

**UPPER**  
**LIVE** **EARN**  
**PLAY** **MONEY!**  
**WEST**

**LIVE - PLAY - EARN MONEY!**

**Strategically located in the smart  
modern city environs of BSD City,  
just outside of Jakarta proper,  
Upper West offers a new vision of  
what a home should be.**

Moving beyond mere accommodation, Upper West is an integrated space that brings together opportunity for working, playing, and living.

Fostering synergies and connection, the property is an adventurously creative hub where anything can happen.  
Dare to live vibrantly: taking applications now.



## *About* **UPPER WEST**

The first integrated 4 in 1 Mixed-use Concept in BSD City, SOHO-LOFT LIVING-APARTMENT-LIFESTYLE GROUND. Located just in front of AEON mall and next to Green Office Park, this hub will soar through the sky right in the center of the CBD BSD. A development hub that truly understands the needs of today's start-up entrepreneurs and the tech-savvy millennials, this development positions itself as the vibrant and community destination.

Designed by world-class architecture firm Aedas, the building boasts a mix of contemporary chic and the restoration character. Equipped with the latest technology backbone, this destination of cool sets itself apart to understand the needs of today and future talents.



## WHY UPPER WEST?



## PRIME LOCATION IN THE HEART OF BSD CITY WITH VAST GROWTH POTENTIAL



**2 MINS**  
TOLL EXIT

TOL JORR 2  
BSD CITY - KUNCIRAN - AIRPORT

**30 MINS**  
FROM

Soekarno Hatta International Airport  
Pondok Indah, Semanggi, Sudirman,  
Pluit, Kemayoran & Permata Hijau.



# ALL YOUR NEEDS COVERED IN ONE PLACE

## RETAILS & FACILITIES

### GROUND FLOOR

Lifestyle Ground  
Restaurants  
Coffee Shops

### LEVEL 5

Collaborative Spaces  
Nature & Retreat Terrace  
Games Room  
Refreshment Room  
Experimental Resto

BBQ Pavilion  
Communal Kitchen  
Daycare Center  
Creator Room  
Children Playground

### LEVEL 6

Earth Pool  
Muscle Up Playground  
Experience Lounge

### LEVEL 7

Wellness & Yoga Terrace

### LEVEL 25

Entertainment Room  
Cabana  
Sky Dining

### LEVEL 29

Sky Pool  
Sky Pods  
Chillax Area





WE REALLY RECOMMEND YOU TO ENJOY THE  
**BREATHTAKING VIEW FROM LEVEL 29**



Sky Pool

EXPERIENCE *Our Facility*



Creator Room



Games Room



Meeting Room



Muscle Up Playground



# SOHO

Flexible Spaces

Double Height Ceiling

First Class Materials

Floor to Ceiling  
6 meter

Air Conditioning  
Included

Glass Wall  
Euro Grey Tinted  
Glass Technology

Smart System  
Internet of Things  
(IoT) Ready

Super High Speed  
Internet

Spacious Balcony



## SPECIFICATION

### FLOOR FINISHING

Living Room	: Homogeneous tile 60x60cm
Mezzanine	: Engineered wood flooring ex Teka
Bathroom	: Homogeneous tile 60x60cm
Balcony	: Homogeneous tile 60x60cm

### WALL FINISHING

General Wall	: Paint Finish ex Jotun
Bathroom Wall	: Homogeneous tile 30x60cm

### CEILING

: Gypsum board paint finish ex Jayaboard
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### DOOR

: Engineered door
: Smart Lock System for main entrance door ex Yale

### KITCHEN SET

: Custom Designed for Upper West
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### SANITAIR

: Ex. Toto - Kohler or Equal
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### AIR CONDITIONER

: Split wall & Multi split ex Panasonic
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### ELECTRICITY

: < 100 m <sup>2</sup> : 3.500 VA
: > 100 m <sup>2</sup> : 4.400 VA





# SOHO PREMIUM

Flexible Workspace

Floor to Ceiling  
6 meter

Air Conditioning  
Included

Glass Wall  
Euro Grey Tinted  
Glass Technology

Smart System  
Internet of Things  
(IoT) Ready

Super High Speed  
Internet

Spacious Balcony

## SPECIFICATION

### FLOOR FINISHING

Living Room	: Homogeneous tile 80x80cm
Mezzanine	: Engineered wood flooring ex Teka
Bathroom	: Homogeneous tile 60x60cm
Balcony	: Homogeneous tile 60x60cm

### WALL FINISHING

General Wall	: Paint Finish ex Jotun
Bathroom Wall	: Homogeneous tile 30x60

### CEILING

: Gypsum board paint finish ex Jayaboard
--

### DOOR

: Engineered door
Smart Lock System for main entrance door ex Yale

### KITCHEN SET

: Custom Designed for Upper West
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### SANITAIR

: Ex. Toto - Kohler or Equal
------------------------------

### AIR CONDITIONER

: VRF ex Panasonic
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### ELECTRICITY

