THE EXQUIS

LIFESTYLE PARK BSD

THE ART *of* COLLABORATION

Every masterpiece begins with collaboration—a fusion of ideas, perspectives, and talents that drive extraordinary outcomes. Experience the power of thriving business community that's leading innovation and success.

We brought together a vibrant mix of brands,

experiences, and daily rituals that now pulse with life.

OUR FIRST CHAPTER

ENCHANTÉ
BUSINESS PARK

Our success was shaped through thoughtful curation, strong collaboration with our tenants, and a shared commitment to quality.

sinarmas land
Building for a better future

Our neighborhood commercial spaces have attracted some of the most renowned names in retail and lifestyle – proof that the right environment brings in the right players.

SONG FA

KOI teppanyaki

JIN MU RESTAURANT

SHOKUPAN Bakery & pastries しょくぱん

BAKMI QQ

hotaru shabu²

and many other brands.

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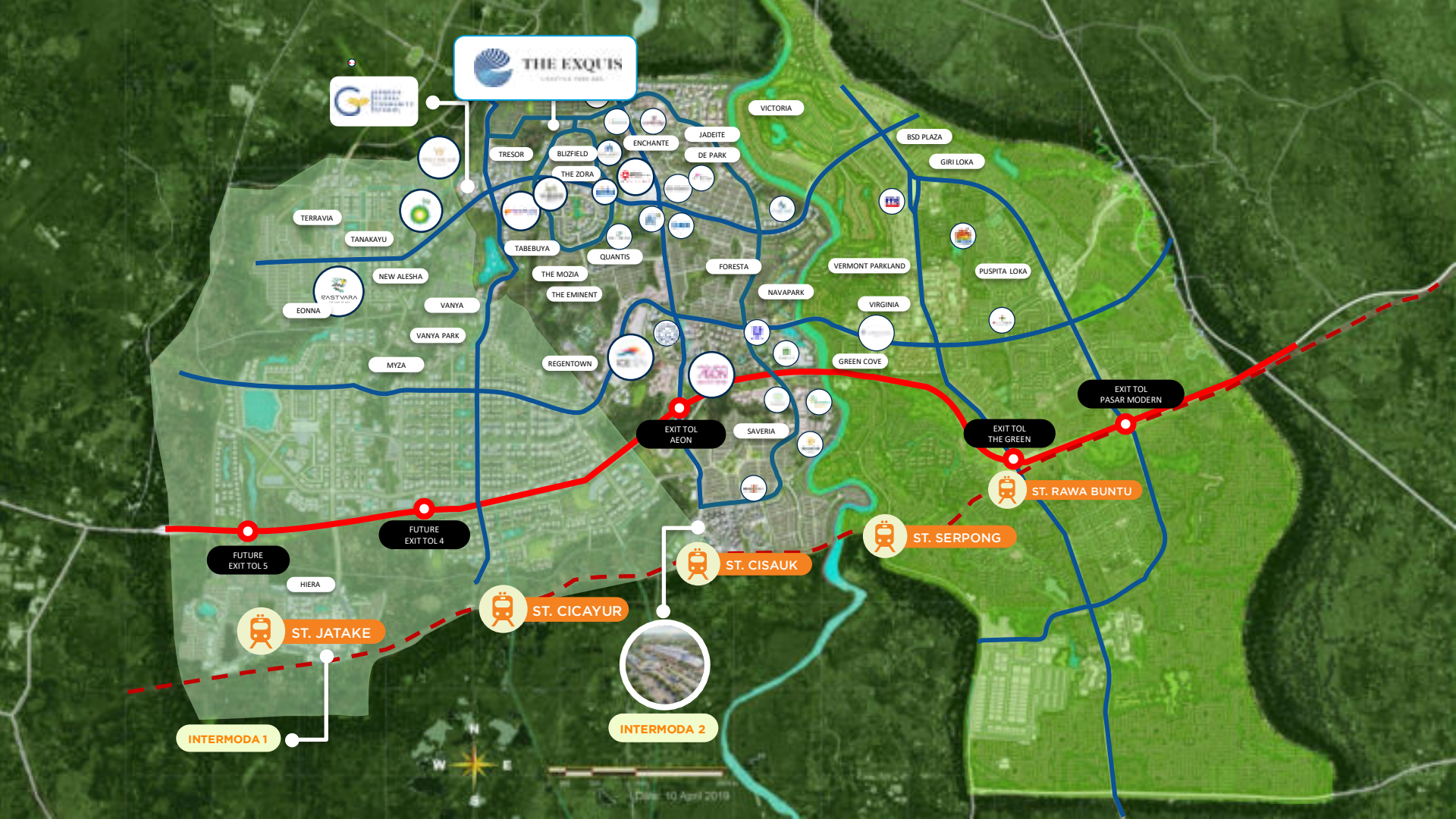
THE EXQUIS
TERRAVIA
TANAKAYU
EONNA
NEW ALESHA
VANYA
VANYA PARK
MYZA
TRESOR
BLIZFIELD
THE ZORA
TABEBUYA
THE MOZIA
THE EMINENT
QUANTIS
ENCHANTE
JADEITE
DE PARK
FORESTA
REGENTOWN
VICTORIA
BSD PLAZA
GIRI LOKA
PUSPITA LOKA
VERMONT PARKLAND
NAVAPARK
VIRGINIA
GREEN COVE
SAVERIA
EXIT TOL AEON
EXIT TOL THE GREEN
EXIT TOL PASAR MODERN
FUTURE EXIT TOL 4
FUTURE EXIT TOL 5
HIERA
ST. JATAKE
ST. CICAYUR
ST. CISAUK
ST. SERPONG
ST. RAWA BUNTU
INTERMODA 1
INTERMODA 2
N
W
E
S
Data 10 April 2019

