



VASANTA
INNOPARK

GRAND
PREVIEW
BRIEFING
EARLY EXCLUSIVE

INDONESIA'S MOST
DIVERSE **UTOPIAN GARDEN**
CITY CONCEPT IN CIBITUNG

PERFECT LIFE COMES FULL BLOOM

CONCEPT & MASTERPLAN PRESENTATION



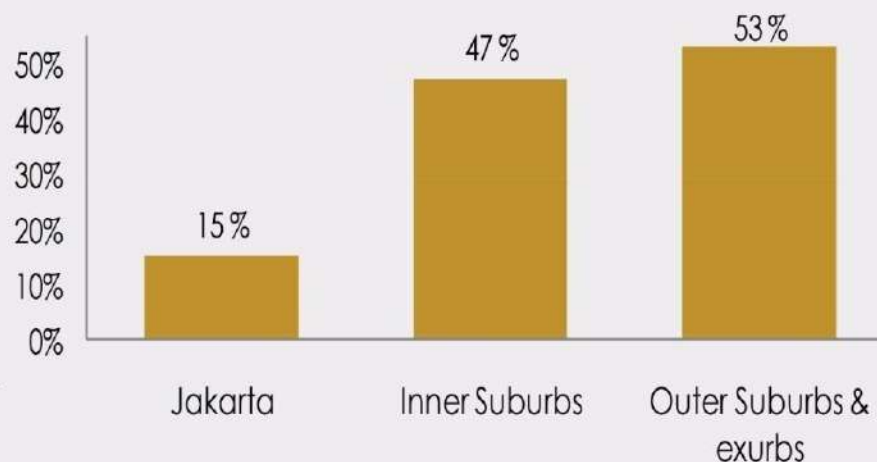
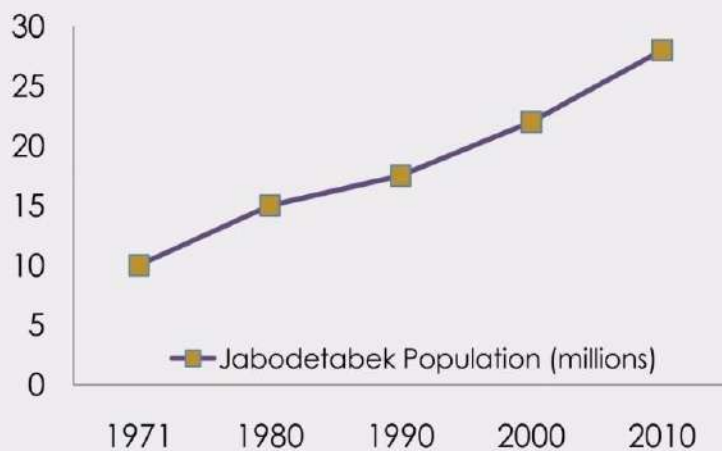
Investor
Highlights:

**Why Invest
In Cibitung,
Indonesia?**





JABOTABEK - One Of The Fastest Growing Megacities In The World



Jabodetabek- Population Growth Rate (2000-2010)

The population had increased from 20.6 mio in 2000 to 28 mio in 2010 (38%). The additional 7.4 million population is nearly equal to that of London and New York City, providing a direct relation to the area's huge demand for housing.



Greater Jakarta Population At A Glance



*Bekasi District population is year 2013

East Jakarta & Bekasi has more than 8.4 Million people, or more than 40% of the total Greater Jakarta population



MM2100: Over 350 Multinational Companies And 300,000 Workers



Tenants At Surrounding Area, **Over 2 Million Workers:**





Bekasi Macroeconomics

Contributes **40%** of Indonesia's Total Export



The Largest Industrial Area in South East Asia



Potential Monthly Rental Rate

PROJECT	RENTAL/MONTH	TYPE
ASUKA SERVICE APARTMENT	US\$ 2,100	1 BR
ENSO HOTEL	Rp. 15 JUTA	1 BR
CROWN COURT	Rp. 15 JUTA	2 BR
MUSTIKA GOLF	Rp. 17 JUTA	2 BR



Future Development: Elevated Toll Road

Jakarta-Cikampek Elevated Toll Road construction began on Q1 2017

Distance of Toll Road: 36.84km covering 10 areas (from Cikunir, Cibitung to Karawang Barat)

Contractor: PT. Jasa Marga

Expected Completion Date: 2019

Future Development: MRT/LRT/HST



Image For Illustrative Purposes Only

MASS RAPID TRAIN (MRT)

Distance of Railway :
Phase 1 = 23.8km, Phase 2 = 87km

Contractor:
PT. MRT Jakarta & Japan International
Cooperation Agency (JICA)

LIGHT RAPID TRAIN (LRT)

Area:
Soekarno - Hatta International Airport
to Bekasi / Bogor

Distance of Railway:
Phase 1 = 42.1km, Phase 2 = 130.4km

Contractor:
PT. Adhi Karya

HIGH SPEED TRAIN (HST)

