

*the*  
**ZORA**

BEAUTY OF BALANCE



こんにちは BSD

---

KONNICHIIWA BSD



BSD DIAMOND  
DEVELOPMENT



## ABOUT THE JOINT VENTURE

---

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

 **sinarmas land**  
Building for a better future



BSD DIAMOND  
DEVELOPMENT

### RESIDENTIAL

KEIA

Kimora

Kazumi

Kiyomi

### COMMERCIAL

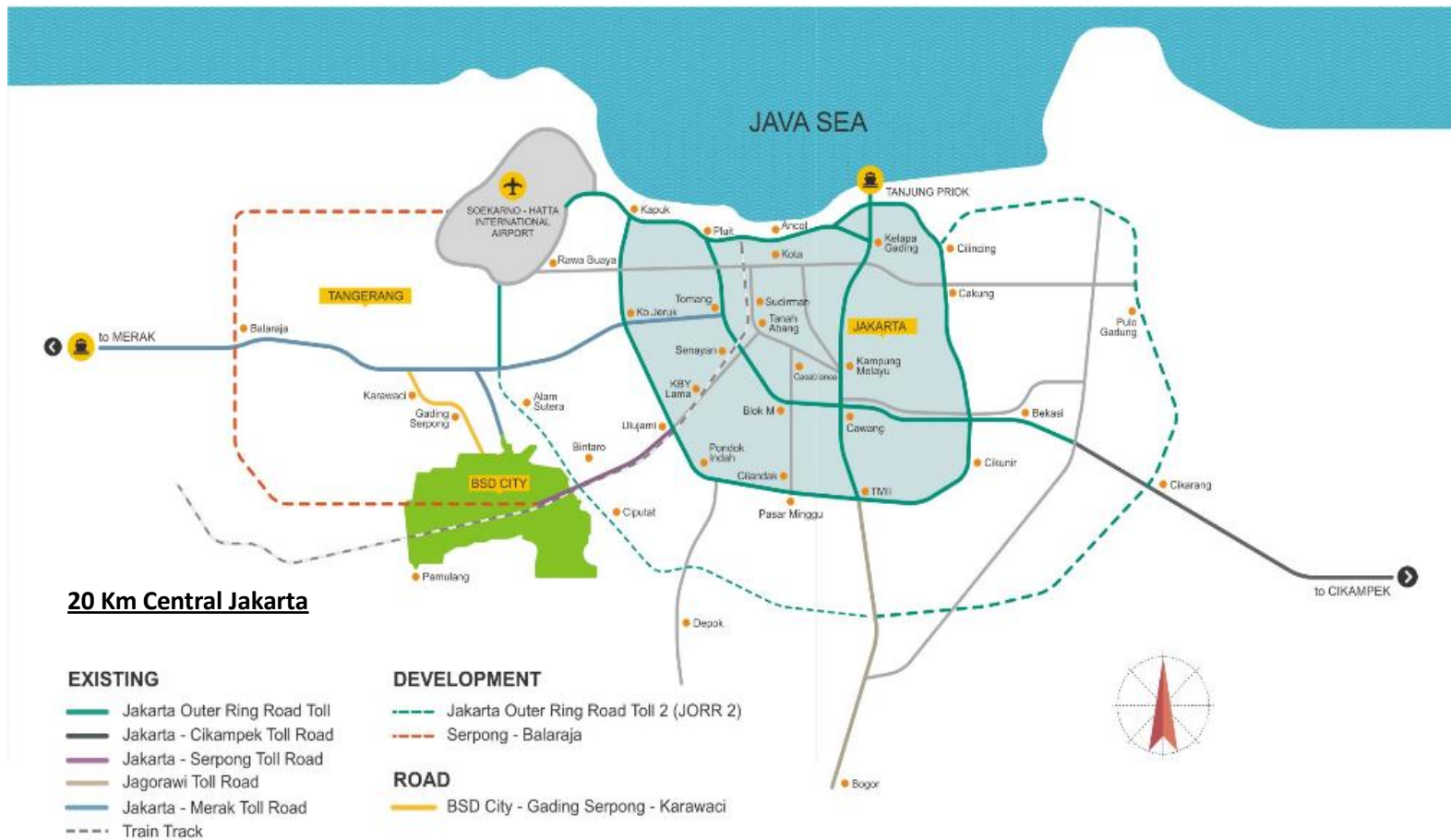
DAIKANYAMA

Commercial business living AT ZORA

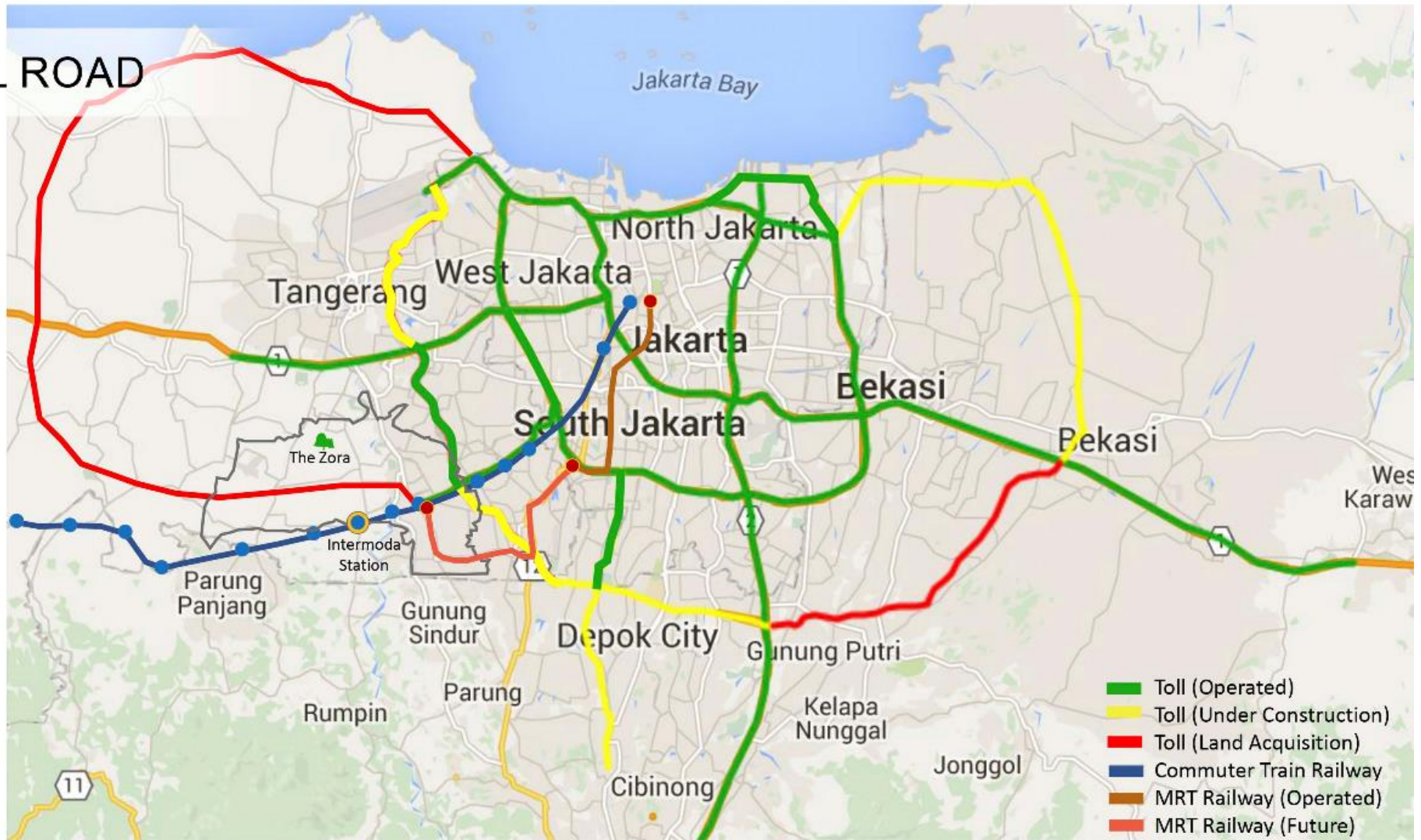
THE FIRST  
COMMERCIAL AREA  
AT THE ZORA

