



nature



opportunity

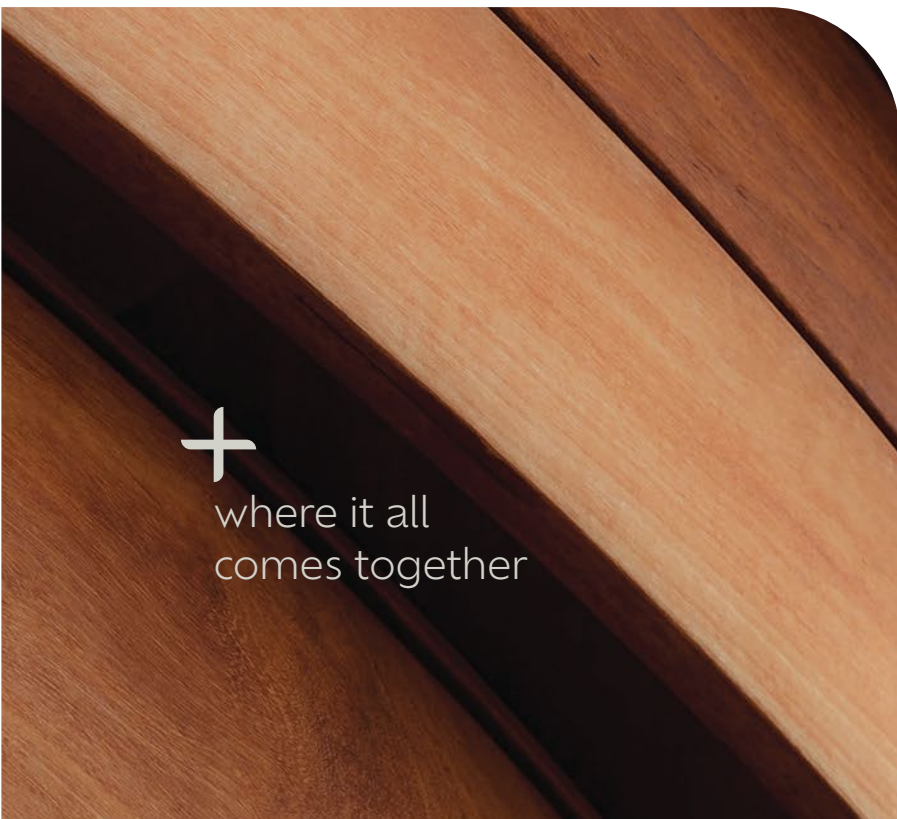


connectivity

j'den



lifestyle



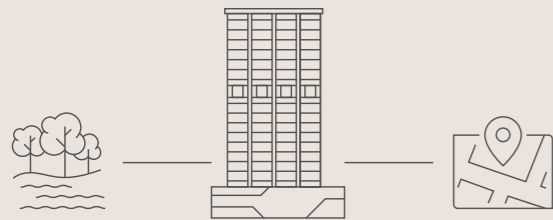
where it all  
comes together





where it all comes together

Artist's Impression



In a lake district filled with potential, one landmark takes integrated living to the next level

Redefining the skyline of Jurong Lake District, J'den sets a new precedent for integrated living. One where you are emboldened to realise the potential of Singapore's next largest business district, providing broadened prospects and golden opportunities for growth.

Strategically positioned near edenic lake gardens, J'den offers unrivalled lifestyle experiences with 38 levels of residences, including a sky terrace and state-of-the-art amenities, above a two-storey commercial podium. Countless conveniences extend both within and without, interweaving organically with sheltered pedestrian network J-Walk\* for easy access to Jurong East MRT Station, malls and more.

Here is where nature becomes your neighbour and connectivity becomes seamless. A cosy place to call your own and feel at home.

Your very own den, J'den.

\*Please refer to Page 5 for more information about J-Walk.



Under the URA Master Plan 2019, Jurong Lake District is poised to become a vibrant business hub and lifestyle destination. Across the entire 120-hectare district, the future integrated tourism development, entertainment destinations, smart amenities and car-lite areas promise to add colourful vitality to metropolitan charm.



