



**BUSINESS
LIVING AT**

Latinos

Business District

Infinite Opportunities

BSDCITY

Member of



sinar mas land

Building the Greater Future

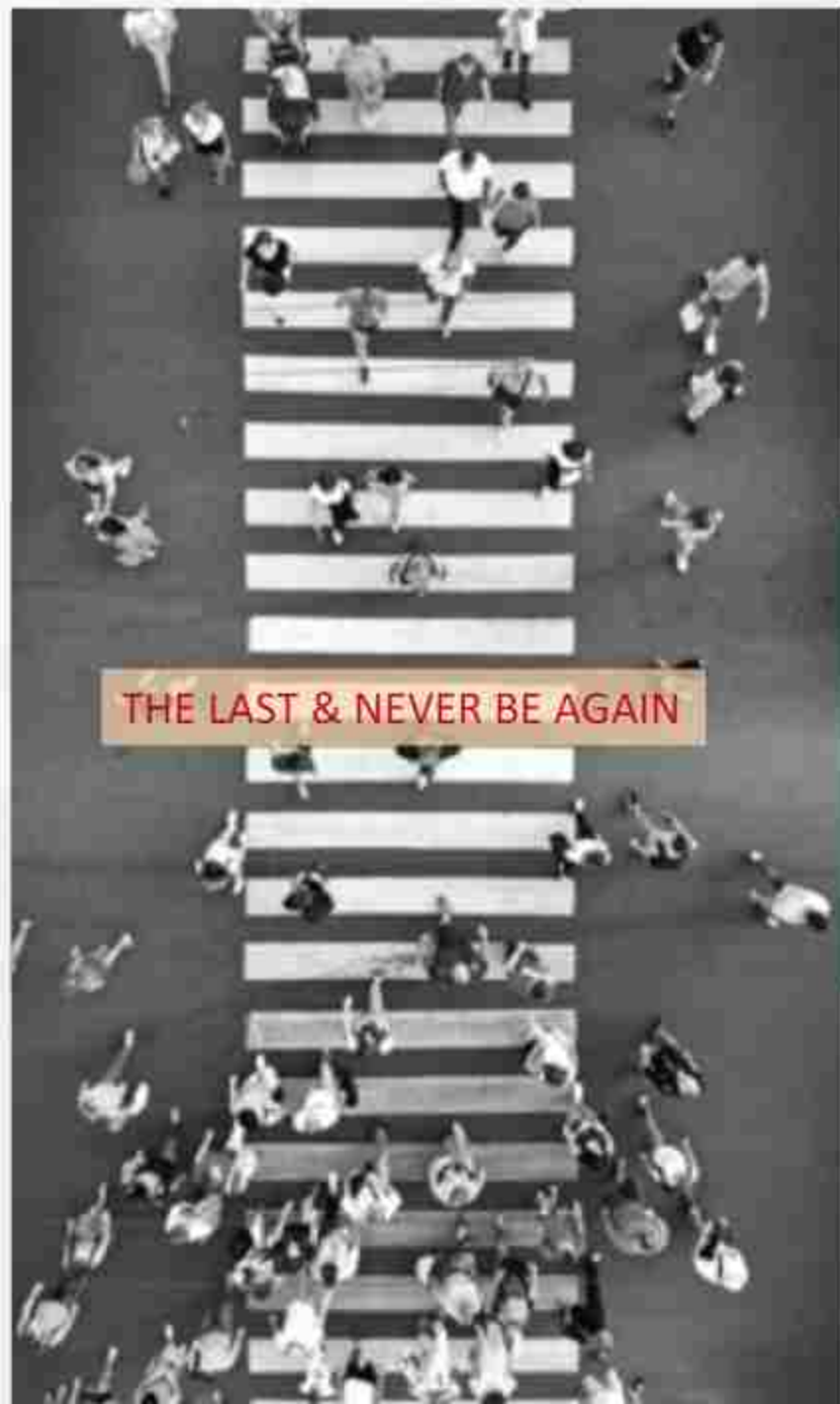
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**BUSINESS
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WHY HERE ?

Latinos Business District is designed with a **BOUTIQUE SOHO** concept that is suitable & inspired by neighbourhood, to enable people to own customized work zones with option to have comfortable living quarter in a prominent location with large captive market.





