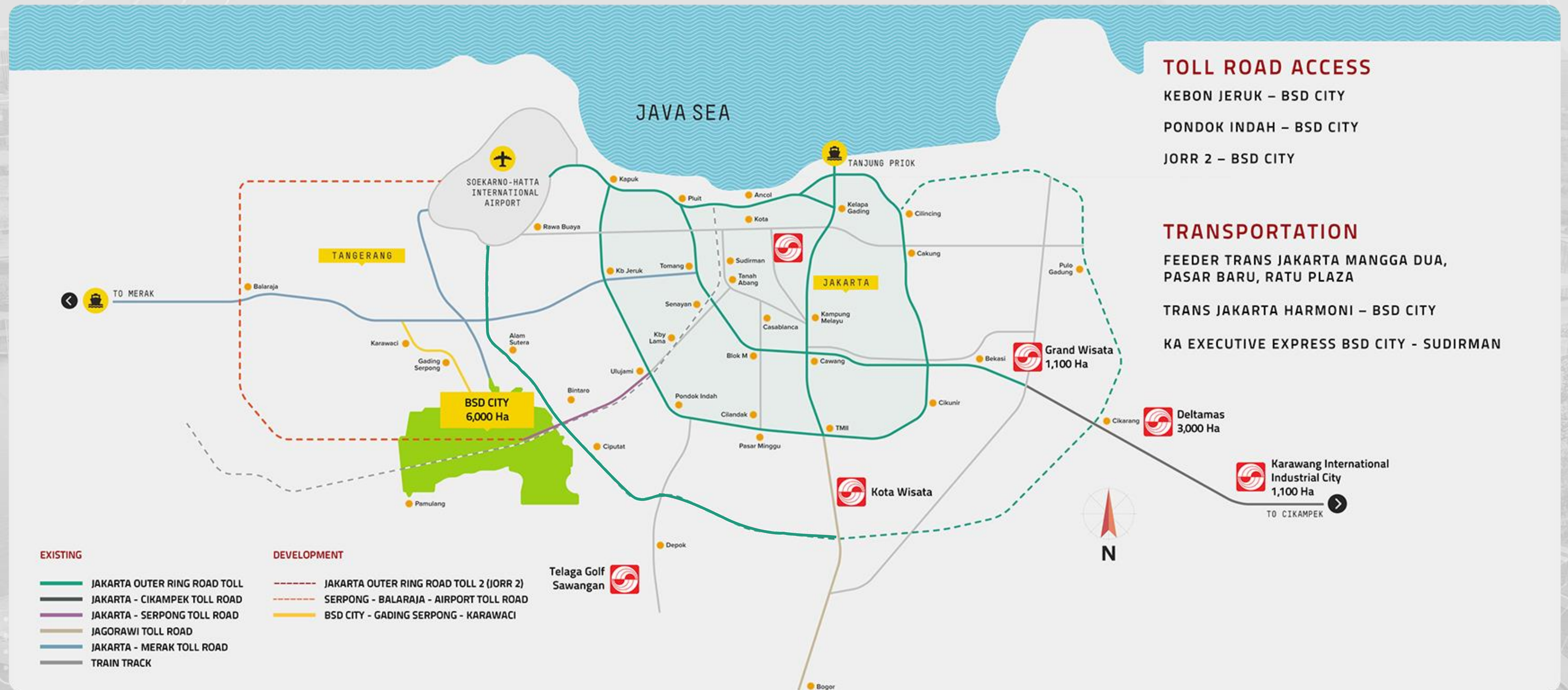


BSDCITY

Big City. Big Opportunity



**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**

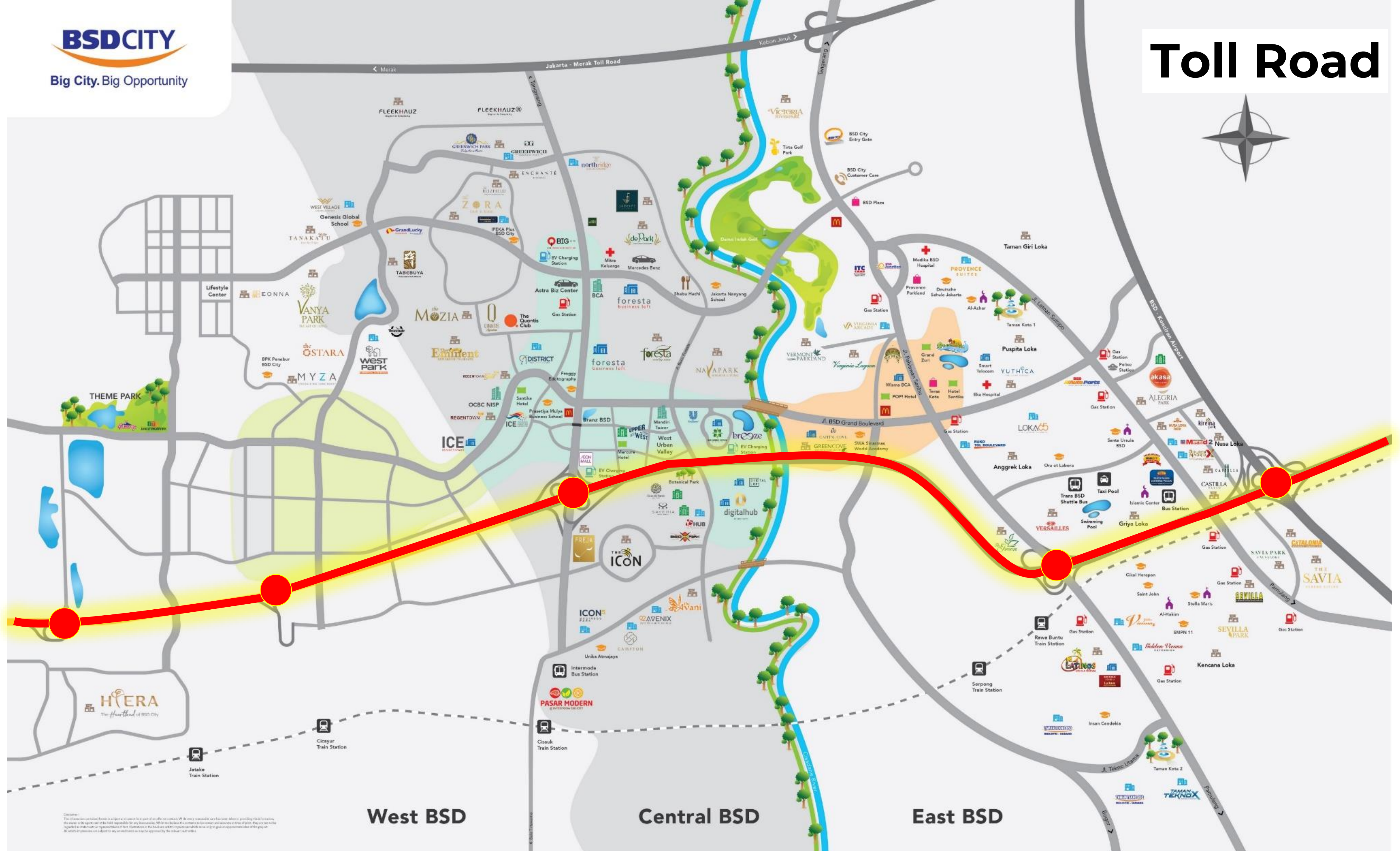
Developed

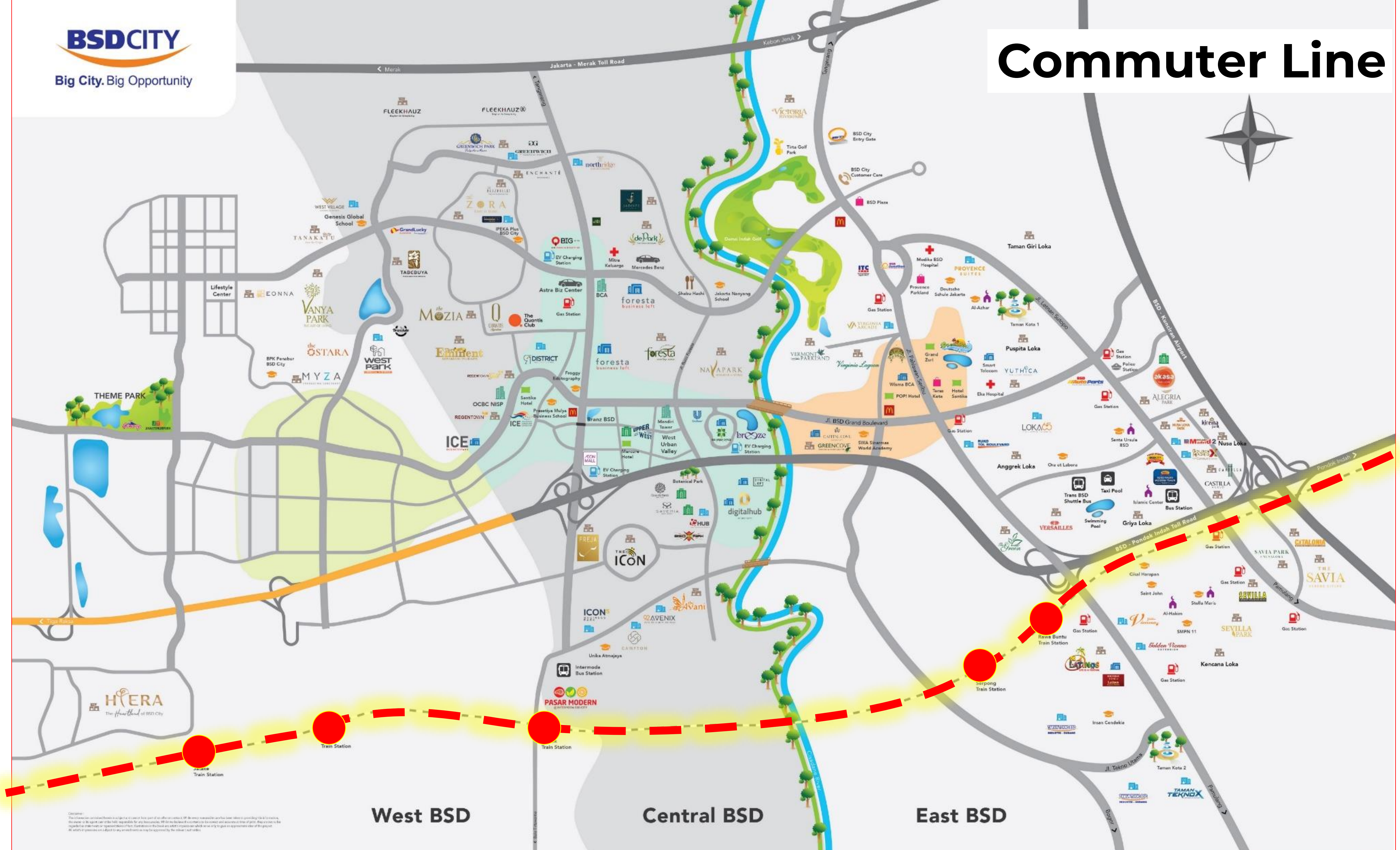
141 ha
Total Area

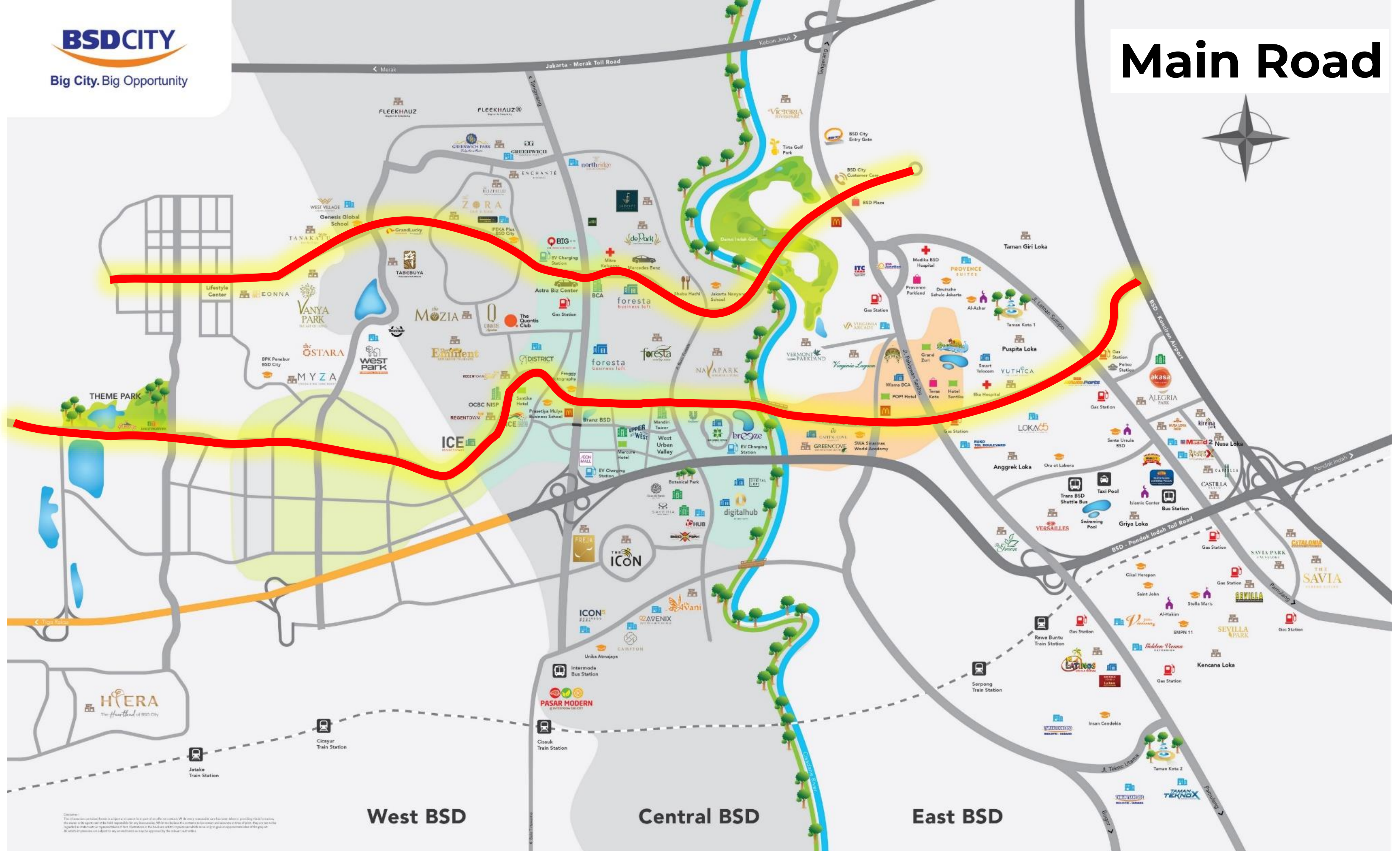
Types of Establishment

