



NEW YORK
TOWER



REGATTA

**SALES PARTICULAR
NEW YORK TOWER**

Location



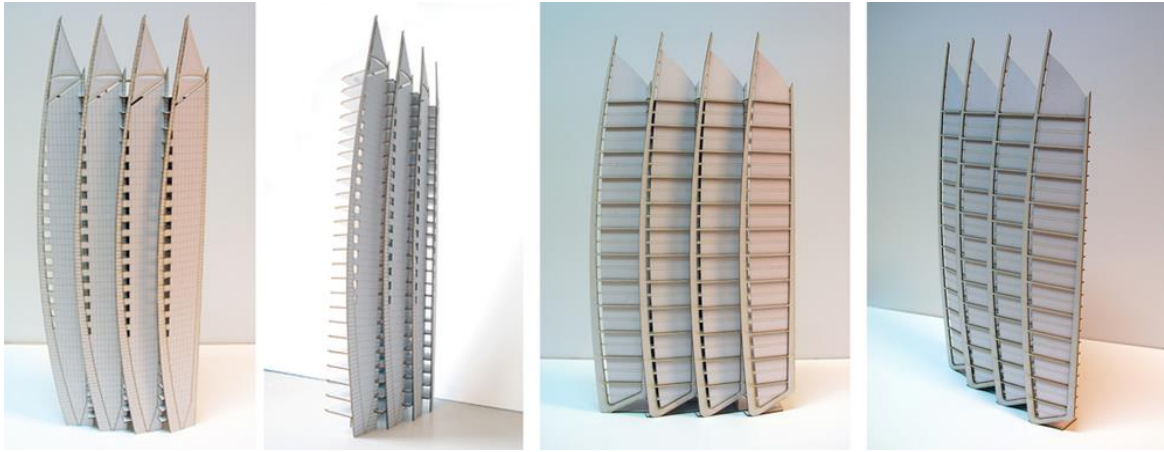
Architect

Tom Wright

Director of Atkins Design and Engineering & Solutions



Concept



*TALL SHIPS sail to distant lands
guided only by THE LIGHTHOUSE
THE COMPASS and THE SPIRIT of adventure*

Concept (cont'd)



Master Plan



Detail Development



Phase I : 4 towers (completed)
(Rio – Miami - Monte Carlo - Dubai)

Phase III : 3 towers
(Sydney, Acapulco, Tokyo)



Phase II : 3 towers
(London - New York - Shanghai)

Total Floors = 24

Total Units = 184

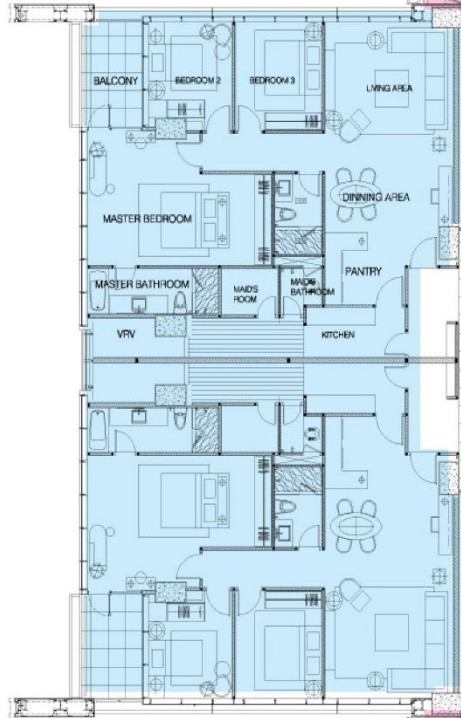
Unit per Floor = 8 (2 BR - 4 units ; 3 BR – 4 units)

Lift = 4 passengers + 1 service lift

(semi private 1 Lift for 2 units)

