

ICONIX
STUDIO LOFT





Step into Elegance at BSD City's Newest
Premium Business Destination

ICONIX

STUDIO LOFT

Location



Surroundings



AEON Mall



ICE BSD



Offices



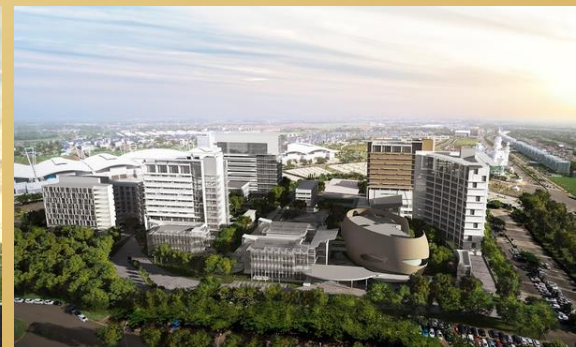
Intermoda



Residentials



Atmajaya University



Prasetiya Mulya University



Exit Toll Serpong - Balaraja

etc.

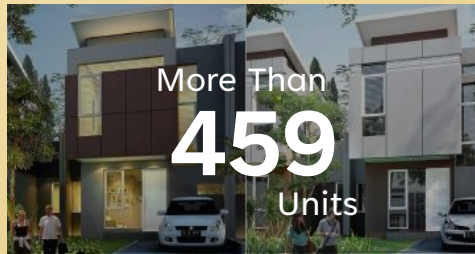
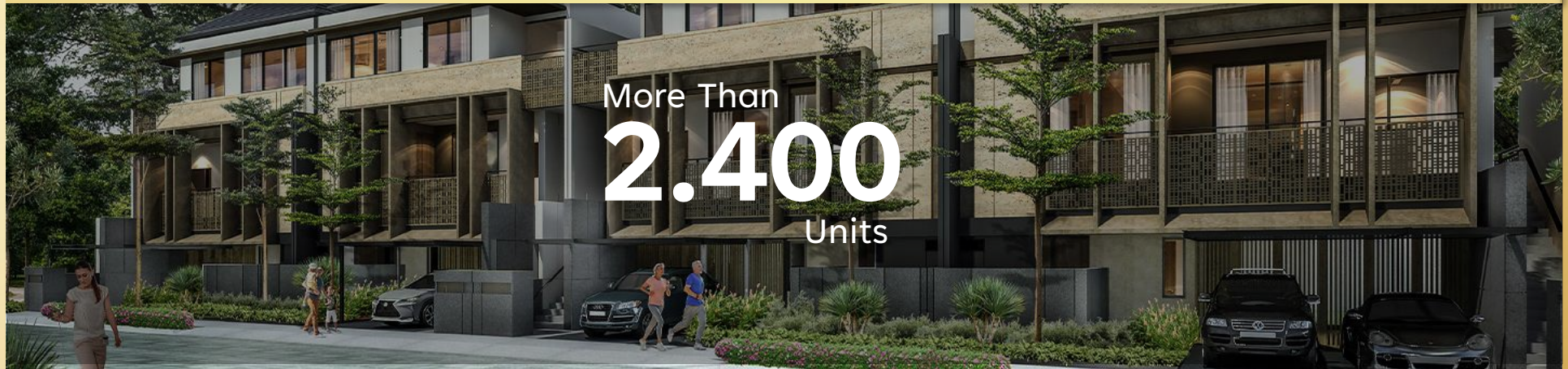
Potential Market

Residentials

TOTAL
More than

11.250
Units

THE ICON



FREJA



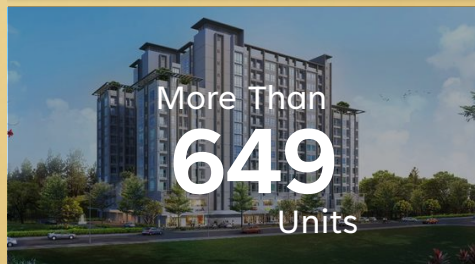
CASPIA



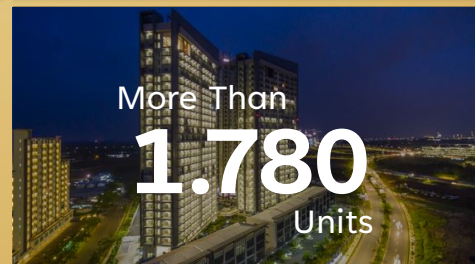
AVANI



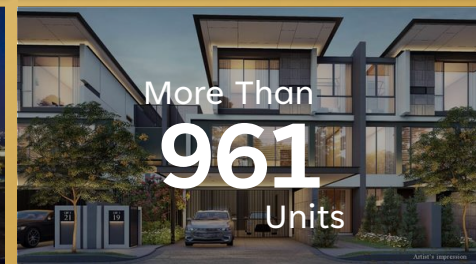
EMINENT



SAVERIA



CASA DE PARCO



NAVAPARK



FORESTA



The Product

26

Premium Units with
Limited Availability

Double Layer Parking Area

Lay bay Dropoff

3 Drop-off Points

Balcony

Semi Outdoor on Top Floor

Interactive Plaza

ROW 40



All Units Facing Main Boulevard

ICONIX

STUDIO LOFT



ROW 40 Boulevard



Lay bay & Drop Off Points



LAY BAY

Utilize our laybay for convenient stops ahead a wide boulevard.



