

# BRANZ

B S D 藍

EXPERIENCE JAPAN QUALITY



**TOKYU LAND CORPORATION**

A MAJOR DEVELOPER IN JAPAN WITH NOTABLE FOOTPRINT ACROSS JAPAN AND ASIA.

**19,000**

Employees 

**109**

Groups of Companies 

**7.8 BILLION**

Consolidated Net Sales 

**646,000**

Sqm Office Space Leasing 

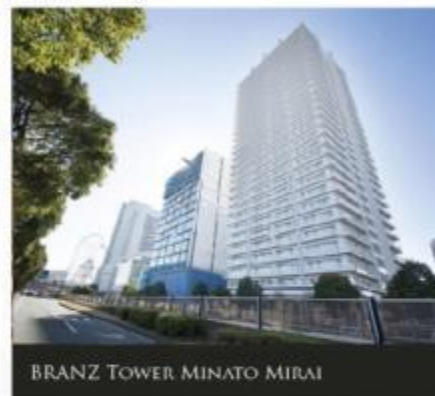
**59**

Office Buildings in Tokyo 

**88,000**

Total Unit Residences 

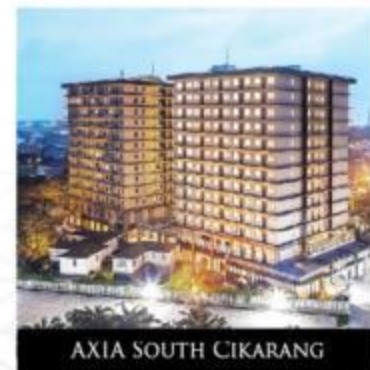
## PROJECTS



BRANZ  
B S D



- STARTING BUSINESS AS TOKYULAND CORPORATION IN INDONESIA SINCE 1975 (+40 YEARS)
- SINCE 1975 HAS DEVELOPED MORE THAN 4,500 UNITS OF LANDED HOUSE
- ESTABLISHED ITS OWN ENTITY SINCE 2012
- AWARDS : - TOP TEN DEVELOPERS FROM BCI ASIA (2017),  
- BEST FOREIGN PROPERTY DEVELOPER FROM GOLDEN PROPERTY AWARD (2017)



# JOINT DEVELOPER

PT Diamond Realty Investment Indonesia  
a subsidiary of  Mitsubishi Corporation

- ONE OF THE BIGGEST TRADING COMPANIES IN JAPAN.
- LISTED ON FORTUNE 500.
- I HAVE A TRACK RECORD OF MORE THAN 60 YEARS OF BUSINESS ACTIVITIES.
- HAVE NETWORK OF MORE THAN 200 OFFICES & SUBSIDIARIES.
- EXECUTES HIGH VALUE-ADDED REAL ESTATE DEVELOPMENT PROJECTS IN JAPAN, US, CHINA AND





## THE LARGEST & MOST DEVELOPED TOWNSHIP

- A SELF-SUSTAINING CITY WITH TOTAL AREA OF 6,000 HA (1,500 HA ALREADY COMPLETED WITH TOTAL POPULATION AROUND 100,000)
- A RENOWNED AWARD-WINNING CITY PLANNING AND DESIGN (FIABCI PRIX D'EXCELLENCE AWARD 2011)
- A LONG TERM AND CONSTANT CITY DEVELOPMENT SINCE 1989
- DESIGNED AS A PLACE TO LIVE, WORK, AND LEARN



# Location of BSD City



**30** Minutes Access

From Soekarno-Hatta Airport

From Pondok Indah

From Semanggi

From Pluit

**BRANZ**  
B S D

# Map of BSD Grand CBD



- BRANZ BSD IS LOCATED AT THE CENTER OF BSD MASTERPLAN WHICH HAS BEEN PLANNED SOPHISTICATEDLY
- THE LOCATION OF BRANZ BSD, GRAND CBD IS SURROUNDED WITH MAJOR FACILITIES OF BSD CITY

# AEON MALL

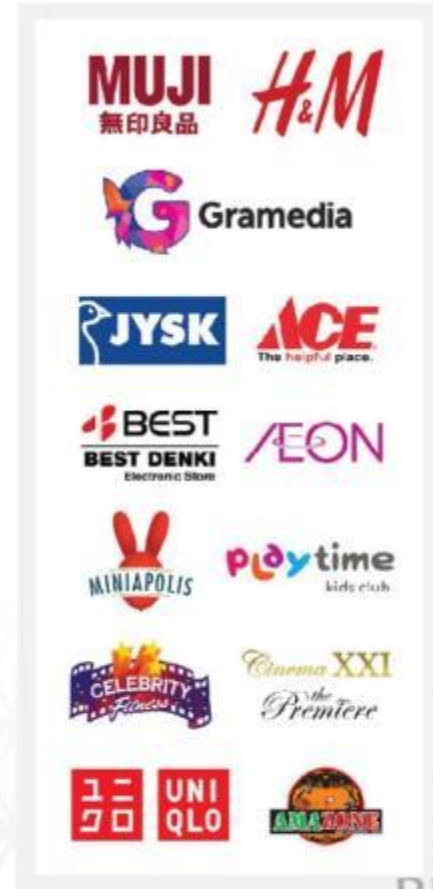
AEON MALL BSD CITY



INTERNATIONAL STANDARD FACILITIES WITHIN YOUR REACH



- 1<sup>ST</sup> AEON MALL DI INDONESIA
- AEON IS THE LARGEST RETAILING GROUP IN JAPAN WITH 168 BRANCHES ACROSS JAPAN AND 30 BRANCHES ACROSS ASIA (OUTSIDE JAPAN)
- AEON MALL BSD HAS APPROX. 280 STORES
- YEARLY VISITOR OF 15 MILLION (60,000/WEEKEND; 20,000/WEEKDAYS)







---

**INTERNATIONAL STANDARD FACILITIES WITHIN YOUR REACH**

---

A LOT OF EXCITING EVENT FOR THE WHOLE YEAR IN BSD, HELD AT THE LARGEST EXHIBITION AND CONVENTION CENTER IN INDONESIA AND SOUTH EAST ASIA –10 EXHIBITION HALLS WITH TOTAL AREA OF 50,000 SQM, A 4,000 SQM CONVENTION HALL, 29 MEETING ROOMS, AND A 12,000 SQM PRE-FUNCTION LOBBY.



