



CENTRAL BUSINESS DISTRICT

P A N T A I I N D A H K A P U K 2



“ Whenever you see a successful business,
someone once made a courageous decision. ”

- Peter Drucker -



CBD Utama PIK2

PIK2 Mempersiapkan Produk CBD Utama
di Lahan Premium Yang Merupakan Jalur Utama PIK2



Aerial CBD PIK2

CBD terbesar di PIK2 dengan total luas area sebesar 70 Ha, dan diapit oleh 2 jalan utama PIK2, yaitu Jalan Jend. Sudirman & Jalan MH. Thamrin dengan ROW jalan utama selebar 50 meter.



Tertletak di lokasi terdepan di kawasan CBD ini, hadir **SEDAYU WATERTOWN** (**Factory Outlet & Mall**) merupakan mall terbesar di PIK2 & satu-satunya di **JAKARTA** yang akan didesain seperti **Citygate Hongkong**. Dilengkapi dengan fasilitas danau, atraksi **WATER FOUNTAIN & Pusat Aktivitas Watersport**.

Nearby Attraction



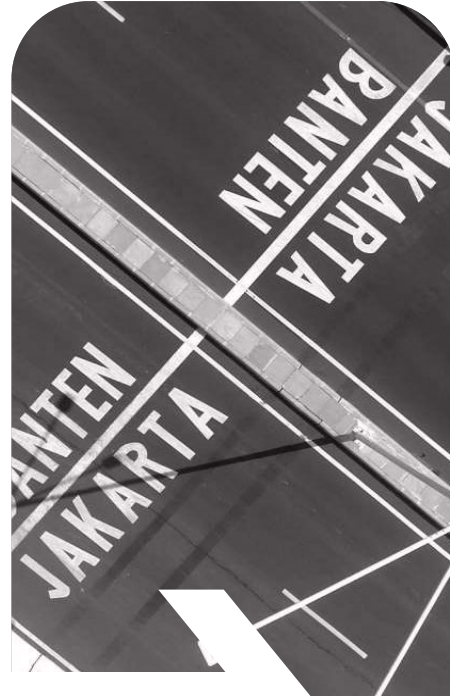
500 m

menuju
Greenbelt PIK2



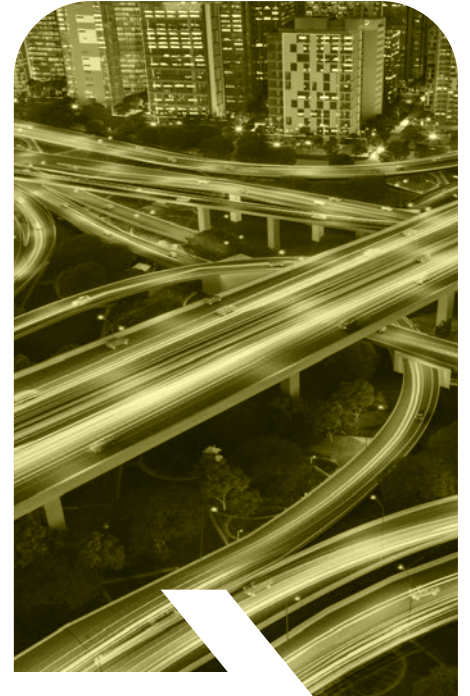
500 m

menuju
Pantai Pasir Putih



2.5 km

menuju
Jembatan PIK2



500 m

menuju
Greenbelt PIK2

“Welcome to
the Journey of
your Dreams.”

in Central Business District PIK2



Beautiful
Celebration Lake



Exclusive Area

1. Menara Syariah

International Financial District



2. Little Arab

Middle - Eastern Style Retail Space



3. BCA Tower

Bank Central Asia Tower



4. CBD Area

Space for Innovation



5. Ginza Beachwalk

White Sand with Beautiful Sea View





6. Dreamville Beach Club

Jarak 1 KM dari CBD PIK 2

BEACH CLUB pertama di PIK2
dengan fasilitas tepi pantai yang menarik



7. Aloha

Jarak 1 KM dari CBD PIK 2

ALOHA akan menjadi tempat yang cocok untuk menikmati kuliner bersama keluarga Anda dengan nuansa Hawaii.

LAND'S

BETTER EXPERIENCES . BETTER LIFESTYLE

End



8. Land's End

Jarak 2 KM dari CBD PIK 2

Area tepi pantai seluas ±7 Ha dilengkapi dengan mercusuar yang akan menjadi landmark kawasan



Java Sea



CBD PIK2
CENTRAL BUSINESS DISTRICT PIK2

Serpong

Golf Island

Ebony Island

PIK Icon

PIK1



Akses Tol Menuju Airport

Rencana Tol PIK2 (2km)