THE LAST & NEVER BE AGAIN

BUSINESS
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Latinos
Business District

THE MOST PROMINENT &
EXCITING LOCATION IN EAST BSD CITY

LARGE CAPTIVE MARKET ON YOUR DOORSTEP



Latinos Business District is strategically located in the most well-known area of BSDCITY.

A **prominent location** packed with vibrant activities and a massive captive market on your doorstep make it undeniably attractive for any business to grow.



**Easy Surrounding Access
by Walking / Bicycling**



Multiple Public Transport



**Less than 2 minutes to
Tol Gate Jakarta-Serpong***



**Only 600 Metres Away from
Train Station Rawa Buntu**



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EASY ACCESS

Latinos Business District benefits from multiple public transport links as well as an extensive road network. Within easy reach of Train Station Rawa Buntu and Access Toll Jakarta-Serpong. A short journey to central Jakarta can be reached only in minutes and took approximately 30 minutes to Soekarno Hatta Airport. And for a short walk away, there is a culinary treasure to be discovered in all directions.

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**ESTABLISHED
SURROUNDING**

Your chance is NOW to have a business space that is close to the main road provence Jl. Raya Rawa Buntu. Located at the exit of De Latinos residential area, surrounded by many other established residential as well as commercials, leisure (Taman Kota 2), and green industrial areas (Taman Tekno). The area also boasts a diverse mix of automotive workshops, eateries, patisseries, and gastro pubs that attracts people from outside BSD City to come in.



Next to Main Road Provence



Close to Commercial & Industrial Complex



In the Center of Culinary & Leisure Destination



Surrounded by Established Residential Area

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ST. RAWA BUNTU
(600 M²)

TOLL ACCESS

JAKARTA →

SHOW UNIT:

BOUTIQUE SOHO

BOGOR
↓

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WELCOME TO

BUSINESS
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AN INSPIRING NEIGHBORHOOD

Latinos Business District is set to become a vibrant new hub and landmark for the neighborhood with its its extensive open spaces and unique development of new normal commercial space for business.

DISTINCTIVE & WELCOMING

A business district that will become a new destination for the area.



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INSPIRING

Gather people who have business passion
thru a supportive & dedicated environment.

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ENCOURAGING

Outdoor communal area to encourage people to sit, work, catch up with neighbours or just get a refreshing green scenery within the working day.



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A woman in a light-colored sleeveless top is working at a counter in a floral shop, surrounded by various flowers and greenery.

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THE FIRST IN BSD CITY

BOUTIQUE SOHO – BUSINESS LIVING

A place where small or micro-enterprise
can provide their specialized services/product thru an
intelligently designed space that maximizes natural light for new normal needs
and flexible layout suitable for SOHO (small office and home office).

A woman with long dark hair, wearing a light-colored blazer and pants, is sitting on a sofa and smiling. She is looking towards the left side of the frame.

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SPACES FOR
INFINITE
OPPORTUNITIES

