

**BSDCITY**

Big City. Big Opportunity

**UPPER**  
LIVE PLAY  
EARN MONEY!  
**WEST**

*The First Integrated*

**4 in 1 MIXED-USE CONCEPT**  
in BSD CITY

**SOHO**

**LOFT LIVING**

**APARTMENT**

**LIFESTYLE GROUND**



**CREATE - CONNECT - COLLABORATE HERE!**

# About UPPER WEST

The first integrated 4 in 1 Mixed-use Concept in BSD City, **SOHO - LOFT LIVING - APARTMENT - LIFESTYLE GROUND**. Located just in front of AEON mall and next to Green Office Park, this hub will soar through the sky right in the center of the CBD BSD. A development hub that truly understands the needs of today's start-up entrepreneurs and the tech-savvy millennials, this development positions itself as the vibrant and community destination.

Designed by world-class architecture firm Aedas, the building boasts a mix of contemporary chic and the restoration character. Equipped with the latest technology backbone, this destination of cool sets itself apart to understand the needs of today and the future talents.

## ALL YOUR NEEDS COVERED IN ONE PLACE



### FACILITIES

#### GROUND FLOOR LEVEL

Lifestyle Ground  
Restaurants  
Coffee Shops

#### LEVEL 5

Collaborative Spaces  
Nature & Retreat Terrace  
Games Room  
Refreshment Room

BBQ Pavilion  
Communal Kitchen  
Daycare Center  
Creator Room

#### LEVEL 6

Earth Pool  
Muscle Up Playground  
Experience Lounge

#### LEVEL 7

Wellness & Yoga Terrace

#### LEVEL 29

Sky Pool  
Sky Pods  
Chillax Area

# SOHO PREMIUM

Flexible Workspace  
Meeting Room Facility  
Booking System

Floor to Ceiling  
6 meter

Air Conditioning  
Included

Glass Wall  
Euro Grey Tinted  
Glass Technology

Smart System  
Internet of Things  
(IoT) Ready

Super High Speed  
Internet

Spacious Balcony



## SPECIFICATION

### FLOOR FINISHING

Lower level	: Homogeneous tile double loaded 60x60 cm
Upper level	: Engineered wood flooring
Bathroom	: Homogeneous tile double loaded

### WALL FINISHING

General	: Paint Finish
Bathroom	: Homogeneous tile double loaded

CEILING : Gypsum board with paint finish

DOOR : Engineered door  
Smart Lock System for  
main entrance door (by Samsung / Equal)

KITCHEN SET : Custom Designed for Upper West

SANITARY : Ex. Toto - Grohe or Equal

AIR CONDITIONER : Split-Duct (by Panasonic / Equal)

ELECTRICITY : < 200 m<sup>2</sup> : 4,400 VA  
: > 200 m<sup>2</sup> : 5,500 VA

# SOHO

Flexible Spaces

Double High Ceiling

First Class Materials

Floor to Ceiling  
6 meter

Air Conditioning  
Included

Glass Wall  
Euro Grey Tinted  
Glass Technology

Smart System  
Internet of Things  
(IoT) Ready

Super High Speed  
Internet

Spacious Balcony



## SPECIFICATION

### FLOOR FINISHING

- Living Room : Homogeneous tile double loaded 60x60 cm
- Mezzanine : Engineered wood flooring
- Bathroom : Homogeneous tile double loaded

### WALL FINISHING

- General : Paint Finish
- Bathroom : Homogeneous tile double loaded

### CEILING

- : Gypsum board with paint finish

### DOOR

- : Engineered door  
Smart Lock System for  
main entrance door (by Samsung / Equal)

### KITCHEN SET

- : Custom Designed for Upper West

### SANITARY

- : Ex. Toto - Grohe or Equal

### AIR CONDITIONER

- : Split Wall (by Panasonic / Equal)