Diamond Circle

Muara Karang

5,3 Km

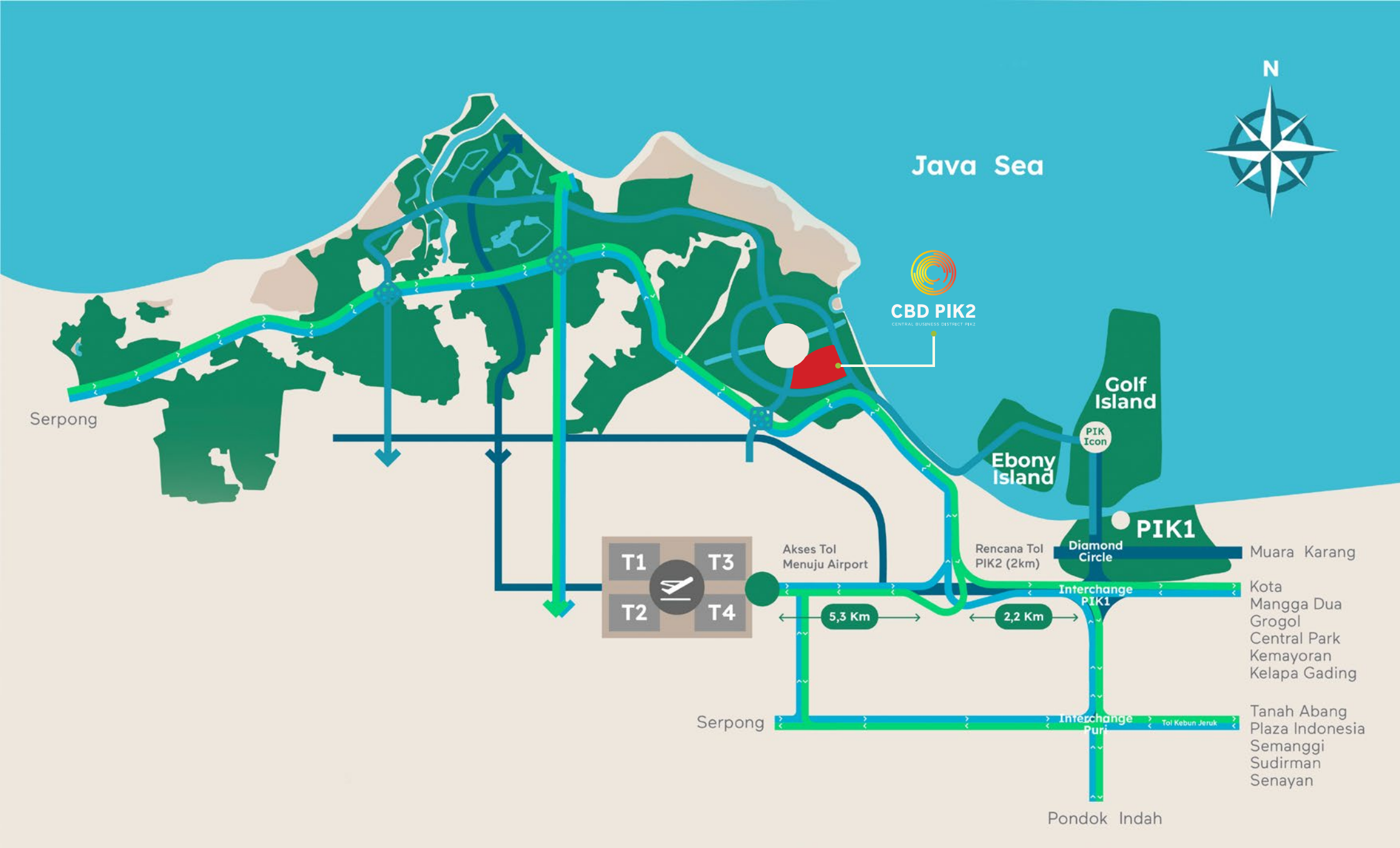
2,2 Km

Interchange PIK1
Kota Mangga Dua
Grogol
Central Park
Kemayoran
Kelapa Gading

Serpong

Interchange Puri
Tanah Abang
Plaza Indonesia
Semanggi
Sudirman
Senayan

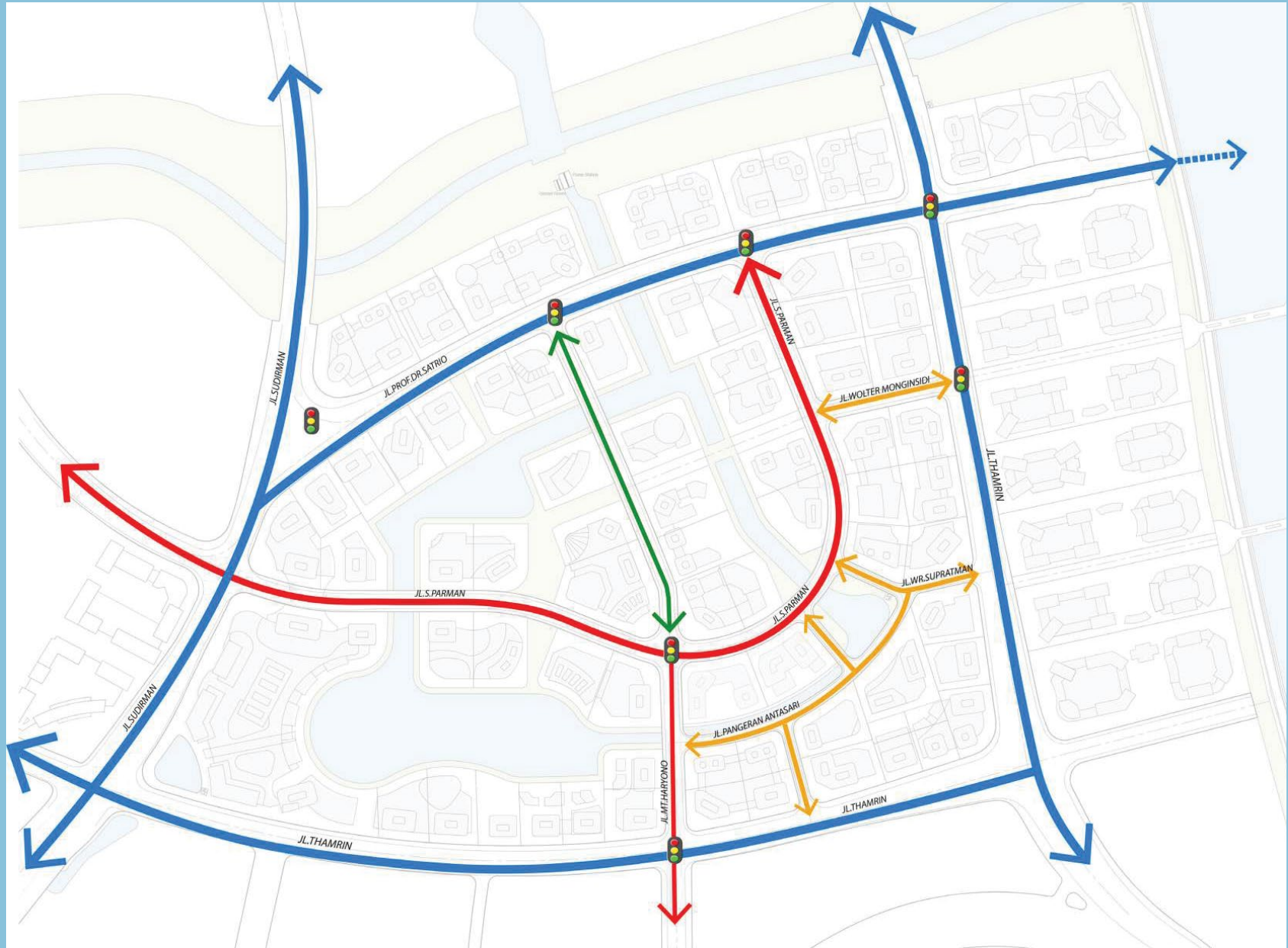
Pondok Indah



Mode Akses

Legend

- PRIMARY ROAD
- SECONDARY ROAD
- COLLECTOR
- LOCAL ROAD





CBD PIK2
CENTRAL BUSINESS DISTRICT PIK2

KETERANGAN :

