

the
ZORA

BEAUTY OF BALANCE



0819 9000 1919



こんにちは BSD

KON'NICHIIWA BSD



BSD DIAMOND
DEVELOPMENT



Joint Venture of TREI TANGERANG REALTY INVESTMENT
a subsidiary of  Mitsubishi Corporation



ジョイントベンチャー
ABOUT THE JOINT-VENTURE



Global network
reputable Japanese
company

Largest Market
capitalization
Indonesian
Developer

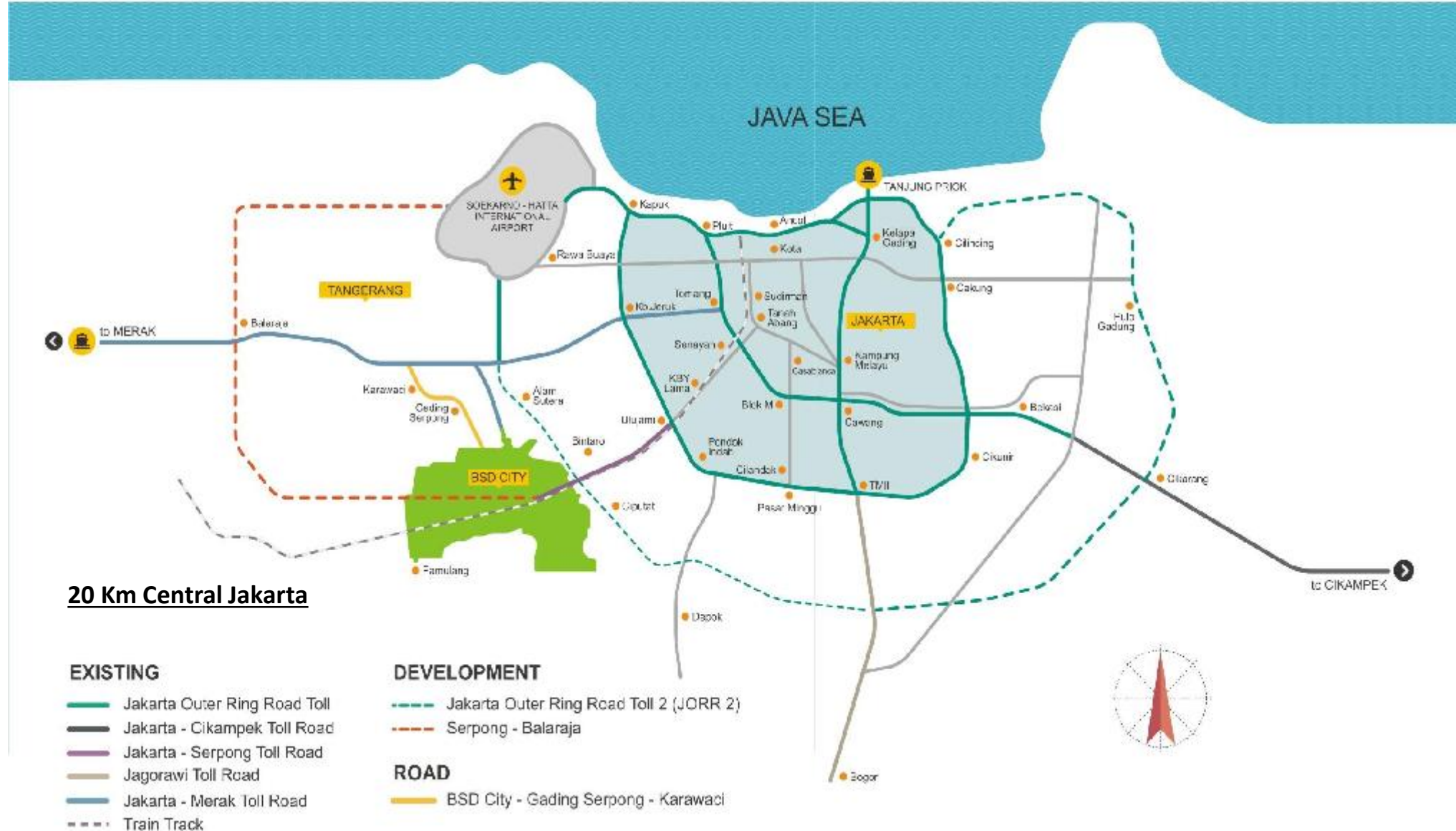


BSD DIAMOND
DEVELOPMENT

Creating Value and
Opportunities

Accessibility

BSD City is rapidly transforming into a regional hub, connecting cities and towns such as Jakarta, Tangerang, Serang, Bekasi, Depok and Bogor.



Toll Road



1

1. Expanded Toll Access
Toll Jakarta Merak: **Complete**

2

2. Toll Serpong- Balaraja Extension
Target start of Operation: 2019



WHAT'S IN *the* ZORA

- Reputable Developer + Global Network Investor
- Management Expertise (Japanese Technology + Property Know-How)
- Easy Multi Access
- Strategic Location
- Largest Township Development