# 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





# WHY *the* ZORA

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

# SHOPPING CENTER





ONE STEP AWAY FROM  
**HEALTH CENTER**



# EDUCATION

FOR BELOVED ONE





Intermoda BSD City







Conveniently Exclusive Residential  
at Premium area in BSD City

# SAMASANA CLUBHOUSE



Lounge



Marketing Gallery



Premium Gym

Kids Room



Onsen Pool

# 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

# 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.**



Kimora



# SITE PLAN

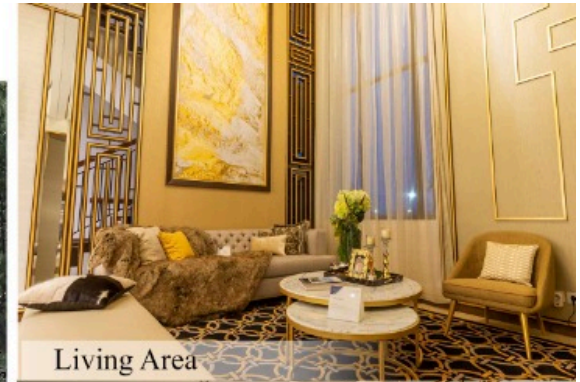


# SITE PLAN

## Type 9

**SHOW UNIT READY  
FULLY FURNISHED**

**TYPE 9**



Living Area



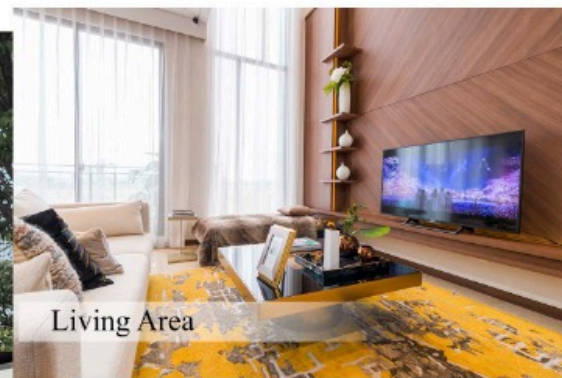
Dining Area



Master Bedroom

TYPE 8

SHOW UNIT READY  
FULLY FURNISHED



Living Area



Dining Area



Master Bedroom

# TYPE 9 STANDARD



-   
 1 Master Bedroom  
with Ensuite Bathroom
-   
 3 Typical Bedrooms  
with Ensuite Bathroom
-   
 4 Bathrooms
-   
 1 Bathtub
-   
 1 Powder Room
-   
 1 Family Hall
-   
 1 Multi Purpose Area
-   
 1 Walk-in Closet  
Space
-   
 1 Wet Kitchen
-   
 2 Balconies
-   
 3 Carparks

## PRICELIST

Type	Land Area	Building Area	Price
9	153	262	6.392.422.000*
9 Corner	170	262	6.752.696.000*

\* Terms & conditions apply

\* Prices can change at any time without prior notice



# Term Of Payment

**KPR\***

**Cash Installment\***

**DP 15% - 18X**

**24X**

**HARDCASH / KPR EXPRESS**

**DISCOUNT UP TO 9%\***

\* Terms & conditions apply

\*TERMS & CONDITIONS APPLIED



K a z u m i



# SITE PLAN



**SITE PLAN**  
**8, 8+ & 9'**

# TYPE 8+



# Type 8+



Level 1



Level 2



Level 3

  
1 Master Bedroom  
with Ensuite Bathroom

  
3 Typical Bedrooms  
with Ensuite Bathroom

  
4 Bathrooms

  
1 Powder Room

  
1 Family Hall

  
1 Multi Purpose Area

  
1 Walk-in Closet  
Space

  
1 Wet Kitchen

  
2 Balconies

  
2 Carparks

# TYPE 8



# Type 8



Level 1



Level 2



Level 3

  
1 Master Bedroom  
with Ensuite Bathroom

  
3 Typical Bedrooms  
with Ensuite Bathroom

  
4 Bathrooms

  
1 Powder Room

  
1 Family Hall

  
1 Multi Purpose Area

  
1 Walk in Closet  
Space

  
1 Wet Kitchen

  
2 Balconies

  
2 Carparks

**PRICE RANGE**  
**TYPE 8 - 9'**

**START FROM**

**5.4 - 7.6 BIO\***

\* Terms & conditions apply

\* Prices can change at any time without prior notice





## TERM OF PAYMENT

KPR*	CASH INSTALLMENT*	HARD CASH/ KPR EXPRESS*
DP 15% - 15x	15x	DP 15%

TYPE	DISCOUNT
8 & 8+ Corner	Up to 6.5%

Kiyomi



# SITE PLAN

the  
**ZORA**  
BEAUTY OF BALANCE

Kiyomi



# SITE PLAN 12, 10, 9, & 8+

# Smart Home Features



**TRIPLE Security**  
lock door system



**Panic button**



**Smart home system**



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

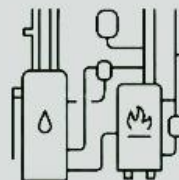


**CCTV System**



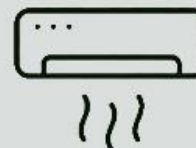
**Internet ready**

## Special Features \*



**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 Installed Air  
Conditioning That Makes The Air  
In The Room Fall Cool

