



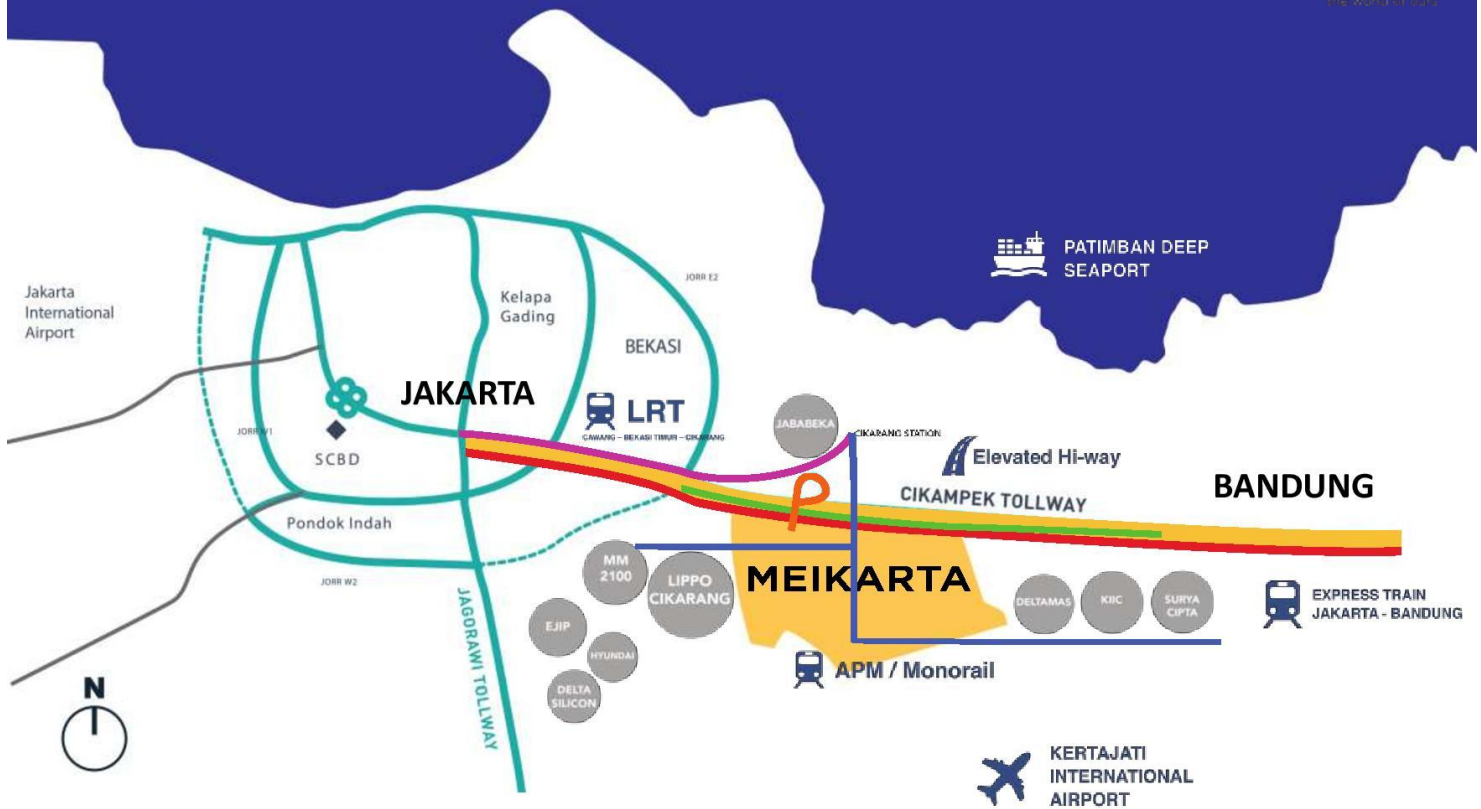
MEIKARTA
the world of ours



Indonesia's Biggest
& The Most Beautiful City
for Better Working & Living

Rp **278 T** Investment

Corridor of extraordinary economic growth. Surrounded by 6 Industrial Estates + 6 new infrastructures + Direct Toll Access



Patimban Deep Seaport

Rp 40 T Investment, Partial Target 2019, Full Operational 2022



Kertajati International Airport

Progress 34%, Open early 2019



Express Train Jakarta – Bandung

Already Ground Breaking, appointed WKA contractor
Rp 65 T Investment



LRT (Light Rail Transport)

Cawang – Bekasi Timur – Cikarang Station
Target Finished 2019



1st Corridor

Cawang/ Bekasi Timur now under construction

2nd Corridor

Cikarang Station will be integrated with the APM (Monorail) system



Automated People Mover (Monorail)

Start constructing 2018, Target finished 2020



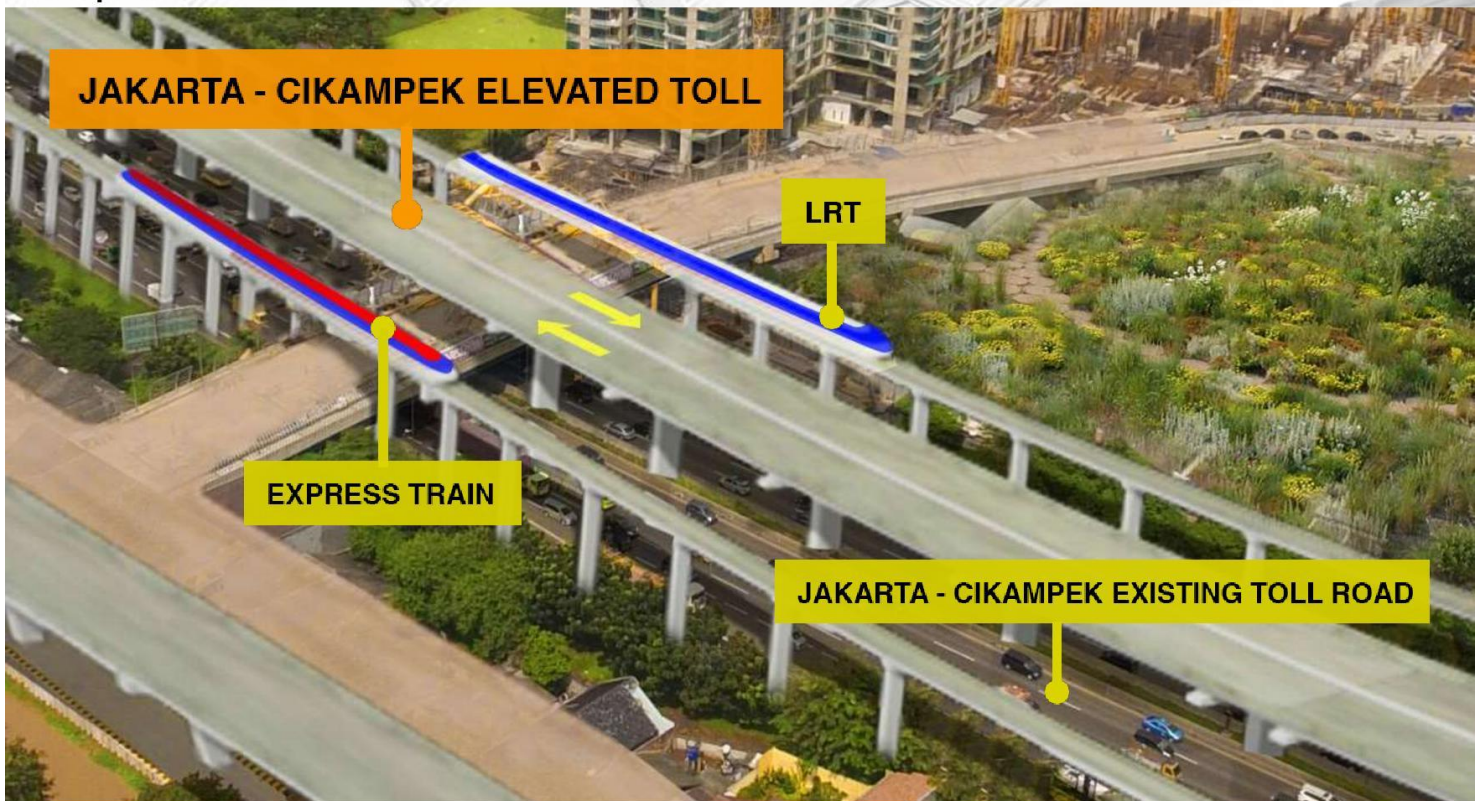
MEIKARTA
the world of ours



Jakarta – Cikampek elevated toll

Target to operate April 2019

Rp 16,2 T Investment



Surrounded by Fortune 500 Companies

- 4,000 Multinational Companies
- 1 million cars production / year
- 10 million motorcycles production / year
- 100,000 Business Owners
- 100,000 Managers
- 12,000 Expatriates



welcome to



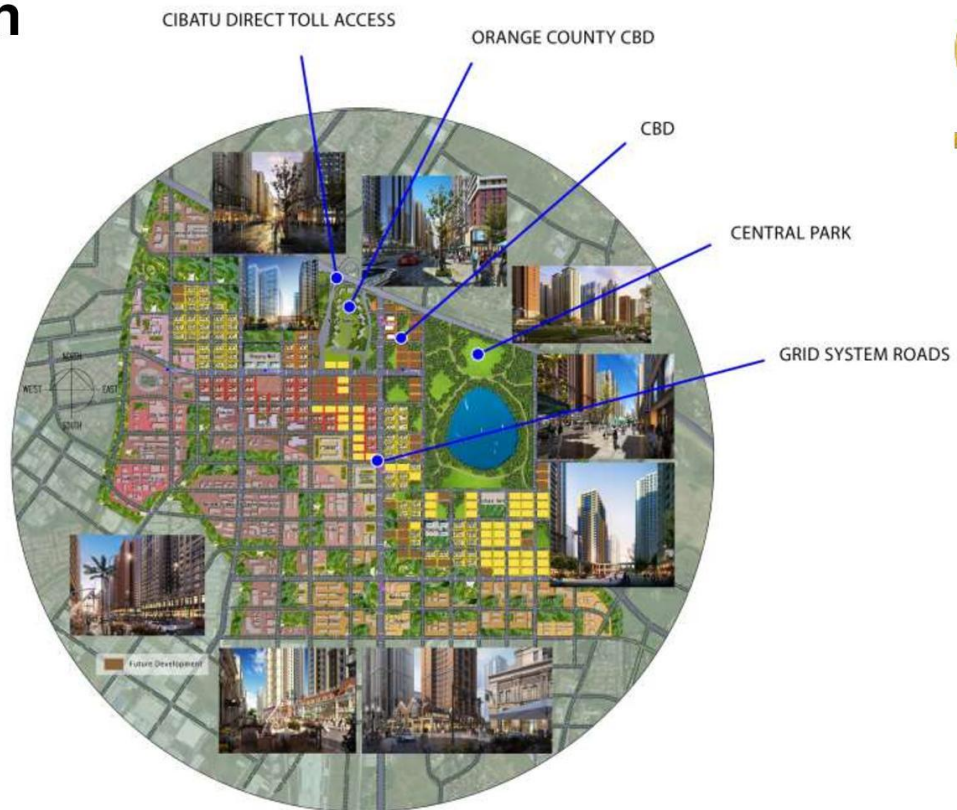
MEIKARTA
the world of ours

Master Plan



Disclaimer: all drawings and layout is subject to change for improvement.

