

z y a n y a

FREEHOLD ● CITY LIVING

● A BOUTIQUE COLLECTION OF RESIDENCES ●



bespoke.
private estate.
ideally situated.
city fringe living.
MRT at doorstep.
next to CBD.
total convenience.
prestige.
energised lifestyle.
connectivity.
life in colours.
total convenience.
business hub.
reputable schools.
nature offerings.
countless amenities.
food street.
spacious layout.
luxurious finishes.
dual-key units.
exclusive pool-facing units.
freehold.

FREEHOLD | THE NEW WAY OF LIFE

● A BOUTIQUE COLLECTION



HIGHLIGHTS.

bespoke.
private estate.
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exclusive pool-facing units.
freehold.

8
prospering
reasons
1 perfect
decision

1
CITY FRINGE LIVING
private residential enclave
minutes away from
business hubs and CBD

2
CONNECTIVITY
1 MRT station at your doorstep,
3 MRT stations within 1km and
bus stops nearby

3
EDUCATION
reputable local and
international schools
within 1km

4
**CENTRAL BUSINESS
DISTRICT &
MARINA BAY SANDS**
less than 11 minutes drive

5
**TRANSFORMING
PAYA LEBAR
CENTRAL**
less than 4 minutes drive

6
NATURE OFFERINGS
less than 9 minutes drive to East
Coast Park and less than 14 minutes
drive to Gardens By The Bay

7
DUAL-KEY UNITS
for own stay
and rental
for passive income

8
**EXCLUSIVE
POOL-FACING UNITS**
townhouse alike with
amenities at the doorstep





FREEHOLD | CITY FRINGE LIVING

**urban
neighbourhood.
energised
lifestyle.**



Prominently located within minutes to a world-class destination, Zyanya is an exclusive boutique residence with 34 units, comprising of 1 to 4-bedroom and 4 penthouses. It is home for the elites who embrace city living in style and privacy. Around the rejuvenated precinct, there is no shortage of places to eat and drink, chill and party. It also offers a wealth of transportation options no matter where your heart takes you. Enjoy convenience as if living at the core of the city.

Artist's Impression

grand entrance. stylish arrival.



From the moment you step into Zyanya, you know you have arrived at a different place in life. Sophisticated yet welcoming, it is the perfect 'welcome home'.



Artist's Impression



Artist's Impression



reputable schools within 1km

- 9 MINS WALK
 - GEYLANG METHODIST SCHOOL (PRI / SEC)
- 11 MINS WALK
 - KONG HWA SCHOOL
- 12 MINS WALK
 - JAMES COOK UNIVERSITY SINGAPORE
 - NEXUS INTERNATIONAL SCHOOL



connectivity

- 4 MINS WALK
 - ALJUNIED MRT STATION
- 3 MINS DRIVE
 - KALLANG-PAYA LEBAR EXPRESSWAY
 - DAKOTA MRT STATION
- 4 MINS DRIVE
 - PAYA LEBAR MRT INTERCHANGE
- 4 MINS DRIVE
 - MOUNTBATTEN MRT STATION
- 8 MINS DRIVE
 - EAST COAST PARKWAY



other renowned schools within 2km

- 5 MINS DRIVE
 - TANJONG KATONG GIRLS' SCHOOL
- 6 MINS DRIVE
 - TANJONG KATONG SECONDARY SCHOOL
 - CANADIAN INTERNATIONAL SCHOOL
 - CHUNG CHENG HIGH SCHOOL



bistros & eateries nearby

- THE SKEWER BAR
- THE TUCKSHOP
- BEAUTY IN THE POT
- DIM SUM WEN DAO SHI
- BRAWN & BRAINS COFFEE
- FRUITS TOP 1 DEPARTMENT STORE
- G7 SINMA LIVE SEAFOOD RESTAURANT
- 51 OLD AIRPORT ROAD FOOD CENTRE
- LORONG 9 BEEF KWAY TEOW



**less than
11 mins
drive to
downtown
core.**

economic and cultural heart
of Singapore

gardens by the bay

marina bay sands

cbd

singapore flyer

marina centre

marina reservoir



4 mins drive
to a transformed
urban centre.

paya lebar central



5 mins drive to the rejuvenated
kallang enclave.

singapore sports hub, singapore indoor stadium,
kallang wave mall & leisure park kallang



revival of
beach road /
ophir-rochor
corridor



The Ophir-Rochor Corridor and Beach Road are flanked by the vibrant arts, cultural and entertainment scenes of Bugis and Kampong Glam. With its ongoing redevelopment, the area is set to become a bustling commercial and lifestyle cluster that integrates its existing creative vibe with new courtyards, plazas and offices in a lush setting filled with exciting activities.



kampong bugis



shaping a new sustainable waterfront residential precinct

Situated next to the Kallang Basin waterfront and within Kallang Riverside Park, the 8.29ha Kampong Bugis is envisioned to be a green district of the future. To create a sustainable neighbourhood, the precinct will be plugged into extensive cycling networks that will connect seamlessly to key transport nodes, the city centre and other parts of the island.





gather.

