



PONDOK INDAH

Rooftop Floor
Pondok Indah Mall 2
Pondok Indah, Jakarta
12310 - Indonesia
T. (021) 7581 1111



KARTIKA

PONDOK INDAH
RESIDENCES



Pondok Indah

LIVING

PONDOK INDAH has become renowned in Jakarta for offering an exceptional way of life to its residents, with convenience and quality as hallmarks of its many facilities and attractions.

South Jakarta's cosmopolitan hub offers residents a place to grow and learn, work and play, enjoy healthy activities and lead complete, fulfilling lives.

THE **KARTIKA** AT
PONDOK INDAH
RESIDENCES



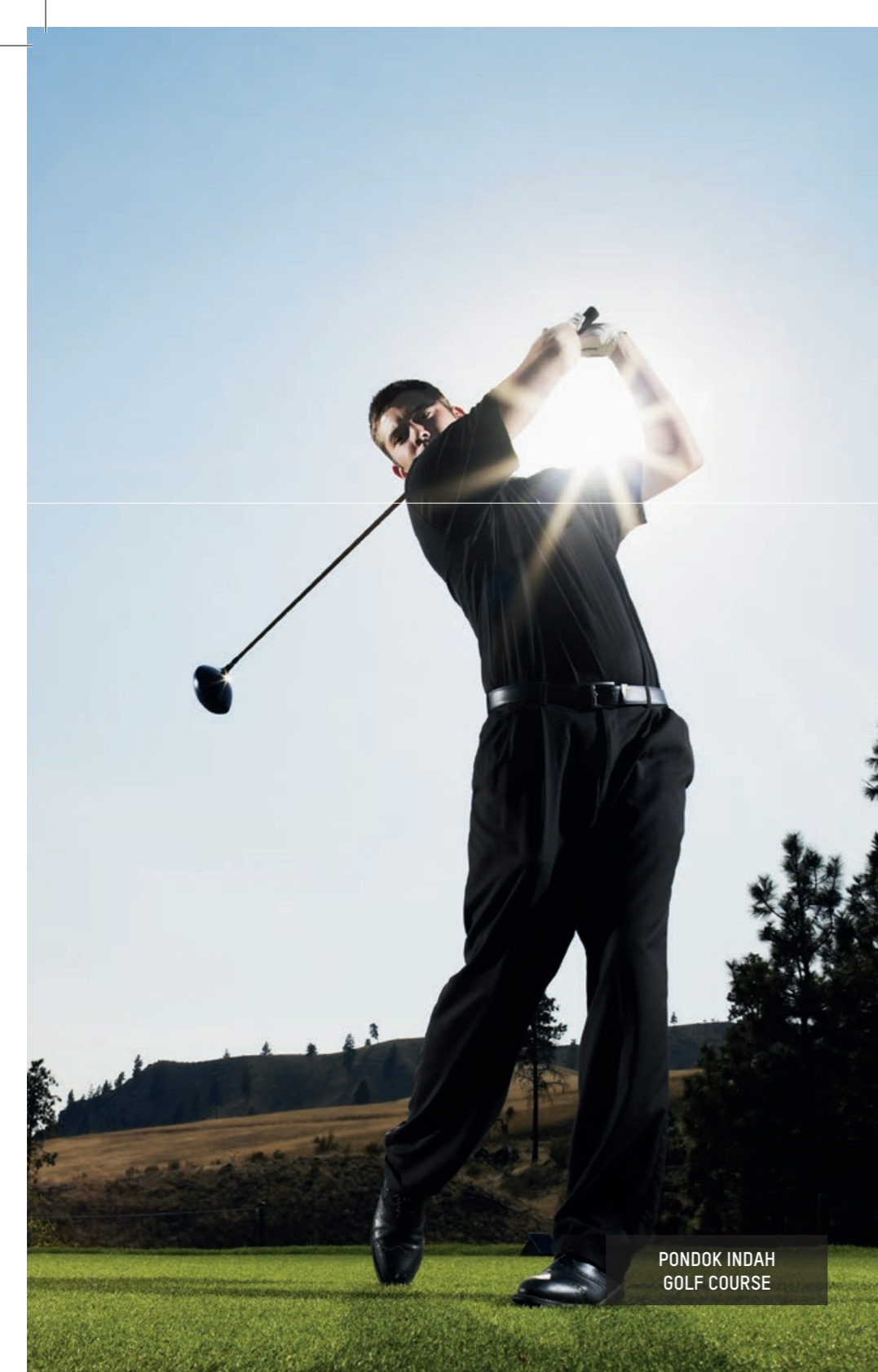
EXCEPTIONAL
SPACIOUS
APARTMENT LIVING

BUILT on three hectares of land, 70% of which is reserved for green area and pools, the three towers of Pondok Indah Residences promise the most exceptional apartment living in the district. With a private underpass offering a direct connection to Pondok Indah Malls and the InterContinental Hotel, the development affords the ultimate in convenient modern living.

