



**SOUTHGATE**

Where Urban Luxury  
Meets Green Living

ALTUERA

ELEGANCE

PRIME

OFFICE TOWER  
(Future Development)

AEON MALL

AEON MALL

AEON





# EMBRACE SMART & LUXURY LIVING OF YOUR DREAM TODAY

Southgate Residence is a radiant jewel of South Jakarta, meticulously crafted by Sinar Mas Land. Blending upscale urban living with grace and harmony, Southgate Residence embodies a perfect home of elevated bliss.



## SEAMLESS CONNECTIVITY

A luxury living with integrated transport, ensuring effortless and convenient commuting for residents, just steps away from businesses, schools, and lifestyle areas.



## HOME FOR ALL GENERATIONS

Designed to cater professionals seeking excellence, growing families prioritizing quality of life, and established families embracing the utmost quality of life.



## NATURE'S DAILY RETREAT

Experience nature as an integral part of daily life, with lush greenery seamlessly integrated into our landscape, offering secluded retreats and communal spaces.



## SMART LIVING ECOSYSTEM

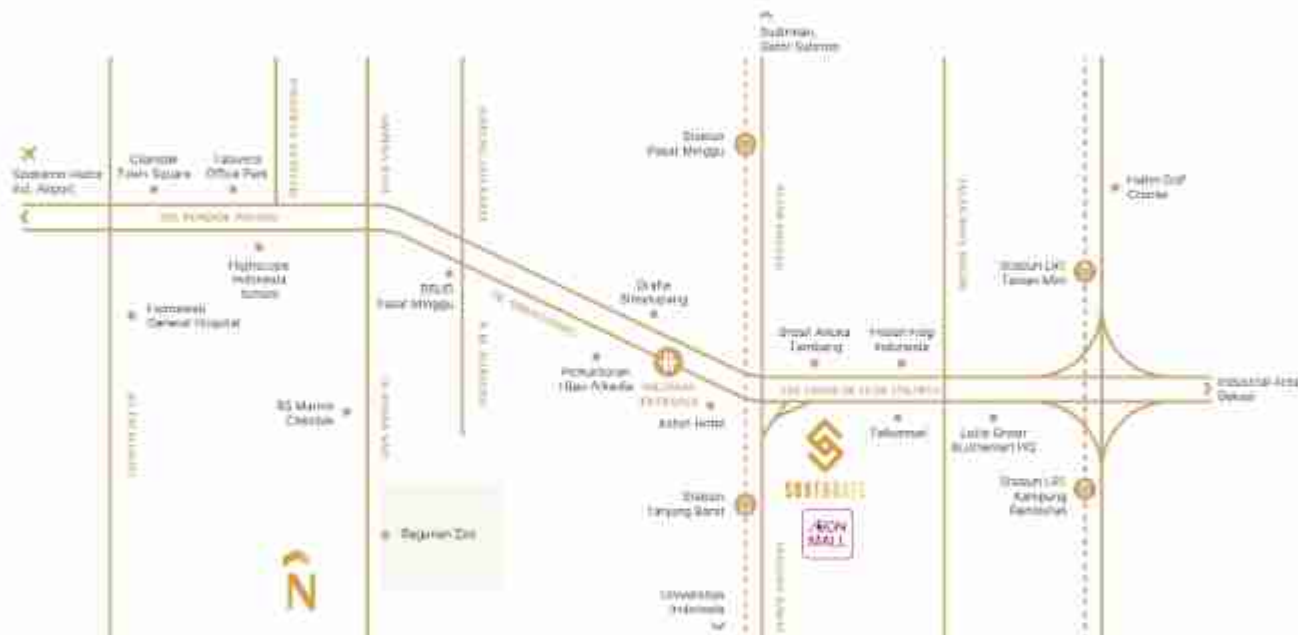
Immerse yourself in the safety and abundance of smart tech facilities, seamlessly integrated into your daily routine.





# SEAMLESS CONNECTIVITY

Nestled in a tapestry of strategic locations, Southgate emerges as a luxurious apartment with high investment value.



