

MENARA *Jakarta*
AT KEMAYORAN

The New Icon in Kemayoran

MENARA JAKARTA





**SEAMLESS
LIVING** REDEFINED

A COMPLETE SURROUNDING



Hospital

- Hermina Hospital
- Mitra Keluarga Kemayoran



School & Institution

- Gandhi School
- Jubilee School
- Erangel School
- Saint Luke
- Carmel
- State Primary School
- Happy Hearts School
- Islamic Primary School



Venue, Site, Buildings

- Jakarta International Stadium
- JIEXPO Kemayoran



Hotels & Apartments

- Grand Mercure
- Holiday Inn
- Holiday Inn Express
- Swiss - Belinn
- Aston Kemayoran
- Mediterania Palace Residence
- The Boutique Apartment
- Springhill Terrace
- Maple Park Apartments



INTEGRATED PROPERTY ZONE

Living, Shopping, and Working, All In One Place



a Azure

b Breeze

c Celestial

d Destiny

e Equinox



f Fortune **g** Menara Jakarta Mall

Sky Condominium

a : Azure Tower

b : Breeze Tower

Sky Pool & Leisure Sky Gym

Sky Lounge

Sky Garden

Sky Children's Playground &
Children's Pool

Garden Suites

c : Celestial Tower

d : Destiny Tower

e : Equinox Tower

Alfresco Dining

Olympic Size Swimming Pool

Children's Pool & Padel Court

Garden Lounge

Office Tower

f : Fortune Tower

Sky Lounge & Resto

Commercial Center

g : Commercial Center

Rooftop Garden Facility

Restaurant & Dining

Supermarket

Bank & ATM Center

Alfresco Dining

GARDEN SUITES

Where Comfort Meets Convenience



SPECIFICATION

Living & Dining Room

- ⌘ Floor : Homogenous Tile
- ▢ Wall : Drywall System + Rockwool
- ▢ Ceiling : Gypsum Board
- ⌘ Doors : Timber Door
- ▢ Balcony : Ceramic Tile

Master Bedroom & Bedroom

- ⌘ Floor : Homogenous Tile
- ▢ Wall : Drywall System + Rockwool
- ▢ Ceiling : Gypsum Board
- ⌘ Doors : Timber Door

Master Bathroom & Common Bathroom

- ⌘ Floor : Homogenous Tile
- ▢ Wall : Light Concrete Blocks Fin. Homogeneous Tile
- ▢ Ceiling : Gypsum Board
- ⌘ Doors : Timber Door
- 🚽 Sanitary : Kohler/Toto/Grohe/Equal
with Cabinet + Rain Shower

Kitchen & Pantry

Amenities : Double Kitchen Cabinet with

- Sink + Mixing Valve
- Kompor + Hood
- Washing Machine
- Marble/Granite Top + Backing



Infinity Pool



Mini Jogging Track

Electrical	Power	Ac	Tv	Telephone
1 Bedroom	3500VA	2 Units	2 Points	2 Points
2 Bedroom	5500VA	3 Units	2 Points	2 Points
3 Bedroom	6600VA	4 Units	4 Points	2 Points

Others

24 Hours security with video & audio phone, CCTV,
Smoke detector & Sprinkler, Water Heater,
High Speed Internet

Typical Floor Garden Suites Equinox Tower



1 BEDROOM (B-I-L-S)
Luas Semi Gross : 35 m²



2 BEDROOM (A-J-K-T)
Luas Semi Gross : 49 m²



1 BEDROOM (D-G)
Luas Semi Gross : 35 m²



1 BEDROOM (N-O-P-Q)
Luas Semi Gross : 40 m²



2 BEDROOM (E-F)
Luas Semi Gross : 45 m²



3 BEDROOM (M-R)
Luas Semi Gross : 76 m²



2 BEDROOM (C-H)
Luas Semi Gross : 70 m²






SKY CONDOMINIUM

Curated for Luxurious Experiences







SPECIFICATION






Living & Dining Room

-  Floor : Homogenous Tile
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Kitchen & Pantry