DROP-OFF POINTS WITH CANOPY

Enjoy added convenience at our canopy-covered drop-off lobby.



CONNECTING HALLWAY

Hallway links units, accessible from any direction.

Seamless Connectivity Concept



Interactive Plaza

ICOOIX
STUDIO

1. Lay bay
2. Drop-Off
3. Double Layer Parking
4. Wide Connected Hallway
5. Backyard
6. Column Free
7. Balcony
8. Semi Outdoor on Top Floor



ICONIC
STUDIO LEFT

Side View Building

ROOF FLOOR
+16.10

3.85 M

3RD FLOOR
+12.25

3.85 M

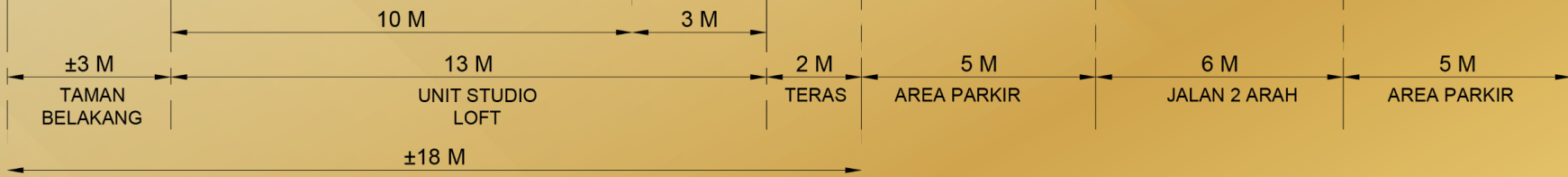
2ND FLOOR
+8.40

3.85 M

1ST FLOOR
+4.55

4.55 M

GROUND FLOOR
±0



Highlight Facilities



3 DROP-OFF POINTS

Enjoy added convenience at our canopy-covered drop-off lobby.



COLUMN FREE

The column-free design effortlessly combines strength and sophistication.



WIDE CONNECTED HALLWAY

Walk freely through our expansive 2-meter-wide corridor.



BALCONY

Experience the ultimate productivity and relaxation for work and recreation.



BACKYARD

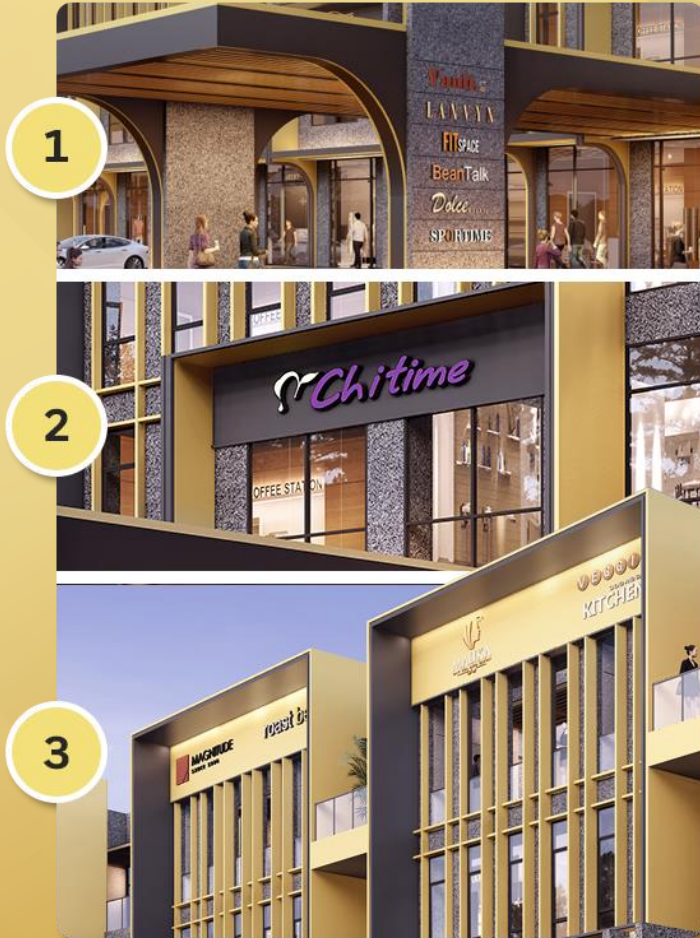
Discover tranquility in our lush backyard oasis that can still be used to maximize your space.



