



**BINTARO PLAZA
RESIDENCES**

Live it Lively

BREEZE TOWER

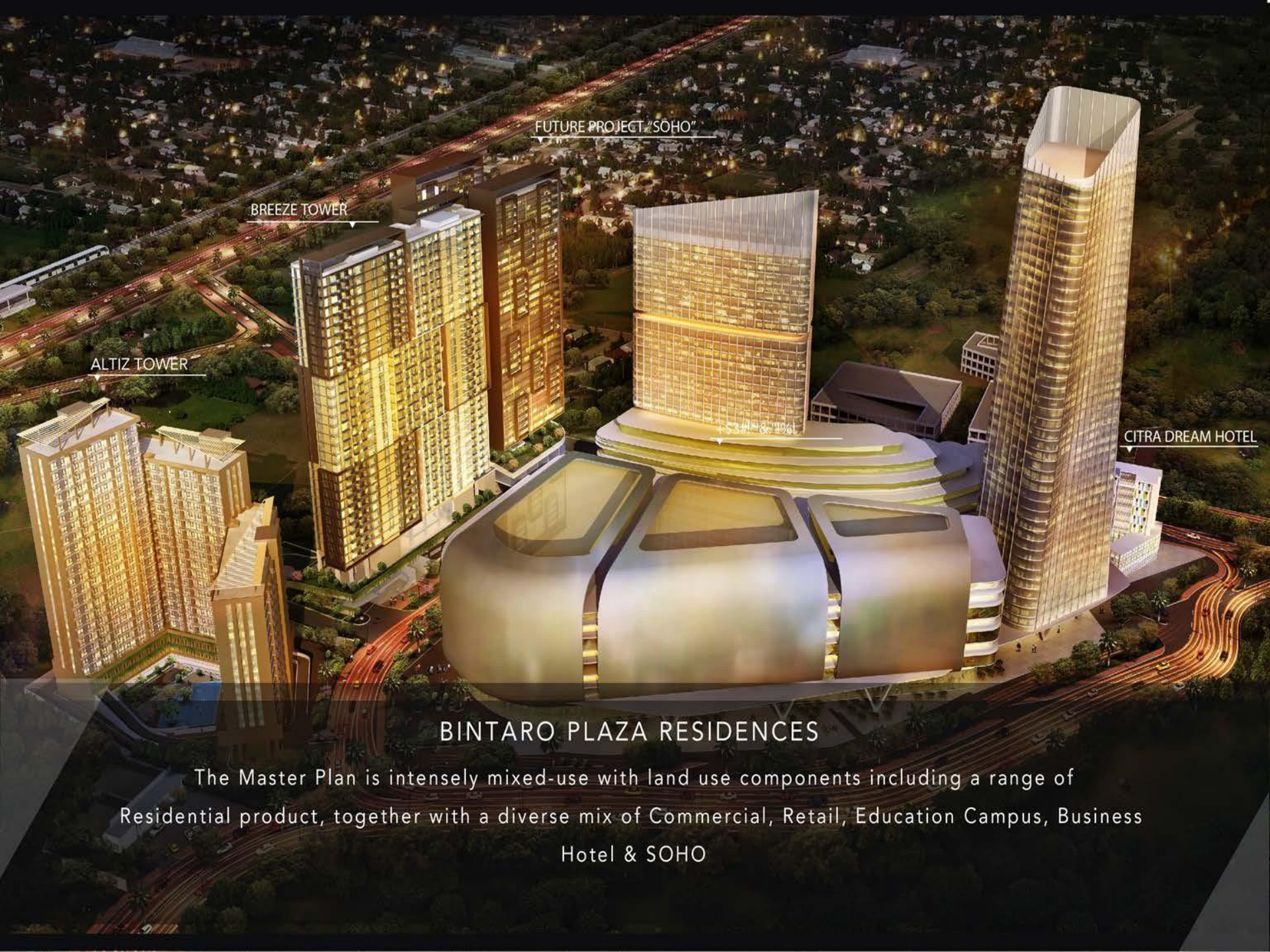
BINTARO PLAZA RESIDENCES

Bintaro Plaza Residences (BPR) is a Growing Mixed-Use area with integrated living concept located in the heart of Bintaro Jaya. BPR offers a new way experience pleasure living with easy access to the site, completed nearby supporting facilities and entertainment could support all of your modern and dynamic lifestyle.