Shopping CENTER

AEON MALL

 **BIG** BSD CITY
BIG STORES • BIG SHOPPING

ITC
B S D


TERASKOTA
ENTERTAINMENT CENTER

 breeze bsd city
mall without walls


HYPERMARKET & DEPARTMENT STORE
Where the world comes to shop

ASTRA
Biz
CENTER

ACE
Hardware

Mitra10
BUILDING MATERIALS & HOME IMPROVEMENT

RANCH MARKET
it's a balanced life



ONE STEP AWAY FROM Healthy Center



Educations

FOR BELOVED ONE



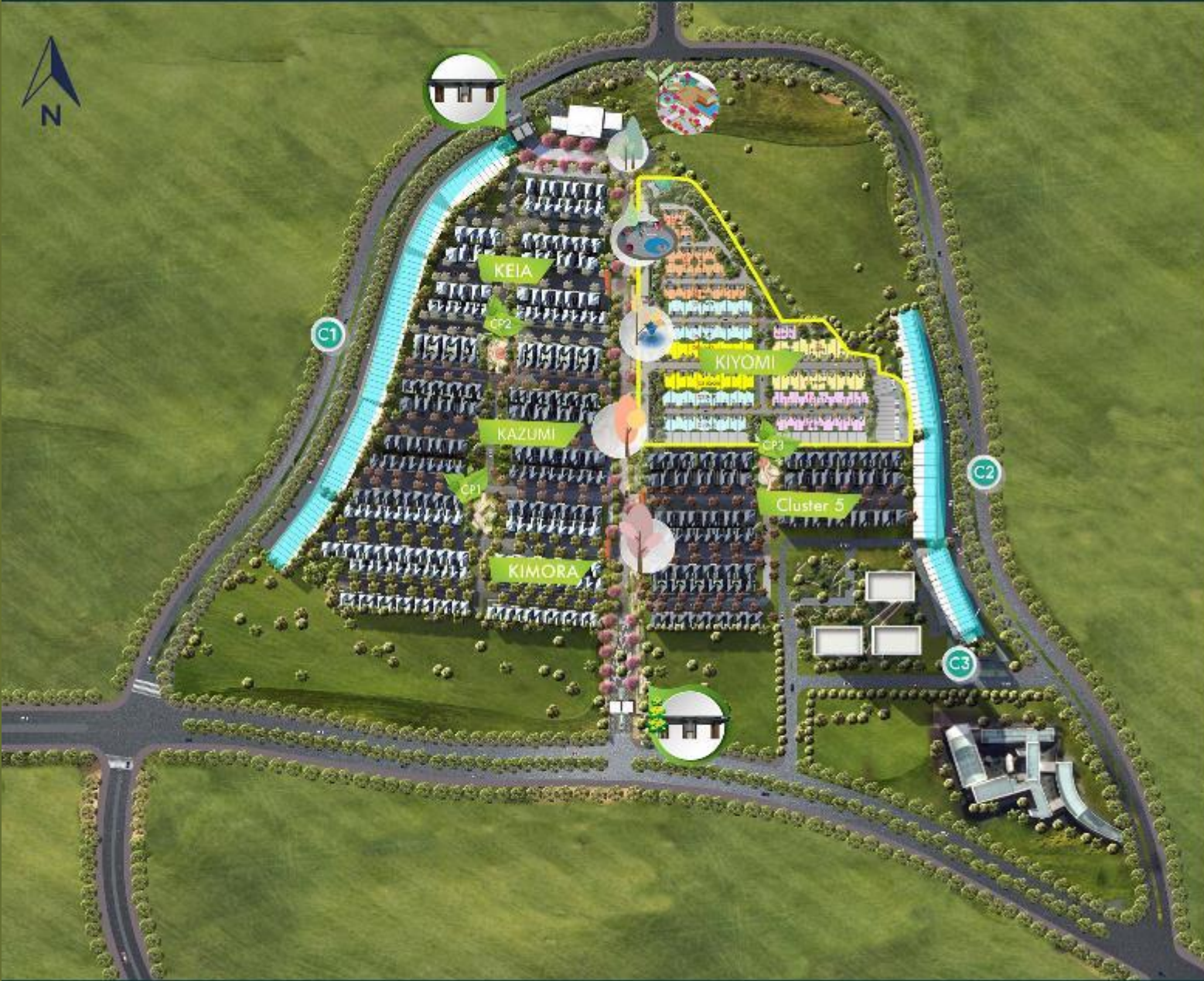


West BSD

Central BSD

East BSD

THE ZORA JOURNEY MAP



COMMERCIAL:

-  Commercial 1
-  Commercial 2
-  Commercial 3

COMMUNITY PARK :

Herbs Garden, Reflexology Path
Outdoor Gym, Kidsplayground

-  Ginger Valley
-  Minty Mount
-  Oregano Hill

GATE :

-  MINAMI GATE
-  KITA GATE

ZORA LANE

FESTIVE GARDEN:

-  **OHANA GARDEN**
Flower Walk Garden
Flower Trellis
Lotus Pond, Children Playground
-  **NAMI GARDEN**
Dragon Boat Bench
Fish Lantern Artwork
Bike Parking, Children Playground
-  **HANABI GARDEN**
Firework Trees
Outdoor Gym, Bike Parking
-  **HOSHI GARDEN**
Pond With Bubble Artwork
