

BRANZ

MEGA KUNINGAN

READY TO MOVE-IN

YOUR NEW JOURNEY TO LUXURY STARTS HERE



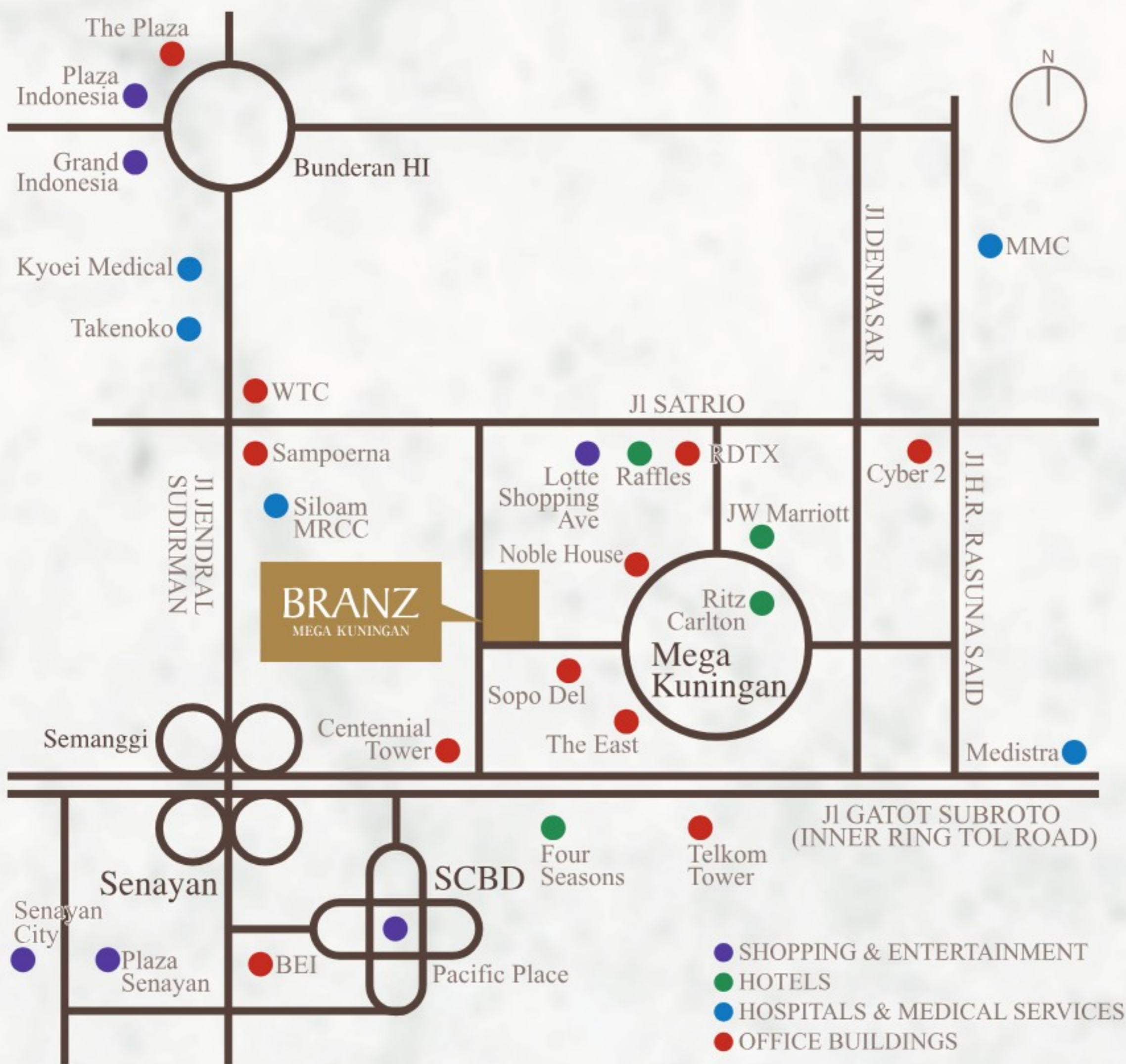
HANDOVER

DECEMBER 2024



TRUE JAPANESE DEVELOPER

A PRIME LOCATION & ACCESS



Located in the Golden Triangle of Jakarta, BRANZ Mega Kuningan exist in one of the prestigious CBD. With the excellent location that is close the highways, BRANZ Mega Kuningan is very convenient for commuting.



LIST OF SURROUNDING FACILITIES

Hospital / Clinic	by foot	Hotel /	by foot	Shopping	by foot	Office	by foot
Tirta Medical Center	0.45 km	Raffles Hotel	0.60 km	The Bellagio Boutique Mall	0.35 km	Centennial Tower	0.24 km
SOS Medika Klinik Kuningan	0.60 km	JW Marriott Hotel Jakarta	0.70 km	Lotte Shopping Avenue	0.80 km	Menara Pertiwi	0.40 km
Ciputra Medical Center	0.75 km	Four Seasons Hotel Jakarta	0.80 km	Kuningan City	2.20 km	Sopo Del Tower	0.40 km
Medikaloka Health Care	0.85 km	The Ritz-Carlton Jakarta, Mega Kuningan	0.85 km	ITC Kuningan	2.30 km	The East	0.40 km
				Mall Ambassador	2.40 km	Noble House	0.50 km
						Wisma Mulia 2	0.70 km
						Capital Place	0.80 km
						Tokopedia Tower	0.90 km
						RDTX	0.90 km
						Menara Jamsostek	1.00 km
						Telkom Tower	1.00 km
						Tempo Scan	1.50 km
						Cyber 2 Tower	1.70 km
						Menara Palma	2.20 km

AN EXCELLENT COLLABORATION

PROPERTY MANAGEMENT

TOKYU PROPERTY MANAGEMENT INDONESIA

PROJECT PARTNER

海外交通・都市開発事業支援機構
Japan Overseas Infrastructure Investment Corporation for Transport & Urban Development

DEVELOPER

TOKYU LAND INDONESIA

CONCEPT DESIGN

TOKYU SEKKEI ARCHITECTS & ENGINEERS

INTERIOR DESIGNER

FIELD FOUR DESIGN OFFICE

CONTRACTOR + ARCHITECT

SHIMIZU CORPORATION
SHMZ

MECHANICAL & ELECTRICAL CONSULTING ENGINEER

pt ARNAN PRATAMA CONSULTANTS
MECHANICAL & ELECTRICAL CONSULTANTS
Sentra Niaga Puri Indah T4/9, Jakarta Barat | 11610, INDONESIA
Phone :62-21 581 7202; Fax :62-21 582 6041;E-mail :pt.arnan@arnanpc.com

ARCHITECTURAL DESIGNER

ANGGARA ARCHITEAM
ARCHITECTURE DESIGNERS

STRUCTURAL & CIVIL ENGINEERING CONSULTANT

DAVY SUKANTA & PARTNERS
STRUCTURAL ENGINEERS

FACADE DESIGNER

MEINHARDT

LANDSCAPE ARCHITECT

TOWNLAND

Shimizu Corporation is an architectural, civil engineering and general contracting firm. It has annual sales of approximately US \$15 billion and has been widely recognized as one of the top contractor in Japan and among the top 20 in the world.



