



BRANZ

MEGA KUNINGAN

BRANZ

BRANZ is a prestigious residence by the renowned Japanese developer, Tokyu Land Corporation. Harmonizing the home with the people who live in it and the surroundings in a contemporary urban environment, BRANZ promises a premium living quality that inspires the residents living there.

Expand *your life.*

Expand your life with a futuristic residence.

Extend your home to the heart of the city.

Expand *your life.*

Future city

*Mega
Kuningan*

Located in Jakarta's CBD, Mega Kuningan is a place where the development is progressing. The future of Jakarta will be realized here.



Relieve your exhaustion with an oasis
in front of your home

METROPOLITAN
Oasis

BRANZ Mega Kuningan is a house filled with water and greenery - an "Oasis" in the city.

You can live a peaceful life while staying in the heart of the city.



Guarantee your living

ALL
Japan
QUALITY

To deliver a perfect quality of residence, high quality residential development of "BRANZ" begins with the urban planning and uses Japanese high quality in the building.



Your future city is here....

Mega Kuningan

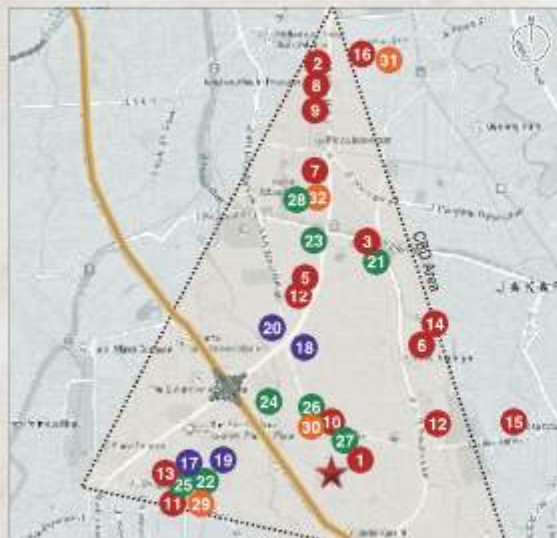


A Prime Location & Access

Located in the Golden Triangle of Jakarta, Branz Mega Kuningan exists in one of the most prestigious area in CBD. With the excellent location that is close to high ways, MRT & LRT. Branz Mega Kuningan is very convenient for commuting.



Future Developments (Within CBD area)



- ★ Subject Site
- Office Development
- Service Apartment
- Retail Development
- Hotel Development
- Toll Road
- Main Road

Source: Google Maps and JLL, 2018
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Office*							
No	Project	YoC	SGA (sqm)	No	Project	YoC	SGA (sqm)
1	World Capital Tower	2019	80,000	9	Indonesia Satu (South)	2020	69,941
2	Lippo Thamrin	2019	16,500	10	Chitaland Tower	2020	90,000
3	Social Security Tower	2019	23,500	11	Revenue Tower	2018	36,346
4	Millennium Office Tower	2019	93,539	12	Mitsubishi Tower	2021	76,340
5	Sudirman 7 & 8 Tower 1	2019	50,000	13	Sequis Tower	2019	74,913
6	Graha Binakarsa Redevelopment	2019	18,000	14	Office One	2018	17,000
7	Thamrin Nine Tower 1	2020	94,000	15	Unity Tower (Kota Kasablanka Phase 2)	2018	80,352
8	Indonesia Satu (North)	2020	62,530	16	Jakarta Box Tower	2019	36,126
Total							919,087

Retail (Supporting)							
No	Project	YoC	NLA (sqm)	No	Project	YoC	NLA (sqm)
17	District 8	2018	13,900	19	Lot 21 SCBD		TBD
18	WTC 3	2018	3,280	20	New Wisma Sudirman		TBD
Total							17,180

Hotel							
No	Project	YoC	# Rooms	No	Project	YoC	# Rooms
21	St. Regis	2019	280	25	The Langham	2019	200
22	Ahla SCBD	2018	250	26	W. Hotel	2020	300
23	Waldorf Astoria	2019	140	27	So Sofitel	2020	181
24	Regent	2018	365	28	Parkroyal Jakarta	2022	200
Total							1,916

Service Apartment							
No	Project	YoC	# Units	No	Project	YoC	# Units
29	Oakwood District 8	2018	280	31	Ascott Menteng	2020	151
30	Ascott (Citadines) and Fraser Suites Kuningan @ Ciputra World 2	TBC	202 and 217	32	Parkroyal Serviced Suites	2022	180
Total							1,030

*We selected developments with planned completion up to 2022

Mega Kuningan Area (Hospital / Clinic)

To make sure our residences are healthy and fit, BRANZ Mega Kuningan is located near to hospitals with the best service in the area.



