

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  | • Carmel                 |
| • Jubilee School | • State Primary School   |
| • Eangel School  | • Happy Hearts School    |
| • Saint Luke     | • Islamic Primary School |



## Hotels & Apartments

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



## Venue, Site, Buildings

- Jakarta International Stadium
- JIEXPO Kemayoran



# INTEGRATED PROPERTY ZONE

Living, Shopping, and Working, All In One Place



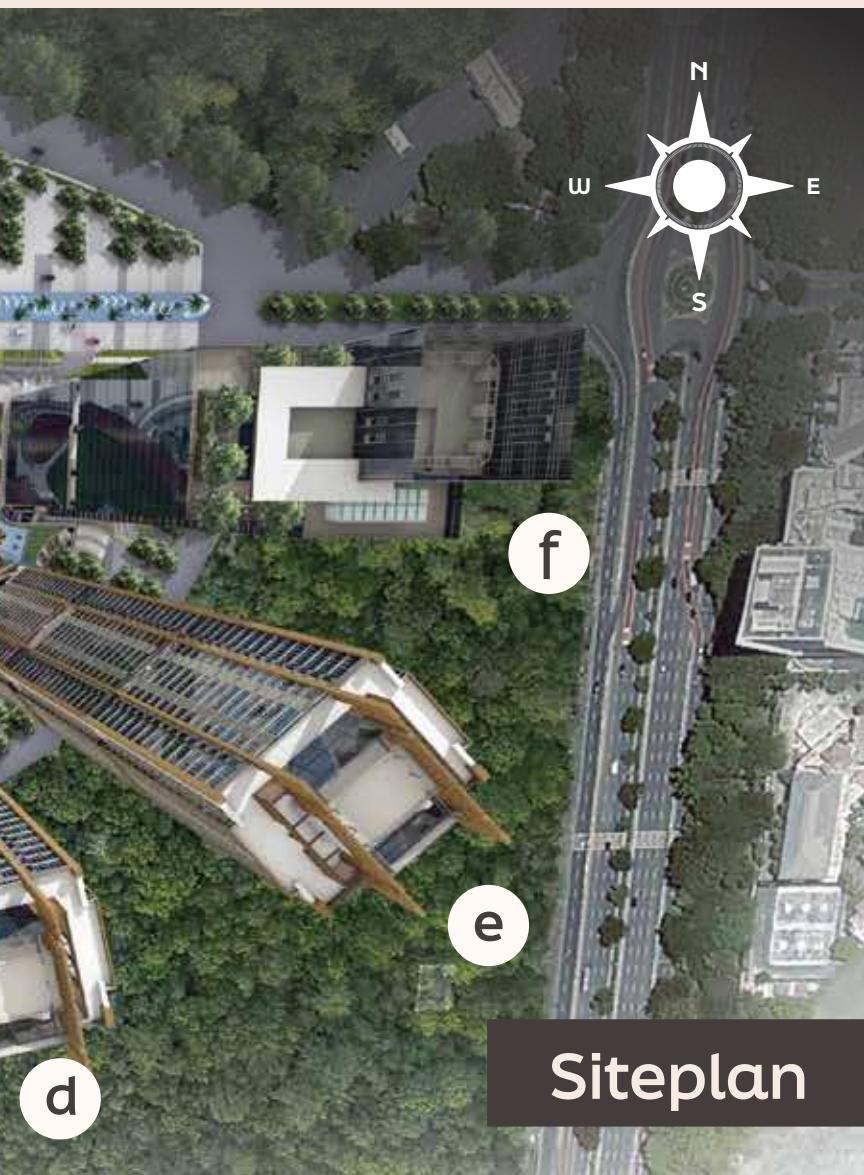
a Azure

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

	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	

### Kitchen & Pantry

Amenities : Double Kitchen Cabinet with

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

### 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 m<sup>2</sup>



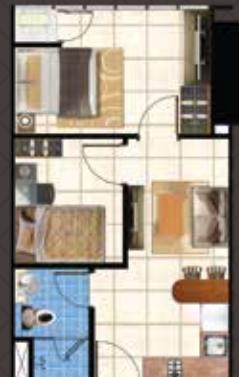
**2 BEDROOM (A-J-K-T)**  
Luas Semi Gross : 49 m<sup>2</sup>



**1 BEDROOM (D-G)**  
Luas Semi Gross : 35 m<sup>2</sup>



**1 BEDROOM (N-O-P-Q)**  
Luas Semi Gross : 40 m<sup>2</sup>



**2 BEDROOM (E-F)**  
Luas Semi Gross : 45 m<sup>2</sup>



**3 BEDROOM (M-R)**  
Luas Semi Gross : 76 m<sup>2</sup>



**2 BEDROOM (C-H)**  
Luas Semi Gross : 70 m<sup>2</sup>

# SKY CONDOMINIUM

Curated for Luxurious Experiences



## 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

### Maid & Service Area

- 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

### Maid Bathroom

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

### Kitchen & Pantry

Amenities : Double Kitchen Cabinet with

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

### 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	8800VA	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 Sky Condominium Azure Tower



