



WEST VILLAGE

BUSINESS PARK

WEST BSD

EAST BSD

8 KM

12 KM

MASTERPLAN



Big City. Big Opportunity

6.000 Ha

of land development area.

40%

allocated for open space, infrastructure, and public support facilities.

AN EXTENSIVE PLACE WITH NUMEROUS OPPORTUNITIES



Population

Daily Active People in BSD Area

500,000 Visitor/Day

(Includes Business Owners, Students, Visitors.)

200,000 Residents

40,000 Houses Built and Many More to Go

12,000 Unit Apartments Built & Still Counting

6,000 Ha BSD Developing Area



Education Center



101 Schools

8 Universities

145,000 Students from Schools & Universities

9,000 College Students

1,958 Teachers



Business Area



26 Ha Digital Hub

25 Ha Green Office Park

With a Total of More Than



10,000 Workers



Public Space

22 Ha Indonesia Convention Exhibition (ICE)

17,5 Ha Q Big

15 Ha Aeon Mall

13.5 Ha The Breeze

4.8 Ha Eastvara

46 Ha BSD City Park

BSD CITY OVERVIEW

SCHOOL



UNIVERSITIES



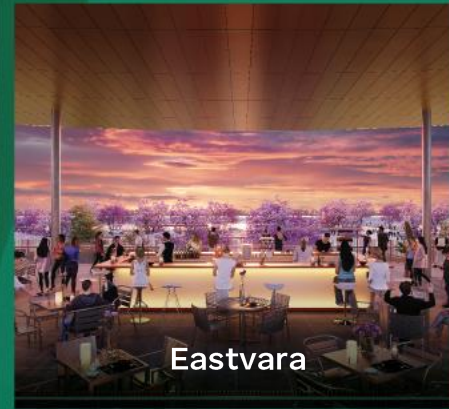
OFFICES



ENTERTAINMENT



NEW ANCHOR TENANT



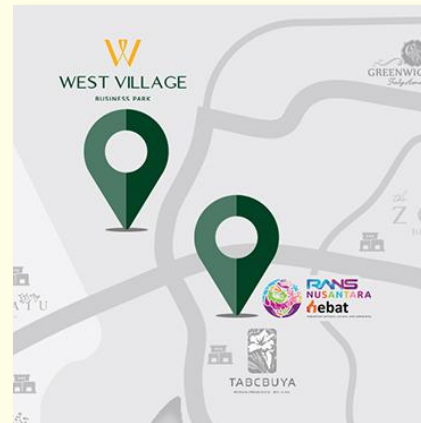


Grand Lucky is a supermarket that has fulfilled the needs and wants of customers in BSD City since 2023 with fresh fruits, vegetables, seafood, and many other delicacies across countries.

Opening since November 2023

Total area : ± 1 Ha





Rans Nusantara Hebat is a platform that brings together people from all walks of life to enjoy Indonesian cuisine, culture, and values. Also supported by the beauty and diversity of Indonesia.

Opening in March 2024

Total : ± 2.1 Ha

Target : 3.000.000 visitor/ year



THE BARN

ESTD BSD CITY 2024

The Barn is a new entertainment and culinary hub at BSD City, presenting natural charm and urban lifestyle concept in an open space environment designed with a modern rustic-industrial.

Opening in Mid Year 2024

Total : ± 1.1 Ha





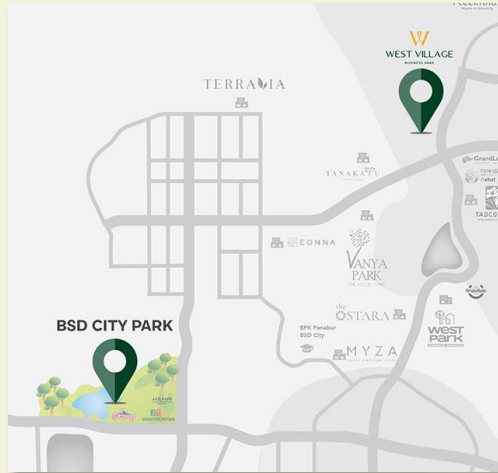
EASTVARA
THE LIGHT OF ASIA

Eastvara is a commercial compound, featuring modern & aesthetically pleasing architecture inspired by festive Asian culture.