INTRODUCING
**PONDOK INDAH
RESIDENCES**
A NEW WAY OF LIVING IN JAKARTA



Lawstudio



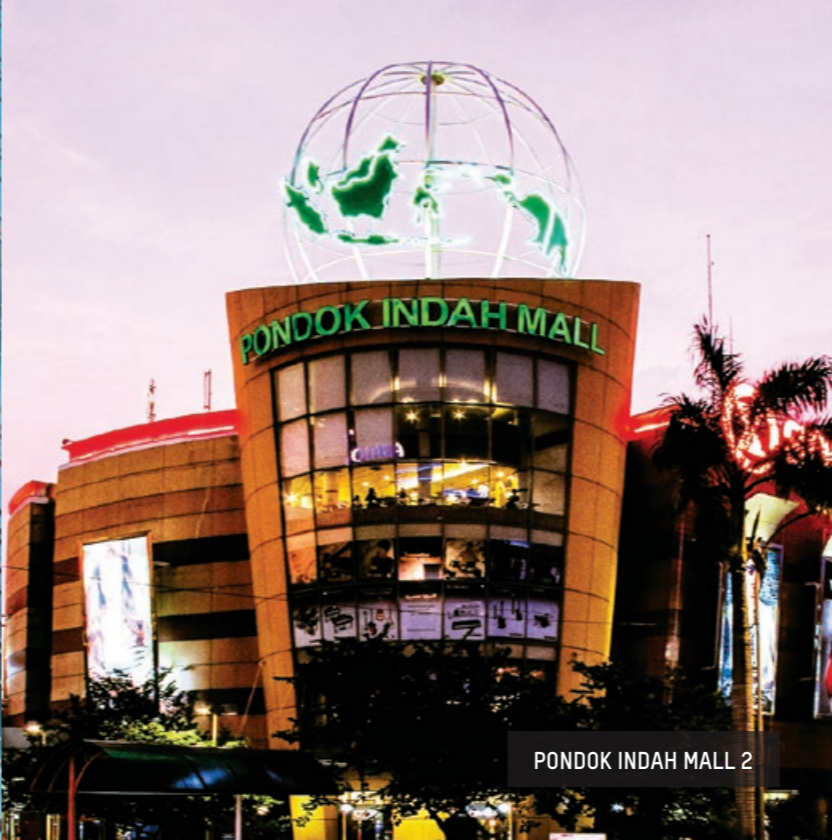
PONDOK INDAH GOLF COURSE



STREET GALLERY



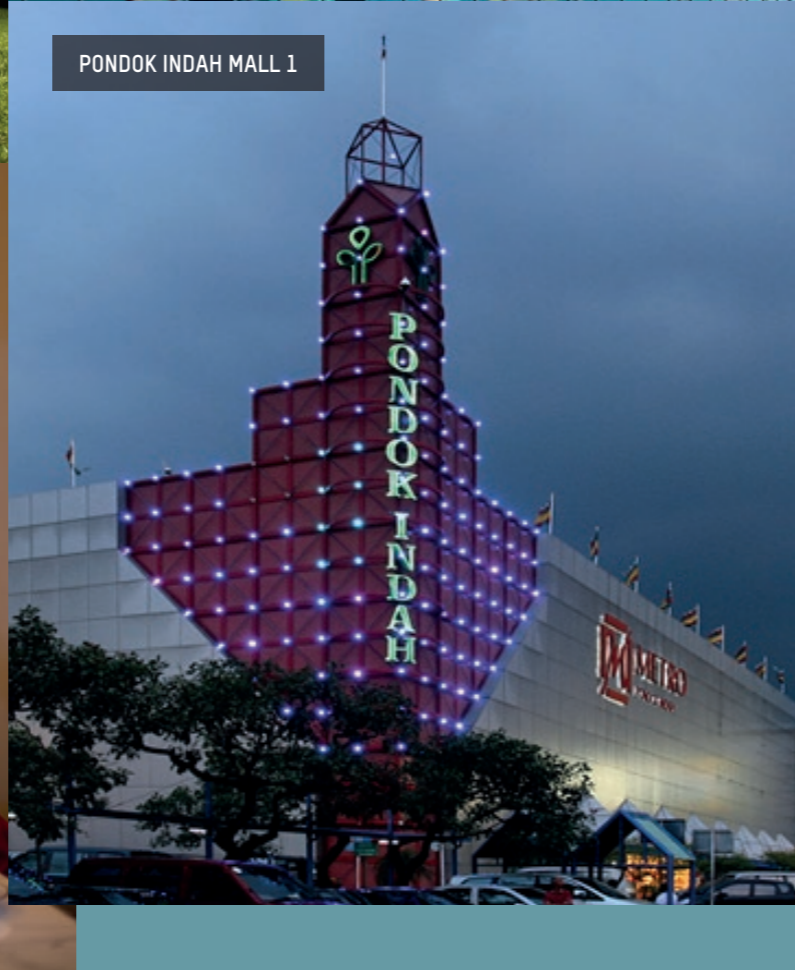
PONDOK INDAH OFFICE TOWER



PONDOK INDAH MALL 2



