



*vittoria*  
RESIDENCE



*vittoria*

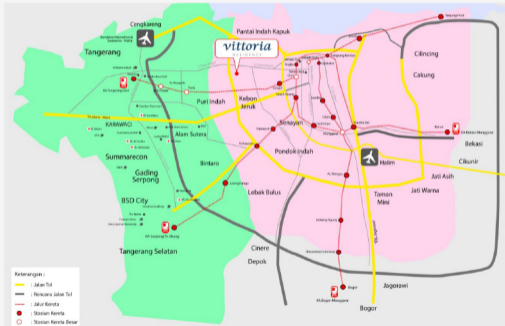
RESIDENCE

PEMBANGUNAN



Vittoria Residence adalah hunian terletak di Daan Mogot, Jakarta Barat akan berdiri diatas lahan seluas ± 1.2 (ha)

# DIMANA VITTORIA?

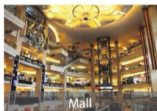


# LOKASI

## The Location of Vittoria Residence



# FASILITAS UMUM



# AKSEBILITAS

1

**MENIT**

- Stasiun Bojong Indah
- Tol JOR 2

10

**MENIT**

- CBD Puri
- Tol Sedyatmo
- Pantai Indah Kapuk

15

**MENIT**

- Bandara Soekarno - Hatta
- Tangerang
- Jl. Panjang / Jakarta

20

**MENIT**

- Serpong
- Alam Sutera - BSD City
- Tanjung Priok



# ENTRANCE



# LOBBY



## JADIKAN HIDUP ANDA BERKUALITAS

Lobby yang berkelas dan dipenuhi oleh atmosfer yang nyaman siap menyambut anda sepulang beraktifitas maupun memulai aktifitas.





## SEMUA YANG ANDA DIBUTUHKAN TERSEDIA

Victoria Residence memberikan semua yang anda perlukan dalam kehidupan setiap hari dengan rangkaian fasilitas yang menunjang hidup anda.



# SITE PLAN

- A.** Tower Alexandrite
- B.** Tower Blue Diamond
- C.** Tower Citrine



# FLOOR PLAN



CONSTRUCTION BY

**TOTALINDO**  
Building Construction



## Klien

Home / Klien

### 01. Chitaland Tower, Jakarta

Office



PT. Chitaland Perkasa



February – September 2016



Jl. Dr. Satno, Kuningan,  
Jakarta



Bored Pile + D-Wall

### 02. Vittoria Residence, Jakarta

Apartment



PT. Duta Indah Kencana



March 2016 – February 2017



Jl. Raya Daan Mogot, Jakarta



Structure

### 03. Midtown Residence Apartment, Serpong

Apartment



PT. Ratu Prabu Tiga



2015 – 2017



Jl. TB. Simatupang Kav. 20,  
Jakarta Selatan



Structure, Architecture and  
M&E

### 04. Kota Casablanca 3, Jakarta

Apartment



Elite Prima Utama



June 2015 – February 2016



Jakarta



Structure and Architecture

### 05. Puri Mansion Apartment, Jakarta

Apartment



PT. Citra Abadi Mandiri



May 2015 – May 2017



Puri Kembangan, Jakarta



Structure and Architecture

### 06. New Grand World Hotel & Resort, Bali

Hotel & Resort



PT. Mugie Bali Indah



May 2015 – March 2016



Jl. TB. Simatupang Kav. 20,  
Jakarta Selatan



Structure, Architecture and  
M&E

### 07. Grand Cut Meutia Tower A, Bekasi

Apartment



PT. Selaras Mitra Sejahtera



May 2015 – November 2017



Bekasi Barat



Structure

### 08. Podomoro City Deli Medan Phase 2, Medan

Mail & Office



PT. Sinar Menara Deli



May 2015 – January 2017



Medan



Upper Structure

### 09. Kirana Commercial Avenue Phase 2, Jakarta

Commercial

### 10. Podomoro City Deli Medan Phase 1, Medan

Development & Retail

### 11. Kirana Commercial Avenue Phase 1, Jakarta

Commercial

### 12. Menteng Park Residences, Jakarta

Residences



# BUILDING SPECIFICATION

# BUILDING SPECIFICATION

## FOUNDATION

|                 |                        |
|-----------------|------------------------|
| Foundation      | : Piling / Bored Piles |
| Upper Structure | : Concrete Reinforced  |
| Material        | : Concrete Reinforced  |

## FLOOR FINISHING

|                   |                                |
|-------------------|--------------------------------|
| Lobby             | : Homogeneous Tiles 60 x 60 cm |
| Living & Dining   | : Homogeneous Tiles 60 x 60 cm |
| Bedroom & Kitchen | : Homogeneous Tiles 60 x 60 cm |
| Bathroom          | : Ceramic Tile + Waterproofing |