Opening in Mid Year 2024
Total area : ± 4.8 Ha



& many more...



BSD City Park



BSD City Park presents a theme park concept that is interconnected in BSD City and is planned to operate in 2025.



Opening in **2025**

Total area : ± 46 Ha

Development Phase I

Area : ± 34 Ha



Opening in August 2025

Target : ± 1100 Students

Genesis Global Community School is a brand-new education institute in BSD City.





**YOUR GATEWAY
TO THE FUTURE OF BSD CITY**



BSD City Park
Eastvara
Tanakayu

bp Gas
Station

Office

Genesis School
(GGCS)

WEST VILLAGE
BUSINESS PARK

Row 42

Ice Convention
Exhibition (ICE)

Rans
Nusantara Hebat

All Fresh
Supermarket

GrandLucky
& The Barn

Row 42

Gading Serpong

BSD City Park
Eastvara
Tanakayu



West Village
Business District

The Future
of Commercial
Retail in BSD City

Gading
Serpong

GrandLucky
& The Barn

Q Big



 **TO GADING SERPONG**

LOCATION & ACCESSIBILITY

GENESIS GLOBAL COMMUNITY SCHOOL 
WEST VILLAGE BUSINESS DISTRICT 
BP GAS STATION 

GRAND LUCKY 
THE BARN 

RANS NUSANTARA HEBAT 

TABEBUYA 

WEST PARK 

EMINENT 

THE MOZIA 

OCBC NISP 

INDONESIA CONVENTION EXHIBITION (ICE) 

AEON MALL 

 **EXIT TOLL AEON**

BLIZFIELD 

ENCHANTE 

ZORA 

IPEKA 

Q-BIG 

DE PARK 

RUMAH SAKIT MITRA KELUARGA 

BCA 

FORESTA 

NAVAPARK 

BSD CITY PARK 

THEME PARK 

CIMORY 

JATIM PARK 

THE BREEZE 

POTENTIAL CUSTOMERS

Promising Residentials around West Village Business Park:

VANYA PARK **2517** UNIT

GREENWICH **1598** UNIT

TABEBUYA **1048** UNIT

ZORA **522** UNIT

MYZA **560** UNIT

TOTAL 6.245 UNIT

TANAKAYU **942** UNIT

TERRAVIA **951** UNIT

ENCHANTE **112** UNIT

EONNA **95** UNIT

BLIZFIELD **81** UNIT

MORE THAN 2.181 UNIT

More than ±33.000 High Potential Customers
(Assuming each unit lives 4 Person)

WELCOME TO



WEST VILLAGE

BUSINESS PARK



An aerial architectural rendering of a modern building complex. The main building is a long, multi-story structure with a dark facade and a grid-like pattern of windows. It is surrounded by a parking lot and landscaped areas with palm trees. A road with traffic is visible in the foreground. Three callout boxes with white borders and text are overlaid on the image: 'Double Facade' points to a section of the building's upper levels; 'Maximize Outdoor Area' points to a landscaped area with a circular feature; and 'Main Boulevard View' points to the road in the foreground.

Double Facade

Maximize Outdoor Area

Main Boulevard View



Experience optimal functionality in every corner to maximize your business potential.

A Place where Entrepreneur Meets Opportunity

Spacious Parking Area

Multiple Access Entrance

Where Business Never Sleeps





Discover a new modern place by Sinarmas Land in the center of BSD City where your business is connected to everyone's needs.

Modern Comfortable Unit Type

Double Facade



Standard



Standard Balcony



Studio Loft



INTERIOR PREVIEW

STANDARD BUILDING UNIT



INTERIOR PREVIEW

DOUBLE FACADE BUILDING UNIT





INTERIOR PREVIEW

STUDIO LOFT UNIT

A Modern Business Park where Everything is Connected for Everyone





Good atmospheres
bring new life & productivity.

