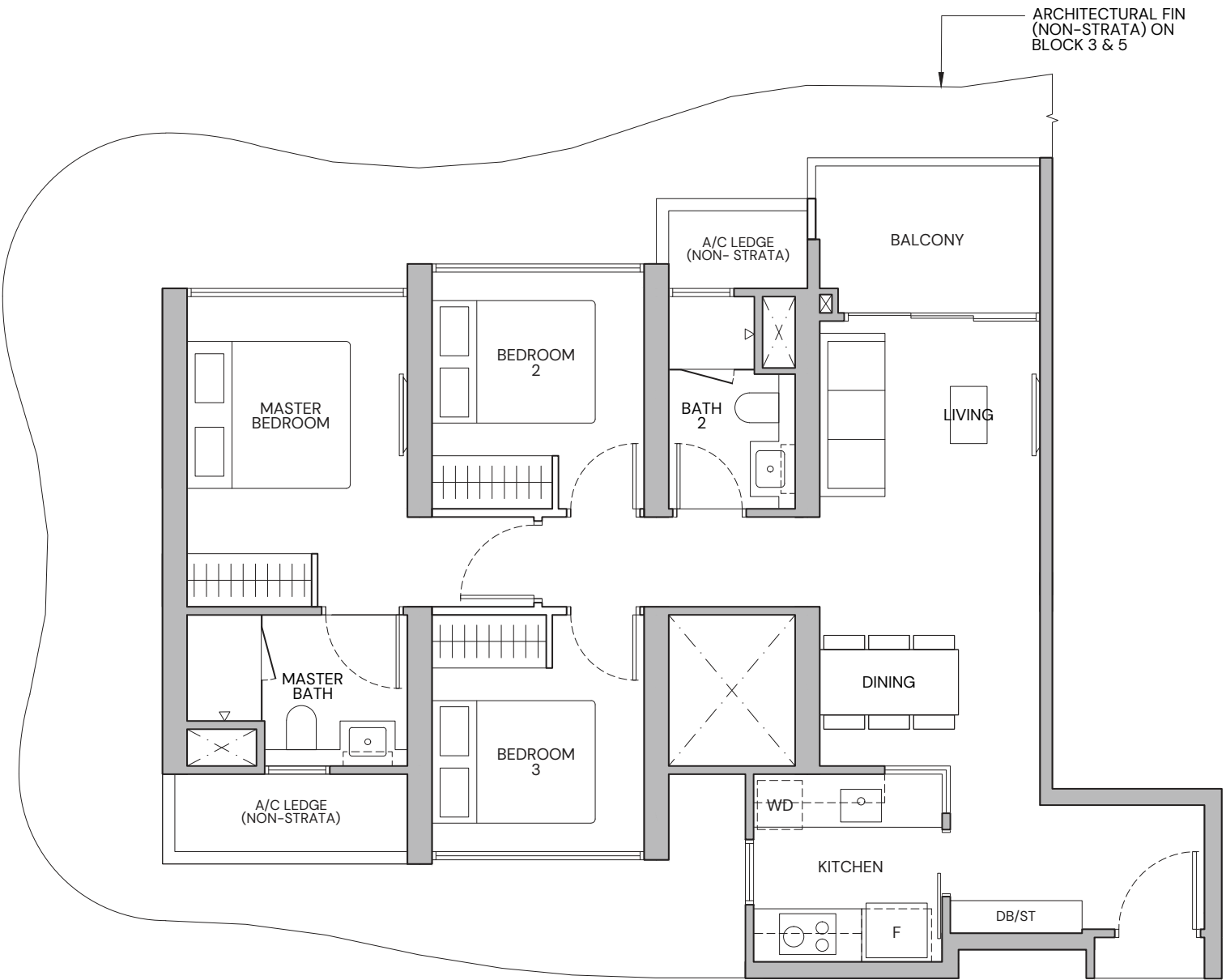
Key Plan is not drawn to scale

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 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	

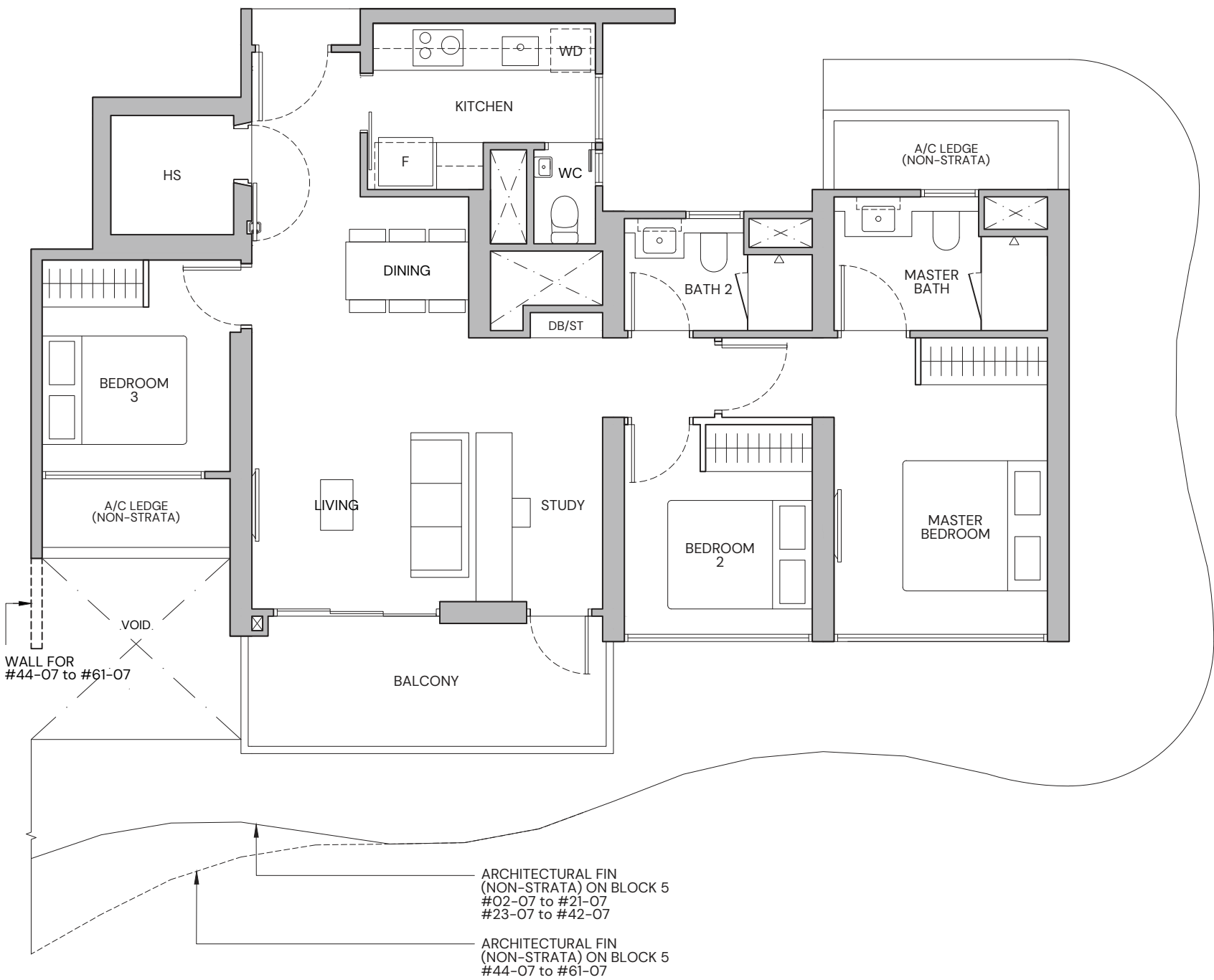
Area includes balcony where applicable and excludes among others, the Architectural Fin, A/C - Air Conditioner Ledge, and Private Lift. The plans are subject to change as may be required by relevant authorities. All floor plans and areas are subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen". 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

