

Casa Grande

residence

PHASE II

SMART URBAN LIVING

Proudly Present

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PHASE II

PREVIEW

ANGELO 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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ANGELO & BELLA Tower

MILANO Tower



The panoramic view of the units, faces double green, 1 m² of solar panels in the lower floors and the top floor overlook the water park.

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Casa Grande residence

PROJECT PROFILES

- Superblock Concept at Kota Kasablanka, 9.5 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, 90% sold out
- **CASA GRANDE RESIDENCE PHASE II :**
 - 2 Blok Apartment
 - Tower Angelo, Tower Bella & Tower C
 - 39 Floors / Tower, 9 unit / floor
 - 350 unit / Tower
- **EIGHTYEIGHT@KASABLANKA Tower C - Strata Office Building**
 - 40 Floors, 82.000 sqm, Grade A Building & Green Building

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 - 158 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

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)

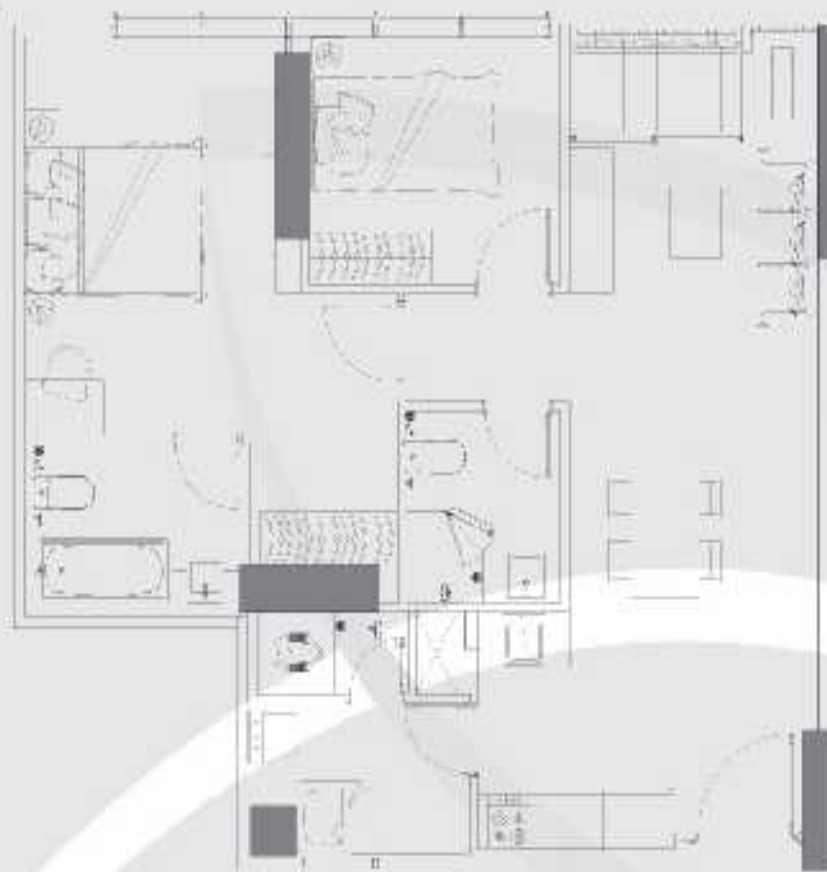
Fitting Out

- 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

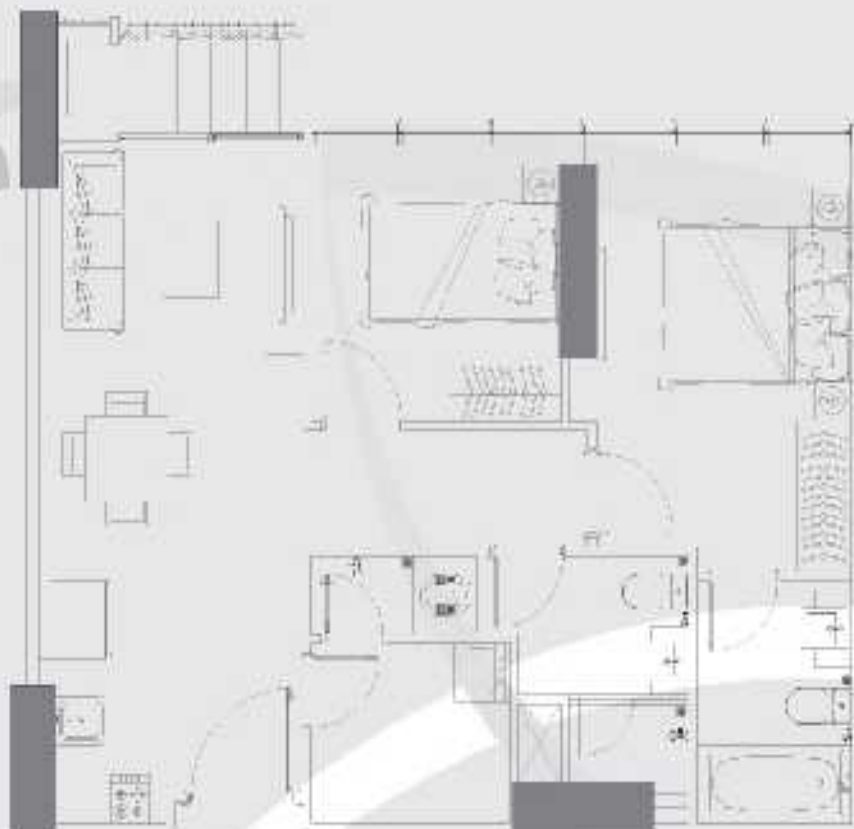
UNT NO : 1 & 2



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2 BRB



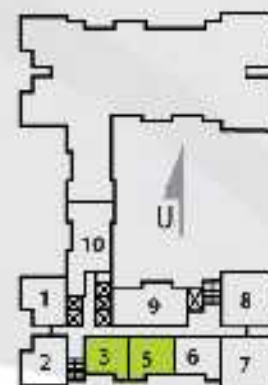
TYPE 2 BRB

TOWER 1

SEMIGROSS 76 M²

NET AREA 64 M²

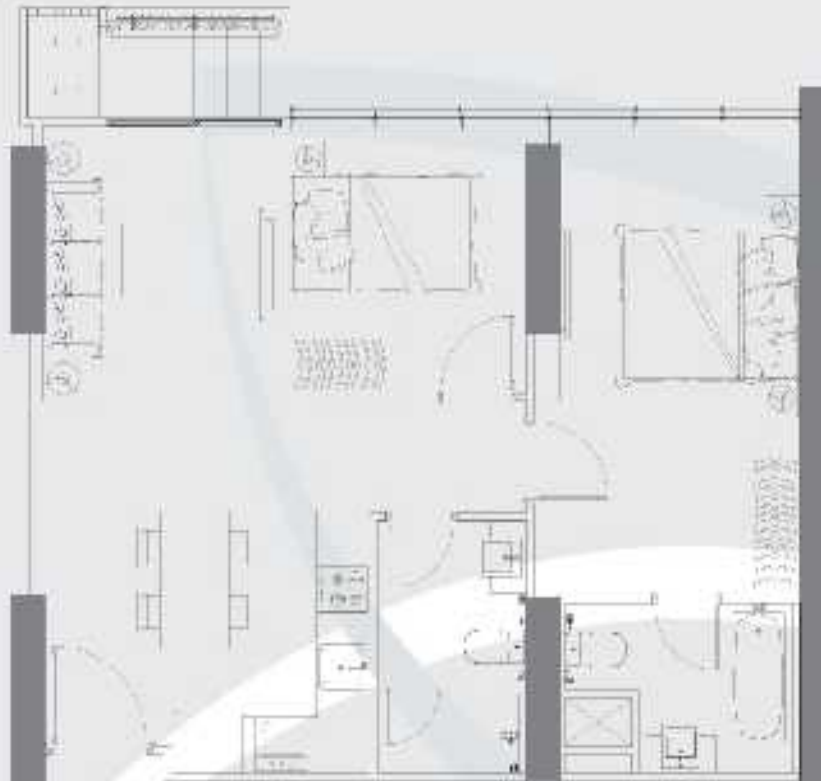
UNIT NO : 3,5



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2 BRC



TYPE 2 BRC
TOWER 1

SEMIGROSS 76 M2
NET AREA 64 M2

UNIT NO : 6



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3 BR