Seating Pavillion/Trellis
Moon Seat, Astrology Plaza With
Fiber Optic
-  **KIZUNA GARDEN**
Skate Park, Tennis & Half Basketball Court
Community Plaza With Pebble Seats
Bike Parking, Children Playground

CLUB HOUSE :

-  **SAMASANA CLUB HOUSE**
Onsen Swimming Pool, Japanese Aquamassage,
Sauna, Kids Golf, Tennis Court,
Function Hall, Coffee Lounge



**Conveniently
Exclusive Residential
At Premium Area
in BSD City**

Where Healthy Lifestyle



Meets Delightful Excitement

LANDSCAPE

A Community For All Season & Ages



OHANA GARDEN

Flower Viewing Festival

Flower Walk Garden

Flower Trellis

Lotus Pond, Children Playground



NAMI GARDEN

Recreational, Fun, Adventure

Dragon Boat Bench

Fish Lantern Artwork

Bike Parking, Children Playground

LANDSCAPE

A Community For All Season & Ages



HANABI GARDEN
Active, Fun, Teenage
Outdoor gym
Skateboard & Roller Blade
Climbing Wall, Fireworks Lighting



HOSHI GARDEN
Romantic, Dreamy, Relax
Suspended Chair, Couple Swing
Romantic Gazebo, Bubble Fountain
TWINKLE Star Constellation Lighting