Embrace all 90 hectares of greenery across Lakeside Garden, Chinese Garden, Japanese Garden and Southern Promenade.

Thrillseekers can try the new SkatePark @ Lakeside Garden or make a splash with water sports at PAssion WaVe @ Jurong Lake Gardens. Let the little ones explore thematic play zones, while furry friends dash around the dog run.

Complete your evenings with a relaxing walk along the winding boardwalks while enjoying the sunset.

With the Master Plan, Jurong Lake District is poised to become a vibrant business hub and lifestyle destination. Across the entire 120-hectare district, the future integrated tourism development, entertainment destinations, smart amenities and car-lite areas promise to add colourful vitality to metropolitan charm.



Within 1km

- |  |   |                |
|--|---|----------------|
| Jurong East MRT Interchange (NSL/EWL and Future JRL)                                 | Fuhua Primary School                                  | Westgate       |
| Jurong Lake District MRT (Future CRL)  | Yuhua Primary School                                  | IMM            |
| Jurong Town Hall MRT (Future JRL)  | Devan Nair Institute for Employment and Employability | Jem            |
| Jurong East Bus Interchange  |   |                |
| Jurong Lake Gardens (comprising Lakeside Garden, Chinese Garden and Japanese Garden) | Jurong Community Hospital                             | Science Centre |
|  | Ng Teng Fong General Hospital                         | Snow City      |

Within 2km

- |                                    |                              |                                   |
|------------------------------------|------------------------------|-----------------------------------|
| New Science Centre                 | Bukit Batok Secondary School | Jurong Primary School             |
| PAssion WaVe @ Jurong Lake Gardens | Bukit View Primary School    | Jurong Secondary School           |
|                                    | Bukit View Secondary School  | Millennia Institute               |
|                                    | Crest Secondary School       | Princess Elizabeth Primary School |







## Enjoy connected living at the crossroads of convenience and comfort

J'den is the district's first mixed-use development that is seamlessly integrated with J-Walk.

The elevated sheltered network of interconnected pedestrian walkways spans four kilometres, linking key landmarks, current and future MRT lines, the bus interchange, and the upcoming Jurong East Integrated Transport Hub. For cyclists, the 15-kilometre dedicated cycling path network not only enhances safety but also improves connectivity within the car-lite district.



A home is only as inviting as its neighbourhood. Residents will be spoilt for choice by the diverse and vibrant community that Jurong Lake District has to offer.

Beyond F&B on Level 1, J'den has notable neighbours such as Westgate, IMM, Jem and Jurong East Central serving up eclectic shopping and dining options.

## As your needs change, so do your flexible spaces

Your home should not be defined by walls, but by your desires. Should you dream of a more spacious master suite, children's playroom or the ultimate entertainment oasis, simply customise the space to suit your lifestyle.

J'den empowers you with the freedom and flexibility to redefine the boundaries of your home as you wish, unfettered by restrictions that apply to other developments.

### The Entertainer

Expand your living area with an extended room, creating an indulgent entertainment venue that offers utmost comfort for hosting your esteemed guests.



### The Dreamer

Merge two bedrooms into a single space, crafting a whimsical wonderland that embodies every child's cherished dreams.

### The Fashionista

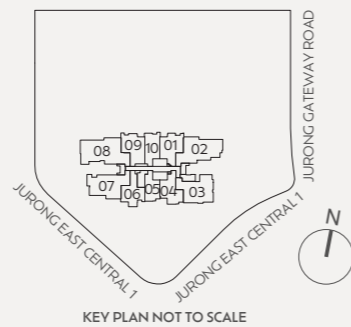
Design an opulent master suite of luxury, comfort and sophistication, complemented by a meticulously-curated walk-in wardrobe tailored to your inner fashionista.





