



# DELREY

BUSINESS TOWNHOUSE

P H A S E 2





# DELREY

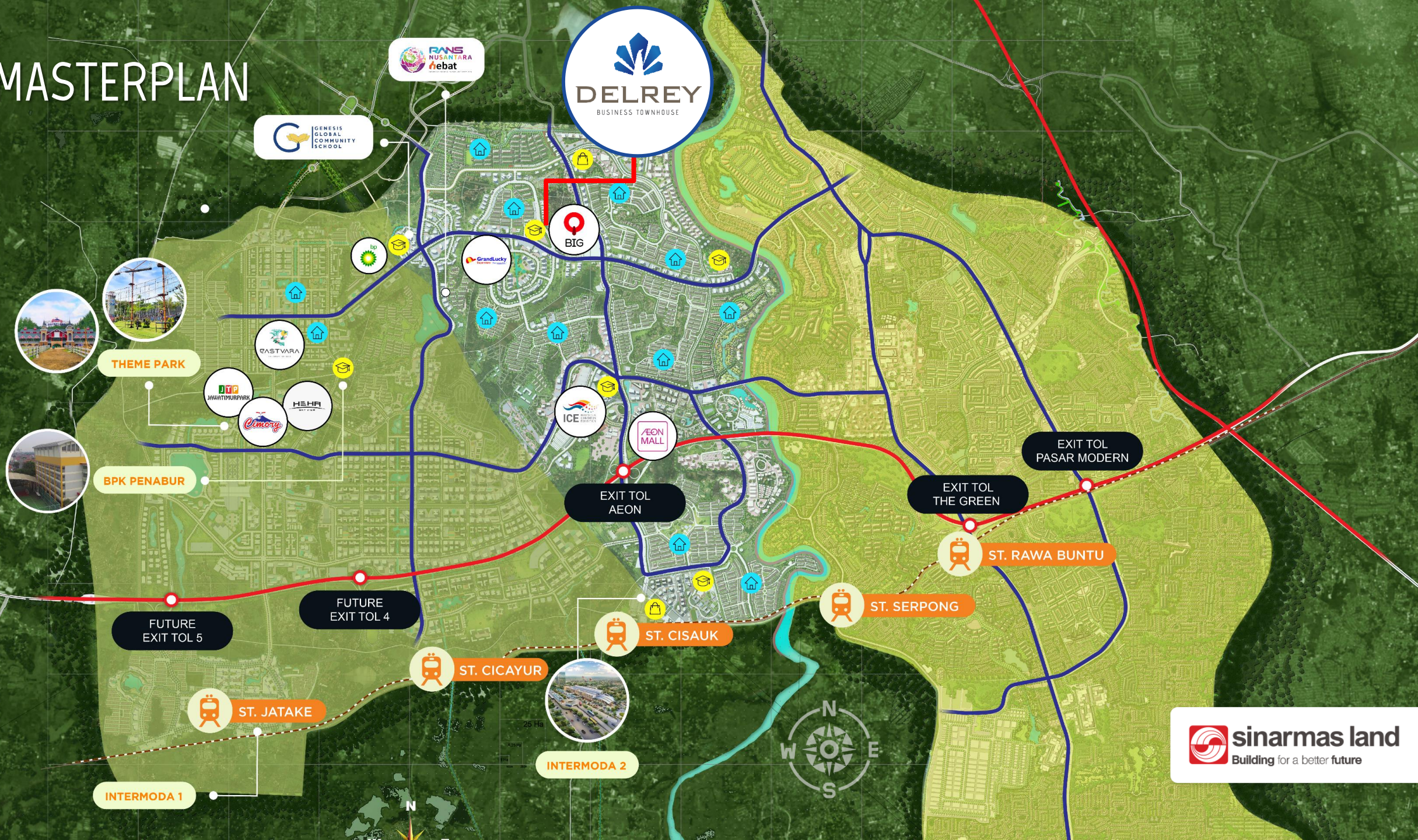
BUSINESS TOWNHOUSE

P H A S E 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 I

IPEKA

Daikanyama

Total Land Area: 3,9 Hektar



Evolving to the next level

# The Commercial Townhouse with a Lifestyle Twist







# NEW MODERN FACADE

Delrey Phase 2 presents an innovative concept and an modern facade, thoughtfully curated to align with modern aesthetics and boost the profitability of your business. It offers the ultimate ideal environment for enterprises across all business industries.