2 MINS



to toll gate

15 MINS



to MRT  
& LRT station

20-30 MINS



to airports

1 MIN



to Transjakarta  
Shelter

1 MIN



to Commuter  
Line

## NEARBY FACILITIES

Toll Gate Entrance  
International School  
National-Plus School  
University  
Hospital



## EDUCATION CENTER

- ACG School Jakarta
- Highscope Indonesia School
- Australian Independent (International School)
- Jakarta Intercultural School



## HOSPITALS

- RSUD Pasar Minggu
- RS Fatmawati
- Siloam Hospitals
- Cilandak Marine Hospital



## GROCERIES MARKET

- AEON Supermarket
- Hypermart (Pejaten Village)
- LOTTE Grosir
- Primo Supermarket (Citös)



## SHOPPING MALLS

- AEON Mall
- Pondok Indah Mall
- Pejaten Village
- Cilandak Town Square



# INTEGRATED WITH ÆON SHOPPING MALL

At Southgate, residents enjoy convenient access to Aeon Mall merely a few walks away from their doorstep. This Japan's biggest retail is seamlessly integrated within the vibrant complex of Southgate, featuring a diverse selection of shopping, entertainment, services and extraordinary culinary delights.



# AEON TENANTS

## GOODS



## FOOD & BEVERAGES



# AEON TENANTS

## FASHION



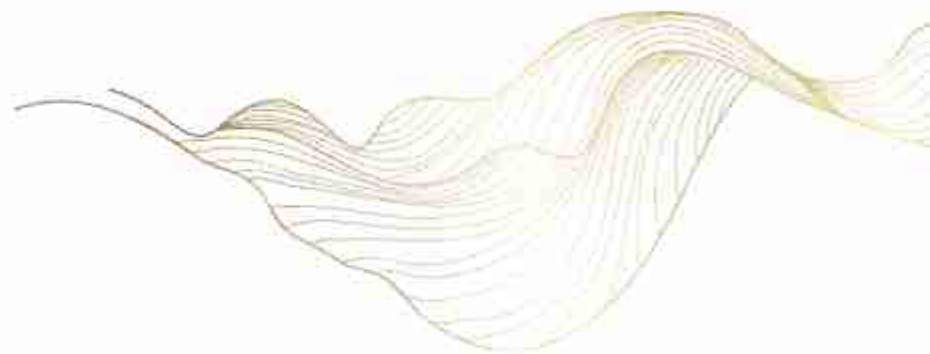
## SERVICE



## ENTERTAINMENT







## GREEN LIVING SPACE FOR A LIFE OF GRACE

Southgate commits to create a safe haven for a balanced living with nature by providing approximately area of open green space. It supports a variety of communal activities, encourages interaction and physical activity outdoors, as well as preserving a better environment for the residents.



Indulge luxury in utmost privacy.  
A spacious residence that embodies  
prestigious living in every aspect.

The image features a dark green background with abstract, wavy, golden-yellow lines flowing across the top and bottom. The word "PRIME" is centered in a bold, white, sans-serif font.

PRIME

PRIME



PINNACLE OF  
PRIVILEGE LIVING



PRIME



2 BR + MAID



## AN AIR OF GRANDEUR, IMMERSED IN PRIVACY

The pinnacle of luxury living with 2 + 1 exquisite bedrooms. Equipped with a private lift granting exclusive access, you'll be in a secluded sanctuary of bliss. Delight in prime facilities, amenities, and tranquil parks surrounding the area. Additionally, a dedicated laundry room, ensuring meticulous care for your garments.

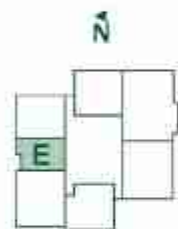
PRIME

## FLOOR PLAN

### 1BR + STUDY

UNIT E

Area 68 m<sup>2</sup>



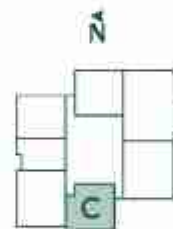
- 1 bedroom
- 1 bathroom
- Kitchen
- Study room
- 1 Balcony



### 2BR

UNIT C

Area 92 m<sup>2</sup>



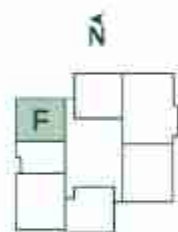
- 2 Bedrooms
- 2 Bathrooms
- Kitchen
- 1 Balcony



## 2BR

### UNIT F

Area 95 m<sup>2</sup>



- 2 Bedrooms
- 2 Bathrooms
- 1 Bath tub
- Kitchen
- 1 Balcony



## 2BR

### UNIT G

Area 96 m<sup>2</sup>



- 2 Bedrooms
- 2 Bathrooms
- 1 Bath tub
- Kitchen
- 1 Balcony



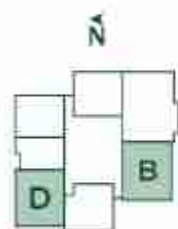
PRIME

## FLOOR PLAN

### 2BR + MAID

UNIT B/D

Area 122 m<sup>2</sup>



- Private lift
- 2 Bedrooms
- 2 Bathrooms + 1
- 1 Bathtub
- Kitchen
- 1 Balcony
- Foyer



