

Casa Grande

residence

PHASE II

SMART URBAN LIVING

Proudly Present

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PHASE II

PREVIEW

BELLA TOWER

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PERFECT
LOCATION



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KOTA
Kasablanka

LIGHT UP THE COLOR OF YOUR LIFE

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SMART URBAN LIVING

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MASTERPLAN KOTA KASABLANKA

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PRESTIGIOUS LOBBY CONDO

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SWIMMING POOL TOWER ANGELO & BELLA GROUND FLOOR

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SITEPLAN



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PROJECT PROFILES

- Number of Floors / Tower : 39
- Number of units Apart / Floor : 9
- Unit Area / Tower Apartment :
 - 2 BR : 5 Units / 76 - 88 m2 semigross
 - 3 BR : 4 Units / 120 - 153 m2 semigross
- Number of elevator / Tower :
 - 4 passenger (Common Lift)
 - 1 private Lift
 - 1 Service Lift
- Parking space : 1 unit / 1 park (unreserved)

PROJECT PROFILES

- Superblock Concept at Kota Kasablanka, 10.5 Ha
- Strategic location at CBD area
- **EIGHTYEIGHT@KASABLANKA - Strata Office Building**
34 floors, total 57.000 sqm, Grade A Building & Green Building
- **PRUDENTIAL TOWER - Lease Office Building,**
16 floors, total 31.500 sqm
- **CASA GRANDE RESIDENCE :**
 - 2 Blok apartment (North & South Tower)
 - 32 floors/tower, 4 towers 1077 units, 97% sold out
- **CASA GRANDE RESIDENCE PHASE II :**
 - 2 Blok Apartment
 - Tower Angelo, Tower Bella & Tower C
 - 39 Floors / Tower, 9 unit / floor
 - 340 unit / Tower
- **EIGHTYEIGHT@KASABLANKA Tower C - Strata Office Building**
 - 40 Floors, 82.000 sqm, Grade A Building & Green Building

PROJECT PROFILES

Exclusive Facilities :

- Lobby Lounge
- Function Room
- Gymnasium
- Access to mall
- Swimming pool
- Jacuzzi pool
- Jogging Track
- Waterpark
- Water Feature & Outdoor Party Terrace
- Children's Pool Children play ground
- Mail Room
- Tennis court
- Basket ball
- Futsal
- BBQ Terrace
- etc



BEST CITY VIEW FROM CONDO UNIT & WATER PARK

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WATER PARK 9TH FLOOR

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ANGELO & BELLA



FACT SHEET KOTA KASABLANKA PHASE 2

- Location : Kasablanka - Jakarta
- Total Land Area : 1,6 hectares
- Total No. Of Tower :
 - 2 Apartment Tower (New Casa Grande residence)
 - 1 Office Tower
(EightyEight@Kasablanka Tower C)