MAP OF BINTARO JAYA





FUTURE PROJECT "SOHO"

BREEZE TOWER

ALTIZ TOWER

CITRA DREAM HOTEL

BINTARO PLAZA RESIDENCES

The Master Plan is intensely mixed-use with land use components including a range of Residential product, together with a diverse mix of Commercial, Retail, Education Campus, Business Hotel & SOHO



Altiz Tower

Breeze Tower Site

Bintaro Plaza

Hotel Citra Dream

Current View of Bintaro Plaza Residences

TOWER ALTIZ

Launch February 2013

Sold 100%

TOWER BREEZE

Launch February 2015



Developed By: PT JAYA REAL PROPERTY, Tbk

Established in 1979, PT Jaya Real Property Tbk is now one of the country's leading property developers, with a diverse portfolio of residential and commercial developments in South, West and Central Jakarta.

The Company's core business is developing integrated, sustainable communities with a broad product mix to serve customer's needs across a wide range of price segments. From the sourcing of land through the design, construction and selling of houses, the Company is strongly committed to maximizing value for our stakeholders.

The Company's flagship site, Bintaro Jaya, is a self-contained 2,000 hectare community that offers a diverse range of residential and commercial properties, supported by high quality educational, recreational and health care facilities and excellent transportation links to all parts of Jabodetabek.





Masterplan By :

Aedas



AEDAS is one of the five largest international architectural firms. The practice AEDAS provides architecture design for Bintaro Plaza Residences area. AEDAS also provides all the interior design, landscape design, urban design, masterplanning, and graphics services to a wide range of developments spanning across mixed-use, office, retail, residential, hotel, infrastructure, education, civic and culture, and urban planning. Best design has been chosen by AEDAS to create great living purpose in Bintaro Plaza Residences

This Year, AEDAS is Again ranked by UK Magazine Building Design as one of the world's live largest architectural practices, a position which we have held since 2008. With 12 global offices & 1400 staff, AEDAS global platform for creative excellence in design enables some of the world's most talented designers to plug into the latest information and delivery systems they need to produce truly world-class design solutions.





Building By: MKPLArchitect

MKPL architect is an architectural firm for Breeze Tower. MKPL formed in March 1995 with the aim of combining master planning, architecture, landscape, interior and furniture design to produce a total design product. The firm's design philosophy focused on creating strong, clear architecture forms and spaces that are comfortable and liveable, viewing the vernacular and regional culture as a rich resources that can suggest appropriate solutions and references. Advances in technology and construction are also embraced as opening existing and interacting with environment.

AWARDS 2014

- Nanyang Grove - Faculty Housing at Nanyang Ave, Singapore for Nanyang Technology University. * Shortlisted in the World Architecture Festival Awards 2014
- 2 Cluster Bungalows (14 Units) at Crescent Road (Seven Crescent) Singapore. * Shortlisted in the World Architecture Festival Awards 2014

