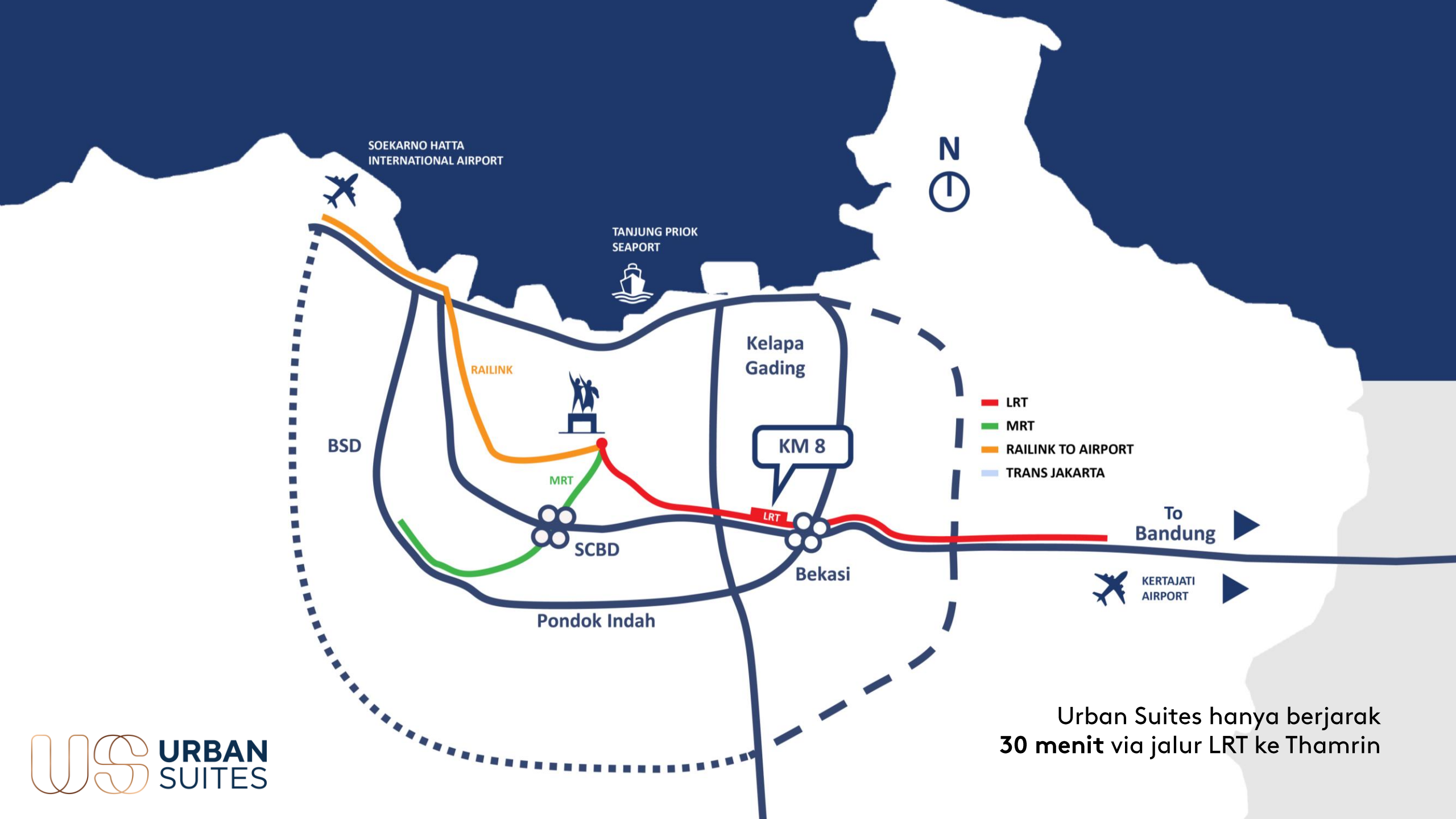




All Roads Lead to



URBAN SUITES



SOEKARNO HATTA INTERNATIONAL AIRPORT

TANJUNG PRIOK SEAPORT

BSD

Kelapa Gading

RAILINK

KM 8

MRT

- LRT
- MRT
- RAILINK TO AIRPORT
- TRANS JAKARTA

SCBD

Bekasi

To Bandung

Pondok Indah

KERTAJATI AIRPORT

Urban Suites hanya berjarak 30 menit via jalur LRT ke Thamrin



^
^
Cakung

Global Prestasi
School

Universitas
Gunadarma

Al Azhar
Jakapermai

RS Awal Bros

Tol Becakayu

Saluran Kalimalang

Mall
Grand Metropolitan

Tol Lingkar
Timur

Bekasi >>

Elevated Toll Road

**US URBAN
SUITES**

<< Jakarta

Jl. Cakman Raya

Stasiun
Cikunir 1

<< Jakarta - Bekasi >>

Elevated Toll Road

Tol Jakarta - Cikampek

Yayasan
Pendidikan
Darussalam

Akses langsung
dari pintu tol

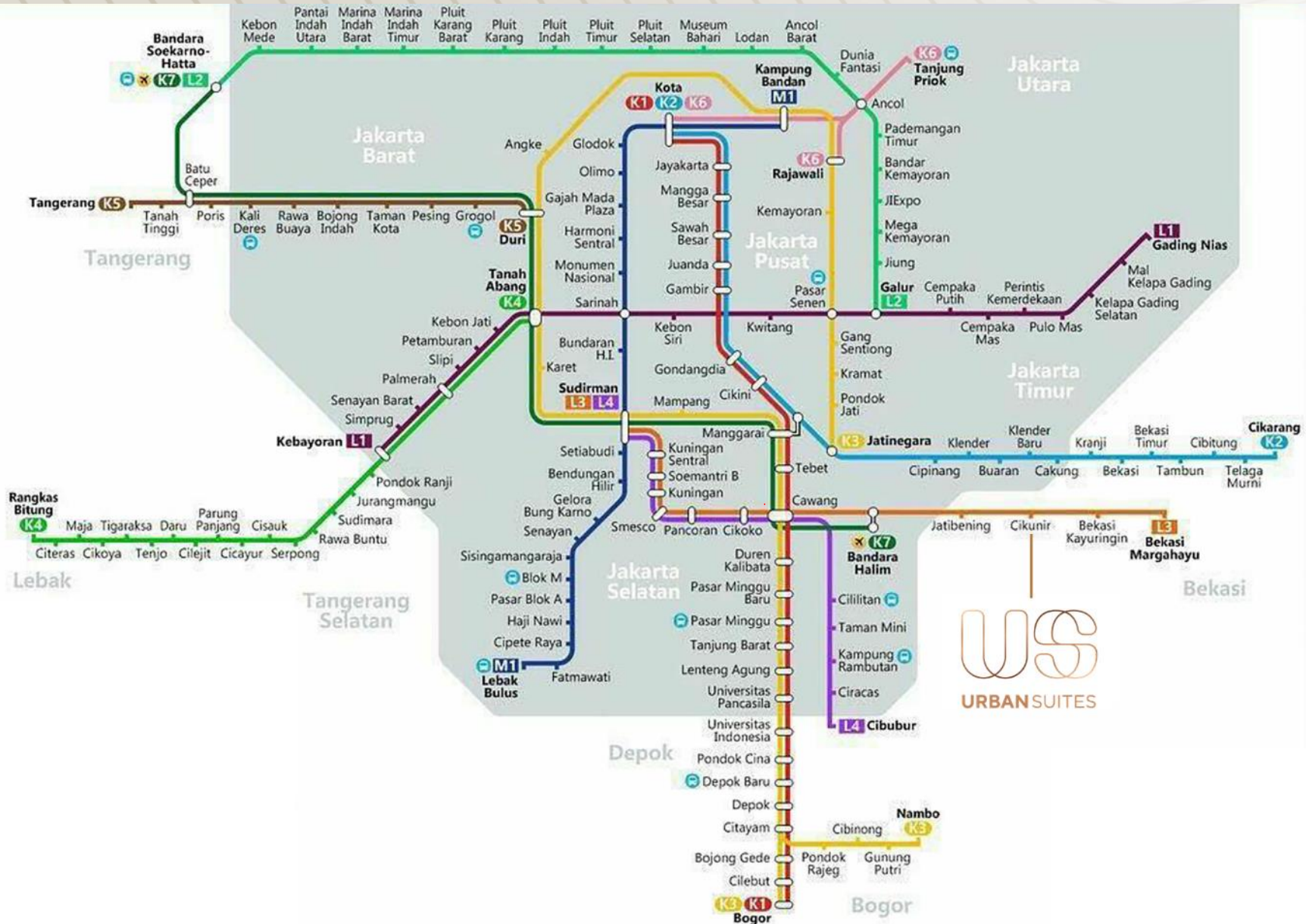
**Pondok
Indah**

Universitas
Gunadarma

Semanggi JORR 1, pusat
pertemuan 4 (empat) arah,
Jakarta, Tanjung Priok, Cakung,
Bekasi dan Tangerang Selatan

∨
∨

NEW MASTER PLAN OF TRANSIT RAILWAY 2020



**A KEY CONNECTOR
TO INDONESIA
BIGGEST BUSINESS
HUB – THE CBD
TRIANGLE**

Transportasi berbasis rel Jabodetabek situasi 2020

- K1** Kota ↔ Bogor
 - K2** Kota ↔ Cikarang
 - K3** Jatinegara ↔ Bogor / Nambo
 - K4** Tanah Abang ↔ Rangkas Bitung
 - K5** Duri ↔ Tangerang
 - K6** Kota / Rajawali ↔ Tanjung Priok
 - K7** Bandara Halim ↔ Bandara Soekarno-Hatta
 - M1** Lebak Bulus ↔ Kampung Bandan
 - L1** Gading Nias ↔ Kebayoran
 - L2** Galur ↔ Bandara Soekarno-Hatta
 - L3** Sudirman ↔ Bekasi Margahayu
 - L4** Sudirman ↔ Cibubur
- Jalur kereta dengan stasiun
 Jalur kereta dengan stasiun transit
 KA Commuter kereta rel listrik
