zyanya

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.

A BOUTIQUE COLLECTI

FREEHOLD | THE NEW WAY OF LIFE



HIGHLIGHTS.

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.

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 10 minutes drive

5

TRANSFORMING PAYA LEBAR CENTRAL

less than 4 minutes drive

6

NATURE OFFERINGS

East Coast Park and Gardens By The Bay less than 10 minutes drive

7

DUAL-KEY UNITS

for own stay and rental for passive income

8

EXCLUSIVE POOL-FACING UNITS

townhouse alike with amenities at the doorstep





Artist's Impression

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.

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







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

reputable schools within 1km

9 MINS WALK
- GEYLANG METHODIST SCHOOL (PRI / SEC)

11 MINS WALK
- KONG HWA SCHOOL

12 MINS WALK
- JAMES COOK UNIVERSITY
- NEXUS INTERNATIONAL SCHOOL

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
- OLD AIRPORT ROAD FOOD CENTRE
- LORONG 9 BEEF KWAY TEOW










less than 10 mins drive to downtown core.
economic and cultural heart of Singapore
marina bay sands
cbd
gardens by the bay
marina reservoir
singapore flyer
marina centre



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.



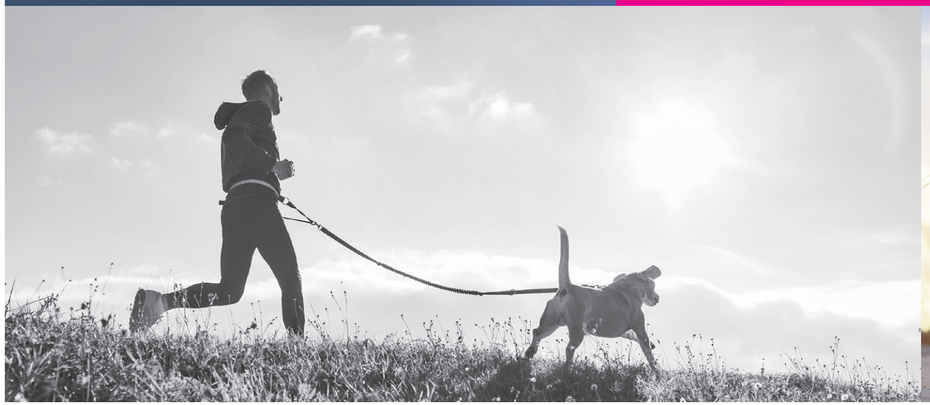


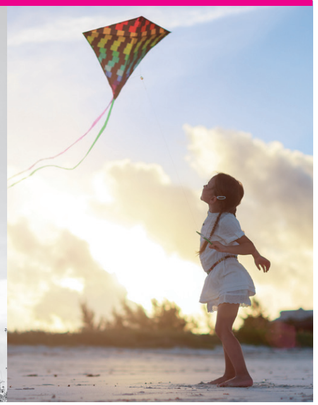


kampong bugis

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 8 mins drive to east side offerings.
east coast park.







bond.

JOY. EXCITEMENT. ADRENALINE.


Artist's Impression



chill-out.

PLAY. FUN. LAUGHTER.

















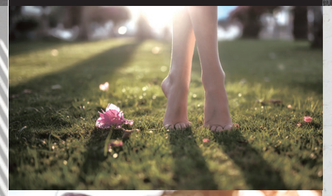
recreational facilities for all ages.



private spaces











workout.

FIT. HEALTHY. CHEERFUL.





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.





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 aesthetic of the finest resorts. Expansive windows look out to spectacular views and welcome an abundance of natural light.