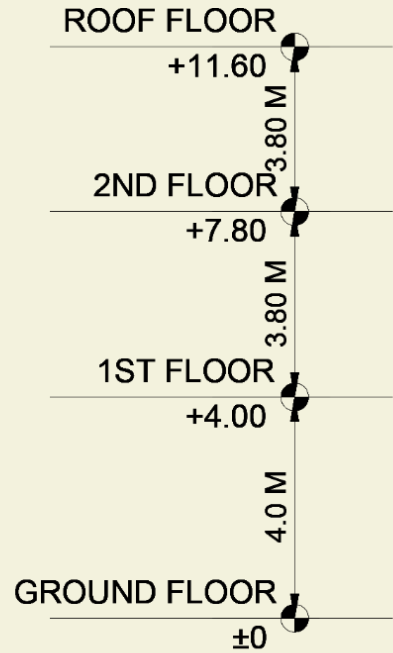


The bustling space for people to connect and businesses to grow.



Modern & comfortable space
for daily activities.

SITE VIEW BUILDING



SITE PLAN



West Village Business District

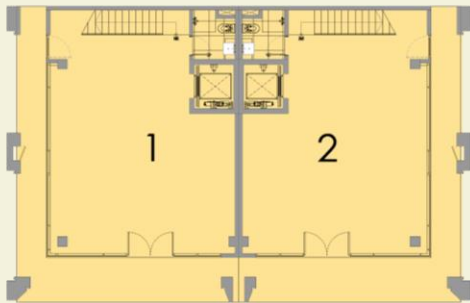
- 9 x 12 (Studio Loft)
- 4.5 x 10 (Double Facade)
- 4.5 x 9 (Standard)
- 4.5 x 9 (Balcony)

BLOCK PLAN

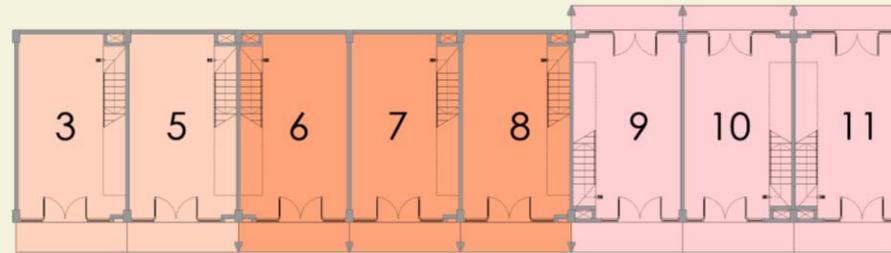
Blok A



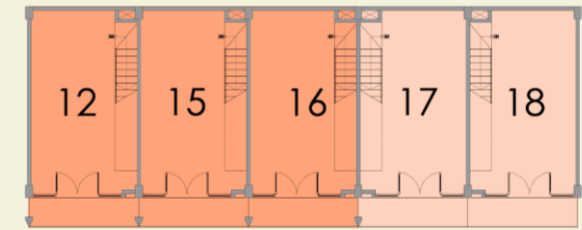
TIPE G 9 X 12 STUDIO LOFT
 TIPE H 9 X 12 STUDIO LOFT



TIPE D 4.5 X 9 BALCONY
 TIPE D 4.5 X 9 BALCONY
 TIPE A 4.5 X 9 STD
 TIPE B 4.5 X 9 STD
 TIPE C 4.5 X 9 STD
 TIPE C 4.5 X 10 DOUBLE FACADE
 TIPE B 4.5 X 10 DOUBLE FACADE
 TIPE A 4.5 X 10 DOUBLE FACADE