**1 BEDROOM**  
(C - D - I - J)

Luas Semi Gross : 42 m<sup>2</sup>

**2 BEDROOM**  
(B - E - H - K)

Luas Semi Gross : 88 m<sup>2</sup>

**3 BEDROOM**  
(A - F - G - L)

Luas Semi Gross : 141 m<sup>2</sup>

# 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 Rockwool
	Floor	: Bare Concrete
	Ceiling	: 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

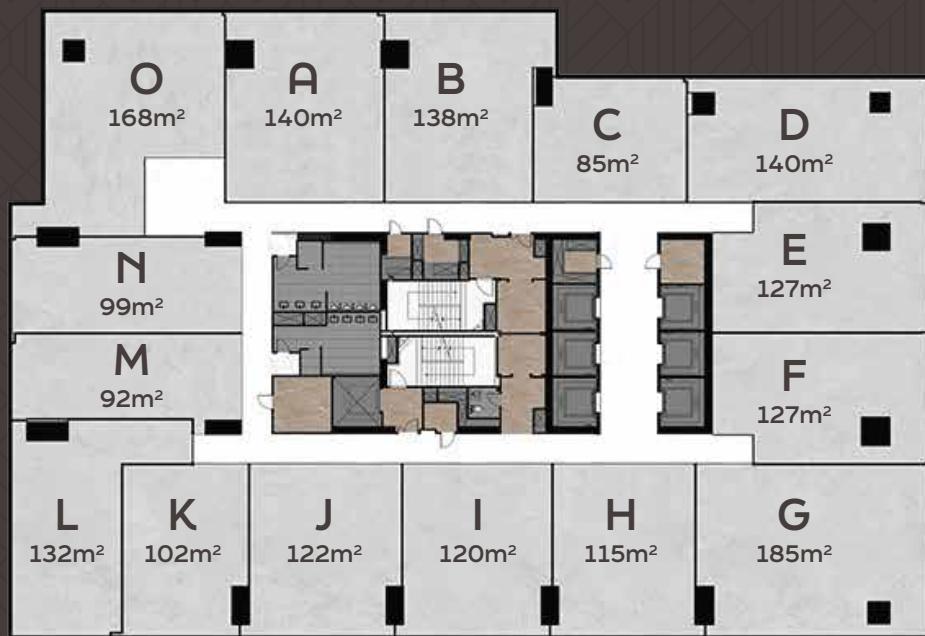
### Other

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



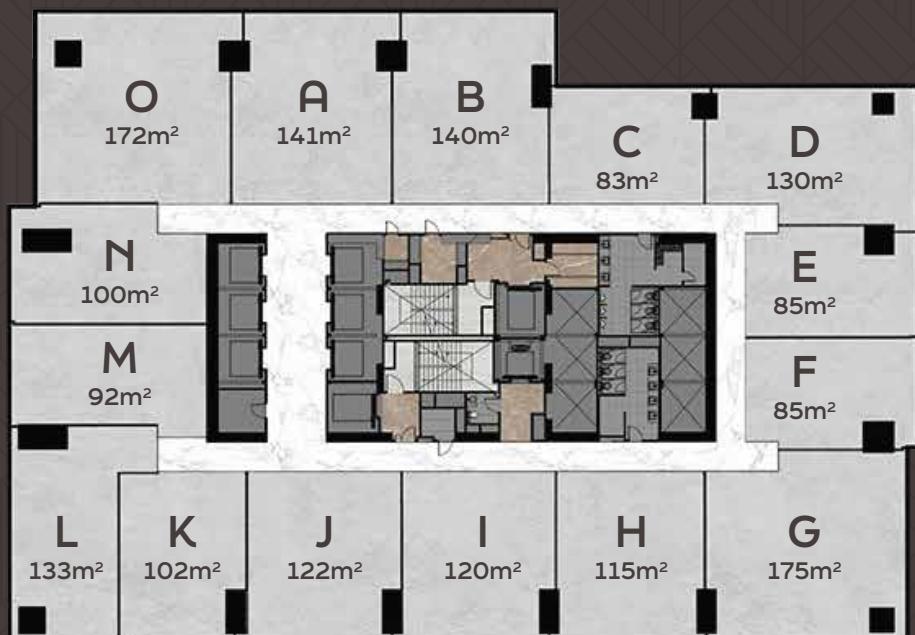
# Typical Floor Office

## Fortune Tower



### OFFICE HIGH ZONE

(Semi Gross)  
21-35<sup>th</sup> Floor = 1,892 $m^2$



### OFFICE LOW ZONE

(Semi Gross)  
6-20<sup>th</sup> FLOOR = 1,795 $m^2$

# Get your offer

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

📞 021 2928 8000  
📱 0878 0828 8000  
✉️ @menarajakartaofficial



A PROJECT OF



a subsidiary of  
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- Balcony : Ceramic Tile



