



IN THE HEART OF ANG MO KIO

Jubilee Square is a four-level development totaling approximately 30,000 square feet of commercial space, which includes restaurants, lifestyle retail shops, and an educational hub. Strategically located in Ang Mo Kio, Jubilee Square is a well-established destination for education, shopping, dining, wellness, and lifestyle needs.

jubilee sq
by ENGWAH

RETAIL MALL OWNED
AND MANAGED BY

ENGWAH
GLOBAL

61 Ang Mo Kio Avenue 8
Singapore 238875

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Location

61 Ang Mo Kio Avenue 8

Located in Central North, and generally within the North-east region, Ang Mo Kio is a dynamically changing heartland. There are ten subzones: Ang Mo Kio Town Centre, Cheng San, Chong Boon, Townsville, Shangri-la, Kebun Bahru, Sembawang Hills, Yio Chu Kang, Sindo, and Seletar. Nearby districts and excellent catchment areas are Bishan, Toa Payoh, and Serangoon.



Accessibility

-  **BY TRAIN : ANG MO KIO MRT STATION**
-  **BY BUS : ANG MO KIO BUS INTERCHANGE**
-  **BY CAR : EXIT CTE (ANG MO KIO AVE 3)**

Ample car park facilities just beside the mall.



Population

Ang Mo Kio	: Estimated 162,280 residents
Bishan	: Estimated 87,320 residents
Serangoon	: Estimated 116,900 residents
Toa Payoh	: Estimated 120,650 residents
Yishun	: Estimated 221,610 residents
Seletar	: Estimated 18,660 residents
Hougang	: Estimated 227,560 residents
Sengkang	: Estimated 244,600 residents
Punggol	: Estimated 174,450 residents

Vicinity

Many **tertiary educational institutions** including Nanyang Polytechnic, ITE College Central, Eunoia Junior College, Singapore Institute of Technology (SIT@NYP).

Other schools include Anderson Primary School, Ang Mo Kio Primary School, CHIJ Saint Nicholas Girls' School, Da Qiao Primary School, Jing Shan Primary School, Mayflower Primary School, Teck Ghee Primary School, Townsville Primary School, Anderson Secondary School, Ang Mo Kio Secondary School, CHIJ Saint Nicholas Girls' School, Chong Boon Secondary School, Deyi Secondary School, Mayflower Secondary School, Presbyterian High School, Yio Chu Kang Secondary School, French school of Singapore (Lycée français de Singapour), Chaoyang School (APSN), Pathlight School.

Public amenities including Ang Mo Kio Polyclinic, Ang Mo Kio Town Garden East, Ang Mo Kio MRT Station (North-South Line), Ang Mo Kio Bus Interchange, Singapore Post- Central Branch, Ang Mo Kio Swimming Complex, Ang Mo Kio Community Centre, Ang Mo Kio Public Library, AMK Sports Hall, AMK Swimming Complex, YCK Stadium, YCK Squash, Tennis, Sports and Fitness Centre, HDB office.



Upcoming Residential Developments

1. Lentor Modern (2.9km away from Jubilee Square)

- Expected TOP: 2026
- Projected Population: 1,875 residents

2. AMO Residence (1.69km away from Jubilee Square)

- Expected TOP: 30 Dec 2026
- Projected Population: 550 residents

3. Lentoria (2.6km away from Jubilee Square)

- Expected TOP: 2 July 2027
- Projected Population: 828 residents

4. Hillock Green (3.3km away from Jubilee Square)

- Expected TOP: 15 Jan 2028
- Projected Population: 1,469 residents

5. Lentor Mansion (3km away from Jubilee Square)

- Expected TOP: Q2 2028
- Number of units: 533 units
- Projected Population: 1,652 residents

6. Lentor Hills Residences (2.8km away from Jubilee Square)

- Expected TOP: 1 Dec 2028
- Projected Population: 1,854 residents

7. Central Trio @ AMK (1km away from Jubilee Square)

- Expected TOP: June 2030
- Projected Population: 1,308 residents

Total Projected Population: 8,228 residents



New Developments

1. Upgrade of Ang Mo Kio Town Centre

The revamped AMK Town Centre will feature a thematic play corridor, a vibrant community hub, and additional shop spaces, creating a lively and family-friendly environment. These developments are set to increase foot traffic, foster stronger community ties, and attract residents and visitors alike.

2. Ongoing construction of the Cross Island Line (CRL)

The Cross Island Line (CRL), Singapore's eighth MRT line, is under construction and will feature 12 stations, including Ang Mo Kio, by 2030. This line will enhance connectivity, reduce congestion, and benefit over 100,000 households with faster access to key areas like Changi and Jurong while promoting sustainable public transport use.

With Ang Mo Kio MRT connected to the CRL, Jubilee Square will become more accessible, attracting more visitors from various parts of Singapore.

3. New 1 km park connector along Lentor Canal

The new 1 km park connector along Lentor Canal enhances access to Singapore's network of green spaces, linking key recreational areas like Bishan-Ang Mo Kio Park. This enhanced connectivity makes Jubilee Square more accessible for cyclists, joggers, and pedestrians, encouraging visits to the mall during recreational outings and increasing foot traffic.

