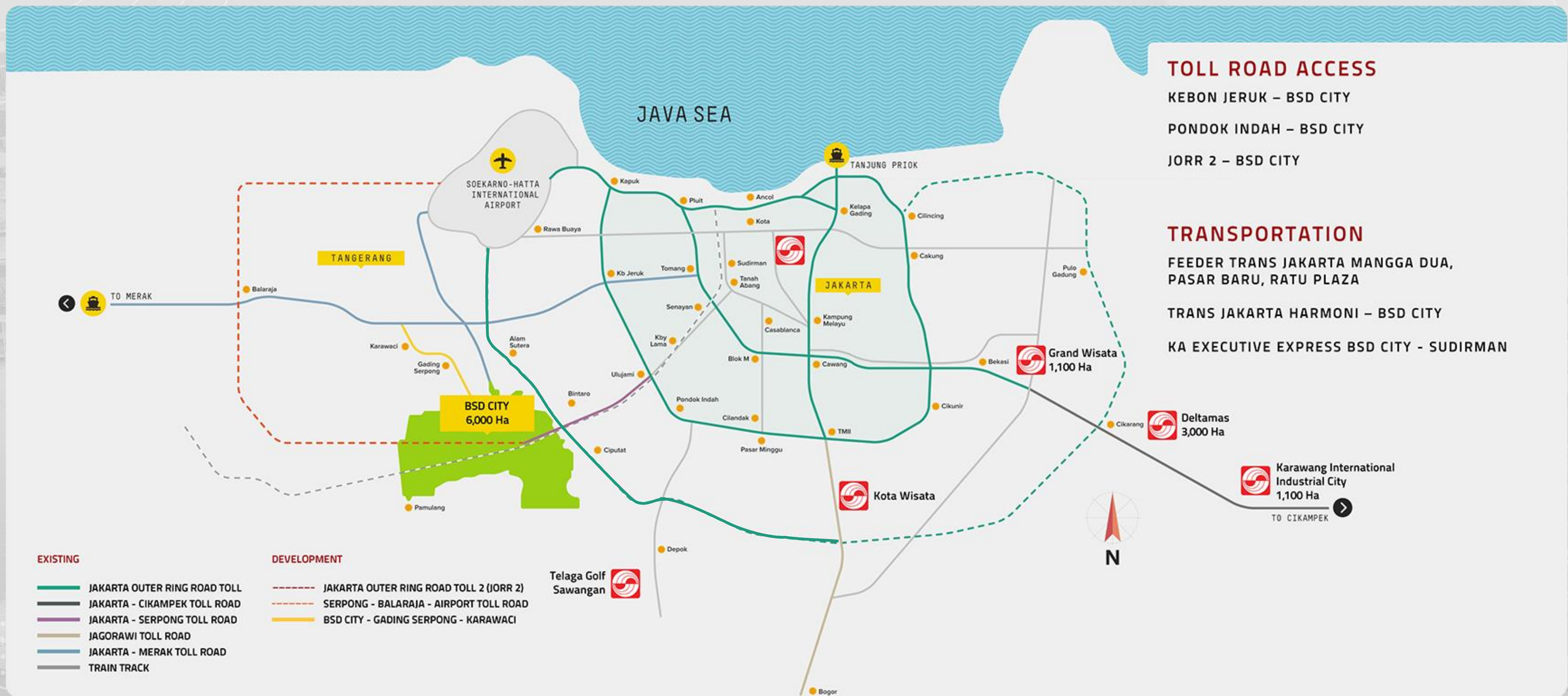


# BSD CITY

**Big City. Big Opportunity**



**TOLL ROAD ACCESS**

- KEBON JERUK – BSD CITY
- PONDOK INDAH – BSD CITY
- JORR 2 – BSD CITY

**TRANSPORTATION**

- FEEDER TRANS JAKARTA MANGGA DUA, PASAR BARU, RATU PLAZA
- TRANS JAKARTA HARMONI – BSD CITY
- KA EXECUTIVE EXPRESS BSD CITY - SUDIRMAN

- EXISTING**
- JAKARTA OUTER RING ROAD TOLL
  - JAKARTA - CIKAMPEK TOLL ROAD
  - JAKARTA - SERPONG TOLL ROAD
  - JAGORAWI TOLL ROAD
  - JAKARTA - MERAK TOLL ROAD
  - TRAIN TRACK

- DEVELOPMENT**
- JAKARTA OUTER RING ROAD TOLL 2 (JORR 2)
  - SERPONG - BALARAJA - AIRPORT TOLL ROAD
  - BSD CITY - GADING SERPONG - KARAWACI

Telaga Golf Sawangan

# Masterplan BSD

6.000 Ha

Phase 2  
2000 Ha

Phase 3  
2500 Ha

Phase 1  
1500 Ha



Date: 10 April 2019

**BSD West Business District**  
Future Development

**372 ha**  
Total Area

**Types of Establishment**

- Education
- Office
- Retail
- Apartment/Condotel
- Hotel & Leisure

**BSD Central Business District**  
Ongoing Development

**304 ha**  
Total Area

**Types of Establishment**

- Convention & Exhibition
- Education
- Office
- Retail
- Apartment/Condotel

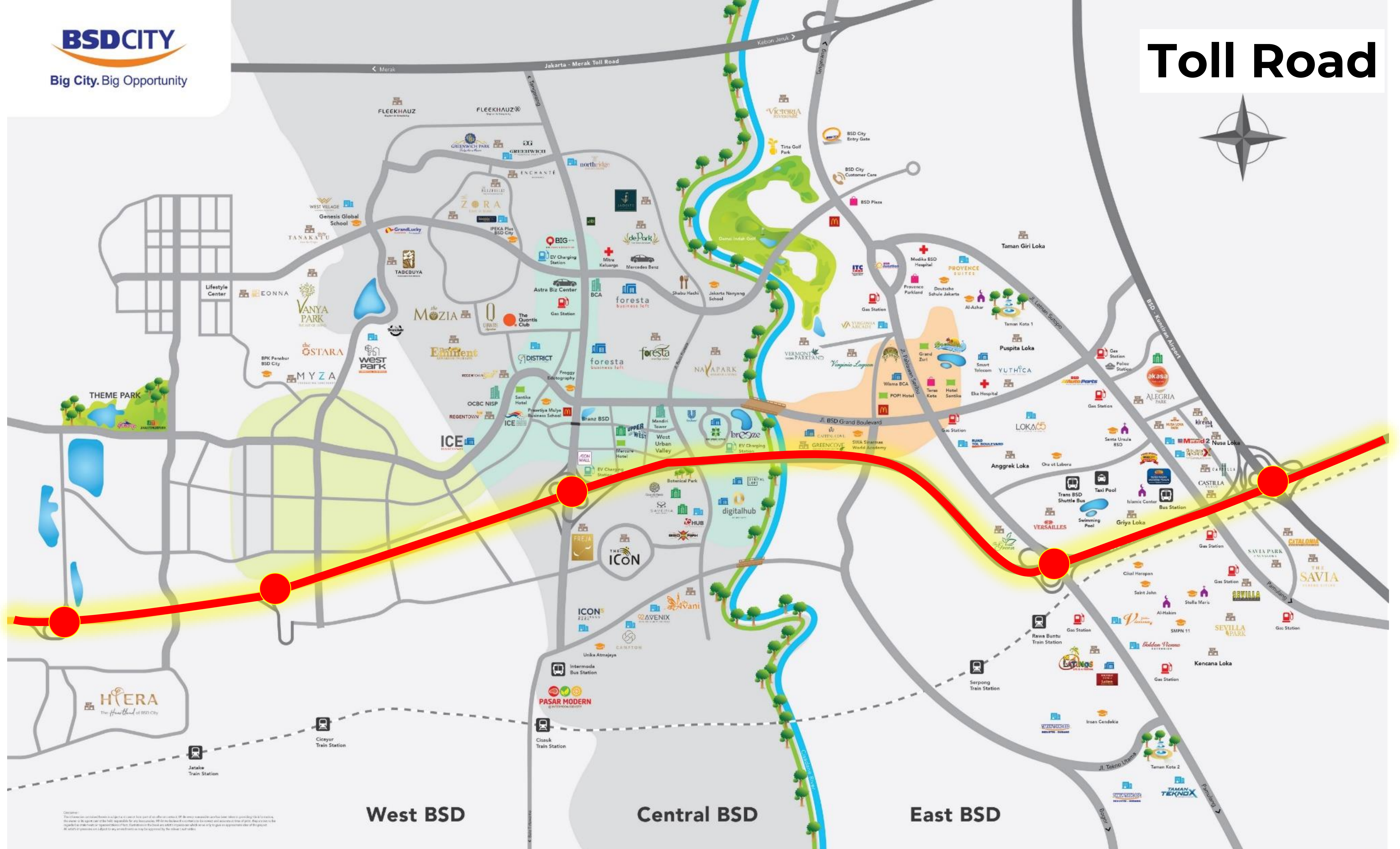
**BSD East Business District**  
Developed