## WALL FINISHING

|                      |  |
|----------------------|--|
| Outer Wall           | : Precast concrete finish weathershield painted wall |
| Corridor             | : Celcon wall finish painted wall                    |
| Living & Dining Wall | : Partition double gypsum wall finish painted wall   |
| Bathroom             | : Celcon wall finish ceramic tile + waterproofing    |

## CEILING FINISHING

|                 |  |
|-----------------|--|
| Lobby           | : Gypsum board & finish painted wall         |
| Living & Dining | : Exposed (Fair Face) finish painted wall    |
| Bedroom         | : Exposed (Fair Face) finish painted wall    |
| Bathroom        | : Gypsum water resistand finish painted wall |

## DOOR & WINDOW

|                    |  |
|--------------------|--|
| Lobby A            | : Door & window glass with alumanium frame       |
| Living & Dining    | : Solid engineering door finish melamic/semiduco |
| Bedroom & Bathroom | : Engineering door finish HPL                    |
| Balcony            | : Door & window glass with alumanium frame       |

## KITCHEN

Celcon wall, top table finish homogeneous tile + sink stainless steel

## BATHROOM

|                   |                             |
|-------------------|-----------------------------|
| Closet & Lavatory | : American Standard / Equal |
| Shower            | : Hand Shower & Fittings    |

## BALCONY

Ceramic tile with iron railing finish painted iron

## UNIT INSTALLATION

|                  |   |
|------------------|---|
| Unit Electricity | : PLN 2200 VA (Studio & 1 Bedroom)<br>PLN 3500 VA (2 Bedroom & 3 Bedroom) |
| Water Supply     | : Cold Water (PDAM)<br>Hot Water (Installation Pipe)                      |
| AC Installation  | : Drain pipe, power, & refrigerant pipe                                   |
| Fire Protection  | : Sprinkle, Heat Detector & Fire Announcement                             |
| Telephone Line   | : 1 Line & outlet telephone   |
| TV Installation  | : 1 Outline TV for Living Room  |
| Gas Pipeline     | : Government Gas  |

## LIFT

Passenger lift & service lift

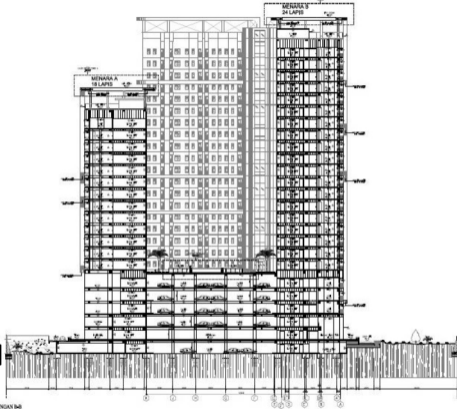
## SECURED

CCTV & 24 hours security system  
Audio phone & access card

## ADDITIONAL

Free Shoe rack





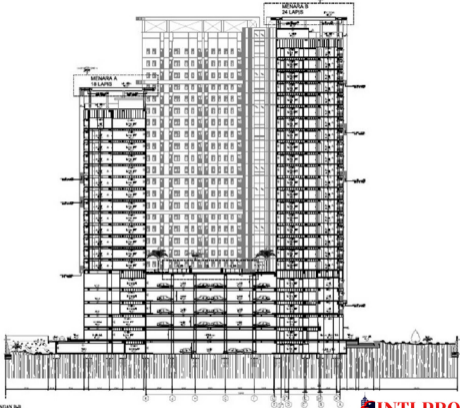
# TOWER - B

## SECTION

24 LANTAI

TOWER A = 18 LANTAI

TOWER C = 24 LANTAI



# KONDISI TOWER

|                | UNIT | LANTAI | VOLUME (Sqm) |
|----------------|------|--------|--------------|
| <b>TOWER A</b> | 182  | 18     | 8533         |
| <b>TOWER C</b> | 380  | 24     | 19206        |

