



DELREY

BUSINESS TOWNHOUSE

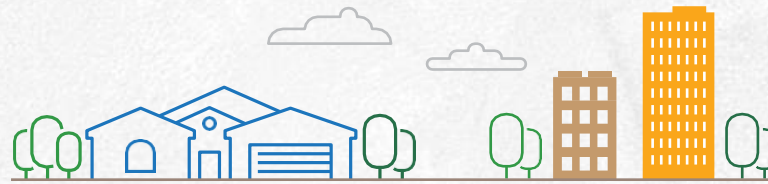
BIZTOWN

Presenting an innovation from Sinar Mas Land
to create a whole new concept of Modern Productive Living.

Designed by

ABODAY

BUSINESS & LIVING IN ONE PERFECT PLACE



BSD AREA

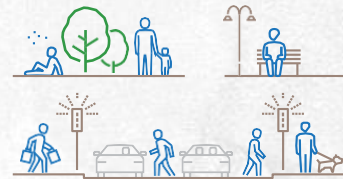
6,000 Ha

40,000

Houses built &
still counting

12,000 unit

Apartments built &
still counting



BSD POPULATION

185,000

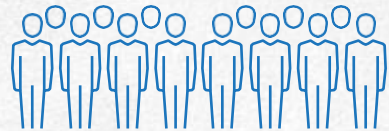
residents



TOTAL OFFICE AREA

25 Ha
Green Office Park

26 Ha
Digital Hub



10,000 Workers



101 schools



8 universities

SCHOOLS & UNIVERSITIES

145,000

Students

9,000

College Students

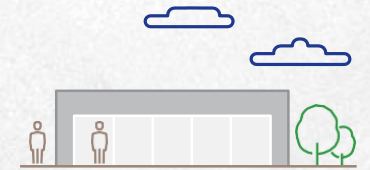
1,958 Teachers



DAILY ACTIVE PEOPLE IN BSD AREA

500,000

Visitors per Day
Business Owners,
Students, Visitors



ICE CONVENTION CENTER

22 Ha

10

Exhibition Halls

1

Convention Center

29

Meeting Rooms

3,5

Million Visitors
Annually

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DELREY

The image is a detailed architectural rendering of a modern, multi-story residential or commercial building. The central focus is a cutaway section of the building, revealing three distinct interior levels. The top level is a bright, open-plan living area with a wooden ceiling and large windows, where several people are seated at tables. The middle level is a bakery or cafe with a counter, shelves of goods, and a sign that says 'BAKERY'. The bottom level is a coffee shop with a menu board and people sitting at tables. The building's exterior is dark and modern, with large glass windows. In the foreground, there is a landscaped area with trees, a paved walkway, and people walking, including one with a dog. The sky is blue with light clouds.

The name **Delrey** is derived from the Latin “**regis**”, meaning “**royal**”.

The Spanish word “**rey**” means “**king**”.

Delrey is the key to highly-demanded fast-paced lifestyle and a perfect balance of exciting business and harmonious living merged into one.













Located inside the heart of BSD City and the rapidly-growing new area, it is the perfect place for nowadays generations, combining exciting commercial and residential townhouse concept with in one modern designed complex.

BIZTOWN WITH
COMMERCIAL AND
LIFESTYLE CONCEPT.



LOCATION MAP

Strategic location surround by residential area

-  Future Development Toll Roads Toll
-  Roads
-  Main Roads
-  Railway
-  Residences
-  Entertainment Center
-  Public Spaces Education
-  Center Office Buildings
-  Business Loft & Office
-  Car Showroom
-  Hospital
-  Shophouse



BUSINESS AREA

- BSD Green Office Park
- Digital Hub
- Foresta Business Loft
- Greenwich Business Park
- Northridge Business Center

LUXURY RESIDENTIAL

- Greenwich Park
- The Zora
- Blizfield
- The Mozia
- Eminent
- Enchante
- Navapark
- De Park
- Jadeite

