



BUKIT  
PODOMORO  
JAKARTA

THE JEWEL OF EAST JAKARTA



## EMBRACE THE LIFE YOU DESERVE

Hadir di sisi Timur Jakarta, Bukit Podomoro dirancang untuk menjadi sanctuary bagi kaum urban yang ingin mencari kedamaian di tengah kesibukan sehari-hari. Dikembangkan di atas lahan seluas 9,6 ha, Bukit Podomoro dirancang dengan gaya dan sentuhan khas, menghadirkan kualitas hidup yang prima. Serangkaian fasilitas premium, interior mewah dan elegan, serta teknologi smart home terkini, menghadirkan kesempatan bagi Anda untuk menikmati hidup yang layak Anda dapatkan dan layak dirayakan.

LANDSCAPE DESIGN BY

**palm**scape  
singapore

INTERIOR DESIGN BY

**avalon**collective   
singapore

ARCHITECTURE BY

  
**HADIVINCENT ARCHITECTS**





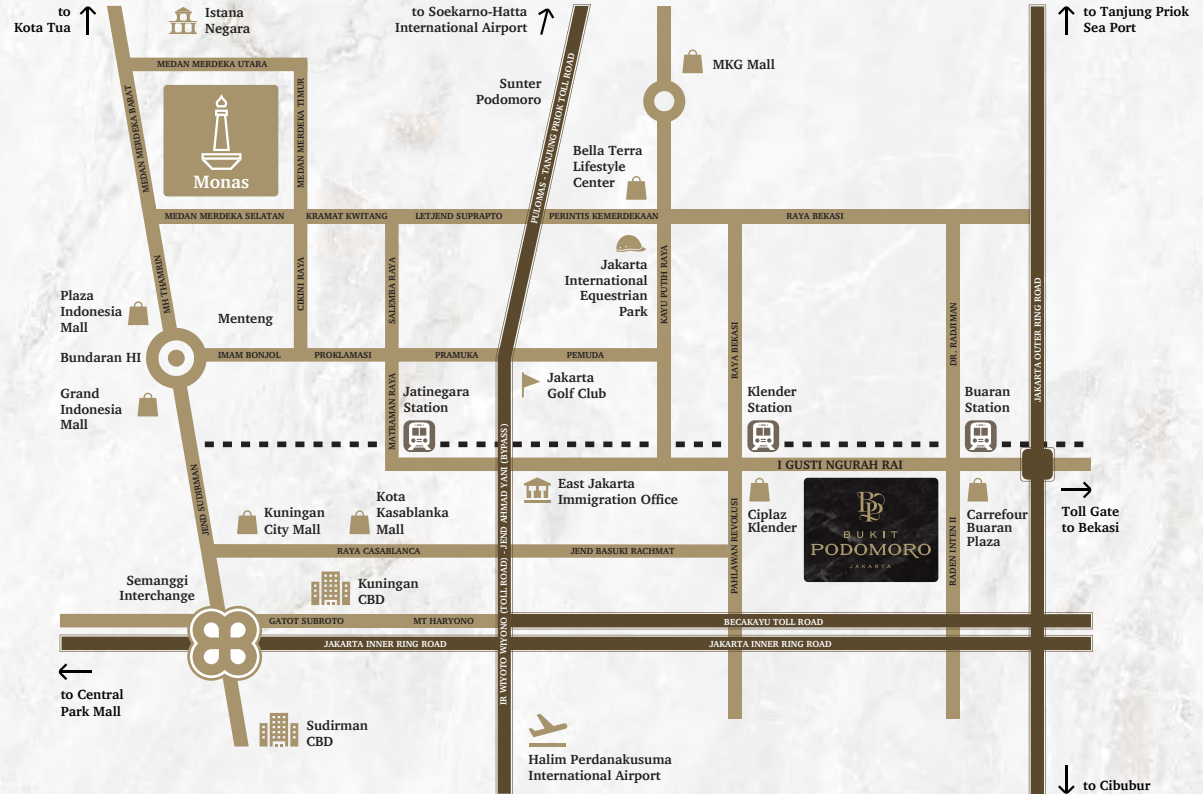
SURROUND YOURSELF WITH BREATHTAKING LUSHNESS

9,6 HA LAND AREA



## CONVENIENT ACCESS TO MULTIPLE STRATEGIC LOCATIONS

20 minutes from  
JAKARTA'S  
NATIONAL MONUMENT  
**MONAS**







Gambar dan spesifikasi dalam materi promosi ini bukan bagian dari penawaran penjualan dan perjanjian tertulis ataupun menjadi alat pembuktian hukum lainnya. Gambar dan spesifikasi dalam materi promosi ini tidak akan dapat terwujud dalam masa persiapan, perubahan dapat terjadi sewaktu-waktu.



# SITE PLAN

- TIPE 6 X 15**
- TIPE 6 X 15 WALES (2 LANTAI)**
- TIPE 6 X 15 WYNDHAM (2 LANTAI)**
- TIPE 7 X 15 CLASSIC**
- TIPE 7 X 15 ART DECO**
- TIPE 7 X 15 REGENT**
- TIPE 7 X 15 WINDSOR (2 LANTAI)**
- TIPE 8 X 15 ROYAL & NOBLE**
- TIPE 8 X 17**
- TIPE 9 X 13 LUXURY**
- TIPE 9 X 15 (3 LANTAI)**
- TIPE 9 X 15 (2 LANTAI)**
- TIPE 10 X 15 HARRINGTON**
- TIPE 11 X 15 HARRINGTON**
- RUMAH TUNDA BANGUN**

| RUKO BUKIT AVENUE          | RUKO BUKIT BOULEVARD       |