First tiers contractor

One of the biggest contractors in Japan



10,494

Employees



15

Countries Across the Globe



1,456.4 Billion JPY

Consolidated Sales



7

Business Lines

MRT



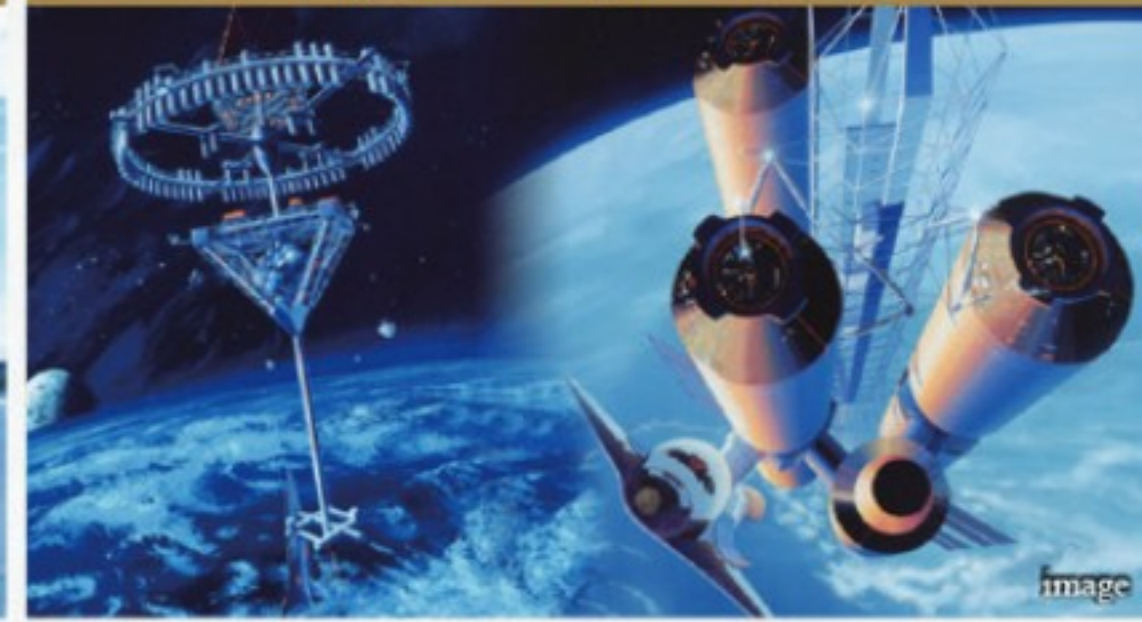
Menara Astra office



Changi Airport



Space Development Plans



BRANZ MEGA KUNINGAN STRONG POINTS

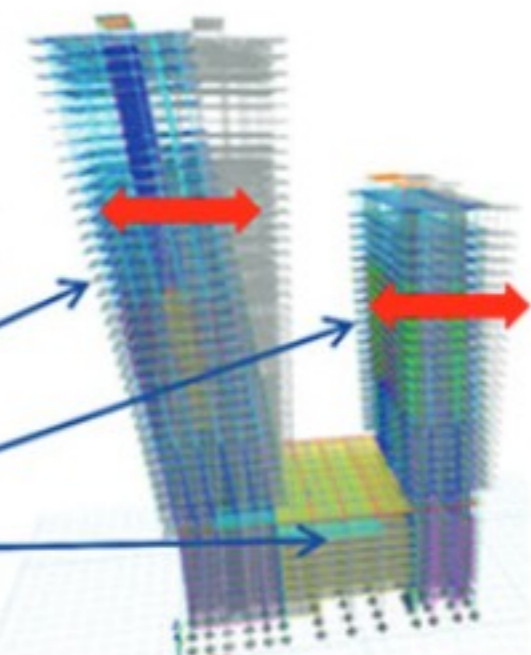
STRENGTH

The building's strength is ensured by its earthquake-resistand structure and rigid-frame structure (dual system).

The two towers are linked by podiums to reduce half of the damage of earthquakes on the building.

LINKED
TWO TOWERS

north tower
south tower
podium



QUALITY IMPROVEMENT

REINFORCING GROUND CONSTRUCTION METHOD

The steel bars are assembled on the ground, which is usually done at high altitudes, and installed after quality checks are made.

PRE CAST

Use of factory-produced concrete ensures high quality.

SAFETY SCREEN

Improved quality of work by securing scaffolds for workers and improved qualitu checks for managers.



MORE INFO!

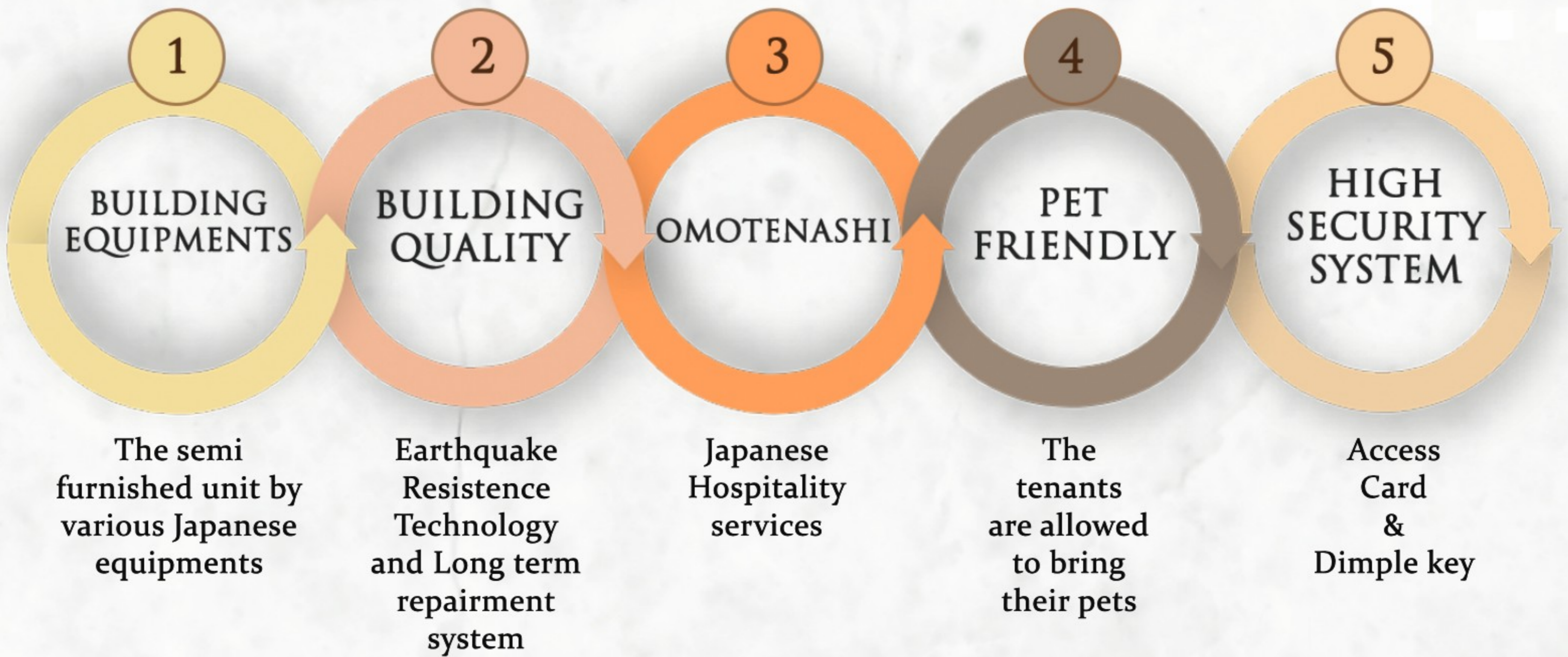
Here's video about BRANZ Mega Kuningan "Strong Points"