EDUCATION INSTITUTES

- Ipeka Plus BSD City
- Unika Atmajaya
- Prasetya Mulya BSD
- Monash University
- Binus University

BEAUTY & HEALTH CARE

- RS Mitra Keluarga
- Eka Hospital
- Eye Speacialist Clinic
- Spa/Beauty Clinic
- Beauty Dental

SHOPPING CENTER & LIFESTYLE

- Grand Lucky
- Q Big
- The Quantis Club
- Ararasa
- Eastvara

OTHERS PUBLIC INTEREST

- ICE BSD
- Astra Biz Center
- BCA Tower
- NISP Tower
- Mercedes Benz

An aerial photograph of a modern urban development. The scene shows a mix of multi-story residential and commercial buildings with large windows and balconies. A wide road with multiple lanes and cars is visible in the foreground. The area is landscaped with trees and green spaces. The image is framed by a dark blue triangular shape in the top right corner and a white triangular shape in the bottom right corner.

Pleasure in BUSINESS,
Harmony in LIVING.
Perfectly Designed
in 1 Place.

A BIZTOWN, DESIGNED TO CREATE
A PRODUCTIVE LIFE WITH INFINITE
POSSIBILITIES. UNLOCK YOUR DREAM HOME
AND BUSINESS, ALL AT ONCE. IT IS LIKE
HAVING A MALL AND LIFESTYLE CENTER AT
YOUR BACKYARD.



