

# z y a n y a

*For Internal Use Only, Not For Circulation*

<b>Project Name</b>	Zyanya																																																																																
<b>Developer</b>	NNB 8 Development Pte. Ltd.																																																																																
<b>Land Area</b>	1061.80sqm																																																																																
<b>Tenure of Land</b>	Freehold																																																																																
<b>Address</b>	8 Lorong 25A Geylang																																																																																
<b>Project Description</b>	1 block of 8-storey residential flats with carparks at the 1 <sup>st</sup> and 2 <sup>nd</sup> storeys and a swimming pool at the 3 <sup>rd</sup> storey																																																																																
<b>Total No. of units</b>	34 units																																																																																
<b>Architect</b>	JGP Architecture (S) Pte Ltd																																																																																
<b>C&amp;S Engineer</b>	KCL Consultants Pte Ltd																																																																																
<b>M&amp;E Engineer</b>	Elead Associates Pte Ltd																																																																																
<b>Quantity Surveyor</b>	PEB Consultants																																																																																
<b>Main Contractor</b>	Not yet awarded																																																																																
<b>Project ID</b>	N/A																																																																																
<b>Showflat ID</b>	N/A																																																																																
<b>Conveyancing Solicitor</b>																																																																																	
<b>Unit Mix</b>	<table border="1"> <thead> <tr> <th rowspan="2">Bedroom Type</th> <th rowspan="2">Unit Type</th> <th rowspan="2">No. of Units</th> <th colspan="2">Unit Size</th> </tr> <tr> <th>m2</th> <th>sqft</th> </tr> </thead> <tbody> <tr> <td>1 Bedroom (3<sup>rd</sup> Floor)</td> <td>A</td> <td>1</td> <td>41</td> <td>441 sqft</td> </tr> <tr> <td>2 Bedroom (3<sup>rd</sup> – 7<sup>th</sup> Floor)</td> <td>B1</td> <td>5</td> <td>57</td> <td>614 sqft</td> </tr> <tr> <td>2 Bedroom (4<sup>th</sup> – 7<sup>th</sup> Floor)</td> <td>B2</td> <td>4</td> <td>60</td> <td>646 sqft</td> </tr> <tr> <td>3 Bedroom (3<sup>rd</sup> – 7<sup>th</sup> Floor)</td> <td>C1</td> <td>5</td> <td>83</td> <td>893 sqft</td> </tr> <tr> <td>3 Dual Key Bedroom (3<sup>rd</sup> – 7<sup>th</sup> Floor)</td> <td>C2-1</td> <td>5</td> <td>95</td> <td>1023 sqft</td> </tr> <tr> <td>3 Dual Keyable Bedroom (4<sup>th</sup> – 7<sup>th</sup> Floor)</td> <td>C2-2</td> <td>4</td> <td>98</td> <td>1055 sqft</td> </tr> <tr> <td>4 Bedroom (4<sup>th</sup> – 7<sup>th</sup> Floor)</td> <td>D1</td> <td>4</td> <td>111</td> <td>1195 sqft</td> </tr> <tr> <td>4 Bedroom ( 3<sup>rd</sup> Floor)</td> <td>E1</td> <td>1</td> <td>121</td> <td>1302 sqft</td> </tr> <tr> <td>4 Bedroom ( 3<sup>rd</sup> Floor)</td> <td>E2</td> <td>1</td> <td>122</td> <td>1313 sqft</td> </tr> <tr> <td>4 Bedroom ( 8<sup>th</sup> Floor)</td> <td>PH1</td> <td>1</td> <td>114</td> <td>1227 sqft</td> </tr> <tr> <td>4 Bedroom ( 8<sup>th</sup> Floor)</td> <td>PH2</td> <td>1</td> <td>121</td> <td>1302 sqft</td> </tr> <tr> <td>4 Bedroom ( 8<sup>th</sup> Floor)</td> <td>PH3</td> <td>1</td> <td>121</td> <td>1302 sqft</td> </tr> <tr> <td>4 Bedroom ( 8<sup>th</sup> Floor)</td> <td>PH4</td> <td>1</td> <td>122</td> <td>1313 sqft</td> </tr> <tr> <td></td> <td></td> <td><b>34</b></td> <td></td> <td></td> </tr> </tbody> </table>				Bedroom Type	Unit Type	No. of Units	Unit Size		m2	sqft	1 Bedroom (3 <sup>rd</sup> Floor)	A	1	41	441 sqft	2 Bedroom (3 <sup>rd</sup> – 7 <sup>th</sup> Floor)	B1	5	57	614 sqft	2 Bedroom (4 <sup>th</sup> – 7 <sup>th</sup> Floor)	B2	4	60	646 sqft	3 Bedroom (3 <sup>rd</sup> – 7 <sup>th</sup> Floor)	C1	5	83	893 sqft	3 Dual Key Bedroom (3 <sup>rd</sup> – 7 <sup>th</sup> Floor)	C2-1	5	95	1023 sqft	3 Dual Keyable Bedroom (4 <sup>th</sup> – 7 <sup>th</sup> Floor)	C2-2	4	98	1055 sqft	4 Bedroom (4 <sup>th</sup> – 7 <sup>th</sup> Floor)	D1	4	111	1195 sqft	4 Bedroom ( 3 <sup>rd</sup> Floor)	E1	1	121	1302 sqft	4 Bedroom ( 3 <sup>rd</sup> Floor)	E2	1	122	1313 sqft	4 Bedroom ( 8 <sup>th</sup> Floor)	PH1	1	114	1227 sqft	4 Bedroom ( 8 <sup>th</sup> Floor)	PH2	1	121	1302 sqft	4 Bedroom ( 8 <sup>th</sup> Floor)	PH3	1	121	1302 sqft	4 Bedroom ( 8 <sup>th</sup> Floor)	PH4	1	122	1313 sqft			<b>34</b>		
Bedroom Type	Unit Type	No. of Units	Unit Size																																																																														
			m2	sqft																																																																													
1 Bedroom (3 <sup>rd</sup> Floor)	A	1	41	441 sqft																																																																													
2 Bedroom (3 <sup>rd</sup> – 7 <sup>th</sup> Floor)	B1	5	57	614 sqft																																																																													
2 Bedroom (4 <sup>th</sup> – 7 <sup>th</sup> Floor)	B2	4	60	646 sqft																																																																													
3 Bedroom (3 <sup>rd</sup> – 7 <sup>th</sup> Floor)	C1	5	83	893 sqft																																																																													
3 Dual Key Bedroom (3 <sup>rd</sup> – 7 <sup>th</sup> Floor)	C2-1	5	95	1023 sqft																																																																													
3 Dual Keyable Bedroom (4 <sup>th</sup> – 7 <sup>th</sup> Floor)	C2-2	4	98	1055 sqft																																																																													
4 Bedroom (4 <sup>th</sup> – 7 <sup>th</sup> Floor)	D1	4	111	1195 sqft																																																																													
4 Bedroom ( 3 <sup>rd</sup> Floor)	E1	1	121	1302 sqft																																																																													
4 Bedroom ( 3 <sup>rd</sup> Floor)	E2	1	122	1313 sqft																																																																													
4 Bedroom ( 8 <sup>th</sup> Floor)	PH1	1	114	1227 sqft																																																																													
4 Bedroom ( 8 <sup>th</sup> Floor)	PH2	1	121	1302 sqft																																																																													
4 Bedroom ( 8 <sup>th</sup> Floor)	PH3	1	121	1302 sqft																																																																													
4 Bedroom ( 8 <sup>th</sup> Floor)	PH4	1	122	1313 sqft																																																																													
		<b>34</b>																																																																															

