

# DAIKANYAMA

Commercial Business Living at ZORA



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



MULTILEVEL OF  
COMMERCIAL BUSINESS LIVING  
TAKING YOU TO THE NEXT LEVEL



COMMERCIAL BUSINESS LIVING  
where Fashionable Society Gather





Reprise from an  
**Exclusive Neighbourhood**  
in Exclusive Area



## Separate Entrance to Each Floor

Enables each floor to have a different function and business

## Equipped with Elevator\*\*

Easy vertical access with elevator, friendly for elderly and wheelchair users

## Grand Business Compatible

Flexible design makes it available to combine 2 or more units into 1



**ONLY FOR FASHIONABLE  
SOCIETY CONVENIENCE**

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**Environmentally friendly  
(cross ventilation)**

**Bathroom for living  
component and toilet on  
every floor**

**Parking ratio 1 : 4**

**Available Showcase 600 sqm  
Floor Area of exclusive  
destination Japanese tenants**



BLENDING MODERN  
COMMERCIAL SPACES  
WITH OPULENT  
LIVING SPACES

3rd & 4th Floor :  
Opulent Living Level

1st & 2nd Floor :  
Dynamic Commercial Level



AIKANYAMA  
Commercial Business Living AT ZORA



1st & 2nd Floor :  
Dynamic Commercial Level  
**MODERN  
COMMERCIAL  
SPACES**

Designed to Fulfil  
Shopping Enjoyment.

Tenant Mix Facilitates Wide Age Range,  
from Children to Elderly.



\*Disclaimer



1st & 2nd Floor :  
Dynamic Commercial Level

## STYLISH DESIGN

Excellent Space to  
Create Your Fabulous Business  
With Floor to  
Ceiling 3 - 3,7 Meters High

Equipped With High Quality  
Aluminum Window Frames and  
Sliding Doors with  
Clear Annealed Glass



1st & 2nd Floor :  
Dynamic Commercial Level

## BALCONY IN EVERY UNITS

Outdoor Space for Healthier Hangout Spot and  
Alfresco Dining Area 5 Meters Wide on The Second Floor



AIKANYAMA  
Commercial Business Living AT ZORA



1st & 2nd Floor :  
Dynamic Commercial Level

## BOUTIQUE OFFICE

Statement for Your Achievement





1st & 2nd Floor : Dynamic Commercial Level

## BOUTIQUE OFFICE

Spacious Area to Manage All Your Businesses in One Place



DAIKANYAMA  
Commercial Business Living AT ZORA



A PLACE FOR  
FASHIONABLE  
SOCIETY



A PLACE TO FULFILL SHOPPING ENJOYMENT



A PLACE TO HANGOUT  
IN UBER COMMUNITY





**EXCLUSIVE AREA**  
*Saigoyama Park for Fashionable Society Lifestyle*





3rd & 4th Floor : Opulent Living Level

## OPULENT LIVING SPACE

Comfortable Open Plan Living Area for Higher Livelihood





3rd & 4th Floor : Opulent Living Level

## COMPLETE WITH ROOFTOP GARDEN

Live Harmoniously with  
Your Business. Daikanyama  
Elevates Your Quality of Life by  
Having Rooftop Garden

Well-designed 7,9 Sqm  
Rooftop Area for Living Component



THE LIVING QUALITY FOR  
THE CHOSEN ONE



QUALIFIED LIFE WITH  
YOUR FAMILY



QUALIFIED LIFE IN  
TOGETHERNESS





## YOUR POTENTIAL MARKET

### FASHIONABLE SOCIETY SURROUNDING DAIKANYAMA

Captive market for the proposed commercial development includes potential demand from The Zora residents, office workers in Green Office Park and Scientia Business Park, and university students in BSD and Serpong area.