 MRT Jakarta transit cepat
 LRT Jakarta kereta api ringan
 Bandar udara
 Terminal bus antarkota



CUSTOMER DAILY JOURNEY EXPENSES ANALYSIS

	2020		2021		2021
	Private Car	Online Car	Private Car	Online Car	LRT
ERP	30,000	30,000	30,000	30,000	-
Toll Expense Bekasi – Jakarta	35,000	35,000	40,000	40,000	-
Parking Expense 10 hours	65,000	-	100,000	-	-
Transportation Online Expense	-	150,000	-	225,000	-
Gas Expense	50,000	-	75,000	-	-
LRT	-	-	-	-	10,000
MRT	-	-	-	-	14,000
Total Expenses	180,000	184,000	245,000	295,000	24,000
Total Expenses/25 working days	4,500,000	4,600,000	6,125,000	7,375,000	600,000
					+4,000,000
					+6,775,000



EFFICIENT
IDR 4 – 6.7 Mio/month

vs (2019)
vs (2021)



US

URBANSUITES

**THE ONLY PROJECT
BLESSED WITH
THREE PRIVATE ACCESS**

Main
Boulevard

LRT

Direct Access
From Exit Toll



urbansuites.co.id

Following



Legend:

1. Tower Shelton
2. Tower Urbain
3. Next Tower
4. Office/Hotel (propose)
5. The Overlapping Direct Access LRT Connection
6. Mall Destination
7. Downtown Al-Fresco
8. Cinema
9. Interchange Public Transportation

 Residential

 Commercial

Note: This image is still on revision

CAPTIVE MARKET:

350.000 daily commuters
from LRT

CASE STUDY: MRT JAKARTA

Blok M Plaza Visitor

- 2018 = 10,000
- 2019 = 25,000

Occupancy Residential
TB Simatupang

- 2018 = 66%
- 2019 = 79%

Source: Jones Lang Lasalle



THE MELTING POT

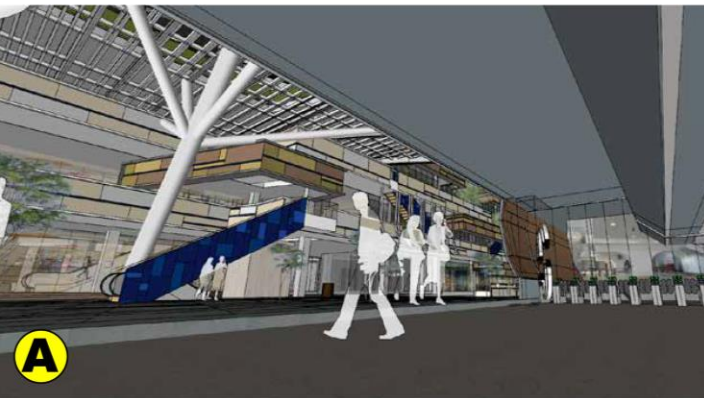
Revel in the unparalleled offerings of entertainment, shopping, lifestyle and dining choices. Should your heart and body desire a moment of leisure activity in Urban Suites.

