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INVESTMENT POTENTIAL OF ZYON GRAND

Consumer Investment Playbook
2025

01

ZYON GRAND

LUXURIOUS DEVELOPMENT DESIGNED FOR YOU

Location

Zion Road
District 3

Developer

City Developments
Limited (CDL) and
Mitsui Fudosan

Tenure

99-year Leasehold

Expected TOP

Est. 2029

Unit Mix

706 units
1 BR + Study - 59 units
2 BR + Study - 236 units
3BR + Study - 293 units
4 BR + Study - 98 units
5 BR Supreme - 18 units
Penthouse - 2 units



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WHERE PRESTIGE MEETS CONVENIENCE



Zyon Grand, developed by CDL and Mitsui Fudosan, reimagines luxury living in District 3. Nestled along the prestigious Zion Road, this architectural masterpiece harmoniously fuses opulence with contemporary design, creating an inviting urban oasis that reflects the city's vibrant spirit.



With direct access to Havelock MRT and proximity to Great World MRT, the development effortlessly connects the residents to Orchard and Robertson Quay. For investors seeking attractive capital gains or owner-occupiers embracing the convenience of city living, Zyon Grand offers an unparalleled opportunity for an exceptional investment.



02

INVESTMENT ANALYSIS



CAPITAL APPRECIATION

The median prices of new condos in District 3 was 75.7 per cent higher in Aug 2025 when compared to 2015.



PROFITABILITY

98.5 per cent of private residential units were sold at a profit in District 3, with almost 40 per cent of them reaping at least S\$300,000.



RENTAL RETURNS

The median monthly rents for condos in Bukit Merah increased by 31.6 per cent from 2020 to 1H 2025.



EXIT STRATEGY

Resale prices of younger HDB flats in Bukit Merah, Kallang/Whampoa, and Queenstown grew by at least 33 per cent from 2015 to 1H 2025.





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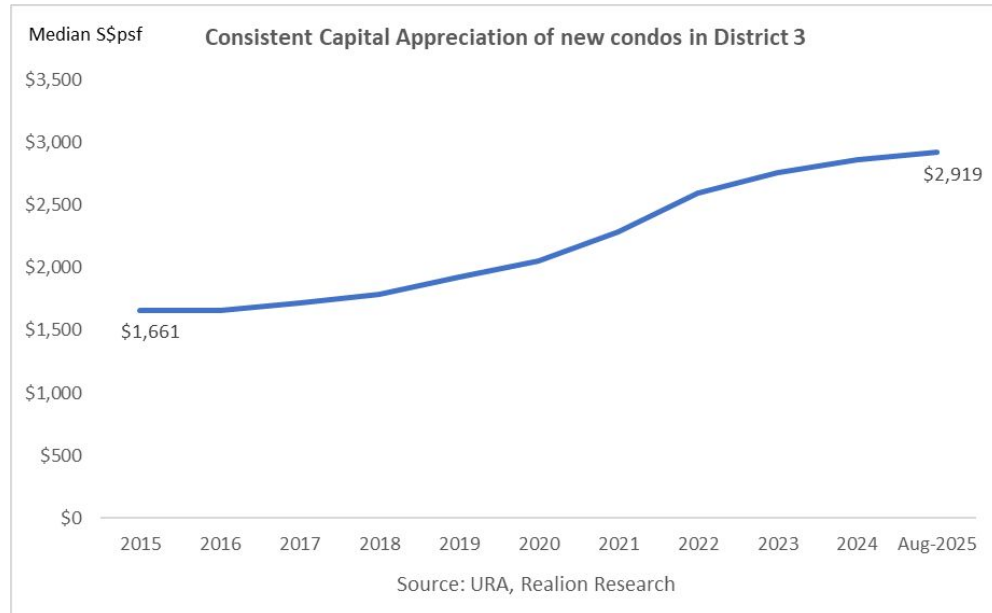
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CAPITAL APPRECIATION

District 3 demonstrated remarkable capital appreciation over the past 10 years. Price growth has been impressive in recent years.