**141 ha**  
Total Area

**Types of Establishment**

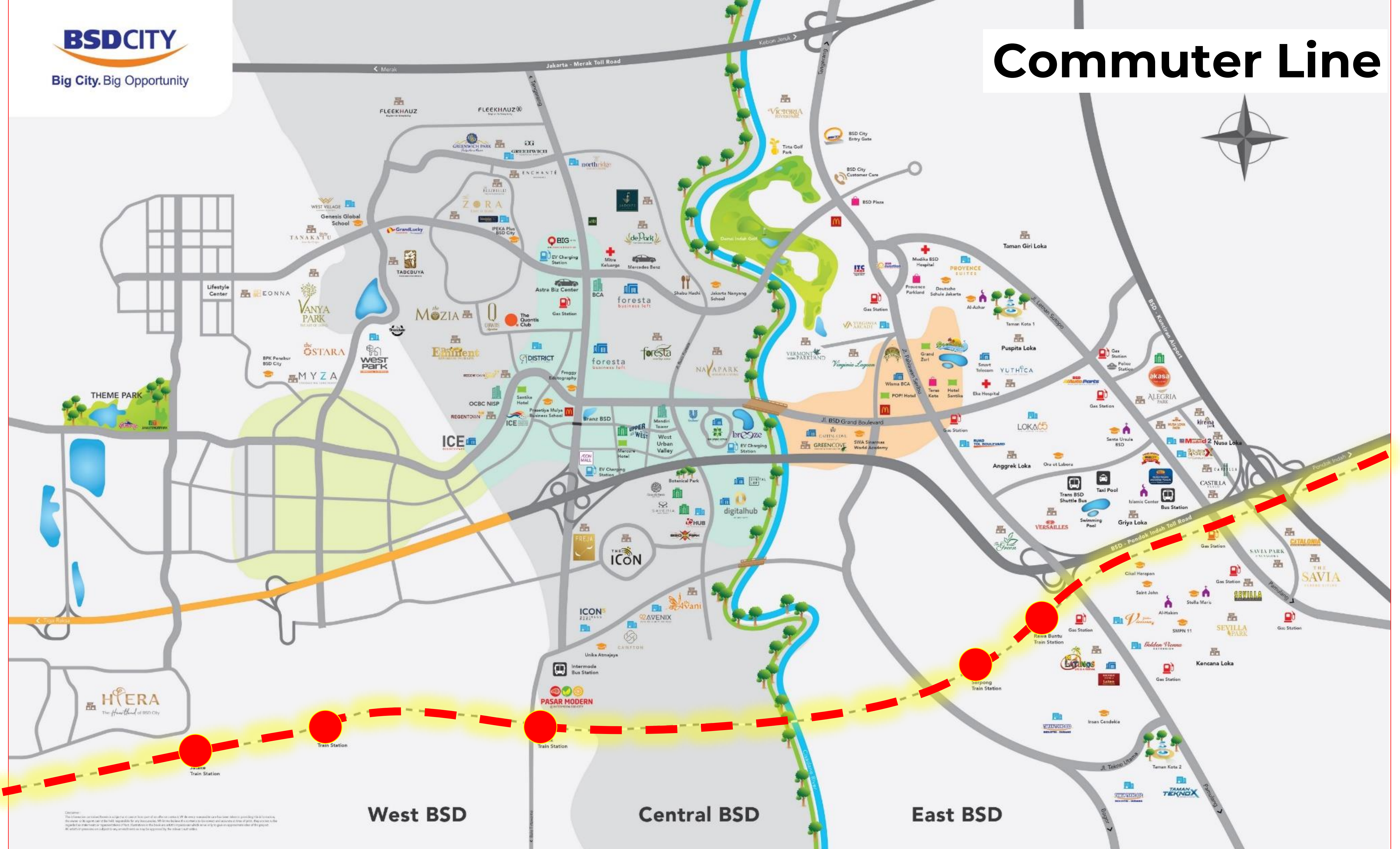
- Office
- Retail
- Apartment/Condotel
- Shophouse

# Toll Road



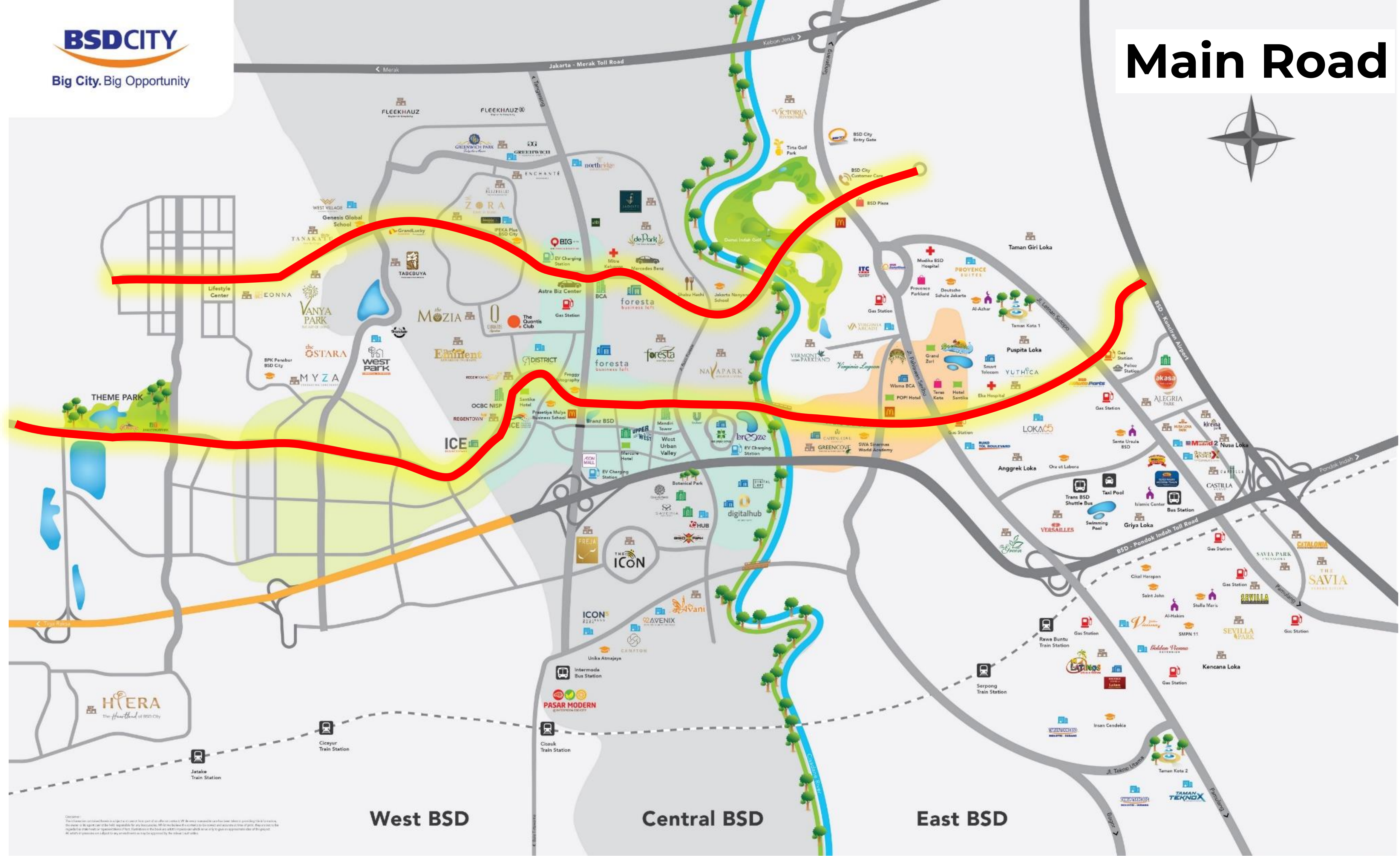
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# Commuter Line



