



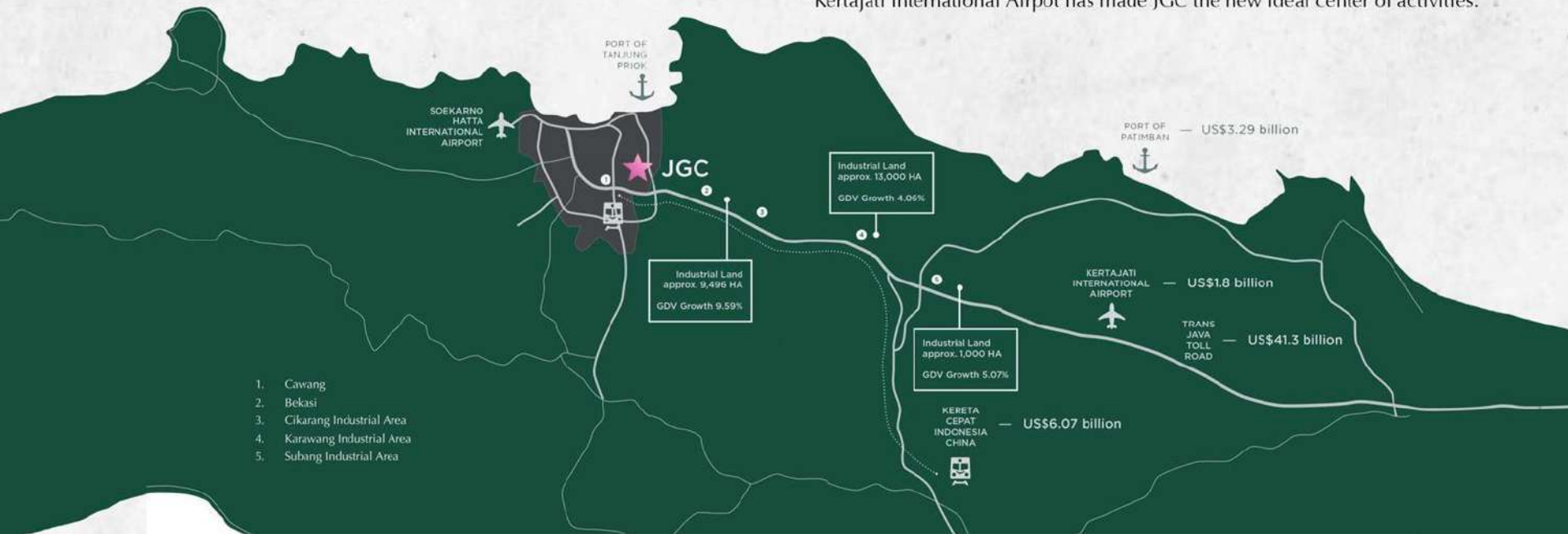
THE GROWTH OF EASTERN CORRIDOR

Indonesia's bol infrastructure and economic restructuring plan and rapid development in Greater Jakarta's eastern corridor has made JGC the new center of the recent economic zone inbGreater Jakarta

Rapid development in the eastern corridor is shown through the opening of Patimban Port, Kertajati International Airport, Trans Jawa toll road, East Jakarta elevated toll road, Jakarta Bandung Hight-Speed Railway, LRT network, and many developments along the corridor.

Uniquely, JGC is the gate towards the eastern corridor development but still located wilhin Jakarta Capital City and is the last environment-friendly large-scale development available.

Thirty minutes from Jakarta Capotal City center, 10 minutes from Kelapa Gading, 15 minutes from the port of Tanjung Priok, 40 minutes from the Soekarno-Hatta airport, 90 minutes to the seaport of Patimban and 1 hour to Kertajati International Aiprot has made JGC the new ideal center of activities.