# 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

Enchante

Blizfield

Zora



phase 2







Qbig

Mitra Keluarga

BCA

Astra Biz

AEON Mall

ICE BSD

Universitas  
Prasetya Mulya

Ipeka

Phase I

Phase 2





# PRODUCT VALUE

UNIQUE ALLEY  
& BACKYARD



LIMITED  
UNITS



NEW MODERN  
FACADE



EYE CATCHING  
STORE SIGNAGE



EASY ACCESS  
ENTRANCE



SMART  
FEATURES





*latteria*  
GELATO & DESSERT BAR

 **MAGAL** KOREAN BBQ HOUSE



**KOPI  
SEINDONESIA**

ANCHOR  
TENANTS





phase 2

phase I

IPEKA

Daikanyama

PROGRESS  
ON SITE





7 x 18

8 x 15



# Making the Successful Business & Living





## Making the Successful Business & Living





Show Unit: 8x15





Show Unit: 8x15





Show Unit: 7x18





# 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





GYM FITZ

Sally

ESTELLA

Sally

Giggles

roast bean inc.

Grill and eatery





## Multipurpose Backyard

---

## Pedestrian Friendly Jogging Track







Eye Catching Store  
Signage

---



Online Delivery Shelter



# CORRIDOR CONCEPT

## Legends

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



The Petra Alley



The Tigris Alley



The Silva Alley



# ACTIVITIES



Picnic Spot



Outdoor Space  
for Activities



BBQ Corner



Outdoor Bench





# DELREY

BUSINESS TOWNHOUSE

P H A S E 2

P H A S E 1

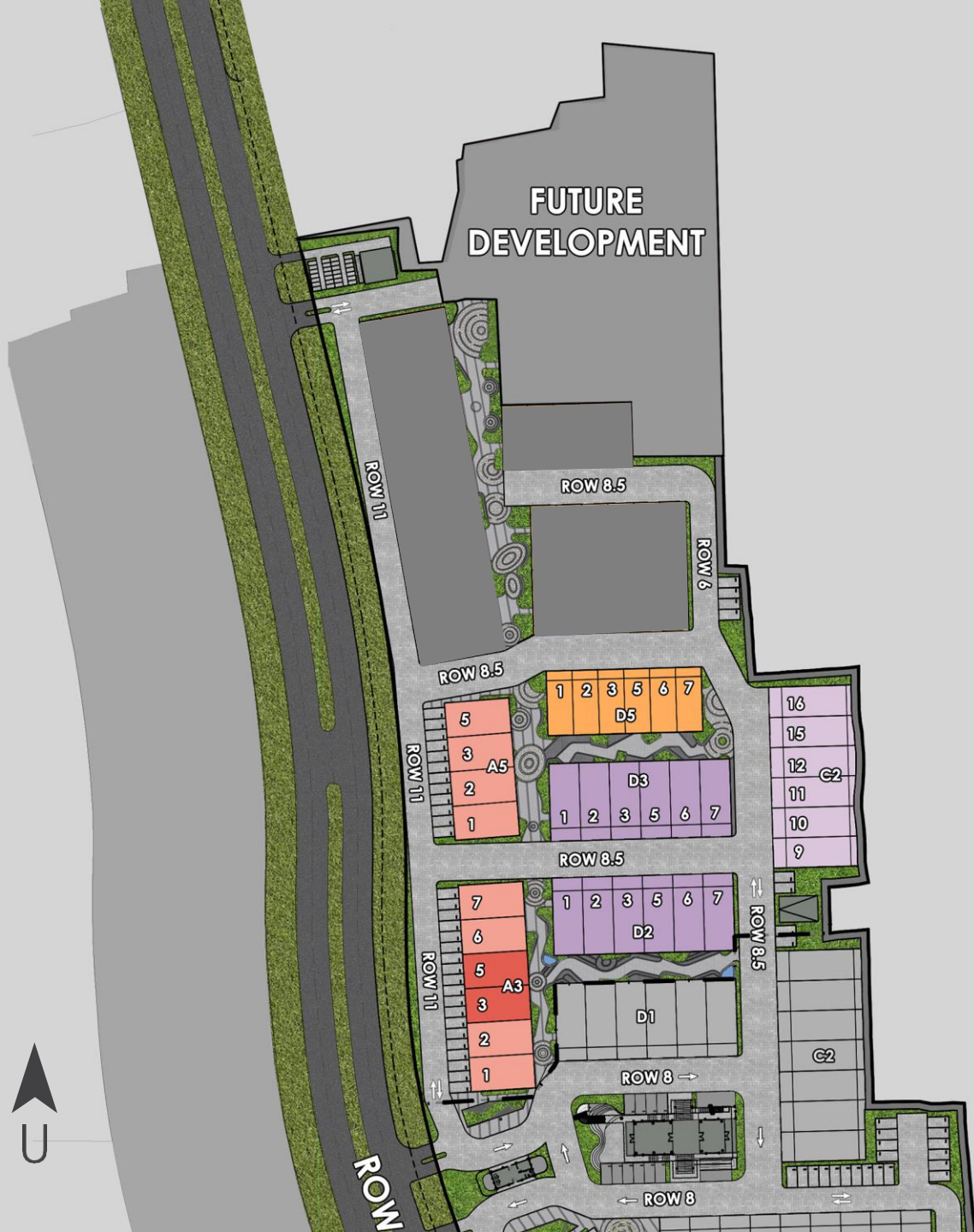




# SITE PLAN

## Legends

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







# PRODUCT TYPE

---



## 3 Exciting Options for You to Choose

Type  
8 x 15



Type  
7 x 18



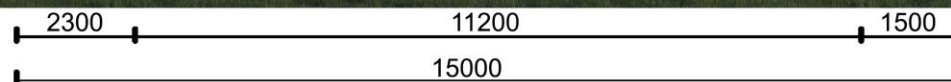
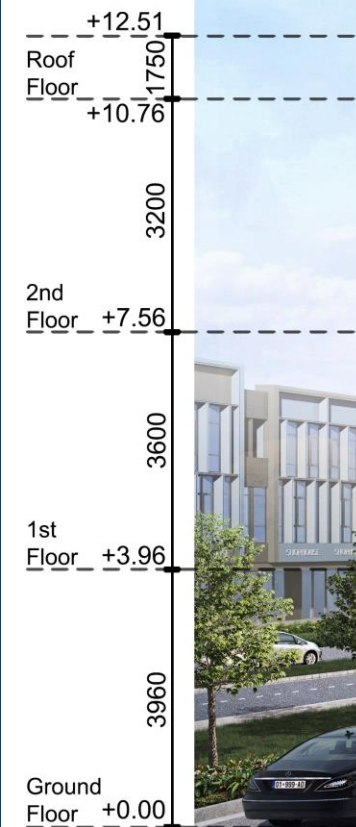
Type  
6 x 15 SP





8 x 15

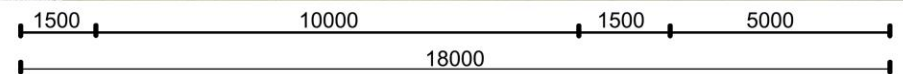
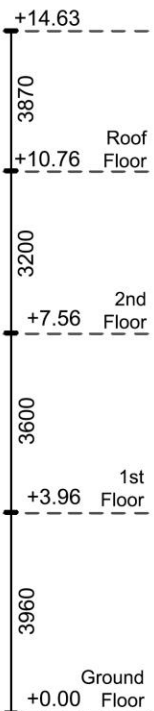
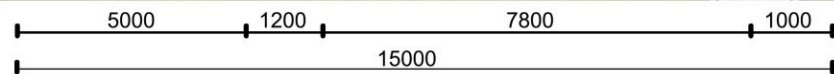
# SITE VIEW BUILDING