AWARDS 2013

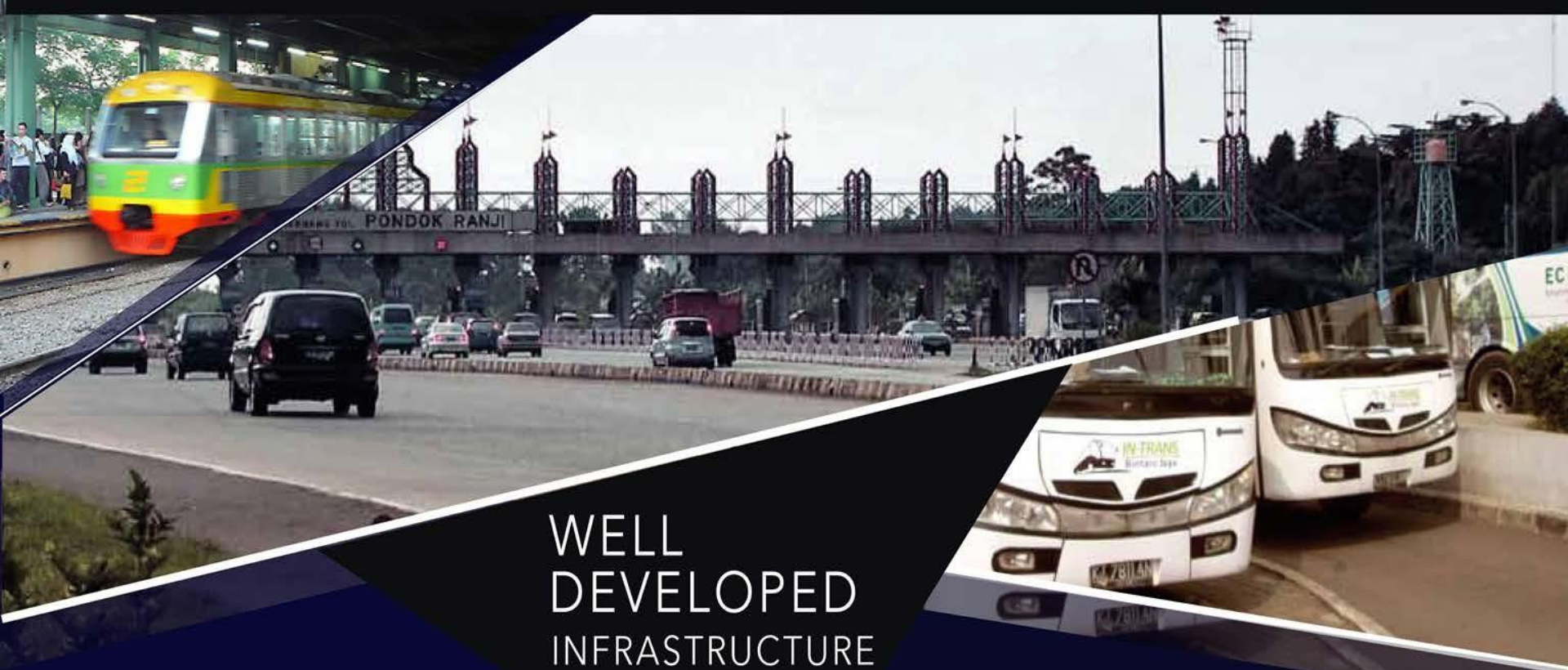
- Kent Vale - Faculty Housing at Clementi Road, Singapore for National University of Singapore * the 13th Singapore Institute of Architects (SIA) Architectural Design Award 2013
- Residential Projects (Apartment/ Condominiums Category) 2013 Roday Institute of British Architects (RIBA) International Awards for Architectural Excellence. * Shortlisted in the World Architecture Festival Award 2013



BEST LOCATION

IN THE HEART OF BINTARO JAYA

Located in a southern Jakarta Community with the reputation as an emerging creative center with lively youth culture, Bintaro Plaza Residences is strategically positioned in the the heart of Bintaro Jaya



WELL DEVELOPED INFRASTRUCTURE

With 35 years sustainable-development of Bintaro Jaya, PT. Jaya Real Property has become substantial to supporting infrastructure and accommodating for the convenience of its resident.

Well infrastructure have been proven with accessible of toll road, feeder bus, train station and other support transportation.



UNDER 7MINUTES FROM EXIT PONDOK AREN

It's easy to reach Bintaro Jaya from Jakarta by Exit Tol Pondok Aren. Straight to the Boulevard Bintaro Jaya.



TRANS BINTARO & IN-TRANS BINTARO

The Public Transport in Bintaro Jaya that will help you to reach your destination.



STASIUN PD. RANJI

(20 mins from Dukuh Atas)

Our Integrated train station, Station PD. Ranji serve KRL Commuter Jabodetabek that will help you to reach some central business point such as Sudirman. Make you feel ease to come and go from Bintaro Jaya

COMPLETE NEARBY SUPPORTING FACILITIES

In your busy life, every moment is precious. That's why we've provide you with complete range of facilities for your everyday live activities.

- Under 2 minutes from Bintaro Plaza Mall
- 3 Minutes to Education Facilities
- 7 Minutes to Premier Bintaro Hospital
- 8 Minutes to Central Business District (CBD)
- 10 Minutes to Bintaro Jaya Xchange Mall

Within completed range of facilities, Bintaro Plaza Residences has an integrated living concept that is suitable for the professional and a young couples with a modern and dynamic lifestyle.





SHOPPING FACILITIES

BXC MALL

Bintaro Jaya Xchange Mall located conveniently by the Jakarta - Serpong Toll Road. Developed by PT. Jaya Real Property, Tbk. Brand new mall with Lifestyle center concept

BINTARO PLAZA

Developed by PT. Jaya Real Property, Tbk. Brand old mall with new unique concept that will give you the new tasted of entertainment

LOTTE MALL

Lotte Mall Bintaro is located in the center of Bintaro Jaya to fulfill your pleasure of shopping, with Lotte Mart as the biggest part of this mall and completed with a lot of Food and Beverages booth inside the mall.