|----------------------------|----------------------------|
| 5x17 STD (3 Lt)            | 5x10 STD (3 Lt)            |
| 5x17 STD Aksen (4 Lt)      | 5x10 STD Aksen (4 Lt)      |
| 7x17 Branghang/Hook (4 Lt) | 7x10 Branghang/Hook (4 Lt) |

-  **GATE TO RESIDENTIAL**
-  **PREMIUM CLUBHOUSE**
-  **COMMUNAL GARDEN**







## SERENITY IN YOUR EVERYDAY LIFE

Bertujuan untuk menciptakan sanctuary bagi Anda, Bukit Podomoro menyediakan lahan hijau terbuka yang luas dan dirancang secara unik dan megah oleh konsultan berkelas internasional, Palmscape dari Singapore, agar Anda dapat merasakan kenyamanan dan ketenangan hidup di tengah lingkungan hunian yang asri.



Real Photo



Gambar dan spesifikasi dalam materi promosi ini bukan bagian dari penawaran penjualan dan pengiklan tidak bertanggung jawab atas pembuktian hukum lainnya. Gambar dan spesifikasi dalam materi promosi ini merupakan data terakhir dalam masa persiapan, perubahan dapat terjadi sewaktu-waktu.



Real Photo



RODEO GALLERY





## CHERISH THE CHARM OF THE NEIGHBORHOOD

Nikmati indahnya kebersamaan dalam fasilitas eksklusif yang dipersembahkan Bukit Podomoro. Bagi Anda pribadi istimewa, hunian elegan ini menawarkan pilihan yang terbaik untuk berkumpul dan menciptakan momen-momen bermakna.

Bersama Bukit Podomoro, rasakan kemewahan hidup yang Anda impikan.



Real Photo

## RELAX, RELEASE, REJUVENATE

Waktu luang Anda sangatlah berharga. Oleh karena itu, Bukit Podomoro menawarkan fasilitas terbaik untuk memanjakan diri Anda dan melepaskan rasa lelah. Baik di Sunset Lounge yang menawan untuk bersantai ataupun Wilshire Ballroom untuk berkumpul bersama kerabat dan rekan-rekan, nikmati hidup di Bukit Podomoro.