PONDOK INDAH WATERPARK



PONDOK INDAH MALL 1



INTERCONTINENTAL HOTEL



H E A L T H Y a n d
H A P P Y

A NEW WAY

 LIVING

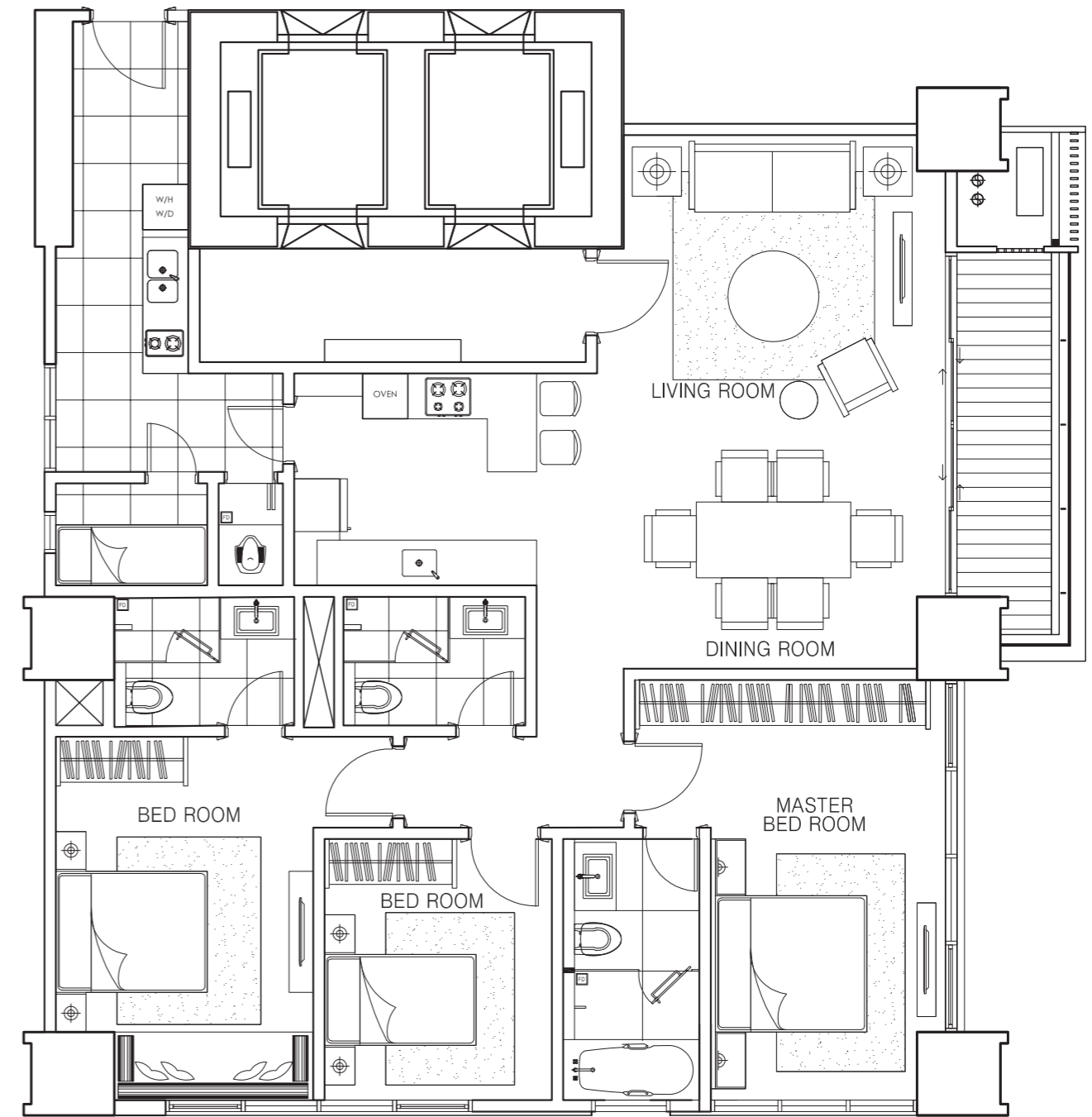


LOCATION & UNIT TYPES

The Kartika is situated in green surroundings, with close proximity to tennis courts, an extended lap pool, a children's pool, and an indoor pool, and easy pedestrian access to the best of Pondok Indah's facilities.

LEGEND

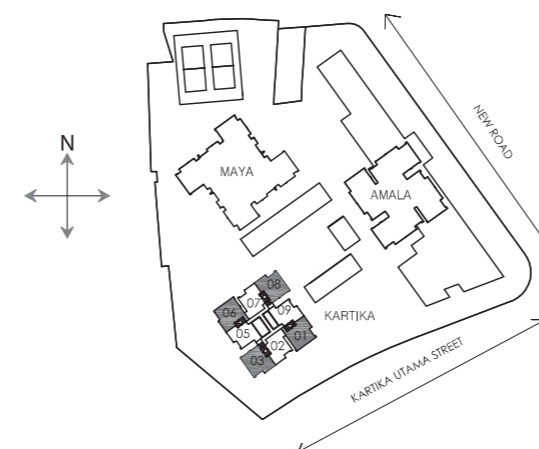
1. Entrance
2. Drop Off
3. Main Swimming Pool
4. Kid's Pool
5. Indoor Pool
6. Tennis Courts
7. Fitness Center