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# Main Road



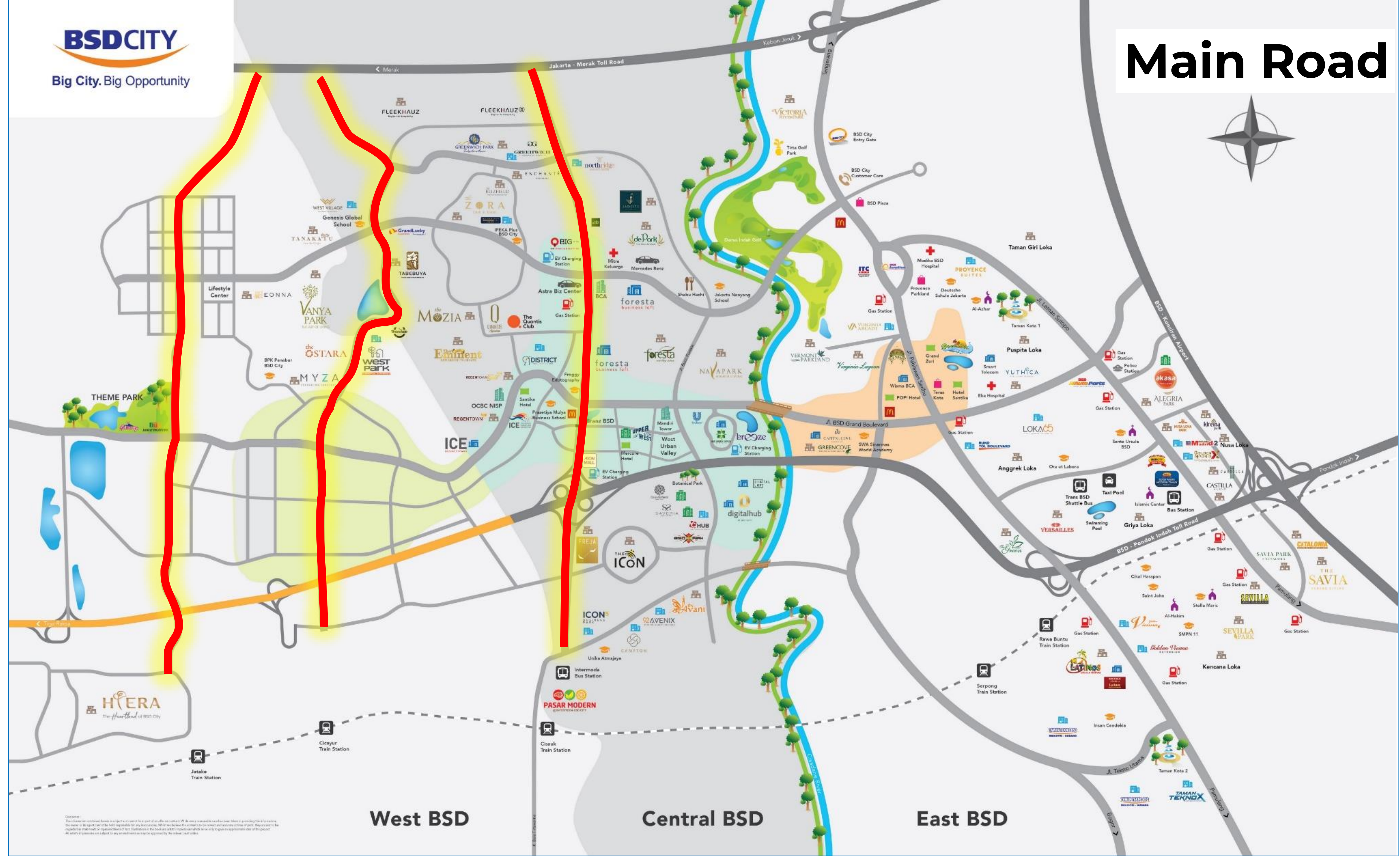
West BSD

Central BSD

East BSD

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# Main Road



**West BSD**

**Central BSD**

**East BSD**

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## Hotels



Mercure Hotel BSD



Ibis BSD



Starlet Hotel



Hotel Santika

## Offices



BCA Tower Foresta



Biomedical Campus



Traveloka Campus



Green Office Park



OCBC Tower