### 3BR + MAID

UNIT A

Area 161 m<sup>2</sup>



- Private lift
- 3 Bedrooms + 1
- 2 Bathrooms + 1
- 1 Bathtub
- Kitchen
- 1 Balcony
- Foyer





*SOUTHGATE*  
RESIDENCE

The image features a solid dark green background. In the top right and bottom left corners, there are decorative elements consisting of multiple thin, wavy, light green lines that flow and curve, resembling stylized waves or smoke. In the center of the image, there is a block of white text.

Discover harmonious living surrounded with lush greenery  
and poolside panorama. A perfect tranquil sanctuary for  
your family.

The background is a solid dark green color. It is decorated with two sets of flowing, wavy lines in a golden-yellow hue. One set of lines is located in the top-left corner, and the other, larger set is in the bottom-right corner. These lines create a sense of movement and elegance, framing the central text.

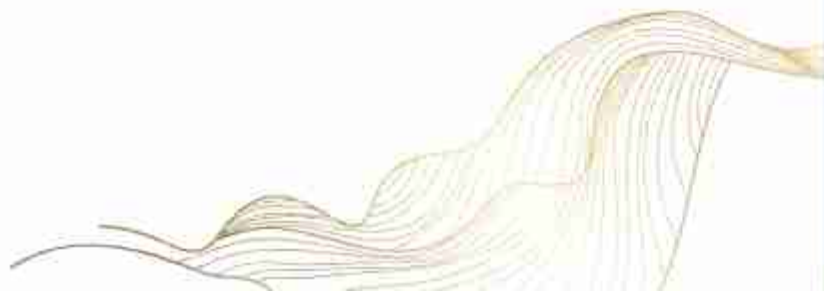
**ELEGANCE**

ELEGANCE



ELEGANCE  
TOWER

# SERENE LUXURY RETREATS



ELEGANCE



2BR + MAID



## TRANQUIL VIEWS, SPACIOUS LIVING

Nestled in a peaceful ambiance, this semi-furnished premium apartment features two spacious bedrooms and an additional room perfect for a maid or extra storage. Enjoy quality moments with your family on the stunning sky terrace, offering captivating views of the pool and green surroundings.



ELEGANCE



2BR



## DUAL BALCONY BLISS, SPACIOUS CORNER

Built with spacious interiors and premium finishes, this apartment maximizes living with an expansive living space and a well-appointed kitchen and dining area. Seamlessly blending functionality and elegance, it provides the luxury retreat amidst the bustling city.



# UNIT LAYOUT

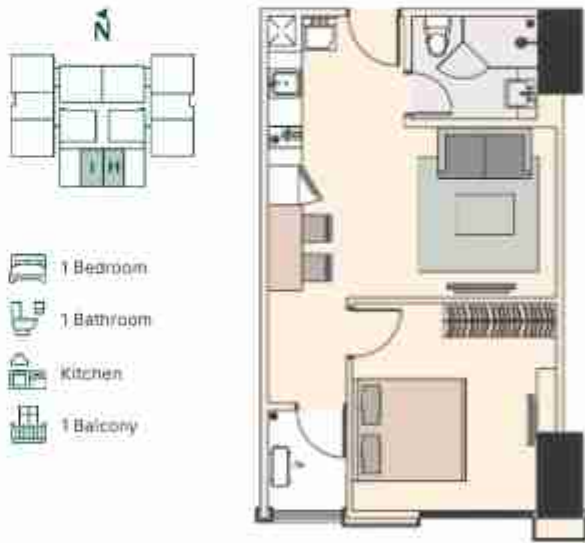
**1BR**  
UNIT G/J

Area: 49 m<sup>2</sup>



**1BR**  
UNIT H/I

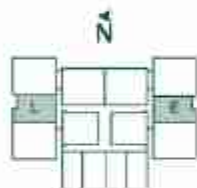
Area: 51 m<sup>2</sup>



## 1BR + STUDY

UNIT E/L

Area 72 m<sup>2</sup>



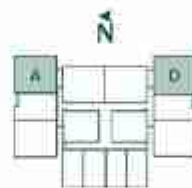
- 1 Bedroom
- 1 Bathroom
- Kitchen
- Study room
- 1 Balcony



## 2BR

UNIT A/D

Area: 103 m<sup>2</sup>



- 2 Bedrooms
- 2 Bathrooms
- Kitchen
- 2 Balcony



# UNIT LAYOUT

**2BR**  
UNIT F/K

Area: 103 m<sup>2</sup>



**2BR + MAID**  
UNIT B/C

Area: 101 m<sup>2</sup>





# EXCLUSIVELY FOR YOU

Elevating the standard of luxury living, Elegance & Prime tower's indoor and outdoor amenities provide extensive enjoyment and ease to your life.



