



# AMALA TOWNHOUSE PONDOK INDAH



PONDOK INDAH

Visit Our Sales Gallery

Pondok Indah Mall 2  
Rooftop Floor

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

PT Metropolitan Kentjana tbk

REDEFINING  
**LUXURY**  
ON THE  
**GROUND**





**3**  
SPECTACULAR  
POOLS

Olympic  
Size

Covered

Kids



DIRECT  
ACCESS  
PARKING  
TERRACE



RESORT STYLE  
WIDE BALCONY  
& TERRACES

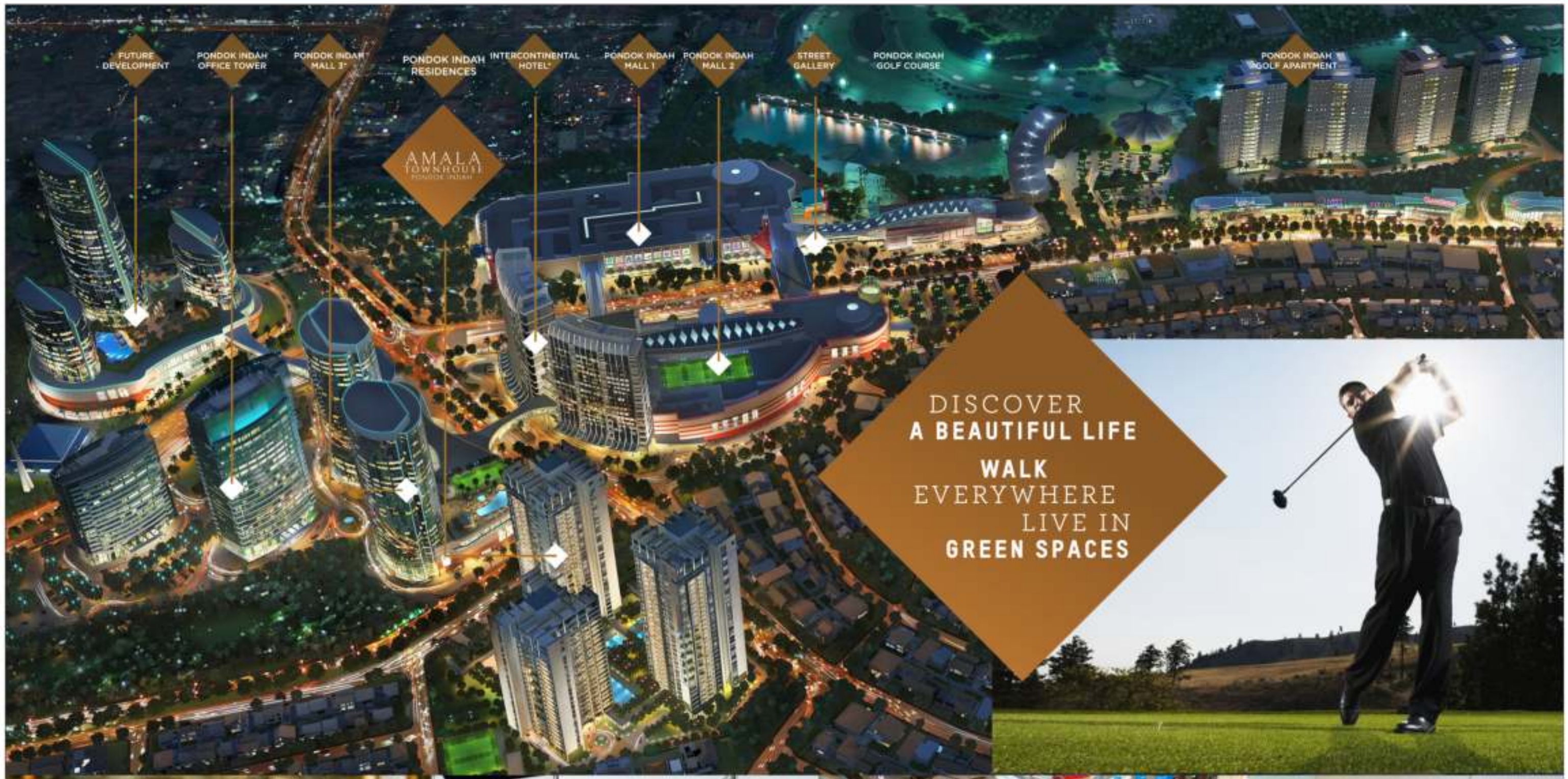
For 2nd Floor Units



TENNIS  
COURT



GYM



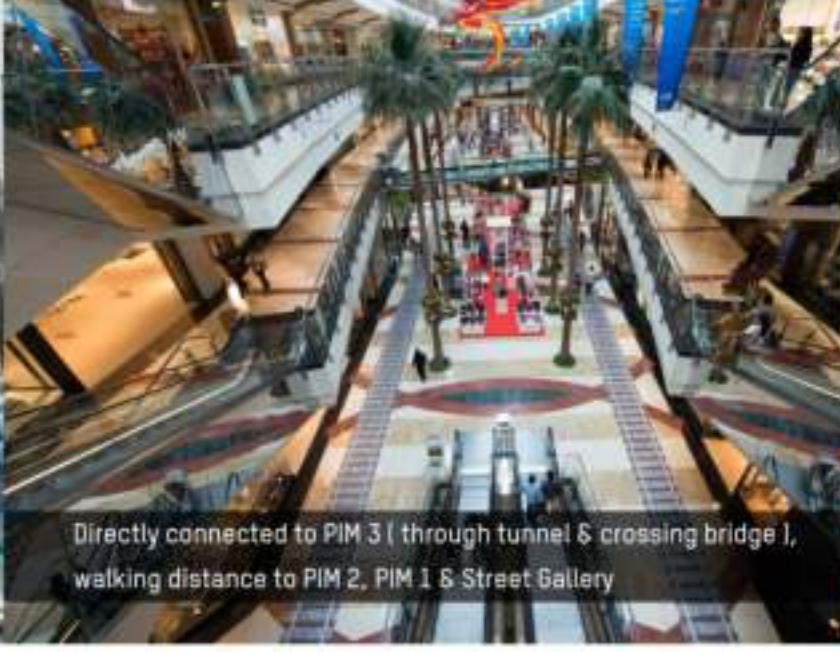
DISCOVER  
A BEAUTIFUL LIFE  
WALK  
EVERYWHERE  
LIVE IN  
GREEN SPACES



Three pools facility:  
Lap Pool, Covered Pool & Kids Pool



Walking distance to Pondok Indah Waterpark



Directly connected to PIM 3 ( through tunnel & crossing bridge ),  
walking distance to PIM 2, PIM 1 & Street Gallery