According to caveat data from the Urban Redevelopment Authority (URA), the median price of new condos in District 3 rose by 75.7 per cent from S\$1,661 per square foot (psf) in 2015 to S\$2,919 psf in August 2025.

The strong price growth exemplifies District 3's resilience and investors' confidence.



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PROFITABILITY

■ District 3 presents lucrative opportunities for both investors and homeowners. Based on URA data from 2015 to 1H 2025, 98.5 per cent of matched new sale-resale leasehold property transactions in District 3 were profitable. Notably, almost two-thirds of the profitable transactions (64.1 per cent) occurred within a 5- to 10-year holding period. This will attract investors seeking robust returns within a short to mid-term investment horizon.

■ Almost 40 per cent of the profitable units, or 396 condos, yielded gross profits of at least S\$300,000, of which 47 condos made a gross profit of at least S\$700,000. Impressively, 10 units generated profits of at least S\$1 million.

■ The highest profit recorded in District 3 was for a unit at Principal Garden, which was purchased for S\$2.59 million in 2016 and resold in 2025 for S\$3.93 million, yielding a substantial gross profit of S\$1.34 million.

■ The second-highest profit was for another unit at Principal Garden, which was purchased at S\$2.51 million in 2016 and resold for S\$3.8 million in 2025, resulting in a gross profit of S\$1.287 million.



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HIGHEST PROFITS IN DISTRICT 3 (2015 to 1H 2025)

Project Name	Bought Date (QQ-YYYY)	Bought Price	Sold Date (QQ-YYYY)	Sold Price	Gross Profit Before SSD	Holding Period (Years)	Planning Area	Tenure	Property Type	Area (sqft)
PRINCIPAL GARDEN	Q2-2016	\$2,590,000	Q1-2025	\$3,930,000	\$1,340,000	8.8	Bukit Merah	LH	Condominium	1572
PRINCIPAL GARDEN	Q3-2016	\$2,513,000	Q1-2025	\$3,800,000	\$1,287,000	8.7	Bukit Merah	LH	Condominium	1572
PRINCIPAL GARDEN	Q2-2016	\$2,580,000	Q1-2025	\$3,800,000	\$1,220,000	8.7	Bukit Merah	LH	Condominium	1572
PRINCIPAL GARDEN	Q1-2016	\$2,543,000	Q2-2024	\$3,750,000	\$1,207,000	8.3	Bukit Merah	LH	Condominium	1572
STIRLING RESIDENCES	Q4-2018	\$2,352,000	Q4-2024	\$3,550,000	\$1,198,000	6.2	Queenstown	LH	Apartment	1345
PRINCIPAL GARDEN	Q2-2016	\$2,575,000	Q2-2024	\$3,758,888	\$1,183,888	8.0	Bukit Merah	LH	Condominium	1572
QUEENS PEAK	Q1-2017	\$3,023,112	Q2-2025	\$4,100,000	\$1,076,888	8.2	Queenstown	LH	Condominium	2002
STIRLING RESIDENCES	Q3-2018	\$2,283,000	Q4-2024	\$3,325,000	\$1,042,000	6.3	Queenstown	LH	Apartment	1345
STIRLING RESIDENCES	Q4-2019	\$2,361,000	Q1-2025	\$3,388,000	\$1,027,000	5.2	Queenstown	LH	Apartment	1345
PRINCIPAL GARDEN	Q2-2016	\$2,585,000	Q4-2022	\$3,588,000	\$1,003,000	6.6	Bukit Merah	LH	Condominium	1572
PRINCIPAL GARDEN	Q4-2015	\$1,790,000	Q2-2025	\$2,788,800	\$998,800	9.4	Bukit Merah	LH	Condominium	1195
QUEENS PEAK	Q2-2018	\$3,249,000	Q1-2025	\$4,230,000	\$981,000	6.9	Queenstown	LH	Condominium	2002
STIRLING RESIDENCES	Q3-2018	\$2,205,000	Q2-2024	\$3,180,000	\$975,000	6.0	Queenstown	LH	Apartment	1345
PRINCIPAL GARDEN	Q2-2016	\$1,793,000	Q3-2024	\$2,750,000	\$957,000	8.2	Bukit Merah	LH	Condominium	1076
PRINCIPAL GARDEN	Q1-2016	\$2,514,000	Q3-2022	\$3,438,888	\$924,888	6.6	Bukit Merah	LH	Condominium	1572