Area:
Jarkarta - Bandung

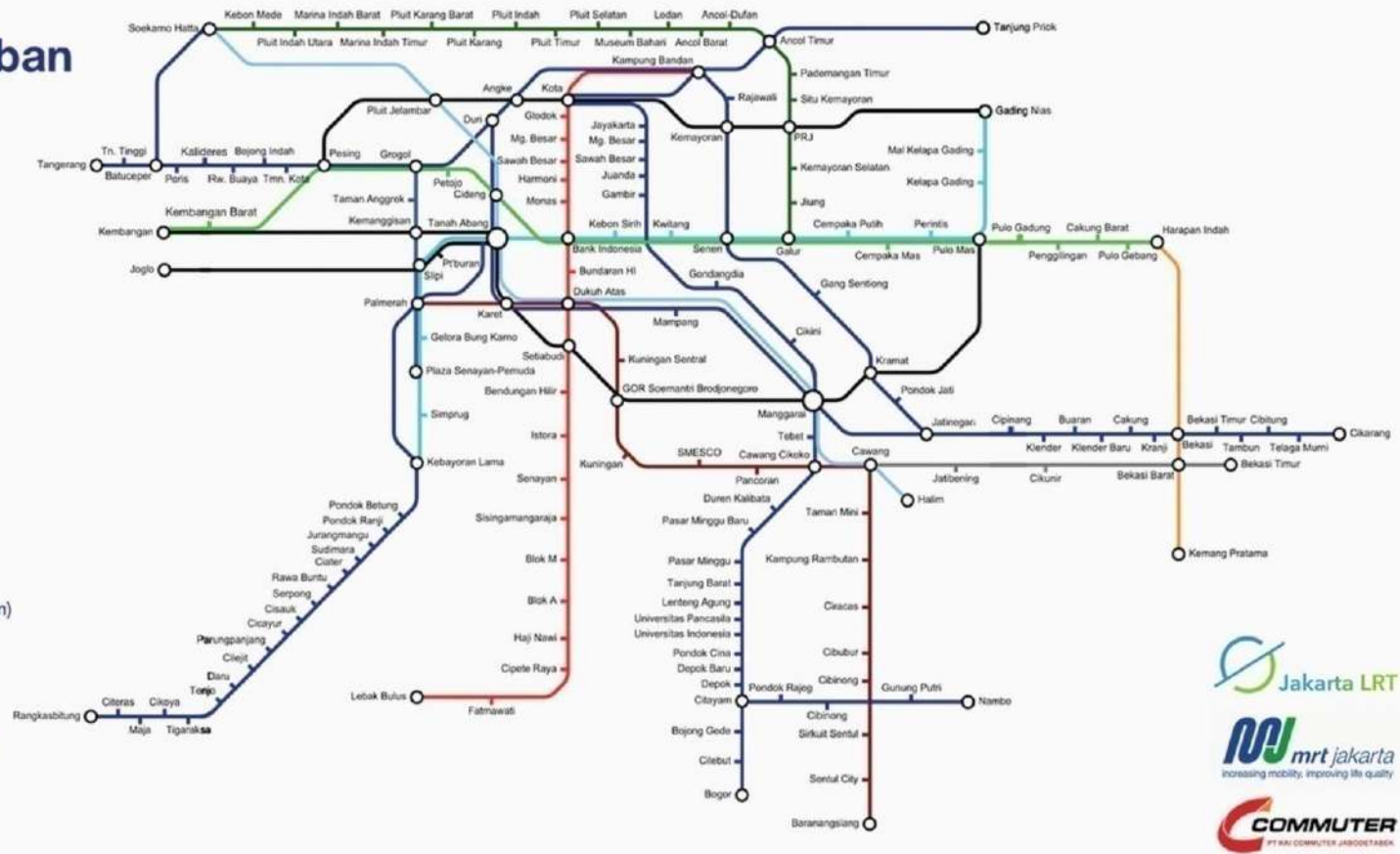
Distance of Railway:
142.3km

Contractor:
PT. Wijaya Karya & China Railway
International



Future Development: MRT/LRT/HST

Peta Jaringan Sistem Kereta Urban Jabodetabek Urban Railway System Map





**LRT – MRT – HIGH SPEED TRAIN
ILLUSTRATION**



Image For Illustrative Purposes Only

Future Development: Kertajati International Airport Government Infrastructure Planning

Designed to accommodate
11 million passengers a year

Contractor:
PT. Wijaya Karya

Expected Project Completion:
February 2018



Future Development: Patimban, Subang Deep Seaport Government Infrastructure Planning

Container capacity of 7.5 million
20-foot equivalent units (TEUs)

Contractor:
Pelindo 2 & Mitsubishi Group

Expected Project Completion:
2019



Perfect Location



Future Development: Toll JORR 2



LENGTH OF TOLL ROAD **STATUS OF LAND** **PROGRESS**

LEGEND.

- █ EXISTING
- █ CONSTRUCTION
- █ LAND ACQUISITION
- █ ELEVATED TOLL ROAD
- █ UNDER CONSTRUCTION

Airport Soetta - Kunciran

- ▲ 14,9 Kilometer
- ▢ Land Acquisition 25,3%
- ⚡ Construction 0%

Kunciran - Serpong

- ▲ 11,19 Kilometer
- ▢ Land Acquisition 67,4%
- ⚡ Construction 0%

Serpong - Cinere

- ▲ 10,14 Kilometer
- ▢ Land Acquisition 63%
- ⚡ Construction 0%

Cinere - Jagorawi

- ▲ 14,64 Kilometer
- ▢ Land Acquisition 63,8%
- ⚡ Construction 50,4%

Access to Tanjung Priok

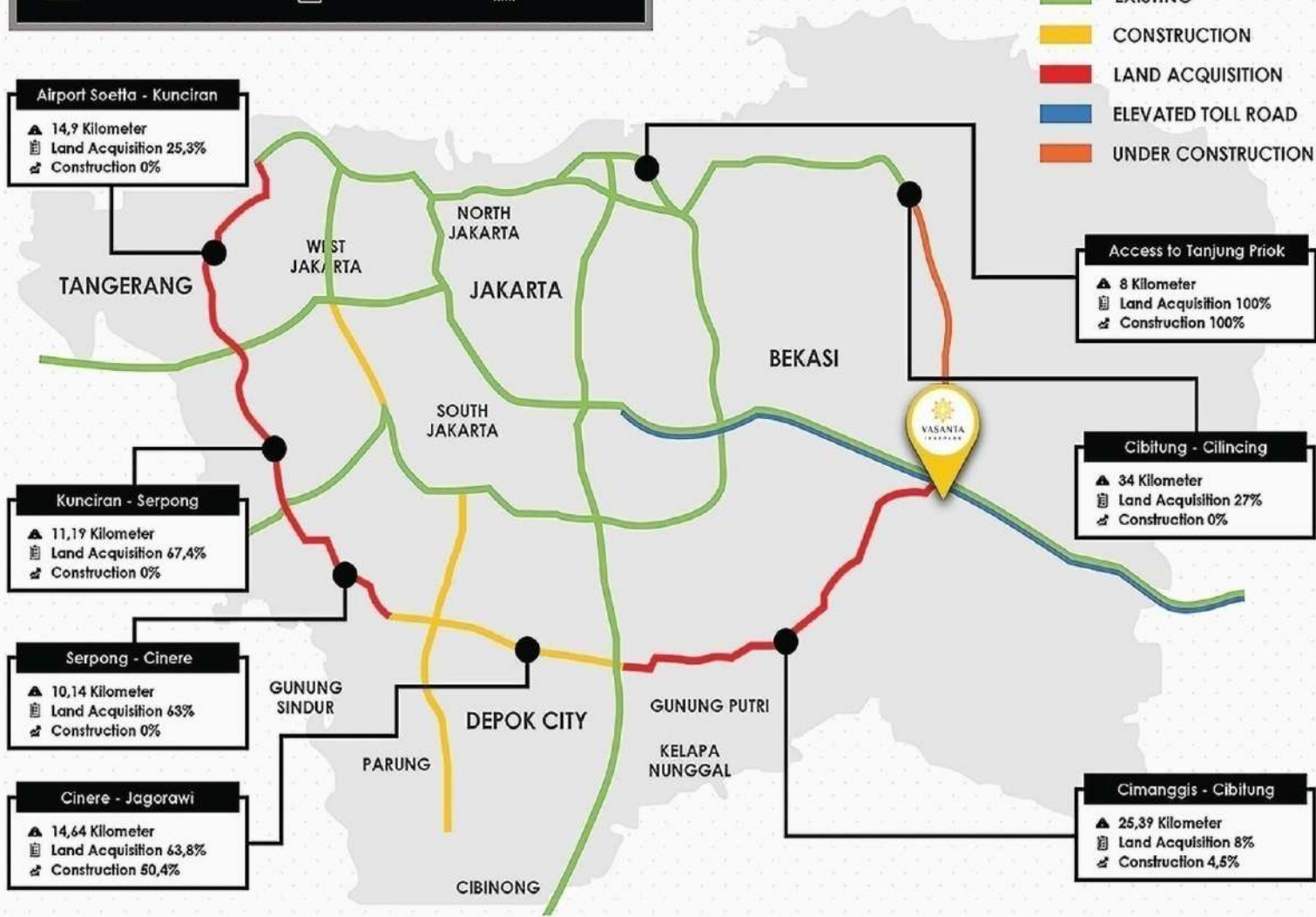
- ▲ 8 Kilometer
- ▢ Land Acquisition 100%
- ⚡ Construction 100%

Cibitung - Cilincing

- ▲ 34 Kilometer
- ▢ Land Acquisition 27%
- ⚡ Construction 0%

Cimanggis - Cibitung

- ▲ 25,39 Kilometer
- ▢ Land Acquisition 8%
- ⚡ Construction 4,5%





To Tj, Priok

To Kalimalang

To Bandung

To Jakarta

To Bogor

INTERCHANGE ROAD JORR 2 :
Cikampek to Cilincing, Jakarta to Cimanggis,
Jakarta to Cilincing



Location Map

6°17'15.5"S / 107°05'04.4"E

Direct Linkway With Jl. Tol Jakarta Cikampek To Jl. International Karawang Barat

SCAN QR CODE TO VIEW ON GOOGLE MAPS,
OR VISIT: <http://goo.gl/7hFqS2>



Location Highlight

Right At The Heart Of Cibitung Interchange With Direct Access To Toll Road & Other Transport Networks





The cities of the world today are dramatically changing, reshaping the way we live, work, learn & play. Vasanta Innopark is a city concept reimagined for the future. We are taking this unique opportunity to reinvent and create **a world-class integrated city development that will support its productive and innovative global community.**



Introduction

Reflecting Indonesia's shift towards world-class city living, Vasanta InnoPark is conceptualised to be **an integrated city-within-a-city urban utopia** that is set to become the iconic landmark dedicated for Cibitung Bekasi's diverse community - a city park center where ideas thrive alongside the best lifestyle options to **live, work, learn & play all within a single iconic destination.**

Great nations requires great thinkers and innovations for the future. The Vasanta InnoPark is a bold vision conceptualised to represent the nation's aspirations to be amongst the world's leaders in the technology and innovation economy. It builds on the foundation of a city design and planning framework that is backed by the experience of an astute team of global city development experts, industry case studies, as well as masterplanning and architectural design expertise from a multi-award winning architectural firm. Through our collective efforts, Vasanta InnoPark is poised to create a culture of ideas and innovation, electric with ideas.