- Office
- Retail
- Apartment/Condotel
- Shophouse

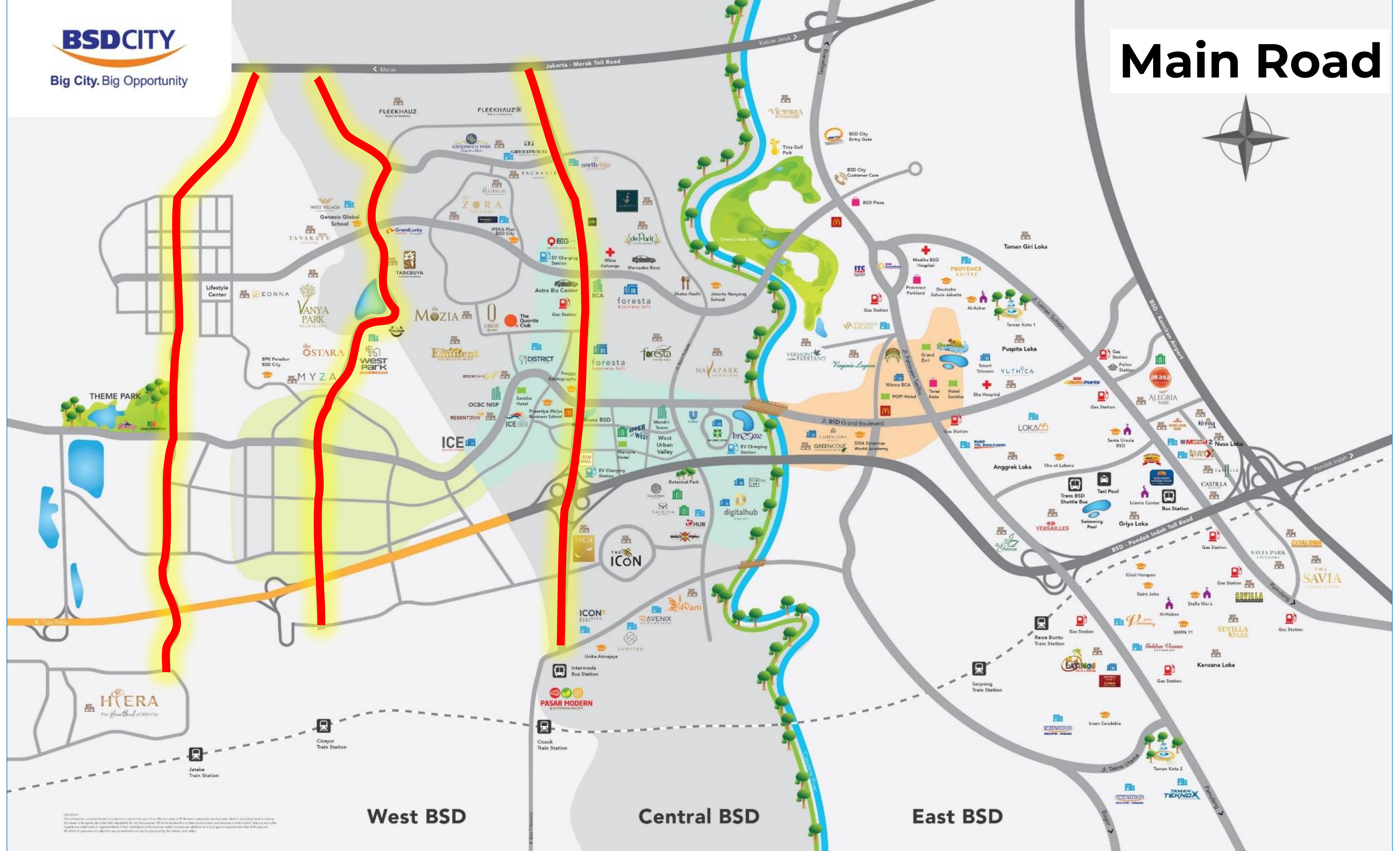








Main Road



West BSD

Central BSD

East BSD

AN EXTENSIVE PLACE WITH NUMEROUS OPPORTUNITIES



Population

Daily Active People in BSD Area

500,000 Visitor/Day

(Includes Business Owners, Students, Visitors.)