3-BEDROOM PREMIUM + STUDY

TYPE CP1s
98 sq m | 1055 sq ft

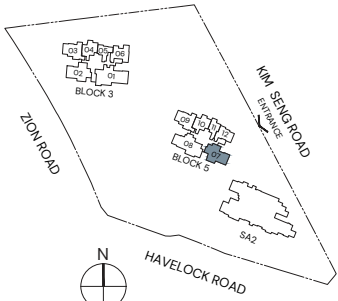
BLOCK 5
#02-07 to #21-07
#23-07 to #42-07
#44-07 to #61-07



LEGEND (WHERE APPLICABLE)

F	Fridge	HS	Household Shelter	CH	Wine Chiller	Wall not allowed to be 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 final survey. The balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen". 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.

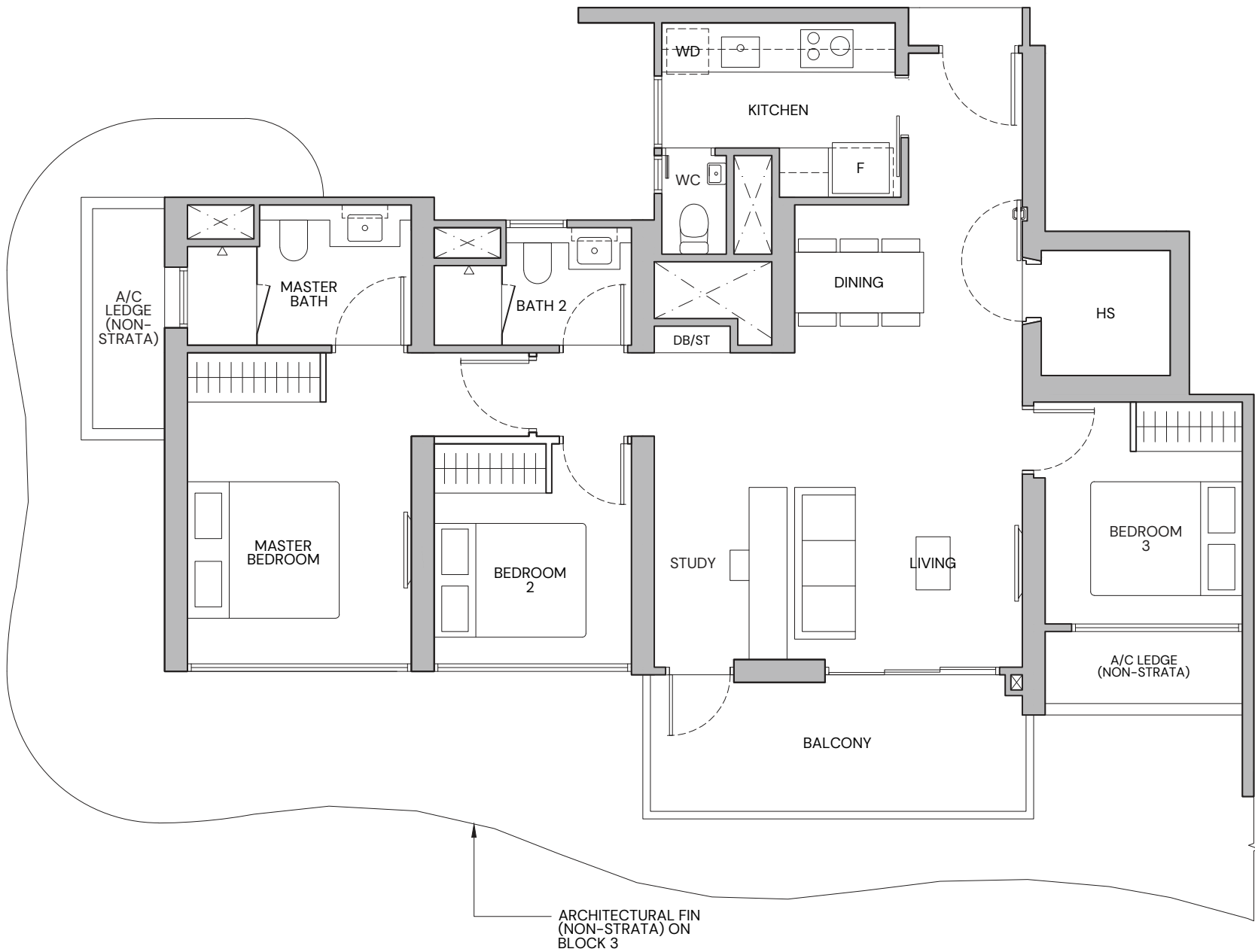


Key Plan is not drawn to scale

3-BEDROOM PREMIUM + STUDY

TYPE CP2s
100 sq m | 1076 sq ft

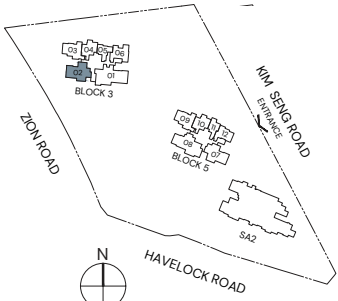
BLOCK 3
#02-02 to #21-02
#23-02 to #42-02
#44-02 to #61-02