UNIT NO./LEVEL	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	COMMERCIAL/J-WALK									
1	COMMERCIAL									

- Type A(g) - 1-Bedroom With Gate
- Type A - 1-Bedroom
- Type As - 1-Bedroom + Study
- Type B1(g) - 2-Bedroom With Gate
- Type B1 - 2-Bedroom
- Type B2(g) - 2-Bedroom With Gate
- Type B2 - 2-Bedroom
- Type Bs1 - 2-Bedroom + Study
- Type Bs2 - 2-Bedroom + Study
- Type C1 - 3-Bedroom
- Type C2(g) - 3-Bedroom With Gate
- Type C2 - 3-Bedroom
- Type C(p) - 3-Bedroom + Study (Premium)
- Type D(p) - 4-Bedroom (Premium)



### Garden Oasis @ Level 3

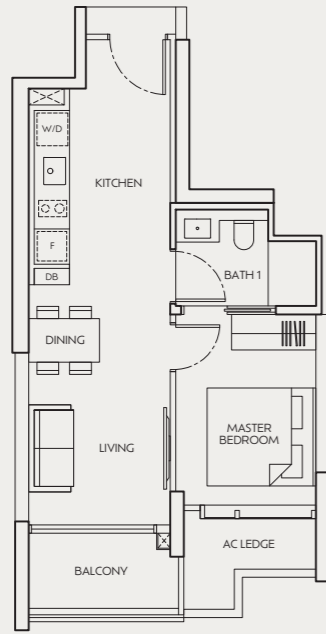


- 1 Courtyard
- 2 Lakeside Walk
- 3 Fern Garden
- 4 Water Hammocks
- 5 Swing Garden
- 6 Lake Pool (50m)
- 7 Jacuzzi Pool
- 8 Lakeside Deck
- 9 Floating Pavilion
- 10 Cascading Water
- 11 Family Deck
- 12 Nature Playground
- 13 Chill-Out Deck
- 14 Bubble Pool
- 15 Play Pool
- 16 River Creek
- 17 River Bridge
- 18 Lazy River
- 19 Water Curtain
- 20 Swing Lawn
- 21 Parkour Gym
- 22 Cardio Corner
- 23 BBQ Pavilion
- 24 Party House
- 25 Gym
- 26 Multi-Purpose Room
- 27 Social Lounge