●

WINE. DINE. BOOZE.



FREEHOLD | THE REVITALISED LIFESTYLE

**less than
9 mins drive
to east side
offerings.
east coast park.**

●



bond.

●

JOY. EXCITEMENT. ADRENALINE.





chill-out.



PLAY. FUN. LAUGHTER.



**recreational
facilities
for all ages.**



**private
spaces.**



workout.



FIT. HEALTHY. CHEERFUL.



Impression Only

FREEHOLD | CRAFTED FOR THE ELITES



**two for the
price of one.
dual-key
premium units.**



5 dual-key units provide the ideal space solution, whether you are a multi-generation family living under one roof or looking to generate rental income without forgoing your lifestyle. Akin to two homes combined by a common foyer, enjoy privacy and versatility like never before.



FREEHOLD | CRAFTED FOR THE ELITES

bespoke living.
1 to 4-bedroom.



Light, spacious layouts paired with delicately luxurious details. The result is a modern living space that is comfortable, elegant, stylish and functional. Select from 30 units of 1 to 4-bedroom.



FREEHOLD | CRAFTED FOR THE ELITES

exclusive and limited. penthouses.

Generously proportioned and graciously finished, the stunning penthouses create a dramatic living space infused with the aesthetics of the finest resorts. Expansive windows look out to spectacular views and welcome an abundance of natural light.



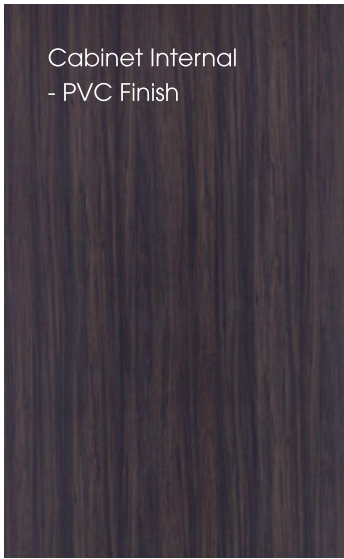
Artist's Impression

Even in its stately opulence, the space itself remains warm and inviting. These 4 penthouses are indulgent sanctuaries designed for soul-soothing retreats.



Artist's Impression

bedrooms.
finishes.



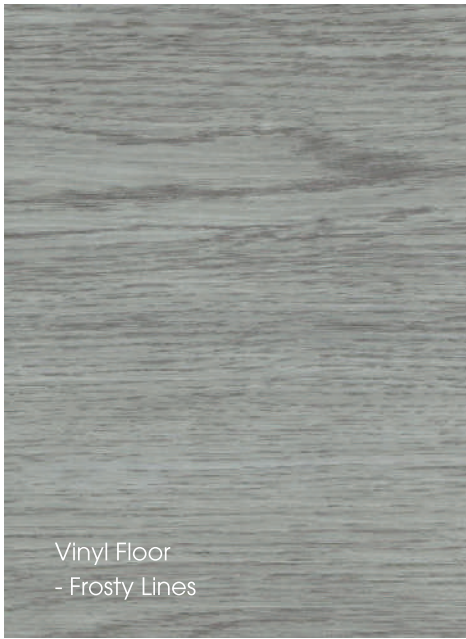
Cabinet Internal
- PVC Finish



Cabinet Laminates
- Aniline Leather



Cabinet Laminates
- Damask Khaki



Vinyl Floor
- Frosty Lines

bathrooms.
finishes.



COMMON BATH (LIGHT SCHEME)



Cabinet
Laminates
- Graphite

Countertop
- Solid Surface
(Charcoal Matrix)

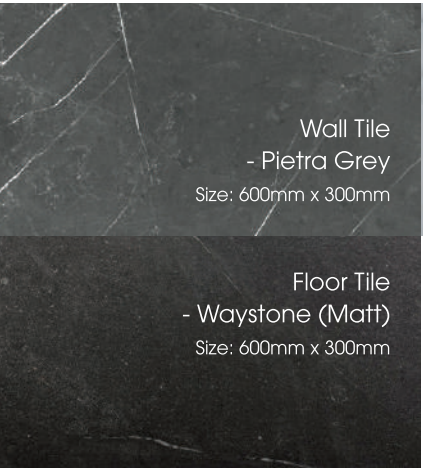


Floor Tile
- Lime Stone (Structured)
Size: 600mm x 300mm



Wall Tile
- Bulgaria Silver 60 (Matt)
Size: 600mm x 300mm

MASTER BATH (DARK SCHEME)



Wall Tile
- Pietra Grey
Size: 600mm x 300mm

Floor Tile
- Waystone (Matt)
Size: 600mm x 300mm



Countertop
- Solid Surface
(Summit)



Cabinet Laminates
- Borna Alameda Wood

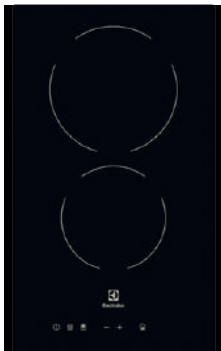
kitchen.
appliances.