Cibitung's New 100ha Green CBD Icon

The true Green Concept in Indonesia following the main concept of Green Council.

the design and masterplanning of Vasanta InnoPark is conceptualised to represent the nation's strong commitment in innovation, better urban living & sustainable technologies, and will become a prime iconic landmark offering the best integrated facilities and amenities in Cibitung.

Bird's Eye View Artist's Impression

Vasanta InnoPark will provide optimized work environments, efficient work spaces, knowledge creation facilities as well as various integrated commercial, lifestyle, residential and healthcare components designed for a self-sustaining city. Through Vasanta InnoPark's smart city technologies, infrastructure, and futureproof flexibility in its city planning, companies from small to multi national sized organisations can focus on innovating and creating efficient working processes, while continuously strengthening their capabilities to drive Indonesia into the top-tier countries in innovation and technological industries.



**BIRD EYE VIEW
ILLUSTRATION**



**BIRD EYE VIEW
ILLUSTRATION**



Innovation Is The Solution

To build momentum and maintain competitive edge, it is a crucial necessity for Indonesia to commit to bold urban transformations to meet the demands of the knowledge economy, cultivate the next generation to support the shift to new modes of economic activity.



Competitive cities need to ensure that their built environment is attractive by delivering the kind of smart and productive commercial buildings that businesses, capital and workers around the world are now demanding in the city they choose to dwell in.



INSPIRING VASANTA



MASTERPLAN



Legend :

- 1 : Apartment
- 2 : University
- 3 : Office Tower & Hotel
- 4 : Condominium & Services Apartment
- 5 : RS Grha MM2100



LEGEND

- A** APARTMENT
- C** CONDO
- SA** SERVICED APARTMENT
- H** HOTEL
- O** OFFICE
- U** ITB UNIVERSITY
- S** SHOPHOUSE



HOSPITAL

D+H

SA1

C3

SA2

A10

A8

A5

O

A9

A1

A2

A3

A4

A7

A6

C1

C2

U



The New Heart Of Cibitung At Central Park

The Central Park at Vasanta InnoPark is an engineering marvel – a park unlike any other in Indonesia – built for year-round enjoyment, with sustainability in mind and iconic design to last the ages. The Central Park will be a new center for artistic invention; Indonesia's first multi-layered garden park offering over 5 hectares of space with lush greenery and civic facilities that is engaging and interactive.





MULTILAYER PARK VIEW



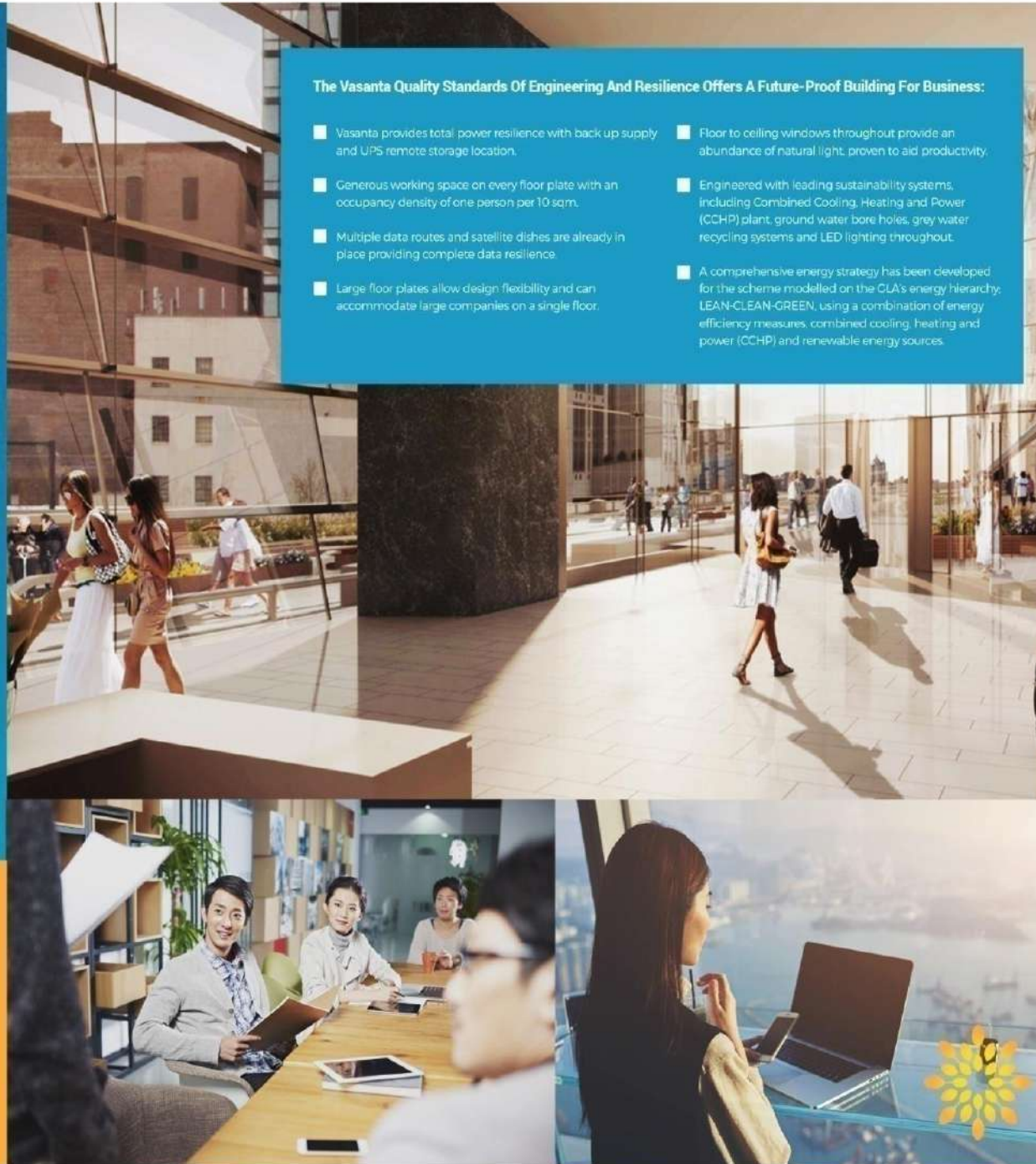
World-Class Office Towers

The Vasanta InnoPark Office Towers offers inspiring workplaces that provide a platform for creativity and efficiency. The design features civic spaces flooded with natural light, while offices are intelligently designed to provide a high quality work environment with full floor-to-ceiling glazing. Each floor benefits from naturally ventilated spaces that provide a human link between inside and out, and the grand entrance to each tower is executed via a magnificent double-height lobby in steel, glass and marble.

