



Victoria

RESIDENCE

A NEW DEVELOPMENT BY



Agung Sedayu Group



SALIM GROUP

THE PROMINENT LOCATION

Kawasan Edu City terletak sebagai lokasi penghubung antara CBD PIK2 menuju keseluruhan pengembangan masterplan PIK2



*Best
Township*

MASTERPLAN DESIGN PIK2 SEDAYU INDO CITY

A mega-development called PIK2 Sedayu Indo City aims to integrate Indonesia with the rest of the globe. It is conveniently located 7 minutes from Soekarno-Hatta International Airport, which is closer than PIK1. Consequently, it will gain from enhanced business opportunities, global connections, and diverse investment options.

During its emergence as an independent city, PIK2 adopts the SMART CITY concept. The project will be equipped with the most cutting-edge technology available today, which should improve the overall quality of life for its occupants such as HEALTH, EDUCATION, TRANSPORTATION and ECOSYSTEM.

PIK2 is designed to have an extensive network of Light Rail Train (LRT), Bus Rail Transit (BRT) and Local Feeder Bus for convenience when roaming around, PIK2 interchange is anticipated to be built adjacently to PIK1 interchange so that accessing PIK2 has never been easier than before.



Location

Peta Lokasi

Java Sea

Center of PIK2

Pengembangan Kota Modern dengan Super Fasilitas yang lengkap di dalamnya



EDU TOWN



LA RIVIERA



Interchange 1



Interchange 2



Bandara Soekarno - Hatta





AKSES TOL

- Tol Jakarta Dalam Kota - PIK
- Tol Tomang - Bandara Soekarno - Hatta
- PIK 2 - Tol Dalam Kota
- Bandara Soekarno - Hatta - PIK

A STEP

EDU TOWN

6
MENIT

INTERCHANGE 1
4KM

6.5
MENIT

INTERCHANGE 2
4.5KM

1
MENIT

LA RIVIERA

15
MENIT

BANDARA
SOEKARNO - HATTA



LEISURE & ENTERTAINMENT HUB CENTER POINT AREA

0 min. KAWASAN PENDIDIKAN

0 min. TOKYO HUB

1 min. KAMPUNG BUAH & SAYUR

1 min. SEKOLAH KATHOLIK ST. JOHN BERCHMANS

1 min. LA RIVIERA SHOPHOUSES

4 min. CENTER POINT
McD, Subway, Starbucks

5 min. NICE - NUSANTARA INTERNATIONAL CONVENTION EXHIBITION

9 min. RUKAN LAU PA SAT

9 min. KAPEL AKITA

10 min. OSAKA APARTMENT & HOTEL

10 min. RS HERMINA

BIG BOX COMMERCIAL PHASE-2
2 min.

TIONG BAHRU MARKET SINGAPORE
6 min.

GRAND SHANGHAI
3 min.

GEREJA KEMAH TABERNAKEL
5 min.

ENTERTAINMENT DISTRICT
5 min.

INDONESIA DESIGN DISTRICT
6 min.

JEWEL GARDEN
7 min.

5 min. SPBU SHELL

6 min. GALAXY SPORTS CENTER

5 min. DAY NIGHT DISTRICT

10 min. VERDE SPORT HUB

10 min. ORANGE GROOVE

MOON CLUB
10 min.

DISTRIK OTOMOTIF PIK2
10 min.



NICE

NUSANTARA INTERNATIONAL
CONVENTION & EXHIBITION

3 KM

5 Min

DISTRİK OTOMOTIF

5 KM

8 Min



GREEN BELT

60 HECTARES

5 KM

8 Min



PASIR PUTIH

4 KILOMETERS

5 KM

8 Min





MARBLE & CO.

5 KM

8 Min

INDONESIA
DESIGN DISTRICT



GALAXY SPORTS

5 KM

8 Min

GALAXY
SPORT

EDUCITY

SPACE TO GROW & DREAM

STELLAR EDUCATION

Kami bekerja dengan distrik sekolah setempat hingga internasional untuk memastikan kami memiliki sekolah dasar hingga lanjut di setiap lingkungan kami di masa mendatang.