200,000 Residents

40,000 Houses Built and
Many More to Go

12,000 Unit Apartments Built
& Still Counting

6,000 Ha BSD Developing Area



Education Center



101 Schools

8 Universities

145,000

Students from
Schools & Universities

9,000 College Students

1,958 Teachers



Business Area



26 Ha Digital Hub

25 Ha Green Office Park

With a Total of More Than



10,000
Workers



Public Space

22 Ha Indonesia Convention
Exhibition (ICE)

17,5 Ha Q Big

15 Ha Aeon Mall

13.5 Ha The Breeze

4.8 Ha Eastvara

46 Ha BSD City Park

UPCOMING IN BSD CITY

UPCOMING IN





BSD City Park



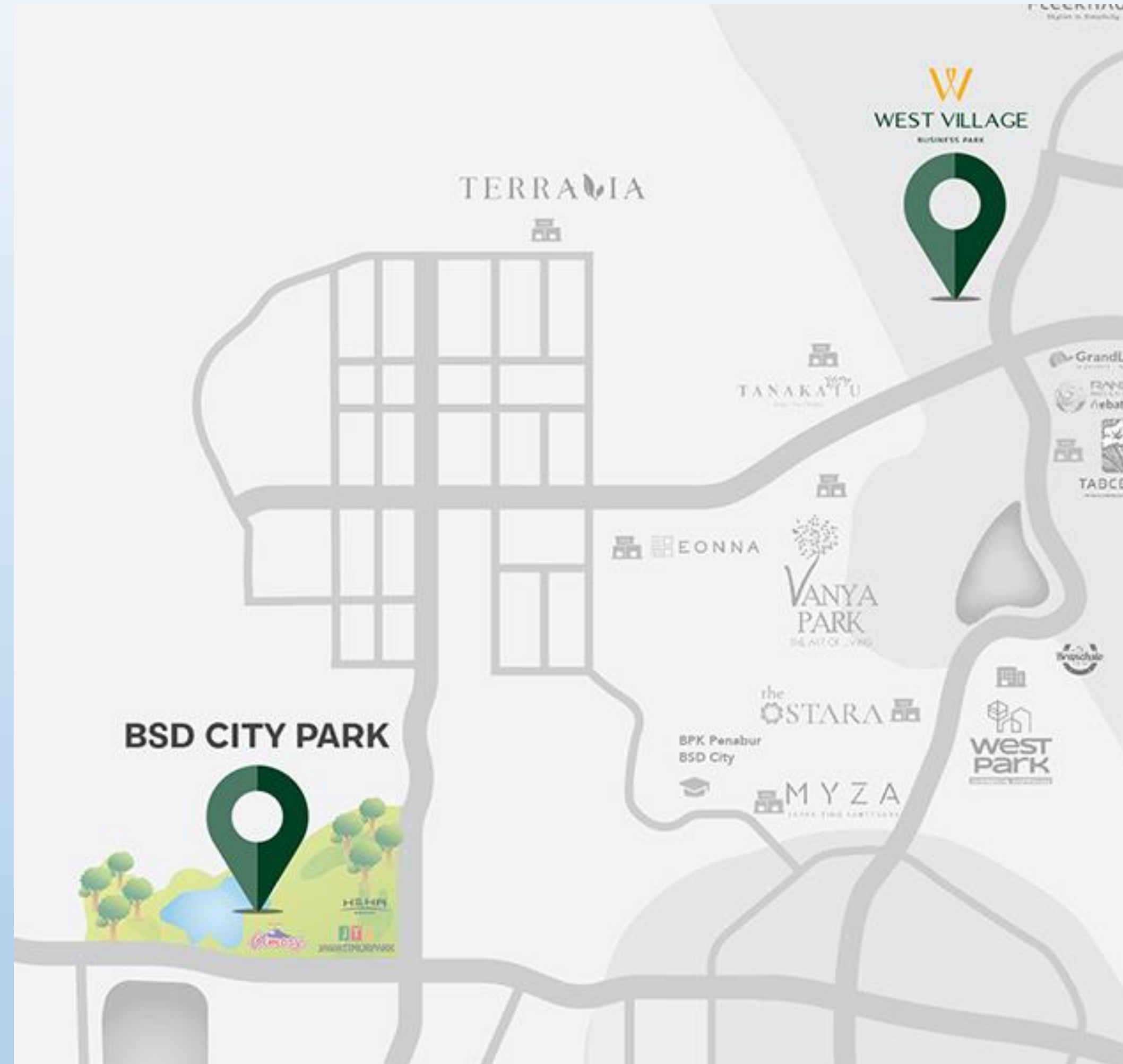
BSD City Park presents a theme park concept that is interconnected in BSD City and is planned to operate in 2025.

Opening in **First Quartal 2025**

Total area : **46 Ha**

Development Phase I

Area : **34 Ha**





EASTVARA

THE LIGHT OF ASIA

Eastvara is a commercial compound, featuring modern & aesthetically pleasing architecture inspired by festive Asian culture.

Opening in Mid Year 2024

Total area : 4.8 Ha



& many more...

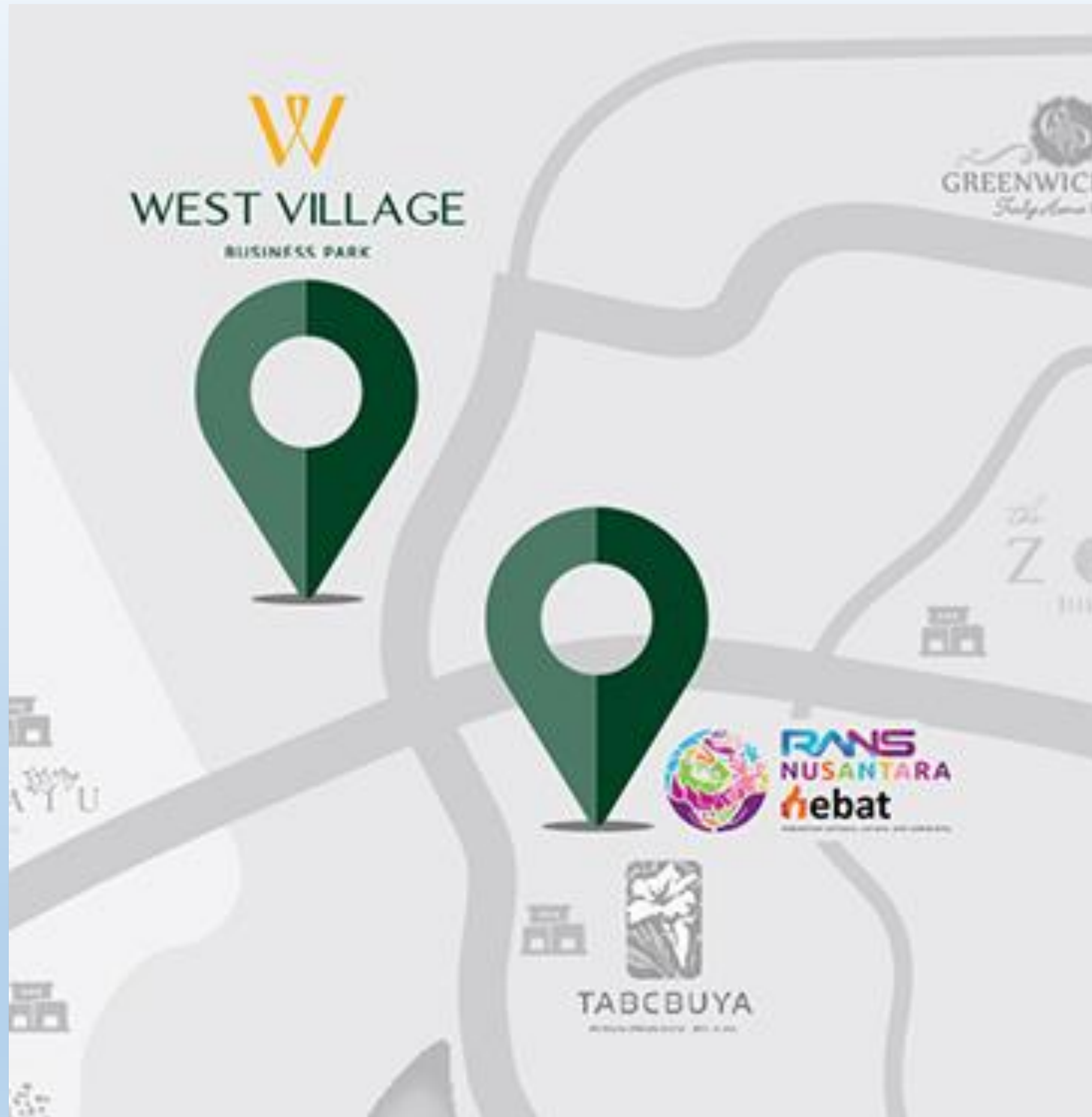


Grand Lucky is a supermarket that has fulfilled the needs and wants of customers in BSD City since 2023 with fresh fruits, vegetables, seafood, and many other delicacies across countries.

Opening since November 2023

Total area : 1 Ha





Rans Nusantara Hebat is a platform that brings together people from all walks of life to enjoy Indonesian cuisine, culture, and values. Also supported by the beauty and diversity of Indonesia.

Opening in March 2024

Total : 2.1 Ha

Target : 3.000.000 visitor/ year

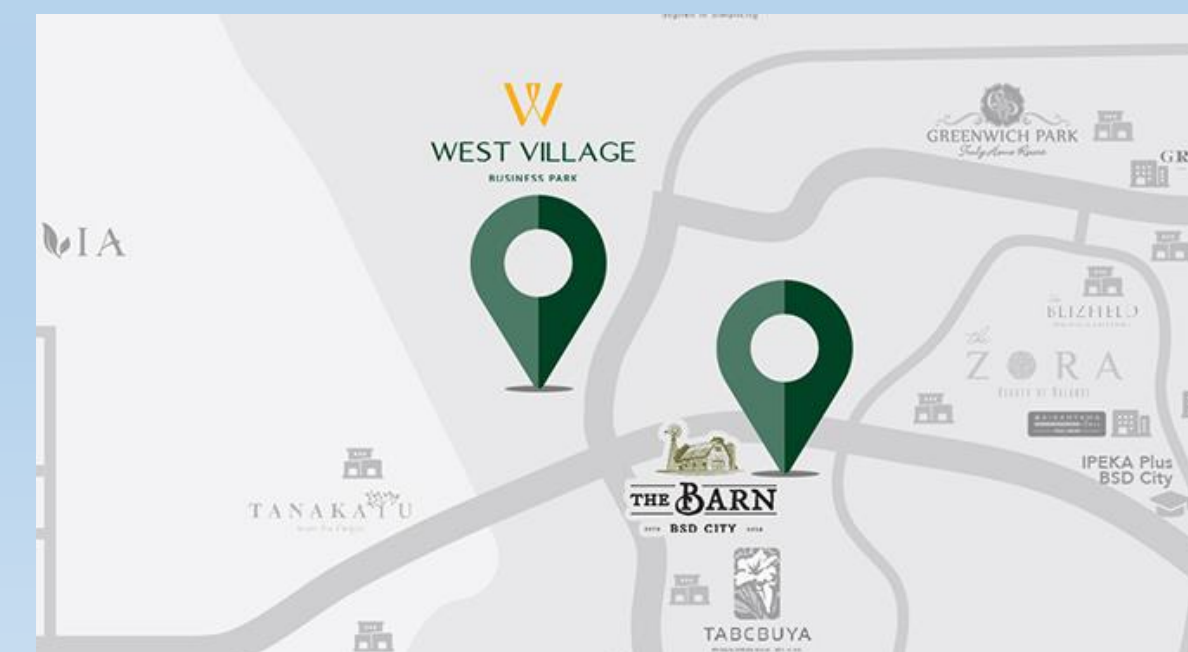




The Barn is a new entertainment and culinary hub at BSD City, presenting natural charm and urban lifestyle concept in an open space environment designed with a modern rustic-industrial.

Opening in Mid Year 2024

Total : 1.1 Ha





Opening in August 2025

Target : 1100 Students

Genesis Global Community School is a brand-new education institute in BSD City.