The internal architecture of the office tower is designed to be one of the most inspiring commercial spaces in the world – an incredibly engaging and productive place in which to work.

The Vasanta Quality Standards Of Engineering And Resilience Offers A Future-Proof Building For Business:

- Vasanta provides total power resilience with back up supply and UPS remote storage location.
- Generous working space on every floor plate with an occupancy density of one person per 10 sqm.
- Multiple data routes and satellite dishes are already in place providing complete data resilience.
- Large floor plates allow design flexibility and can accommodate large companies on a single floor.
- Floor to ceiling windows throughout provide an abundance of natural light, proven to aid productivity.
- Engineered with leading sustainability systems, including Combined Cooling, Heating and Power (CCHP) plant, ground water bore holes, grey water recycling systems and LED lighting throughout.
- A comprehensive energy strategy has been developed for the scheme modelled on the CIA's energy hierarchy, LEAN-CLEAN-GREEN, using a combination of energy efficiency measures, combined cooling, heating and power (CCHP) and renewable energy sources.





Spacious Intelligent Managed Carparking



Cafe, Bistros & Other Integrated Facilities



Connectivity To Retail & Other Buildings



High Speed & Secured Service Lifts



TRENDY VASANTA





KARAWANG LATEST SHOPPING & LIFESTYLE MECCA



FOOD COURT



OUTDOOR PLAZA & THEATRE

AN ECLECTIC SHOPPING EXPERIENCE

A wonderfully diverse retail selection, from quirky independents to globally established brands, and designer boutiques to convenient high-street essentials



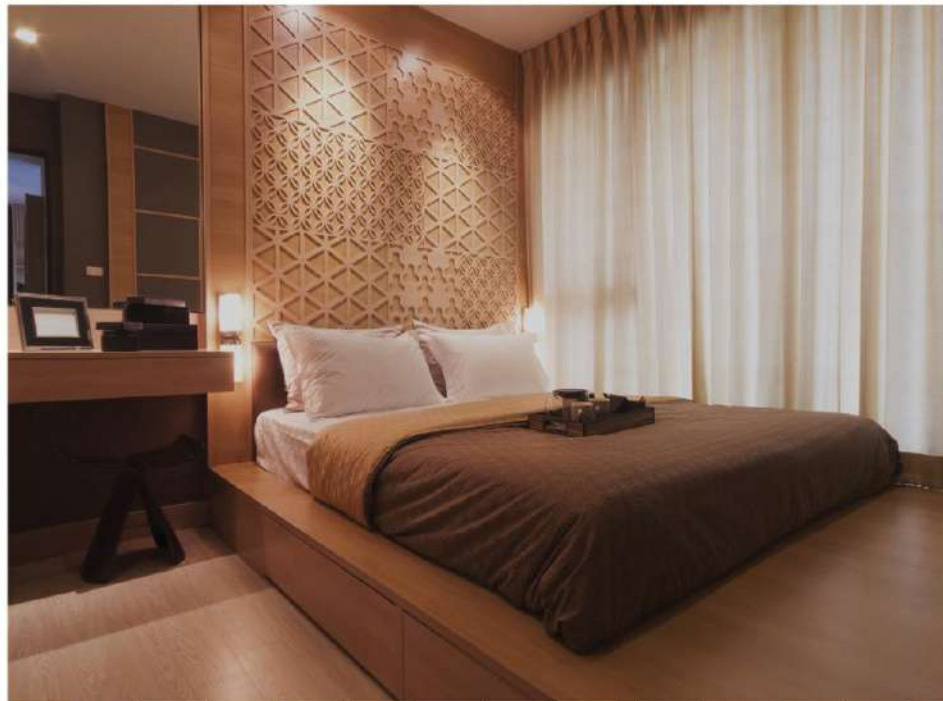
The Vasanta Mall is the lifestyle shopping mecca that meets all your shopping desires. Led by our anchor tenant alongside an intriguing range of retail options for you to explore – whether it's the small, yet creative independent businesses producing exquisite jewellery, unique hand-produced textiles and stylish interior items; or the larger international brands, Vasanta Mall will bring you an unrivalled combination of flagship stores and exclusive boutiques that you can discover.

An abundance of dining choices at the mall will satisfy your gastro desires - from casual lunchtime eateries and alfresco dining to some of Asia's most fashionable restaurants, cafes and other boutique establishments. Whether it is a special occasion to celebrate, or a delightful afternoon brunch gathering, you can be sure to find the perfect place to enjoy great food yourself or with your loved ones and friends.

FAD BY INTERNATIONAL JAPANESE RETAIL OPERATOR

Vasanta Mall Bekasi will reimagine the shopping & lifestyle destination space to thrill locals and visitors alike.





4 Star Premier International Hotel

Managed by world-renowned global hospitality operator, our hotel and wellness hospitality concept within Vasanta InnoPark will offer 200 premier 4 star rooms within the hotel's iconic tower design. Our guestrooms as well as public areas are equipped with spacious areas for you to work in connected comfort, accentuated with modern décor and local touches.



Meeting & Events

Combining first-rate business facilities with extensive hospitality and meeting options, the hotel tower features a pillar-less designed Grand Ballroom that will be home to landmark events, lavish galas and important conferences, ensuring unforgettable memories for your attendees and guests.

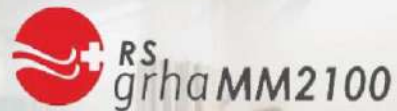


ITB Technopark



Playing a unique role in promoting educational opportunity and social justice by providing high quality education to all who wish to realise their ambitions and fulfil their potential, Vasanta University Of Technology aims to lead the learning revolution and pioneer innovative teaching methods that will enable us to reach people and communities more effectively. Our impact in widening access to high-quality university education will be elevated through partnership with international institutions to help build capacity and capability in engineering and technology. To ensure industry relevance, we will offer degree, master and doctorate research programs that are developed rigorously in collaboration with top Japanese universities and MM2100 tenants, while providing world class research facilities within the university premises to support these programs.





Grha MM2100 Hospital

The Vasanta International Hospital is a hospital and medical hub built around the needs of our patients, providing specialist services backed by advanced medical facilities within the hospital. The integrated care hospital will offer 24-hour emergency services, family medicine services, health screening and a wide range of multi-disciplinary specialist clinics that attends to major medical ailments. Well appointed wards, day surgery facility, angiography suites, delivery suites, operating theatres, intensive care unit, and neonatal intensive care unit facilities ensures the full operational capacities of the hospital. Other supporting medical services and capabilities include radiology, clinical laboratory, pharmacy, dietetics, rehabilitation and our elder care department. The hospital's fully facilitated bio-medical labs will also provide the perfect environment needed for medical researchers working on the latest advancements in medical technologies and treatments.





1. Extraordinary 3 Hectares Multilayer Park
2. Exciting Jogging Track
3. Elegant Onsen
4. Magnificent Infinity Pool
5. Scenic Amphitheatre
6. Reputable University
7. Iconic Office Tower
8. Illustrious 1.5 KM Shopping Street
9. Spectacular Lifestyle mall
10. Comfortable Outdoor Gazebo
11. Luxurious Sky Lounge
12. Lavish Helipad
13. Eminent Skate Park
14. Prodigious Sports Club
15. Prestigious Grha MM2100 Hospital
16. Marvelous Fine Dining Restaurant
17. Monumental Library
18. Notable Water Playground
19. Prominent Public Community Centre
20. Premium Public Wi-Fi
21. Remarkable Children Daycare
22. Phenomenal Bicycle Track
23. Stunning Reflexology Park
24. Breathtaking Sky Garden
25. Incredible Beach Pool
26. Grand Multipurpose Room
27. Amazing Children Theme Park
28. Contemporary Wellness Centre



28-In-1
Integrated
Facilities &
Amenities

SKATE PARK



WATER PLAYGROUND





ONSEN

Soothing bathing experience to purify your body and soul.