## 1-BEDROOM

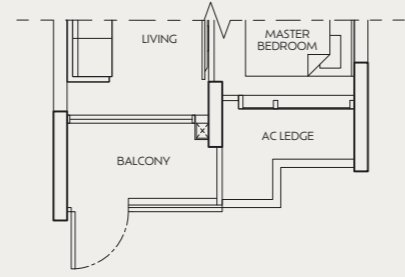
### TYPE A

49 sq m / 527 sq ft  
#04-05 to #23-05  
#25-05 to #40-05



### TYPE A(g)

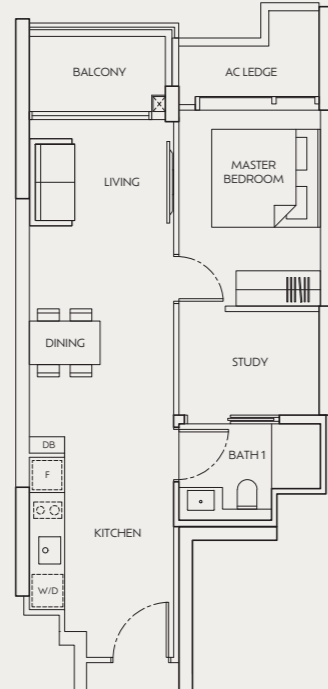
49 sq m / 527 sq ft  
#03-05



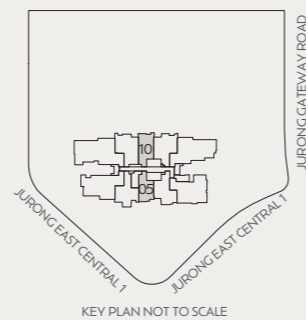
## 1-BEDROOM + STUDY

### TYPE As

58 sq m / 624 sq ft  
#03-10 to #23-10  
#25-10 to #40-10



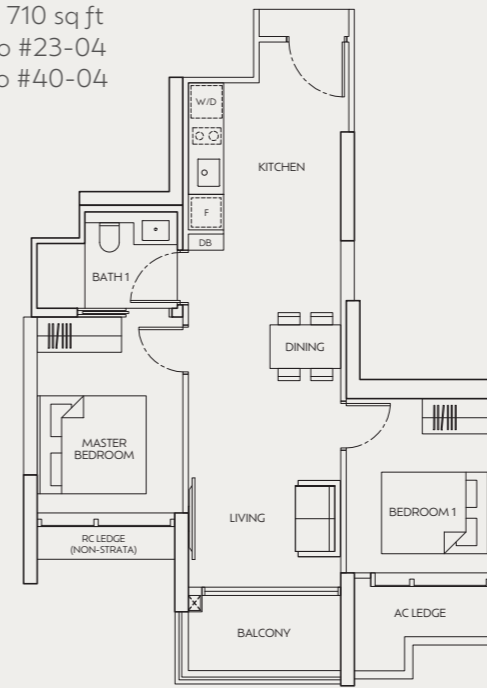
Area includes air-con (AC) ledge, balcony and strata void where applicable. Please refer to the key plan for orientation. The plans are subjected to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subjected to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A". The installation and cost of the balcony screen shall be borne by purchaser.