BSDCITY

Big City. Big Opportunity

STRATEGIC LOCATION

1 min to Enchante Business Park

1 min to Greenwich Business Park

1 min to Tresor Residential

2 mins to Enchante Residential

3 mins to Blizfield Residential

5 mins to Zora Residential

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dePark
Your Green Sanctuary
BIG
BIG STORES-BIG SHOPPING
DELREY
ipeka
the ZORA
ENCHANTÉ
The BLIZFIELD
DG
GREENWICH
THE EXQUIS
TRÉSOR
GREENWICH PARK
To Gading Serpong

WELCOME to
A NEW WAVE OF OPPORTUNITY

Our next chapter is set to shape another thriving destination.

COLLABORATING *with*
WORLD-CLASS CITY

COLLABORATING *with* PROMISING NEIGHBORHOOD

THE EXQUIS

PRIME VISIBILITY *for* MAXIMUM EXPOSURE

Most units boast a front-facing position along the main boulevard, ensuring high visibility and a hot spot for attracting clientele.

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THE EXQUIS

DIRECT *and* SEAMLESS ACCESS

With a effortless parking layout, vehicles can drive directly to the storefront—no gates, no barriers, just a delightful accessibility.

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GLOW LOUD, BE SEEN

THE EXQUIS

UNITS FACING BOULEVARD ROW 32

THE EXQUIS

PLAYFUL CONTEMPORARY FACADE

YOUR PLACE TO CONNECT, CREATE, AND COLLABORATE

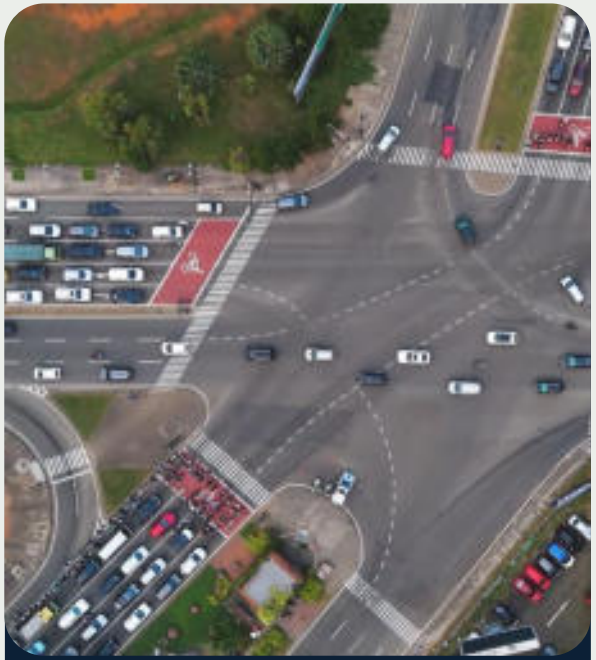
About Area

CONCEPT :
THE FIRST LIFESTYLE PARK AT BSD CITY

THE EXQUIS

About The Surrounding Area

STRATEGIC LOCATION WITH ROW 32



About The Surrounding Area

POTENTIAL HIGH TRAFFIC

About The Surrounding Area

HIGH END NEIGHBORHOOD

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About The Surrounding Area

FUTURE COMMUNITIES & CULINARY SPOT

About The Surrounding Area

MULTIPLE ACCESS FROM ALL AROUND

THE EXQUIS

About Area

TRIPLE LAYER PARKING AREA

About Area

MORE THAN 350 LOT PARKING

About Area

AFFORDABLE PRICE

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About Area

VARIATIVE
DYNAMIC
BALCONY

About Area

SPACIOUS
LAYOUT

About Area

HIGH
VISIBILITY
SIGNAGE
SPOT

About Area

HIGH
CEILING

Perfect *for a* Flavorful Dining Experience

A Sophisticated Space for Showcasing Your Brand

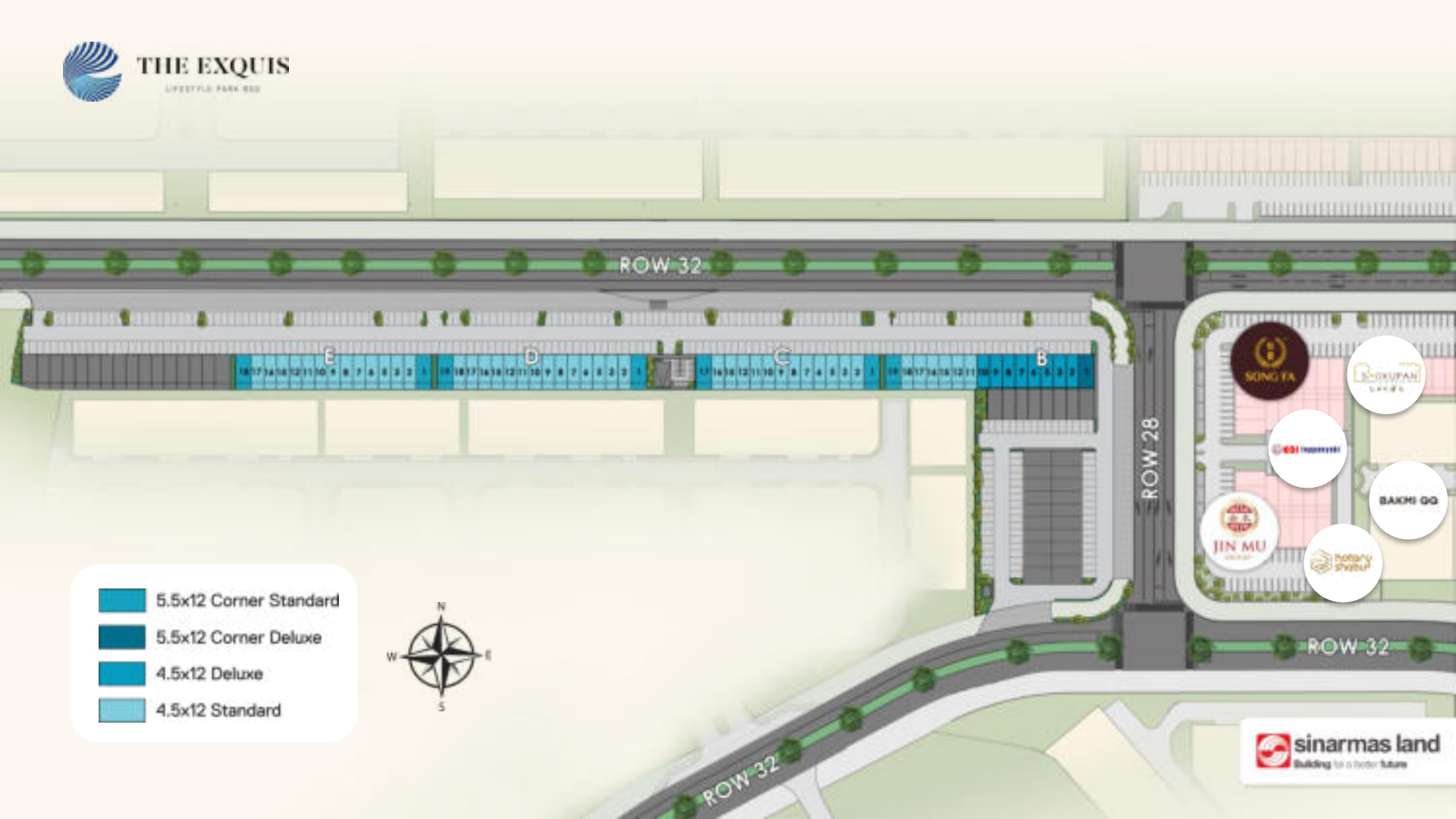
Maximize your business growth with our flexible space

