



District

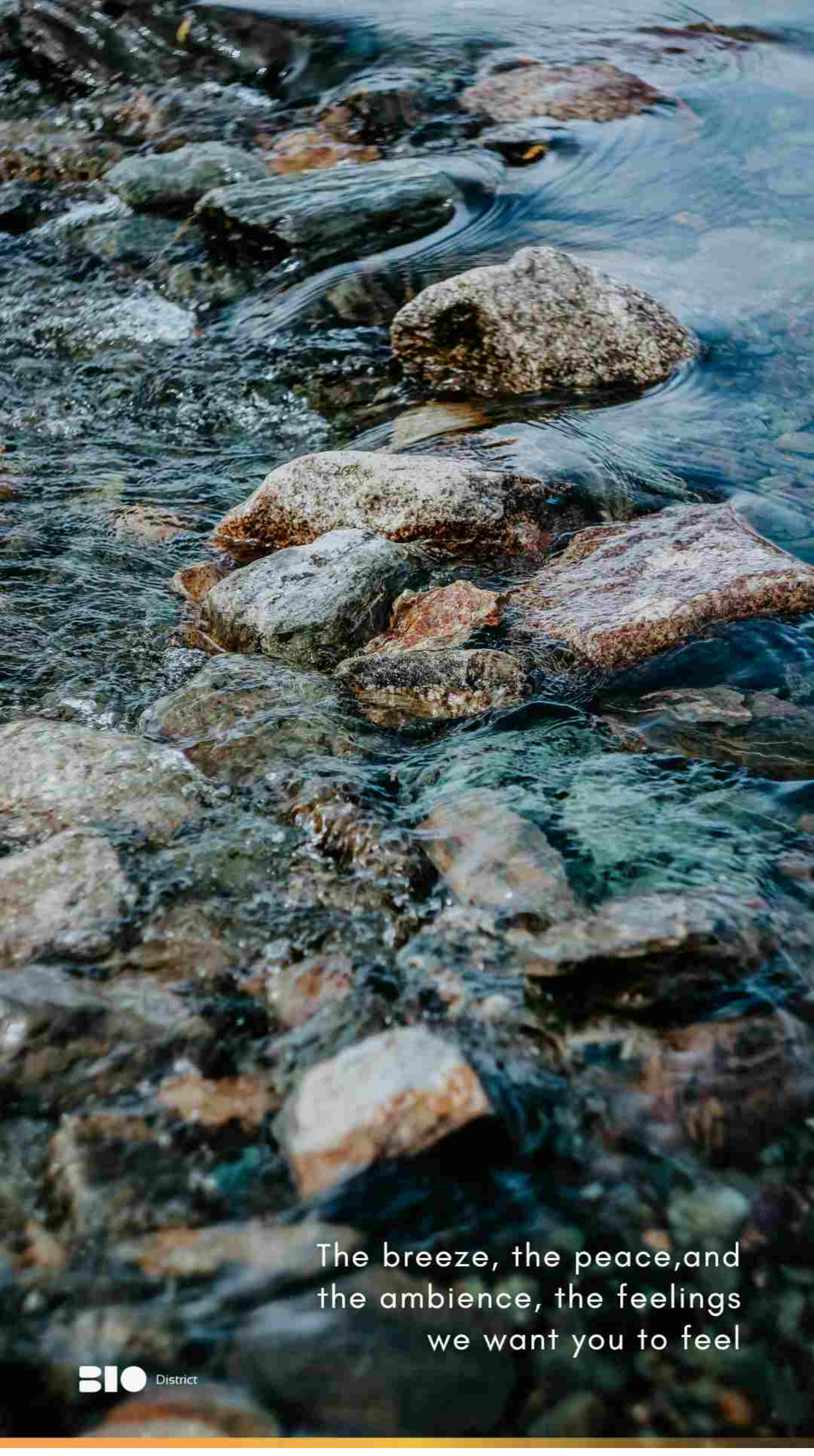




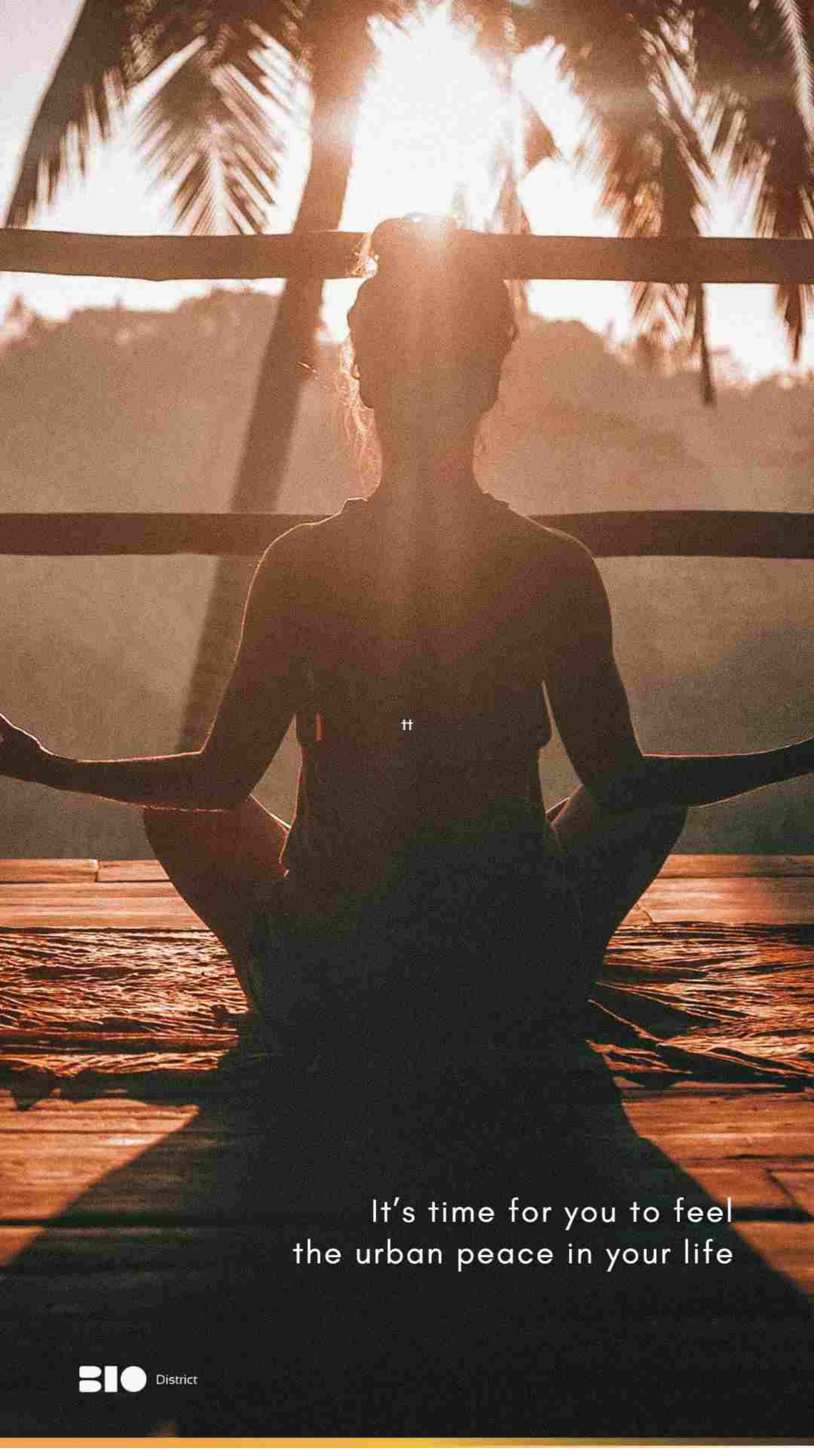
Good Life is
About To *Begin*

Feel the warmth that
connect us back to them





The breeze, the peace, and
the ambience, the feelings
we want you to feel



tt

It's time for you to feel
the urban peace in your life



The Comfort of Living in *The Heart of BSD*

Convenience and an urban lifestyle
awaits you here

ACCESSIBILITY

- Rawa Buntu Gate
- Cilenggang Gate
- AEON Gate
- St. Rawa Buntu
- St. Serpong
- St. Cisauk