SCAN HERE
FOR MORE INFO

STRONG POINT

5 + 1 REASONS WHY PEOPLE CHOOSE BRANZ

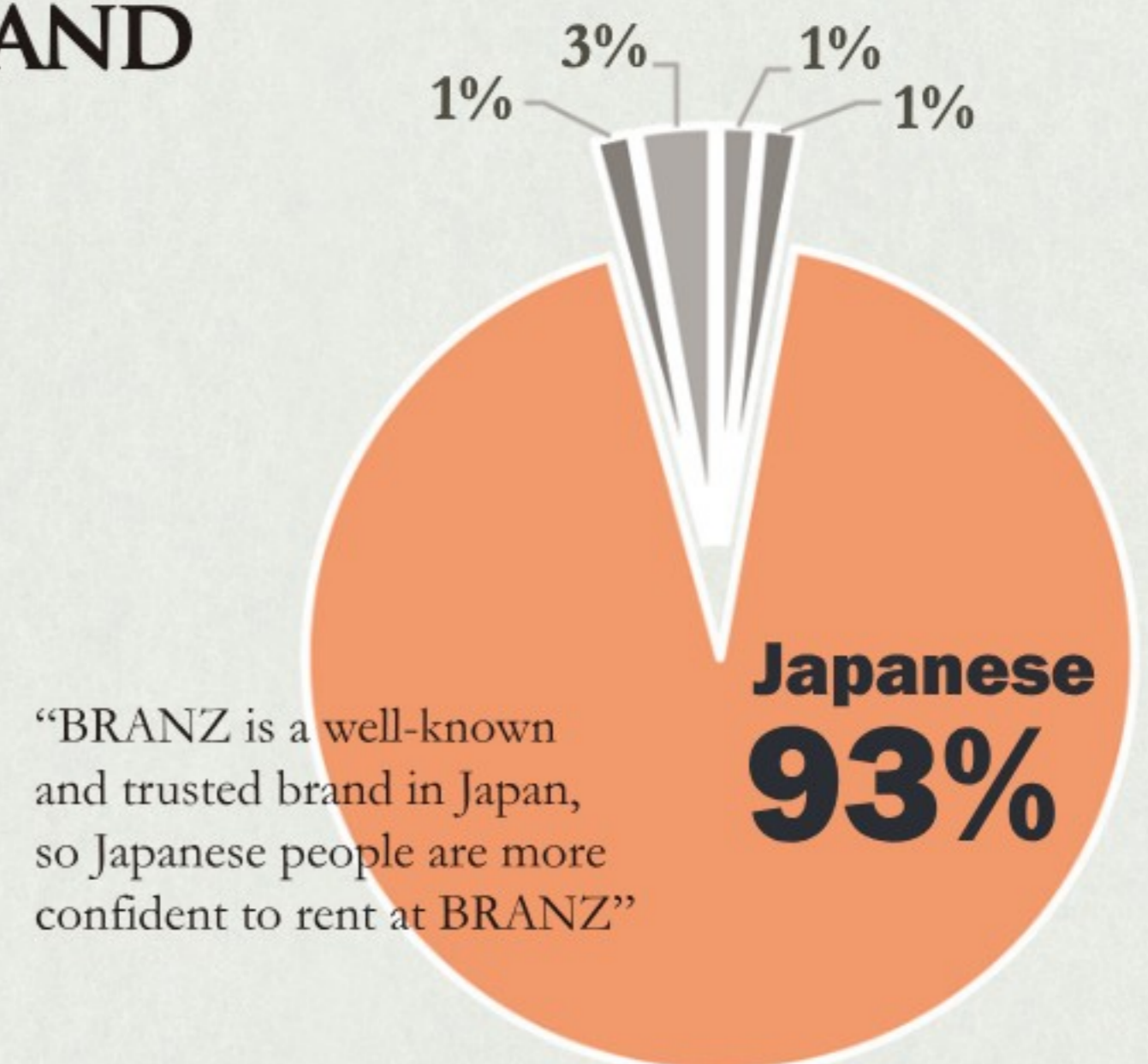
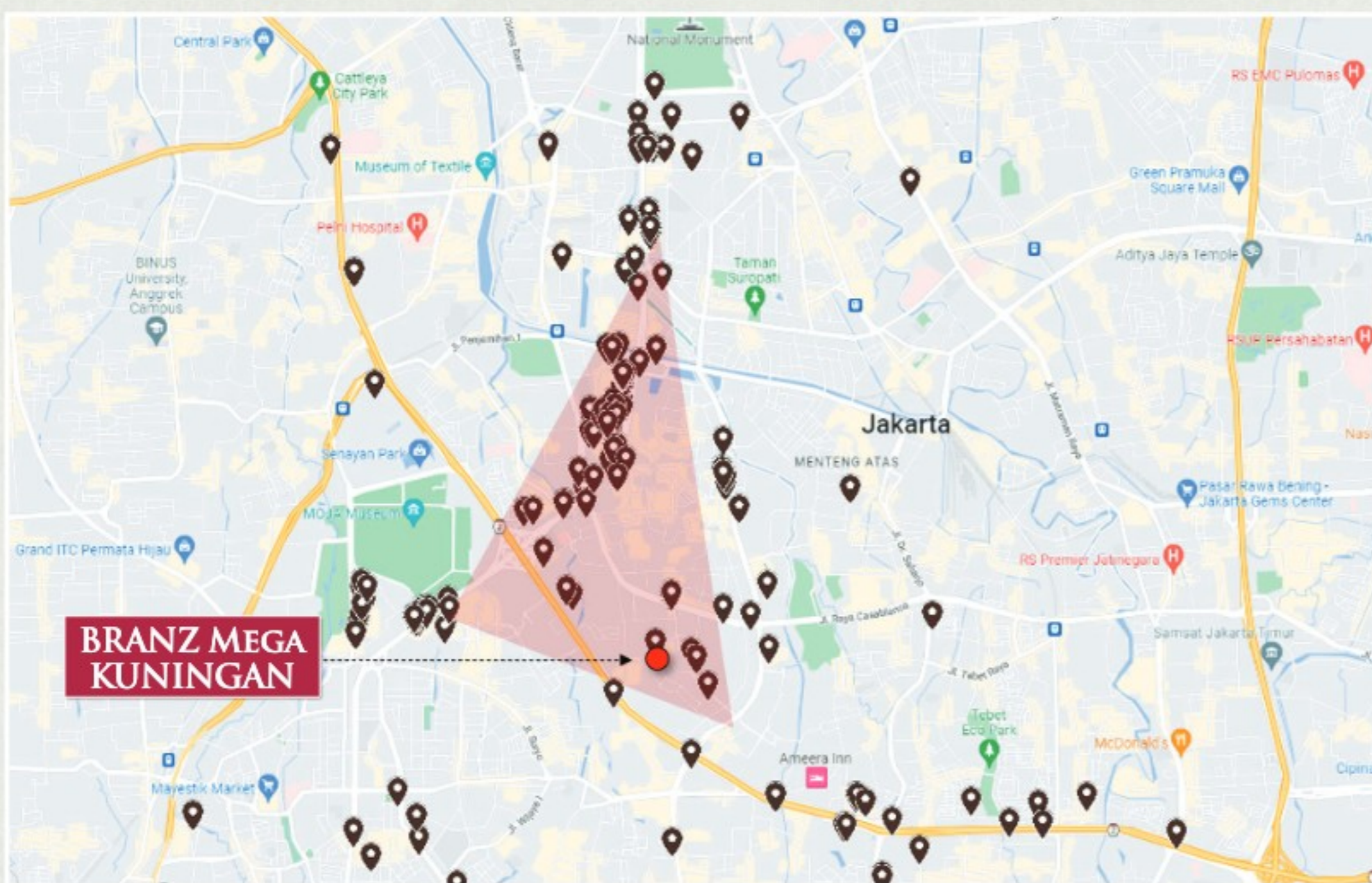