TIPE A 4.5 X 9 STD
 TIPE B 4.5 X 9 STD
 TIPE C 4.5 X 9 STD
 TIPE D 4.5 X 9 BALCONY
 TIPE D 4.5 X 9 BALCONY



Blok B

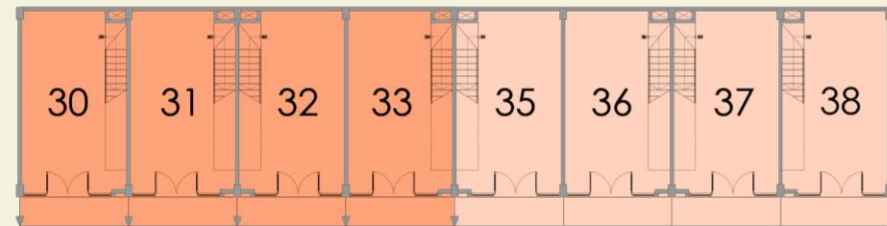
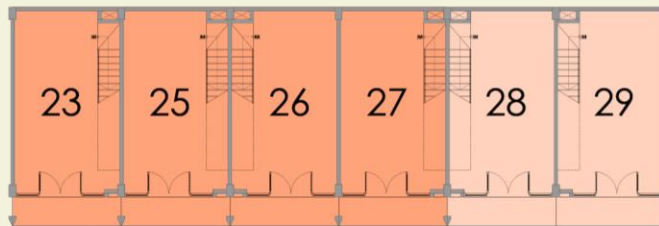


TIPE
G
9 X 12
STUDIO LOFT



TIPE	TIPE	TIPE	TIPE	TIPE	TIPE
A	B	B	C	D	D
4.5 X 9 STD	4.5 X 9 STD	4.5 X 9 STD	4.5 X 9 STD	4.5 X 9 BALCONY	4.5 X 9 BALCONY

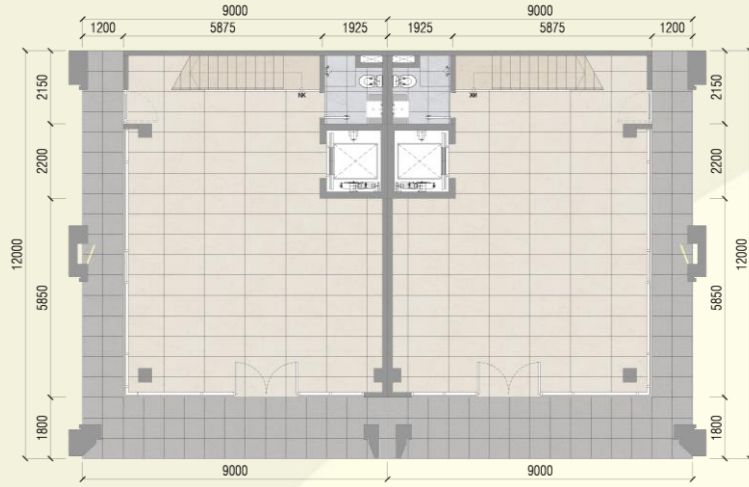
TIPE	TIPE	TIPE	TIPE	TIPE	TIPE	TIPE	TIPE
A	B	B	C	D	D	D	D
4.5 X 9 STD	4.5 X 9 STD	4.5 X 9 STD	4.5 X 9 STD	4.5 X 9 BALCONY	4.5 X 9 BALCONY	4.5 X 9 BALCONY	4.5 X 9 BALCONY