LIFESTYLE:

- The Breeze
- AEON Mall
- QBIC
- Teras Kota
- ITC BSD
- ICE BSD

EDUCATION:

- Sinarmas Academy
- Sampoerna Academy
- Santa Ursula
- BINUS School
- Al-Azhar
- Ora' Et Labora
- Univ Prasetiya Mulya
- Monash University

CENTRAL CBD

- Green Office Building
- Digital Hub BSD
- Wisma BCA
- Foresta Business Loft
- Astra Biz Center

HOSPITAL

- Eka Hospital
- RS Columbia Asia
- RSIA Putra Dalima



Cisauk

Rawa Buntu

Jurang Mangu

Serpong

Sudimara

Tanah Abang

Kebayoran

Bojoran Lh

Merujuk Barat

Easy Access To Commuter Line

Takes only

3

minutes

from BIO District

Takes only

45

minutes

To Tanah Abang

Takes only

55

minutes

to Sudirman



The most important thing is
to be happy, go enjoy your life!



LIFE STYLE



QBIG BSD



The Breeze BSD

AEON BSD



LIFE STYLE



Ocean Park



BSD X-Treme Park



ICE BSD

A man with dark curly hair and a beard, wearing a grey long-sleeved shirt, is sitting at a table in a cafe, working on a laptop. He is wearing a watch on his left wrist. On the table, there is a white coffee cup and a smartphone. In the background, another person with long dark hair is partially visible. The cafe has large windows looking out onto a street with buildings and trees. Warm orange pendant lights hang from the ceiling.

Living near to your work place,
it's such a bless

CBD AREA

Green Office

Grha Unilever BSD

BSD Digital Hub

District

CBD AREA

Mandiri Tower BSD



BRI

OCBC BSD



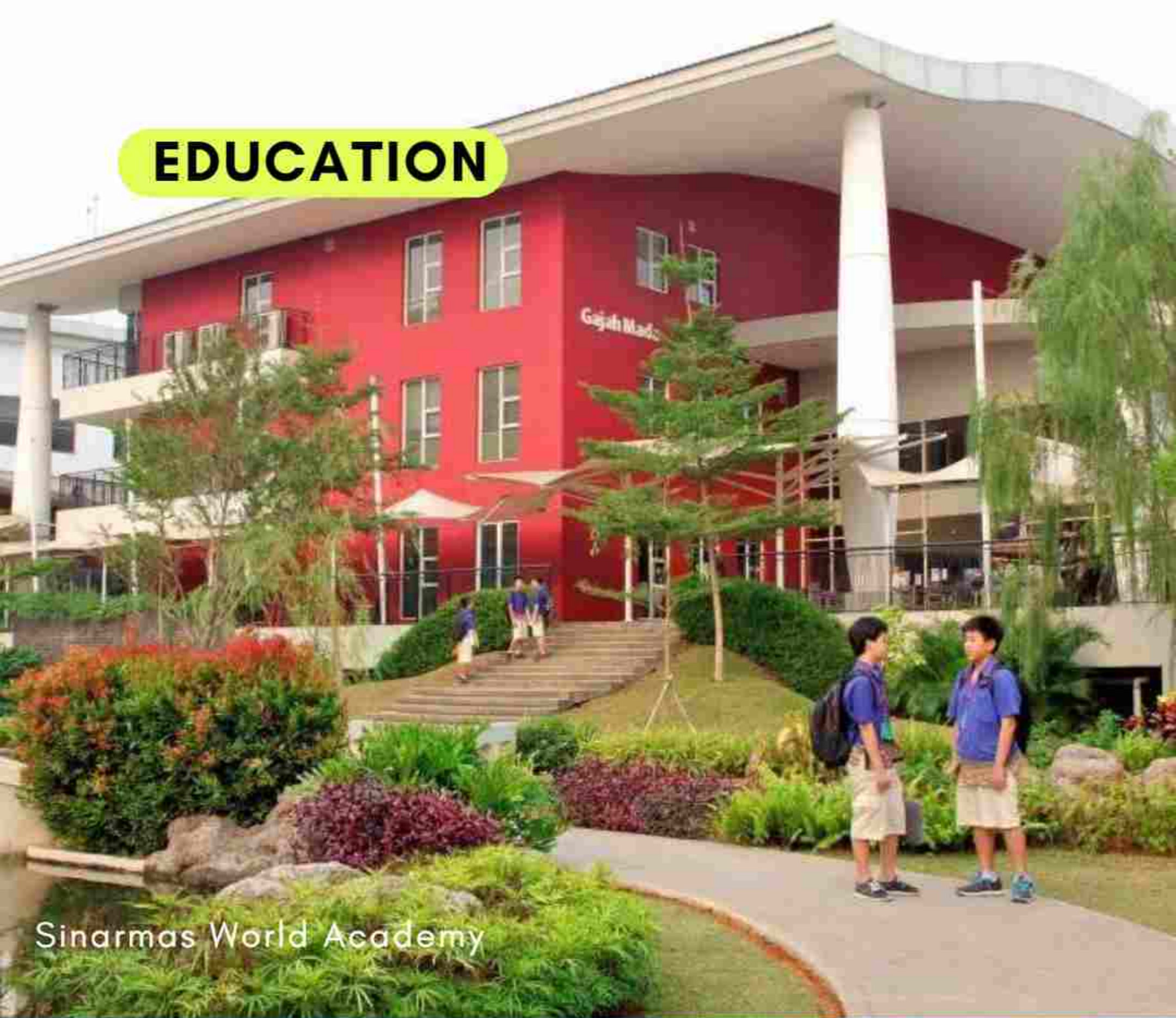
CBD AREA





Convenience is what they need,
Give them the best they can have

EDUCATION



Sinarmas World Academy



Sampoerna Academy

EDUCATION



Blnus School BSD



Nanyang School

EDUCATION

IPEKA Plus BSD

Al-Azhar

Santa Ursula

EDUCATION



Universitas Prasetiya Mulya



Universitas Atma Jaya



Monash University BSD

We bring your experience
to a whole new level

HOTELS



Mercure BSD



Ibis Styles BSD



Trembesi BSD

HOTELS

Sahid Hotel BSD

Grand Zuri

Santika Première



District

Hotel

A full-page photograph of a man and a woman in light blue medical scrubs and white lab coats walking on a brick path. They are surrounded by trees with bright yellow autumn leaves. A metal fence and a body of water are visible in the background.

