

Vibrant Business District



NORTH SQUARE DISTRICT
OWN. ATTRACT. EXCITE



Vibrant Business District



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WHY VIBRANT BUSINESS DISTRICT?

The Environment

**FASHIONABLE
LIFESTYLE
ECOSYSTEM**

The Unit

**URBAN LIFESTYLE
HUB**

World Class Fashion - Upscale Restaurants & Cafe - Modern Office - Extraordinary Experience

Fashionable Lifestyle Ecosystem



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Fashionable Lifestyle Ecosystem

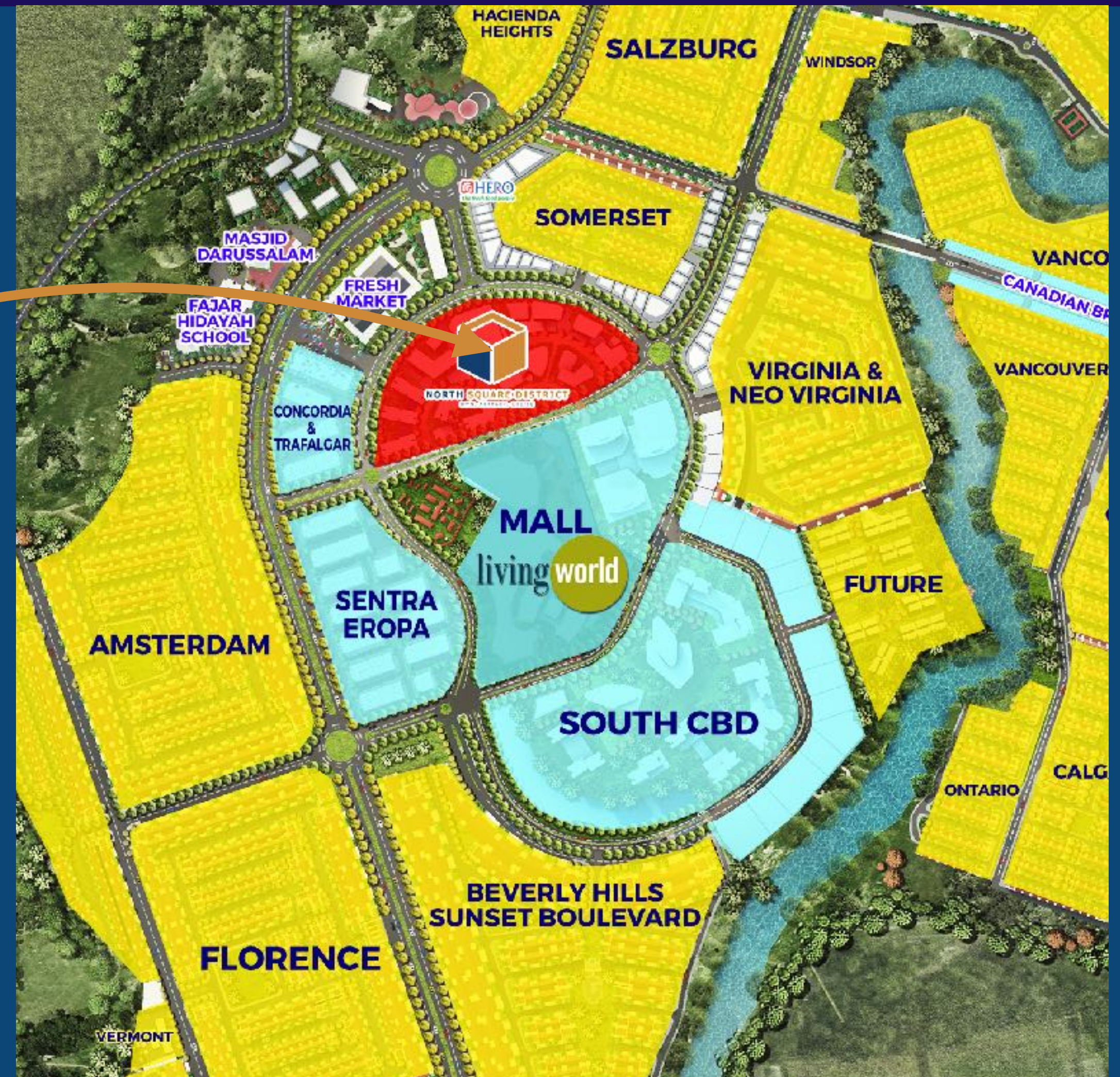
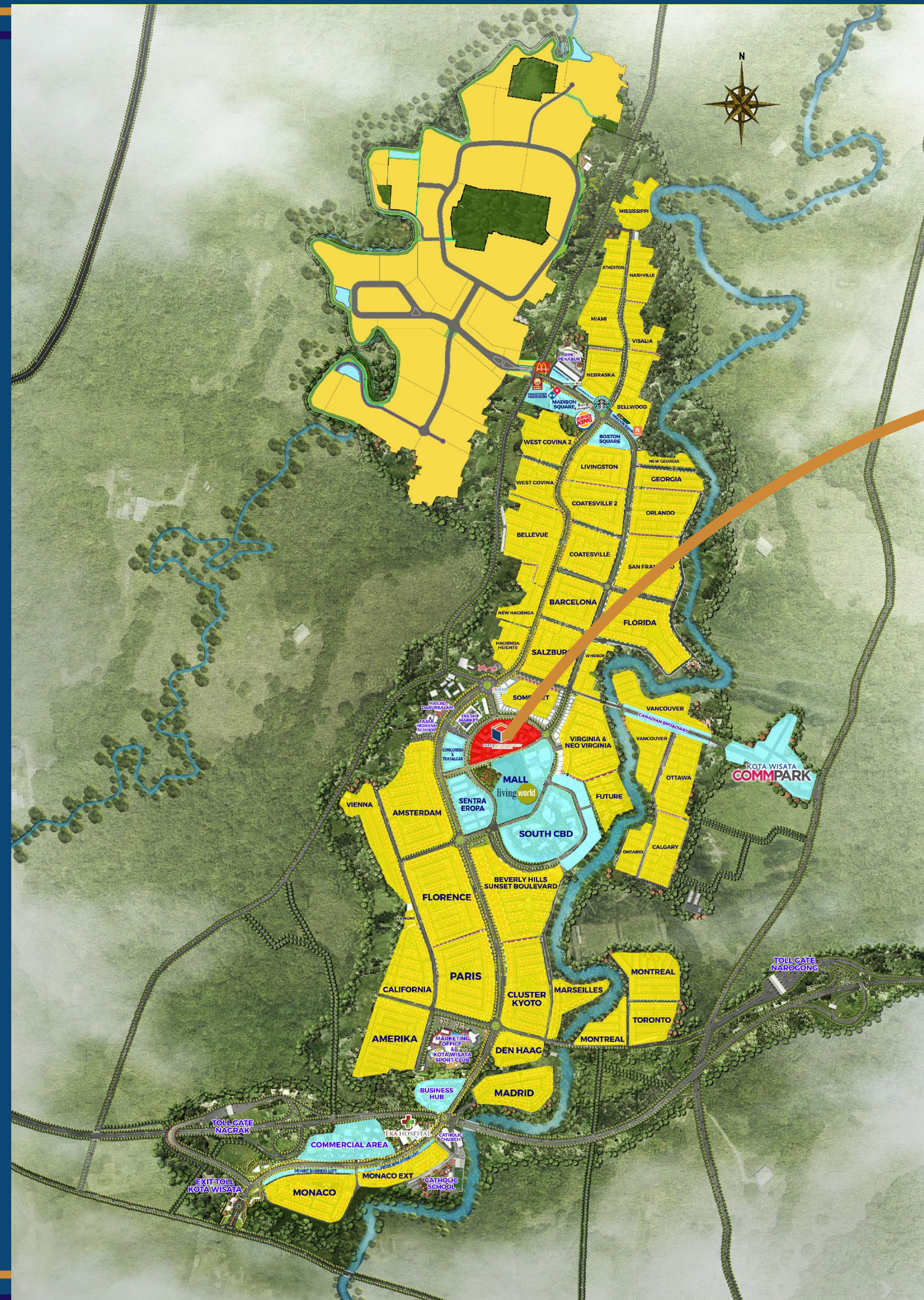