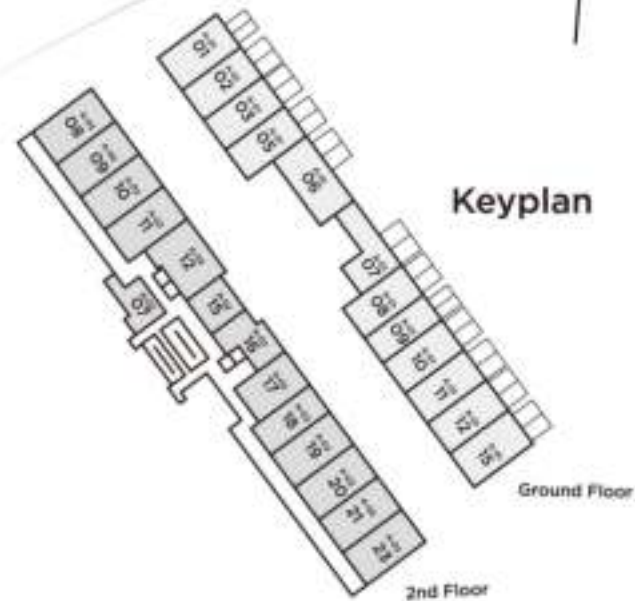


Walking distance to Pondok Indah Office Tower

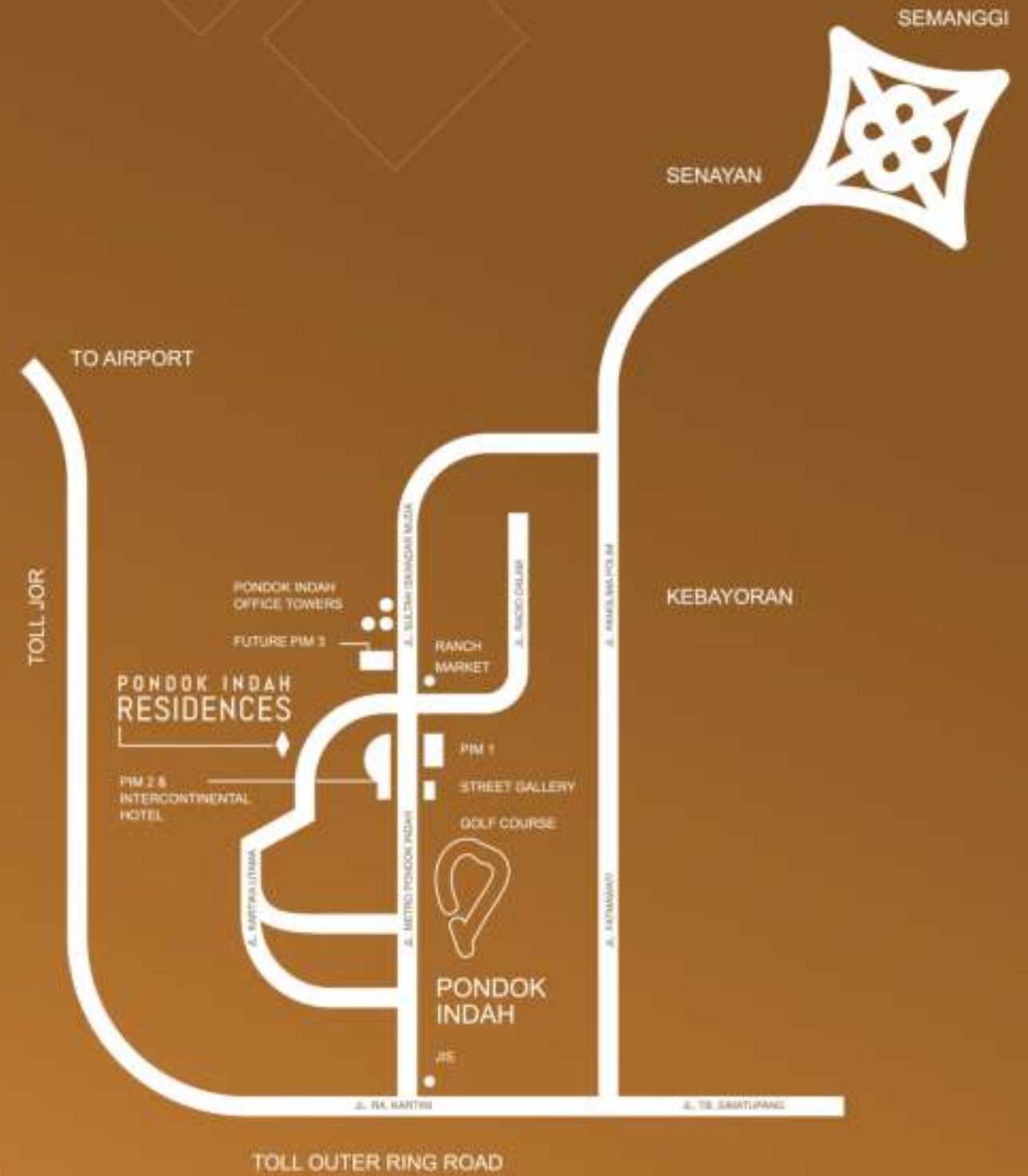


- A. Amala Townhouse
- B. Amala Tower
- C. Kartika Tower
- D. Maya Tower

- 1. Entrance
- 2. Drop Off
- 3. Main Swimming Pool
- 4. Kid's Pool
- 5. Indoor Pool
- 6. Tennis Court
- 7. Fitness Center