List of Surrounding Facilities

Product Name	Distance
Hospital / Clinic	by foot
Tirta Medical Center	0.45 km
SOS Medika Klinik Kuningan	0.60 km
Ciputra Medical Center	0.75 km
Medikaloka Health Care	0.85 km
Siloam MRCC	1.40 km
Medistra	2.10 km
Takenoko	2.50 km
MMC	2.50 km
Kyoei Medical	2.90 km

Mega Kuningan Area (Hotel / Shopping)

Strategically located near famous shopping malls nearby, Branz Mega Kuningan is convenient for every day life.



List of Surrounding Facilities

Product Name	Distance
Hotel / Shopping	by foot
The Bellagio Boutique Mall	0.35 km
Raffles Hotel	0.60 km
JW Marriott Hotel Jakarta	0.70 km
Lotte Shopping Avenue	0.80 km
Four Seasons Hotel Jakarta	0.80 km
The Ritz-Carlton Jakarta, Mega Kuningan	0.85 km
Pacific Place	2.00 km
Kuningan City	2.20 km
ITC Kuningan	2.30 km
Mall Ambassador	2.40 km
Grand Indonesia	3.90 km
Senayan City	4.00 km
Plaza Senayan	4.20 km
Plaza Indonesia	4.50 km

Mega Kuningan Area (Office)

Luxurious office and big companies are gathered Mega Kuningan area, just within a walking distance from Branz Mega Kuningan.



List of Surrounding Facilities

Product Name	Distance
Office	by foot
Centennial Tower	0.24 km
Menara Pertiwi	0.40 km
Sopo Del Tower	0.40 km
The East	0.40 km
Noble House	0.50 km
Wisma Mulia 2	0.70 km
Capital Place	0.80 km
Tokopedia Tower	0.90 km
RDTX	0.90 km
Menara Jamsostek	1.00 km
Telkom Tower	1.00 km
Sampoerna	1.40 km
Tempo Scan	1.50 km
Cyber 2 Tower	1.70 km
WTC	2.00 km
Menara Palma	2.20 km
BEI	2.60 km
The Plaza	4.50 km

Location and Site Analysis

Public Transportation Map



Legend:

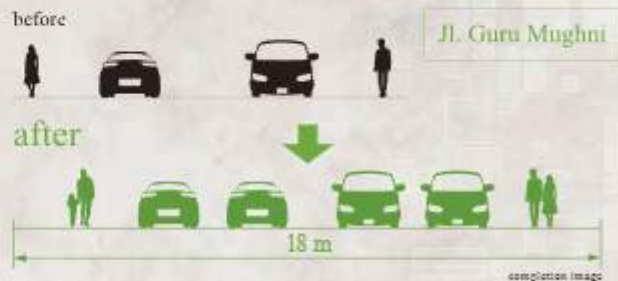
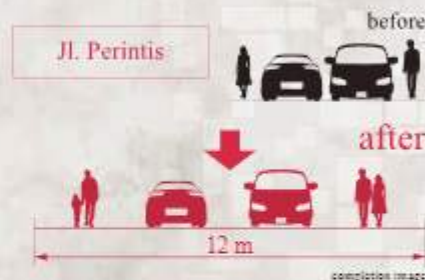
	Railway (Airport Railway/Commuter Line)
	MRT North-South (Phase 1)
	LRT Jabodebek (Phase 1)
	Major Transportation Mode Interchange

Toll Gate

A	Senayan	4.5 km
B	Semanggi 1	2.8 km
C	Kuningan 1	1.8 km
D	Kuningan 2	2.7 km

Future Road Development

In the future development, jalan perintis will be widened to 12 m while jalan Guru Mughni will be 18 m, as well as the pedestrian sidewalk. Liberate yourself from the traffic jam the city is just a walking distance with improved sidewalk



DISCLAIMER CLAUSE : This illustrative drawing of future road development is for presentation purposes only, the developer shall not be held responsible for any inaccuracies or omissions. All statements are believed to be correct but shall not to be regarded as statements or representations of fact.