IPEKA

DAIKANYAMA

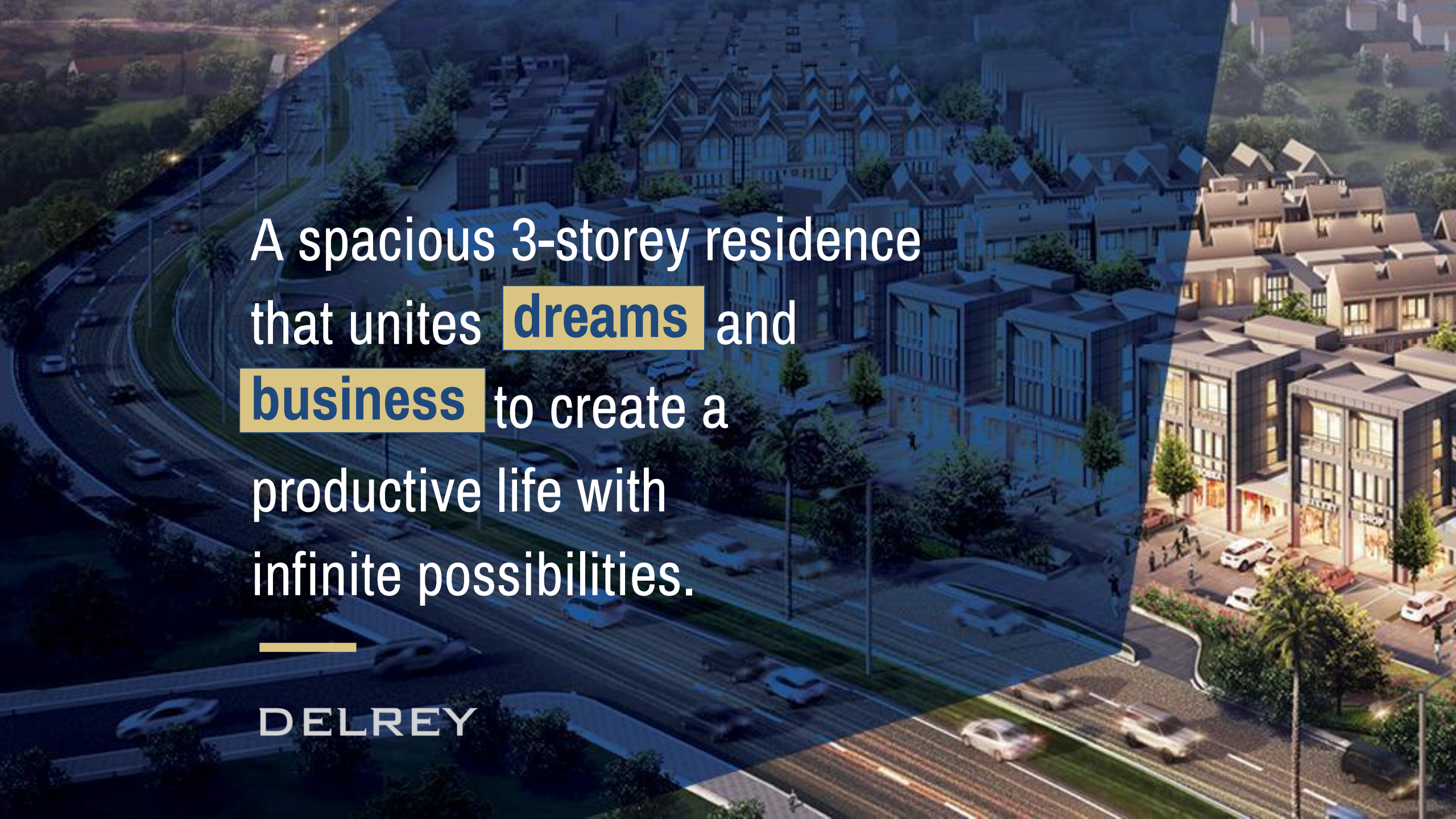




BUSINESS



LIVING



A spacious 3-storey residence
that unites **dreams** and
business to create a
productive life with
infinite possibilities.

DELREY

MULTI-FUNCTIONAL MODERN CONTEMPORARY BIZTOWN

A smart multi-functional building that provides multiple benefits. The lower floor is great for business or commercial use, while the upper floor is very suitable for direct use as a residence with a modern and efficient design.



BUILD YOUR DREAM.
ESTABLISH YOUR OWN
BUSINESS TOWNHOUSE
WITH UTMOST CREATIVITY.



Only a few steps away to aesthetic cafes
or shops with exciting ambiance.
Live like a king, rule your own destiny.

REDEFINE THE
MEANING OF
PRODUCTIVE
LIVING IN A
BUSINESS
TOWNHOUSE.



FACILITIES

Proudly present a 3-storey low rise building design, Delrey Business Townhouse reflects a perfect blend of scenic home and real business opportunity.



SITE PLAN PLAZA



A Large Multi-purpose Plaza

A large communal square for the public and specifically made for all kinds of activities, can be used as an arena for holding large events for business purposes, meetings or celebrations, as well as social events jointly organized by the building owner.

Secured Entrance Gate & Adequate Parking Area

Easy parking access, spacious, and plenty so it is very adequate for both building owners and visitors.