The greatest wealth is
health, you should care
more about yourself

HOSPITAL


EKA HOSPITAL





Cherish every single time
with your love one



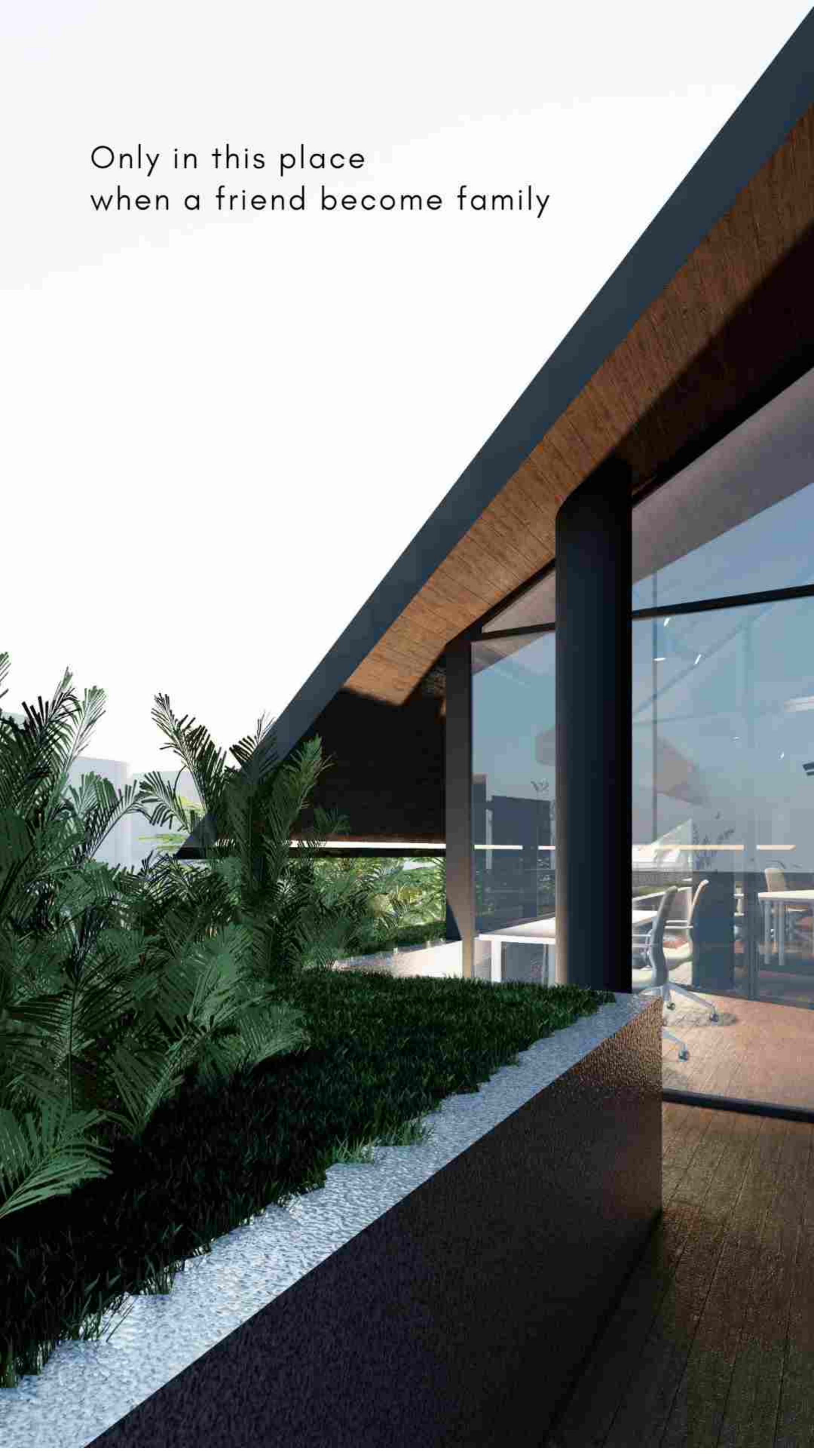
Time flew so fast, filled
with many memories and love

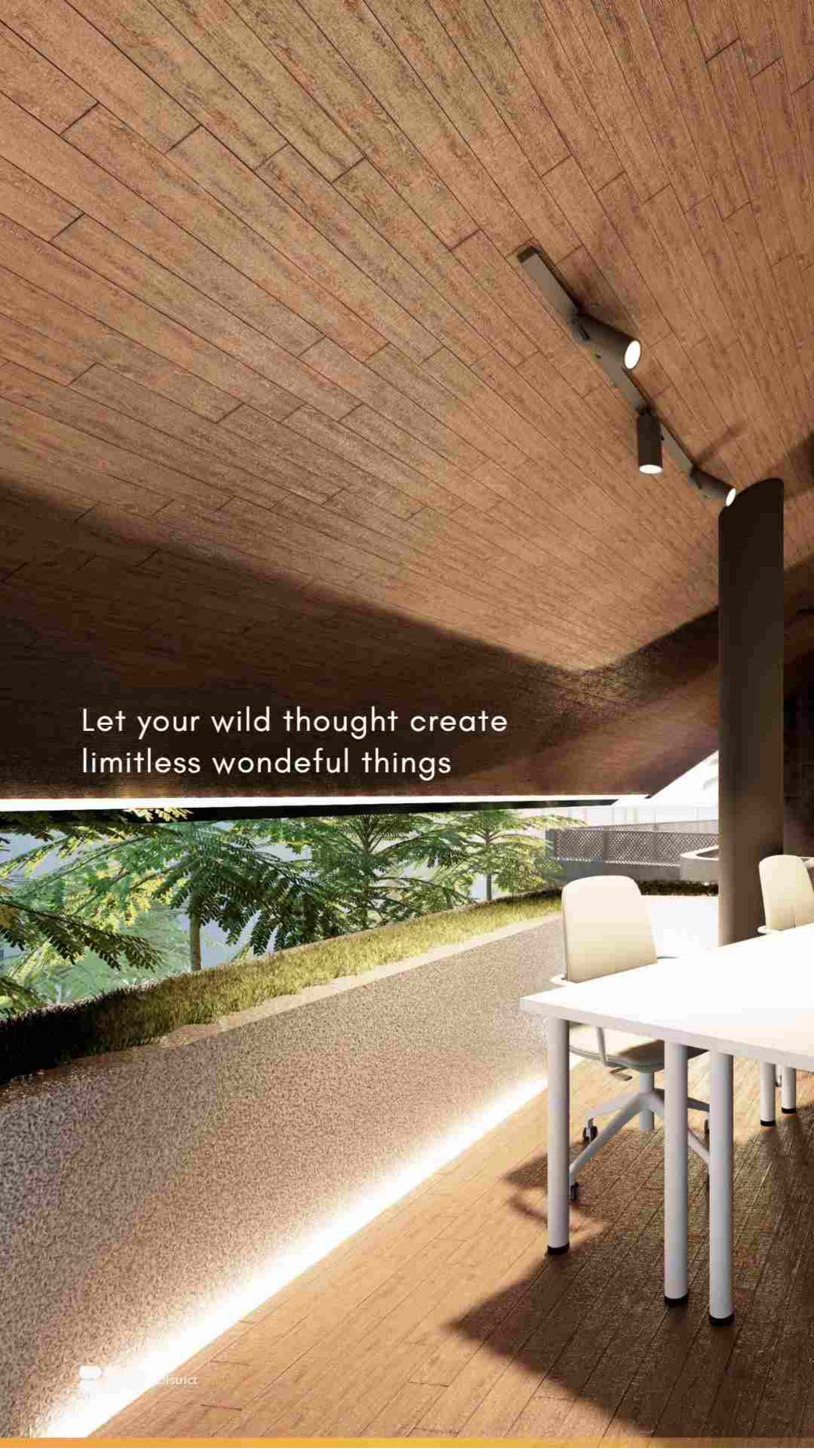


The image shows the exterior of a building named 'THE CLUBHOUSE'. The building features a light-colored stone wall on the upper level and a darker, textured stone wall on the lower level. Two tall, slender fern trees are positioned in the foreground, partially obscuring the building. The sky is a clear, pale blue. The title 'THE CLUBHOUSE' is displayed in large, bold, dark letters with a gold outline, set against a light blue background that spans the width of the image.

THE CLUBHOUSE

Only in this place
when a friend become family





Let your wild thought create
limitless wonderful things

Along the simple line
on the unruffled forehead of a wall
in joyful and large openings



Love begins at home,
the action speaks for itself.







