



# DELREY

BUSINESS TOWNHOUSE

PHASE 2



**DELREY**

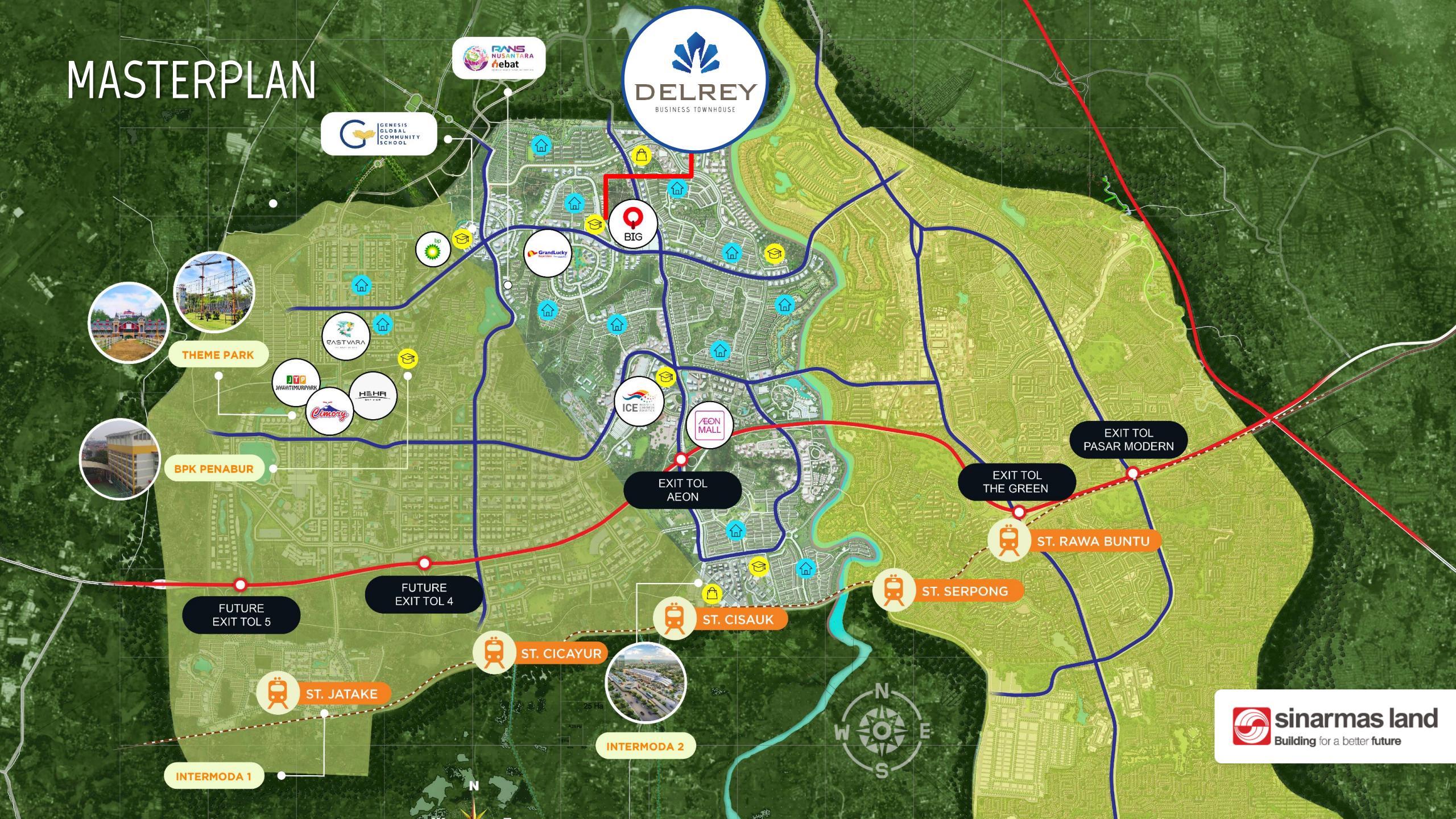
BUSINESS TOWNHOUSE

PHASE 2



Continuing the success of an innovation from Sinar Mas Land to create a whole new concept of Modern Productive Living.