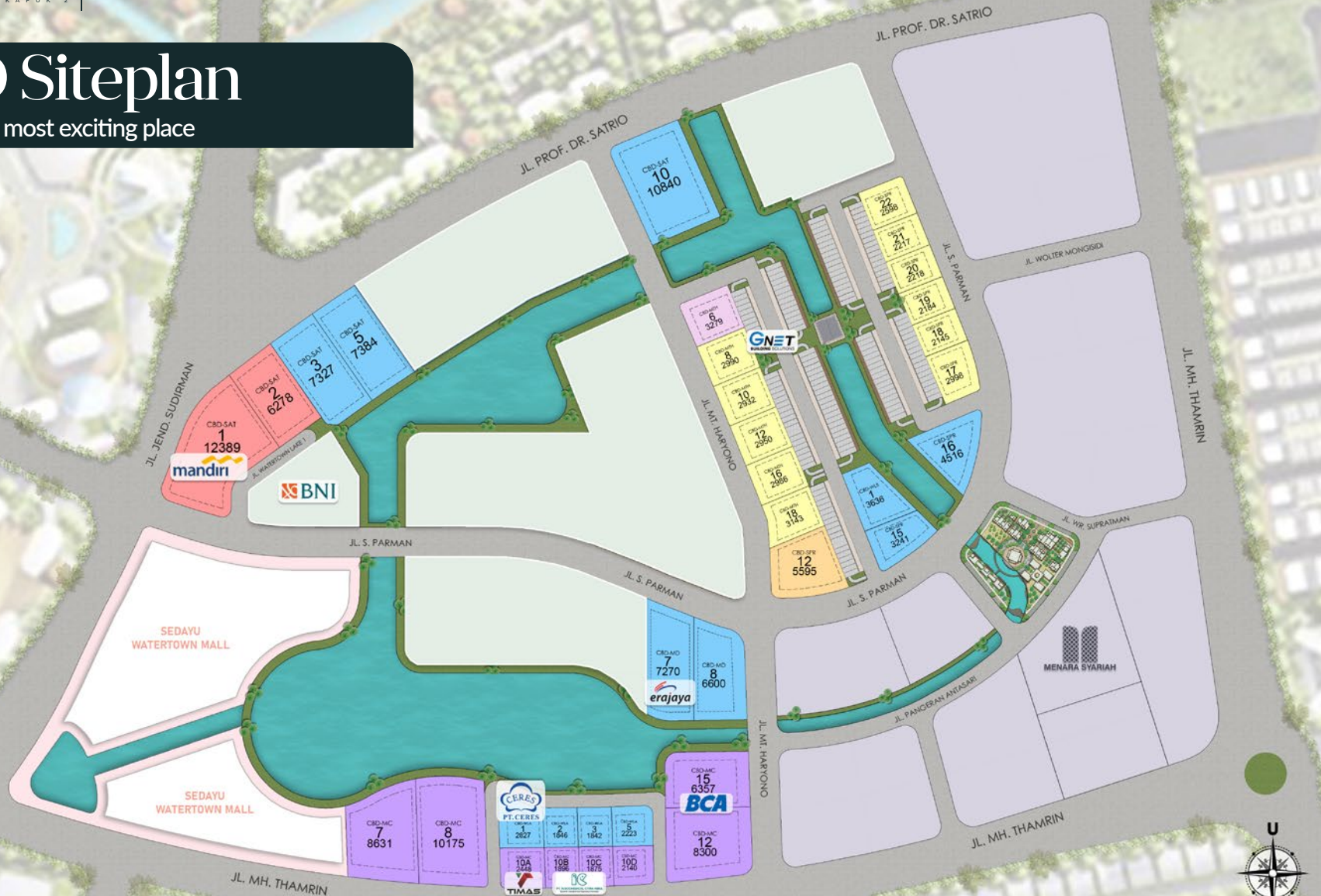
- | | | |
|--|--|------------------------------|
| 1. 4 KM WHITE SAND BEACH | 19. OSAKA RIVERVIEW APARTMENT | 37. PASIR PUTIH BOULEVARD |
| 2. GINZA BEACHWALK | 20. OSAKA RESIDENCES | 38. DANAU & ECO PARK |
| 3. FINANCIAL DISTRICT | 21. RUKAN OSAKA & RUKAN EURO ASIA | 39. PASADENA SPRING |
| 4. THAMRIN BUSINESS CENTER | 22. ORCHARD BOULEVARD | 40. PASADENA HILLS |
| 5. PANTAI BUKIT VILLA | 23. SIMPRUG VILLAGE | 41. PASADENA WALK |
| 6. MANHATTAN DISTRICT | 24. RESIDENTIAL (PHASE-2) | 42. RUKAN ASIA AFRIKA |
| 7. WALLSTREET CENTER | 25. SAINT JOHANNES BERCHMANS | 43. RUMAH MILENIAL |
| 8. GLODOK PINANGSIA LINDETEVES | 26. TOKYO RIVERSIDE APARTMENT | 44. MILLENNIAL PARK |
| 9. THE BUND | 27. BIG BOX COMMERCIAL (PHASE-2) | 45. RUKAN MILENIAL |
| 10. CBD PIK 2 | 28. ASIAN TOWN | 46. PERMATA HIJAU RESIDENCES |
| 11. BIG BOX COMMERCIAL (PHASE-1) | 29. KUNINGAN VILLAGE | 47. KAVLING ASIA AFRIKA |
| 12. RESIDENTIAL (PHASE-1) | 30. EDUCITY | 48. BIZPARK PIK 2 |
| 13. 60 HA GREEN BELT | 31. SAPPORO RESIDENCES | 49. PERMATA GOLF RESIDENCES |
| 14. CENTRAL BUSINESS DISTRICT | 32. RUKAN MARINA BAY | 50. GOLF COURSE |
| 15. MARINA & JETTY | 33. TAMAN WISATA MANGROVE & COASTAL WALK | 51. THE GOLF SIGNATURE |
| 16. KAVLING DEVELOPER | 34. RUKAN MARINA PASIR PUTIH | 52. LONG ISLAND |
| 17. NUSANTARA INTERNATIONAL CONVENTION EXHIBITION (NICE) | 35. PASIR PUTIH RIVERSIDE | 53. CASA PASADENA |
| 18. BUKIT DANAU INDAH | 36. PASIR PUTIH RESIDENCES | |

