



jden 聚鼎

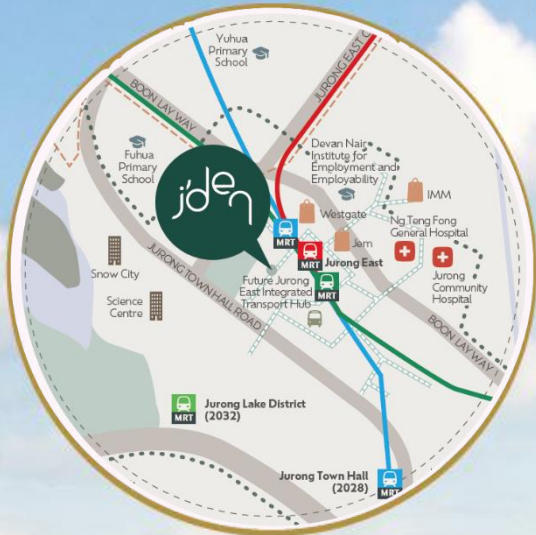
Where it all comes together

Preview: **28 Oct., 2023 Sat**
~
07 Nov., 2023 Tue

Address 2 Jurong East Central 1,
Singapore 609731

Opening date 2 April 2012; 11 years ago

Closing date 7 August 2023



The Tallest 40-storey Mixed-use Development
right @ the heart of 2nd CBD, SINGAPORE





Dynamic potential of Jurong Lake District + Edenic landscapes and opportunities
A new project where it all comes together

The project is in the heart of JLD
where everything comes together
with unparalleled connectivity and potential growth of the district

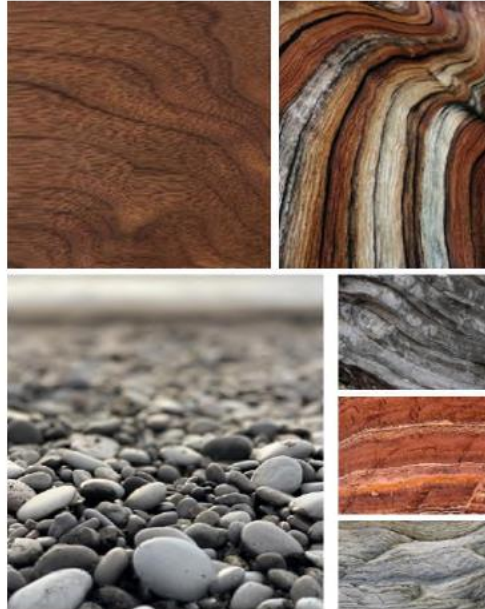


Design Concept Inspiration



The architecture and landscape concepts were **Inspired by Jurong Lake Garden's lush naturalistic landscape** - the main lake with the islands, the meandering water edge, "Rasau Walk", Neram Streams and many other features

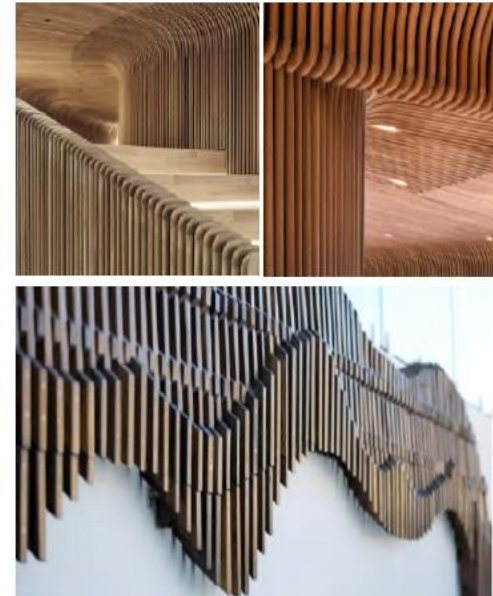
Drawing Inspiration



Drawing inspirations from the texture and colours of **Nature elements : Wood & Stones**

These natural sinuous impressions can be expressed architecturally through façade articulation in brown "timber" colour against a range of neutral grey tones.

Look and Feel



The podium is designed with **simplified curved façade articulation** using aluminium cladding in "timber" colour against neutral grey tones. The sinuous architectural language continues throughout key podium interior spaces.