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

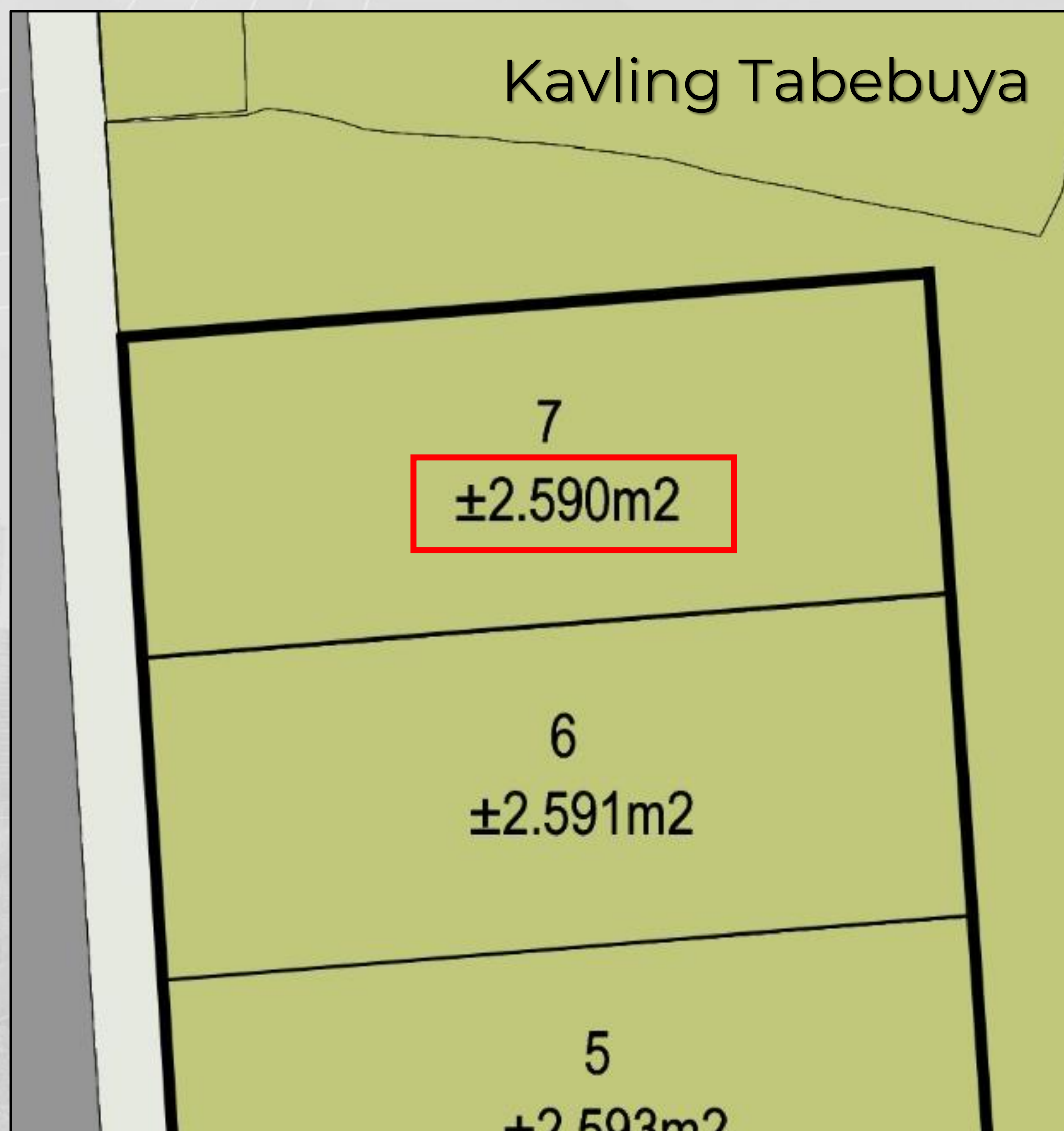


BYD



Hyundai

Commercial Lot



Panduan Pembangunan Kavling

Contoh:

- KDB = Max 50%

$$2.590 \times 50\% = 1.295 \text{ m}^2 \text{ (Luas Tapak Bangunan)}$$

- KLB = Max 5

$$2.590 \times 5 = 12.950 \text{ m}^2 \text{ (Luas Bangunan yg dpt di bangun)}$$

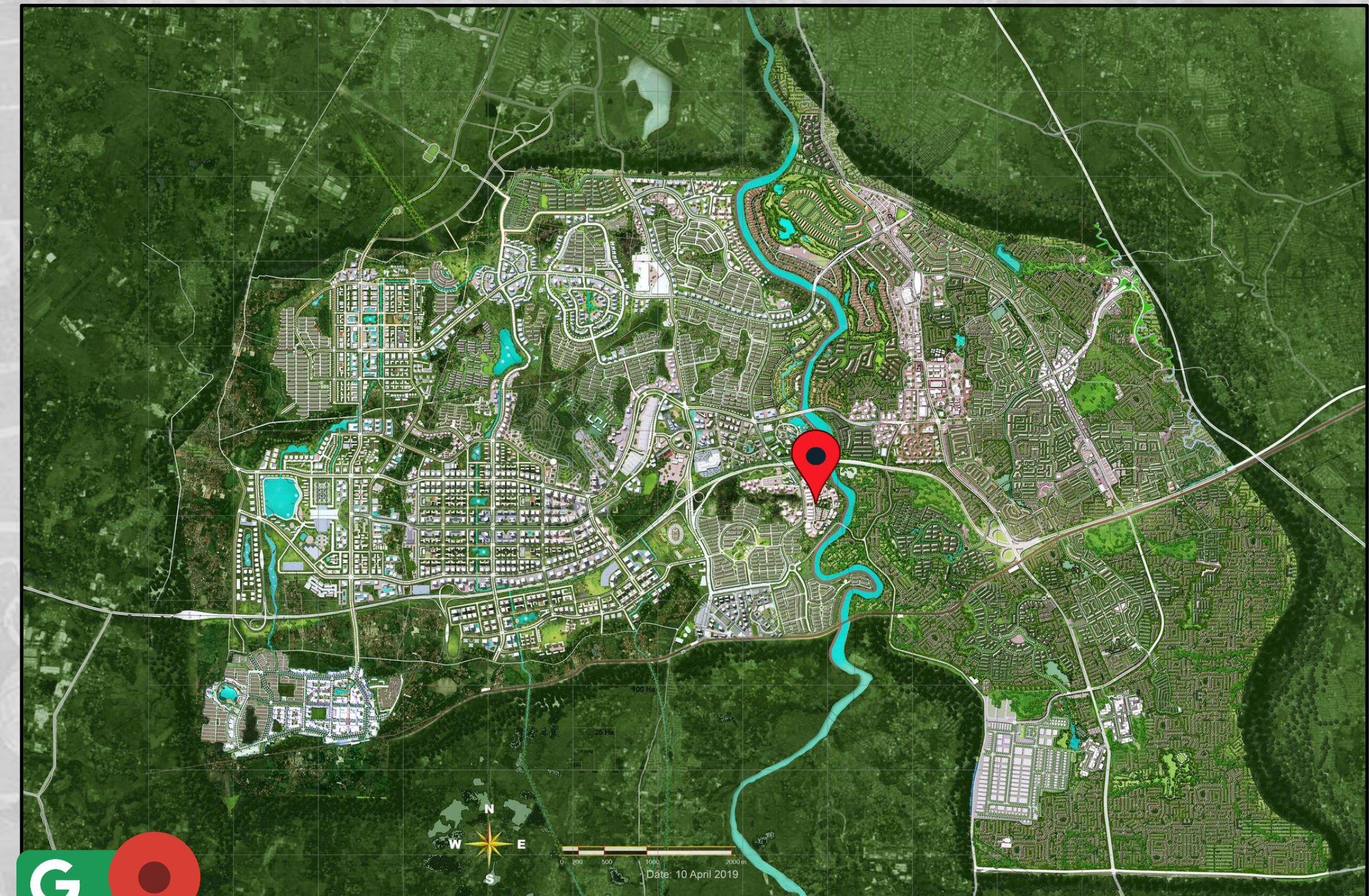
- Ketinggian = Max. 10 lantai

Jika salah satu ketentuan diatas sudah dipenuhi, maka ketentuan lain mengikuti.

Kavling Digital Hub

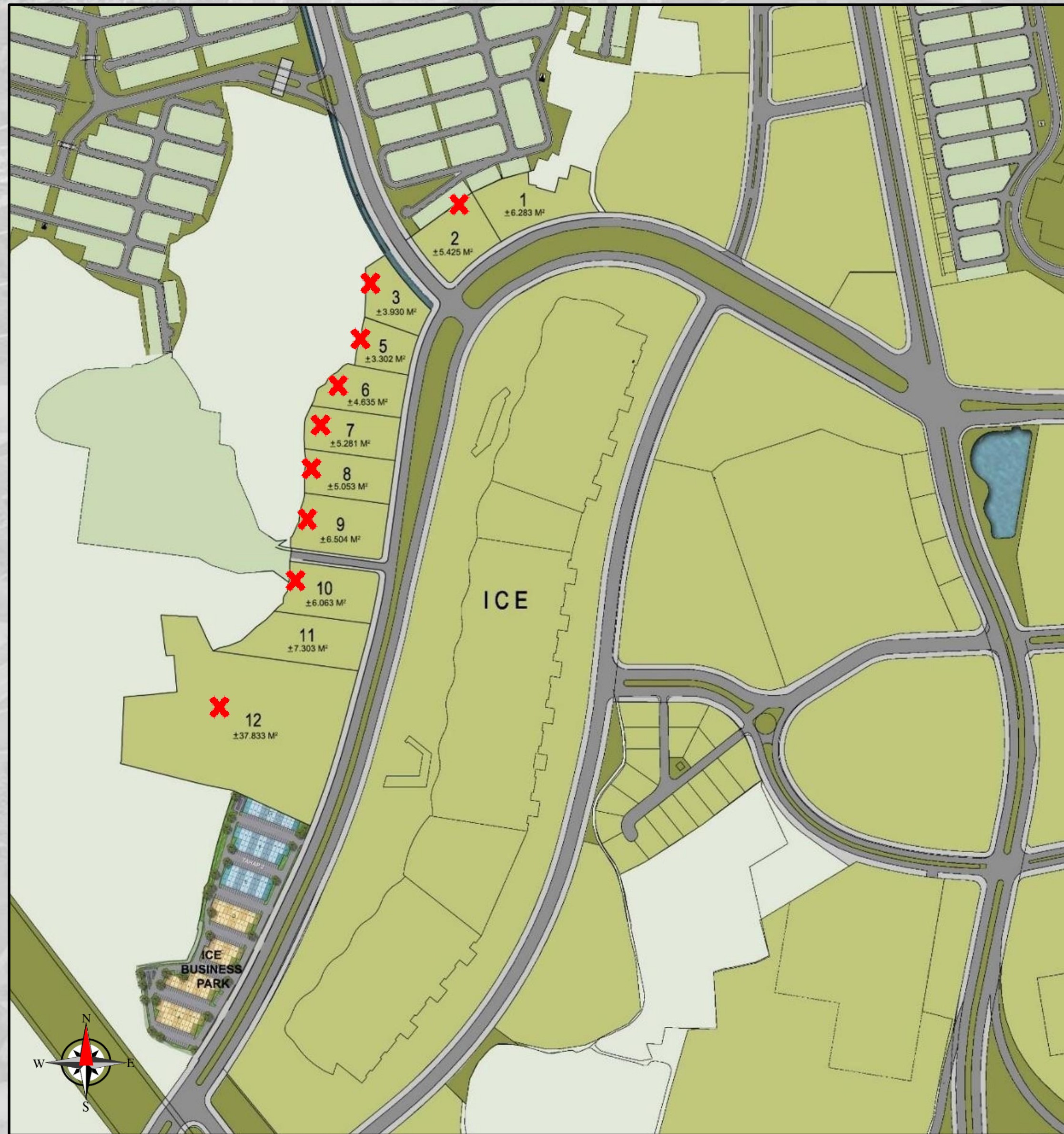


- Harga : Rp 19 jt / m² (excl. PPN)
- KDB : Min 45% - Max 55%
- KLB : 3 – 4.5
- Tinggi Bangunan : Min 2 Lt – Max 35 Lt

