



PRIME TOWER

Where Urban Luxury
Meets Green Living

MARKETING GALLERY

Jl. Tanjung Barat Raya No.163
Jakarta Selatan

for inquiry call: 021 2958 0080

Member of



Birth of a new grandiose district,
A vibrant living in the pocket of TB. Simatupang.
The magnificent Prime Tower,
Nestled in the versatile complex development.

A new idealism, the gateway that connects you to the world,
Highway, train station, office towers and AEON MALL.
The next metropolitan, providing the best life can offer.
Let's welcome, the tower of dreams, the life you have dreamt of.
The Prime Tower at Southgate



The future of South Jakarta,

the NEXT

PRIME

Members of development

A synergy of local knowledge with global expertise, bringing you world class experiences
国の枠を越え、世界に誇る 新しい都市生活の創造へ。



KEIKYU
京 急 電 鉄

Keikyu Corporation

A railway company with 120 years of history that has strengths in integrated development of railways and towns

Keikyu Corporation has a 120 year long history. Keikyu Corporation, which connects Tokyo International Airport and central Tokyo, is a railway company that serves as a gateway into Japan. Japanese railway companies promote developments that integrate railways and residential areas. Keikyu Corporation similarly developed residential land and enhanced value along its lines, including redevelopment of Shinagawa, an entrance point to Tokyo, Japan's most vibrant area. It utilizes the PRIME brand in residential towns that place importance on ties to people who live along the line, rather than just ending with the development. Keikyu Corporation will apply this knowhow and integrity to SOUTHGATE too.



ITOCHU

ITOCHU Property Development, Ltd.

A leading Japanese trading firm that operates internationally

ITOCHU Corporation, which was founded in 1858 and has a history of over 150 years, is a major diversified trading company with roughly 120 sites in 63 countries worldwide. It engages in textile, machinery, metal, energy, chemical, food, residential living, information, and financial businesses internationally. In real estate development, it handles condominiums, office buildings, retail facilities, and overseas property development. Itochu promotes diversified real estate development business imbued with an enterprising spirit as a trading company that constantly takes on challenges worldwide.



sinarmas land
Building for a better future

Sinar Mas Land Limited

Indonesia's leading conglomerate corporate group
A highly respected international real estate business

Sinar Mas Group is a top global corporate group comprised of six core businesses - paper and pulp, financial, real estate, food, communications, and electricity. It arranges joint ventures with companies throughout the world as Indonesia's leading conglomerate company. Sinar Mas Land has real estate businesses through entities in Indonesia, China, Malaysia, and Singapore. It has received various awards and is respected internationally for results in these businesses.



NEXT PRIME of LOCATION
 Live within the crown jewel of South Jakarta;
 Urban Comfort of the city and the evergreen way of life
 居住は「都心の喧騒」から「都市の快適さ」へ。

Southgate, an entwined apartment towers, office tower, mall and transportation facilities. Located in the pocket of TB. Simatupang, a step from the city center such as Sudirman, and Thamrin, Southgate is the aspiration of every man. Positioned in the lap of extravagance business district, the Prime Tower is a lustrous residential with abundance of calming parks which creates a smooth access between the bustling metropolitan of Jakarta, with the serenity of the south.

Soekarno-Hatta International Airport

Cilandak Town Square

Talavera Office Park

Highscope Indonesia School

RSUD Pasar Minggu

Rumah Sakit Marinir Cilandak

Ragunan Zoo

Graha Simatupang

Highway Entrance

Perkantoran Hijau Arkadia

Aston Hotel

Gedung Aneka Tambang

INDUSTRIAL AREA BEKASI

Telkomsel

Tanjung Barat

Easy Access to Commuter Line

UNIVERSITY OF INDONESIA

SOUTHGATE

Soekarno-Hatta International Airport

Jakarta Bay

Central Jakarta

INNER RING ROAD

OUTER RING ROAD

Simatupang area

INDONESIA

NORTH



 Car access

Your every seconds counts, accelerate forward

Accessing the highway becomes a breeze as SOUTHGATE is strategically located in the heart of TB.Simatupang, the most active business district of Jakarta. Shorten the commute by creating a smooth shift in between places of interest.



To the highway entrance **3 min.** by car

 Shopping mall

Living abreast of Aeon MALL, just at your doorstep

Prime Tower at Southgate's residence will be spoiled for choice when it comes to restaurants, cafes, and shopping boutiques. Minutes away from your front door, you'll find hidden treasures. Despite the secluded feeling of each home, residents will only be moments away from Aeon MALL, one of Japan's largest retail groups which has operated in 5 countries such as Japan, China, Vietnam, Cambodia, and Indonesia. Born to be the new landmark of South Jakarta, Southgate's massive AEON MALL serves fresh seafood, vegetables and delicious Japanese food. Enjoy the future lifestyle only Southgate can offer.