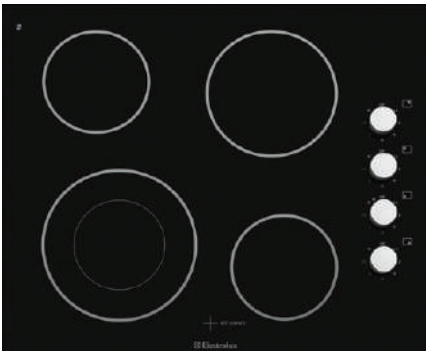
Electrolux - Oven



Electrolux - Ceramic Hob



(1 & 2-Bedroom)



(3 & 4-Bedroom)



Electrolux - Hood



Grohe - Kitchen Mixer



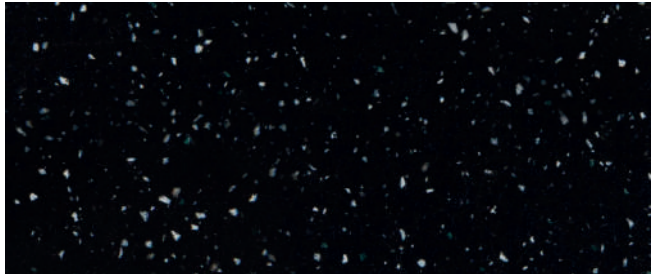
Franke - Sink



kitchen.
finishes.



Countertop - Solid Surface
(Charcoal Matrix)



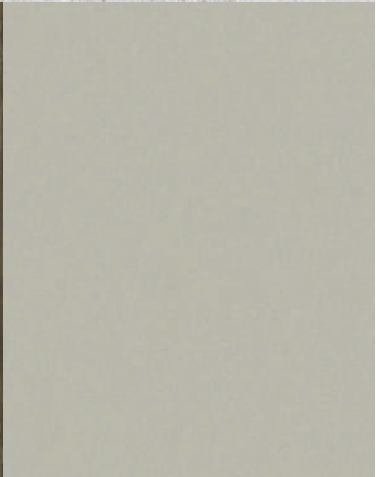
Floor Tiles - Almera (Matt)
Size: 600mm x 1200mm



Backsplash
- Black Tempered Glass



Bottom Cabinet Laminate
- Bornia Alameda Wood



Top Hung Cabinet Laminate
- Stoffa Grigio

sanitary fittings.
typical units.



Basin Mixer



Overhead Shower



Shower Mixer



Handheld Shower

WC



Semi Recessed Basin

sanitary fittings.
penthouse units.



WC



Semi Recessed Basin

Shower Mixer



Overhead Shower

Basin Mixer



Shower Handheld Mixer



LEVEL 1

- 01 PEDESTRIAN GATE
- 02 VEHICLE INGRESS / EGRESS
- 03 OPEN TO SKY STAIRCASE
- 04 BIN POINT

LEVEL 3

- 05 LAP POOL
- 06 SUN DECK
- 07 BBQ PIT
- 08 OUTDOOR PAVILION
- 09 OUTDOOR GYM
- 10 PLANTER

LEVEL 8

- 11 WATER TANK

SERVING ALL LEVELS

- 12 LIFT LOBBY
- 13 REFUSE / RECYCLING CHUTE

CAR PARKING LOTS

LEVEL 1 - 9 CAR PARKING LOTS + 1 ACCESSIBLE LOT
LEVEL 2 - 18 MECHANISED SPACES

BICYCLE LOTS

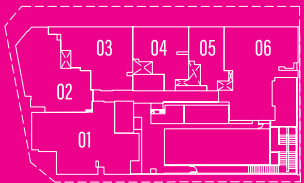
LEVEL 1 - 5 DOUBLE TIER LOTS

diagrammatic chart.
diverse unit types.

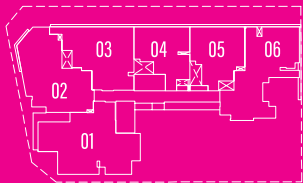


	01	02	03	04	05	06	
ROOF							
LEVEL 8	PH4	PH2	PH1			PH3	OPEN TO SKY SWIMMING POOL
LEVEL 7	D1	C2-1	C1	B1	B2	C2-2	
LEVEL 6	D1	C2-1	C1	B1	B2	C2-2	
LEVEL 5	D1	C2-1	C1	B1	B2	C2-2	
LEVEL 4	D1	C2-1	C1	B1	B2	C2-2	
LEVEL 3	E2	C2-1	C1	B1	A	E1	
LEVEL 2	CAR PARK						
LEVEL 1	CAR PARK						M&E

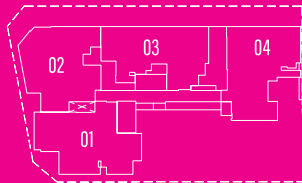
- 1-BDRM2-BDRM3-BDRM3-BDRM + STUDY DUAL-KEY3-BDRM + STUDY
- 4-BDRM4-BDRM + STUDY4-BDRM PENTHOUSE4-BDRM + STUDY PENTHOUSE