IMPROVED HEALTH

Ruang terbuka hijau yang menyediakan kegiatan untuk segala usia, di dukung dengan keseimbangan fasilitas kesehatan dan pusat olahraga.

FLEXIBILITY IN WORKSPACE

Menyediakan ruang bekerja yang produktif dan kolaboratif dengan berbagai ukuran sesuai kebutuhan.

PUBLIC SERVICE CONNECTED

Pusat komunitas sebagai ruang bersama memberikan sarana bagi setiap generasi, kelompok hobi dan beragam aktifitas lainnya

EVENT & ENTERTAINMENT

Menampilkan program gaya hidup dan memperkaya kehidupan dengan menyelenggarakan acara bagi komunitas.

WALKABILITY

Pembangunan yang dapat dilalui dengan berjalan kaki dengan menyediakan sistem transportasi yang paling terjangkau dan lansekap pedestrian



SPECIAL FACILITIES CURRATED FOR YOUNG ACTIVE MARKET



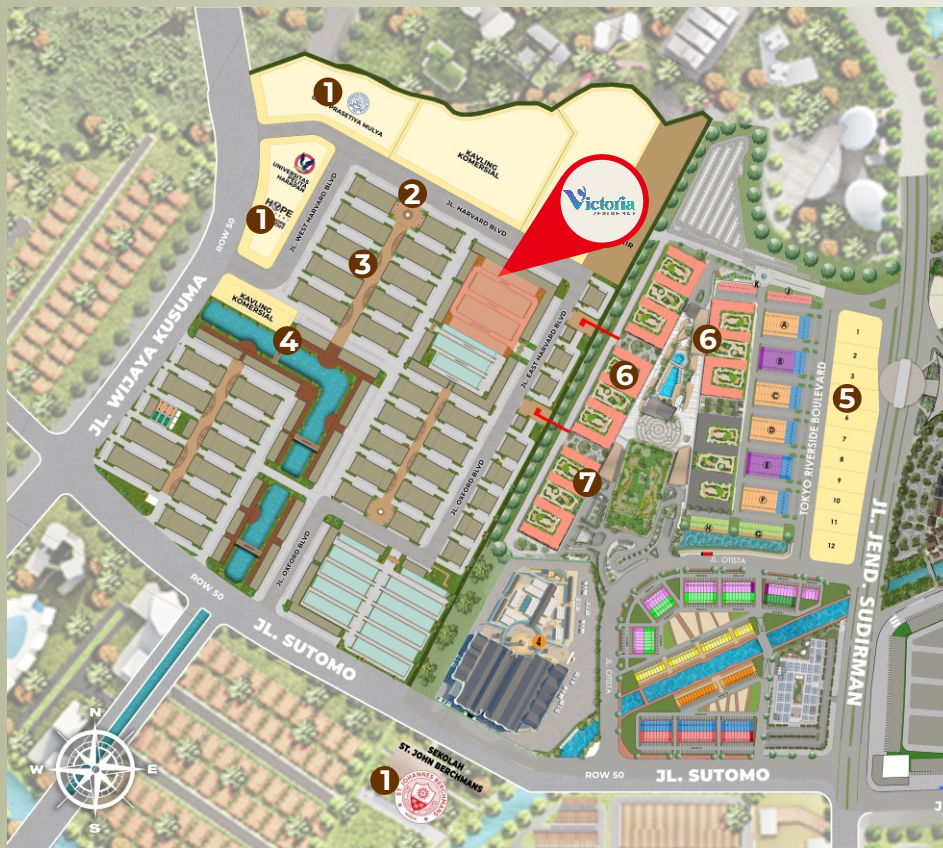
EDUCATION FACILITIES



HARVARD SQUARE
(LANDMARK & GATE AREA)



HARVARD MARKET STREET
(CLASSICAL THEMATIC MARKET STREET)



4

PROMENADE LAKE

5

BIG BOX COMMERCIAL

6

TOKYO HUB
Lifestyle mall

7

TOKYO MARKET
Wet - dry market & Foodcourt



SAINT JOHANNES BERCHMANS SCHOOL

A National school with international standards, Saint Johannes Berchmans School can be considered as a trilingual school that provides all education levels from Preschool, Primary School, Middle School, and Highschool.