**ANNUAL EVENTS**



# EDUCATION

INTERNATIONAL STANDARD FACILITIES WITHIN YOUR REACH



- TOTAL AREA OF 20 HA, 1ST PHASE OF 3,5 HA
- HAS BEEN OPERATING SINCE 2017 (SCHOOL OF ENGINEERING, SCHOOL OF BIOTECH, SCHOOL OF HOSPITALITY & TOURISM)
- CURRENTLY HOUSES AROUND 3,000 - 3,500 STUDENTS



UNIVERSITAS  
**PRASETIYA MULYA**



- HAS BEEN OPERATING SINCE 2010
- CURRENTLY OFFERS BACHELOR OF APPLIED SCIENCE & TECHNOLOGY AND MASTER OF MANAGEMENT
- CURRENTLY HOUSES AROUND 1,500 - 2,000 STUDENTS

# EDUCATION

INTERNATIONAL STANDARD FACILITIES WITHIN YOUR REACH



KINDERGARTEN TO  
SENIOR HIGH SCHOOL



A DYNAMIC TRILINGUAL SCHOOL  
OFFERING INTERNATIONAL  
CURRICULUM FROM KINDERGARTEN  
TO JUNIOR COLLEGE



SWA IS AN IB WORLD SCHOOL  
THAT OFFERS EDUCATIONS FROM  
PRE-K THROUGH GRADE 12;  
WITH MIDDLE YEARS  
PROGRAMME(MYP) AND  
IB DIPLOMA PROGRAMME(DP).

The residence that inspires.

# BRANZ

PRESTIGIOUS CONDOMINIUM BRAND IN JAPAN

## BRANZ PROJECTS IN JAPAN



BRANZ  
KYOTO-GOSHO NISHI



BRANZ ROPPONGI



BRANZ SHIBUYA  
TOKIWAMATSU



BRANZ TOWER  
MIDOSUJI HONMACHI



BRANZ TOWER  
MINATO MIRAI



BRANZ TOWER  
SAPPORO



BRANZ TOWER WELLLITH  
SHINSAI-BASI II



BRANZ YOKOHAMA

BRANZ  
B S D

# BRANZ CONCEPT



**B**loom

Here every day, every minute blooms with the joy of life.



**R**evolute

Here is an innovation that will revolutionize every day.



**A**chieve

Here is a place where you can achieve all that life can offer.



**N**eologize

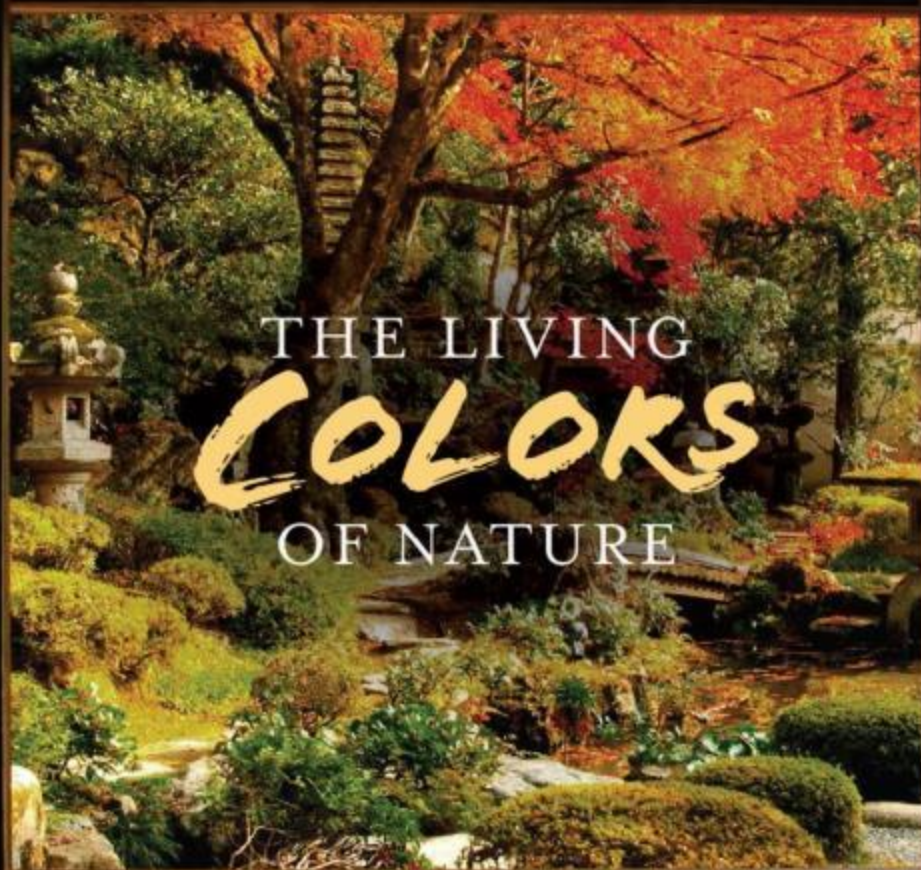
Here is the daily discovery of a new value.