City Check-in



Konsep Jembatan dari Stasiun

- A. Access LRT
- B. Jembatan Urban Suites
- C. Plaza LRT
- D. Halte Online, Bus Feeder, Bus Trans Patriot dan Bus JR Connection



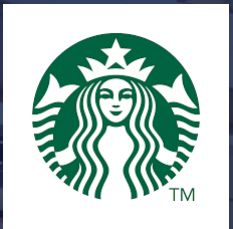


- A** Keluar Tol langsung masuk basement Urban Suites.
- B** Dari Tol Becak Kayu masuk lobi atau basement Urban Suites.
- C** Dari seberang tol melalui fly over dan putar balik.
- D** Jalanan umum yang beroperasi setelah pembangunan selesai.
- E** Area TOD (Parkir sepeda,dll)

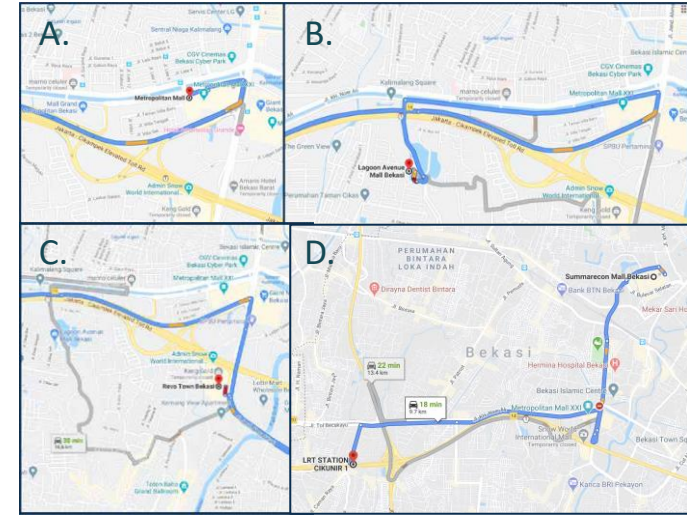
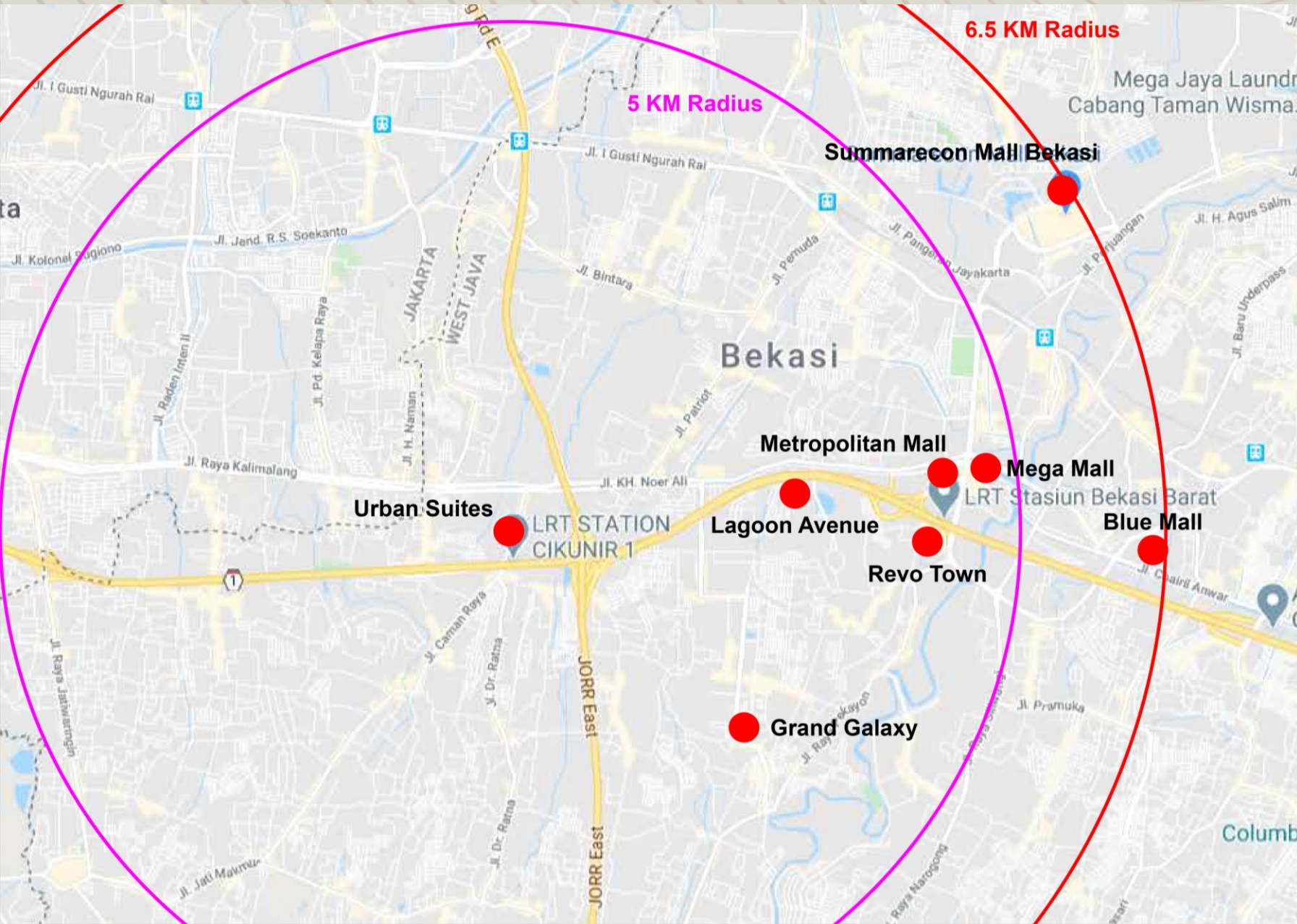
With estimated 70.000 daily visitors to US mall.

Urban Jakarta is proudly Announcing our anchor tenant.