Premium View Top Floor

Mega Kuningan



SOUTH

WEST

NORTH

EAST

SOUTH



SCBD

Sudirman

Mega Kuningan

NIGHT

*Photo Taken on October 2019

Step out of your home and find
an oasis!

METROPOLITAN
Oasis



KITA TOWER

SITE AREA:

±1 ha

TOTAL NUMBER OF UNITS:

482 units

RETAIL AREA:

±3,000 sqm

MINAMI TOWER

Facade



CONDOMINIUM
ENTRANCE

RETAIL
ENTRANCE



Dynamic column and low height 'curtain' approach to welcome visitors.

Residence Drop off Entrance



Escaping from Jakarta's bustle,
a gentle space surrounded by soft curves and natural materials.

Residence Main Entrance Lobby



An interior terrace that enhances continuity and accessibility to the outdoor terrace.

Commercial Area Ground Floor



SUPERMARKET



JAPANESE RESTAURANT

An interior terrace that enhances continuity and accessibility to the outdoor terrace.

Commercial Area Ground Floor



image

CAFE



11F Sky Garden Plan



image

SWIMMING POOL



image

JACUZZI



image

SKY LOUNGE



image

ENGAWA DECK



image

FUNCTION ROOM



image

FITNESS GYM



image

YOGA STUDIO



image

SAUNA

The Water Forest fosters a diverse range of activities,
An oasis floating inside the city, where inner and outer spaces are united.

Water Forest Concept and Plan

image

Sky Lobby

METROPOLITAN
Oasis

Facade




Guarantee your future living.


ALL
Japan
QUALITY



AN EXCELLENT COLLABORATION


BRANZ
MEGA KUNINGAN

 PROJECT PARTNER


 海外交通・都市開発事業支援機構
Japan-Chinese Infrastructure Investment Corporation
for Transport & Urban Development
JICA

 INTERIOR DESIGNER

FIELD FOUR DESIGN OFFICE

 ARCHITECTURAL DESIGNER

 **ANGGARA ARCHITEAM**
ARCHITECTURE DESIGNER

 STRUCTURAL &
CIVIL ENGINEERING CONSULTANT


 **SURYA KUSUMA & PARTNERS**
STRUCTURAL ENGINEER


 DEVELOPER


 **TOKYU LAND
INDONESIA**

 CONTRACTOR + ARCHITECT


SHIMIZU CORPORATION
SHMZ

 PROPERTY MANAGEMENT


 **TOKYU PROPERTY
MANAGEMENT INDONESIA**

 MECHANICAL &
ELECTRICAL CONSULTING ENGINEER

 **ARMAN MECHANICAL & ELECTRICAL CONSULTANTS**
MECHANICAL & ELECTRICAL CONSULTANTS
Jalan Raya Perintis, No. 145, Jakarta Utara, 10155, Indonesia
Phone: +62 21 441 1000. Fax: +62 21 441 1001. Email: pt.arman@arman.com

 LANDSCAPE ARCHITECT

 **TOWNLAND**

 FACADE DESIGNER

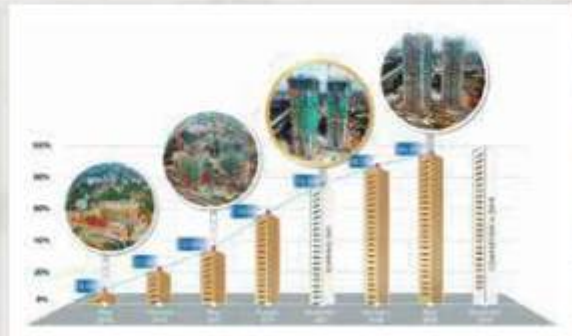
MEINHARDT

BRANZ is on time

Managed by Japanese companies, it is accurate and on schedule.

ON-TIME DELIVERY

It has always been our commitment to complete every step of the development as scheduled, and to hand over your unit on time. We look forward to providing you the best experience of living with nature.





TOKYU COMMUNITY CORP.

BRANZ Mega Kuningan is managed by Tokyu Property Management Indonesia, a subsidiary of Tokyu Community Corporation.

With high quality management, the long-term asset value is ensured.