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Highly Developed Area

Located in a highly developed area which is in the Central Business District of Kota Wisata,

North Square District is surrounded by fashionable lifestyle community.



Fashionable Lifestyle Ecosystem



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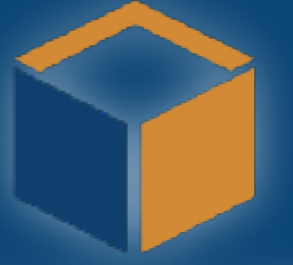
In Front of Living World Mall with Direct Access

Situated right in front of
Living World Mall as the
biggest mall in cibubur,

North Square District has
already the ecosystem of
fashionable lifestyle.



Fashionable Lifestyle Ecosystem



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Radiant Midway Hall

Delicate patterns etched into the paving block is the main way in the middle from south gate to the north gate while also as a picture of fashionable lifestyle ecosystem.



Fashionable Lifestyle Ecosystem



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4 Entrance Gates

Encircled by 4 entrance gates,

North Square District benefits all units by providing entrance at all side.



Fashionable Lifestyle Ecosystem



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Nestled in The Most Crowded Area

Built in the Central
Business District of Kota
Wisata,

North Square District
stand as vibrant relics of
the city's rich commercial
heritage.



Fashionable Lifestyle Ecosystem



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Surrounded by 2 Clusters of Shophouses with Fresh Market

Encircled by 2 Clusters of Shophouses with varieties of stores and vibrant fresh market,

North Square District has the daily existing traffic for your profitable business



Fashionable Lifestyle Ecosystem



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In Front of Housing Cluster & 3 Schools

Located in front of Cluster
Somerset & neighbored
by 3 Schools,

North Square District has
residents & students
waiting to fulfill their
needs through your
business.



Urban Lifestyle Hub



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Urban Lifestyle Hub



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Prime Investment

71 units of Urban Lifestyle Hub & 5 commercial lots are ready for new ownership!

Boasting a fashionable lifestyle ecosystem and versatile layout, presents an ideal canvas for diverse business ventures.



Urban Lifestyle Hub



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Unmatched Convenience

Providing 12 variety of layouts to suit every need and preference.

Whether you're envisioning a trendy café, boutique office, or a cozy residence, discover endless possibilities in this one-of-a-kind shophouse.



Urban Lifestyle Hub



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1st Floor

Sidewalk & Backyard

Offering sidewalk which allows your customers to see through your boutique from the side and also the front

Compact cafe is ideal at the backyard.



Urban Lifestyle Hub



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2nd Floor

Private Room + Balcony

Ascend to the upper floor, where a private photo studio awaits, bathed in natural light pouring through large windows, perfect for capturing moments of pure artistry.

Complete with another cafe on the balcony.



Urban Lifestyle Hub



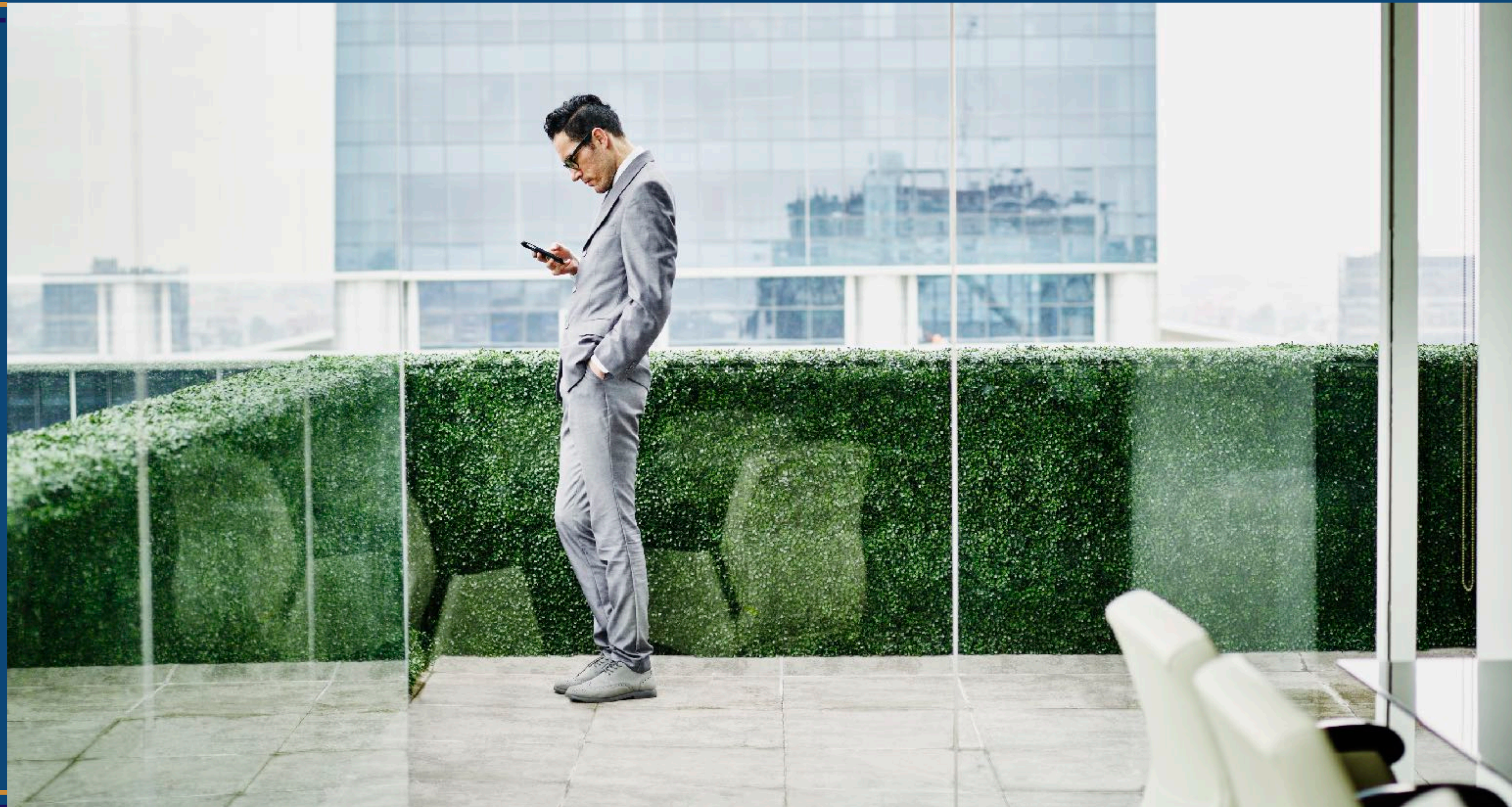
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3rd Floor

Private Office + Balcony

Move up to the highest level where a private office space awaits, offering an inspiring environment for focused productivity.