\*TERMS & CONDITIONS APPLIED

the  
**ZORA**  
BEAUTY OF BALANCE

**SEPTEMBER**  
**HARGA NAIK**



BSD DIAMOND  
DEVELOPMENT

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



**sinarmas land**  
Building for a better future

# Smart Investment

- Home Elevator (T10 & T12 Kiyomi)
- Smart Home
- Wet Kitchen & Dry Kitchen (T12 Kiyomi)
- Low-E Glass
- Vanity (Bathroom)
- Solar Water Heater
- Canopy
- Emergency Lamp System

## PRICE RANGE

**KIYOMI T8+**

**5.7 M – 7.2 M**

**KIYOMI T9**

**7.5 M – 11.3 M**

\* Terms & conditions apply

\* Prices can change at any time without prior notice



# TERM OF PAYMENT

KPR	CASH INSTALLMENT*	HARD CASH / KPR EXPRESS*
DP 15 % - 20X	24x	DP 15%

TYPE	DISCOUNT
8+	Up to 4%

\* Terms & conditions apply

\* Prices can change at any time without prior notice

## PROMO CUSTOMER

✓ AC FOR ALL BEDROOMS (ONLY FOR KIYOMI)\*

✓ LEAKAGE WARRANTY (ONLY FOR KIYOMI)\*

✓ FREE ADMIN PENGALIHAN 1X\*

✓ VOUCHER ELECTRONIC UP TO 20 MIO  
(HARDCASH / KPR EXPRESS)\*

✓ VOUCHER SHELL UP TO 5 MIO  
(HARDCASH / KPR EXPRESS)\*

GET  
**EXTRA  
BENEFIT**  
UP TO  
**1 MIO**

for the 1st 10 buyers in September!

