

BSDCITY

Big City. Big Opportunity

UPPER
LIVE PLAY EARN
WEST MONEY!

The First Integrated

**4 in 1 MIXED-USE CONCEPT
in BSD CITY**

SOHO | Loft Living | Apartment | Lifestyle Ground



Live - Play - Earn Money

SOHO PREMIUM

Flexible Workspace

Floor to Ceiling
6 meter

VRF Air Conditioning
Included

Glass Wall
Euro Grey Tinted
Glass Technology

Super High Speed
Internet

Spacious Balcony

No Overtime Charge



SPECIFICATION

FLOOR FINISHING

Living Room	: Homogeneous tile 80x80cm
Mezzanine	: Engineered wood flooring ex Teka
Bathroom	: Homogeneous tile 60x60cm
Balcony	: Homogeneous tile 60x60cm

WALL FINISHING

General Wall	: Paint Finish ex Jotun
Bathroom Wall	: Homogeneous tile 30x60

CEILING

: Gypsum board paint finish ex Jayaboard
--

DOOR

: Engineered door
: Smart Lock System for main entrance door ex Yale

KITCHEN SET

: Custom Designed for Upper West

SANITAIR

: Ex. Toto - Kohler or Equal

AIR CONDITIONER

: VRF ex Panasonic

ELECTRICITY

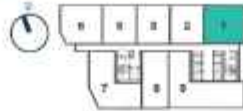
: < 200 m ² : 4.400 VA
: > 200 m ² : 5.500 VA

UNIT PLAN SOHO PREMIUM LEVEL 7 & 8

TYPE SHP-H

Semi Gross : 209,76 m²
 Nett Area : 194,08 m²

Key Plan Soho Premium - Tower 1



Lower Floor

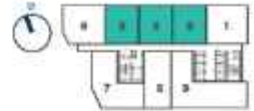


Upper Floor

TYPE SHP-J1

Semi Gross : 172,79 m²
 Nett Area : 159,87 m²

Key Plan Soho Premium - Tower 1



Lower Floor



Upper Floor

TYPE SHP-K

Semi Gross : 197,42 m²
 Nett Area : 182,65 m²

Key Plan Soho Premium - Tower 1



Lower Floor

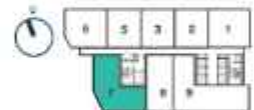


Upper Floor

TYPE SHP-E

Semi Gross : 263,91 m²
 Nett Area : 244,17 m²

Key Plan Soho Premium - Tower 1



Lower Floor



Upper Floor

TYPE SHP-F

Semi Gross : 195,59 m²
 Nett Area : 180,97 m²

Key Plan Soho Premium - Tower 1



Lower Floor



Upper Floor

TYPE SHP-G

Semi Gross : 304,13 m²
 Nett Area : 281,39 m²

Key Plan Soho Premium - Tower 1



Lower Floor



Upper Floor

LOFT LIVING

Floor to Ceiling
6 meter

Air Conditioning
Included

Kitchen Set
Included

First Class Finishing

Glass Wall
Euro Grey Tinted
Glass Technology

Penthouse Style Living

Unblocked City View



Lower Floor



Upper Floor

SPECIFICATION

FLOOR FINISHING

Living Room	: Marble floor 60x60cm
Mezzanine	: Engineered wood flooring ex Teka
Bathroom	: Marble floor 60x60cm
Balcony	: Homogeneous tile 60x60cm

WALL FINISHING

General Wall	: Paint Finish ex Jotun
Bathroom Wall	: Marble floor 30x60cm

CEILING

: Gypsum board paint finish ex Jayaboard
--

DOOR

: Engineered door
: Smart Lock System for main entrance door ex Yale

KITCHEN SET

: Custom Designed for Upper West

SANITAIR

: Ex. Toto - Kohler or Equal

AIR CONDITIONER

: Split wall & Multi split ex Panasonic

ELECTRICITY

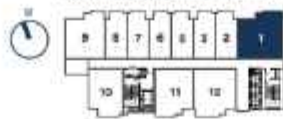
: < 100 m ² : 3,500 VA
: > 100 m ² : 4,400 VA