VASANTA
I N N O P A R K

A True One-Stop
Lifestyle Concept





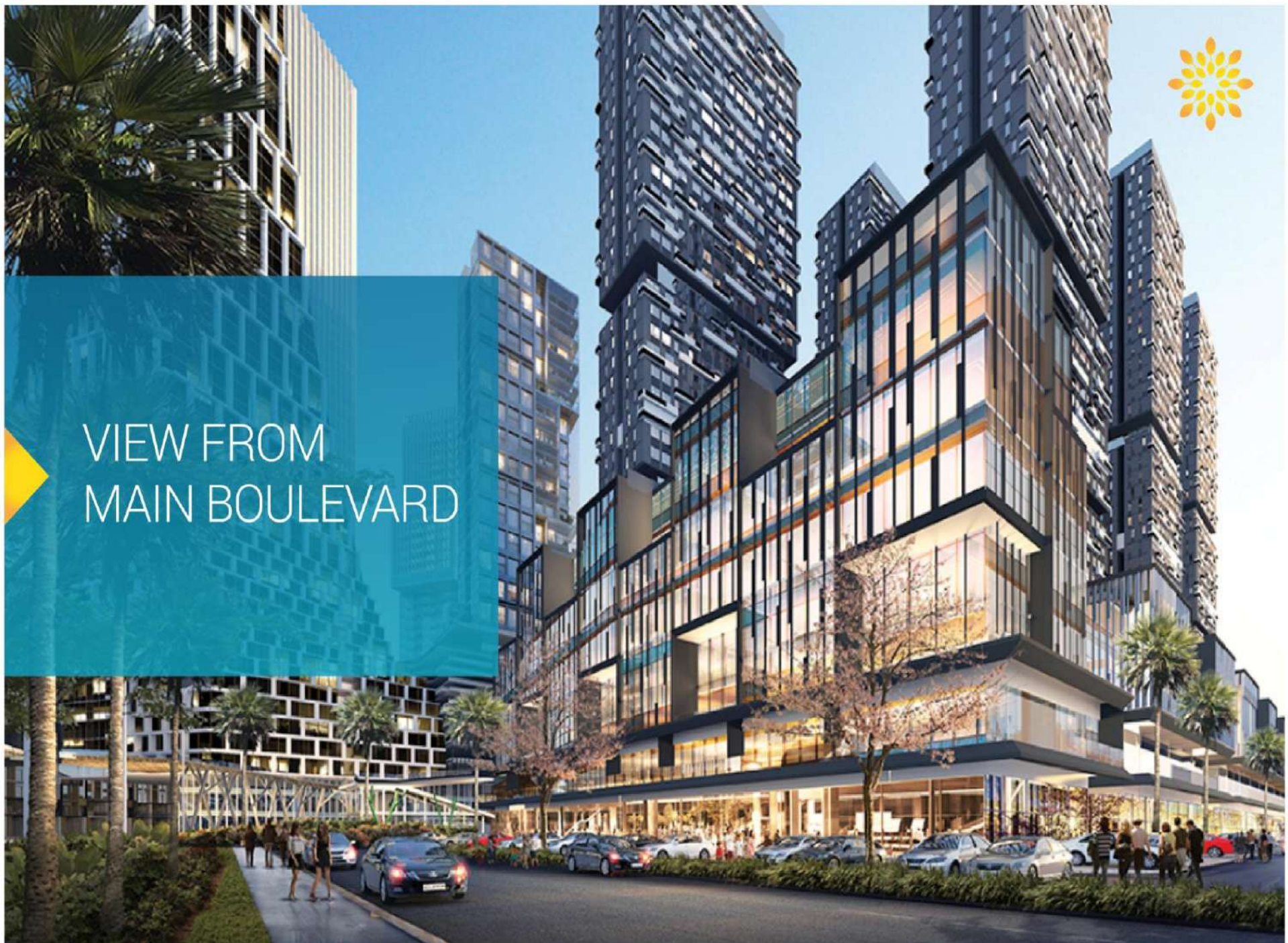
Shophouses

Vasanta InnoPark's shophouses offers a rare opportunity for businesses to come in and create a new and vibrant marketplace. The very essence of a friendly neighbourhood comes from what takes place within its community and the interactions we share in daily life. Conceived as the focal point for creativity and entrepreneurship, the shophouses at Vasanta are designed to be the city's neighbourhood space perfect for inspiring small business offices, boutique retail stores, modern bistro cafes and bespoke services that will add texture and vitality to the community.





VIEW FROM
MAIN BOULEVARD



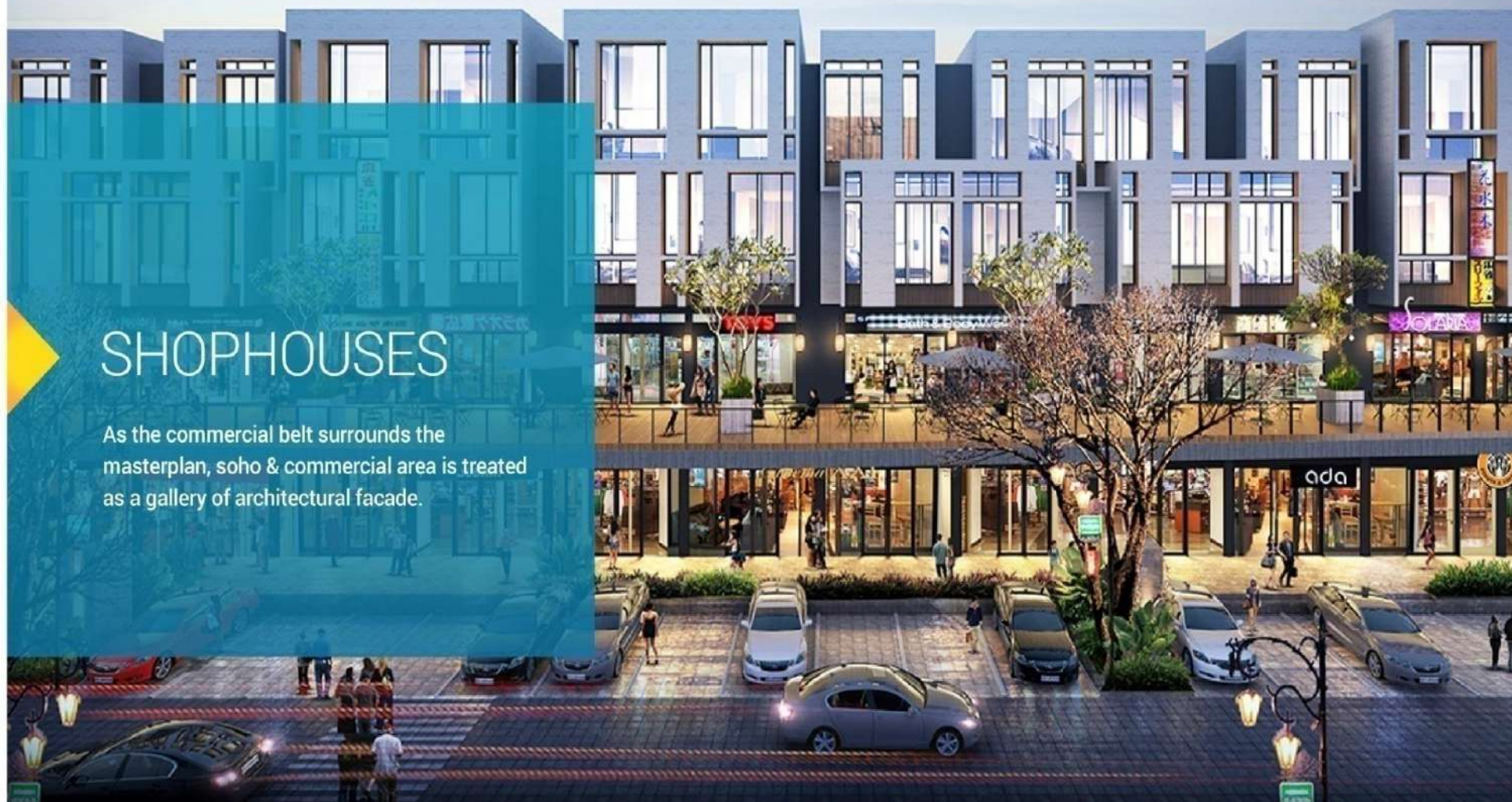


**VIEW FROM
MAIN BOULEVARD**



SHOPHOUSES

As the commercial belt surrounds the masterplan, soho & commercial area is treated as a gallery of architectural facade.