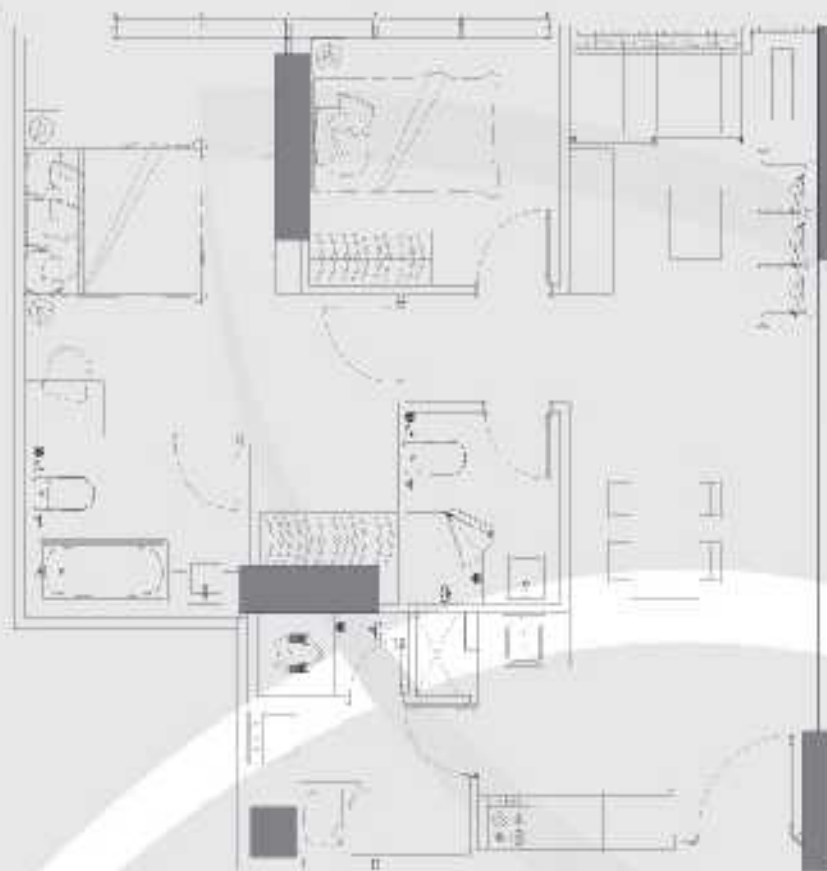
Fitting Out

- AC in Living / Dinning Room, All Bedrooms
- Masterbedroom timber laminated
- Wardrobe all Bedrooms

