

# 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



Gerbang Tol Veteran 2

Exit Tol Tanah Kusir

Jl. RC. Veteran Raya

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*

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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.

<b>Total Land Size</b>	: ± 1.4 Ha
<b>Total Units</b>	: 40 Units
<b>Exclusive Facilities</b>	: Thematic Garden









## *Unit Type*

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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



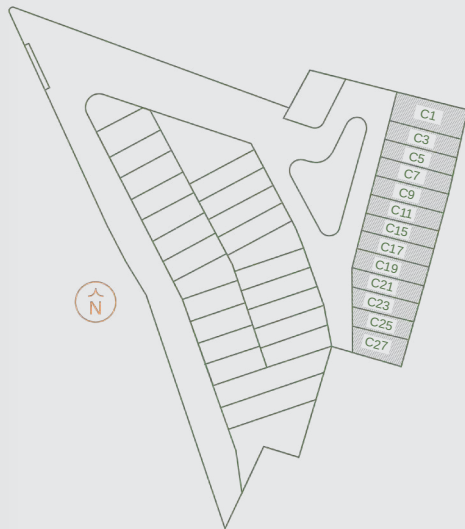
3 + 1 + 1 Bathrooms



3 Carparks



Spacious Garden



Ground Floor



1<sup>st</sup> Floor



2<sup>nd</sup> 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



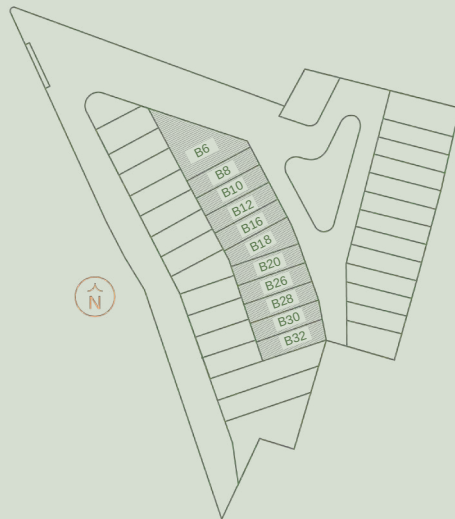
4 + 1 + 1 Bathrooms



3 Carparks



Spacious Garden



Ground Floor



1<sup>st</sup> Floor



2<sup>nd</sup> Floor

\* Some units may have different dimensions.

\*\* Swimming pool is optional.





MASTER BEDROOM



DINING ROOM





LIVING ROOM





FACADE TYPE 8



# Type 8

**BUILDING AREA** : 308 sqm (Typical)

**LAND AREA** : 160 sqm (Typical)



5 + 1 Bedrooms



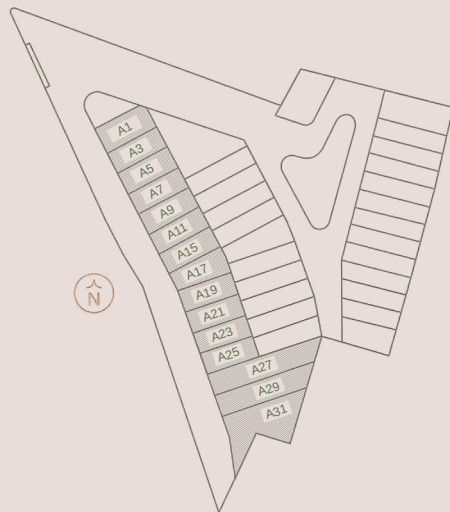
4 + 1 Bathrooms



2 Carparks



Spacious Garden



Ground Floor

20,00



1<sup>st</sup> Floor

20,00



2<sup>nd</sup> Floor

20,00

\* Some units may have different dimensions.