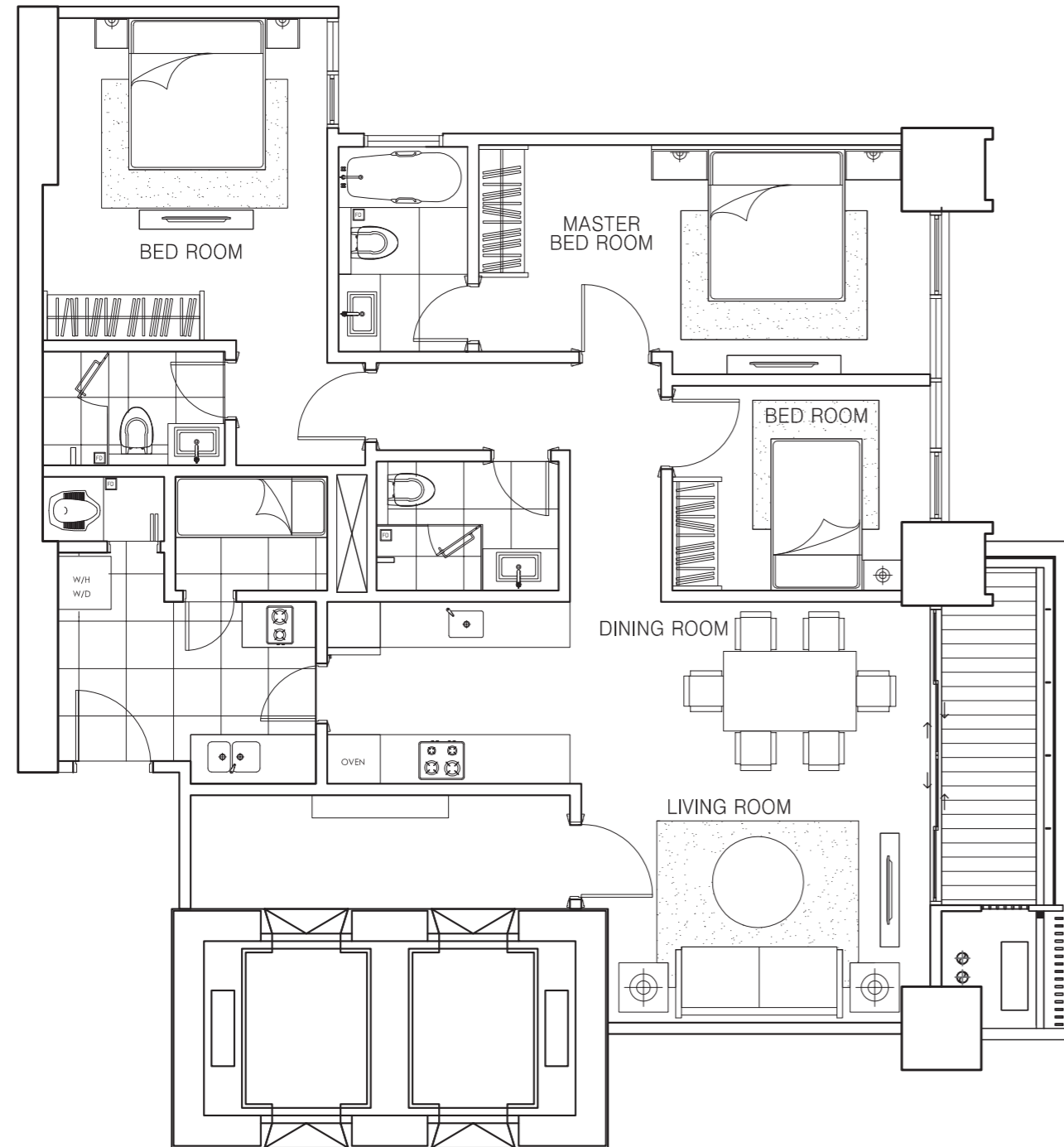


UNIT TYPE D

NETT: 147.74 m2

3 BED ROOMS

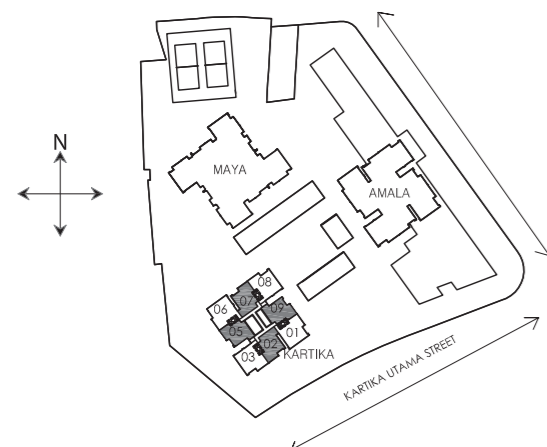




UNIT TYPE C

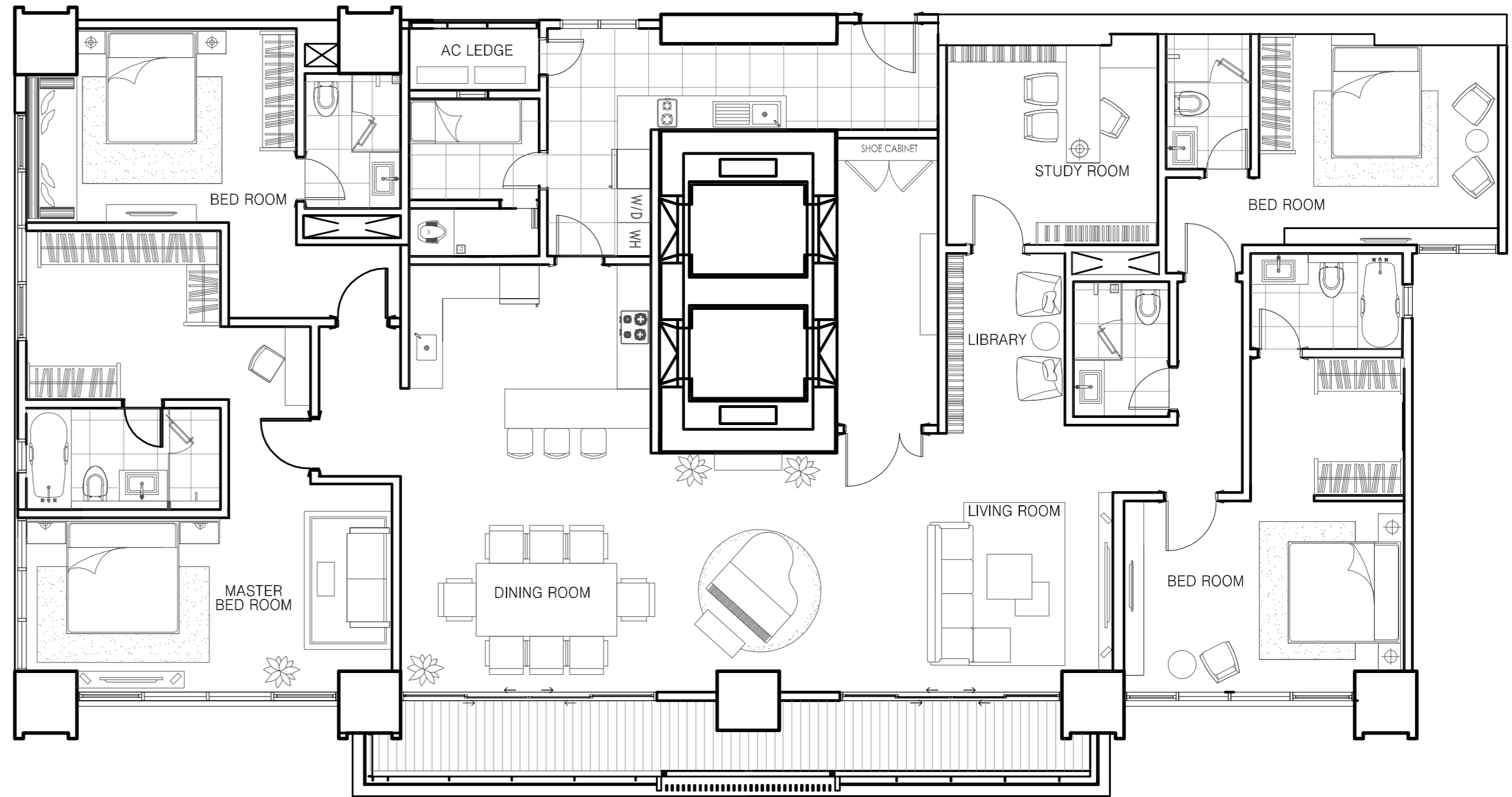
NETT: 132.24 m2

3 BED ROOMS



A B O V E
I T A L L

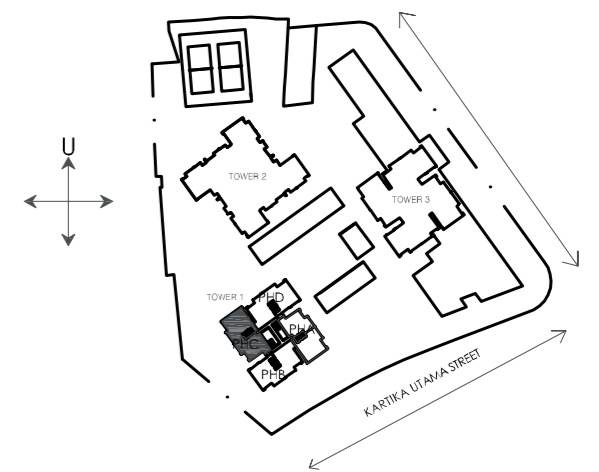
THE **KARTIKA** AT
PONDOK INDAH
RESIDENCES



PENTHOUSE

4 BED ROOMS

NETT: 279.98 m2





A HOME
TO TREASURE

DIAGRAMMATIC

| ACTUAL FLOOR | FLOOR | D | C | D | C | D | C | D | C |
|--------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| | | 01 | 02 | 03 | 05 | 06 | 07 | 08 | 09 |
| 32 | PH | PH 01 | PH 02 | PH 03 | PH 05 | PH 06 | PH 07 | PH 08 | PH 09 |
| 31 | JP | JP 01 | JP 02 | JP 03 | JP 05 | JP 06 | JP 07 | JP 08 | JP 09 |
| 30 | 36 | 3601 | 3602 | 3603 | 3605 | 3606 | 3607 | 3608 | 3609 |
| 29 | 35 | 3501 | 3502 | 3503 | 3505 | 3506 | 3507 | 3508 | 3509 |
| 28 | 33 | 3301 | 3302 | 3303 | 3305 | 3306 | 3307 | 3308 | 3309 |
