

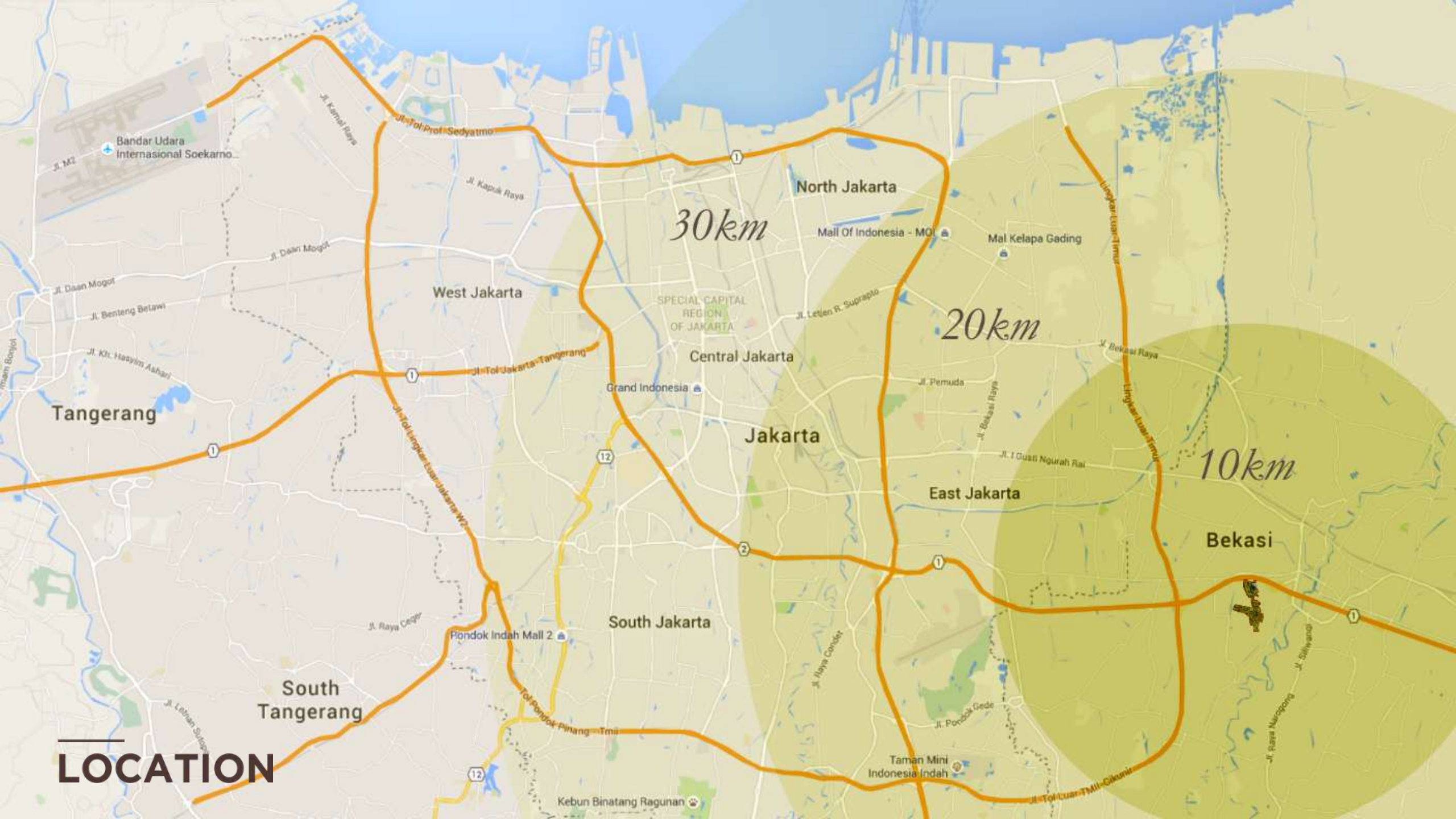


PROPERTI  
*Beyond Space*



**GRAND KAMALA LAGOON**  
PRESTIGIOUS APARTMENT





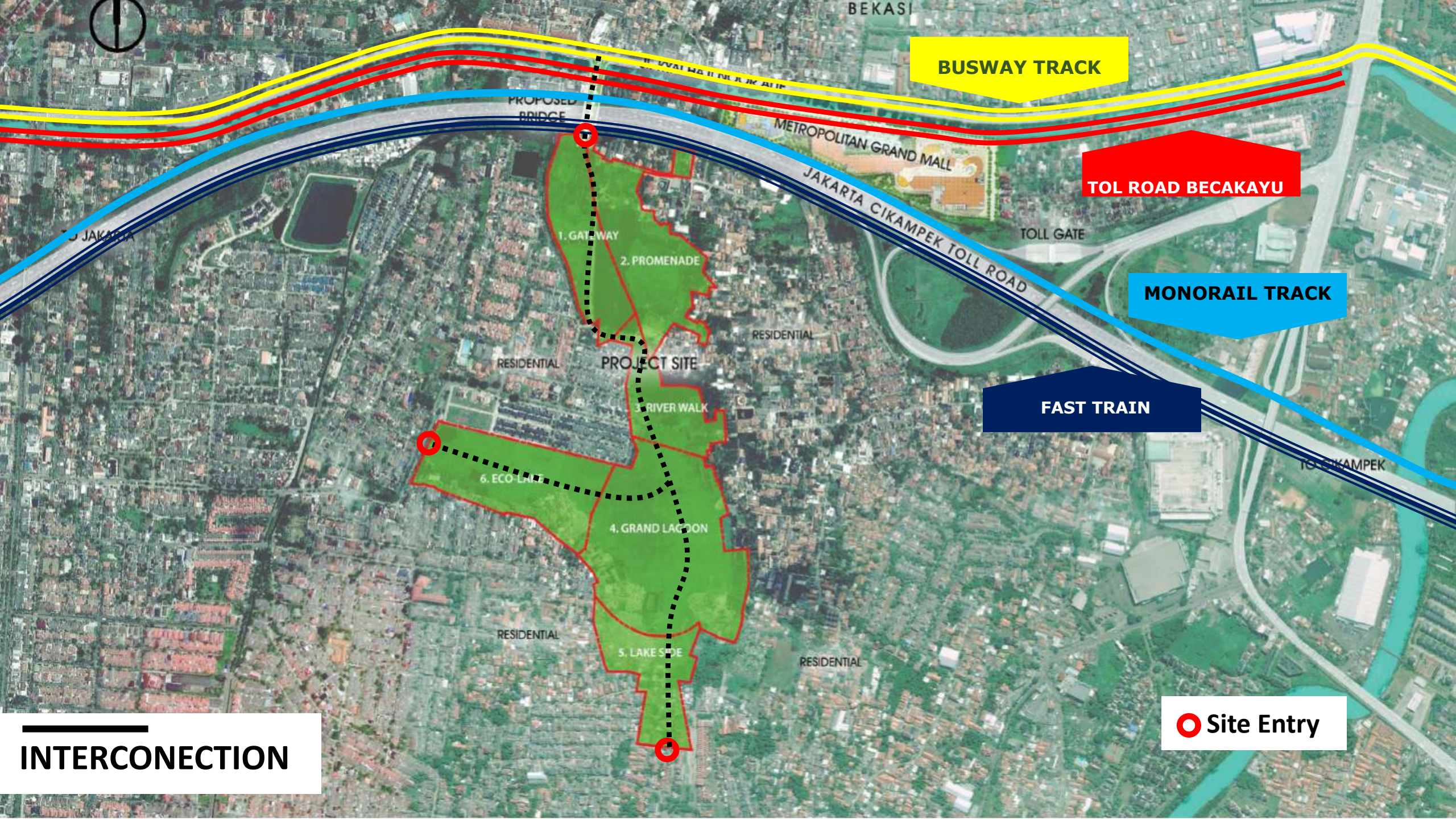
30km

20km

10km

**LOCATION**





**BUSWAY TRACK**

**TOL ROAD BECAKAYU**

**MONORAIL TRACK**

**FAST TRAIN**

1. GATEWAY

2. PROMENADE

3. RIVER WALK

4. GRAND LAGOON

5. LAKE SIDE

6. ECO LANE

PROJECT SITE

PROPOSED BRIDGE

METROPOLITAN GRAND MALL

TOLL GATE

JAKARTA CIKAMPEK TOLL ROAD

TO CIKAMPEK

BEKASI

TO JAKARTA

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

**INTERCONNECTION**

**Site Entry**





**ELEVATED JAKARTA-CIKAMPEK**

**TOL BECAKAYU ARAH KE JAKARTA**

**HIGH SPEED RAILWAY INDO-CHINA**

**JEMBATAN GKL**

**TOL JAKARTA-CIKAMPEK**

**LIGHT RAIL TRANSIT**

**OPRIT PERMANEN GKL**

**TOL BECAKAYU ARAH KE BEKASI**





BARCLAY  