Step out onto the balcony, a tranquil oasis amidst the city's hustle and bustle, where panoramic views stretch out before you.



Urban Lifestyle Hub



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Utmost Opportunity

Urban Lifestyle Hub offers three-level stands as a beacon of opportunity and potential.

Each floor unveils a world of possibilities, beckoning entrepreneurs, creatives, and investors alike to carve out their vision within its versatile spaces.



Urban Lifestyle Hub



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Type C

Offers a 3 level Urban Lifestyle Hub with :

- ★ Sidewalk
- ★ Backyard
- ★ Bathroom on each floor
- ★ Private Room on 2nd floor
- ★ Balcony on 2nd floor
- ★ Private Office on 3rd floor
- ★ Balcony on 3rd floor



Choose Your Unit



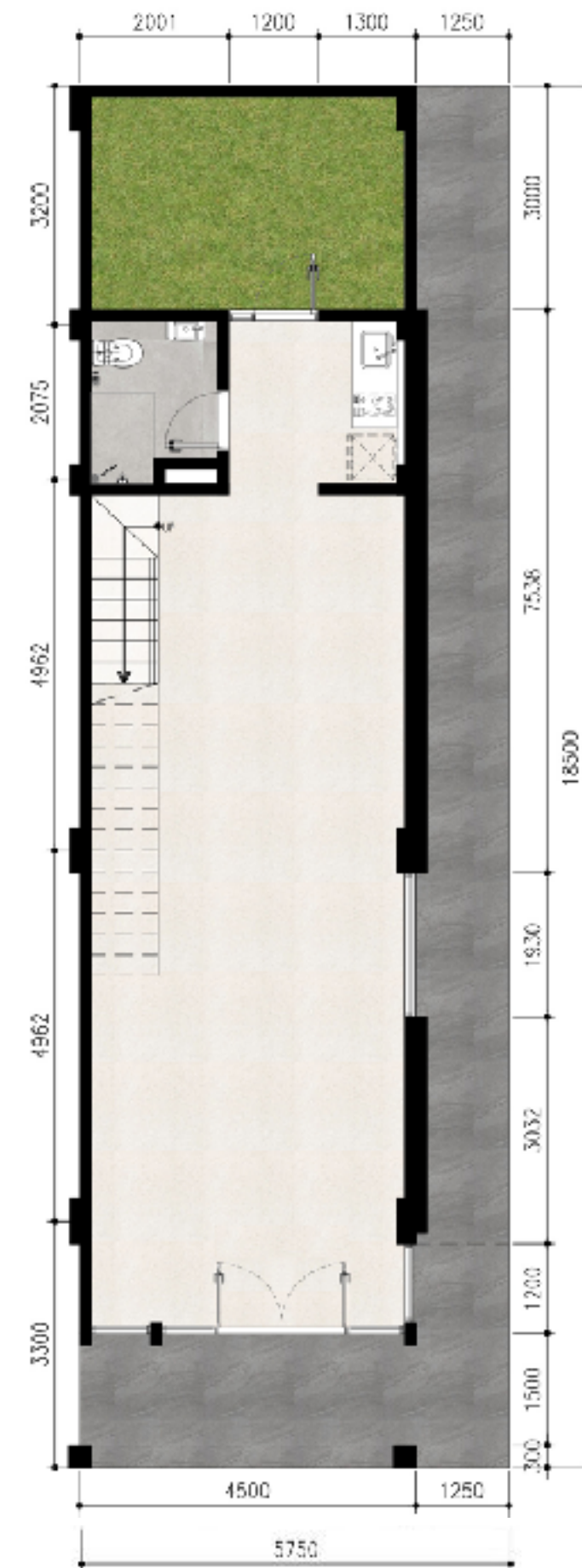
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Type C - Hook

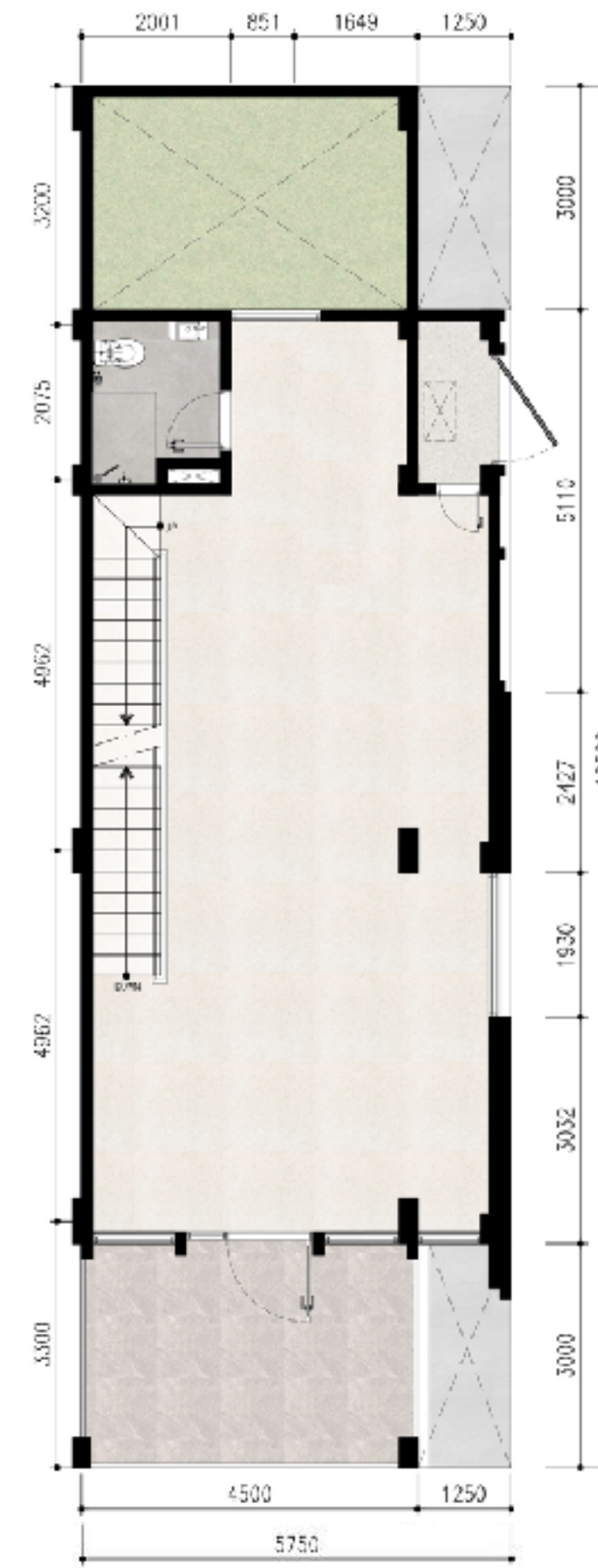
Offers a 3 level Urban Lifestyle Hub with :