LEVEL 3

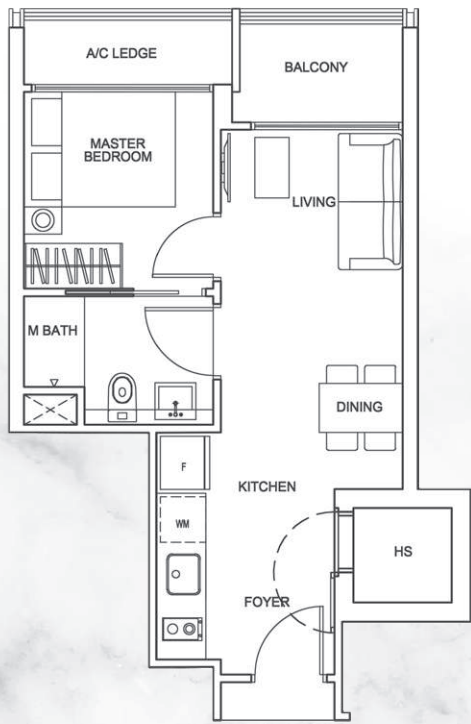


LEVEL 4 TO 7



LEVEL 8



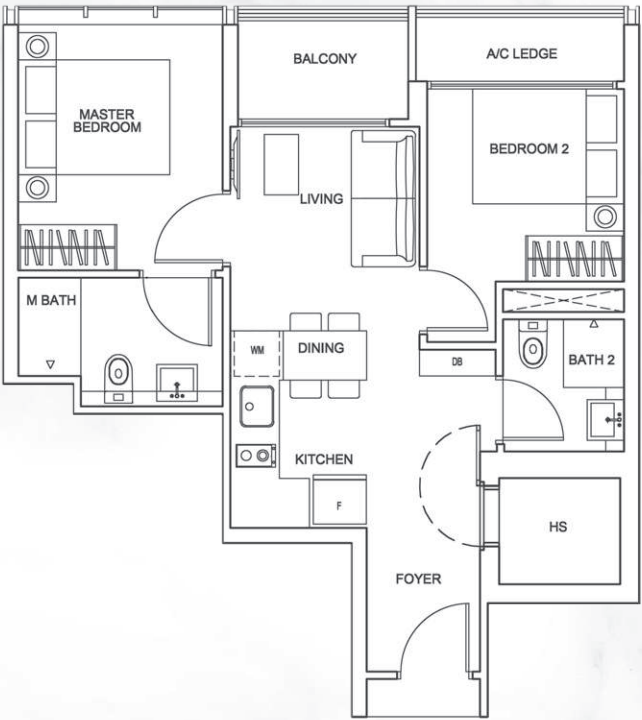


TYPE A
(1-BEDROOM)

41 Sqm / 441 Sq ft

(Inclusive of AC Ledge: 3 sqm & Balcony: 4 sqm)

#03-05

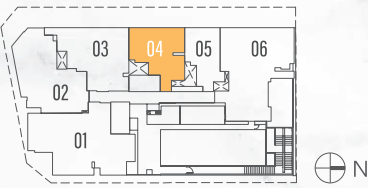


TYPE B1
(2-BEDROOM)

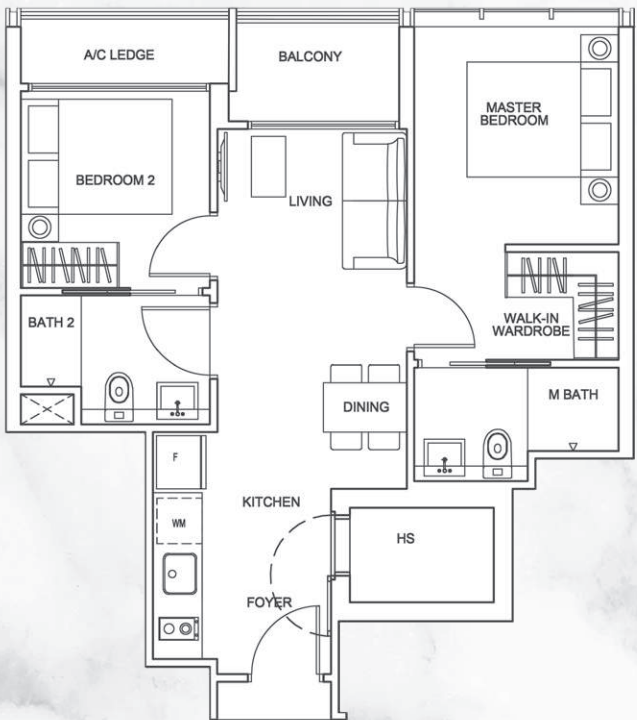
57 Sqm / 614 Sq ft

(Inclusive of AC Ledge: 3 sqm & Balcony: 4 sqm)

