



AMOR

TOWER

PAKUWON
RESIDENCES
—BEKASI—

PAKUWON CITY
—BEKASI—



HIGH-END

Residential at the most

PRESTIGIOUS

superblock in Bekasi

MIX USED DEVELOPMENT

- Shopping mall
- High-end Residential
- Hotel



STRATEGIC LOCATION



MAP LOCATION

- **300 M**
Tol Jakarta & Tol Cikampek
- **400 M**
LRT TO JAKARTA
- **10 MENIT**
Sekolah nasional & International
- **10 MENIT**
Rumah Sakit
- **3 KM**
Commuter line

400m to LRT Station Bekasi Barat





Luxury Lobby akses langsung ke Pakuwon Mall

The BIGGEST PREMIUM facilities at Bekasi



LEGEND :

- | | | | | |
|----------------------------------|------------------|--------------------|---------------|-------------------|
| 1. Gym | 4. Infinity Pool | 7. Water Play Pool | 10. Kids Pool | 13. Kids Pool |
| 2. BBQ | 5. Lagoon Pool | 8. Function Room | 11. BBQ | 14. Library |
| 3. Lobby Lounge indoor & outdoor | 6. Plaza | 9. BBQ | 12. Jacuzzi | 15. Function Room |



Leisure pool & Kids pool



1,6 Ha *of sport facilities
for your family to enjoy*

- ✓ Luxurious Lobby Lounge
- ✓ Jogging Track
- ✓ Gym
- ✓ Access to Mall
- ✓ Function Room
- ✓ Library
- ✓ Swimming and Jacuzzi Pool
- ✓ Infinity & leisure Pool
- ✓ Children's Pool & Children's Play Ground

Infinite pool



Swimming pool



Infinite & Kids pool



Infinite pool



MULTIFUNCTION ROOM



REFUGE GARDEN



OUTDOOR CHILDREN PLAYGROUND



INDOOR CHILDREN PLAYGROUND



PRIVATE GYM

Premium Facilities

Grand Lobby | Private Lounge | Private Library | 24 Hours Security System | Access Card
Infinite Pool & Kids Pool | Jogging Track | Private Gym | Thematic Garden | BBQ Area
Sky Garden | Multifunction Room | Indoor & Outdoor Children Playground



PAKUWON MALL BEKASI

**MALL OPENING
END 2024**

MORE THAN 100 TENANTS

AEON MANGO H&M ZARA

UNI QLO SEPHORA THE EXECUTIVE

waxhaus NATURE REPUBLIC Starbucks XXI watsons

emina BERRYBENKA scoop

FOUR
POINTS
BY SHERATON

Fairfield
BY MARRIOTT

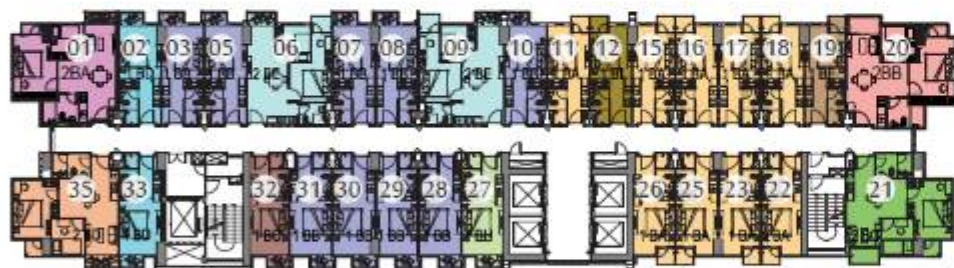
Managed by
Sheraton Hotel
Marriott International Hotel



KEY PLAN



Pool View



LT. 3, 5, 6, 7, 8, 9, 10, 11



LT. 22, 23, 27



LT. 16, 17



LT. 20, 21, 25, 26, 29, 30

TYPE 1 BR

Semi Gross area : 26 M2

Nett area : 21 M2



TYPE 2 BR

Semi Gross area : 60 M2

Nett area : 48,5 M2



PROJECT INFORMATION

AMOR

Total	: 724 units
1 Floor	: 30 units
Total Floor	: 27 Floors
5 elevators	: 4 passengers + 1 service
Type 1BR	: Semi gross 25.5 M2 - 27 M2
Type 2BR	: Semi gross 54 M2 - 60 M2
Handover	: October 2025
Service Charge	: Rp. 20.000 & Sinking Fund Rp. 1.000 (permeter2 Nett)