Pedestrian Friendly Jogging Track

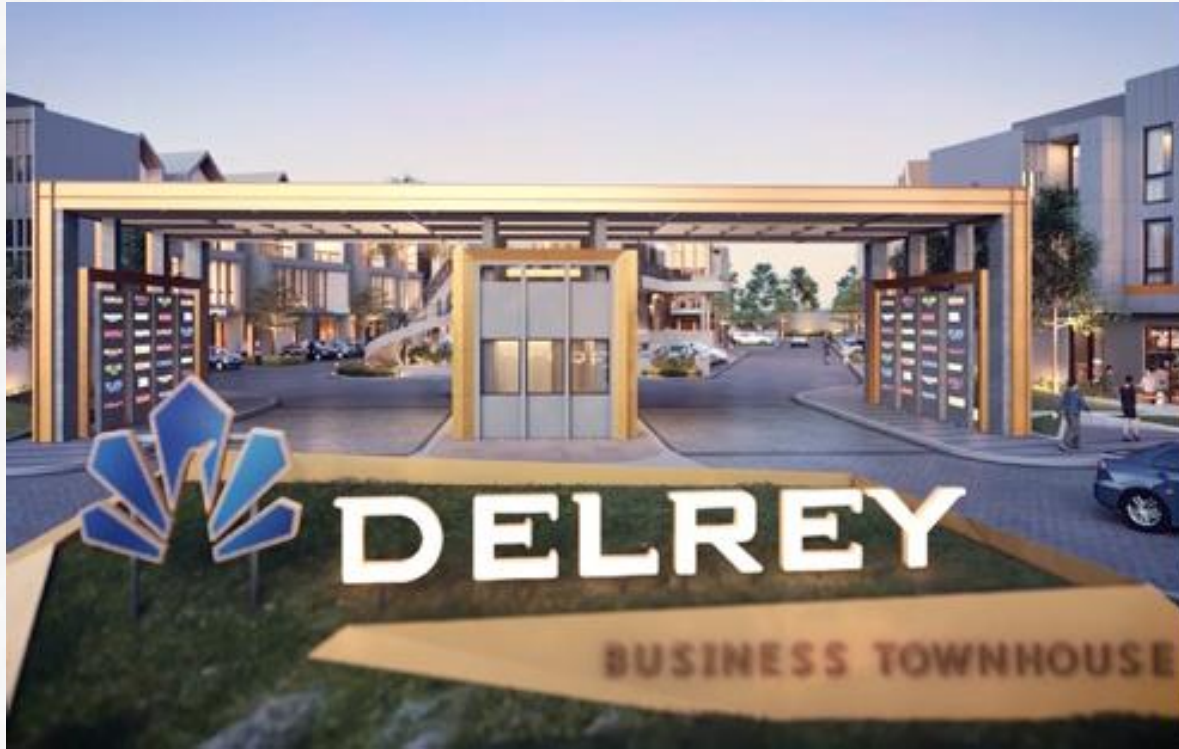
The long path that aims as a jogging track or a beautiful walking place with refreshing natural scenery makes it very friendly for pedestrians and has a multifunction for outside visitors to be able to experience the space inside Delrey.



Multipurpose Backyard

Designed with a backyard that has access to the back so it is very useful as circulation as well as a well-designed extra commercial area.





Eye Catching Store Signage Support

In creating a productive life with infinite possibilities, the unit's owner is authorized and supported to install a store signage as well as receive 1 signage slot at the entrance gate.



Online Delivery Shelter

Paying attention to the surrounding life and always providing the best service to the use of public transportation, this location is outfitted with a canopied parking area as a pick-up point for online taxibike, promising that this location is comfortable and safe for everyone.

Picnic Spot



BBQ Corner



Outdoor Space for Activities



Outdoor Bench



CORRIDOR CONCEPT

Legends

- The Magna
- The Genesis & Ultima
- The Petra Alley
- The Tigris Alley
- The Silva Alley



The Petra Alley

Potential businesses related to Rock; such as building materials, interior design, craft shops, etc.



The Silva Alley

Potential businesses related to Wood; such as woodcraft shops, furnitures, contractors, plants, etc.



The Tigris Alley

Potential businesses related to Water; such as the beauty industry, spa & massage, restaurants, cafes, etc.