Artist's Impression

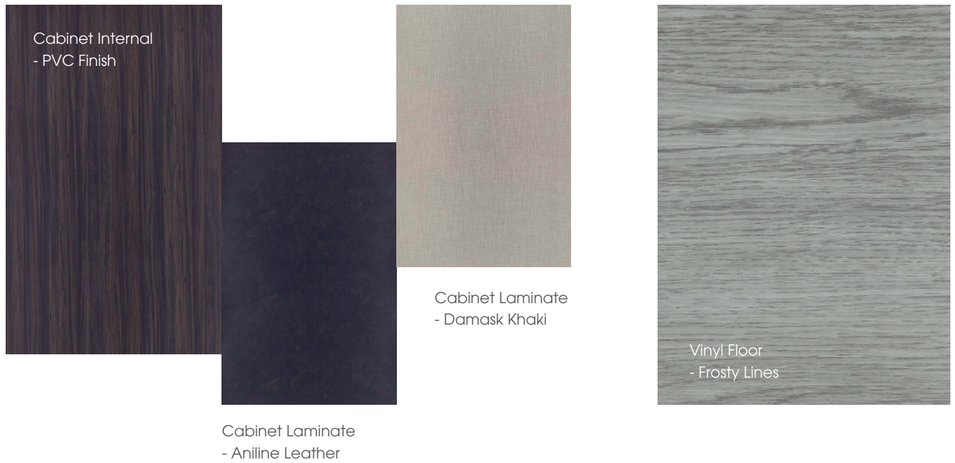
Even in its stately opulence, the space itself remains warm and inviting. These 4 penthouses are indulgent sanctuaries designed for soul-soothing retreats.





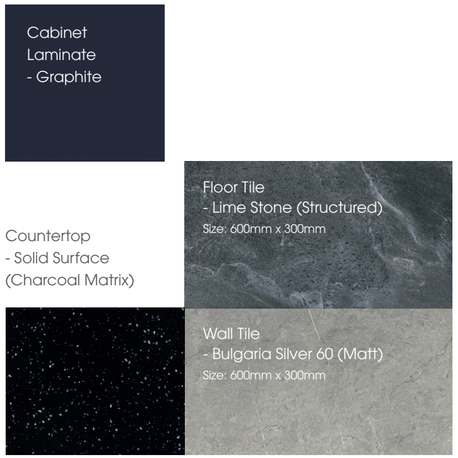


bedrooms.
finishing.

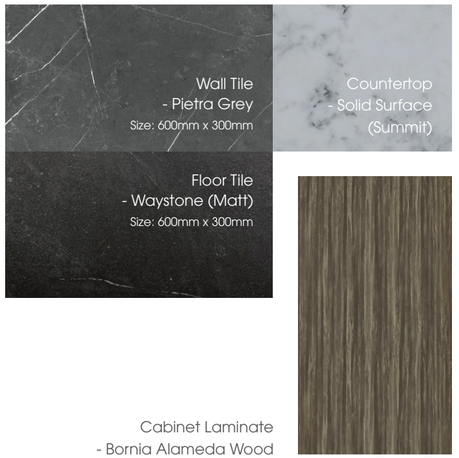


bathrooms.
finishing.

COMMON BATH (LIGHT SCHEME)



MASTER BATH (DARK SCHEME)



kitchen.
appliances.

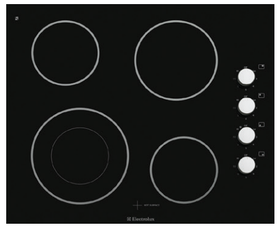
Electrolux - Oven



Electrolux - Ceramic Hob



(1 & 2-Bedroom)



(3 & 4-Bedroom)



Electrolux - Hood



Grohe - Kitchen Mixer

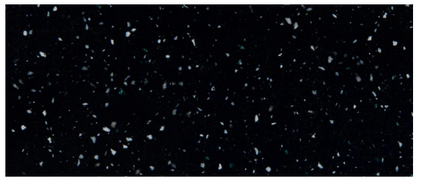


Franke - Sink

Electrolux FRANKE GROHE

kitchen.
finishes.

Countertop - Solid Surface
(Charcoal Matrix)







Backsplash
- Black Tempered Glass



Bottom Cabinet Laminate
- Bornia Alameda Wood



Top Hung Cabinet Laminate
- Stoffa Grigio

sanitary fittings. typical units.

GROHE

DURAVIT

Basin Mixer



Overhead Shower





Shower Mixer



Handheld Shower

WC





Semi Recessed Basin

sanitary fittings. penthouse units.