- TOLL ROAD
- LRT (LIGHT RAPID TRANSIT)
- AIRPORT TRAIN

SOEKARNO - HATTA
INTERNATIONAL AIRPORT

CBD Siteplan

PIK2 is the most exciting place

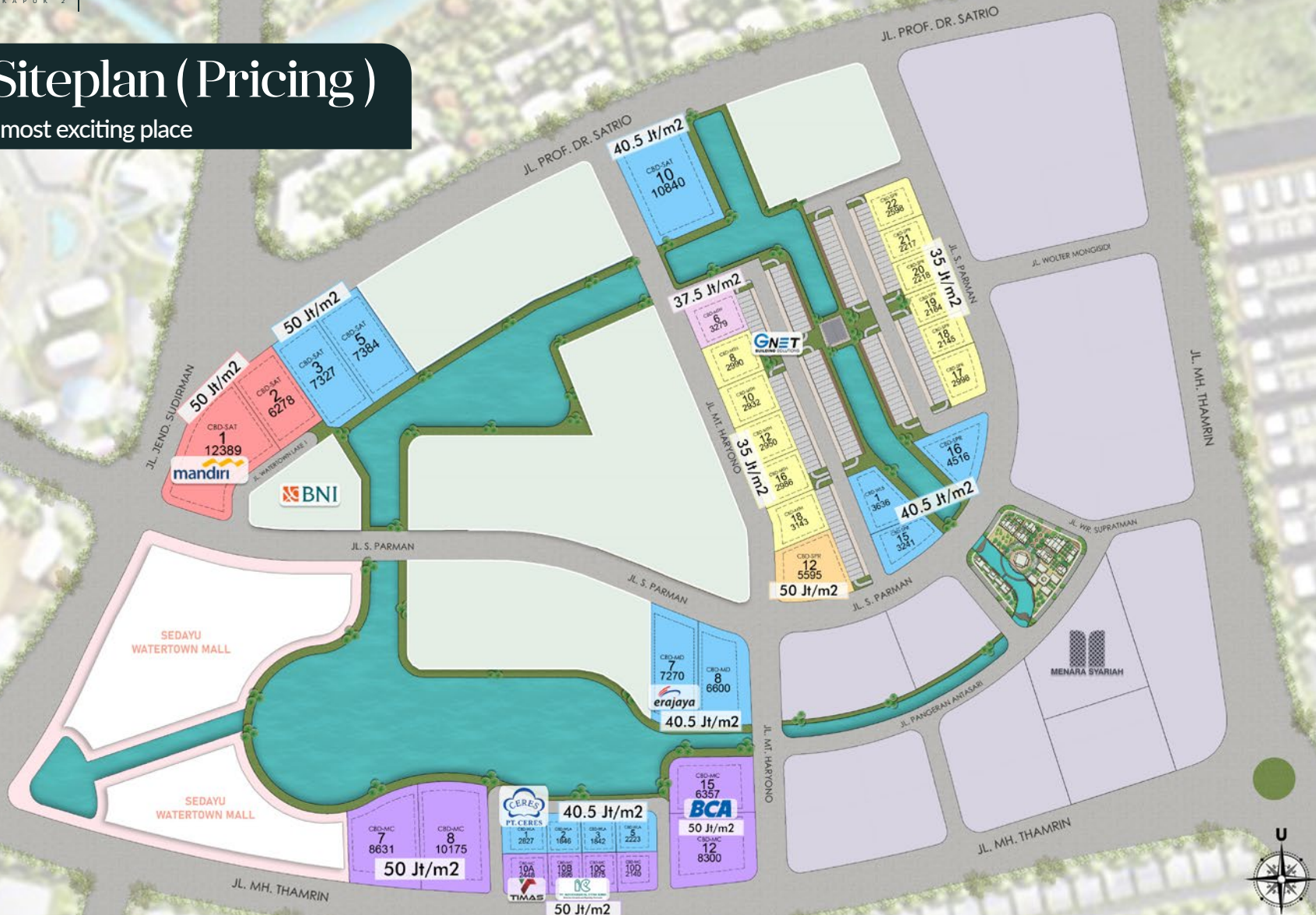


JUST FOR INFORMATION

Seluruh informasi yang tercantum di lembar ini tidak menjadi bagian dari perjanjian tertulis apapun. Perubahan mayor dan minor dapat terjadi sewaktu-waktu tanpa pemberitahuan terlebih dahulu.

CBD Siteplan (Pricing)

PIK2 is the most exciting place



JUST FOR INFORMATION

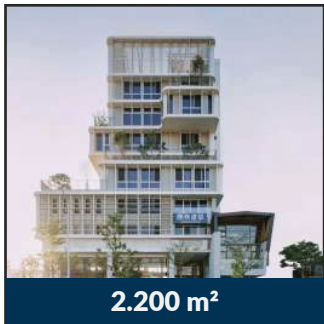
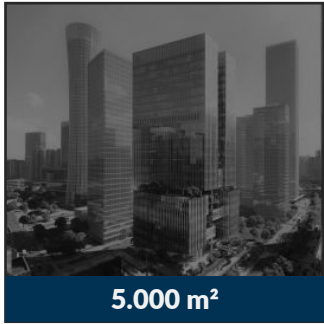
Seluruh informasi yang tercantum di lembar ini tidak menjadi bagian dari perjanjian tertulis apapun. Perubahan mayor dan minor dapat terjadi sewaktu-waktu tanpa pemberitahuan terlebih dahulu.