LANDSCAPE

A Community For All Season & Ages



KIZUNA GARDEN

Skate Park, Tennis & Half Basketball Court
Community Plaza With Pebble Seats
Bike Parking, Children Playground

COMMUNITY PARK

Ginger Valley, Minty Mount, Oregano Hill





Samasana Clubhouse



With Exquisite Facilities



For Upscale Living



With
The First Onsen Pool
In BSD City



Kiyomi

Site Plan



Kiyomi

Site Plan Type 12 & 10

Providing a Well Designed Community With the Best Quality



ENERGY CONSERVATION

Low-E Glass



AGC Group

PT ASAHIMAS FLAT GLASS Tbk



HOME ELEVATOR



MITSUBISHI
ELECTRIC



BATHROOM AND KITCHEN



SMART HOME

TYPE 12 STD

Land Area 430/240



FLOOR PLAN

Type 12 Standard

Level 1

Level 2

Level 3




2 Master Bedrooms
with Ensuite Bathroom


2 Kids Bedrooms
with Ensuite Bathroom


4 Bathrooms


2 Bathtubs


1 Powder Room


1 Family Hall


1 Living Room


2 Walk-in Closet
Space


1 Wet Kitchen
1 Dry Kitchen


2 Balconies


1 Elevator


2 Storage
Rooms


4 Carparks

TYPE 12 CORNER



FLOOR PLAN

Type 12 Corner



Level 1



Level 2



Level 3




2 Master Bedrooms
with Ensuite Bathroom


2 Kids Bedrooms
with Ensuite Bathroom


4 Bathrooms


2 Bathtubs


1 Powder Room


1 Family Hall


1 Living Room


2 Walk-in Closet
Space


1 Wet Kitchen
1 Dry Kitchen


2 Balconies


1 Elevator


2 Storage
Rooms


4 Carparks



Master Bedroom T12



Library Room T12



Dining Area T12

TYPE 10 STD

Land Area 350/200

SCAN ME



FLOOR PLAN

Type 10 Standard



Level 1



Level 2

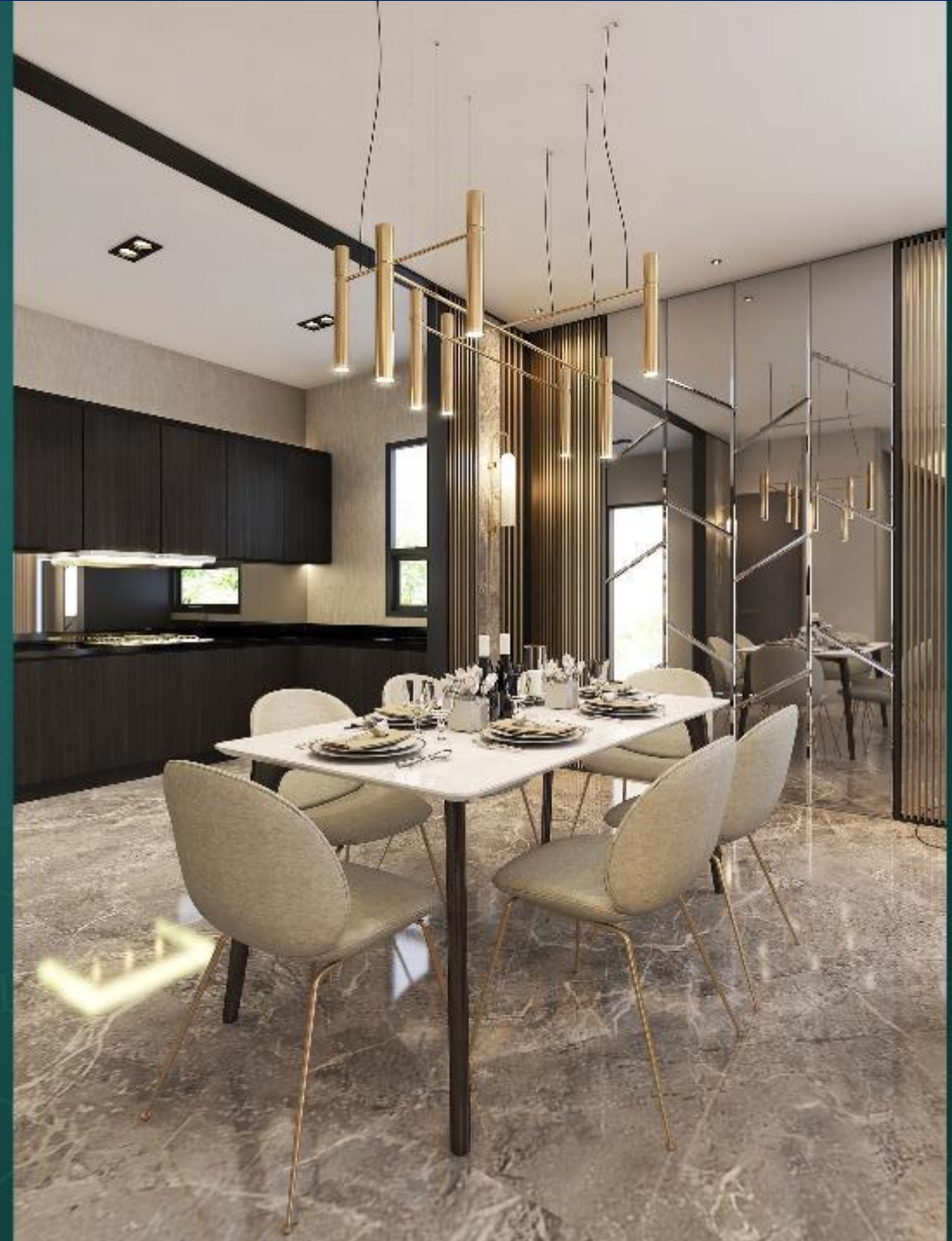


Level 3