THE REASON WHY JAPANESE TRUST BRANZ 〈日本人に選ばれる理由〉

DESIRE TO LIVE IN A RESIDENCE BUILT BY
A TRUSTED JAPANESE BRAND

As a Japanese real estate developer, we believe that many Japanese people will choose to live in BRANZ MEGA KUNINGAN, because we already have the captive market, surrounded by several Japanese companies, Expat and the lease price will be very competitive.

Japanese Company in Jakarta



“BRANZ is a well-known and trusted brand in Japan, so Japanese people are more confident to rent at BRANZ”

Number of Japanese Company In Jakarta +/- 650	Number of Japanese Expat/Family In Jakarta +/- 11,000
Japan Expat Budget For Leasing (The Variable may vary)**)	
Single: IDR 22,5 Mio – IDR 50 Mio*)	
Family (1)***) : IDR 30 Mio – IDR 63 Mio*)	
Family (2)***) : IDR 45,2 Mio – IDR 70,4 Mio*)	

*) Incl Leasing Tax
**) The Range may vary between the furnished Unit, and the monthly fee that borne by the owner or tenants
***) Family (1): Family with one child; Family (2): Family with two children

MORE INFO!

Here's an easy-to-understand video on "easy to lease"



SCAN HERE FOR MORE INFO

RETAIL



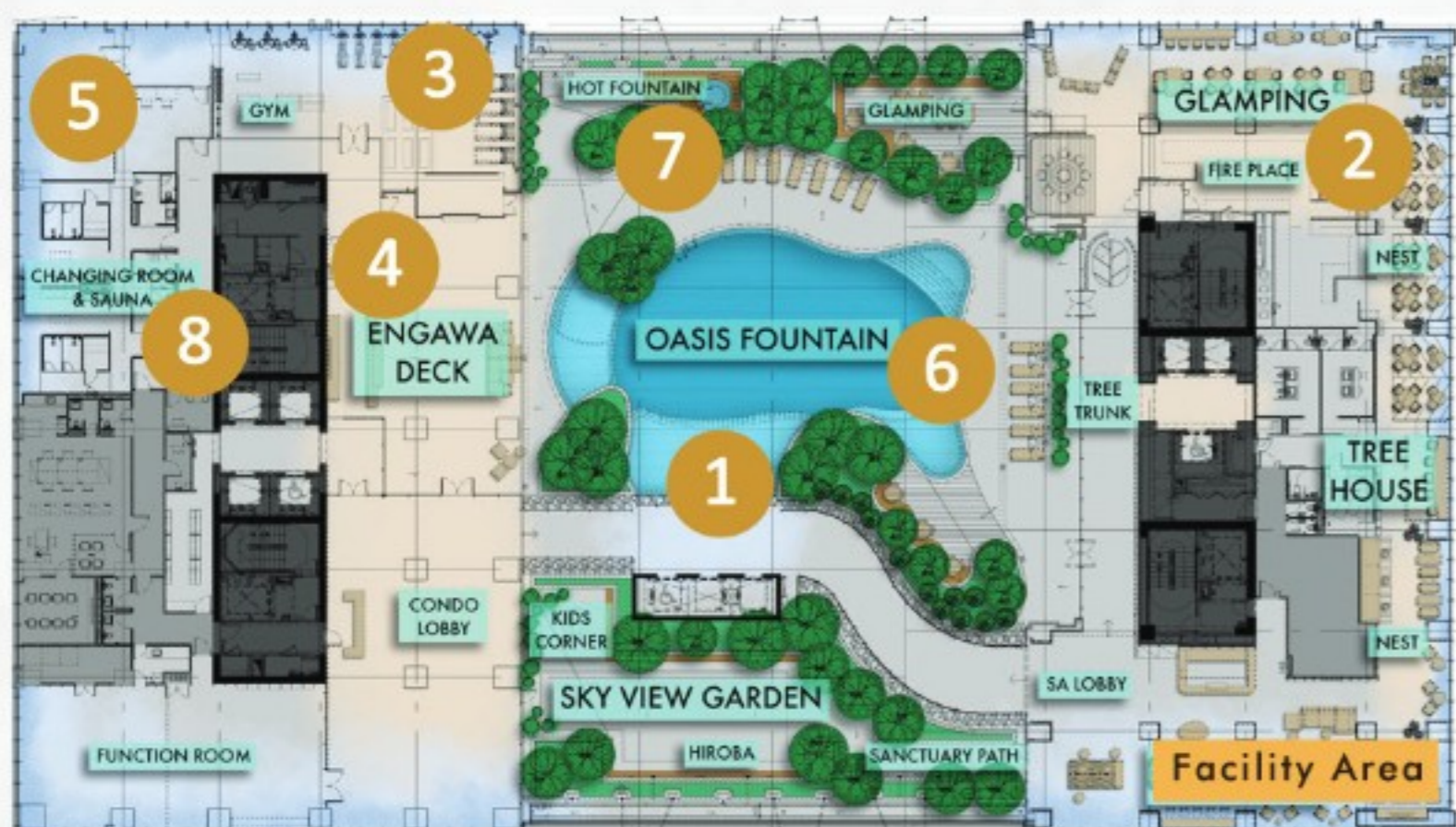
Note : This image/photo does not guarantee the tenant configuration

