

News Release

26 October 2025

84% OF UNITS AT ZYON GRAND SOLD ON LAUNCH WEEKEND

- **590 out of 706 units (84%) sold at an average selling price of S\$3,050 psf**
- **Almost all homebuyers are Singaporeans and PRs**
- **Homebuyers drawn to the convenience of having Havelock MRT station right at its doorstep, along with the various lifestyle options**



The Zyon Grand sales gallery over its preview weekend.

City Developments Limited (CDL) and Mitsui Fudosan (Asia) Pte. Ltd. (MFA) have commenced sales for the luxury 706-unit Zyon Grand at Zion Road. As of 6.00 pm today, 590 units (84%) have been sold at an average selling price (ASP) of S\$3,050 per square foot (psf). The iconic 62-storey twin tower luxury residence, directly linked to Havelock MRT station, is part of a new landmark integrated development that features Zyon Galleria with restaurants (F&B), a supermarket, an early childhood development centre, and a 36-storey tower that houses Singapore's first long-stay serviced apartment concept.

About 84% of the buyers are Singaporeans, while 14% comprise Permanent Residents (PRs) from China, Malaysia, India, Indonesia, South Korea, Japan and others. All unit types were well-received by homebuyers. One of the two exclusive 5-bedroom penthouse units was sold for over S\$10 million.

Apartments are priced from S\$1.298 million for a one-bedroom plus study (474 sq ft), S\$1.468 million for a two-bedroom (538 sq ft), S\$2.2 million for a three-bedroom (818 sq ft), S\$3.968 million for a four-bedroom premium unit with private lift (1,421 sq ft), while the five-bedroom supreme unit with private lift (1,819 sq ft), located only on Levels 44 to 61, starts from S\$5.988 million.

Mr Sherman Kwek, CDL's Group Chief Executive Officer, said, "We are very pleased with the strong response to Zyon Grand, particularly amid a very active period of new property launches. As one of the largest projects launched this year, the positive take-up reflects the market's confidence in this landmark integrated development and the genuine demand for distinctive homes in a sought-after neighbourhood. With Havelock MRT station right at its doorstep, Zyon Grand will continue to appeal to buyers who value convenience, connectivity and quality in the heart of a vibrant district."

Mr Daijiro Eguchi, MFA's Managing Director, said, "We are truly delighted by the positive response to Zyon Grand. It's heartening to see buyers drawn not only to its prime location and thoughtful design, but also to the lifestyle and sense of community it represents. We are grateful that homebuyers recognise the unique value and quality that CDL and Mitsui Fudosan have brought together in this development."

Luxury Living with Unmatched Convenience within a Landmark Integrated Development

Located along Kim Seng Road near the prime River Valley enclave, Zyon Grand is the only integrated development with direct access to Havelock MRT station on the Thomson-East Coast Line – just two stops from Orchard MRT Interchange and one stop from Outram Park MRT Interchange – and easy access to other parts of Singapore via the Central Expressway and Ayer Rajah Expressway, as well as a myriad of shopping, dining and entertainment options nearby. It also offers convenient access to the Orchard Road shopping district and the Central Business District (CBD) which are just a short drive away.

Residents can also look forward to a plethora of lifestyle amenities, including Great World, Zion Riverside Food Centre, Orchard Road, Robertson Quay, Tiong Bahru and Alexandra Park Connector. Educational institutions in the vicinity include River Valley Primary School, Alexandra Primary School, Zhangde Primary School, Gan Eng Seng School, Crescent Girls' School, Outram Secondary School, Singapore Management University, School of the Arts and Nanyang Academy of Fine Arts.

At 240 metres, Zyon Grand's twin towers are strategically positioned with a North-South orientation towards the Southern coastline, offering panoramic city views, including Sentosa, the CBD and Marina Bay Sands. All units are fitted with premium kitchen appliances from V-Zug, Liebherr and De Dietrich and imported Italian Caccaro wardrobes in the master bedroom. Bathrooms are equipped with fittings from Hansgrohe and Geberit. Kitchens and bathrooms will feature an integrated magnetic accessories wall system, an innovative provision that allows flexibility to move and arrange the accessories without any user installation required.

Designed for luxe living, residents will enjoy seamless lifestyle conveniences, including premier residential services and future-ready smart home features.

The Zyon Grand sales gallery, located along Ganges Avenue, opens daily from 10.00 am to 7.00 pm. Marketing agents are ERA, Huttons, PropNex, OrangeTee & Tie and SRI. For enquiries, please call the sales hotline: +65 6877 1818 or visit www.zyongrand.com.