TOWER

EMERALD TOWER

PHASE ONE



EMERALD TOWER

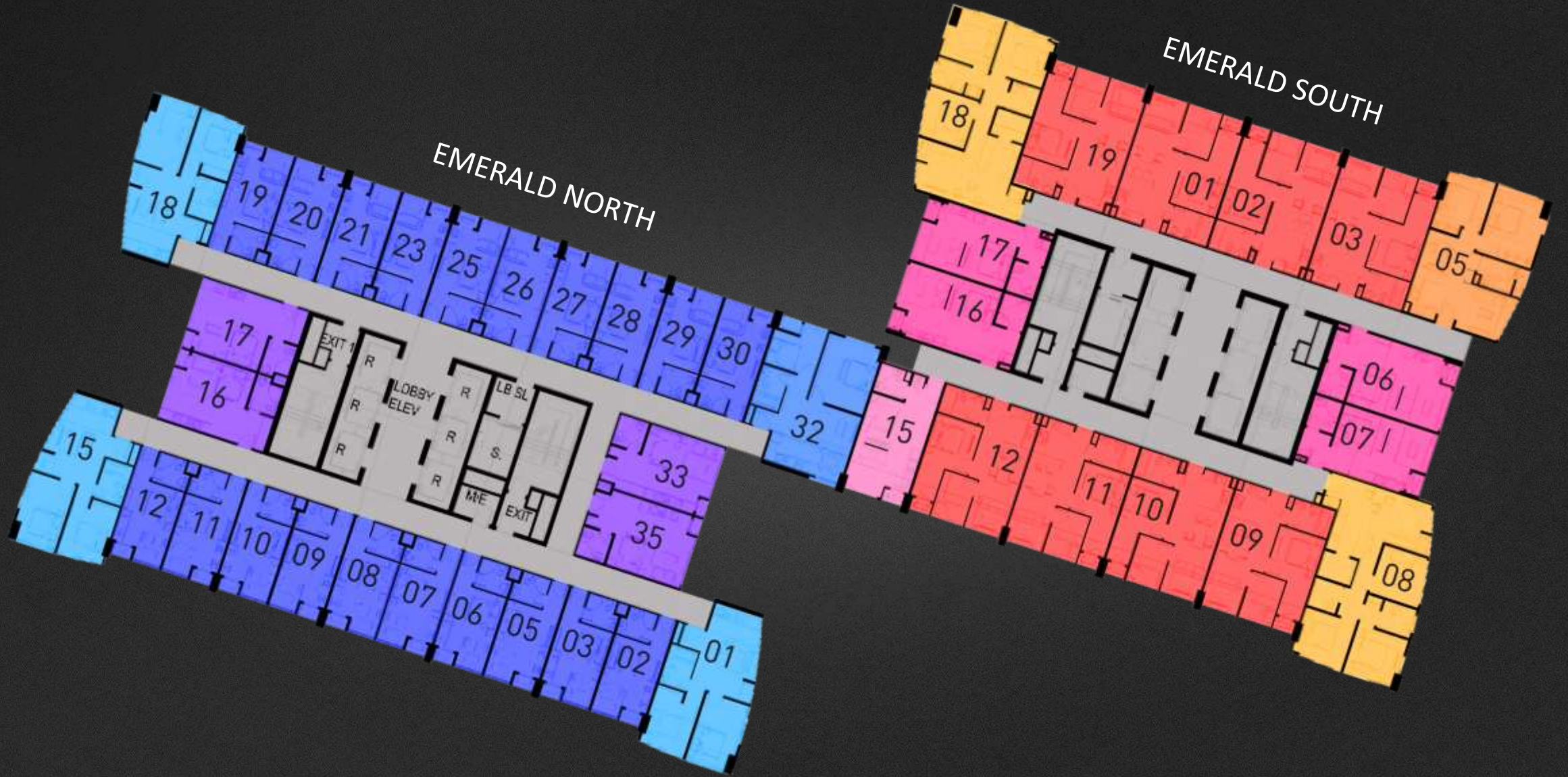


# MASTERPLAN





# EMERALD FLOOR PLAN





# EMERALD NORTH TOWER UNITS

TYPE UNIT- EMERALD NORTH - STUDIO, 1 BR



TYPE UNIT- EMERALD NORTH - STUDIO, 2 BR



TYPE UNIT- EMERALD NORTH - STUDIO, 2 BR



TYPE UNIT- EMERALD NORTH - STUDIO, 3 BR



TYPE UNIT- EMERALD NORTH - STUDIO, 3 BR



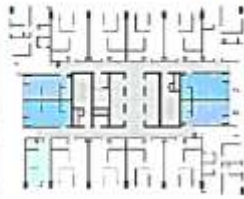


# EMERALD SOUTH TOWER UNITS

TYPE UNIT- EMERALD SOUTH - STUDIO, 1 BR



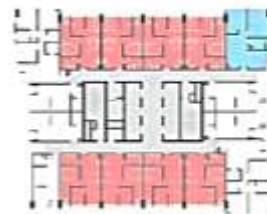
- 1 BR.A [36,35<sup>2</sup>]
- 1 BR.C [36,13<sup>2</sup>]
- 1 BR.B [39,56<sup>2</sup>]



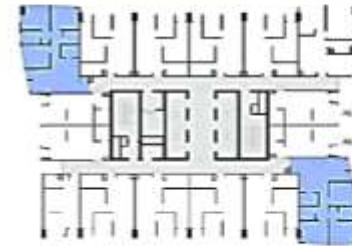
TYPE UNIT- EMERALD SOUTH - STUDIO, 2 BR



- 2 BR.A [53,74<sup>2</sup>]
- 2 BR.B [39,56<sup>2</sup>]



TYPE UNIT- EMERALD SOUTH - STUDIO, 3 BR



