

NEWS RELEASE

**CapitaLand Development to launch J'den in Jurong Gateway,
the commercial hub of Jurong Lake District**

- ***Previews from 28 October 2023 and bookings from 11 November 2023***
- ***First private residential project launch in Jurong Gateway in a decade***
- ***Landmark mixed-use development with a 38-storey residential tower above a two-storey commercial podium***
- ***Tallest mixed-use development in Jurong Lake District with views of Jurong Lake Gardens***
- ***Direct link to Jurong East MRT interchange station and Integrated Transport Hub as well as major shopping malls via J-Walk***
- ***Comprises 368 apartments with a wide selection of unit types***

Singapore, 26 October 2023 – CapitaLand Development (CLD), the development arm of CapitaLand Group, will commence the preview of J'den on Saturday, 28 October 2023, marking the first private residential project launch in Jurong Gateway in a decade. Sales bookings are scheduled to begin on Saturday, 11 November 2023.

J'den is positioned as a landmark mixed-use development in Jurong Lake District (JLD), comprising a 38-storey residential tower above a two-storey retail podium. Standing at 150 metres above mean sea level, it is set to become the tallest mixed-use development in JLD, which is being developed by the Government as Singapore's largest business district outside of the central area.

Targeting completion in 2028, J'den offers a total of 368 well-appointed apartments covering a wide selection of unit types. This ranges from 527 square feet (sq ft) for a one-bedroom unit to 1,485 sq ft for a four-bedroom unit. Prices start from S\$2,100 per square foot.

Mr Tan Yew Chin, CEO of CLD (Singapore), said: "J'den offers a rare opportunity for those seeking to own their dream homes and take part in the future potential of JLD, which is fast transforming into a vibrant business and leisure hub amidst a unique lake setting under the Government's master plan. With its excellent locational and product attributes, we are confident that J'den will attract astute buyers who wish to enjoy the privileges of living in the heart of one of Singapore's most coveted districts where facilities for retail, entertainment, healthcare, education, wellness and fitness are all within easy reach."

A new landmark with strategic location and excellent connectivity

J'den is strategically located in Jurong Gateway with direct connectivity to the Jurong East MRT interchange station as well as shopping malls such as Westgate, IMM and JEM via J-Walk, an elevated and sheltered pedestrian crossing linking several major buildings within the area. J'den will also be connected via J-Walk to the upcoming Jurong East Integrated Transport Hub, which will include an air-conditioned bus interchange, a public library, a community club and a sports centre amongst other commercial spaces.

The Jurong East MRT interchange station currently serves the East-West Line and North-South Line, and will serve the future Jurong Region Line by 2028. With the target opening of Cross Island Line Phase 2 in 2032, JLD will eventually be served by four MRT lines, offering residents of J'den excellent connectivity to the rest of the island, including the Central Business District, Changi Airport, Jurong Innovation District and Tuas Port.

Signalling the Government's commitment towards transforming JLD, the Urban Redevelopment Authority (URA) had in June 2023 launched the tender for a white site for sale to a master developer. Given its strategic location in the heart of JLD, J'den is well-placed to ride on the momentum in JLD to contribute to and benefit from the area's growing vibrancy.

Catering for greater flexibility in space planning

The design of J'den takes inspiration from the iconic 90-hectare Jurong Lake Gardens nearby. Drawing ideas from the gardens' meandering water edges and the texture and colours of wood and stones, the façade of the retail podium features curvilinear lines in earthy shades of browns and greys that extend throughout the design of the interior spaces.

Standing above the retail podium, the residential tower is an elegant architectural expression of a "vertical gallery", offering stunning views of the vibrant surroundings. All the units in J'den are primarily oriented to the highly desired north-south facing, with either a view of Jurong Lake Gardens or the city. The premium three-bedroom plus study units and four-bedroom units are served by private lifts, for added exclusivity.

J'den offers non-prefabricated pre-finished volumetric construction (non-PPVC) units with fewer structural walls, providing homebuyers with greater flexibility in space planning and customisation. Catering to residents' preferences for flexible spaces, the induction hob in the one-bedroom units and two-bedroom units is concealed underneath the kitchen countertop, creating a spacious countertop that can also serve as a home workspace. J'den is the first private residential development in Singapore to introduce apartments equipped with concealed induction hob technology. For workspaces with a different view, residents can also head to the Alfresco Pods located in the Sky Terrace on Level 24.

Promoting wellness with a plethora of recreational facilities

Positioned as an oasis of wellness within a vibrant commercial hub, J'den supports its residents' pursuit of physical and mental well-being with a wide range of recreational facilities set amidst verdant landscaping.

At the Sky Terrace on Level 24, residents can enjoy spectacular 360-degree views of Jurong Lake Gardens and the Jurong Gateway commercial hub, host meals at the Alfresco Dining corner overlooking stunning sunsets and hone their green fingers at the Allotment Garden. For more social spaces that promote bonding among family members and friends, the Garden Oasis on Level 3 houses a BBQ Pavilion, Party House, Multi-Purpose Room and Social Lounge. These are supplemented by the tranquil Garden Lounge, River Bridge, Swing Lawn and Lakeside Walk, where residents can enjoy a quiet respite amidst lush greenery.