 Train access

Born with a silver spoon, as the railway station sits just around the corner

SOUTHGATE is directly connected to Tanjung Barat station on the commuter line via a pedestrian deck. This enables smooth access into the city center. It will also provide a direct link to Soekarno-Hatta International Airport in the future, eliminating concerns about missing flights. Jakarta's congestion has become a social problem. In an area where train use is being encouraged as a national policy, the convenience of having a direct connection to a train station should offer major advantages in terms of both daily life and future asset values.

Direct access Tanjung Barat Station **2 min.** by walk

NEXT PRIME of LANDPLAN

The imminent of PRIME master plan, a providential district full of amenities
利便施設は「出かける」から「直結」へ。



PRIME TOWER

Toll JORR

Tanjung Barat Sta.

A place of splendid detail with integrated natural splendor and advanced residence design. A magnificent district consists of two apartment towers, an office tower and service apartments. With a total of 25 common facilities and Aeon MALL, Southgate will become the gateway to open ways to bring world class experience to South Jakarta. A sequence of harmonization living between elegant futuristic living, graceful water and tree-lined area.

 25 facilities

Be spoiled with 25 abundant facilities

Despite the secluded feeling of each home, residents will only be moments away from the city, while being able to gently wind paths in the lush greeneries. Perfect for a Sunday stroll on green, manicured lawns which are the ideal setting for an afternoon picnic. For the actives: swimming pool, sports gym and jogging track will be your playground paradise. Prime Tower are ingenious in design — distinguished, and elegant — each home reflects the classic grandeur of urban living.

