

Aurette

PONDOK INDAH



THE NOTION *of* LUXURIOUS LIVING



LIVING ROOM



Perfect Place to Stay in Serenity



INSPIRED BY THE ELEGANCE OF MODERN TROPICAL HOUSE, AURELLE PONDOK INDAH IS A TRANQUIL PLACE FOR BIG FAMILY WITH SPACIOUS AND LUXURIOUS RESIDENTIAL.



Location Map

Convenient & Strategic Location

Veteran Street is known as one of Jakarta's main connection to South Tangerang with convenient access to schools, healthcare, lifestyle amenities, easy access to the airport, West Jakarta, Bintaro, BSD and Serpong via Jakarta Outer Ring Road.

A GREAT LOCATION

- ✦ 5 minutes to Pondok Indah
- ✦ 5 minutes to TB Simatupang Business District
- ✦ 3 minutes to MRT Lebak Bulus Station
- ✦ Direct into JORR TOLL Veteran Gate



Surrounding Area

A Well Established Surroundings

SCHOOL & UNIVERSITY

- A. STP Trisakti
- B. Dr. Moestopo University
- C. Don Bosco Pondok Indah
- D. Jakarta International School

BUSINESS DISTRICT

- E. Pondok Indah Business District
- F. TB Simatupang Business District
- G. Bintaro Business District

SHOPPING & LIFESTYLE CENTRES

- H. Pondok Indah Mall 1-3
- I. InterContinental Hotel
- J. Pondok Indah Golf
- K. Bintaro Xchange Mall

HEALTH CARE

- L. RSPI Pondok Indah
- M. Dr. Suyoto Hospital
- N. RS. Premiere Bintaro
- O. RSPI Bintaro Jaya

OTHERS

- P. MRT Lebak Bulus (Hub)
- Q. Jakarta Outer Ring Road

Jl. RC. Veteran Raya

Gerbang Tol Veteran 2

Exit Tol Tanah Kusir

Jl. RC. Veteran Raya

Tol Pondok Pinang - TMI (JORR)

Direct to Bintaro, BSD & Soekarno Hatta Airport

Direct to Pondok Indah & TB Simatupang

Exit Tol Veteran

Gerbang Tol Veteran

Siteplan

- Type 6,5
- Type 7
- Type 8
- Special Unit



Project Facts

Defining a New Standard of Living

Aurelle Pondok Indah is located at the prime location between South Jakarta & South Tangerang, with easy connections to public transport and other facilities. This high-quality residential area is well-developed and suitable for big & dynamic families. Aurelle Pondok Indah is a premium residential project that offers you comfort, convenience and safety in every aspect of living.

Total Land Size	: ± 1.4 Ha
Total Units	: 40 Units
Exclusive Facilities	: Thematic Garden





Unit Type

Aurette Pondok Indah is developed with a modern and high-quality living concept that includes 24 hours security and Thematic garden. Each unit type is made with a spacious area to provide a comfortable and elegant lifestyle. With exclusivity, amenities and convenience, it is a perfect place for a big family.

Type 6,5

| Type 7

| Type 8



FACADE TYPE 6,5

Type 6,5

BUILDING AREA : 298 sqm (Typical)

LAND AREA : 162 sqm (Typical)



4 + 1 Bedrooms



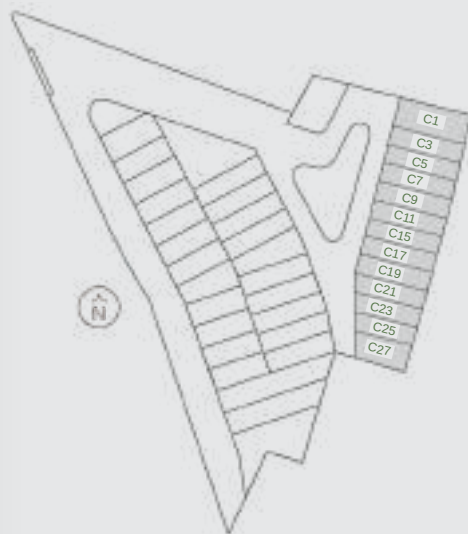
3 + 1 + 1 Bathrooms



3 Carparks



Spacious Garden



Ground Floor



1st Floor



2nd Floor

* Some units may have different dimensions.



MASTER BEDROOM



DINING ROOM



KIDS BEDROOM



FACADE TYPE 7

Type 7

BUILDING AREA : 338 sqm (Typical)

LAND AREA : 175 sqm (Typical)



4 + 1 Bedrooms



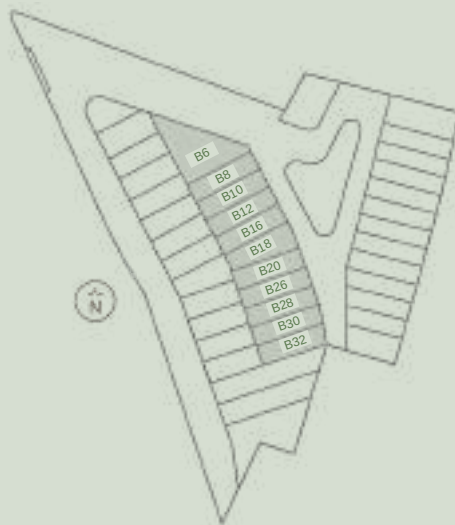
4 + 1 + 1 Bathrooms



3 Carparks



Spacious Garden



Ground Floor



1st Floor



2nd Floor

* Some units may have different dimensions.