XXI
the Premiere



Accessibility & Circulation to Urban Suites



- A. Metropolitan Mall
- B. Lagoon Avenue Mall Bekasi
- C. Revo Town Bekasi
- D. Summarecon Mall Bekasi

US Amenities:

- Fitness Center
- Podium Lounge
- Launderette cafe
- Sky lounge, prepared with Co-Working Space feature
- Main Pool
- Podium Garden
- Pavilion Seating Alcove
- BBQ pit
- Kids Indoor Area
- IOT Mailbox
- City Checking (proposed)
- Grand Lobby each tower
- Downtown Al-fresco





Downtown Al-Fresco

The Strip Street will be at the center of Urban Suites with 100 meters length. It will be a combination of café, restaurant with international & local taste, complete with Cinema Entrance at the end of the strip.



URBAIN

Selling Point:

1. 2 Wings, 2 Lobbies
2. Total: ± 700 units
3. Elevated patio garden each 4 floor at the connecting
4. Studio : $\pm 28.5 \text{ m}^2$
1 BR : $\pm 40 \text{ m}^2$
5. Limited 2 BR Corner
6. Podium Amenities
7. Sky Lounge at 16th floor.
8. Floor to Floor : 3 m
Floor to Ceiling : 2.6 m
9. Corridor width : 1.8 m



urbansuites.co.id

Following

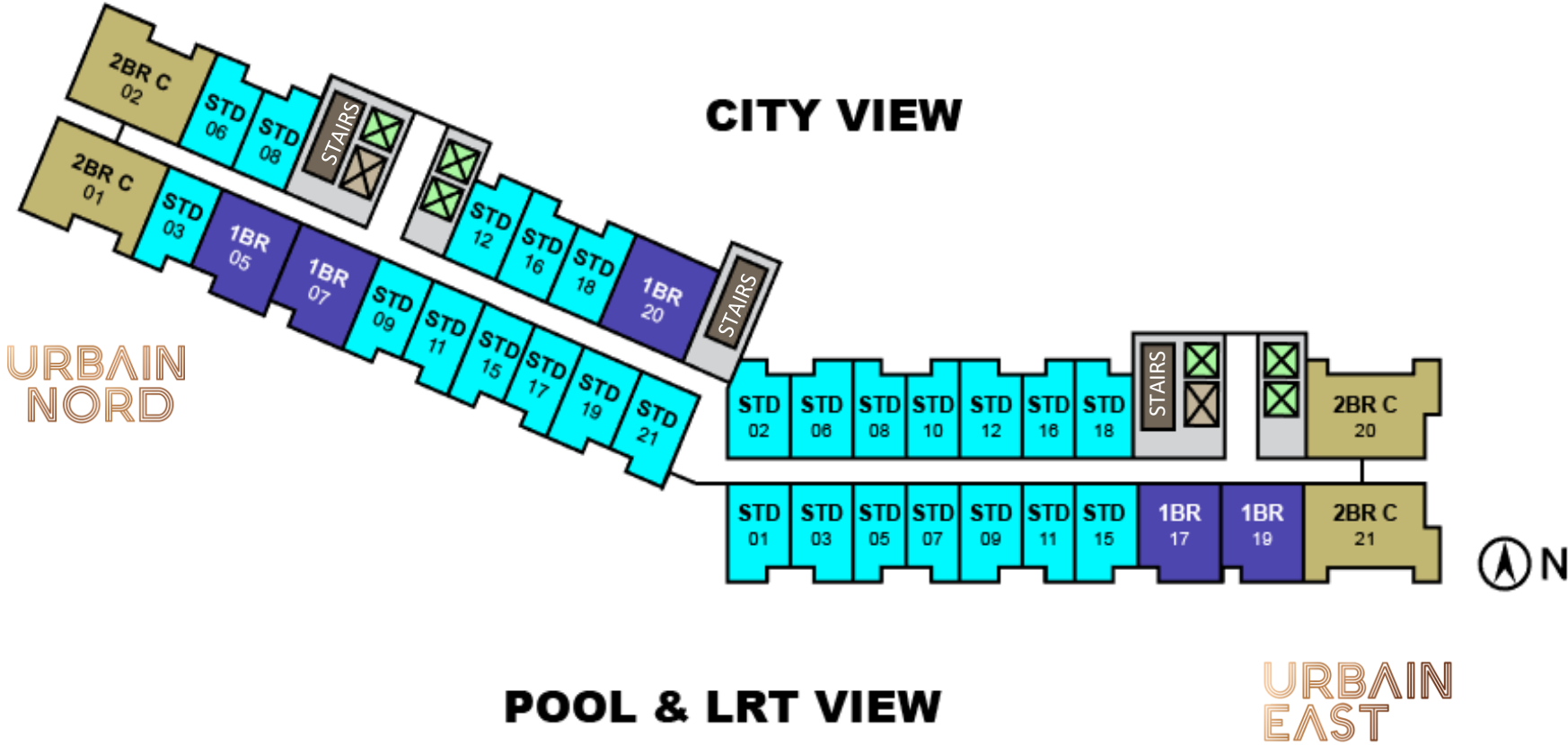
URBAIN

- L1 Urbain Nord
- L2 Urbain East



URBAIN





Selling Point:

1. 2 Wings, 2 Lobbies
2. Total: ± 700 units
3. Elevated patio garden each 4 floor at the connecting
4. Studio: ± 28.5 m²
1 BR : ± 38.5 m²
5. Limited 2 BR Corner
6. Podium Amenities
7. Sky Lounge at 16th floor.
8. Floor to Floor: 3 m
Floor to Ceiling: 2.6 m



URBAIN

Studio
± 28.5 m²



Size or data shown above can be changed until official launching.



URBAIN

Studio
± 28.5 m²

Size or data shown above can be changed until official launching.

URBAIN

1 BR
± 40 m²



Size or data shown above can be changed until official launching.