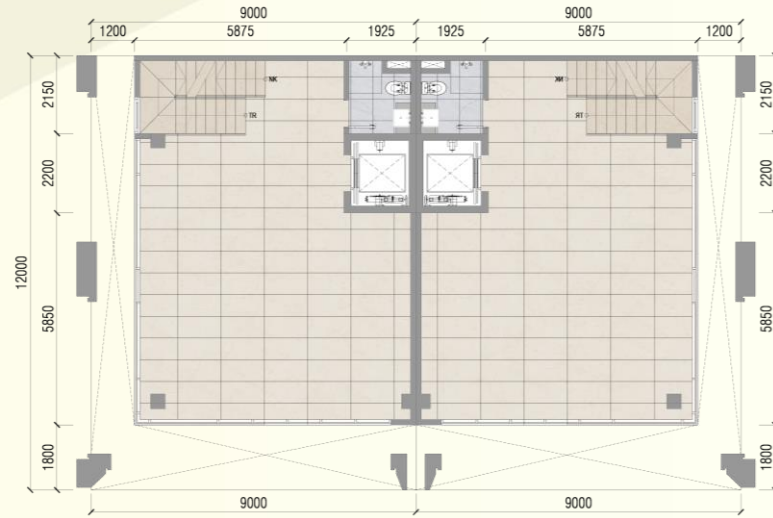
FLOOR PLAN

9 x 12 - Studio Loft

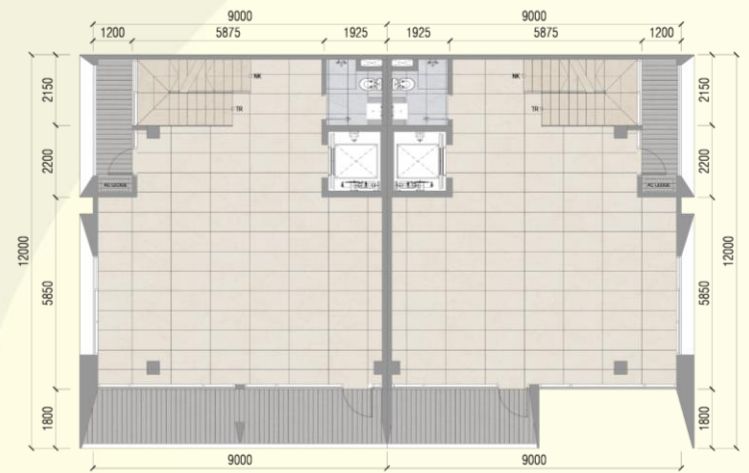
Ground Floor



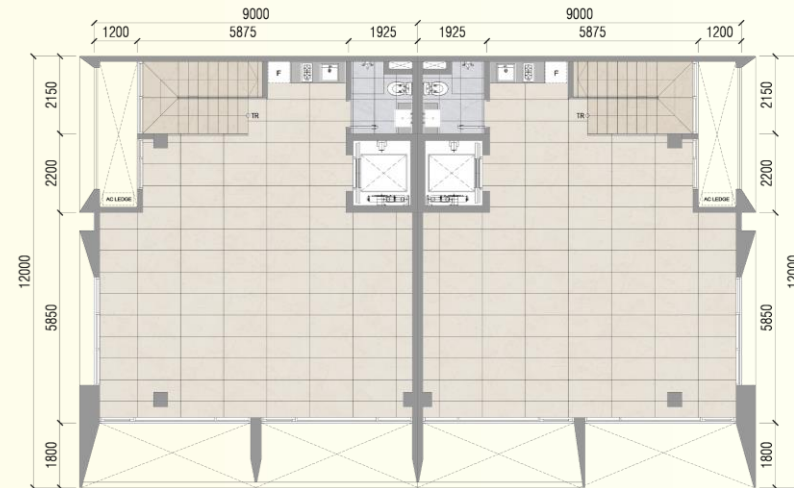
1st Floor



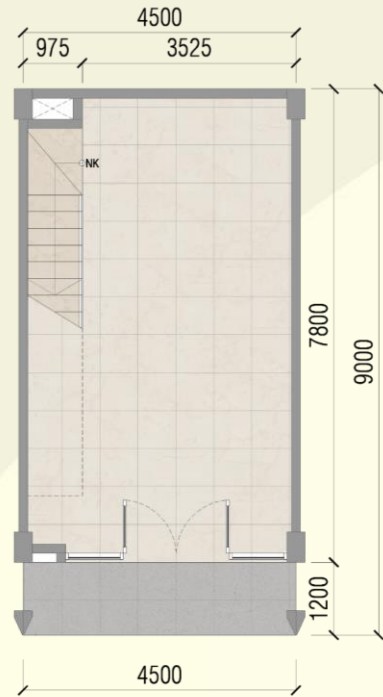
2nd Floor



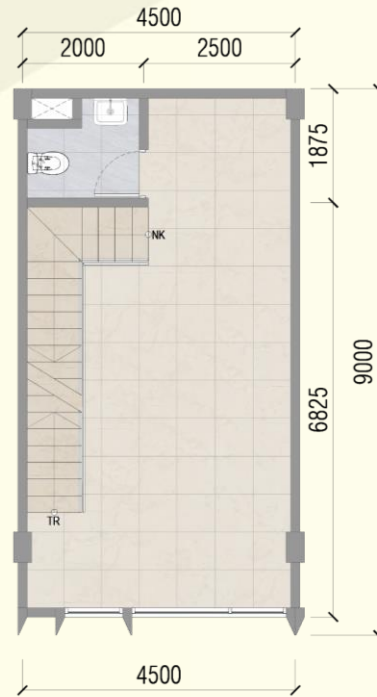
3rd Floor



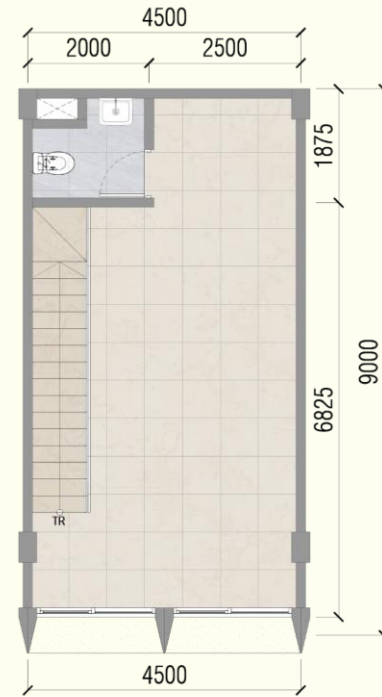
4.5 x 9 - Standard



Ground Floor

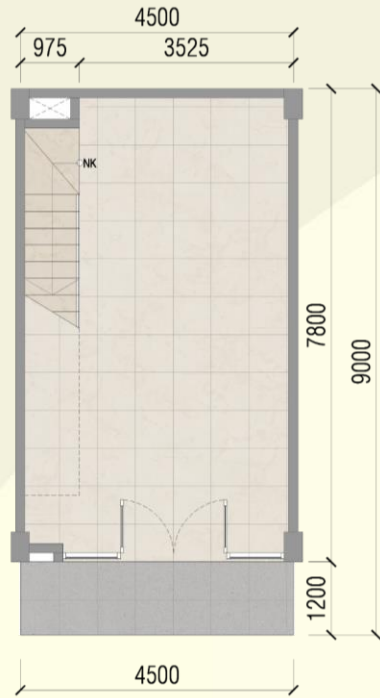


1st Floor

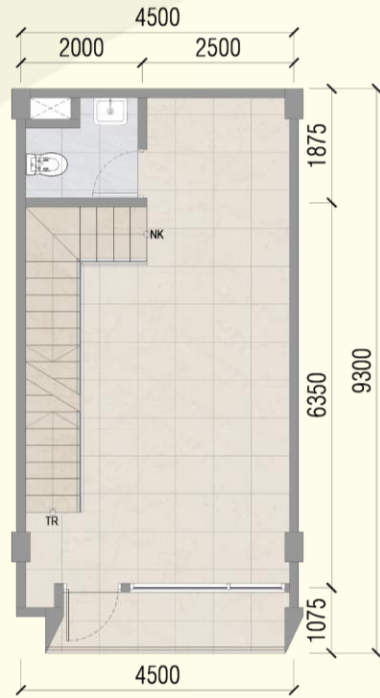


2nd Floor

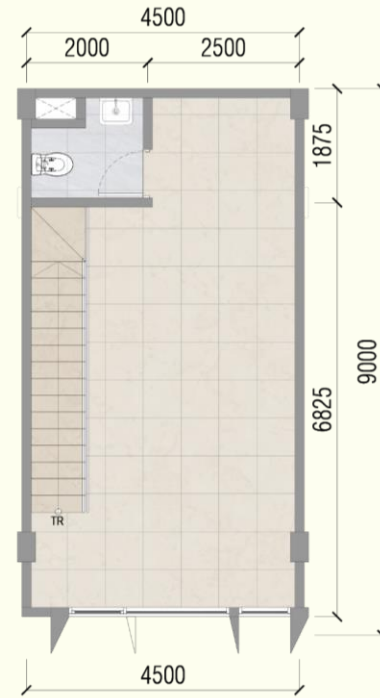
4.5 x 9 - Balcony



Ground Floor

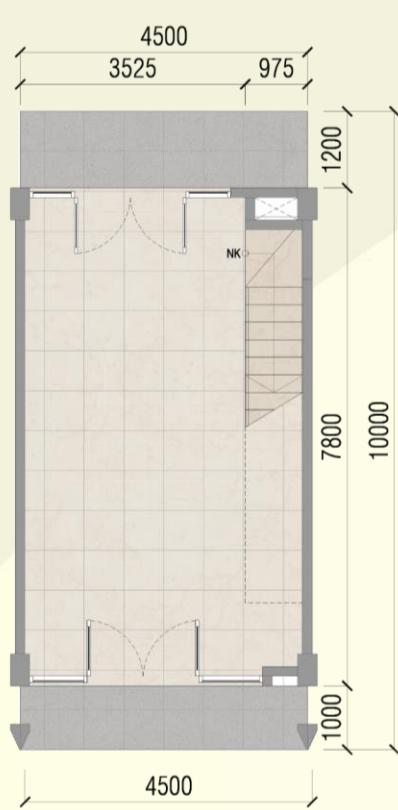