** Swimming pool is optional.



MASTER BEDROOM



DINING ROOM





FACADE TYPE 8

Type 8

BUILDING AREA : 308 sqm (Typical)

LAND AREA : 160 sqm (Typical)



5 + 1 Bedrooms



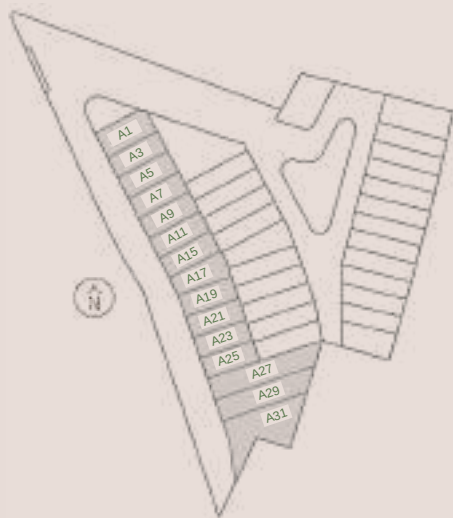
4 + 1 Bathrooms



2 Carparks



Spacious Garden



Ground Floor



1st Floor



2nd Floor

* Some units may have different dimensions.



MASTER BEDROOM



LIVING ROOM



DINING ROOM



BEDROOM

FACADE OPTIONAL MATERIALS



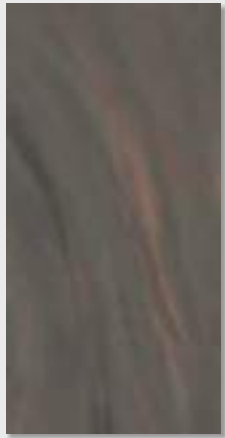
1A. Travetine Silver



1B. Beton Carbon



2A. Travetine Crema



2B. Ayers Nero Xtra



3B. Terra Mater

OPTION A OPTION B OPTION C

Type 6,5

1A

2A

-

Type 7

1B

2B

3B

Type 8

1B

2B

3B



Type 6,5



Type 7



Type 8

BUILDING SPECIFICATION

ESSENTIAL

VIBRANT

	ESSENTIAL	VIBRANT
Foundation	Mini Pile	Mini Pile
Upper Structure	Reinforced Concrete	Reinforced Concrete
Roof	Lightweight Steel Frame with Asphalt Roofing	Lightweight Steel Frame with Asphalt Roofing
Floor Finish		
Living and Dining Rooms	Not Include	Homogeneous Tile
Corridor (1st, 2nd & 3rd Floor)	Not Include	Homogeneous Tile
Bedrooms (excluding maid's bedroom)	Not Include	Laminated Flooring
Bathrooms (1st, 2nd & 3rd Floor)	Not Include	Homogeneous Tile
Garage, Service Area, Maid Bedroom, Wet Kitchen (1st Floor)	Not Include	Homogeneous Tile
Terrace	Homogeneous Tile	Homogeneous Tile
Carport	Homogeneous Tile	Homogeneous Tile
Walls		
Living and Dining Rooms, Stairs	Brick (bata merah) + plaster (internal walls included), No interior railing	Brick (Bata Merah) (with lean concrete and paint)
Bathrooms (1st, 2nd & 3rd Floor)	Brick (bata merah), Not Finished	Brick (Bata Merah) (Homogeneous Tile)
Exterior	Combination of paint and/or homogeneous tile and/or natural stone	Combination of paint and/or homogeneous tile and/or natural stone
Doors		
Main doors	(Solid Engineering ± 5 cm) Veneer Finish	(Solid Engineering ± 5 cm) Veneer Finish
Bedrooms	Not Included	Engineering Door Finish HPL
Bathrooms (1st, 2nd & 3rd Floor)	Not included	Engineering Door Finish HPL + Glass
Window	Aluminum Frame + Glass	Aluminum Frame + Glass
Ceiling		
Interior	Not Included	Painted gypsum ceiling
Exterior & Bathrooms	Water resistant gypsum ceiling painted (Bathrooms not included)	Water resistant gypsum ceiling painted
Dry Kitchen	Not Included	Not Included
Bathrooms (1st, 2nd & 3rd Floor)		
Sanitair	Not Included	TOTO Premium
Mirror	Not Included	Custom, provided
Telephone	Not Included, Installation only to panel	Cable Installation
Electricity	16500 VA (For Essential : Installation only to main panel) + Electric Vehicle Charging Installation Ready*	
Water	Well + Pump Roof Tank 2 x 1000 litre + Water Filter	
Plumbing	Installation piping only, to main riser	Included
Wardrobe	Not Included	Not Included
AC	Unit and installation not included	Installation only (wall mounted) in each bedroom, living and dining room
Water Heater	Unit and installation not included	Installation only (hot & cold for bathrooms & kitchen)
Lighting	Unit and installation not included	Downlight (warm white / natural white)
Swimming Pool	Optional for applicable units only	Optional for applicable units only

