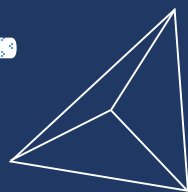


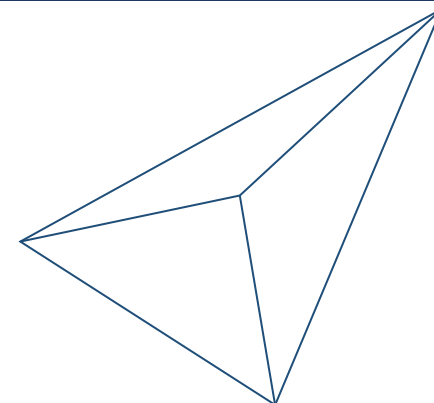
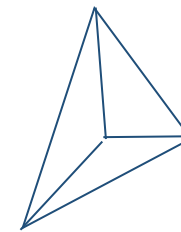
SKY HOUSE BSD+ DEFINE YOUR LUXURY LIVING



01



Developer-Risland Partner-Sinarmas Land





USA

RISLAND

GLOBAL EXPANSION



INDIA



THAILAND



INDONESIA



NEW ZEALAND

Risland Holdings is a Hong Kong-based multinational real estate company which offers a wide range of services such as residential development, commercial real estate operation, property management and infrastructure construction & operation. By 2018, it has developed projects in many countries including United States, New Zealand, Thailand, India, Indonesia, etc., becoming an innovative driver of urban development and residential environment improvement.

In Indonesia, we are committed to combining Risland's leading design concepts with the needs of local customers and proud to offer the topnotch apartment product line "Sky House", which has been on the Indonesian market for 2 years. Sky House Alam Sutera+ is the second project of Sky House in Indonesia.



CLOUD THONGLOR THAILAND

55-story high-rise residential project, new landmark in Bangkok, 1.5 km from the nearest MRT Station



ARTISAN RATCHADA THAILAND

Located in Ratchada district, the future hub of business and transportation of Bangkok, building up a whole new smart community



LAKE SERENE THAILAND

The first villa project developed by Risland, taking an area of 465 acres, with 30,000m² lake, international school & wellness center in the community

NEO NEW ZEALAND

Amazing value for high-quality, architecturally-designed apartments in the heart of Auckland city.



LEGACY GARDENS THE USA

A 300-acre residential community in Prosper, Texas, featuring indoor fitness, infinity pool, indoor & outdoor play spaces, co-working space, conference room, and more



SKYLINE TOWER THE USA

The tallest condominium in Queens, New York. Experience striking panoramic views of Manhattan coupled with best-in-class amenities and iconic architecture



SKY MANSION INDIA

First RERA project in South Delhi, nestled in one of the greenest parts of Delhi, offering a healthy lifestyle



THE ICON INDIA

Located in T.O.D. smart city of Thane, right next to India's financial, commercial and entertainment capital – Mumbai



THE ACE INDIA

Located in the silicon valley of Chennai - Perungudi, where most international companies concentrates

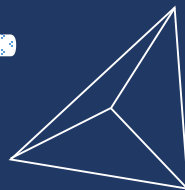
Sinarmas Land adalah perusahaan pengembang real estat Indonesia yang merupakan anak perusahaan dari Sinar Mas Group. Sinarmas Land terbentuk dari gabungan dua pengembang besar yaitu, Bumi Serpong Damai dan Duta Pertiwi. Sinarmas Land terbentuk pada tahun 1988 di bawah bendera Duta Pertiwi. Sekarang Sinarmas Land telah memegang kepentingan substansial dalam bisnis termasuk perumahan, apartemen, pusat perbelanjaan, hotel, gedung perkantoran, kawasan industri dan perkotaan. Bangunan kantor pusatnya dirancang oleh Aedas, terletak di Taman Green Office BSD di Jakarta dan menerima pujian yang tinggi dalam kategori Arsitektural kantor Indonesia pada Asia Pacific Property Awards 2014.



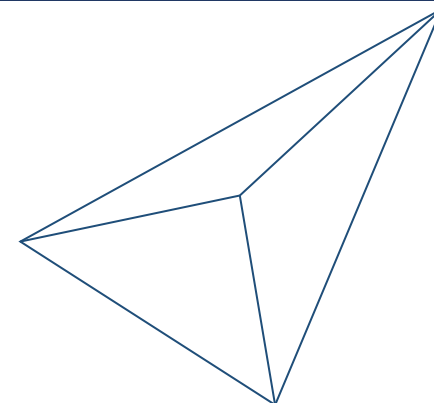
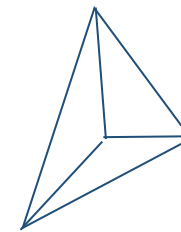
sinarmas land

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02



KENAPA MEMILIH BSD CITY?



An aerial rendering of the BSD City development, showing a dense cluster of modern, multi-story buildings with green roofs and terraces. The city is surrounded by lush greenery, including parks and a winding river. In the background, a large residential area with many smaller houses is visible. The overall scene is bright and sunny, with a clear blue sky.

Kehidupan Ekologis

Teknologi and Edukasi

BSD City merupakan suatu pengembangan kota yang direncanakan secara menyeluruh oleh Sinarmas Land dengan menggabungkan perdagangan, pendidikan, gaya hidup, dan tempat tinggal dengan infrastruktur yang bagus untuk menciptakan lingkungan hidup yang ideal.

Dikembangkan sejak tahun 1989, BSD City dengan luas 6.000 hektar telah menjadi salah satu area populer untuk keperluan perumahan maupun tujuan profesional yang dilengkapi fasilitas yang berlimpah. Dengan adanya Central Business District (CBD) yang mengalami perkembangan pesat, potensi BSD City akan terus menjadi lebih menjanjikan.