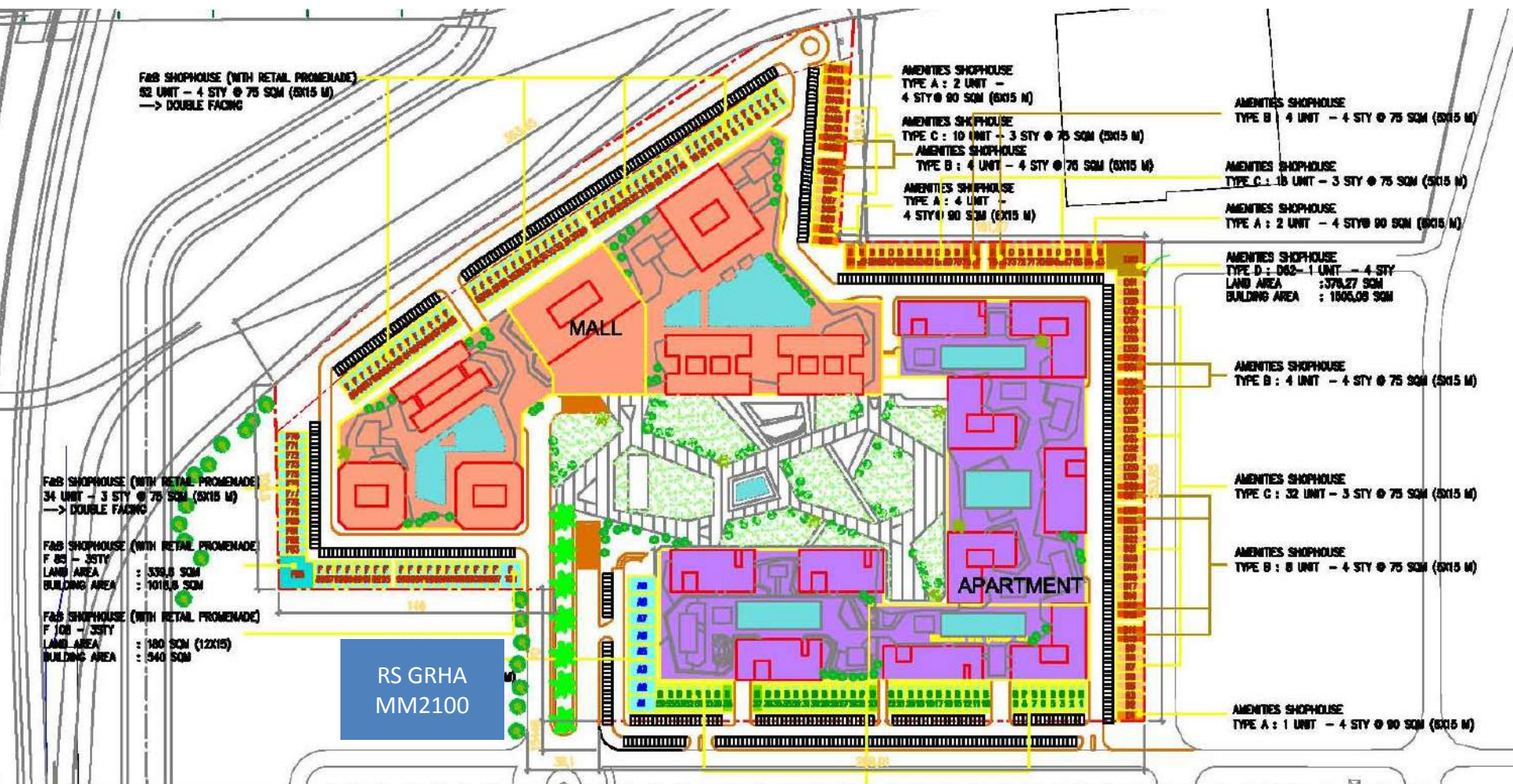
SHOPHOUSES

As the commercial belt surrounds the masterplan, soho & commercial area is treated as a gallery of architectural facade.





SHOPHOUSES MASTERPLAN



F&B SHOPHOUSE (WITH RETAIL PROMENADE)
82 UNIT - 4 STY @ 75 SQM (8X15 M)
→ DOUBLE FACING

AMENITIES SHOPHOUSE
TYPE A : 2 UNIT -
4 STY @ 90 SQM (8X15 M)
AMENITIES SHOPHOUSE
TYPE C : 10 UNIT - 3 STY @ 75 SQM (8X15 M)
AMENITIES SHOPHOUSE
TYPE B : 4 UNIT - 4 STY @ 75 SQM (8X15 M)
AMENITIES SHOPHOUSE
TYPE A : 4 UNIT -
4 STY @ 90 SQM (8X15 M)

AMENITIES SHOPHOUSE
TYPE B : 4 UNIT - 4 STY @ 75 SQM (8X15 M)
AMENITIES SHOPHOUSE
TYPE C : 15 UNIT - 3 STY @ 75 SQM (8X15 M)
AMENITIES SHOPHOUSE
TYPE A : 2 UNIT - 4 STY @ 90 SQM (8X15 M)
AMENITIES SHOPHOUSE
TYPE D : 042-1 UNIT - 4 STY
LAND AREA : 378,27 SQM
BUILDING AREA : 1805,09 SQM

F&B SHOPHOUSE (WITH RETAIL PROMENADE)
34 UNIT - 3 STY @ 75 SQM (8X15 M)
→ DOUBLE FACING

F&B SHOPHOUSE (WITH RETAIL PROMENADE)
F 02 - 3STY
LAND AREA : 338,8 SQM
BUILDING AREA : 1018,8 SQM

F&B SHOPHOUSE (WITH RETAIL PROMENADE)
F 10B - 3STY
LAND AREA : 180 SQM (12X15)
BUILDING AREA : 940 SQM

AMENITIES SHOPHOUSE
TYPE B : 4 UNIT - 4 STY @ 75 SQM (8X15 M)

AMENITIES SHOPHOUSE
TYPE C : 32 UNIT - 3 STY @ 75 SQM (8X15 M)

AMENITIES SHOPHOUSE
TYPE B : 8 UNIT - 4 STY @ 75 SQM (8X15 M)

AMENITIES SHOPHOUSE
TYPE A : 1 UNIT - 4 STY @ 90 SQM (8X15 M)