ELEGANCE

Mini Pile
Reinforced Concrete
Lightweight Steel Frame with Asphalt Roofing
Imported Marble
Imported Marble
Laminated Flooring
Imported Marble
Homogeneous Tile
Homogeneous Tile
Homogeneous Tile
Brick (Bata Merah) (with lean concrete and paint)
Brick (Bata Merah) (Marble)
Combination of paint and/or homogeneous tile and/or natural stone
(Solid Engineering ± 5 cm) Veneer Finish
Engineering Door Finish HPL
Engineering Door Finish HPL + Glass
Aluminum Frame + Glass
Painted gypsum ceiling
Water resistant gypsum ceiling painted
Kitchen Sink + kitchen cabinet (hi-lo kitchen) and top table (natural stone or solid surface or high quality tile or equal), Electric Stove, Hood and Electric Oven, island included**
TOTO Premium
Custom, provided
Cable Installation
16500 VA (For Essential : Installation only to main panel) + Electric Vehicle Charging Installation Ready*
Well + Pump Roof Tank 2 x 1000 litre + Water Filter
Included
1 (one) in each bedroom (except maid's)
1 (one) wall mounted in each bedroom. Split duct in living and dining room
Supply to Bathrooms (except maid's) and dry kitchen
Downlight (warm white / natural white)
Optional for applicable units only

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Semua area dan pengukuran lainnya adalah perkiraan dan dapat disesuaikan menyesuaikan kondisi.

Rencana dan model tidak untuk skala kecuali dinyatakan secara tegas dan dapat disesuaikan. Informasi, spesifikasi, rendering, representasi visual, pengukuran, dan rencana dapat disesuaikan sewaktu-waktu sebagaimana diperlukan oleh kami dan/atau otoritas terkait. Perjanjian Jual Beli (PERJANJIAN) akan menyertakan seluruh perjanjian antara pengembang dan pembeli. PERJANJIAN akan menggantikan semua pernyataan atau janji yang dibuat sebelumnya. PERJANJIAN tersebut tidak boleh diubah dengan cara apa pun, termasuk oleh pernyataan atau janji yang dibuat oleh kami atau agen kami yang tidak dituangkan dalam PERJANJIAN, baik sebelum maupun sesudah penandatanganan PERJANJIAN.

Setiap penjelasan mengenai PERJANJIAN dan rinciannya hanya untuk tujuan informatif. Kami menyarankan agar Calon Pembeli mencari penasihat hukum independen sehubungan dengan rencana pembelian.

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All areas and other measurements are approximate measurements and are subject to change and final survey.

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Any explanation concerning the SPA and the development is for information purposes only and it is recommended that potential Purchasers seek independent legal advice with regard to the proposed purchase.

**Term and conditions applied*

*** Non standard plot may have spec's adjustment*



INITIATING *with*
NEW SERENITY
LIFE





THEMATIC GARDEN



EXCLUSIVITY
of THE IDEAL
FACILITIES



THEMATIC GARDEN

Epitome of Excellence Moment

Aurelle Pondok Indah are designed to be inspiring nature Thematic Garden with a beautiful landscape and to be an oasis in the midst of a bustling city. It is a place where residents can relax and spend time to create memorable moments with family.



FUTURE DEVELOPMENT

PONDOK INDAH
OFFICE TOWER

PIM 3

PONDOK INDAH
RESIDENCE

INTERCONTINENTAL
HOTEL

PIM 2

PIM 1

PONDOK INDAH
WATERPARK

PONDOK INDAH
GOLF COURSE

PONDOK INDAH CITY CENTER

PROJECT PORTFOLIO

DEVELOPER

Behind the Masterpiece



Established since 1972, Pondok Indah Group is a world class property developer in Indonesia, with the first project located in Pondok Indah area, South Jakarta.

With a commitment to always provide the best, Pondok Indah Group successfully developed an area of 460 hectares into a residential and commercial elite in Indonesia.



INTERCONTINENTAL HOTEL



PONDOK INDAH MALL 3



PONDOK INDAH OFFICE TOWER



PONDOK INDAH GOLF

MARKETING GALLERY

📍 Jln. RC. Veteran Raya, Bintaro, Jakarta Selatan

☎ 021-5911211

📷 aurellepondokindah

www.aurrellepondokindah.com

 **PONDOK INDAH**