- Established as a Real Estate Management Company in **1970**
- A specialist in managing various types of property with total solution - residences, facilities, offices, universities and many more
- Top class portfolio - managing around **822,000** condominium units in Japan* *As of March 2018



TOKYU LAND CORPORATION

BRANZ

BRANZ is a name of condominium brand developed by Tokyu Fudosan Holdings, which continues to create new values for life, business and culture in Japan.



TOKYU PLAZA GINZA



TOKYU PLAZA
OMOTESANDOU HARAJYUKU



BRANZ THE HOUSE ICHIBANCHO



TOKYU LAND INDONESIA

TOKYU LAND INDONESIA is a member of Tokyu Fudosan Holdings, a comprehensive real estate developer representative of Japan. The ties between Indonesia and Tokyu Land Corporation go all the way back to 1975 in Bandung. In 1981, we expanded our business to Jakarta.





TOKYU LAND INDONESIA

- Started business as **Tokyu Land Corporation** in Indonesia in **1975**, and has developed more than **4,500** units of landed housing and **1,637** unit of apartment since then (BRANZ BSD 1,256 · BRANZ SIMATUPANG 381)
- Established its own entity as **Tokyu Land Indonesia in 2012**, the first Japanese developer to expand an in-house brand to an overseas country
- Fueled with Japanese spirit and technology to help growing Indonesia's urban development while protecting the local climate and culture

• Awards:

- **Top Ten Developers from BCI Asia**
2020/2022



- **Japan Construction International Award**
2023





TOKYU PROPERTY MANAGEMENT INDONESIA

Tokyu Land Indonesia brings a property management specialist from Japan to Indonesia for BRANZ projects. Thus, **Tokyu Property Management Indonesia** is established as a subsidiary of **Tokyu Community Corporation**.

Our philosophy: LIFETIME MANAGEMENT

- Extending the lives of existing buildings; while maintaining the building's best condition and increasing its asset value
- A management service that creates a bond between the building and its residents so they can lead happy, safe lives in the building

Our creed of PROPERTY MANAGEMENT SERVICE

Japanese Principles of Hospitality

Security

Safety

Cleanliness

Comfort



To actualize the LIFETIME MANAGEMENT philosophy,
a comprehensive LONG-TERM REPAIR PLAN has been established.



LONG-TERM REPAIR PLAN (LTRP)

A system to make sure the asset value of building stays high; and to keep equipment in pristine condition

COMPARISON OF 15 YEARS USED APARTMENT IN JAPAN

WITHOUT LONG-TERM REPAIR PLAN



WITH LONG-TERM REPAIR PLAN





海外交通・都市開発事業支援機構
Japan Overseas Infrastructure Investment Corporation
for Transport & Urban Development

A Japanese government-private fund participates in this project.

<About JOIN (Japan Overseas Infrastructure Investment Corporation for Transport & Urban Development)>

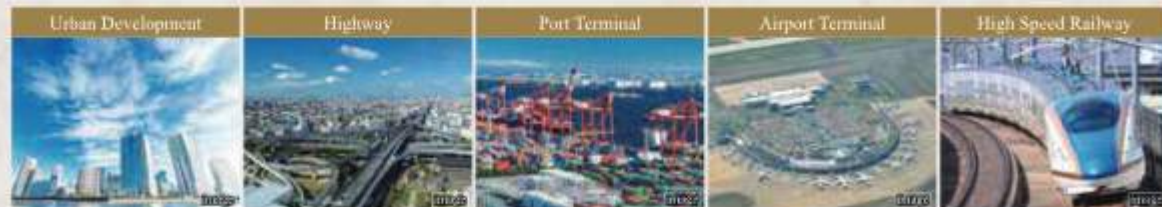
JOIN is the first and the only **government-private sponsored fund in Japan** that specializes in overseas infrastructure investment.

JOIN supports Indonesia in developing safe and reliable infrastructure through Public Private Partnership (PPP) arrangements.