PERIOD 01 – 30 SEPTEMBER 2021  
ALL CLUSTER

## BENEFIT AGENT

1 UNIT

> 1 UNIT

COMMISSION

2%

2%

CLOSING FEE

10 MIO

15 MIO

CASH REWARD

15 MIO

30 MIO

INCENTIVE

-

20 MIO

VOUCHER OVO

-

2 MIO

ADDITIONAL REWARD : 3 UNITS / MONTH / AGENT

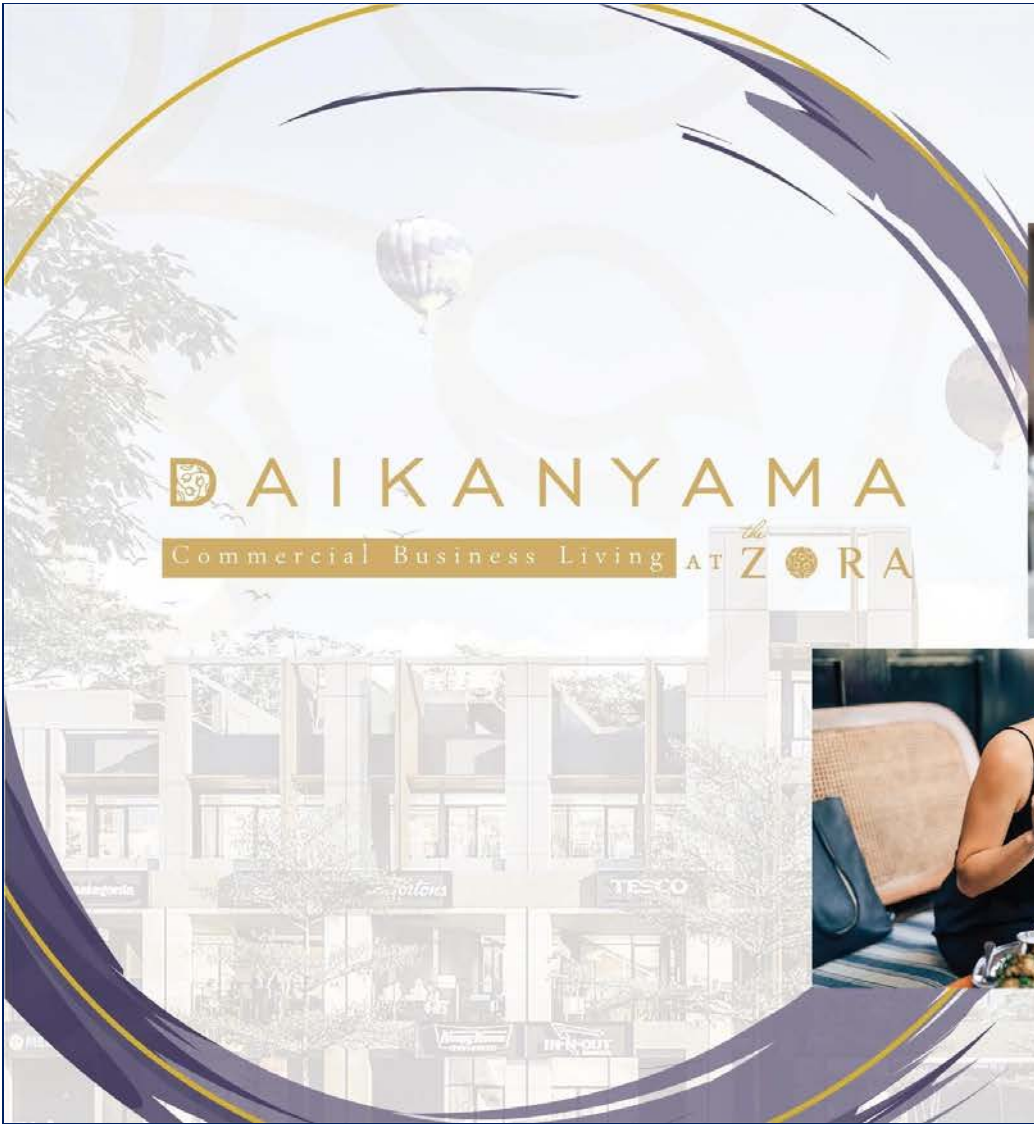
GET 25 MIO / UNIT



Demi Kenyamanan & Keamanan  
Kami Menerapkan **6M**

1. Memakai *Double Mask*
2. Menjaga jarak
3. Mencuci tangan dengan sabun
4. Menggunakan *Hand Sanitizer* secara berkala
5. Mensterilisasi semua area kerja
6. Mengecek suhu tubuh sebelum bekerja






# DAIKANYAMA

Commercial Business Living AT ZORA



# Excellent Tips by Warren Buffett

 EntrepreneurshipFacts.com

**On Earnings:** “Never depend on single income. Make investment to create a second source.”

**On Spending:** “If you buy things you do not need, soon you will have to sell things you need.”

**On Savings:** “Do not save what is left after spending, but spend what is left after saving.”

**On Taking Risks:** “Never test the depth of river with both feet.”

**On Investment:** “Do not put all eggs in one basket.”

**On Expectation:** “Honesty is a very expensive gift. Do not expect it from cheap people.”





# PORTFOLIO DIVERSIFICATION





# PANDEMI MENYUBURKAN ORANG KAYA INDONESIA

Credit Suisse menyebutkan ada 171,7 ribu orang Indonesia dengan kekayaan bersih di atas US\$1 juta (±Rp14,5 miliar) pada 2020. Jumlah itu setara 0,1% dari total penduduk.