CARREFOUR

One of the biggest French-based retailing company under PT Trans Retail Indonesia. With hypermarket concept to fulfill the needs of people around Bintaro Jaya.

GIANT

One of the biggest hypermarket from PT Hero Supermarket, Tbk. Ready to serve you with the low priced and value-for-money products and groceries. Giant also serve non-food products such as electronics, home appliances, tools, and furniture.



JAPANESE SCHOOL

The first Japanese School in Indonesia, especially Jakarta that founded in 1969. It was moved to Bintaro in the middle of 1996. There was 700-1000 Japanese students in this school that build in 30,000 m2 area, include a lot of facilities around the school.



BRITISH INTERNATIONAL SCHOOL

British International School was a school with the new purpose -designe campus in Bintaro. This school have three sections, that was Infant, for three to seven years old; Junior, for seven to eleven year olds; and Senior, for eleven to eighteen years olds.



GLOBAL JAYA INTERNATIONAL SCHOOL

Global Jaya International School founded in 1995. Global Jaya International School's students comes from different culture background, but they maintain a high focus on Indonesian language, culture, and also history.



EDUCATIONAL FACILITIES

UNIVERSITAS PEMBANGUNAN JAYA

Universitas Pembangunan Jaya (UPJ) was the new university that located at Jl. Boulevard Bintaro, Sektor 7, Bintaro Jaya. UPJ founded in 2011, that include a lot of study programs such as Accounting, Management, Psychology, Communication, etc.

TITAN CENTER

Titan center is a high-rise office building and a Convention Center that located in a developed area in Bintaro Jaya. Titan Center provide you some ideal venue for your events, that completed with their professional staff.

RSPI BINTARO JAYA

Rumah Sakit Pondok Indah (RSPI) Bintaro Jaya, the third hospital of PT Binara Guna Mediktama after RSPI Pondok Indah and RSPI Puri Indah. Private hospital building with first-class healthcare service to suit the patient's need.

PERMATA BANK

One of the twin tower of Bintaro Jaya belongs to PT Bank Permata Tbk, that located in the center of Bintaro Jaya. This huge building completed with several office with different concentrations inside.

NIAGA TOWER

PT Bank Niaga Tbk as known as CIMB Niaga also spread their territory to Bintaro Jaya with their huge building, Griya Niaga. Ready to serve a lot of clients from Bintaro Jaya area.

RS PREMIER BINTARO

Previously known as Bintaro International Hospital since 1998 until 2010, and then changed its name to Bintaro Premier Hospital. Part of Ramsay Health Care Group, the biggest group of private hospitals from Australia.

RUKO SENTRA MENTENG

One of the leading shopping center in Bintaro Jaya, to help you improve your business to be more bigger.

OFFICE & HEALTH FACILITIES





HIGH VALUE INVESTMENT

Condo Value rising faster | Strong Rental market and Price



ALTIZ TOWER

Altiz Tower as the first tower of BPR, has 100% Sold out within the short time and generate ROI 40% in 20 Months. Proving Bintaro Plaza Residences as a high valuable investment