COMMERCIAL AREA

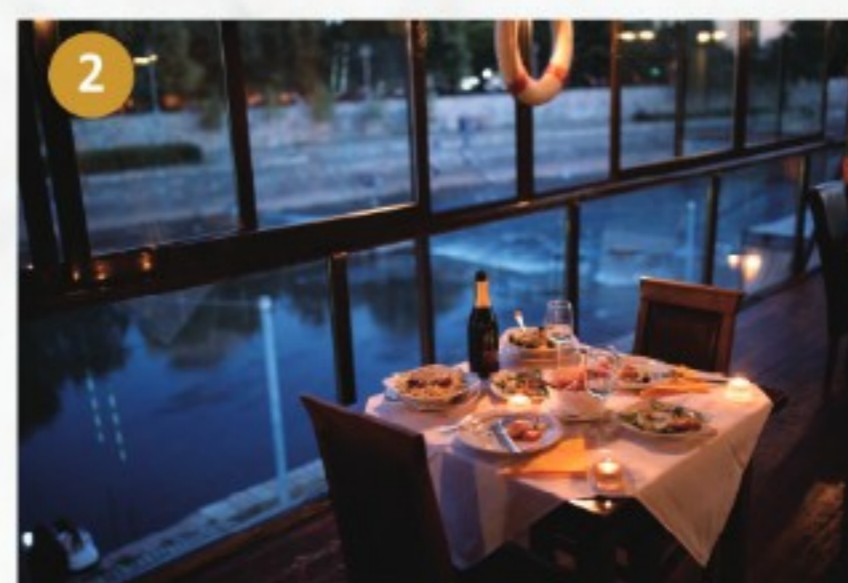
COMMERCIAL AREA AND RETAIL FOSTERS A DIVERSE RANGE OF OPTIONAL SUCH AS AN AUTHENTIC JAPANESE RESTAURANT, SUPERMARKET AND PHARMACEUTICAL