## Potential Captive Market (Adjacent Residential)

1. Mozia
2. Vanya Park
3. Greenwich Park
4. De Park
5. Foresta
6. Nava Park
7. Branz
8. Upper West (future)
9. Sky House
10. The Icon
11. The Avani





**Potential Captive Market**  
(The Zora Residents)

<b>4</b> Clusters Launched	<b>579</b> Total Households
<b>265</b> Houses Built*	<b>117</b> Houses Handed Over to Customers*

Premium residential clusters  
with price range at

**4,7 - 12,5 billion**

\*) As of 31 December 2020



# 12.229

## OFFICE WORKERS POTENTIAL MARKET BY 2023

### Potential Captive Market (Adjacent Offices)

1. BCA Tower
2. Foresta Business Loft
3. Mandiri Tower (future)
4. Green Office Park 6
5. Green Office Park 9
6. Sinarmas Land Plaza
7. Grha Unilever
8. Green Office Park 1
9. Wisma BCA
10. Plaza BNI
11. Scientia Business Park



source: Independent survey (2020)

\*) Estimated increase 7% p.a. Estimated Target Market

# 17.146

## UNIVERSITY STUDENTS POTENTIAL MARKET BY 2023

### Potential Captive Market (Adjacent Schools & Universities)

1. IPEKA School
2. Prasetiya Mulya University
3. Jakarta Nanyang School
4. IULI
5. Sinarmas World Academy
6. Sampoerna Academy
7. Al-Azhar BSD
8. Binus School Serpong
9. Unika Atmajaya
10. Pradita University
11. UMN



source: Independent survey (2020)

\*) Estimated increase 7% p.a. Estimated Target Market

## Potential Captive Market (Adjacent Commercial)

1. QBIG
2. Ararasa
3. D3 (future)
4. Piazza the Mozia
5. West Park & Vanya Lakeside
6. AEON
7. The Breeze
8. Teraskota
9. ITC BSD



source: independent survey (2020)