## Lifestyle & Entertainment



AEON Mall BSD



The Breeze



Qbig BSD



Ararasa BSD



ICE BSD

## Showrooms



Mazda



Mercedes Benz



Astra Biz Center



BYD



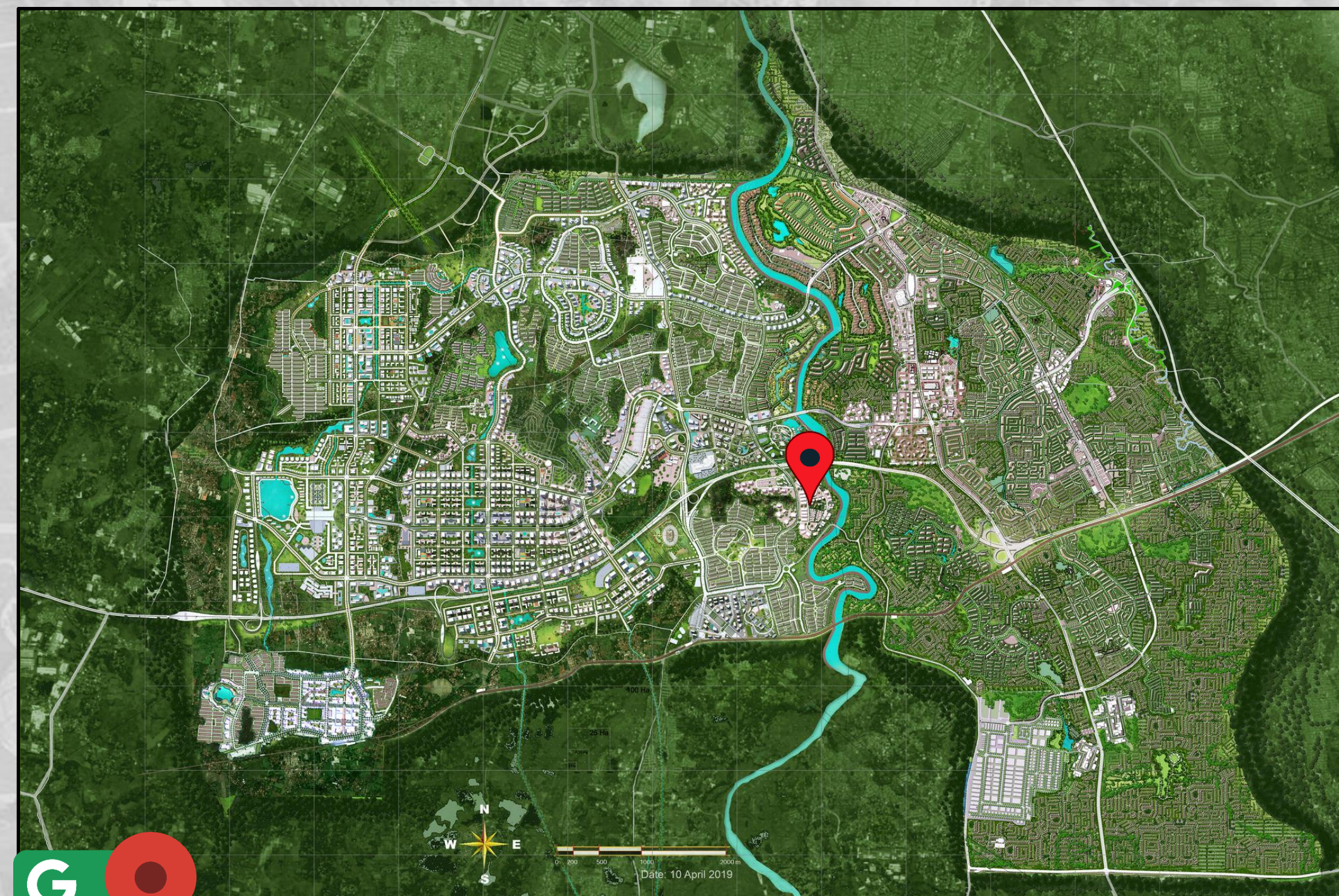
Hyundai

# Commercial Lot

# Kavling Digital Hub

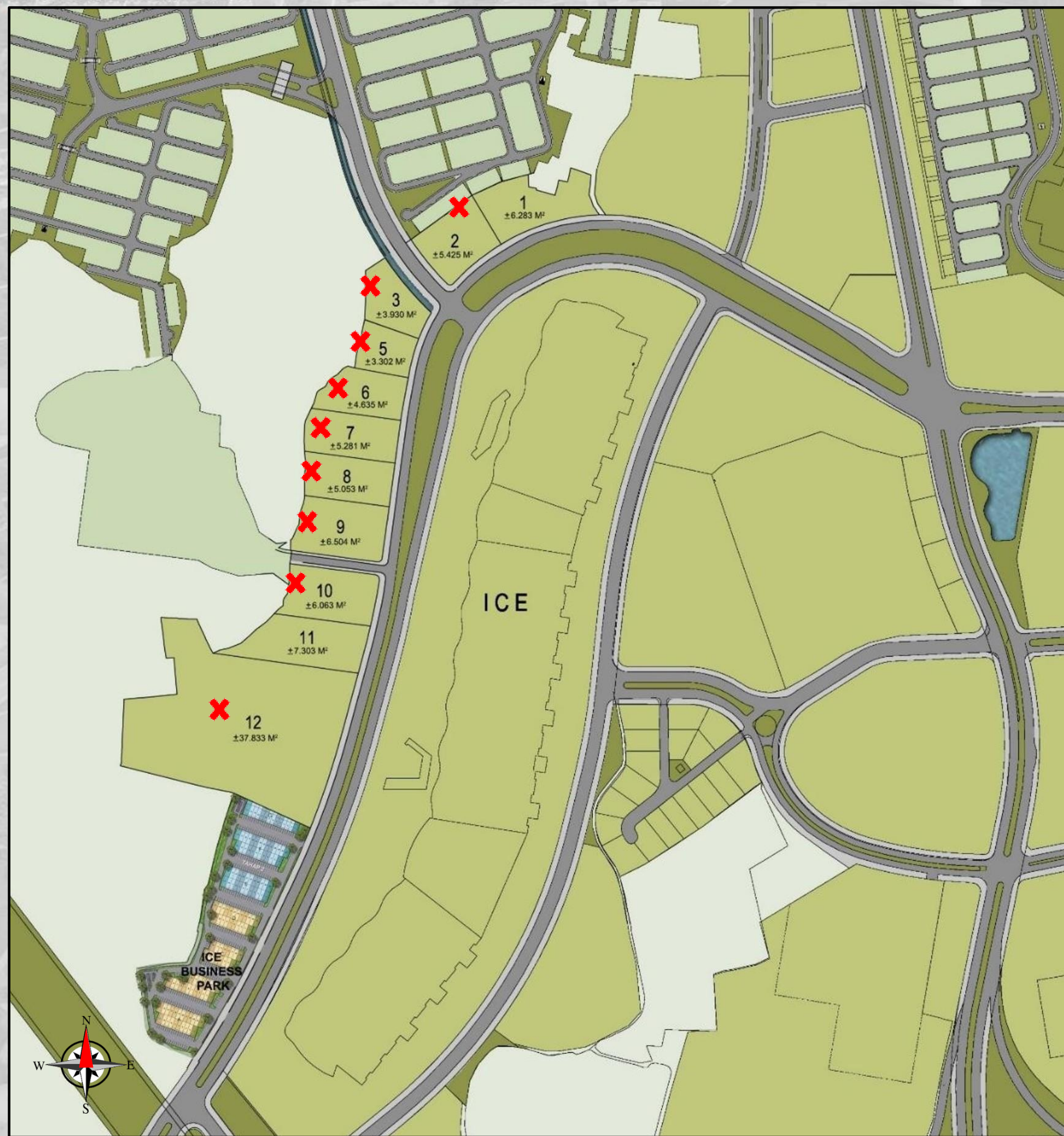


- Harga : Rp 19 jt / m<sup>2</sup> (excl. PPN)
- KDB : Min 45% - Max 55%
- KLB : 3 – 4.5
- Tinggi Bangunan : Min 2 Lt – Max 35 Lt

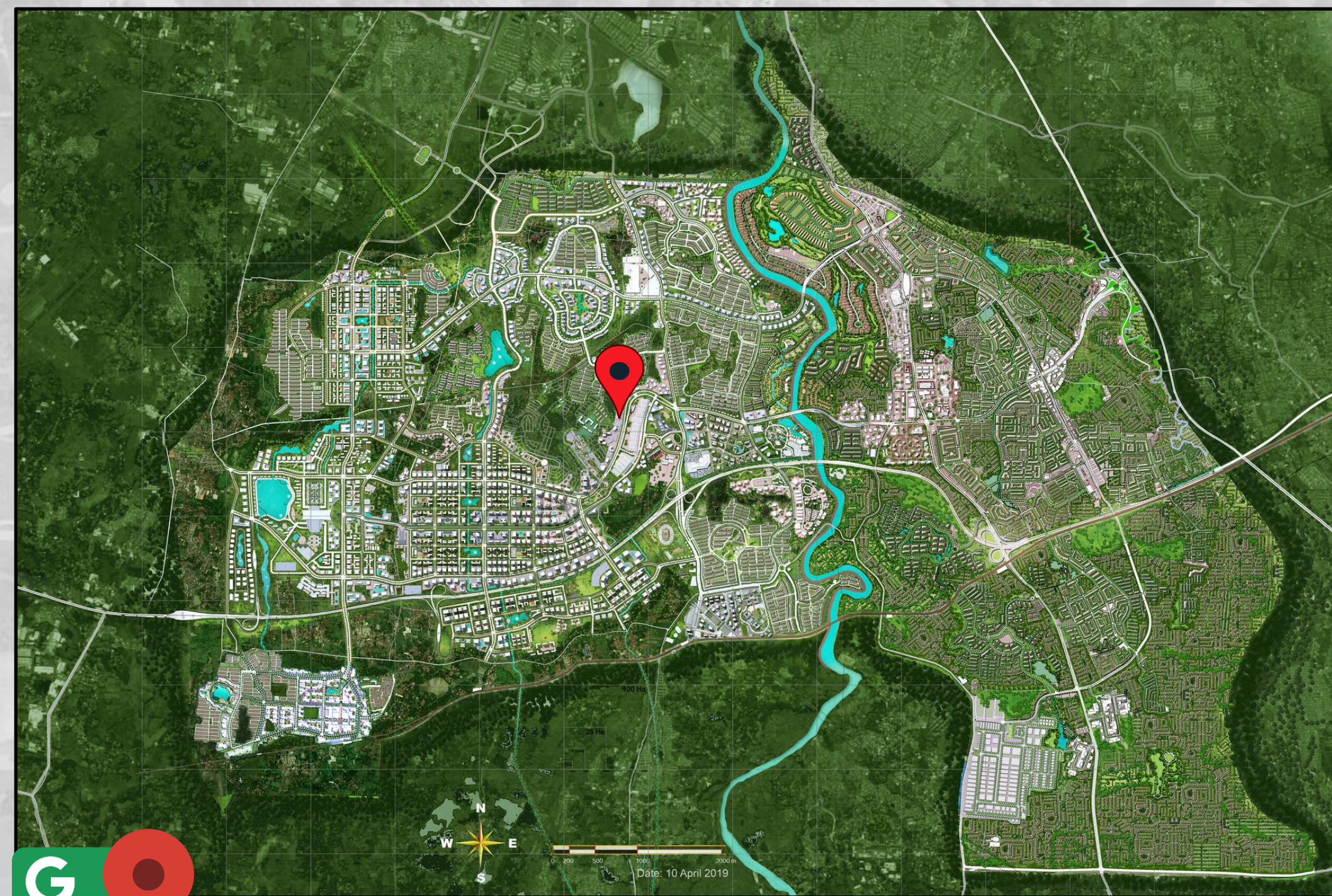


[Click here for location at Google Map](#)