#03-04



#04-04 to #07-04

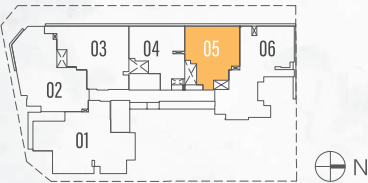


TYPE B2
(2-BEDROOM)

60 Sqm / 646 Sq ft

(Inclusive of AC Ledge: 3 sqm & Balcony: 4 sqm)

#04-05 to #07-05



Legend: HS - Household Shelter, PES - Private Enclose Space, DB - Distribution Board, WM - Washing Machine and F - Fridge
All floor areas indicated are inclusive of AC Ledge, Balcony and Private Enclosed Space (PES), where applicable. All floor areas are estimate only and subject to final survey.
All floor plans are subject to changes as may be required or approved by the relevant authorities. There is no provision of the following appliances:
washing machine (WM) and fridge (F). (WM) and (F) in the plans only denote the spaces designated for the appliances. These appliances to be supplied by the Purchaser.

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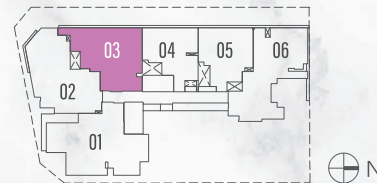
TYPE C1
(3-BEDROOM)

83 Sqm / 893 Sq ft
(Inclusive of AC Ledge: 5 sqm & Balcony: 5 sqm)

#03-03



#04-03 to #07-03



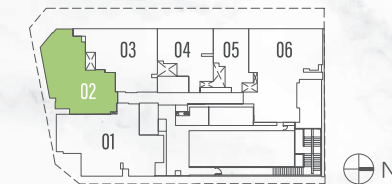
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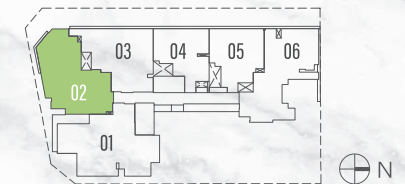
TYPE C2-1
(3-BEDROOM + STUDY DUAL-KEY)

95 Sqm / 1,023 Sq ft
(Inclusive of AC Ledge: 4 sqm & Balcony: 6 sqm)

#03-02



#04-02 to #07-02



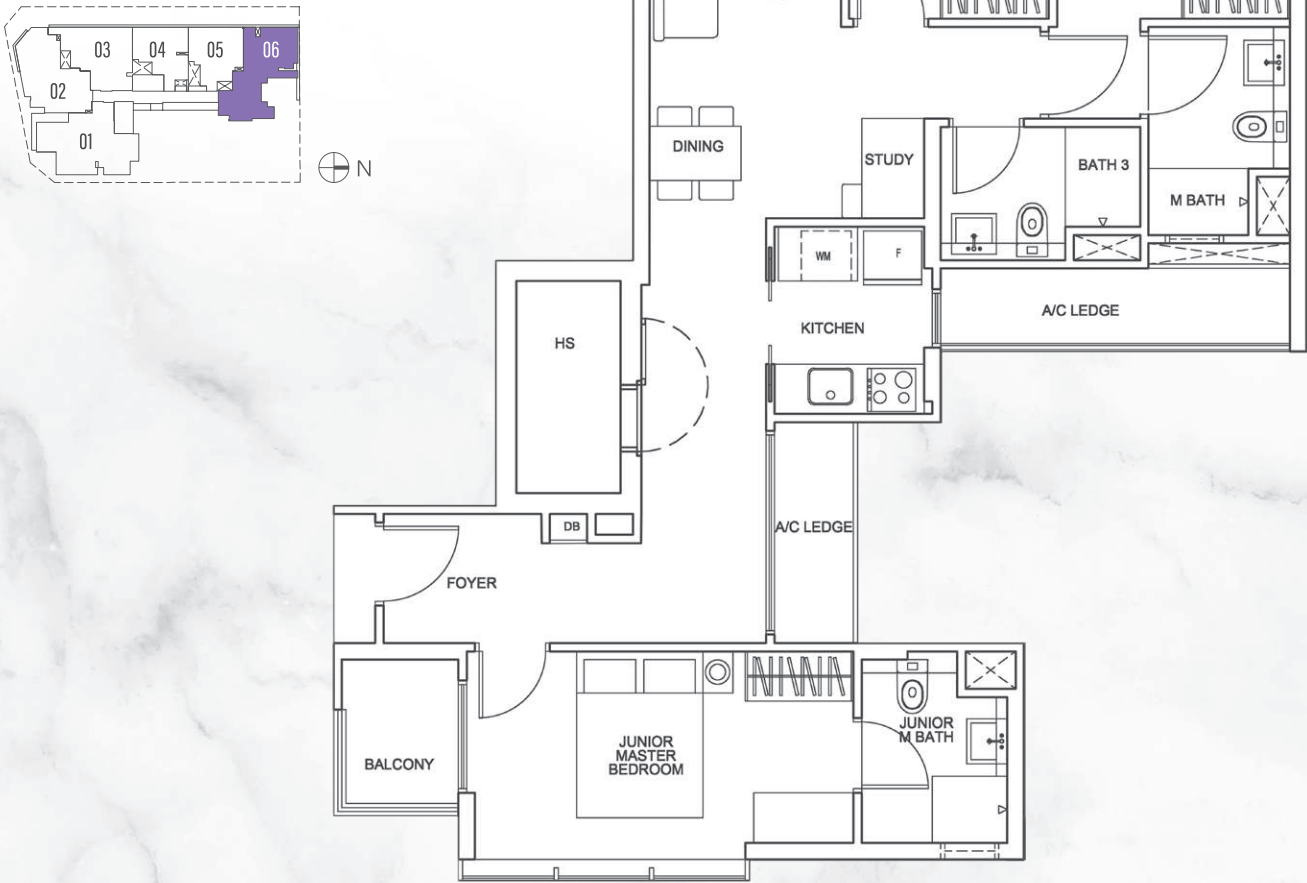
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TYPE C2-2
(3-BEDROOM + STUDY)