6 x 15

7 x 18





TYPE  
8 x 15





# BLOCK PLAN

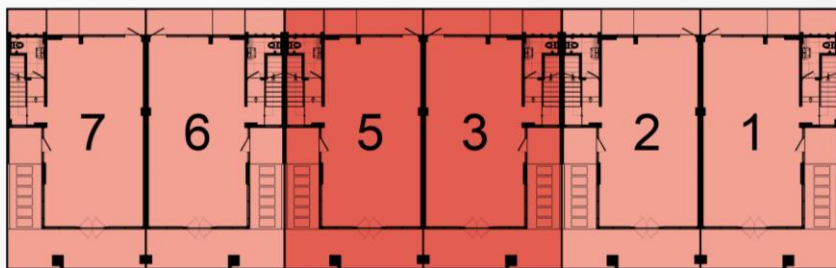
Type 8 x 15 A/B

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

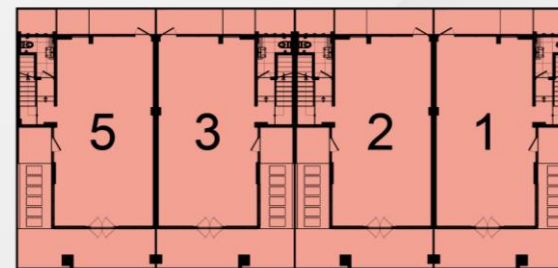


BLOK

A5



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





# FLOOR PLAN

Type 8 x I5 A

Blok A3



G Floor



1st Floor



2nd Floor



# FLOOR PLAN

Type 8 x 15 B

Blok A3/A5



G Floor



1st Floor



2nd Floor



TYPE  
7 x 18





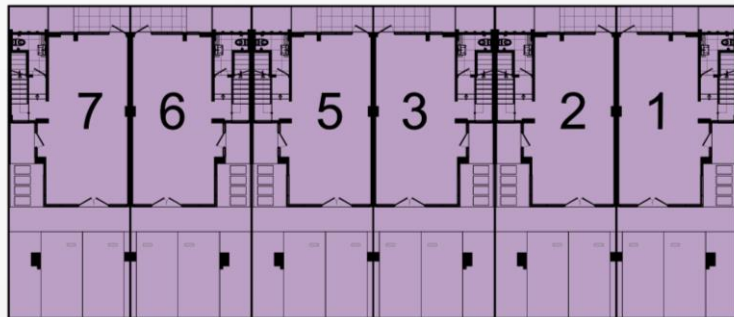
# BLOCK PLAN

Type 7x18

## BLOK D2



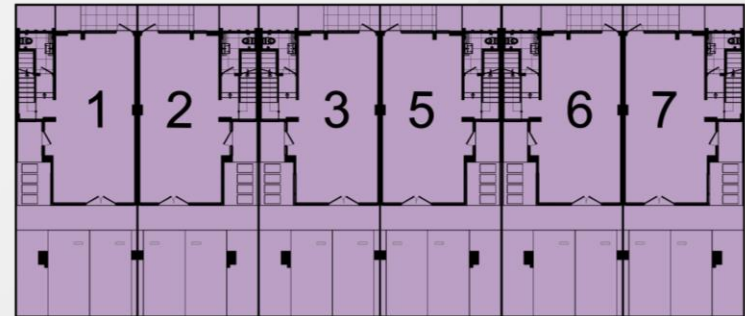
TIPE 7x18    TIPE 7x18    TIPE 7x18    TIPE 7x18    TIPE 7x18    TIPE 7x18



## BLOK D3



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





# FLOOR PLAN

Type 7 x 18

Blok D2/D3



G Floor



1<sup>st</sup> Floor



2<sup>nd</sup> Floor



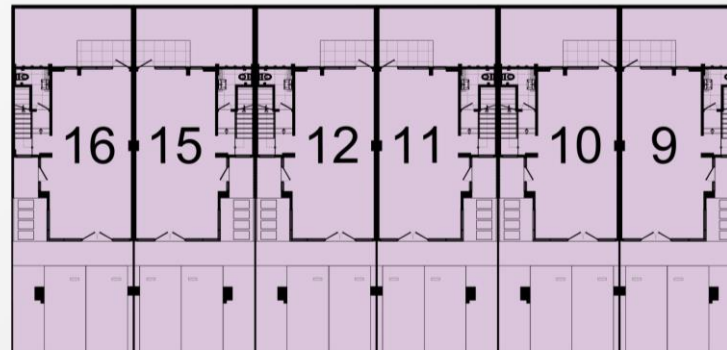
# BLOCK PLAN

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 I8 IRR

Blok C2



G Floor



1<sup>st</sup> Floor



2<sup>nd</sup> Floor



TYPE  
6 x 15





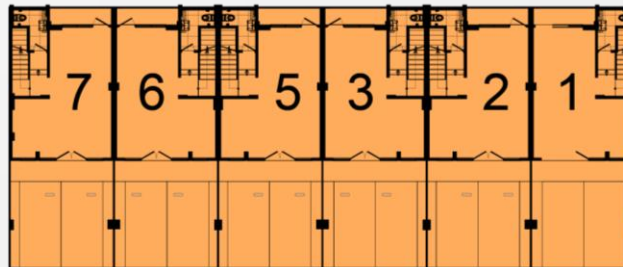
# BLOCK PLAN

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 I5 SP

Blok D5



G Floor



1<sup>st</sup> Floor



2<sup>nd</sup> Floor



# 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