THE NEW COMMERCIAL BUSINESS LIVING

Equipped with 14,8 sqm wide garden/backyard\*  
for Fashionable Society Comfort

\*Terms & Conditions Applied

**DAIKANYAMA**  
Commercial Business Living AT ZORA



STANDARD

CORNER

PLAZA



Standard : 28 Units

Corner : 1 Unit

Plaza : 5 Units



# STANDARD 243/100



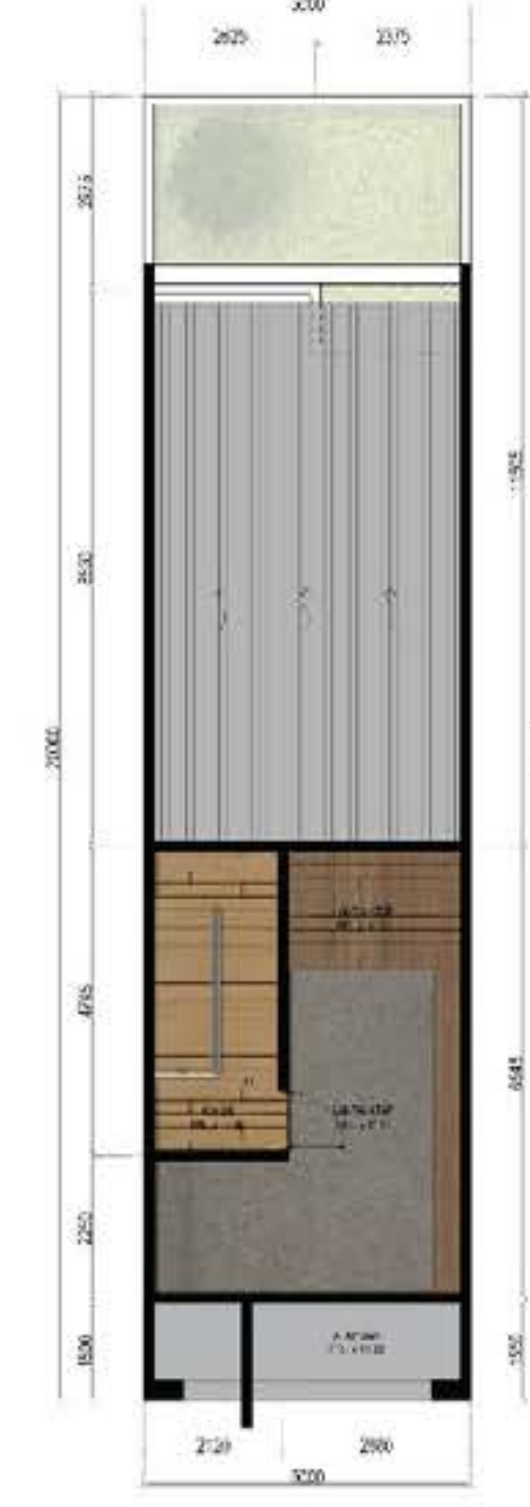
1<sup>st</sup> Floor