# LOCATION



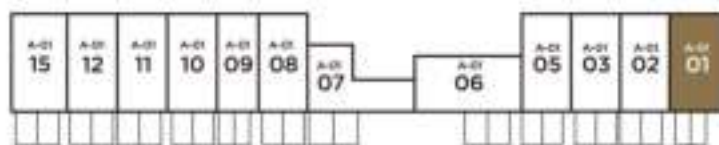
# GROUND FLOOR

Semi gross : ±171,62m<sup>2</sup>

Nett : ±147,78m<sup>2</sup>

3 Bedrooms ( Corner )

Unit A-0101



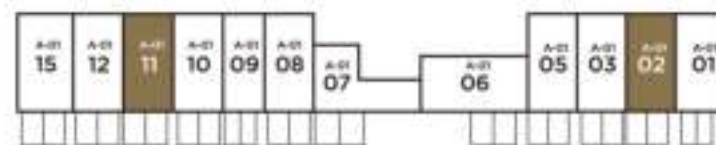
# GROUND FLOOR

Semi gross : ±166,46-172,35m<sup>2</sup>

Nett : ±143,34m<sup>2</sup>

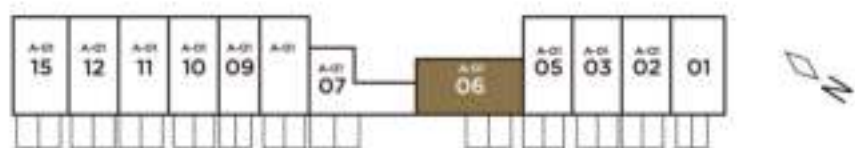
3 Bedrooms

Unit A-0102, A-0111



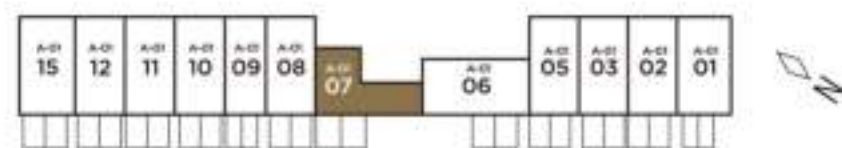
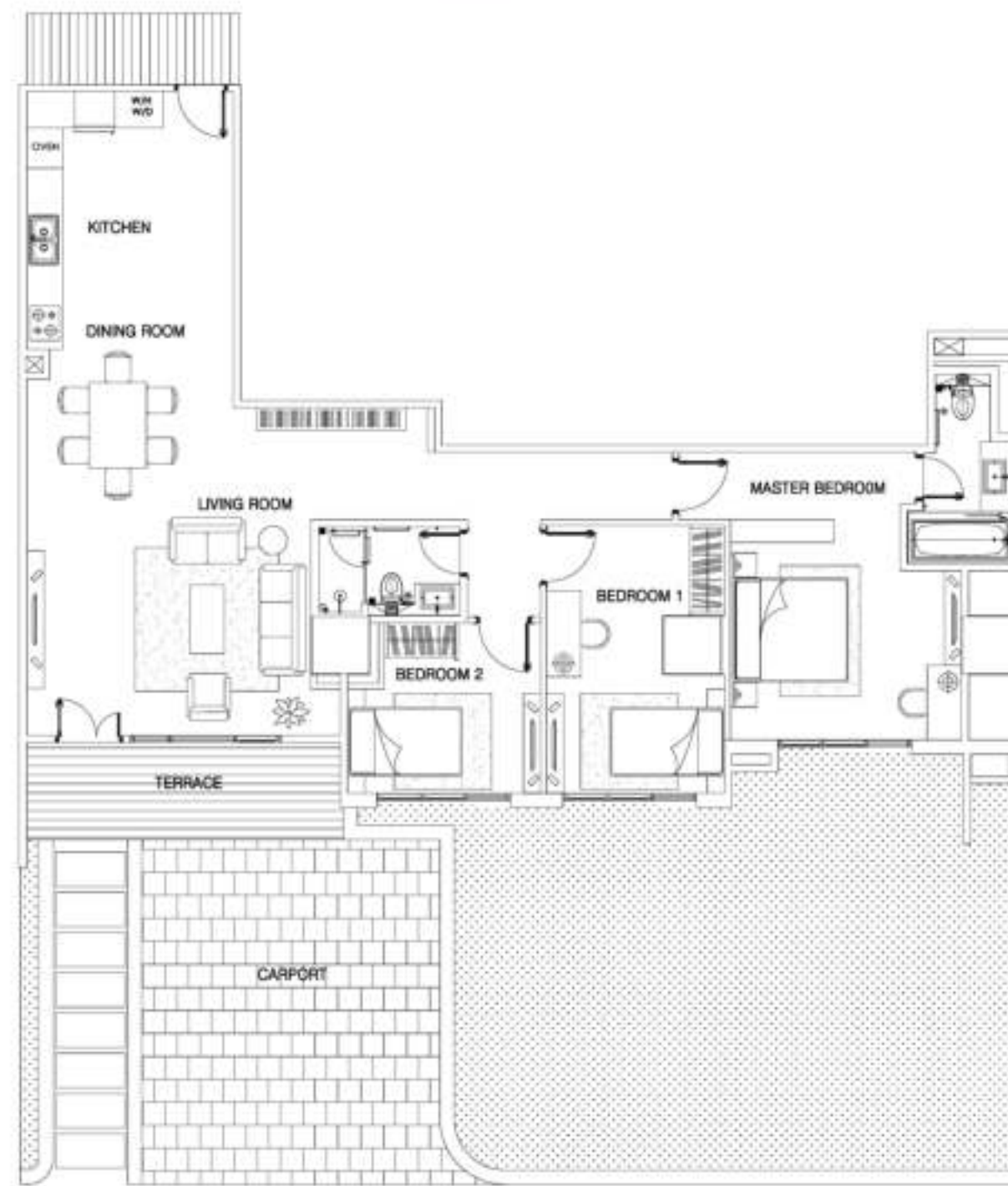
# GROUND FLOOR

Semi gross : ±185,4m<sup>2</sup>  
Nett : ±159,65m<sup>2</sup>  
3 Bedrooms + Study Room  
Unit A-0106