Living & Dining T10





Hobby Area T10

Smart Home Features



**TRIPLE Security
lock door system**



Panic button



Smart home system



**Connect to your mobile phone:
Home Security Camera
and Lighting Switch**



CCTV System



Internet ready

Basic Specification

FOUNDATION

Mini Pile

FLOOR FINISHES

● Living & Dining Area

Type 12, 10 & 9 : Imported Marble

Type 8 & 8+ : Local Marble

● Internal Staircase

Type 12, 10 & 9 : Imported Marble

Type 8 & 8+ : Local Marble

● External Staircase

Type 12, 10 & 9 : Homogenous Tile

Bedroom : High Quality Vinyl Flooring

Bathroom : Homogenous Tile

Service Area : Homogenous Tile

Garage & Carport : Homogenous Tile

Balcony : Homogenous Tile

WALL FINISHES

● Exterior : Homogenous Tile & Weathershield Paint

● Interior : Interior Paint

● Bathroom : Homogenous Tile

● Back Panel Wet Kitchen : Homogenous Tile

DOOR & WINDOW

● Main Entrance Door : Solid Engineered Wood Door

● Interior Door : Honeycomb Engineered Wood Door

● Window : High Quality Aluminum Frames

CEILING

● Interior : Gypsum, Full System Metal Furring Frame with Shadow Line

● Exterior : Gypsum Moisture Resistance, Full System Metal Furring Frame With Shadow Line

● Skylight Area : Tempered Glass with Decorative Wood Composite Bar

SANITARY PROVISIONS

● Master Bathroom : Bathtub (type 12, 10 & 9), Undercounter Lavatory with Vanity Table, Hot & Cold Shower Set Closed Coupled Toilet with Jet Washer, Cubicle Shower

● Powder Room : Semi Undercounter Lavatory with Vanity Table Closed Coupled Toilet with Jet Washer