**Z**

Your stairway to the ultimate of living.

暮らしに、彩りを。



BRANZ  
B S D

# WHY BRANZ BSD?

---

1. **Japan Quality** : Design – Construction – Service & Maintenance

2. **Strategic Location at BSD – CBD**

- Very close to AEON – ICE – Prasetiya Mulia
- Near Future Toll Gate, Balaraja - Serpong

3. **Office Captive Market**

**The most nearby:**

- Green Office Park
- Unilever +/- 2.000 employees local & expatriates
- Digital Hub & Apple Research Centre
- Mandiri Tower
- Thamrin Nine
- Tangerang – Banten industrial areas, +/- 1,100 local & MNC's

Very accessible via JORR Serpong – Bintaro (only 45 minutes)

- +/- 45 Office towers along Simatupang corridor

# WHY BRANZ BSD?

---

4. **Future value assurance of your investment** on the property
  - Detail care on Long Term repair & maintenance planning
5. **Number #1 destination for Japanese residents & local executives**
  - Five Star - convenient Home Service
  - Managed by Japanese quality Building management (TPMI)
6. **Smart & Unique Features**
  - Home energy management system by Mitsubishi Electric
  - AED system by SECOM, for sudden cardiac arrest strikes
  - Drinkable water tap, by TOCLAS
7. **All Premium building materials - Semi furnished unit**  
Full kitchen set, wardrobe, water heater, AC, bathroom vanities
8. **Proven construction progress & delivery time**



# BRANZ BSD PHASE AND MASTERPLAN

## INSPIRED

BY THE HARMONIOUS JAPANESE COLORS THAT ARE HIGHLY INFLUENCED BY NATURE :  
**AI (BLUE), OU (YELLOW), AND AKANE (RED).**  
THE NAME OF 3 PHASES OF BRANZ BSD.

BRANZ BSD PROMISES TO BRING THE BEAUTY AND COMFORTABLE DWELLINGS FOR YOUR RICH LIFESTYLE EXPERIENCE.



CENTRAL PLAZA



PEDESTRIAN WALKWAY



SURROUNDING FACILITIES



GREENBELT



CAR ACCESS AND PARKING



THE THREE BASIC COLORS OF NATURE  
HARMONIOUSLY CREATE THE BEAUTIFUL ESSENCE OF NATURE.



# 1<sup>ST</sup> PHASE 藍 (Ai)

Ai (Japanese Blue) has been recorded in Japanese history for a long time. It is perceived as the color that brings harmony and serenity, just like the color of the morning sky that promises a bright weather throughout the day. BRANZ BSD Ai is the first phase of the BRANZ BSD condominium project, signifying a bright beginning of a new future.

## TOWER CONCEPT

**Mountains - Relax**  
WEST TOWER (1BR/2BR)



**Waves - Active**  
NORTH TOWER  
(1BR/2BR+CLUBHOUSE)



**Flowers - Family**  
EAST TOWER (2BR/3BR)



**BRANZ**  
B S D

# PRESTIGIOUS PROMINENT LANDMARK

---

BRANZ BSD IS THE TALLEST ICONIC TOWER WITH THE MODERN AND STYLISH FACADE DESIGN, SERVING AS THE CONNECTING POINT FOR RESIDENCES, MALLS, EDUCATION AND COMMERCIAL UNITS IN BSD CITY GRAND CBD.



**BRANZ**  
B S D

# EXCLUSIVE GRAND LOBBY

West Lobby



North Lobby



East Lobby



# 17 FIVE STAR FACILITIES

FIVE-STAR  
FACILITIES  
AT YOUR  
DOORSTEP

## SKY DECK

### WEST TOWER

GAMING LOUNGE  
PARTY ROOM & BAR  
WATER FEATURE

### NORTH TOWER

GYM + STUDIO  
OUTDOOR POOL

### EAST TOWER

OUTDOOR & INDOOR  
PLAYGROUND  
STUDY ROOM

## GROUND FLOOR

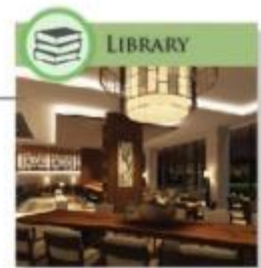
CAFE, RESTAURANT,  
MINIMART

## CLUB HOUSE

SPA  
INDOOR POOL  
MEETING ROOM  
LIBRARY & LOUNGE  
KARAOKE ROOM  
BIKE RENTAL

# FACILITY (CLUB HOUSE)

A PERFECT PLACE WITH MANY FEATURES ESPECIALLY DESIGNED FOR YOU TO RELAX, HAVE FUN OR SOCIALIZE.



# FACILITY

## GROUND FLOOR



INDOOR SWIMMING POOL



SPA ROOM



MEETING ROOM

FACILITY

GROUND FLOOR



CAFE



RESTAURANT



MINIMART



# FACILITY (SKY PODIUM)

ENHANCED AND DIVERSE FACILITIES AT PODIUM ROOF PROVIDES FAVORITE SPACE FOR COMFORTABLY SPENDING FREE TIME.