- 3 BR [81,75<sup>2</sup>]



## TECHNICAL SPECIFICATION : EMERALD NORTH

1	FLOOR	: Homogeneous tile 40X40 cm Ceramic tile for bath room		
2	WALL	: Interior : brickwall ,plastered, smooth painted Exterior : panel finish Watershield, Glass Curtain Wall, Alluminium Cladding		
3	CEILING	: Height ( floor to concrete ceiling) : 2.40 to 2.80 M Finishing : gypsum ,smooth painted		
4	DOOR	: Timber engineering solid door apply to main door Timber engineering door apply to internal door		
5	WINDOWS	: Glass with powder coating aluminium frame		
6	BATHROOM AND SANITARY FITTING	: TOTO brand or equal		
7	HOT WATER	: The installation for Electric Water Heater in bathroom		
8	AC	: The installation for Wall mounted AC in each room		
9	ELECTRICITY	: One bedroom	: 1,300	VA
	Provided by PLN	Two bedrooms	: 2,200	VA
		Three bedrooms	: 3,500	VA
	Generating Set	: Full Power backup		
	Metering	: Prepaid Individual KWH meter for each unit		
10	WATER SUPPLY	: Treated water from PDAM		
11	GAS	: Treated from PGN		
12	KITCHEN	: Inlet and Outlet are installed		
13	FEATURES	:		
	Entertainment	: Cable TV installation , Telephone installation and internet outlet, audio video intercomm, public sound system		
	Fire fighting system	: Water sprinklers, Fire alarm, smoke detector and hydrant system Evacuation sound system		
14	LIFT	: 6 Units Passenger Lift 1 unit Service Lift ,serving at all floor ( from loading dock)		
15	SECURITY SYSTEM	: CCTV 24 hours installed at main public entrance all floors, and every access point		
16	PARKING	: 1 lot per unit for 2BR and 3 BR (unreserved) 1 lot for 3 units for 1BR .		