<Commitment>

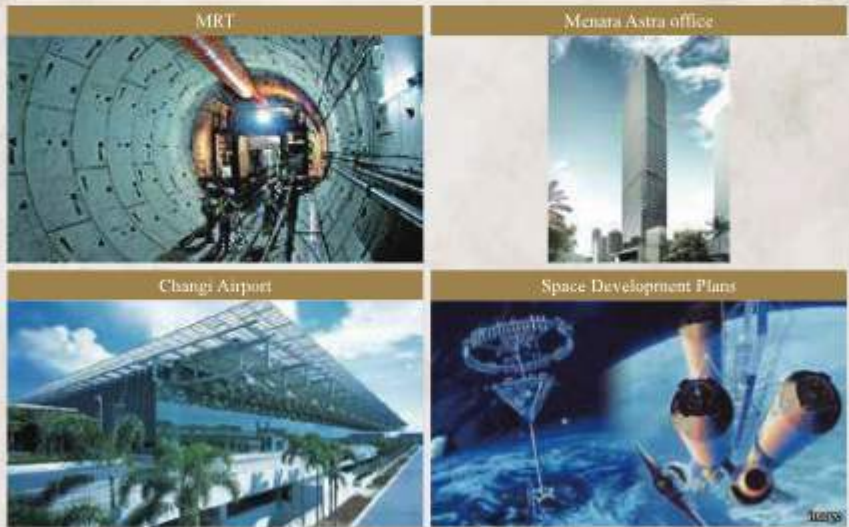
Under the approval of the Ministry of Land, Infrastructure, Transport, and Tourism,

JOIN will **invest 6.5 billion yen (around 850 billion Rupiah)**.



SHIMIZU CORPORATION 
SHIMZ

Shimizu Corporation is an architectural, civil engineering and general contracting firm. It has annual sales of approximately US \$15 billion and has been widely recognized as one of the top contractor in Japan and among the top 20 in the world.



A modern living room with a large, multi-tiered chandelier hanging from the ceiling. The room features a dark-colored sofa and a coffee table in the background. In the foreground, a dining table is partially visible with a small potted plant on it. The walls are light-colored with a subtle pattern, and there are large windows or glass doors on the left side.

UNIT TYPE COLLECTION



Living Room



Living Room



Living Room



Kitchen

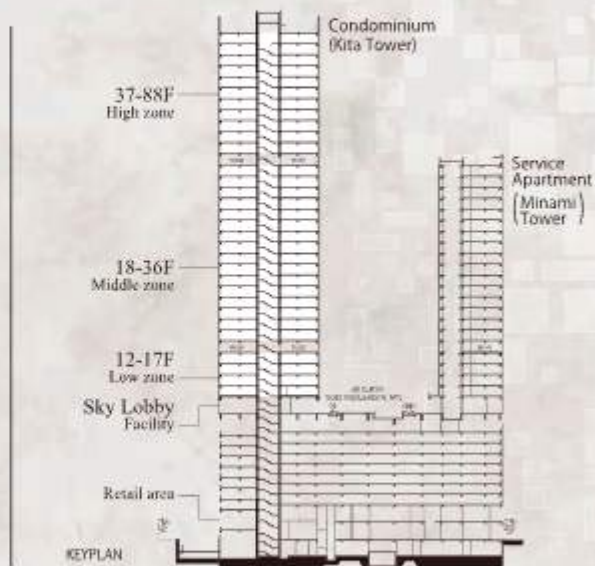


Master Bedroom

Unit

North Tower (Condo)

Unit		Size	
Type	Type Name	Net	Semi-gross
Studio	ST-A	± 24 m ²	± 33 m ²
	ST-B	± 24 m ²	± 33 m ²
	ST-C	± 26 m ²	± 33 m ²
	ST-D	± 25 m ²	± 33 m ²
1BR	1BR-A	± 52 m ²	± 63 m ²
	1BR-B	± 49 m ²	± 61 m ²
	1BR-C	± 64 m ²	± 80 m ²
2BR	2BR-A	± 60 m ²	± 74 m ²
	2BR-B	± 64 m ²	± 80 m ²
	2BR-C	± 70 m ²	± 89 m ²
	2BR-L	± 110 m ²	± 136 m ²
3BR	3BR	± 110 m ²	± 136 m ²