Address	2 Jurong East Central 1, Singapore 609731		
Developer	Tanglin R.E. Holdings Pte Ltd Subsidiary of CapitaLand Development (Singapore)		
Site Area	7,771.20 Sqm		
Tenure	99 Years		
Project Description	40-storey Mixed-Use Development with 368 Residential Units; 2-storey Commercial Podium		
Total Number of Units	368		
Commercial GFA	2-storey commercial podium with an estimated GFA of 1,300m2		
Carpark lots	294 lots for residents		
Unit Mix	Unit Type	Number of Units	Approx. 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	1,141 – 1,184
	3 Bedroom + Study (Premium)	36	1,259
	4 Bedroom (Premium)	37	1,485





First of its Kind

First mover advantage and tallest mixed-use development in JLD



Exceptional Accessibility

Access to Jurong East MRT Interchange, Jem, Westgate, IMM and other major buildings via J-Walk



Seamless Connectivity

Jurong East Integrated Transport Hub offers direct connections to major hubs in the West and Central regions within 30mins

+

Customisable Spaces

Flexible unit layouts for space customization (non PPVC)



+



+

JLD Growth Potential

J'den will benefit from the on-going and future Transformation at JLD



+

Synergy & Integration

Solidify CLD's foothold as master developer within JLD and western region



+



View from 40th Floor



Iconic 40-storey Mixed-use Development right @ the heart of 2nd CBD SINGAPORE

JDEN | 聚鼎 Former JCube - PV Team Use



View from 40th Floor



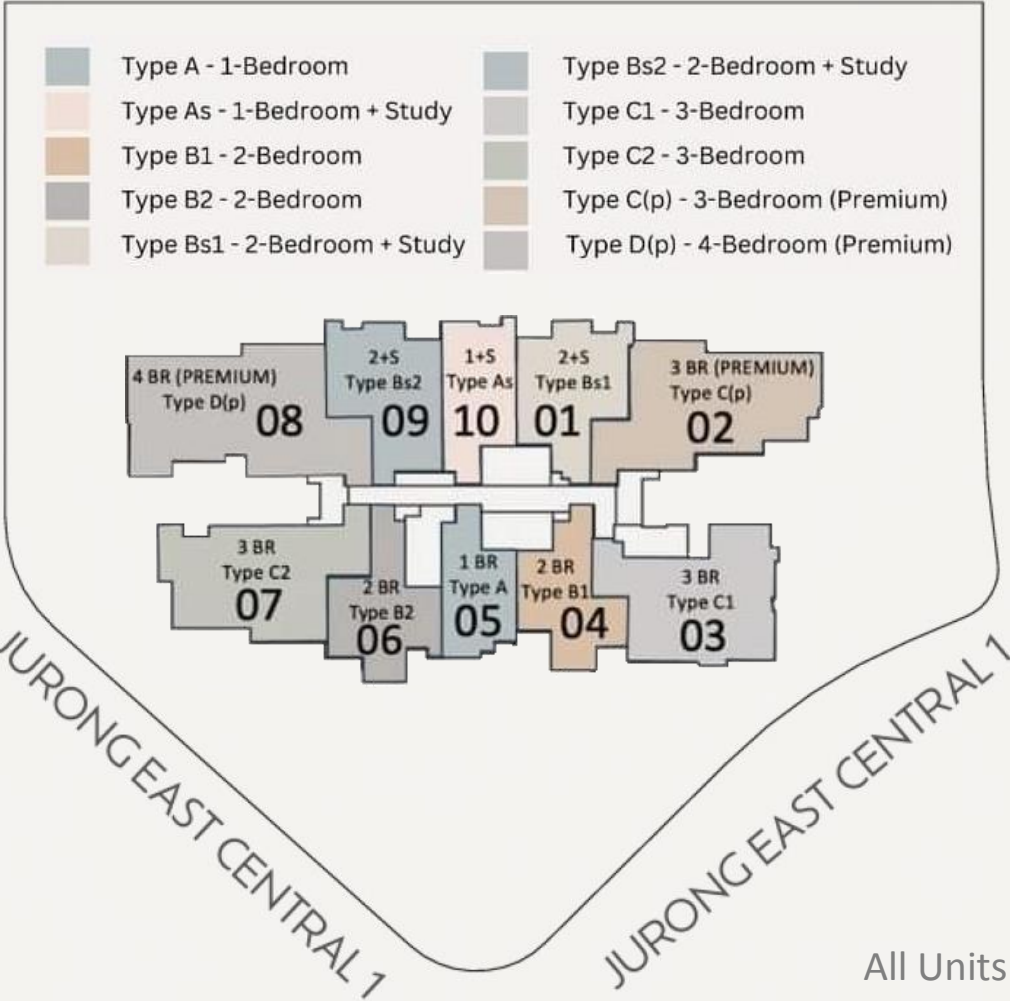
Iconic 40-storey Mixed-use Development right @ the heart of 2nd CBD, SINGAPORE