SITE PLAN

Legends

- 8 x 15 A
- 6 x 15 SP
- 8 x 15 B
- 6 x 15
- 7 x 18
- 6 x 15 IRR
- 7 x 18 IRR

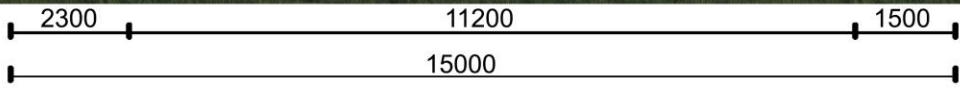
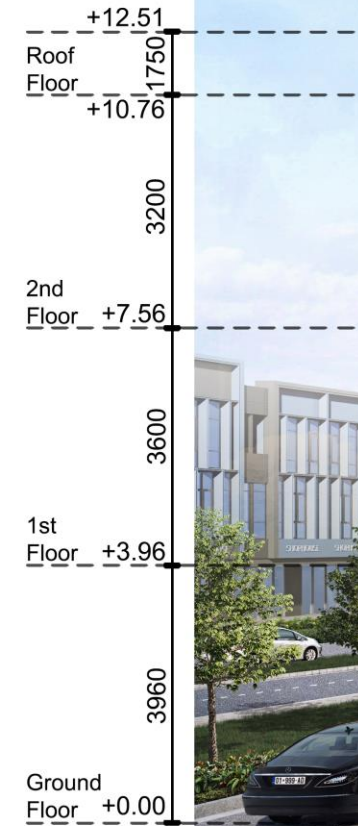
Anchor Tenants:

- ① **LO PABLO'S**
RISTORANTE
- ② **MAGAL**
KOREAN BBQ HOUSE
- ③ 
- ④ **latteria**
GELATO & DESSERT BAR



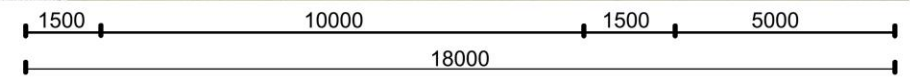
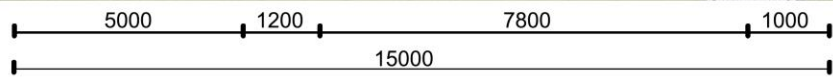
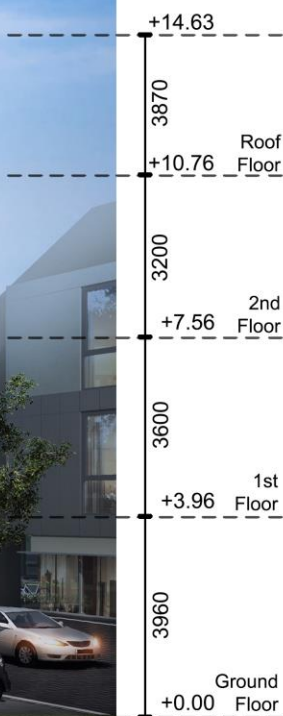
PRODUCT
TYPE

