

# KINGSHOP

*a Profitable Decision*

UNIQUE  
DESIGN

2 ENTRANCES  
& FACADES



#### FRONT FACADE

Shophouse overlooking  
boulevard, ROW 24 meters



#### REAR FACADE

House inside Salvador  
cluster



Only **100 meters** to a new entrance gate  
on the Northern side of Rancamaya



A Project by:

 **SURYAMAS GROUP**

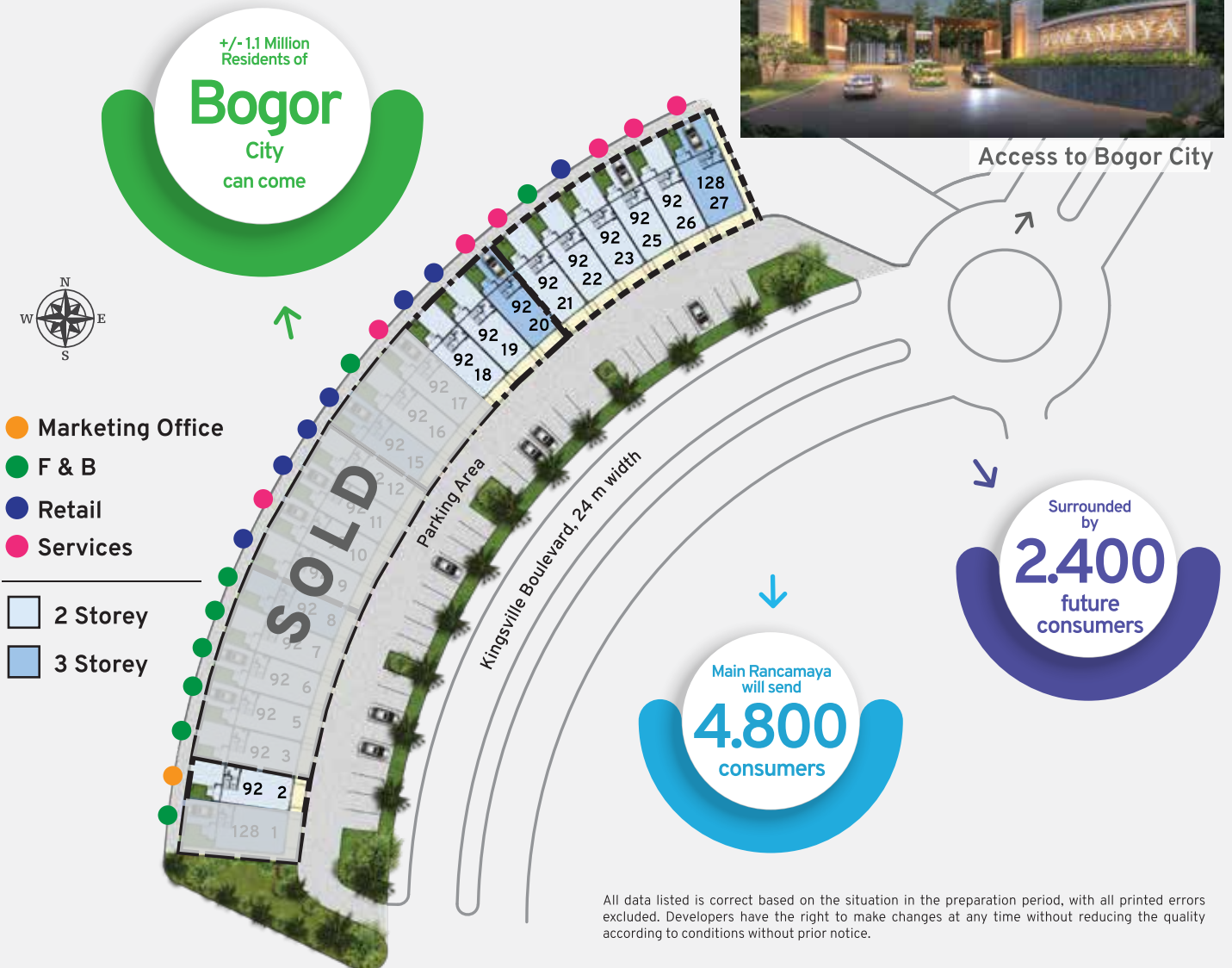
## ▶ VERSATILE & PROFITABLE DECISION

**Kingshop** is a unique property with two ENTRANCES and two FACADES. A commercial facade at the front facing of ROW 24 meters Kingsville Boulevard. Whilst a house/residential facade at the rear entrance, with an individual carport, overlooking the Salvador cluster that gives a homey residential environment.