| 27 | 32 | 3201 | 3202 | 3203 | 3205 | 3206 | 3207 | 3208 | 3209 |
| 26 | 31 | 3101 | 3102 | 3103 | 3105 | 3106 | 3107 | 3108 | 3109 |
| 25 | 30 | 3001 | 3002 | 3003 | 3005 | 3006 | 3007 | 3008 | 3009 |
| 24 | 29 | 2901 | 2902 | 2903 | 2905 | 2906 | 2907 | 2908 | 2909 |
| 23 | 28 | 2801 | 2802 | 2803 | 2805 | 2806 | 2807 | 2808 | 2809 |
| 22 | 27 | 2701 | 2702 | 2703 | 2705 | 2706 | 2707 | 2708 | 2709 |
| 21 | 26 | 2601 | 2602 | 2603 | 2605 | 2606 | 2607 | 2608 | 2609 |
| 20 | 25 | 2501 | 2502 | 2503 | 2505 | 2506 | 2507 | 2508 | 2509 |
| 19 | 23 | 2301 | 2302 | 2303 | 2305 | 2306 | 2307 | 2308 | 2309 |
| 18 | 21 | 2101 | 2102 | 2103 | 2105 | 2106 | 2107 | 2108 | 2109 |
| 17 | 20 | 2001 | 2002 | 2003 | 2005 | 2006 | 2007 | 2008 | 2009 |
| 16 | 19 | 1901 | 1902 | 1903 | 1905 | 1906 | 1907 | 1908 | 1909 |
| 15 | 18 | 1801 | 1802 | 1803 | 1805 | 1806 | 1807 | 1808 | 1809 |