Master Plan



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Why do we choose GRID SYSTEM?
Meikarta – The New Metropolis

Advantages

- **Easy to navigate** and finding directions
- **Easy to identify the blocks** – x,y based coordinate

Required

- **Smart Residents**

In terms of Urban System:

- **Smart City = Smart Grid System**

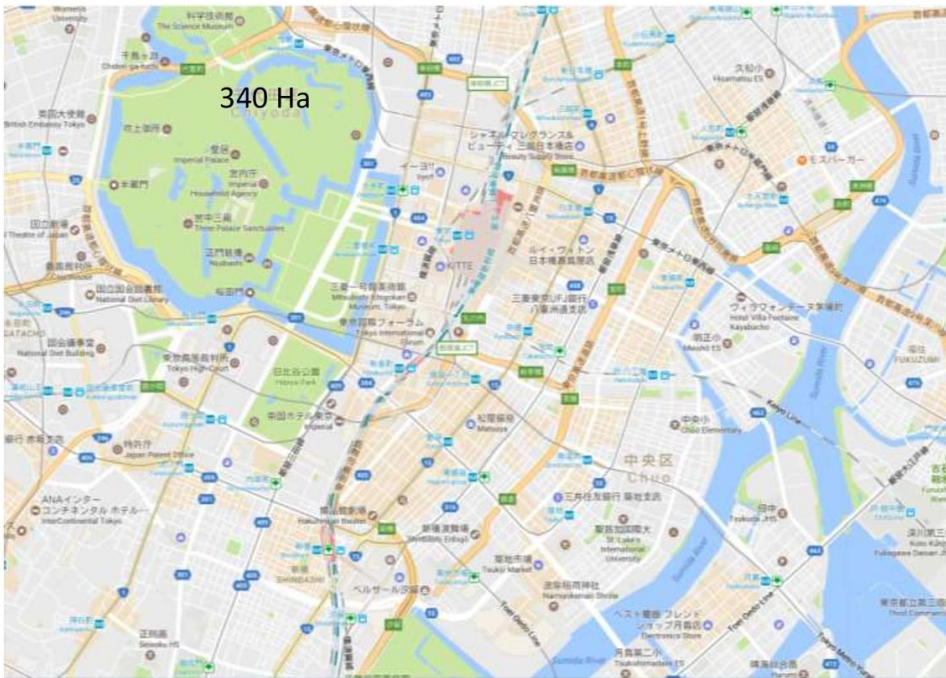




Why do we choose GRID SYSTEM? New York Grid System

Key Features:

- Grid System
- Central Park
- Public Transportation Network



Why do we choose GRID SYSTEM? Tokyo Grid System

Key Features:

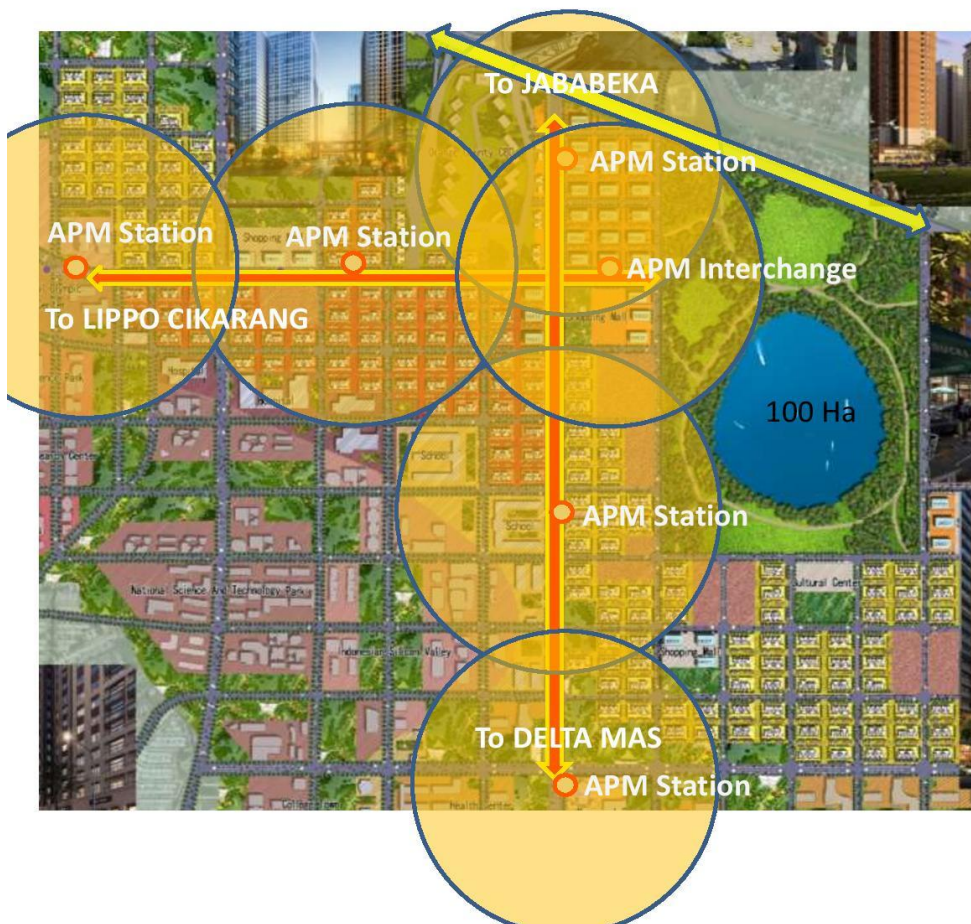
- Grid System
- Imperial Palace
- Public Transportation Network



Can you find something similar?
Meikarta – The New Metropolis

Key Features:

- Grid System
 - Consistent
 - Easy to change route



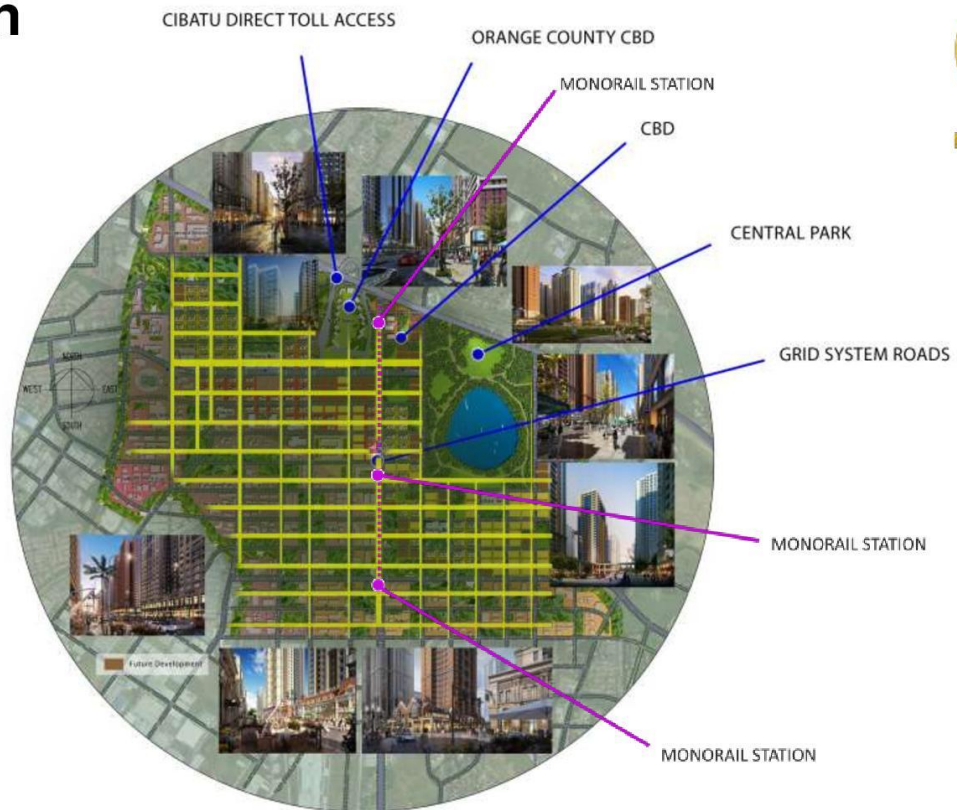
Can you find something similar?
 Meikarta – The New Metropolis

Key Features:

- Grid System
 - Consistent
 - Easy to change route
- Central Park:
 - Zoo
 - Amusement Park
- Public Transportation Network
 - LRT (Light Rapid Transit)
 - APM (Automated People Mover)

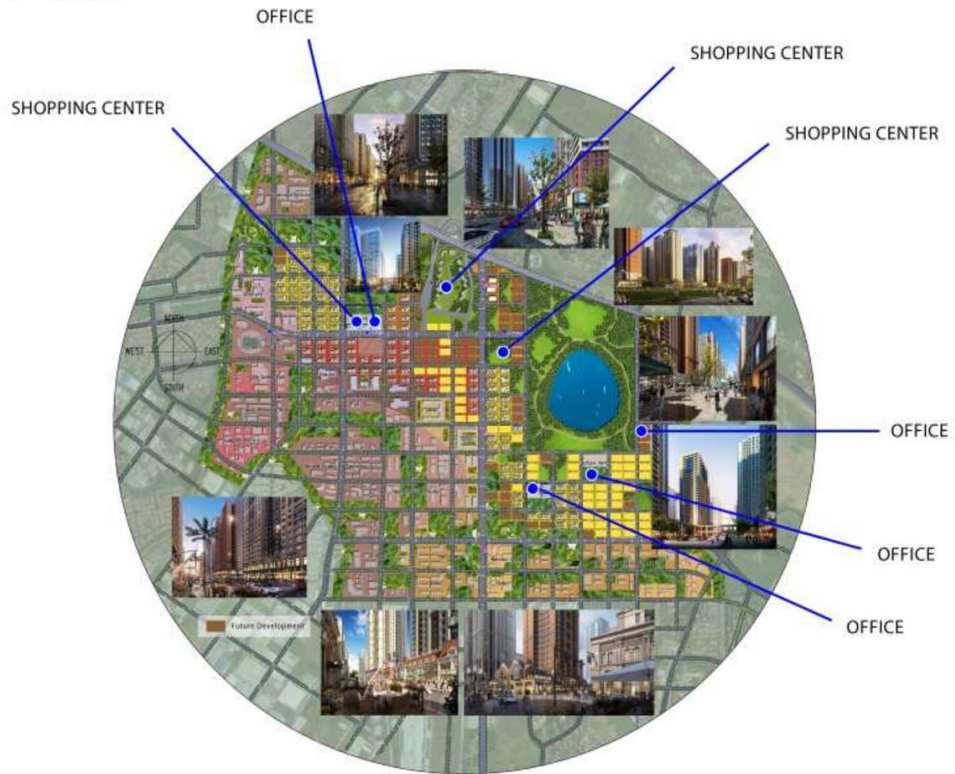
Stations are mostly within 5 minutes walking radius (350m)

Master Plan



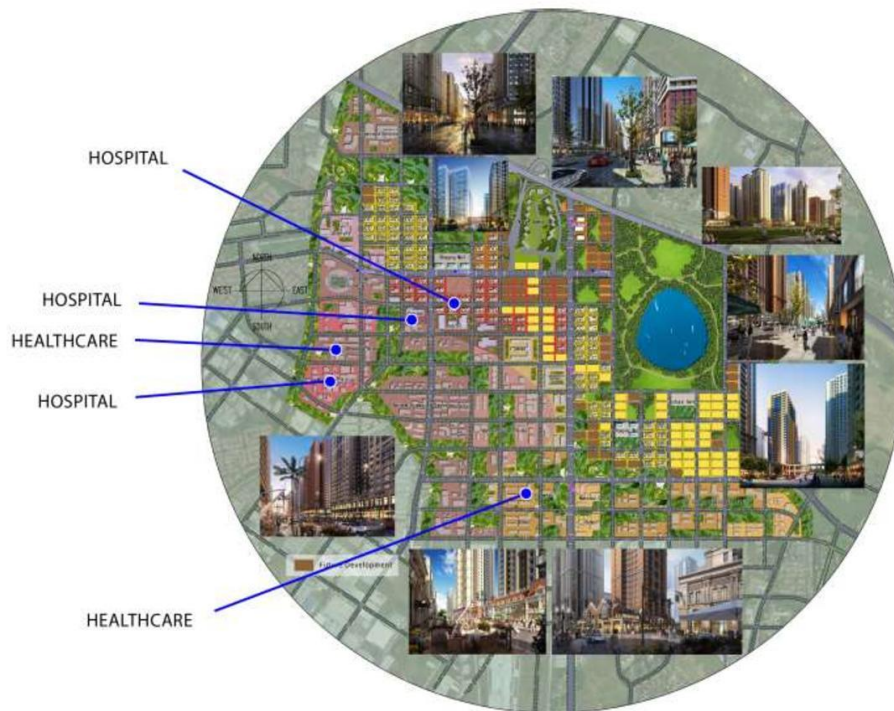
Disclaimer: all drawings and layout is subject to change for improvement.

Master Plan



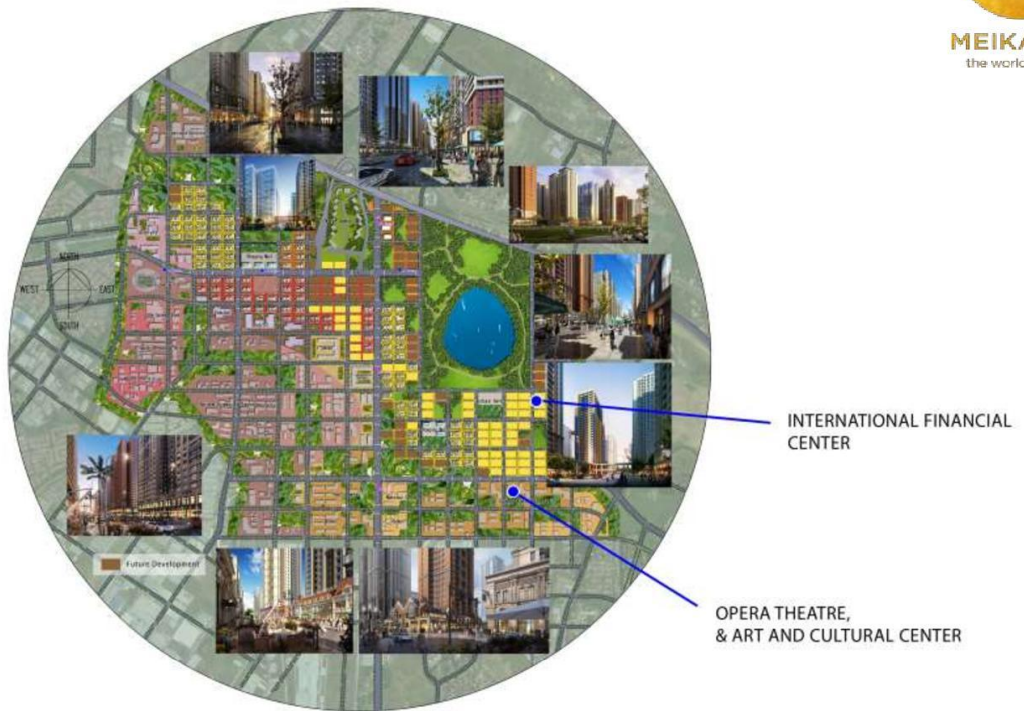
Disclaimer: all drawings and layout is subject to change for improvement.

