



# Feel Luxury Living In Edutown BSD City



Apartment B Residence is an apartment built by the well-known developer MGM Propertindo. It is an apartment in BSD City that has a very strategic location because of its location in the Edutown education area of BSD City. Apartment B Residence has a land area of 6800 m<sup>2</sup>, with 3 towers, and has 40 floors in each tower.

B Residence BSD Apartment is right in the middle of Edutown BSD City with various universities and schools around the area, such as Prasetya Mulya, Atmajaya University BSD, IPEKA International School, Jakarta Nanyang School and many more. Coupled with a location so close to AEON Mall and ICE BSD City, this strategic location makes B Residence Apartments very potential to invest.



**B**  
Residence  
@SERPONG

# SURROUNDING AREA



Aeon Mall



Ice BSD



Prasetiya Mulya



Eka Hospital



Tol Serpong Balaraja



# Premium FACILITIES

168 Meters  
Infinity Pool



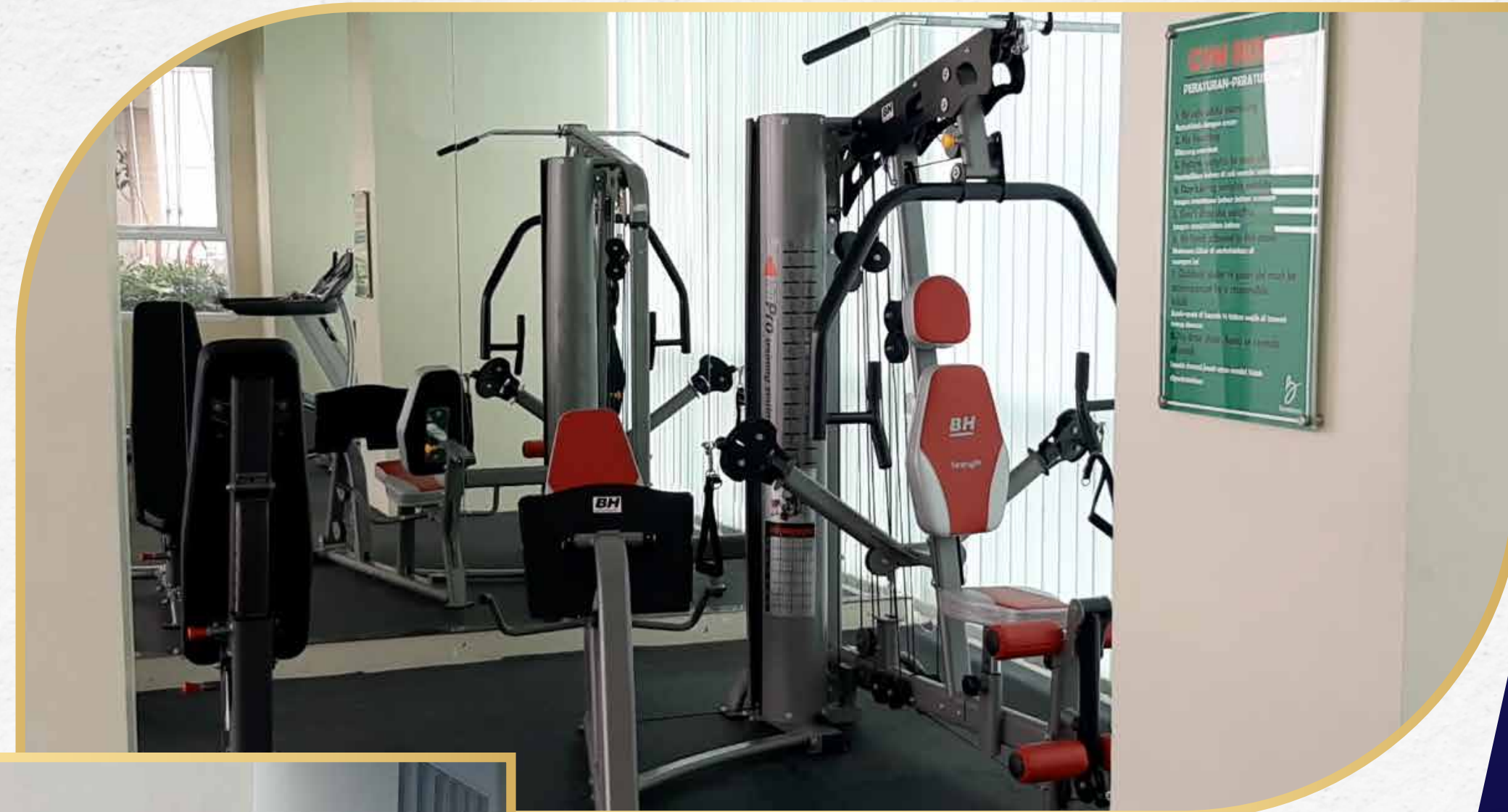
Sunken Lounge



# Premium FACILITIES

- Pool Cafe
- Food Court
- Mini Market
- Laundry
- Cafe & Resto
- Fast Internet Access
- Lobby & Lounge
- 6 Floor Parking Area

## Fitness Center



## Mini Garden



# Material & Specification

## High Quality Sanitary Finishing\*

\*The Signature Lotus Tower Only

## Smart Home System\*

\*The Signature Lotus Tower Only



# Material & Specification

## Marble Tile\*

\*The Signature Lotus Tower Only