TYPE 3 BR
TOWER 1

SEMIGROSS 153 M²
NET AREA 128 M²

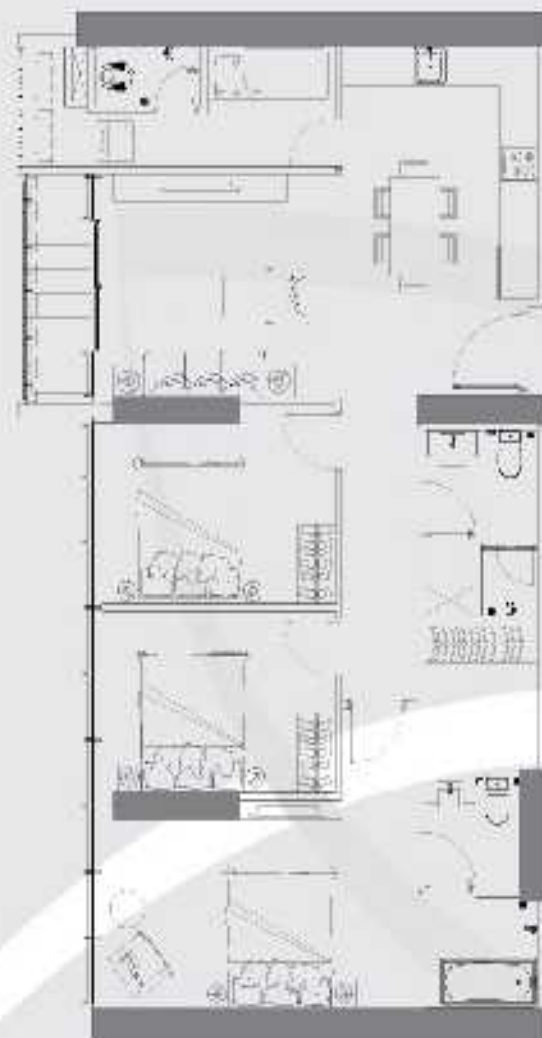
UNIT NO: 10



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3 BRB



TYPE 3 BRB
TOWER 1

SEMIGROSS 129 M²
NET AREA 108 M²

UNIT NO: 9

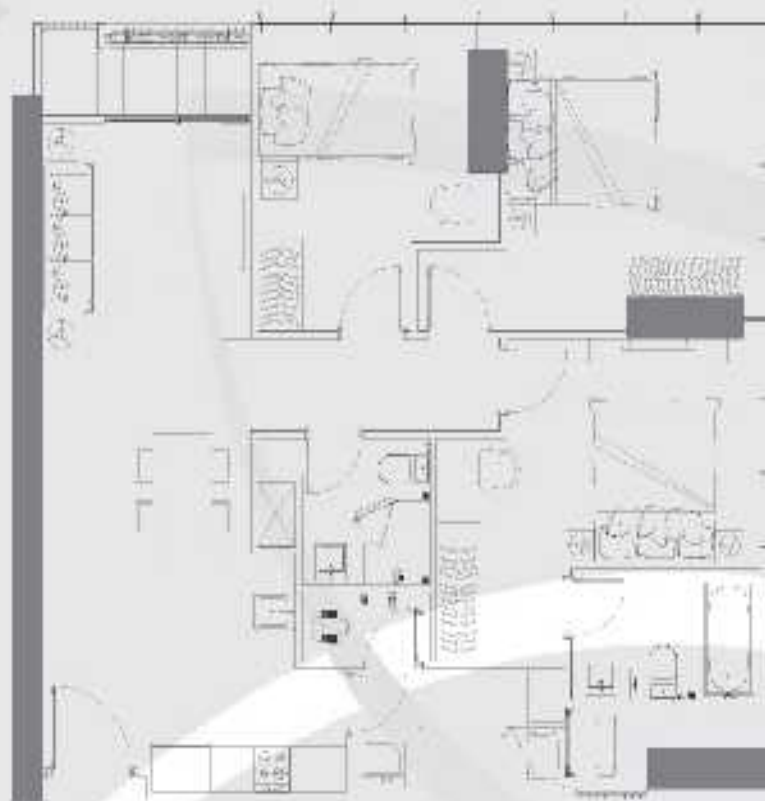


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BRC LOWER



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

SEMIGROSS 116 M²
NET AREA 97 M²

UNIT NO: 7, 8



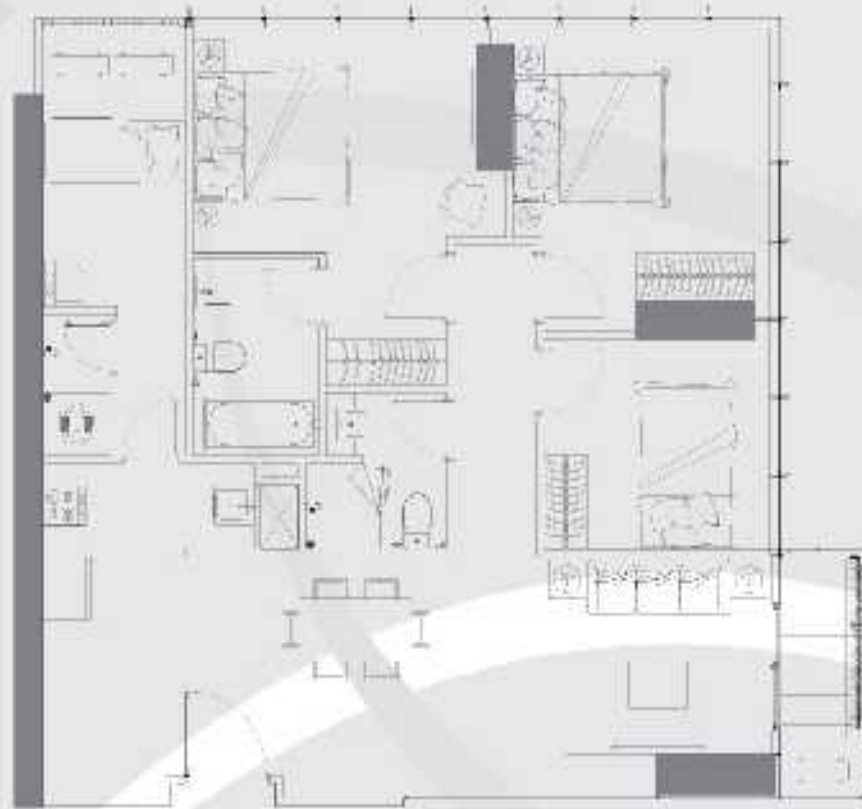
Projetto e redatto in base alle norme vigenti in materia di sicurezza sismica. Il presente progetto è stato elaborato in base alle norme vigenti in materia di sicurezza sismica. Il presente progetto è stato elaborato in base alle norme vigenti in materia di sicurezza sismica. Il presente progetto è stato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