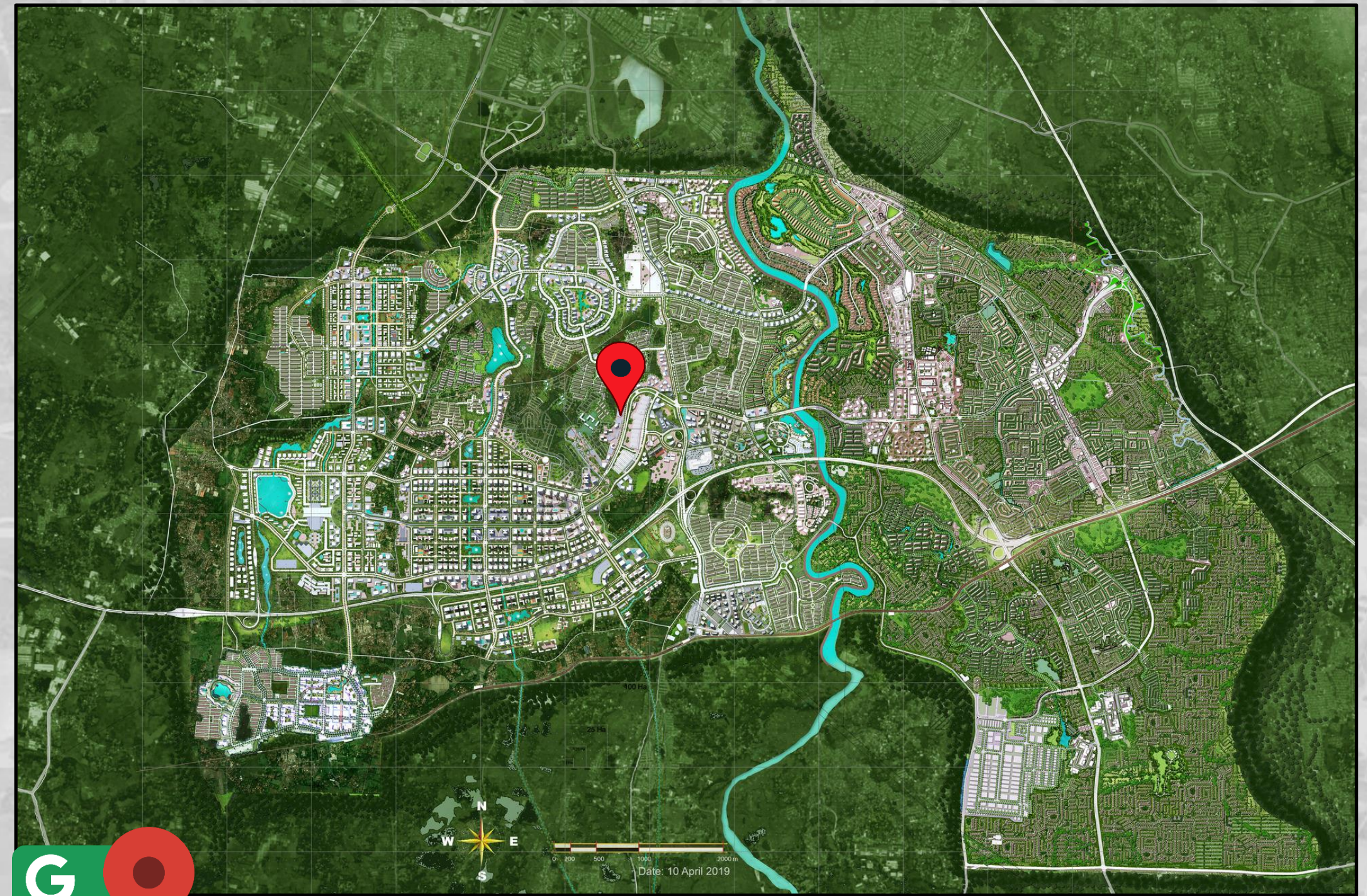


[Click here for location at Google Map](#)

● = HOLD ✗ = SOLD

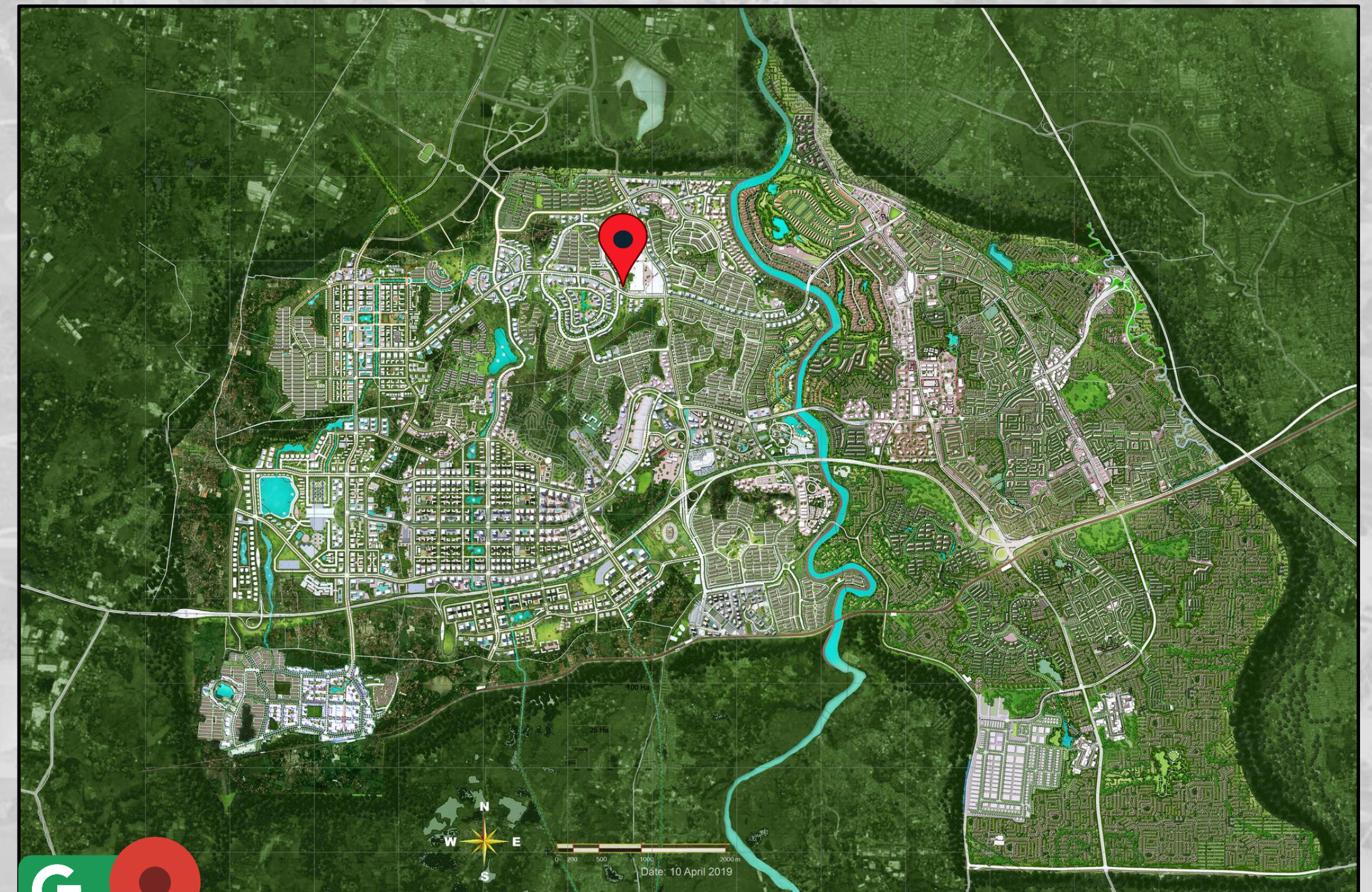


- Harga : Rp 19 jt / m² (excl. PPN)
- KDB : Min. 20% - Maks. 50%
- KLB : 5
- Tinggi Bangunan : Min 8 Lt - Max 25 Lt