Master Plan



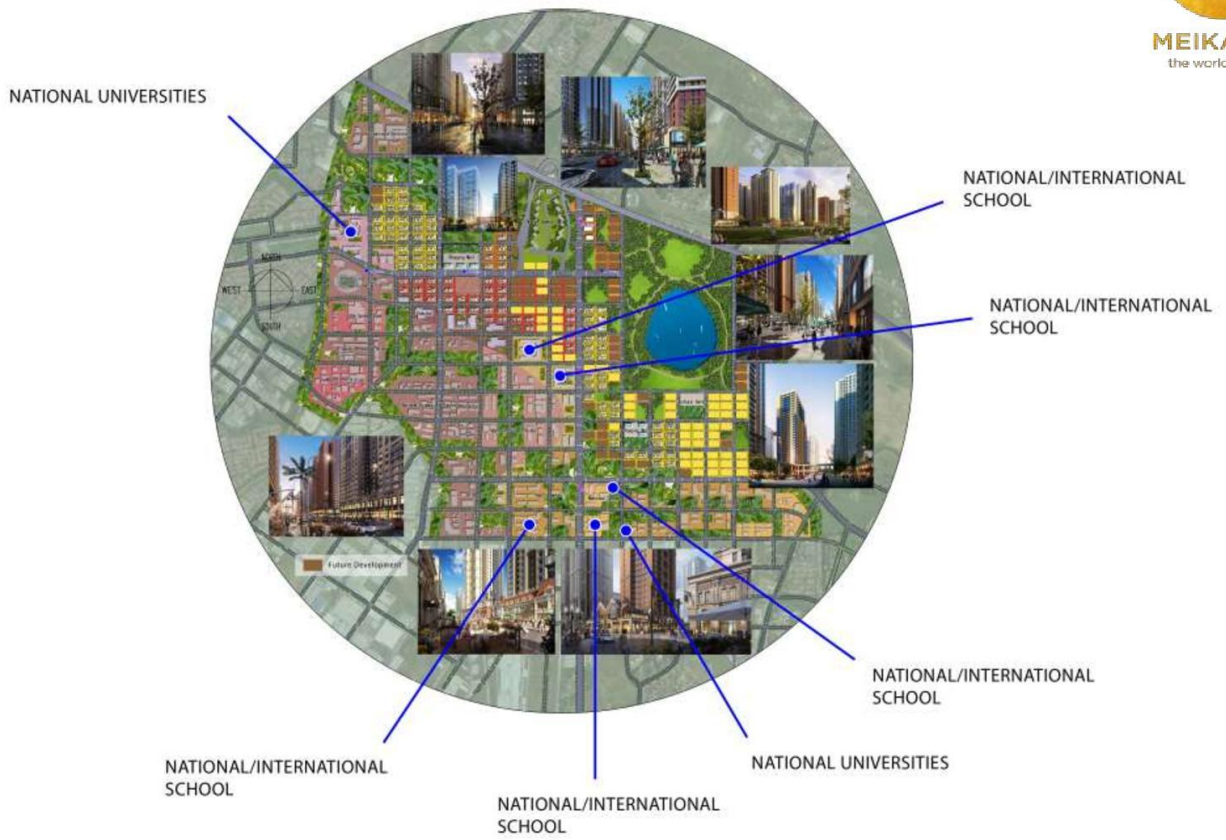
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Master Plan



Disclaimer: all drawings and layout is subject to change for improvement.

Master Plan



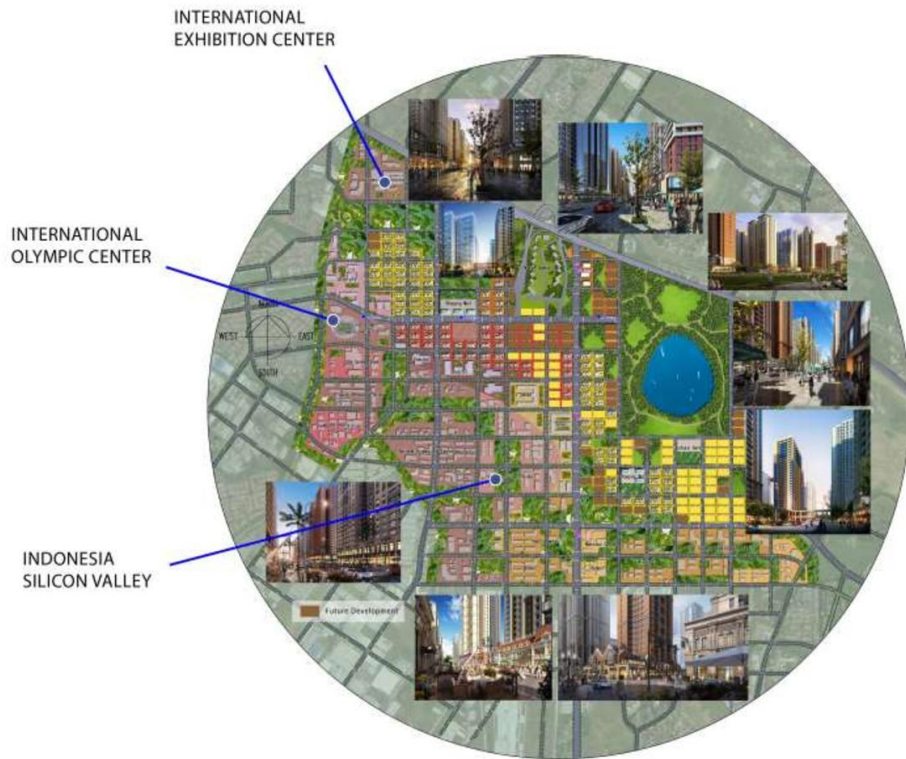
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Master Plan



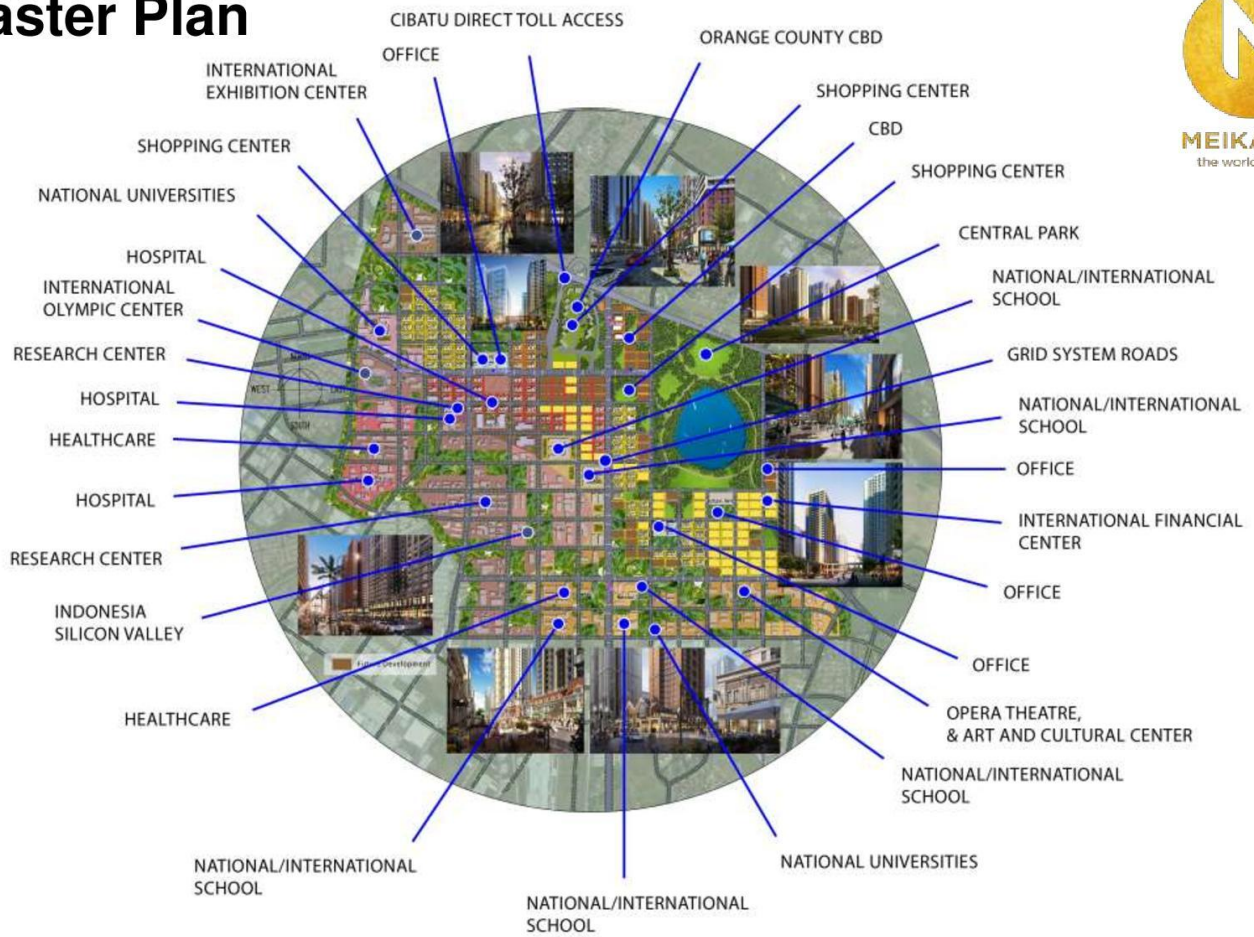
Disclaimer: all drawings and layout is subject to change for improvement.

Master Plan



Disclaimer: all drawings and layout is subject to change for improvement.

Master Plan



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To Build the Biggest and
the Most Beautiful Metropolitan City
for better living and better working



4 LAYERS OF WELL PLANNED ROAD NETWORKS



- **Grid system road network**
- **Public transportation : LRT / Monorail, Bus at below street level**
- **Road ROW of 30m (6 Lanes), 48m (8 Lanes) and 60m (10 Lanes)**
- **Separation of Pedestrian & Automobiles**
- **Connection at above street-level between buildings with convenient pedestrian bridge**

4 LAYERS OF WELL PLANNED ROAD NETWORKS

Bring light and air to every level



4 LAYERS OF WELL PLANNED ROAD NETWORKS

LRT / Monorail, Bus at below street level



4 LAYERS OF WELL PLANNED ROAD NETWORKS

Road ROW of 30m (6 Lanes), 48m (8 Lanes) and 60m (10 Lanes)





**Pedestrian
Bridge
Above street-
level**

The 5 Pillars of Development

**Innovative
Infrastructure
&
transportation**

**Centre of
Art, Culture,
Education, &
Health**

**HIGH Tech
CBD &
Research
Hub**

**Green,
Sustainable,
& Beautiful
Environment**

**Business &
Commercial
Hub**

- **Massive Scale of Development**
- **New benchmark & trendsetter for future city**
- **not only in Jakarta but in South East Asia**