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BRC UPPER



TYPE 3 BRC - U
TOWER 1 UPPER LEVEL
IT.5 - IT.46

SEMIGROSS 120 M²
NET AREA 101 M²

UNIT NO : 7, 8



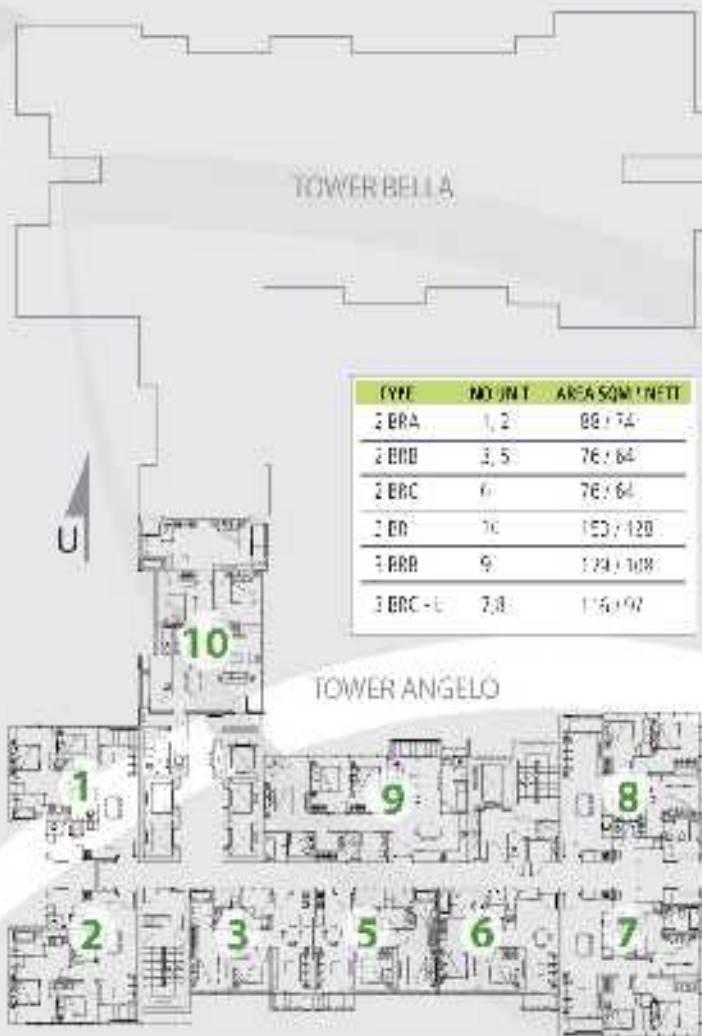
Realizzazione di un'opera di edilizia residenziale con destinazione d'uso di abitazioni, in esecuzione del progetto di urbanizzazione approvato in data 12/05/2010 dal Comune di Caserta. L'opera è stata realizzata in conformità con il Piano Urbanistico Comunale approvato in data 12/05/2010 dal Comune di Caserta. L'opera è stata realizzata in conformità con il Piano Urbanistico Comunale approvato in data 12/05/2010 dal Comune di Caserta. L'opera è stata realizzata in conformità con il Piano Urbanistico Comunale approvato in data 12/05/2010 dal Comune di Caserta.