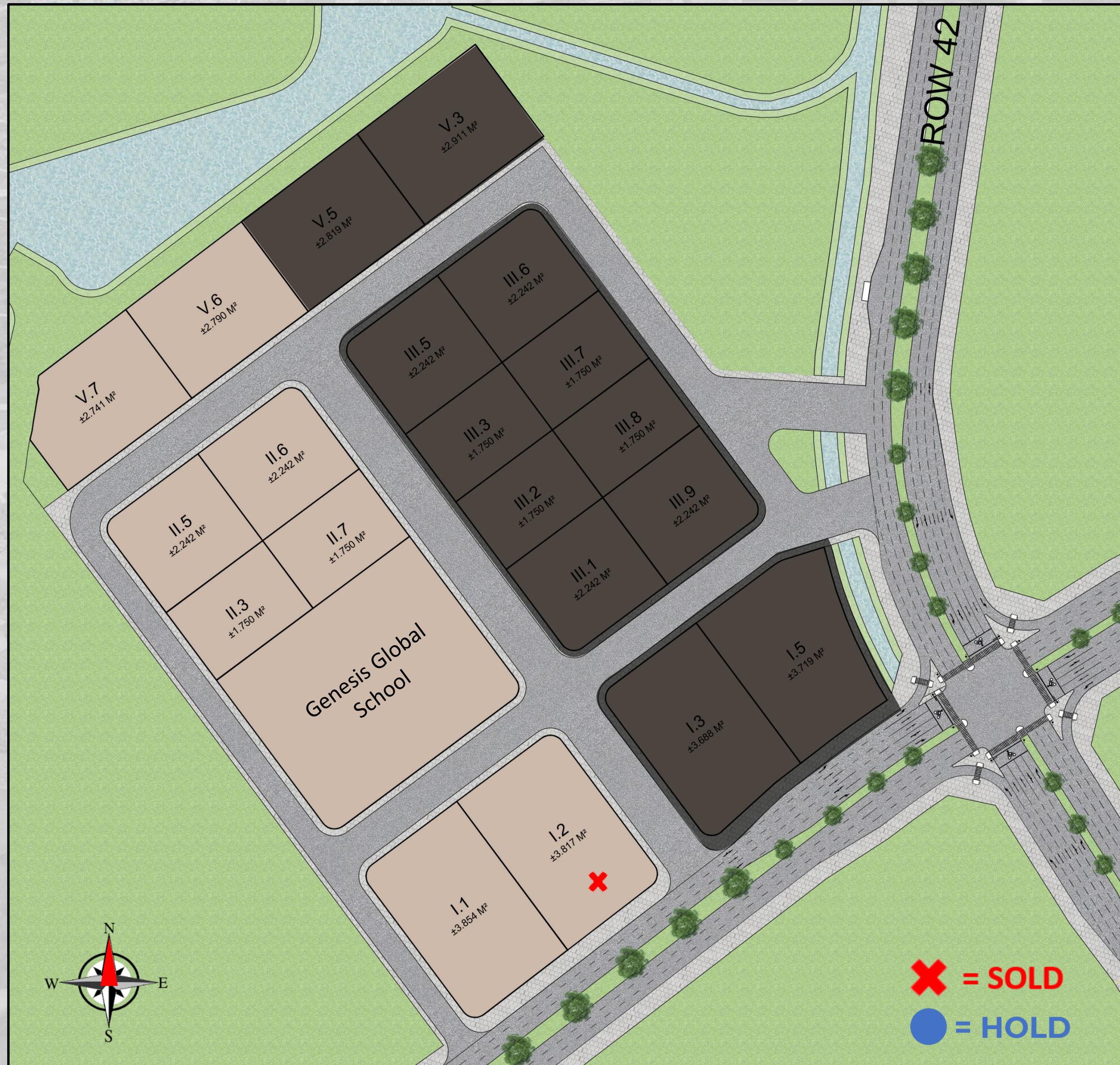
[Click here for location at Google Map](#)

- Harga : Rp 17 juta/m² (excl. PPN)
- Tinggi Bangunan : Min. 2 Lt - Maks. 10 Lt
- KDB : Min. 20% - Maks. 55%
- KLB : 3 - 4.6

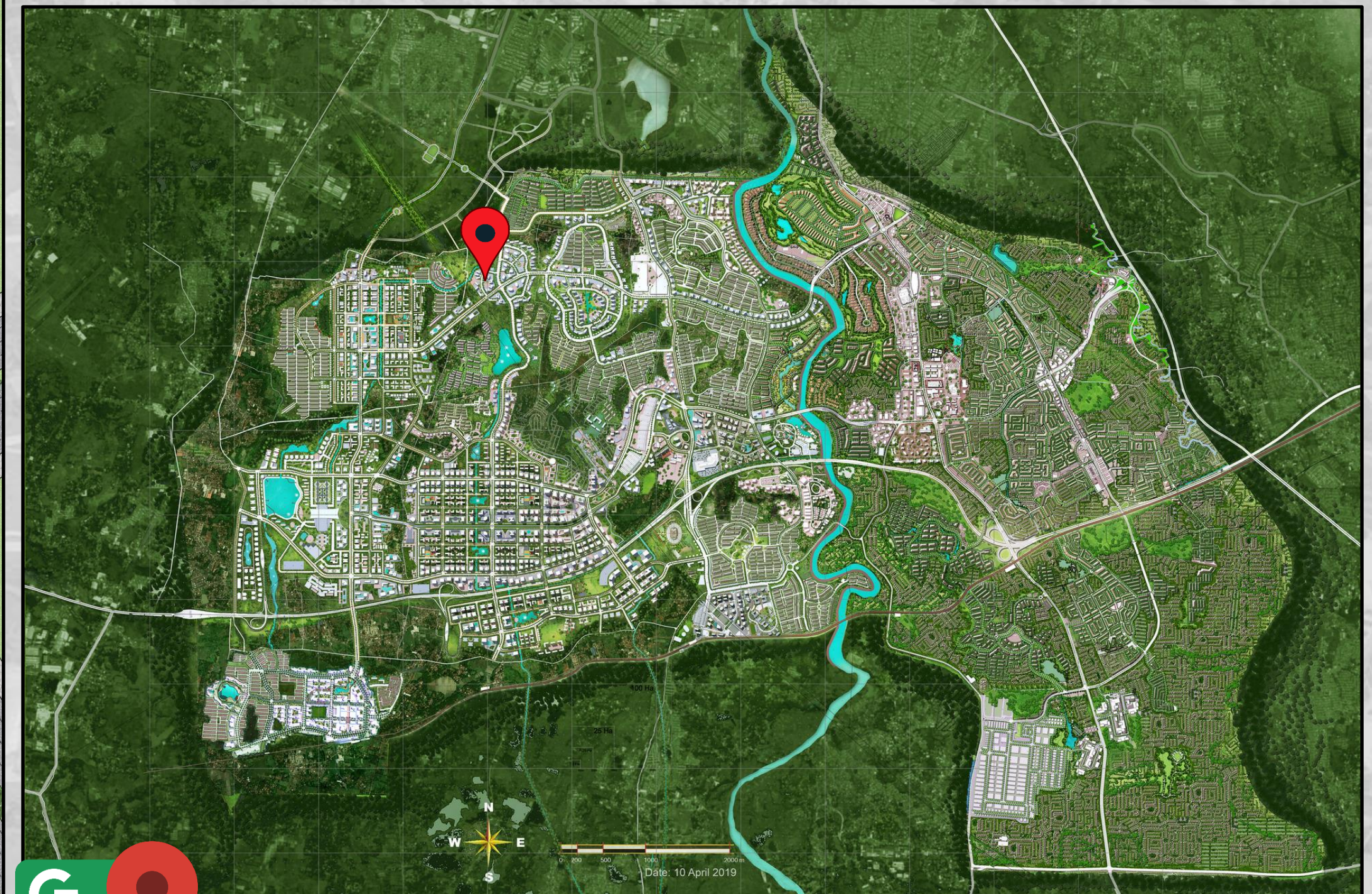


[Click here for location at Google Map](#)

Kavling West Village

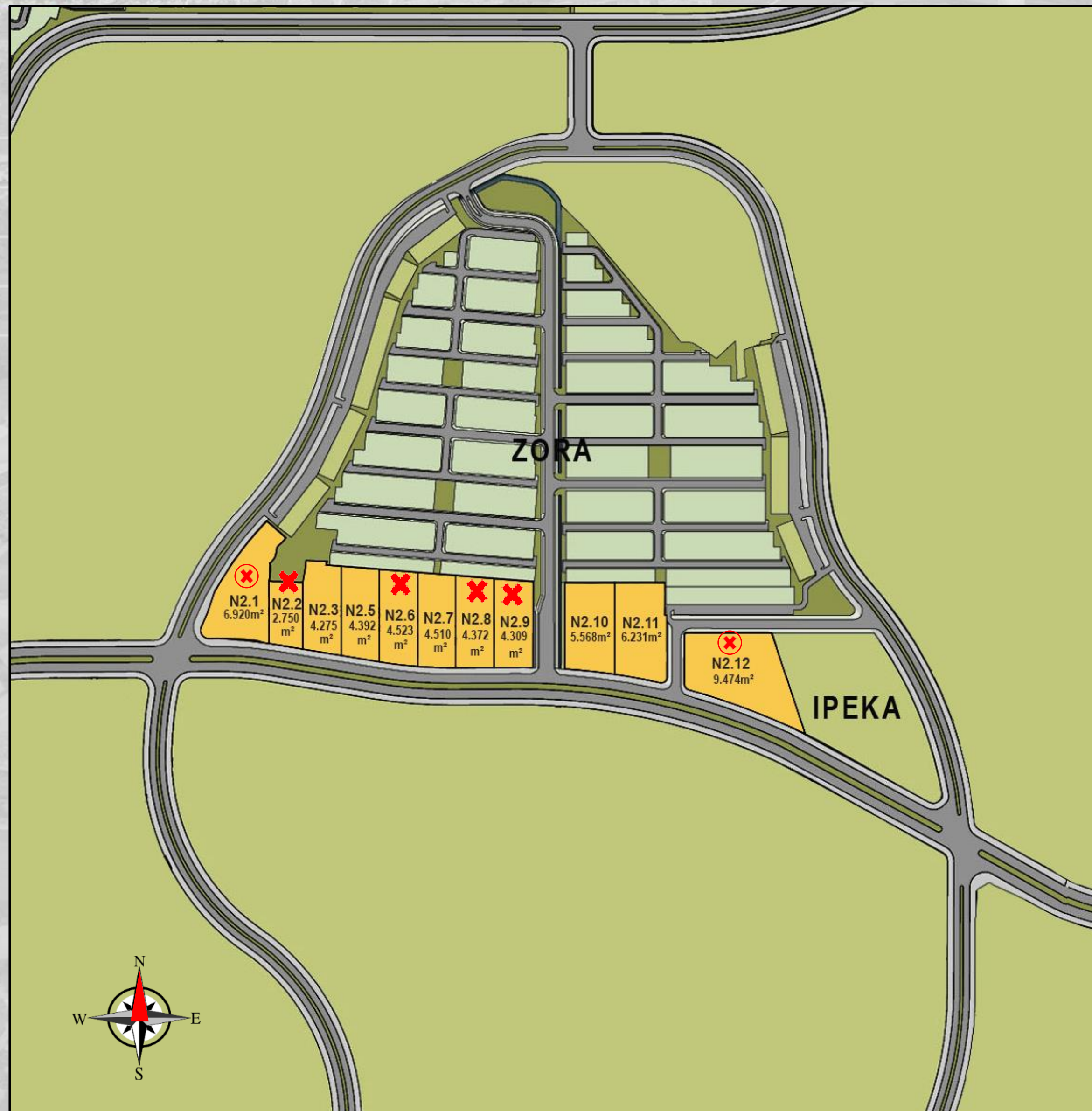


- Harga : Rp 17 jt/m² (excl. PPN)
- KDB : Min. 20% - Maks. 50%
- KLB : 4
- Tinggi Bangunan : Max 20 Lt