Terrace Garden



Mini Golf Course



Sun Deck



Barbecue Patio



Tennis & Basketball Court



Semi-Olympic Pool



Yoga Sanctuary



Spa & Sauna Lounge



Indoor & Outdoor Gym



Kids Playground



Whirlpool



Game Room



Theatre Room



Dining Room



Meeting Room



Entrance Porch



Kids Pool



Sauna & Spa Lounge



Amphitheatre

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Swim Olympic Pool



Jogging Track



Mini Golf Course



Junior Wall Climbing



Indoor Gym



Tennis & Basketball Court



Children Playground

The image features a solid dark green background. In the top right and bottom left corners, there are decorative elements consisting of multiple thin, wavy, light green lines that flow and curve, resembling stylized waves or smoke. The text is centered in the middle of the image.

Experience upscale living amidst a breathtaking  
sky landscape. A living quarter that enrich your  
young and dynamic urban lifestyle.

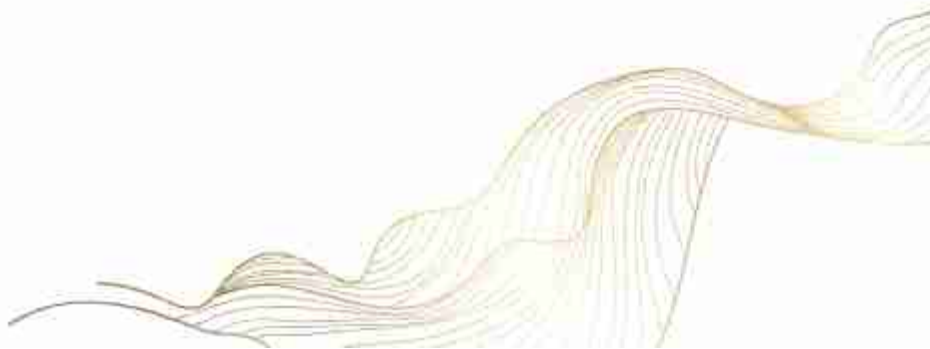
The image features a solid dark green background. In the center, the word "ALTUERA" is written in a white, bold, sans-serif font. The text is flanked by abstract, wavy, golden-yellow lines that flow across the top and bottom of the frame, creating a sense of movement and depth.

ALTUERA

ALTUERA



A SEAMLESS BLEND OF  
LIVING, WORKING,  
AND LEISURE



ALTUERA



STUDIO



## BOUNDLESS SPACE, EXQUISITE LIVING

Studio apartment designed with expanded space for optimal living in our sky-glass architecture. Enjoy abundant facilities to simplify life and elevate your living experience to new heights.



ALTUERA



2BR COMPACT



## DUAL DELIGHTS LIVING SPACE

Modern residence with a two-bedrooms layout and expansive lounge area that provides a sense of freedom and enables maximum enjoyment of shared living amidst a stunning sky landscape.



ALTUERA



BOUTIQUE PENTHOUSE



## PENTHOUSE LIFE REDEFINED

Boutique Penthouse with two entrances, features a lofty six-metres ceiling, offering a luxurious and spacious ambience. Enjoy dual panoramic views of the city and pool from the pair of balconies in one unit.