SIDE VIEW

ROOF FLOOR
+11.80
3.80
2ND FLOOR
+7.80
3.80
1ST FLOOR
+4.00
4.00
GROUND FLOOR
+0.00
7.00
AREA PARKIR
5.00
AREA PARKIR
6.00
JALAN 2 ARAH
5.00
AREA PARKIR
1.50
TERAS
8.50
BADAN BANGUNAN
2.00
TAMAN
12.00
UNIT RUKO

SITEPLAN

THE EXQUIS

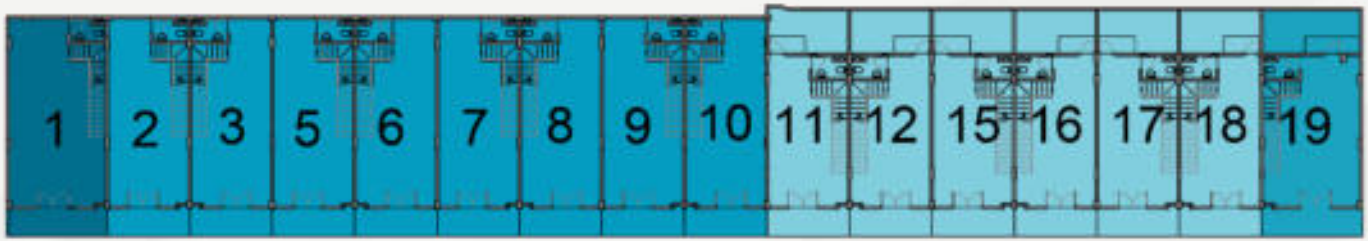

ROW 32
E
D
C
B
ROW 28
SONG FA
BAKMI GQ
JIN MU
ROW 32
ROW 32
5.5x12 Corner Standard
5.5x12 Corner Deluxe
4.5x12 Deluxe
4.5x12 Standard
N
W
E
S
sinarmas land

BLOCKPLAN

BLOCK PLAN

BLOCK B

THE EXQUIS



5.5x12	4.5x12	4.5x12	4.5x12	4.5x12	4.5x12	4.5x12	4.5x12	4.5x12	4.5x12	4.5x12	4.5x12	4.5x12	4.5x12	4.5x12	5.5x12
TIPE	TIPE	TIPE	TIPE	TIPE	TIPE	TIPE	TIPE	TIPE	TIPE	TIPE	TIPE	TIPE	TIPE	TIPE	TIPE
A	B	C	C	C	C	D	D	D	D	C	C	C	C	B	A
Balcony	Balcony	Balcony	Balcony	Balcony	Balcony					Balcony	Balcony	Balcony	Balcony	Balcony	Balcony

