



News Release

22 June 2023

CDL TO LAUNCH THE MYST IN UPPER BUKIT TIMAH WITH PREVIEWS STARTING SATURDAY, 24 JUNE 2023

- **A 408-unit residence in an idyllic enclave just a 5-minute walk from Cashew MRT station**
- **75% of the expansive site is dedicated to lush landscaping and communal facilities**
- **Charming neighbourhood surrounded by eateries, malls and schools**
- **Concierge-quality Residential Services available for residents**
- **Attractive pricing from S\$998,000 for a one-bedroom plus study; about one-third of units are priced at a sweet spot of S\$1.5 million and below**

City Developments Limited (CDL) will commence the preview of The Myst – a 408-unit condominium situated in the Upper Bukit Timah enclave – from Saturday, 24 June 2023. Sales bookings are scheduled to begin on Saturday, 8 July 2023. Nestled amidst lush greenery and natural landscapes, The Myst is conceived as a secret garden and tranquil retreat that blends the convenience of modern living with the beauty of nature.

Inspired by the misty mornings in the nearby Bukit Timah Nature Reserve, 75% of the development's footprint is dedicated to landscaping and communal facilities. Carefully configured to integrate green architecture into its botanical landscape, the forest-like setting of The Myst mimics the experience of walking through the woods at every turn, with tropical trees forming a canopy over pavilions, courtyards and common areas. It is conveniently located just a 5-minute walk to Cashew MRT station, where residents can travel on the Downtown Line to places like Newton, Bugis and Bayfront. The Bukit Panjang Integrated Transport Hub, which consists of a bus interchange and the Bukit Panjang MRT and LRT stations, is just a 10-minute walk away.

The Myst comprises two 24-storey residential towers that offer a good mix of unit types and picturesque views of its lush surroundings. Apartments are attractively priced from:

- S\$998,000 for a one-bedroom plus study (517 sq ft)
- S\$1.33 million for a two-bedroom (678 sq ft)
- S\$1.708 million for a three-bedroom (850 sq ft)
- S\$2.826 million for a four-bedroom (1,518 sq ft)
- S\$3.18 million for a five-bedroom (1,690 sq ft)

About one-third of the units at The Myst are priced at a sweet spot of S\$1.5 million and below, making it a desirable option for homebuyers and investors.

Mr Sherman Kwek, CDL Group Chief Executive Officer, said, "When we acquired this expansive 179,008 sq ft site through an off-market deal, we were enchanted by the surrounding area which is filled with tropical greenery, nature parks and reservoirs. We saw a prime opportunity to create a green masterpiece that blends harmoniously with the verdant landscape of Upper Bukit Timah. Homebuyers will derive immense value from the exceptional luxury resort design and strong locational attributes, making The Myst an attractive choice for those looking to enhance their lifestyle."

An oasis that blends urban living with serenity

Nestled in a serene environment close to the prestigious Cashew Avenue Good Class Bungalow (GCB) area, The Myst offers easy access to both amenities and nature, which include the Rail

Corridor, a 24-km green passage of biodiversity and heritage, as well as other hiking trails and parks such as Chestnut Nature Park and Dairy Farm Nature Park.

Retail and food options are aplenty in the vicinity – such as Hillion Mall, HillV2, The Rail Mall, Junction 10, Lot One Mall, and Bukit Panjang Hawker Centre and Market.

Nearby educational institutions include Bukit Panjang Primary School, Zhenghua Primary School, Swiss Cottage Secondary School, Assumption English School and the German European School. Several sports and leisure amenities are also in proximity, such as SAFRA Choa Chu Kang, HomeTeamNS Bukit Batok, Bukit Gombak Stadium and Warren Golf and Country Club.

Exceptional comfort inspired by nature

Privacy is emphasised in different aspects of the landscaping, with pockets of oasis carved for quiet reflection and relaxation, such as the Grand Water Courtyard and Lush Sunken Lounge. From the 50m Infinity Pool to the Forest Adventure playground, the recreational facilities at The Myst are designed to evoke a sense of wonder and adventure. Other facilities include two Clubhouses, a Treetop Walk, and a Tennis Court.