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2 BRA



TYPE 2 BRA
TOWER 1

SEMIGROSS 88 M²
NET AREA 74 M²

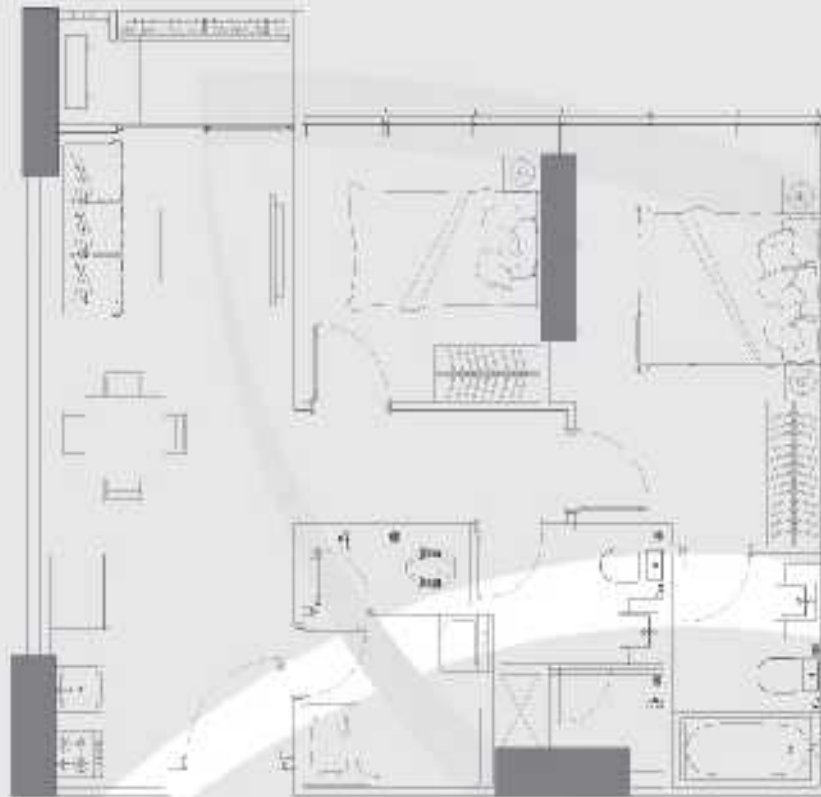
UNT NO : 1 & 2



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2 BRB



**TYPE 2 BRB
TOWER 1**

**SEMIGROSS 76 V12
NET AREA 64 M2**

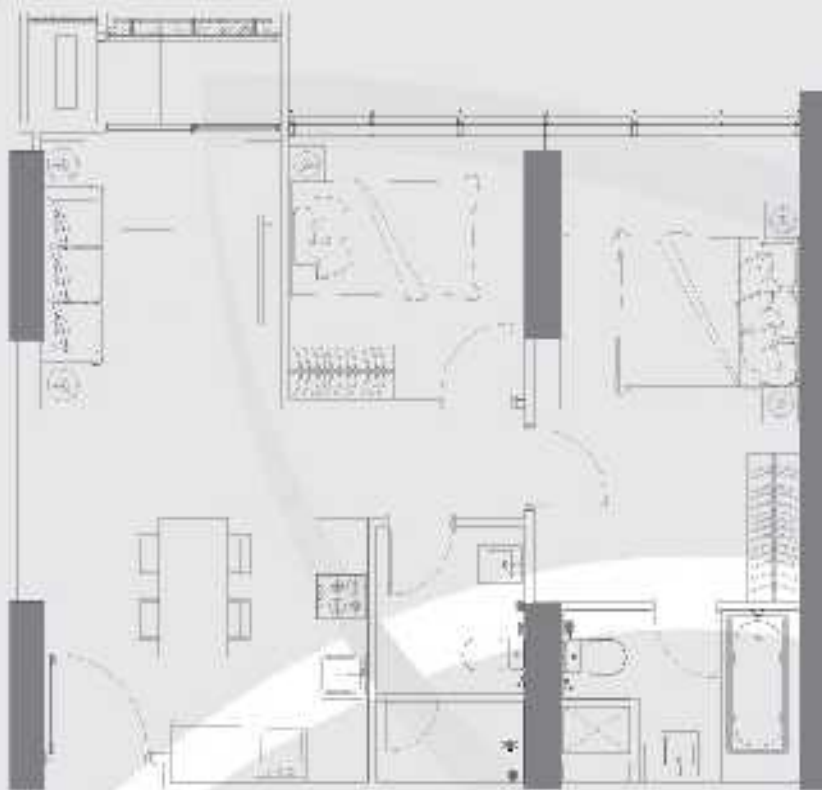
UNIT NO : 3,5



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2 BRC



TYPE 2 BRC
TOWER 1

SEMIGROSS 75 M2
NET AREA 64 M2

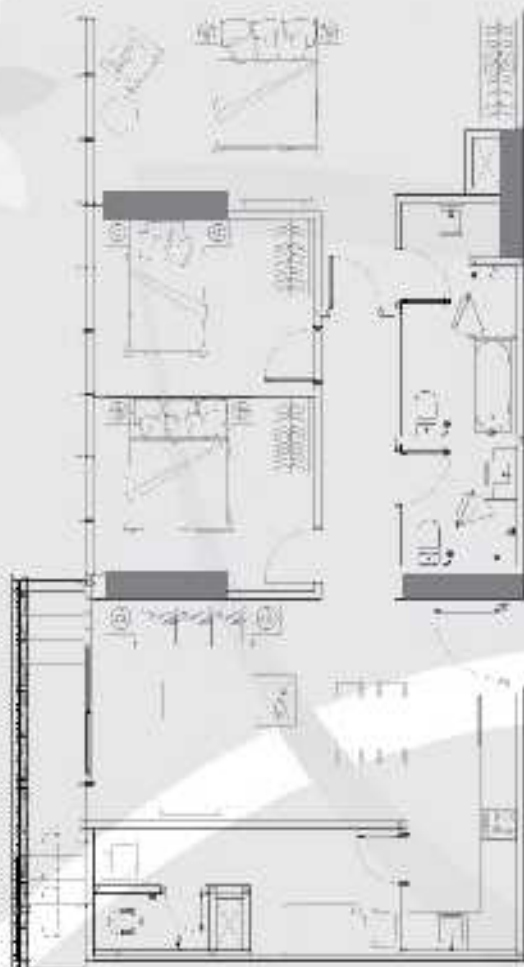
UNIT NO : G



Projetto e redatto in base alle norme vigenti in materia di edilizia e urbanistica. Il presente progetto è stato elaborato in base alle norme vigenti in materia di edilizia e urbanistica. Il presente progetto è stato elaborato in base alle norme vigenti in materia di edilizia e urbanistica. Il presente progetto è stato elaborato in base alle norme vigenti in materia di edilizia e urbanistica.