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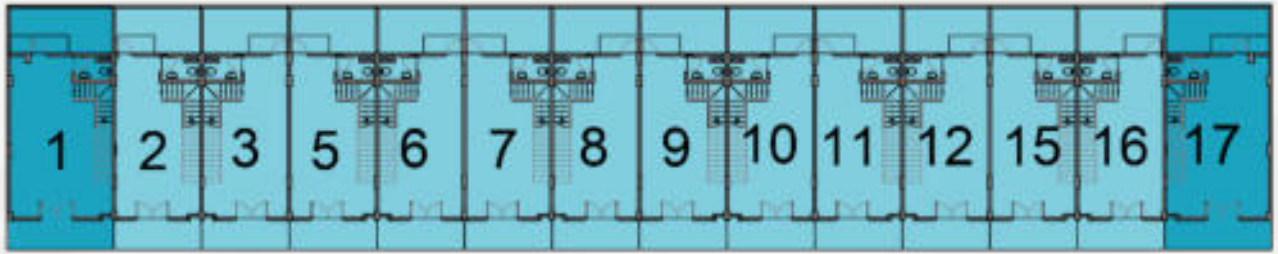
BLOCKPLAN

BLOCK C

THE EXQUIS



5.5x12	4.5x12	4.5x12	4.5x12	4.5x12	4.5x12	4.5x12	4.5x12	4.5x12	4.5x12	4.5x12	4.5x12	4.5x12	5.5x12
TIPE A Balcony	TIPE B Balcony	TIPE C Balcony	TIPE C Balcony	TIPE C Balcony	TIPE C Balcony	TIPE D	TIPE D	TIPE C Balcony	TIPE C Balcony	TIPE C Balcony	TIPE C Balcony	TIPE B Balcony	TIPE A Balcony

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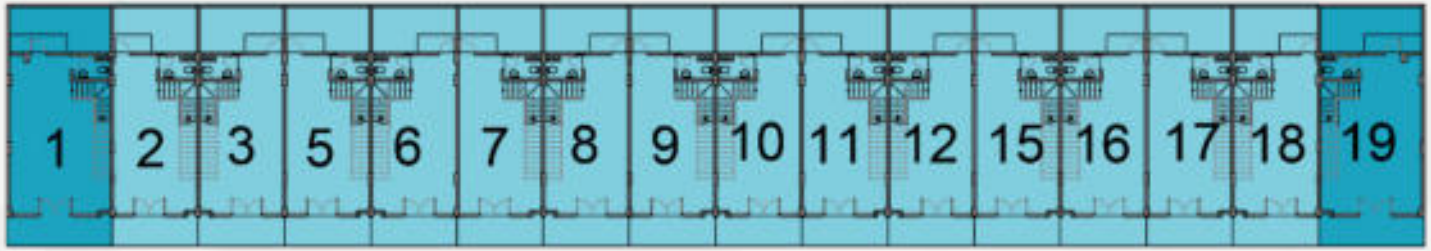
BLOCK PLAN

BLOCK D

THE EXQUIS



5.5x12	4.5x12	4.5x12	4.5x12	4.5x12	4.5x12	4.5x12	4.5x12	4.5x12	4.5x12	4.5x12	4.5x12	4.5x12	4.5x12	4.5x12	5.5x12
TIPE A	TIPE B	TIPE C	TIPE C	TIPE C	TIPE C	TIPE D	TIPE D	TIPE C	TIPE C	TIPE C	TIPE C	TIPE D	TIPE D	TIPE B	TIPE A
Balcony	Balcony	Balcony	Balcony	Balcony	Balcony			Balcony	Balcony	Balcony	Balcony			Balcony	Balcony