● = HOLD    ✗ = SOLD



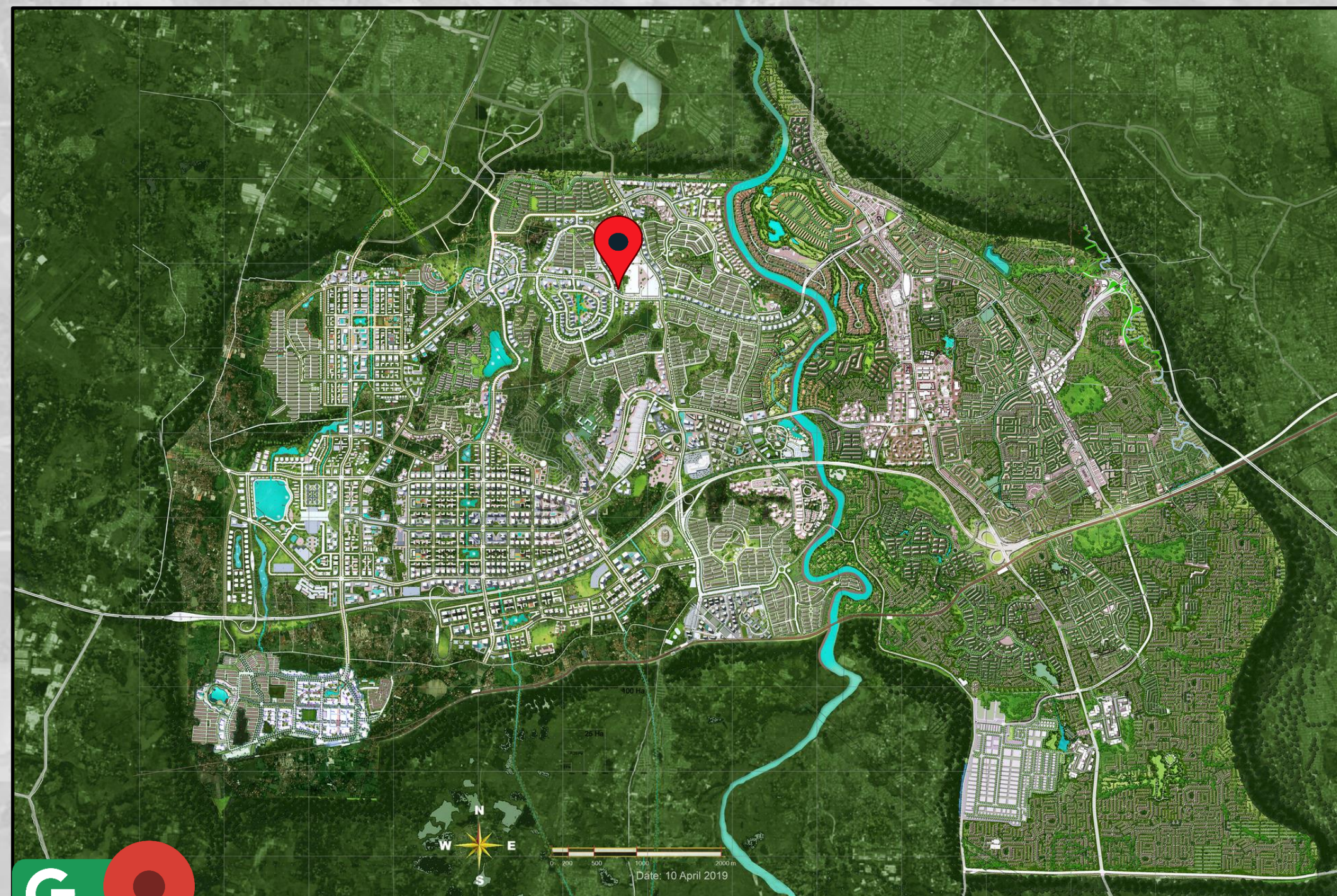
- Harga : Rp 19 jt / m<sup>2</sup> (excl. PPN)
- KDB : Min. 20% - Maks. 50%
- KLB : 5
- Tinggi Bangunan : Min 8 Lt - Max 25 Lt



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● = HOLD    ✖ = SOLD

- Harga : Rp 17 juta/m<sup>2</sup> (excl. PPN)
- Tinggi Bangunan : Min. 2 Lt - Maks. 10 Lt
- KDB : Min. 20% - Maks. 55%
- KLB : 3 - 4.6



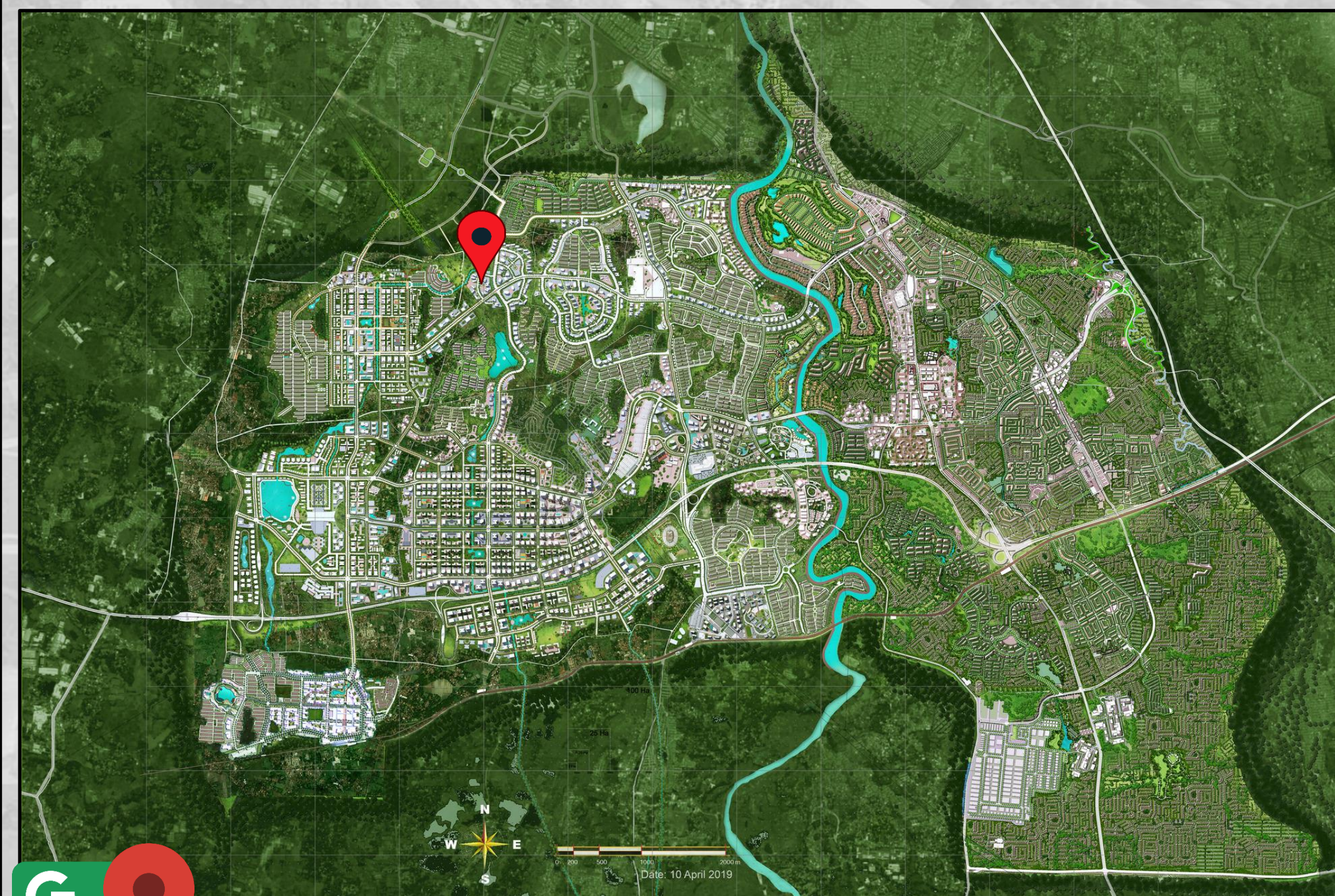
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# Kavling West Village