# GROUND FLOOR

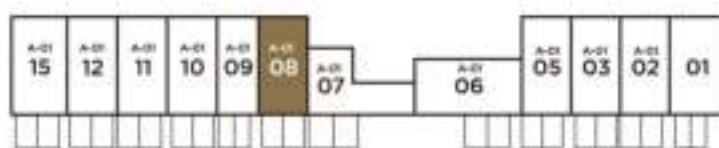
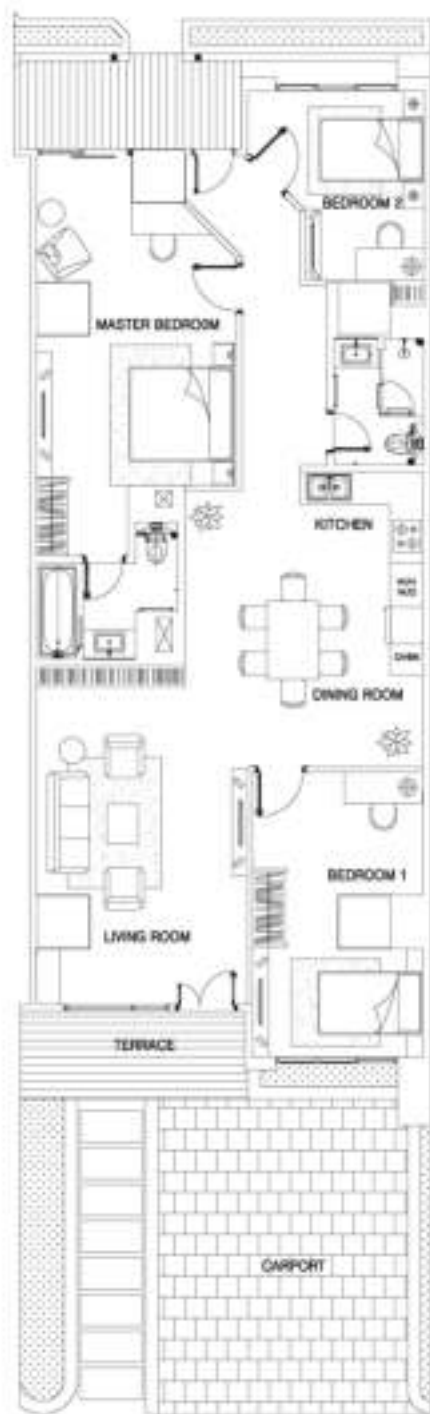
Semi gross : ±156,54m<sup>2</sup>  
Nett : ±130,24m<sup>2</sup>  
3 Bedrooms  
Unit A-0107



# GROUND FLOOR

Semi gross : ±157,38m<sup>2</sup>  
Nett : ±130,94m<sup>2</sup>

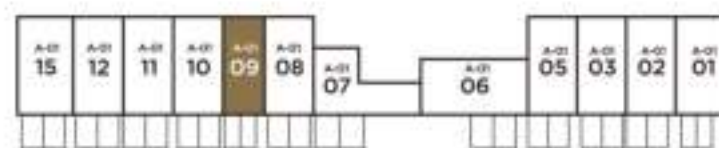
3 Bedrooms  
Unit A-0108



# GROUND FLOOR

Semi gross : ±137,44m<sup>2</sup>  
Nett : ±114,35m<sup>2</sup>

2 Bedrooms  
Unit A-0109

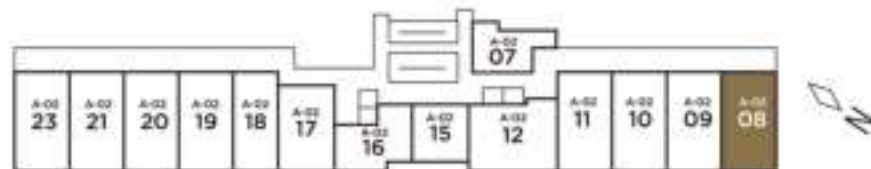
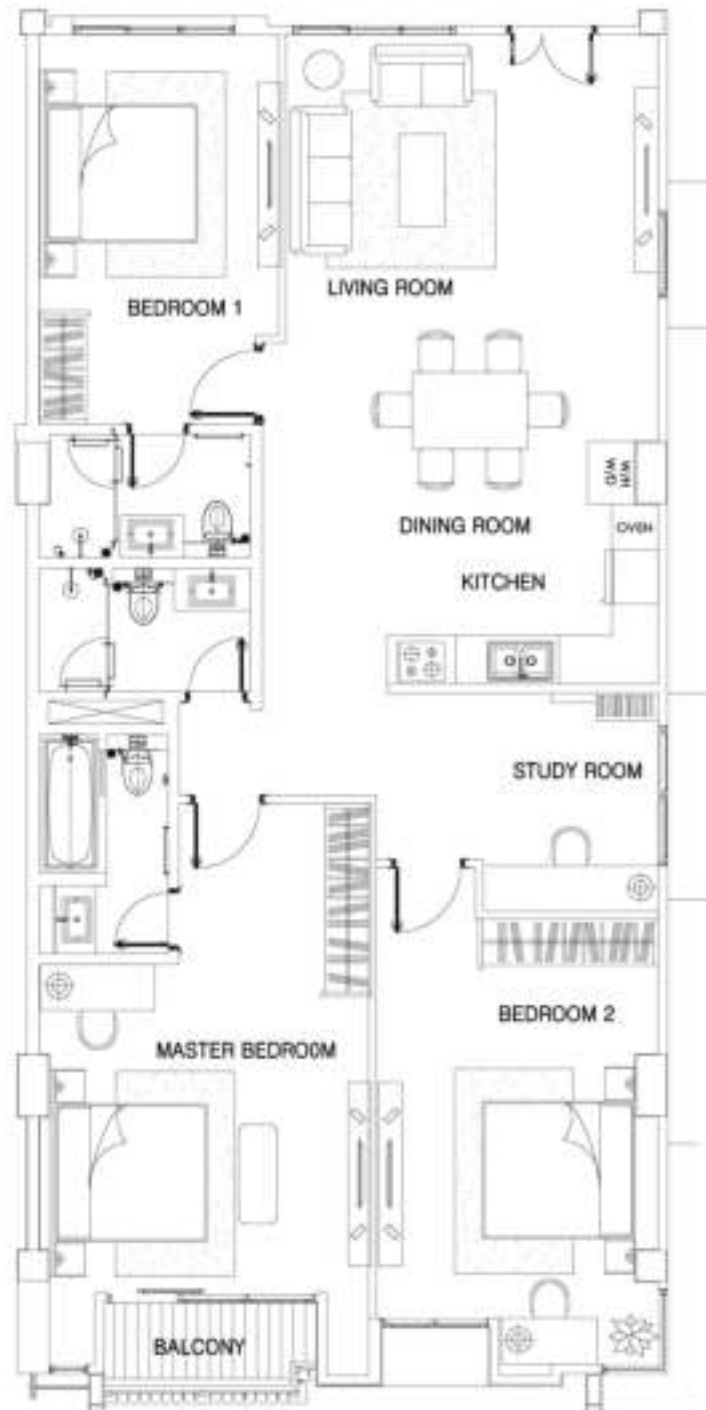