# FACILITY

## SKY PODIUM



INDOOR PLAYGROUND



STUDY ROOM



OUTDOOR PLAYGROUND

# FACILITY

## SKY PODIUM



OUTDOOR SWIMMING POOL



GYM + STUDIO

# FACILITY

## SKY PO DIUM



WATER FEATURE



GAMING LOUNGE



BAR & PARTY ROOM

# SMART & UNIQUE FEATURES

(DRINKABLE WATER TAP AT KITCHEN AREA)

TOCLAS



## SWING WATER PURIFYING SYSTEM

水ing



A PURIFICATION SYSTEM TO FILTER TAP WATER INTO CLEAN WATER UTILIZING A TECHNOLOGY FROM JAPAN. THIS SYSTEM IS AVAILABLE IN ALL FACILITIES AND UNITS – KITCHENS, VANITIES, SHOWERS – TO ENSURE SAFETY AND COMFORT FOR RESIDENTS.

BRANZ  
B S D

# SMART & UNIQUE FEATURES (ENERGY SAVING)

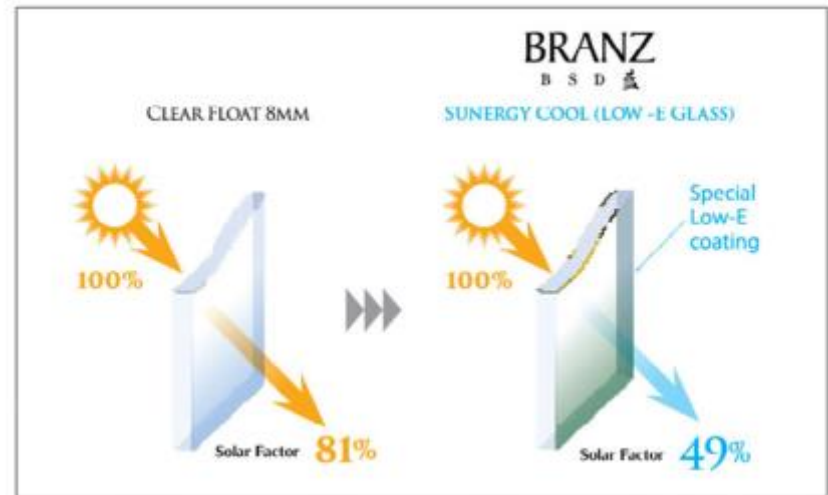


HEMS\* (HOME ENERGY MANAGEMENT SYSTEM)



FEATURED IN EVERY UNIT, HEMS IS A JAPANESE STANDARD SYSTEM TO MONITOR ENVIRONMENTAL IMPACT FROM DAILY ACTIVITIES. IT DISPLAYS ELECTRICITY AND WATER CONSUMPTION IN THE UNIT, ALLOWING RESIDENTS TO KEEP TRACK AND IMPROVE THEIR CONSUMPTION.

\*Tablet is not included.



EXCELLENT SOLAR ENERGY SHADING



LED LIGHTING

**Panasonic**



BRANZ  
B S D

# SMART & UNIQUE FEATURES (SAFETY)



## AED (AUTOMATED EXTERNAL DEFIBRILLATOR)

WHEN SUDDEN CARDIAC ARREST STRIKES, EVERY SECOND IS CRITICAL. THE AED SYSTEM COULD HELP SAVE VICTIMS AND IS EASY TO USE FOR ANYONE, EVEN WITH MINIMAL TRAINING.



## GENSET

PROVIDING 3 DAYS WORTH OF ELECTRICITY SUPPLY WITH 3.000 KVA CAPACITY FOR THE FACILITIES. COMMON AREAS AND RESIDENTIAL UNITS DURING EMERGENCIES SUCH AS BLACKOUTS.

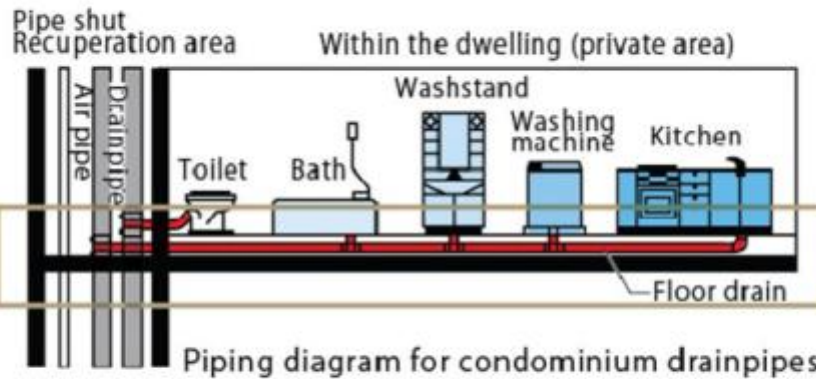


## SAFETY OPERATION OF ELEVATOR DURING FIRE ACCIDENT & EARTHQUAKE

HIGH QUALITY HEAT AND SMOKE DETECTORS THAT ARE CONNECTED TO SPRINKLERS

# SPECIAL PLUMBING SYSTEM

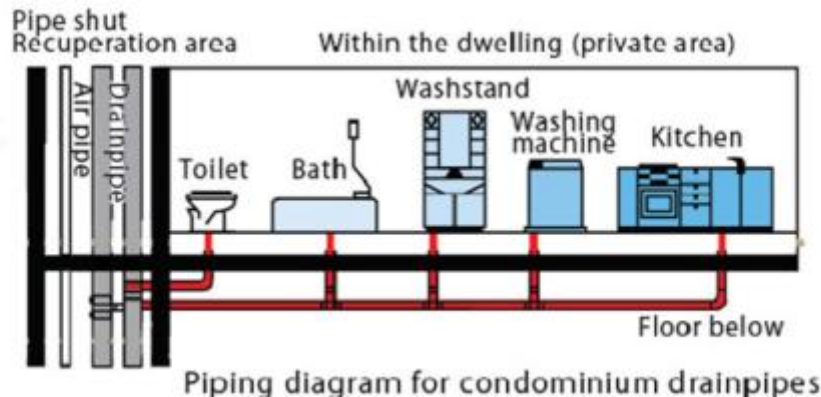
## ■ OUR SPEC: PLUMBING OVER THE SLAB



**Benefit:**

Ensures the maintenance at the unit above and water leakage will not affect the residents below