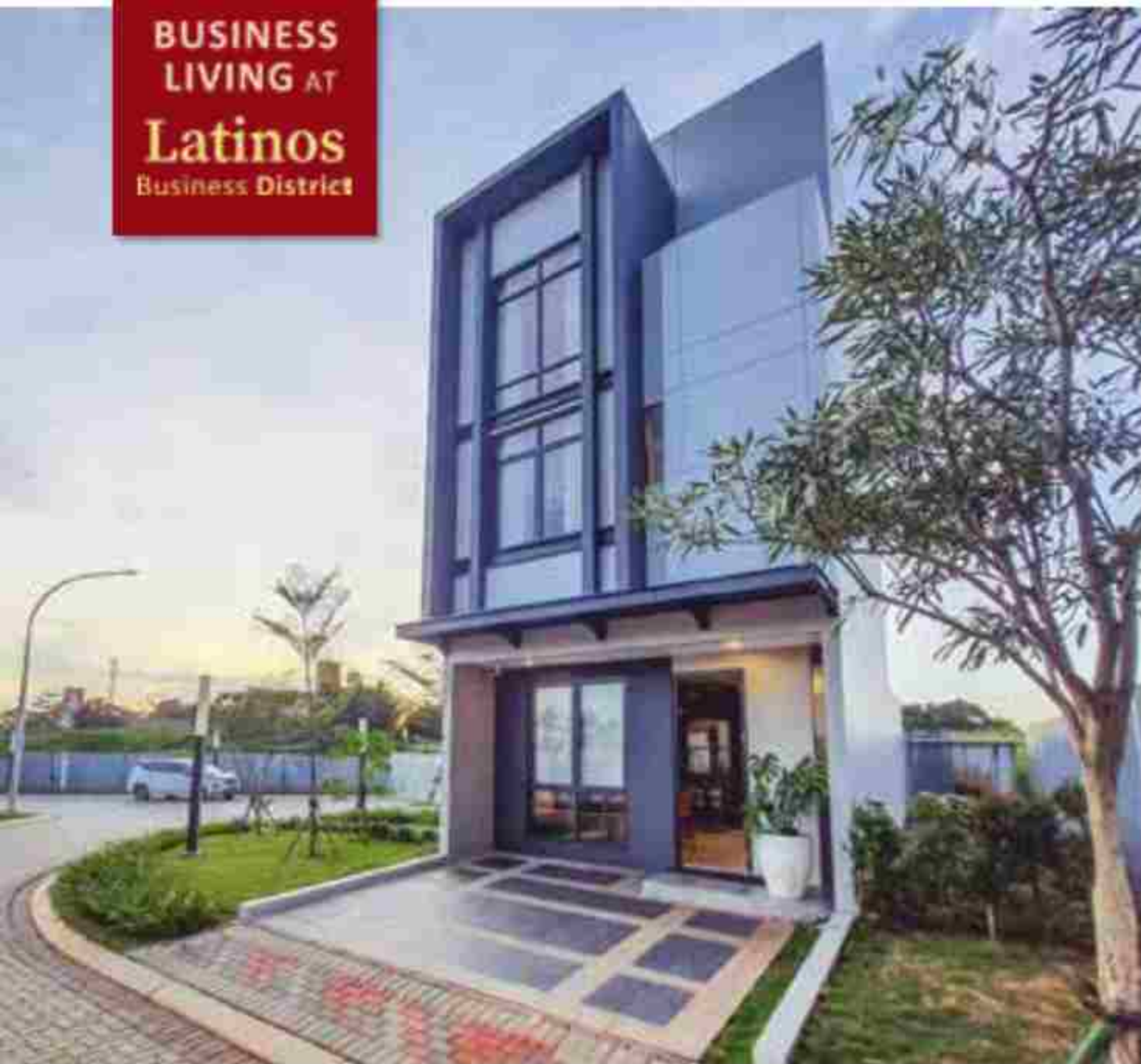




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COMFORTABLE
LIVING OPTION

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**GREEN SOHO with
NEW NORMAL DESIGN
IN MIND**



High Ceiling



Backyard

- Cross ventilation airflow.
- Balcony at 3rd Floor & backyard for direct lighting need.
- High ceiling with loft alike concept for better air circulation.
- Large window glass for optimum natural light intake.

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Signage System



Pocket Communal Parking

GREEN BUSINESS DISTRICT DESIGNED *for* BOUTIQUE SOHO ACTIVITIES

- Outdoor public meeting space.
- Pocket communal parking for controllable traffic.
- Signage system.



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LIVE.
WORK.
CREATE.



COMMERCIAL PERMIT *for*
MANY BUSINESS IDEAS

DIGITAL MARKETING . FLORIST . GRAPHIC DESIGN PRODUCT DESIGN . PLANTS . HERBAL PHARMACIST . DOCTOR . DENTIST . IT SERVICE . WEB DEVELOPER . APPS DEVELOPER . MEDIA . SALON & SPA . NAILS ART . BARBERSHOP . SPORT . ESPORT RENTALS . GALLERY PROPERTY . FINANCING ACCOUNTANT . INSURANCE . CONSULTING . JEWELRY MAKING . CLOTHING . TAILOR . ART & CRAFT . TRADING . TUTORING SERVICE . CALL CENTER . SERVICE CENTER . PHOTOGRAPHY . AUGMENTED REALITY/VR ARCHITECTURE CONSULTANT . AI & DATA CENTER LAWYER . F&B . HOME BAKERY CATERING . COFFEE/TEA SHOP . RESALE STORE FURNITURE . GIFT SHOP . ONLINE SHOP . MERCHANDISE . LAUNDRY . UHPHOLSTERY CLEANER RESELLER/DROPSHIPPER . STREAMER . DELIVERY PSIKOLOG . YOUTUBER . CONTENT CREATOR MOTIVATIONAL COACH . BLOGGER SUSTAINABLE BUSINESS . EDUCATION . PRIVATE COURSE BRANCH OFFICE . PRODUCTION HOUSE
MANY MORE