L.A. CLUB



Real Photo

LUMIERE THEATRE





Real Photo

BOWLING ALLEY & GAMES ROOM





## STAY FIT TO STAY STRONG

Gaya hidup yang sehat penting untuk dipelihara di tengah kesibukan sehari-hari. Untuk itu, Bukit Podomoro dilengkapi dengan fasilitas olahraga lengkap dan beraneka ragam, mulai dari Fitness Studio, Jogging Track, Climbing Wall, Indoor dan Outdoor Gym, Swimming Pool, 3 on 3 Basketball Court, hingga Badminton Court.

## THE POOLS & GREAT LAWN





STUDIO FIT

Real Photo



Real Photo

BADMINTON COURT



Real Photo

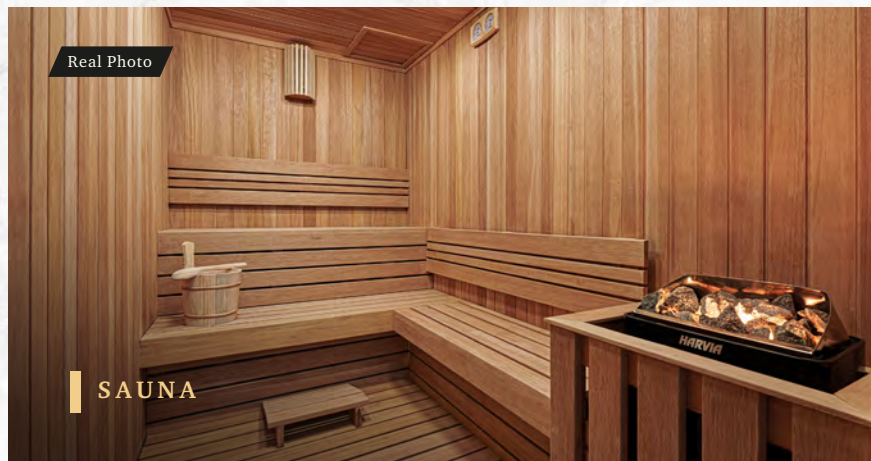
ROOFTOP TENNIS COURT













Real Photo

## EXPERIENCE UNFORGETTABLE MEMORIES

Untuk menyempurnakan waktu berkualitas bersama keluarga, Bukit Podomoro menghadirkan beragam fasilitas hiburan terlengkap baik untuk dewasa maupun anak-anak. Lumiere Theatre, Games Room, hingga Mini Bowling Alley dan sederet fasilitas lainnya dapat Anda nikmati untuk menciptakan kenangan indah tak terlupakan.

SUNSET LOUNGE



Real Photo

SUNSET LOUNGE BAR





Real Photo

WILSHIRE BALLROOM





## CLUBHOUSE INTERIOR LAYOUT

Clubhouse premium Bukit Podomoro hadir sebagai tempat terlaksananya berbagai aktivitas sehari-hari, mulai dari kebutuhan berolahraga, hiburan, hingga interaksi sosial. Clubhouse premium Bukit Podomoro juga menyiapkan rangkaian fasilitas premium untuk kenyamanan setiap penghuni, seperti Lumiere Theater, Mini Bowling Alley, dan Wilshire Ballroom.



### 1<sup>ST</sup> FLOOR

Lift, Lobby, and Circulation  
Indoor Lounge and Bar/Beverage  
Outdoor Lounge  
Function Room