Creating a private time
experience for you

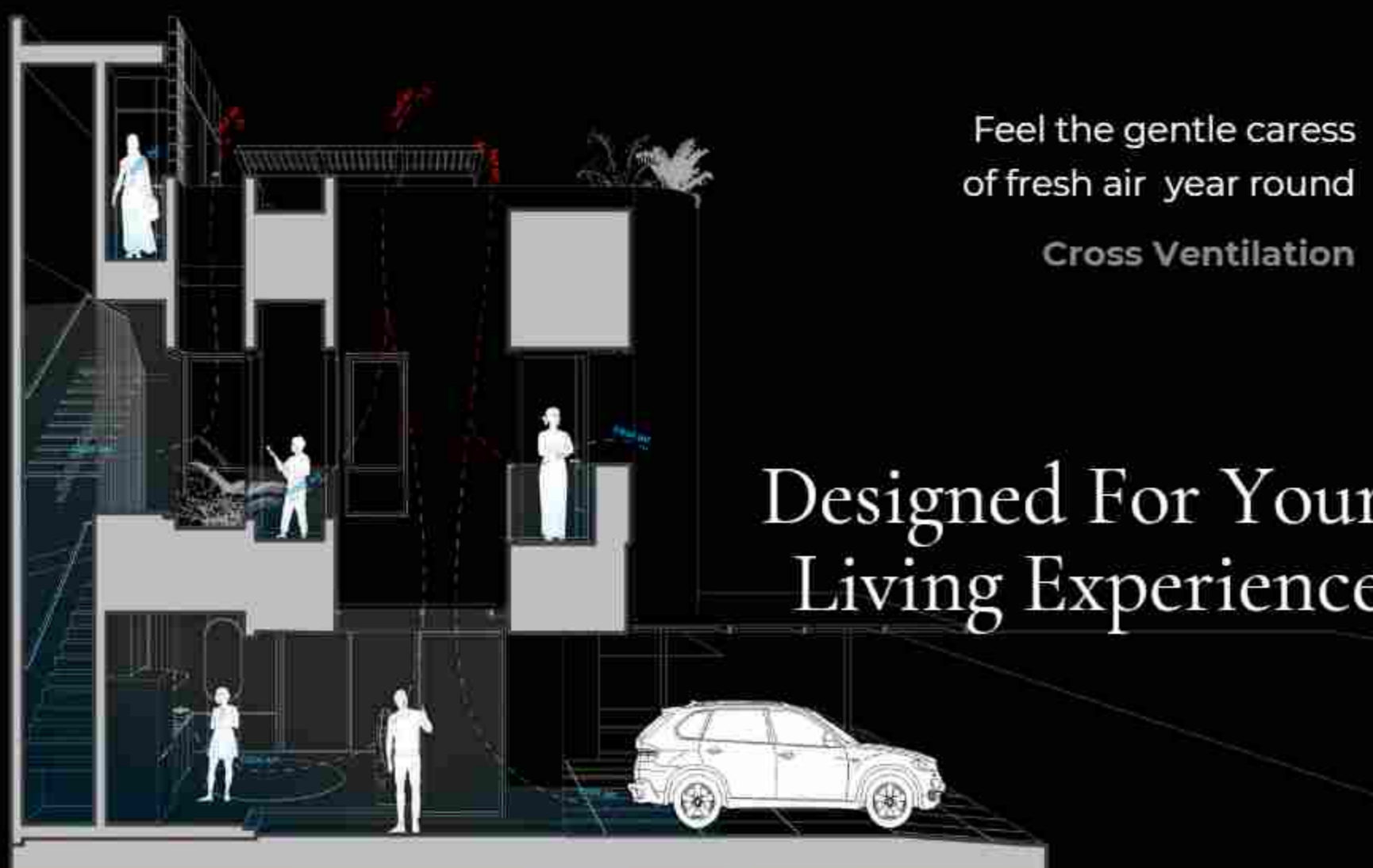
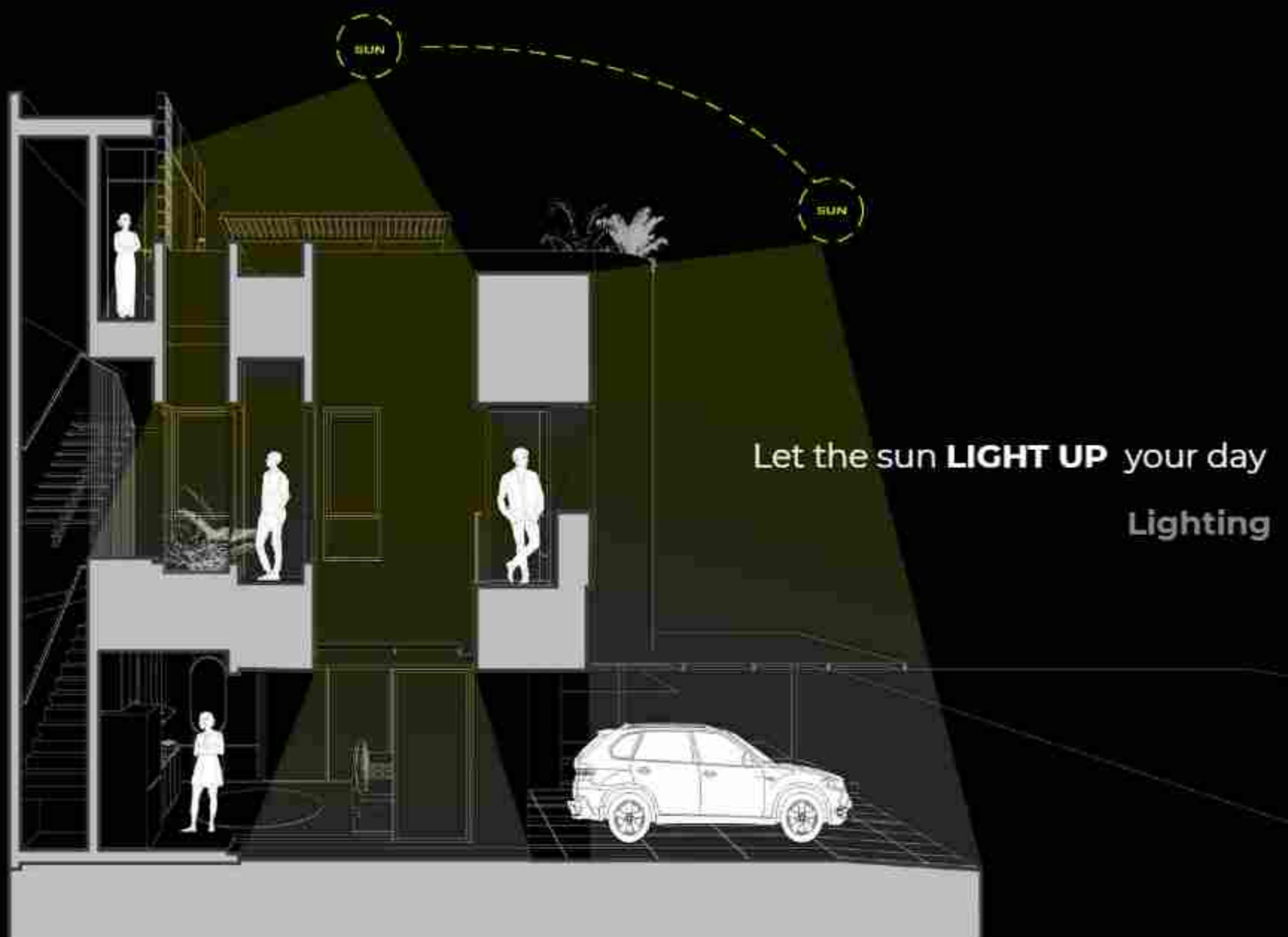
An aerial photograph of a park path. The path is a reddish-brown color and runs vertically through the center of the image. It is flanked by dense green foliage, including many trees with feathery leaves. On the left side of the path, there is a dark, textured wall or fence. Several black light fixtures are visible along the path. The overall scene is lush and green, with a sense of being in a park or forest.