Source: URA, Realion Research



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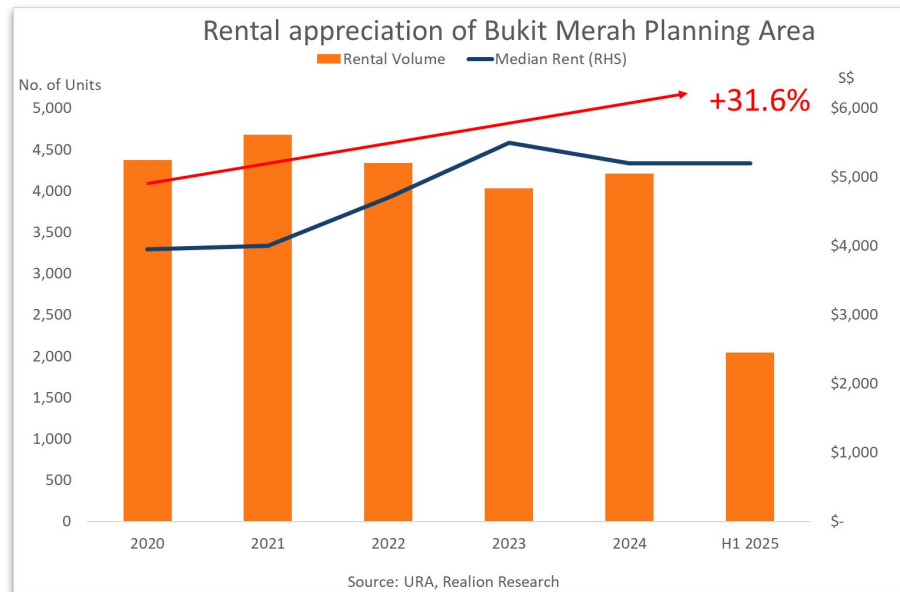
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RENTAL RETURNS

Condos in the Bukit Merah planning area have been witnessing remarkable rental growth, which is a testament to the area's strong demand from local and foreign tenants.

According to data from the Urban Redevelopment Authority (URA), the median monthly rents for condos in the Bukit Merah planning area increased substantially by 31.6 per cent from 2020 to 1H 2025.

Bukit Merah also stands out as a prime residential choice for investors looking for attractive rental income. Median condo rents were around 27 per cent higher than other planning areas in the city fringe areas or Rest of Central Region from 2020 to 1H 2025.





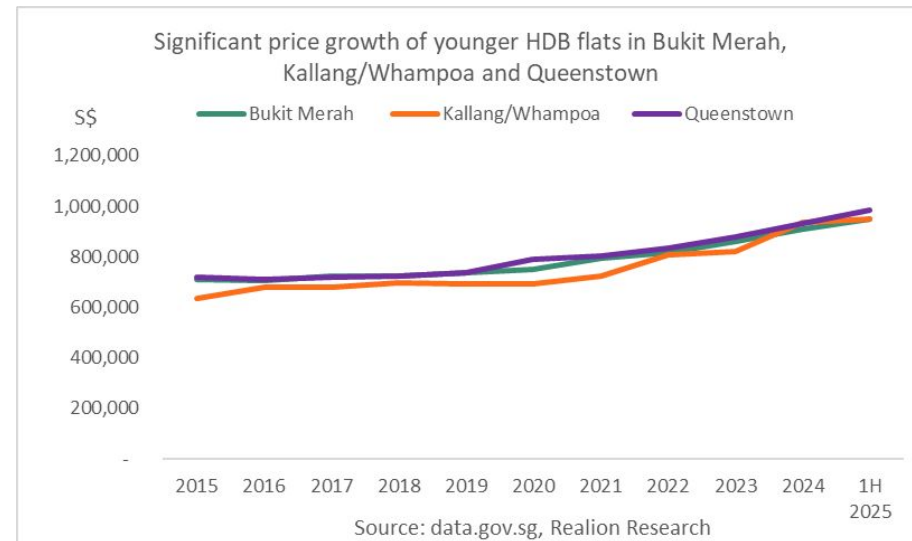
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EXIT STRATEGY