SHELTON

Selling Point:

1. 7 (seven) units per floor
2. 2 BR: $\pm 60\text{m}^2$ - 3 BR: $\pm 90\text{m}^2$
3. Total: ± 130 units
4. Garden units at podium amenities
5. Sky Lounge (Level 16)
6. Rooftop Bar
7. Podium Amenities
8. Floor to Floor : 3.2 m
Floor to Ceiling : 2.8 m
9. Corridor width : 1.8 m



urbansuites.co.id

Following

SHELTON

L Lobby Shelton



SHELTON



CBD JAKARTA VIEW



POOL VIEW



Selling Point:

1. 7 (seven) units per Floor
2. 2 BR: $\pm 60m^2$
3 BR: $\pm 90m^2$
3. Total: ± 130 units
4. Garden units at podium amenities
5. Sky Lounge (Level 16)
6. Rooftop Bar
7. Podium Amenities
8. Floor to Floor: 3.2 m
Floor to Ceiling: 2.8 m



SHELTON

2 BR
± 60 m²

3 BR
± 90 m²



01

SHELTON



3 BR Corner

± 90 m²

Selling point:

1. Only 1 unit type per floor
2. All bedroom has natural light
3. 2 Balconies facing East (pool) and South (LRT and city view)
4. Expansive parallel Living and Dining and Kitchen area
5. 3 Bedroom with 2 bathroom
6. Possible expansion for the 4th room for study (at kitchen area)





3 BR

± 90 m²

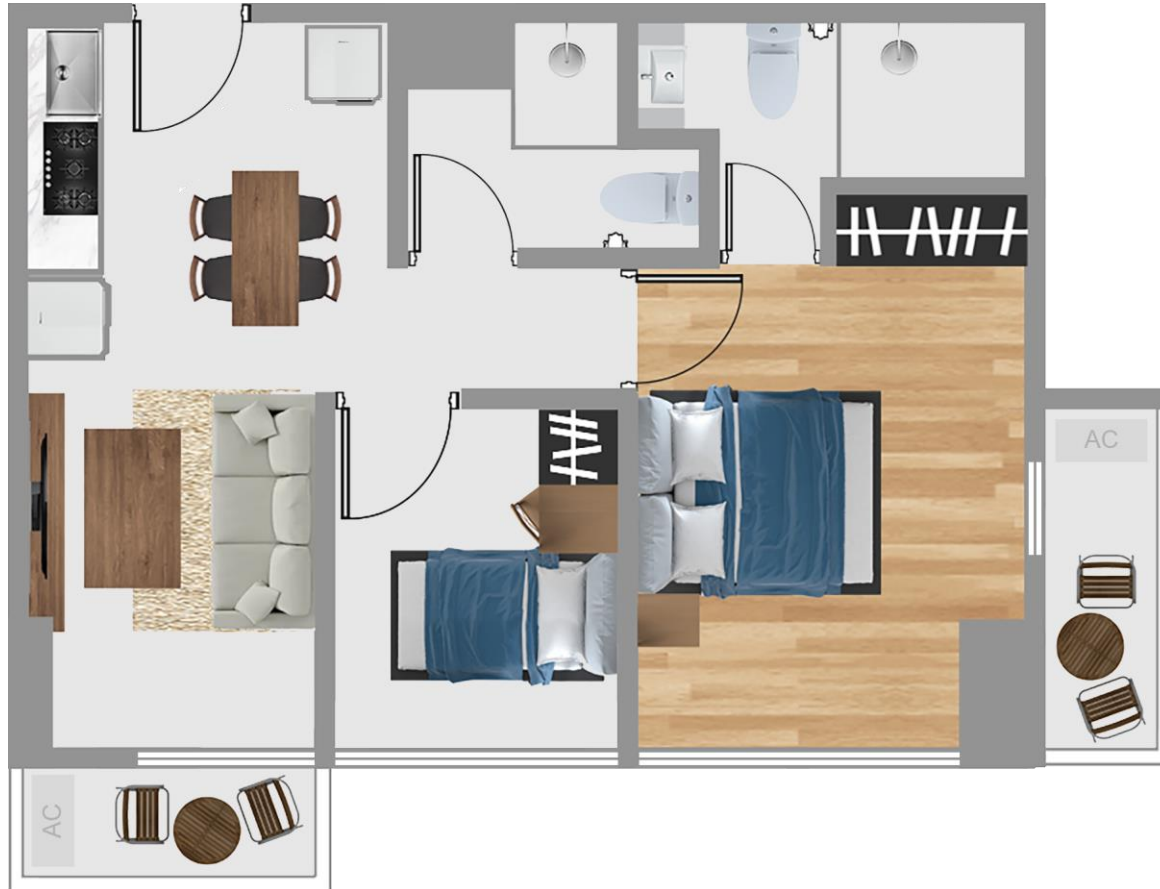
Selling point:

1. Only 1 unit type per floor
2. All bedroom has natural light
3. 2 Balconies facing East (pool)
4. Expansive parallel Living and Dining and Kitchen area
5. 3 Bedroom with 2 bathroom



02, 07, 08

SHELTON



2 BR Corner

± 60 m²

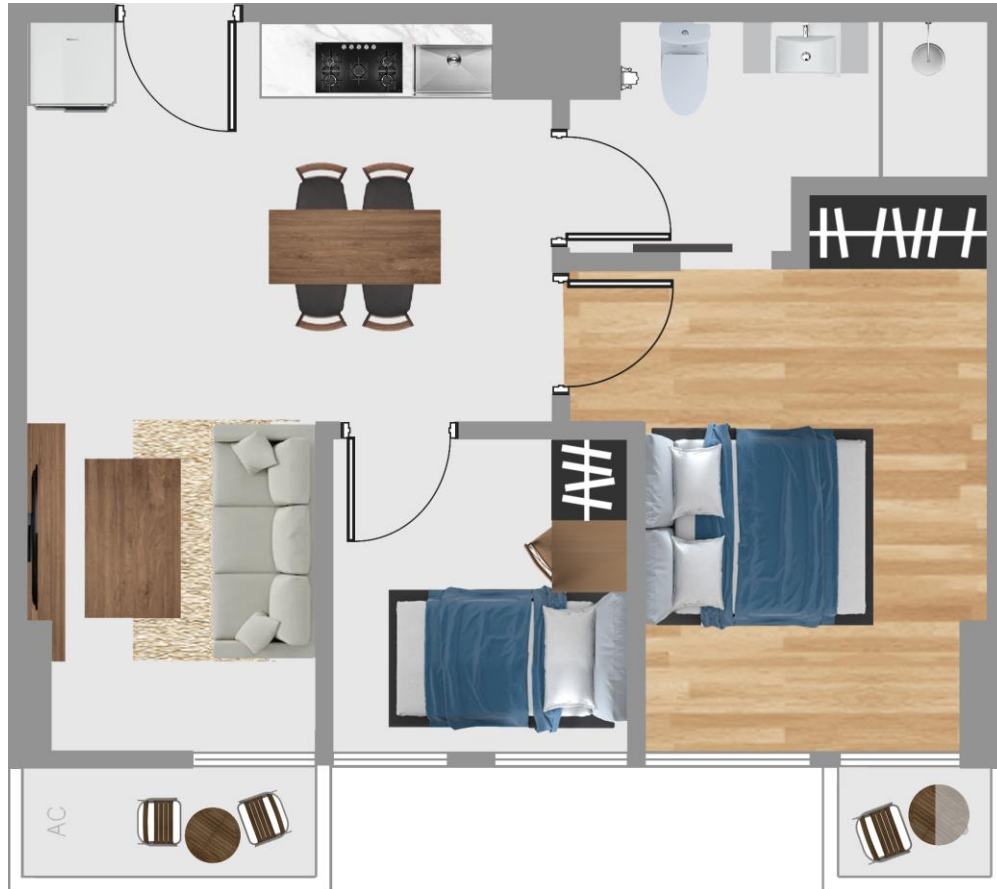
Selling point:

1. 3 unit type per floor
2. All bedroom has natural light
3. 2 Balconies facing North (to phase II) and East (pool)
4. Expansive parallel Living and Dining and Kitchen area
5. 2 Bedroom with 2 bathroom



Size or data shown above can be changed until official launching.

SHELTON



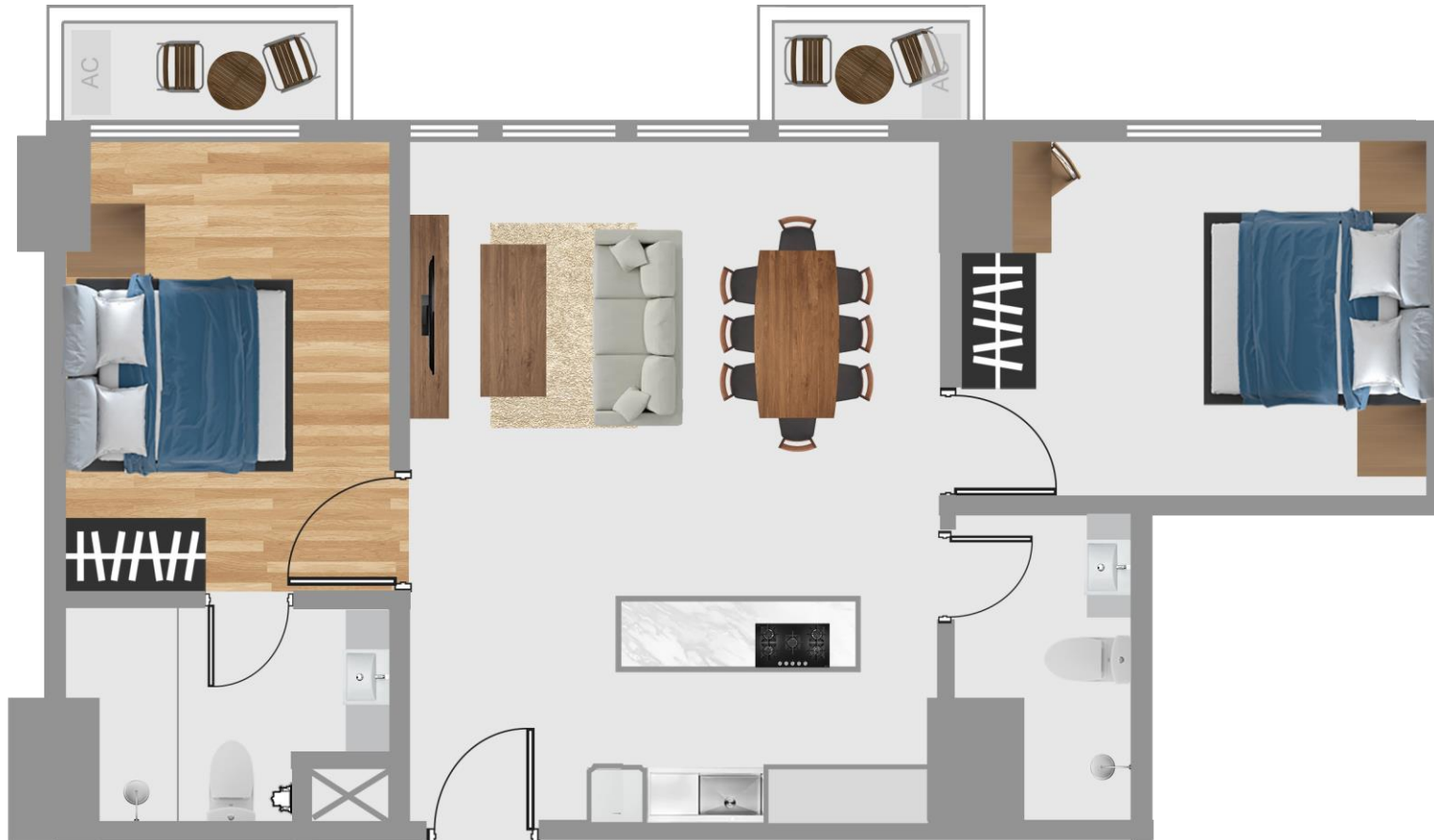
2 BR
 ± 60 m²

Selling point:

1. 3 unit type per floor
2. All bedroom has natural light
3. 2 Balconies facing East (pool)
4. Expansive parallel Living and Dining and Kitchen area
5. 2 Bedroom with 2 bathroom



SHELTON



2 BR

± 80 m²

Selling point:

1. Only 1 unit type in 1 floor
2. 3 unit type per floor
3. All bedroom has natural light
4. 2 Balconies facing North (Jakarta)
5. Expansive parallel Living and Dining and Kitchen area
6. 2 Bedroom with 2 bathroom



SHELTON

Wall	General wall / perimeter unit wall / Internal wall (inside unit): Lightweight brick wall with emulsion paint
Door	Entrance and bedroom: Engineering Wood Door, Balcony: Aluminium frame with clear glass, Bathroom: Engineering door finish HPL
Window	Aluminium frame with clear glass
Plafond	Dry wall with finish paint
Floor	Master Bedroom: Parquet (tbc) Living room etc: Homogenous tile 60 x 60 cm Bathroom: Ceramic tile Balcony: Homogenous tile 30 x 60 with waterproofing coating
Kitchen	Single bowl, stainless steel Table Top : Homogenous tile 60 x 60
Sanitary	Grohe or equal

URBAIN

General wall / perimeter unit wall / Internal wall (inside unit): Lightweight brick wall with emulsion paint