Pre-Function  
Changing Rooms  
Prayer Room & Wudhu  
Badminton Court



### 2<sup>ND</sup> FLOOR

Mini Bowling  
Leisure Area  
Study  
Gym

Mini Theatre  
Female and Male Toilet  
Office



# CLUBHOUSE SITEPLAN & OUTDOOR AMENITIES



1. The Royal Gates  
2. The Drop Off

3. Parking  
4. The Rooftop Tennis Court

5. Kids Pool & Water Play Jets  
6. BBQ Trellis Court

7. The Great Lawn  
8. The Jacuzzi

9. The Lap Pool  
10. The Entry Court



Real Photo



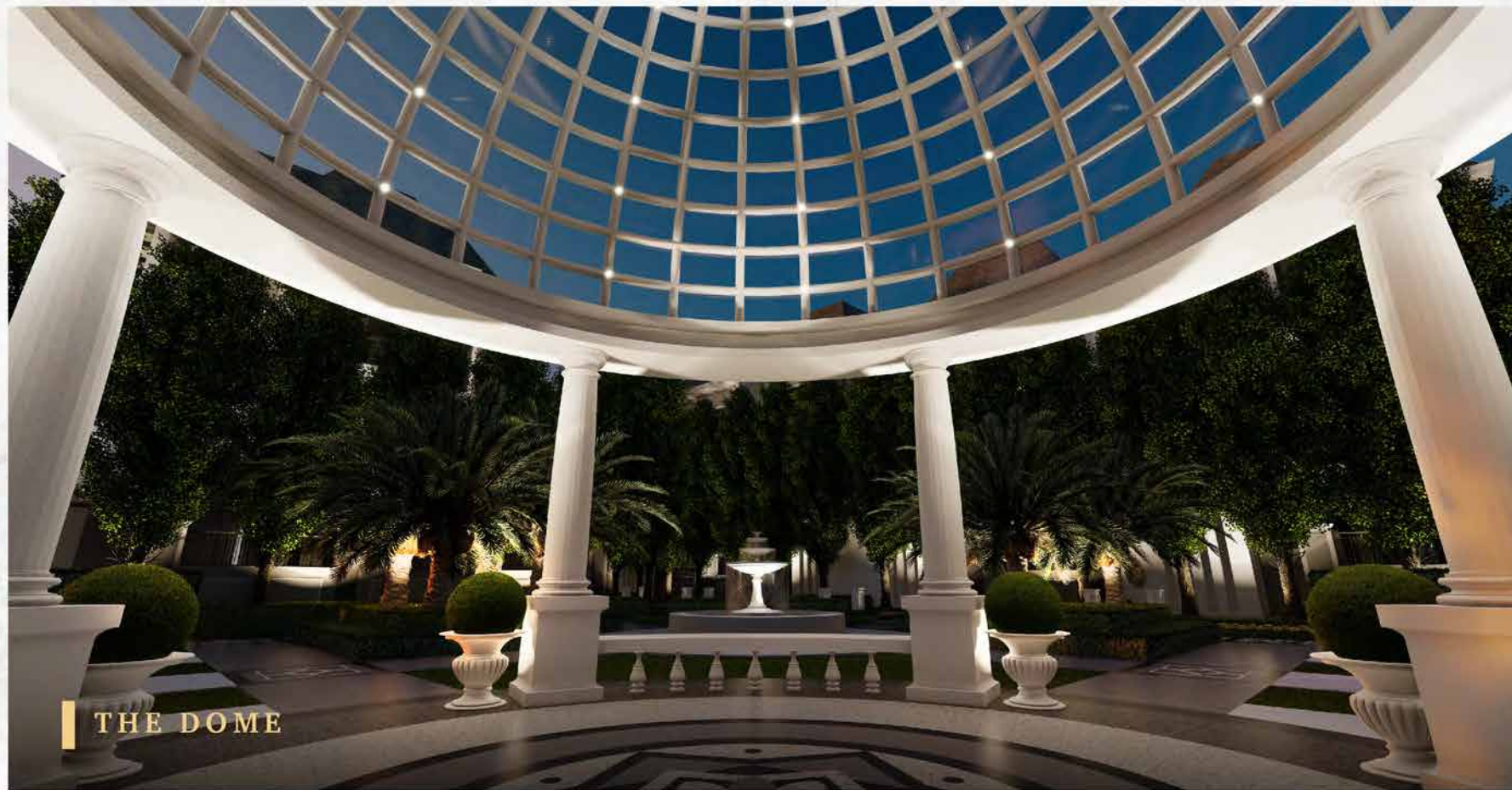
ARRIVAL COURT





COMMUNAL GARDEN





THE DOME





SECONDARY ENTRANCE GATE



Real Photo



RODEO GALLERY





MAIN ENTRANCE GATEWAY



Real Photo



BUKIT AVENUE





SHOPHOUSE FRONTYARD