- ★ Sidewalk
- ★ Backyard
- ★ Bathroom on each floor
- ★ Private Room on 2nd floor
- ★ Balcony on 2nd floor
- ★ Private Office on 3rd floor
- ★ Balcony on 3rd floor

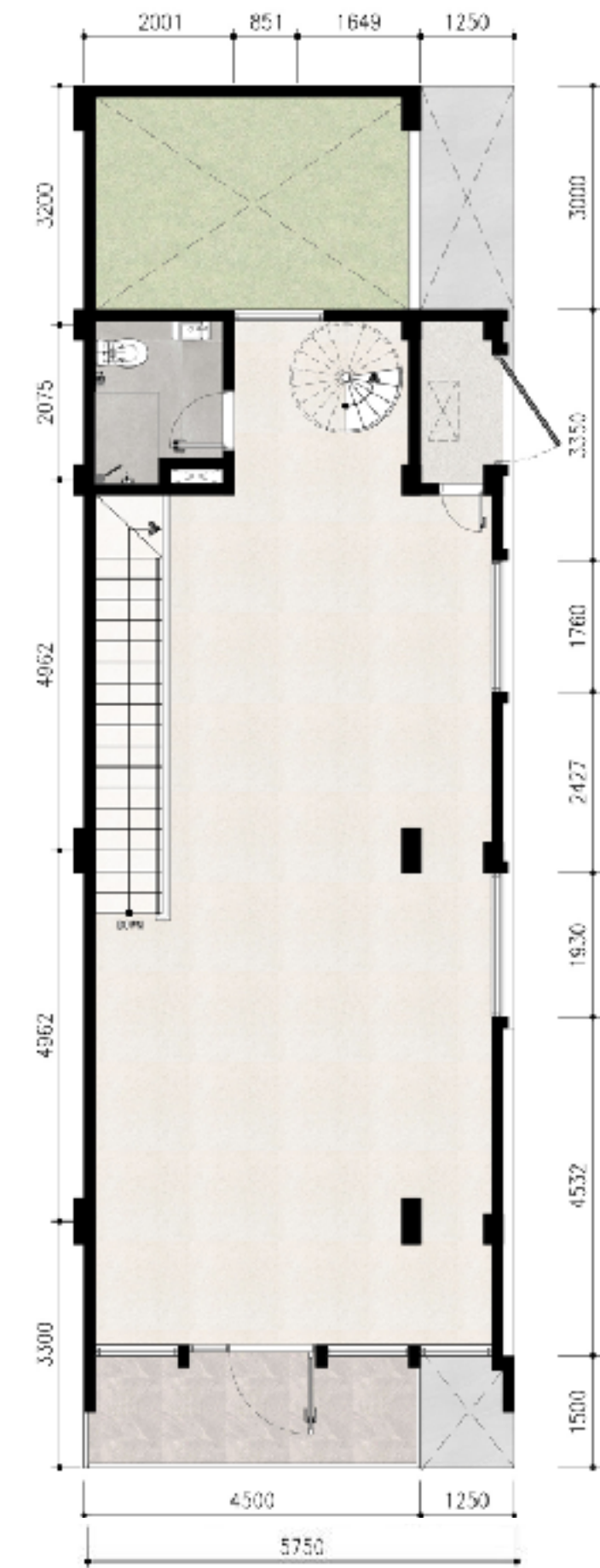
LT : 106 m²
LB : 255 m²



1st Floor



2nd Floor



3rd Floor



Mall Living World

Choose Your Unit



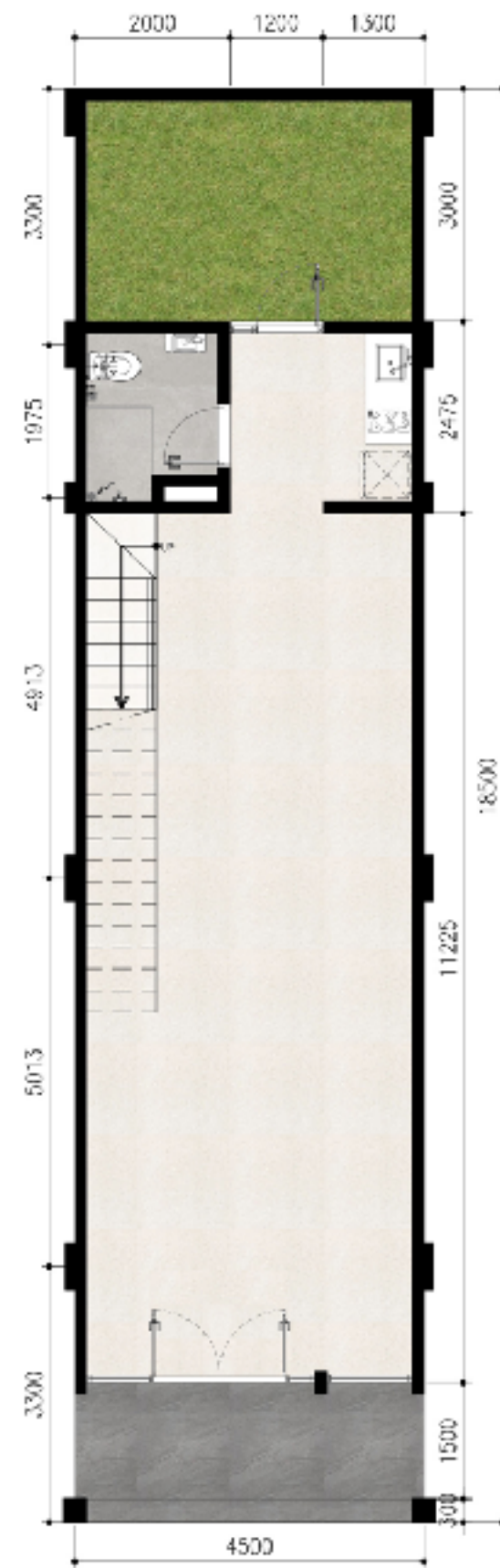
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Type C - Standard