Long and shady trees, feeling
the breeze passing by, the only
thing we've been longing for





Run with the sound of nature,
a new experience you need



Type C



















TYPE C

Floor Area: 137 sqm

Build Area: 112 sqm

Land Area: 84 sqm



100m from the 5th Rail Station



1 Kitchen



2 Car Park

STANDARD



1st Floor

1000sqm

TYPE C

Floor Area: 172 sqm

Build Area: 130 sqm

Land Area: 84 sqm



100m from Bus Station



500m from Subway Station



1 Kitchen



2 Car Park

UPVALUE ROOFTOP



TYPE C

Floor Area: 140 sqm

Build Area: 118 sqm

Land Area: 108 sqm



100m from the 5th Railway Station



1 Kitchen



2 Car Parks

CORNER UNIT



1st Floor

1000sqm

TYPE C

Floor Area: 180 sqm

Build Area: 140 sqm

Land Area: 108 sqm



1 Kitchen



2 Car Parking

100m from MRT Station



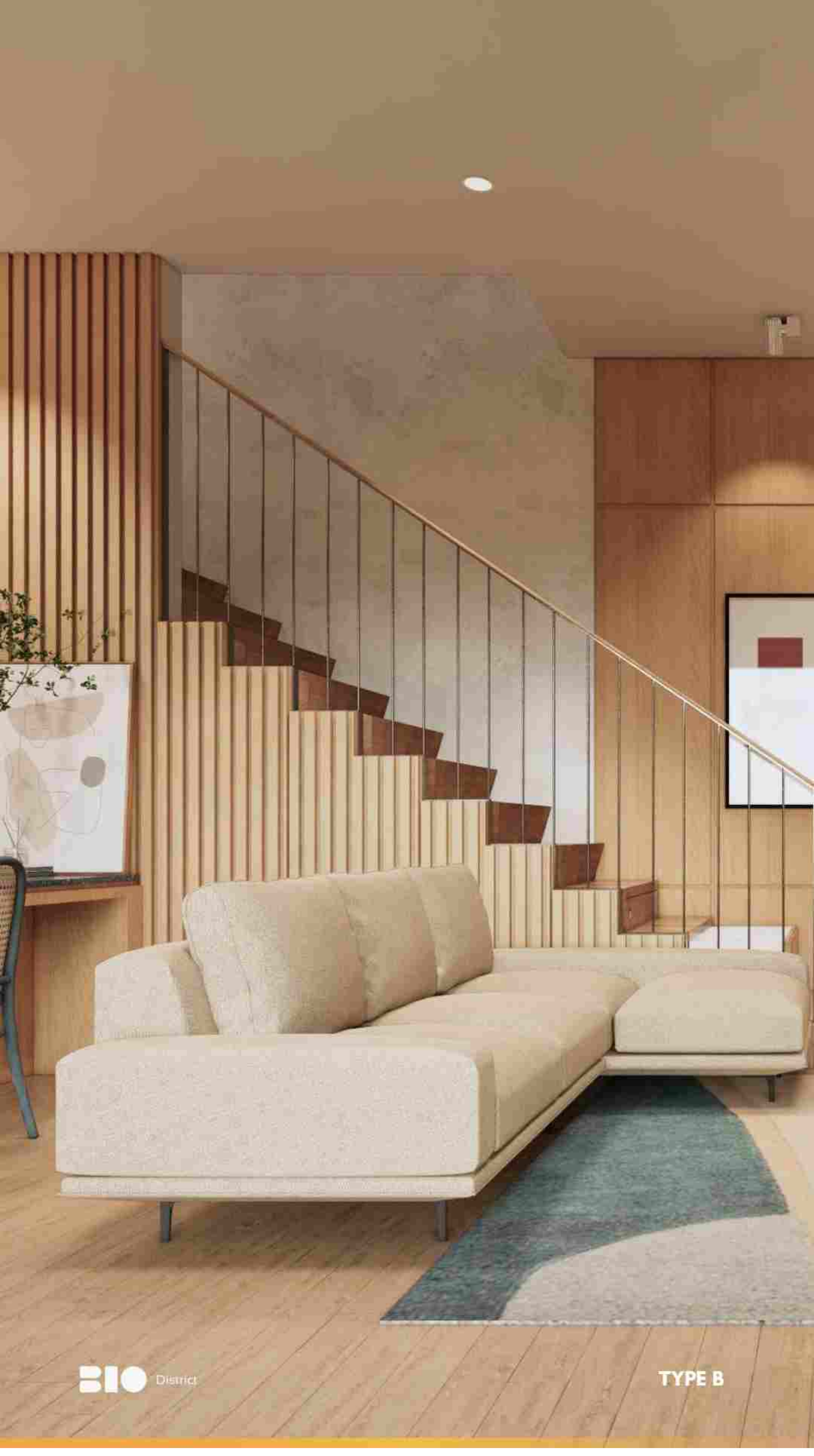
CORNER UNIT UPVALUE ROOFTOP

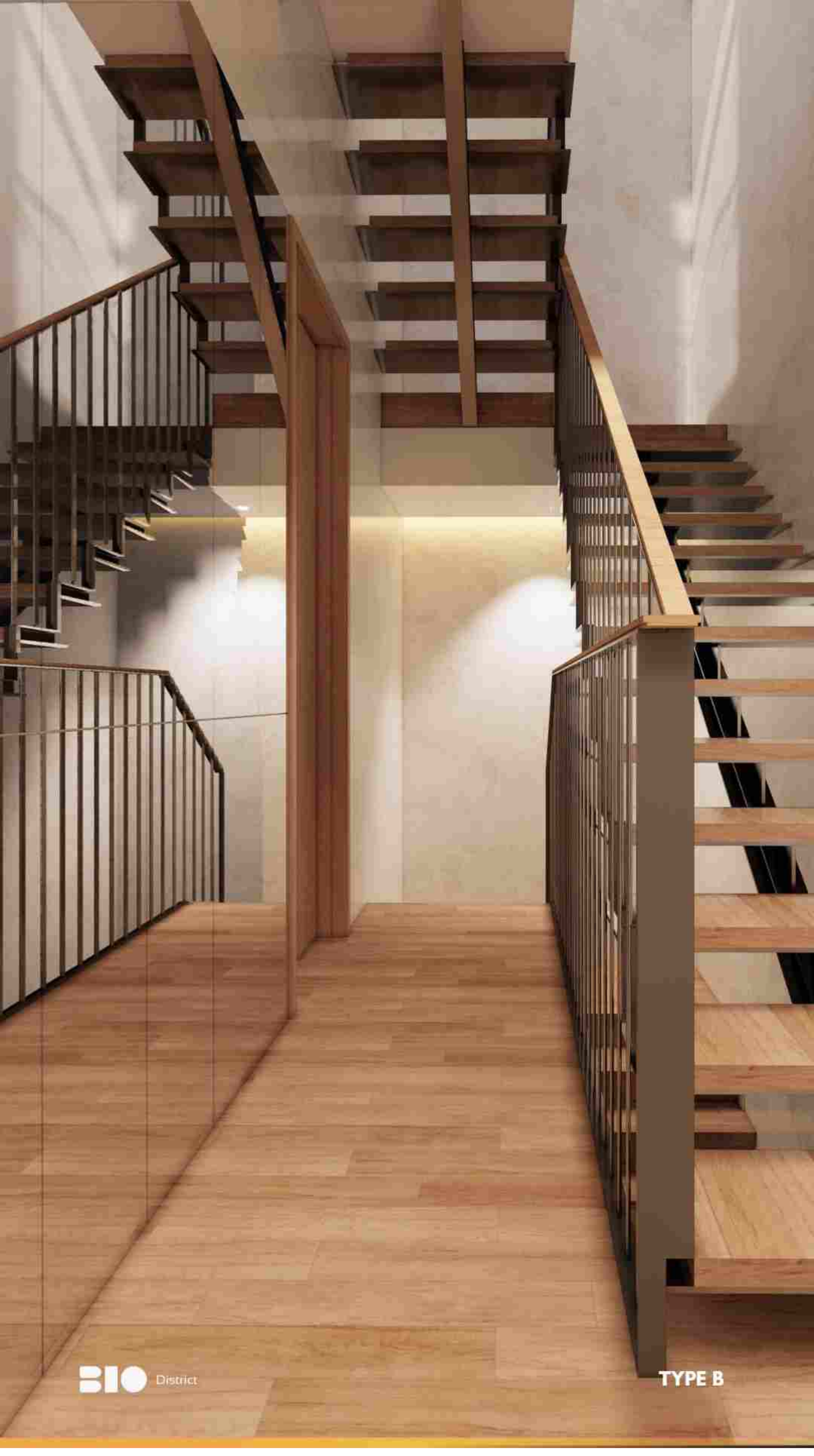


Stepping into the world
of sustainability

Type B























1st Floor



2nd Floor

TYPE B

Floor Area: 114 sqm

Build Area: 92 sqm

Land Area: 72 sqm



3 Bedroom



3 Bathroom



1 Kitchen



2 Car Port

STANDARD



1st Floor



2nd Floor



Rooftop

TYPE B

Floor Area: 141 sqm

Build Area: 102 sqm

Land Area: 72 sqm



3 Bedroom



3 Bathroom



1 Kitchen



2 Car Port

UPVALUE ROOFTOP



1st Floor



2nd Floor

TYPE B

Floor Area: 119 sqm

Build Area: 96,5 sqm

Land Area: 96 sqm



3 Bedroom



3 Bathroom



1 Kitchen



2 Car Port

CORNER UNIT



1st Floor



2nd Floor



Rooftop

TYPE B

Floor Area: 146 sqm

Build Area: 108 sqm

Land Area: 96 sqm



3 Bedroom



3 Bathroom



1 Kitchen



2 Car Port

UPVALUE ROOFTOP



Harmony makes every small
things in your life grow

The image is a full-page architectural rendering of a modern building facade. The building features a light grey, vertically-slatted exterior with a prominent, polished golden vertical column in the center. Rectangular windows are integrated into the facade. Below the main facade is a carport with a dark roof. A dark blue Mercedes-Benz G-Class (G-Wagen) is parked in the carport, with a license plate that reads 'B 1970 SSW'. To the left, a small portion of a light blue car is visible. To the right, a white car is partially seen. In the foreground, there is a large, dark green fern plant in a planter. The ground is paved with dark, textured cobblestones. The sky is a clear, light blue. The text 'Type A' is centered in the middle of the image, enclosed in a yellow oval.