JDEN | 聚鼎 Former JCube  PY Team Use



UNIT NO/ STOREY	01	02	03	04	05	06	07	08	09	10
40	Bs1	C(p)	C1	B1	A	B2	C2	D(p)	Bs2	As
39	Bs1	C(p)	C1	B1	A	B2	C2	D(p)	Bs2	As
38	Bs1	C(p)	C1	B1	A	B2	C2	D(p)	Bs2	As
37	Bs1	C(p)	C1	B1	A	B2	C2	D(p)	Bs2	As
36	Bs1	C(p)	C1	B1	A	B2	C2	D(p)	Bs2	As
35	Bs1	C(p)	C1	B1	A	B2	C2	D(p)	Bs2	As
34	Bs1	C(p)	C1	B1	A	B2	C2	D(p)	Bs2	As
33	Bs1	C(p)	C1	B1	A	B2	C2	D(p)	Bs2	As
32	Bs1	C(p)	C1	B1	A	B2	C2	D(p)	Bs2	As
31	Bs1	C(p)	C1	B1	A	B2	C2	D(p)	Bs2	As
30	Bs1	C(p)	C1	B1	A	B2	C2	D(p)	Bs2	As
29	Bs1	C(p)	C1	B1	A	B2	C2	D(p)	Bs2	As
28	Bs1	C(p)	C1	B1	A	B2	C2	D(p)	Bs2	As
27	Bs1	C(p)	C1	B1	A	B2	C2	D(p)	Bs2	As
26	Bs1	C(p)	C1	B1	A	B2	C2	D(p)	Bs2	As
25	Bs1	C(p)	C1	B1	A	B2	C2	D(p)	Bs2	As
24	SKY TERRACE									
23	Bs1	C(p)	C1	B1	A	B2	C2	D(p)	Bs2	As
22	Bs1	C(p)	C1	B1	A	B2	C2	D(p)	Bs2	As
21	Bs1	C(p)	C1	B1	A	B2	C2	D(p)	Bs2	As
20	Bs1	C(p)	C1	B1	A	B2	C2	D(p)	Bs2	As
19	Bs1	C(p)	C1	B1	A	B2	C2	D(p)	Bs2	As
18	Bs1	C(p)	C1	B1	A	B2	C2	D(p)	Bs2	As
17	Bs1	C(p)	C1	B1	A	B2	C2	D(p)	Bs2	As
16	Bs1	C(p)	C1	B1	A	B2	C2	D(p)	Bs2	As
15	Bs1	C(p)	C1	B1	A	B2	C2	D(p)	Bs2	As
14	Bs1	C(p)	C1	B1	A	B2	C2	D(p)	Bs2	As
13	Bs1	C(p)	C1	B1	A	B2	C2	D(p)	Bs2	As
12	Bs1	C(p)	C1	B1	A	B2	C2	D(p)	Bs2	As
11	Bs1	C(p)	C1	B1	A	B2	C2	D(p)	Bs2	As
10	Bs1	C(p)	C1	B1	A	B2	C2	D(p)	Bs2	As
9	Bs1	C(p)	C1	B1	A	B2	C2	D(p)	Bs2	As
8	Bs1	C(p)	C1	B1	A	B2	C2	D(p)	Bs2	As
7	Bs1	C(p)	C1	B1	A	B2	C2	D(p)	Bs2	As
6	Bs1	C(p)	C1	B1	A	B2	C2	D(p)	Bs2	As
5	Bs1	C(p)	C1	B1	A	B2	C2	D(p)	Bs2	As
4	Bs1	C(p)	C1	B1	A	B2	C2	D(p)	Bs2	As
3	Bs1			B1(g)	A(g)	B2(g)	C2(g)	D(p)	Bs2	As
2	J-WALK									
1	COMMERCIAL									

J'den | Diagrammatic Chart



Key Plan not to scale

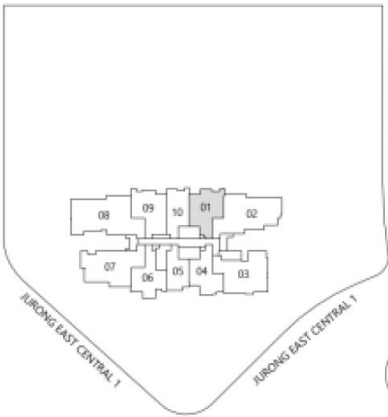
All Units North-south Facing
368 units of customisable spaces