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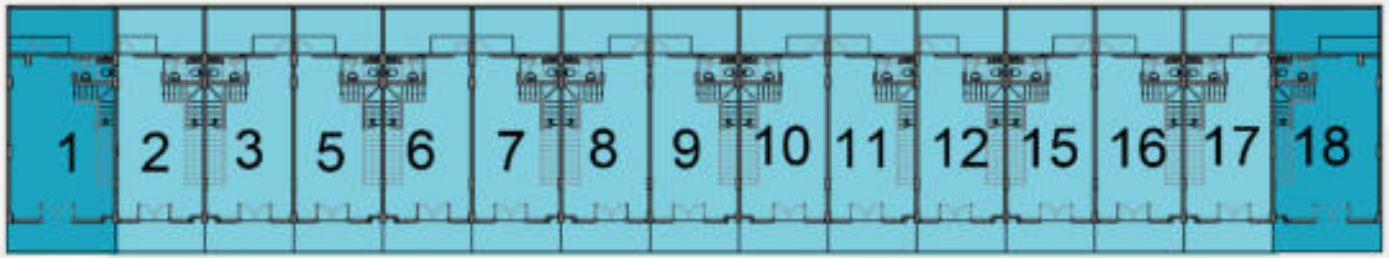
BLOCK PLAN

BLOCK E

THE EXQUIS



5.5x12	4.5x12	4.5x12	4.5x12	4.5x12	4.5x12	4.5x12	4.5x12	4.5x12	4.5x12	4.5x12	4.5x12	4.5x12	4.5x12	5.5x12
TIPE	TIPE	TIPE	TIPE	TIPE	TIPE	TIPE	TIPE	TIPE	TIPE	TIPE	TIPE	TIPE	TIPE	TIPE
A	B	C	C	C	C	D	D	C	C	C	D	D	B	A
Balcony	Balcony	Balcony	Balcony	Balcony	Balcony			Balcony	Balcony	Balcony			Balcony	Balcony

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FLOORPLAN

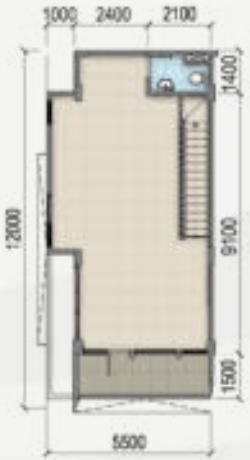
FLOOR PLAN

Type A

Block B | No. 1

Ground
Floor

1st
Floor



2nd
Floor

5.5 x 12
Corner Deluxe

Balcony at 2nd Floor

Please refer to the blockplan for the exact location of the stairs for each unit

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FLOOR PLAN
Type A

Block B | No. 19

Block C | No. 1 , 17

Block D | No. 1 , 19

Block E | No. 1 , 18

Ground
Floor

1st
Floor

2nd
Floor

5.5 x 12
Corner Standard

Balcony at 2nd Floor

Please refer to the blockplan for the exact location of the stairs for each unit

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FLOOR PLAN

Type B

Block B | No. 2

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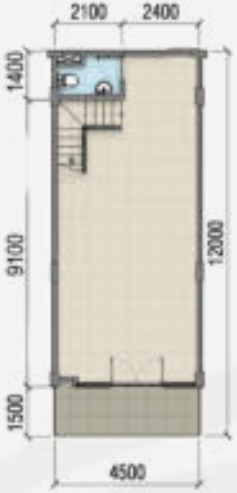
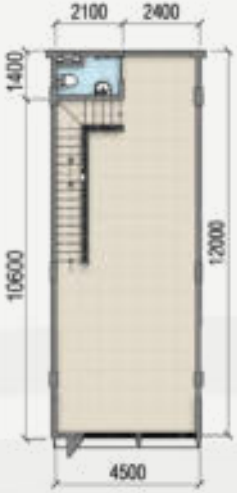
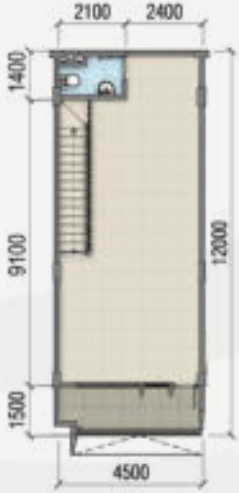