PRIVATE LIFT AREA

A great way to add convenience, security, and privacy to your unit.

Highlight Facilities



3 SPOT SIGNAGE SUPPORT

Elevate your business presence with our 3-signage spot

1. Totem
2. Front Building
3. Top Building



SEMI OUTDOOR ON TOP FLOOR

A place to relax, entertain guests, or simply enjoy the view.



MODERN LUXURY FAÇADE

Gold and natural stone materials finish selected to create the lasting impression of luxury façade.

Business Ideas



Restaurants & Cafe



Boutique



Office



Artisan bakery



Gym



Salon



Grocery Store



Florist



Hobbies



Beauty Clinic



Dentist

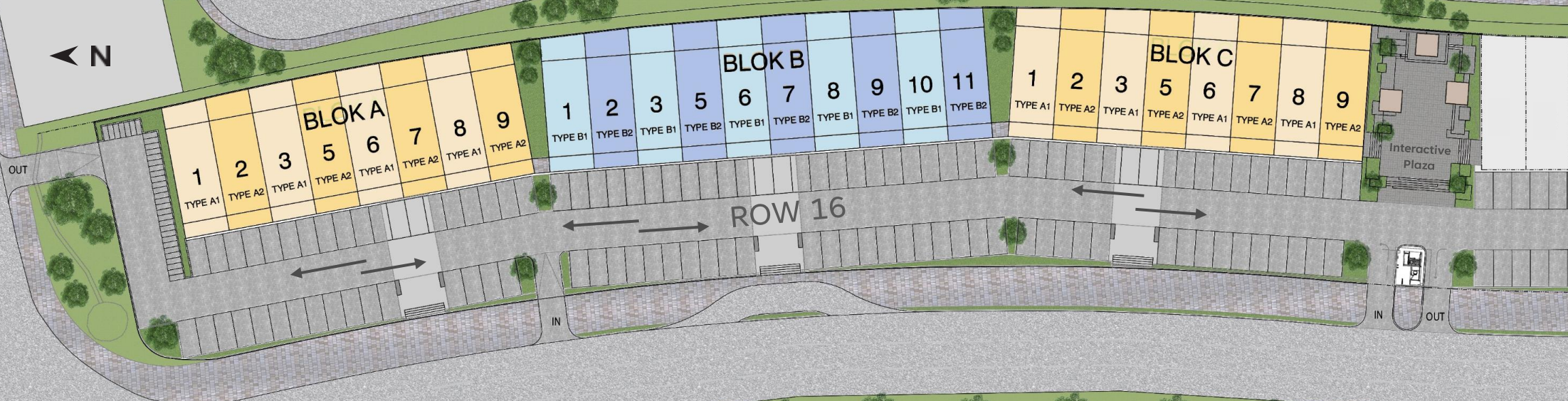






Jewelry store

etc.