Type A





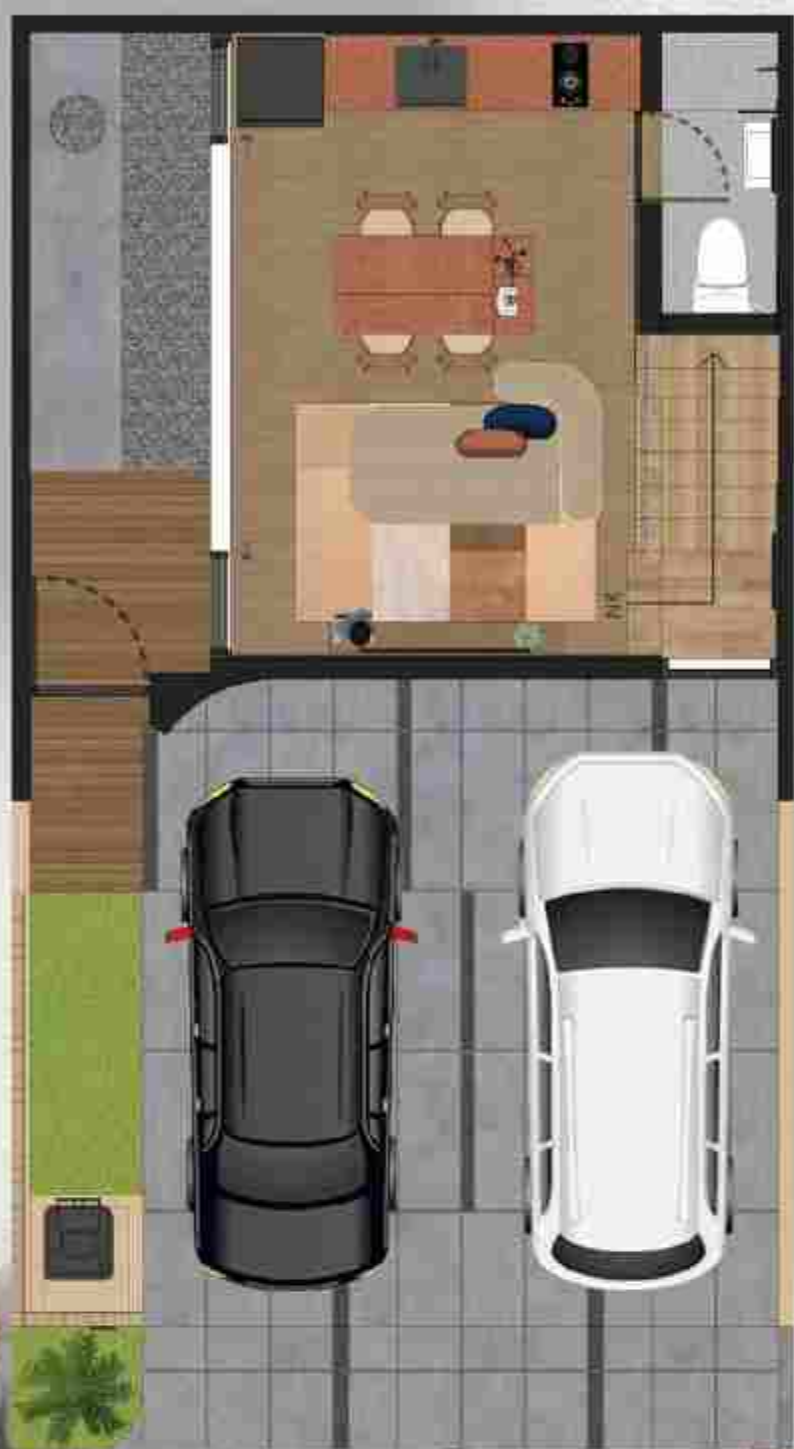












1st Floor



2nd Floor

TYPE A

Floor Area: 98sqm

Build Area: 80,5 sqm

Land Area: 60 sqm



3 Bedroom



2 Bathroom



1 Kitchen



2 Car Port

STANDARD



1st Floor



2nd Floor

TYPE A

Floor Area: 102sqm

Build Area: 85,6 sqm

Land Area: 80 sqm



3 Bedroom



2 Bathroom



1 Kitchen



2 Car Port

CORNER UNIT



Crafted For An *Authentic*
Awesome Experience

Standard Provision

FOUNDATION

Concrete Borpiles

MAIN STRUCTURE

Reinforced Concrete

INTERIOR WALL FINISHES

General wall: Plaster & paint

Master & Guest Bathroom:

Homogeneous & mosaic finger tiles

Powder Room: Homogeneous tiles

Wet Kitchen: Homogeneous tiles

Maid's Toilet: Ceramic tiles

EXTERIOR WALL FINISHES

Plaster & paint

CEILING

Gypsum board in paint finish

ROOF

Bluescope metal roof with insulation
& lightweight steel structure

DOOR

Main entrance: Fiber cement with
steel frame

Interior door: Engineered wood

Sliding door: Aluminum frame with glass

WINDOW

Aluminum frame with glass

FLOOR FINISHES

Terrace: homogeneous tiles

Master Bathroom: homogeneous tiles

Bedroom: homogeneous tiles

Maid's Toilet: ceramic tiles

SANITARY WARES

Master Bathroom: Kohler, Ateson, TOTO

Bathroom: Kohler, Ateson, TOTO

Powder Room: Kohler, Ateson, TOTO

IRONMONGERY

Door handle: Paloma

Hinges: Paloma

SMART HOME SYSTEM

Main digital door lock: Paloma digital
lock system with face recognition

ELECTRICITY

Type A: 4,400VA

Type B: 4,400VA

Type C: 4,400VA

MEP PROVISIONS

Concealed AC power and
drainage connection

Centralized water heater connection

Water roof tank

OTHER OPTIONAL PROVISIONS

Rooftop for Type B: Concrete floor with canopy

Rooftop for Type C: Concrete floor with canopy
& storage room

Carport canopy: Steel structure with solar tuff

Centralized water heater: Ariston smart
heat pump

Smart home:

- Google nest
- Wi-fi IR remote controller
- Automatic curtain controller
- Outdoor CCTV
- Indoor CCTV
- Smart switch controller

Reverse Osmosis drinking water system

CAR PARKING

Type A: 2 Parking lots

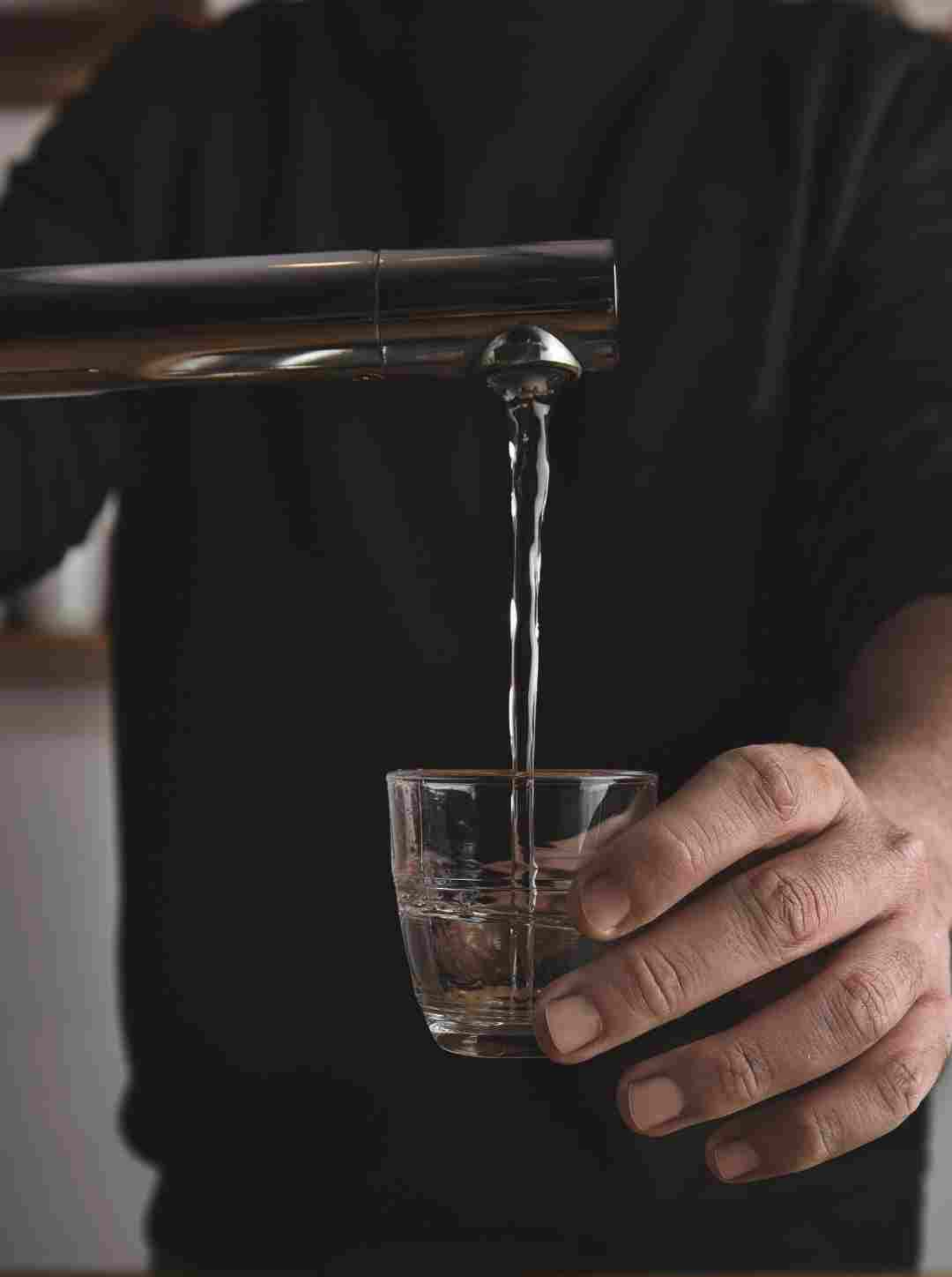
Type B: 2 Parking lots

Type C: 2 Parking lots

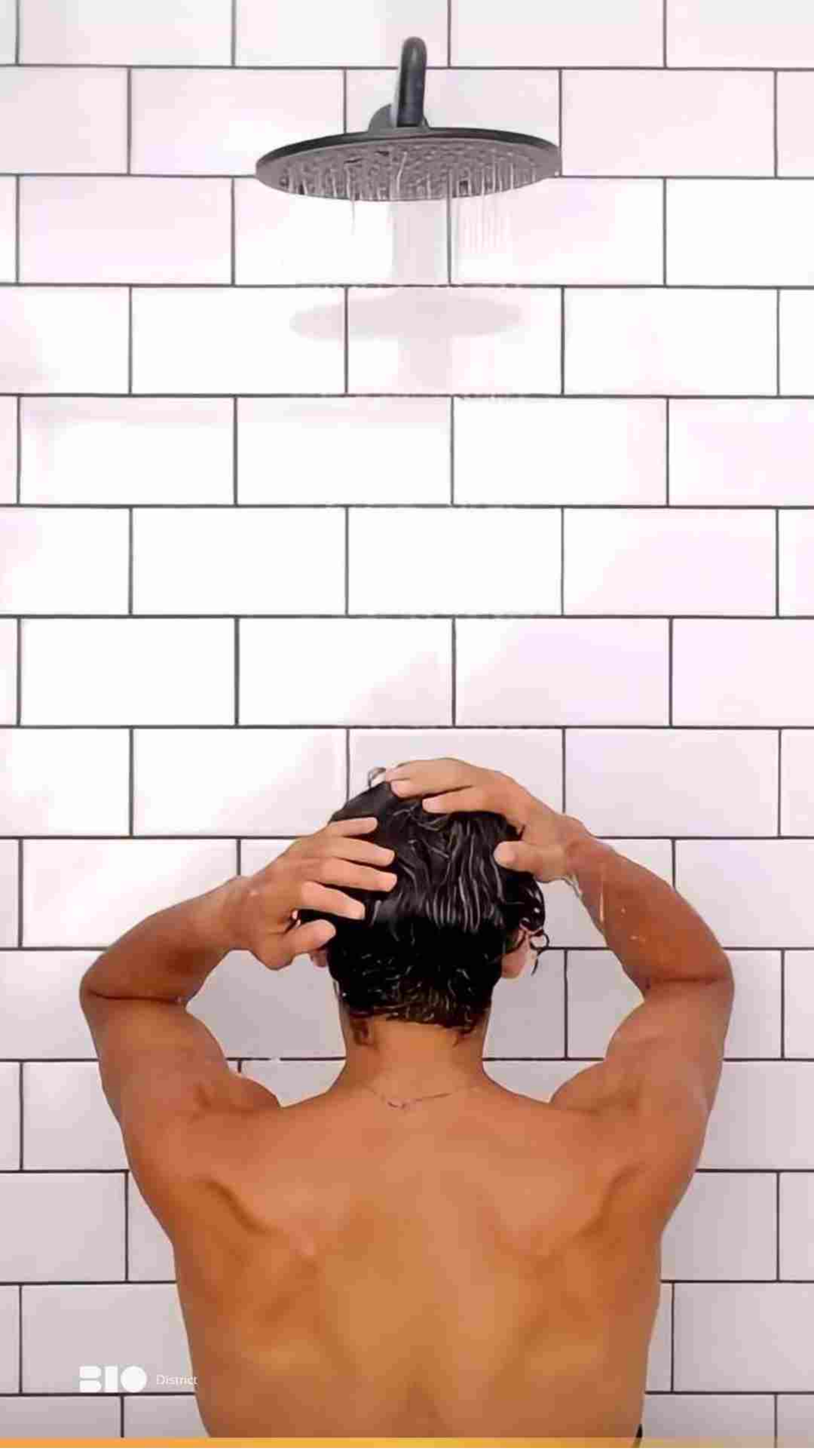
SECURITY

One gate system with 24-hours
security services

CCTV



The source of life, yours, mine, ours.
For the better future ahead



5:58 PM

45

Living Room lights

2 lights



Color

Bringing you the convenience
you have dream before



Schedule

Entryway

Thermostat

Mon Tue Wed Thu Fri Sat Sun



Comfort

6:00am

58 78



Eco

58 82



Comfort

68 76

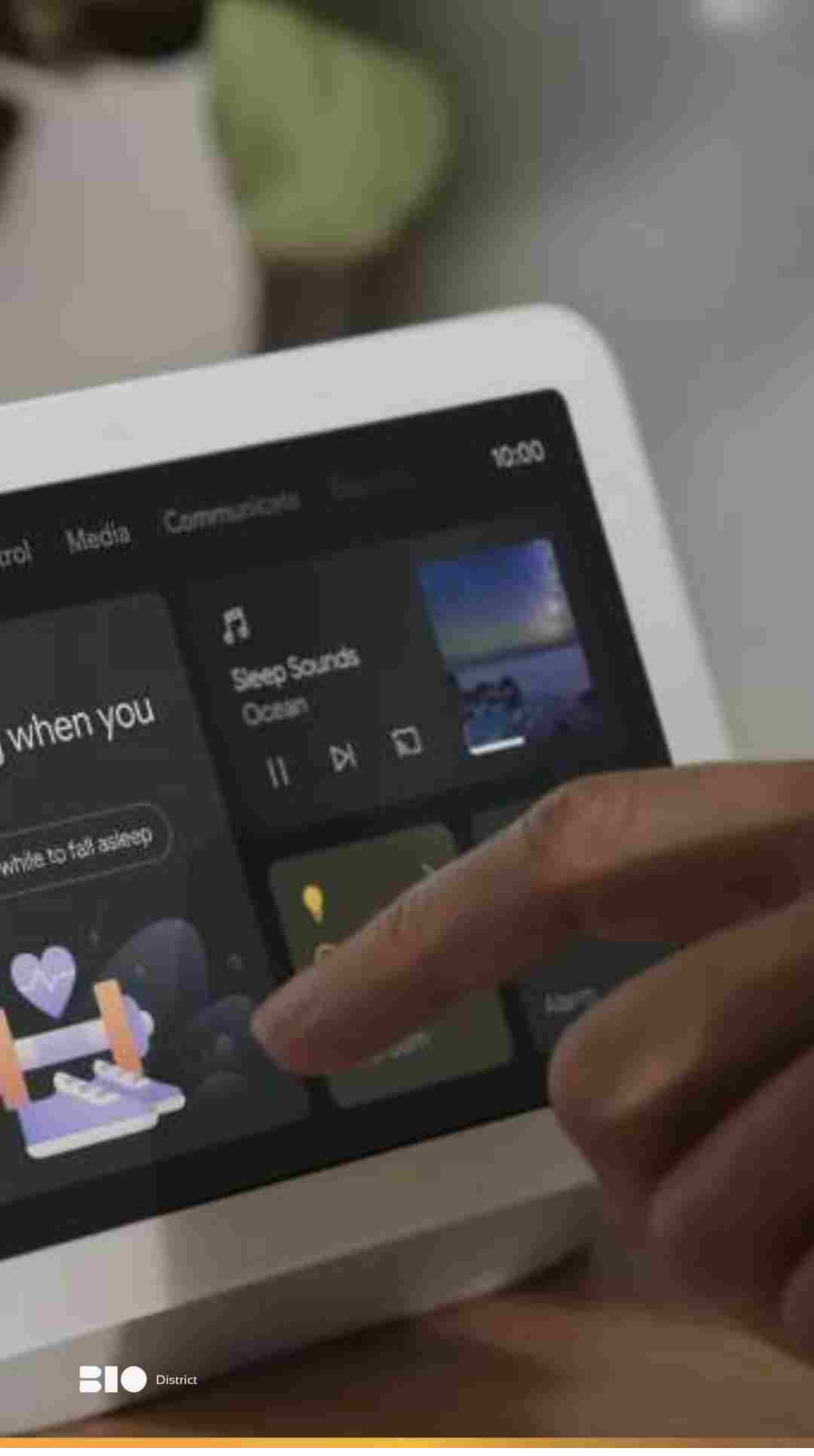


Sleep

68 78

+ Add

Copy Monday schedule





Always make sure you
have the best security



Feel the comfort in
a private residential

SITEPLAN



LEGEND

- A** Main Gate
- B** Natural Flowing River
- C** Therapeutic Garden
- D** Natural Curug
- E** Riverside Jogging track

- F** Herb Garden
- G** Riverside BBQ Area
- H** The Clubhouse
- I** Outdoor Gym
- J** Children Playground

UNIT TYPE

- Type C
- Type B
- Type A



CIPTA HARMONI
LESTARI

From *The One Who Cares*

PT Cipta Harmoni Lestari, commonly known as the CHL Group, was founded on **July 1, 2015**, as the boutique real estate development division of the **Harita Group**. CHL has successfully completed numerous projects within the Greater Jakarta region, including

The Sanctuary Collection, Mazenta Residence, Marchand Hype Station, and Naraya Serpong.

As Harita Group Real Estate Development Division

PT Cipta Harmoni Lestari ("CHL Group") is the real estate development division of the **Harita Group, a Forbes' 50 Indonesian conglomerate** operating in palm oil, nickel, bauxite, real estate, and other industries.