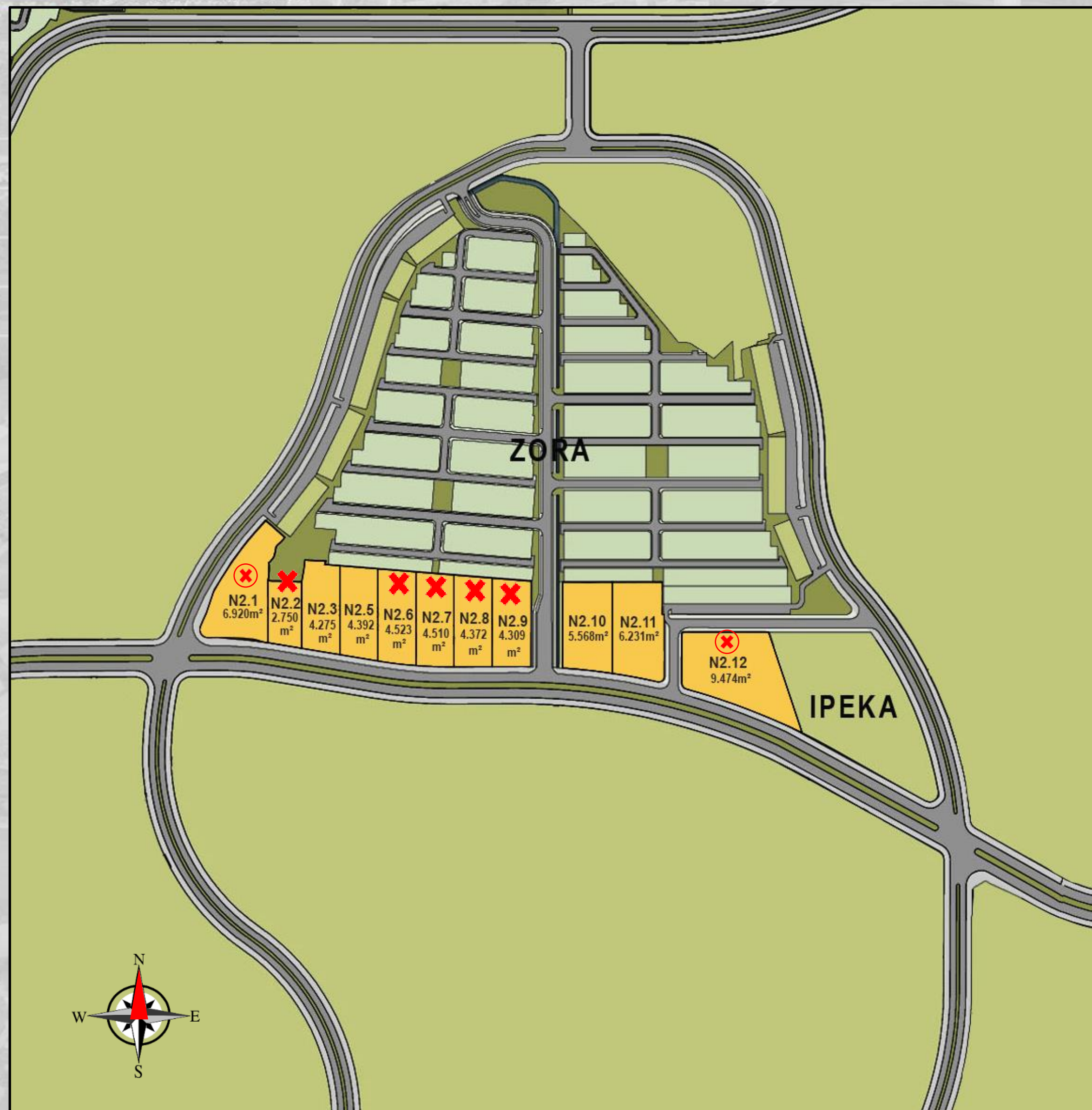


- Harga : Rp 17 jt/m<sup>2</sup> (excl. PPN)
- KDB : Min. 20% - Maks. 50%
- KLB : 4
- Tinggi Bangunan : Max 20 Lt

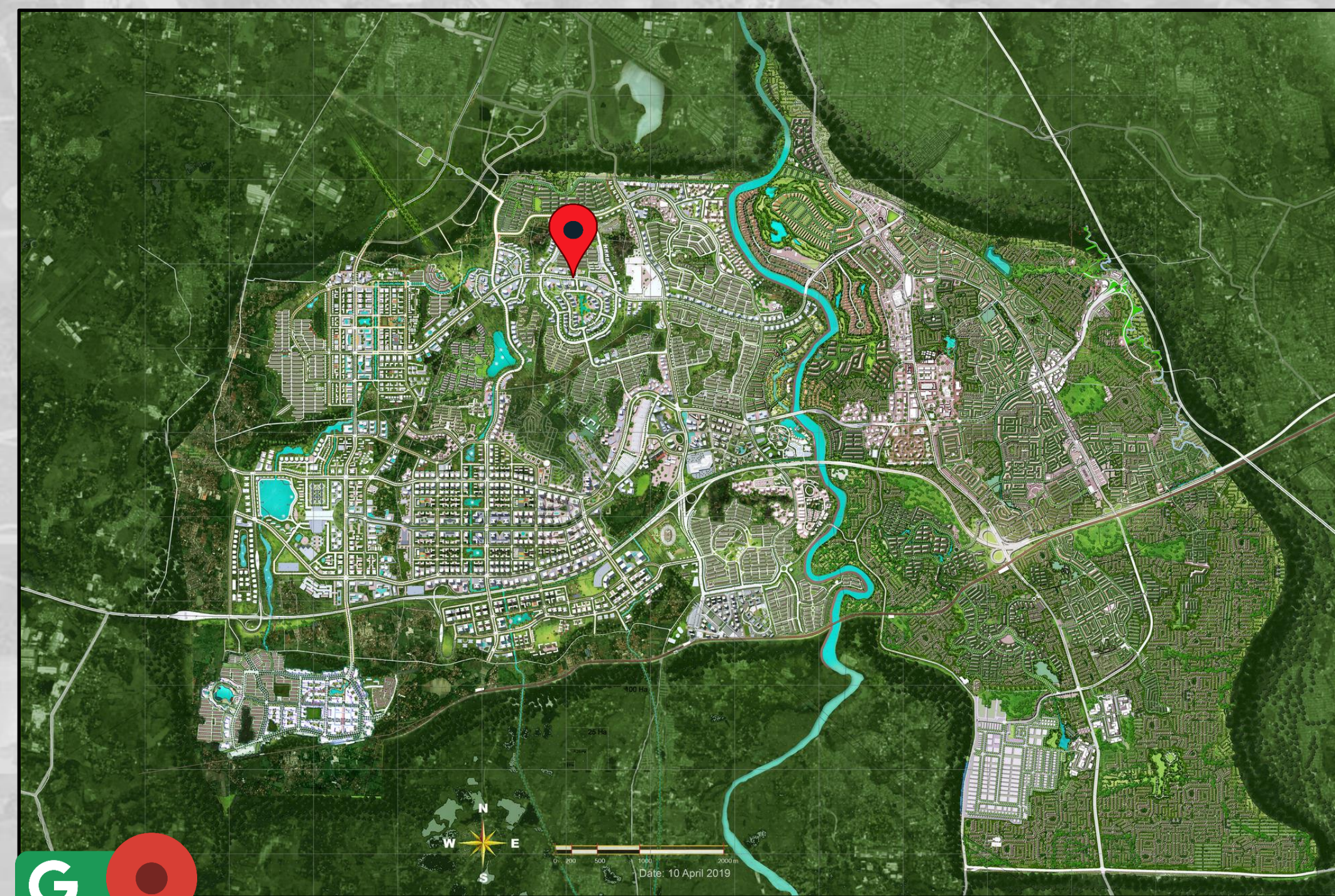


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# Kavling Midwest N2



- Harga : Rp 19 jt/m<sup>2</sup> (excl. PPN)
- KDB : Min. 20% - Maks. 55%
- KLB : 5
- Tinggi Bangunan : Min 3 Lt - Max 12 Lt