■ Rising HDB resale flat prices in towns like Bukit Merah, Kallang/Whampoa and Queenstown will provide HDB owners the financial means to upgrade to a private home here. For example, the median resale price of younger HDB flats (below 20 years old) in these three towns climbed by 33.6 per cent, 49.8 per cent and 36.9 per cent respectively to S\$950,000, S\$950,000 and S\$982,800 from 2015 to 1H 2025. The median prices of all three towns were close to a million dollars!

■ Moreover, many flats will be reaching MOP in these three towns and they will likely form the bulk of future HDB upgraders purchasing condos in Zyon Grand when these units hit the market. Based on HDB data, approximately 1,900 4-room and 5-room flats will have reached MOP between 2026 and 2029 in these three towns.



03

URA MASTER PLAN FUTURE TRANSFORMATION



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RESIDENTIAL LIFESTYLE AND GREEN SPACES

The area along the Singapore River and Robertson Quay features enhanced promenades, beautifully landscaped parks, and vibrant public spaces, creating a unified waterfront experience that combines leisure, dining, and recreation.

By 2030, a 12 km-long Inner Ring Corridor will reshape mobility across District 3. This corridor will include expanded walking and cycling paths, pocket parks, and community spaces, making it easier for people to access mixed-use developments, amenities, and neighbourhood hubs.

The city center is being revitalized with the creation of a new destination park that merges Istana Park and Dhoby Ghaut Green. An elevated link connecting Pearl's Hill City Park and Fort Canning Park will establish a greener, more interconnected network in the Havelock and River Valley areas

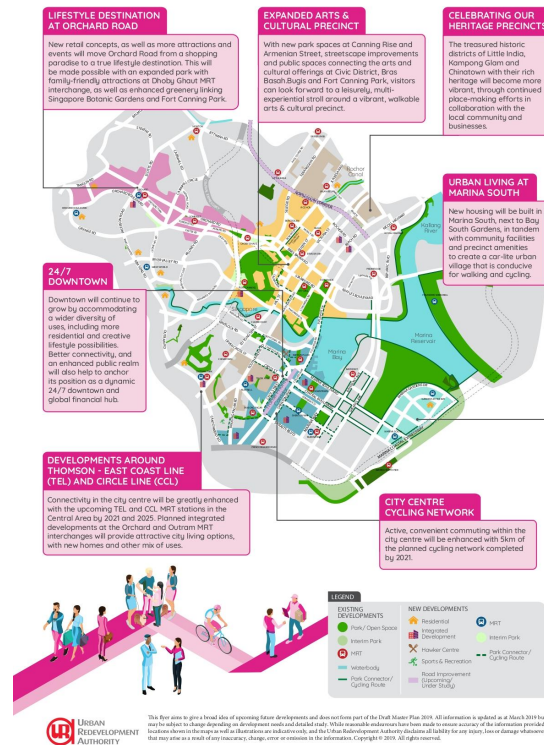


ENHANCED CONNECTIVITY & TRANSPORTATION

The Transit Priority Corridor along Zion Road, which is scheduled for completion in 2026, will provide more reliable and efficient bus journeys. It will repurpose road space to create wider walking and cycling paths, enhancing mobility for both residents and visitors.

New stations on the Thomson-East Coast Line, including Havelock and Great World, will offer direct connections to Orchard, Marina Bay, and Outram, as well as the eastern parts of Singapore. The enhanced connectivity will shorten travel times and improve access to key commercial and lifestyle hubs.

Ongoing upgrades to the Central Expressway (CTE) and the Ayer Rajah Expressway (AYE), along with the anticipated completion of the Circle Line loop in 2026, will significantly enhance accessibility. These improvements will solidify the precinct's role as a well-connected gateway to the city fringe.



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