Condo Tower

Technical Floor	Marketing Floor	South										West			North						East							
		UNIT TYPE	2BR-A	2BR-L	1BR-B	1BR-B	2BR-L	2BR-A	2BR-B	2BR-C	2BR-L	1BR-B	1BR-B	2BR-L	2BR-C	2BR-C	2BR-B											
▼		A	B	C	D	E	F	G	H	I	J	K	L	M	N													
44	38	88A	88B	88C	88D	88E	88F	88G	88H	88I	88J	88K	88L	88M	88N													
43	37	57A	57B	57C	57D	57E	57F	57G	57H	57I	57J	57K	57L	57M	57N													
42	36	56A	56B	56C	56D	56E	56F	56G	56H	56I	56J	56K	56L	56M	56N													
41	35	55A	55B	55C	55D	55E	55F	55G	55H	55I	55J	55K	55L	55M	55N													
40	34	53A	53B	53C	53D	53E	53F	53G	53H	53I	53J	53K	53L	53M	53N													
39	32	52A	52B	52C	52D	52E	52F	52G	52H	52I	52J	52K	52L	52M	52N													
38	31	51A	51B	51C	51D	51E	51F	51G	51H	51I	51J	51K	51L	51M	51N													
37	30	50A	50B	50C	50D	50E	50F	50G	50H	50I	50J	50K	50L	50M	50N													
36	29	39A	39B	39C	39D	39E	39F	39G	39H	39I	39J	39K	39L	39M	39N													
35	38	38A	38B	38C	38D	38E	38F	38G	38H	38I	38J	38K	38L	38M	38N													
34	37	37A	37B	37C	37D	37E	37F	37G	37H	37I	37J	37K	37L	37M	37N													
		South										West			North						East							
		UNIT TYPE	2BR-A	2BR-L	1BR-B	1BR-B	2BR-L	2BR-A	2BR-B	2BR-C	2BR-L	1BR-B	1BR-B	2BR-L	2BR-C	2BR-C												
		UNIT NO.	A	B	C	D	E	F	G	H	I	J	K	L	M	N												
33	Refuge																											
32	36	36A	36B	36C	36D	36E	36F	36G	36H	36I	36J	36K	36L	36M	36N													
31	35	35A	35B	35C	35D	35E	35F	35G	35H	35I	35J	35K	35L	35M	35N													
30	33	33A	33B	33C	33D	33E	33F	33G	33H	33I	33J	33K	33L	33M	33N													
29	32	32A	32B	32C	32D	32E	32F	32G	32H	32I	32J	32K	32L	32M	32N													
28	31	31A	31B	31C	31D	31E	31F	31G	31H	31I	31J	31K	31L	31M	31N													
27	30	30A	30B	30C	30D	30E	30F	30G	30H	30I	30J	30K	30L	30M	30N													
26	29	29A	29B	29C	29D	29E	29F	29G	29H	29I	29J	29K	29L	29M	29N													
25	28	28A	28B	28C	28D	28E	28F	28G	28H	28I	28J	28K	28L	28M	28N													
24	27	27A	27B	27C	27D	27E	27F	27G	27H	27I	27J	27K	27L	27M	27N													
23	26	26A	26B	26C	26D	26E	26F	26G	26H	26I	26J	26K	26L	26M	26N													
22	25	25A	25B	25C	25D	25E	25F	25G	25H	25I	25J	25K	25L	25M	25N													
21	23	23A	23B	23C	23D	23E	23F	23G	23H	23I	23J	23K	23L	23M	23N													
20	21	21A	21B	21C	21D	21E	21F	21G	21H	21I	21J	21K	21L	21M	21N													
19	20	20A	20B	20C	20D	20E	20F	20G	20H	20I	20J	20K	20L	20M	20N													
18	19	19A	19B	19C	19D	19E	19F	19G	19H	19I	19J	19K	19L	19M	19N													
17	18	18A	18B	18C	18D	18E	18F	18G	18H	18I	18J	18K	18L	18M	18N													
		South										West			North						East							
		UNIT TYPE	2BR-A	2B-B	1BR-A	3T-A	3T-C	3T-D	3T-C	3T-A	1BR-A	2B-B	2BR-A	1BR-C	2BR-C	3T-B	1BR-A	3T-A	3T-C	3T-D	3T-C	3T-A	1BR-A	2B-B	2BR-C	1BR-C		
		UNIT NO.	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z
16	Refuge																											
15	17	17A	17B	17C	17D	17E	17F	17G	17H	17I	17J	17K	17L	17M	17N	17O	17P	17Q	17R	17S	17T	17U	17V	17W	17X	17Y	17Z	
14	16	16A	16B	16C	16D	16E	16F	16G	16H	16I	16J	16K	16L	16M	16N	16O	16P	16Q	16R	16S	16T	16U	16V	16W	16X	16Y	16Z	
13	15	15A	15B	15C	15D	15E	15F	15G	15H	15I	15J	15K	15L	15M	15N	15O	15P	15Q	15R	15S	15T	15U	15V	15W	15X	15Y	15Z	
12	12	12A	12B	12C	12D	12E	12F	12G	12H	12I	12J	12K	12L	12M	12N	12O	12P	12Q	12R	12S	12T	12U	12V	12W	12X	12Y	12Z	