INFRASTRUCTURE POTENTIAL IN THE EASTERN CORRIDOR

- Double-double track Manggarai-Cikarang
- Light Rail Transit
- Toll Cikapek II (elevated toll)
- Toll Jakarta-Cikampek II South
- JORR II Cimanggis-Cibitung
- Toll Dalam Kota Sunter-Pulo Gebang
- Toll Dalam Kota Semanan-Sunter
- Kereta Api Cepat
- Patimban Port
- Kertajati Airport
- MRT Plan Phase III Balaraja-Cikarang





THE GOLDEN TIMES OF JGC

The growth of JGC is getting unbelievable traction. With a grand masterplan, beautiful lake, acres of green, luxurious and middle-class residentials, GIBL Mandiri School, Mayapada Hospital, Siloam Clinic, Shell Gas Station and the CBD with IKEA store, AEON Mall and soon a lotte E&C development in it and more to come, JGC is truly becoming one of the most sought destinations in Jakarta

VALUE INVESTOR



ÆON MALL



INVESTMENT

± 1.4T
GFA 89.000 m2

± 1.2T
GFA 120.000 m2

± 5.4T
7 Tower Apartment

± 20T
Landed house &
Apartment Project



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AEON MALL

SURROUNDED BY



IKEA



EDUCATION

GLOBAL MANDIRI
SCHOOL

& many more



FOOD

MCDONALD'S
PIZZA HUT
MODERN MARKET
FOOD GARDEN

& many more



HEALTHCARE

MAYAPADA HOSPITAL
(FUTURE)

SILOAM CLINIC

& many more



GAS STATION

SHELL

MASTERPLAN

JBD

JAKARTA BUSINESS DISTRICT

TOL DALAM KOTA
KELAPA GADING

RUKO
THE WALK

SHELL

PIZZA HUT

MCDONALD'S

CLEON
PARK

RUKO
BOULEVARD

MAYAPAD
HOSPITAL
(FUTURE)

AEON
MALL

MANDIRI
GLOBAL
SCHOOL

IKEA

NEW EAST

RUKO
THE AVENUE

COMMERCIAL
LOT B

LOTTE E&C

ASTRA PROPERTY &
HONGKONG LAND

TOL JORR 2
TANJUNG PRIOK - ANCOL - BANDARA


mahakam
The Signature



BE **UNIQUE** INSTEAD OF **BEST**
BECAUSE BEING **THE BEST** MAKES YOU **JUST NUMBER ONE**
BUT BEING **UNIQUE** MAKES YOU **THE ONLY ONE**

HOME IS A PLACE, IS A FEELING..









WELCOME SANITATION



Health, and family comfort comes from a clean and sterile home. The easiest first step is to start cleaning our hands before entering the house, where in "Mahakam Signature" this features displayed with minimalist style and modern look.

HYGIENIC ROOM ON NEXT DOOR



Always meet the family with a cheerful nuance and freshening our body by rinsing on special bathroom that is placed on entrance before other rooms.

CROSS VENTILATION DESIGN



Our open plan and layout design that applies cross ventilation, makes the air in the room very fresh and not humid. Besides being good for health, the use of this design can save electricity and air conditioner usage

FEEL PRIVATE WITH UNIQUE FACADE



The facade area is designed with a combination of materials that support the tropical concept, one of the materials used is synthetic rattan as a secondary skin element as well as a heat absorber, we also use a custom motif roster, as an accent and make air circulation smoother.

concept makes family to enjoy the environment view, but outsiders can't see inside