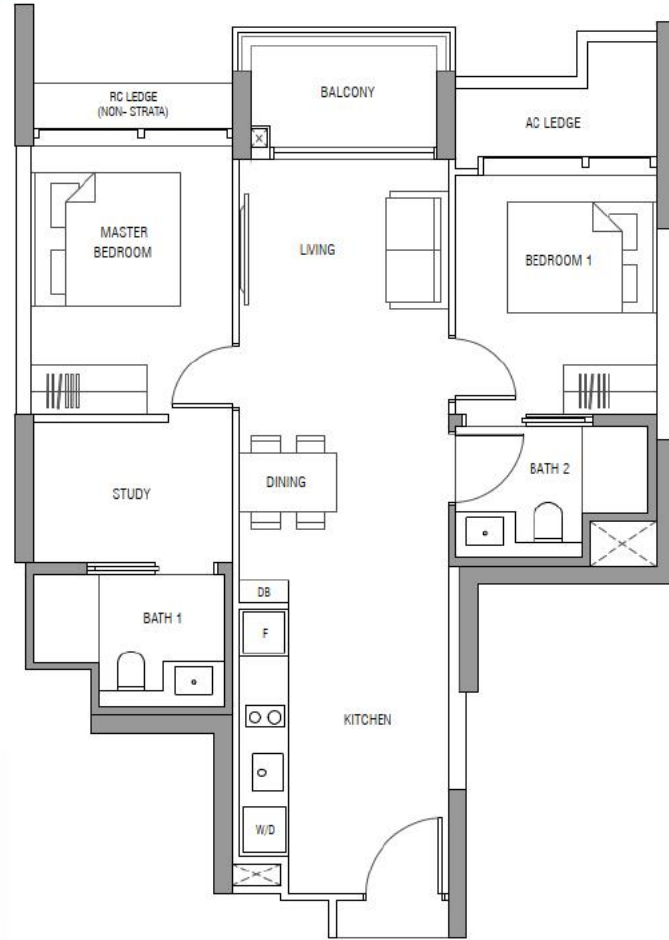
J'den | 2 Bedroom + Study

TYPE Bs1

76 sqm / 818 sqft



KEY PLAN NOT TO SCALE



ID MATERIAL PALETTE

LIVING / DINING FLOOR TILE

BERDOOM VINYL FLOORING

BALCONY FLOOR TILE

KITCHEN COUNTERTOP (ENGINEERED TILE)

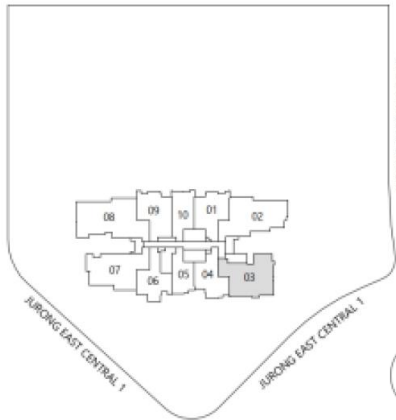
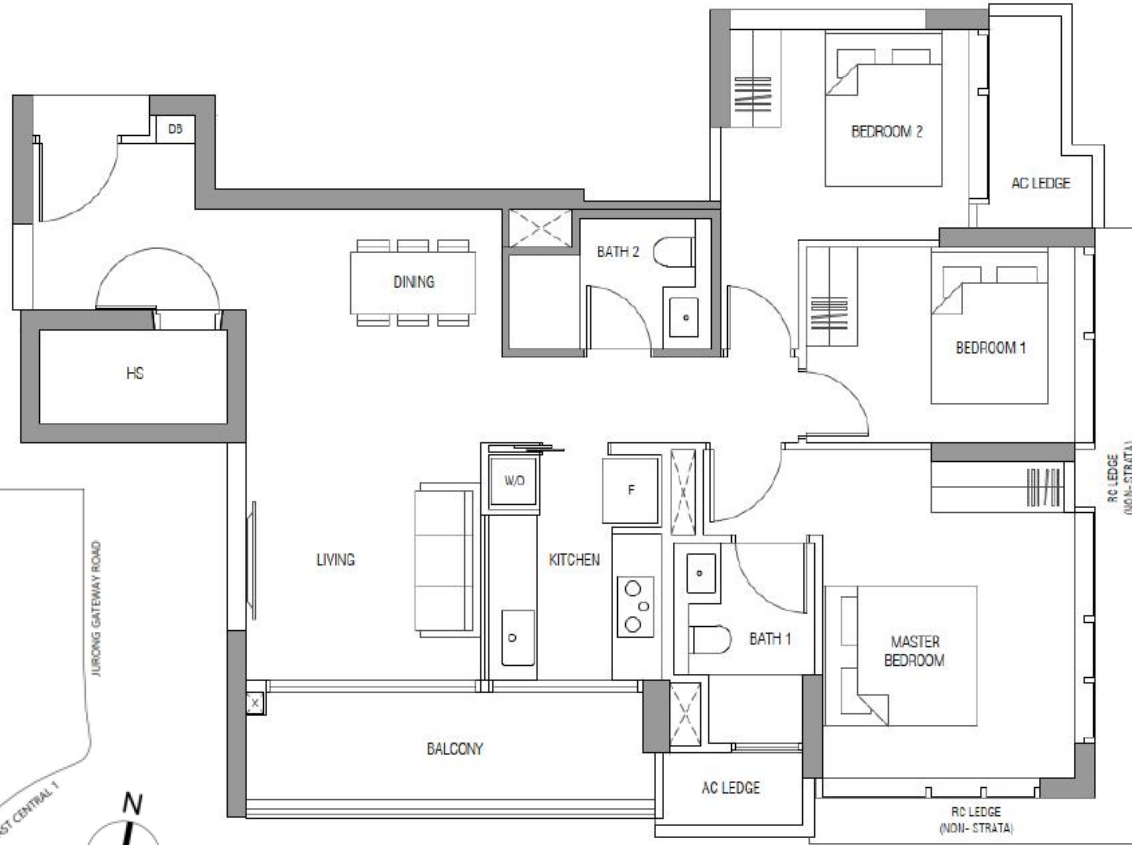
MASTER BATHROOM FLOOR & WALL TILE