4. New 8-hectare park at Lentor Hills Estate

The new 8-hectare park at Lentor Hills Estate will enhance Singapore's green spaces with features catering to all age groups. With its appeal to families, nature lovers, and fitness enthusiasts, the nearby Jubilee Square is set to benefit from increased foot traffic as visitors head there for dining, shopping, and entertainment after their time in the park.

Strong Support for your Business

Marketing Programme

Jubilee Square leverages online channels to drive traffic to your business, including our website, Facebook, Instagram, and electronic direct mailers (eDMs). Additionally, major festivities are celebrated at Jubilee Square, creating a vibrant atmosphere and increasing footfall.

Advertising and Promotions Network

A variety of exterior and interior spaces are available to support your advertising and promotional efforts. Roadshow spaces are also offered to further enhance your sales and visibility.

The Perfect Mall for your Business

Leasing Programme

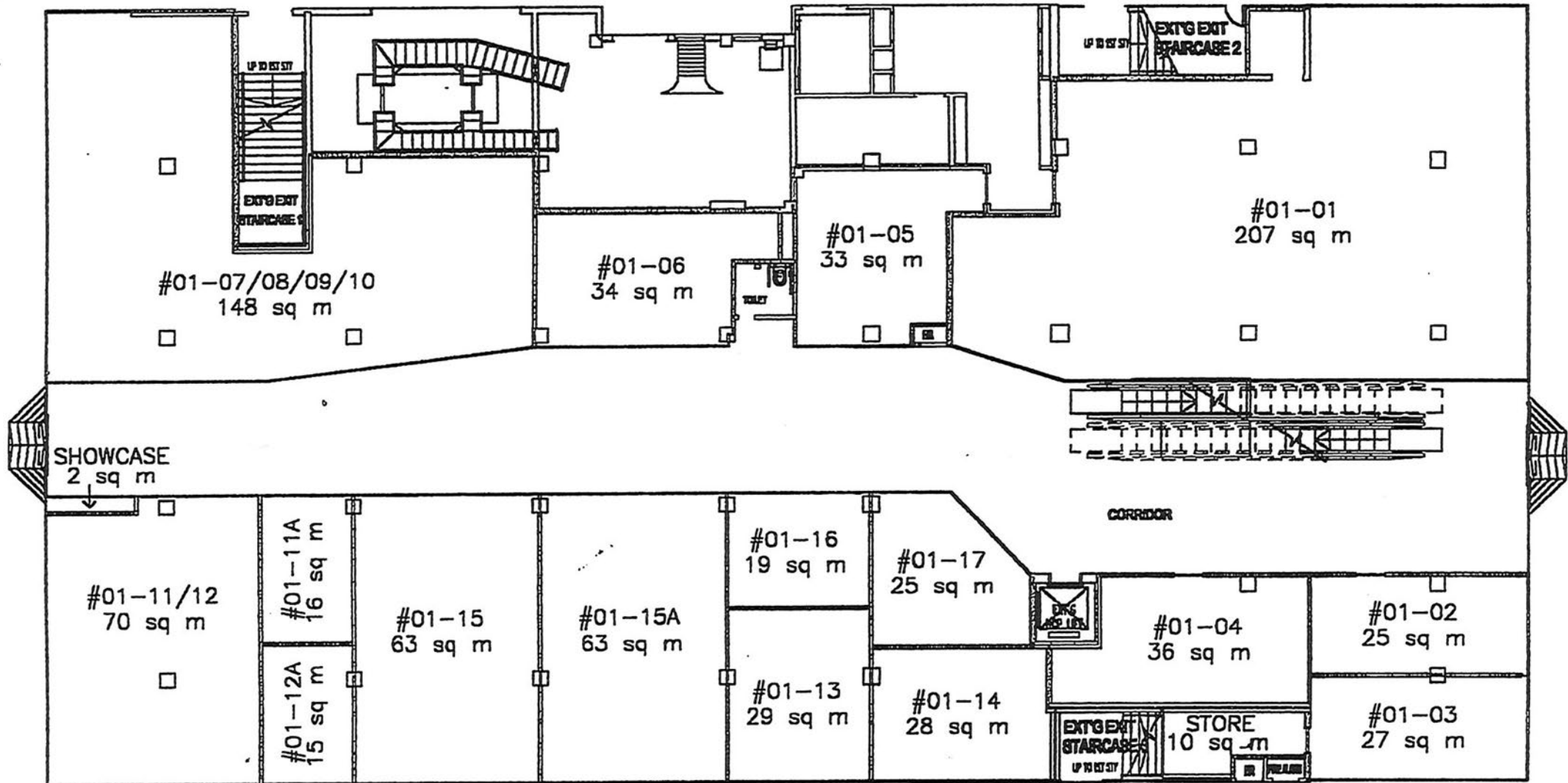
Jubilee Square is positioned as a contemporary and exciting mid-market mall that is ideal for an array of brands that caters to retail, F&B, leisure, wellness, and education.

