

PROJECT FACTSHEET - NEW LAUNCH

UPPER BUKIT TIMAH ROAD · DISTRICT 23 - D23

The Myst

408

RESIDENTIAL UNITS

99 Years

TENURE

31 March 2023

TOP / VP

DISTRICT

Not stated

INDICATIVE PRICE

The Myst is a CDL Upper Bukit Timah launch with 408 homes, two 24-storey blocks, nature-facing facilities and a 1-bedroom + study to 5-bedroom mix.

PROJECT PARTICULARS

DEVELOPER	CDL Aries Pte. Ltd., a wholly-owned subsidiary of City Developments Limited	PLOT RATIO	Not stated in available source files
ADDRESS	800 and 802 Upper Bukit Timah Road, Singapore	BLOCKS & STOREYS	2 blocks of 24-storey residential development with basement carpark, clubhouses, landscape deck and communal facilities
TENURE	99 years commencing from 11 May 2023	TOTAL UNITS	408 residential units
SITE AREA	16,630.30 sqm / 179,008 sqft	EXPECTED TOP	Expected Date of Vacant Possession 31 March 2029

UNIT MIX & SIZES

TYPE	SIZE	UNITS	PRICE
1 Bedroom + Study	517-657 sqft	48 units	Not stated
2 Bedroom	678-840 sqft	97 units	Not stated
2 Bedroom + Study	700-850 sqft	48 units	Not stated
3 Bedroom	850-1,066 sqft	47 units	Not stated
3 Bedroom Premium	1,033-1,227 sqft	48 units	Not stated
3 Bedroom Premium + Study	1,163-1,378 sqft	48 units	Not stated
4 Bedroom	1,453-1,851 sqft	49 units	Not stated
5 Bedroom	1,690-2,034 sqft	23 units	Not stated

THE MYST - CONTINUED

PRICING - HIGHLIGHTS - LOCATION

INDICATIVE PRICING

1 BEDROOM + STUDY

Not stated

2 BEDROOM

Not stated

2 BEDROOM + STUDY

Not stated

3 BEDROOM

Not stated

3 BEDROOM PREMIUM

Not stated

3 BEDROOM PREMIUM + ST

Not stated

The local source files reviewed for this run do not include a released official price list; pricing is treated as not stated in available source files.

WHY BUYERS ARE WATCHING THE MYST

- 1 Source briefing states 408 residential units.
- 2 The project has 2 blocks, each 24 storeys high.
- 3 Source briefing states 330 parking lots, including 4 EV lots and 4 accessible lots.
- 4 Facilities include two clubhouses, 50m infinity pool, water courtyard, sunken lounge and treetop walk.
- 5 The briefing states about 75% landscape coverage and 25% building coverage.
- 6 Developer is CDL Aries Pte. Ltd., a wholly-owned subsidiary of City Developments Limited.

LOCATION & CONNECTIVITY

MRT

Cashew / Bukit Panjang

The local brochures position The Myst in the Upper Bukit Timah and Bukit Panjang corridor.

ROADS

Upper Bukit Timah Road / BKE

The site sits along Upper Bukit Timah Road with access toward BKE and Bukit Panjang.

NATURE

Rail Corridor / Dairy Farm

Source material highlights the Rail Corridor, Dairy Farm Nature Park and Bukit Timah nature belt.

RETAIL

Hillion Mall / Bukit Panjang

The briefing highlights nearby Bukit Panjang amenities and a short drive toward Jurong Lake District.

FACILITIES HIGHLIGHTS (30+ IN TOTAL)

Mystery Driveway

50m Infinity Pool

Grand Club

Rail Corridor

Arrival Lobby

Pool Deck

Residents' Lounge

BBQ Pavilion

Reading Corner

Family Spaces

Treetop Walk

Water Courtyard

Social Lounge

Dairy Farm Nature Park

Drop-off

Clubhouse

Gymnasium

Landscape Deck

Outdoor Dining

Management Office

Two Clubhouses

Sunken Lounge

Lookout Deck

Bukit Timah Nature Reserve

Swimming Pool

Function Room

Children's Play

Garden Seating

Fitness Zone

Bicycle Parking