LEGEND (WHERE APPLICABLE)

F	Fridge	HS	Household Shelter	CH	Wine Chiller	Wall not allowed to be 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	

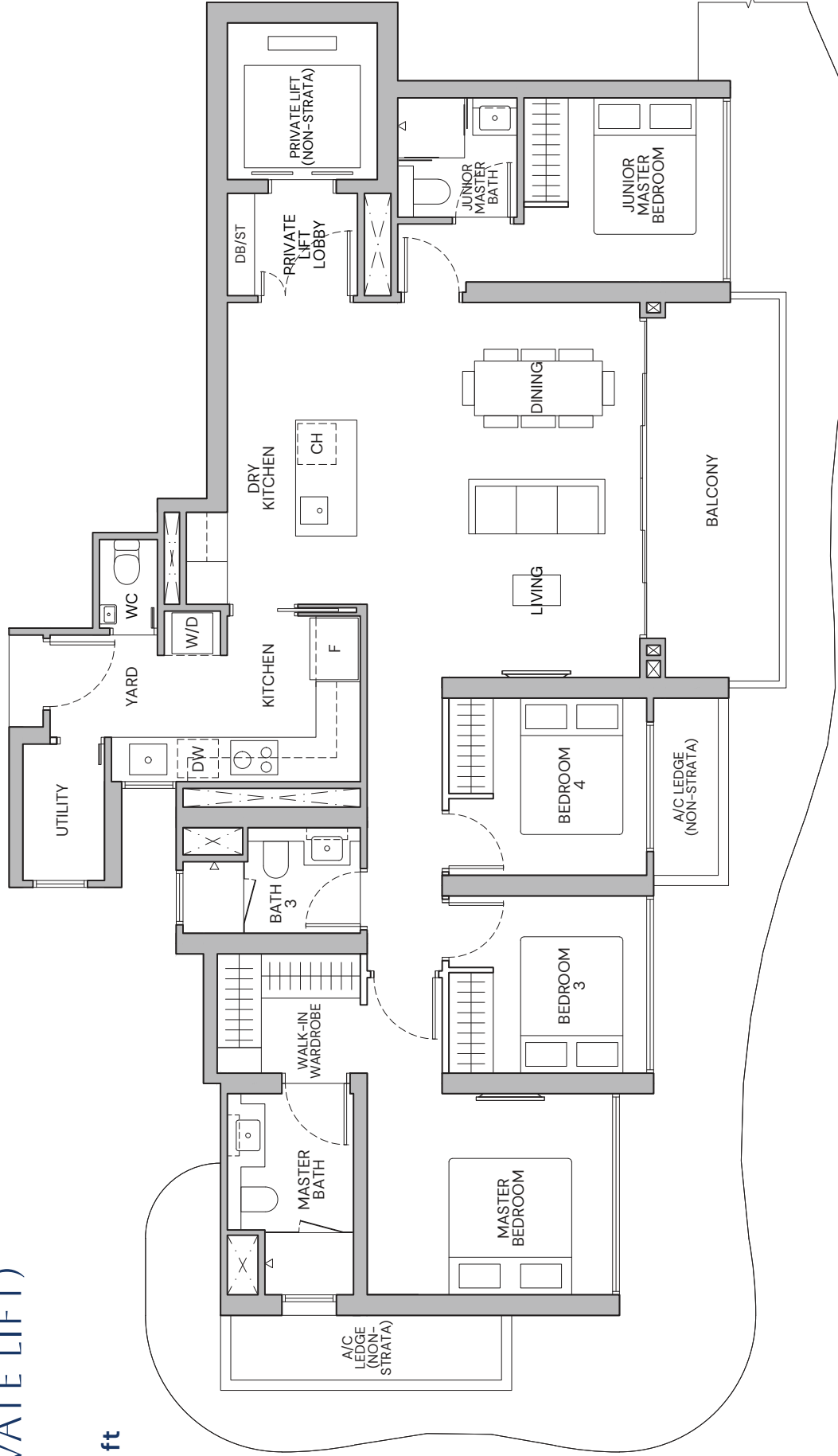
Area includes balcony where applicable and excludes among others, the Architectural Fin, A/C - Air Conditioner Ledge, and Private Lift. The plans are subject to change as may be required by relevant authorities. All floor plans and areas are subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen". 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

4-BEDROOM PREMIUM (WITH PRIVATE LIFT)

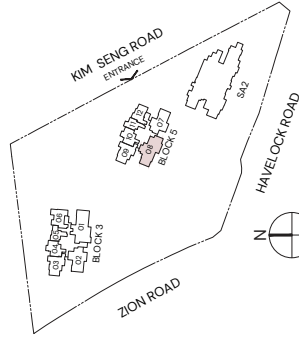
TYPE DP1
132 sq m | 1421 sq ft
BLOCK 5
#02-08 to #21-08
#23-08 to #42-08



LEGEND (WHERE APPLICABLE)

F	Fridge	DW	Dish Washer	CH	Wine Chiller	DB/ST	Distribution Board/Storage	HS	Household Shelter
WD	Washer cum Dryer	W/D	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)						