Siteplan

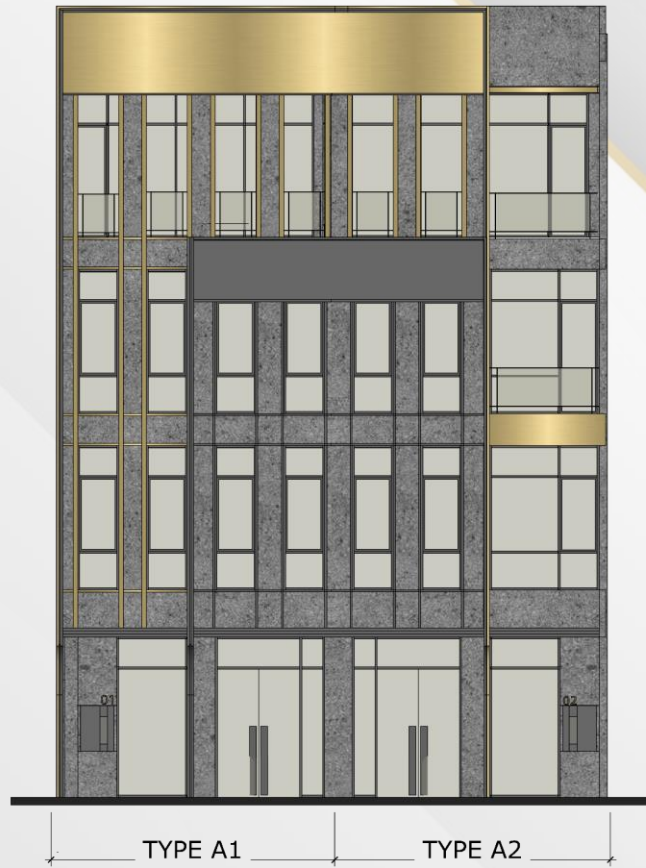
Cluster The Icon



-  TYPE A1
-  TYPE A2
-  TYPE B1
-  TYPE B2

Future Development

Product Type



A



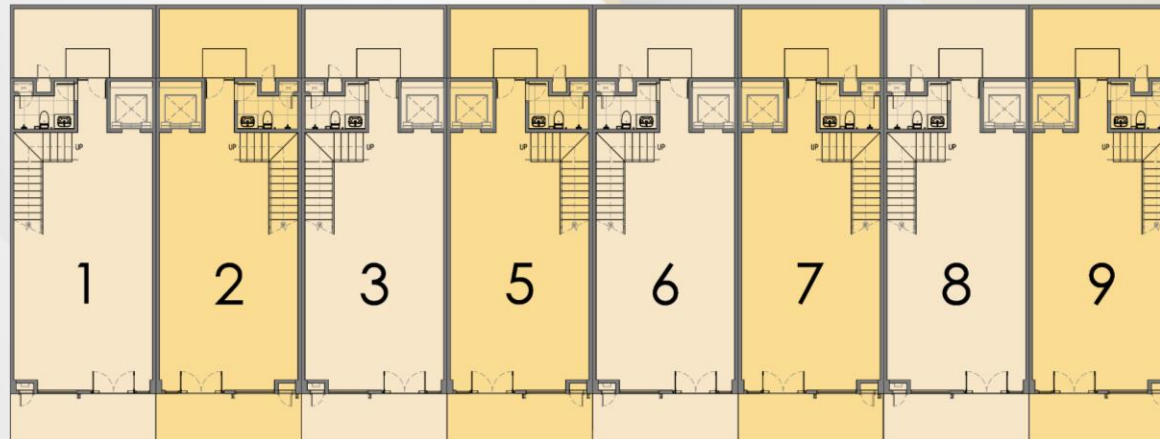
B

Blockplan

Block A & C



TIFE A1 TIFE A2 TIFE A1 TIFE A2 TIFE A1 TIFE A2 TIFE A1 TIFE A2

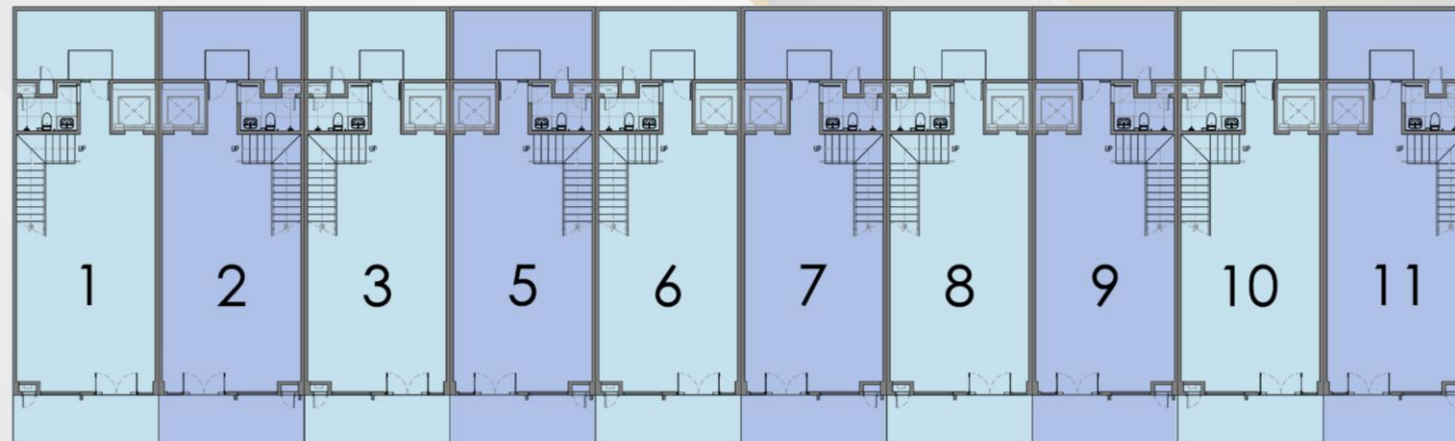


Blockplan

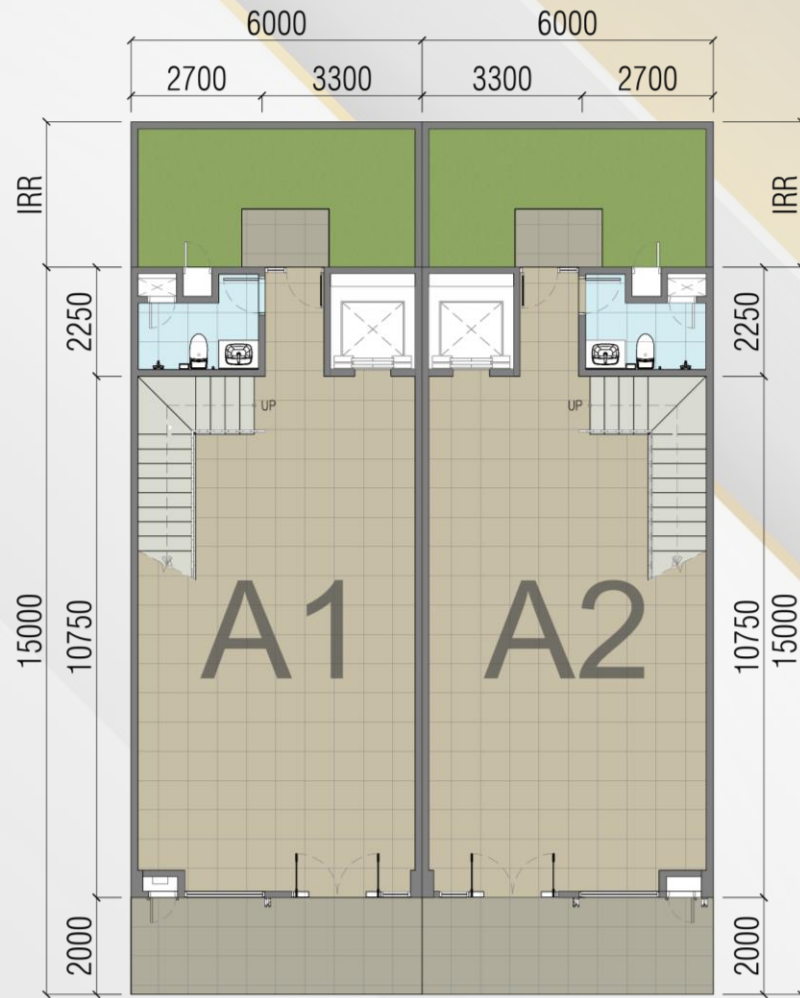
Block B



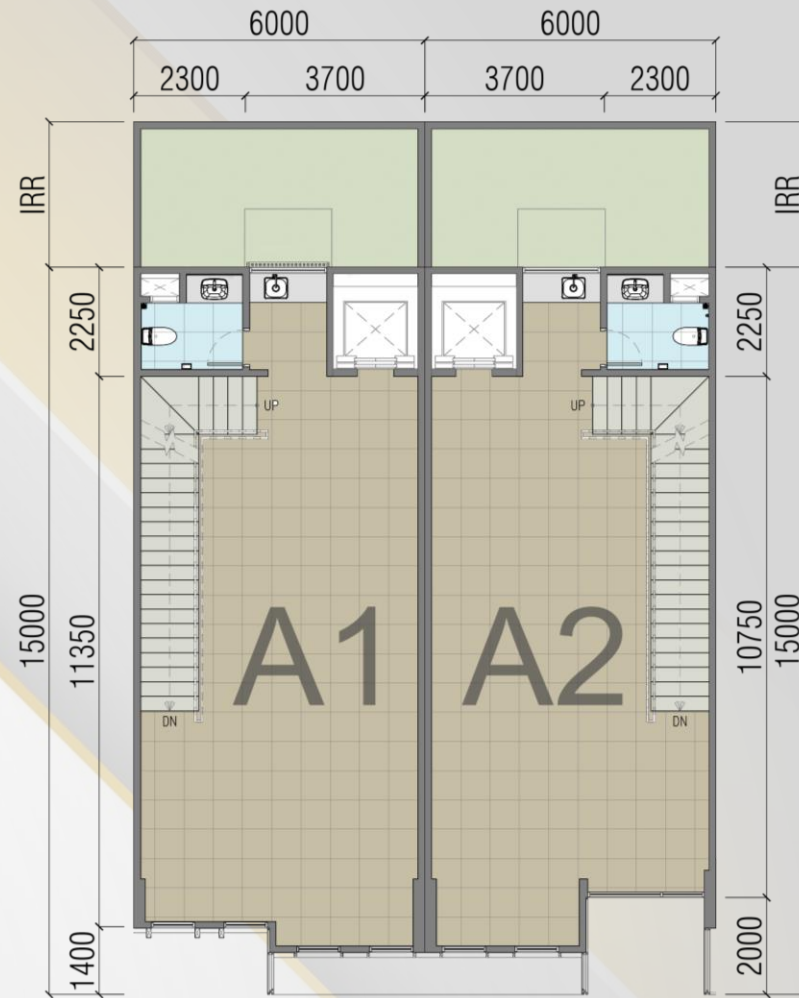