## TECHNICAL SPECIFICATION : EMERALD SOUTH

1	FLOOR	: Homogeneous tile 60x60 cm High Quality Ceramic tile for bath room		
2	WALL	: Interior : brickwall ,plastered, smooth painted Exterior : panel finish Watershield, Glass Curtain Wall, Alluminium Cladding		
3	CEILING	: Height ( floor to concrete ceiling) : 2.40 to 2.80 M Finishing : gypsum ,smooth painted		
4	DOOR	: Timber engineering solid door apply to main door Timber engineering door apply to internal door		
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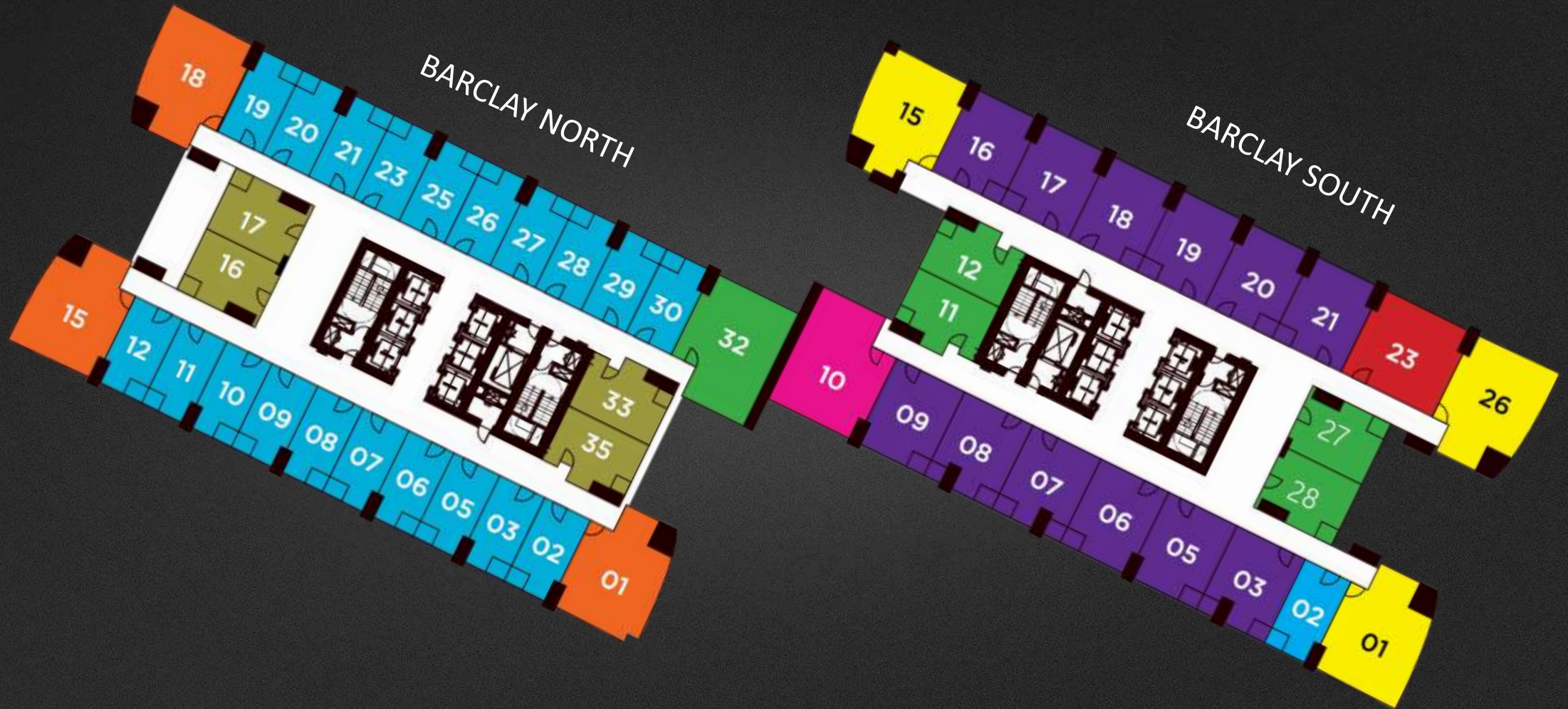
BARCLAY