COMMON BATHROOM FLOOR & WALL TILE



TYPE C1

106 sqm / 1,141 sqft



KEY PLAN NOT TO SCALE

ID MATERIAL PALETTE

LIVING / DINING FLOOR TILE

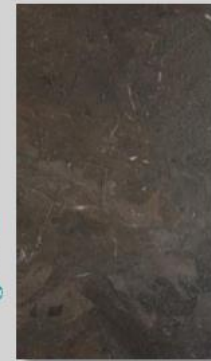


BEDROOM VINYL FLOORING



BALCONY FLOOR TILE

KITCHEN COUNTERTOP (ENGINEERED TILE)



MASTER BATHROOM FLOOR & WALL TILE

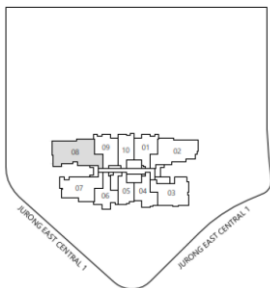
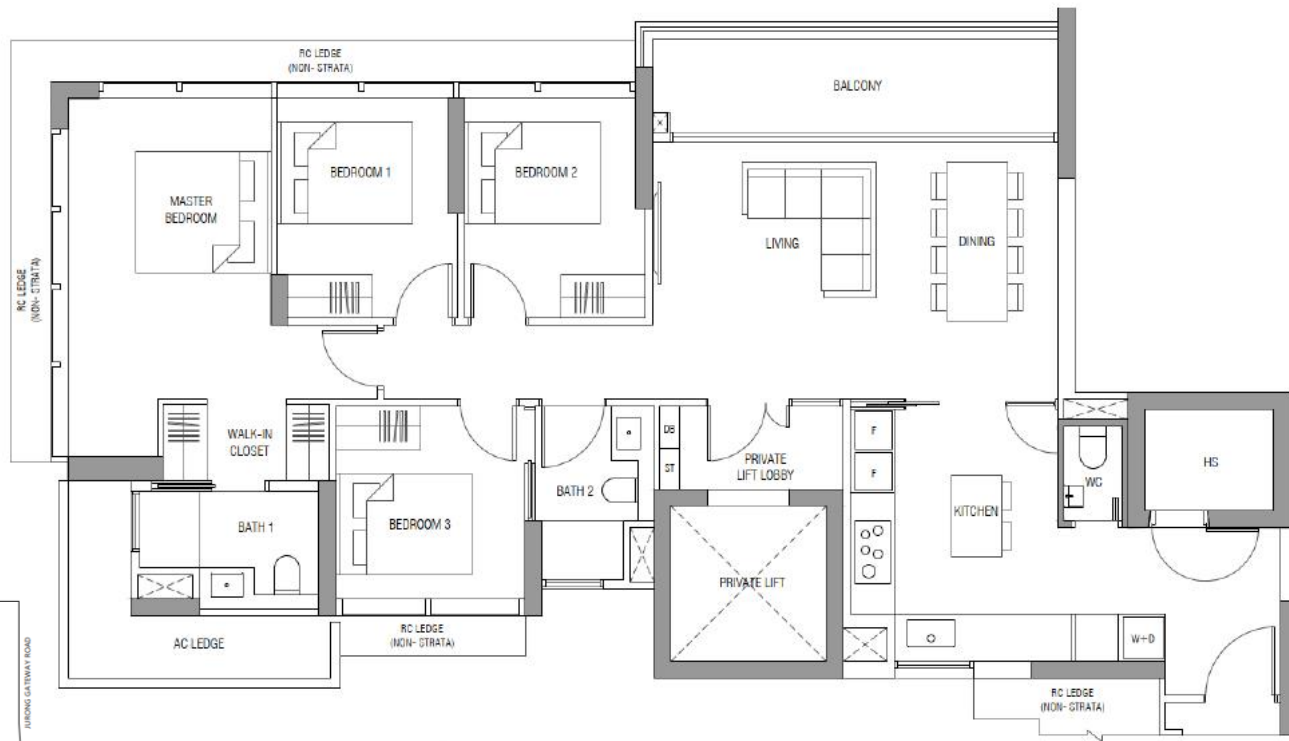