Amenities : Double Kitchen Cabinet with






- Sink + Mixing Valve
- Kompor + Hood
- Washing Machine
- Marble/Granite Top + Backing



Maid & Service Area

-  Floor : Homogenous Tile
-  Wall : Drywall System + Rockwool
-  Ceiling : Gypsum Board
-  Doors : Timber Door

Maid Bathroom

-  Floor : Homogenous Tile
-  Wall : Ceramic Tile
-  Ceiling : Gypsum Board
-  Doors : PVC Door
-  Sanitary : Squatting Closet with Shower

Electrical	Power	Ac	Tv	Telephone
1 Bedroom	3500VA	2 Units	2 Points	2 Points
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3 Bedroom	8800VA	4 Units	4 Points	2 Points

Others

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Smoke detector & Sprinkler, Water Heater,
High Speed Internet

Typical Floor

Sky Condominium

Azure Tower



1 BEDROOM
(C-D-I-J)
Luas Semi Gross : 42 m²



2 BEDROOM
(B-E-H-K)
Luas Semi Gross : 88 m²



3 BEDROOM
(A-F-G-L)
Luas Semi Gross : 141 m²






OFFICE TOWER

Designed to Surround You with Elegance



SPECIFICATION

Building Information - Space Specification Unit

	Number of Floor	: 37 Level of Office Floors
	Basement Parking	: 4 Level
	Wall	: Drywall Filled with Rockwoolt
	Floor	: Bare Concrete
	Ceilling	: Bare Ceiling

Public Area

- Main Lobby : Floor & Wall Granite/ Marble
- Typical Lift Lobby : Floor & Wall Granite/ Marble

Building Information - Mechanical & Electrical System

- Power Capacity : 100 VA/ sqm with 100% back up Genset
- Elevator : 12 Passenger Lift + 2 Service Lift + 1 VIP Lift
: (6 Unit Low Zone 6 - 20, 24 People Capacity)
: (6 Unit High Zone 21 - 35, 24 People Capacity)
- Air Conditioning System : VRV System

Building Automation System (BAS)

- Security : 24 Hours Security Monitoring & Integrated Control System CCTV on Public Area
- IT & Telecommunication : Fiber Optic Infrastructure for Broadband Internet
- Fire Safety System : Fire Alarms, Sprinkler, Hydrant & Smoke Detector

Other

- Toilets : Female, Male & Executive Toilets in every Floor
- Pantry : Common Pantry with Cabinet