SHOPHOUSE FRONTYARD





TEASHOP

TICKET  
TO HEAVEN

BreedTal

GINT

NAUTICA

JACK JONES

DOCKERS

EXELSE

IZOOD

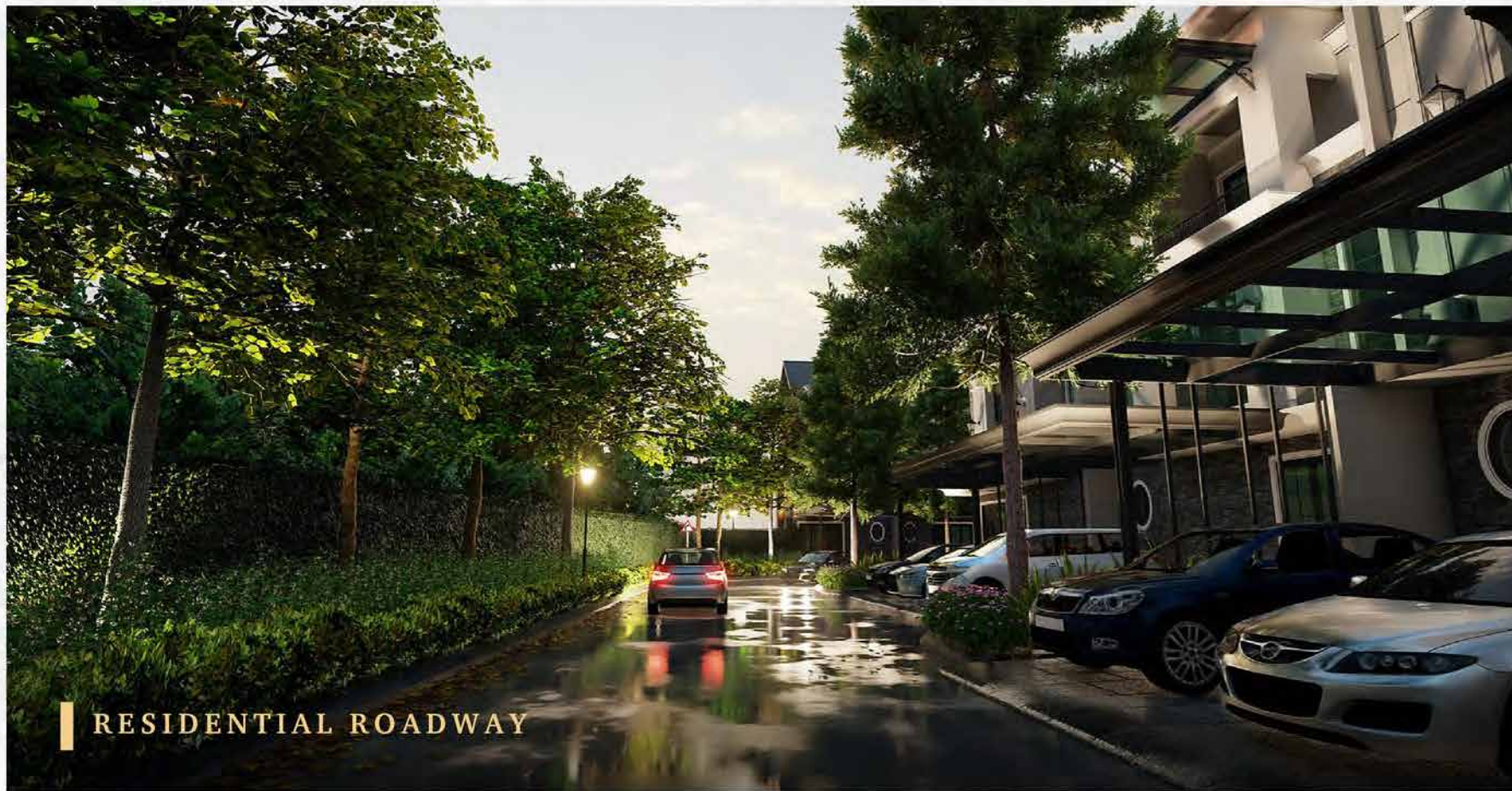
COMMERCIAL AREA





RESIDENTIAL ROADWAY





RESIDENTIAL ROADWAY





## **SOPHISTICATION IN YOUR MOST PRIVATE SPACE**

Dirancang dengan sentuhan arsitektur classic dan art deco yang megah, elegan, dan berkelas, dipadukan dengan teknologi smart home terkini, membuat rumah di Bukit Podomoro menjadi kebanggaan dan kepuasan yang personal bagi Anda.







TIPE 6



TIPE  
**6**  
CLASSIC

3+1 

2 

3+1 

2 

2 

1 

DELUXE

LB 146M<sup>2</sup> LT 90M<sup>2</sup>





LANTAI 1



LANTAI 2



LANTAI 3

FLOOR PLAN - DELUXE





MASTER BEDROOM





LIVING ROOM



RUMAH 2 LANTAI

TIPE  
**6**  
WYNDHAM

TIPE  
BARU

LB 120M<sup>2</sup> LT 90M<sup>2</sup>

3 + 1  2 + 1  2  3  2 



LANTAI 1



LANTAI 2





## TIPE 7 CLASSIC



## TIPE 7 CLASSIC

4+1  4+1  2  2  2  1 

### DELUXE

LB 180M<sup>2</sup> LT 105M<sup>2</sup>



LANTAI 1



LANTAI 2



LANTAI 3

FLOOR PLAN - DELUXE





LIVING & DINING AREA

## TIPE 7 ART DECO

## TIPE 7 ART DECO

4+1  4+1  2  2  2  1 

### DELUXE

LB 180M<sup>2</sup> LT 105M<sup>2</sup>



LANTAI 1



LANTAI 2



LANTAI 3

FLOOR PLAN - DELUXE





## LIVING & DINING AREA

INTERIOR SHOW UNIT (REAL PHOTO)





## KIDS BEDROOM

INTERIOR SHOW UNIT (REAL PHOTO)



## KIDS BEDROOM

INTERIOR SHOW UNIT (REAL PHOTO)