Ground
Floor



1st
Floor



2nd
Floor

4.5 x 12
Deluxe

Balcony at 2nd Floor

Please refer to the blockplan for the exact location of the stairs for each unit

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THE EXQUIS

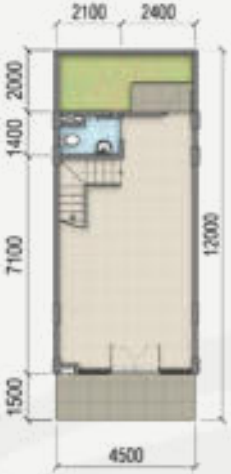
FLOOR PLAN
Type B

Block B | No. 18

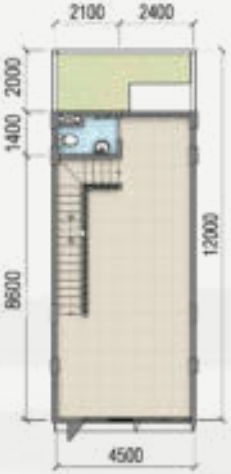
Block C | No. 2, 16

Block D | No. 2, 18

Block E | No. 2, 17



Ground
Floor



1st
Floor

2nd
Floor

4.5 x 12
Standard

Balcony at 2nd Floor

Please refer to the blockplan for the exact location of the stairs for each unit

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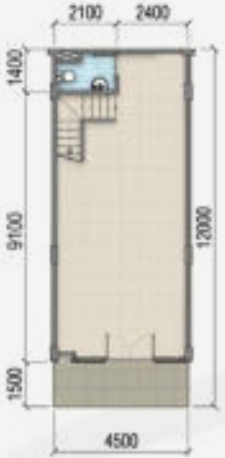
FLOOR PLAN

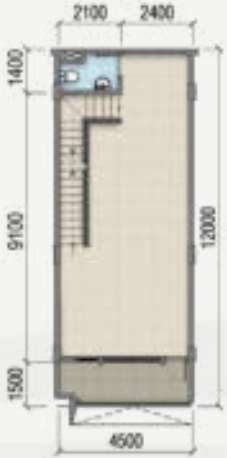
Type C

Block B | No. 3, 5, 6, 7

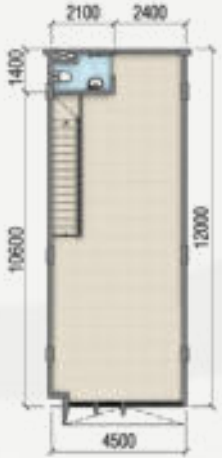
THE EXQUIS



Ground
Floor



1st
Floor



2nd
Floor

4.5 x 12
Deluxe

Balcony at 1st Floor

Please refer to the blockplan for the exact location of the stairs for each unit

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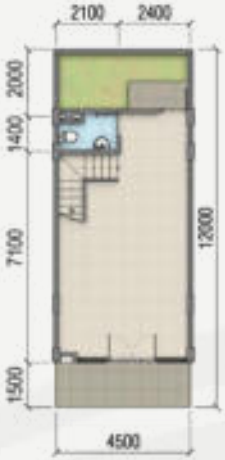
THE EXQUIS