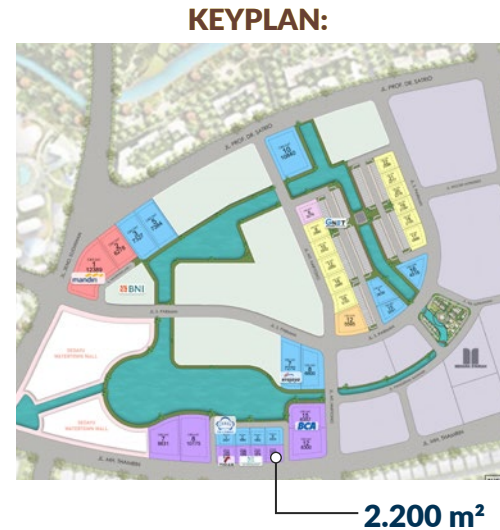
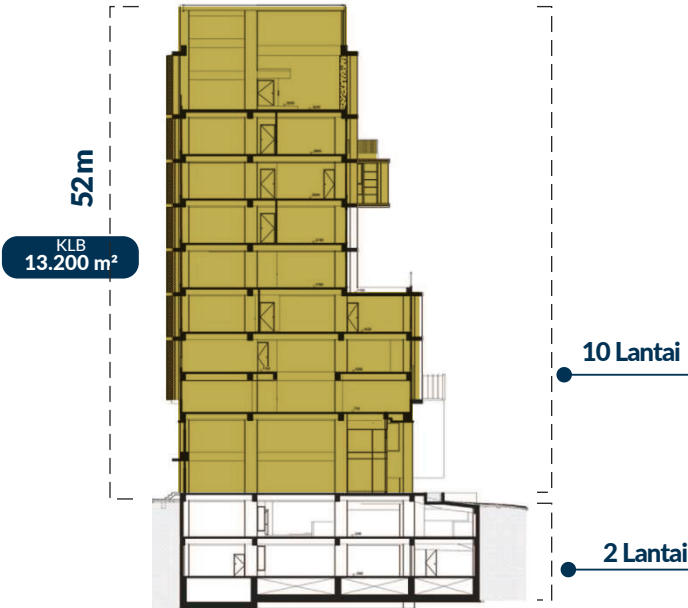
Promenade Commercial Frontage

IDE PENGEMBANGAN - OFFICE TOWER

PLOT 1 **2.500m²**



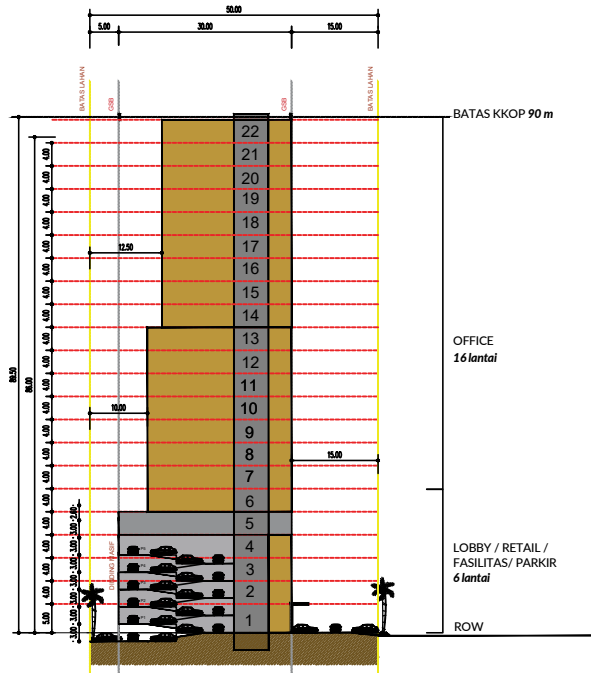
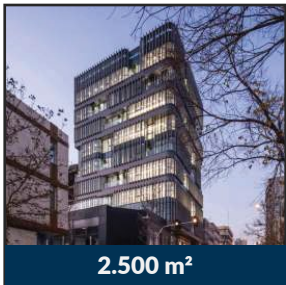
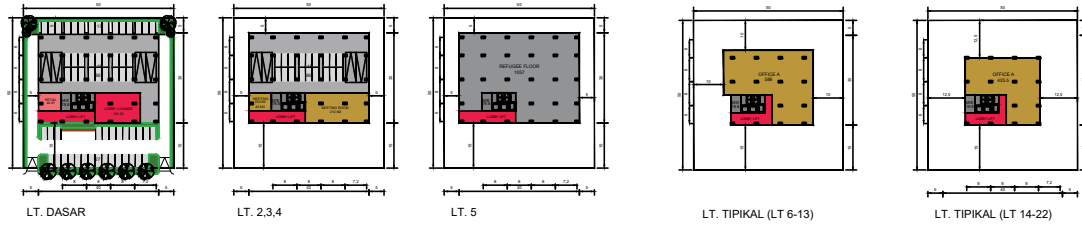
Site Information	Proposed	
Site Area	2,200m ²	
KDB	1,320m ²	(60%)
GFA (KLB)	13,200m ²	(6.0)
Office Tower	10 floors	
Podium	2 floors	
GFA (Tower Floor)	1,056m ²	
GFA (Podium)	2,640m ²	
Total No of Floor	12 floors	
Tower Height	52m	



IDE PENGEMBANGAN - OFFICE TOWER

PLOT 2 **2.500m²**

CBD - STUDI BIG BOX 2500 m² KDB 50%



KEYPLAN:



2.500 m²

PK 2 - CBD (Big Box 2500M2 - Office)
Update 2022 08 10

Level	LT Tipikal	Jml Unit	OFFICE Semoross	Gross	RETAIL	TOTAL GROSS 1	Lot Parkir Outdoor	Carpark Indoor	Luas	ME	TOTAL GROSS 2
22		495	563			563					563
21		495	563			563					563
20		495	563			563					563
19		495	563			563					563
18		495	563			563					563
17		525	593			593					593
16		589	657			657					657
15		589	657			657					657
14		657	725			725					725
13		743	832			832					832
12		743	832			832					832
11		823	918			918					918
10		823	918			918					918
9		823	918			918					918
8		907	1.008			1.008					1.008
7		907	1.008			1.008					1.008
6											1.200
5 & P7			143	257	400			18	800		1.200
4 & P6			143	257	400			18	800		1.200
P5								18	800		800
3 & P4			143	257	400			18	800		1.200
2 & P3			143	257	400			18	800		1.200
P2								18	800		800
D & P1			294	45	339		20	18	861		1.200
LT SB							10	9	460		460
Total		9.944	11.989	1.073	13.062			135	6.121		20.383

Summary			
Luas Lahan		2.500 m ²	
Luas Lt. Dasar		1.200 m ²	KDB 48.01%
Luas Semigross (Saleable)		11.017 m ²	KLB 5,22
Luas Bangunan (Gross 1) (GFA)		13.062 m ²	KTB 18,46%
Luas Total bangunan (gross 2) (konstruksi)		20.383 m ²	
Luas Parkir		6.121 m ²	

Kebutuhan Parkir			
Retail	Luas/Unit unit	Standar	Lot Parkir
Office	11.989 unit	1.100 m ²	11 Lot
		1.100 m ²	120 Lot
Total Kebutuhan Lot Parkir			131 Lot
Total Tersedia			135 Lot
Selisih			4 Lot