TOWER



# BARCLAY FLOOR PLAN





# MASTERPLAN





# BARCLAY NORTH TOWER UNITS

1 Bedroom



SGA : 24 m2

1 Bedroom Executive



SGA : 30 m2

2 Bedroom Corner Suite



SGA : 50 m2

2 Bedroom



SGA : 52 m2

2 Bedroom



3 Bedroom





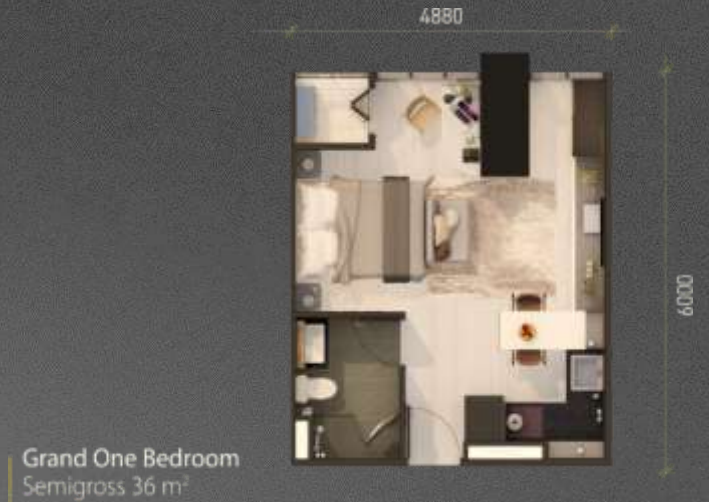
# BARCLAY SOUTH TOWER UNITS



One Bedroom  
Deluxe  
Semigross 24 m<sup>2</sup>



One Bedroom  
Executive  
Semigross 30 m<sup>2</sup>



Grand One Bedroom  
Semigross 36 m<sup>2</sup>



Grand Two  
Bedroom Executive  
Semigross 52 m<sup>2</sup>



Grand Two  
Bedroom  
Semigross 48 m<sup>2</sup>



Grand Two  
Bedroom Corner  
Semigross 50 m<sup>2</sup>



## BUILDING SPECIFICATION



*interior*  
Citicon Smooth painted

*exterior*  
Panel finished weathershield painted,  
curtain aluminium cladding

Wall

*interior*  
Homogenous tiles 60x60cm

*exterior*  
Panel finished weathershield painted,  
curtain aluminium cladding



Floor



*height (floor to concrete ceiling)*  
2,4m to 2,9m

Gypsum, smooth painted

Ceiling

*main door*  
Timber engineering solid door

*interior door*  
Timber engineering door



Door



## BUILDING SPECIFICATION



Treated water

### Water Supply



Natural gas

### Gas Supply



Inlet and outlet are installed

### Kitchen



cable TV installation  
telephone and internet outlet  
audio video intercom  
public sound system

### Entertainment



6 unit passenger lifts  
1 unit service lift, serving at all floor  
(from loading dock)

### Lifts



CCTV 24 hours installed  
at main public entrance all floors and  
every access point

### Security System



1 lot for each units  
of 2 BR and 3 BR (unreserved)  
1 lot for 3 units of 1 BR

### Parking

### Features



water sprinkler  
fire alarm  
smoke detector  
hydrant system  
evacuation sound system

### Fire Fighting System



## BUILDING SPECIFICATION



Glass with powder coating  
aluminums frame

### Window



TOTO Brand or equal

### Bathrooms & Sanitary Fittings



installation for wall mounted AC  
in each room

### Air Conditioning



installation for gas water heater  
in bathroom

### Water Heater

1 bedroom	: 1.300 VA
2 bedrooms	: 2.200 VA
3 bedrooms	: 3.600 VA



Provided by PLN  
Generating Set for Power Back Up  
Prepaid Individual kWh meter for each unit

### Electricity



## All Loose and Fixed Furniture

### Bedroom & Living Room

- Sofa
- Beds by King Koil (sheets included)
- Wallpaper
- Dining table & chairs
- Cabinets
- Air Conditioning
- 42" LED TV

### Kitchenette

- 2-pit stove
- 2-door refrigerator
- Cookerhood
- Tableware
- Kitchen Set

### Bathroom

- 60x60cm ceramic for floor
- 120x60cm ceramic for wall
- Towels
- Sanitary by Toto
- Accessories :
  - Top Table\*
  - *12mm Tempered glass\**
  - *Wall mounted mirror\**
  - *Wall mounted shelf\**
  - *Towel hanger\**
  - *Tissue holder\**
  - *Soap basket\**

