

News Release

7 October 2025

**CDL AND MITSUI FUDOSAN TO LAUNCH ZYON GRAND:
AN ICONIC 62-STOREY TWIN TOWER RESIDENCE DIRECTLY LINKED
TO HAVELOCK MRT IN AN INTEGRATED DEVELOPMENT
— PREVIEWS BEGIN ON 8 OCTOBER, PRICES FROM S\$1.298 MILLION**

- The 706-unit luxury residence is part of a new landmark integrated development featuring Zyon Galleria with restaurants and a supermarket, an early childhood development centre and a 36-storey tower with long-stay serviced apartments
- Only integrated development with direct access to Havelock MRT station near the prime River Valley enclave, minutes from Orchard Road and the CBD
- Distinctive facade inspired by the Vanda Miss Joaquim orchid, designed by Nikken Sekkei in collaboration with ADDP Architects



At 240 metres, Zyon Grand's twin towers will anchor the new landmark integrated development with direct connectivity to Havelock MRT station and redefine the skyline. (Artist's Impression)

City Developments Limited (CDL) and Mitsui Fudosan (Asia) Pte. Ltd. (MFA) will commence the preview of the highly anticipated Zyon Grand on Wednesday, 8 October 2025, with sales bookings to start on Saturday, 25 October 2025. Comprising 706 units in two twin towers, soaring 62 storeys high, this luxury residence is part of a first-of-its-kind integrated development that also includes 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 under Urban Redevelopment Authority (URA)'s new Serviced Apartments II (SA2) category.

Located along Kim Seng Road near the prime River Valley enclave, mere minutes' drive from the Orchard Road shopping district and at the fringe of the Central Business District (CBD), the integrated development spans approximately 164,450 square feet (sq ft).

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.

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, will start from S\$5.988 million.

Mr Sherman Kwek, CDL's Group Chief Executive Officer, said, "We're excited to unveil Zyon Grand, an iconic development resulting from the shared passion for good design and environmental sustainability with our esteemed partner, Mitsui Fudosan. By combining our expertise, we have created an enduring and vibrant landmark that will anchor and transform the River Valley precinct. Rising 62 storeys high, the majestic twin towers will be the crown jewel of this new integrated development. Zyon Grand offers unmatched convenience with Havelock MRT station right at its doorstep, along with the privilege of super high-rise living with exceptional views in a prime district."

Mr Daijiro Eguchi, MFA's Managing Director, said, "Zyon Grand is more than a development — it is a testament to Mitsui Fudosan's long-term commitment to Singapore. Building on over 50 years of our Group's presence in Singapore, this landmark collaboration with CDL reflects our shared pursuit of excellence and innovation. Given its prime location with direct MRT access, Zyon Grand will stand as an iconic mixed-use development offering seamless connectivity, vibrant lifestyle options, and a strong contribution to Singapore's skyline. We remain confident in the resilience of Singapore's property market and are proud to play a role in shaping its continued growth as one of the world's most dynamic urban centres."

Architecture in Bloom: Inspired by Vanda Miss Joaquim, Shaped by Ikebana

Designed by world-renowned architectural firm Nikken Sekkei in collaboration with ADDP Architects, this integrated development is conceived as a garden isle near the River Valley precinct.

The distinctive facade features graceful, organic folds inspired by the elegant form of Singapore's national flower, the Vanda Miss Joaquim orchid. The three tall and slender towers of the development reflect the refinement of Ikebana, the Japanese art of flower arrangement, centred on achieving harmony with nature. To harmonise with the natural and historical context of its surroundings, the development incorporates sculpted terrain forms that echo the topography of the meandering Singapore River nearby.

At 240 metres, Zyon Grand will be the world's tallest twin tower residential development constructed using Prefabricated Prefinished Volumetric Construction (PPVC) when completed.



*The three towers of the integrated development are reminiscent of Ikebana arrangements.
(Artist's Impression)*

Iconic Residence within a Vibrant Integrated Development

Zyon Grand is a stunning twin tower residential development featuring thematic sky terraces. With a North-South orientation towards the Southern coastline, residents can enjoy panoramic city views, including Sentosa, the CBD and Marina Bay Sands. Apartments range from one-bedroom

plus study to five-bedroom penthouses, with larger units offering private lift access and spectacular views of the city and sea.