DURAVIT

BRAVAT BY DIETSCHE 1873

WC





Semi Recessed Basin

Shower Mixer



Basin Mixer





Overhead Shower



Handheld Shower



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

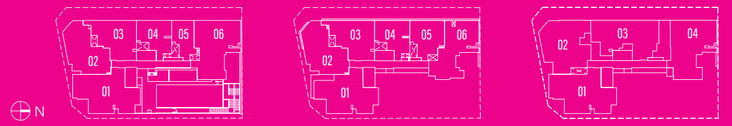
BICYCLE LOTS

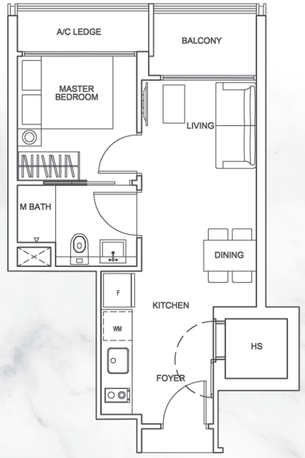
LEVEL 1 - 5 DOUBLE TIER LOTS

diagrammatic chart.
diverse unit types.

	01	02	03	04	05	06	
ROOF							
LEVEL 8	PH4	PH2	PH1			PH3	
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	OPEN TO SKY SWIMMING POOL
LEVEL 2	CAR PARKS						
LEVEL 1	CAR PARKS						M&E

1-BDRM · 2-BDRM · 3-BDRM · 3-BDRM + STUDY DUAL-KEY · 3-BDRM + STUDY · 4-BDRM + STUDY · 4-BDRM · 4-BDRM PENTHOUSE





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

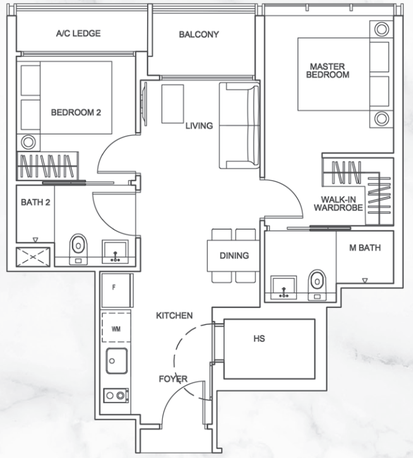
(Inclusive of AC Ledge: 3 sqm & Balcony: 4 sqm)

#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

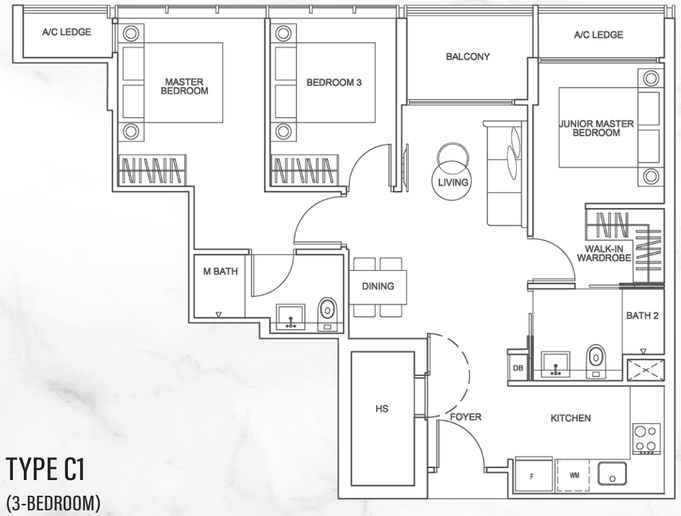


Legend: HS - Household Shelter, PES - Private Enclose Space, DB - Distribution Board, WM - Washing Machine and F - Fridge

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.

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.



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



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.

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



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.