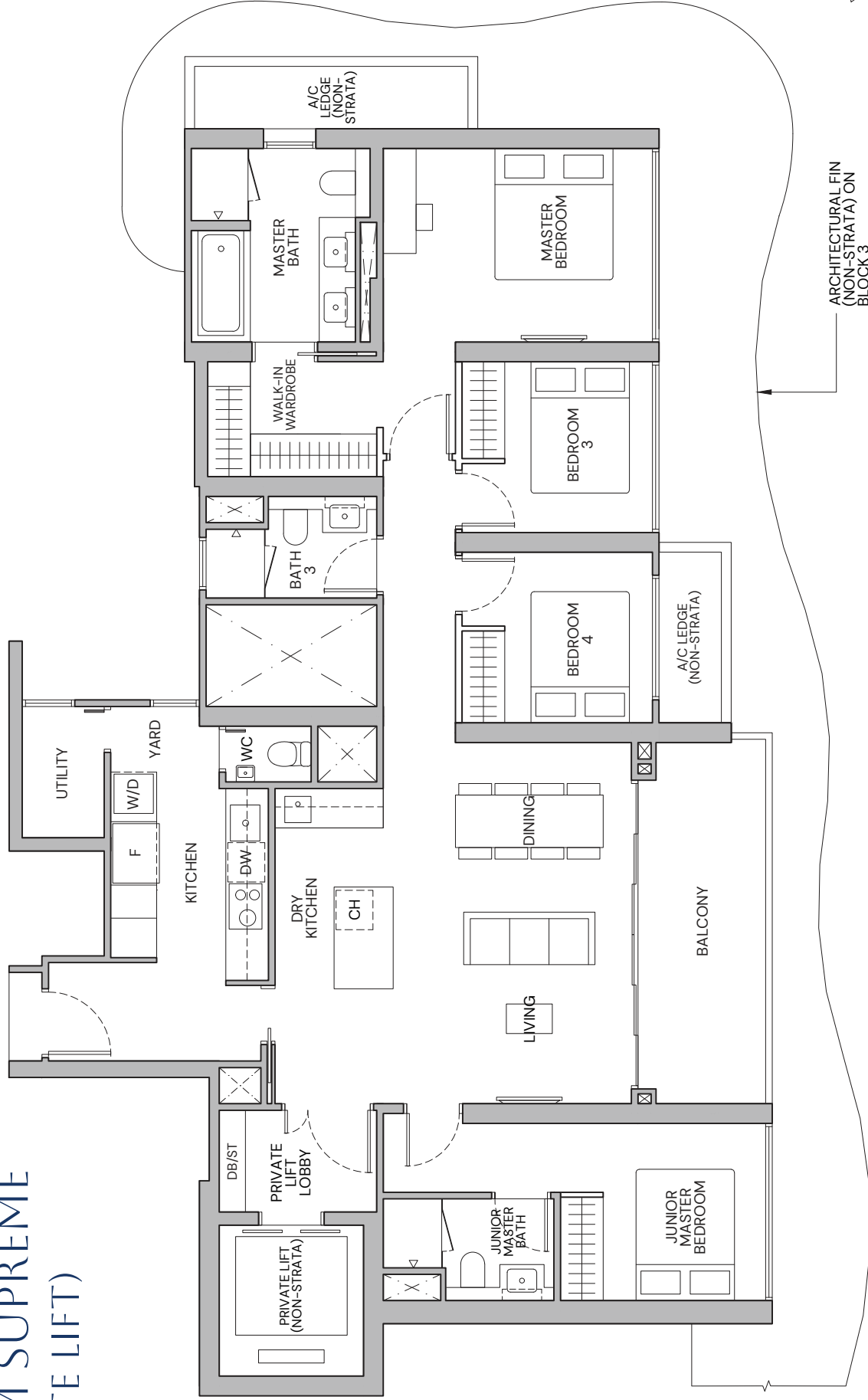
Area includes balcony where applicable and excludes among others, the Architectural Fin, A/C - Air Conditioner Ledge, and Private Lift. The plans are subject to change as may be required by relevant authorities. All floor plans and areas are subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen". 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

4-BEDROOM SUPREME (WITH PRIVATE LIFT)

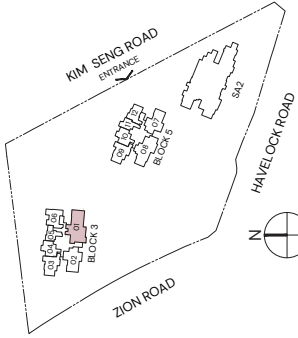
TYPE DS1
141 sq m | 1518 sq ft
BLOCK 3
#02-01 to #21-01
#23-01 to #42-01



LEGEND (WHERE APPLICABLE)

F	Fridge	DW	Dish Washer	CH	Wine Chiller	DB/ST	Distribution Board/Storage	HS	Household Shelter
WD	Washer cum Dryer	W/D	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)						

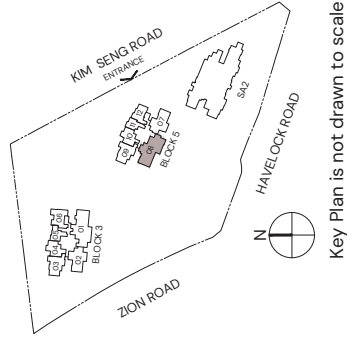
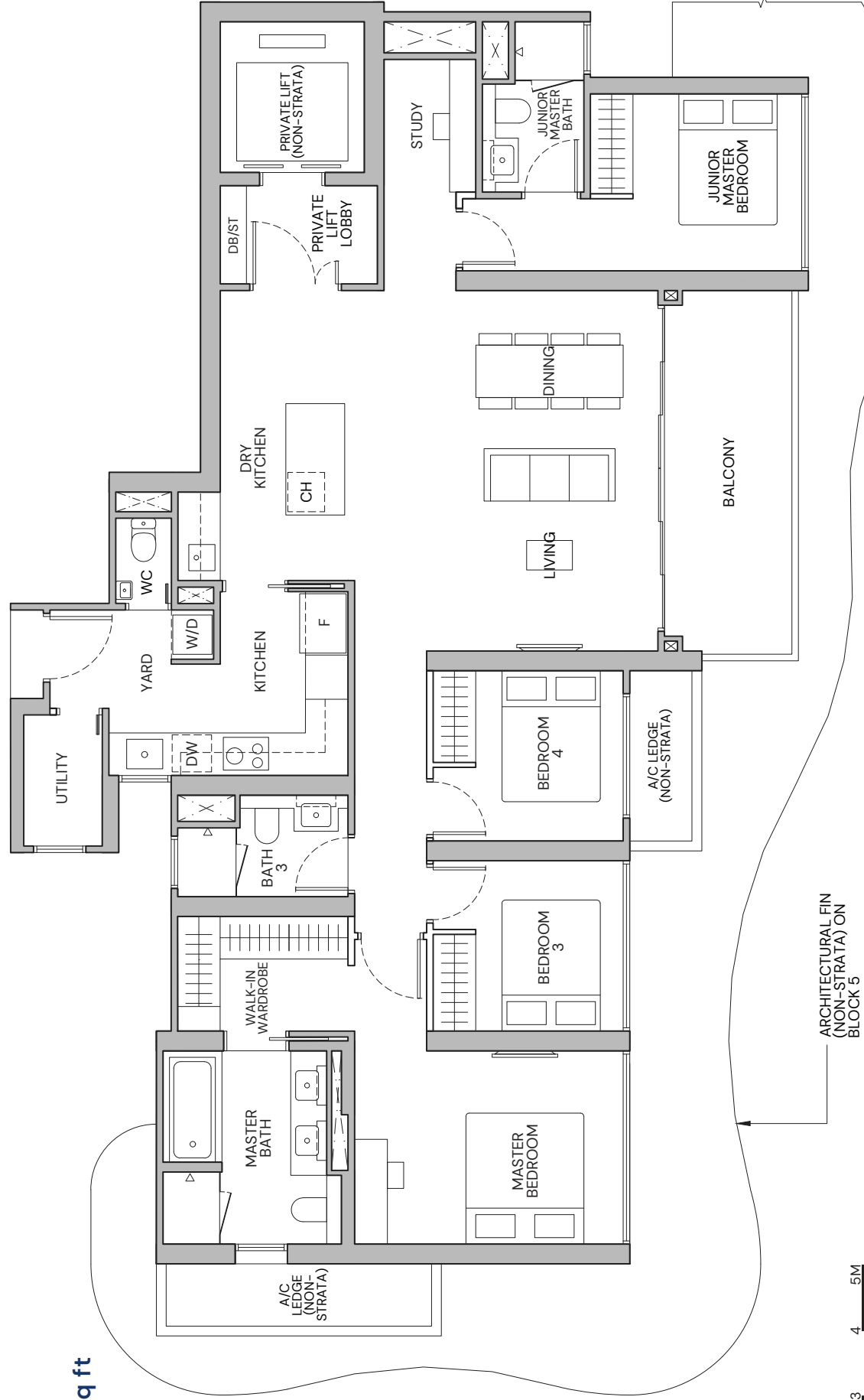
Area includes balcony where applicable and excludes among others, the Architectural Fin, A/C - Air Conditioner Ledge, and Private Lift. The plans are subject to change as may be required by relevant authorities. All floor plans and areas are subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen". 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