1st Floor

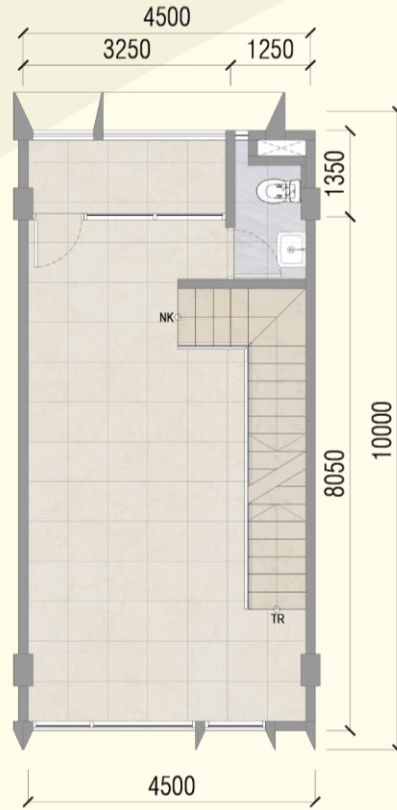


2nd Floor

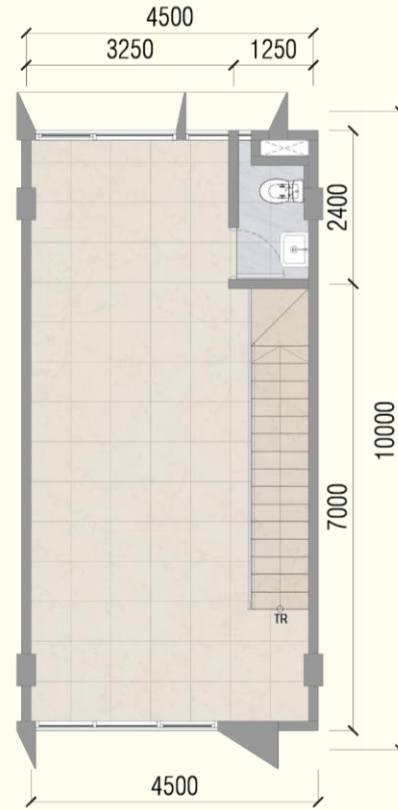
4.5 x 10 - Double Facade



Ground Floor



1st Floor



2nd Floor

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 Entrance Door : Aluminium Frame With Glass
Window : Aluminium Frame With Glass

Facade

Aluminium Frame with Glass,
Homogeneous Tile, Special Paint

Flooring

Terrace : Non-slip Homogeneous Tile
Indoor Area : Homogeneous Tile
Toilet : Non-slip Homogeneous Tile

Internet

Fiber Optic

Sanitary

American Standard / Equivalent

Electricity

Studio Loft : 13.200 VA
Shophouse : 3.500 VA

Elevator

Provided for unit Blok A1, A2, B1, B2
Capacity 6 person

Water Supply

PAM

*Specification and material can change without any further notice

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KEY SUMMARY

- ✦ Strategic Location
- ✦ Easy Access
- ✦ Gateway to Sunrise BSD
- ✦ Located in West Village Business District Area
- ✦ Surrounded by Premium Residentials & Facilities
- ✦ Variative Type
- ✦ Maximize Outdoor Area
- ✦ Spacious Parking Area
- ✦ Multiple Access Entrance
- ✦ Boulevard ROW 42



Thank you