WORK ANYWHERE WITH DIFFERENT ATMOSPHERE

So many room with many places to work, depending on your needs



EXPAND YOUR HOUSE JUST LIKE YOUR DREAM

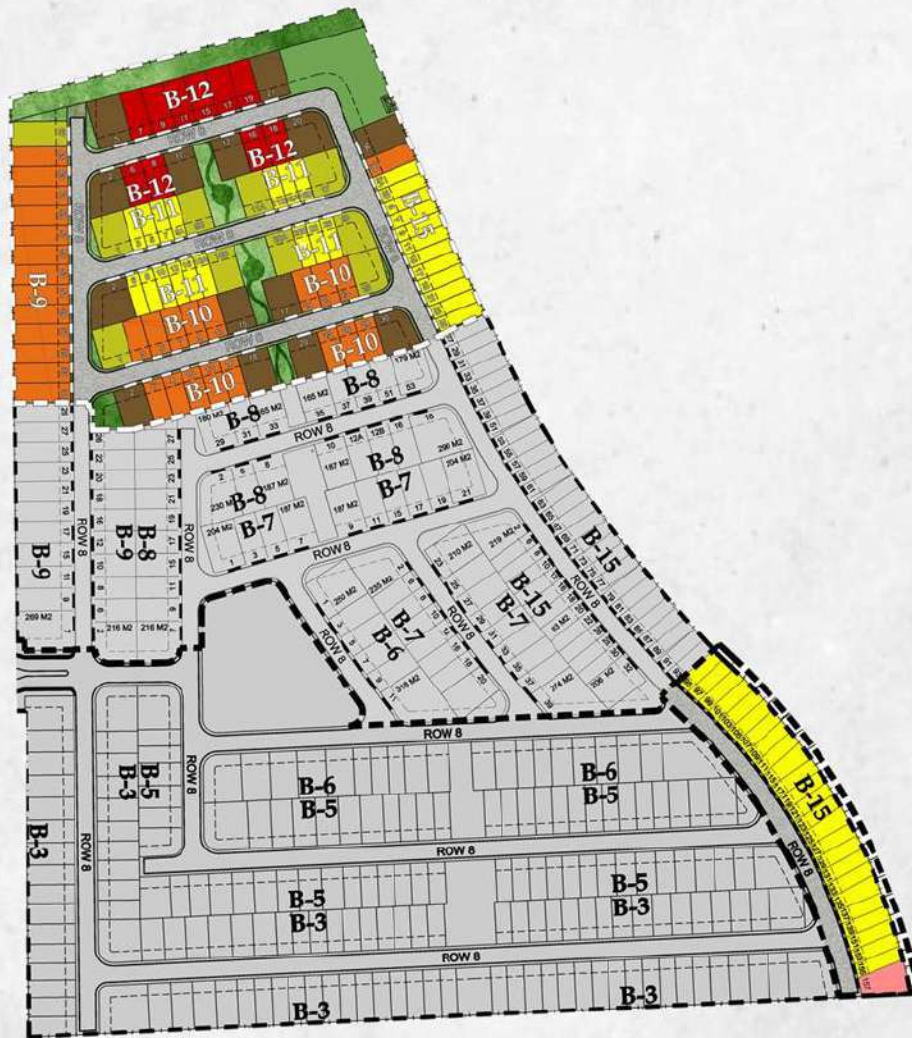
Our standard layout plans are more than adequate for various needs. But for your dream house, you decide. we have prepared the structure and the place



OPEN & VAST ROOM SPACE



Our family room can gather family and neighbors in one room.
an ideal place to share stories with children, gathering with family , as well as a place for entertainment and relax