4-BEDROOM SUPREME + STUDY (WITH PRIVATE LIFT)

TYPE DS2s
150 sq m | 1615 sq ft
BLOCK 5
#44-08 to #61-08



Key Plan is not drawn to scale

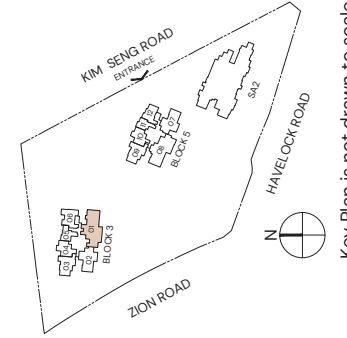
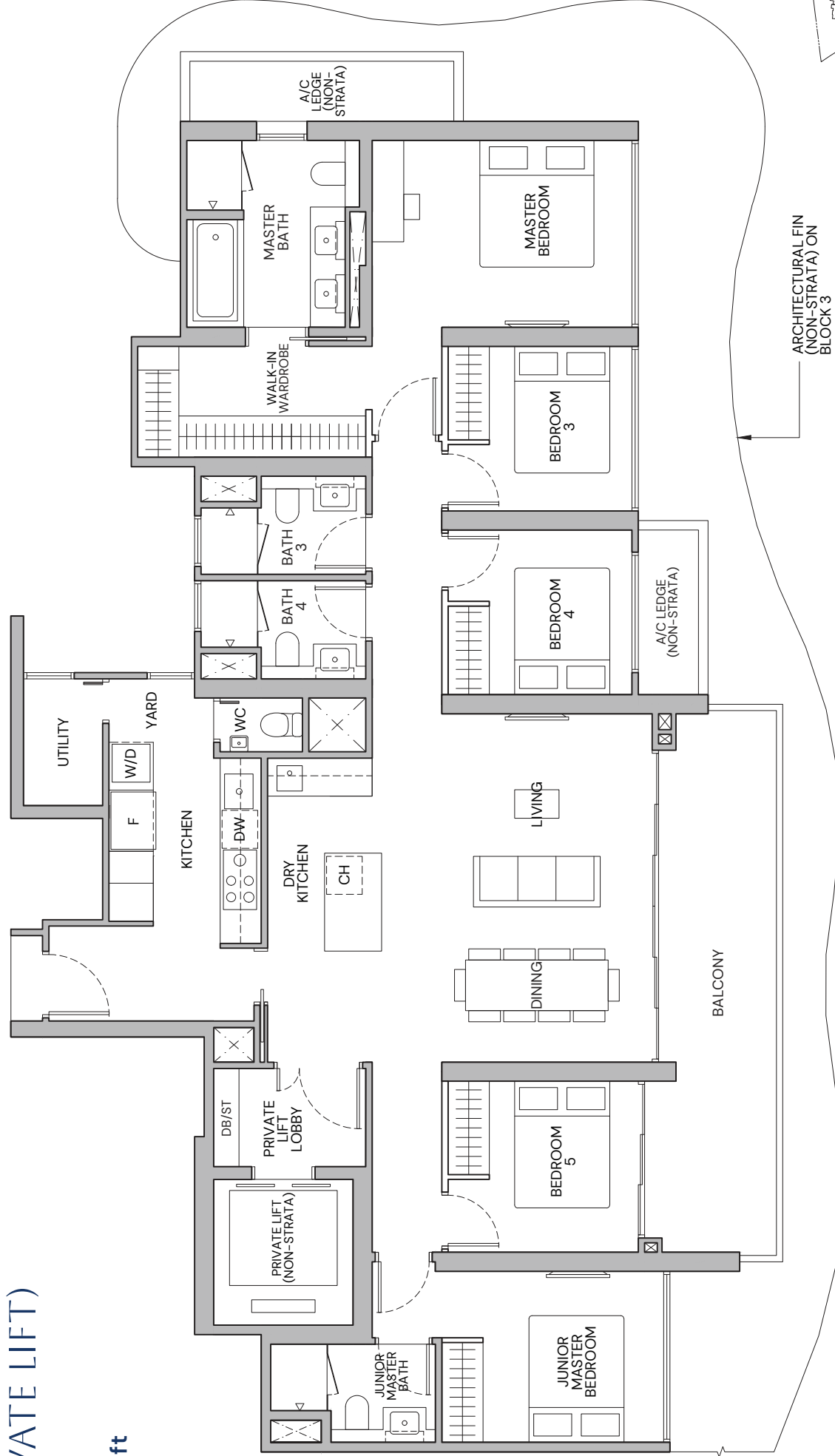
LEGEND (WHERE APPLICABLE)

- | | | | | | | | | | |
|----|--|-----|---|----|--------------|-------|----------------------------|----|-------------------|
| F | Fridge | DW | Dish Washer | CH | Wine Chiller | DB/ST | Distribution Board/Storage | HS | Household Shelter |
| WD | Washer cum Dryer | W/D | 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) | | | | | | |

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 balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen". 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.