Entrance and bedroom: Engineering Honeycomb,
Balcony: Aluminium frame with clear glass,
Bathroom: Engineering door finish HPL

Aluminium frame with clear glass

Dry wall with finish paint

Master Bedroom: Homogenous tile 60 x 60 cm
Living room etc: Homogenous tile 60 x 60 cm
Bathroom: Ceramic tile
Balcony: Homogenous tile 30 x 60 with waterproofing coating

Single bowl, stainless steel
Table Top : Homogenous tile 60 x 60

Toto or equal

Power

Studio : 1,300

1 BR : 1,300

2 BR : 2,200

3 BR : 3,500

Water

PDAM

28
27
26
25
23
21
20
19
18
17
16
15
12
11
10
9
8
7
6
5
3
2
1



batas property line

B1
B2
B3



WALI KOTA BEKASI

0547

SURAT IZIN MENDIRIKAN BANGUNAN PONDASI

No. : 503/.....0547...../I-B/DPMPTSP.PPBANG

MENETAPKAN PERTAMA

- MEMUTUSKAN**
- Nama Pemohon : PT. URBAN JAKARTA PROPERTINDO
 - Alamat : Equity Tower Lt. 26 Unit G, SCBD Lot. 9 Jl. Jend. Sudirman Kav. 52-53
Jakarta Selatan Kel. Setia Budi Kec. Setia Budi
 - Jenis Bangunan : APARTEMEN URBAN SUITES.=====
 - Luas Bangunan : Terlampir.=====
 - Surat Tanah No. : Sesuai Rencana Tapak Nomor : 653/384/Distaru.Renru.
Tanggal 29 Agustus 2018. Luas : 7.946 M2.
 - Lokasi Bangunan : Jl. Caman Raya Kp. Cibening RT. 004 RW. 001 Kel. Jatibening Kec.
Pondokgede Kota Bekasi

Ilustrasi Cara Bayar (harga sampai hari launching)

TOWER URBAIN

TYPE STUDIO

ASUMSI SGA = 28.5 M2						CICILAN KPA**	
PAYMENT	m ² (- PPN)	PRICE + PPN	DP	CICILAN DP*	CICILAN	15 TH	20 TH
HARD CASH - 12X (PROMO)	21,000,000	658,350,000	0%	-	54,862,500		
KPA (DP 10%-4X)	22,260,000	697,851,000	10%	17,446,275		6,749,228	6,060,972
KPA MILLENNIAL (DP 10%-12X)	23,000,040	721,051,254	10%	6,008,760		6,973,608	6,262,471

TYPE 2 BR

ASUMSI SGA = 57.6 M2						CICILAN KPA**	
PAYMENT	m ² (- PPN)	PRICE + PPN	DP	CICILAN DP*	CICILAN	15 TH	20 TH
HARD CASH - 12X (PROMO)	21,000,000	1,330,560,000	0%	-	110,880,000		
KPA (DP 10%-4X)	22,260,000	1,410,393,600	10%	35,259,840		13,640,546	12,249,543
KPA MILLENNIAL (DP 10%-12X)	23,000,040	1,457,282,534	10%	12,144,021		14,094,029	12,656,783

TOWER SHELTON

TYPE 2BR

ASUMSI SGA = 59.6 M2						CICILAN KPA**	
PAYMENT	m ² (- PPN)	PRICE + PPN	DP	CICILAN DP*	CICILAN	15 TH	20 TH
HARD CASH - 12X (PROMO)	22,500,000	1,475,100,000	0%	-	122,925,000		
KPA (DP 10%-4X)	23,850,000	1,563,606,000	10%	39,090,150		15,122,331	13,580,223
KPA MILLENNIAL (DP 10%-12X)	24,642,900	1,615,588,524	10%	13,463,238		15,625,077	14,031,701

TYPE 3 BR

ASUMSI SGA = 91.2 M2						CICILAN KPA**	
PAYMENT	m ² (- PPN)	PRICE + PPN	DP	CICILAN DP*	CICILAN	15 TH	20 TH
HARD CASH - 12X (PROMO)	22,500,000	2,257,200,000	0%	-	188,100,000		
KPA (DP 10%-4X)	23,850,000	2,392,632,000	10%	59,815,800		23,140,211	20,780,475
KPA MILLENNIAL (DP 10%-12X)	24,642,900	2,472,175,728	10%	20,601,464		23,909,514	21,471,328

*Cicilan DP (Incl Bf)

**Tenor KPA 10, 15, 20 Tahun dengan asumsi bunga =10%





Only for Studio

TOWER URBAIN

TYPE STUDIO

ASUMSI SGA =

28.5 M2

PAYMENT	m ² (- PPN)	PRICE + PPN	DP	CICILAN DP*	CICILAN	CICILAN KPA**	
						15 TH	20 TH
PAY LATER	26,040,000	816,354,000	20%	40,817,700	12x @4,000,000	5,212,729	4,681,158
					24x @5,000,000		

*Cicilan DP (Inclld BF)