TYPE C2-2

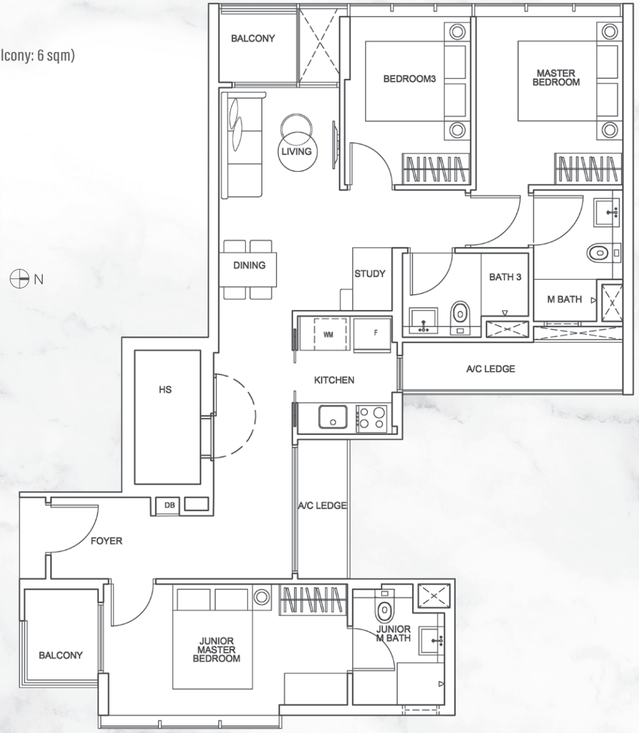
(3-BEDROOM + STUDY)

97 Sqm / 1,044 Sq ft

(Inclusive of AC Ledge: 8 sqm & Balcony: 6 sqm)

#04-06 to #07-06





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.

TYPE D1

(4-BEDROOM)

111 Sqm / 1,195 Sq ft

(Inclusive of AC Ledge: 5 sqm & Balcony: 11 sqm)

#04-01 to #07-01





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.

TYPE E1

(4-BEDROOM + STUDY)

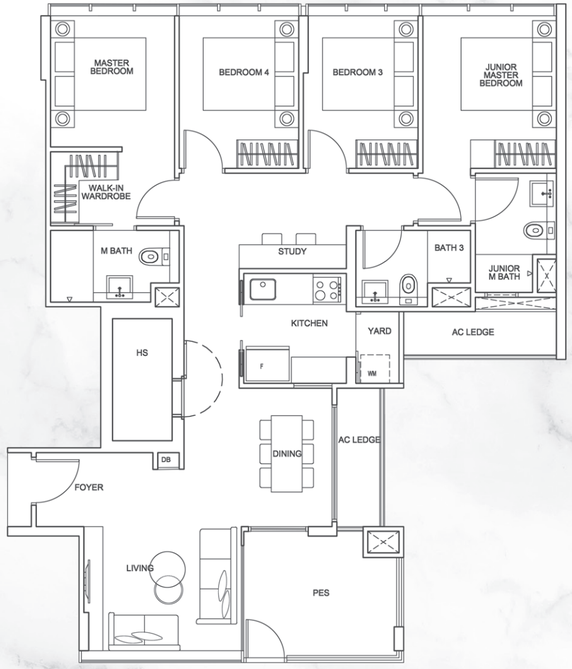
121 Sqm / 1,302 Sq ft

(Inclusive of AC Ledge: 7 sqm & PES: 9 sqm)

#03-06



N



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.

TYPE E2

(4-BEDROOM)

122 Sqm / 1,313 Sq ft

(Inclusive of AC Ledge: 6 sqm & PES: 11 sqm)

#03-01



N

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.