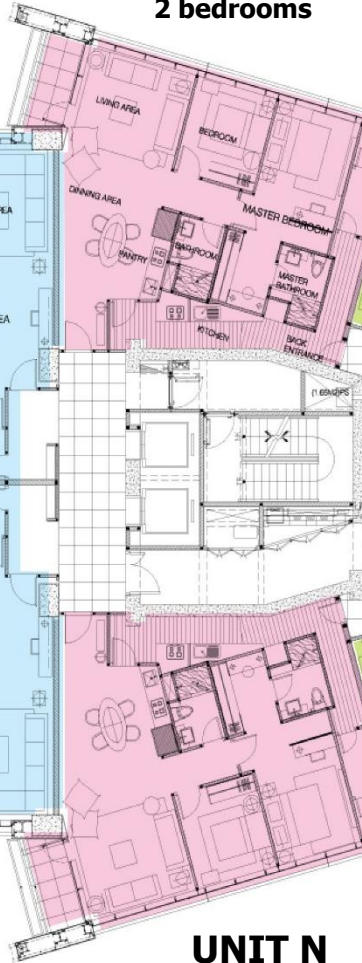


UNIT H
123 – 138 m² (nett)
3 bedrooms



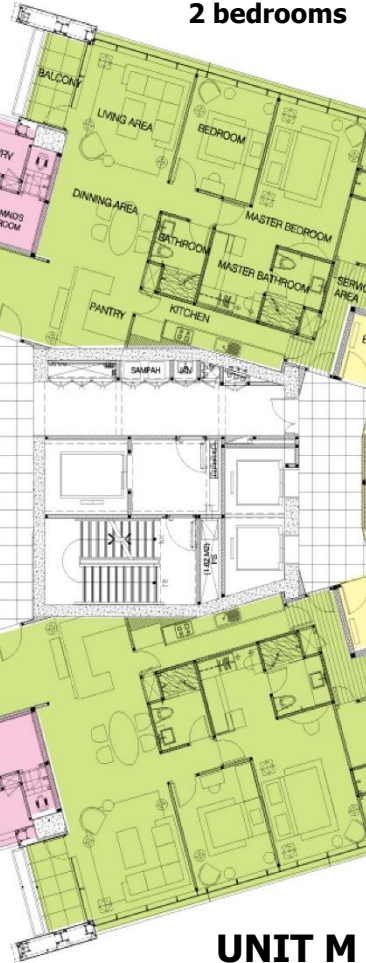
UNIT O
123 – 138 m² (nett)
3 bedrooms

UNIT I
104 m² (nett)
2 bedrooms



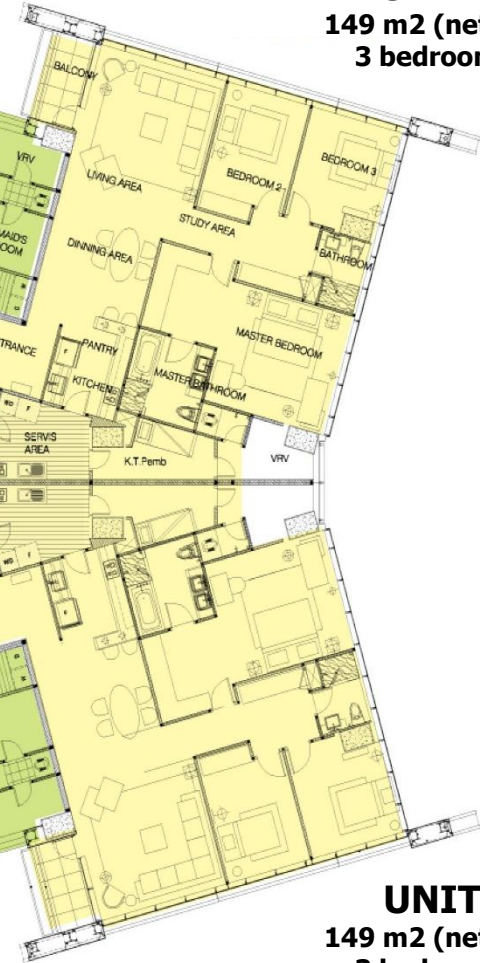
UNIT N
104 m² (nett)
2 bedrooms

UNIT J
119 m² (nett)
2 bedrooms