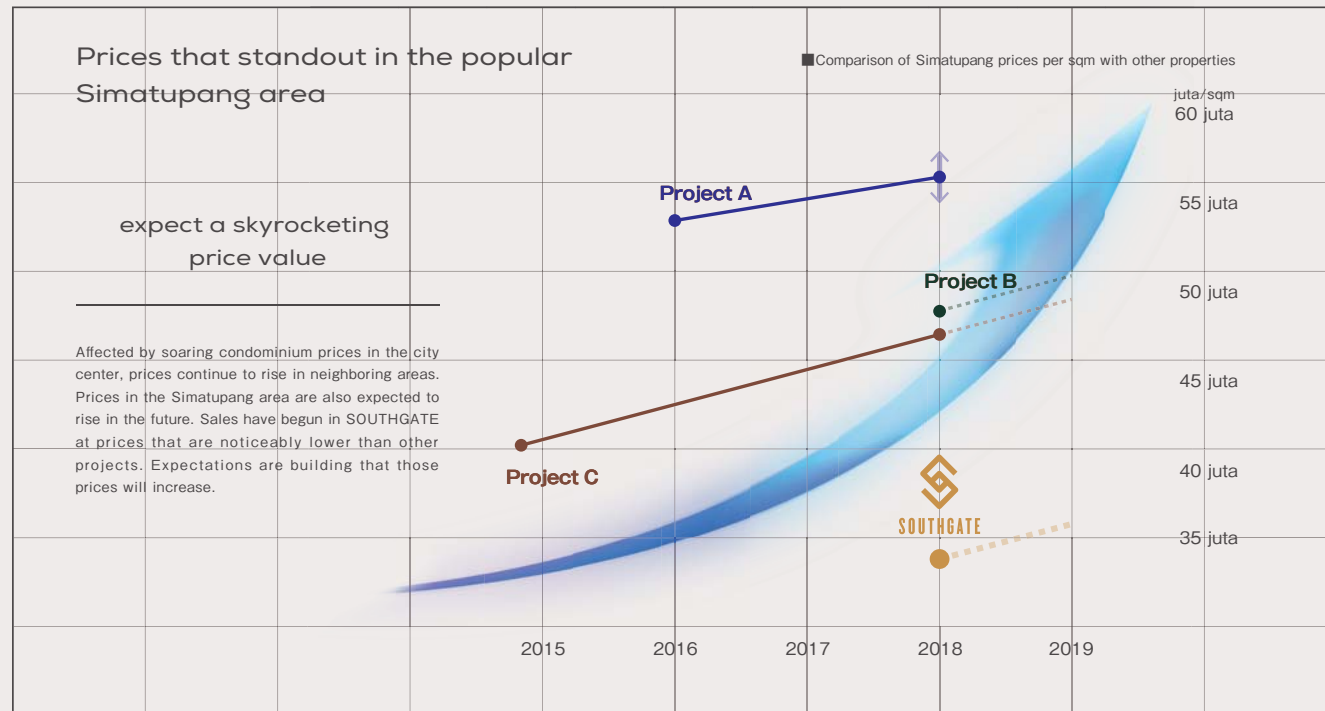


- | | | |
|-----------------------------|-----------------------|------------------------------------|
| 1 Entrance Porch | 10 Fun Pool | 19 Amphitheater |
| 2 1km Jogging Track | 11 Kids Pool | 20 Mini Golf Course |
| 3 Yoga Sanctuary | 12 Sun Deck | 21 Children Playground |
| 4 Indoor Gym | 13 Barbeque Patio | 22 Outdoor Seating Area |
| 5 Outdoor Gym | 14 Forest Garden | 23 Sheltered Outdoor Area |
| 6 Sauna Lounge | 15 Terrace Garden | 24 Pedestrian Walkway to AEON MALL |
| 7 Junior Climbing Wall | 16 Hanging Garden | 25 Easy Access to Commuter Line |
| 8 Tennis & Basketball Court | 17 Reflexology Garden | |
| 9 Semi-Olympic Pool | 18 Reflection Pond | |

NEXT PRIME of VALUE

An extraordinarily integrated mixed-use development, along with AEON MALL, suburban habitats. Creating exceptional and exquisite communities
 高い資産性が注目される複合開発。

creates notable high-value asset; integration of urban living with that provide mind-blowing living experiences for its homeowners
 AEON MALLと暮らす日々へ。



The huge, much talked-about mall, AEON MALL is within the site



■Building outline
 Site area: Approx. 55,000m² Floor area: Approx. 97,000m²
 Number of specialty stores: Approx. 150 stores planned
 Planned opening date: FY2020



Operated by AEON Group,
 No. 1 in Japan.
 Clothing, food, lifestyle,
 all kinds of products in one place

AEON Group, which boasts the highest operating revenue amongst retailers in Japan, operates the large-scale AEON MALL. AEON Group already has more than 200 stores in Japan and overseas, including 2 locations in Jakarta. The AEON supermarket acts as the group's lead store and offers a variety of products and services such as restaurants, fashion stores, sundries and services. The mall will also be a constant source of fresh information such as proposals for lifestyle trends.



NEXT PRIME of ROOM

The perfect fit for your every needs: quality and privacy

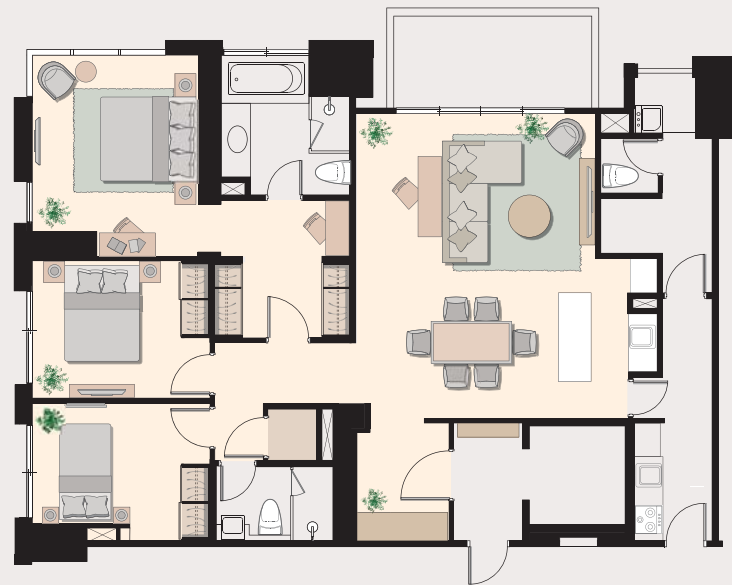
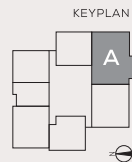
選べる広さとプライベートの質を高める仕様。

UNIT A 3BR+maid

Nett Area 140.0 m²
Semigross Area 161.0 m²

PRIVATE ELEVATOR

Huge and luxurious 3 bedrooms
with maid's room.