## TIPE 7 REGENT



## TIPE 7 REGENT WITH INNERCOURT

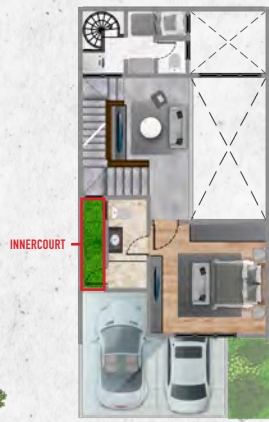
4+1  4+1  2  4  2  1 

### DELUXE

LB 193M<sup>2</sup> LT 105M<sup>2</sup>



LANTAI 1



LANTAI 2,



LANTAI 3

FLOOR PLAN - DELUXE



LIVING & DINING ROOM





SEATING AREA





MASTER BATHROOM WITH INNERCOURT



RUMAH 2 LANTAI



TIPE  
**7**  
WINDSOR

LB 138M<sup>2</sup> LT 105M<sup>2</sup>

4+1  3+1  1  3  2 



LANTAI 1



LANTAI 2





LIVING ROOM





DINING ROOM





**BATHROOM**











TIPE 8



TIPE  
8  
CLASSIC

5+1  2   
4+1  2   
2 

DELUXE

LB 231M<sup>2</sup> LT 136M<sup>2</sup>





LANTAI 1



LANTAI 2



LANTAI 3





MASTER BEDROOM





MASTER BATHROOM



TIPE 8 ROYAL



TIPE  
**8**  
**ROYAL**  
WITH INNERCOURT

5+1  4+1  2  3  2 

DELUXE

LB 223M<sup>2</sup> LT 120M<sup>2</sup>



LANTAI 1



LANTAI 2



LANTAI 3

FLOOR PLAN - DELUXE





LIVING & DINING ROOM





LIVING & DINING ROOM





MASTER BEDROOM





MASTER BATHROOM WITH INNER COURT



TIPE LUXURY CLASSIC



TIPE

9

LUXURY  
CLASSIC

4+1  2 

4+1  1 

2  1 

DELUXE

LB 197m<sup>2</sup> LT 117m<sup>2</sup>







TIPE LUXURY ART DECO



TIPE

9

LUXURY  
ART DECO

4+1  2 

4+1  1 

2  1 

DELUXE

LB 197m<sup>2</sup> LT 117m<sup>2</sup>





LANTAI 1



LANTAI 2



LANTAI 3

FLOOR PLAN - DELUXE



RUMAH 2 LANTAI



TIPE  
**9**  
**LUXURY**  
2 STOREY

4  4  2  2  2 

DELUXE

LB 180M<sup>2</sup> LT 135M<sup>2</sup>



LANTAI 1



LANTAI 2

FLOOR PLAN - DELUXE









TIPE  
**10**  
HARRINGTON



LB 261M<sup>2</sup> LT 150M<sup>2</sup>

5  5  2  2  3 



LANTAI 1



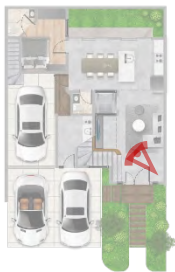
LANTAI 2



LANTAI 3

FLOOR PLAN - DELUXE





## LIVING ROOM LT.1

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**DINING ROOM LT.1**

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**ROOFTOP TERRACE LT.3**

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# SPECIFICATIONS

## SPECIAL FEATURE



PANIC BUTTON AT LIVING ROOM  
AND MAIN BEDROOM



CCTV IN EVERY UNIT (3 STOREY)  
& 24 HOURS SECURITY



SMART DIGITAL DOOR LOCK  
& SMART HOME SYSTEM (3 STOREY)



KITCHEN CABINET WITH SINK &  
PREMIUM HOMOGENEOUS TILE TOP TABLE  
(3 STOREY)

## STRUCTURE

|                            |                                     |
|----------------------------|-------------------------------------|
| FOUNDATION                 | MINI PILE                           |
| MAIN STRUCTURE             | REINFORCED CONCRETE                 |
| WALL (EXTERIOR & INTERIOR) | RED BRICK<br>(WITH PLASTER & PAINT) |

## ROOF

|                            |                                                                                           |
|----------------------------|-------------------------------------------------------------------------------------------|
| MAIN ROOF                  | BITUMEN SHINGLES WITH<br>LIGHTWEIGHT STEEL STURCTURE<br>+ INSULATION & CONCRETE FLAT ROOF |
| CARPORT CANOPY<br>2 STOREY | uPVC ROOF<br>WITH GYPSUMBOARD CEILING                                                     |
| CARPORT CANOPY<br>3 STOREY | LAMINATED TEMPERED GLASS<br>WITH STEEL STRUCTURE                                          |

## CEILING

|                               |                                                  |
|-------------------------------|--------------------------------------------------|
| INTERIOR                      | GYPSUMBOARD WITH PAINT FINISH                    |
| EXTERIOR AREA<br>AND BATHROOM | WATER RESISTANT GYPSUMBOARD<br>WITH PAINT FINISH |

## DOOR & WINDOW

|                         |                                          |
|-------------------------|------------------------------------------|
| MAIN ENTRANCE DOOR      | SOLID CORE ENGINEERING WOOD              |
| INTERIOR DOOR           | HOLLOW CORE ENGINEERING WOOD             |
| SLIDING DOOR (2 STOREY) | GLASS,<br>ALUMINIUM FRAME                |
| SLIDING DOOR (3 STOREY) | GLASS,<br>ALUMINIUM POWDER COATING FRAME |
| SERVICE BATHROOM DOOR   | uPVC                                     |
| WINDOW (2 STOREY)       | GLASS,<br>ALUMINIUM FRAME                |
| WINDOW (3 STOREY)       | GLASS,<br>ALUMINIUM POWDER COATING FRAME |