LIVING ROOM



DINING ROOM





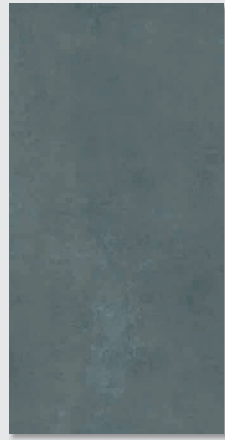
BEDROOM



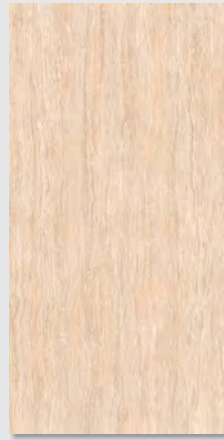
# FACADE OPTIONAL MATERIALS



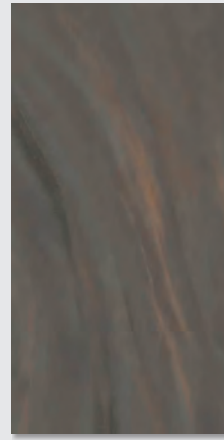
1A. Travetine Silver



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
<b>Foundation</b>	Mini Pile	Mini Pile
<b>Upper Structure</b>	Reinforced Concrete	Reinforced Concrete
<b>Roof</b>	Lightweight Steel Frame with Asphalt Roofing	Lightweight Steel Frame with Asphalt Roofing
<b>Floor Finish</b>		
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
<b>Walls</b>		
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
<b>Doors</b>		
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
<b>Window</b>	Aluminum Frame + Glass	Aluminum Frame + Glass
<b>Ceiling</b>		
Interior	Not Included	Painted gypsum ceiling
Exterior & Bathrooms	Water resistant gypsum ceiling painted (Bathrooms not included)	Water resistant gypsum ceiling painted
<b>Dry Kitchen</b>	Not Included	Not Included
<b>Bathrooms (1st, 2nd &amp; 3rd Floor)</b>		
Sanitair	Not Included	TOTO Premium
Mirror	Not Included	Custom, provided
<b>Telephone</b>	Not Included, Installation only to panel	Cable Installation
<b>Electricity</b>	16500 VA (For Essential : Installation only to main panel) + Electric Vehicle Charging Installation Ready*	
<b>Water</b>	Well + Pump Roof Tank 2 x 1000 litre + Water Filter	
<b>Plumbing</b>	Installation piping only, to main riser	Included
<b>Wardrobe</b>	Not Included	Not Included
<b>AC</b>	Unit and installation not included	Installation only (wall mounted) in each bedroom, living and dining room
<b>Water Heater</b>	Unit and installation not included	Installation only (hot & cold for bathrooms & kitchen)
<b>Lighting</b>	Unit and installation not included	Downlight (warm white / natural white)
<b>Swimming Pool</b>	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

*SANGGAHAN: Baik Pengembang maupun agen tidak akan bertanggung jawab atas ketidakakuratan dalam informasi yang terkandung dalam brosur ini. Pengembang tidak bertanggung jawab atas kerugian yang diderita oleh orang atau badan hukum mana pun akibat penggunaan informasi yang terdapat dalam brosur ini, apapun penyebabnya. Pernyataan, representasi visual, model, rumah contoh, dekorasi dan/ atau ilustrasi, foto, rendering dan referensi grafis lainnya hanya dimaksudkan untuk menggambarkan kesan artistik tentang pembangunan dan dekorasi serta tidak dapat dianggap akurat atau representasi kenyataannya.*

*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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*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*

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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.



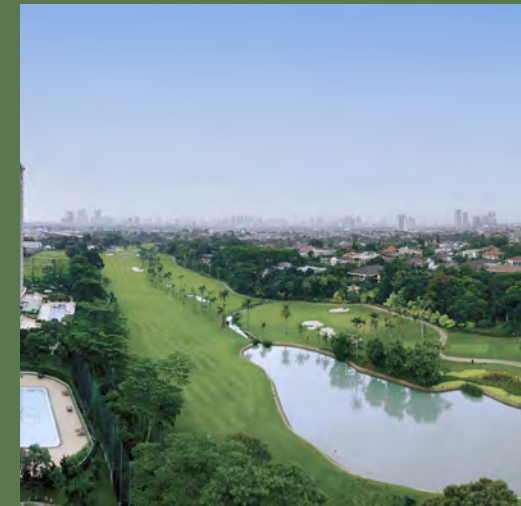
INTERCONTINENTAL HOTEL



PONDOK INDAH MALL 3



PONDOK INDAH OFFICE TOWER



PONDOK INDAH GOLF



**MARKETING GALLERY**

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

📞 aurellepondokindah 📷

[www.aurellepondokindah.com](http://www.aurellepondokindah.com)

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