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Lokasi

BSD CITY



Area

6000HA



Populasi

15,0000



Transportasi

**3KRL
2TOL**

Bintaro

2321HA

/

**3KRL
3TOL**

Karawaci

1500HA

/

1TOL

Summarecon

925HA

/

1TOL

**Alam
Sutera**

800HA

/

2TOL

Wilayah Kota Terpadu Terbesar di Indonesia

BSD CITY



Sistem TOD

- ◆ Sistem Basis Parkir menyediakan fasilitas parkir yang terintegrasi dengan pusat kegiatan dan sistem Transit Oriented Development (TOD).
- ◆ Sebagian besar jalan Bsd city adalah jalan empat jalur dua arah, yang berarti sangat baik untuk mengurangi kemacetan.



Kehidupan Ekologis

- ◆ 400 hektar dari total area BSD dialokasikan untuk ruang terbuka hijau. Tidak hanya itu, deretan pohon juga dipajang di sepanjang jalan utama dan sungai. Keindahan tersebut merupakan nilai positif yang diberikan oleh wilayah ini dan tidak dapat ditemukan di tempat lain.



Teknologi Tinggi

- ◆ BSD Digital hub akan memperkenalkan sejumlah besar industri berteknologi tinggi ke sini, seperti Huawei, Apple dan lainnya

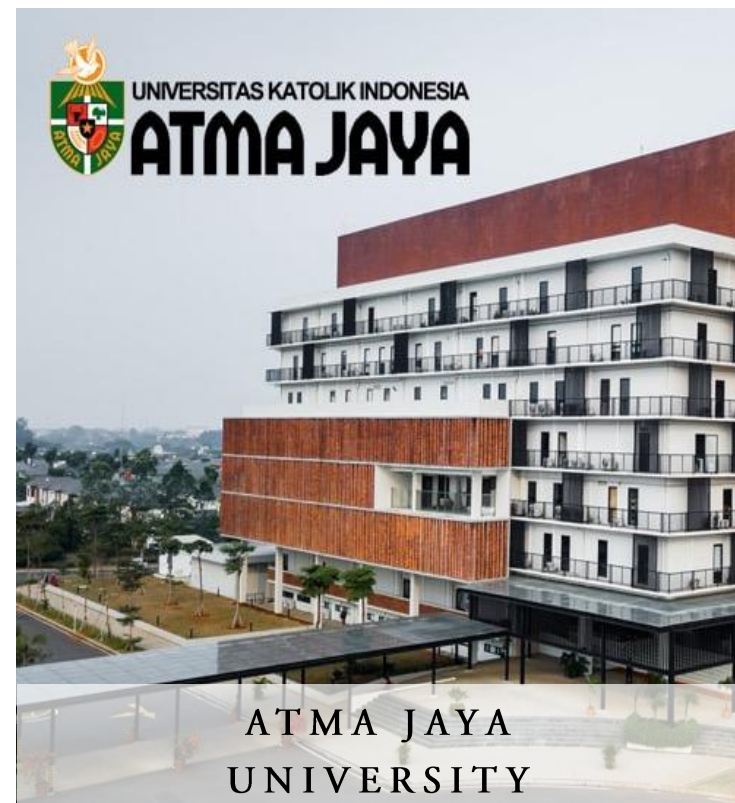
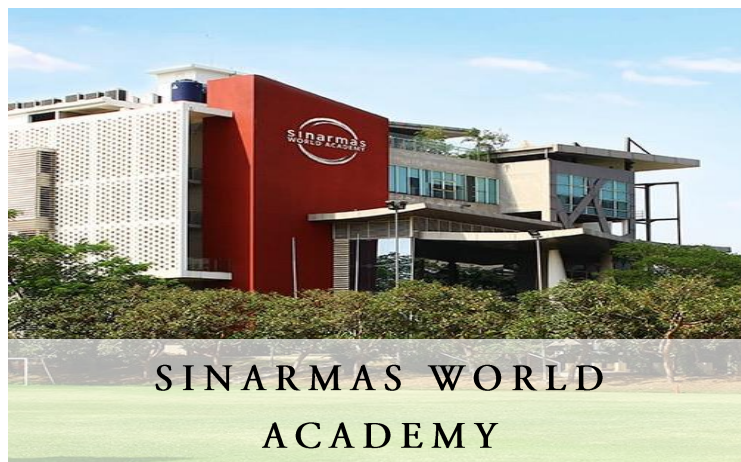


Dataran Tinggi

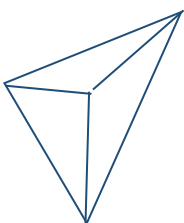
- ◆ Dataran di BSD city tinggi, sehingga terhindar dari banjir









63 Schools

BSD City memiliki sumber daya pendidikan yang berlimpah, mencakup TK hingga sekolah menengah pertama (SMP), sekolah menengah atas(SMA), universitas dan lainnya