## 2-BEDROOM

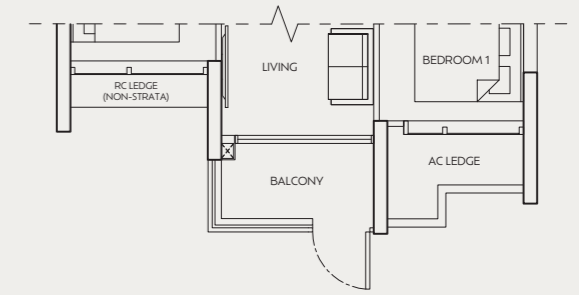
### TYPE B1

66 sq m / 710 sq ft  
#04-04 to #23-04  
#25-04 to #40-04



### TYPE B1(g)

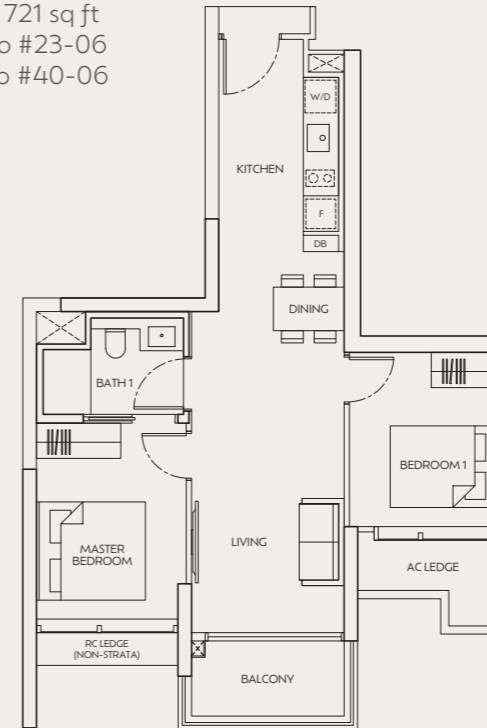
66 sq m / 710 sq ft  
#03-04



## 2-BEDROOM

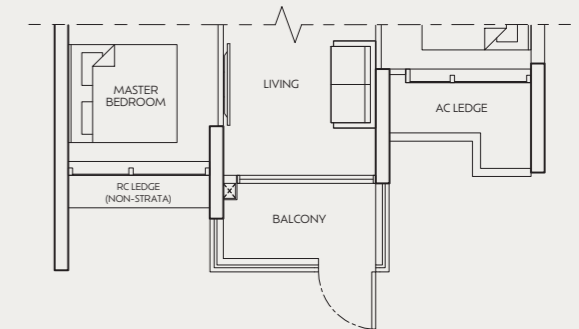
### TYPE B2

67 sq m / 721 sq ft  
#04-06 to #23-06  
#25-06 to #40-06

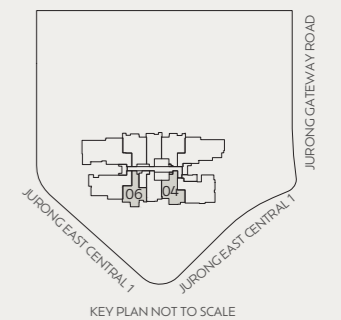


### TYPE B2(g)

67 sq m / 721 sq ft  
#03-06



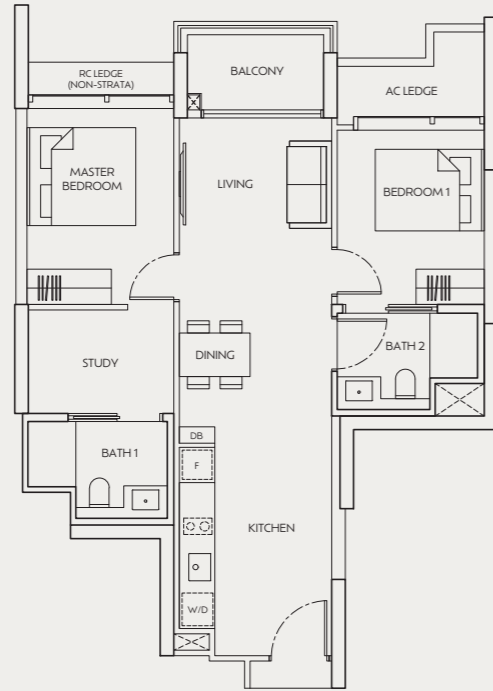
Area includes air-con (AC) ledge, balcony and strata void where applicable. Please refer to the key plan for orientation. The plans are subjected to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subjected to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A". The installation and cost of the balcony screen shall be borne by purchaser.



## 2-BEDROOM + STUDY

### TYPE Bs1

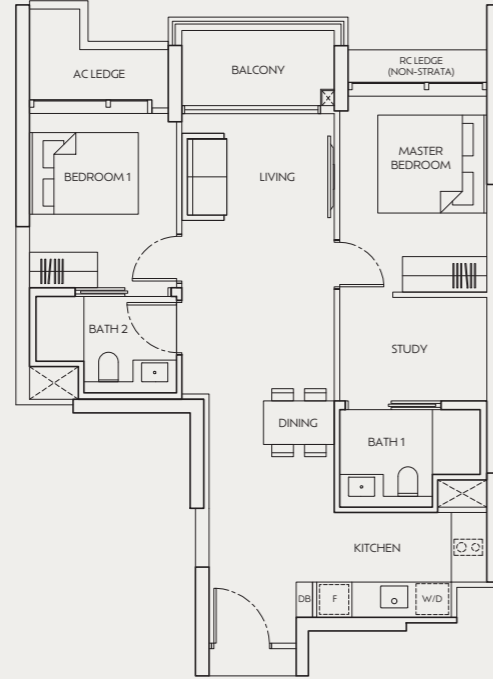
76 sq m / 818 sq ft  
#03-01 to #23-01  
#25-01 to #40-01