Central Park of 100 Ha

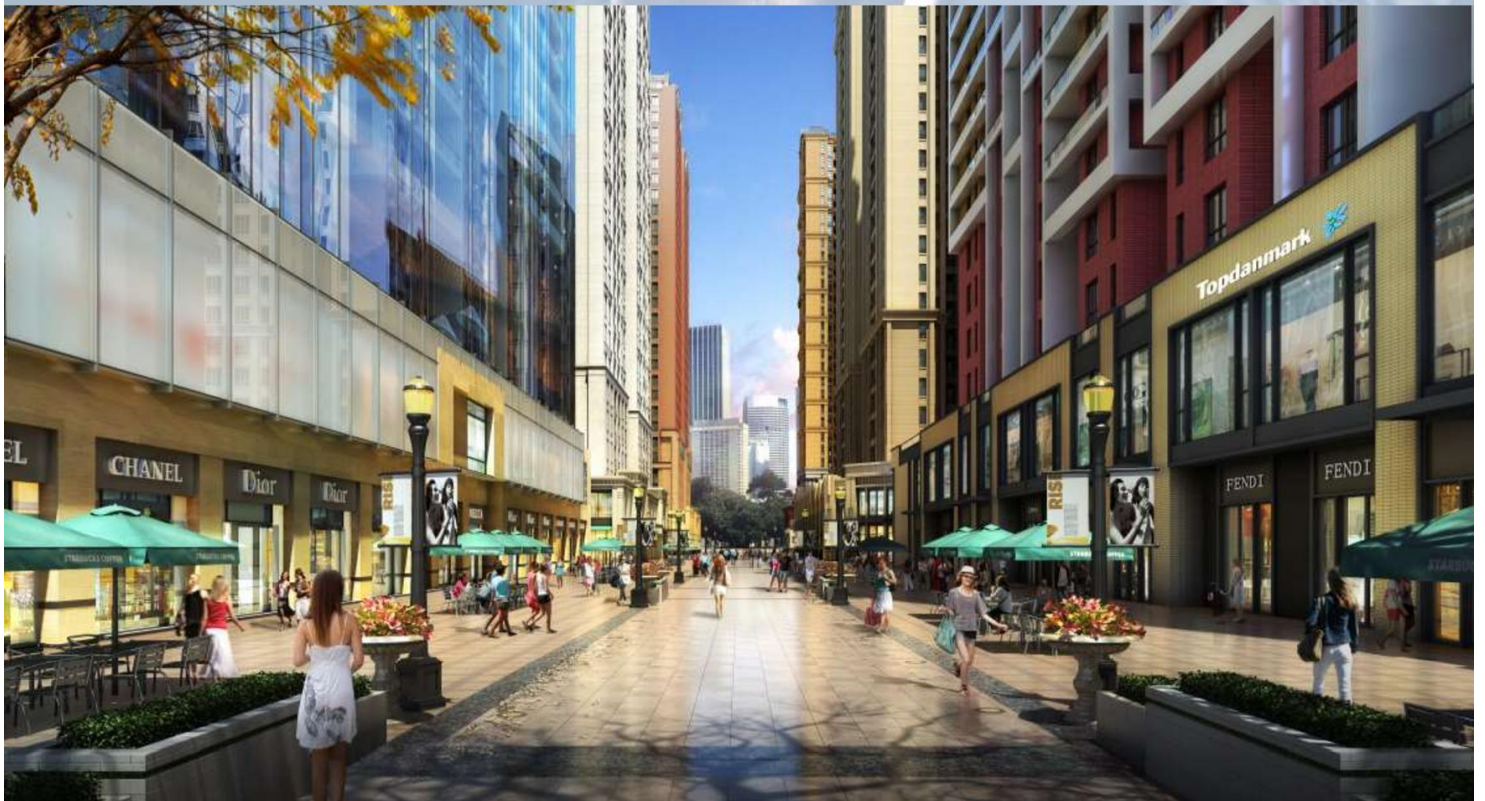
Mini zoo, Lake, Forest, Lawn,
Jogging & Walking track



10 Shopping Centers & Commercial Area of 1,500,000 m²



Shopping Streets



Healthcare Centers & International Hospitals



International Financial Center



10 International 5 Star Hotels



Such as:



THE RITZ-CARLTON®

HYATT®



MANDARIN ORIENTAL
THE HOTEL GROUP

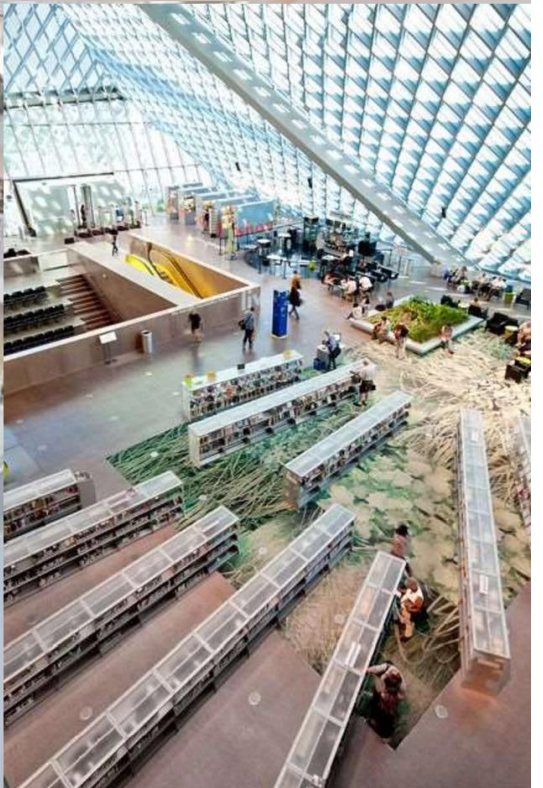


ST REGIS



FOUR SEASONS
Hotels and Resorts

National Library



Opera Theatres



Art & Cultural Center



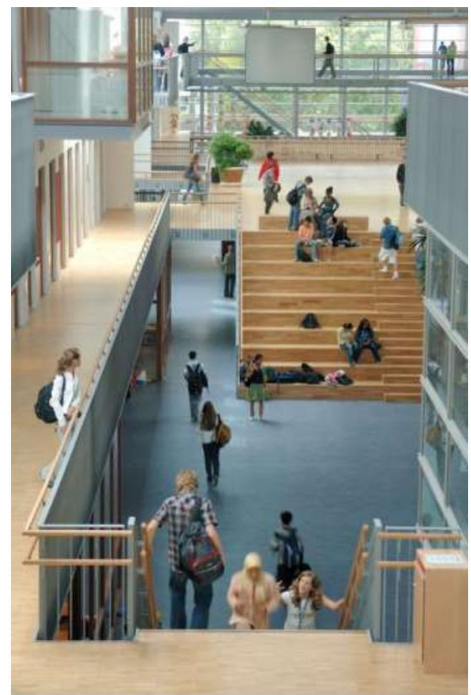
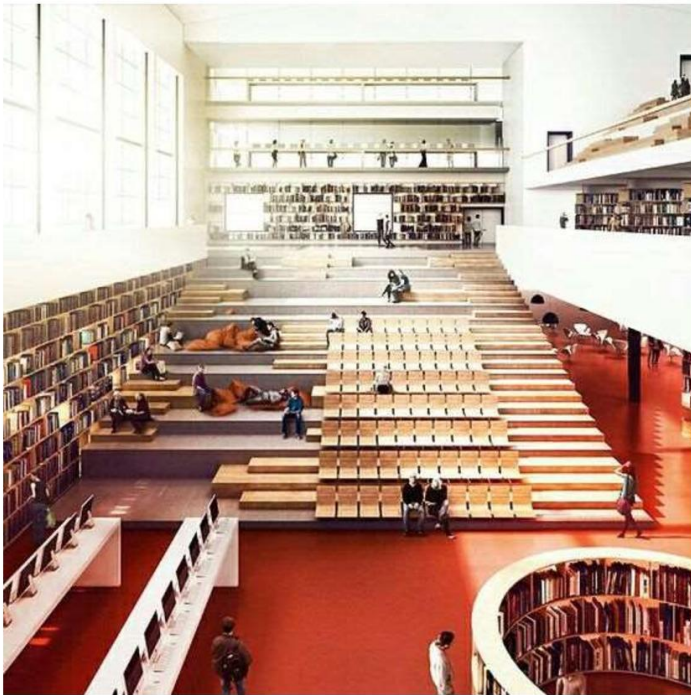
International Olympic Center



Top 5 High Schools – 50 Schools
Top 10 Primary Schools – 100 Schools



3 Top National Universities



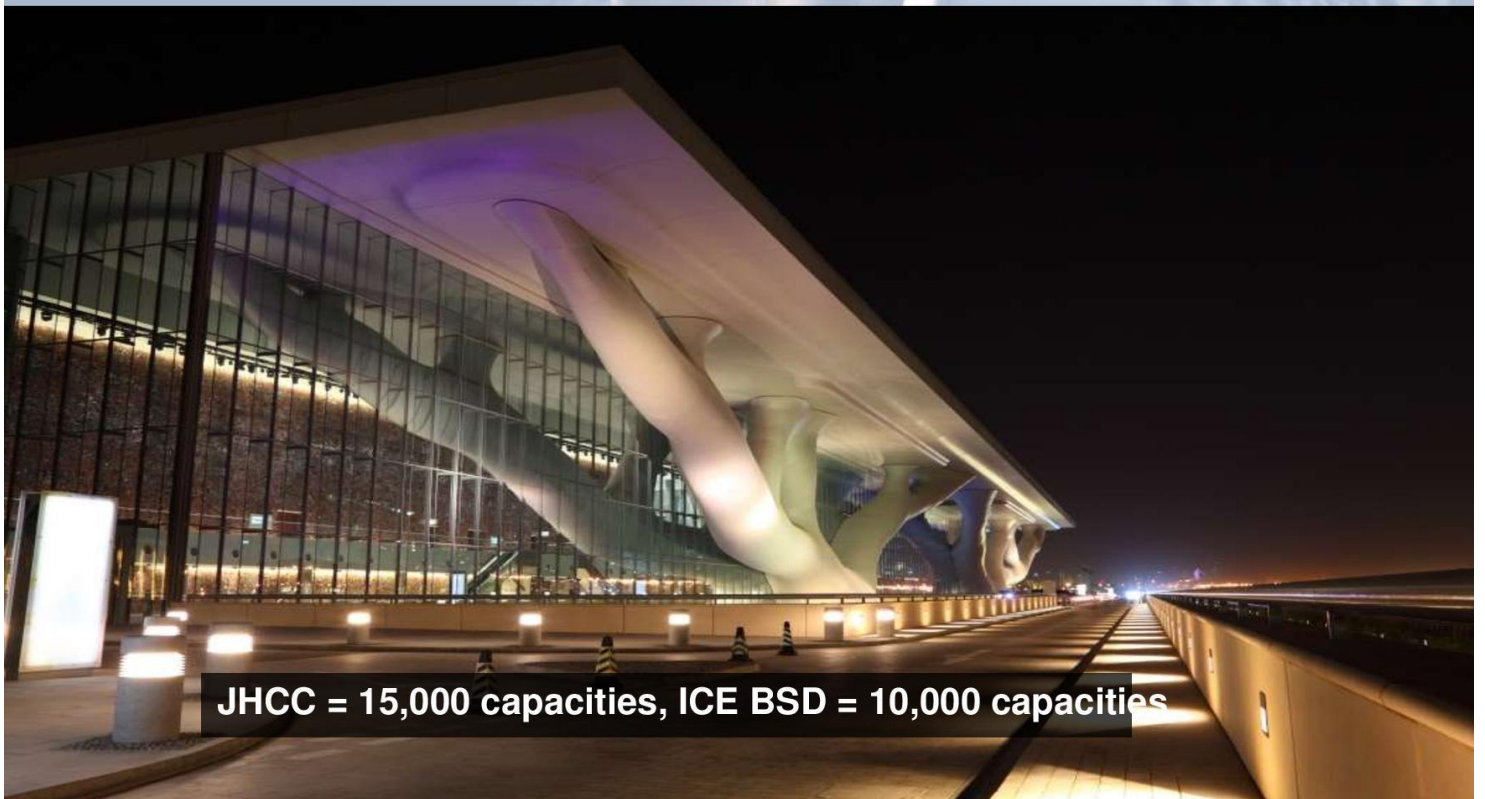
Industrial Research Center



Indonesian Silicon Valley



International Exhibition & Convention Center 200,000 people capacities





Distinctive Architecture of each Residential Tower

Different Styles from various Historical Periods and Cultures:

- **American Style**
- **European Style**
- **Asian Style**
- **Modern Style**



AMERICAN STYLE





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EUROPEAN STYLE





MEIKARTA
the world of ours

ASIAN STYLE





MEIKARTA
the world of ours

MODERN STYLE

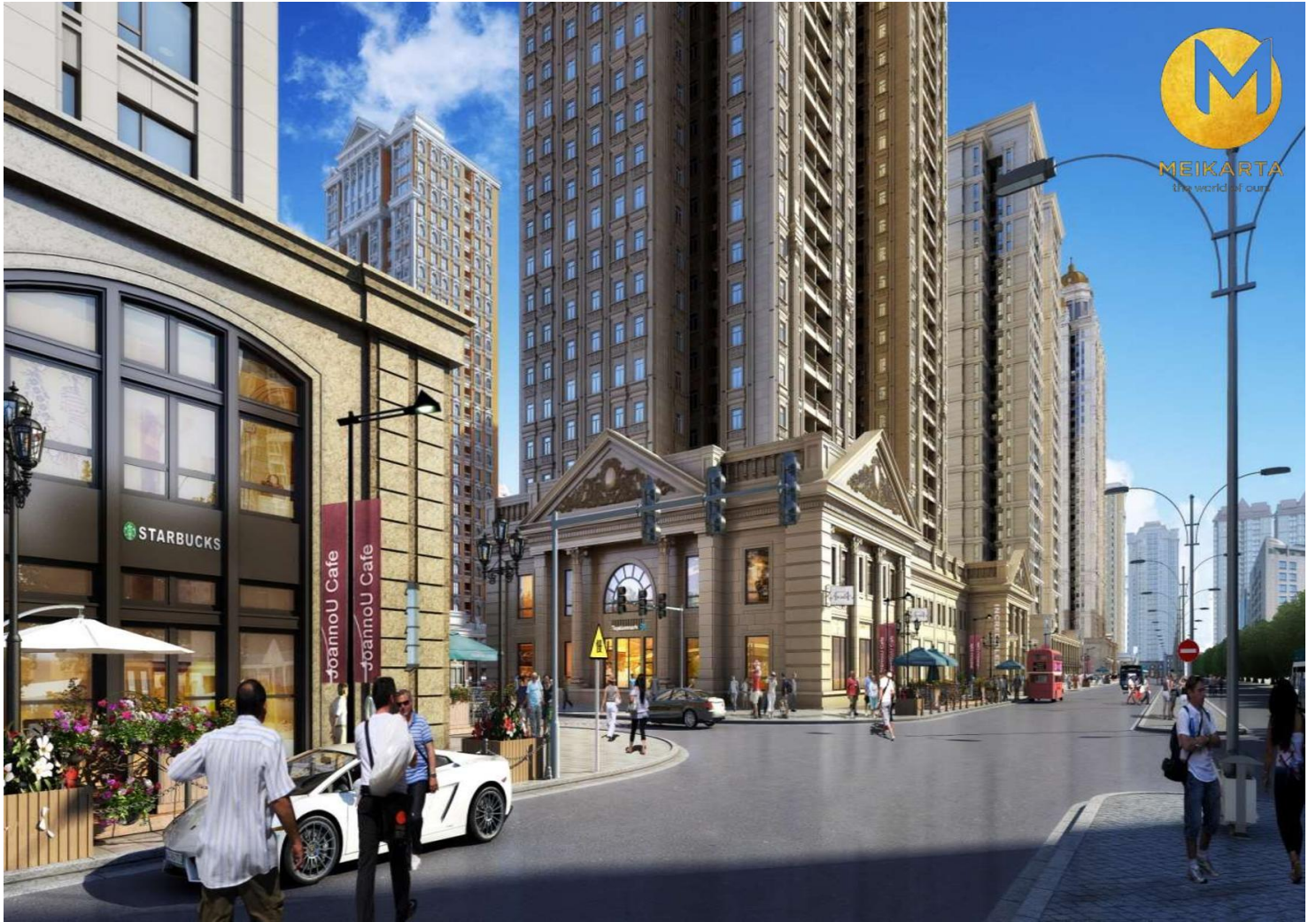








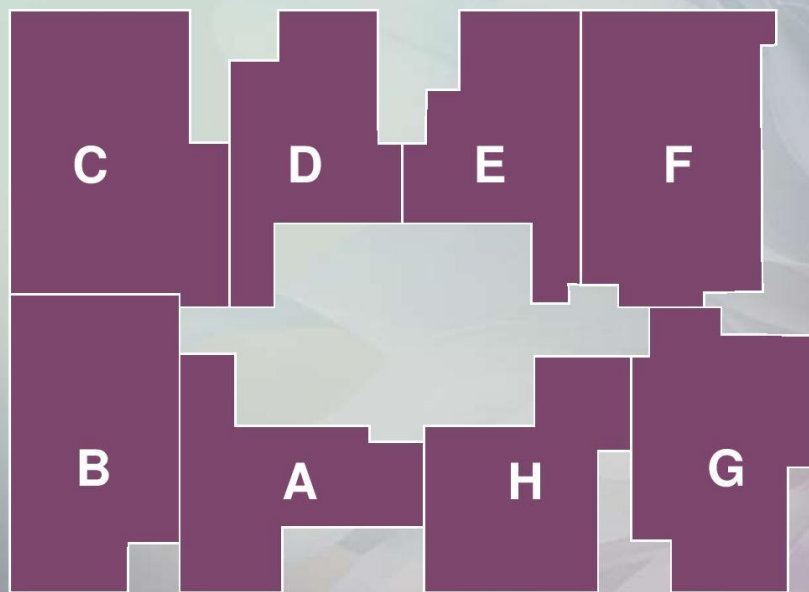




Choice of Apartment Units:

- From:
 - 2 BR (42.58 – 62.30 m²)
 - 3 BR (63.82 – 75.23 m²)
 - 4 BR (82.98 – 98.29 m²)
- Tower Type A – 8 units / floor
Tower Type B – 12 units / floor

Tower A



8 Units / Floor

TOWER A UNIT A

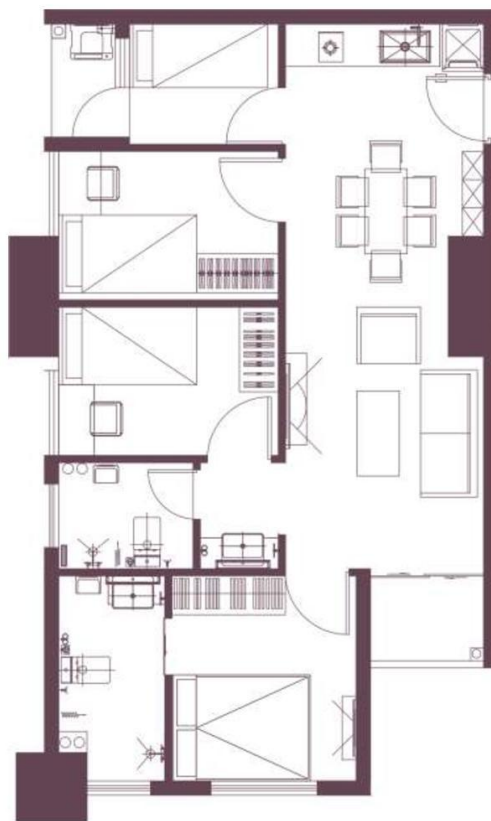
2 Bedroom
58.96 m²



Disclaimer: Unit size is on gross built up area. Developer reserve the right for the fine tuning and improving the final product.

TOWER A UNIT B

4 Bedroom
82.98 m²



Disclaimer: Unit size is on gross built up area. Developer reserve the right for the fine tuning and improving the final product.

TOWER A UNIT C

4 Bedroom
98.29 m²



Disclaimer: Unit size is on gross built up area. Developer reserve the right for the fine tuning and improving the final product.

TOWER A UNIT D

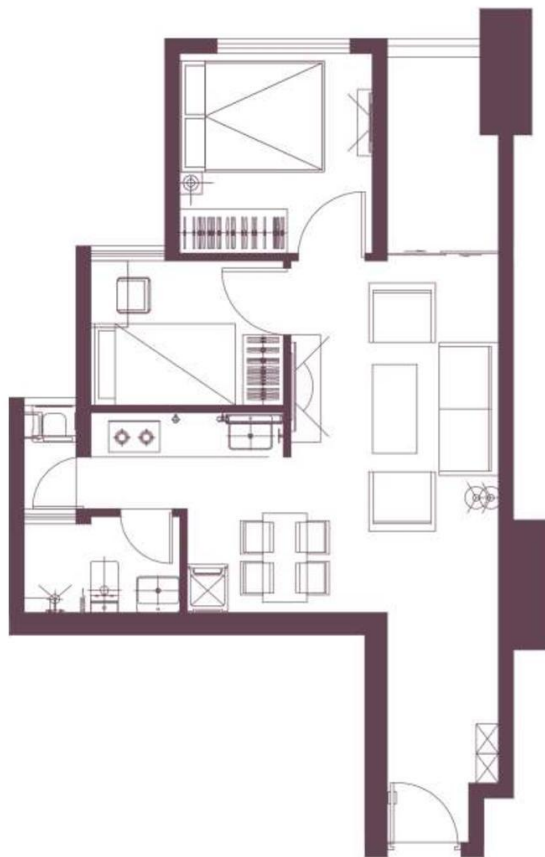
2 Bedroom
60.54 m²



Disclaimer: Unit size is on gross built up area. Developer reserve the right for the fine tuning and improving the final product.

TOWER A UNIT E

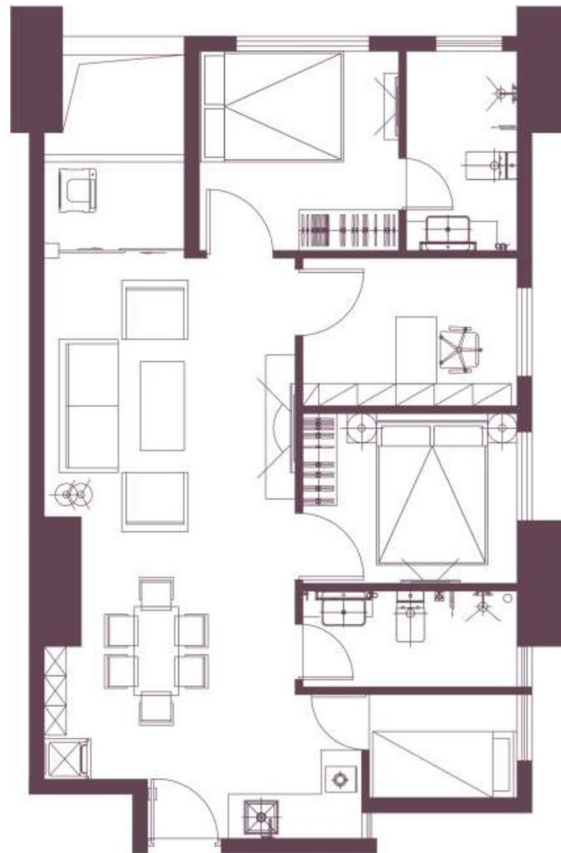
2 Bedroom
62.30 m²



Disclaimer: Unit size is on gross built up area. Developer reserve the right for the fine tuning and improving the final product.

TOWER A UNIT F

4 Bedroom
85.30 m²



Disclaimer: Unit size is on gross built up area. Developer reserve the right for the fine tuning and improving the final product.

TOWER A UNIT G

3 Bedroom
75.23 m²



Disclaimer: Unit size is on gross built up area. Developer reserve the right for the fine tuning and improving the final product.

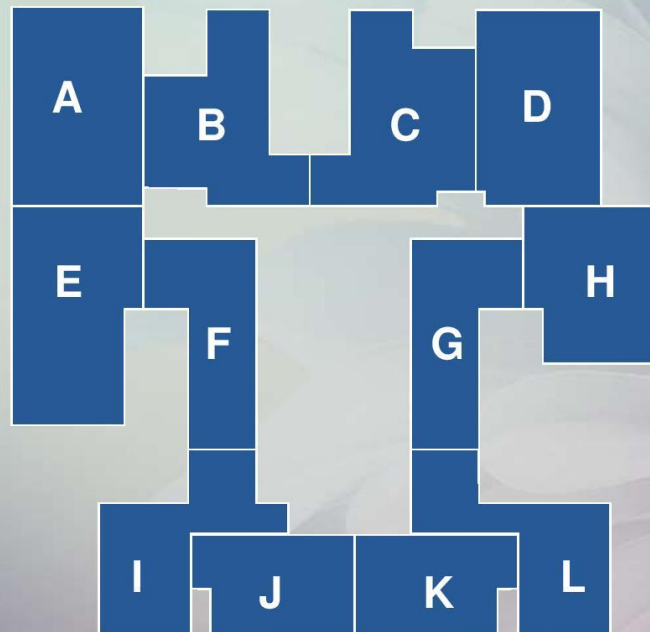
TOWER A UNIT H

3 Bedroom
63.82 m²



Disclaimer: Unit size is on gross built up area. Developer reserve the right for the fine tuning and improving the final product.

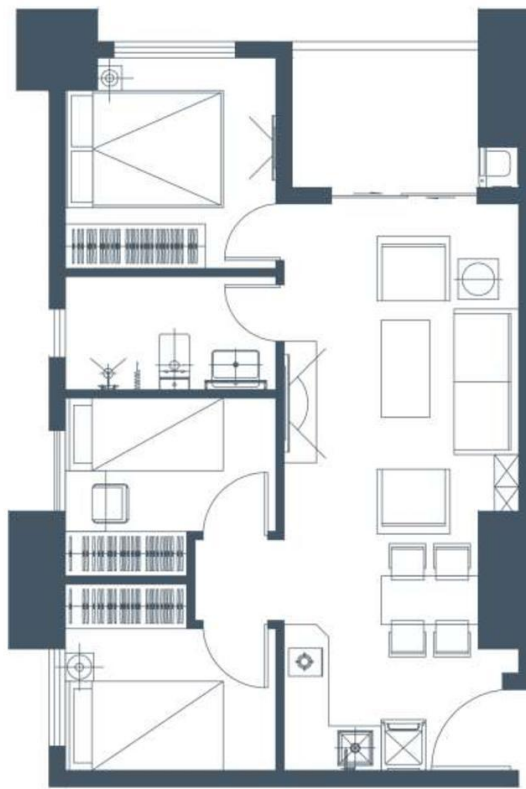
Tower B



12 Units / Floor

TOWER B UNIT A

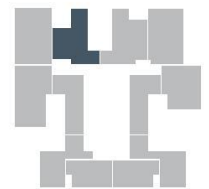
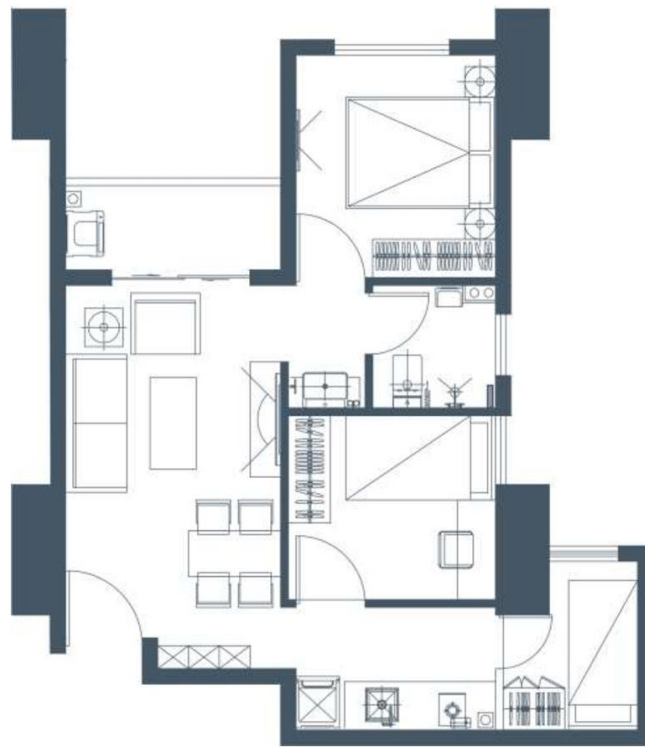
3 Bedroom
68.73 m²



Disclaimer: Unit size is on gross built up area. Developer reserve the right for the fine tuning and improving the final product.