## SANITAIR

|                                            |                                                                     |
|--------------------------------------------|---------------------------------------------------------------------|
| MAIN, GUEST, & KIDS<br>BATHROOM (2 STOREY) | SHOWER (EX. TOTO)<br>WASTAFEL (EX. TOTO)<br>TOILET (EX. TOTO)       |
| MAIN, GUEST, & KIDS<br>BATHROOM (3 STOREY) | SHOWER (EX. HANS GROHE)<br>WASTAFEL (EX. TOTO)<br>TOILET (EX. TOTO) |

|                  |                                        |
|------------------|----------------------------------------|
| SERVICE BATHROOM | SHOWER (EX. TOTO)<br>TOILET (EX. TOTO) |
|------------------|----------------------------------------|

## FINISHING

### WALL

|                                 |                  |
|---------------------------------|------------------|
| INTERIOR WALL                   |                  |
| GENERAL WALL                    | INTERIOR PAINT   |
| BEDROOM                         | INTERIOR PAINT   |
| MAIN, GUEST, & KIDS<br>BATHROOM | HOMOGENEOUS TILE |
| SERVICE BATHROOM                | CERAMIC TILE     |

|               |                                   |
|---------------|-----------------------------------|
| EXTERIOR WALL | HOMOGENEOUS TILE & EXTERIOR PAINT |
|---------------|-----------------------------------|

### FLOOR

|                                        |                                       |
|----------------------------------------|---------------------------------------|
| INTERIOR AREA<br>TYPE 6 & 7 (2 STOREY) | PREMIUM HOMOGENEOUS TILE<br>80X80CM   |
| INTERIOR AREA<br>TYPE 7 (3 STOREY)     | PREMIUM HOMOGENEOUS TILE<br>80X80CM   |
| INTERIOR AREA<br>TYPE 8 (3 STOREY)     | PREMIUM HOMOGENEOUS TILE<br>100X100CM |
| BEDROOM                                | PREMIUM VINYL FLOORING                |
| BALCONY                                | HOMOGENEOUS TILE                      |
| BATHROOM                               | HOMOGENEOUS TILE                      |
| SERVICE BATHROOM                       | CERAMIC TILE                          |
| CARPORT                                | HOMOGENEOUS TILE                      |

## UTILITIES

|                         |                                      |
|-------------------------|--------------------------------------|
| CLEAN WATER             | PDAM                                 |
| ELECTRICITY (2 STOREY)  | TYPE 6 & 7 (5500 VA)                 |
| ELECTRICITY (3 STOREY)  | TYPE 7 (7700 VA)<br>TYPE 8 (7700 VA) |
| PHONE                   | LIVING ROOM & MAIN BEDROOM           |
| WATER HEATER (2 STOREY) | INSTALLATION PROVIDED                |
| WATER HEATER (3 STOREY) | ELECTRIC CENTRALIZED SYSTEM          |
| AC                      | INSTALLATION PROVIDED                |



## AGUNG PODOMORO LAND

Agung Podomoro Land merupakan salah satu pengembang properti terbesar di Indonesia yang telah beroperasi lebih dari 50 tahun dan merupakan pelopor konsep superblok yang menggabungkan kawasan residensial, ritel, rekreasi, dan ruang perkantoran dalam satu kompleks terintegrasi. Dalam mengembangkan proyek-proyeknya, Agung Podomoro Land menggunakan pendekatan visioner untuk desain proyek dengan penekanan pada waktu pembangunan yang cepat sehingga dapat memberikan pelayanan yang terbaik bagi para konsumen.







MARKETING BOUTIQUE  
BUKIT PODOMORO JAKARTA

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 @bukitpodomoro  [www.bukitpodomoro.com](http://www.bukitpodomoro.com)

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