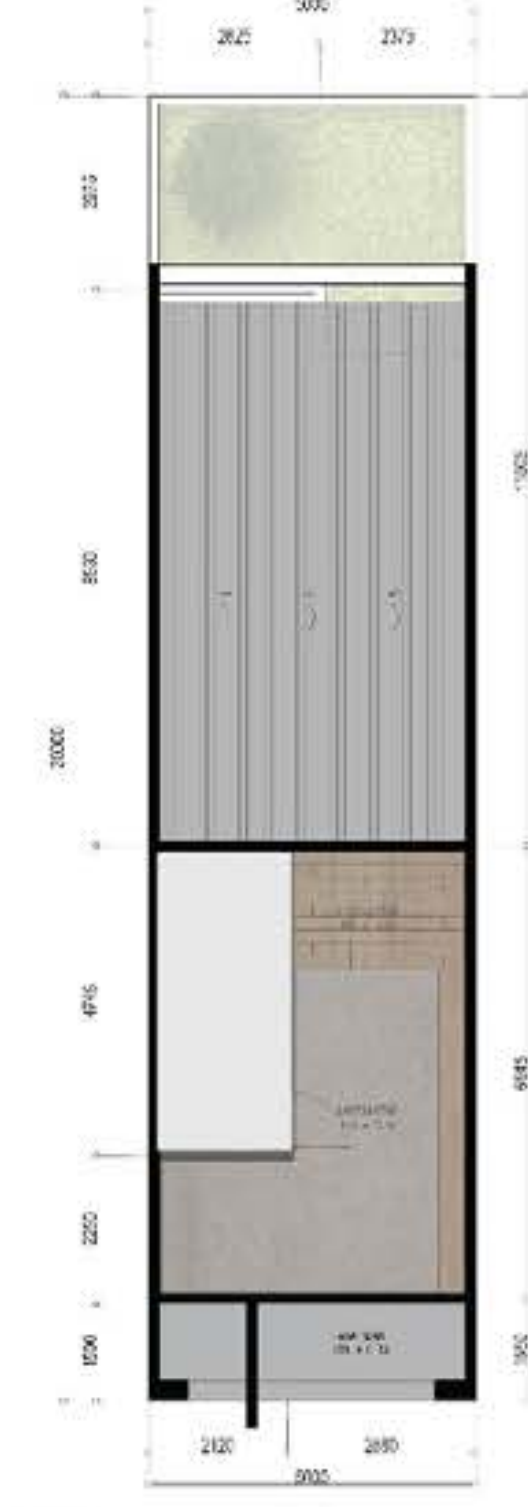
2<sup>nd</sup> Floor



3<sup>rd</sup> Floor



Roof Top



Roof Top

Dynamic Commercial Level

Opulent Living Level

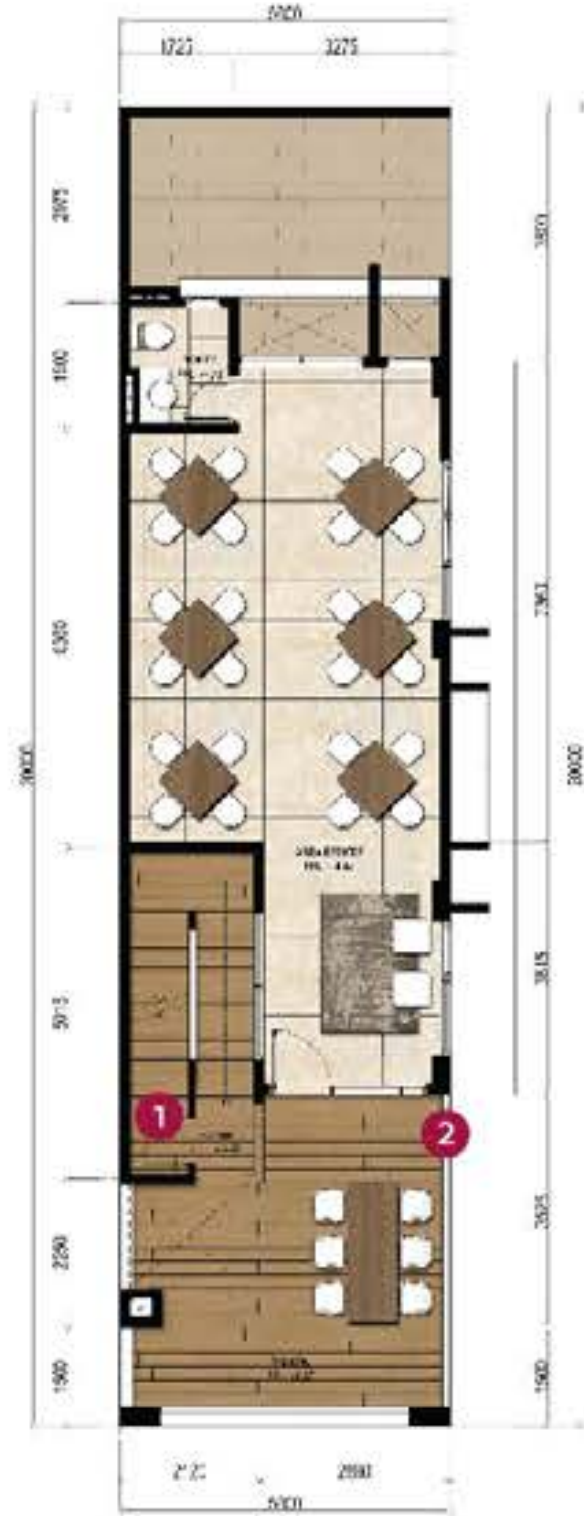


1. Digital Door Lock   2. CCTV Analog Camera   3. CCTV IP Camera   4. Strobe Light With Buzzer   5. Emergency (Panic) Button   6. Smart Home Gateway (Mini Hub)