TOWER B UNIT B

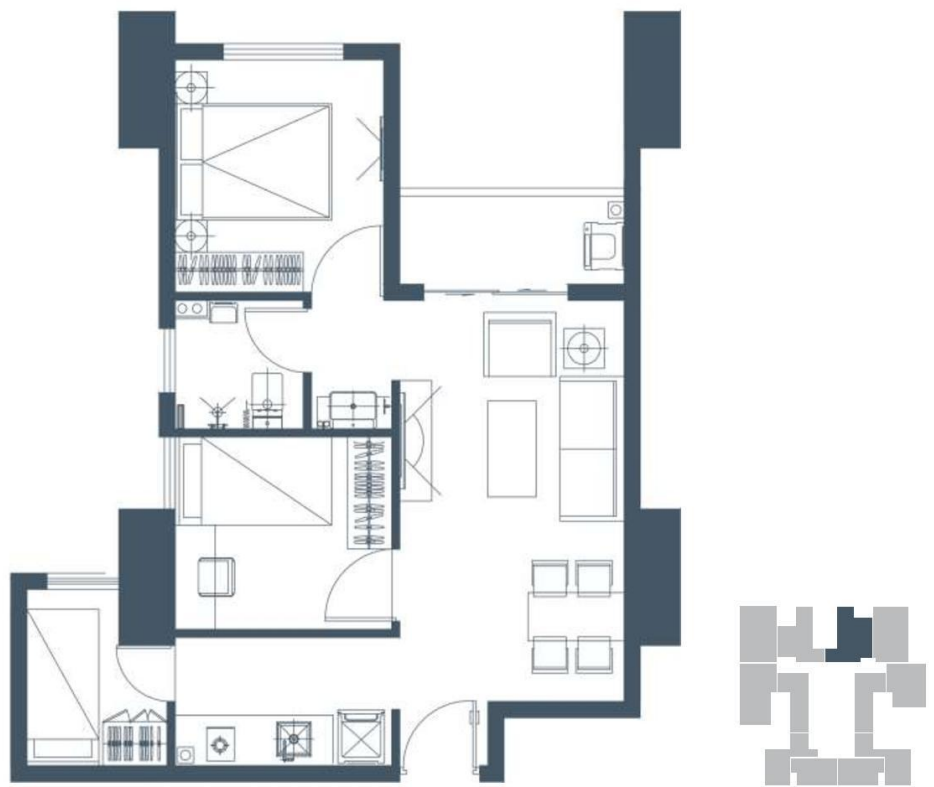
3 Bedroom
64.92 m²



Disclaimer: Unit size is on gross built up area. Developer reserve the right for the fine tuning and improving the final product.

TOWER B UNIT C

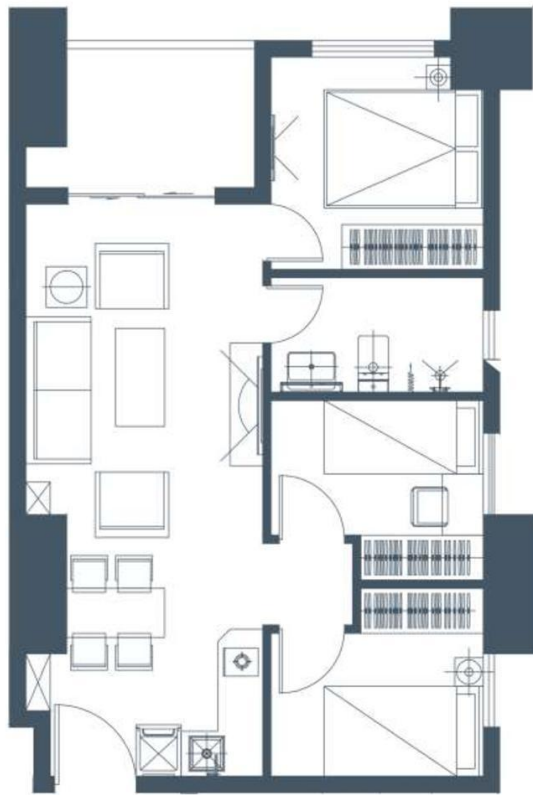
3 Bedroom
66.96 m²



Disclaimer: Unit size is on gross built up area. Developer reserve the right for the fine tuning and improving the final product.

TOWER B UNIT D

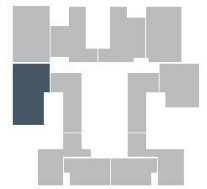
3 Bedroom
68.73 m²



Disclaimer: Unit size is on gross built up area. Developer reserve the right for the fine tuning and improving the final product.

TOWER B UNIT E

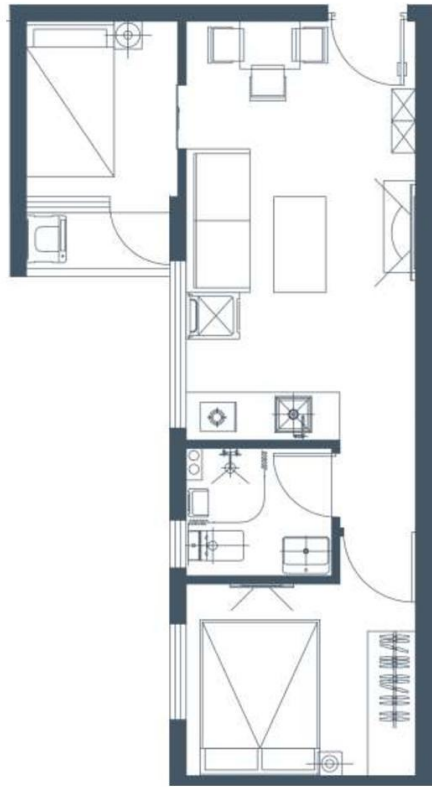
3 Bedroom
73.11 m²



Disclaimer: Unit size is on gross built up area. Developer reserve the right for the fine tuning and improving the final product.

TOWER B UNIT F

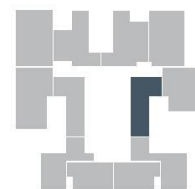
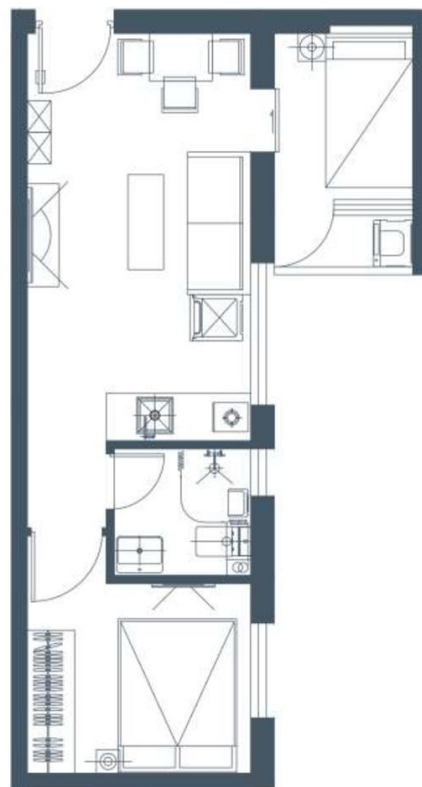
2 Bedroom
49.76 m²



Disclaimer: Unit size is on gross built up area. Developer reserve the right for the fine tuning and improving the final product.

TOWER B UNIT G

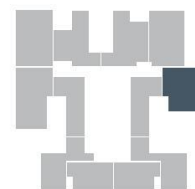
2 Bedroom
47.11 m²



Disclaimer: Unit size is on gross built up area. Developer reserve the right for the fine tuning and improving the final product.

TOWER B UNIT H

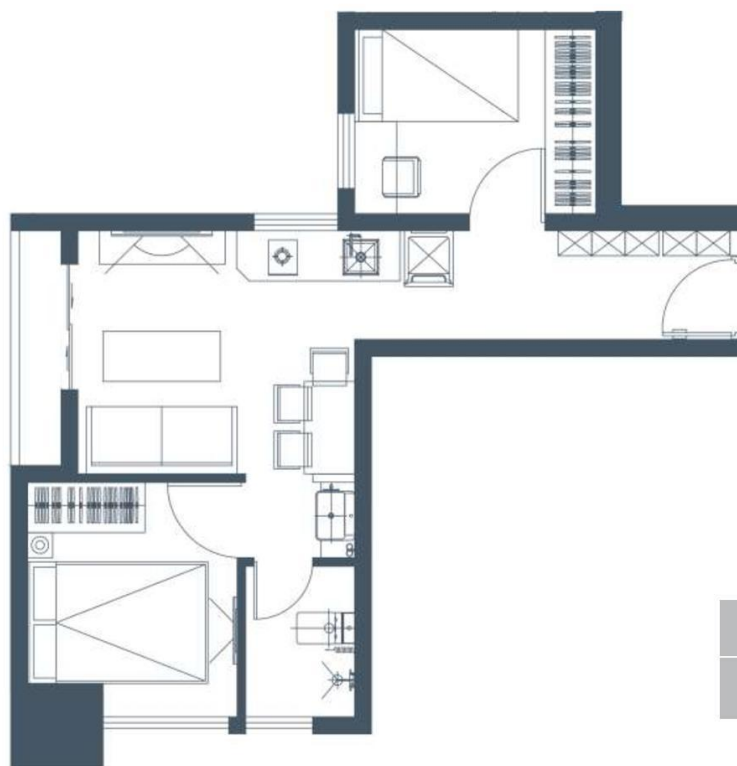
2 Bedroom
56.75 m²



Disclaimer: Unit size is on gross built up area. Developer reserve the right for the fine tuning and improving the final product.

TOWER B UNIT I

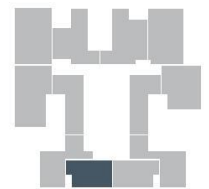
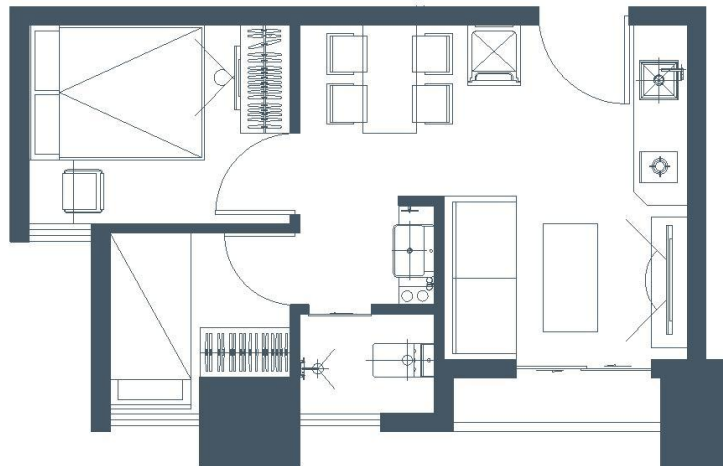
2 Bedroom
52.56 m²



Disclaimer: Unit size is on gross built up area. Developer reserve the right for the fine tuning and improving the final product.

TOWER B UNIT J

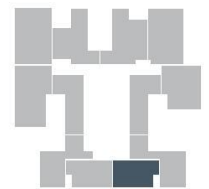
2 Bedroom
42.58 m²



Disclaimer: Unit size is on gross built up area. Developer reserve the right for the fine tuning and improving the final product.