# MASTERPLAN



# LOCATION

- █ Future Development Toll Roads
- █ Toll Roads
- █ Main Roads Railway
- █ Residences
- █ Entertainment Center Public
- █ Spaces
- █ Education Center Office
- █ Buildings
- █ Business Loft & Office Car
- █ Showroom
- +■ Hospital
- █ Shophouse



Strategic location surrounded by big potential market.

Around 1 - 3 KM



## BUSINESS AREA

- Greenwich Business Park
- Northridge Business Center
- Foresta Business Loft
- BSD Green Office Park
- Digital Hub

## LUXURY RESIDENTIAL

- The Zora
- Enchante
- Blizfield
- Greenwich Park
- The Mozia

## SHOPPING CENTER & LIFESTYLE

- Q Big
- Grand Lucky
- The Quantis Club
- Ararasa
- Eastvara
- AEON Mall

## EDUCATION INSTITUTES

- IPEKA Plus BSD City
- Nanyang School



## OTHERS : PUBLIC INTEREST

- BCA Tower
- Astra Biz Center
- ICE BSD
- NISP Tower



phase 2

phase 1

IPEKA

Daikanyama

Total Land Area: 3,9 Hektar

Evolving to the next level

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# The Commercial Townhouse with a Lifestyle Twist





# NEW SMART FEATURES

Offers a variety of smart features, including CCTV, smart command, smart door lock, and smart security system. Delrey Biztown makes it easy for you to run your business efficiently and effectively.