97 Sqm / 1,044 Sq ft
(Inclusive of AC Ledge: 8 sqm & Balcony: 6 sqm)

#04-06 to #07-06



TYPE D1
(4-BEDROOM)

111 Sqm / 1,195 Sq ft
(Inclusive of AC Ledge: 5 sqm & Balcony: 11 sqm)

#04-01 to #07-01



TYPE E1
(4-BEDROOM + STUDY)

121 Sqm / 1,302 Sq ft
(Inclusive of AC Ledge: 7 sqm & PES: 9 sqm)

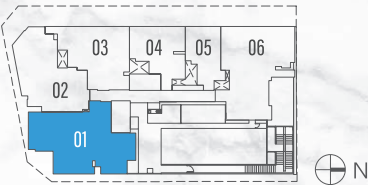
#03-06



TYPE E2
(4-BEDROOM)

122 Sqm / 1,313 Sq ft
(Inclusive of AC Ledge: 6 sqm & PES: 11 sqm)

#03-01



Legend: HS - Household Shelter, PES - Private Enclose Space, DB - Distribution Board, WM - Washing Machine and F - Fridge
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TYPE PH1
(4-BEDROOM PENTHOUSE)

114 Sqm / 1,227 Sq ft
(Inclusive of AC Ledge: 7 sqm & Balcony: 6 sqm)

#08-03

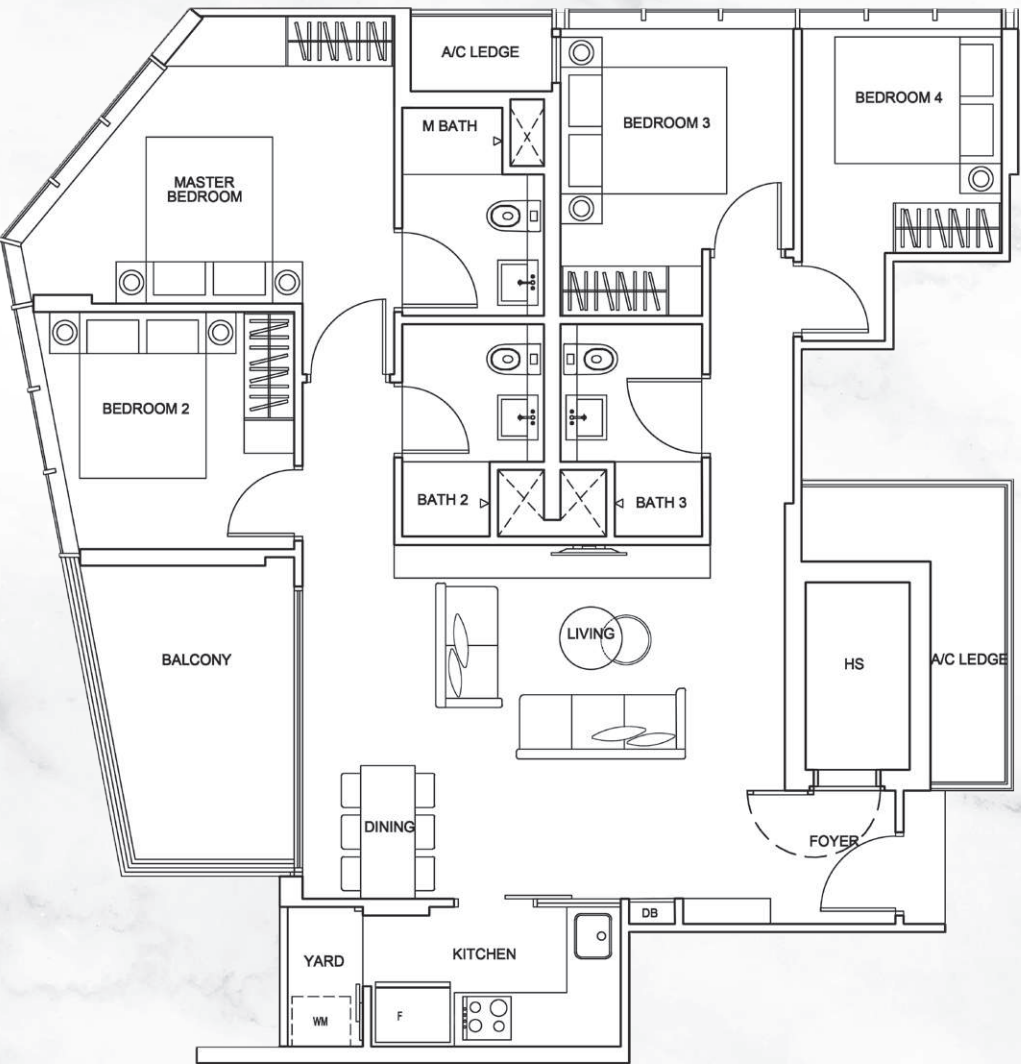


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TYPE PH2
(4-BEDROOM PENTHOUSE)

121 Sqm / 1,302 Sq ft
(Inclusive of AC Ledge: 8 sqm & Balcony: 10 sqm)

#08-02



Legend: HS - Household Shelter, PES - Private Enclose Space, DB - Distribution Board, WM - Washing Machine and F - Fridge
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TYPE PH3
(4-BEDROOM + STUDY PENTHOUSE)