FACILITIES



1 WATER FOREST



2 RESTAURANT

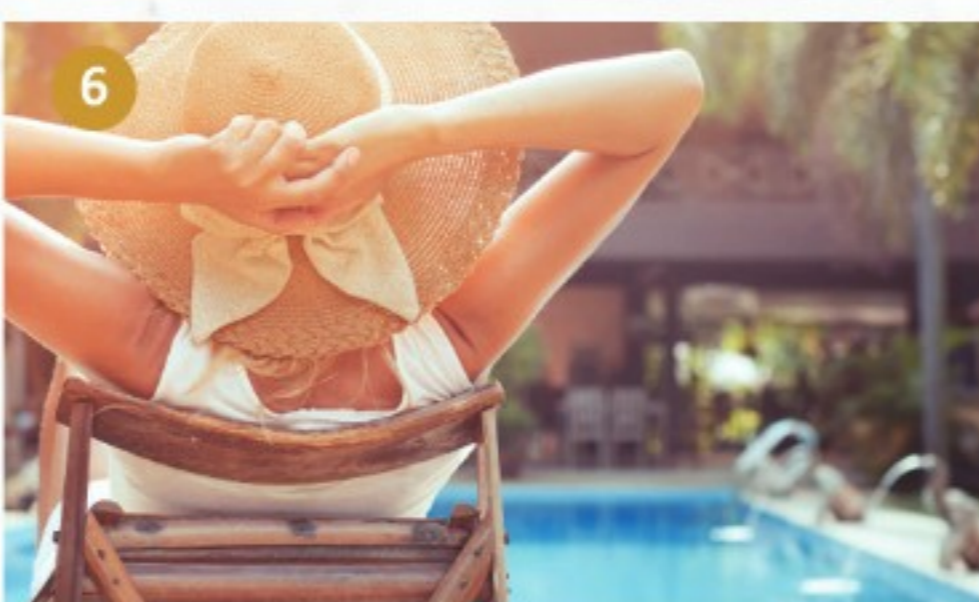


3 FITNESS GYM



4 ENGAWA DECK

5 YOGA STUDIO



6 OUTDOOR POOL



7 JACUZZI



8 SAUNA

WATER FOREST CONCEPT

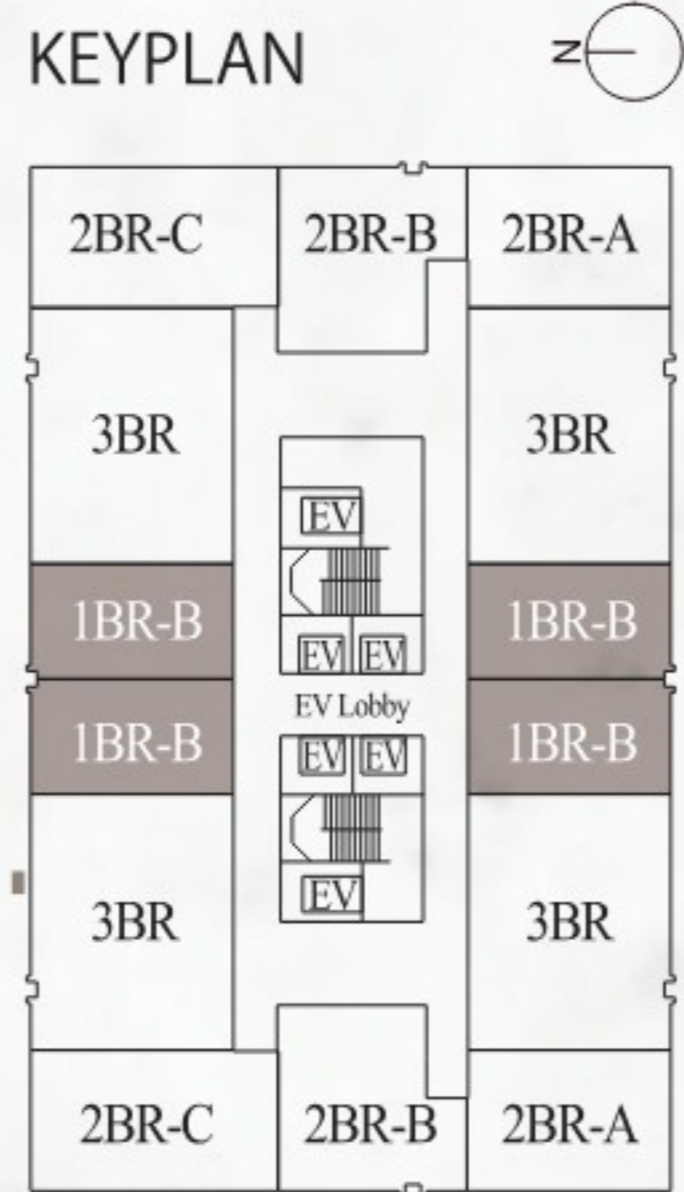
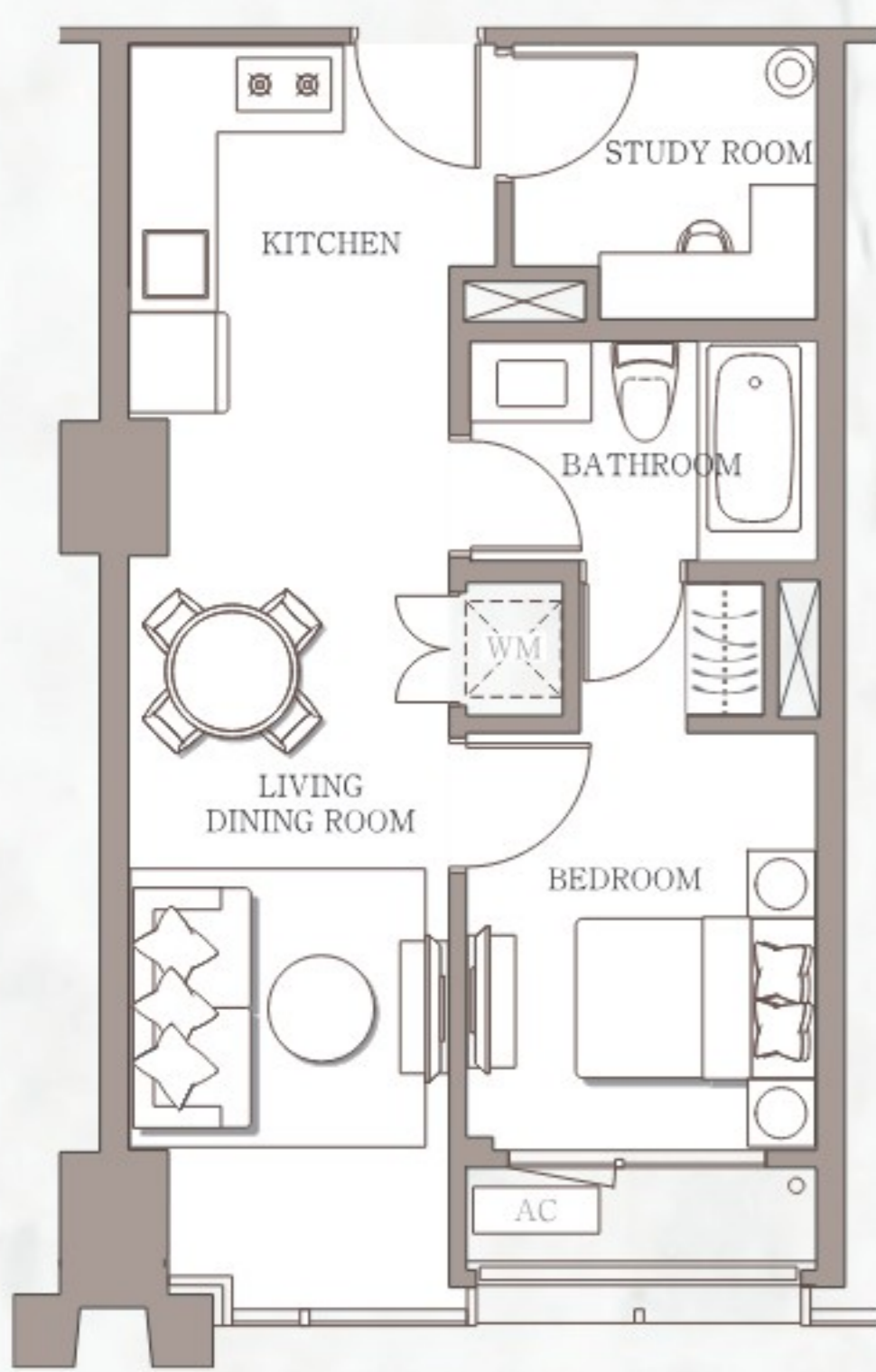
WATER FOREST FOSTERS A DIVERSE RANGE OF ACTIVITIES, AN OASIS FLOATING INSIDE THE CITY, WHERE INNER & OUTER SPACES ARE UNITED.

*Rendering and illustrations are artist impressions only and cannot be regarded as representation of fact.