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3 BRB



**TYPE 3 BRB
TOWER 1**

SEMIGROSS 126 M²

NET AREA 106 M²

UNIT NO : 9



Projetos de Arquitetura, Engenharia e Construção de Edifícios e Infra-estrutura, com especialização em arquitetura, engenharia e planejamento urbano, oferecendo soluções inovadoras e sustentáveis para o desenvolvimento das cidades. Atuamos em todos os segmentos da construção civil, desde a concepção até a execução. Nosso compromisso é oferecer soluções que agreguem valor e qualidade aos nossos clientes. Para saber mais sobre nossos serviços, visite nosso site em www.3brb.com.br ou entre em contato conosco pelo telefone (11) 3333-3333.

3/2014

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3

BRC
LOWER



TYPE 3 BRC - L
TOWER 1 LOWER LEVEL
LT.GROUND - LT.8

SEMIGROSS 116 M²
NET AREA 97 M²

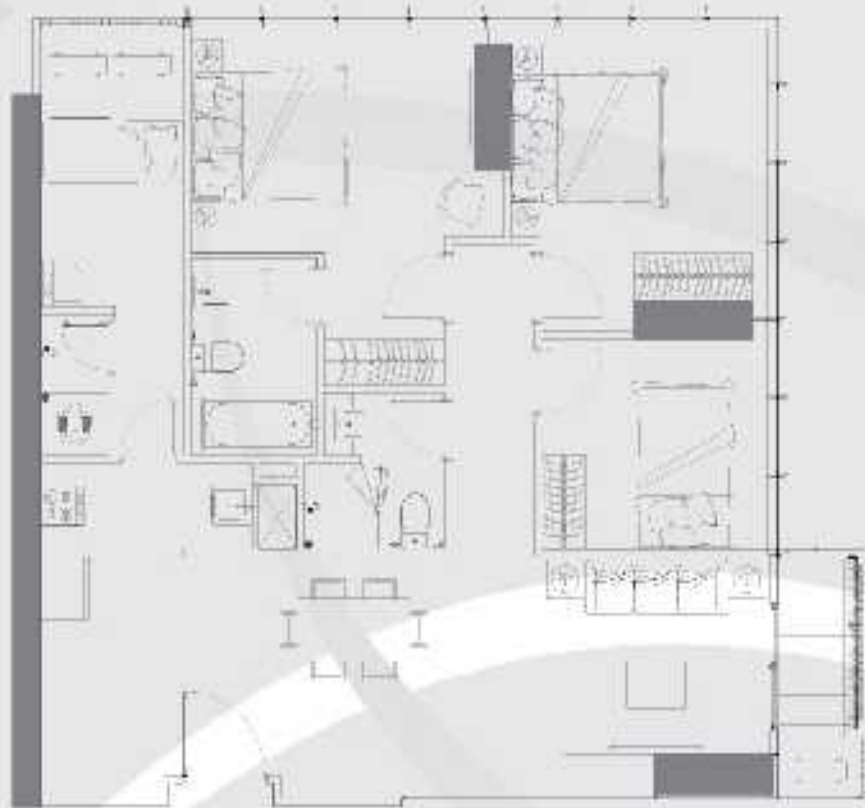
UNIT NO: 7, 8



Realizzazione di un progetto di architettura e ingegneria civile, con la collaborazione di un professionista iscritto all'Ordine degli Architetti, ingegneri e architetti del territorio. Il presente progetto è stato elaborato in conformità con le norme vigenti in materia di edilizia e urbanistica. Il presente progetto è stato elaborato in conformità con le norme vigenti in materia di edilizia e urbanistica. Il presente progetto è stato elaborato in conformità con le norme vigenti in materia di edilizia e urbanistica.

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3 BRC UPPER



TYPE 3 BRC - U
TOWER 1 UPPER LEVEL
I.T.S - I.T.46

SEMIGROSS 120 M²
NET AREA 101 M²

UNIT NO : 7, 8



Realizzazione di Casa Grande e Ardea, un complesso residenziale di alto livello, con servizi e spazi comuni, in un'area di pregio. Casa Grande e Ardea sono i nomi di un complesso residenziale di alto livello, con servizi e spazi comuni, in un'area di pregio. Casa Grande e Ardea sono i nomi di un complesso residenziale di alto livello, con servizi e spazi comuni, in un'area di pregio.