COMMON BATHROOM FLOOR & WALL TILE



TYPE D(p)

138 sqm / 1,485 sqft



KEY PLAN NOT TO SCALE

ID MATERIAL PALETTE

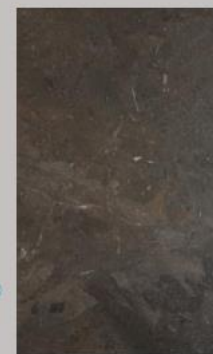
LIVING / DINING FLOOR TILE



BERDOOM VINYL FLOORING



BALCONY FLOOR TILE



KITCHEN COUNTERTOP (ENGINEERED TILE)



MASTER BATHROOM FLOOR & WALL TILE



COMMON BATHROOM FLOOR & WALL TILE



An aerial architectural rendering of a city development. The scene shows a cluster of modern, multi-story buildings with green roofs and solar panels, situated next to a winding river with lush green banks. The surrounding area is filled with other city buildings, some in grey, indicating existing infrastructure. The overall design emphasizes green spaces and sustainable architecture.

Can spot where J'DEN is!?! 在哪里?!



Jurong Lake District (JLD)



Can spot where J'DEN is!? 在哪里?

In 2030 & onwards



Your next strategic move

100,000 new jobs and
20,000 new homes added

Jurong Lake District

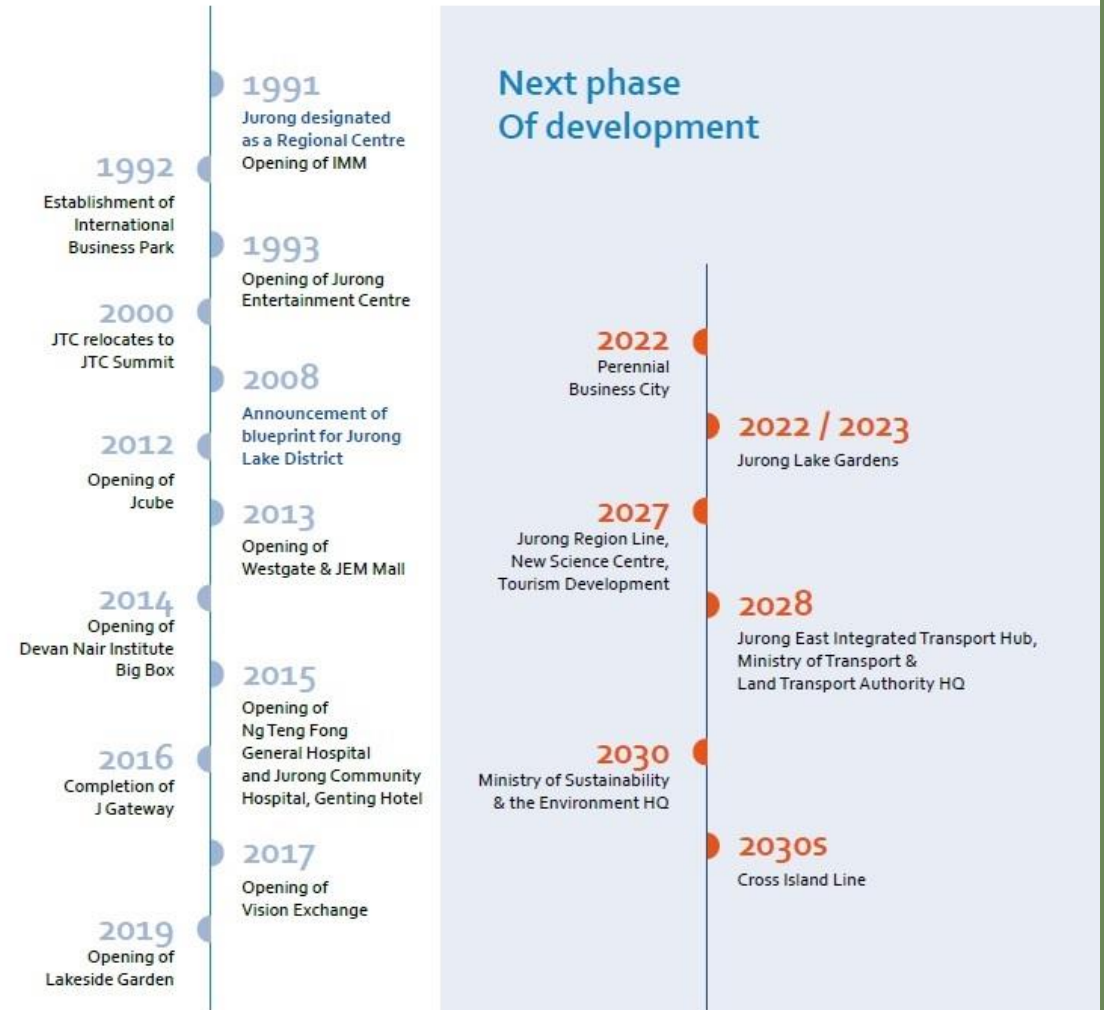
200,000 sqm (existing)
1,400,000 sqm (planned)