121 Sqm / 1,302 Sq ft
(Inclusive of AC Ledge: 7 sqm & Balcony: 9 sqm)

#08-04

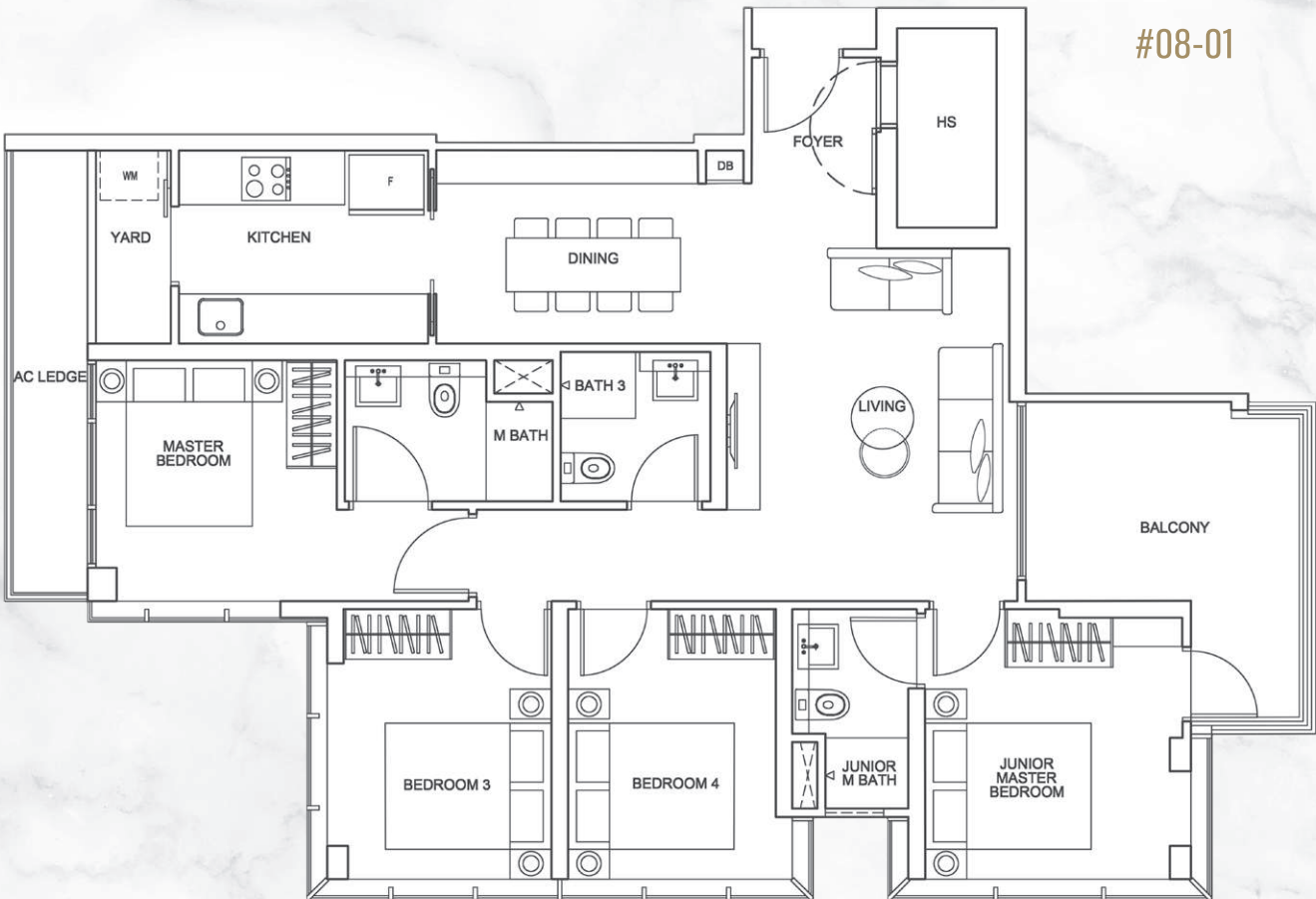


Legend: HS - Household Shelter, PES - Private Enclose Space, DB - Distribution Board, WM - Washing Machine and F - Fridge
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washing machine (WM) and fridge (F). (WM) and (F) in the plans only denote the spaces designated for the appliances. These appliances to be supplied by the Purchaser.

TYPE PH4
(4-BEDROOM PENTHOUSE)

122 Sqm / 1,313 Sq ft
(Inclusive of AC Ledge: 6 sqm & Balcony: 11 sqm)

#08-01



Legend: HS - Household Shelter, PES - Private Enclose Space, DB - Distribution Board, WM - Washing Machine and F - Fridge