: < 200 m <sup>2</sup> : 4.400 VA
: > 200 m <sup>2</sup> : 5.500 VA



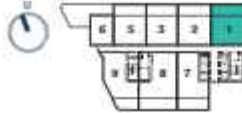


## UNIT PLAN SOHO PREMIUM LEVEL 6

### TYPE SHP-B

Semi Gross : 159,86 m<sup>2</sup>  
 Nett Area : 145,83 m<sup>2</sup>

Key Plan Soho Premium - Tower 1



Lower Floor

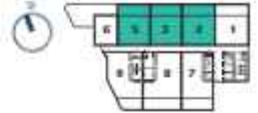


Upper Floor

### TYPE SHP-C

Semi Gross : 170,65 m<sup>2</sup>  
 Nett Area : 155,67 m<sup>2</sup>

Key Plan Soho Premium - Tower 1



Lower Floor

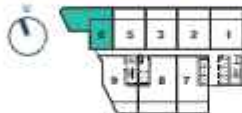


Upper Floor

### TYPE SHP-D

Semi Gross : 163,04 m<sup>2</sup>  
 Nett Area : 148,73 m<sup>2</sup>

Key Plan Soho Premium - Tower 1



Lower Floor

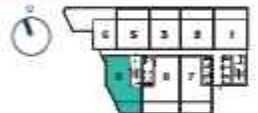


Upper Floor

### TYPE SHP-A1

Semi Gross : 182,76 m<sup>2</sup>  
 Nett Area : 166,72 m<sup>2</sup>

Key Plan Soho Premium - Tower 1



Lower Floor

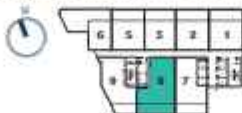


Upper Floor

### TYPE SHP-A2

Semi Gross : 227,28 m<sup>2</sup>  
 Nett Area : 207,32 m<sup>2</sup>

Key Plan Soho Premium - Tower 1



Lower Floor

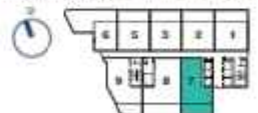


Upper Floor

### TYPE SHP-A3

Semi Gross : 187,43 m<sup>2</sup>  
 Nett Area : 170,98 m<sup>2</sup>

Key Plan Soho Premium - Tower 1



Lower Floor



Upper Floor

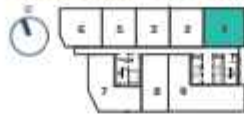


## UNIT PLAN SOHO PREMIUM LEVEL 7 & 8

### TYPE SHP-H

Semi Gross : 209,76 m<sup>2</sup>  
 Nett Area : 194,08 m<sup>2</sup>

Key Plan Soho Premium - Tower 1



Lower Floor

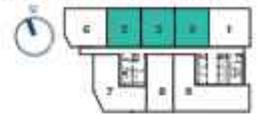


Upper Floor

### TYPE SHP-J1

Semi Gross : 172,79 m<sup>2</sup>  
 Nett Area : 159,87 m<sup>2</sup>

Key Plan Soho Premium - Tower 1



Lower Floor

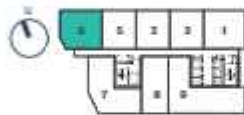


Upper Floor

### TYPE SHP-K

Semi Gross : 197,42 m<sup>2</sup>  
 Nett Area : 182,65 m<sup>2</sup>

Key Plan Soho Premium - Tower 1



Lower Floor



Upper Floor

### TYPE SHP-E

Semi Gross : 263,91 m<sup>2</sup>  
 Nett Area : 244,17 m<sup>2</sup>

Key Plan Soho Premium - Tower 1



Lower Floor



Upper Floor

### TYPE SHP-F

Semi Gross : 195,59 m<sup>2</sup>  
 Nett Area : 180,97 m<sup>2</sup>

Key Plan Soho Premium - Tower 1



Lower Floor



Upper Floor

### TYPE SHP-G

Semi Gross : 304,13 m<sup>2</sup>  
 Nett Area : 281,39 m<sup>2</sup>

Key Plan Soho Premium - Tower 1



Lower Floor



Upper Floor



# LOFT LIVING

Floor to Ceiling  
6 meter

Air Conditioning  
Included

Kitchen Set  
Included

First Class Finishing

Smart System  
Internet of Things  
(IoT) Ready

Glass Wall  
Euro Grey Tinted  
Glass Technology

Penthouse Style Living

Unblocked City View



Lower Floor



Upper Floor

## SPECIFICATION

### FLOOR FINISHING

Living Room	: Marble floor 60x60cm
Bathroom	: Marble floor 60x60cm
Balcony	: Homogeneous tile 60x60cm