8 x 15



6 x 15

7 x 18



PRODUCT TYPE

DELREY

8 x 15



DELREY

7 x 18



DELREY

6 x 15



DELREY
8 x 15



FLOOR PLAN

8 x 15 A

Blok A1/A2

LB : 276 M²

LT : 120 M²



FLOOR PLAN

8 x 15 B

Blok A1/A2

LB : 276 M²

LT : 120 M²



● G Floor



● 1st Floor



● 2nd Floor

DELREY
7 x 18





FLOOR PLAN

7 x 18

Blok B8

LB : 236 M²

LT : 126 M²



FLOOR PLAN

7 x 18 IRR

Blok C2

LB : 236 M²
LT : 138 M²



DELREY
7 x 18





FLOOR PLAN

7 x 18

Blok D1

LB : 236 M²
LT : 126 M²



DELREY
6 x 15



FLOOR PLAN

6 x 15 IRR

Blok B1/B2/C1

LB : 190 M²
LT : 96 - 124 M²



G Floor



1st Floor



2nd Floor

FLOOR PLAN

6 x 15

Blok B5/B6

LB : 190 M²

LT : 90 M²



G Floor



1st Floor



2nd Floor

FLOOR PLAN

6 x 15 SP

Blok B3/B6/B7

LB : 190 M²
LT : 90 M²



SPACE IDEAS

Delrey 8 x 15 A

Ground Floor

Coffee Shop
Grocery Store
Beauty Store
Cafe & Restaurant
etc

1st Floor

Living & Dining
Office
Laundry Room
Guest Bedroom
etc

2nd Floor

Master Bedroom





BUSINESS
SPACE
3rd Floor



BATHROOM



LIVING & DINING
1st Floor



LAUNDRY ROOM



HOME OFFICE
1st Floor



MASTER BEDROOM
2nd Floor

SPACE IDEAS

Delrey 8 x 15 B

Ground Floor

Coffee Shop