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approved typical balcony screen.



The balcony shall not be enclosed unless with the approved typical balcony screen. The cost of the screen and installation shall be borne by the purchaser. Mock-up sample of approved typical balcony screen is displayed for reference only.

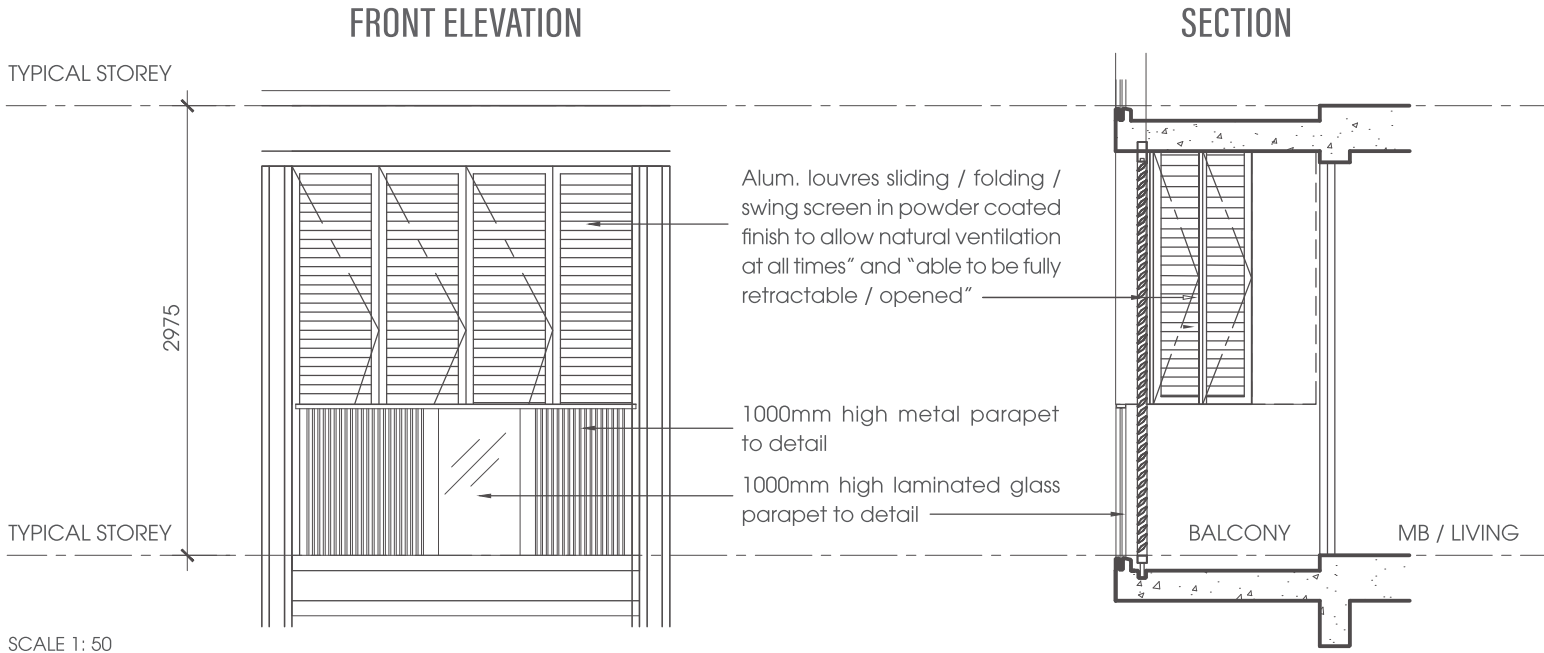


ILLUSTRATION OF TYPICAL BALCONY SCREEN APPROVED BY URA
Balcony screens are not provided by developer. Buyer may install screen that are in accordance with URA approved design as shown in the illustration above.

NNB8 DEVELOPMENT PTE LTD

JOINTLY DEVELOPED BY