High zone - Floor Plan

Marketing 37-88 F



Middle zone - Floor Plan

Marketing 18-36 F



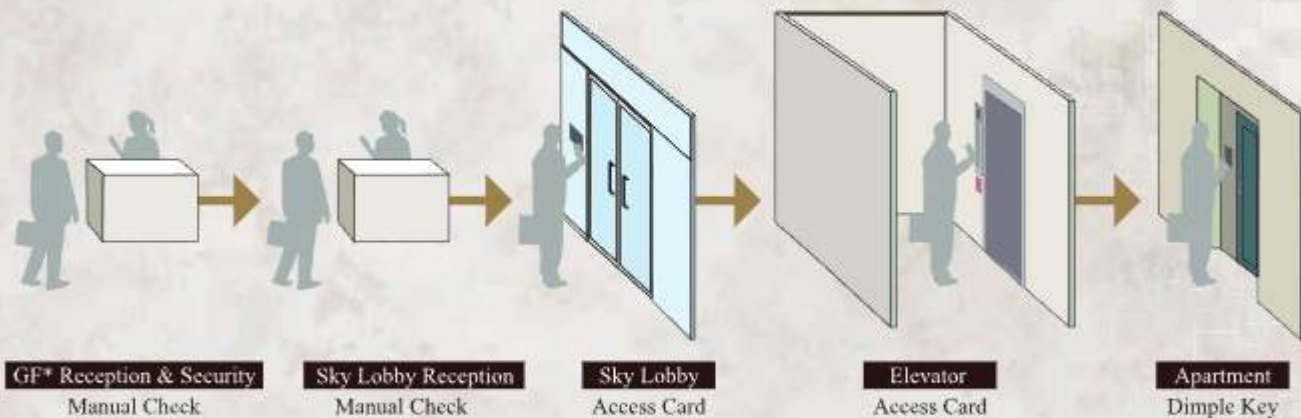
Low zone - Floor Plan

Marketing 12-17 F



Security System

To ensure the comfort of living experience at Branz Mega Kuningan, we provide an advanced and integrated security service to promise our residence enjoy a peace of mind.



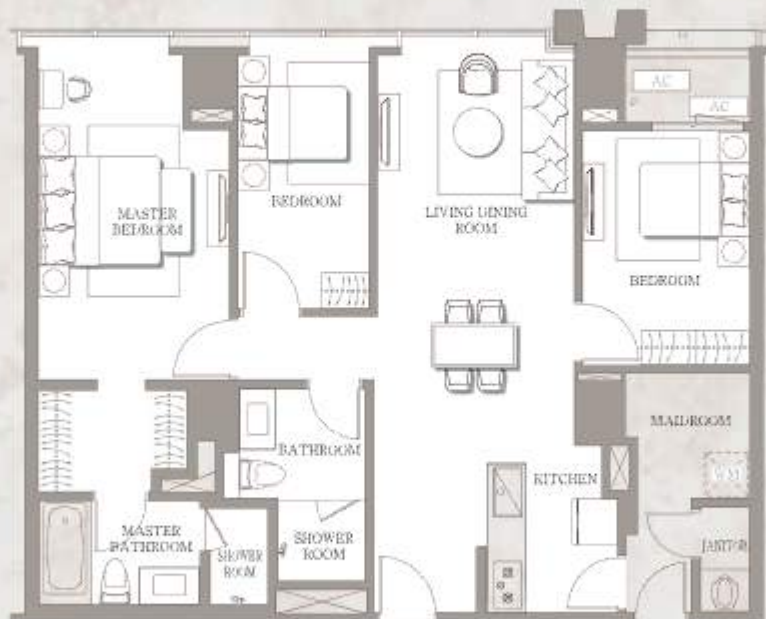
*GF = Ground Floor

Plan

UNIT 3BR 3BR

Semi-gross Size / Net Size
 $\approx 136 \text{ m}^2 / \approx 110 \text{ m}^2$

High zone	37-44F
Middle zone	18-26F



KEYPLAN



High zone (37-44F)