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TYPICAL

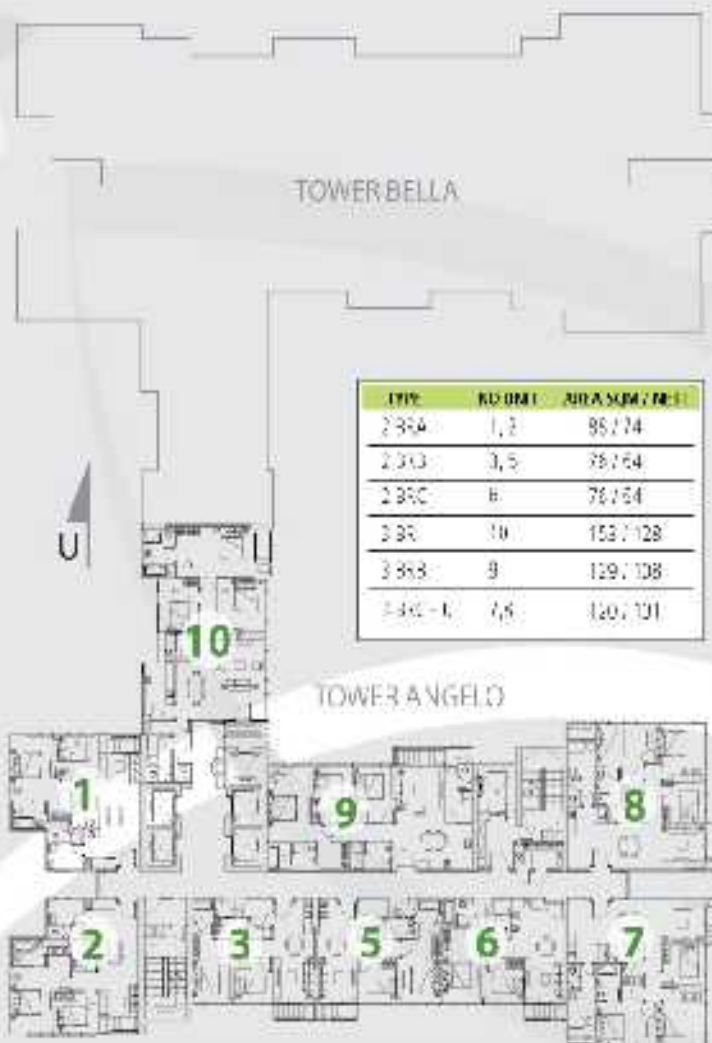
FLOOR - LOWER LEVEL



The floor plan, layout and details are provided for information only and are subject to change without notice. The actual floor plan and details may vary from the floor plan shown. The floor plan is not intended to be used as a legal document. The floor plan is not intended to be used as a legal document. The floor plan is not intended to be used as a legal document.

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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Material Specification

Floor

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

masonry wall in paint finish
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/crystal 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/bk/bmaid 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
Seemless coat 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 fitting
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
Walling electric storage
AC split/ice room & living room
1 line - 2 connection points
split/ice room, under seat, 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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