UNIT TYPE COLLECTION

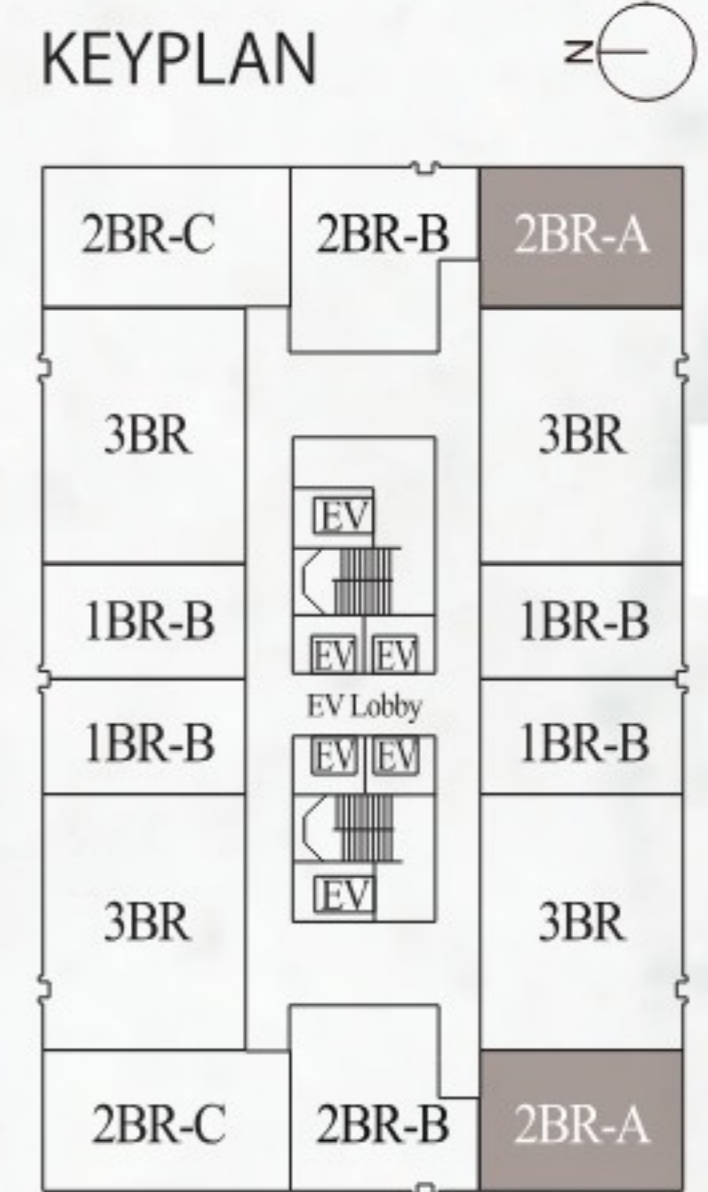
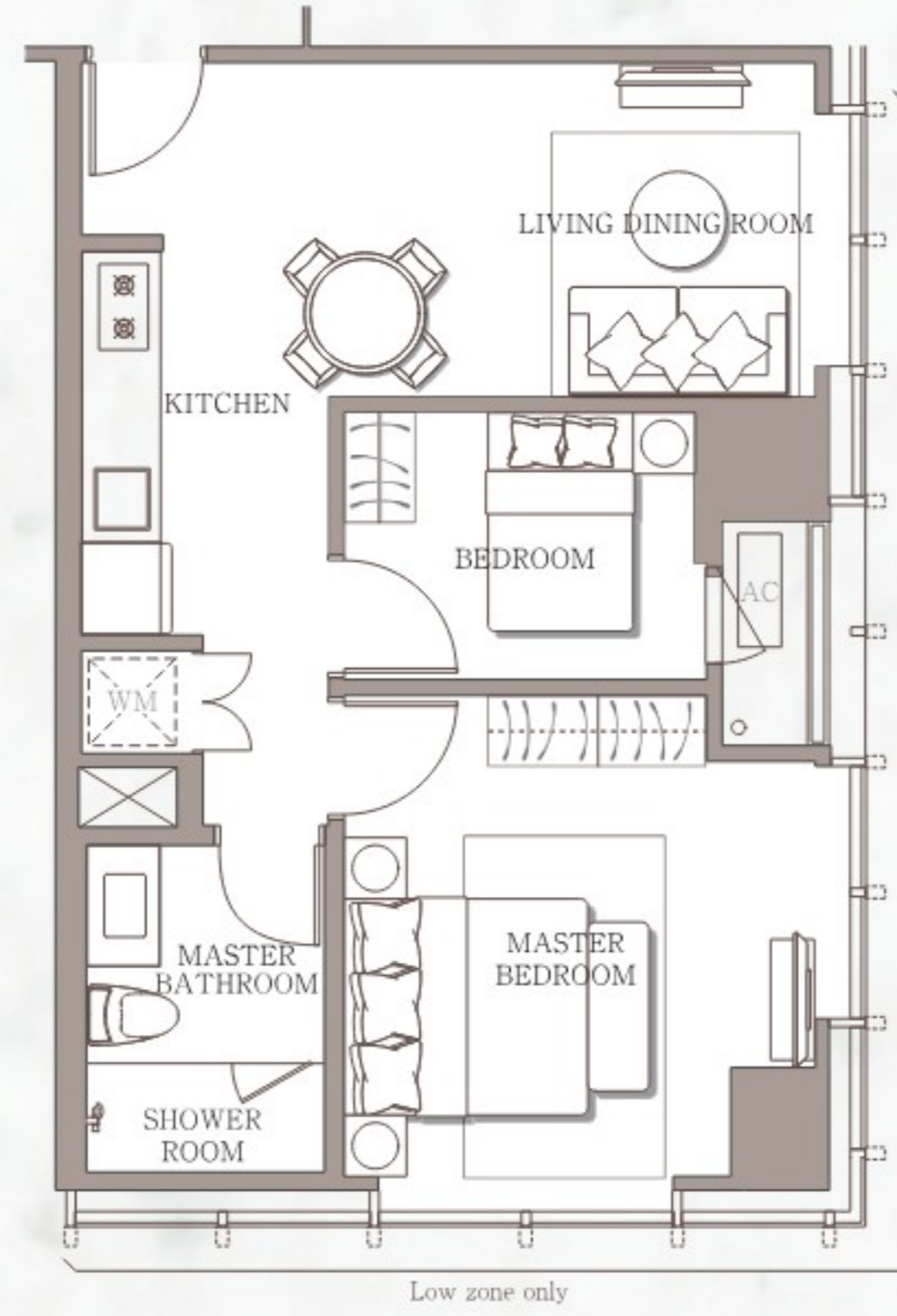
UNIT 1BR-B