Grocery Store
Beauty Store
Cafe & Restaurant
etc

1st Floor

Living & Dining
Office
Laundry Room
Guest Bedroom
etc

2nd Floor

Master Bedroom

BUSINESS
SPACE

G Floor



SPACE IDEAS

Delrey 7 x 18

Ground Floor

Coffee Shop
Grocery Store
Beauty Store
Cafe & Restaurant
etc

1st Floor

Living & Dining
Office
Laundry Room
Guest Bedroom
etc

2nd Floor

Master Bedroom





LIVING & DINING

1st Floor

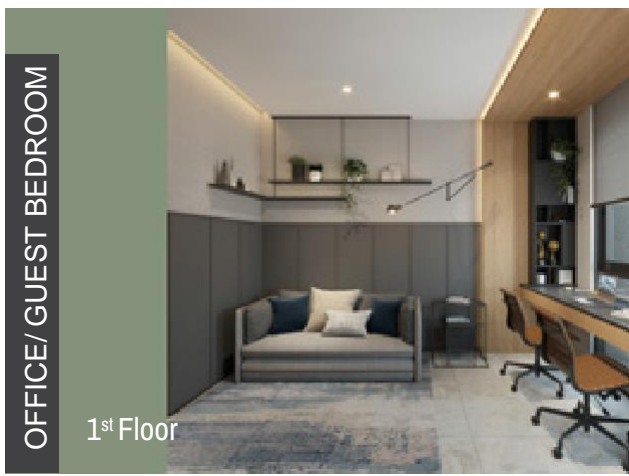


BATHROOM



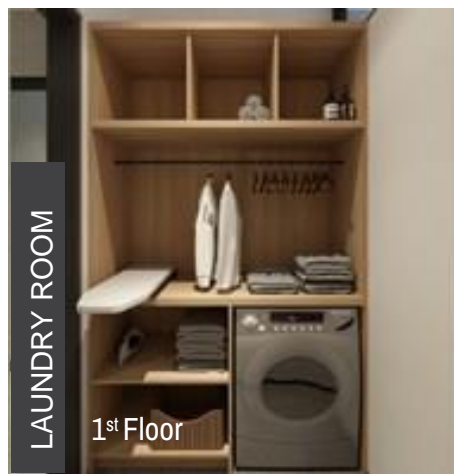
BEDROOM

1st Floor



OFFICE/GUEST BEDROOM

1st Floor



LAUNDRY ROOM

1st Floor



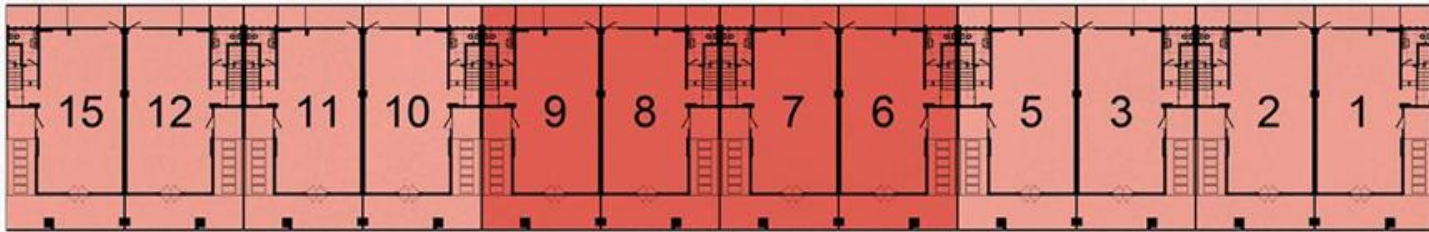
MASTER BEDROOM

2nd Floor

BLOCK PLAN

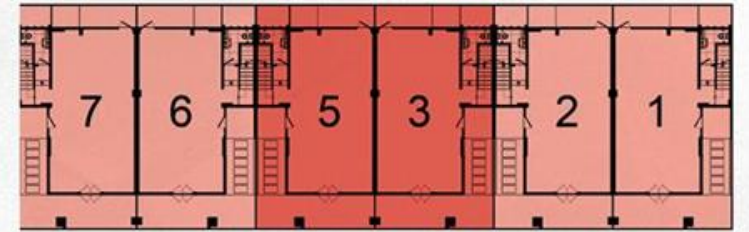
Blok A1

Tipe 8x15



Blok A2

Tipe 8x15



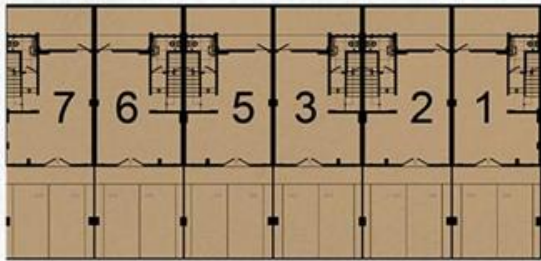
BLOCK PLAN

Blok B1

Tipe 6x15 IRR



IRR IRR IRR IRR IRR IRR

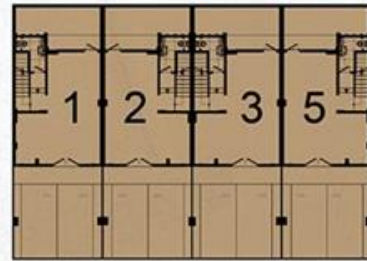


Blok B2

Tipe 6x15 IRR



IRR IRR IRR IRR



Blok B3

Tipe 6x15 SP



SP SP

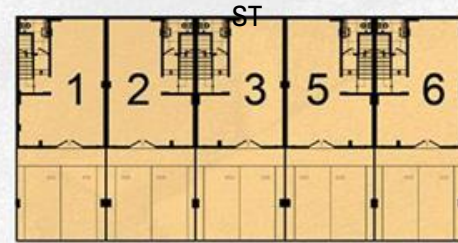


Blok B5

Tipe 6x15



ST



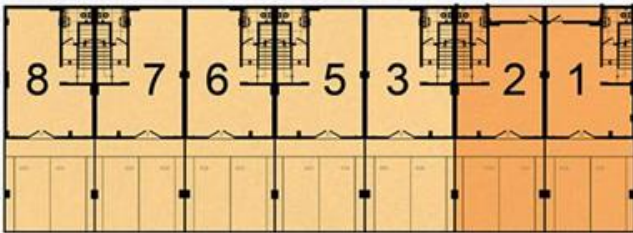
BLOCK PLAN

Blok B6

Tipe 6x15



SP SP

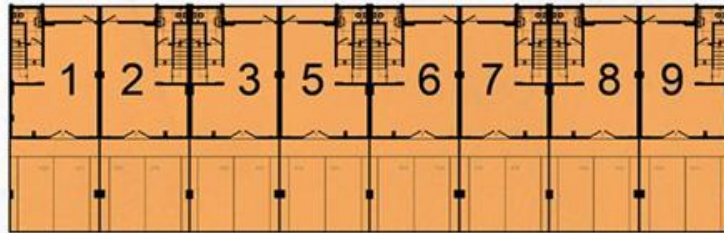


Blok B7