## STUDIO

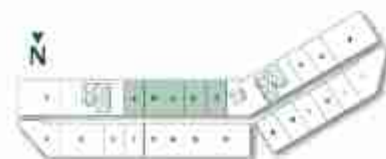
UNIT A/B/C/D/E

Area 30 m<sup>2</sup>



UNIT A-D

UNIT E



Floor 8-22

-  1 Bedroom
-  1 Bathroom
-  Kitchen
-  1 Balcony

## STUDIO

UNIT F/G

Area 30 m<sup>2</sup>



UNIT F

UNIT G



Floor 8-22

-  1 Bedroom
-  1 Bathroom
-  Kitchen
-  1 Balcony

## STUDIO

UNIT J/K/L/M/N

UNIT P/Q/R/S/T/U/V/W

Area 31 m<sup>2</sup>

 1 Bedroom

 1 Bathroom

 Kitchen

 1 Balcony



UNIT J/K/L/M/N  
Unit J/K/L/M/N



UNIT P

## STUDIO

UNIT O

Area 34 m<sup>2</sup>

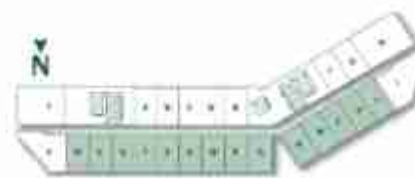
 1 Bedroom

 1 Bathroom

 Kitchen



UNIT O

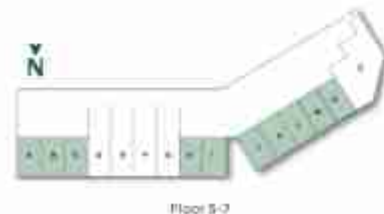


Floor 8-22

## STUDIO LOFT

UNIT A/B/C & UNIT H/I/J/K/L/M/N

Area 44 m<sup>2</sup>

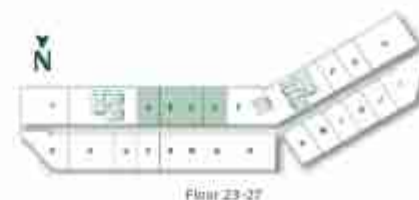


- 1 Bedroom
- 1 Bathroom
- Kitchen
- 1 Balcony

## BOUTIQUE PENTHOUSE

UNIT A-D

Area 52 m<sup>2</sup>



- 1 Bedroom
- 2 Bathrooms
- Kitchen
- 2 Balconies
- 2 Entrances

## BOUTIQUE PENTHOUSE UNIT E

Area 52 m<sup>2</sup>

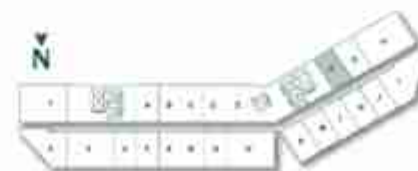


Floor 23-27

- 1 Bedroom
- 2 Bathrooms
- Kitchen
- 2 Balconies
- 2 Entrances

## BOUTIQUE PENTHOUSE UNIT F

Area 52 m<sup>2</sup>



Floor 23-27

- 1 Bedroom
- 2 Bathrooms
- Kitchen
- 2 Balconies
- 2 Entrances

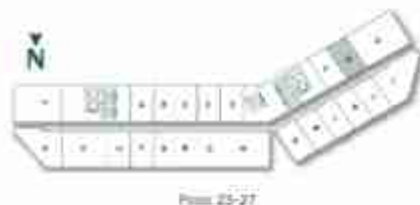
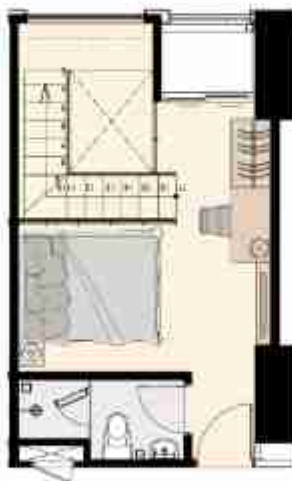
## BOUTIQUE PENTHOUSE UNIT G

Area 52 m<sup>2</sup>

Lower Level



Upper Level



Penthouse 25-27

-  1 Bedroom
-  2 Bathrooms
-  Kitchen
-  2 Balconies
-  2 Entrances

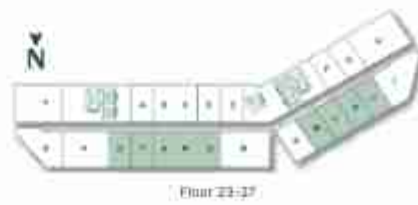
## BOUTIQUE PENTHOUSE UNIT J/K/L/M & Q/R/S/T/U

Area 54 m<sup>2</sup>

Lower Level



Upper Level



Penthouse 23-27

-  1 Bedroom
-  2 Bathrooms
-  Kitchen
-  2 Balconies
-  2 Entrances

## 1BR UNIT X

Area Unit X 44 m<sup>2</sup>

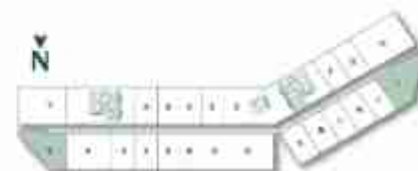
-  1 Bedroom
-  1 Bathroom
-  Kitchen
-  1 Balcony