Industri berteknologi tinggi yang terkumpul di BSD City

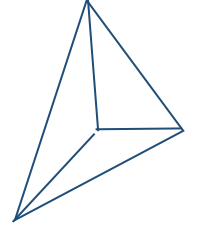




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Kemudahan Akses



Tol Serpong- Belaraja



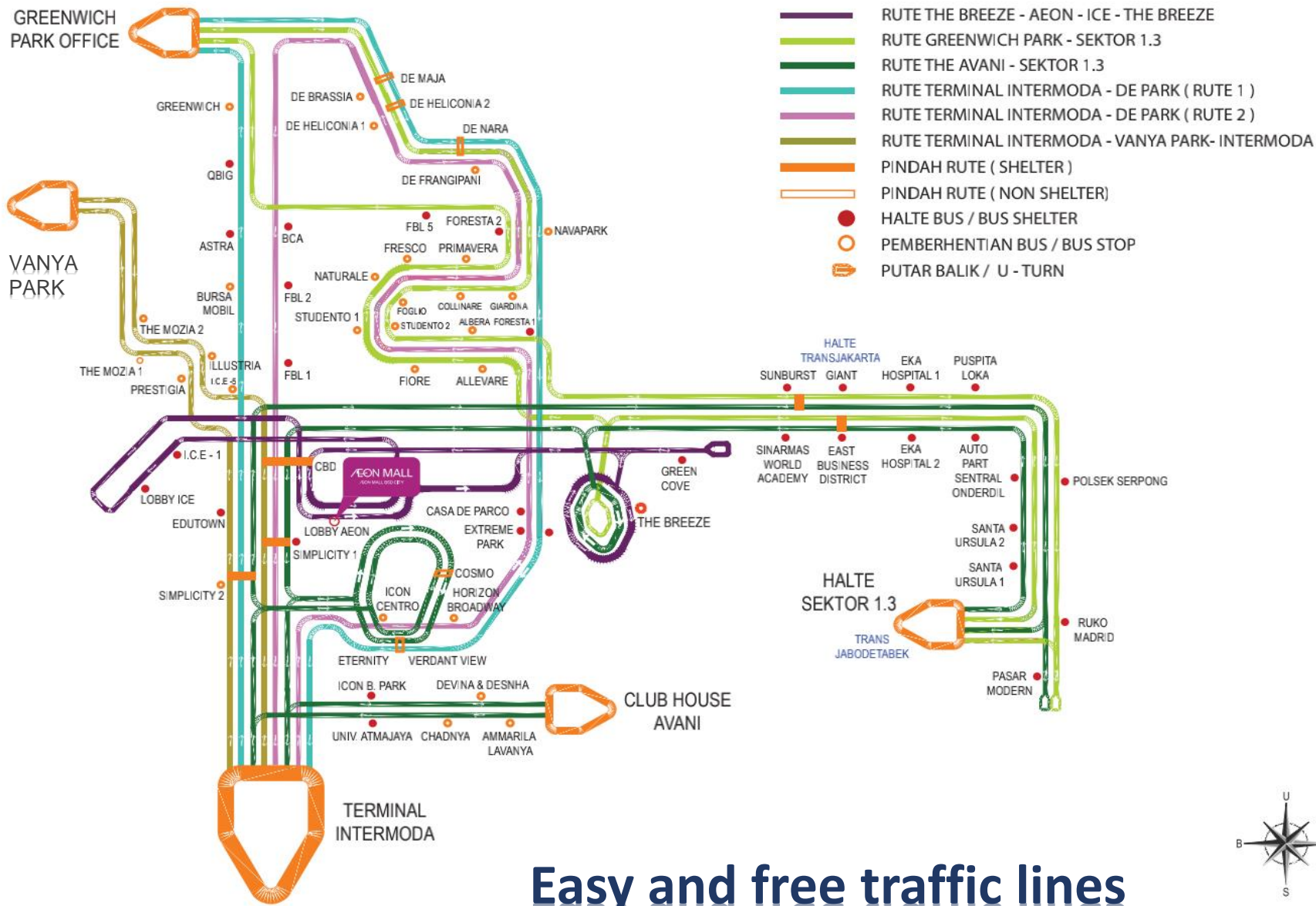
Tol Serpong-Jakarta



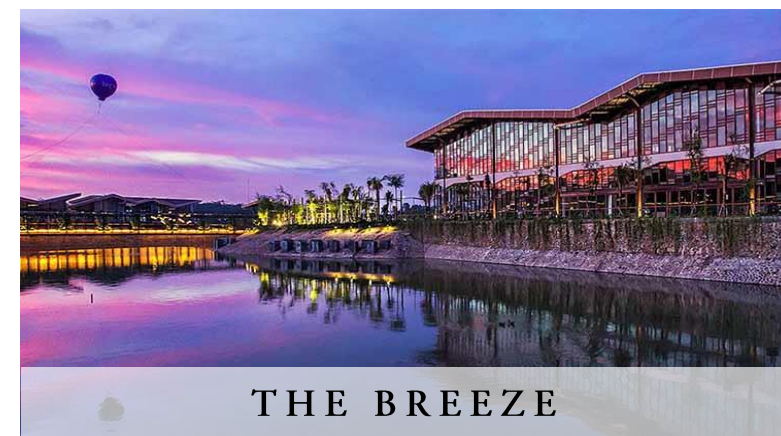
KEUNTUNGAN LOKASI DI DEKAT JALAN TOL

- ✓ Kenaikan harga lahan kawasan hingga **5-6%**
- ✓ Akses lebih mudah dan cepat menuju Jakarta Selatan, Airport, PIK dan sekitarnya