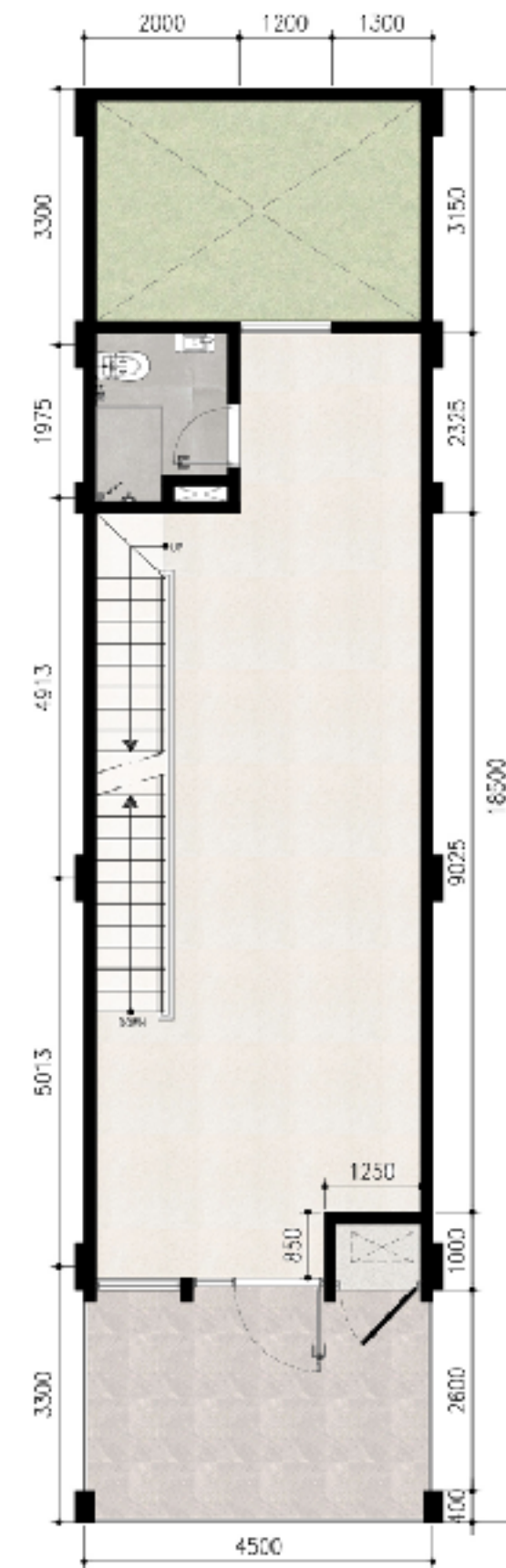
Offers a 3 level Urban Lifestyle Hub with :

- ★ Backyard
- ★ Bathroom on each floor
- ★ Private Room on 2nd floor
- ★ Balcony on 2nd floor
- ★ Private Office on 3rd floor
- ★ Terrace on 3rd floor

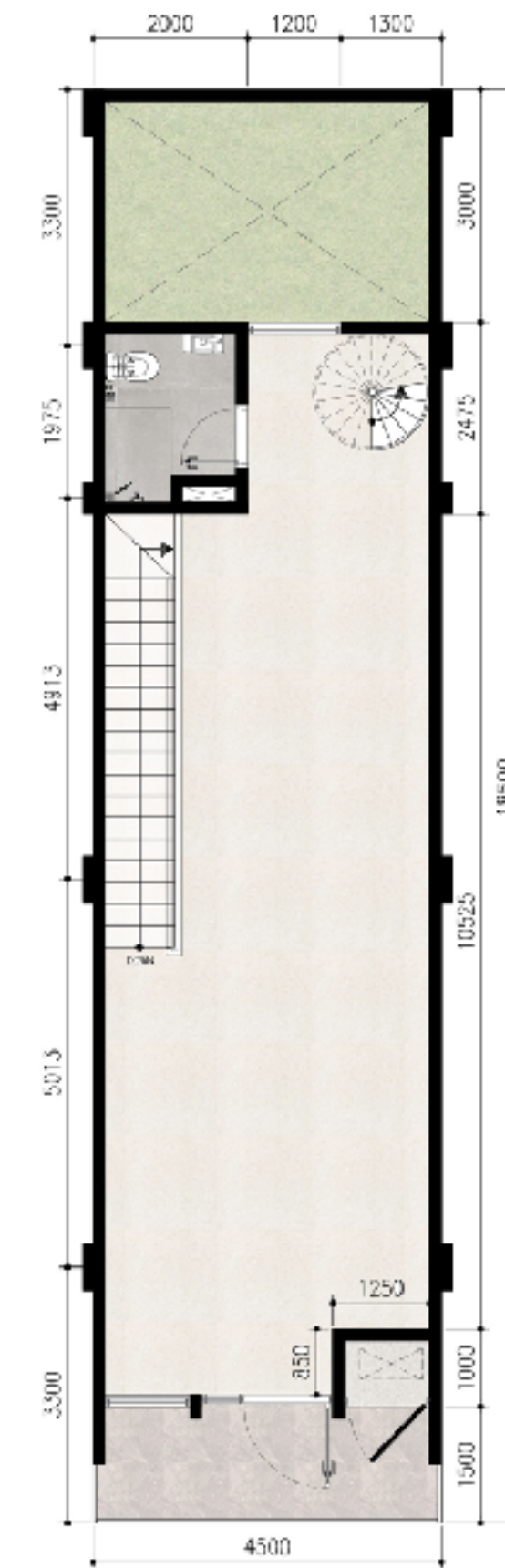
LT : 83 m²
LB : 211 m²



1st Floor



2nd Floor



3rd Floor



Mall Living World

Urban Lifestyle Hub



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Type A

Offers a 2 level Urban Lifestyle Hub with :

- ★ Sidewalk
- ★ 2 Display Windows
- ★ Bathroom on each floor
- ★ Private Room on 2nd floor



Choose Your Unit



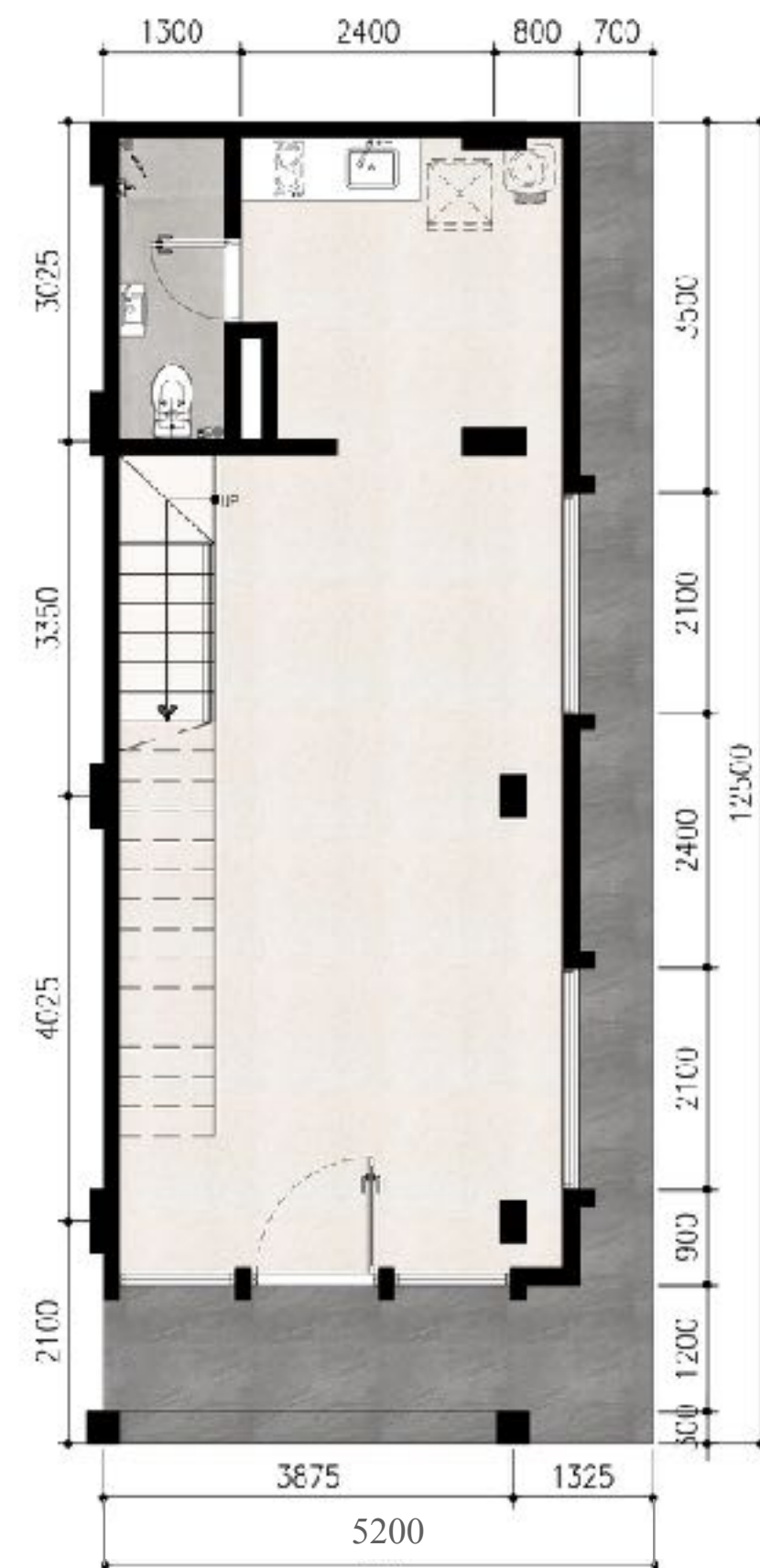
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Tipe A - Hook