UNIT M
119 m² (nett)
2 bedrooms

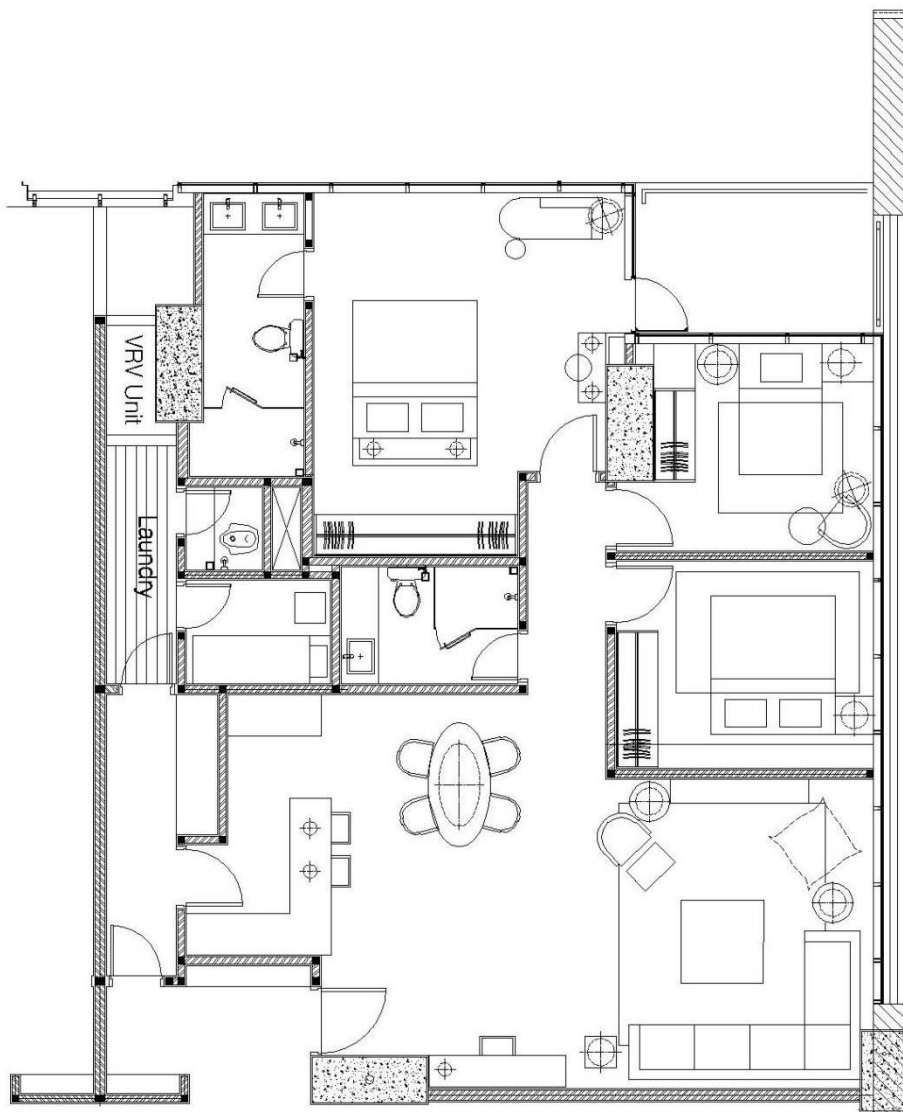
UNIT K
149 m² (nett)
3 bedrooms



UNIT L
149 m² (nett)
3 bedrooms

Typical Floor Plan

- 8 Units per Floor
- Semi Private Lift



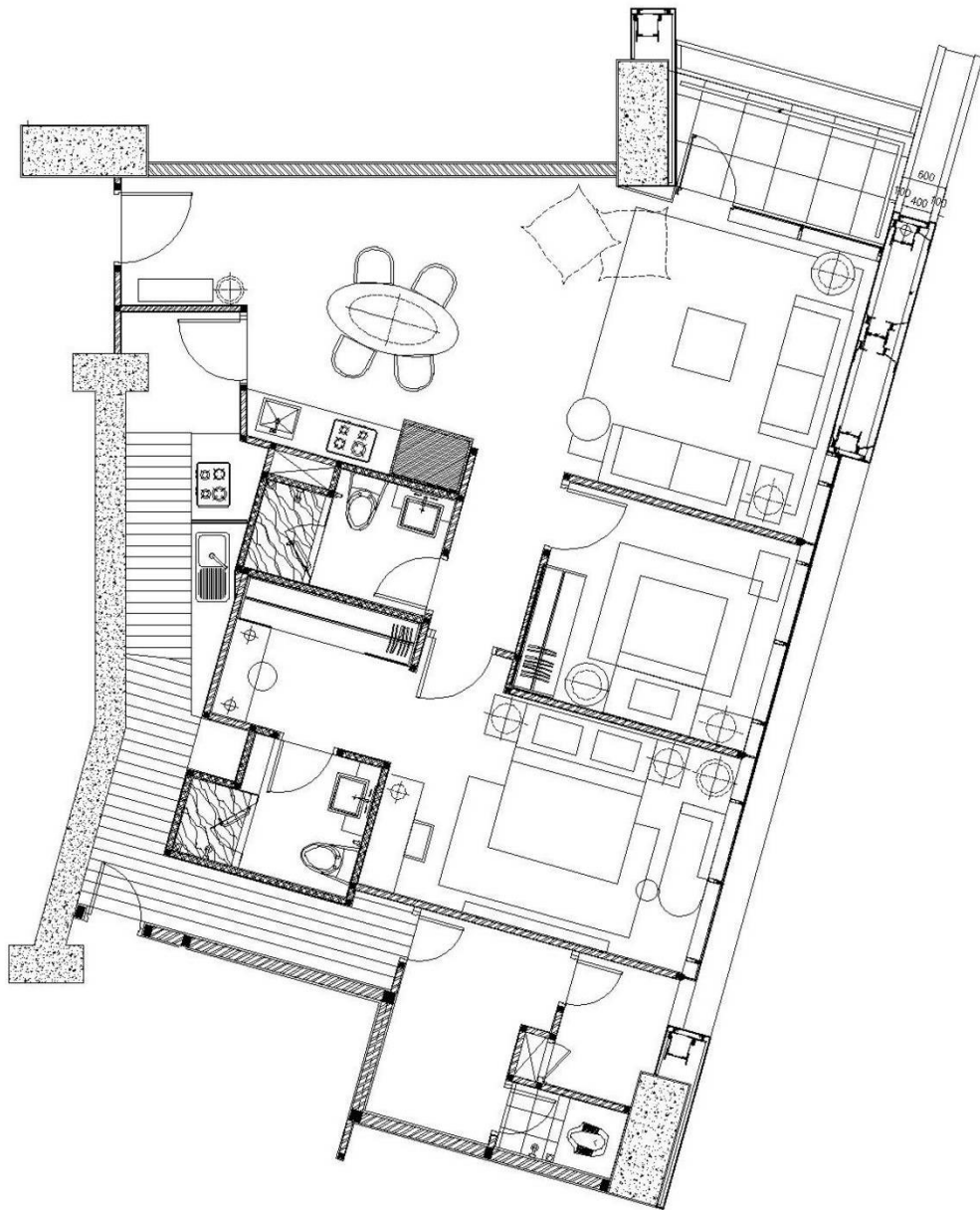
Layout

3 bedrooms

luas variable

(123 – 138 m2 nett)