show  
unit

# STUDIO Semi – Gross : 29.08 m<sup>2</sup>



# 1 BEDROOM

Semi – Gross : 33.10m<sup>2</sup>



# 2 BEDROOM

Semi - Gross : 43.05 m<sup>2</sup>



# 3 BEDROOM

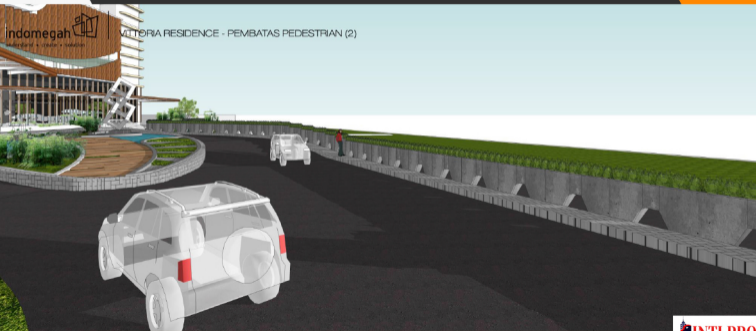
Semi – Gross : 52.61 m<sup>2</sup>





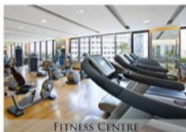
# FASILITAS







# FASILITAS



## FASILITAS



# 3 AKSES TRANSPORTASI



TOL



COMMUTER LINE



BUSWAY

YANG TIDAK DIMILIKI  
DI APARTEMEN LAIN





DESAIN

STASIUN

COMMUTER LINE

**ICON  
KAMI  
&  
PERTAMA  
DI INDONESIA**

# STASIUN



**COMMUTERLINE DALAM  
LOKASI VITTORIA**



# Bojong Indah / Vittoria Station



**ICON  
KAMI  
&  
PERTAMA  
DI INDONESIA**

DESIGN BY ANDI SIREGAR



# STASIUN VITTORIA/BOJONG INDAH ADA DI VITTORIA

JL. DAAN MOGOT

**Area Vittoria**  
11.5 Ha



## KONSEP AREA PARKIR / PENITIPAN KENDARAAN

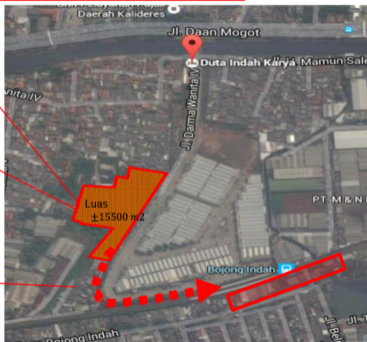


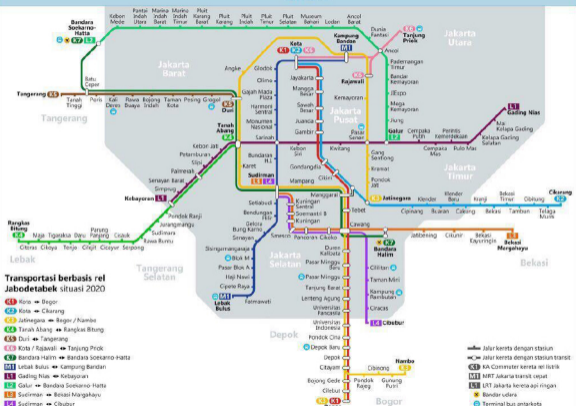
PENITIPAN KENDARAAN

LUAS LAHAN SEKITAR  $\pm 15.500$  M<sup>2</sup>



ILUSTRASI JALUR PEJALAN KAKI MENUJU STASIUN





**Transportasi berbasis rel Jabodetabek situasi 2020**

- Koror → Bogor
- Kota → Cikarang
- Jatinegara → Bogor / Nambra
- Tengah Abang → Rangkas Bitung
- Duri → Tangerang
- Kota / Rajawali → Tanjung Priok
- Bandara Soekarno-Hatta → Bandara Soekarno-Hatta
- Lebak Bulus → Kampung Bandan
- Gading Nias → Kobayoran
- Galar → Bandara Soekarno-Hatta
- Sudirman → Bekasi Margahayu
- Sudirman → Cibubur

- Jalur kereta dengan stasiun
- Jalur kereta dengan stasiun transit
- KA Kereta api nasional
- MRT Jakarta transit cepat
- LRT Jakarta kereta api ringan
- Bandar udara
- Terminal bus antarkota

## SELANGKAH MENUJU SUDIRMAN



## SELANGKAH MENUJU BANDARA



Terintegrasi Langsung dengan **MRT**

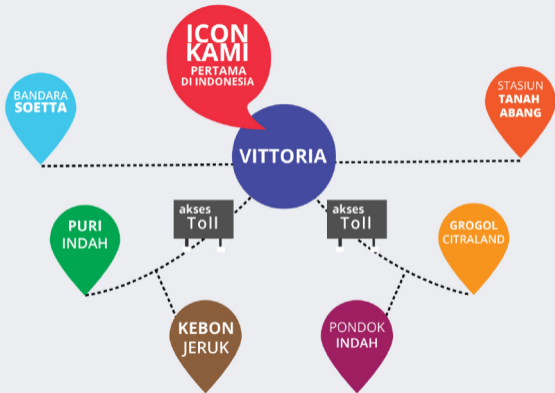


**ICON  
KAMI**

&

**PERTAMA  
DI INDONESIA**  
**INTI PRO**  
BUY - SELL - RENT - BUY





PROMO PENJUALAN  
PEMBAYARAN **50%**

SIAP **HUNI**



# TANPA DP

BISA LANGSUNG PUNYA APARTMENT

**BENAR  
BENAR**

**0%**

# CLOSING STATEMENT



INVESTASI PASTI & TIADA BANDINGNYA **KONSEP 3 KEPASTIAN**

**P**asti Harga Naik

**P**asti Selangkah menuju:

\*Sudirman \*Tn Abang \*Soetta

**P**asti Harga sewa Naik



VISIT OUR  
WEBSITE

BOOK  
NOW



**Fanny Tan 0817 18 5353**

**Fu Sen 0813 1087 1859**

**Andri 082110202627**