# CORNER 274/120



1<sup>st</sup> Floor



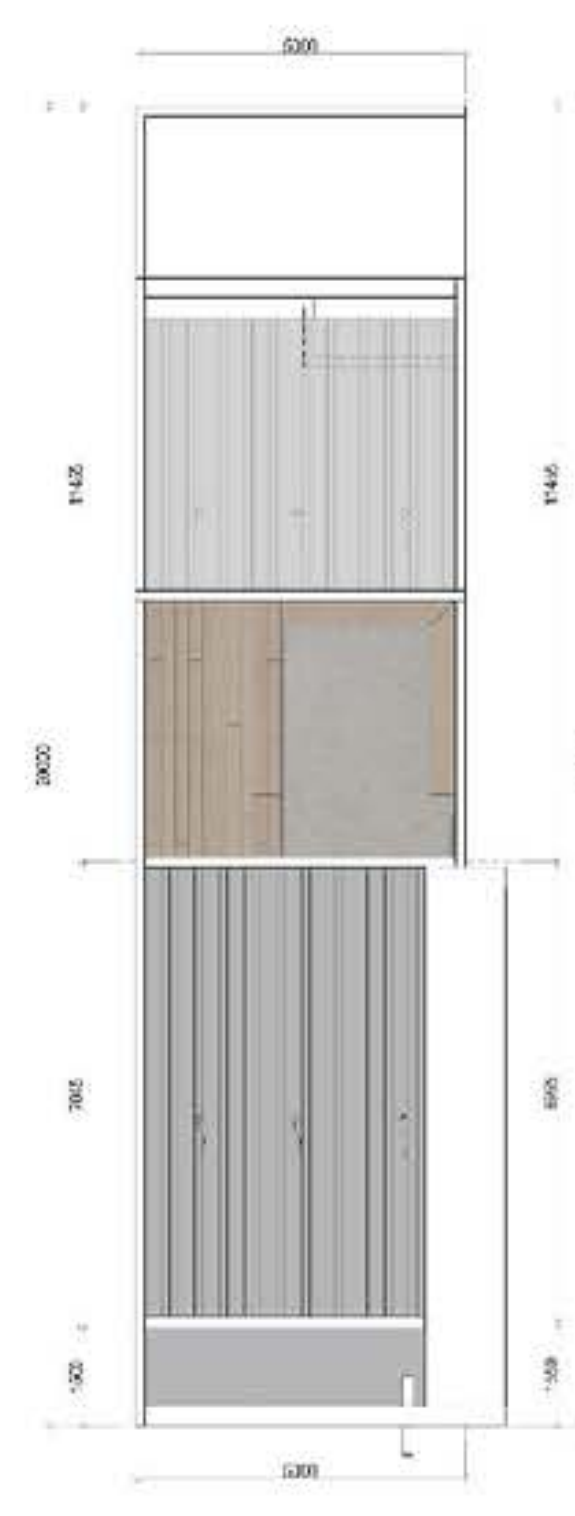
2<sup>nd</sup> Floor



3<sup>rd</sup> Floor



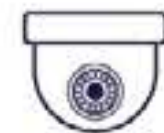
4<sup>th</sup> Floor



Roof Top

Dynamic Commercial Level ②

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)





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



## PRICE RANGE

**6,8 Bio\***

STANDARD  
243/100

CORNER  
274/120

**8,2 Bio\***

\*Terms and Conditions Applied

\*Disclaimer

## WHY DAIKANYAMA ?

### ADOPTING THE ZORA CONCEPT 'HIGH ABOVE EXPECTATION'

- Hi-Tech, Hi-Specs, & High Quality

- 3G Premium Facilities:

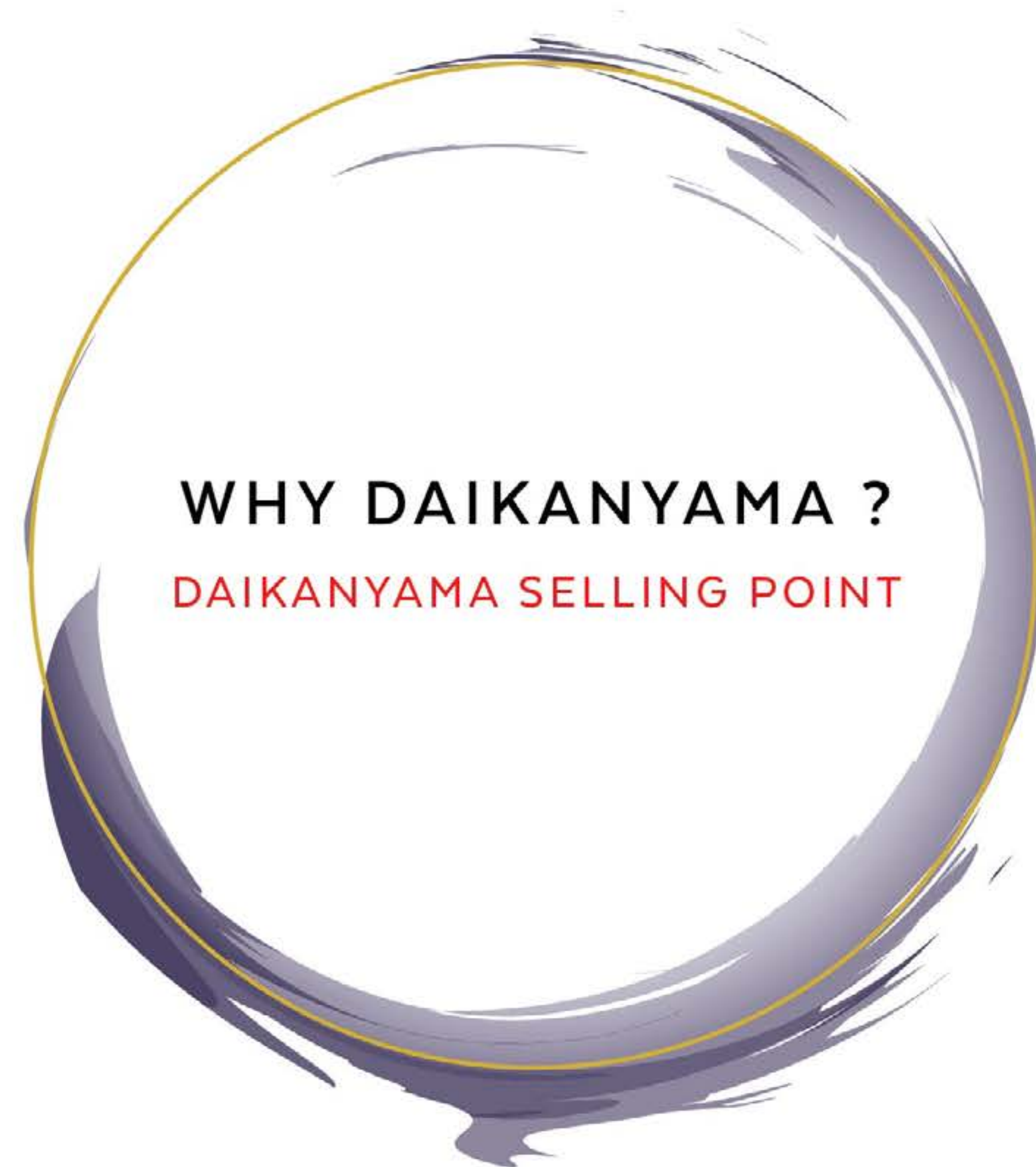
Easy vertical access with elevator, friendly for elderly and wheelchair users. (in SHOWCASE/ICONIC only)

Tenant mix facilitates wide age range, from children to elderly.

### DAIKANYAMA AREA

- Available Showcase 600 sqm Floor Area of exclusive destination Japanese tenants
- Adjacent to IPEKA School, potential to synergize with education
- Saigoyama Park for Fashionable Society Lifestyle

- Blending Modern Commercial Spaces with Opulent Living Spaces
- Balcony in every units :  
Outdoor Space for healthier Hangout Spot and Alfresco dining area 5 meters wide on the second floor
- Grand Business Compatible :  
Flexible Design makes it available to combine 2 or more units into 1
- Elevator ready for 4-storey products  
(in SHOWCASE/ICONIC only). Space for lift available  
(in MASS PRODUCTS)
- Complete with roof top garden  
Well-designed 7,9 sqm rooftop area for living component
- Bathroom for living component and toilet on every floor
- Equipped with 14,8 sqm wide garden/backyard for Fashionable Society Comfort



- Stylish Design

Excellent Space to create your Fabulous business with floor to ceiling 3 - 3,7 meters high

Equipped with high quality aluminum window frames and sliding doors with clear annealed glass