## Smart Door Lock System\*

\*The Signature Lotus Tower Only







## THE SIGNATURE LOTUS TOWER

### BUILDING SPECIFICATION

Foundation	: Bore Pile and Raft Foundation
Structure	: Reinforce Concrete
External Wall	: Prefabrication wall with paint finish
Internal Wall	: Lightbrick with plastering

### FINISHES

#### LIVING ROOM

Ceiling	: Gypsum Board, Metal Furing / Hollow Frame with paint finish
Wall	: Partition Double Gypsum with emulsion paint finish
Floor	: <b>Marble Tile</b>
Main Door	: Engineering Door Solid with wooden frame and <b>Smart Door Lock</b>
Windows	: Anodized aluminium frame with clear glass

#### BEDROOM

Ceiling	: Gypsum Board, Metal Furing / Hollow Frame with paint finish
Wall	: partition double gypsum with emulsion paint finish
Floor	: <b>Marble Tile</b>
Door	: Engineering Door Solid with aluminium frame
Windows	: Anodized Aluminium frame with clear glass

### KITCHEN AND DINING ROOM

Ceiling	: Fairface with paint finish
Wall	: Partition Double Gypsum with emulsion paint finish
Floor	: <b>Marble Tile</b>

### BATHROOM

Ceiling	: Gypsum Board, Metal Furing/Hollow Frame with paint finish
Wall	: Lightbrick with <b>ceramic tile with border pattern finish</b>
Floor	: Ceramic tiles
Door	: Engineering Door Solid with aluminium frame
Windows	: Anodized Aluminium frame with clear glass
Sanitary	: <b>GROHE</b> and Toto or Equal 1 Shower set 1 Water Closet 1 Wash basin