Semi-gross Size / ± 61 m²



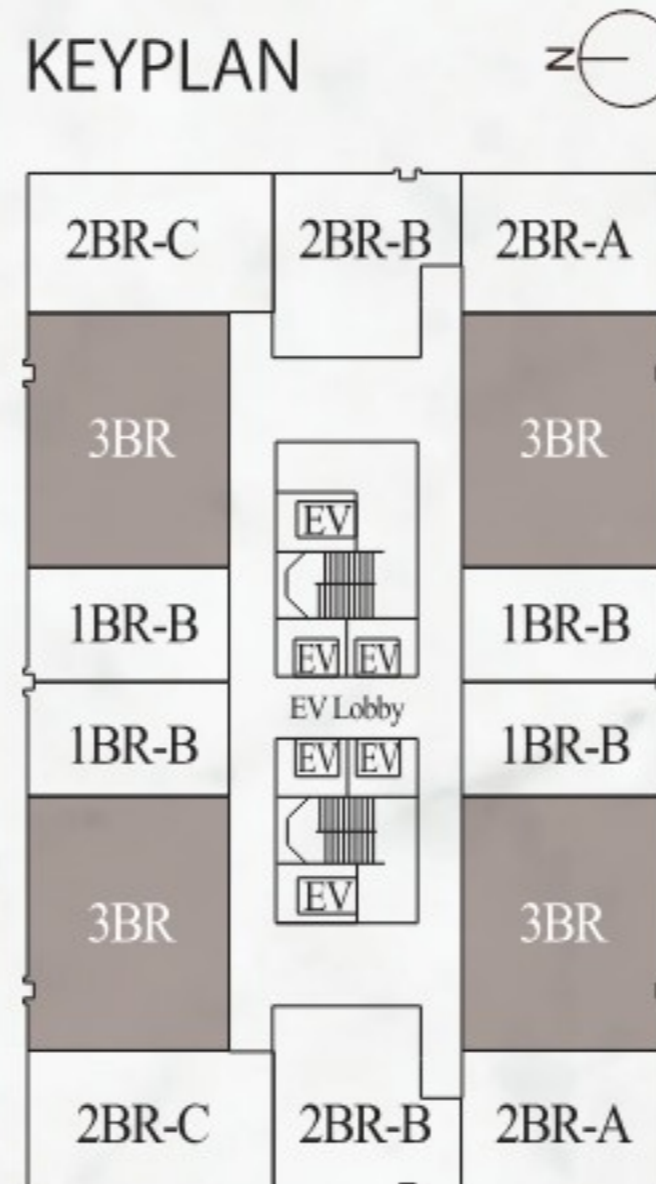
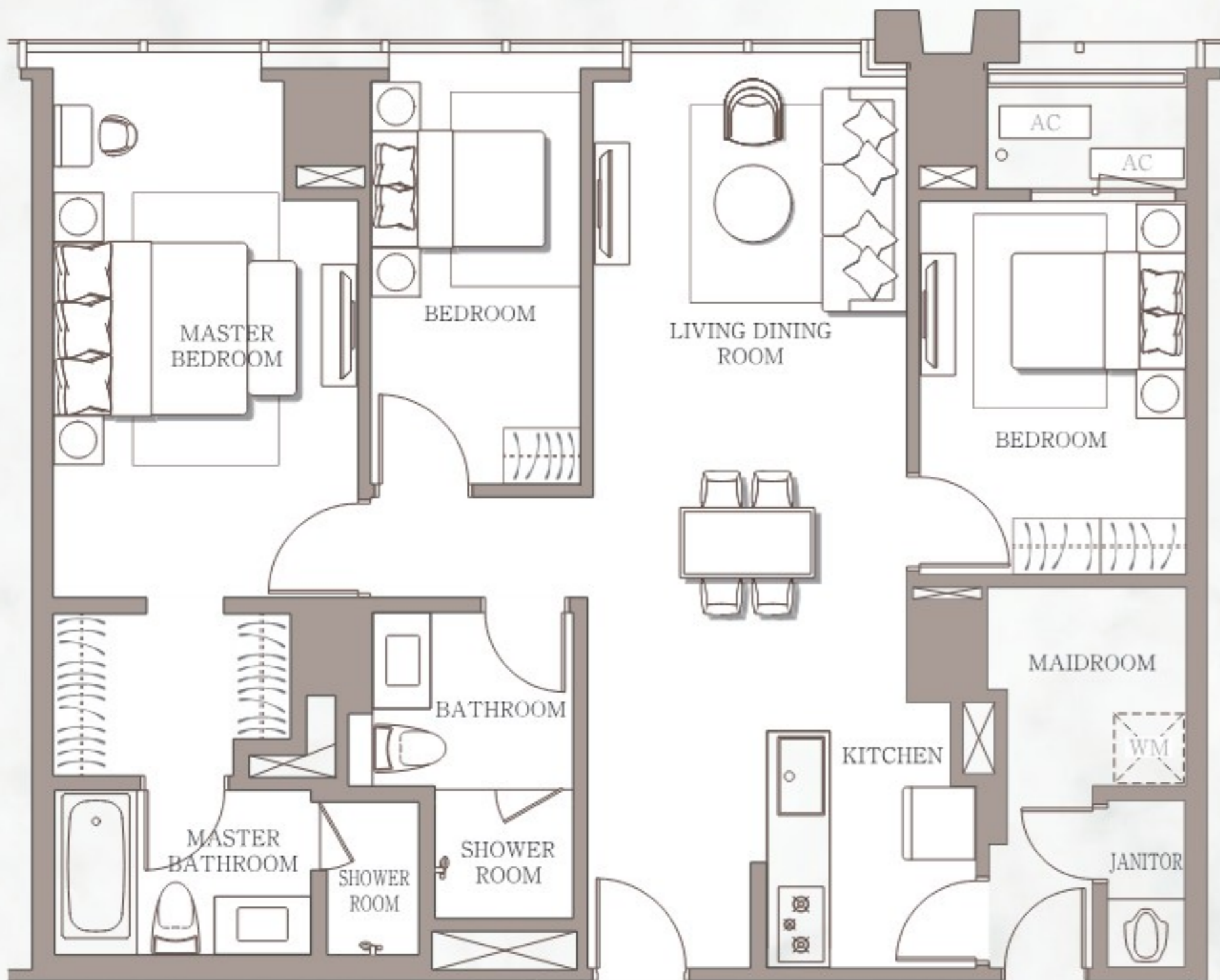
UNIT 2BR-A

Semi-gross Size / ± 74 m²



UNIT 3BR

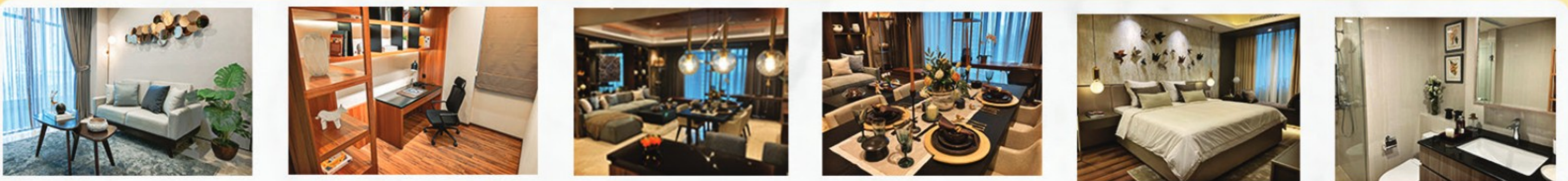
Semi-gross Size / ± 136 m²



Specification

Foundation:	Reinforced concrete pile
Upper Structure:	Reinforced concrete structure
Wall finish	
Living Room, Dining Room, Bedroom:	Plaster with paint finish
Bathroom:	Porcelain tile
Service Area, Maid Bedroom:	Plaster with paint finish
Floor finish	
Living Room, Dining Room:	Marble
Bedrooms:	Wood vinyl flooring
Bathroom (TOTO):	Porcelain tile
Service Area, Maid Bedroom:	Ceramic tile
Ceiling:	Ceiling board with paint finish
Kitchen	
Appliances:	Kitchen stove range hood (Franke)
Water Purifier (Toclas)	
Counter Top:	Granite
Wardrobe:	Built-in on Main Bedrooms
Doors:	Main door - Solid engineered wood door
AC:	Wall-mounted Type

PHOTO GALLERY



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