Rute Bus BSD Link



Easy and free traffic lines



Potensi Kenaikan Nilai Aset

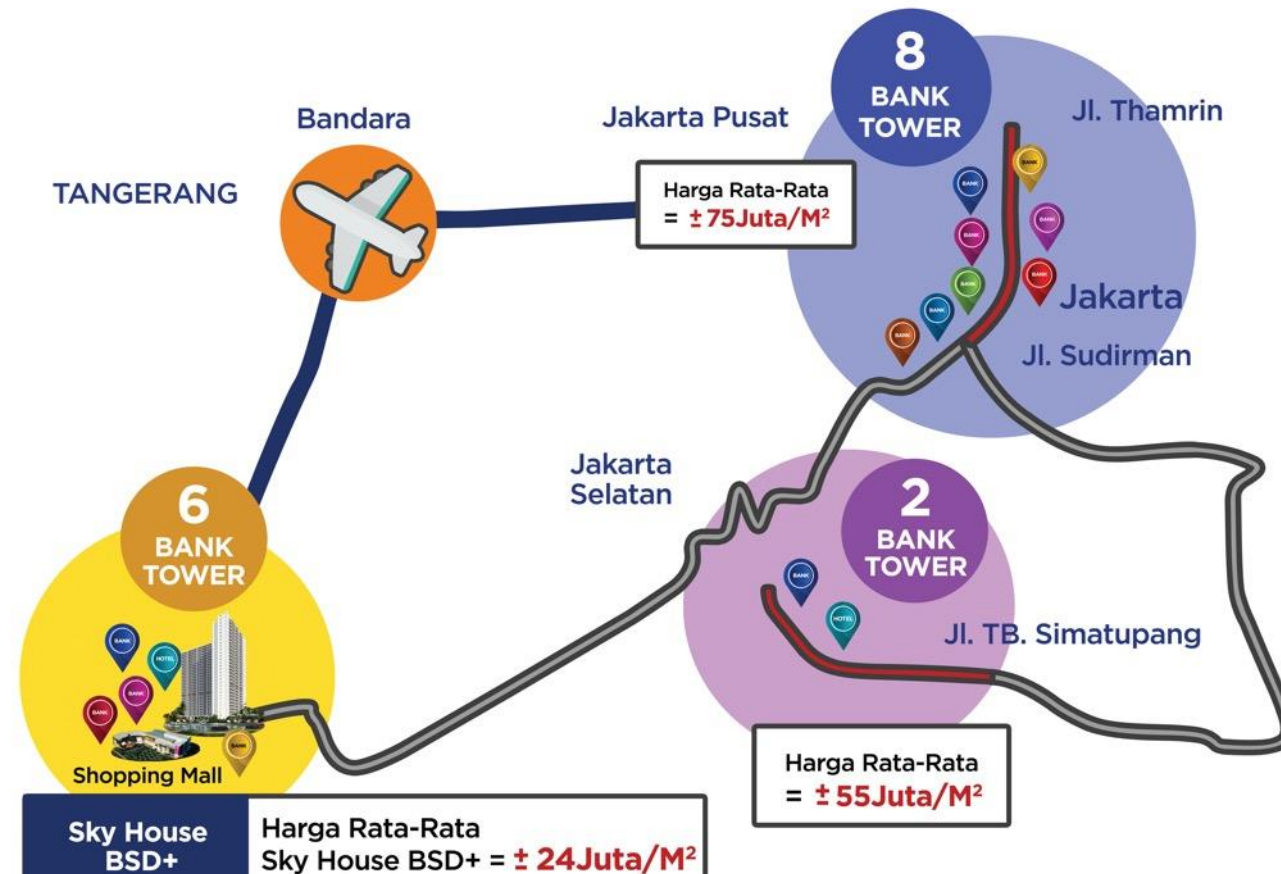
Pusat Finansial

- ◆ OCBC NISP TOWER
- ◆ BCA TOWER
- ◆ UOB THAMRIN NINE
- ◆ MANDIRI TOWER
- ◆ BRI TOWNER
- ◆ BNI TOWER



Proyek	Harga Rata-rata	Jarak menuju Sudirman	Jarak menuju Bandara	Jumlah Bank Tower
Sky House BSD+	± 24 Juta/M²	± 50 Min/32 Km	± 42 Min/40 Km	6
Proyek Jakarta Pusat	± 75 Juta/M ²	-	± 39 Min/30 Km	8
Proyek Jakarta Selatan	± 55 Juta/M ²	± 34 Min/17 Km	± 35 Min/32 Km	2

Prices source: each project given pricelist
Distance & time est. source: Google Maps



Potensi Harga Sewa Tinggi



Perkantoran

Kota BSD memiliki banyak Perusahaan, dimana para karyawan memiliki kebutuhan sewa yang tinggi



Mahasiswa

BSDcity memiliki 8 universitas, dan tidak ada yang menyediakan asrama untuk mahasiswa, sehingga ada sekitar 50.000 mahasiswa yang telah menyewa tempat tinggal.



Pameran Komersial

ICE adalah salah satu pusat konvensi dan pameran terbesar di Jakarta. Setiap tahun, banyak dari peserta pameran membutuhkan tempat tinggal untuk jangka pendek, dan hotel terdekat memiliki keterbatasan kamar, Maka dari itu market penyewaan apartemen jangka pendek memiliki banyak kesempatan terbuka.



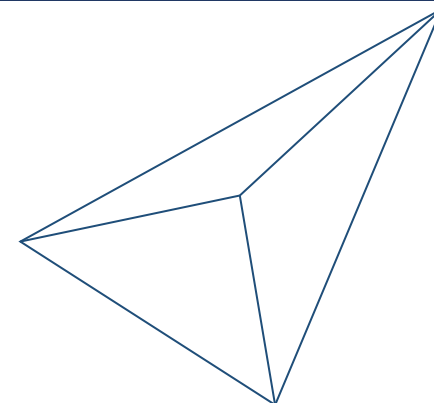
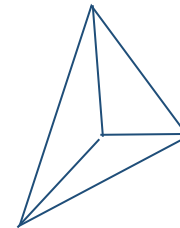
Digital Hub

BSD city mengembangkan satu satunya “silicon valley” untuk perusahaan start up yang akan menarik banyak perusahaan asing

03



KENAPA MEMILIH SKY HOUSE BSD+





TO AIRPORT VIA TANGERANG KOTA

- ± 1 Minute to Shopping Mall, Mercure Hotel
- ± 5 Minutes to ICE, Digital Hub, The Breeze
- ± 10 Minutes to Eka Hospital, Cisauk Station, Jakarta - Serpong TOLL Road

**The distance and time are based on our independent research on December 2019*

The map illustrates the project site's strategic location in Tangerang. Key features include:

- Transportation:** Access to the TO AIRPORT VIA TANGERANG KOTA, TOLL BALARAJA - TIGARAKSA (FUTURE DEVELOPMENT), and TOLL JAKARTA - SERPONG.
- Landmarks & Amenities:** Damai Indah Golf, Ruko Golden Boulevard, BSD Plaza, BSD Junction, BSD Green Office Park, Digital Hub, The Breeze, Sinarmas World Academy, Unilever Head Office, Mercure Hotel, Shopping Mall, Botanical Park, BSD Xtreme Park, Unika Atmajaya, Pasar Modern @ Intermoda, and various schools and hospitals.
- Geography:** The map shows the project site's proximity to the TANGERANG KOTA and TANGERANG areas, as well as the surrounding infrastructure.