IDE PENGEMBANGAN - APARTMENT

PLOT 2 **2.500m²**

CBD - STUDI BIG BOX 2500 m² KDB 72%



GROUND FLOOR

Floor Plate : 1,670 m²
GFA : 720 m²
Floor to Floor : 6.0 m



SEMI BASEMENT PARKING

Floor Plate : 1,670 m²
GFA : 260 m²
Floor to Floor : 4.0 m



PODIUM PARKING

Floor Plate : 1,350 m²
GFA : 150 m²
Floor to Floor : 3.2 m

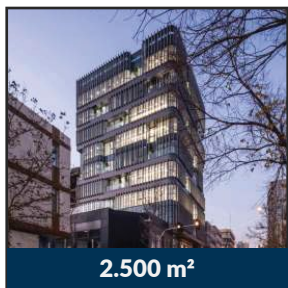


TYPICAL TOWER FLOOR

Floor Plate : 985 m²
GFA : 985 m²
Floor to Floor : 3.5 m

10 units / floor

1 BR : 55 m² Net - 4 units/fl.
2 BR : 75 m² Net - 2 units/fl.
3 BR : 90 m² Net - 4 units/fl.



SIMULATION APARTMENT

Site Area	2,500 m²
Site Dimension	50 m x 50 m
KLB	7.2
Total GFA	18,100 m²
Building Height	23 floors
Parking Req.	162 lots (1:1 unit)
Parking Prov'n	197 lots

1 APARTMENT TOWER

Floor Plate : 985 m²
Total Area : 18,100 m²
Typical Floor : 16 floors : 3.5 m

2 PODIUM PARKING

Floor Plate : 1,350 m²
Ground Lobby : 1 floor
Parking Floor : 5 floors
Floor to Floor : 3.2 m
Parking Provision : 160 lots

3 SEMI BASEMENT

Floor Plate : 1,670 m²
Parking Floor : 1 floor
Floor to Floor : 4.0 m
Parking Provision : 37 lots

23 Floors + 1 Semi Basement

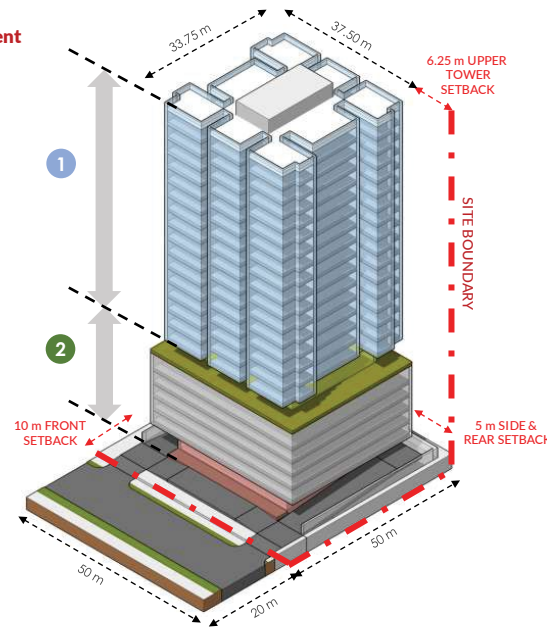
16 Typical Floors

1 Podium Floors

5 Car Park Floors

1 Ground Lobby Floor

1 Semi Basement



KEYPLAN:



2.500 m²

IDE PENGEMBANGAN - OFFICE TOWER

PLOT 2 **2.500m²**

CBD - STUDI BIG BOX 2500 m² KDB 90%



GROUND FLOOR

Floor Plate : 1,670 m²
GFA : 720 m²
Floor to Floor : 6.0 m



SEMI BASEMENT PARKING

Floor Plate : 1,670 m²
Total Area : 290 m²
Floor to Floor : 4.0 m



PODIUM PARKING

Floor Plate : 1,350 m²
GFA : 180 m²
Floor to Floor : 3.2 m



TYPICAL OFFICE TOWER

Floor Plate : 1,265 m²
GFA : 1,265 m²
Floor to Floor : 4.2 m



SIMULATION APARTEMEN

Site Dimension : 50 m x 50 m
9.0
Total GFA : 22,500 m²
Building Height : 23 floors
Parking Req. : 225 lots (1:100 m²)
Prov'n : 229 lots

1 OFFICE TOWER

Floor Plate : 1,265 m²
Total Area : 22,500 m²
Typical Floor : 16 floors
Floor to Floor : 4.2 m

2 PODIUM PARKING

Floor Plate : 1,350 m²
Ground Lobby : 1 floor
Parking Floor : 6 floors
Floor to Floor : 3.2 m
Parking Provision : 192 lots

3 SEMI BASEMENT

Floor Plate : m2
Parking Floor : 1 floor
Floor to Floor : 4.0 m

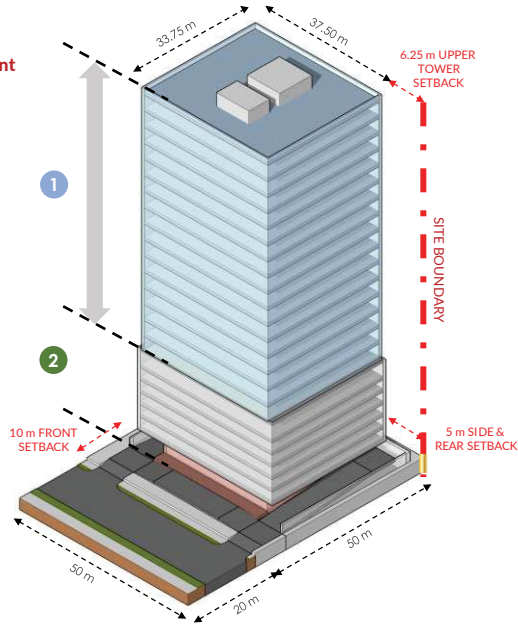
23 Floors + 1 Semi Basement

16 Typical Floors

6 Car Park Floors

1 Ground Lobby Floor

1 Semi Basement



KEYPLAN:



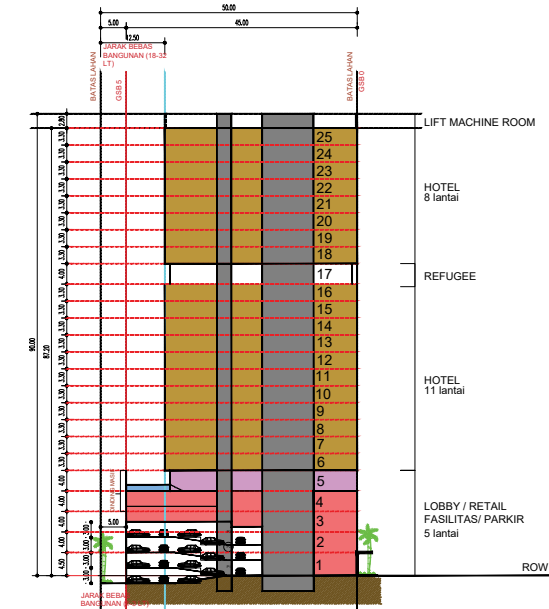
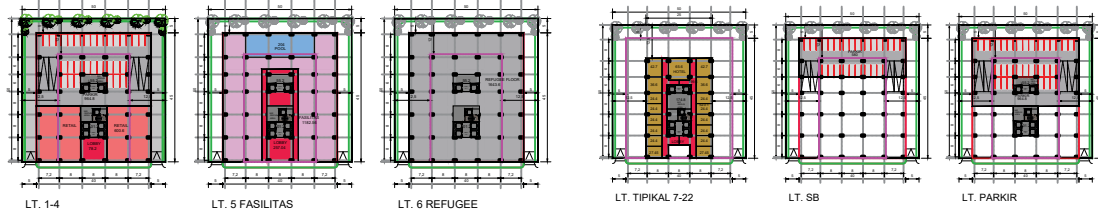
2.500 m²



IDE PENGEMBANGAN - HOTEL

PLOT 2 **2.500m²**

CBD - STUDI BIG BOX 2500 m² KDB 72%

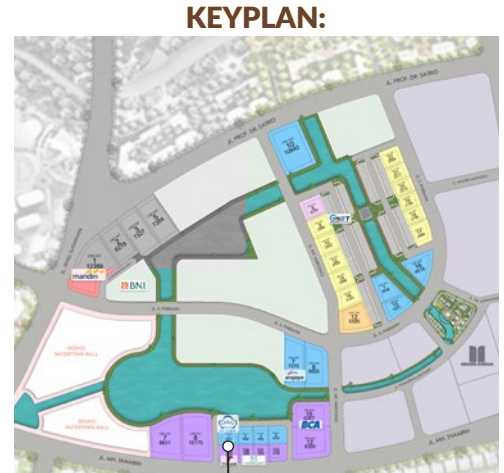


PK 2 - CBD (Big Box 2500M2 - Hotel)
Update 2022 08 10

Level	Lt Tipikal	Jml Unit	HOTEL		RETAIL	TOTAL GROSS			TOTAL GROSS 2	
			Jemrosok	Gross		Lot Parkir	Carpark Outdoor	Carpark Indoor		ME
25	17	723	898			898			898	
24	17	723	898			898			898	
23	17	723	898			898			898	
22	17	723	898			898			898	
21	17	723	898			898			898	
20	17	723	898			898			898	
19	17	723	898			898			898	
18	17	723	898			898			898	
16	17	723	898			898			898	
15	17	723	898			898			898	
14	17	723	898			898			898	
13	17	723	898			898			898	
12	17	723	898			898			898	
11	17	723	898			898			898	
10	17	723	898			898			898	
9	17	723	898			898			898	
8	17	723	898			898			898	
7	17	723	898			898			898	
6	17	723	898			898			898	
17 REFUGEE		257	413		413				1.800	
5		257	413		413				1.800	
4		234	390		1.200	1.590			1.800	
3		234	390		1.200	1.590			1.800	
2 & P1		78	235		601	835	28	965	1.800	
P2		-	156		-	156	28	965	1.121	
DASAR & P1		-	78	235	601	835	28	965	1.800	
LT. SB		-	-	-	-	-	22	980	980	
Total		323	14.870	19.286	3.601	22.887	-	106	3.474	29.554

Summary			
Luas Lahan		2.500 m ²	
Luas Lt Dasar		1.899 m ²	KDB 72,00%
Luas Sempurna (Saleable)		18.471 m ²	KLB 8,16
Luas Bangunan (Gross 1) (GFA)		22.887 m ²	KTB 23,20%
Luas Total bangunan (Gross 2) (konstruksi)		29.554 m ²	
Luas Parkir		3.474 m ²	

Kebutuhan Parkir			
Retail	3.601	m ²	Standar
Hotel	323	unit	Lot Parkir
Total Kebutuhan Lot Parkir			106 Lot Parkir



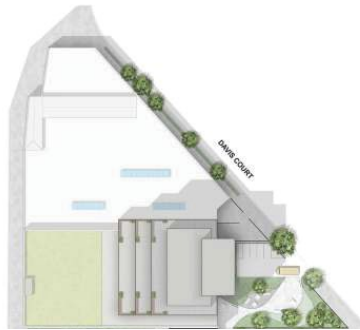
KEYPLAN:



2.500 m²

IDE PENGEMBANGAN - HOTEL

PLOT 3 3.000m²



Site Information	Proposed	
Site Area	3,000m ²	
KDB	1,800m ²	(60%)
GFA (KLB)	18,000m ²	(6.0)

Office Tower	8 floors
Podium	2 floors
GFA (Tower Floor)	1,440m ²
GFA (Podium)	3,600m ²
Total No of Floor	10 floors
Tower Height	44m

