

## PROJECT FACTSHEET - NEW LAUNCH

JURONG EAST CENTRAL 1 · DISTRICT 22 - D22

# J'DEN

**368**

RESIDENTIAL UNITS

**99 Years**

TENURE

**30 November 2028**

TOP / VP

DISTRICT

**Not stated**

INDICATIVE PRICE

J'DEN is a Jurong Lake District mixed-use launch with 368 homes, 7 commercial units, J-Walk connectivity and a Jurong East Central 1 address.

### PROJECT PARTICULARS

DEVELOPER	Tanglin R.E. Holdings Pte Ltd, by CapitalLand Development	PLOT RATIO	4.2
ADDRESS	2 Jurong East Central 1, Singapore 609731	BLOCKS & STOREYS	40-storey residential tower with 3-storey basement carpark, commercial podium and J-Walk connection
TENURE	99 years with effect from 30 August 2023	TOTAL UNITS	368 residential units and 7 commercial units
SITE AREA	7,771 sqm	EXPECTED TOP	Expected Date of Vacant Possession 30 November 2028

### UNIT MIX & SIZES

TYPE	SIZE	UNITS	PRICE
1 Bedroom	527 sqft	37 units	Not stated
1 Bedroom + Study	624 sqft	37 units	Not stated
2 Bedroom	710-721 sqft	74 units	Not stated
2 Bedroom + Study	818-850 sqft	74 units	Not stated
3 Bedroom	1,141-1,184 sqft	73 units	Not stated
3 Bedroom + Study Premium	1,259 sqft	36 units	Not stated
4 Bedroom Premium	1,485 sqft	37 units	Not stated

# J'DEN - CONTINUED

PRICING - HIGHLIGHTS - LOCATION

## INDICATIVE PRICING

1 BEDROOM

**Not stated**

1 BEDROOM + STUDY

**Not stated**

2 BEDROOM

**Not stated**

2 BEDROOM + STUDY

**Not stated**

3 BEDROOM

**Not stated**

3 BEDROOM + STUDY PREM

**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 J'DEN

- 1 Source briefing states 368 residential units.
- 2 The project includes 7 commercial units at the 1st and 2nd storey with J-Walk link at the 2nd storey.
- 3 Source briefing states 294 residential carpark lots, inclusive of 44 EV lots, plus 3 handicap lots.
- 4 Site area is stated at 7,771 sqm with plot ratio 4.2.
- 5 Jurong East Central 1 location links to Jurong East MRT, malls and Jurong Lake District amenities.
- 6 Architect/QP is Surbana Jurong Consultants and landscape architect is Coen Design International.

## LOCATION & CONNECTIVITY

### MRT

#### Jurong East MRT Interchange

The source material highlights sheltered connectivity through the J-Walk network toward Jurong East MRT and malls.

### RETAIL

#### Jem / Westgate / IMM

Neighbouring retail anchors are listed around Jurong East Central.

### BUSINESS

#### Jurong Lake District

The briefing positions J'DEN within Singapore's Jurong Lake District transformation area.

### PARKS

#### Jurong Lake Gardens

The e-brochure highlights the Lakeside, Chinese Garden, Japanese Garden and Southern Promenade green network.

## FACILITIES HIGHLIGHTS (30+ IN TOTAL)

J-Walk Link

Guardhouse

Sky Terrace

Jem

Arrival Lobby

Pool Deck

Residents' Lounge

BBQ Pavilion

Reading Corner

Family Spaces

Commercial Podium

Bicycle Park Lots

Residential Lobby

Westgate

Drop-off

Clubhouse

Gymnasium

Landscape Deck

Outdoor Dining

Management Office

Drop-off Plaza

Playground

Jurong Lake Gardens

IMM

Swimming Pool

Function Room

Children's Play

Garden Seating

Fitness Zone

Bicycle Parking