In addition, residents can embark on their fitness routines at the Gym, Parkour Gym or Cardio Corner, while the little ones will take delight in the Nature Playground that aims to nurture their creativity with nature-inspired play equipment. There are also multiple crowd-pleasing water facilities for the young and young at heart, including a Jacuzzi Pool, Bubble Pool, Play Pool, Lazy River and a luxurious 50-metre-long Lake Pool, complemented by a Floating Pavilion and Water Hammocks placed within the shallow waters and pool lounges.

With a generous provision of 85,000 square ft of landscaping, J'den will achieve more than 100% landscape replacement of its total site area. To support green commuting, bicycle parking lots are provided on Level 1 for the residents' convenience, while 15% or 44 of the 294 residents' car park lots will be equipped with electric vehicle charging stations. Complemented with other sustainability features such as the adoption of energy-efficient appliances and water-efficient fittings, J'den is set to obtain the Building and Construction Authority (BCA) Green Mark Platinum rating and three sustainability badges for Health and Wellbeing, Whole Life Carbon and Maintainability under the latest 2021 criteria.

Previews of J'den to begin from Saturday, 28 October 2023

From Saturday, 28 October 2023, the J'den sales gallery, located at 71 Science Park Drive, will open daily from 10am to 7pm. Viewings are by appointment only. For enquiries, please visit <http://www.jden.com.sg> or call the sales hotline at +65 9733 8007.

Follow the official accounts of J'den at:

- Facebook: @JdenAtJLD / [facebook.com/JdenAtJLD](https://www.facebook.com/JdenAtJLD)
- Instagram: @JdenAtJLD / [instagram.com/JdenAtJLD](https://www.instagram.com/JdenAtJLD)

Please refer to the **Annex** for more details on J'den and its sales gallery.

About CapitaLand Development (www.capitaland.com)

CapitaLand Development (CLD) is the development arm of CapitaLand Group, with a portfolio worth S\$20.8 billion as at 30 September 2023. Focusing on its core markets of Singapore, China and Vietnam, CLD's well-established real estate development capabilities span across various asset classes, including integrated developments, retail, office, lodging, residential, business parks, industrial, logistics and data centres. Its strong expertise in master planning, land development and project execution has won numerous accolades including the Building and Construction Authority Quality Excellence Award and FIABCI Prix d'Excellence Award.

CLD aspires to be a developer of choice that goes beyond real estate development to enrich lives and uplift communities. It is committed to continue creating quality spaces for work, live and play in the communities in which it operates, through sustainable and innovative solutions.

As part of CapitaLand Group, CLD places sustainability at the core of what it does. As a responsible real estate company, CLD complements CapitaLand's businesses through its contributions to the environmental and social well-being of the communities where it operates, as it delivers long-term economic value to its stakeholders.

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Annex



Property name	J'den (聚鼎)
Address	2 Jurong East Central 1, Singapore 609731
Description	A mixed-use development with a 38-storey residential tower above a two-storey commercial podium
District	22
Number of units	368
Height	150 metres (above mean sea level)
Tenure	99-year leasehold (with effect from 30 August 2023)
Site area	7,771.20 m ² (83,648.50 sq ft)
Estimated date of vacant possession	30 November 2028
Parking facilities	294 residential lots (inclusive of 44 electric vehicle lots) and three accessible lots
Design architect	Surbana Jurong Consultants Pte Ltd
Landscape architect	Coen Design International Pte Ltd

Unit type	Number of units	Area (sq ft)
1-Bedroom	37	527
1-Bedroom + Study	37	624
2-Bedroom	74	710 – 721
2-Bedroom + Study	74	818 – 850
3-Bedroom	73	1,140 – 1,184
3-Bedroom + Study (Premium)	36	1,259
4-Bedroom (Premium)	37	1,485
Recreational facilities	<p><u>Garden Oasis (Level 3)</u> Courtyard Lakeside Walk Fern Garden Water Hammocks Swing Garden Lake Pool Jacuzzi Pool Lakeside Deck Floating Pavilion Cascading Water Family Deck Nature Playground Chill-out Deck Bubble Pool Play Pool River Creek River Bridge Lazy River Water Curtain Swing Lawn Parkour Gym Cardio Corner BBQ Pavilion Party House Gym Multi-Purpose Room Social Lounge</p>	
	<p><u>Sky Terrace (Level 24)</u> Viewing Deck Garden Lounge Alfresco Pods Allotment Garden Alfresco Dining</p>	

J'den sales gallery

Location: 71 Science Park Drive, Singapore 118253.

Open daily: 10am to 7pm. Viewings are by appointment only.

Please scan the QR code below for directions.



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