## ■ INDONESIAN STANDARD: PLUMBING UNDER THE SLAB





# JAPANESE STANDARD - PROPERTY MANAGEMENT (LONG TERM REPAIR PLAN)

Managed by Tokyu Property Management Indonesia, TPMI (in partnership with JLL)

## Ensure the future asset value of your property

LONG-TERM REPAIR PLAN



COMPARISON OF 15 YEARS  
USED APARTMENT IN JAPAN



WITHOUT  
LONG-TERM REPAIR PLAN

WITH  
LONG-TERM REPAIR PLAN

# JAPANESE STANDARD - PROPERTY MANAGEMENT (FIVE STAR HOME SERVICE)

Managed by Tokyu Property Management Indonesia, TPMI (in partnership with JLL)

## ► EXCLUSIVE SERVICES



- TROUBLE AND MAINTENANCE SERVICES
- LEASE SUPPORT SERVICE
- VACANT UNIT MANAGEMENT SERVICE
- AND MANY MORE

## ► SERVICES BY **Panasonic**

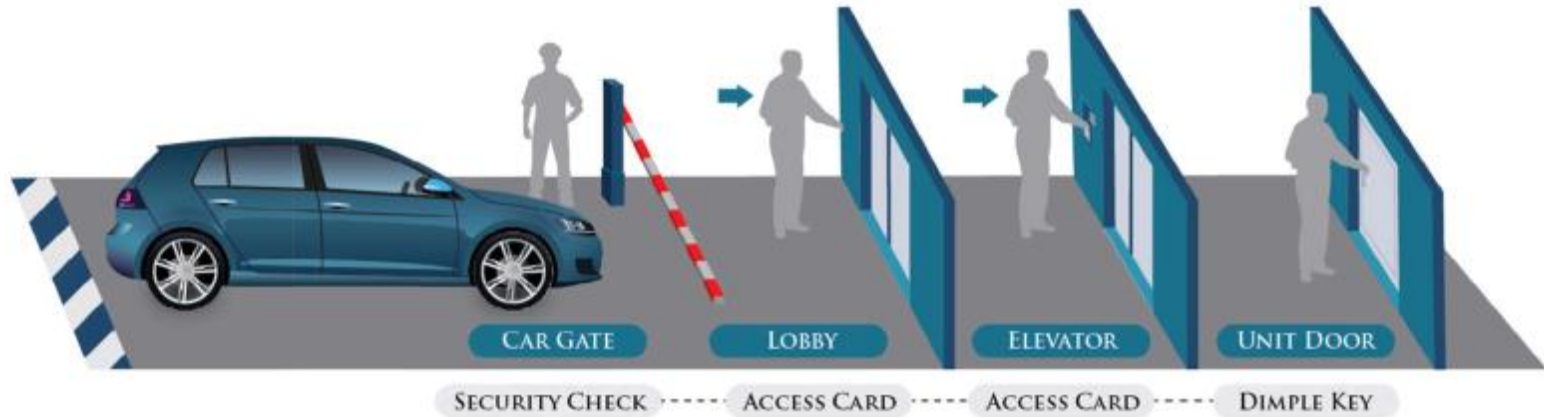
THEY STAND BY 24 HOURS A DAY, 365 DAYS A YEAR FOR REPARATION, INSPECTION, MAINTENANCE, INSTALLATION AND OTHER SERVICES FOR PANASONIC PRODUCTS.