## 1BR UNIT I

Area Unit I 53 m<sup>2</sup>

-  1 Bedroom
-  1 Bathroom
-  Kitchen
-  1 Balcony



Plan: 0/27

## 2BR UNIT Y

Area Unit Y 64 m<sup>2</sup>

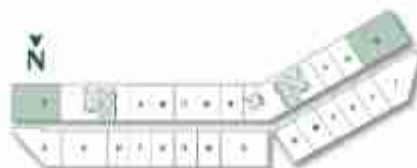
-  2 Bedrooms
-  1 Bathroom
-  Kitchen
-  1 Balcony



## 2BR UNIT H

Area Unit H 73 m<sup>2</sup>

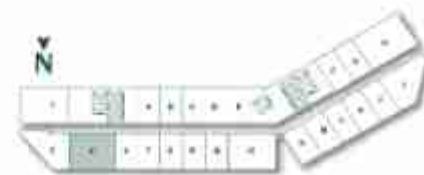
-  2 Bedrooms
-  1 Bathroom
-  Kitchen
-  1 Balcony



Floor 9-27

## 2BR COMPACT UNIT V

Area 62 m<sup>2</sup>



Floor 23-27

-  2 Bedrooms
-  1 Bathroom
-  Kitchen
-  2 Balconies

## 2BR COMPACT UNIT O

Area 65 m<sup>2</sup>



- 2 Bedrooms
- 1 Bathroom
- Kitchen
- 1 Balcony

## 2BR ROYAL SUITE UNIT D/E/F/G

Area 84 m<sup>2</sup>



- 2 Bedrooms
- 2 Bathrooms
- Kitchen
- 1 Entrance
- 1 Balcony

ALTUERA

## UNIT LAYOUT

**2BR+**  
**UNIT 0**

Area 98 m<sup>2</sup>



Floor 3-7

- 2 Bedroom
- 1 Bathroom
- Kitchen
- 1 Balcony



# AMENITIES

## BUSINESS CENTER



ALTUERA

## AMENITIES

### WELLNESS & RECREATION



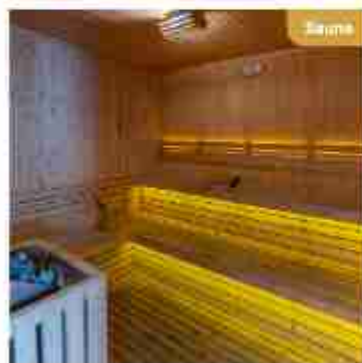
Indoor Gym



Game Room



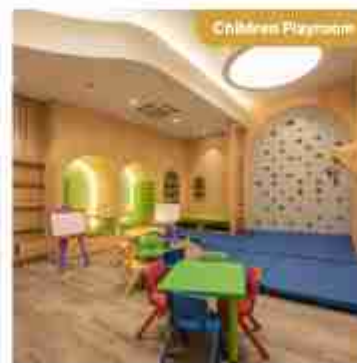
Whirlpool



Sauna



Private Dining Room



Children Playroom



Theatre Room

## BEACH CLUB





## 8<sup>TH</sup> FLOOR AMENITIES

- A. Gym Room
- B. Games Room
- C. Locker, Sauna & Whirlpool (Male)
- D. Locker, Sauna & Whirlpool (Female)
- E. Multifunction Hall



## 9<sup>TH</sup> FLOOR AMENITIES

- A. Roof Top Terrace
- B. Sky Pool
- C. Whirlpool
- D. Sky Children Pool
- E. Sky Cabana Couple
- F. Sky Pool Bar
- G. Sky Lounge
- H. Sky Outdoor Seating Area
- I. Outdoor Fitness
- J. Sky Water Feature
- K. Sky Yoga
- L. Sky Playground
- M. Reflecting Pond
- N. Sky Barbeque
- O. Sky Amphitheatre
- P. Sky Relaxing Corner
- Q. Sky Jogging Track
- R. Sky Garden
- S. Sundeck

### Visit Our Marketing Gallery

Jl. Tanjung Barat Raya No. 163  
Jakarta Selatan

### Office Hours

10.00 - 18.00 WIB



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**sinar mas land**

Building for a better future