- Integrated Security System

Digital Door Lock

CCTV Analog Camera

CCTV IP Camera

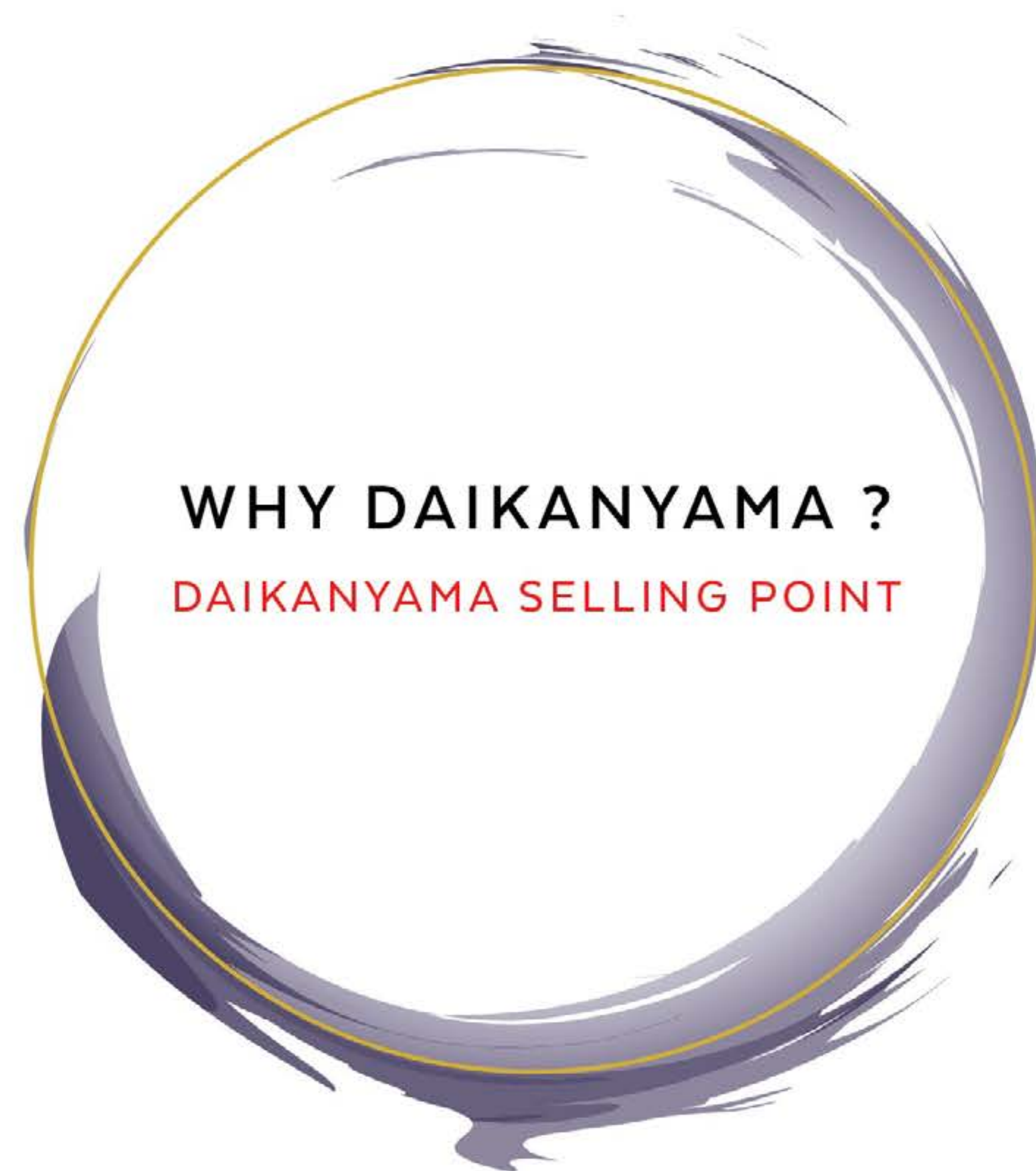
Strobe Light with Buzzer

Emergency (Panic) Button

Smart Home Gateway (mini hub)

- Environmentally friendly (cross ventilation)

- Parking ratio 1 : 4





While every reasonable care has been taken in the preparation of this brochure and information document, the developer and its agent cannot be held responsible for any inaccuracies. All elements are intended to be correct but are not to be regarded as statement or representation of fact.



**BSD DIAMOND  
DEVELOPMENT**

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

Member of  
 **sinarmas land**  
Building for a better future