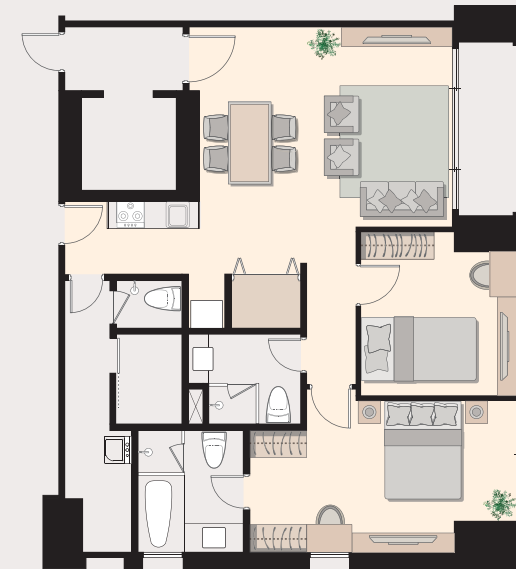
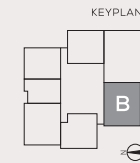


UNIT B 2BR+maid

Nett Area 106.0 m²
Semigross Area 122.0 m²

PRIVATE ELEVATOR

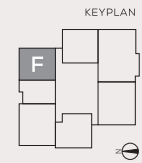
Warm and cozy 2 bedrooms with maid's room.



UNIT F 2BR

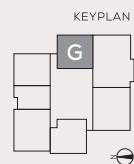
Nett Area 85.0 m²
Semigross Area 95.0 m²

Enjoy the open feeling, as natural
light flows from 2 sides of the room.

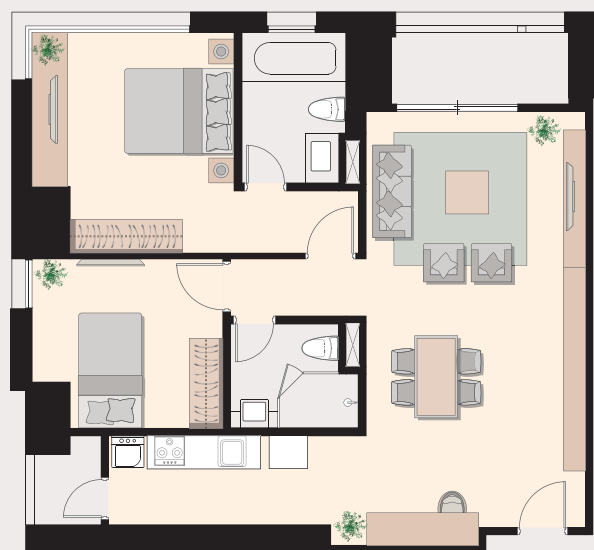


UNIT G 2BR

Nett Area 86.0 m²
Semigross Area 96.0 m²

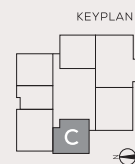


Well-planned 2 bedrooms design focusing on comfort and convenience.

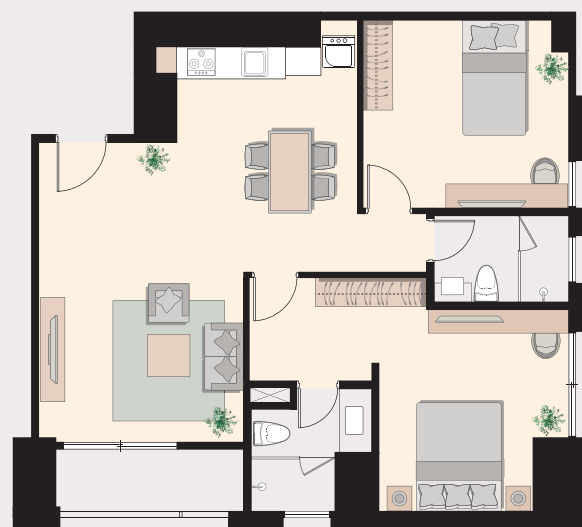


UNIT C 2BR

Nett Area 82.0 m²
Semigross Area 92.0 m²

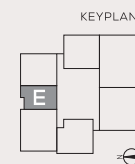


Splendid 2 bedrooms with extra privacy.



UNIT E 1BR+study

Nett Area 60.0 m²
Semigross Area 68.0 m²



A vast 1 bedroom with stunning kitchen design.



Japanese quality

Built with Japanese high quality brands

大手日系企業による、高品質な設備が充実。

Fittings	Brand
■ Gypsum Board	■ Japanese brand or equivalent
■ Electric lock	■ KAMARQ
■ Air Conditioner	■ Japanese brand
■ Elevator	■ HITACHI
■ Wardrobe	■ TOTO
■ IOT	■ KAMARQ
■ Aluminium	■ Japanese brand or equivalent
■ Façade	■ Asahimas(Low-E Glass)

Other high-quality Specification その他の高品質な設備。

Fittings	Brand
■ Sanitary	■ KOHLER

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