*\*unavailable in non-fully furnished units*



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**AVAILABLE FURNITURE  
EMERALD & BARCLAY NORTH TOWER**



**KITCHEN**



**KAMAR TIDUR UTAMA**



**KAMAR TIDUR ANAK**



## AVAILABLE FURNITURE EMERALD & BARCLAY

### RUANG DUDUK

- Sofa 2 Seater
- Gordyn
- Meja TV
- Panel Dinding TV
- TV 32"
- AC LG / Setara
- Rug Carpet

### KITCHENETTE

- Cabinet Bawah
- Cabinet Atas
- Cookerhood Modena / Setara
- Kompor Gas Modena / Setara
- Kulkas LG 2 pintu / Setara
- Meja Makan
- Kursi Makan
- Top Table, Granit Star White
- Keramik Dinding 60 X 60 Cm
- Lampu Gantung





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## AVAILABLE FURNITURE EMERALD & BARCLAY

### **KAMAR TIDUR UTAMA**

- Kamar Tidur Utama
- Tempat Tidur
- Headboard
- Meja Rias dan Cermin
- Pouff Meja Rias
- Lemari Pakaian
- Wallpaper di Headboard / Bravo (Setara)



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## AVAILABLE FURNITURE EMERALD & BARCLAY

### **KAMAR TIDUR ANAK**

- Tempat tidur
- Headboard
- Meja belajar dan cermin
- Kursi belajar
- Lemari pakaian
- Rug carpet





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# TOWER PROGRESS





# BRIDGE PROGRESS





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# BRIDGE PROGRESS





# BARCLAY TOWER PROMO



POTENSI CASH BACK 100%  
PADA TAHUN KE-15



*\*syarat dan ketentuan berlaku,  
hubungi sales kami atau 2945 3939  
untuk info lebih lanjut.*



# CARA PEMBAYARAN

HARDCASH		INSTALLMENT24X		INSTALLMENT36X	
Booking Fee	<b>Rp. 10.000.000</b>	Booking Fee	<b>Rp. 10.000.000</b>	Booking Fee	<b>Rp. 10.000.000</b>
H.15	<b>10% - BF</b>	Mulai H.15	<b>(10% - BF) / 24bln</b>	Mulai H.15	<b>30% / 6bln</b>
H.45	<b>10%</b>			Mulai bulan ke-7	<b>70% / 30bln</b>
H.75	<b>10%</b>				
H.105	<b>70%</b>				

INSTALLMENT48X	
Booking Fee	<b>Rp. 10.000.000</b>
Mulai H.15	<b>30% / 6bln</b>
Mulai bulan ke-7	<b>70% / 42bln</b>



# CARA PEMBAYARAN

## EMERALD

### KPA

Booking Fee **Rp. 10.000.000**

DP **20% / 12bln**

KPA **80%**

## BARCLAY

### KPA

Booking Fee **Rp. 10.000.000**

DP **20% / 24bln**

KPA **80%**



APARTEMEN DENGAN HARGA TERMURAH  
DI KAWASAN CBD PRESTISIOUS

# VICTORIA tower

modern & elegant living

HARGA<sup>™</sup>  
Rp **180**  
juta-an

NUP\*  
Rp **1**  
juta

KPA\*  
BERSUBSIDI





# MASTERPLAN

## VICTORIA tower

modern & elegant living



**Phase 5**

**Phase 4**

**Phase 3**

**Phase 1**  
( Project on Pregress )

**Phase 2**

**Phase 7**

**Phase 6**





# FACILITIES

- **Swimming Pool & Kids Pool**
- **Yoga Zone**
- **Gym**
- **Children Playground**
- **Daily Needs Commercial Area**
- **Parking Lot 1 : 7**
- **CCTV 24 JAM**
- **Jaringan TV**





**GRAND KAMALA LAGOON**  
we bring everything closer

• **FAMILIES** •  
**ARE LIKE**  
**BRANCHES**  
**ON A TREE**  
**WE GROW**  
**IN DIFFERENT**  
**DIRECTIONS**  
**YET OUR ROOTS**  
**REMAIN AS ONE**

**TERIMAKASIH**