| 14 | 17 | 1701 | 1702 | 1703 | 1705 | 1706 | 1707 | 1708 | 1709 |
| 13 | 16 | 1601 | 1602 | 1603 | 1605 | 1606 | 1607 | 1608 | 1609 |
| 12 | 15 | 1501 | 1502 | 1503 | 1505 | 1506 | 1507 | 1508 | 1509 |
| 11 | 12 | 1201 | 1202 | 1203 | 1205 | 1206 | 1207 | 1208 | 1209 |
| 10 | 11 | 1101 | 1102 | 1103 | 1105 | 1106 | 1107 | 1108 | 1109 |
| 9 | 10 | 1001 | 1002 | 1003 | 1005 | 1006 | 1007 | 1008 | 1009 |
| 8 | 09 | 0901 | 0902 | 0903 | 0905 | 0906 | 0907 | 0908 | 0909 |
| 7 | 08 | 0801 | 0802 | 0803 | 0805 | 0806 | 0807 | 0808 | 0809 |
| 6 | 07 | 0701 | 0702 | 0703 | 0705 | 0706 | 0707 | 0708 | 0709 |
| 5 | 06 | 0601 | 0602 | 0603 | 0605 | 0606 | 0607 | 0608 | 0609 |
| 4 | 05 | 0501 | 0502 | 0503 | 0505 | 0506 | 0507 | 0508 | 0509 |
| 3 | 03 | 0301 | 0302 | 0303 | 0305 | 0306 | 0307 | 0308 | 0309 |
| 2 | 02 | 0201 | 0202 | 0203 | 0205 | 0206 | 0207 | 0208 | 0209 |
| 1 | GF | LOBBY | | | | | | | |