5-BEDROOM SUPREME (WITH PRIVATE LIFT)

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



Key Plan is not drawn to scale

LEGEND (WHERE APPLICABLE)

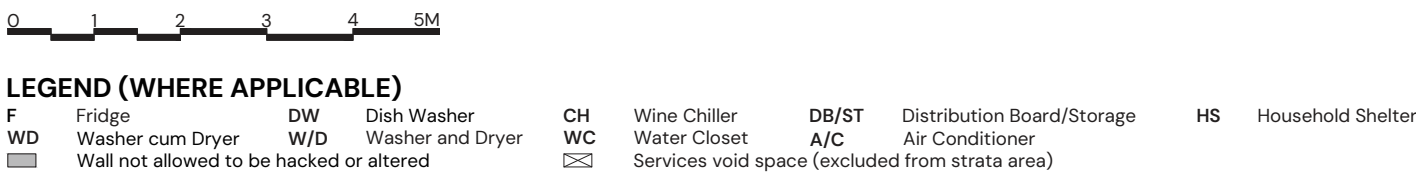
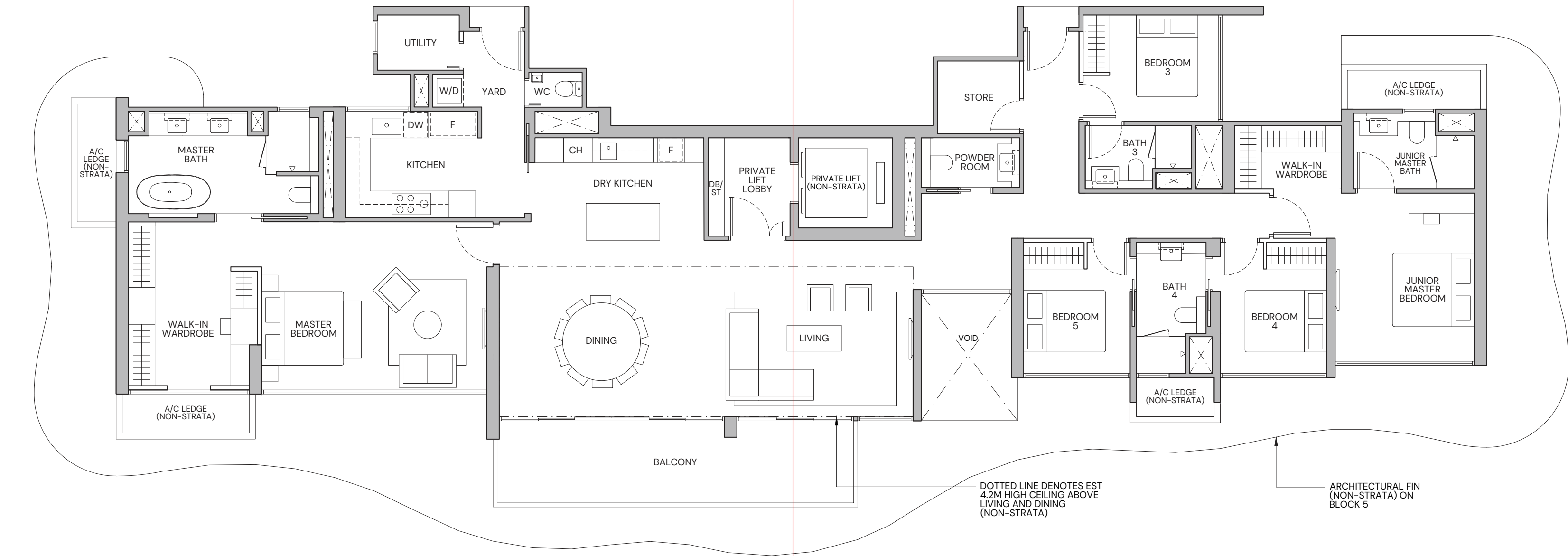
- | | | | | | | | | | |
|----|--|-----|---|----|--------------|-------|----------------------------|----|-------------------|
| F | Fridge | DW | Dish Washer | CH | Wine Chiller | DB/ST | Distribution Board/Storage | HS | Household Shelter |
| WD | Washer cum Dryer | W/D | Washer and Dryer | WC | Water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

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 balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen". 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.

PENTHOUSE
(5-BEDROOM WITH PRIVATE LIFT)

TYPE PH1
247 sq m | 2659 sq ft

BLOCK 5
#62-08



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 balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen". 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.

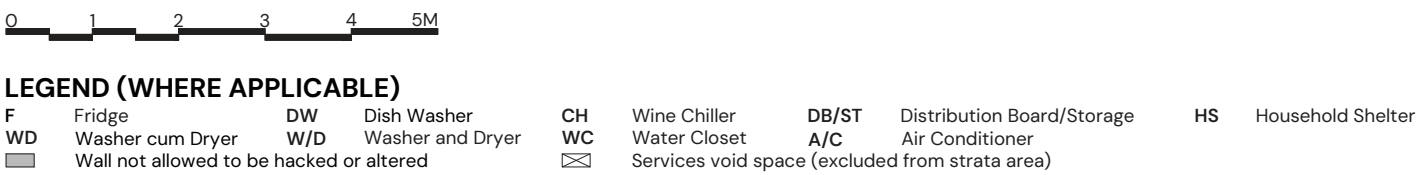
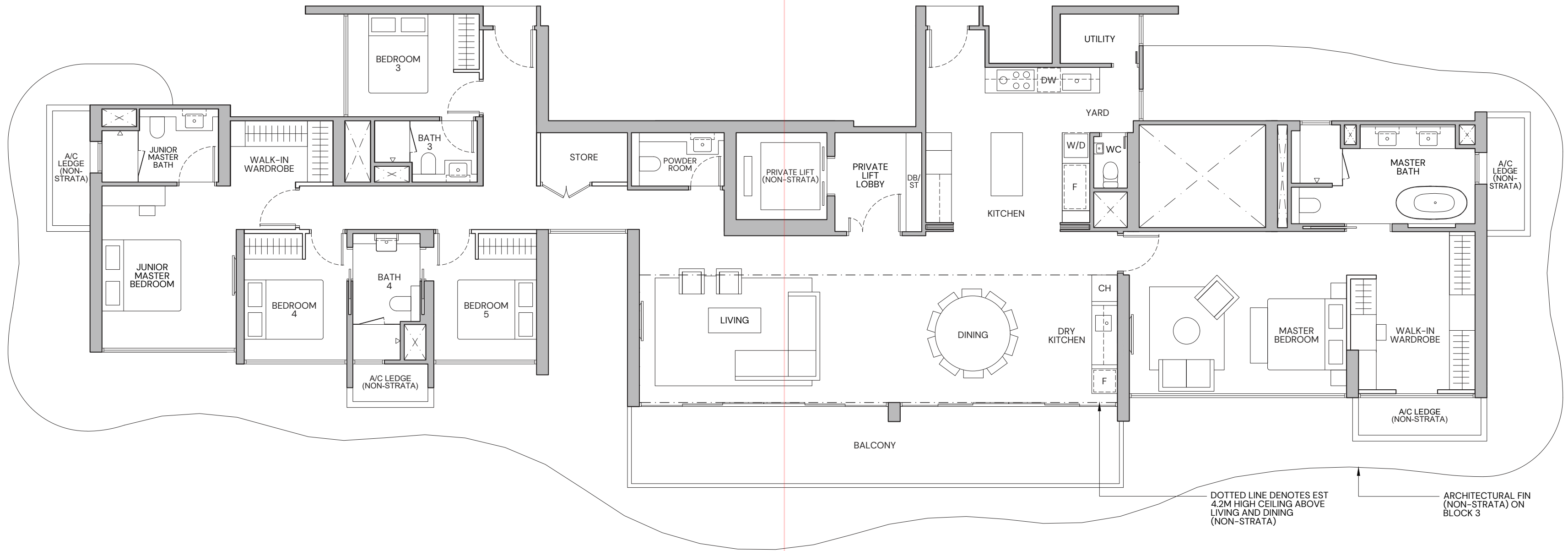