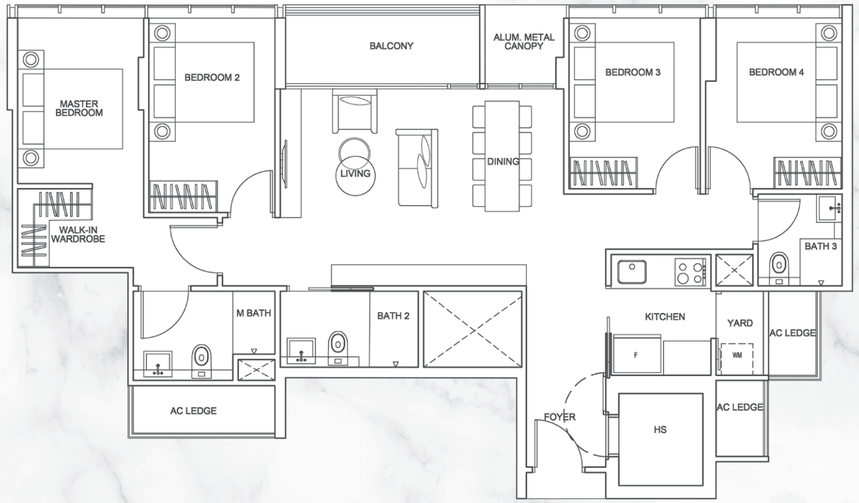
TYPE PH1

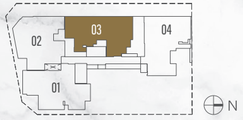
(4-BEDROOM PENTHOUSE)

114 Sqm / 1,227 Sq ft

(Inclusive of AC Ledge: 7 sqm & Balcony: 8 sqm)

#08-03





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.

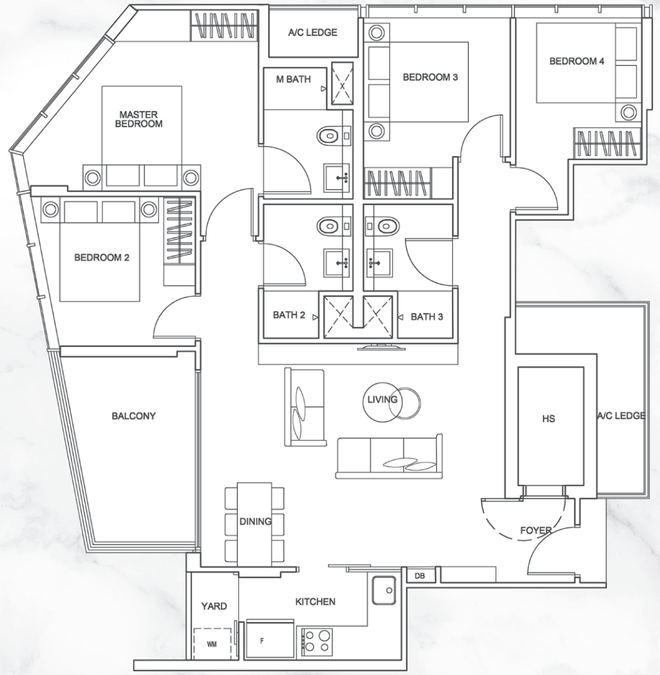
TYPE PH2

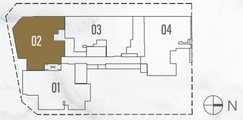
(4-BEDROOM PENTHOUSE)

121 Sqm / 1,302 Sq ft

(Inclusive of AC Ledge: 10 sqm & Balcony: 8 sqm)

#08-02





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.

TYPE PH3

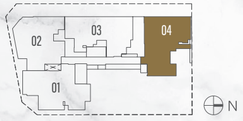
(4-BEDROOM PENTHOUSE)

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

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.