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FORESTA
BUSINESS LOFT

QBIG SHOPPING
CENTER

MITRA KELUARGA
HOSPITAL

BCA
TOWER

JAKARTA NANYANG
SCHOOL

DAMAI INDAH
GOLF



MANDIRI
TOWER

PRASETIYA MULYA
UNIVERSITY

MERCURE
HOTEL

UNILEVER
HQ

THE
BREEZE

ICE BSD

SKY HOUSE | BSD+

GREEN
OFFICE PARK

SHOPPING
MALL

DIGITAL HUB

Tol Serpong Balaraja
(under construction)

to South Jakarta

to Legok

BSD Raya Utama

PASAR MODERN
INTERMODA

ATMAJAYA
UNIVERSITY

Masterplan



8.3H

Area Lahan

4.16H

Taman

25

Fasilitas

1Min

Jalan menuju mall



1 Menit Berjalan ke Aeon Mall



Sky House BSD+ Gate

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Lobby Skyhouse BSD+

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Taman Tropis

Rasakan keindahan alam di depan
pintu rumah anda

*reference picture

Fasilitas Taman

- ◆ Taman Bermain Anak
- ◆ Koridor Hijau
- ◆ SKY Garden
- ◆ Jogging Track
- ◆ Lapangan Olahraga
- ◆ Kolam Renang
- ◆ Area BBQ



7 fasilitas

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5 Fasilitas Olahraga

Ruang PingPong
Ruang Billard
Area Bermain anak-anak
Yoga & GYM



reference picture

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Fasilitas Life-Style

Serangkaian fasilitas yg lengkap untuk membantu anda menghilangkan rasa letih dan menikmati waktu senggang



JACCUZI



SAUNA

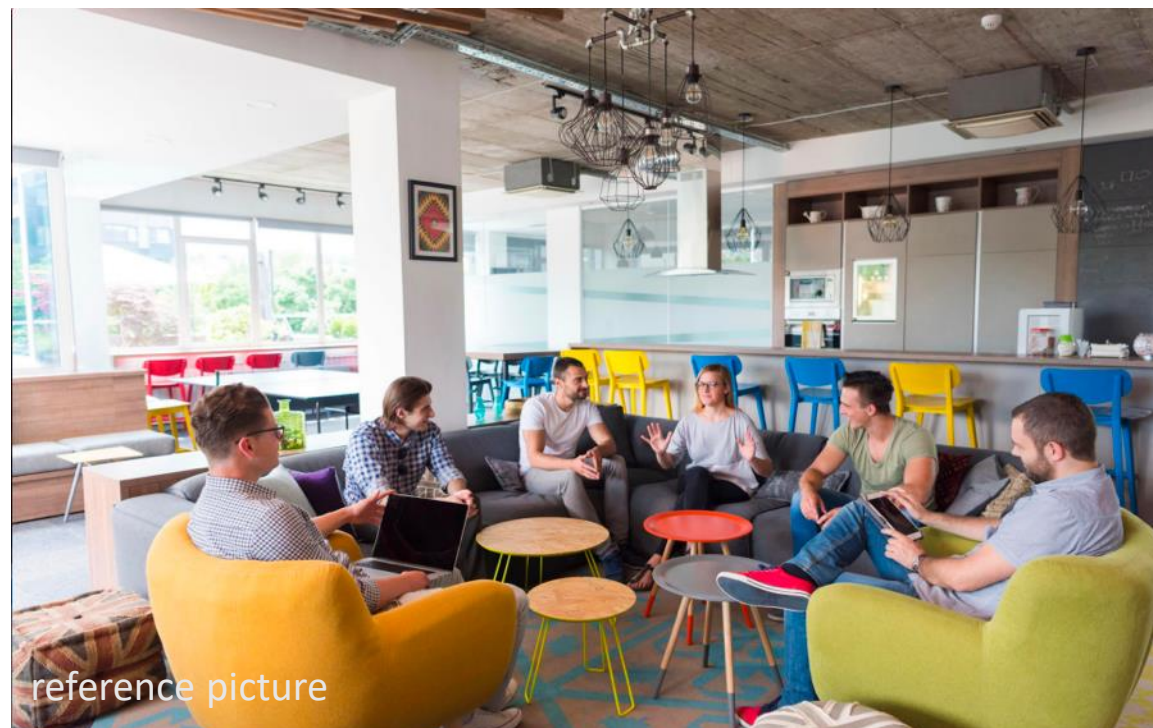
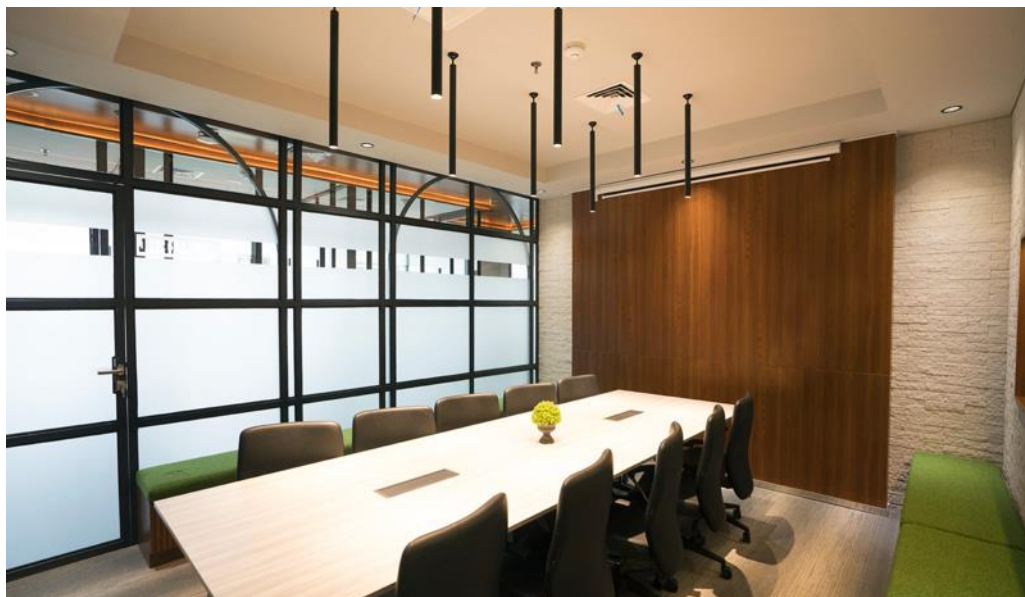