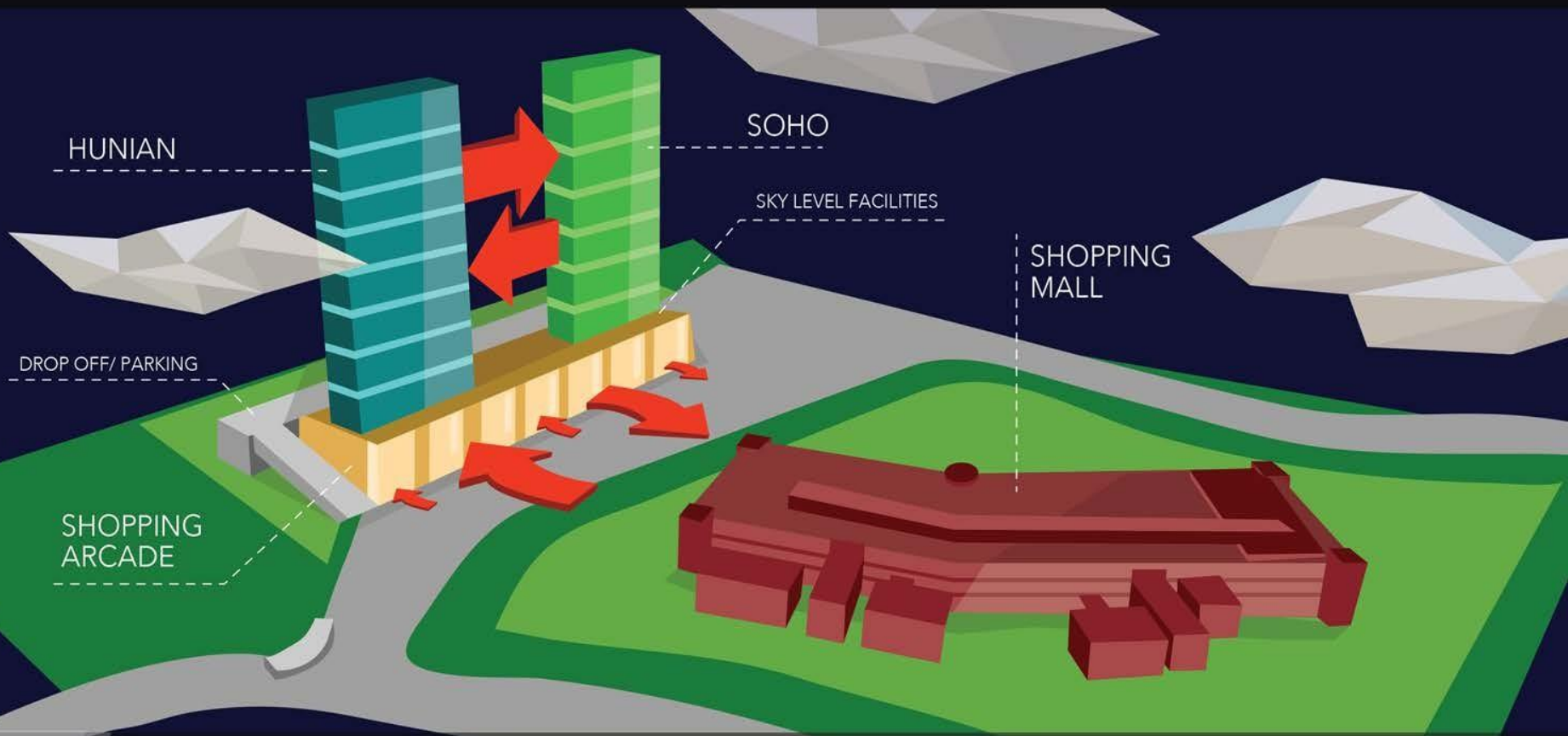


MIXED-USE
WITH
INTEGRATED
LIVING CONCEPT

Bintaro Plaza Residences (BPR) is a growing mixed-use area with integrated living concept located in central gateway of Bintaro Jaya area. BPR offers a new way to experience pleasure living with easy access to the site, completed nearby supporting facilities and entertainment which could support all of your dynamic lifestyle.



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FESTIVAL WALK

Bintaro plaza residences is designed with interesting mix pedestrian path activities. Integrated within the open space design, connecting the civic and recreational activity nodes to experience convenience and pleasure in life, work and play.

- Interconnection within Breeze Tower, SOHO Tower (office tower) and Entertainment facility (Bintaro Plaza Residences Shopping Mall) through sky bridge completed all of your life activities.
- Integrated pedestrian-shopping concept created the shopping arcade along the podium of Breeze and SOHO Tower
- Modern architecture concept in parking and drop off area for interactive live
- Sky-level facilities for best viewing



main entrance

(Basement 2)



main entrance

(Basement 1)



main entrance

(Ground Floor (GF))



main entrance

(Upper Ground)



main entrance

(Mezzanine)



(Typical Floorplan Lt. 1-11 & 25 -35)



main entrance

(Typical Floorplan Lt. 11A)