THE SITE PLAN OF



- L5
- L7
- L8
- L5 HOOK
- L7 HOOK
- L8 HOOK



THE FACILITIES

- 1 SWIMMING POOL
- 2 JOGGING TRACK
- 3 CHILDREN PLAYGROUND
- 4 GARDEN
- 5 YOGA
- 6 OUTDOOR GYM





L5



LIVING ROOM



MASTER BED ROOM



ATTIC ROOM



EXTERIOR ATTIC



TYPE L5

5 x 15

 3  2  1

LB : 63 m²

LT : 75 m²



TYPE L5

5 x 15



LB : 63 m²

LT : 75 m²



DENAH LT DASAR



DENAH LT ATAS

TYPE L5

5 x 15

 4 + 1  2+1  1

PENGEMBANGAN

LB : 73,5 m²

LT : 75 m²



DENAH LT DASAR
PENGEMBANGAN



DENAH LT ATAS
PENGEMBANGAN

TYPE L5

5 x 15

4 + 1 2+1 1

PENGEMBANGAN + ATTIC
LB : 73,5 >> +19



DENAH LT ATAS
PENGEMBANGAN ATTIC



DENAH LT ATTIC



L7



LIVING ROOM

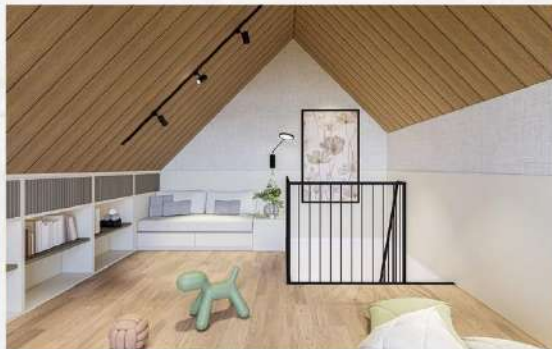




MASTER BEDROOM



ATTIC ROOM



EXTERIOR ATTIC



TYPE L7

7 x 15

 3+1  3+1  1

LB : 89 m²

LT : 105 m²



TYPE L7

7 x 15

 3+1  3+1  1

LB : 89 m²

LT : 105 m²



DENAH LT DASAR



DENAH LT ATAS

TYPE L7

7 x 15

 4+1  3+1  1

PENGEMBANGAN

LB : 96,8 m²

LT : 105 m²



DENAH LT DASAR



DENAH LT ATAS
PENGEMBANGAN

TYPE L7

7 x 15

 4+1  3+1  1

PENGEMBANGAN + ATTIC
LB : 96,8 >> +23,3



DENAH LT ATAS
PENGEMBANGAN ATTIC



DENAH LT ATTIC



L8



LIVING ROOM





MASTER BEDROOM



ATTIC ROOM



EXTERIOR ATTIC



TYPE L8

8 x 15

 3+1  3+1

 1  2

LB : 115 m²

LT : 120 m²



TYPE L8

8 x 15



LB : 115 m²

LT : 120 m²



DENAH LT DASAR



DENAH LT ATAS

TYPE L8

8 x 15



PENGEMBANGAN + ATTIC
LB : 115 >> +27



DENAH LT ATAS
PENGEMBANGAN



DENAH LT ATTIC

THE SPECIFICATION

STRUKTUR

Pondasi	: Mini Pile
Dinding	: Bata Ringan/merah di Plester Aci / Panel/ Beton Bertulang Finish Cat
Rangka Atap	: Baja Ringan

SANITAIR

Kamar Mandi Utama	: Closet duduk, Wastafel, Shower
Kamar Mandi	: Closet duduk, Wastafel, Shower
Kamar Mandi Pembantu	: Closet jongkok, kran
Dapur	: Zink lapis stainless steel + kran

INSTALASI

Air Bersih	: PDAM
Septictank	: Biotec
Listrik	: 2200 VA

FINISHING

Lantai Dalam	: Homogeneous Tile
Lantai Carport	: Keramik
Lantai Kamar Mandi & Service, Teras	: Keramik
Dinding Luar	: Finishing Cat & Kayu Sintetis
Dinding Dalam	: Finishing Cat
Kusen Jendela & Pintu	: Alumunium & Kayu
Daun Pintu Utama	: Pintu Kayu Engineering
Daun Pintu Kamar	: Pintu Kayu Engineering
Plafond Eksterior	: GRC Board
Plafond Interior	: Gypsum Board
Penutup Atap	: Kombinasi Genteng Beton & Metal

DISCLAIMER

Seluruh data yang tercantum berdasarkan situasi dan kondisi pada masa persiapan
Guna pengembangan mutu, perubahan spesifikasi dan design dapat terjadi sewaktu-waktu dan merupakan hak penuh pengembang
Ilustrasi / foto yang ditampilkan hanya berfungsi sebagai contoh dan bukan merupakan bagian dari perjanjian jual beli karenanya tidak mengikat