Drop Off Office



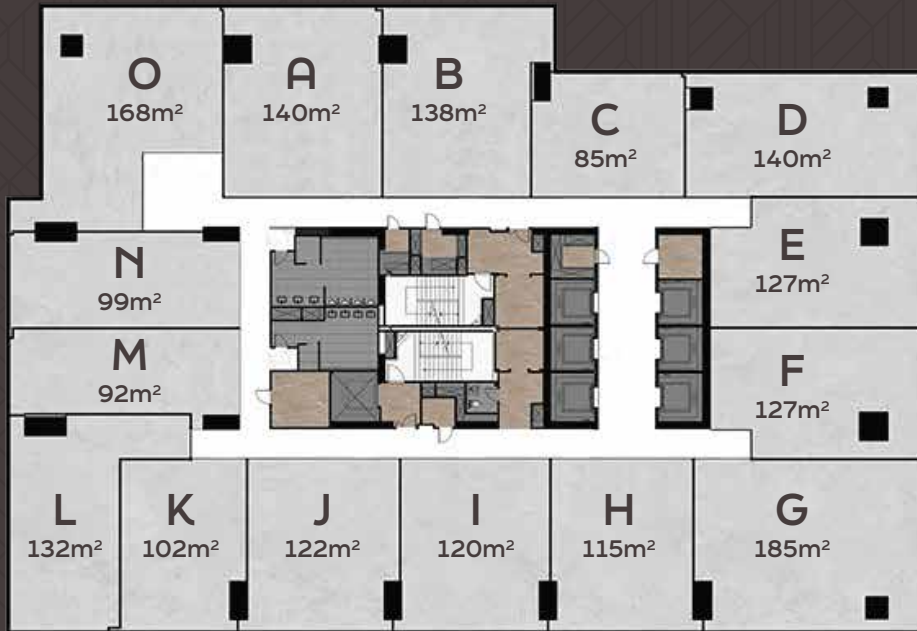
Office Lobby



Lobby Hall

Typical Floor Office

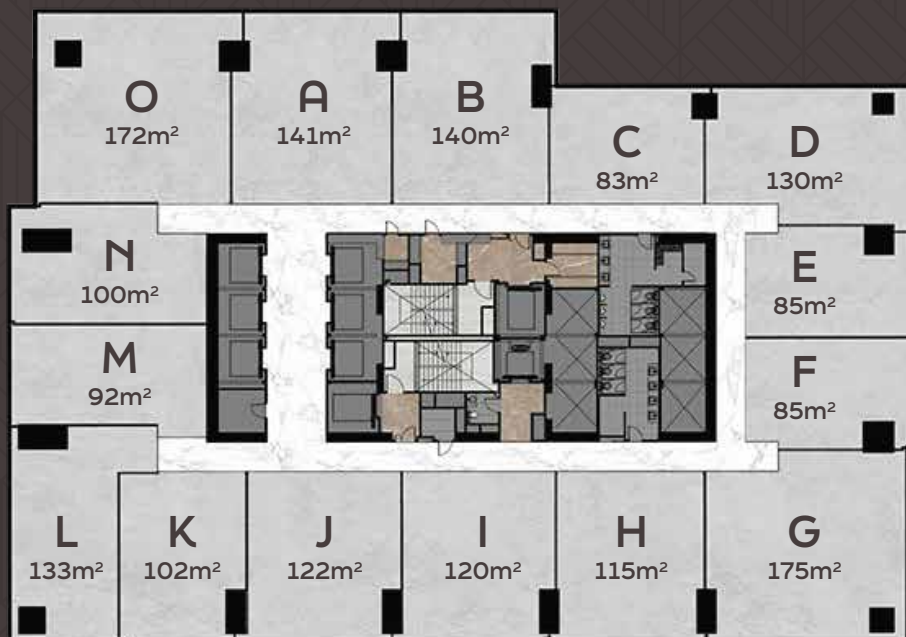
Fortune Tower



OFFICE HIGH ZONE

(Semi Gross)

21-35th Floor = 1,892m²



OFFICE LOW ZONE

(Semi Gross)

6-20th FLOOR = 1,795m²

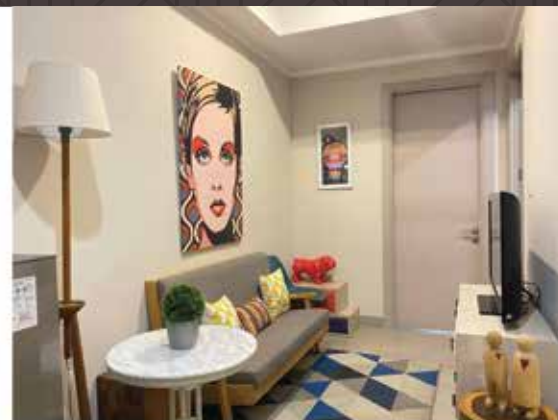
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Marketing Gallery Menara Jakarta. Jl. Kota Baru Bandar Kemayoran No. C-8,
South Gunung Sahari, Kemayoran, Central Jakarta City, Jakarta 10610

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Living & Dining Room

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- Doors : Timber Door
- Balcony : Ceramic Tile



Infinity Pool

Master Bedroom & Bedroom

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Mini Jogging Track

Master Bathroom & Common Bathroom

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- Sanitary : Kohler/Toto/Grohe/Equal with Cabinet + Rain Shower