### ELECTRICITY

- : < 100 m<sup>2</sup> : 3,500 VA
- : > 100 m<sup>2</sup> : 4,400 VA

# UNIT PLAN SOHO



Lower Floor



Upper Floor

## TYPE SH-J

Semi Gross : 134,09 m<sup>2</sup>  
 Nett Area : 117,88 m<sup>2</sup>

Key Plan Soho - Tower 1



Lower Floor



Upper Floor

## TYPE SH-A

Semi Gross : 115,54 m<sup>2</sup>  
 Nett Area : 101,57 m<sup>2</sup>

Key Plan Soho - Tower 1



Lower Floor



Upper Floor

## TYPE SH-G

Semi Gross : 78,22 m<sup>2</sup>  
 Nett Area : 68,77 m<sup>2</sup>

Key Plan Soho - Tower 1



# APARTMENT

Compact and  
Efficient Spaces

Air Conditioning  
Included

Kitchen Set  
Included

Smart System  
Internet of Things  
(IoT) Ready

First Class Finishing

Spacious Balcony



## SPECIFICATION

### FLOOR FINISHING

Living Room	: Marble Floor 60x60 cm
Bathroom	: Homogeneous tile double loaded

### WALL FINISHING

General	: Paint Finish
Bathroom	: Homogeneous tile double loaded

CEILING : Gypsum board with paint finish

DOOR : Engineered door  
Smart Lock System for  
main entrance door (by Samsung / Equal)

KITCHEN SET : Custom Designed for Upper West

SANITARY : Ex. Toto - Grohe or Equal

AIR CONDITIONER : Split Wall (by Panasonic / Equal)

ELECTRICITY : < 70 m<sup>2</sup> : 2.200 VA  
: > 70 m<sup>2</sup> : 3.500 VA

# UNIT PLAN APARTMENT

## TYPE AP-A

Semi Gross : 69,81 m<sup>2</sup>  
 Nett Area : 57,26 m<sup>2</sup>

Key Plan Apartment - Tower 1



## TYPE AP-B

Semi Gross : 72,42 m<sup>2</sup>  
 Nett Area : 59,41 m<sup>2</sup>

Key Plan Apartment - Tower 1



## TYPE AP-C

Semi Gross : 60,77 m<sup>2</sup>  
 Nett Area : 49,85 m<sup>2</sup>

Key Plan Apartment - Tower 1



## TYPE AP-D

Semi Gross : 88,62 m<sup>2</sup>  
 Nett Area : 73,15 m<sup>2</sup>

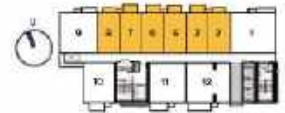
Key Plan Apartment - Tower 1



## TYPE AP-E

Semi Gross : 44,31 m<sup>2</sup>  
 Nett Area : 36,35 m<sup>2</sup>

Key Plan Apartment - Tower 1



## TYPE AP-F

Semi Gross : 76,39 m<sup>2</sup>  
 Nett Area : 62,66 m<sup>2</sup>

Key Plan Apartment - Tower 1



## TYPE AP-H

Semi Gross : 82,43 m<sup>2</sup>  
 Nett Area : 68,03 m<sup>2</sup>

Key Plan Apartment - Tower 1





**Prime Location**  
in the Central Business District of BSD City

**30 MINS FROM** Soekarno Hatta International Airport  
Pondok Indah, Semanggi, Sudirman,  
Pluit, Kemayoran & Permata Hijau.

**2 MINS NEW EXIT TOLL**  
Interchange CBD/AEON BSD With direct Underpass to Upper West

**Easy Access to 4 Toll Roads:**

KEBON JERUK - BSD CITY Toll Roads

PONDOK INDAH - BSD CITY Toll Roads

SOETTA INT'L AIRPORT - KUNCIRAN BSD CITY Toll Roads

TIGARAKSA - BSD CITY Toll Roads



**PropertyGuru**  
**INDONESIA PROPERTY**  
**AWARD 2021**

Best High End Condo Development  
(Greater Jakarta)

## PRIME LOCATION IN THE HEART OF BSD CITY WITH VAST GROWTH POTENTIAL



**DISCLAIMER :** The information contained here in is subject and cannot form part of an offer or contract. While every reasonable care has been taken in providing this information, the owner or its agent cannot be held responsible for any inaccuracies. Whilst we believe the contents of this book to be correct and accurate at time of print, they are not to be regarded as statements or representations of fact. Illustrations in the book are artist's impressions which serve only to give an approximate idea of the project. All artist's impressions are subject to any amendments as may be approved by the relevant authorities.

Contact Our Marketing

**Marketing Office :**  
**UPPER WEST EXPERIENCE CENTER**  
Jl. BSD Raya, CBD 55 Lot 1.12 BSD City.