# BUSINESS VALUE



# BUSINESS VALUE

COMMERCIAL HUB

Greenwich Park

Blizfield

Enchante

Zora



phase 2





Phase 2

Phase I

DELREY

BUSINESS TOWNSHIPS

Qbig

Mitra Keluarga

BCA

Astra Biz

AEON Mall

ICE BSD

Universitas  
Prasetya Mulya

Ipeka

# PRODUCT VALUE

UNIQUE ALLEY  
& BACKYARD



NEW MODERN  
FACADE



EASY ACCESS  
ENTRANCE



LIMITED  
UNITS



EYE CATCHING  
STORE SIGNAGE



SMART  
FEATURES

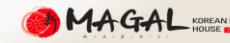




**latteria**  
GELATO & DESSERT BAR



KOPI  
SE-INDONESIA



MAGAL  
KOREAN BBQ  
HOUSE

ANCHOR  
TENANTS



phase 2

phase 1

IPEKA

Daikanyama

PROGRESS  
ON SITE



7 x 18

8 x 15



Making the Successful Business & Living

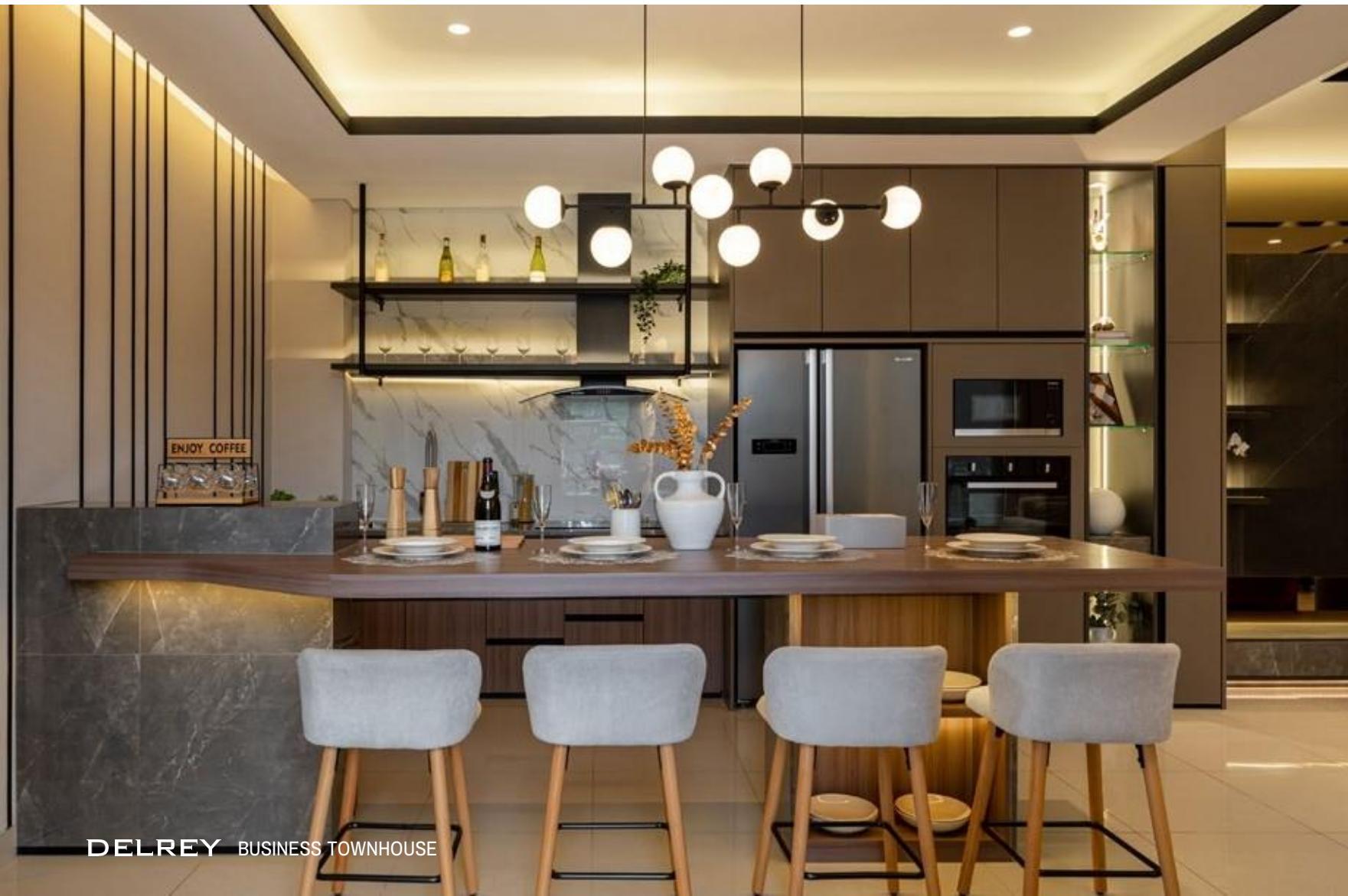




# Making the Successful Business & Living



Show Unit: 8x15



DELREY BUSINESS TOWNHOUSE



Show Unit: 8x15



Show Unit: 7x18



**DELREY** BUSINESS TOWNHOUSE

# FACILITIES

Proudly present a 3-storey low rise building design, Delrey Biztown reflects a perfect blend of scenic home and real business opportunity.

SITE PLAN  
PLAZA



A Large Multi-purpose Plaza

Secured Entrance gate & Adequate Parking Area





## Multipurpose Backyard

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## Pedestrian Friendly Jogging Track