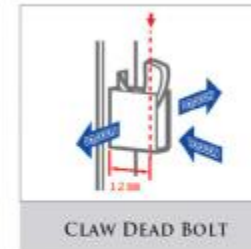
## ► SERVICES BY **AEON MALL**



# HIGH SECURITY STANDARD (4 layers)

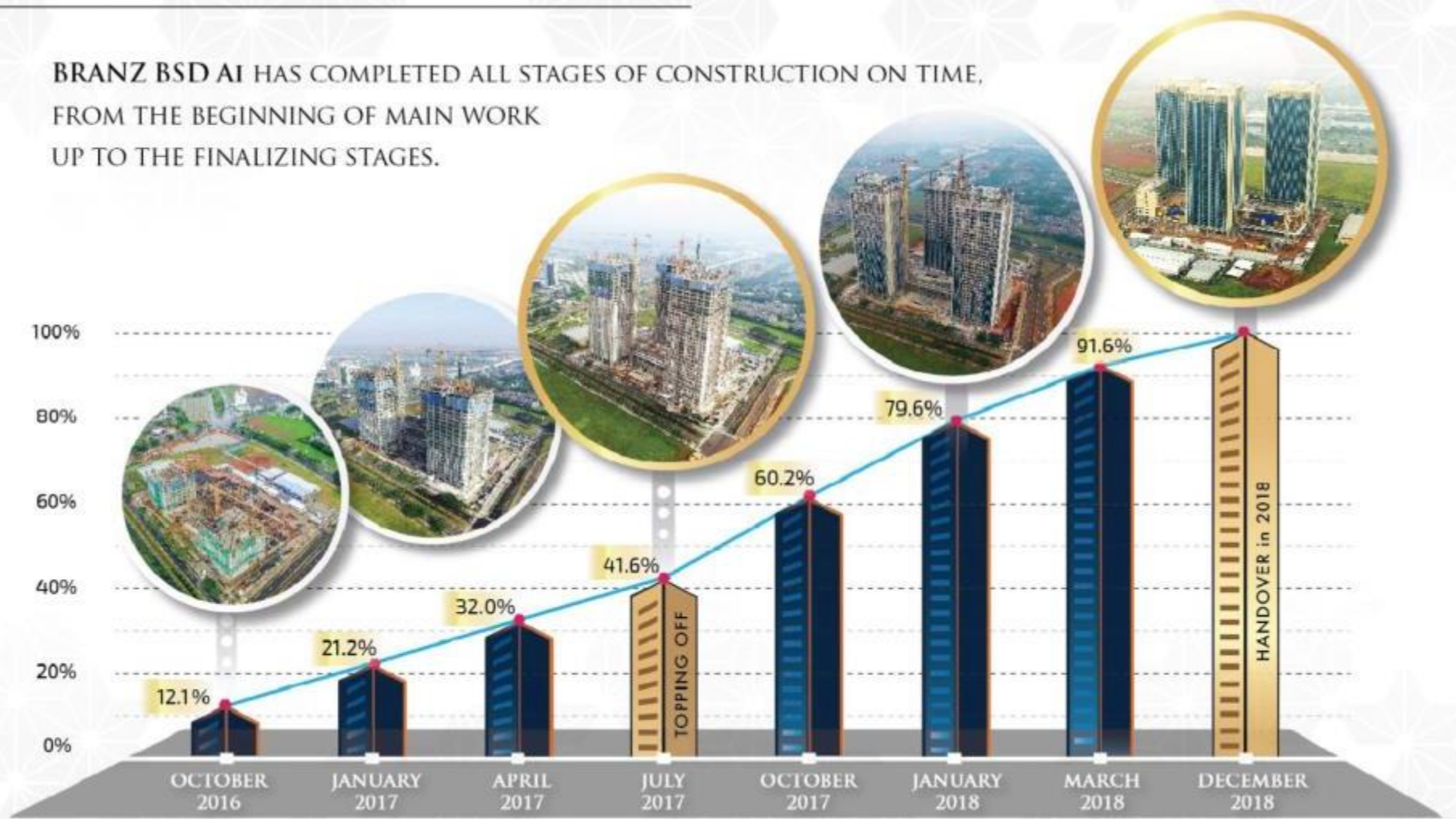


## TRIPLE SAFETY DOOR SYSTEM



# PROVEN PROGRESS & HAND OVER

BRANZ BSD AI HAS COMPLETED ALL STAGES OF CONSTRUCTION ON TIME, FROM THE BEGINNING OF MAIN WORK UP TO THE FINALIZING STAGES.