UNIT PLAN LOFT LIVING

TYPE LF-A

Semi Gross : 169,68 m²
 Nett Area : 150,02 m²

Key Plan Loft Living - Tower 1



Lower Floor



Upper Floor

TYPE LF-B

Semi Gross : 76,72 m²
 Nett Area : 67,84 m²

Key Plan Loft Living - Tower 1



Lower Floor

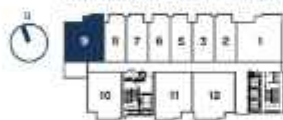


Upper Floor

TYPE LF-H

Semi Gross : 141,68 m²
 Nett Area : 125,27 m²

Key Plan Loft Living - Tower 1



Lower Floor

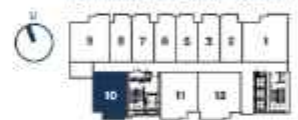


Upper Floor

TYPE LF-I

Semi Gross : 112,49 m²
 Nett Area : 99,46 m²

Key Plan Loft Living - Tower 1



Lower Floor



Upper Floor

TYPE LF-J

Semi Gross : 120,82 m²
 Nett Area : 106,83 m²

Key Plan Loft Living - Tower 1



Lower Floor



Upper Floor

TYPE LF-K

Semi Gross : 135,00 m²
 Nett Area : 119,36 m²

Key Plan Loft Living - Tower 1



Lower Floor



Upper Floor

APARTMENT

Compact and
Efficient Spaces

Air Conditioning
Included

Kitchen Set
Included

First Class Finishing

Spacious Balcony

Modern & Elegant Design

Functional Luxury Strong

Investment Value



SPECIFICATION

FLOOR FINISHING

Living Room	: Marble floor 60x60cm
Bathroom	: Homogeneous tile 60x60cm
Balcony	: Homogeneous tile 60x60cm

WALL FINISHING

General Wall	: Paint Finish ex Jotun
Bathroom Wall	: Homogeneous tile 30x60cm

CEILING

: Gypsum board paint finish ex Jayaboard

DOOR

: Engineered door
Smart Lock System for main entrance door ex Yale

KITCHEN SET

: Custom Designed for Upper West

SANITAIR

: Ex. Toto - Kohler or Equal

AIR CONDITIONER

: Split wall ex Panasonic

ELECTRICITY

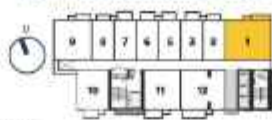
: < 70 m² : 2.200 VA
: > 70 m² : 3.500 VA

UNIT PLAN APARTMENT

TYPE AP-D

Semi Gross : 85,87 m²
 Nett Area : 70,87 m²

Key Plan Apartment - Tower 1



TYPE AP-E

Semi Gross : 44,31 m²
 Nett Area : 36,35 m²

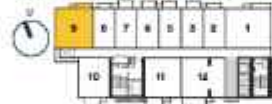
Key Plan Apartment - Tower 1



TYPE AP-F

Semi Gross : 74,08 m²
 Nett Area : 61,15 m²

Key Plan Apartment - Tower 1



TYPE AP-A

Semi Gross : 69,81 m²
 Nett Area : 57,26 m²

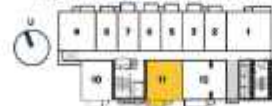
Key Plan Apartment - Tower 1



TYPE AP-B

Semi Gross : 72,42 m²
 Nett Area : 59,41 m²

Key Plan Apartment - Tower 1



TYPE AP-H

Semi Gross : 82,43 m²
 Nett Area : 68,03 m²

Key Plan Apartment - Tower 1



ALL YOUR NEEDS COVERED IN

One Place

Sky Pool

RETAILS & FACILITIES

GROUND FLOOR

Lifestyle Ground
Restaurants
Coffee Shops
ATM Center
Convenience Store

Nature & Retreat Terrace
BBQ Pavilion
Games Room
Communal Kitchen
Collaborative Spaces

LEVEL 6

Refreshment Room
Earth Pods
Creator Room
Daycare Center
Entertainment Room

LEVEL A

Sky Pool
Sky Pods
Chillax Area

LEVEL A1

Earth Pool
Yoga Terrace
Wellness Terrace
Experience Lounge
Muscle Up Playground

LEVEL 25

Theater Room
Cabana
Sky Dining



Creator Room



Games Room



Communal Kitchen



Meeting Room



Muscle Up Playground



Collaborative Spaces

Marketing Office:

UPPER WEST EXPERIENCE CENTER
Jl. BSD Raya, CBD 55 Lot 1.12 BSD City.

Contact Our Marketing

DISCLAIMER : The information contained here in subject and cannot form part of an offer or contract. While every reasonable care has been taken in providing this inform, the owner or its agent cannot be held responsible for any inaccuracies. Whilst we believe the contents of this book to be correct and accurate at time of print, they are not to be regarded as statements or representations of fact. Illustrations in the book are artist's impressions which serve only to give an approximate idea of the project. All artist's impressions are subject to any amendments as may be approved by the relevant authorities.