**SOLD**



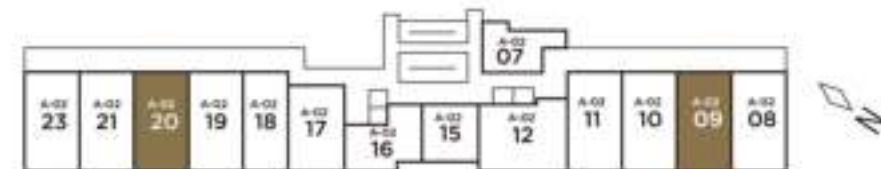
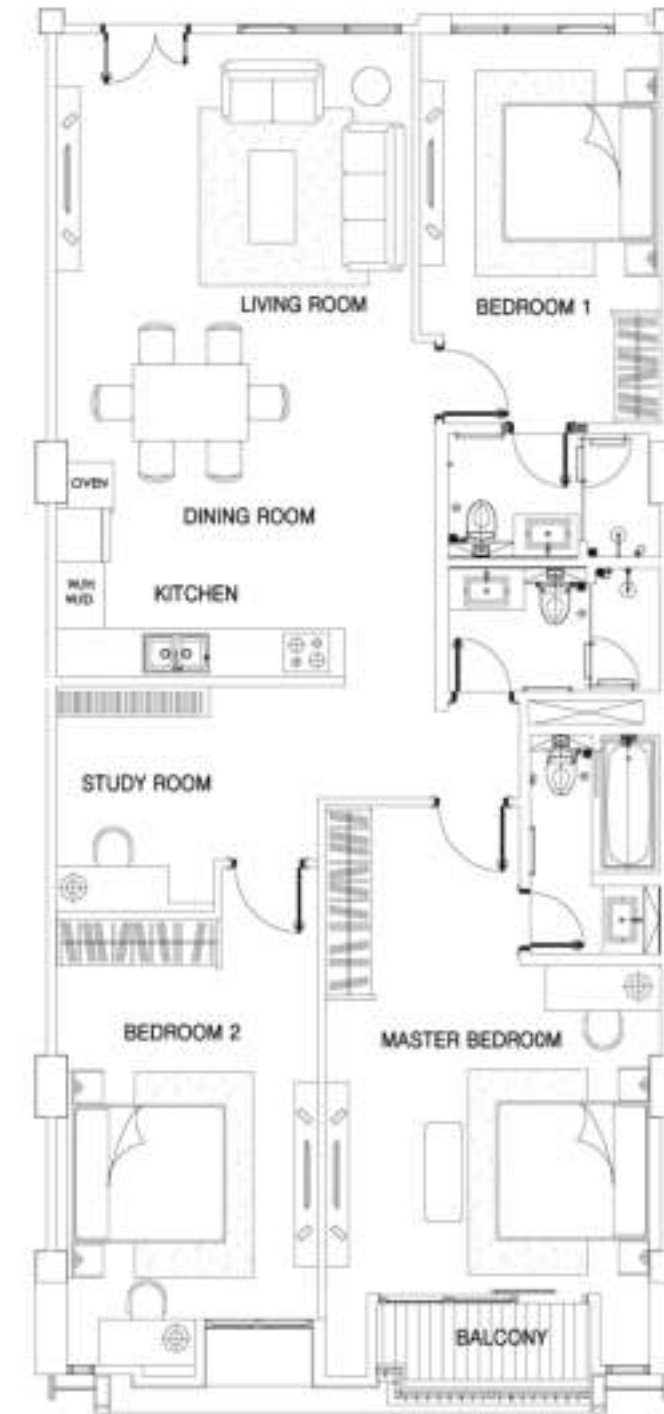
# SECOND FLOOR

Semi gross : ±178,65m<sup>2</sup>  
 Nett : ±139,1m<sup>2</sup>  
 3 Bedrooms ( Corner )  
 Unit A-0208



# SECOND FLOOR

Semi gross : ±173,76-177,25m<sup>2</sup>  
 Nett : ±135,29m<sup>2</sup>  
 3 Bedrooms  
 Unit A-0209, A-0220



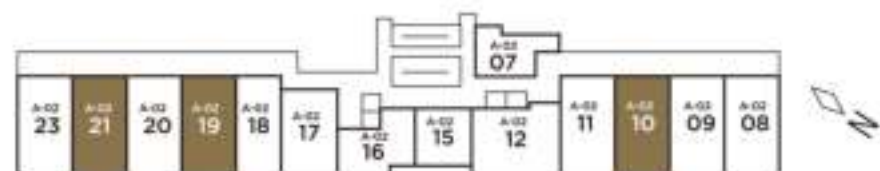
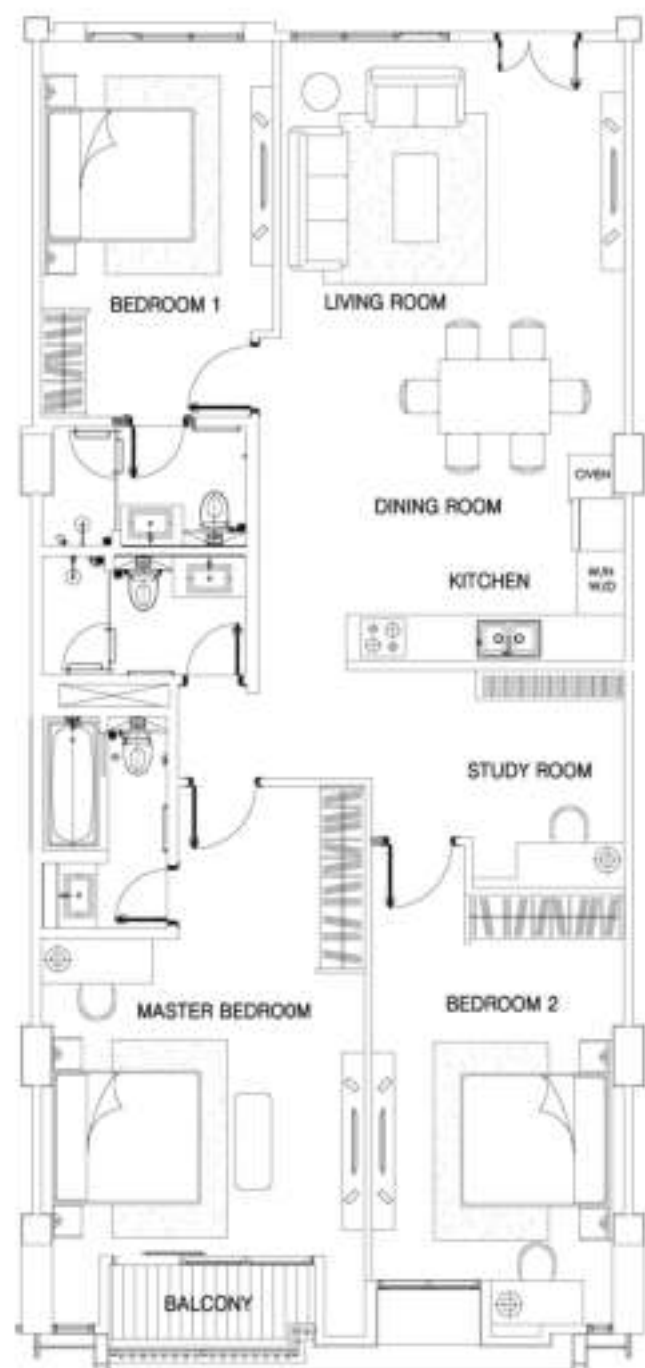
# SECOND FLOOR