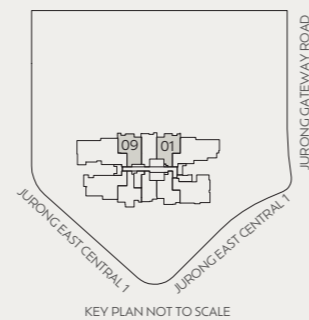
## 2-BEDROOM + STUDY

### TYPE Bs2

79 sq m / 850 sq ft  
#03-09 to #23-09  
#25-09 to #40-09



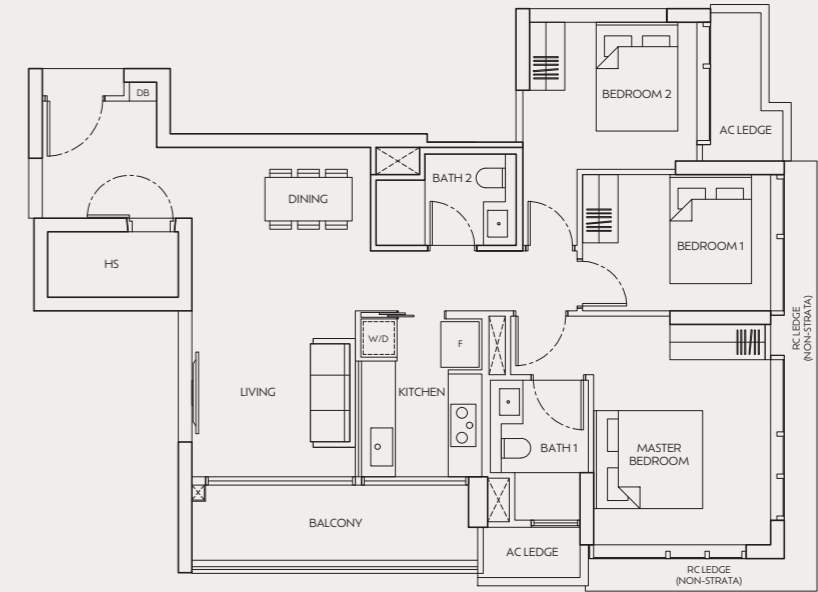
Area includes air-con (AC) ledge, balcony and strata void where applicable. Please refer to the key plan for orientation. The plans are subjected to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subjected to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A". The installation and cost of the balcony screen shall be borne by purchaser.



## 3-BEDROOM

### TYPE C1

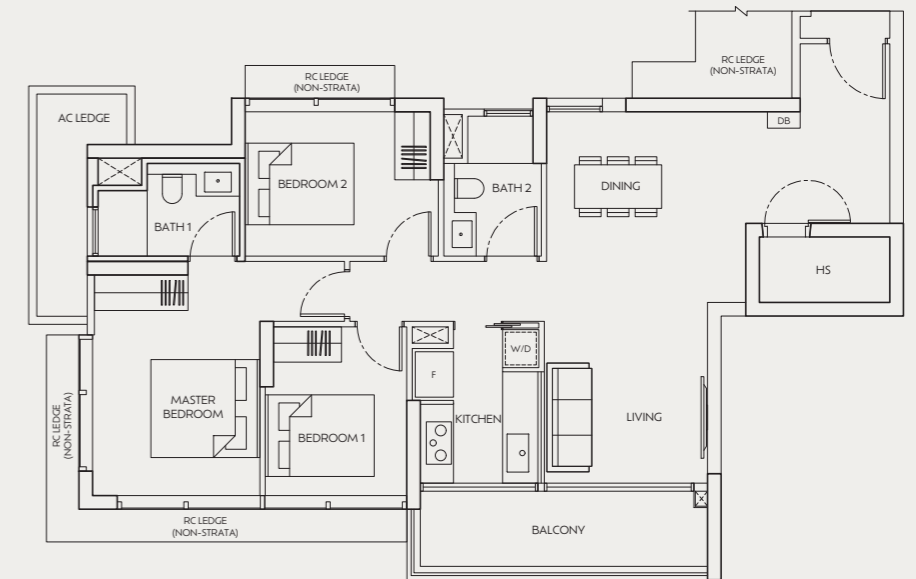
106 sq m / 1,141 sq ft  
#04-03 to #23-03  
#25-03 to #40-03