All units come with premium brand appliances. The kitchen is equipped with designer appliances from Bosch and SMEG, while the bathrooms come with premium brands such as Hansgrohe, Geberit and Kohler. Within each unit is a Smart Home system that features a digital lockset, smart surveillance, smart air conditioning and lighting controls, as well as a Smart Community system that provides convenience for hosting visitors and booking facilities. Residents will also enjoy thoughtfully provided concierge-quality Residential Services.

The Myst Sales Gallery, located along Elizabeth Drive, is open from 24 June 2023, 10.00 am to 7.00 pm, by appointment only. Marketing agents are ERA, Huttons and PropNex. For enquiries, please call the sales hotline: +65 8783 1818.

Issued by City Developments Limited (Co. Regn. No. 196300316Z)

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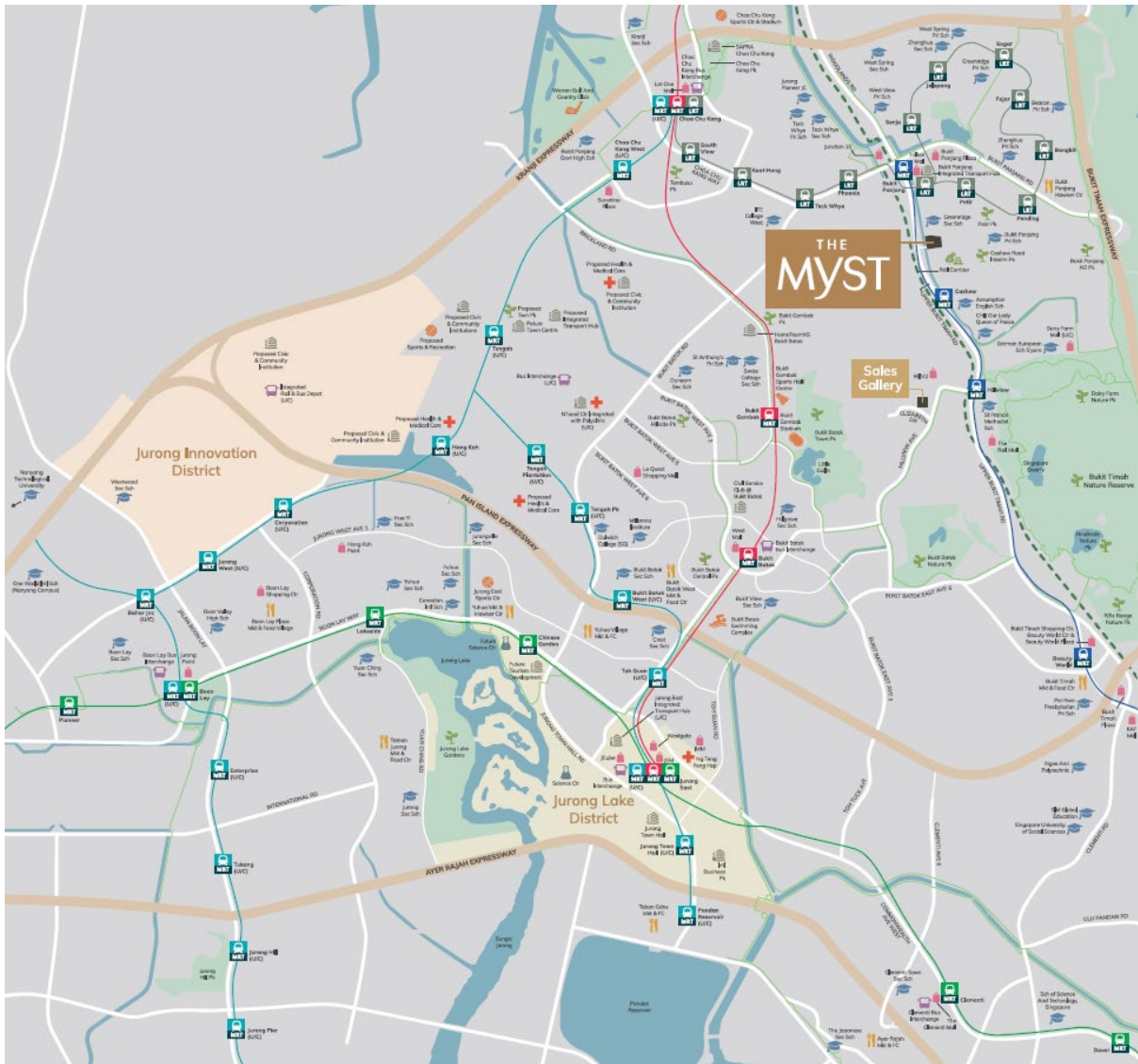
THE MYST