Semi gross : ±173,76-177,25m<sup>2</sup>

Nett : ±135,29m<sup>2</sup>

3 Bedrooms

Unit A-0210, A-0219, A-0221



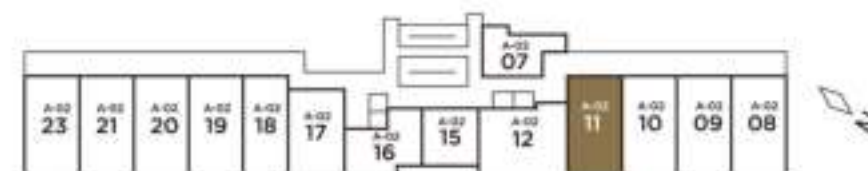
# SECOND FLOOR

Semi gross : ±168,6m<sup>2</sup>

Nett : ±131,27m<sup>2</sup>

3 Bedrooms

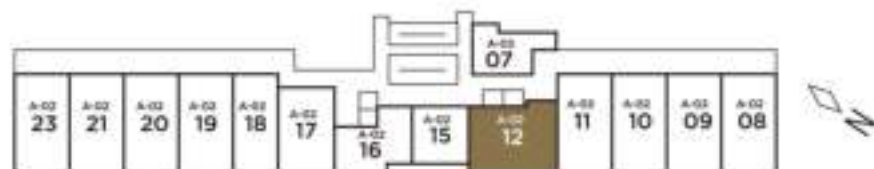
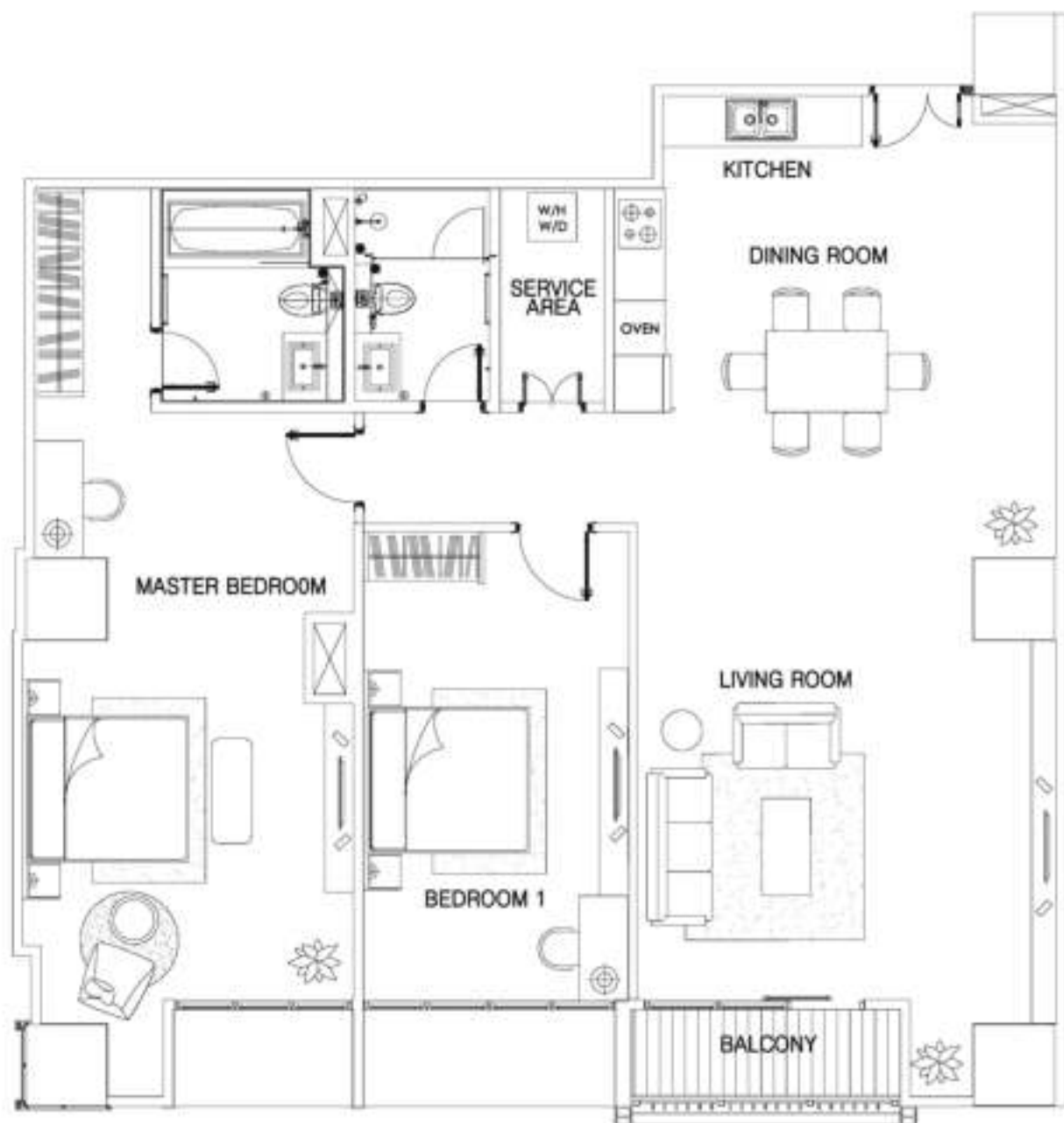
Unit A-0211