## 3-BEDROOM

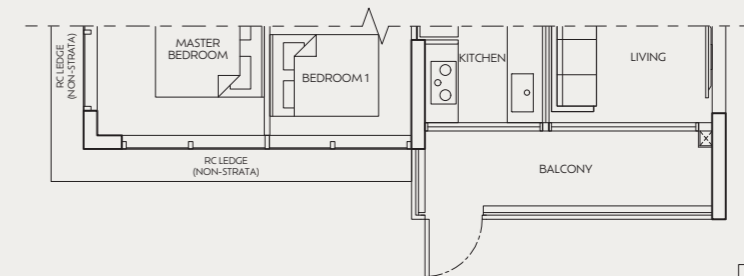
### TYPE C2

110 sq m / 1,184 sq ft  
#04-07 to #23-07  
#25-07 to #40-07

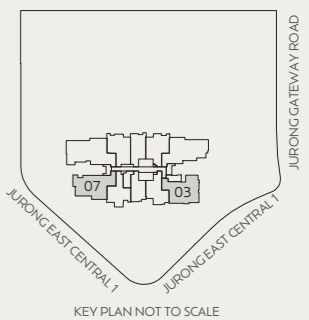


### TYPE C2(g)

110 sq m / 1,184 sq ft  
#03-07



Area includes air-con (AC) ledge, balcony and strata void where applicable. Please refer to the key plan for orientation. The plans are subjected to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subjected to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A". The installation and cost of the balcony screen shall be borne by purchaser.



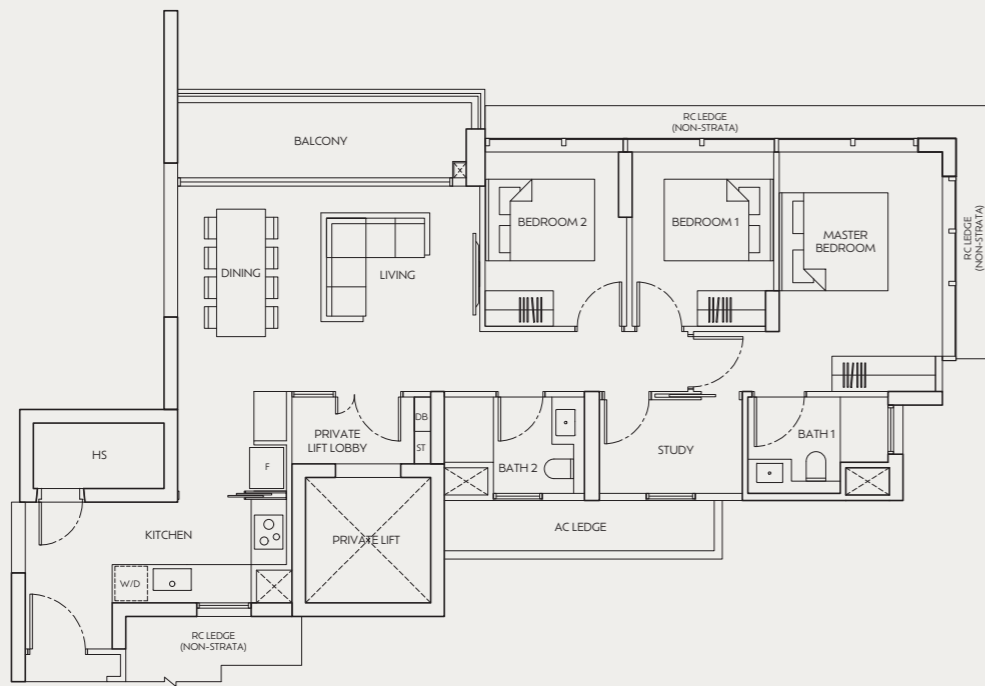
### 3-BEDROOM + STUDY (PREMIUM)

#### TYPE C(p)

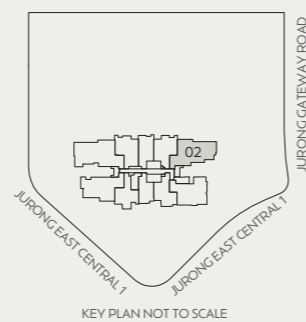
117 sq m / 1,259 sq ft

#04-02 to #23-02

#25-02 to #40-02



Area includes air-con (AC) ledge, balcony and strata void where applicable. Please refer to the key plan for orientation. The plans are subjected to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subjected to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A". The installation and cost of the balcony screen shall be borne by purchaser.