TIPÉ TIPÉ TIPÉ TIPÉ TIPÉ TIPÉ TIPÉ TIPÉ TIPÉ TIPÉ
B1 B2 B1 B2 B1 B2 B1 B2 B1 B2



Floorplan

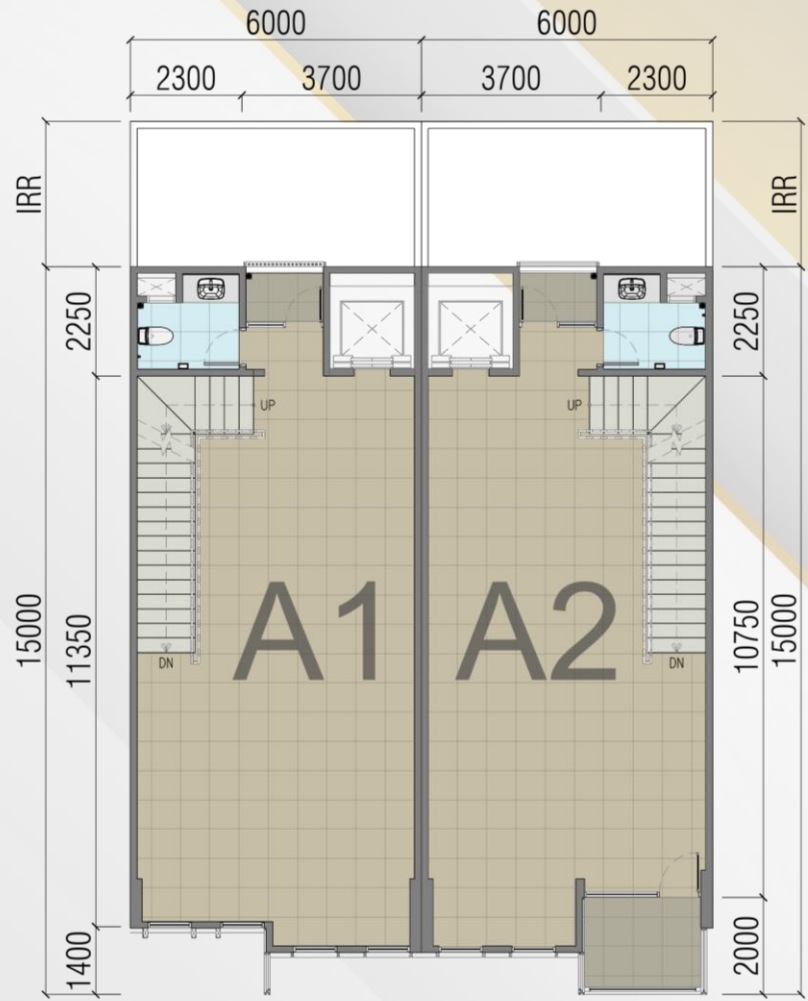


LT DASAR
IRR = 2000-3000

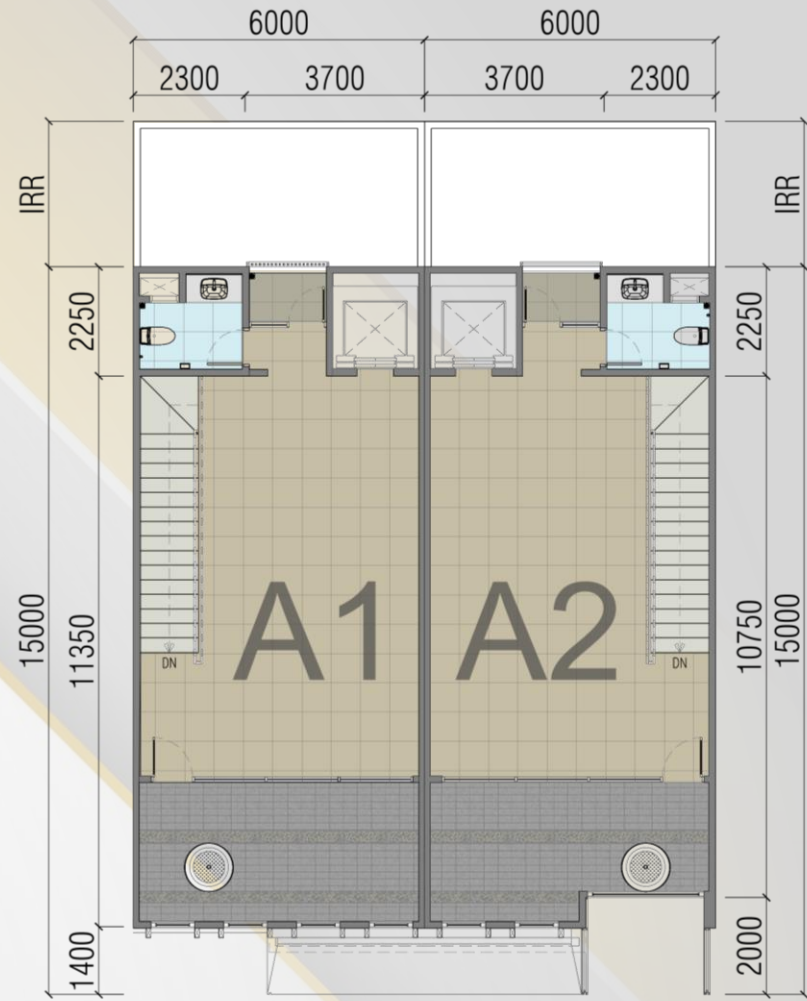


LT 1
IRR = 2000-3000

Floorplan

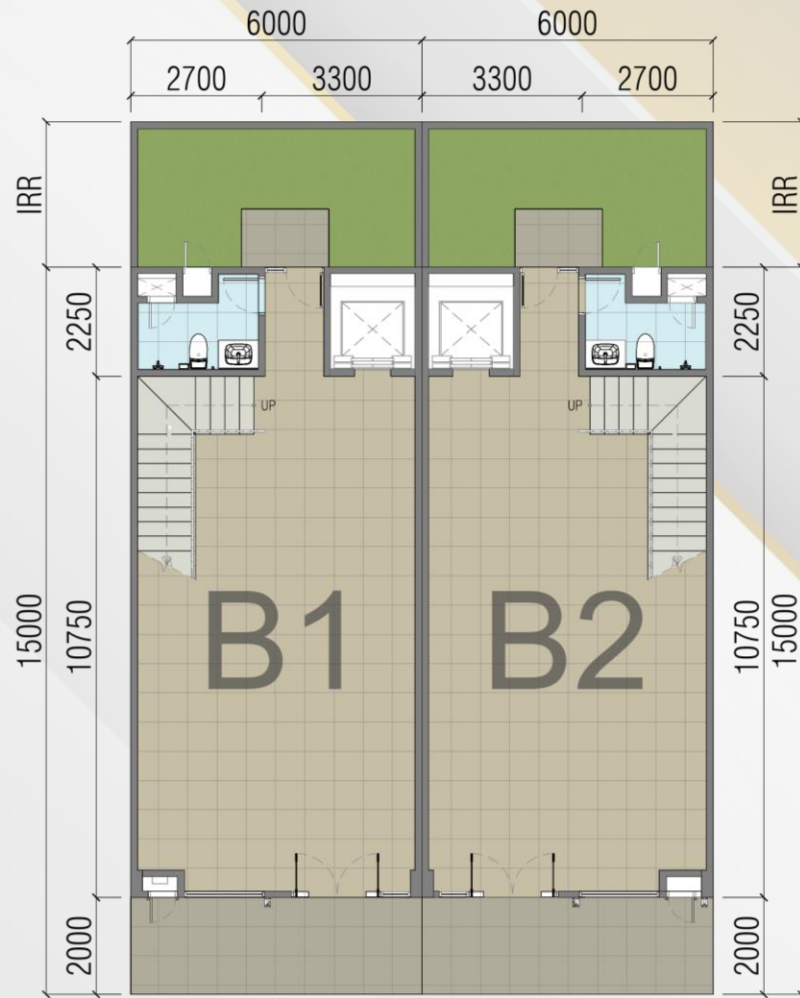


LT 2
IRR = 2000-3000

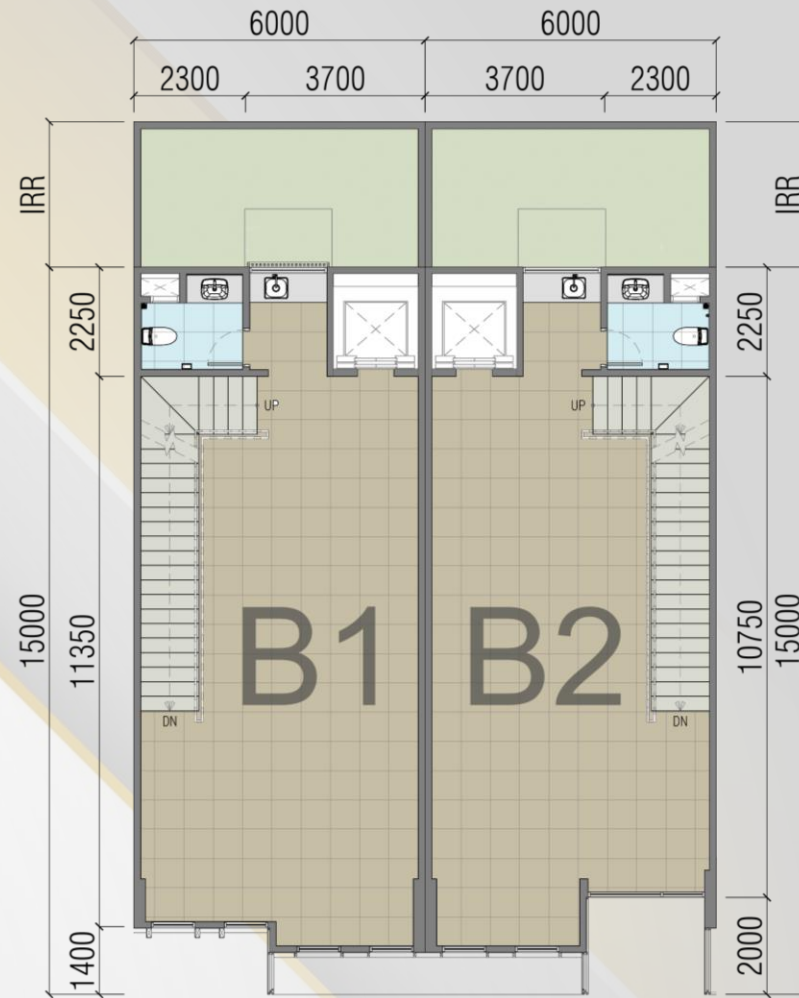


LT 3
IRR = 2000-3000

Floorplan

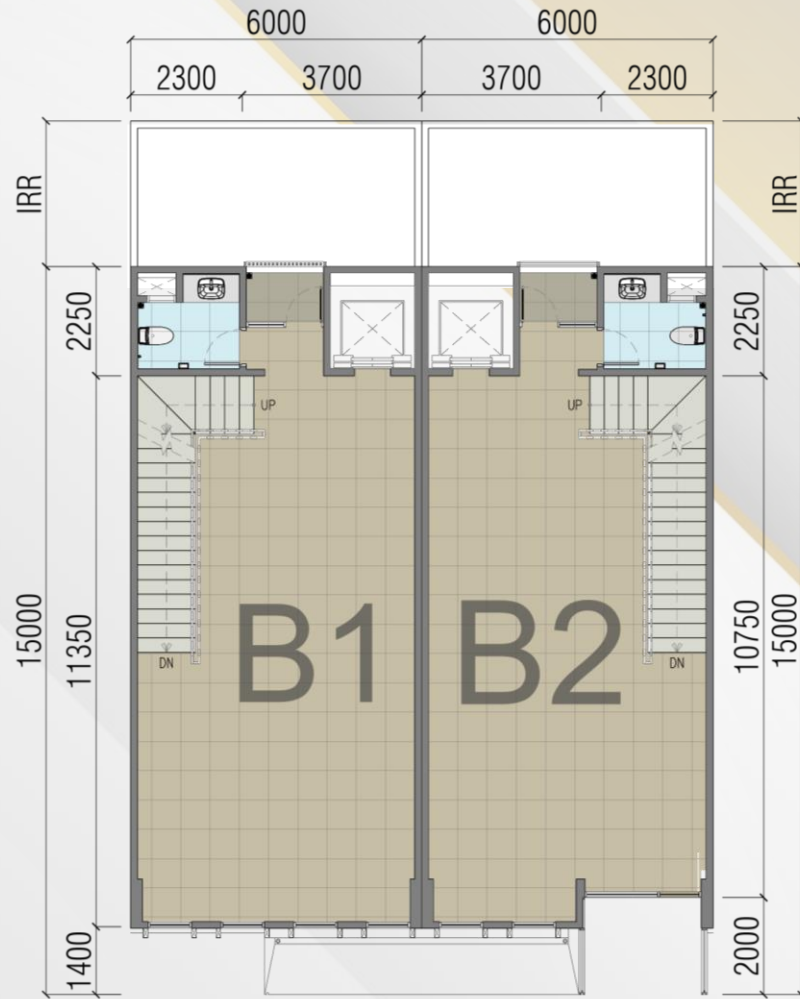


LT DASAR