Key Plan is not drawn to scale

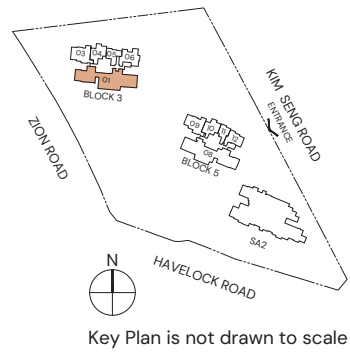
PENTHOUSE
(5-BEDROOM WITH PRIVATE LIFT)

TYPE PH2
256 sq m | 2756 sq ft

BLOCK 3
#62-01

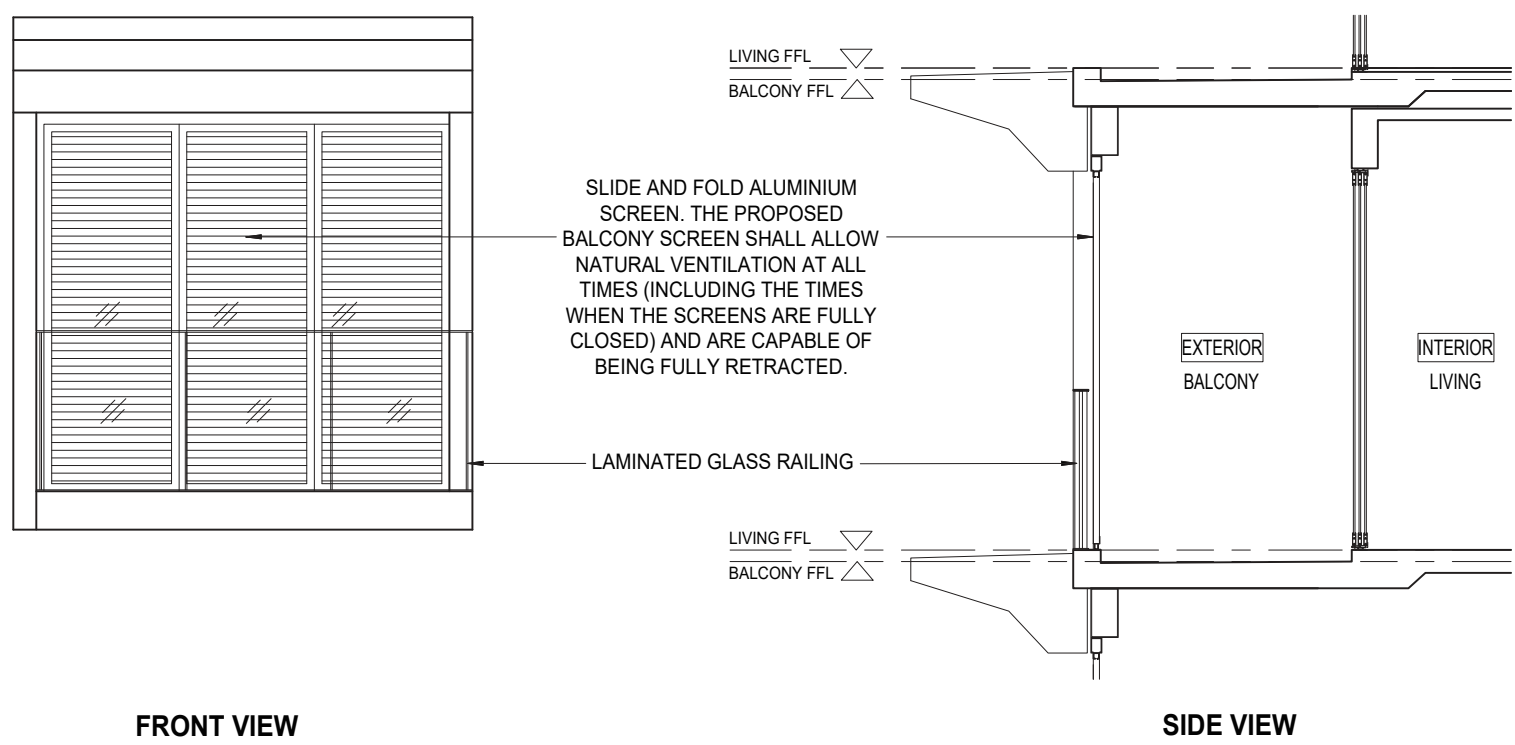
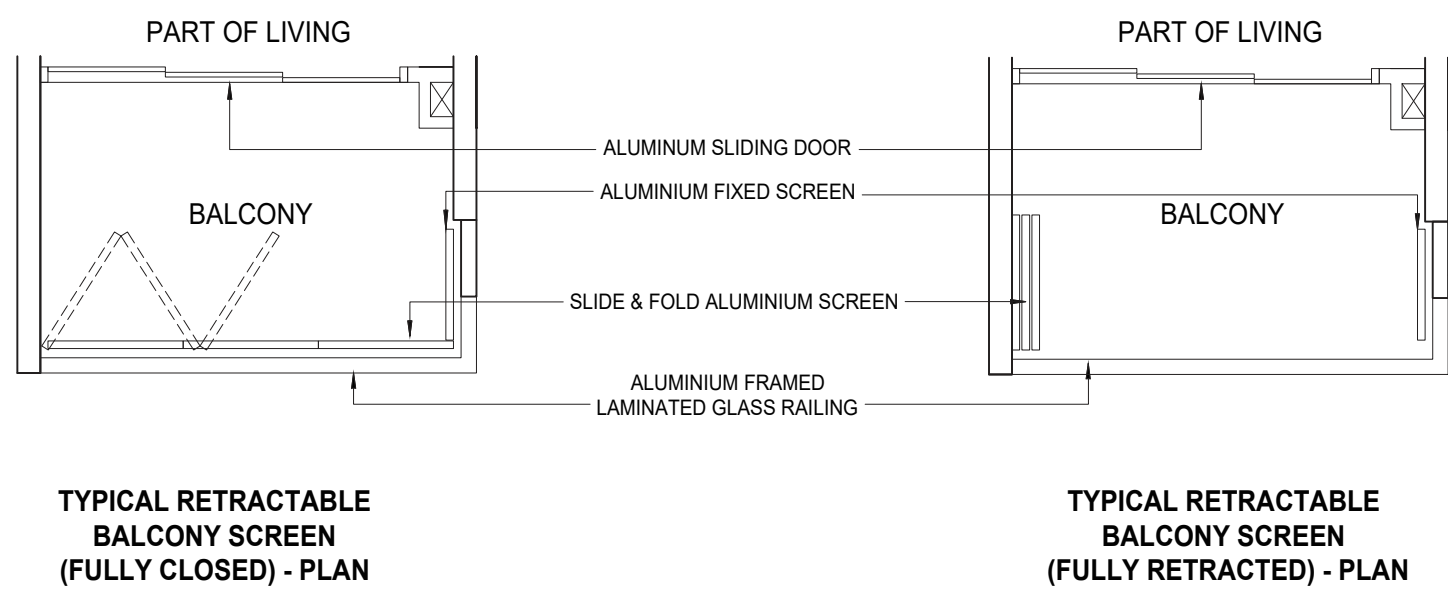