Eye Catching Store  
Signage

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Online Delivery Shelter

# CORRIDOR CONCEPT

## Legends

- The Magna
- The Genesis
- The Petra Alley
- The Tigris Alley
- The Silva Alley



**The Petra Alley**



**The Silva Alley**



**The Tigris Alley**



# ACTIVITIES



Picnic Spot



Outdoor Space  
for Activities



BBQ Corner

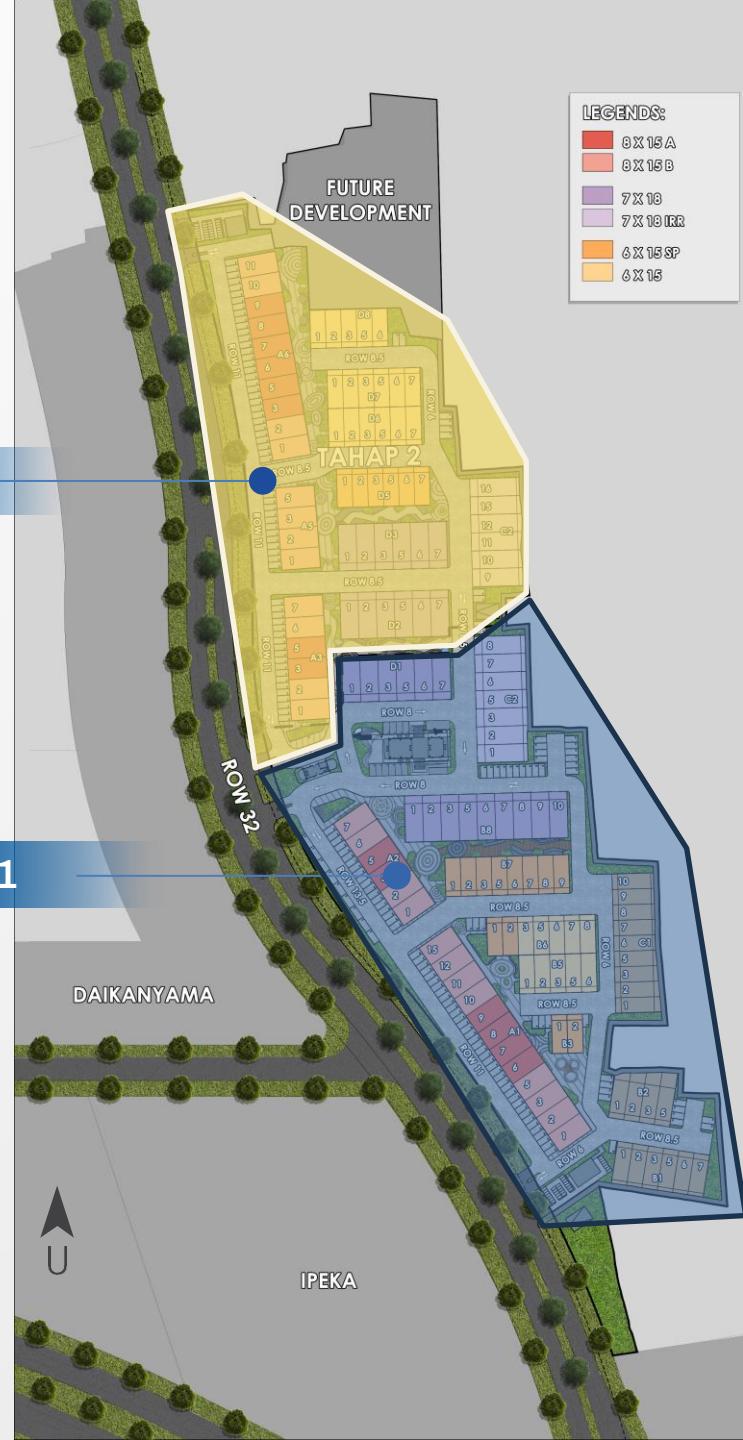


Outdoor Bench



PHASE 2

PHASE 1



# SITE PLAN

## Legends

- 8 x 15 A
- 8 x 15 B
- 7 x 18
- 7 x 18 IRR
- 6 x 15 SP





# PRODUCT TYPE

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# 3 Exciting Options for You to Choose