# SECOND FLOOR

Semi gross : ±172,21m<sup>2</sup>  
Nett : ±134,08m<sup>2</sup>

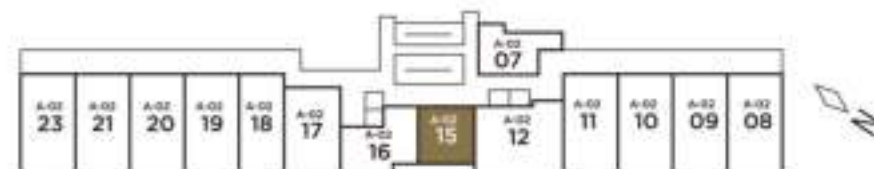
2 Bedrooms  
Unit A-0212



# SECOND FLOOR

Semi gross : ±102,67m<sup>2</sup>  
Nett : ±84,54m<sup>2</sup>

1 Bedroom  
Unit A-0215

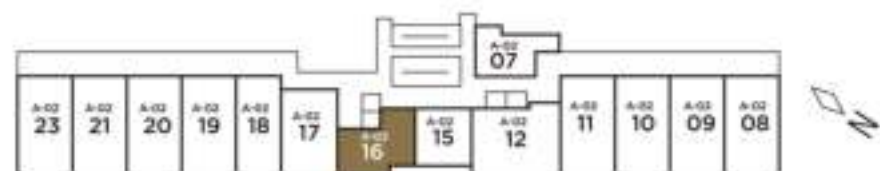
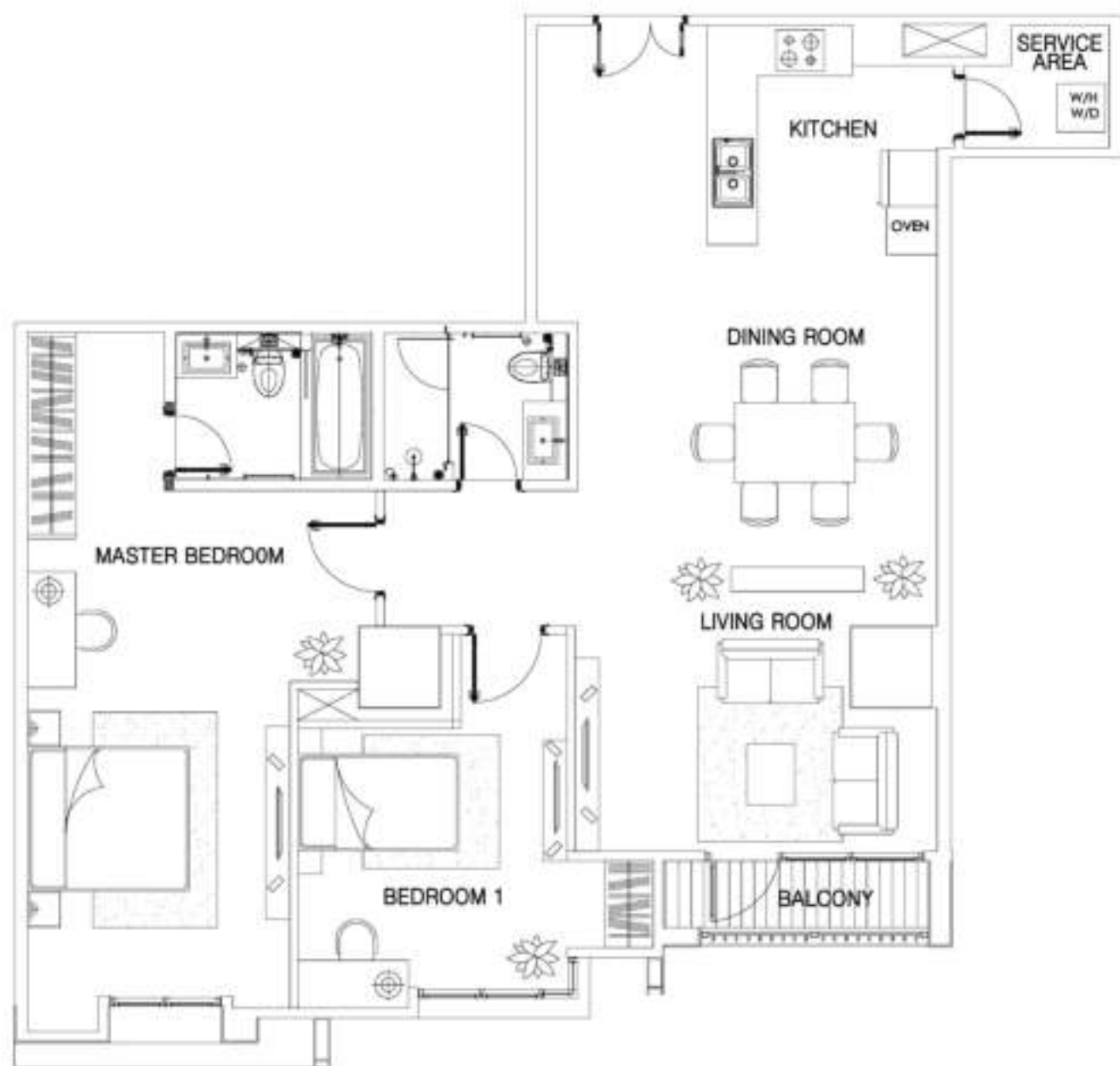