RS GRHA
MM2100

BUSINESS DISTRICT
EXISTING 00 = 8 → BLOK A = 8

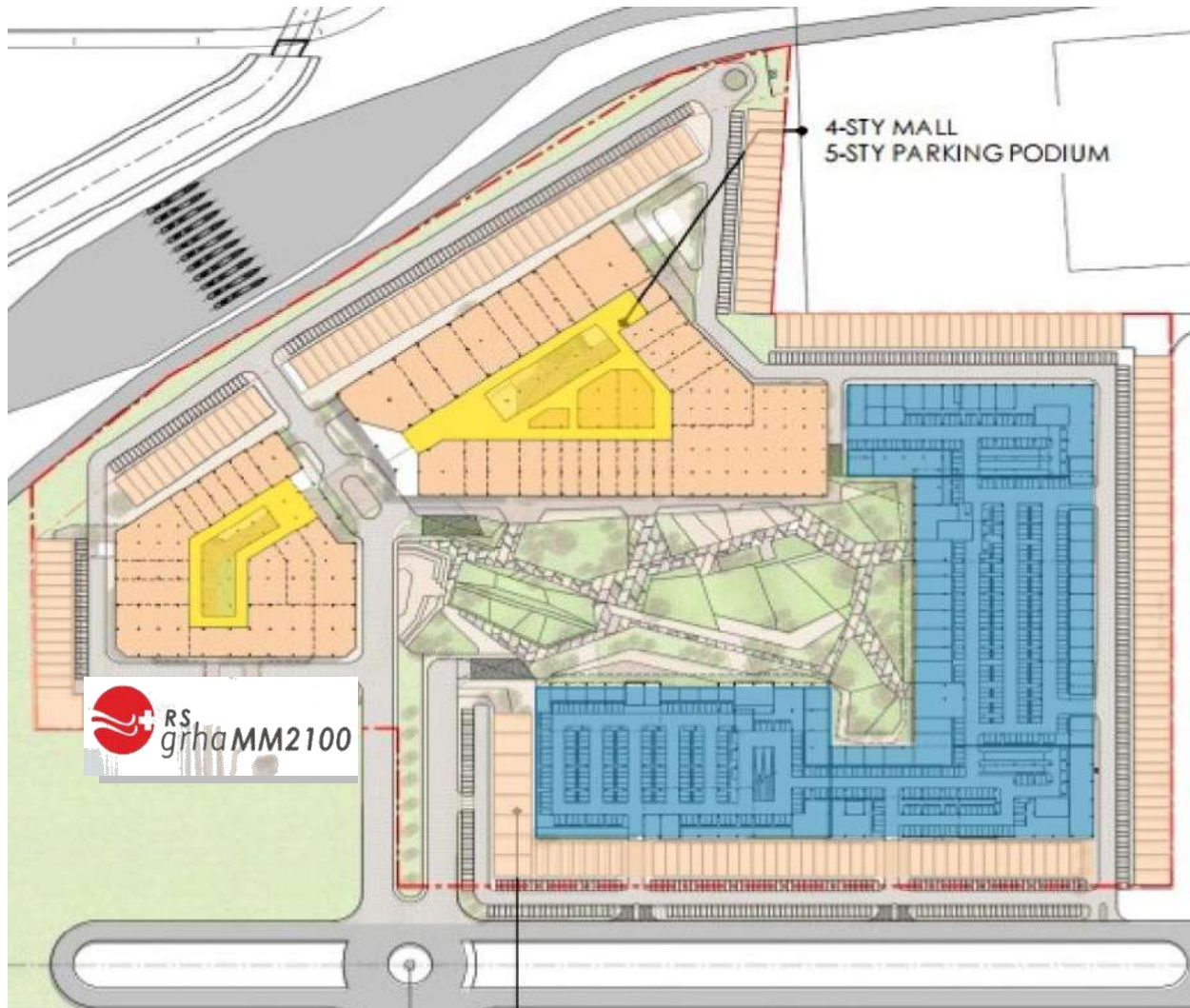
SHOPHOUSE

COMMERCIAL	= 39	→ BLOK B = 40
AMENITIES	= 93	→ BLOK D = 90
F&B	= 87	→ BLOK F = 86
TOTAL SHOPHOUSE (DESIGN)	= 216	

COMMERCIAL SHOPHOUSE (FACING THE MAIN BOULEVARD)
TYPE A : 3 UNIT - 4 STY @ 90 SQM (8X15 M)
TYPE B : 36 UNIT - 4 STY @ 75 SQM (8X15 M)



HUGE & SPACIOUS PARKING SPACE



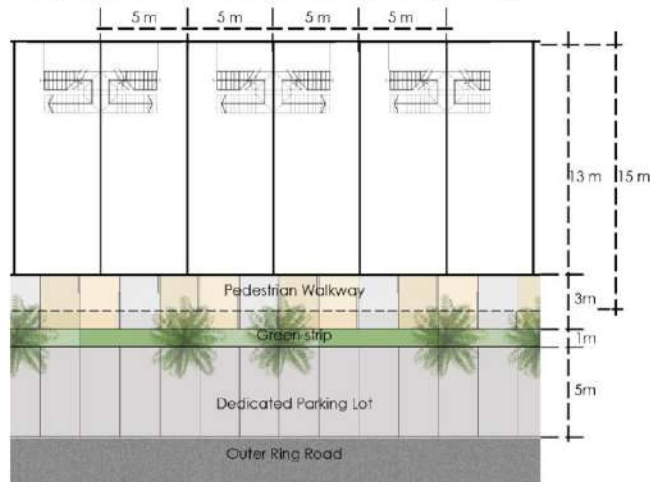
Shophouse (5X15 M) Typology



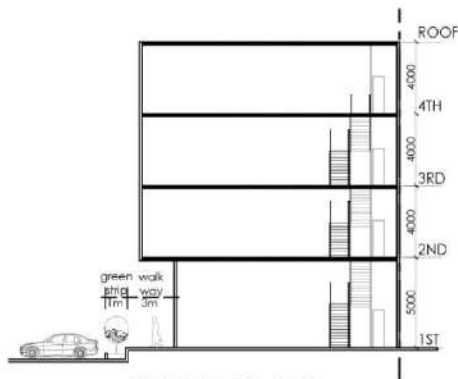
SINGLE FACING SHOPHOUSE/RUKO

(Amenities Ruko and Commercial Ruko)

4 storeys Ruko; 5x15m size
 Parking Ratio 1 unit = 1 lot;
 5 meters long parking space in front of Ruko with
 3m width pedestrian walkway and 1m width green strip



Single Facing Ruko - Plan

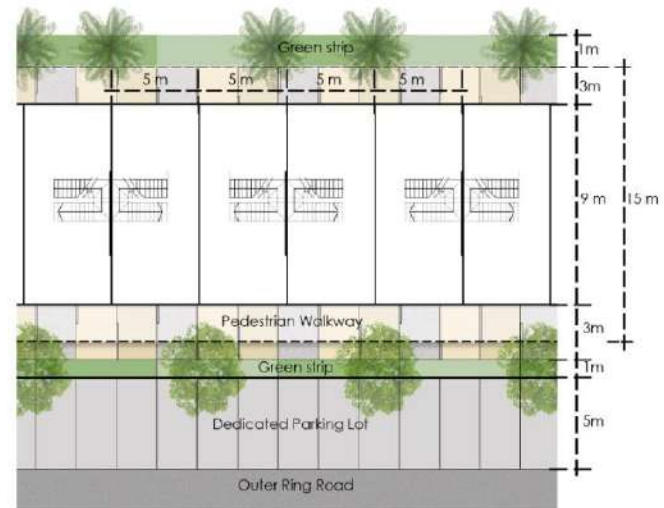


Single Facing Ruko - Section

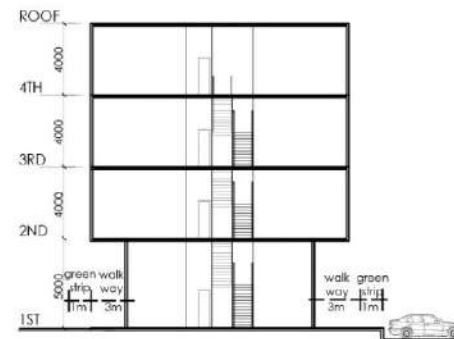
DOUBLE FACING SHOPHOUSE/RUKO

(F&B Ruko)