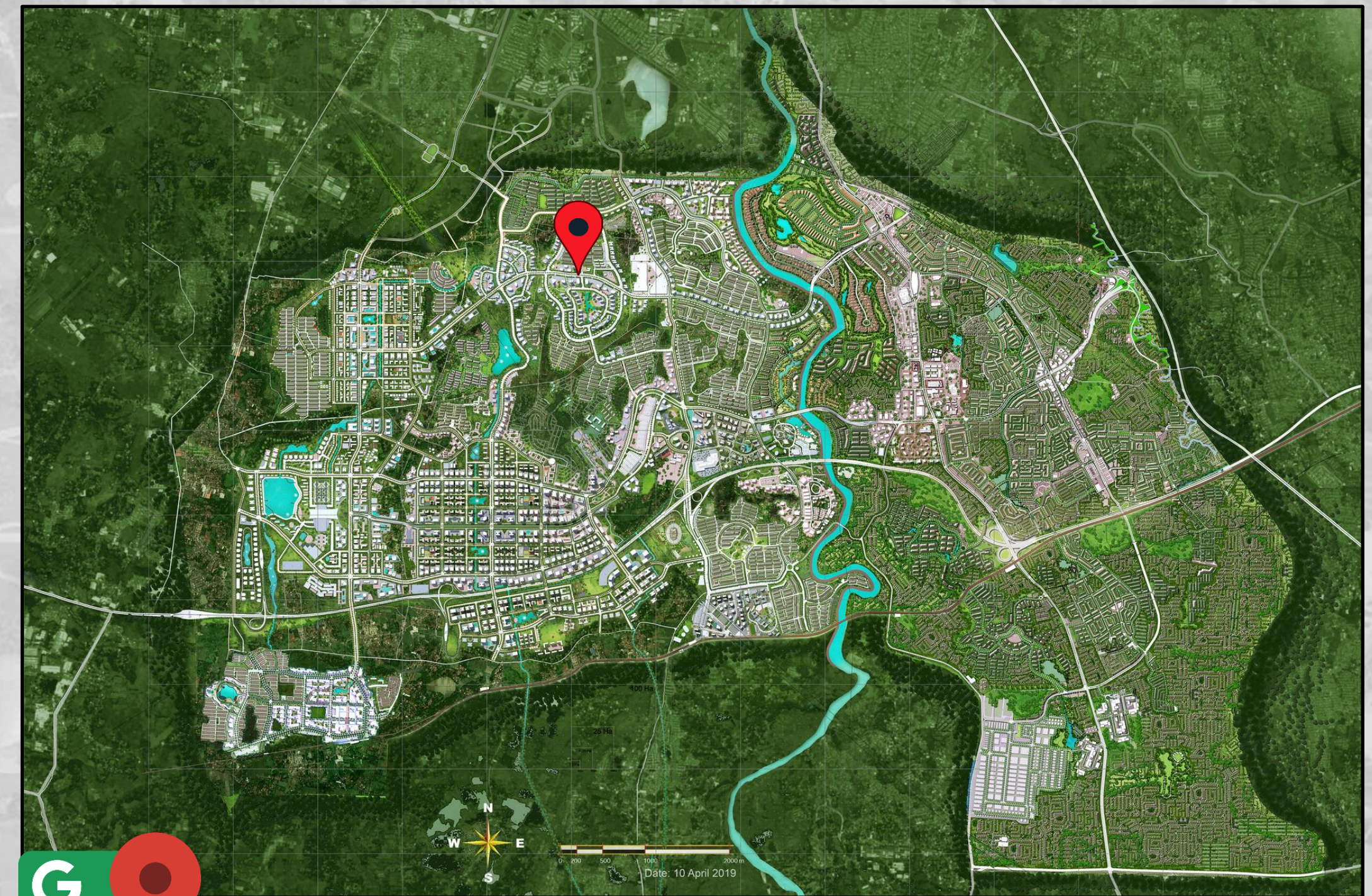


[Click here for location at Google Map](#)

Kavling Midwest N2



- Harga : Rp 19 jt/m² (excl. PPN)
- KDB : Min. 20% - Maks. 55%
- KLB : 5
- Tinggi Bangunan : Min 3 Lt - Max 12 Lt

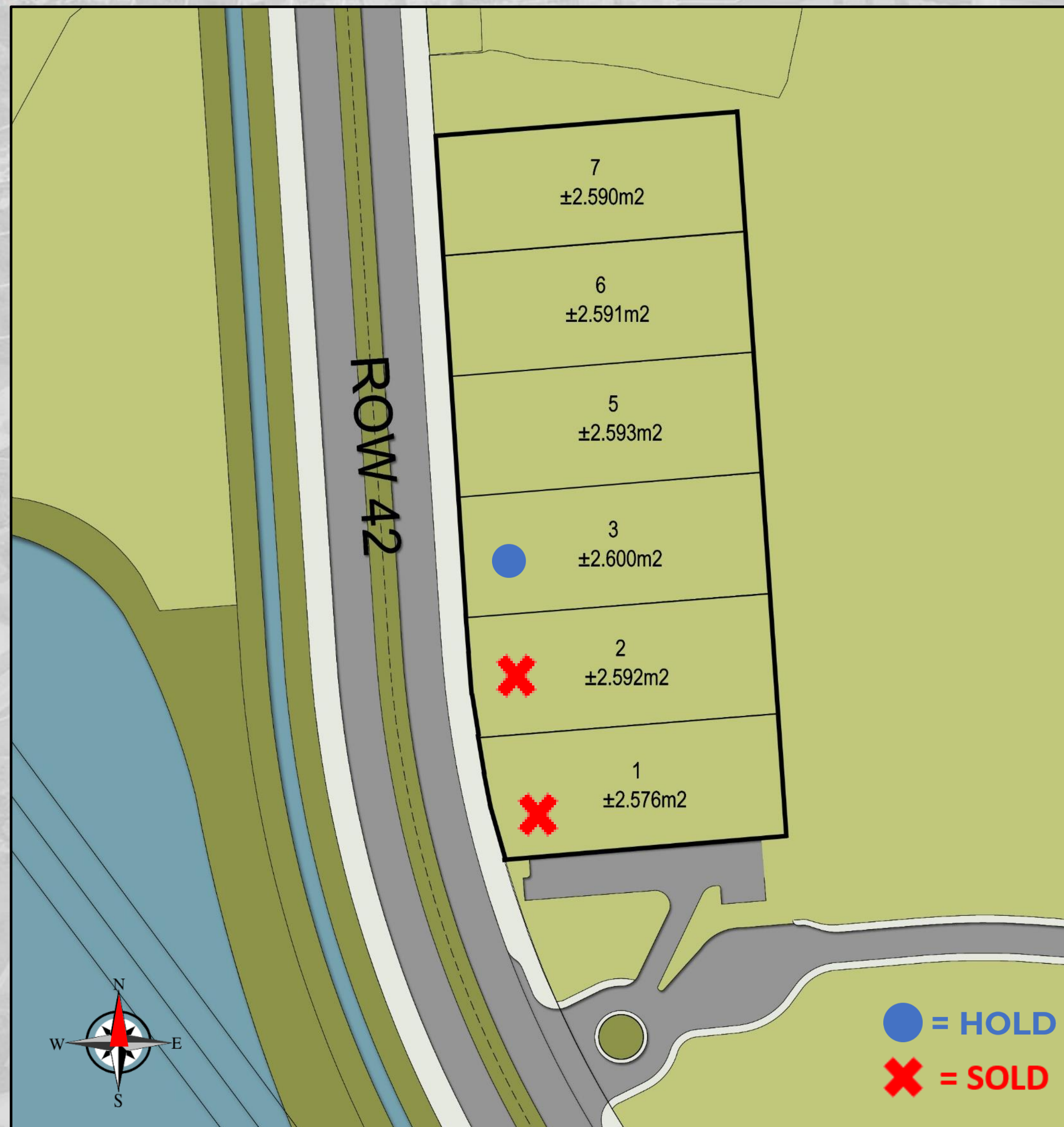


[Click here for location at Google Map](#)