Issued by City Developments Limited (Co. Regn. No. 196300316Z) and Mitsui Fudosan (Asia) Pte. Ltd. (Co. Regn. No. 198101129R)

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About 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. 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.

For more information, please visit www.cdl.com.sg.

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About Mitsui Fudosan (Asia) Pte. Ltd.

Mitsui Fudosan (Asia) Pte. Ltd. (MFA) is the Singapore subsidiary of Mitsui Fudosan Co., Ltd. MFA founded in Singapore in 1981 and has been responsible for Mitsui Fudosan's real estate investment and development activities in Southeast Asia and India. MFA currently owns assets in Singapore, Philippines, Indonesia and India.

For more information on Mitsui Fudosan Asia Pte. Ltd., please visit <https://www.mitsuifudosan-asia.com/>

About Mitsui Fudosan Co., Ltd.

Mitsui Fudosan Co., Ltd. (MF) is a publicly traded company with approximately USD 62 billion (¥9.8 trillion, as of Dec. 2024) of assets, one of Japan's largest real estate companies. MF has pursued mixed-use neighbourhood creation that integrates office buildings, retail facilities, logistics, hotels/resorts, and residential across various areas in Japan. MF's area of operations is not only in Japan; Mitsui Fudosan Group has been conducting business in major cities in North America, Europe, China, Taiwan, Southeast Asia, Australia, and India. The Group is continuously pursuing the business expansion through driving the evolution of neighbourhood creation.

For more information on Mitsui Fudosan Co., Ltd., please visit <https://www.mitsuifudosan.co.jp/english/>

ZYON GRAND

FACT SHEET

DEVELOPMENT DETAILS			
Developer	CDL-MFA Altair Property Pte. Ltd. (A 50:50 joint venture of CDL and Mitsui Fudosan (Asia) Pte. Ltd.)		
Project Name	Zyon Grand (卓悦峰)		
Location	3 and 5 Kim Seng Road		
Development Layout	Zyon Grand comprises 706 luxury apartments in two 62-storey towers. It is part of an integrated development which also includes: • Zyon Galleria (卓悦坊) – Restaurants (F&B) and supermarket • Early childhood development centre • 36-storey block with long-stay serviced apartments		
Tenure	99-year leasehold from 15 July 2024		
Land Area	Approximately 164,450 sq ft / 15,277.9 sqm (entire integrated development)		
Number of Apartments	706 <i>* With 565 parking lots, excluding five accessible lots. Six active ready-to-use electric vehicle (EV) lots shall be allotted, subject to authority's approval.</i>		
Unit Mix	Unit Type	Units Area	No. of Units
	1-Bedroom + Study	474 sq ft	59 units
	2-Bedroom 2-Bedroom Premium 2-Bedroom Premium + Study	538 – 721 sq ft	236 units
	3-Bedroom 3-Bedroom Deluxe 3-Bedroom Premium + Study	818 – 1,076 sq ft	293 units
	4-Bedroom Premium* 4-Bedroom Supreme* 4-Bedroom Supreme + Study*#	1,421 – 1,615 sq ft	98 units
	5-Bedroom Supreme*#	1,819 sq ft	18 units
	Penthouse (5-Bedroom)*	2,659 – 2,756 sq ft	2 units

* With private lift

Levels 44 to 61

Recreational Facilities	<u>Upper 1st / 1st</u> Arrival Sanctuary 1. Grand Pavilion 2. Reflective Court 3. Arrival Cascades 4. Water Reflexology Social Habitat 5. Central Club A. Club Gourmet B. Club Social C. 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) <u>Level 22 Horizon Vista</u> 38. Harvest Garden 39. Chess Garden 40. Reflexology Walk 41. Outdoor Fitness 42. Meditation Deck <u>Level 43 Altitude Lounge</u> 43. Skylight Lounge 44. Altitude Deck 45. Sky Bay 46. Sky Lookout 47. Altitude Swing
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Expected Vacant Possession Date	30 September 2032
CONSULTANTS	
Concept Architect	Nikken Sekkei Ltd
Project Architect	ADDP Architects LLP
Landscape Architect	Ecoplan Asia Pte Ltd
Builder	Woh Hup (Private) Limited
Project Interior Designer	2nd Edition Pte Ltd
M&E Engineer	United Project Consultants Pte Ltd
C&S Engineer	KCL Consultants Pte Ltd

LOCATION MAP



Zyon Grand Sales Gallery	Zyon Grand – Actual Site
Along Ganges Avenue	3 and 5 Kim Seng Road

All information in the Fact Sheet is current at the time of release and is subject to such changes as required by the developer or the relevant authorities.