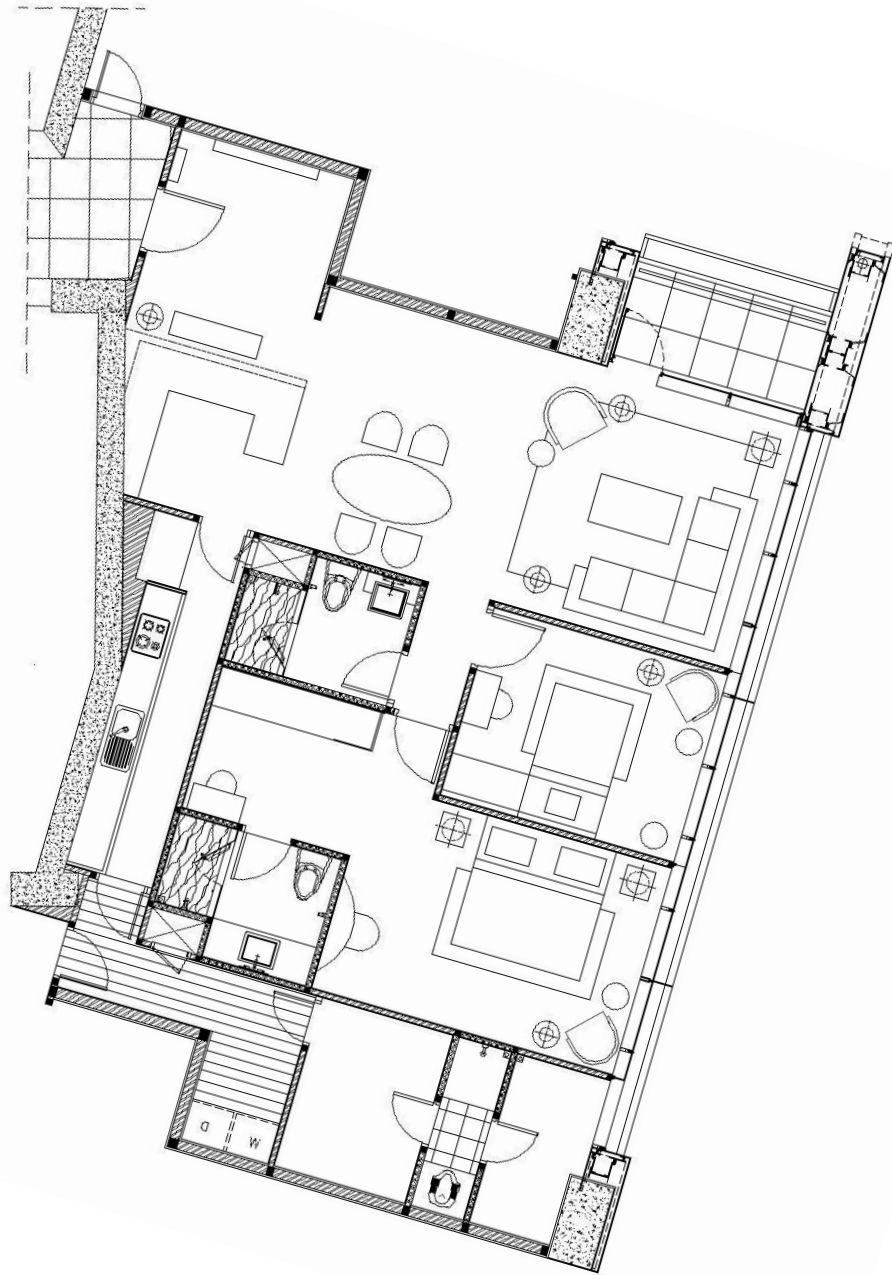
Unit O & Unit H



Layout

2 bedrooms (104 m² – nett)

Unit N & Unit I



Layout

2 bedrooms (119m² – nett)

Unit M & Unit J



Layout

3 bedrooms (149m² – nett)

Unit L & Unit K

Unit Features & Facilities

1. AC - living room & all bedrooms
2. Wet Kitchen – lower cabinet & marble top table
3. Video phone



Swimming Pool

Fitness & Gym

Unit Features & Facilities (cont'd)