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Key Plan is not drawn to scale

APPROVED
BALCONY SCREEN



NOTE
The balcony shall not be enclosed unless with the approved balcony screen as shown above.
The cost of screen and installation shall be borne by the Purchaser.
Where required to facilitate installation, the Architect reserves the right to determine appropriate details not limited to fixing details and colour tones.

THOSE WHO SET THE STANDARD
RESERVE THE RIGHT TO RAISE IT

146 YEARS OF COMBINED EXPERIENCE CREATING WORLD-CLASS HOMES



SINGAPORE'S TRUSTED PROPERTY PIONEER SINCE 1963

City Developments Limited (CDL) is a leading global real estate company with a network spanning 168 locations in 29 countries and regions. Listed on the Singapore Exchange, the Group is one of the largest companies by market capitalisation. Its income-stable and geographically diverse portfolio comprises residences, offices, hotels, serviced apartments, student accommodation, retail malls and integrated developments.

With a proven track record of over 60 years in real estate development, investment and management, the Group has developed over 53,000 homes and owns around 23 million square feet of gross floor area in residential for lease, commercial and hospitality assets globally.

The Group owns, operates or manages over 160 hotels worldwide, many in key gateway cities, primarily through its flagship Millennium Hotels and Resorts, Singapore's largest homegrown hotel operator, featuring brands like The Biltmore, Grand Millennium, Millennium, M Social, Copthorne and Kingsgate.



GRAMERCY PARK



IRWELL HILL RESIDENCES



NEW FUTURA



Mitsui Fudosan has its origins in Echigo-ya, a clothing store opened in 1673 in what is now the Nihonbashi district of Tokyo. In 1941, the real estate division of Mitsui Company was separated from the parent company and Mitsui Fudosan Co., Ltd. was established.

Today, 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. Throughout the years, Mitsui Fudosan was responsible for the sponsorship of Japan's first REIT, the development of Japan's first factory outlet, Japan's first regional shopping mall, and first office skyscraper.

As an all-rounded property industry player, Mitsui Fudosan Group is providing solutions and services in a wide range of business areas, including office buildings, commercial facilities, hotels and resorts, logistics, and housing. About Mitsui Fudosan Group's Overseas Strategy, the group has been operating in major cities in North America, Europe, China, Taiwan, Southeast Asia, India, and Australia. Mitsui Fudosan's long-term plan, "8 INNOVATION 2030" formulated in April 2024, aims to achieve robust growth in overseas business.



PARK COURT AOYAMA
THE TOWER



TOKYO MIDTOWN YAESU



50 HUDSON YARDS

FOR THE PRIVILEGE OF OWNERSHIP

Developer / Vendor: CDL-MFA Altair Property Pte. Ltd. (UEN No: 202413177K) and CDL-MFA Vega Property Pte. Ltd. (UEN No.: 202413192C) • Tenure of Land: Leasehold 99 years commencing from 15 July 2024 • Lot No.: Lot 02478W TS24 at Zion Road • Housing Developer's Licence No.: C1515 • Encumbrances: Caveat IJ/587564D in favour of CIMB Bank Berhad • Expected Date of Vacant Possession: 30 Sep 2032 • Expected Date of Legal Completion: 30 Sep 2035

Residential Services: Please note that the use of these services and facilities are chargeable as they are provided by third party service providers ("Service Providers"). While our Residential Host will assist in making arrangements, all costs incurred for use of these services and facilities are to be borne by residents. Provision of these services and facilities may be modified according to availability and at the discretion of the Service Providers. The Service Providers also reserve the right to terminate the services and facilities without prior notice. Other terms and conditions apply. Visual representations are not representations of the actual provision.

While reasonable care has been taken in the preparation of this brochure, neither the developer nor its agents assume any responsibility for any inaccuracies or omissions. The statements, information and depictions in this brochure are not to be relied upon as statements or representations of fact, offers or warranties (whether expressly or impliedly) by the developer or the developer's agents and they are not intended to form any part of the contract for the sale of the housing units. 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 subject to such changes as are required by the relevant authorities or the developer. All plans are subject to any amendments which are required 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 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.

This brochure is printed on eco-friendly paper, Oct 2025.