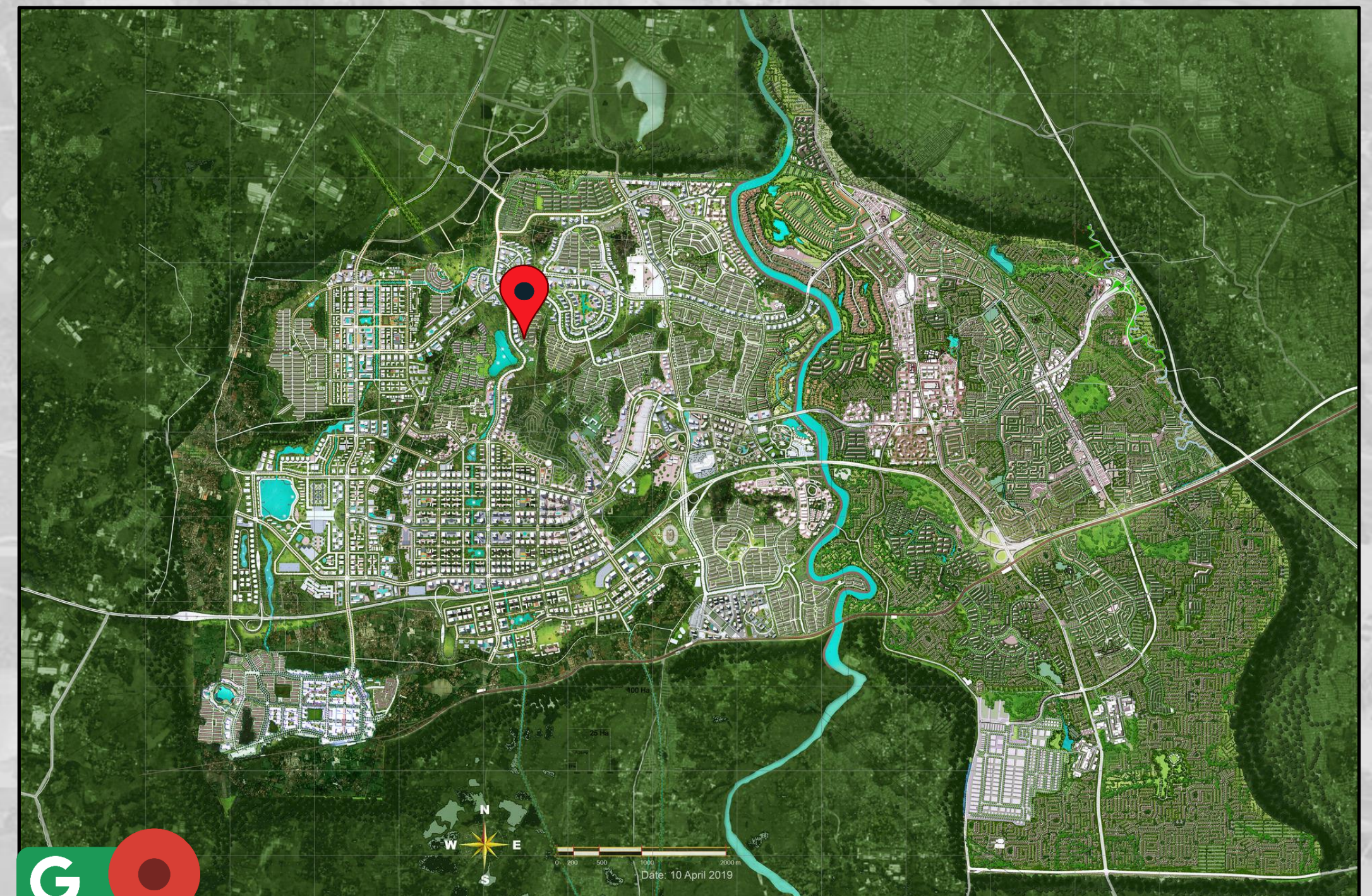
X = SOLD

● = HOLD

Kavling Tabebuya



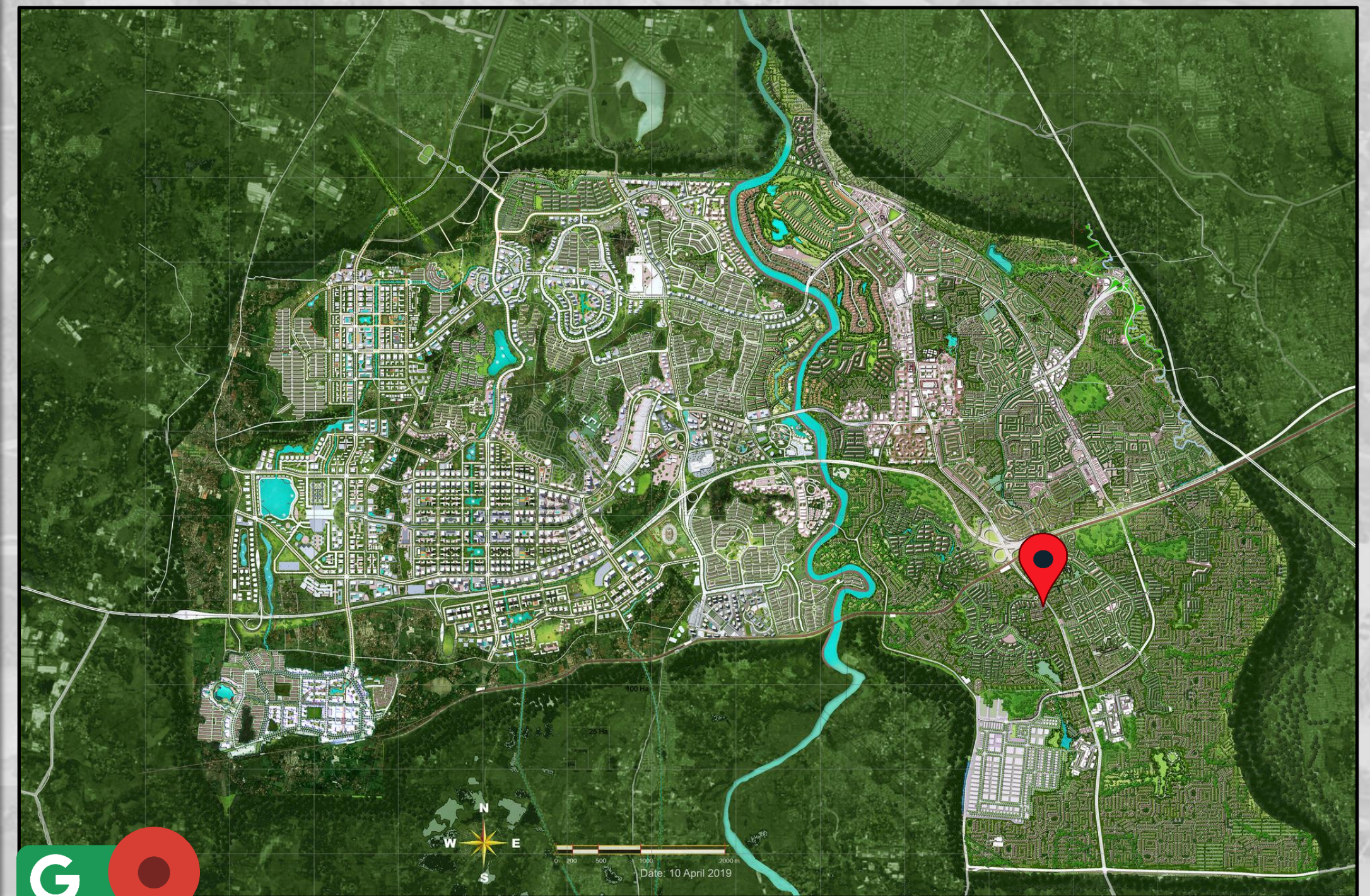
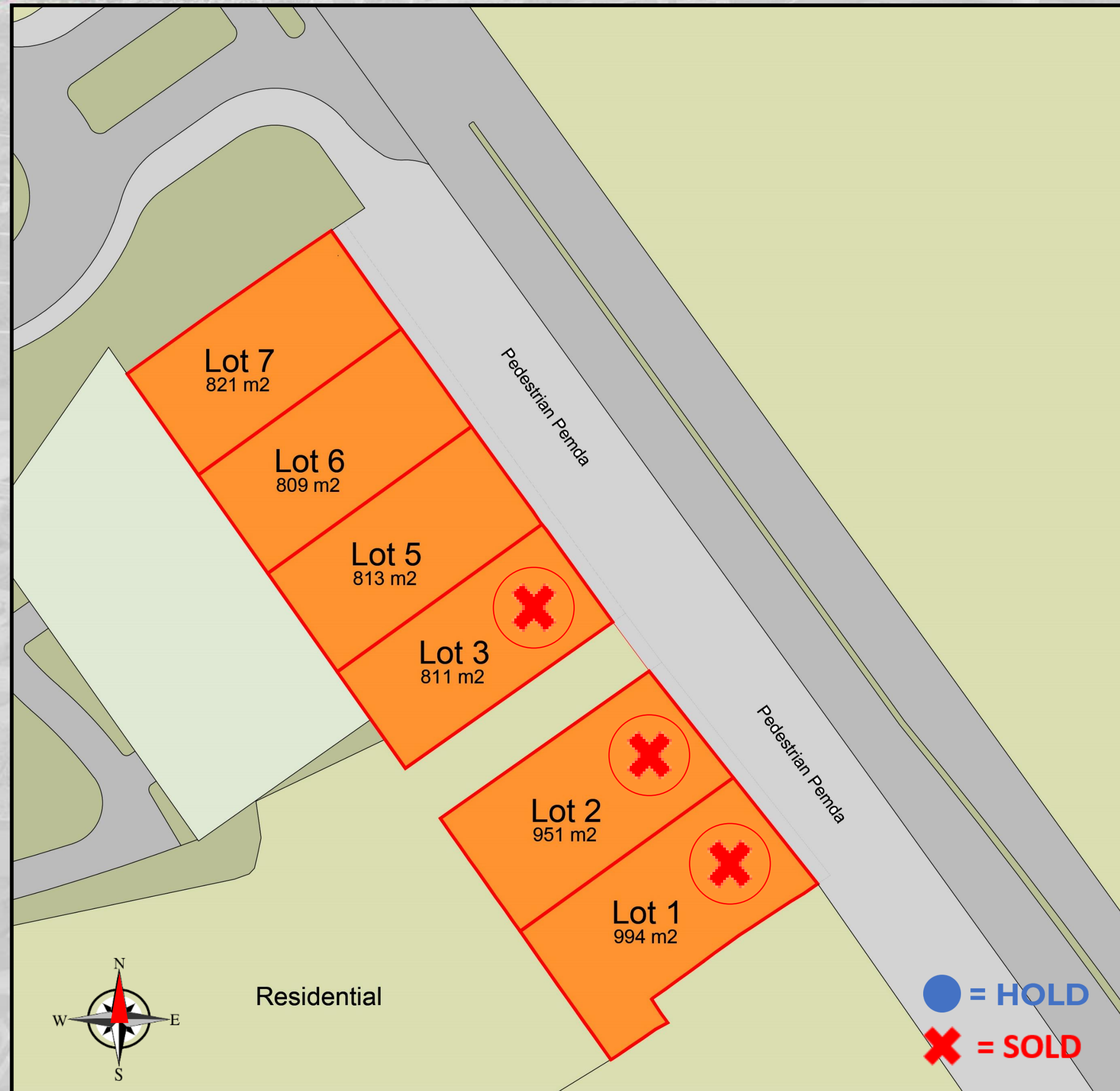
- Harga : Rp 19 jt/m² (excl. PPN)
- KDB : Min. 20% - Maks. 55%
- KLB : 3
- Tinggi Bangunan : Min 3 Lt - Max 10 Lt



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

Kavling Latinos

- Harga : Rp 20 jt/m² (excl. PPN)
- KDB : 50%
- KLB : 4.5
- Tinggi Bangunan : Max 9 Lantai



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

PROMO KAVLING KOMERSIAL BSD CITY 2024

KAVLING	HARGA AWAL (Per m ²)	HARGA PROMO (Per m ²)
WEST VILLAGE	Rp 17.000.000	Rp 15.000.000
DIGITAL HUB	Rp 19.000.000	Rp 17.000.000
TABEBUYA	Rp 19.000.000	Rp 17.500.000

Note :

- Harga exclude Ppn
- Cara bayar cash keras 1 bulan
- Promo dapat berubah sewaktu – waktu tanpa pemberitahuan lebih lanjut