VIDEO ROOM

reference picture

3 Fasilitas Sosial

Perpustakaan umum, ruang kerja dan ruang rapat, memenuhi kebutuhan belajar, meeting dan usaha anda.



reference picture

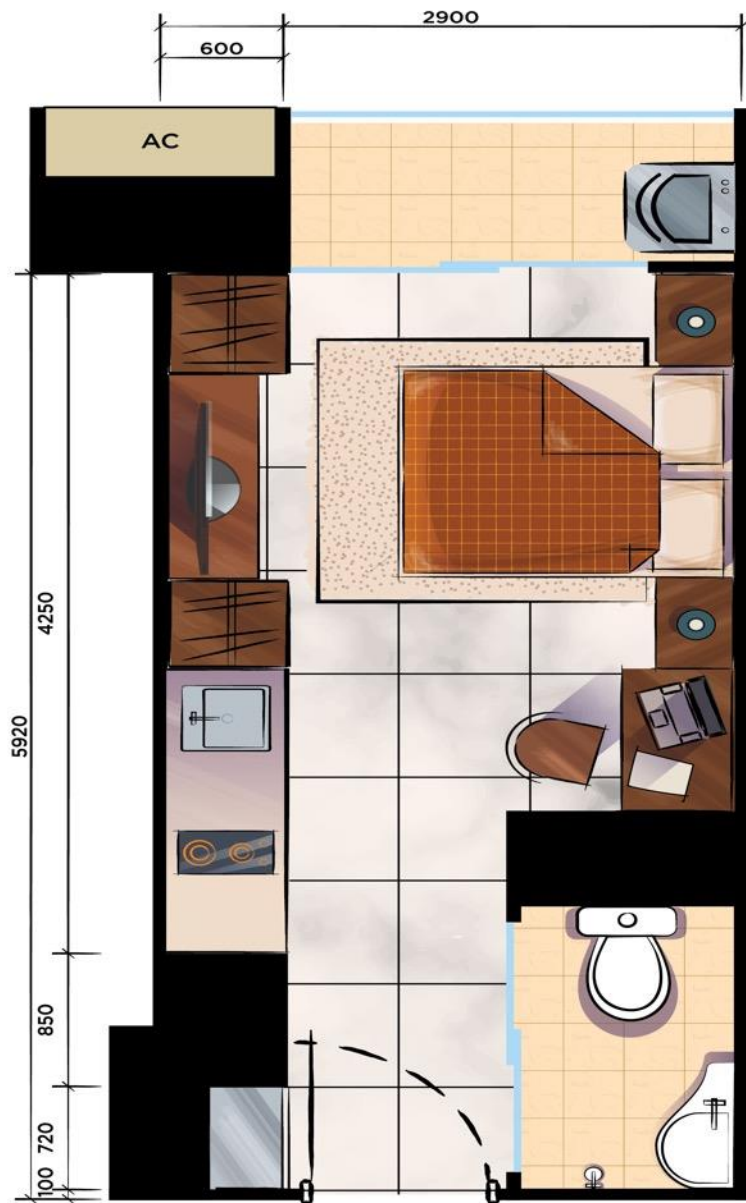


7 Lapis Sistem Keamanan

Tim properti manajemen
Professional



reference picture



20sqm STUDIO



Glorious

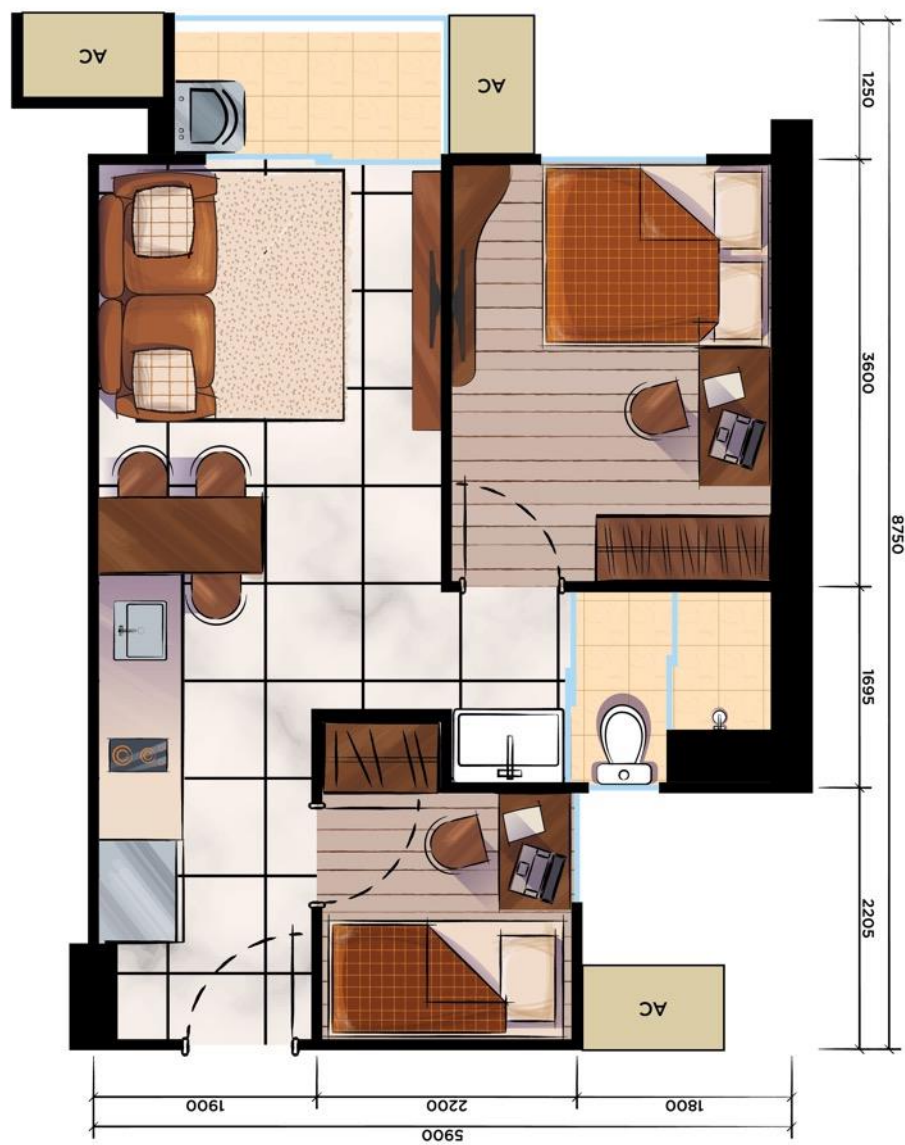
Bangunan Ideal

Denah yang efisien yang penuh pertimbangan