CASH BACK SMART HOME

TIPE	CASHBACK *
L5	Rp 15,000,000
L7	Rp 20,000,000
L8	Rp 25,000,000
L5 HOOK	Rp 15,000,000
L7 HOOK	Rp 20,000,000
L8 HOOK	Rp 25,000,000

Di proses setelah DP 20% dan sudah TTD PPJB
Cashback (pengganti Smart Home)

*Syarat & ketentuan berlaku

KOMISI : 2.75

CLOSING FEE

RANGE CONTRACT PRICE	CLOSING FEE*
TS < 2 M	Rp 15,000,000
2M < TS < 3,99M	Rp 20,000,000
4M < TS < 5,99M	Rp 25,000,000
6M < TS < 7,99M	Rp 35,000,000
8M < TS	Rp 45,000,000

Berlaku sd 1 minggu setelah launching

*Syarat & ketentuan berlaku



**PENJUALAN 15 M
DAPATKAN 1 PAKET LIBURAN KE EROPA***

*Syarat & ketentuan berlaku

NUP

Rp **5 JT***

REFUNDABLE

Rp **10 JT***

NON REFUNDABLE

1 JUTA UNTUK KUMPUL KTP*

*Syarat & ketentuan berlaku

BANK

DP 5%*

JANGKA
WAKTU

20
TAHUN

*Syarat & ketentuan berlaku





MARKETING GALLERY

Jakarta Business District, Main Boulevard Lot 9, JGC, Jakarta 13910

☎ (021) 4683 8888 | 📞 0813 8888 4446 | 🌐 www.jakartagardencity.com

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TIPE L6

HAND OVER 6 BULAN*
*Syarat & Ketentuan Berlaku

LIMITED UNIT !!!

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JBD
(JAKARTA BUSINESS DISTRICT)



AEON MALL JGC



IKEA JGC



MAYAPADA HOSPITAL
(UPCOMING)

AKSES TOL BARU, KELAPA GADING - PULO GEBANG

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TIPE L5

LB :
60 M²

LT :
85 M²

- 2
- 2
- 2



TIPE L6_{x 17}

LB :
69 M²

LT :
102 M²

- 3 + 1
- 2 + 1
- 2



TIPE L7

LB :
69 M²

LT :
105 M²

- 3 + 1
- 2 + 1
- 2



TIPE L7_{x 17}

LB :
69 M²

LT :
119 M²

- 3 + 1
- 2 + 1
- 2



TIPE L8

LB :
69 M²

LT :
120 M²

- 3 + 1
- 2 + 1
- 2



TIPE L8_{x 17}

LB :
69 M²

LT :
136 M²

- 3 + 1
- 2 + 1
- 2





TERSEDIA
Kavling Siap Bangun*

Tipe L6

Tersedia Juga Bangunan Tipe : L5 & L8

HAND OVER
6
BULAN*

*Syarat & Ketentuan Berlaku

Keunggulan Precast MPanel Shinano :

- Tahan Gempa
(Teruji di Puskim Bandung)
- Pembangunan lebih cepat
- Lebih kokoh, dan low maintenance
- Lebih kedap air dan suara.

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JBD
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AEON MALL JGC



IKEA JGC



MAYAPADA HOSPITAL
(UPCOMING)

AKSES TOL BARU, KELAPA GADING - PULO GEBANG

Developed By :

TIPE:

L5

LB :
67 M²

LT :
75 M²

 2
 2
 2



TIPE:

L6

LB :
69 M²

LT :
90 M²

 3 + 1
 2 + 1
 2



TIPE:

L7

LB :
69 M²

LT :
105 M²

 3 + 1
 2 + 1
 2



TIPE:

L8

LB : **69 M²** LT : **120 M²**

 3 + 1
  2 + 1
  2



TIPE:

L10

LB : **92 M²** LT : **150 M²**

 3 + 1
  3 + 1
  2



TIPE:

L12

LB : **92 M²** LT : **180 M²**

 3 + 1
  3 + 1
  2