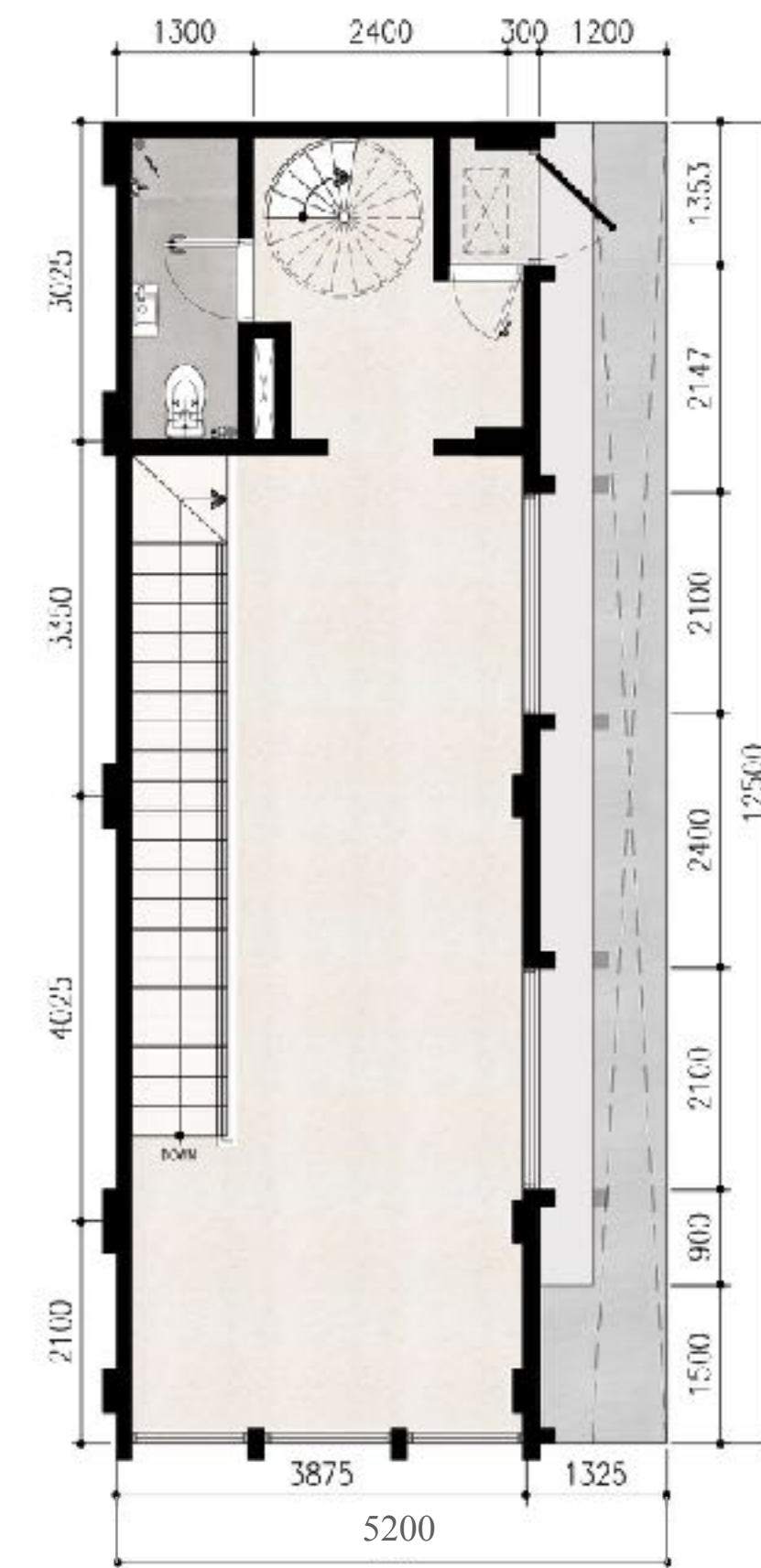
Offers a 2 level Urban Lifestyle Hub with :

- ★ Sidewalk
- ★ 2 Display Windows
- ★ Bathroom on each floor
- ★ Private Room on 2nd floor