TOWER B UNIT K

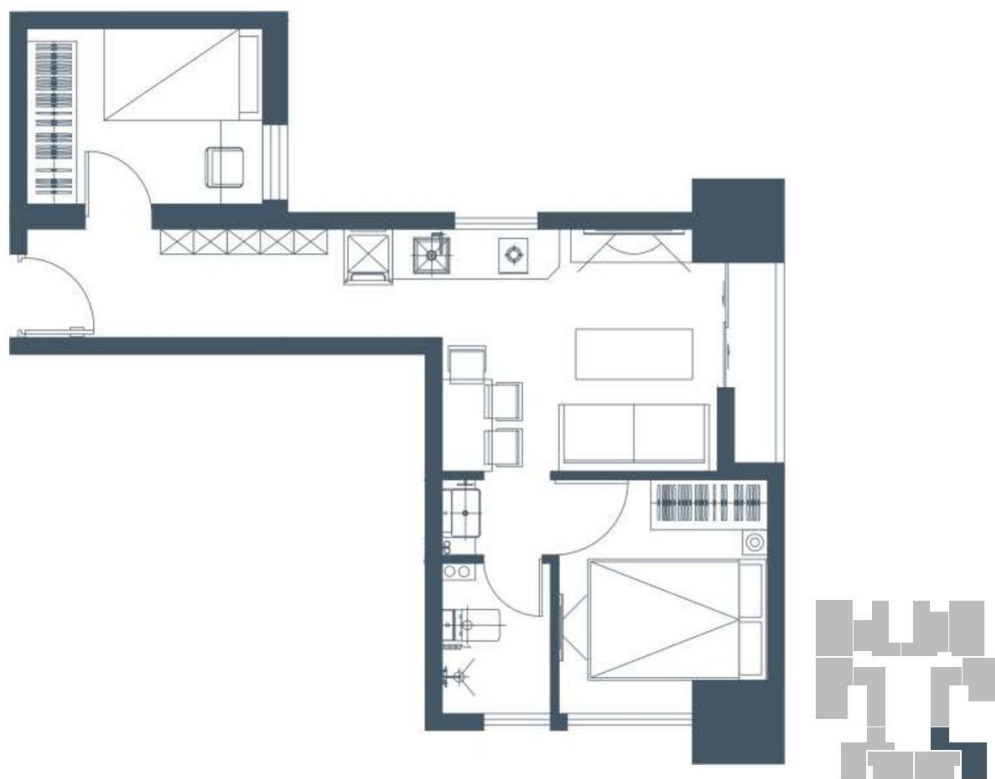
2 Bedroom
42.58 m²



Disclaimer: Unit size is on gross built up area. Developer reserve the right for the fine tuning and improving the final product.

TOWER B UNIT L

2 Bedroom
52.58 m²



Disclaimer: Unit size is on gross built up area. Developer reserve the right for the fine tuning and improving the final product.



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System Coding Number in Tower MEIKARTA

25031 – 1A – 31 – A



Kode Block



Tipe Tower:

- 1 (Kiri) A (Tipe Tower)
- 1 (Kiri) B (Tipe Tower)



Lantai



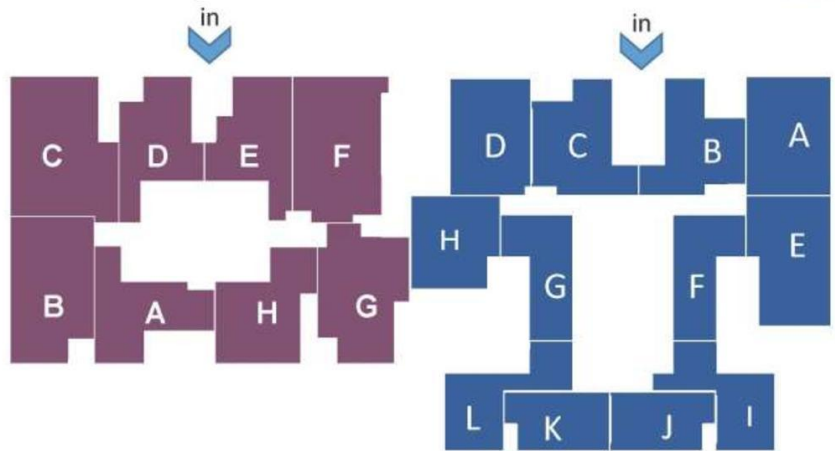
Kode Unit

- 2 (Kanan) A (Tipe Tower)
- 2 (Kanan) B (Tipe Tower)

Tower Combination A & B2



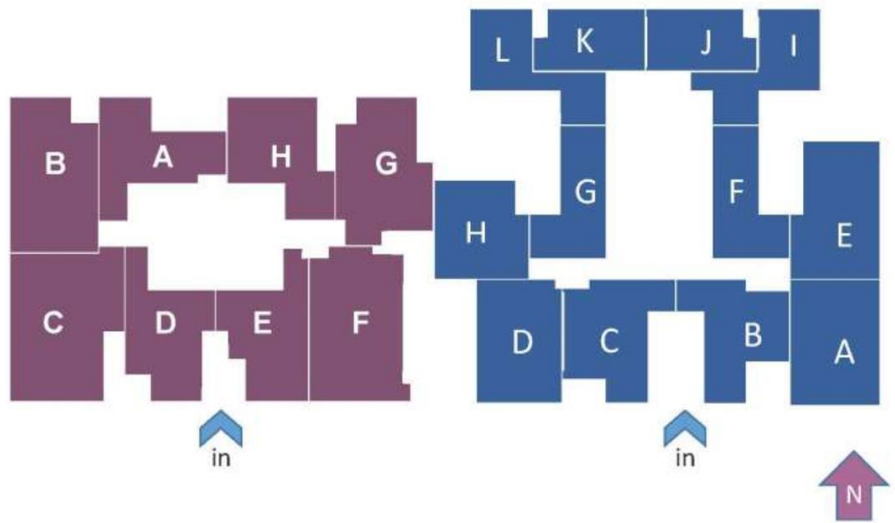
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<u>27031</u>	<u>33033</u>	<u>52019</u>	<u>63009</u>
<u>27033</u>		<u>66007</u>	
	<u>36025</u>	<u>57007</u>	
		<u>57009</u>	
		<u>57016</u>	
		<u>57019</u>	
		<u>59007</u>	



Tower Combination A & B2 Mirror



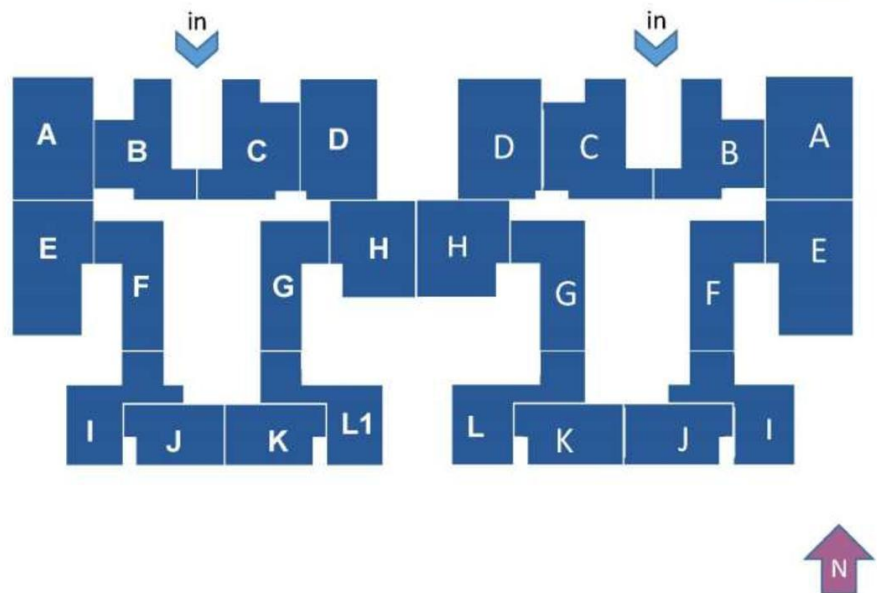
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- 26031 32025 62007
- 26033 32029 56007 62009
- 32033 56009
- 56016 65007
- 39021 56019
- 39023
- 58007
- 58019



Tower Kombinasi B1 & B2



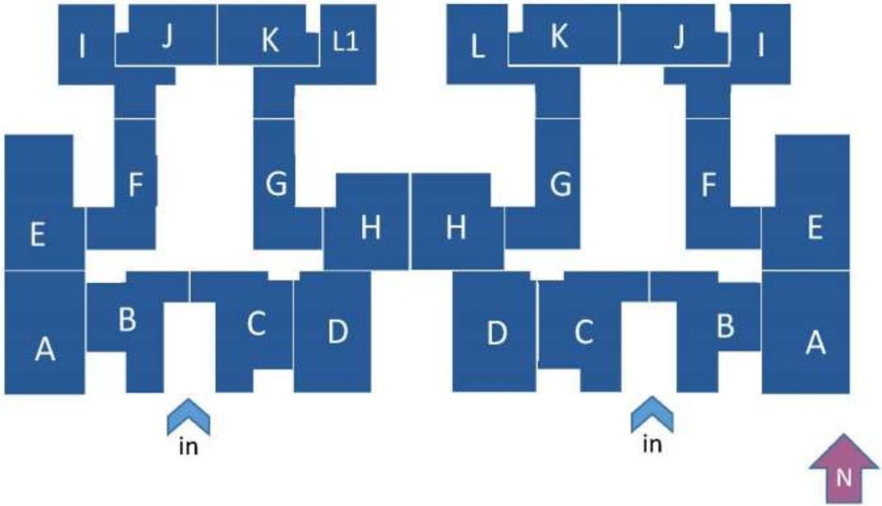
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<u>27028</u>	<u>30028</u>	<u>50022</u>	<u>57010</u>	<u>60008</u>
<u>27029</u>	<u>30029</u>	<u>50023</u>	<u>57015</u>	<u>60009</u>
<u>27030</u>	<u>30030</u>			<u>60015</u>
<u>27032</u>	<u>30031</u>	<u>52016</u>	<u>59009</u>	<u>60016</u>
<u>27035</u>	<u>30032</u>	<u>52017</u>	<u>59016</u>	
	<u>30033</u>	<u>52021</u>		<u>63005</u>
<u>29025</u>		<u>52022</u>		<u>63006</u>
<u>29029</u>	<u>33022</u>			<u>63008</u>
<u>29031</u>	<u>33026</u>	<u>53010</u>		
	<u>33032</u>	<u>53011</u>		<u>67007</u>
	<u>33035</u>	<u>53012</u>		
		<u>53015</u>		
<u>36022</u>		<u>53016</u>		
		<u>53017</u>		
<u>37022</u>		<u>53019</u>		
<u>37025</u>		<u>53020</u>		
		<u>53021</u>		
		<u>53022</u>		



Tower Kombinasi B1 & B2 Mirror



<u>25031</u>	<u>31025</u>	<u>51018</u>	<u>61005</u>
<u>25032</u>	<u>31026</u>	<u>51021</u>	<u>61007</u>
<u>25033</u>	<u>31029</u>	<u>51022</u>	<u>61008</u>
<u>25035</u>	<u>31032</u>	<u>51023</u>	<u>61009</u>
	<u>31033</u>		<u>61016</u>
<u>26028</u>	<u>31035</u>	<u>55008</u>	
<u>26030</u>		<u>55009</u>	<u>62005</u>
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		<u>56008</u>	
	<u>38020</u>	<u>56010</u>	
	<u>38021</u>	<u>56015</u>	
	<u>38022</u>		
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	<u>39022</u>	<u>58018</u>	