Central Business District

5,000,000 sqm (existing)

Source: REALIS (URA Real Estate Information System) August 2021
Figures shown refer to Gross Floor Area.

Transforming Jurong Lake District



Huge Upside Potential

- Corporate offices
- Research and development
- Design and testbedding
- Production
- Logistics

Jurong Innovation District
Advanced manufacturing

Jurong Lake District
Mixed-use business district

Nanyang Technological University

MySGHomes.com
我的新新家园

Offshore Marine Cluster

Jurong Industrial Estate
General industries & manufacturing core

Built Environment Cluster

Jurong Port

one-north
Biomedical sciences, infocomm and media

National University of Singapore

Tuas Biomedical Park

Tuas Port
World's largest transshipment hub

Jurong Island
Energy and chemical cluster

Offshore Marine Cluster





J'DEN | 聚鼎
Residences



Westgate

Jurong East Integrated
Transport Hub

Jurong East Integrated
Transport Hub

(2017)
J Gateway

CPF
Building



Jurong East MRT & Integrated Transport Hub

4 MRT lines (EW), (NS), (JRL), (CRL)



With everything within walking distance, you can consider selling your CAR! 🚗 🚗



OCR NEW LAUNCHES TRANSACTED HIGHEST PSF

LENTOR MODERN 96% SOLD	LENTOR HILLS RESIDENCES 66% SOLD	THE LAKEGARDEN RESIDENCES 23% SOLD	THE BOTANY @ DAIRY FARM 55% SOLD	THE MYST 37% SOLD	SCENECA RESIDENCE 64% SOLD	SKY EDEN @ BEDOK 87% SOLD
1 BR 527 SF \$1.279M \$2427 PSF	1 BR 484 SF \$1.187M \$2452 PSF	1 BR+S 527 SF \$1.154M \$2189 PSF	1 BR+S 506 SF \$1.215M \$2401 PSF	1 BR+S 517 SF \$1.2M \$2321 PSF	1 BR 463 SF \$1.099M \$2373 PSF	NO 1 BR
2 BR+F 732 SF \$1.839M \$2512 PSF	2 BR+S 732 SF \$1.759M \$2335 PSF	2 BR+S 775 SF \$1.772M \$2287 PSF	2 BR 603 SF \$1.386M \$2298 PSF	2 BR+S 700 SF \$1.563M \$2232 PSF	2 BR+S 764 SF \$1.672M \$2188 PSF	2 BR 689 SF \$1.575M \$2285 PSF
3 BR+F 990 SF \$2.366M \$2389 PSF	3 BR+Y 1098 SF \$2.434M \$2216 PSF	3 BR+S 1098 SF \$2.375M \$2163 PSF	3 BR 883 SF \$1.918M \$2172 PSF	3 BR 850 SF \$1.792M \$2108 PSF	3 BR 1044 SF \$2.299M \$2202 PSF	3 BR 1087 SF \$2.385M \$2194 PSF
4 BR+F 1528 SF \$3.431M \$2245 PSF	4 BR 1356 SF \$2.909M \$2145 PSF	4 BR 1335 SF \$3.153M \$2361 PSF	4 BR 1292 SF \$2.691M \$2082 PSF	4 BR 1518 SF \$2.914M \$1919 PSF	4 BR 1518 SF FRM \$3.046M \$2007 PSF	4 BR 1302 SF \$2.845M \$2183 PSF
NO 5 BR	NO 5 BR	5 BR 1550 SF \$3.554M \$2292 PSF	5 BR 1539 SF \$3.116M \$2023 PSF	5 BR 1690 SF FRM \$3.18M \$1882 PSF	NO 5 BR	NO 5 BR