main entrance

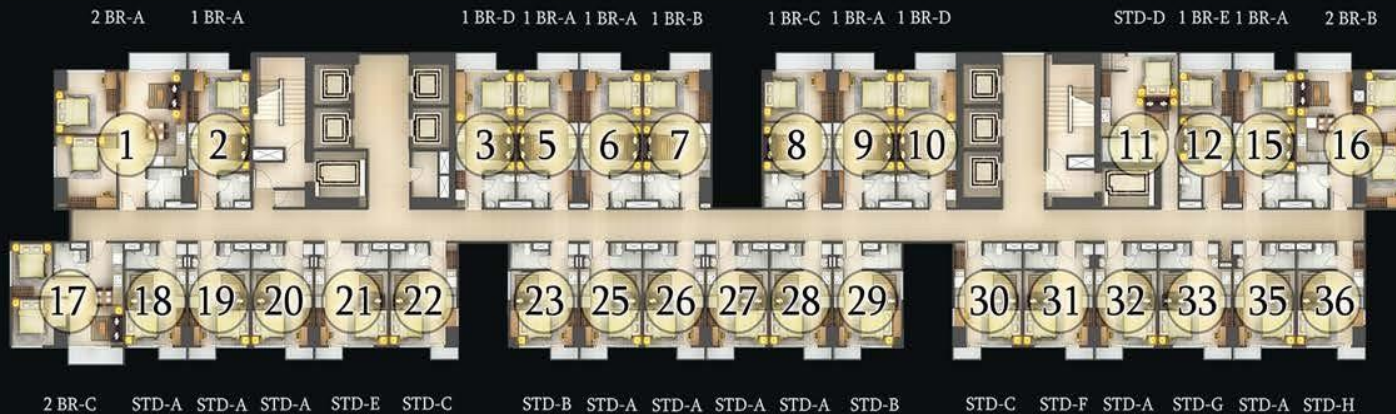
(Typical Floorplan Lt. 12-23)

BREEZE TOWER



TYPICAL FLOORS

TYPICAL FLOOR PLAN
LANTAI
1-11 & 25-35



TYPICAL FLOOR PLAN
LANTAI
12 & 23



STUDIO





STUDIO A

NETT
SEMI GROSS

= 23,4 M²
= 28,53 M²



STUDIO B

NETT
SEMI GROSS

= 26,08 M²
= 31,8 M²



STUDIO C

NETT
SEMI GROSS

= 25,87 M²
= 31,54 M²



STUDIO D

NETT
SEMI GROSS

= 30,08 M²
= 36,68 M²



STUDIO E

NETT

SEMI GROSS

= 27,56 M²

= 33,6 M²



STUDIO F

NETT

SEMI GROSS

= 26,35 M²

= 32,53 M²



STUDIO G
NETT
SEMI GROSS

= 26,68 M²
= 32,53 M²

1 BED ROOM





1 BR-A

NETT
SEMI GROSS

= 31,2 M²
= 38,02 M²



1 BR-B

NETT
SEMI GROSS

= 34,36 M²
= 41,89 M²



1 BR-C

NETT

SEMI GROSS

= 35,22 M²

= 42,94 M²



1 BR-D

NETT

SEMI GROSS

= 30,15 M²

= 36,76 M²



1 BR-E

NETT

SEMI GROSS

= 26,91 M²

= 32,81 M²

2 BED ROOM





2 BR-A
 NETT
 SEMI GROSS

= 65,56 M²
 = 80,05 M²



2 BR-B
 NETT
 SEMI GROSS

= 56,29 M²
 = 68,63 M²



2 BR-C
NETT
SEMI GROSS

= 43,42 M²
= 52,94 M²



SEAMLESS CONNECTIVITY

Integration of residential,
retail and commercial,
parkland and transit modes

OPEN SPACE CHARACTER

Active recreational spaces to more
private open spaces for contemplation



Summary

Luas Lahan

11.382 m²

Luas Bangunan

52.093 m²

Jumlah lantai Hunian

30 lantai

Jumlah unit

930 unit

Lebar Koridor

1,8 M²

Tinggi Plafon

2,9 M²

Rasio Parkir

1:4

Start Pembangunan

Awal 2016

Serah Terima

Februari 2019

Status Kepemilikan

Sertifikat Hak Milik Satuan
Rumah Susun (SHM SRS)

Spesifikasi

- Lantai Homogeneous Tile
- Dinding pasangan bata
- Plafond gypsum
- Sanitari TOTO / setara
- Kusen aluminium
- Pintu engineered



BREEZE TOWER

Fasilitas

- Kolam Renang
- Gym
- Multipurpose Hall
- Minimarket
- Smart Access Card
- 24 jam security CCTV
- Paket internet, tv kabel, dan telepon

Tipe Studio

- Luas = 28.53 – 36.68 m²
- Harga = mulai 480 juta-an
- Jumlah = 550 unit

Tipe 1 Bed Room

- Luas = 32.81 – 42.94 m²
- Harga = mulai 550 juta-an
- Jumlah = 290 unit

Tipe 2 Bed Room

- Luas = 52.94 – 80.05 m²
- Harga = mulai 890 juta-an
- Jumlah = 90 unit



BREEZE TOWER

FUTURE PROJECT SOHO

BREEZE TOWER



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