LT : 65 m²
LB : 118 m²



1st Floor



2nd Floor



Choose Your Unit



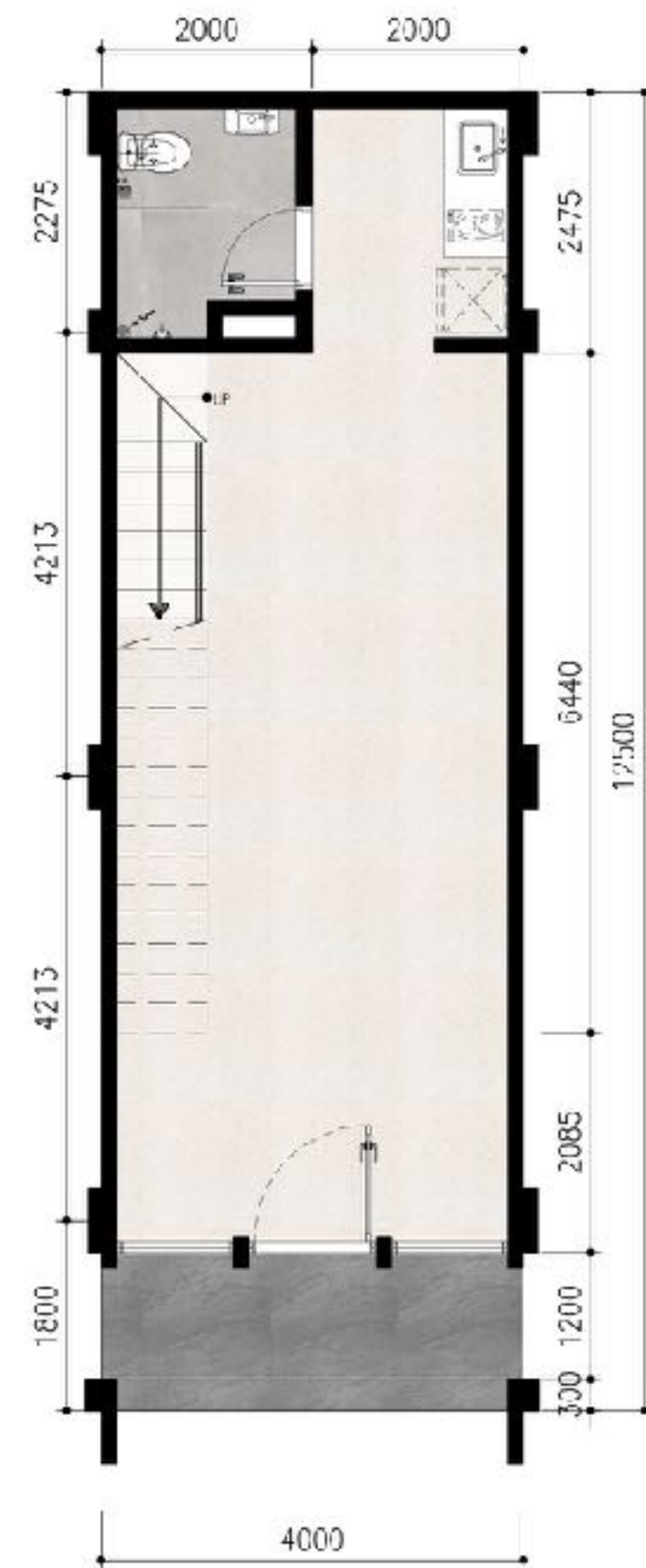
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Type A - Standard

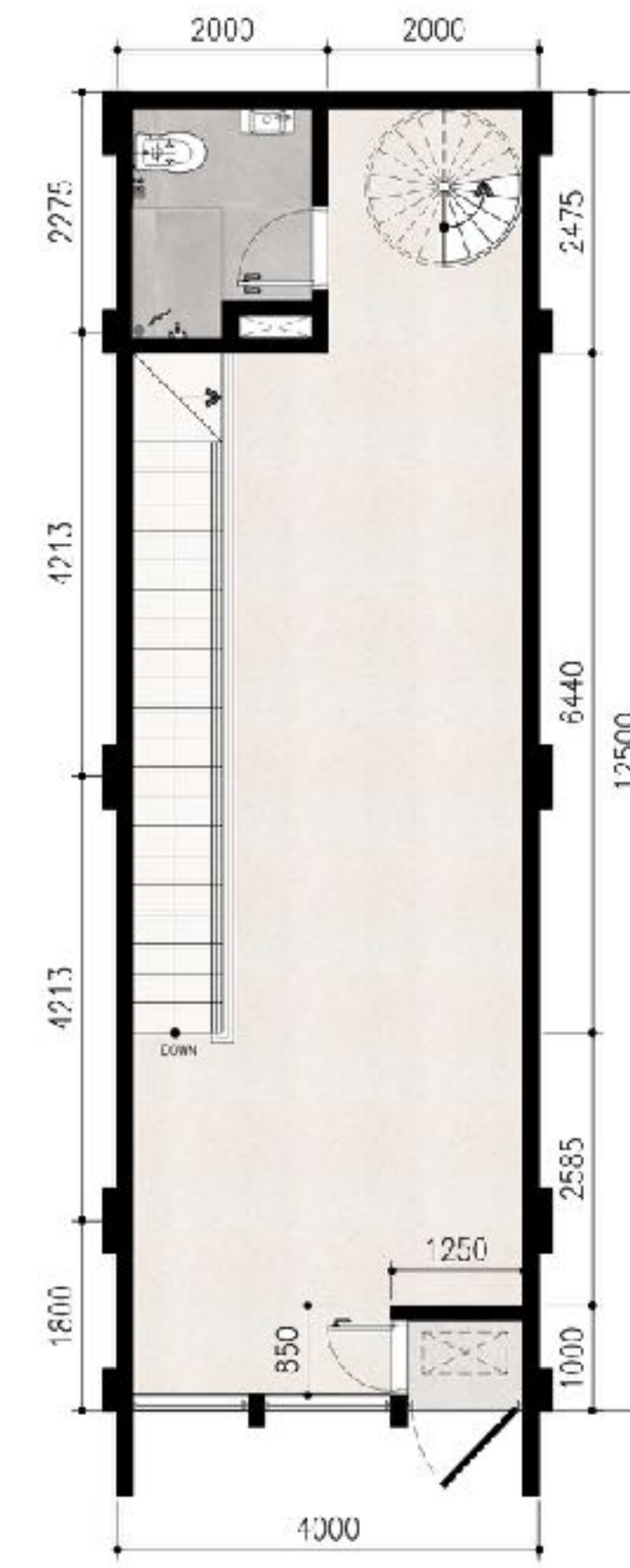
Offers a 2 level Urban Lifestyle Hub with :

- ★ Bathroom on each floor
- ★ Private Room on 2nd floor with windows

LT : 50 m²
LB : 107 m²



1st Floor



2nd Floor



Mall Living World

Urban Lifestyle Hub



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Tip B

Offers a 2 level Urban Lifestyle Hub with :