SOURCE: 99.CO TILL 6TH OCT



RCR NEW LAUNCHES TRANSACTED HIGHEST PSF

GRAND DUNMAN 58% SOLD	PINE TREE HILL 31% SOLD	THE RESERVE RESIDENCES 87% SOLD	BLOSSOM BY THE PARK 77% SOLD	TEMBUSU GRAND 58% SOLD
1 BR 452 SF \$1.257M \$2780 PSF	1 BR+S 538 SF \$1.337M \$2485 PSF	1 BR 441 SF \$1.187M \$2750 PSF	1 BR+S 549 SF \$1.48M \$2695 PSF	1 BR+S 527 SF \$1.429M \$2706 PSF
2 BR 667 SF \$1.872M \$2806 PSF	2 BR+S 797 SF \$2.031M \$2551 PSF	2 BR 667 SF \$1.917M \$2874 PSF	2 BR 721 SF \$1.969M \$2730 PSF	2 BR+S 743 SF \$1.95M \$2624 PSF
3 BR+S 1120 SF \$3.042M \$2716 PSF	3 BR+S 1216 SF \$3.186M \$2620 PSF	3 BR 1163 SF \$3.105M \$2669 PSF	3 BR 1076 SF \$2.835M \$2634 PSF	3 BR 990 SF \$2.523M \$2548 PSF
4 BR 1432 SF \$3.711M \$2591 PSF	4 BR 1292 SF \$3.346M \$2589 PSF	4 BR 1894 SF \$4.992M \$2635 PSF	4 BR 1303 SF \$3.353M \$2573 PSF	4 BR 1432 SF \$3.495M \$2440 PSF
5 BR 1690 SF \$4.375M \$2588 PSF	5 BR 1733 SF \$4.688M \$2705 PSF	5 BR 1765 SF \$4.925M \$2790 PSF	NO 5 BR	5 BR 1711 SF FRM \$4.028M \$2354 PSF

SOURCE: 99.CO TILL 6TH OCT



4 MRT LINES

**INTEGRATED
TRANSPORT HUB**

MEGA MALLS

GRADE A OFFICES

J Walk

REGIONAL LIBRARY

HEALTH CARE

CPF Branch

3rd NATIONAL GARDEN

IBP

WHITE SITES

& MANY MORE ...

jden
聚鼎

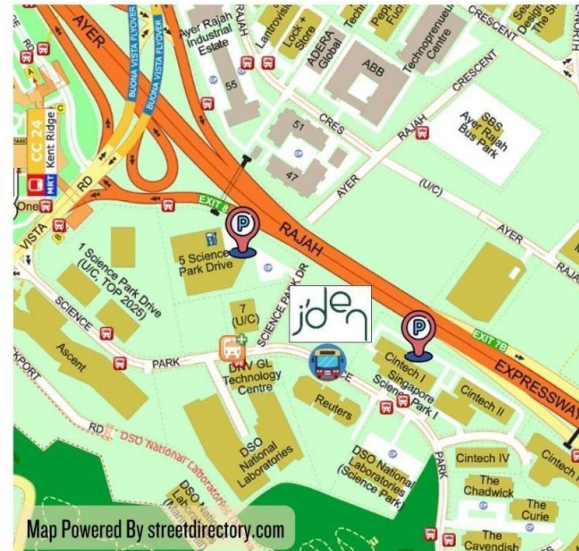


IN THE HEART OF SINGAPORE'S 2ND CBD





j'den SHOWFLAT



Beside 5 Science Park Drive



Drive

Park on-site (Limited Lots)
Alternative Parking
Shopee Building | Cintech 1

Bus/MRT

Kent Ridge MRT CC24 Exit B
Take Bus92 Alight @ B18251

OFFICIAL MARKETING AGENCY

Huttons

SINGAPORE'S LARGEST
PRIVATE REAL ESTATE AGENCY

ESTATE AGENT LICENCE NO.: L3008899K

*Actual Site @ Former JCube

Offsite Showflat location:

S'pore Science Park 1

Kent Ridge MRT (CC24)

Exit B walk 350M





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