PT Cipta Harmoni Lestari Argo (PCL)
Palm Oil



Harita Nickel
Nickel



Harita Bauxite
Bauxite



Cipta Harmoni Lestari
Real Estate

The Achievement On Our Journey

2020



- Housing Estate Most Favored Premium Medium Class
- Housing Estate Best Community Retain Concept
- Property & Bank Luxury Residential With Best Concept
- First Hype Station In Indonesia
- Pro

2021



- Best Housing Development (Representing Indonesia In Asia)
- Best High-End Housing Development (Greater Jakarta)
- Best Housing Architectural Design (Indonesia)

2021



- Golden Property Awards Best Premium Housing Development
- Property & Bank Luxury Residential
- Urban City Most Favorite Premium Residence

2022



- Best Eco Friendly Housing Development
- Best Mid End Housing Architectural Design
- Best Housing Interior Design

Unveiling *The Mind* Behind The Design

"Atelier Bertiga: A South Jakarta-based architectural consultancy founded in 2018, led by three principal architects: **Andrea Daniswara, Dhidhot Bima, and Mahadiyanto**. They excel in tropical architecture, focusing on natural lighting and ventilation, creating visually appealing, comfortable, and sustainable spaces. Their contemporary style features natural materials like concrete, stone, and brick. Atelier Bertiga is known for its innovative designs and commitment to the profession, making it a rising force in South Jakarta's architectural scene"

Dhidhot Bima
Principal Architect



Mahadiyanto
Principal Architect



Andrea Daniswara
Principal Interior Architect

BERTIGA.



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+ **NIRO GRANITE**™
THE SWISS-QUALITY TILE

westpex
pipa modern


propan
The Paint Specialist

ARBIT

BIO District

Supported By



BCA

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Developed By



CIPTA HARMONI LESTARI