● Bathroom : Semi Undercounter Lavatory with Vanity Table Hot & Cold Shower Set, Closed Coupled Toilet with Jet Washer Cubicle Shower

Basic Specification

SANITARY PROVISIONS

- Master Bathroom : Bathtub (type 12, 10 & 9), Undercounter Lavatory with Vanity Table, Hot & Cold Shower Set Closed Coupled Toilet with Jet Washer, Cubicle Shower
- Powder Room : Semi Undercounter Lavatory with Vanity Table Closed Coupled Toilet with Jet Washer
- Bathroom : Semi Undercounter Lavatory with Vanity Table Hot & Cold Shower Set, Closed Coupled Toilet with Jet Washer Cubicle Shower

WET KITCHEN

Storage Cabinet system with Solid Surface Countertop, Sink, Hot & Cold Faucet, Gas Stove and Hood

DRY KITCHEN

Storage Cabinet system with Solid Surface Countertop, Sink, Hot & Cold Faucet, Gas Stove, Hood and Smart System.

BALCONY WITH GLASS RAILING

Provided for all types

WATER SUPPLY

PDAM

ELECTRICAL SUPPLY CAPACITY

- Type 12 : 7700 VA
- Type 10 : 7700 VA

Environmental Friendly Features

- Low Emissivity (Low-E) Glass @ Living - Dining Area & Master Bedroom
- Centralized Solar Water Heater
- Automatic Emergency Lamp Activation during Power Outage at Living Room, Main Stair, & Master Bedroom (3Unit)

Special Features

Carport Canopy (2 Cars Parking)

Garage Type 12 (2 Cars + 1 Motorcycle Parking)
 Type 10 (1 Car + 1 Motorcycle Parking)

3-Ways Digital Door Lock @ Main Entrance Door (PIN, Finger & Manual Key)

Smart Home Network & CCTV System

High Quality Aluminium Window Frames

Home Elevator

Imported Marble Floor For Main Area

Wet Kitchen

Dry Kitchen (Type 12)

4 Cubicle Shower Screen : @ Master Bathroom & Kids

Bathroom

2 Storage Rooms

USB Outlet @ Master Bedroom

Kiyomi Highlights



Elevator Gesture Call

Wave Your Hand To Call Elevator
Without Touching Elevator Button
Which Can Effectively Avoid Contact
With Bacteria Or Virusses



Hot Water Piping

Connected To a Wet Kitchen That
Makes The Kitchen More
Comfortable To Use



AC In All Bedrooms

No Need To Bother, Because Every
Bedroom Has Installed Air
Conditioning That Makes The Air In
The Room Feel Cool

General Highlights

- 2 Entry Gates: Minami & Kita Gate
- Half Kilometres green spines & 5 KM Pedestrian/Jogging Track/Bicycle Track
- Festive Gardens (Ohana, Nami, Hanabi, Hoshi, Kizuna) and Samasana Club House
- 3 Community Parks
- All Houses Have North-South Orientation
- Total Area 19 ha

Smart environmental sustainable planning, walkable community, multiple themed gardens with facilities for different age groups or end users of the community, tri-generation living.

Pricelist

Type	Land Area	Building Area	Price
10	200	350	8.727.098.000
12	240	430	10.865.507.000

Mechanism

NUP

NOV - DES 2020

SO

JANUARY 2021

Smart Investment

- Home Elevator
- Smart Home
- Wet Kitchen & Dry Kitchen (T12)
- Low-E Glass
- Vanity (Bathroom)
- Solar Water Heater
- Canopy
- Emergency Lamp System

Promo For Customer

AC FOR ALL BEDROOMS

DISCOUNT EARLY BIRD 3%

SWIMMING POOL
* SPECIAL FOR T12 CORNER

Term Of Payment

KPR	Cash Installment
DP 15% - 20X	24X



For inquiry call :

0819 9000 1919



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Member of



sinarmas land
Building for a better future