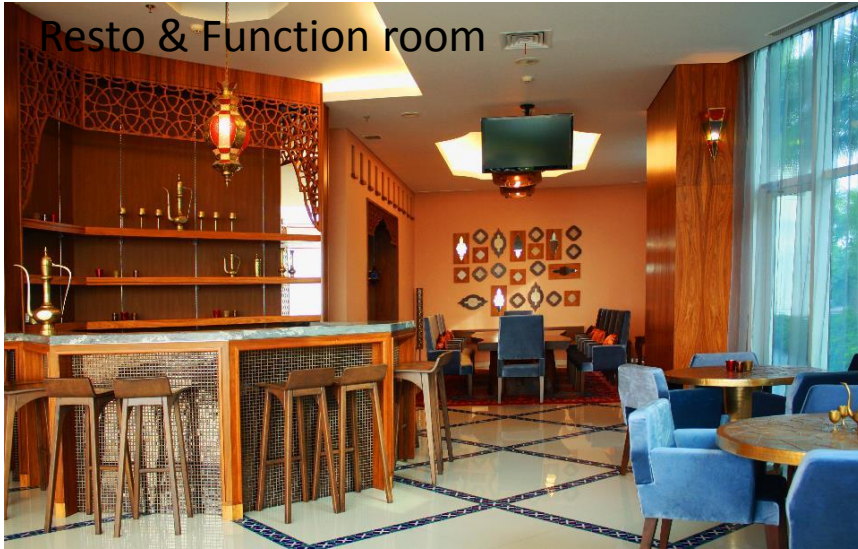
Gardens & Playground



Spa



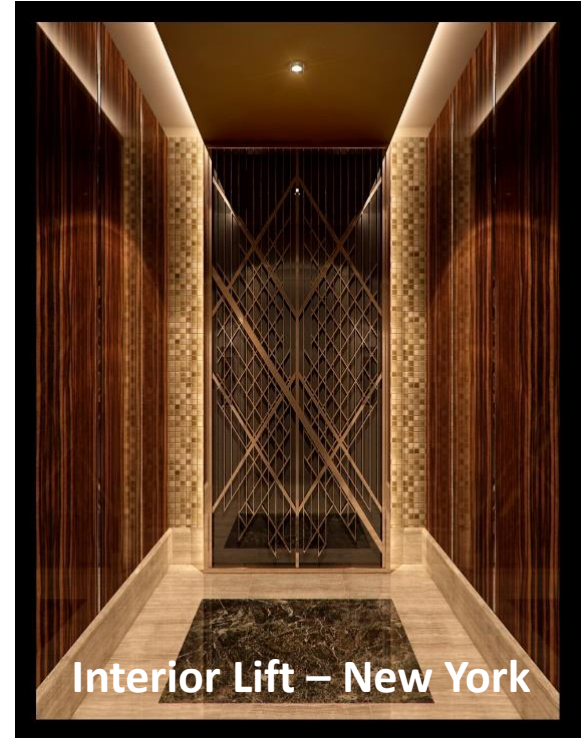
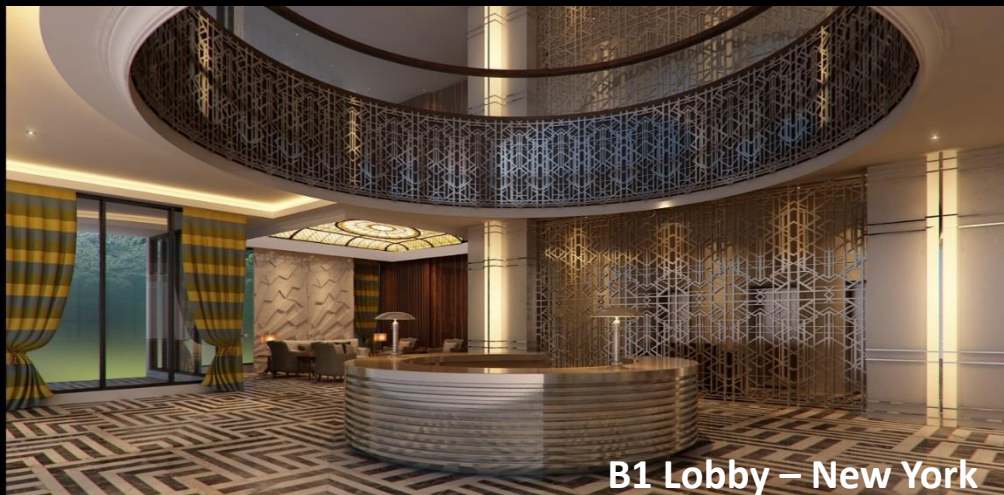
Resto & Function room