FACT SHEET

| DEVELOPMENT DETAILS | | | |
|--------------------------------|--|---|--------------|
| Developer | CDL Aries Pte. Ltd. (Wholly-owned subsidiary of City Developments Limited) | | |
| Project Name | The Myst (秘林嘉园) | | |
| Location | 800 and 802 Upper Bukit Timah Road | | |
| Development Layout | Two blocks of 24-storey residential towers | | |
| Tenure of Land | 99 years leasehold from 11 May 2023 | | |
| Land Area | Approximately 179,008 sq ft | | |
| Number of Apartments | 408 <i>* With 330 parking lots including four electric vehicle lots and four accessible lots</i> | | |
| Unit Mix | Unit Type | Typical Units Area | No. of Units |
| | 1-Bedroom + Study | 517 sq ft | 48 units |
| | 2-Bedroom 2-Bedroom + Study | 678 – 732 sq ft 700 sq ft | 145 units |
| | 3-Bedroom 3-Bedroom Premium 3-Bedroom Premium + Study | 850 – 915 sq ft 1,033 sq ft 1,163 sq ft | 143 units |
| | 4-Bedroom | 1,453 – 1,518 sq ft | 49 units |
| | 5-Bedroom | 1,690 sq ft | 23 units |
| Recreational Facilities | <p>Arrival Sanctuary (Level 1)</p> <ol style="list-style-type: none"> 1. Welcome Boulevard 2. Arrival Court 3. Sculptural Courtyard 4. Grand Plaza 5. Grand Drop-off 6. Residential Services Counter 7. Water Cascades <p>Grand Sanctuary (Level 1)</p> <ol style="list-style-type: none"> 8. Grand Water Courtyard 9. Grand Lawn 10. Swing Garden 11. Serenity Deck 12. Serenity Sunken Lounge <p>Grand Club (Level 1)</p> <ol style="list-style-type: none"> 13. Social Lounge | | |

| | |
|--|---|
| | <p>14. Function Room (Level 2) 15. Outdoor Deck (Level 2)</p> <p>Tranquil Sanctuary (Level 1) 16. Forest Lounge 17. Tranquil Pavilion 18. Relaxation Pavilion 19. Jogging Trail 20. Tranquil Lawn 21. Pets Lawn</p> <p>Lush Sanctuary (Level 1) 22. Lush Sunken Lounge 23. Jet Pool 24. Kids Pool 25. Family Pool 26. Family Pool Deck 27. 50-metre Infinity Pool 28. Gymnasium 29. Changing Room (with Steam Room) 30. Relaxation Pool Deck 31. Spa Alcove 32. Chill-out Lounge</p> <p>Lush Club (Level 1) 33. Private Dining 34. Entertainment Room 35. Co-working Lounge</p> <p>Social Sanctuary (Level 1) 36. Social Lawn 37. BBQ Pavilion 38. Sensory Garden 39. Wellness Lawn 40. Outdoor Fitness 41. Forest Adventure 42. Lookout Lounge 43. Tennis Court (Basement 1) 44. Forest Pavilion (Level 2) 45. Party Pavilion (Level 2) 46. Social Pavilion (Level 2) 47. Treetop Walk (Level 2)</p> |
| Expected Vacant Possession Date | 31 March 2029 |
| CONSULTANTS | |
| Architect | ADDP Architects LLP |
| Landscape Consultant | Ecoplan Asia Pte. Ltd. |
| Builder | Dragages Singapore Pte Ltd |
| Project Interior Designer | Sujonohun Pte Ltd |
| M&E Engineer | United Project Consultants Pte Ltd |
| C&S Engineer | KCL Consultants Pte Ltd |

LOCATION MAP



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| The Myst Sales Gallery | The Myst – Actual Site |
| Location: Elizabeth Drive | Location: 800 and 802 Upper Bukit Timah 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.