Mudah Tersewa

Area kecil, Harga total rendah

Permintaan tinggi, ROI tinggi



48sqm 2BR



Remarkable

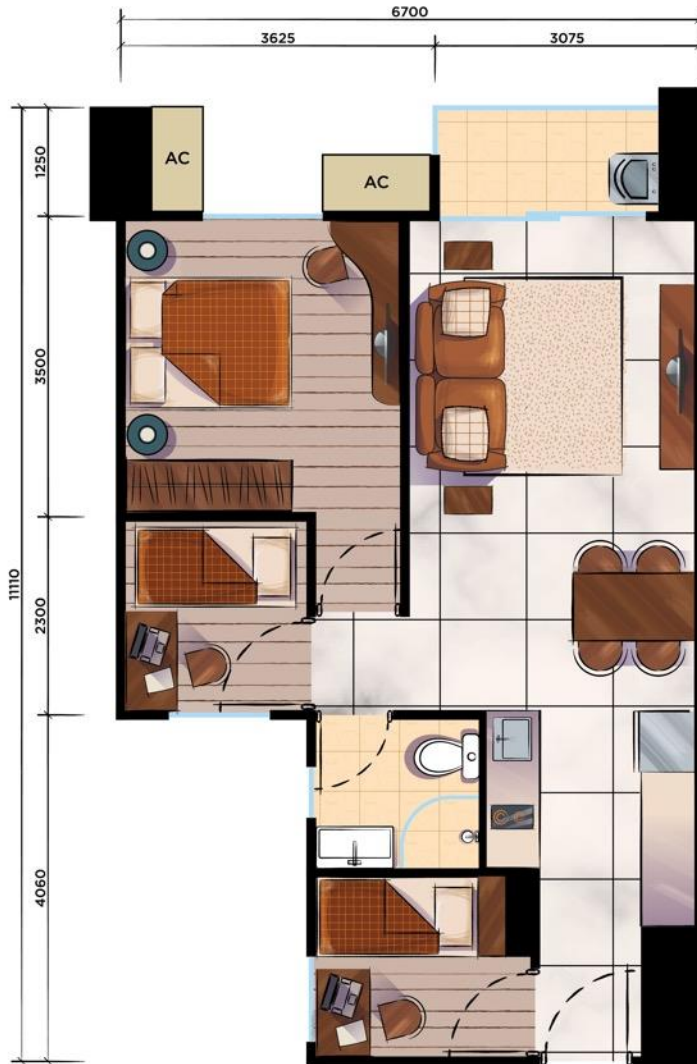
Desain pencahayaan alami yang bagus

Semua Ruangan memiliki jendela untuk sirkulasi udara dan pencahayaan yang baik

Harga Efektif

Desain dua kamar tidur, cocok untuk pasangan muda untuk tinggal ataupun sewa, harga sewa dua kali lipat dari studio