Prasetiya Mulya University is the pioneer of the MBA program and a leading business school in Indonesia. This institution was founded in 1982 by well-known business leaders at that time, with Prasetiya Mulya's vision and mission to become a good learning center for entrepreneurs, professionals and business researchers.


*Thriving Society
Through Uncertainty*

UNIVERSITAS PRASETIYA MULYA



Where your Future begins...

providing a holistic education for the students to grow into whole individuals: *academically, socially, emotionally, physically, and spiritually throughout their learning journey.*



True Knowledge, Faith in God and Godly Character

Pelita Harapan University is a private university that offers holistic education. Pelita Harapan University uses the Liberal Arts curriculum, with qualified teachers. To prepare the students to compete in the era of globalization, Universitas Pelita Harapan (UPH) continues to expand its network of international partners and offers high-quality international programs and has collaborated with more than 20 universities across four continents to offer student exchange programs.

A person's hands are shown holding a smartphone. The screen displays a futuristic, purple-themed interface with various data visualizations, including a bar chart, a line graph, and a profile card with the name 'TEST' and a '10-2' indicator. The background is a blurred indoor setting with a vase of orange flowers and a wooden stool.

TERABYTE CITY, GIGABYTE HOUSES

**INTERNET
IMPROVES
QUALITY OF
LIFE**

KAWASAN INTERNET TERCEPAT DAN STABIL

Educity dilengkapi dengan layanan internet tercepat, terstabil dan terproteksi di Indonesia. Dengan kecepatan 1GB / detik.

HARVARD SQUARE

Outdoor Plaza for event space & iconic landmark



HARVARD MARKET STREET

A Main Thematic Pedestrian Route to Promenade Lake



PROMENADE LAKE

a greener, more relaxed place to be enjoyed all day long



THE MUSICAL DECK

Festive node point decks for interesting communal activities



4 MAIN
BEAUTIFUL
RETREATS

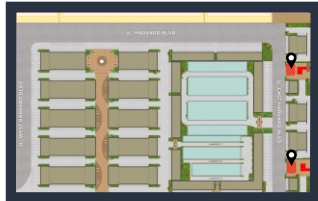




• Electrical Bike Rental



SHARING TRANSPORTATIONS



• Shuttle Bus



• Car Sharing





Outdoor Bus Station with Street Furniture...