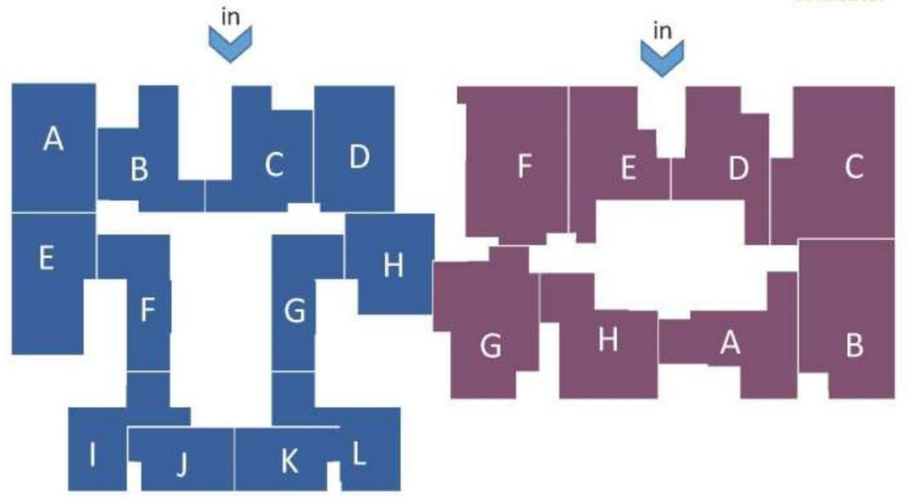
Tower Kombinasi B2 & A



29028 36023 52015 66006
29030 52018 67006
29032 37023 52020
52023

53018
53023

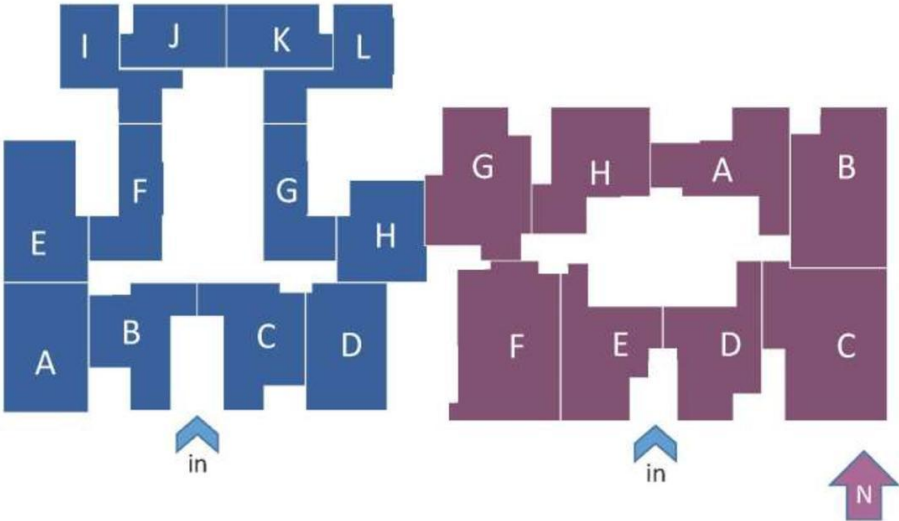
59008
59015



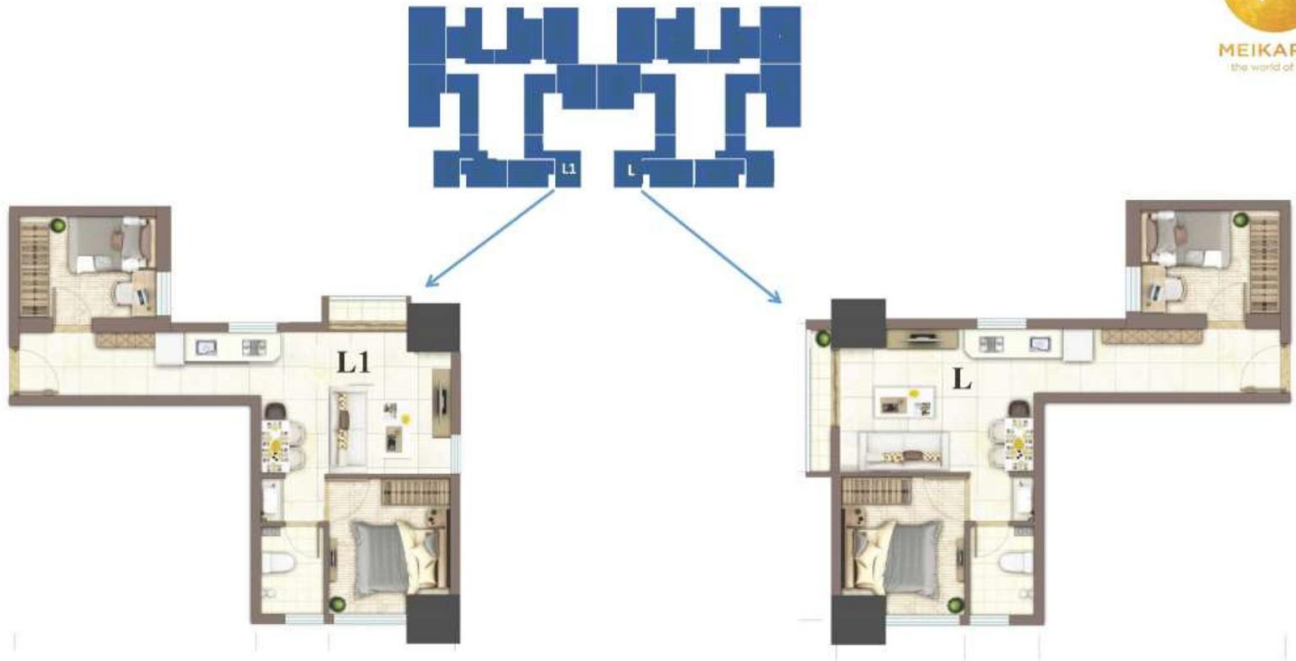
Tower Kombinasi B2 & A Mirror



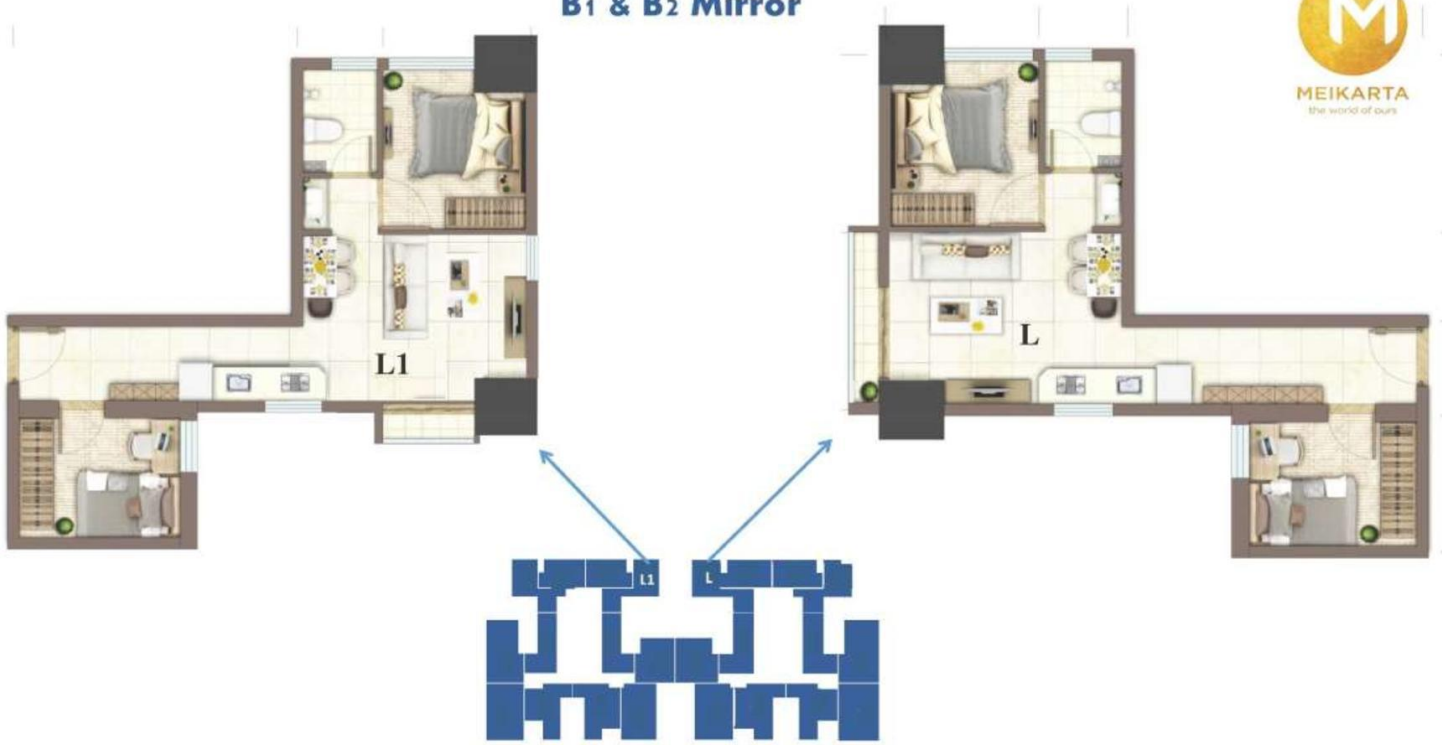
28028 31023 51020 61006
28030 58008 65008
28032 38023 58015



B1 & B2



B1 & B2 Mirror





Why Choose MEIKARTA

1. Rp 278 Trillion Visionary 500 Ha New City with International standard by Lippo Group.
2. **Strategic Location**, at the economic heart of Indonesia. 60% of National Economy is in the area of Jakarta-Botabek-Bandung. 70% of that 60% is located in the center of Bekasi-Cikarang. Will become the home for 15 million people in the next 20 years.
3. **Direct Captive Market**
 - 100,000 Business Owners
 - 100,000 Managers
 - 12,000 Expatriates



Why Choose MEIKARTA

4. One in a life-time chance to own **The most beautiful city** in South East Asia, for living, working & playing
5. **Fast Progress** of development Hand over condominium in 1,5 years
6. All supporting facilities will be built **simultaneously**

Preconstruction before launching

Progress photo per 3 May 2017



Preconstruction before launching

Progress photo per 3 May 2017



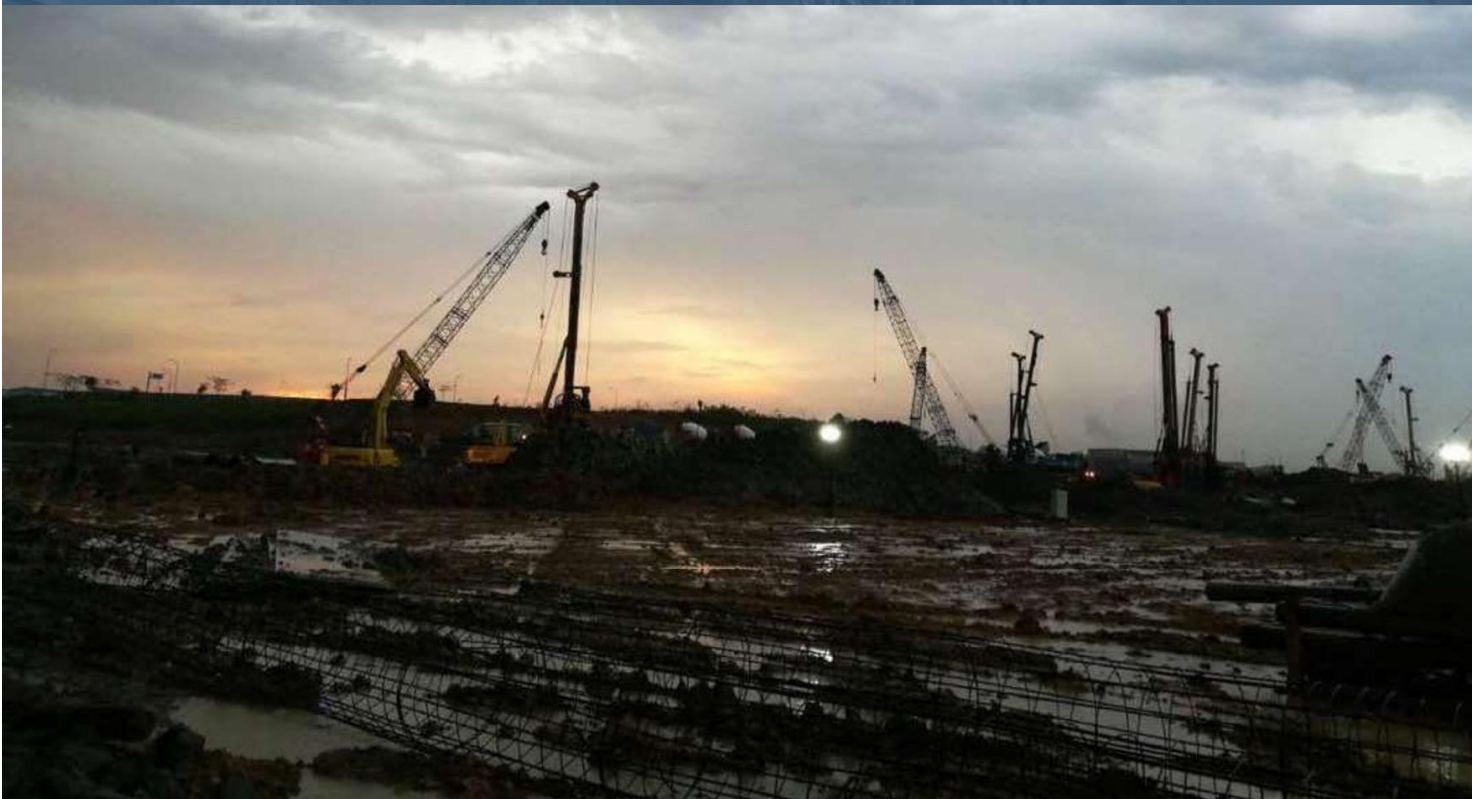
Preconstruction before launching

Progress photo per 3 May 2017



Preconstruction before launching

Progress photo per 3 May 2017



Preconstruction before launching

Progress photo per 3 May 2017



MEIKARTA
The world of work



Preconstruction before launching

Progress photo per 3 May 2017



MEIKARTA
30 years of experience



Preconstruction before launching

Progress photo per 3 May 2017



Preconstruction before launching

Progress photo per 3 May 2017



Preconstruction before launching

Progress photo per 7 May 2017



MEIKARTA
The world of work



Preconstruction before launching

Progress photo per 7 May 2017





MEIKARTA
the world of ours

Public Grand Launching

VERY SOON!!!

DON'T MISS THIS LIFETIME OPPORTUNITY TO BUY!!!



Booking Fee

Rp 2,000,000,-

Nama : PT Mahkota Sentosa Utama

A/C No : 1303.0099.992

Bank : Nobu Bank

Cabang : Lippo Cikarang



MEIKARTA
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Thank You

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