WEST TOWER

BRANZ

B S D 藍

EXPERIENCE JAPAN QUALITY

# BRANZ BSD AI PRODUCT

NORTH  
TOWER

EAST  
TOWER

WEST  
TOWER

MARKETING  
GALLERY

BRANZ  
B S D



# BRANZ BSD ELEVATION



# BRANZ BSD AI FLOOR PLAN

NORTH

WATER FEATURE, CENTRAL PLAZA (FUTURE), FORESTA HOUSING



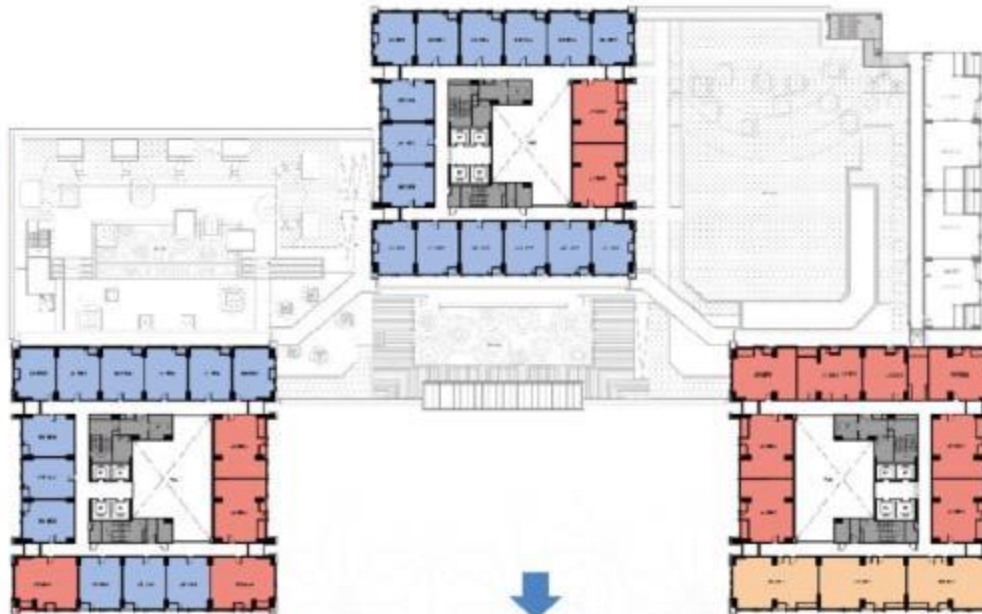
WEST

GREEN AVENUE  
(FUTURE).  
CBD 55 WATERFRONT,  
ICE BSD



EAST

ACTIVE POOL,  
FRONT PARK,  
CBD 55  
GREEN OFFICE PARK,  
DIGITAL HUB



SOUTH

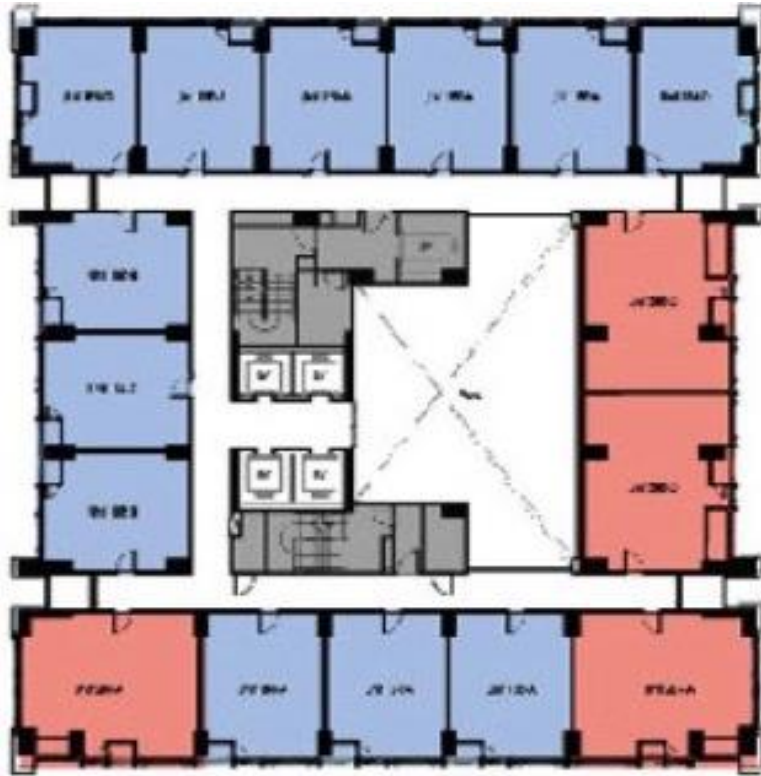
AEON MALL, MOUNTAIN VIEW

- 1 BR
- 2 BR
- 3 BR





# WEST TOWER



## 16 Units per Floor

1BR = 12 units

- 1BR A
- 1BR B
- 1BR C

2BR = 4 units

- 2BR A
- 2BR D

# WEST TOWER



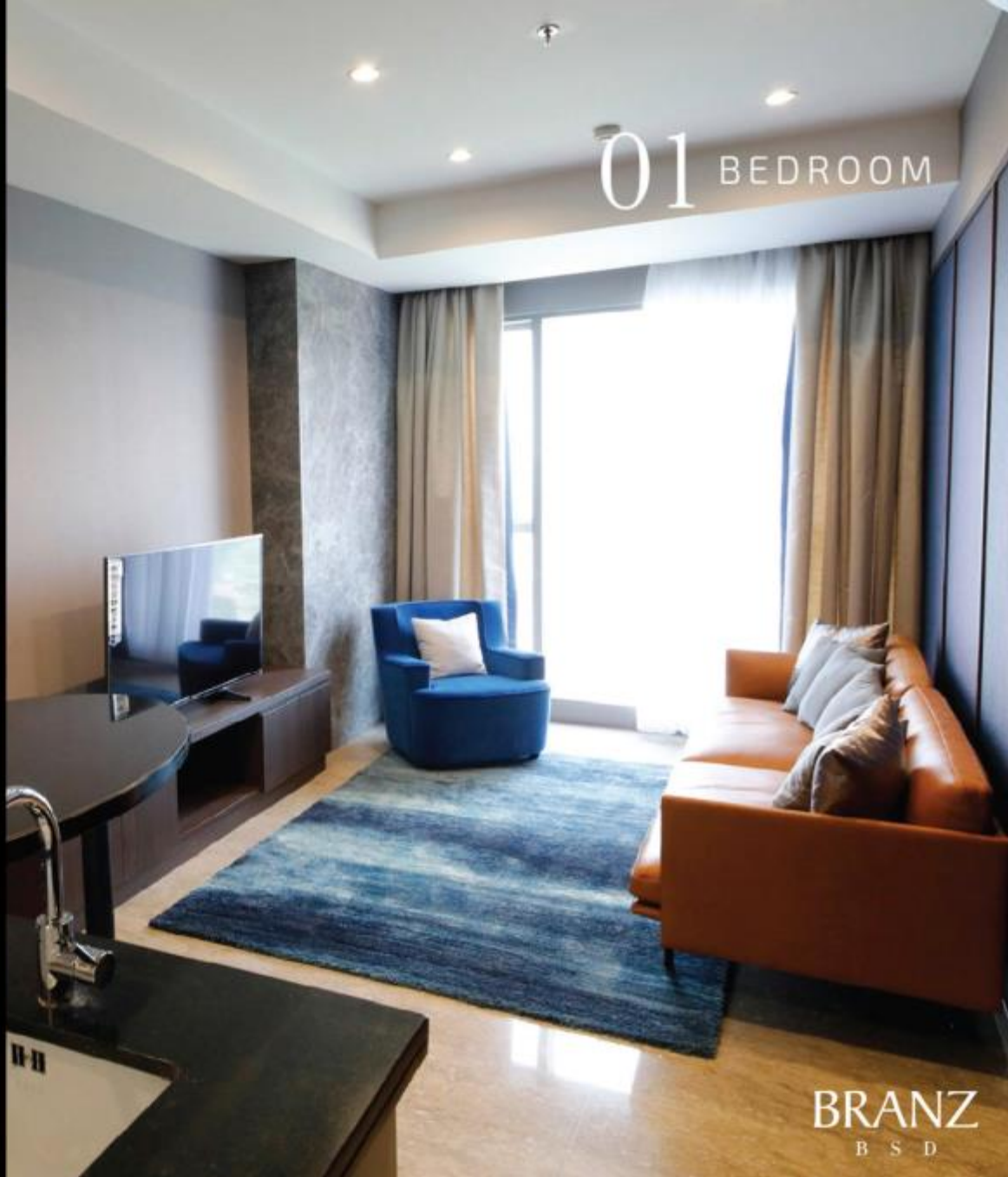
## 01 BEDROOM

### TYPE A

Net: 43 sqm

#### STANDARD SPECIFICATIONS:

1. Air Conditioner (All Rooms)
2. Kitchen: Cabinet, Sink, Gas Stove, Ventilating Fan
3. Shower Booth: Medicine Cabinet, Sink, Toilet, Washing Machine Space
4. Wardrobe
5. Marble