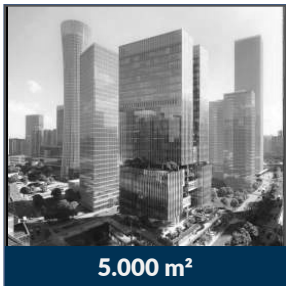
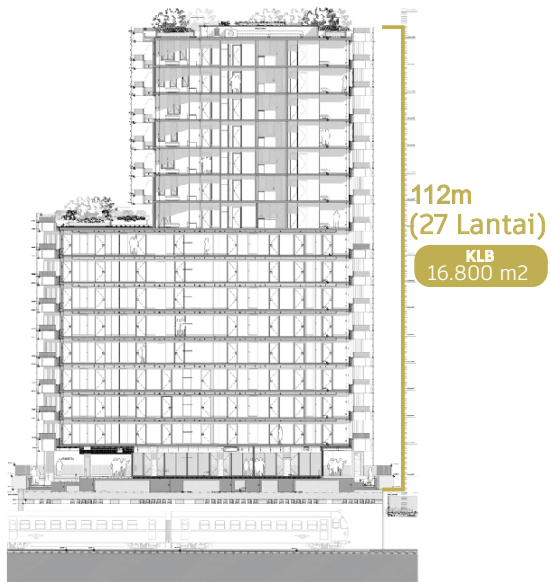
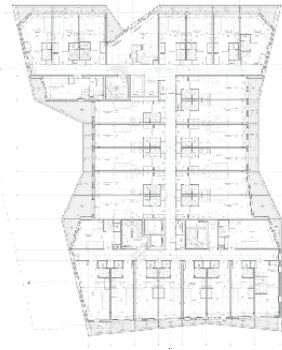
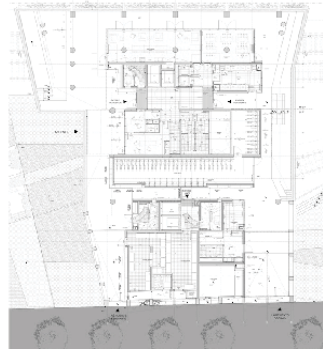
KEYPLAN:



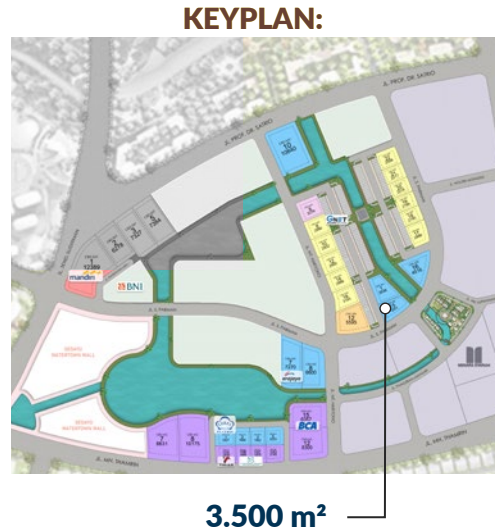
3.000 m²

IDE PENGEMBANGAN - HOTEL & RETAIL

PLOT 4 3.500m²

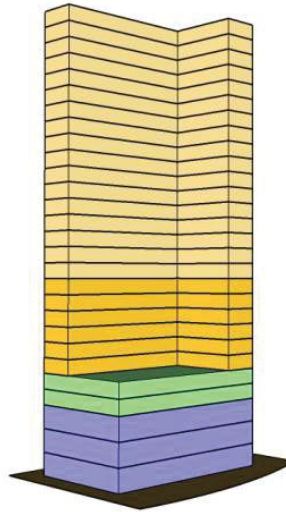


Site Information	Proposed
Site Area	3,500m ²
KDB	2,100m ² (60%)
GFA (KLB)	16,800m ² (6.0)
Hotel (4 Star)	25 floors
Retail & Facilities	1 floors podium
Ballroom	1 floors podium
GFA (Tower Floor)	504m ²
GFA (Podium)	4,200m ²
Total No of Floor	27 floors
Tower Height	112m



IDE PENGEMBANGAN - APARTMENT

PLOT 5 - Combined 2 Plots **3.500m²**



114m
21 Lantai

KLB
30.000 m²



Site Information	Proposed	
Site Area	5,000m ²	
KDB	3,000m ²	(60%)
GFA (KLB)	30,000m ²	(6.0)

Apartment	17 floors
Town House	6 floors
Facilities	1 floors podium
Retails	3 floors podium
GFA (Tower Floor)	435m ²
GFA (Podium)	20,000m ²
Number of Floor	21 floors
Tower Height	114m

KEYPLAN:

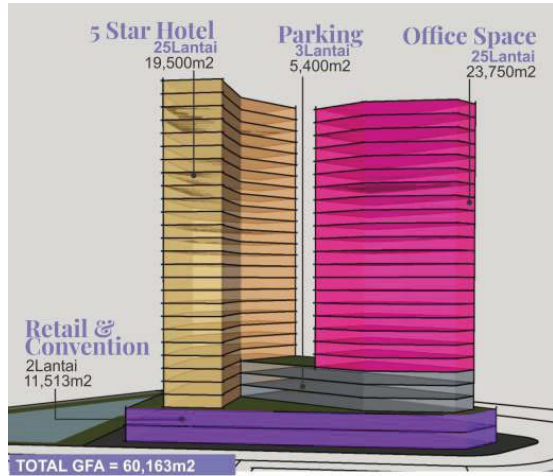
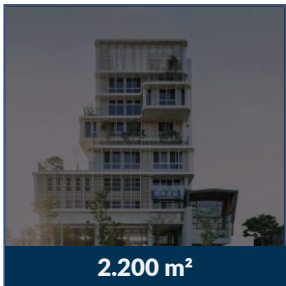


5.000 m²

IDE PENGEMBANGAN - HOTEL & OFFICE

PLOT 6 - Combined 3 Plots

10.000m²



keyplan:



10.000 m²



CBD PIK2
CENTRAL BUSINESS DISTRICT PIK2

Perusahaan -Perusahaan yang sudah bergabung



BCA



BNI

mandiri



PT. INDOCHEMICAL CITRA KIMIA
Solvents, industrial and Specialty Chemicals

GNET
BUILDING SOLUTIONS

erajaya

TIMAS

CERES
PT. CERES

NAGATA
NAGATA



“A Great Collaboration”

PIK2 adalah kota mandiri dengan luas area mencapai 2.650 hektar dan akan terus berkembang. PIK2 akan menjadi pusat kekuatan ekonomi yang memiliki daya tarik yang kuat bagi peluang dan investasi yang menguntungkan dalam berbagai pengembangan properti.

Tidak hanya sebagai perluasan dari wilayah Pantai Indah Kapuk yang sangat sukses, kota terpadu yang baru ini juga dinilai memiliki potensi yang lebih signifikan dan dilengkapi berbagai manfaat dan fasilitas yang lebih komprehensif untuk meningkatkan kualitas hidup, serta membantu memperkuat posisi negara Indonesia sebagai tujuan yang layak bagi investasi nasional maupun internasional.



CBD PIK2
CENTRAL BUSINESS DISTRICT PIK2

Make Your Dreams, Come True .

 **081288932323**

www.iconpropertypik.com

 [iconproperty.pik](https://www.instagram.com/iconproperty.pik)

DEVELOPMENT BY



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