### UNIT FACILITIES

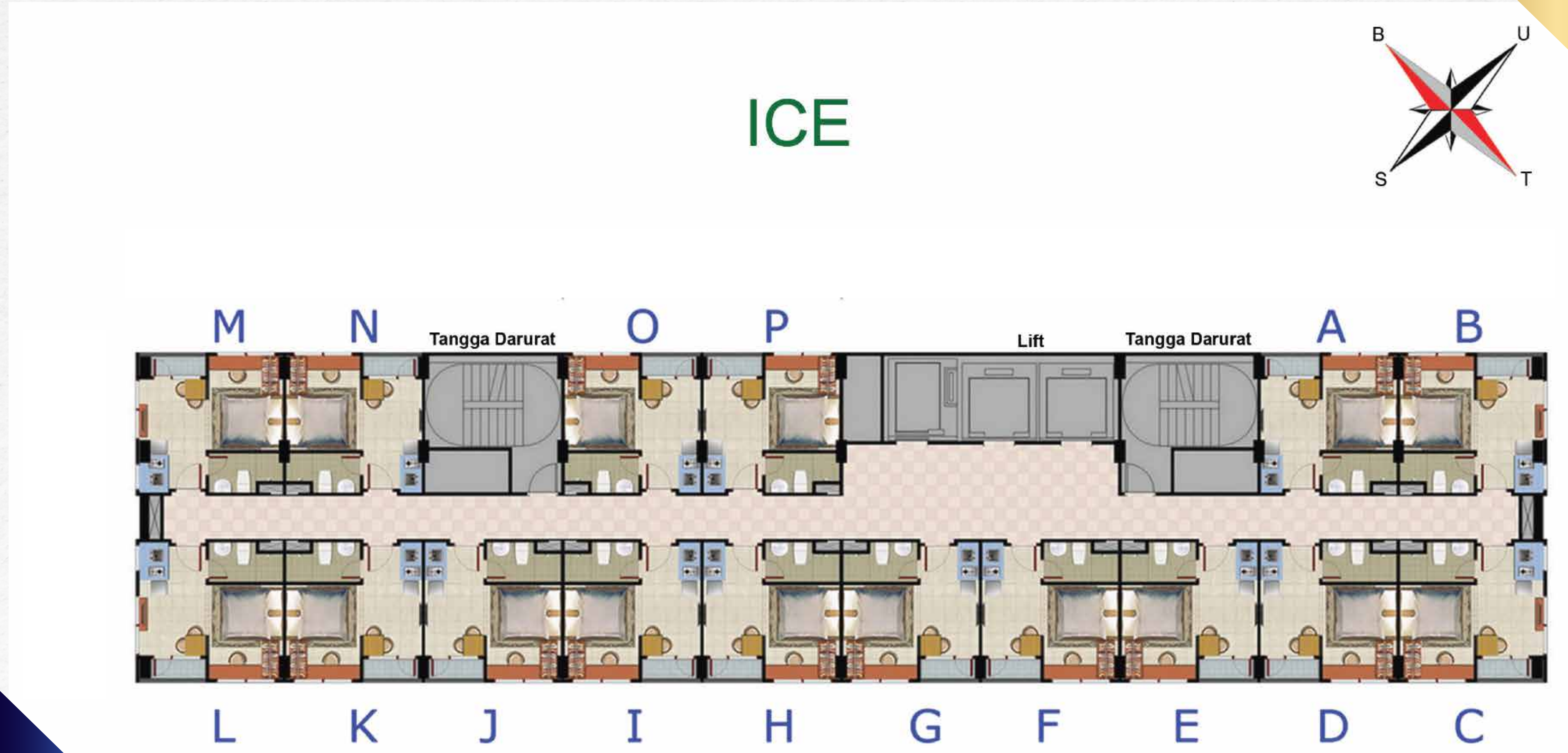
Electricity	: Studio – 1300 VA 1 BR / 2 BR - 2200 VA
Water Source	: PDAM / Deep Well
Telephone	: 1 line point
TV Installation	: 1 TV point
Water Heater	: Install point available
Air Conditioner	: Install point available
Security	: 24 hour with CCTV