Resto & Function room



The Lobby



Interior

Living & Dining Room



Living Room



Master Bedroom

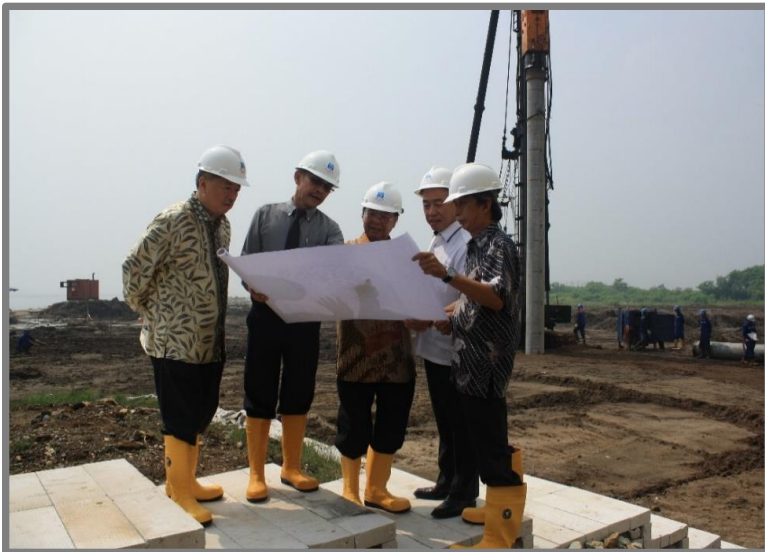


Children Bedroom



Construction Schedule

- Ground Breaking - Juni 2014
- Topping Off - 1 September 2016
- Hand Over - End of 2017



Ground Breaking - Juni 2014



Topping Off – 1 September 2016

Construction Progress

For construction progress please visit our website at:

www.regattajakarta.com

IMB No. 10900/IMB/e/2014

Tanggal 10-12-2014

Main Contractor



NUSA RAYA CIPTA

General Contractor

NRC's PROJECTS



The Windsor



Ciputra World 2



PIK Mall



Graha MRA (Offices and Showroom for Ferrari)



Crowne Plaza Hotel



Sahid Sudirman Center (**The tallest building in Indonesia – 258m**)

NRC's PROJECTS (cont'd)



Soho@Podomoro City



MNC News Tower



Menara Palma 2 Kuningan



Paddington Heights
Apartment



Pullman Hotel & BICC
(Bandung)