# z y a n y a

For Internal Use Only, Not For Circulation

<b>Facilities</b>	Lap Pool Outdoor Gym Outdoor Pavilion Sun deck BBQ Pit Shower area Bicycle lot
<b>No of Carpark</b>	27 parking lot, 1 handicap lot
<b>Expected Date of Vacant Possession</b>	<del>Dec 2024</del> 31st Dec 2025
<b>Expected Date of Legal Completion</b>	
<b>Booking Procedures</b>	
<b>Project Account Details</b>	
<b>Estimated Maintenance Fee</b>	
<b>Unique Selling point</b>	<ol style="list-style-type: none"> <li>1) Rare freehold development</li> <li>2) Good Location             <ol style="list-style-type: none"> <li>a. 4 mins walk to Aljunied MRT ( approx. 260m away)</li> <li>b. 1 stop to Paya Lebar Central, 5 stops to Raffles Place</li> <li>c. Nested in a locale rich in heritage and vibrancy</li> <li>d. Centrally located and close to Geylang's vibrant food scene</li> <li>e. Convenient access around Singapore via Nicoll Highway, KPE, ECP and PIE                 <ol style="list-style-type: none"> <li>i. 8 minutes drive to CBD</li> <li>ii. 5 minute drive to Singapore Sports Hub</li> <li>iii. 5 minute drive to Kallang Riverside</li> <li>iv. 5 minute drive to Paya Lebar Central;</li> </ol> </li> <li>f. Within 1 km of                 <ol style="list-style-type: none"> <li>i. Kong Hwa School</li> <li>ii. Geylang Methodist School ( Primary)</li> <li>iii. James Cook University</li> <li>iv. Nexus International School</li> </ol> </li> <li>g. Within 2km of Canossa Catholic Primary School</li> </ol> </li> <li>3) Branded appliances &amp; Quality home             <ol style="list-style-type: none"> <li>a. <i>Bosch</i> Gas Cooker Hob, Hood and oven</li> <li>b. <i>Duravit</i> sanitary wares</li> <li>c. <i>Grohe</i> faucet</li> <li>d. <i>Bravat ( black finish)faucet for penthouses units toilets</i></li> <li>e. Digital lockset</li> <li>f. Wall hung WC</li> <li>g. Non PPVC construction – flexibility in layout</li> </ol> </li> <li>4) Latest technology Mechanical Parking System Solution - Automated Guided Vehicle. Safer and more efficient</li> </ol>