### OWNERSHIP

: HGB Strata Title

# Floor Plan & LAYOUT

## Floor Plan Tulip Tower



# Floor Plan & LAYOUT

## Layout Tulip Tower



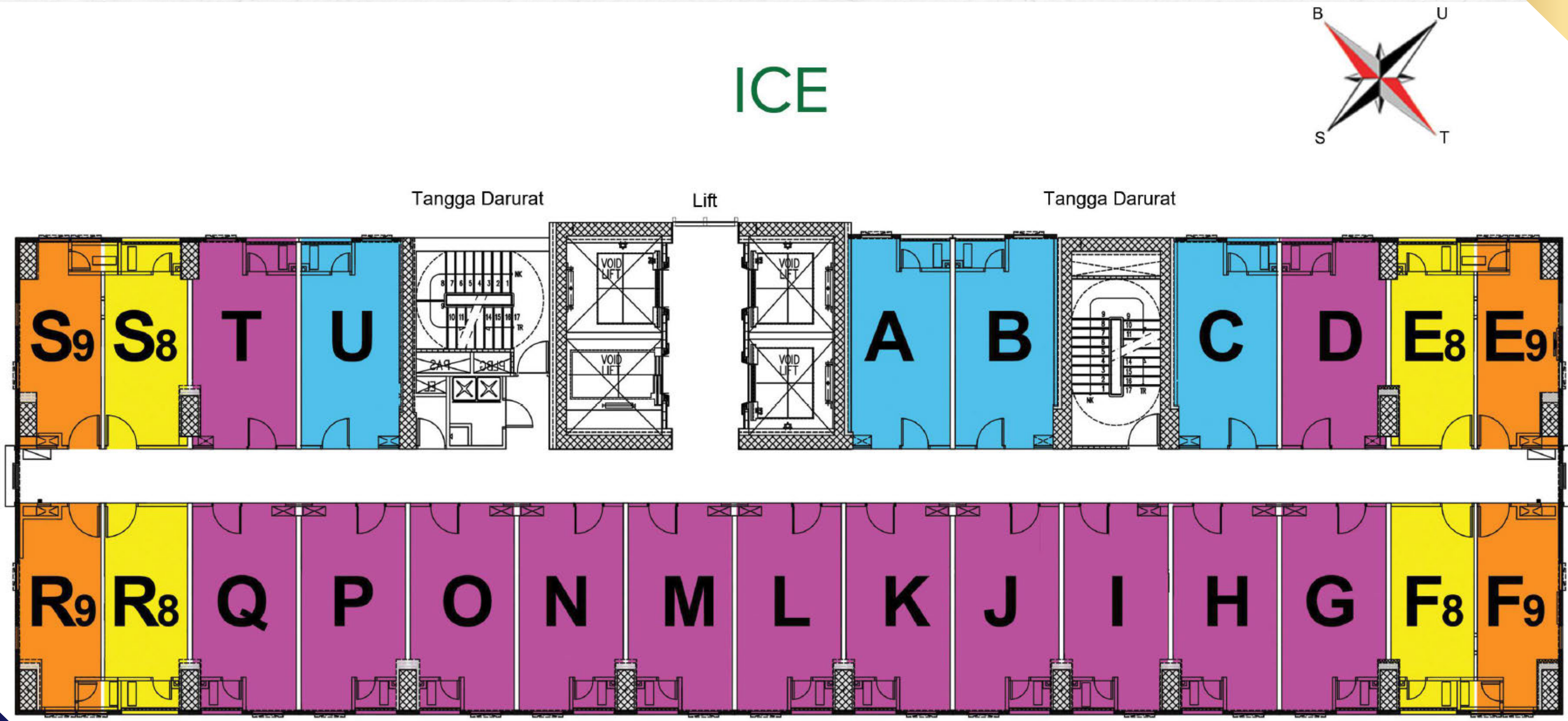
**Studio A**  
25,05



**Studio B**  
26,80

# Floor Plan & LAYOUT

## Floor Plan Rose Tower



# Floor Plan & LAYOUT

## Layout Rose Tower



Semi Gross  
19.90 M2  
E9 & S9



Semi Gross  
19.30 M2  
E8 & S8



Semi Gross  
19.30 M2  
F8 & R8



Semi Gross  
19.90 M2  
F9 & R9



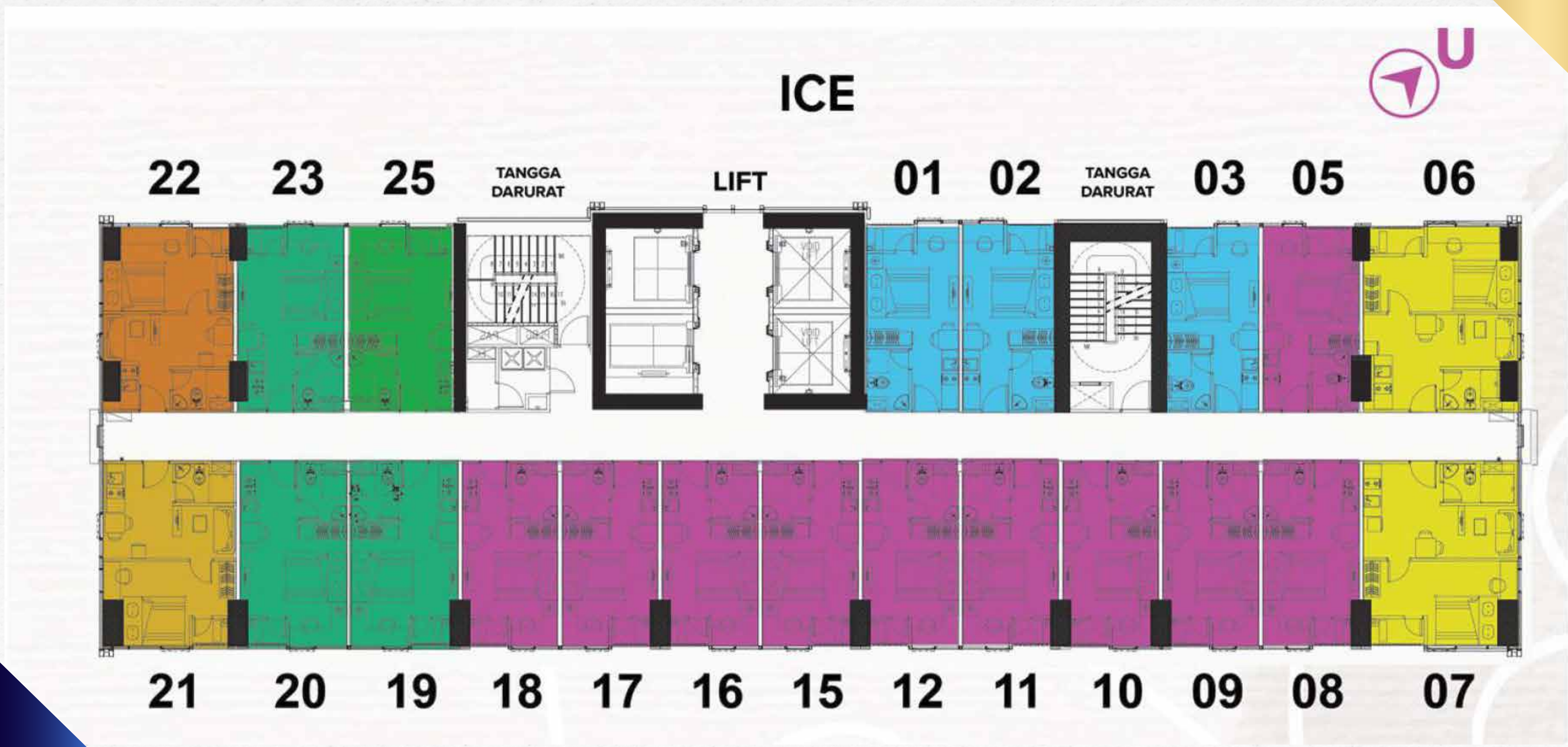
Semi Gross  
22.70 M2



Semi Gross  
23.85 M2

# Floor Plan & LAYOUT

## Floor Plan Lotus Tower



# Floor Plan & LAYOUT

## Layout Lotus Tower



Studio A  
22,72 M2



Studio B  
23,85 M2



1 Bedroom  
31,66 M2



2 Bedroom (Optional)  
38,35 M2



# Project Data

PROJECT NAME  
B Residence BSD

LOCATION  
Jl. Edutown Kav. III. 1 BSD City

SITE AREA  
6,800 M<sup>2</sup>

NUMBER OF FLOOR  
39th Floor

NUMBER OF ROOM  
1956 Rooms

BUILDING HEIGHT  
146 M

PARKING AREA  
6 FLOOR





## Developer

MGM Propertindo (PT Maju Gemilang Mandiri) is a property development company built in 1996. The company is committed to get customer's trust, maintain its product quality, and give a high return to the investors. MGM Propertindo has a vision to be one of the best construction companies in Indonesia that is known to have competitive prices, has high quality, and on time.

# Our PROJECT



B Residence BSD



B Residence Grogol



Graha Mulia Regenza



Graha Gading Serpong



Akhyana Village