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TYPICAL

FLOOR - LOWER LEVEL



The floor plan is a typical representation of the proposed development and does not constitute an offer of any specific unit. The floor plan is subject to change without notice. The floor plan is not to be used for any purpose other than for information only. The floor plan is not to be used for any purpose other than for information only. The floor plan is not to be used for any purpose other than for information only.

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TYPICAL

FLOOR - UPPER LEVEL



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MARKETING GALLERY AT GROUND FLOOR OFFICE 88 TOWER A

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TYPE 3
BR
LIVING ROOM



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TYPE 2 BR
LIVING ROOM



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TYPE 3
BR
MASTER BEDROOM



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TYPE 3
BR
SECOND BEDROOM



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TYPE 2 BR
MASTER BEDROOM



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Ownership : STRATA TITLE

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Apartment Unit Facilities

1. Electricity

2 BR : 4400 kVa – 7040 kVa

3 BR : 10.560 kVa

2. Service Charge + Sinking Fund :

IDR 20.000 / SQM + IDR 2000 / SQM

3. Parking Lots :

1 Park / 1 unit (unreserved)

Material Specification

Floor

Living & Dining
Master Bedroom
Master Bathroom
2nd & 3rd Bedroom
Tale (2nd/3rd)
Kitchen
Yard, service area/maid/bikethread room

homogeneous tile
Timber laminate flooring or similar
homogeneous tile
homogeneous tile
homogeneous tile
homogeneous tile
ceramic tile

Wall

External
Internal (unit to unit)
Living & Dining
Bedroom
Bedroom
Kitchen
Yard, service area/maid/bikethread room

masonry wall in paint finish (PC panels/glass with frame)
masonry wall in plaster & paint finish
masonry wall in plaster & paint finish
masonry wall in plaster & paint finish
masonry wall with homogeneous tile
plaster painted finish
masonry/crywell in paint finish

Door

Main entrance
Bedrooms
Bathroom
Maid bathroom
Maid room
Access to Carport/AC

solid timber or composite in stained finish
hollow timber in stained finish
hollow timber in stained finish
PVC
hollow timber in stained finish
hollow timber in stained finish

Ceiling

Height
Living, dining and bedrooms
Bedrooms
Bathrooms
Kitchen
Yard, service area/maid/bikethread room
Public Area

varies from 2.4 - 2.8m
poplar board in paint finish
poplar board in paint finish
poplar board in paint finish
poplar board in paint finish
Seimmacoak paint finish
poplar board in paint finish

Kitchen

Counter top
Appliances
Sink

not provided
not provided
single bowl and drainer

Bathroom

Tub
Sanitary ware
Sanitary fittings
Shower
Wetly top

ex. Toilet or equivalent
ex. Toilet or equivalent
ex. high quality fittings
tempered glass sliding door with ex. high quality fittings
polished metal or granite or equivalent

Others

Light fitting
Water meter
AC
Tale
Fire Protection System
TV
Building Security System
Wardrobe

ceiling recessed only
Walling electric storage
AC split system & living room
1 line - 2 connection points
split reset, amperes, detectors
minimum 2 connection points
CCTV & Card access at ground lobby & 1st
every bedrooms

Window

External perimeter
Yard Area

powder-coated aluminum and tinted glass
powder-coated aluminum

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SELLING POINT

- Superblock Concept (Integrated living, working shopping, dining and entertainment in Kota Kasablanka Mall)
- Prestigious Residential in CBD area
- Premium development
- Close proximity to Embassies
- Close proximity to Hospitals
- High Return Investment (min 10% / year)
- In the future monorel access (MRT) & Fly over
- Wallstreet Institute at Kota Kasablanka Mall
- Water park : 6000 sqm
- Completely facility & Competitive price
- Development by Pakuwon Group

Development by  PAKUWON GROUP



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