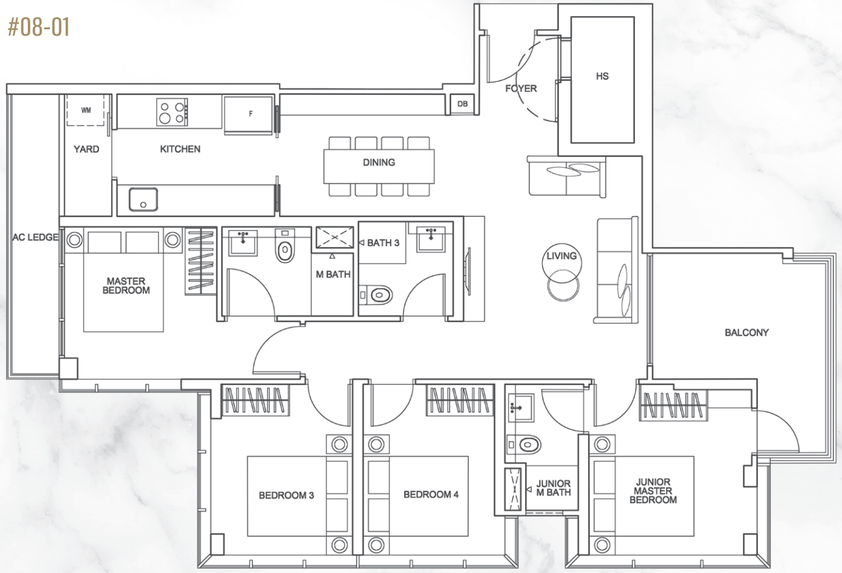
TYPE PH4

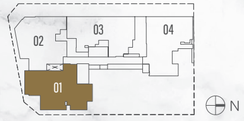
(4-BEDROOM PENTHOUSE)

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

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.

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.

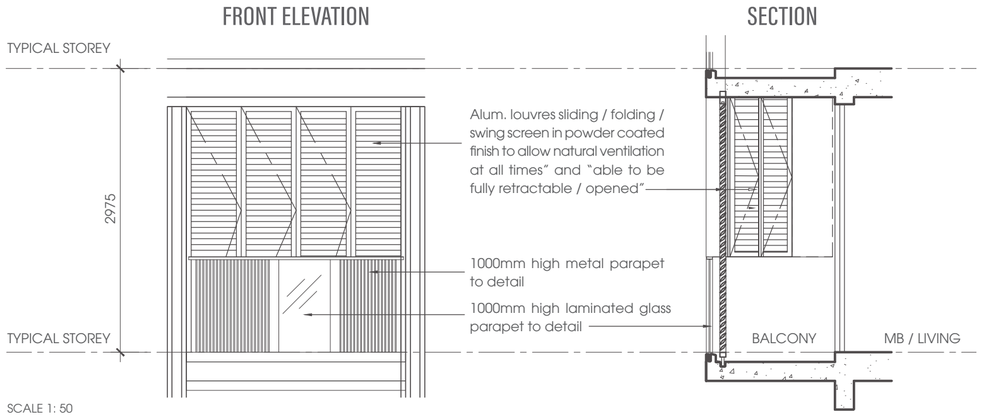


ILLUSTRATION OF TYPICAL BALCONY SCREEN APPROVED BY URA

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

NEO GROUP

BOLDTEK 寶特 HOLDINGS

EXCLUSIVE DEVELOPMENT
We Build Your Dream Homes

SOVEREIGN GROUP

Developer: NNB8 Development Pte. Ltd. • Company Registration No.: 202041859R • Developer's Licence No.: C1414 • Tenure of Land: Freehold • Encumbrances: Mortgage in Favour of Hong Leong Finance Limited • Lot(S): 06680V MK 24 at Lorong 25A Geylang • BP No.: A1359-00490-2021-BP01 dated 30 November 2021 • Expected Date of Vacant Possession: 31 December 2025 • Expected Date of Legal Completion: 31 December 2028

While every reasonable care has been taken in the preparation of this brochure, the developer and its agent(s) cannot be held responsible for any inaccuracies or omissions. All statements, information and depictions shall not be regarded or relied upon as statements or representations of fact, and are subject to such changes as may be required by the developer or the relevant authorities, and cannot form part of an offer or contract. Visual representations, images, models, showflat, illustrations, drawings, and renderings are artist's impressions only and do not necessarily represent as-built standard specifications and cannot be regarded as a representation of fact. All plans and layouts are not to scale and are subject to change/amendments as may be directed or approved by the relevant authorities or required by the architect. Floor areas indicated are approximate measurements and are subject to the final survey. Materials and finishing to be used are subject to changes and availability. All information included in this brochure is current at the time of printing and are subject to change as may be required by the architects and relevant authorities. For the avoidance of doubt, the information herein shall not form part of the Option or Sale and Purchase Agreement governing the terms and conditions of the sale and purchase of the unit.