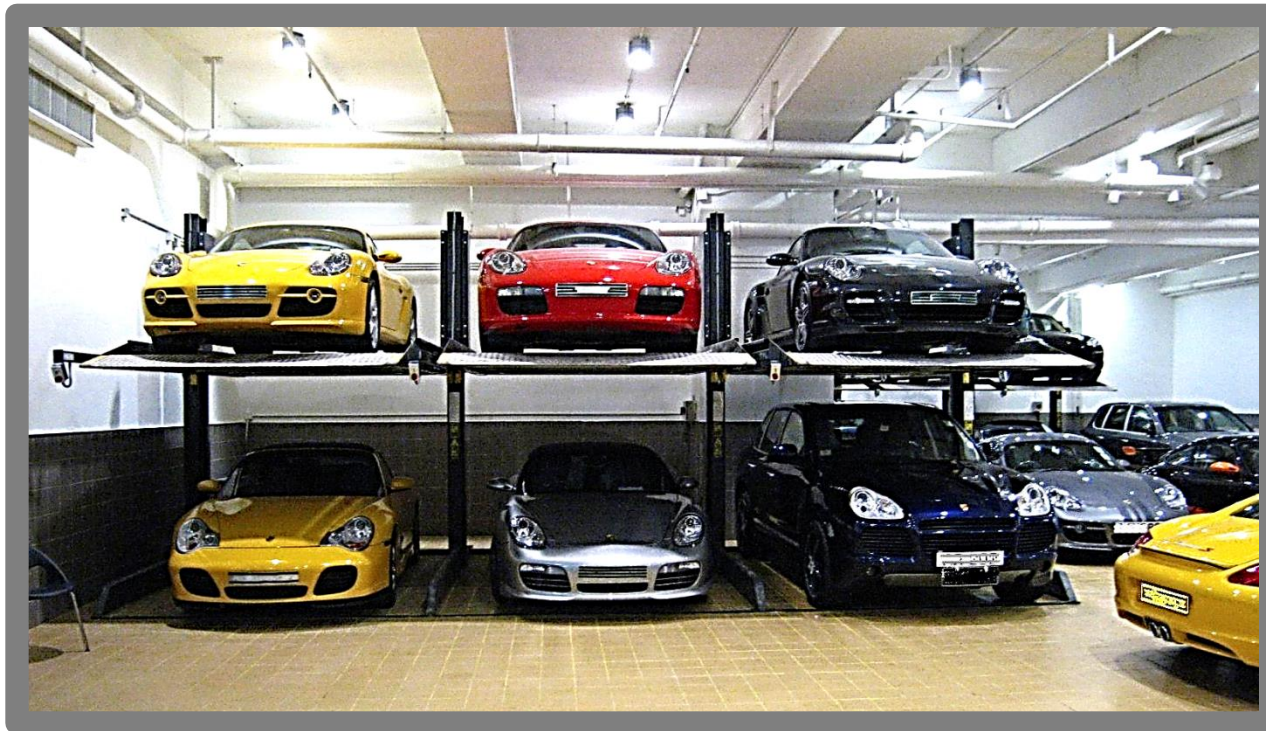
Parahyangan Residence

Current Service Charge

- Rp 27,500,- per m2

Parking Space

- Dedicated 1 lot (*Free of charge)
- Expandable 1 lot **

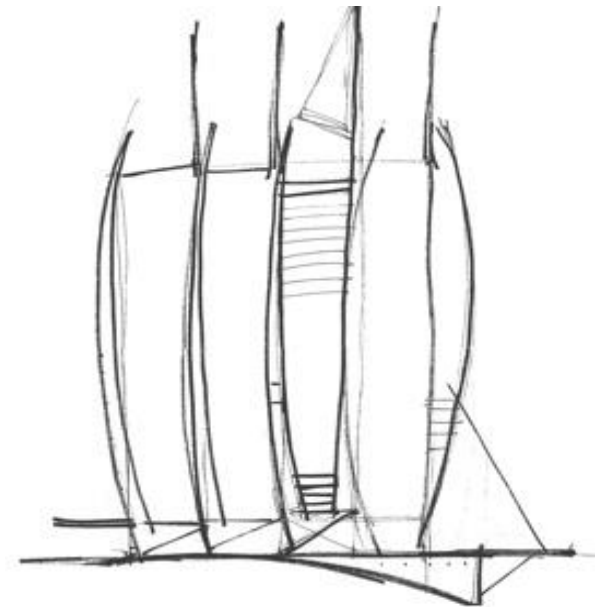


** Not applicable for some lot

Certificate

- **“Hak Milik” Strata Title**
- **HGB diatas HPL
(expiring in Aug 2037)**

*“HGB diatas HPL” is applied to all reclamation land
and it’s already proven can be extended.*



Developer

Badan Kerjasama Mutiara Buana (BKMB)
Joint Operation **PT Intiland Development, Tbk & PT Global Ekabuana**



PT. GLOBAL EKABUANA



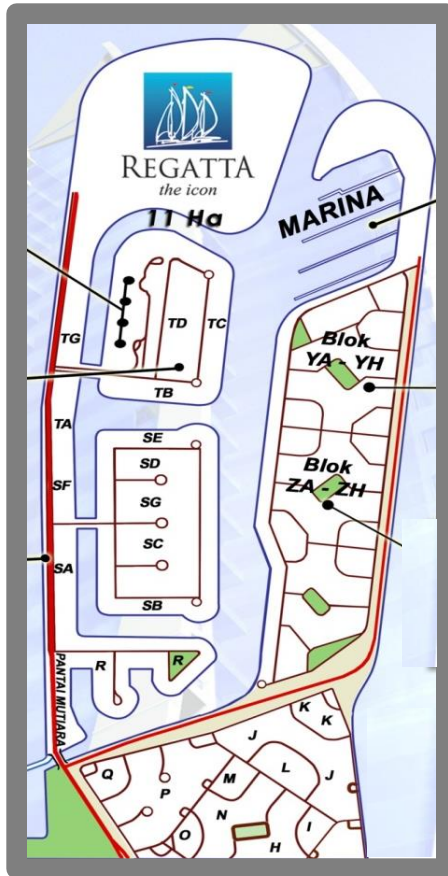
intiland

Consultants

Design Consultant	Atkins, UK
Architect of Record	PT Atelier 6 Arsitek
Structural Consultant	PT Davy Sukamta Konsultan
M & E Consultant	PT Sigmatech Tatakarsa
Quantity Surveyor	PT Rekagriya Menarabuana
Landscape Consultant	PT Tropica Greeneries
Façade Consultant	PT Meinhardt Indonesia
Interior Design Consultant	1. Ines Gerlach Interior, Singapore 2. Genius Logic, Singapore

Why Regatta?

1. Prestigious Address, Pantai Mutiara with the Canal Estate.



Canal Estate



Jet Ski Club

Why Regatta? (cont'd)

2. Designed by the World Class Architect, Tom Wright, the creator of Burj Al Arab, Dubai



Why Regatta? (cont'd)

3. Good Rent Yield : 9 – 12%

- Smaller units, easy to rent or sell
- Leasing team provided by Developer

Current Transacted Leasing Market

Type	Semigross m2	Condition	Leasing (IDR / annum)	Service Charge (IDR / annum)	Total	Initial Investment (IDR)	Yield
3 BR	243	Full furnished	350,000,000	64,152,000	414,152,000	4,500,000,000	9%
3 BR	206	Full furnished	300,000,000	54,384,000	354,384,000	3,500,000,000	10%
Studio	61	Full furnished	125,000,000	16,104,000	141,104,000	1,000,000,000	14%

Why Regatta? (cont'd)

4. **Future development in North Jakarta - 17 new artificial Islands, total area of 5,163 Ha**
A new destination for shopping, entertainment, CBD Office and residential, with integrated access to connect each island with Jakarta's inner & outer toll ring road and Pantura.



Schematic Plan - 17 artificial islands & Giant Sea Wall by DKI Jakarta Governance

Why Regatta? (cont'd)

detikFinance > Ekonomi Bisnis

Pulau Buatan di Teluk Jakarta

17 Pulau Buatan di Teluk Jakarta akan Selesai Pada 2030

Dana Aditiasari - detikfinance
Senin, 14/07/2014 15:00 WIB



Jakarta -Mega proyek pembangunan 17 pulau buatan di Teluk Jakarta akan dimulai awal 2015. Diperkirakan, untuk mengembangkan pulau buatan ini menjadi kawasan utuh lengkap dengan berbagai infrastruktur bangunan, kawasan rekreasi jalan dan berbagai infrastruktur lain dapat selesai di 2030.