### WALL FINISHING

General Wall	: Paint Finish ex Jotun
Bathroom Wall	: Marble floor 30x60cm

### CEILING

: Gypsum board paint finish ex Jayaboard

### DOOR

: Engineered door  
Smart Lock System for main entrance door ex Yale

### KITCHEN SET

: Custom Designed for Upper West

### SANITAIR

: Ex. Toto - Kohler or Equal

### AIR CONDITIONER

: Split wall & Multi split ex Panasonic

### ELECTRICITY

: < 100 m<sup>2</sup> : 3.500 VA  
: > 100 m<sup>2</sup> : 4.400 VA

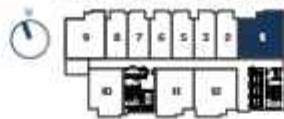


# UNIT PLAN LOFT LIVING

## TYPE LF-A

Semi Gross : 169,68 m<sup>2</sup>  
 Nett Area : 150,02 m<sup>2</sup>

Key Plan Loft Living - Tower 1



Lower Floor



Upper Floor

## TYPE LF-B

Semi Gross : 76,72 m<sup>2</sup>  
 Nett Area : 67,84 m<sup>2</sup>

Key Plan Loft Living - Tower 1



Lower Floor

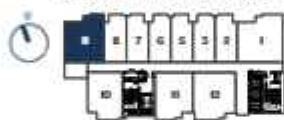


Upper Floor

## TYPE LF-H

Semi Gross : 141,68 m<sup>2</sup>  
 Nett Area : 125,27 m<sup>2</sup>

Key Plan Loft Living - Tower 1



Lower Floor

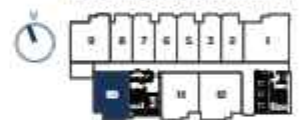


Upper Floor

## TYPE LF-I

Semi Gross : 112,49 m<sup>2</sup>  
 Nett Area : 99,46 m<sup>2</sup>

Key Plan Loft Living - Tower 1



Lower Floor

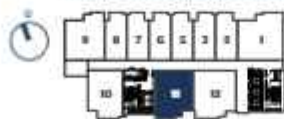


Upper Floor

## TYPE LF-J

Semi Gross : 120,82 m<sup>2</sup>  
 Nett Area : 106,83 m<sup>2</sup>

Key Plan Loft Living - Tower 1



Lower Floor

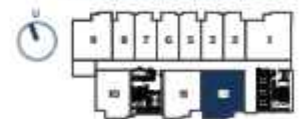


Upper Floor

## TYPE LF-K

Semi Gross : 135,00 m<sup>2</sup>  
 Nett Area : 119,36 m<sup>2</sup>

Key Plan Loft Living - Tower 1



Lower Floor



Upper Floor



# APARTMENT

**Compact and  
Efficient Spaces**

**Air Conditioning  
Included**

**Kitchen Set  
Included**

**Smart System  
Internet of Things  
(IoT) Ready**

**First Class Finishing**

**Spacious Balcony**



## SPECIFICATION

### FLOOR FINISHING

Living Room	: Marble floor 60x60cm
Bathroom	: Homogeneous tile 60x60cm
Balcony	: Homogeneous tile 60x60cm

### WALL FINISHING

General Wall	: Paint Finish ex Jotun
Bathroom Wall	: Homogeneous tile 30x60cm

**CEILING** : Gypsum board paint finish ex Jayaboard

**DOOR** : Engineered door  
Smart Lock System for main entrance door ex Yale

**KITCHEN SET** : Custom Designed for Upper West

**SANITAIR** : Ex. Toto - Kohler or Equal

**AIR CONDITIONER** : Split wall ex Panasonic

**ELECTRICITY** : < 70 m<sup>2</sup> : 2.200 VA  
: > 70 m<sup>2</sup> : 3.500 VA





# UNIT PLAN APARTMENT

## TYPE AP-D

Semi Gross : 88,62 m<sup>2</sup>  
Nett Area : 73,15 m<sup>2</sup>

Key Plan Apartment - Tower 1



## TYPE AP-E

Semi Gross : 44,31 m<sup>2</sup>  
Nett Area : 36,35 m<sup>2</sup>

Key Plan Apartment - Tower 1



## TYPE AP-F

Semi Gross : 76,39 m<sup>2</sup>  
Nett Area : 62,66 m<sup>2</sup>

Key Plan Apartment - Tower 1



## TYPE AP-A

Semi Gross : 69,81 m<sup>2</sup>  
Nett Area : 57,26 m<sup>2</sup>

Key Plan Apartment - Tower 1



## TYPE AP-B

Semi Gross : 72,42 m<sup>2</sup>  
Nett Area : 59,41 m<sup>2</sup>

Key Plan Apartment - Tower 1



## TYPE AP-H

Semi Gross : 82,43 m<sup>2</sup>  
Nett Area : 68,03 m<sup>2</sup>

Key Plan Apartment - Tower 1





**THE FIRST INTEGRATED  
4 in 1 MIXED-USE CONCEPT IN BSD CITY**

**SOHO**  
**LOFT LIVING**  
**APARTMENT**  
**LIFESTYLE GROUND**





Development by



**DWIJAYA KARYA**  
DEVELOPMENTS



**sinarmas land**  
Building for a better future

**MARKETING OFFICE  
UPPER WEST EXPERIENCE CENTER**

Jl. BSD Raya, CBD 55 Lot I.12 BSD CITY

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[www.upperwest-bsdcity.com](http://www.upperwest-bsdcity.com)