Tipe 6x15 SP

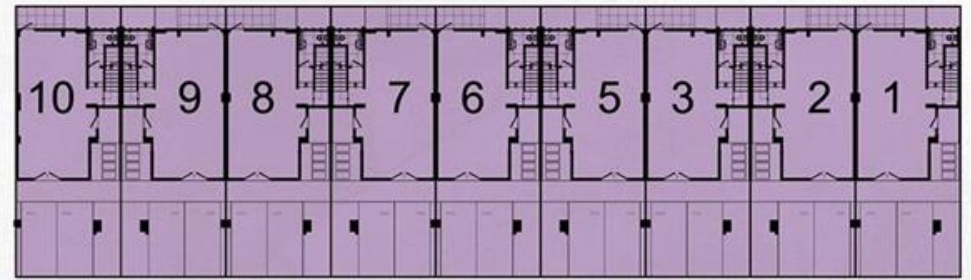


SP SP SP SP SP SP SP SP



Blok B8

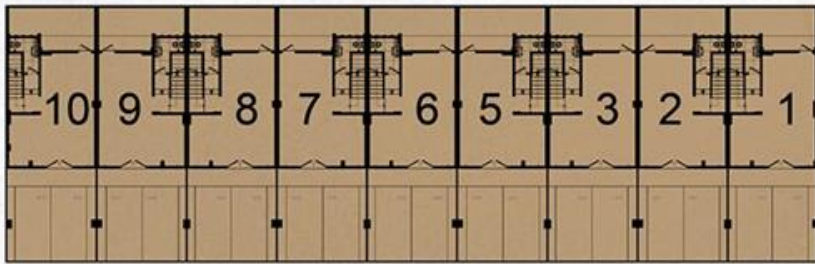
Tipe 7x18



BLOCK PLAN

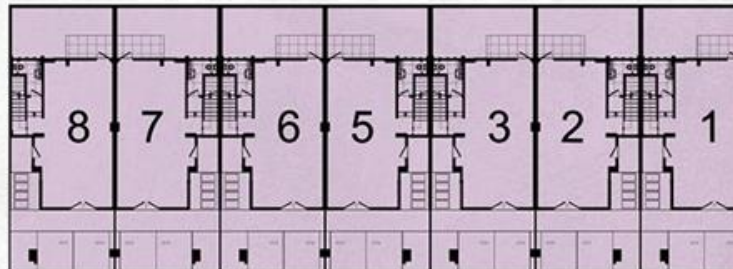
Blok C1

Tipe 6x15 IRR



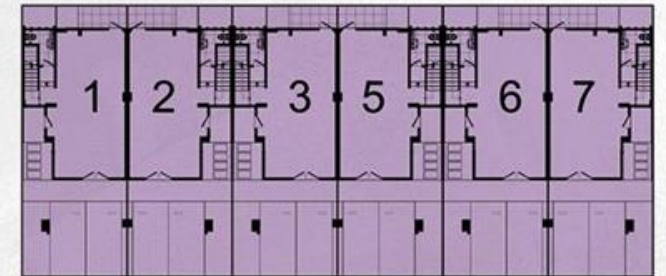
Blok C2 (Tahap 1)

Tipe 7x18 IRR



Blok D1

Tipe 7x18



SPECIFICATIONS

Foundation

Pile foundation
Mini Pile

Flooring

. Terrace

Non-Slip Homogeneous Tile

. Indoor Area

Homogenous Tile

. Toilet

Non-slip Homogeneous Tile

Interior Wall Finish

Light Brick with plaster
and paint

Ceiling

Gypsum board

Roof

Corrugated zincalume with light- weight
steel structure

Door & Window

. Main Entrance Door

Aluminium frame with glass

. Window

Aluminium frame with glass

. Interior Door

Engineering Wood

Facade

Aluminium frame with glass
Aluminium Composite Panel
Homogenous Tile

Sanitary

American Standard / equivalent +
Frameless Shower Glass

Pantry

Concrete Table + Homogenous Tile
Top & Backsplash

Kitchen Sink

Standard

Electricity

10,500 VA (type-8) & 6,600 VA
(type-7 & type-6)

Internet Network

Fibre Optic

Water Supply

PAM

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