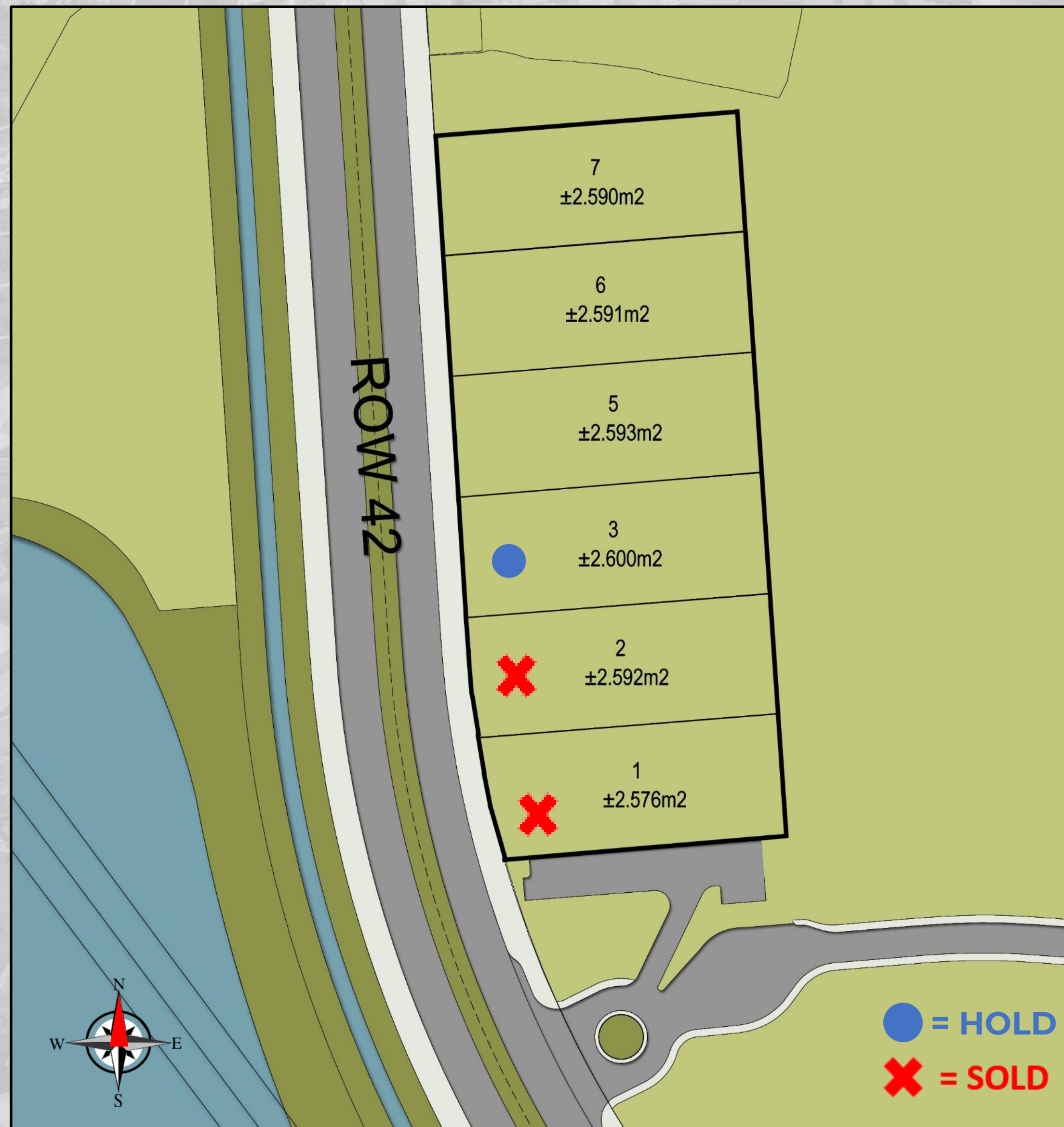


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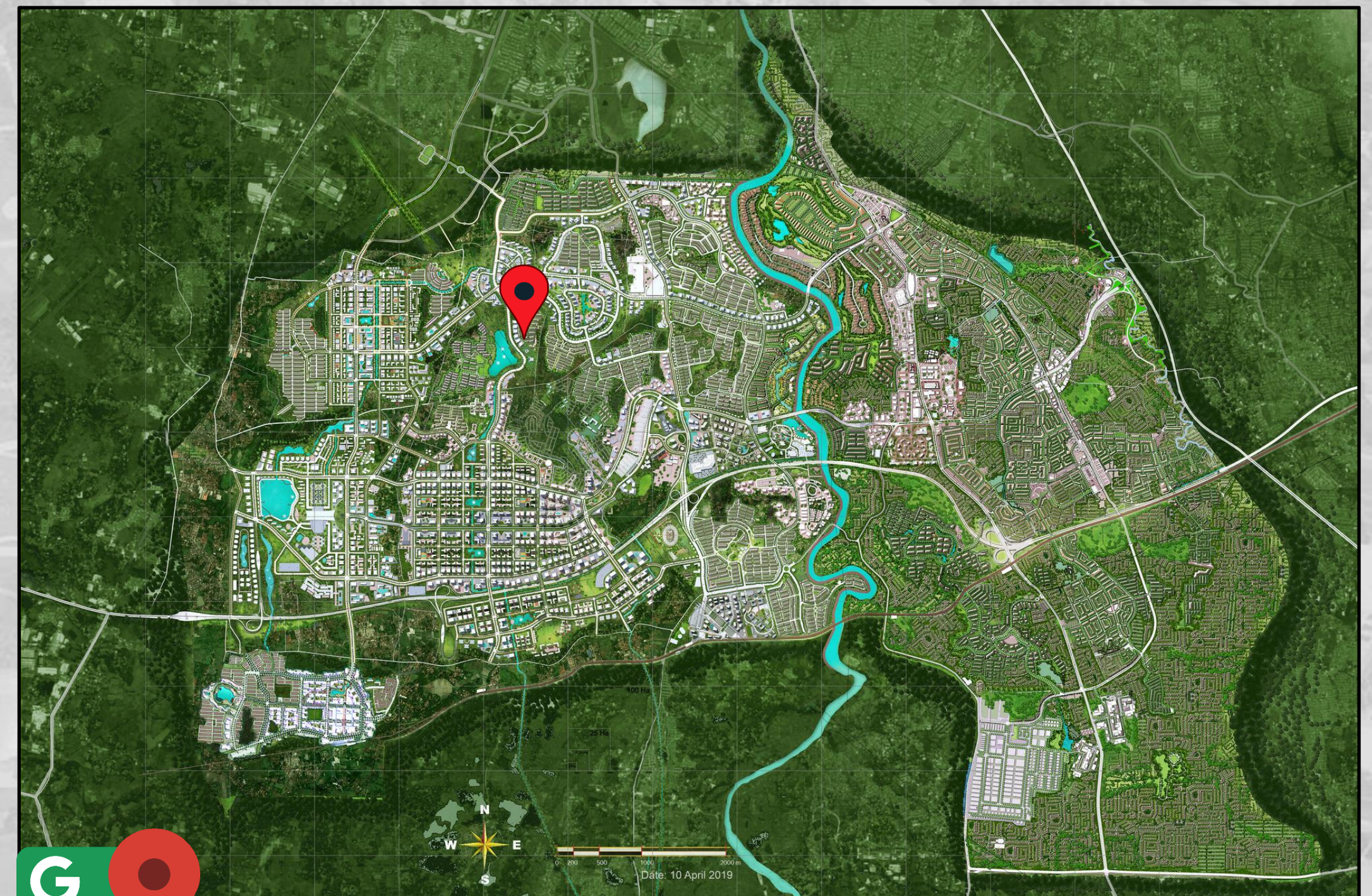
**X = SOLD**