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 installation required.

Boasting excellent connectivity, Zyon Grand offers 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.

Residents can also look forward to other lifestyle conveniences, including premier residential services and future-ready smart home features.

The estate is conceived to resemble a tropical rainforest, offering residents a comprehensive array of lifestyle facilities, including a fully equipped clubhouse, gym and swimming pools. These are thoughtfully integrated within a lush, green landscape to promote healthy and active living. Recreational and wellness spaces are strategically placed at levels 22 and 43, providing tranquil spaces for relaxation and connecting with nature.

Sustainable Design, Inspired by Nature

Designed with sustainability in mind, the mixed-use development incorporates numerous energy-efficient architectural features such as a porous building design enhanced with greenery and water features at the podium to promote urban cooling. The integrated development aspires to be the first to achieve Green Mark Platinum Super Low Energy (SLE) certification under the new BCA Green Mark 2021 framework, with exemplary badges in Health & Wellbeing, Whole Life Carbon and Maintainability when completed.

Targeting at least a 30% reduction in overall carbon emissions through meticulous material selection, adoption of SGBC-certified Green Label products and close monitoring of embodied carbon during construction – resulting in a lower carbon footprint and healthier living spaces. Slated for completion in 2030, it will rejuvenate the area with sustainable, curated spaces and lifestyle amenities to live, play and connect.

The Zyon Grand sales gallery, located along Ganges Avenue, opens from Wednesday, 8 October 2025, 10.00 am to 8.00 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)

For media enquiries, please contact:

City Developments Limited

Belinda Lee
+65 6877 8315
belindalee@cdl.com.sg

Eunice Yang
+65 6877 8338
eunicey@cdl.com.sg

Mitsui Fudosan (Asia) Pte. Ltd.

Toshihiko Handa
t-handa@mitsuifudosan-asia.com

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.

Follow CDL on social media:

Instagram: @citydevelopments / [instagram.com/citydevelopments](https://www.instagram.com/citydevelopments)

LinkedIn: [linkedin.com/company/citydevelopments](https://www.linkedin.com/company/citydevelopments)

X: @CityDevLtd / <http://www.x.com/citydevltd>

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/>

About Concept Architect: Nikken Sekkei Ltd

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

Its portfolio of iconic projects around the world includes Tokyo Skytree, Singapore Rail Corridor masterplan, One Za'abeel (Dubai), Suzhou Modern Media Plaza and Shanghai Greenland Center in China. In Singapore, its other projects include the upcoming Newport Plaza, a mixed-use development on Anson Road, slated for completion in 2027.

Nikken Sekkei takes pride in its innovative, integrated approach across all disciplines of architectural design, utilising talented teams that work collaboratively and multi-culturally to deliver superior solutions for clients. Going forward, the firm'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".

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: <ul style="list-style-type: none"> • 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	<p><u>Upper 1st / 1st</u></p> <p>Arrival Sanctuary</p> <ol style="list-style-type: none"> 1. Grand Pavilion 2. Reflective Court 3. Arrival Cascades 4. Water Reflexology <p>Social Habitat</p> <ol style="list-style-type: none"> 5. Central Club <ol style="list-style-type: none"> 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 <p>Relaxation Lagoon</p> <ol style="list-style-type: none"> 14. Lagoon Deck 15. Bubbling Pool 16. Hydro Splash 17. Hydro Lounge 18. Hydro Spa 19. Family Pool 20. Family Deck <p>Wellness Oasis</p> <ol style="list-style-type: none"> 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) <p><u>Level 22 Horizon Vista</u></p> <ol style="list-style-type: none"> 38. Harvest Garden 39. Chess Garden 40. Reflexology Walk 41. Outdoor Fitness 42. Meditation Deck <p><u>Level 43 Altitude Lounge</u></p> <ol style="list-style-type: none"> 43. Skylight Lounge 44. Altitude Deck 45. Sky Bay 46. Sky Lookout 47. Altitude Swing
-------------------------	---

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.