Infinity Pool

### Master Bedroom & Bedroom

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- Ceiling : Gypsum Board
- Doors : Timber Door



Mini Jogging Track

### Master Bathroom & Common Bathroom

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- Ceiling : Gypsum Board
- Doors : Timber Door
- Sanitary : Kohler/Toto/Grohe/Equal with Cabinet + Rain Shower

	Electrical	Power	Ac	Tv	Telephone
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### Kitchen & Pantry

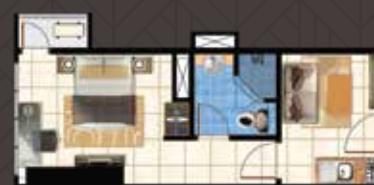
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## Typical Floor Garden Suites

### Equinox Tower



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B 2 BR  
C 1 BR  
D 1 BR  
E 2 BR  
F 3 BR



L 3 BR  
K 2 BR  
J 1 BR  
I 1 BR  
H 2 BR  
G 3 BR



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Office Lobby

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Lobby Hall

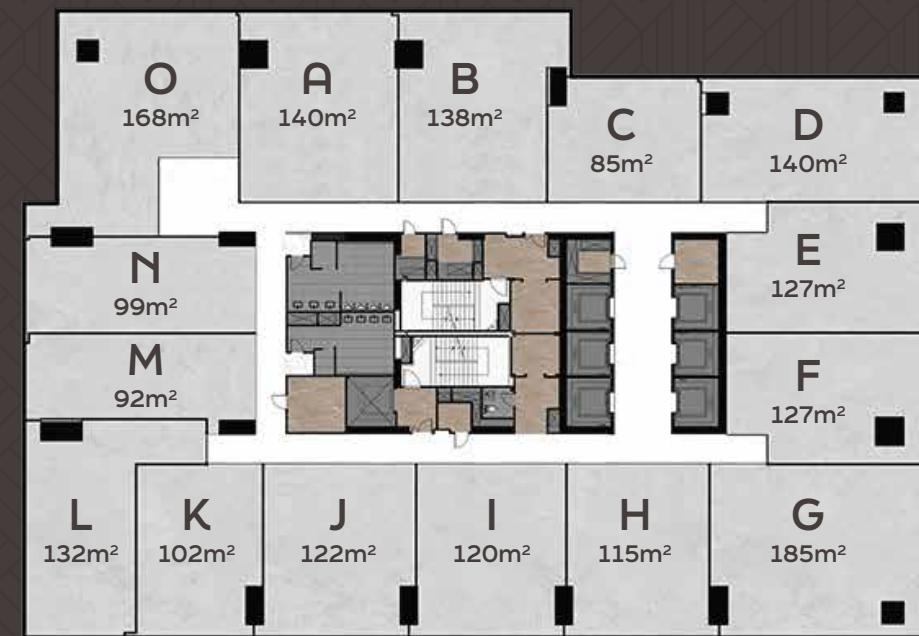
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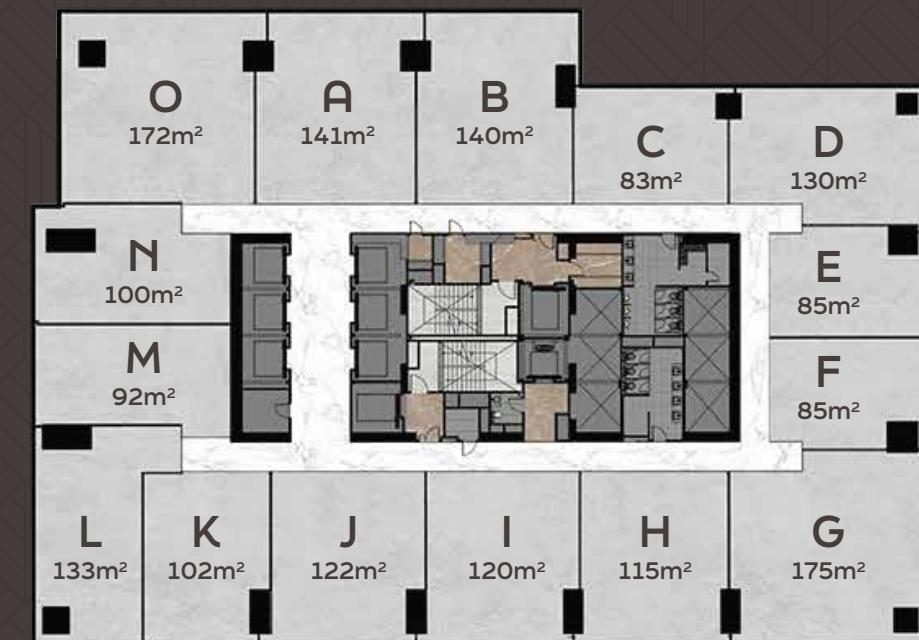
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