- ★ Bathroom on each floor
- ★ Private Room on 2nd floor with windows



Choose Your Unit



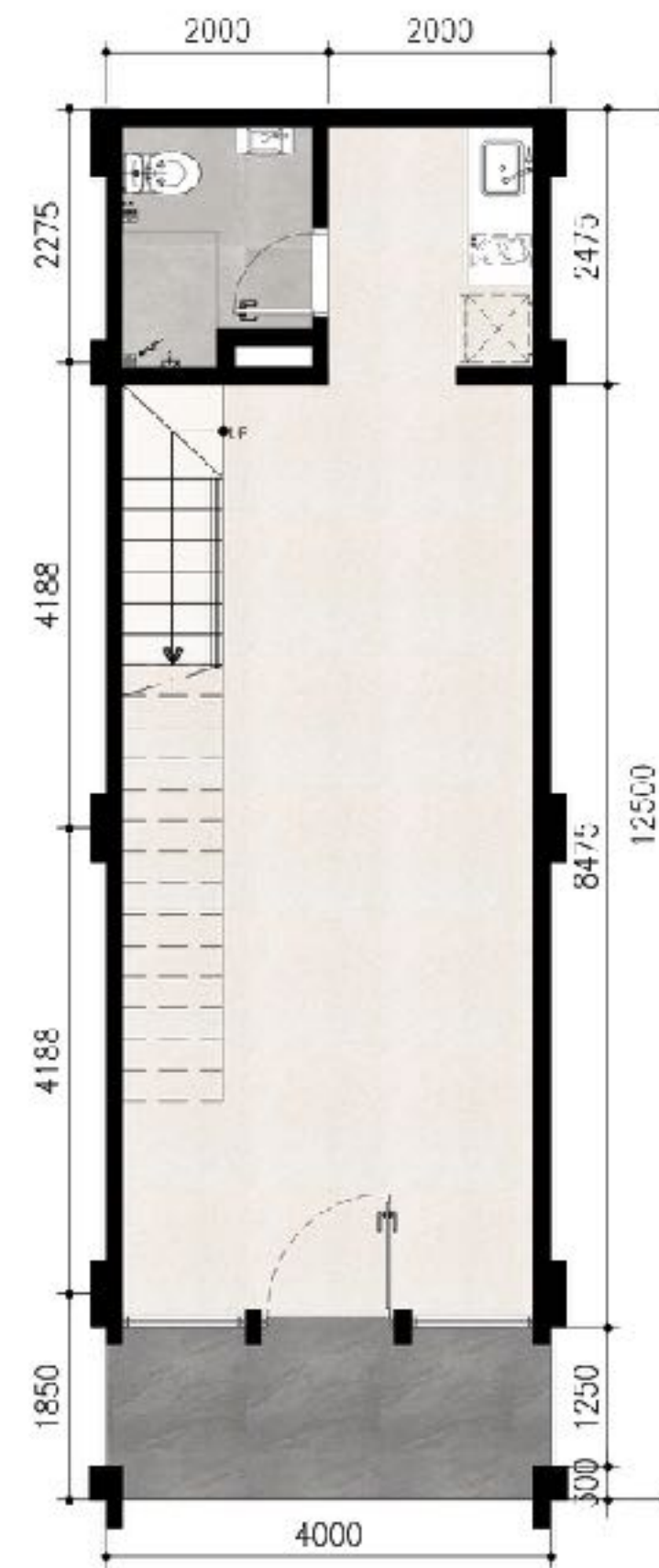
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Tipe B - Standard

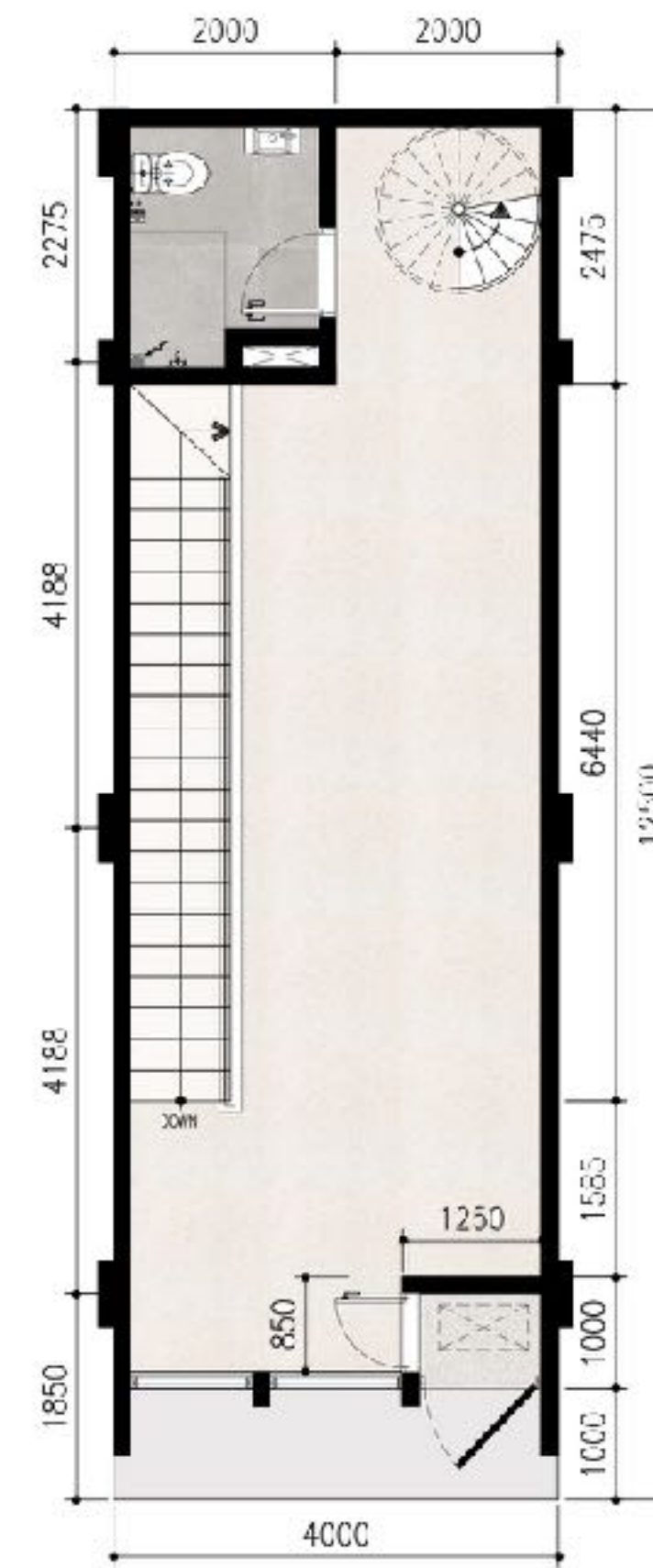
Offers a 2 level Urban Lifestyle Hub with :

- ★ Bathroom on each floor
- ★ Private Room on 2nd floor with windows

LT : 50 m²
LB : 105 m²



1st Floor

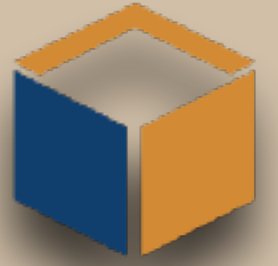


2nd Floor



Mall Living World

Choose Your Unit



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Commercial Lot

Offers a 1.545 m² - 2.106 m² Commercial Lot up to 8 level, you can start your dream business in the most promising area of Kota Wisata, right in front of Living World Mall.



Specifications



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North Square District is a testament to thoughtful design, providing a seamless blend of business efficiency and comfortable living.

STRUKTUR

Utama : Beton Bertulang
Pondasi : Tiang Pancang

LANTAI

Teras : Homogenous Tile (matt)
Ruang Dalam : Homogenous Tile
Kamar Mandi : Homogenous Tile (matt)

PLAFOND

Area Kering : Gypsum Board
Area Lembab : Gypsum Board (moisture resist)

DINDING

Pengisi / Sekat : Bata Merah
Finishing : Plester Aci + Cat

ATAP

Struktur : Baja (canal C)
Penutup : Zincalume (metal deck)

PINTU & JENDELA

Daun Pintu Utama : Kaca Tempered
Jendela : Kusen Alumunium & Kaca Clear

SANITAIR

American Standard / setara

ELEKTRIKAL

2 Lantai : 2200 Va
3 Lantai : 4400 Va

JARINGAN AIR BERSIH

PDAM

JARINGAN INTERNET

Fiber Optic



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MEMBER OF :



sinarmas land

Building for a better future