# SECOND FLOOR

Semi gross : ±136,62m<sup>2</sup>

Nett : ±112,5m<sup>2</sup>

2 Bedrooms  
Unit A-0216

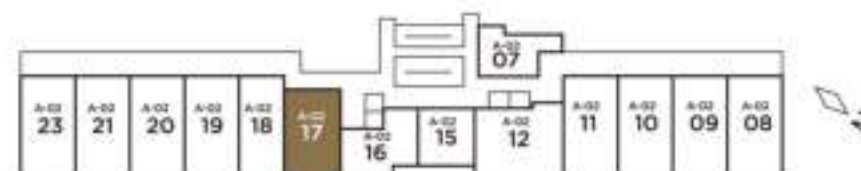


# SECOND FLOOR

Semi gross : ±159,71m<sup>2</sup>

Nett : ±121,9m<sup>2</sup>

2 Bedrooms  
Unit A-0217



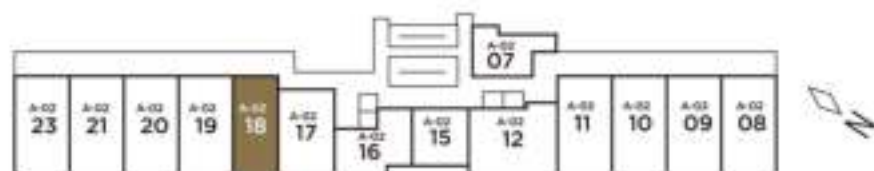
# SECOND FLOOR

Semi gross : ±142,49m<sup>2</sup>

Nett : ±108,76m<sup>2</sup>

2 Bedrooms

Unit A-0218



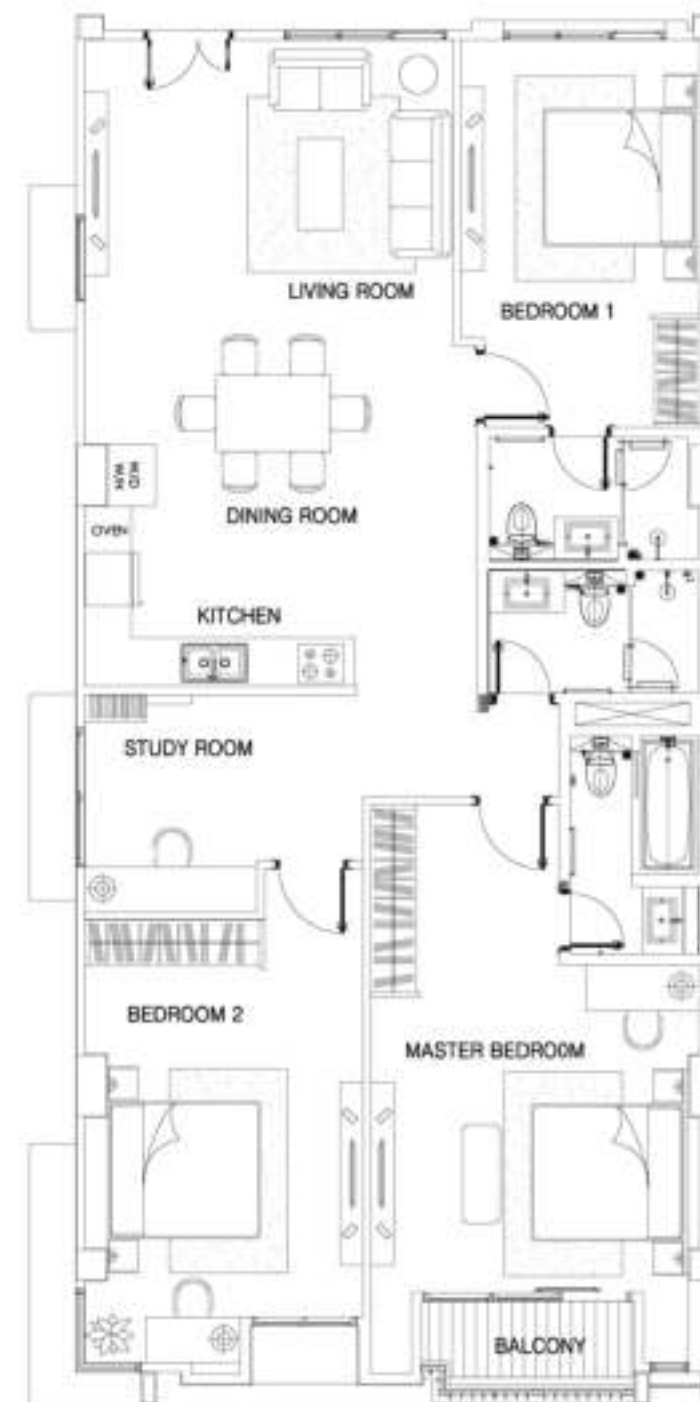
# SECOND FLOOR

Semi gross : ±181,51m<sup>2</sup>

Nett : ±138,54m<sup>2</sup>

3 Bedrooms

Unit A-0223



# SPECIFICATION

1. FLOOR FINISH	Foyer, Living, Dining Rooms Bathrooms Bed Rooms Service Area	Imported Marble Imported Marble* & Homogeneous Tile Imported Marble Homogeneous Tile
2. WALL FINISH		Gypsum, Plaster & Coat Smooth Painted
3. CEILING FINISH	Ceiling Height (Max)	Painted Gypsum Ground Floor +/- 3.9 M 2nd floor +/- 3.00 M**
4. BATHROOMS	Closet Bathtub, Lavatory Shower, Faucets Rain Shower	Toto Premium or Equal Toto Premium or Equal Grohe or Equal Grohe or Equal
5. DOORS	Main Doors Bedrooms & Bathrooms	Solid Engineering Door Honeycomb Door
6. DRY KITCHEN	Appliances  Cabinet Material Cabinet Material Door & Panel Finishing Material Counter Top	Gas Hob, Hood, Oven, Built-in Refrigerator (Smeg), Dishwasher (Bosch) Hi & Lo, Bika or Equal MFC MDF with Lacquer High Gloss Compac Surfaces or Equal
7. AC	Living & Dining rooms Bedrooms	mini VRF-Split Duct (Ceiling Concealed Type) mini VRF-Split Duct (Ceiling Concealed Type)
8. ENTERTAINMENT		Cable TV Connection To Living Room And All Bedrooms
9. SECURITY		Video Communication 1 Unit at Living Room
10. TELEPHONE		Living Room & All Bedrooms
11. HOME APPLIANCES		Washer Dryer ( Brand Bosch or Equal )
12. LIGHTING		Down Light, energy saving bulbs provided
13. ELECTRICITY		16000 VA***
14. WATERHEATER	Centralized Supply To All Bathrooms**** & Dry Kitchen	Stiebel or Equal
15. PARKING		2ND FLOOR : 2 Lot (Reserved) (Parallel/Tandem) GROUND FLOOR : 2 Lot (Reserved-carport)

\* Master Bathroom  
\*\* Only for A-0207 ±2.8m  
\*\*\* A-0106 & A-0107 (Ground Floor), 21000 VA  
\*\*\*\* Excluded Maid Quarters (if available)

# CONSULTANTS & CONTRACTORS LISTS



**Main Contractor**  
Total Bangun Persada, Tbk  
(Indonesia)

**Mechanical & Electrical**  
BECA Engineering NZ Ltd  
(PT. Bimatekno Karyatama Konsultan)  
(New Zealand)

**Architects**  
DP Architect Pte Ltd.(Singapore)  
PT. Anggara Architeam(Indonesia)

**Structural Designer**  
BECA Engineering NZ Ltd  
(PT. Bimatekno Karyatama Konsultan)  
(New Zealand)

**Landscape Designer**  
Belt Collins International Pte. Ltd.  
(Singapore)

**Quantity Surveyor**  
PT. Wilde and Woollard  
Indonesia(Indonesia)

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