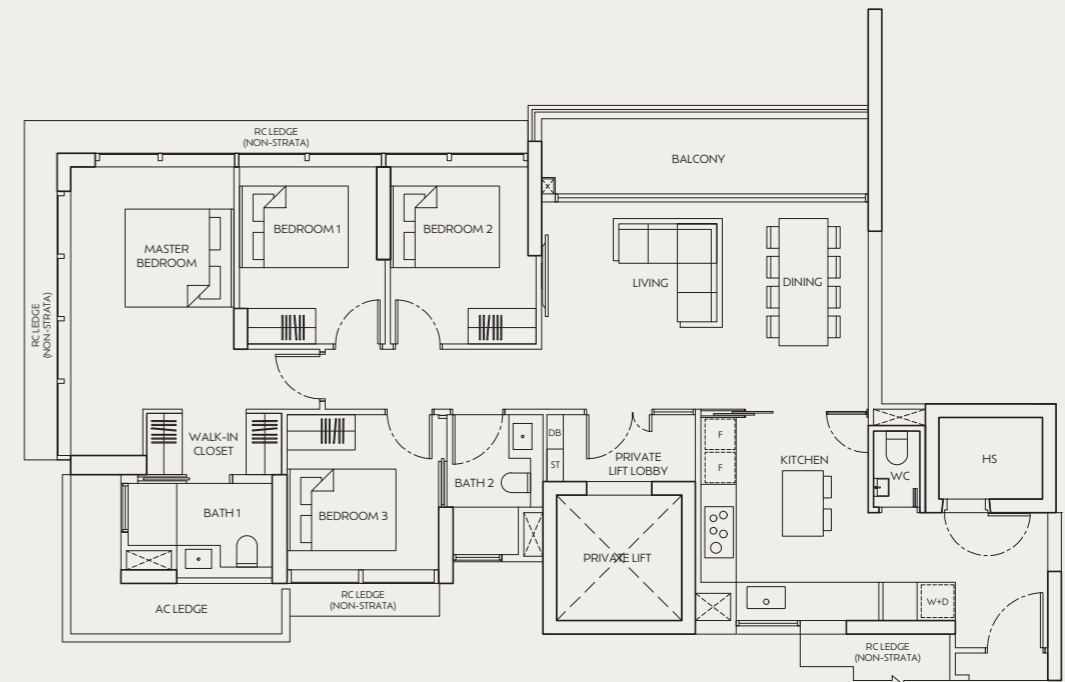
### 4-BEDROOM (PREMIUM)

#### TYPE D(p)

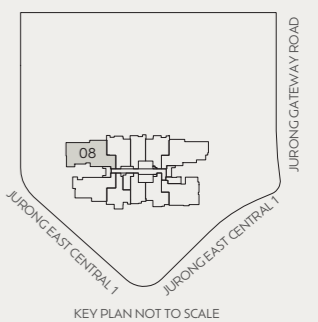
138 sq m / 1,485 sq ft

#03-08 to #23-08

#25-08 to #40-08



Area includes air-con (AC) ledge, balcony and strata void where applicable. Please refer to the key plan for orientation. The plans are subjected to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subjected to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A". The installation and cost of the balcony screen shall be borne by purchaser.







CapitaLand Development (CLD) is the development arm of CapitaLand Group, with a portfolio worth S\$20.9 billion as at 30 June 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.

DEVELOPER: TANGLIN R.E. HOLDINGS PTE LTD (201024054M) • DEVELOPER'S LICENCE NO.: C1451 • LOCATION: MK05 ON LOT 08877L AT JURONG EAST CENTRAL 1 • TENURE: 99 YEARS WEF 30 AUGUST 2023 • ENCUMBRANCES ON THE LAND: MORTGAGE IN FAVOUR OF DBS BANK LTD. (IN ITS CAPACITY AS SECURITY AGENT) • EXPECTED DATE OF VACANT POSSESSION: 30 NOVEMBER 2028 • EXPECTED DATE OF LEGAL COMPLETION: 30 NOVEMBER 2031

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