SPEKIFIKASI MATERIAL

LANTAI

Rg tamu & Rg Makan	: Homogeneous Tile 60x60 cm
Kamar Tidur	: Homogeneous Tile 60x60 cm
Dapur	: Homogeneous Tile 60x60 cm
Kamar Mandi	: Ceramic Tile
Balkon	: Ceramic Tile

DINDING

Eksternal	: Dinding precast diplester dan dicat
Pembatas Antar Unit	: Bata ringan lapis gypsumboard dan dicat
Rg Keluarga & Kamar Tidur	: Partisi gypsumboard dicat
Dapur	: Bata ringan diplester dan dicat
Kamar Mandi	: Bata ringan dilapis keramik

PLAFOND

Rg Keluarga & Kamar Tidur	: Concrete expose + skimcoat dan dicat
Kamar Mandi	: Gypsum board dicat
Dapur	: Gypsum board dicat
Balkon	: Concrete expose + skimcoat dan dicat

PINTU

Pintu Masuk Utama	: Kusen dan pintu kayu + architrave finish cat
Pintu Kamar Tidur	: Kusen dan pintu kayu + architrave finish cat
Pintu Kamar Mandi	: Kusen dan pintu kayu + architrave finish cat
Pintu Balkon	: Kusen Aluminium

KAMAR MANDI

Kamar Mandi	: Kloset Duduk + Washtafel + Shower ex TOTO/setara
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JENDELA

Pembatas dengan Ruang Luar : Kaca Tinted dengan Kusen Aluminium

CEILING FLOOR

Floor to ceiling tingging 2,8 meter
Floor to floor 3,1 meter

JARINGAN INSTALASI

1. Listrik Tiap Unit : Listrik dengan KWH Meter untuk setiap unit Apartemen
Type 1 BR : 1300 VA
Type 2BR : 2200 VA
2. Air Bersih dan Air Kotor
3. Jaringan Instalasi Air Conditioner & pipa drain AC
4. Jaringan TV dengan 1 Outline
5. Jaringan Fire ALarm, Hydrant System, Sprinkler dan Heat Detector

LAIN - LAIN

1. System keamanan :
 - a. Digital smart lock & kunci
 - b. kamera CCTV
 - c. Access card untuk lift
2. Emergency Evacuation Paging System (EVAC Speaker)



SELLING POINT

Strategic Location

Location in the heart of Bekasi (West Bekasi)

Close to international & national school : Global School, BPK Penabur, Al-Azhar and Near International Hospital: Omni, Mitra Keluarga & Hermina

More than 2000 Industrial Company :

Unilever Indonesia, Samsung Electronics Indonesia, Daewoo Electronics Indonesia, Mitsubishi Motors, Indofood, Panasonic, Toyota, Yamaha, Mayora, etc

Premium Development with Superblock Concept in Bekasi

Integrated living, shopping, dining, entertainment and International Chain Hotel

- **Successfully developed 2 Superblock :**
 - Kota Kasablanka & Gandaria City**
- **Integrated with 2 International branded hotels :**
 - Fairfield by Marriot & Four Points by Sheraton**

Premium Facility

Swimming Pool - Infinity & Leisure Pool

Luxurious Lobby Lounge - Library

Gym - Children's Play Ground

Function Room - Jogging Track

Sky Garden Concept - Efficient Layout

3 Layer access - Smart Lock

Access direct to Mall - Car Park 1:3

Easy Accessible

300 meters to Toll Entrance Japek

400 meters to LRT Station

Smart Investment

High return investment, min 6% - 8% per year

Estimate Rental Price

Type 1BR: 5 million/month

Type 2BR: 8 million/month

Developed by Pakuwon Group (More than 40 years of experiences)

(THE MOST INNOVATIVE COMPANY IN PROPERTY, REAL ESTATE & BUILDING CONSTRUCTION SECTOR) IDX AWARD 2019

TARGET MARKET

1. Young families
2. Executive who looks convenient and practical living, yet luxury living
3. Investors; as a form of saving plan for the future with good rental returns and capital gain



PAKUWON RESIDENCES

— BEKASI —



PAKUWON GROUP

Marketing Gallery

Lobby Office 88 @ Mall Kota Kasablanka,
Jl. Casablanca Raya Kav. 88 Jakarta Selatan 12870

Jl. Pekayon Raya, RT 01/002
Bekasi Selatan 17530, Jawa barat
Open Monday - Sunday : 10 am - 9 pm