Please contact our leasing specialists at leasing@engwah.com.sg

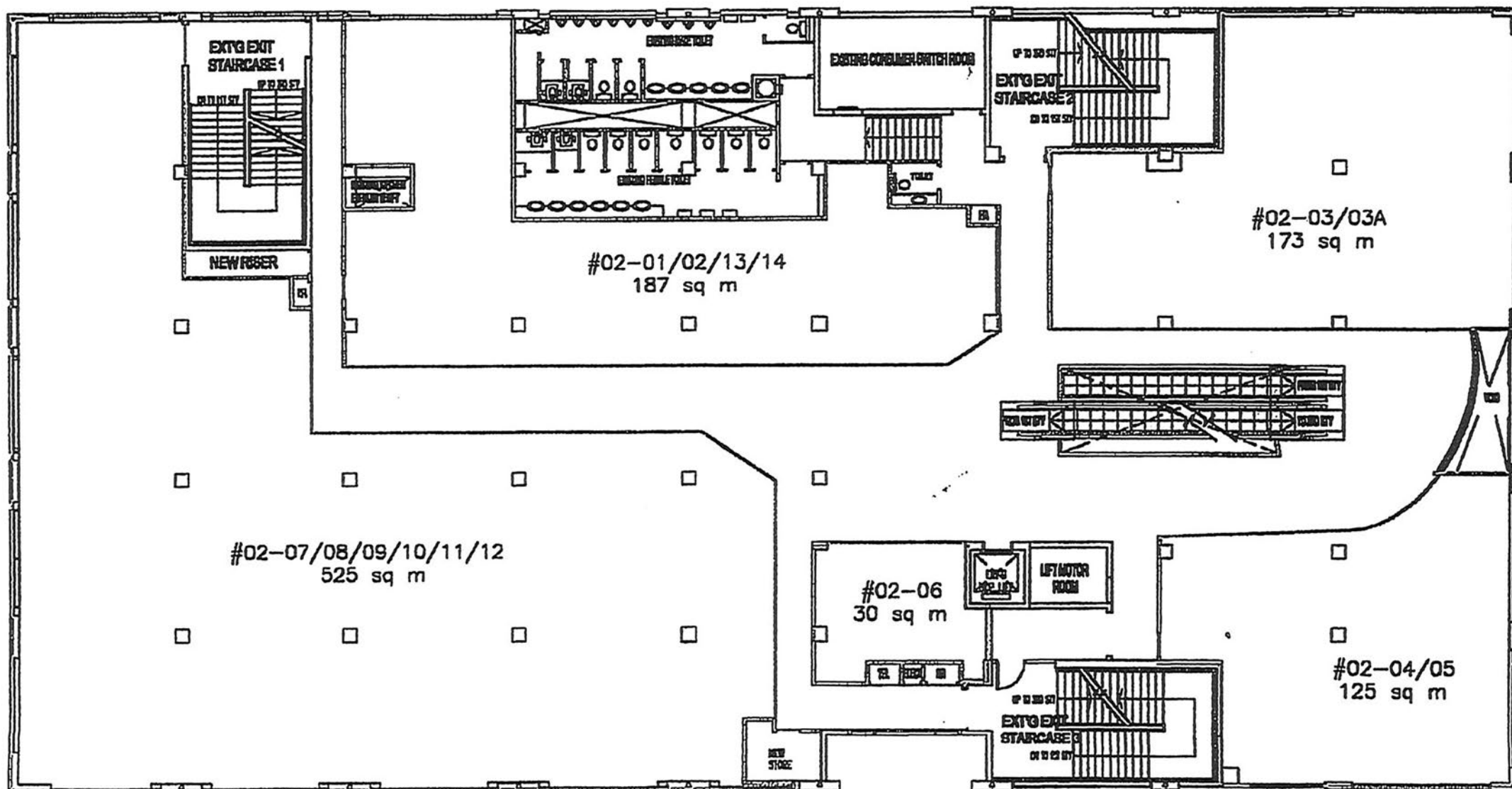
Brands in Jubilee Square



LEVEL 1



LEVEL 2



The floor plan of the third floor includes the following areas and features:

- Room #03-01/02/03:** A large open area measuring 774 sq m.
- Room #03-04/05:** A room measuring 142 sq m, containing a large rectangular structure, possibly a pool or a large table.
- Room #03-06:** A room measuring 95 sq m.
- Room #03-07:** A room measuring 103 sq m.
- Room #03-08:** A room measuring 23 sq m, containing a toilet.
- Staircases:**
 - EXTG EXIT STAIRCASE 1:** Located near the top left, with a "NEW RBER" area below it.
 - EXTG EXIT STAIRCASE 2:** Located near the top center.
 - EXTG EXIT STAIRCASE 3:** Located near the bottom center.
- Other Features:**
 - TOILET:** Located near the top center, adjacent to the staircases.
 - HP TOILET:** Located near the top center, adjacent to room #03-08.
 - REC. TEL.:** Located near the bottom center, adjacent to staircase 3.
 - EXIT:** Located near the bottom center, adjacent to staircase 3.
 - EXIT:** Located near the bottom right, adjacent to room #03-04/05.

LEVEL 4