HIGH VALUE INVESTMENT *with* MULTIPLE INCOME & OPPORTUNITIES

3rd Floor



Enjoy Your Cozy Living &
Live Your Dream



2nd Floor



Rent Out to Pay Your Living Cost



1st Floor



Getting Paid for Your Investment

High Capital Gain



A group of people are sitting around a table in a meeting room, working on laptops. The scene is dimly lit, with light coming from windows in the background. The overall tone is professional and collaborative.

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LIVE IN OPPORTUNITIES



TOLL & TRAIN STATION RAWA BUNTU

Latinos

Business District



DE LATINOS

LOT COMMERCIAL




LOT COMMERCIAL



TAMAN TEKNO



Boutique SOHO Legend :

-  T91 - 5 x 15 3 Floors
-  T91 - 5 x 10 3 Floors
-  T91 + 91 - 10 x 10 3 Floors
-  SHOW UNIT



Latinos

Business District

3 FLOORS
Boutique SOHO

Type 91 m²
Land Size 5 x 10

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3 FLOORS
Boutique SOHO



Type 91 m²
Land Size 5 x 10

Latinos

Business District

3 FLOORS
Boutique SOHO



First Floor



Second Floor



Third Floor

Type 91 m²

Land Size 5 x 15

A modern office space with people working at desks and a large indoor plant. The scene is dimly lit with a teal overlay. In the center, a red box contains the text 'BUSINESS LIVING AT Latinos Business District'. At the bottom, white text reads 'Expansive Area Up to 182 m2'.

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Expansive Area Up to 182 m²



**BUSINESS
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3 FLOORS
2 in 1
Boutique SOHO



Type 91 + 91 m²

Land Size 10 x 10

Blok B16 no 2 - 8

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3 FLOORS
2 in 1
Boutique SOHO