IRR = 2000-3000



LT 1
IRR = 2000-3000

Floorplan



LT 2
IRR = 2000-3000



LT 3
IRR = 2000-3000

Building Outline Specifications*

FOUNDATION

Mini Pile

MAIN STRUCTURE

Reinforced Concrete

WALL

Brick / Aerated Autoclaved Concrete (AAC) with plaster and paint

CEILING

Gypsum Board

ROOF

Zincalume / Metal Roof with insulation

DOOR & WINDOW

Main Door

Tempered Glass

Window

Aluminium frame with Glass

FACADE

Aluminium frame with Glass, Homogeneous Tile and Special Paint

FLOOR

Terrace

Non-Slip Homogeneous Tile

Indoor Area

Homogeneous Tile

Toilet

Non-Slip Homogeneous Tile

SANITARY

American Standard/ Equivalent

ELECTRICITY

13.200 VA

INTERNET NETWORK

Fiber Optic

WATER SUPPLY

PAM

*Specification and material can change without any further notice

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Key Highlights

ICONIX
STUDIO LOFT



- Strategic Location
- Next to Exit Toll Serpong - Balaraja
- Main Boulevard ROW 40
- All Units Facing Main Boulevard
- Modern Luxury Design
- Double Layer Parking Area
- Lay bay & Drop Off Points
- Interactive Plaza
- Wide Connected Hallway
- Column Free
- 3 Spot Signage Support
- Balcony Area
- Backyard
- Private Lift Area
- Semi Outdoor on Top Floor
- Limited Only 26 Units



Further Information:

<https://linktr.ee/bsdcitycommercial>