Type  
**8 x 15**



Type  
**7 x 18**



Type  
**6 x 15 SP**



8 x 15

# SITE VIEW BUILDING



6 x 15

7 x 18



TYPE  
8 x 15



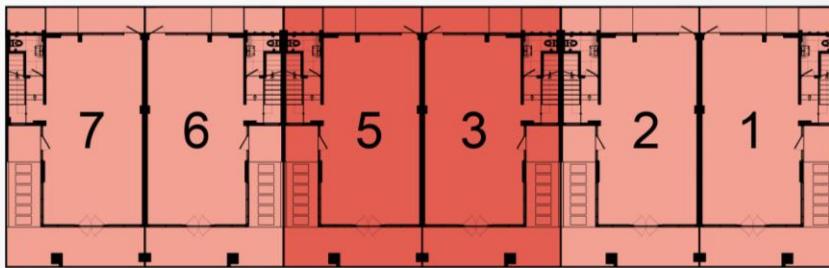
# BLOCK PLAN

Type 8 x 15 A/B

## BLOK A3



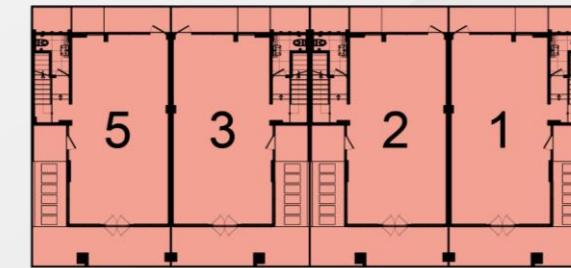
TIPE	TIPE	TIPE	TIPE	TIPE	TIPE
8x15 B	8x15 B	8x15 A	8x15 A	8x15 B	8x15 B
8X15	8X15	8X15	8X15	8X15	8X15



## BLOK A5



TIPE	TIPE	TIPE	TIPE
8x15 B	8x15 B	8x15 B	8x15 B
8X15	8X15	8X15	8X15



# FLOOR PLAN

## Type 8 x 15 A

Blok A3



G Floor



1<sup>st</sup> Floor



2<sup>nd</sup> Floor

# FLOOR PLAN

## Type 8 x 15 B

Blok A3/A5



G Floor



1<sup>st</sup> Floor



2<sup>nd</sup> Floor

TYPE  
7 x 18



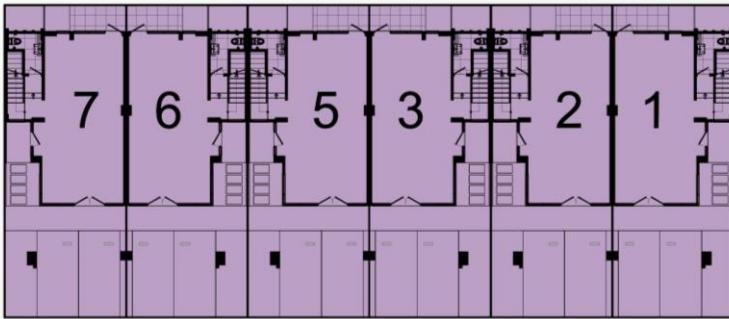
# BLOCK PLAN

Type 7x18

## BLOK D2



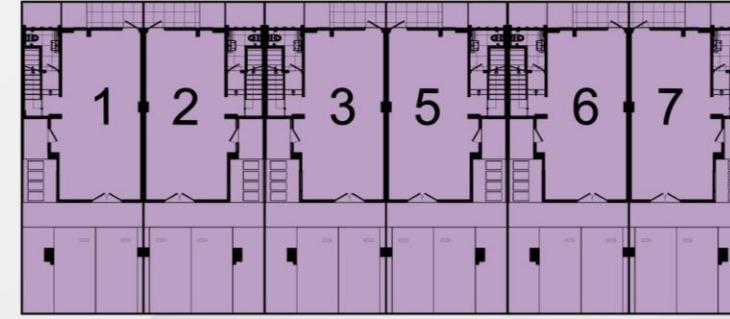
TIPE      TIPE      TIPE      TIPE      TIPE      TIPE  
7x18      7x18      7x18      7x18      7x18      7x18