First Floor



Second Floor



Third Floor



Type 91 + 91 m²

Land Size 10 x 10



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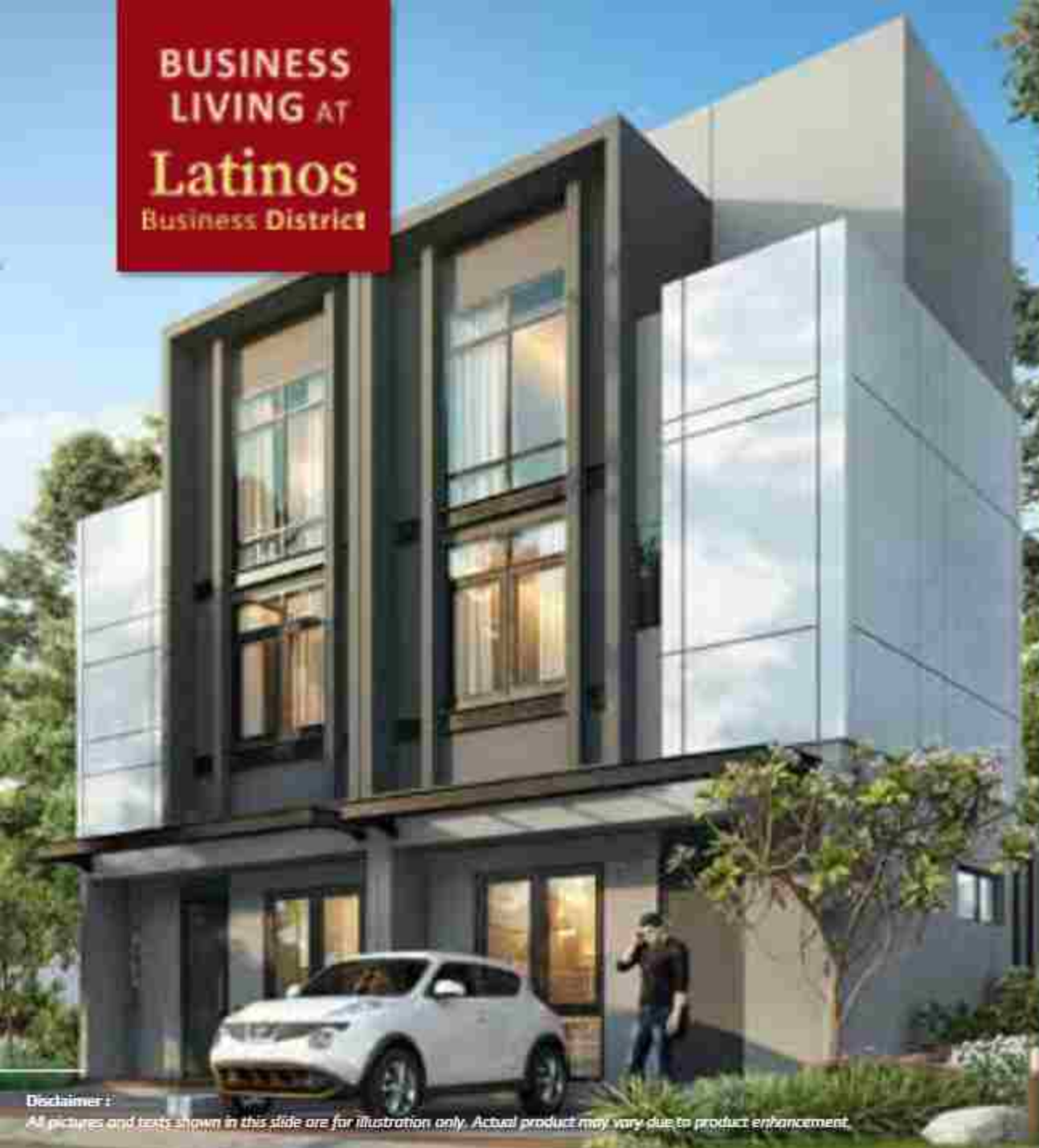
Boutique SOHO
Illustration

BUSINESS SPACE *with* LIVING OPTION

Seamless integration between business & comfortable living space.

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BUSINESS SPACE ILLUSTRATION FUNCTIONAL



COMMUNAL LIVING ROOM 3RD FLOOR



OFFICE 2ND FLOOR



Café/ Coffee Shop 1ST FLOOR

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* Terms & conditions apply

SPECIFICATION

FOUNDATION	Mini Pile
WALL	Bricks, Cement Plaster, Compound, Paint
FLOORING	Homogenous Tile 60x60 cm (Living, Dining, Terrace) Ceramic Tile (Bathroom/Powder Room)
ROOF	Light Steel Foundation with Corrugated Metal Sheet Cover
DOOR	Solid Engineering Door + Handle <i>ex. import</i> (Front Door) Engineering Wood Door + Handle <i>ex. import</i> (Bedroom, Bathroom/Powder Room) Glass + Aluminium Frame (Back Door), Smart Door Lock Handle (Front Door)
WINDOW	Glass + Aluminium Frame
PLAFOND	Gypsum Board
SANITAIR	American Standard / <i>inline alt.</i>
WATER	PDAM Standard
ELECTRIC	4.400 VA
INTERNET*	3 Outlet Socket, 1 Line

HIGHLIGHT

Prominent Location

1

Large Captive Market

2

Safe & Legal Commercial Permit (HGB)

3

Green Boutique SOHO, Green Business District

4

Multiple Business Space with Living Option

5

High Value Investment
(Capital Gain, Passive & Active Income)

6



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SHOW UNIT

Visit Our Show Unit for More Extensive
Boutique SOHO Experience

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Infinite Opportunities

BSDCITY
Big City. Big Opportunity

Member of  **sinar mas land**
Building for a better future

MARKETING OFFICE
BSD Green Office Park, BSD City Tangerang 15345

www.bsdcity.com