"Dalam peraturan Gubernur DKI Jakarta nomor 121 tahun 2012, disebutkan

perwujudan rencana struktur dan pola ruang dalam jangka waktu perencanaan 4 tahunan sampai akhir tahun perencanaan

yaitu paling lambat tahun 2030," ujar Kepala Bagian Penataan Ruang Biro Tata Ruang dan Lingkungan Hidup DKI Jakarta Benny Agus Candra kepada **detikFinance**, akhir pekan lalu.

TOPIK TERHANGAT

Pulau Buatan di Teluk Jakarta

detikFinance > Ekonomi Bisnis

Pulau Buatan di Teluk Jakarta

17 Pulau Buatan Teluk Jakarta Bakal Saingi Dubai

Dana Aditiasari - detikfinance
Senin, 14/07/2014 10:35 WIB



Foto: Reuters

TOPIK TERHANGAT

Pulau Buatan di Teluk Jakarta

Jakarta -Pembuatan daratan baru di atas laut atau reklamasi bukan hal baru di dunia tata ruang perkotaan. Sejumlah proyek reklamasi di lepas pantai telah banyak dilakukan di banyak negara dunia, Indonesia akan menjadi salah satunya.

Kepala Sub Direktorat Perkotaan Ditjen Tata Ruang Kementerian Pekerjaan Umum (PU) Eko Budi Kurniawan menyebutkan, proyek reklamasi 17 pulau buatan di lepas pantai utara Jakarta seluas 5.000 hektar ini diharapkan dapat menyaingi keberadaan Palm Island di Dubai dan berbagai kawasan lain di berbagai negara yang juga merupakan daratan baru hasil reklamasi di atas laut.

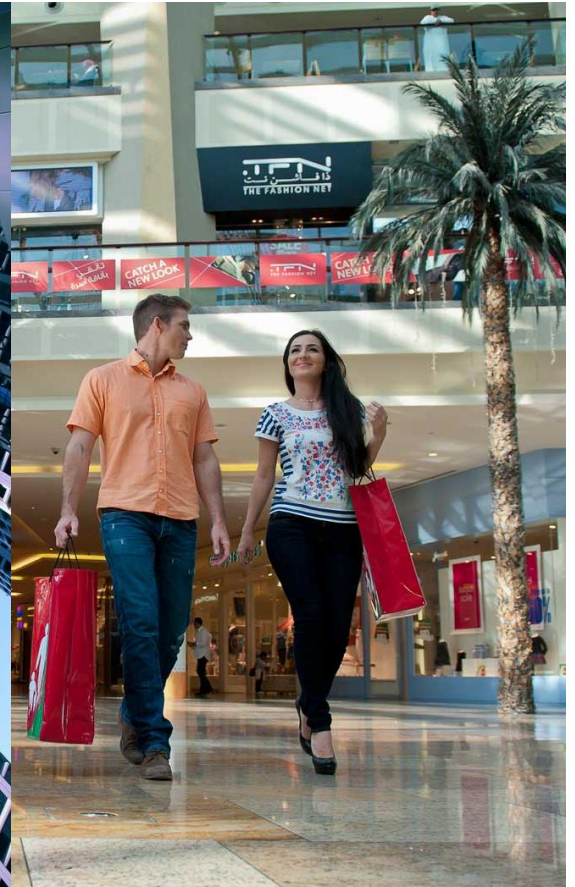
Source:

detik**f**inance

Why Regatta? (cont'd)

Future Development of Intiland's Island

New Destinations & Complete Facilities
only 300 meters from Regatta



High Rise & Landed Residential

Business District

Shopping Arcade

Why Regatta? (cont'd)

Future Development of Intiland's Island

New Destinations & Complete Facilities
only 300 meters from Regatta



Sport & Recreation



Waterfront Dining



Entertainment

Surrounding Facilities



Baywalk Mall



Pluit Village Mall



Emporium Pluit Mall



Pluit Junction Mall

Surrounding Facilities (cont'd)



Sekolah IPEKA Pluit



Sekolah Pelita Harapan, Pluit



Sekolah Tzu-Chi, PIK



Singapore International School (SIS), PIK

Surrounding Facilities (cont'd)



RS Pluit



RS PIK



Ancol & Dufan (30 minutes)



Bandara Soekarno Hatta (25 minutes)

Fee & Gimmicks ???

Commission Fee for Agent = 3%





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C L U B

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085 88878 1688

www.intilandbusinessclub.com



- Sudah menjual produk Intiland
- Tiap kelipatan Rp 100juta = 1 point reward
- Redeem points - Ditukar dengan aneka Gadgets
- Group Tour – setiap tahun

Contacts

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Badan Kerjasama Mutiara Buana

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