4 storeys Ruko; 5x15m size
 Parking Ratio 1 unit = 1 lot;
 5 meters long parking space in front of Ruko with
 3m width pedestrian walkway and 1m width green strip on both sides



Double Facing Ruko - Plan



Double Facing Ruko - Section



VASANTA SHOPPING STREET



VASANTA SHOPPING STREET



Ijin Prinsip no: 161/3216/IP/PMDN/2017

07170181

IZIN PRINSIP PENANAMAN MODAL DALAM NEGERI

Nomor : 161 /3216/IP/PMDN/2017
 Nomor Perusahaan : 9715.2017

Sehubungan dengan permohonan yang Saudara sampaikan tanggal 25 Juli 2017, dengan ini diberitahukan bahwa berdasarkan Undang-Undang Nomor 25 Tahun 2007 tentang Penanaman Modal dan Undang-Undang Nomor 23 Tahun 2014 tentang Pemerintahan Daerah, Pemerintah Republik Indonesia memberikan IZIN PRINSIP PENANAMAN MODAL DALAM NEGERI sebagai izin sementara sampai dengan perusahaan memperoleh Izin Usaha, sebagai berikut :

I. DATA PROYEK :

- | | |
|----------------------------------|--|
| 1. Nama Perusahaan | : PT. SIRIUS SURYA SENTOSA |
| 2. NPWP | : 73.211.040.8-034.000 |
| 3. Alamat Kedudukan Perusahaan : | |
| a. Alamat Kantor Pusat | : Ruko Mutiara Taman Palem Blok A16 No.03,
RT.006/014, Kel. Cengkareng Timur,
Kecamatan Cengkareng |
| b. Kota | : Jakarta Barat |
| c. Provinsi | : DKI Jakarta |
| d. Telepon | : 021-29435888 |
| e. Faksimili | : 021-29437888 |
| f. Email | : procurement@vasanta.co.id |



Apartment Towers

Vasanta residential towers are fully-designed, both inside and out, combining spectacular architecture with intelligent, elegant interior fittings and fixtures of the most value-adding specification. Each of our affordable, yet well-designed apartments units also benefits from each individual tower's residents' gym, spa, screening room, thematic pool, 24-hour concierge and full access to our integrated outdoor facilities within the city.

The warm and quiet tones of the apartments create a harmonious canvas on which residents can display their own taste and personality through their chosen furniture and furnishings. Modern, yet filled with character, the apartments draw on the expertise of the most creative and dynamic design professionals available to facilitate their taste for interiors. The unmatched levels of quality and value we create make the apartments stand out from the crowd as a shining example of what can be achieved if you combine vision with first-rate construction and premium design.






Studio - 26 sqm





FLOOR PLAN - STUDIO

Legend

-  : Studio
-  : 1 BR
-  : 2 BR








Type : Studio
Area : 26 sqm (Semi Gross)

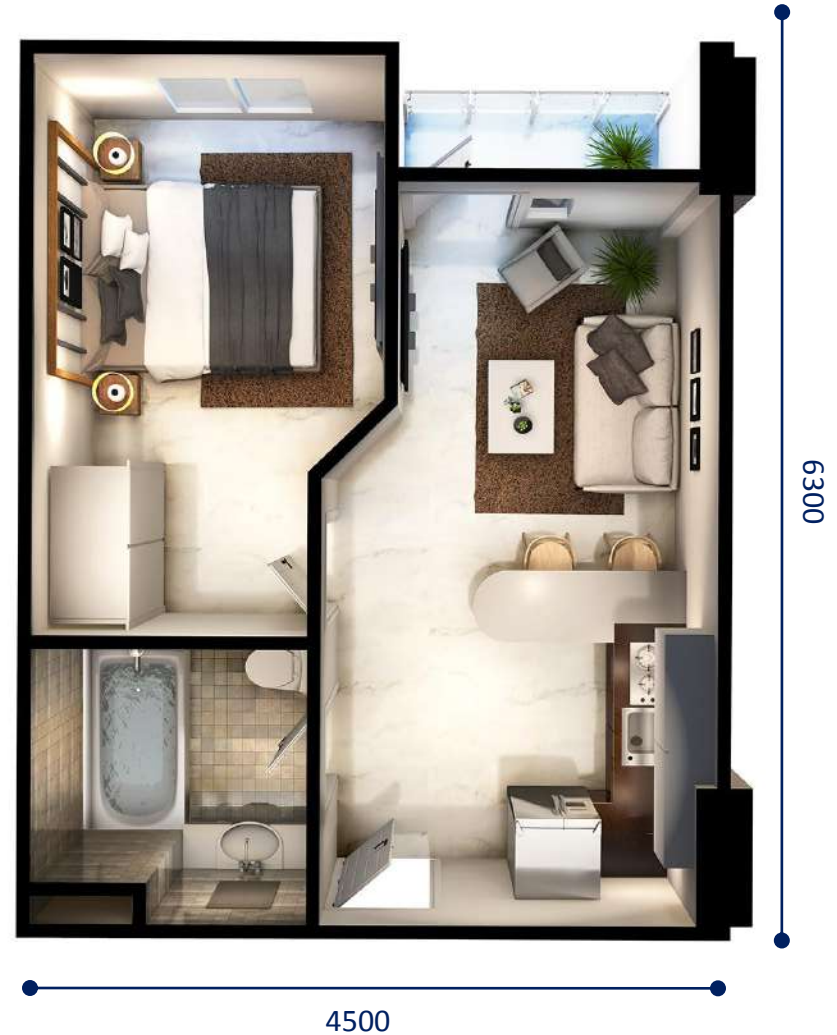
Studio Interior -
Artist Impression



FLOOR PLAN – 1 BR

Legend

-  : Studio
-  : 1 BR
-  : 2 BR





Type : 1 BR
Area : 34 sqm (Semi Gross)

1 BR Interior -
Artist Impression



FLOOR PLAN – 2 BR

Legend

 : Studio

 : 1 BR

 : 2 BR



5500

6300



Type : 2 BR
Area : 42 sqm (semi gross)

2 BR Interior -
Artist Impression

8 Reasons To Invest In Vasanta





I Love  **VASANTA**
INNOPARK



VASANTA
I N N O P A R K

Thank You.

End Of Presentation

www.Propertindo123.com
Leading Startup in Property Technology

This presentation and the information contained in it does not form part of any contract, and while reasonable effort has been made to ensure accuracy, this cannot be guaranteed and no representation or warranty is made in that regard. Apartment designs and layouts are indicative only and may change. The specification of the apartments is the anticipated specification as at the date this brochure was prepared, but may be subject to change in accordance with permitted variances under the apartment sale contracts. Dimensions shown in any text or plan are approximate sizes only and actual sizes may be different once constructed (although it is not anticipated that any apartments will be reduced by more than 5% in size). Computer generated images and photos are indicative only. All sales remain subject to contract. All information regarding prospective commercial or retail tenants represents current intention only, and the final identity of the tenants may change. Furniture shown in Computer Generated Images and photos is not included in sales. Meisterstadt Batam is a marketing name only and will not necessarily form part of the approved postal address. Neither the agents nor any person in their employ has any authority to make or give any representation, warranty or guarantee (whether written or oral) in respect of or in relation to the development (or any parts thereof).