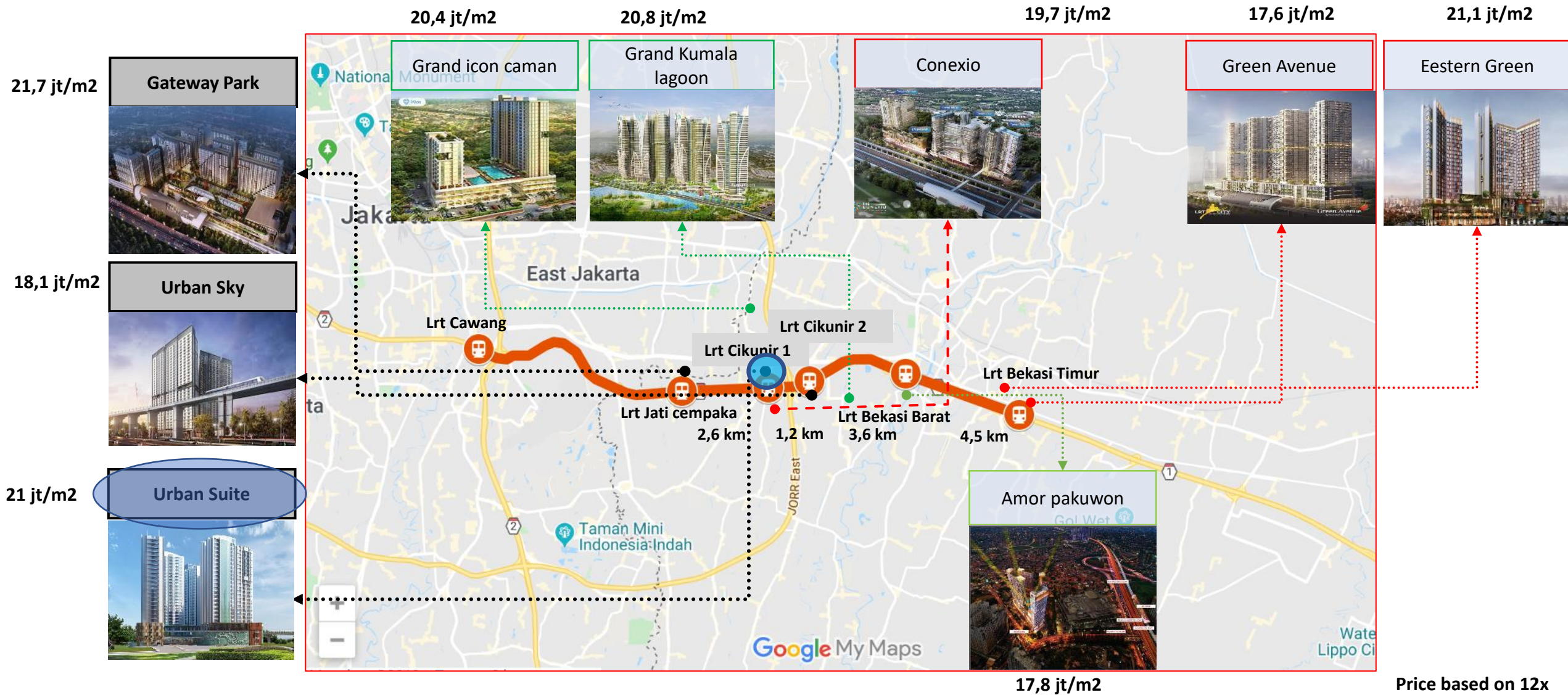
**Tenor KPA 10, 15, 20 Tahun dengan asumsi bunga =10%



Range Harga Tower Urban Suites

Tower	Type	SGA (m2)	Hard Cash/m2*
URBAIN	Studio	28.5 – 40	21 jt/m2
	2 BR	57.6 -- 62.6	
SHELTON	2 BR	59.6 – 80.3	22.5 jt/m2
	3 BR	91.2 – 98.3	

**exclude PPN*



APARTMENT RENT CALCULATION

Source : Data AIRBNB

APARTMENT	KEMANG VILLAGE	BRANZ BSD	URESSIDENCE	GRAND KUMALA LAGOON	THE SPRINGLAKE	URBAN SUITE
MALL FACILITY	KEMVILL MALL		SUPERMAL	LAGOON AVENUE	NEAR SMS BEKASI	TOD (MALL + STATION)
SELLING PRICE + FURNISHED (Rp)	1.700.000.000	1.563.500.000	660.000.000	648.000.000	440.000.000	716.800.000
TYPE	STUDIO	1 BR	STUDIO	STUDIO	STUDIO	STUDIO
SIZE (M2)	43,8	53	30	24	25	28
OCCUPANCY RATE	75%	65%	65%	45%	45%	75%
DAY	30,4	30,4	30,4	30,4	30,4	30,4
RENTAL FEE/DAY (USD)	40	25	20	17	13	26,7
RENTAL FEE/DAY (Rp)	600.000	375.000	300.000	255.000	195.000	400.000
RENTAL FEE/MONTH (Rp)	13.687.500	7.414.063	5.931.250	3.490.313	2.669.063	9.125.000
RENTAL FEE/YEAR (Rp)	164.250.000	88.968.750	71.175.000	41.883.750	32.028.750	109.500.000
SERVICE CHARGE/YEAR (Rp)	9.855.000	9.540.000	5.400.000	4.320.000	4.500.000	5.040.000
RENTAL COMMISSION (3%)	4.927.500	2.669.063	2.135.250	1.256.513	960.863	3.285.000
RENTAL RATE - SC - C	149.467.500	76.759.688	63.639.750	36.307.238	26.567.888	101.175.000
YIELD (%)	8,8%	4,9%	9,6%	5,6%	6,0%	14,1%



Mampang Prapatan

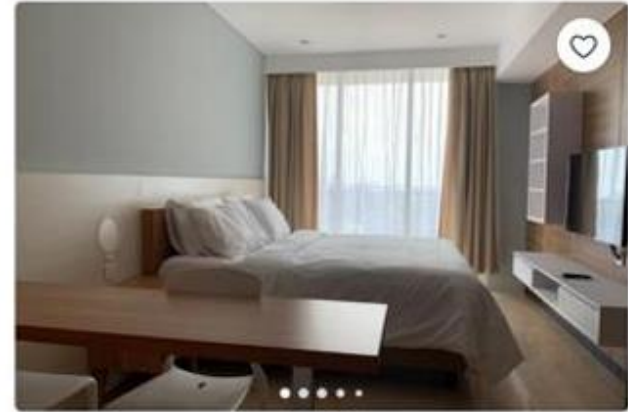
★ 4.56 (34)

Private room · 1 bed

2510 Urbanliving

~~\$23~~ \$20 / night

\$23 total



SUPERHOST Kecamatan Pesanggrahan

★ 5.0 (26)

Entire apartment · 1 bed

Cozy Simple Studio in South Jakarta Po

\$22 / night



Classy & Elegant Studio DT Kemang Village Mall

Kebayoran Baru, Daerah Khusus Ibukota Jakarta, Indonesia



Amelia

2 guests 1 bedroom 1 bed 1 bath

Entire home

You'll have the condominium to yourself.

Self check-in

Check yourself in with the lockbox.

Sparkling clean

10 recent guests said this place was sparkling clean.

Cancellation policy

Cancel before 2:00 PM on May 13 and get a full refund.

Classy and Sophiticated room that has been designed by a local award winning Interior Designer. It is simple, wide and has tons of lights coming in the morning.

[Read more about the space](#)

\$40 per night

★ 4.61 (32 reviews)

Dates

5/14/2020 → 5/15/2020

Guests

1 guest

\$40 x 1 night \$40

Cleaning fee ⓘ \$10

Service fee ⓘ \$7

Total \$57

[Reserve](#)

You won't be charged yet
Certain reservations may also require a security deposit.

[Report this listing](#)



END.

END.

END.

END.