JUMLAH ORANG KAYA  
NAIK 61,7% SAAT PANDEMI



COMMERCIAL BUSINESS LIVING  
WITH HI-TECH, HI-SPECS & HIGH QUALITY PRODUCTS



\*Disclaimer

**DAIKANYAMA**  
Commercial Business Living AT ZORA

MULTILEVEL OF  
COMMERCIAL BUSINESS LIVING  
TAKING YOU TO THE NEXT LEVEL

\*Disclaimer



BLENDING MODERN  
COMMERCIAL SPACES  
WITH OPULENT  
LIVING SPACES

3rd & 4th Floor :  
Opulent Living Level

1st & 2nd Floor :  
Dynamic Commercial Level

**DAIKANYAMA**  
 Commercial Business Center AT ZORA



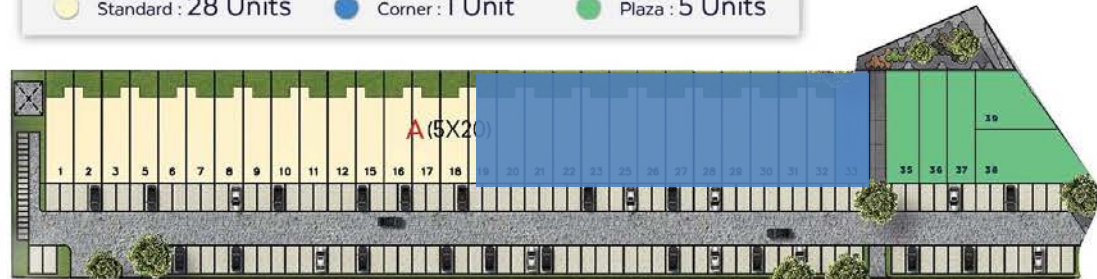
STANDARD

CORNER

PLAZA



● Standard : 28 Units    ● Corner : 1 Unit    ● Plaza : 5 Units



## STANDARD 243/100



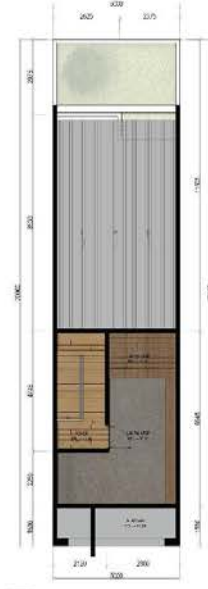
1<sup>st</sup> Floor



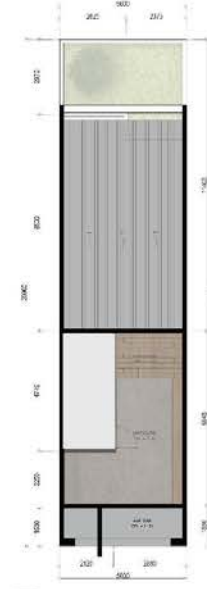
2<sup>nd</sup> Floor



3<sup>rd</sup> Floor



Roof Top



Roof Top

Dynamic Commercial Level

Opulent Living Level



1. Digital Door Lock   2. CCTV Analog Camera   3. CCTV IP Camera   4. Strobe Light With Buzzer   5. Emergency (Panic) Button   6. Smart Home Gateway (Mini Hub)

## CORNER 274/120



1. Digital Door Lock    2. CCTV Analog Camera    3. CCTV IP Camera    4. Strobe Light With Buzzer    5. Emergency (Panic) Button    6. Smart Home Gateway (Mini Hub)



Foundation	: Mini Pile
Main Structure	: Reinforced Concrete
Interior Wall Finishes	: Brick With Plaster and Paint
Ceiling	: Gypsum Board In Interior Paint Finish
Roof	: - Metal Deck With Insulation - Concrete Deck
Main Door	: Tempered Glass With Finish Good Alumunium Frame
Facade	: - Clear Glass With Alumunium Frame - Modified Clay Material With Travertine Look - Alumunium Composite Panel With Solid Color and Wood Look Finish - Weather Shield Exterior Paint

Floor	: - Interior Area Homogeneous Tile 60 x 60 cm - Terrace Area Homogeneous Tile 60 x 60 cm - Balcony Area Homogeneous Tile 20 x 120 cm With Wood Look - Roof Deck Area Concrete Finish - Stairs Area Homogeneous Tile
-------	---

Toilet	: - Wall Finishes Homogeneous Tile - Floor Finishes Homogeneous Tile - Sanitary TOTO or Equivalent
Electricity	: 6.600 VA
Water Supply	: PDAM



**DAIKANYAMA**  
Commercial Business Living AT ZORA



## PRICE RANGE

**6,8Bio\***

STANDARD  
243/100

CORNER  
274/120

**8,2Bio\***

\*Terms and Conditions Applied

\*Disclaimer

**DAIKANYAMA**  
Commercial Business Living AT THE ZORA



## **GREAT SEPTEMBER**

OWN PRECIOUS COMMERCIAL BUSINESS LIVING AT THE ZORA

**GET**

**TOTAL BENEFITS\* UP TO IDR 450 MIO\*!**

\*Terms & Conditions Applied



**BSD DIAMOND  
DEVELOPMENT**

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



**sinarmas land**  
Building for a better future

## PROMO CUSTOMER

- ✓ DISCOUNT EARLY BIRD 3%\*
- ✓ BUSINESS INCENTIVE UP TO 2%\*
- ✓ FREE ADMIN PENGALIHAN 1X\*
- ✓ LEAKAGE WARRANTY 1 TAHUN\*
- ✓ FREE IPL 1 TAHUN\*
- ✓ VOUCHER FURNITURE 20JT\*

\* Terms & conditions apply

## **TERM OF PAYMENT**

<b>KPR</b>	<b>CASH INSTALLMENT</b>
<b>DP 20% - 24X</b>	<b>30X</b>

# BANK PARTNER



**PaninBank**