## ▶ 9 GREAT OPPORTUNITIES FOR BUSINESS SEEKERS

1. Very limited units (only 23)
2. Own, not only the shophouse, but the zoning and “exclusivity regulation” provided and strictly applied by the Developer. Only three zones of business, i.e: food & beverage, retail, and services. No similar businesses provide exclusivity and privilege
3. Obtain two functions with only one property, business and home
4. Premium materials, wide front hallway
5. Spectacular views
6. Surrounded by more than 800 housing from the three clusters and more than 4.800 consumers from greater Rancamaya's previous residential
7. Other big, well-known business tenants will occupy the commercial lots
8. Only 100 meters distance for the upcoming access to Bogor City
9. The potential of more than 1.1 million of Bogor population to come to your business

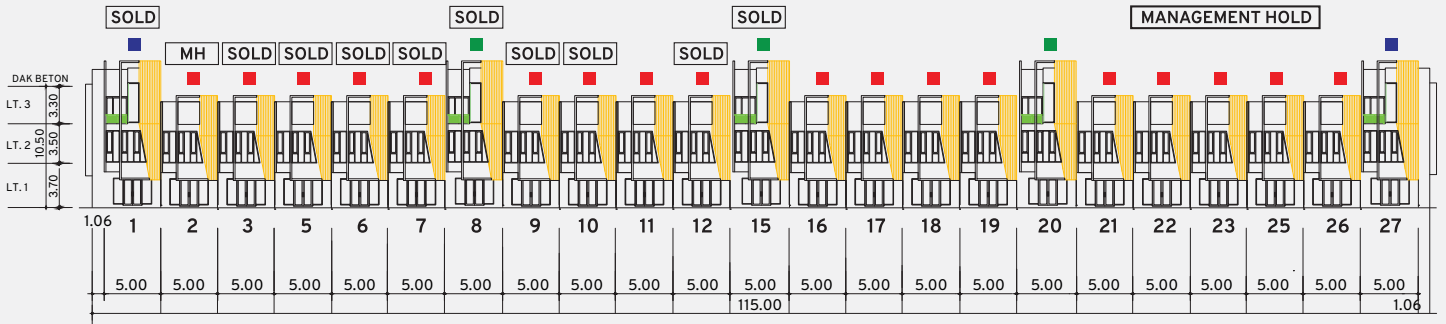
## SitePlan



All data listed is correct based on the situation in the preparation period, with all printed errors excluded. Developers have the right to make changes at any time without reducing the quality according to conditions without prior notice.



# Floor Plan



**2 Storey**

Land : 92 m<sup>2</sup>  
Building : 130 m<sup>2</sup>

**3 Storey**

Land : 92 m<sup>2</sup>  
Building : 195 m<sup>2</sup>

**3 Storey (Corner)**

Land : 128 m<sup>2</sup>  
Building : 226 m<sup>2</sup>

## Floorplan - 2 Floors

1<sup>st</sup> Floor

2<sup>nd</sup> Floor



## Floorplan - 3 Floors

# BOGOR CITY

Population  
1,1 Millions

# Where is Kingshop?

New North Access  
To Bogor City

## KINGSHOP



**MASTERPLAN**  
RANCAMAYA I - 400 Ha

**A**

Main Gate & Sales Gallery



**B**

R Hotel Rancamaya



**C**

18 Holes World Championship  
Golf & Country Club



**1-28**

Residential



5 minutes  
from Bogor



45 minutes  
from Semanggi



90 minutes  
from Airport



MOUNT SALAK



BOCIMI  
TOLL ROAD

SUKABUMI



Developer:

**PT. SURYAMAS DUTAMAKMUR, Tbk.**  
MEMBER OF SURYAMAS GROUP

Marketing Pavilion:

Jalan Rancamaya Utama, Rancamaya Golf Estate  
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