**● = HOLD**

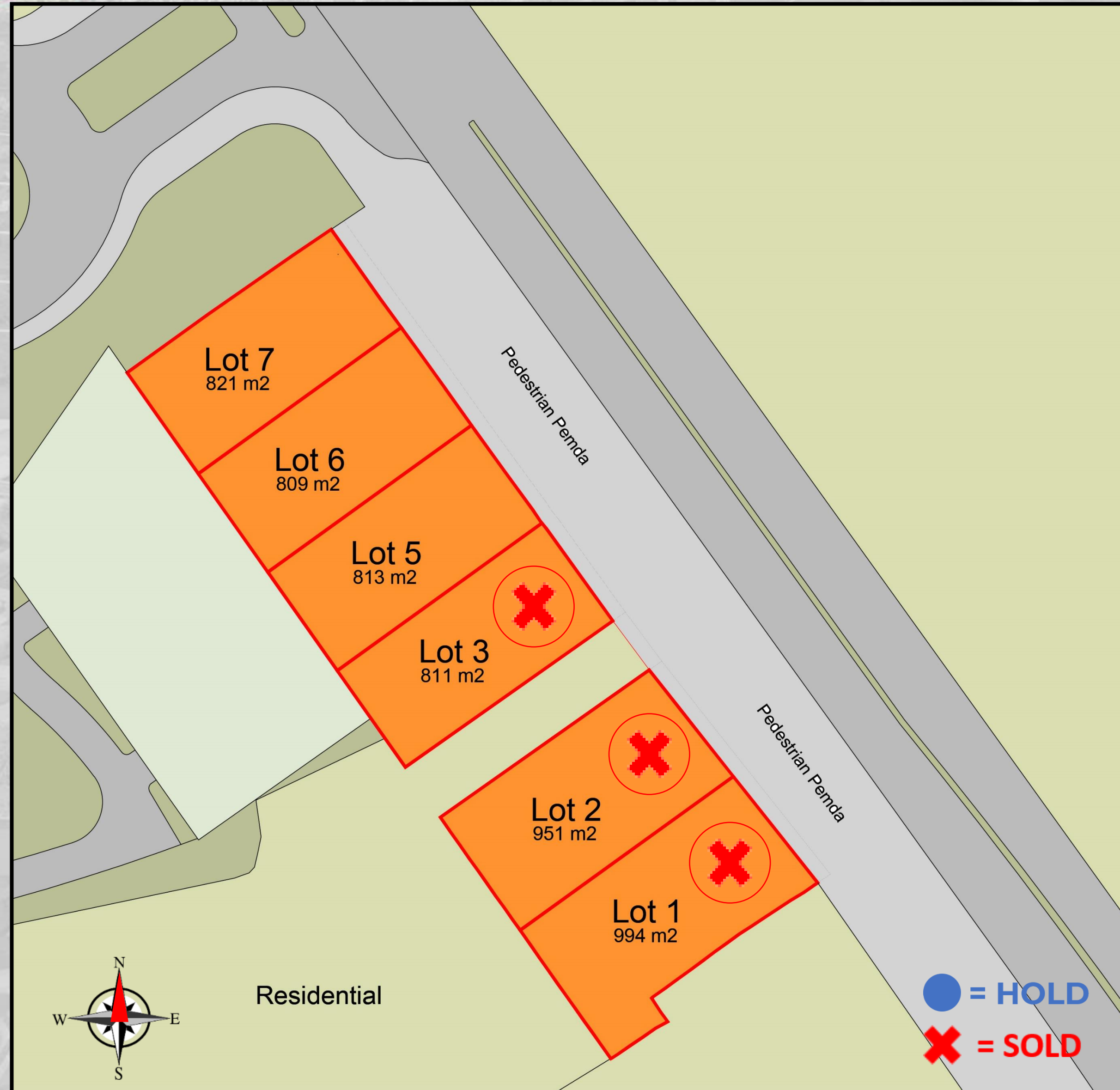
# Kavling Tabebuya



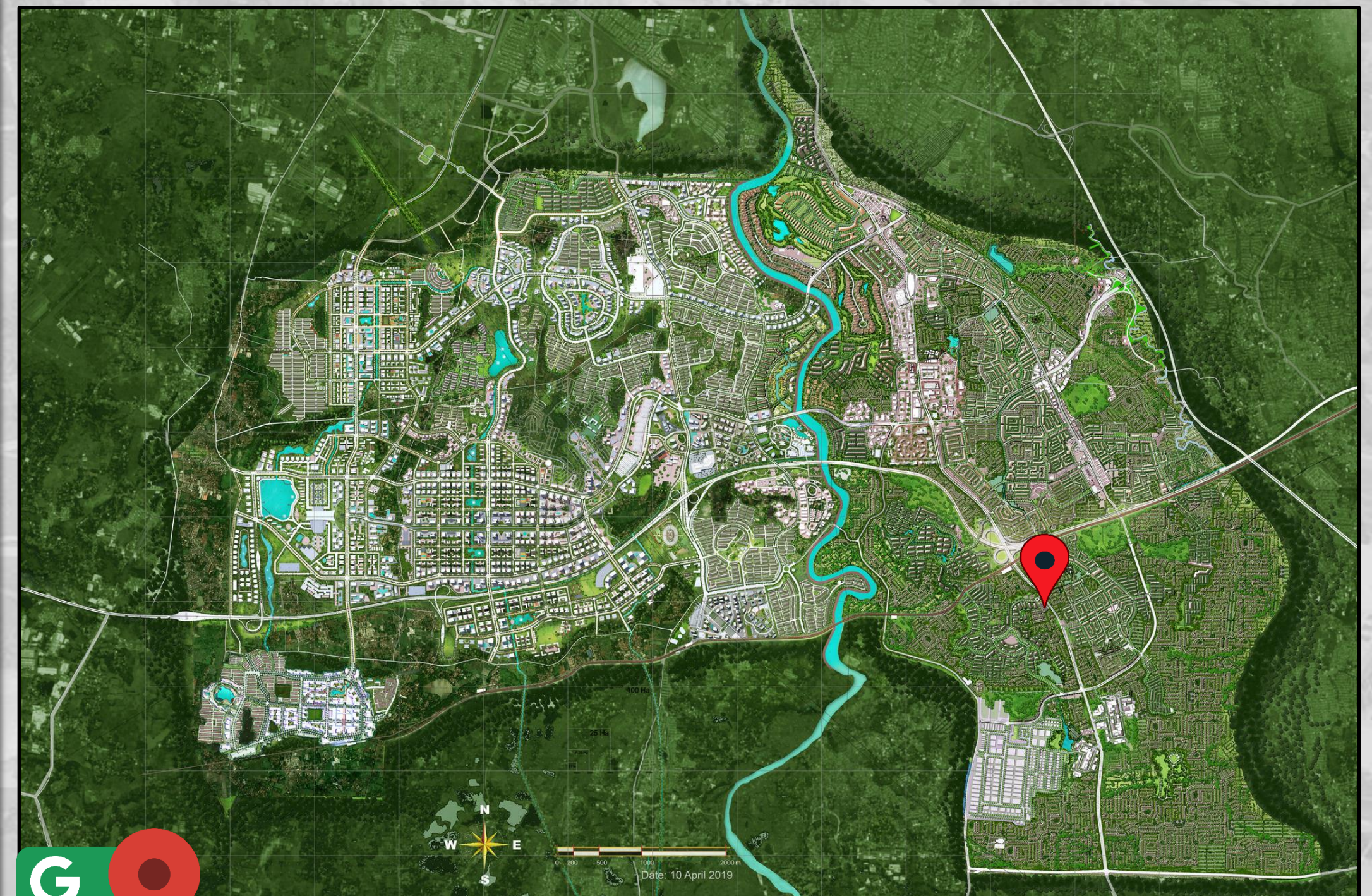
- Harga : Rp 19 jt/m<sup>2</sup> (excl. PPN)
- KDB : Min. 20% - Maks. 55%
- KLB : 3
- Tinggi Bangunan : Min 3 Lt - Max 10 Lt



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- Harga : Rp 20 jt/m<sup>2</sup> (excl. PPN)
- KDB : 50%
- KLB : 4.5
- Tinggi Bangunan : Max 9 Lantai



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# sinar mas land

**Building** for a better **future**

<https://linktr.ee/bsdcitycommercial>