01 BEDROOM

BRANZ  
B S D

# WEST TOWER



## 02 BEDROOM

### TYPE A

Net: 62 sqm

#### STANDARD SPECIFICATIONS:

1. Air Conditioner (All Rooms)
2. Kitchen: Cabinet, Sink, Gas Stove, Ventilating Fan
3. Shower Booth: Medicine Cabinet, Sink, Toilet, Washing Machine Space
4. Wardrobe
5. Marble
6. Balcony & Bathub

A modern living room with a light beige sofa and armchair, a dark wood oval coffee table, and a built-in white entertainment unit with a large TV. The room features large windows with sheer curtains and a patterned rug.

02 BEDROOM



# PREMIUM MATERIAL SPECIFICATION

<b>Wall finish</b>	Interior Paint & Plaster, Homogeneous tile (bathroom)
<b>Ceiling</b>	Gypsum, Moisture Resistant Gypsum (bathroom)
<b>Floor</b>	Marble (living-dining-kitchen) Wood Vinyl Tile (bedroom) Homogeneous tile (bathroom)
<b>Door</b>	Engineering Door Main door: MIWA door lock
<b>Window</b>	Curtain wall: ASAHIMAS Low E-glass, YKK Alumunium frame
<b>Kitchen</b>	Granite counter top, include lower & upper cabinet Gas stove MODENA (1BR & 2BR) & FRANKE (3BR), FRANKE range hood, FRANKE kitchen sink, TOCLAS drinkable water tap
<b>Sanitary</b>	Closet, Sink, Faucet, Shower, Bathtub (2BR & 3BR only) - all TOTO
<b>Hot Water</b>	ARISTON Water heater
<b>AC</b>	PANASONIC Wall Mounted Split & Ventilation system (Living, Dining, Bedroom)
<b>Electrical fixtures</b>	PANASONIC Eco switch, PANASONIC LED lamp
<b>Electrical load</b>	3500 VA (1BR), 4400 VA (2BR)
<b>Smart system</b>	HEMS Mitsubishi Electric, TELKOM G-PON Triple play

# KITCHEN



DUAL STAGE WATER  
PURIFICATION SYSTEM



WIDE SINK



NATURAL GRANITE COUNTER



KITCHEN SYSTEM



PRE-INSTALLED GAS STOVES



HANGING SHELF STORAGE



UNDER COUNTER STORAGE



PRE-INSTALLED GAS STOVES

# BATHROOM



WOODEN FRAME MIRROR



BATHTUB PROVIDED IN  
2 & 3 BEDROOM UNITS



TOTO FAUCETS ON SINK



UNDER SINK CABINET



TOTO HAND SHOWER



TOWEL HANGER



NATURAL GRANITE  
COUNTER



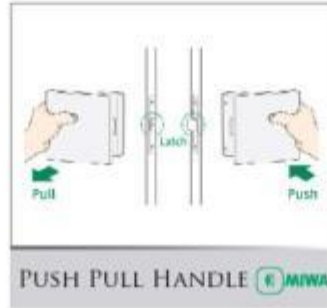
TOTO TOILETS WITH DELUXE ECO WASHER




# OTHERS




STORAGE SOLUTIONS IN ALL ROOMS



PUSH PULL HANDLE 



WALL-MOUNTED AIR-CONDITIONING 




MARBLE IN LIVING AND DINING



MULTI-PURPOSE STORAGE



LOW-NOISE VENTILATION SYSTEM 




BALCONIES FOR 2 & 3 BEDROOM UNITS



LAUNDRY SPACE



ECO SWITCH 



HOMOGENEOUS TILE

# PROJECT TEAM



DEVELOPER

DESIGN TEAM

CONSTRUCTION  
MANAGEMENT

CONTRACTOR



PT Diamond Realty Investment Indonesia  
a subsidiary of  Mitsubishi Corporation

NIKKEN  
EXPERIENCE. INTEGRATED



PT ANGGARA ARCHITEAM  
ARCHITECTURE DESIGNERS



SAKURA PROJECT  
MANAGEMENT



NUSA RAYA CIPTA  
General Contractor

 新菱冷熱  
SHINRYO INDONESIA

BRANZ  
B S D

# DESIGN TEAM



PROJECT DESIGN CONSULTANT

**NIKKEN**  
EXPERIENCE. INTEGRATED

INTERIOR CONSULTANT



LOCAL PARTNER



**PT ANGGARA ARCHITEAM**  
ARCHITECTURE DESIGNERS

ONE OF THE LARGEST ARCHITECT FIRMS IN JAPAN.

ONE OF THE TOP-TEN ARCHITECTS IN SEA & CHINA.

**BRANZ**  
B S D

# THANK YOU

# BRANZ

B S D 藍



**TRUE JAPANESE DEVELOPER**

The information contained in this presentation is subject to change as may be approved by the authorities and cannot form part of an offer or contract. All plans are subject to any amendments approved by the relevant authority. Floor areas are approximate and subject to final survey. Illustrations and photographs in this presentation are artist's impressions or show units and serve only to give an approximate idea of the project. While every reasonable care has been taken in providing this information, its owners or agents cannot be held responsible for any inaccuracy.