## BLOK D3



TIPE      TIPE      TIPE      TIPE      TIPE      TIPE  
7x18      7x18      7x18      7x18      7x18      7x18



# FLOOR PLAN Type 7 x 18

Blok D2/D3



G Floor



1<sup>st</sup> Floor



2<sup>nd</sup> Floor

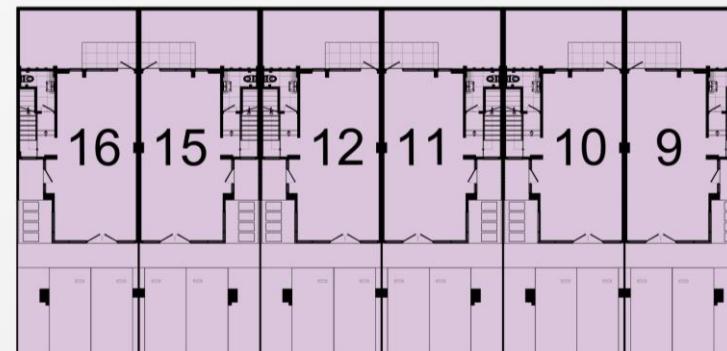
# BLOCK PLAN

Type 7x18

## BLOK C2



TIPE	TIPE	TIPE	TIPE	TIPE	TIPE
7x18	7x18	7x18	7x18	7x18	7x18
IRR	IRR	IRR	IRR	IRR	IRR



# FLOOR PLAN

# Type 7 x 18 IRR

## Blok C2



G Floor



1<sup>st</sup> Floor



2<sup>nd</sup> Floor

TYPE  
6 x 15



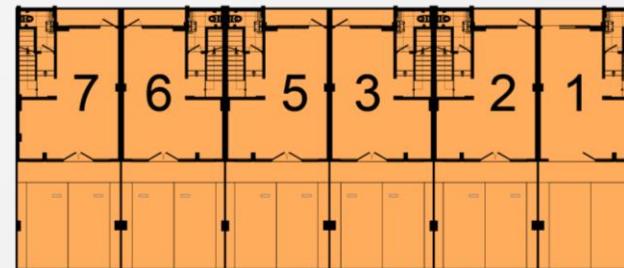
# BLOCK PLAN

Type 6 x 15 SP

## BLOK D5



TIPE	TIPE	TIPE	TIPE	TIPE	TIPE
6x15	6x15	6x15	6x15	6x15	6x15
SP	SP	SP	SP	SP	SP



# FLOOR PLAN

Type 6 x 15 SP

Blok D5



# SPECIFICATIONS

## Foundation

Pile foundation

Mini Pile

## Flooring

### . Terrace

Non-Slip Homogeneous Tile

### . Indoor Area

Homogenous Tile

### . Toilet

Non-slip Homogeneous Tile

## Interior Wall Finish

Light Brick with plaster  
and paint

## Ceiling

Gypsum board

## Roof

Corrugated zincalume with  
light- weight steel structure

## Door & Window

### . Main Entrance Door

Alumunium frame with glass

### . Window

Alumunium frame with glass

### . Interior Door

Engineering Wood

## Facade

Alumunium frame with glass

Alumunium Composite Panel

Homogenous Tile

## Sanitary

American Standard / equivalent +  
Frameless Shower Glass

## Pantry

Concrete Table + Homogenous Tile

Top & Backsplash

## Kitchen Sink

Standard

## Electricity

10,500 VA (type-8)  
& 6,600 VA  
(type-7 & type-6)

## Internet Network

Fiber Optic

## Water Supply

PAM



THANK YOU