Kitchen & Pantry

Amenities : Double Kitchen Cabinet with

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Gym

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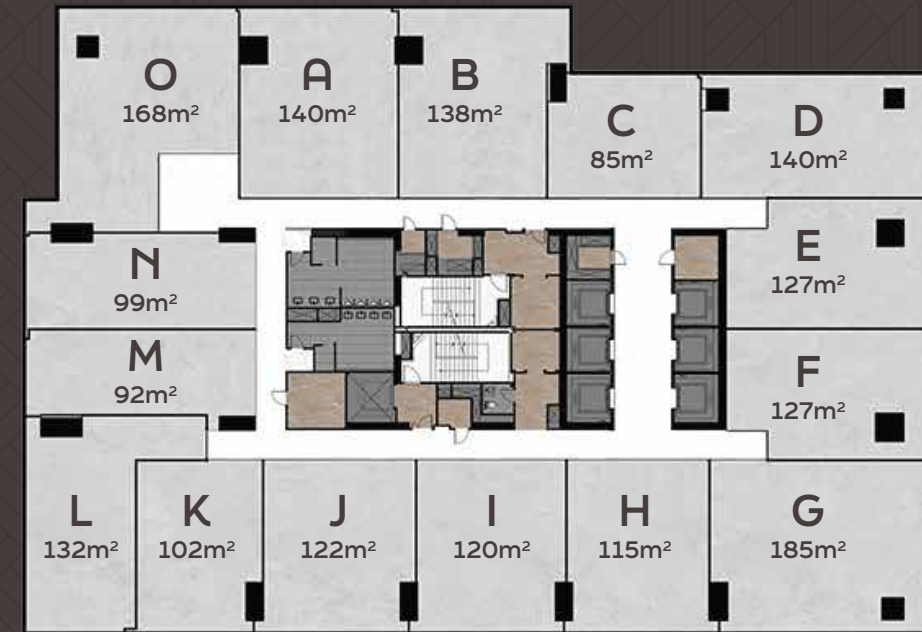
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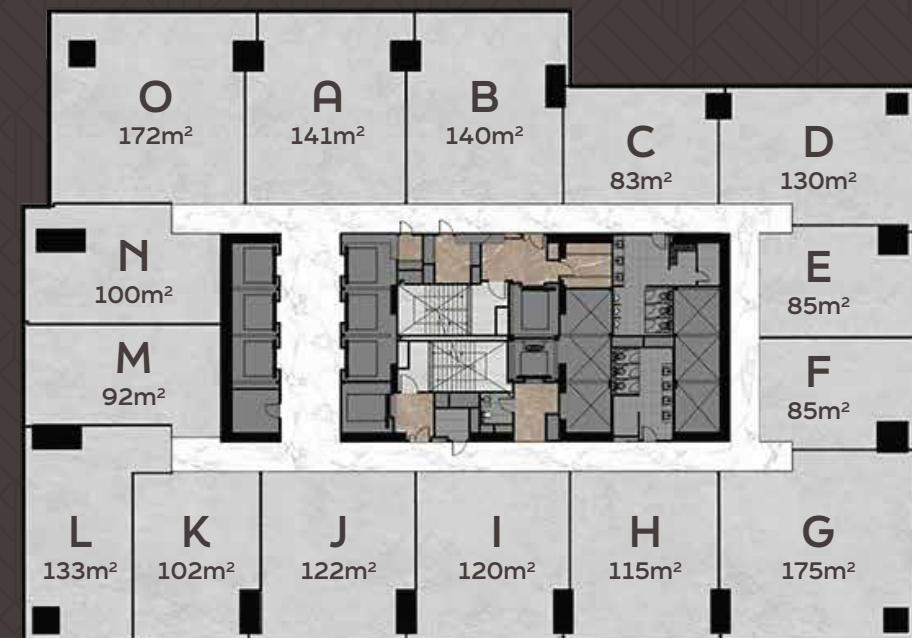


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Office Lobby



Lobby Hall