Middle zone (18-26F)

Plan

UNIT 2BR-L 2BR

Semi-gross Size / Net Size
± 136 m² / ± 110 m²

High zone	37-88F
Middle zone	18-36F



KEYPLAN



High zone (37-88F)



Middle zone (18-36F)

Plan

UNIT 2BR-A 2BR

Semi-gross Size / Net Size
± 74 m² / ± 60 m²

High zone	37-88F
Middle zone	18-36F
Low zone	12-17F



Low zone only

UNIT 2BR-B 2BR

Semi-gross Size / Net Size
± 80 m² / ± 64 m²

High zone	37-88F
-----------	--------



KEYPLAN



2BR-C	2BR-B	2BR-A
3BR	3BR	3BR
1BR-B	1BR-B	1BR-B
1BR-B	1BR-B	1BR-B
3BR	3BR	3BR
2BR-C	2BR-B	2BR-A

High zone (37-88F)

2BR-C	1BR-C	2BR-A
3BR	3BR	3BR
1BR-B	1BR-B	1BR-B
1BR-B	1BR-B	1BR-B
3BR	3BR	3BR
2BR-C	1BR-C	2BR-A

Middle zone (18-36F)

2BR-C	1BR-C	2BR-A
STB	STB	STB
1BR-A	1BR-A	1BR-A
ST-A	ST-A	ST-A
ST-C	ST-C	ST-C
ST-D	ST-D	ST-D
ST-D	ST-D	ST-D
ST-A	ST-A	ST-A
1BR-A	1BR-A	1BR-A
ST-B	ST-B	ST-B
2BR-C	1BR-C	2BR-A

Low zone (12-17F)

Plan

UNIT 1BR-A 1BR

Semi-gross Size / Net Size
± 63 m² / ± 52 m²

Low zone | 12-17F



KEYPLAN



2BR-C	1BR-C	2BR-A
ST-B		ST-B
1BR-A		1BR-A
ST-A	CV	ST-A
ST-C		ST-C
ST-D	EV EV	ST-D
ST-D	EV Lobby	ST-D
ST-C	EV EV	ST-C
ST-A		ST-A
1BR-A	EV	1BR-A
ST-B		ST-B
2BR-C	1BR-C	2BR-A

Low zone (12-17F)

Plan

UNIT 1BR-B 1BR+1

Semi-gross Size / Net Size
± 61 m² / ± 49 m²

High zone	37-88F
Middle zone	18-36F



KEYPLAN



High zone (37-88F)



Middle zone (18-36F)

Project Description

Address:	Jl. Perintis / Jl. Guru Mughni, Kuningan, Jakarta Selatan
Area:	+/- 1 ha
Number of floors:	88 floors (Technical Floor -44F)
Ceiling height:	2.9m (units)
Floor to floor height:	3.3m (typical), 5.2m (lobby)
Number of units in typical floor:	26 units (12f-17f), 14 units (18f-36f, 37f-58f)
Total unit:	482 Condominium units
Number of lifts:	4 passenger lifts, 2 service lifts
Parking lots:	TBD
Completion date:	2024

Specification

Foundation:	Reinforced concrete pile
Upper Structure:	Reinforced concrete structure
Wall finish	
Living Room, Dining Room, Bedroom:	Plaster with paint finish
Bathroom:	Porcelain tile
Service Area, Maid Bedroom:	Plaster with paint finish
Floor finish	
Living Room, Dining Room:	Marble
Bedrooms:	Wood vinyl flooring
Bathroom (TOTO):	Porcelain tile
Service Area, Maid Bedroom:	Ceramic tile
Ceiling:	Ceiling board with paint finish
Kitchen	
Appliances:	Kitchen stove range hood (Franke)
Water Purifier (Toclas)	
Counter Top:	Granite
Wardrobe:	Built-in on Main Bedrooms (without Walk-through Closet)
Doors:	Main door - Solid engineered wood door with PVC finish
AC:	Wall-mounted Type

DISCLAIMER CLAUSE: While every reasonable care has been taken in preparing this brochure, the developer and its agents cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not to be regarded as final statements or representations of fact. All information and specifications are subject to changes as may be required and cannot form part of an offer or contract. All plans are subject to any amendments approved by the relevant authorities. Rendering and illustrations are artist impressions only and cannot be regarded as representation of fact. Floor areas are approximate measurements and subject to final survey.