Within Education & Commercial Facilities

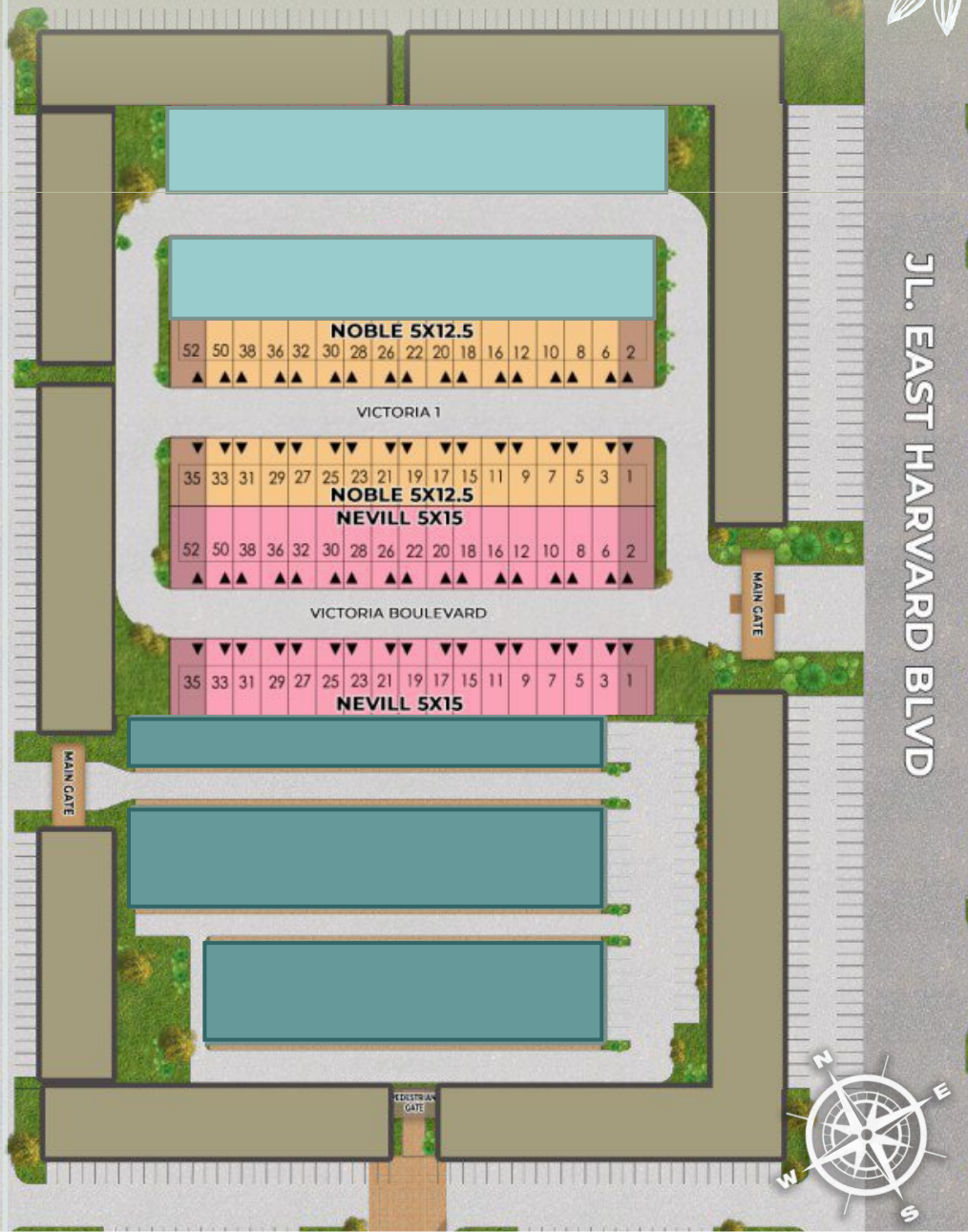




Home Base in The Learnscape: Where Living Meets Learning

SITEPLAN

NEVILL 5x15
NOBLE 5x12.5



Pasal Sanggahan :

Seluruh gambar, keterangan dan spesifikasi dalam materi promosi ini bukan bagian dari kontrak.

Seluruh gambar, keterangan dan spesifikasi merupakan kondisi terakhir pada masa persiapan materi promosi, perubahan dapat terjadi sewaktu-waktu.



Denah

Tipe Noble 5 X 12.5

LT : 62.5 m² | LB : 128 m²



Lantai 1



Lantai 2



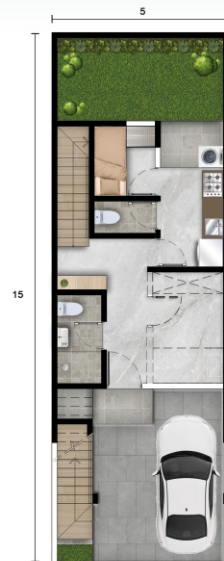
Lantai 3



Denah

Tipe Nevill 5 X 15

LT : 75 m² | LB : 147 m²



Lantai 1



Lantai 2



Lantai 3

Discover a cozy haven where education feels at home ...



SPESIFIKASI



EKSTERIOR

Lantai Utama

Homogeneous Tile 60x60

Dinding

Double Wall, Bata Plester Finishing Cat

Atap

Rangka Baja Ringan

INTERIOR

Plafond

Gypsum Finishing Cat

Pintu Utama

Smart Door Lock

Pintu

Kusen Eksterior Aluminium
Kusen Interior Solid Engineering
Pintu Solid Engineering

Jendela

Kaca Polos

TOILET

Sanitary

Ex. Toto/ Setara

LISTRIK

4400 VA





Victoria

RESIDENCE

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Jl. Marina Indah Raya No. 1 Pantai Indah Kapuk
Jakarta Utara - 14470

081288932323

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



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