

NEWS RELEASE

**J'den by CapitaLand Development is Singapore's best-selling
new launch year-to-date**

88% sold at average selling price of S\$2,451 per square foot on launch day

Singapore, 12 November 2023 – CapitaLand Development (CLD) is pleased to report strong sales for the highly-anticipated launch of J'den, which commenced bookings at 10am on Saturday, 11 November 2023. By the end of the launch day, 323 units or 88% of the total 368 units have been sold at an average selling price of S\$2,451 per square foot. The robust performance earns J'den the distinction of Singapore's best-selling new launch year-to-date by percentage of units sold.

More than 99% of the homebuyers are Singaporeans and Singapore Permanent Residents, and close to 60% of them are aged 40 years old or below. About 62% of the homebuyers currently reside in the western region of Singapore.

All unit types have been well-received on launch day, with the one- and two-bedroom types being the most popular. All 148 units of the one-bedroom, one-bedroom plus study and two-bedroom types have sold out. There is also strong take-up for the larger three- and four-bedroom units by owner-occupiers.

J'den is strategically located in Jurong Gateway, the commercial hub of Jurong Lake District (JLD), with direct connectivity to the Jurong East MRT interchange station via J-Walk, a covered and elevated pedestrian crossing. With plans for JLD to be eventually served by four MRT lines, J'den residents will enjoy excellent connectivity to the rest of Singapore. Comprising a 38-storey residential tower above a two-storey retail podium, J'den is set to become the tallest mixed-use development in JLD. Unit sizes range from 527 square feet (sq ft) for a one-bedroom unit to 1,485 sq ft for a four-bedroom unit.

Mr Tan Yew Chin, CEO of CLD (Singapore), said: "We are glad to harness CapitaLand's deep knowledge of JLD to craft a residential development that meets the aspirations of homebuyers eager to embrace the area's growth. Homebuyers are drawn to J'den's unparalleled location with seamless access to an array of amenities, in addition to its comprehensive facilities and superb views of Jurong Lake Gardens. We look forward to further leveraging CapitaLand's leadership in JLD to create more quality real estate products and services that contribute to the district's transformation."

J'den – Where it all comes together

In addition to connectivity to the Jurong East MRT station, J'den is linked via J-Walk to major shopping malls such as Westgate, IMM and JEM, as well as 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 apartments in J'den are predominantly oriented to the coveted north-south facing, providing residents with either picturesque views of Jurong Lake Gardens or the cityscape. The premium three-bedroom plus study units and four-bedroom units are served by private lifts, for added exclusivity.

To enhance homebuyers' flexibility in space planning, J'den offers non-prefabricated pre-finished volumetric construction (non-PPVC) units with fewer structural walls. The induction hob in the one-bedroom units and two-bedroom units is discreetly concealed underneath the kitchen countertop, resulting in an expansive countertop that doubles as a home office area. J'den is the first private residential development in Singapore to introduce apartments equipped with concealed induction hob technology.

Envisioned as a wellness oasis within a lively commercial hub, J'den fosters residents' holistic well-being with an abundance of recreational facilities amid verdant landscaping. These include a wide range of social spaces at the Sky Terrace on Level 24, complemented by stunning 360-degree views of Jurong Lake Gardens and the bustling Jurong Gateway commercial hub. In addition, residents can engage in various fitness activities, while children can enjoy a nature-inspired playground. There are also multiple water facilities for residents of all ages, including a Jacuzzi Pool, Bubble Pool, Play Pool, Lazy River and a 50-metre Lake Pool.

J'den features a generous provision of 85,000 sq ft of landscaping, surpassing 100% landscape replacement of its entire site area. To facilitate green commuting, bicycle parking lots are provided on Level 1, while 15% or 44 of the 294 residents' car park lots will be equipped with electric vehicle charging stations. Augmented by 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.

Viewing of the J'den sales gallery

The J'den sales gallery, located at 71 Science Park Drive, opens daily from 11am to 7pm. Viewings are by appointment only. For enquiries, please visit <http://www.iden.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: 11am to 7pm. Viewings are by appointment only.

Please scan the QR code below for directions.



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