FLOOR PLAN
Type C

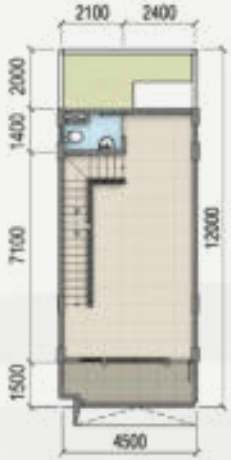
Block B | No. 12, 15, 16, 17

Block C, D | No. 3, 5, 6, 7, 10, 11, 12, 15

Block E | No. 3, 5, 6, 7, 10, 11, 12



Ground
Floor



1st
Floor

2nd
Floor

4.5 x 12
Standard

Balcony at 1st Floor

Please refer to the blockplan for the exact location of the stairs for each unit

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FLOOR PLAN

Type D

Block B | No. 8, 9, 10

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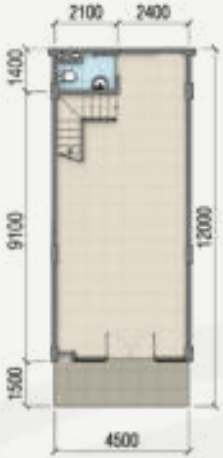
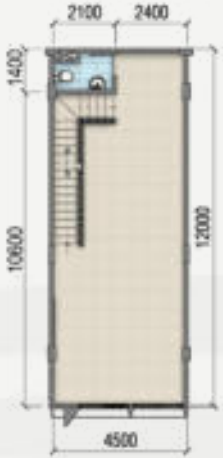
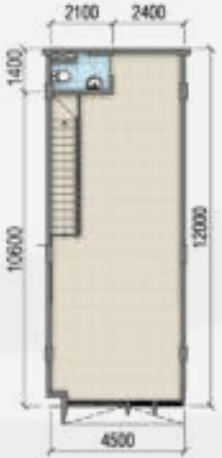


Ground
Floor



1st
Floor



2nd
Floor

4.5 x 12
Deluxe

Please refer to the blockplan for the exact location of the stairs for each unit

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FLOOR PLAN

Type D

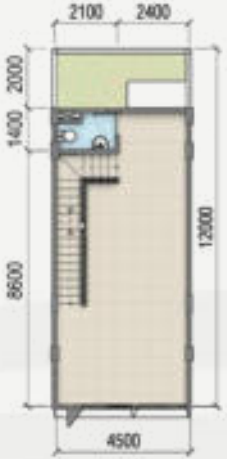
Block B | No. 11

Block C | No. 8, 9

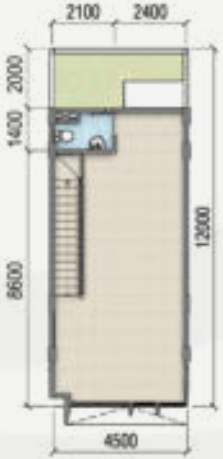
Block D | No. 8, 9, 16, 17

Block E | No. 8, 9, 15, 16

Ground
Floor



1st
Floor



2nd
Floor

4.5 x 12
Standard

Please refer to the blockplan for the exact location of the stairs for each unit

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Building Outline Specifications*

FOUNDATION
Mini pile

MAIN STRUCTURE
Reinforced Concrete

WALL
Brick/Aerated Autoclaved Concrete (AAC) with plaster and paint

CEILING
Gypsum Board

ROOF
Zincalume/Metal Roof with insulation

DOOR & WINDOW

Main Entrance Door	: Aluminium frame with Glass
Window	: Aluminium frame with Glass

FACADE
Aluminium Frame with Glass, Aluminium Composite Panel, Homogeneous Tile

FLOORING

Terrace	: Non-Slip Homogenous Tile
Indoor Area	: Homogenous Tile
Toilet	: Non-Slip Homogenous Tile

SANITARY
American Standard/Equivalent

ELECTRICITY
3500 VA

INTERNET NETWORK
Fiber Optic

WATER SUPPLY
PAM

TELEPHONE
1 Line

*Specification and material can change without any further notice

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Key Highlights

- Strategic Location with ROW 32
- Potential High Traffic
- High End Neighborhood
- Future Communities & Culinary Spot
- Multiple Access from All Around
- The First Lifestyle Park at BSD City
- Units facing boulevard
- Playful Contemporary Facade
- Variative Dynamic Balcony
- Spacious Layout
- High visibility signage spot
- Direct Parking Access
- Triple layer parking area with over 350 parking spaces
- Affordable Price

REACH US *for*
ANY FURTHER INFORMATION

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