68sqm 3BR



Dazzling

Dekat Aeon Mall

1 min berjalan menuju Aeon mall, praktis dan nyaman

85_{sqm} 3+1BR



Ultimate Life-style

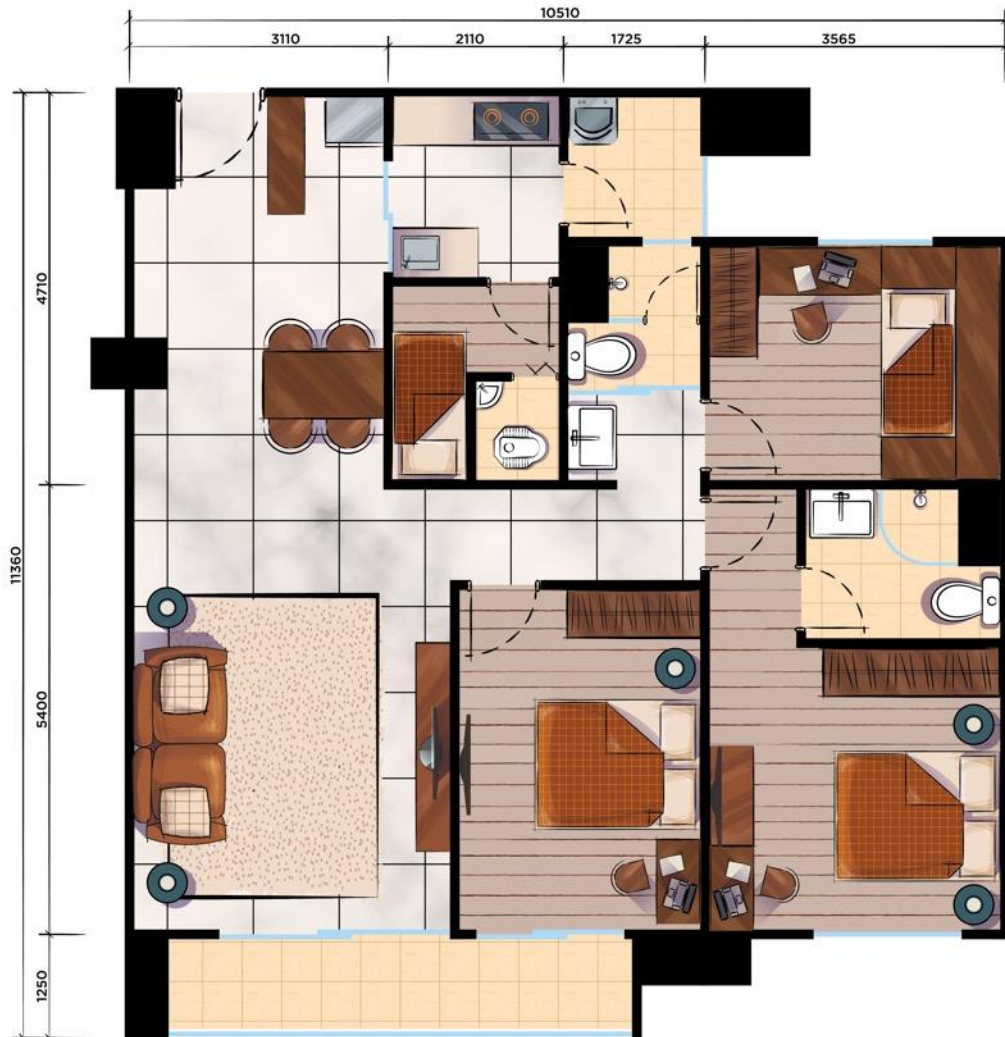
Unit Langka

Hanya 1 tower, sekitar 200 unit, terbatas

3+1 BR

Pilihan sempurna untuk kehidupan berkualitas

120_{SQM} 3+1BR



Majestic

Luas

Lebar ruang tamu 3.9 m, luas dan nyaman

3+1 BR

Pilihan sempurna untuk kehidupan berkualitas

Spesifikasi

Floor (Lantai)	Living and Dining	: Glazed Ceramic Tile
	Master Bedroom	: Laminated Flooring
	Bathroom	: Glazed Ceramic Tile & Rustic Tile
	Balcony & Wet Kitchen	: Rustic Tile
Ceiling (Langit-langit)	Living and Dining, Kitchen, Bedroom	: Emulsion Paint
	Bathroom	: Aluminum (Untuk Studio Unit: Emulsion Paint)
Wall (Dinding)	Interior Wall & Exterior Façade	: Latex Paint
	Bathroom & Wet Kitchen	: Ceramic Chip
Door & Window (Pintu & Jendela)	Entrance Door (Pintu Masuk)	: Steel Fire Door with Smart Lock
	Bedroom Door (Pintu Kamar)	: PVC Door
	Window (Jendela)	: Aluminum Alloy Window
Air Conditioning	Living and Master Bedroom	: Split Air Conditioner
Kitchen	Kitchen Range Hood (Penyedot Asap) , Kitchen Stove(Kompор)	: Rinnai or Equivalent
	Kitchen Faucets (Keran Dapur)	: Toto or Equivalent
	Kitchen Cabinet(Lemari Dapur) , Sink (Tempat cuci piring)	: Provided
Bathroom	Water Heater (Pemanas Air)	: Ariston or Equivalent
	Mirror (Cermin) & Water Drain	: Provided
	Sitting Toilet (Kloset duduk) , Bathroom faucets (Keran) , Bath & Shower Set	: Toto or Equivalent
Smart Security System	Panic Button(Tombol panik) , Infrared Detector, Door Sensor & Visible inter talk, 24 Hours Security Service, Fire Detection & Alarm System	: Provided
Others	Ventilation system, switch panel, soket	: Provided
Electricity	Studio// 2BR// 3BR// 3+1 BR (85m2) // 3+1 BR (120m2)	: 4.4 kVA // 4.4 kVA// 6.6 kVA// 8.8 kVA// 11.1 kVA



Sky House BSD+ , Sebelah AEON Mall

02150512888

www.skyhouseid.com