MATERIALS

SPECIFICATIONS

| | | | | |
|-----|----------------|---|---|---|
| 01. | FLOOR FINISH | Foyer, Living, Dining Rooms | Imported marble | |
| | | Bathrooms | Master Bathroom Others Imported marble | |
| | | Bedrooms* | Master Bedroom Others Imported marble | |
| | | Service Area | Homogeneous tile | |
| 02. | WALL FINISH | | Gypsum Smooth painted | |
| | | | | |
| 03. | CEILING FINISH | | Painted Gypsum (+/- 3.00 M, JP&PH +/- 3.25 M) | |
| 04. | BATHROOMS | Closet | Kohler or Toto Neorest Equal** | |
| | | Bathtub, Lavatory | Kohler or Toto Neorest Equal | |
| | | Shower, Faucets, Rain Shower | Grohe From Germany or Equal | |
| 05. | DOORS | Main Door | Solid Timber | |
| | | Bedrooms | Solid Timber** | |
| | | Bathrooms | Honeycomb Timber | |
| | | 2nd Bathroom 3rd Bathroom | Honeycomb Timber | |
| 06. | KITCHEN | | DRY | WET |
| | | Appliances | Electric Hob, Hood, Oven, Steamer**, Built-in Refrigerator Smeg (Italy) or Equal | Gas Hob, Hood, Dishwasher, Refrigerator**, (Brand Bosch from Germany or Equal) |
| | | Cabinet | Hi & Lo, Toto Kitchen or Equal | Hi & Lo, Toto Kitchen or Equal |
| | | Material Cabinet | MFC or plywood | MFC or plywood |
| | | Material Door & Panel | Lacquer High Gloss | MFC or plywood |
| | | Material Counter Top | Compac Quartz or Equal | Granite |
| 07. | WARDROBE | Built in in all bedrooms /provided | MFC or Plywood (with Veneer Finishing**) | |
| 08. | AC | Living & dining rooms | Split Duct | |
| | | Bedrooms | Split Duct | |
| 09. | ENTERTAINMENT | | Cable TV connection to living room and all bedrooms, Dining Room** | |
| 10. | SECURITY | | Video Communication 1 unit at living room, Master Bedroom** | |
| 11. | LIGHTING | | Down light, energy saving bulbs provided Concealed Drop Ceiling Decorative Lighting Provided** | |
| 12. | ELECTRICITY | | 10,600 VA (for 3 BR), 21,000 VA (for 4BR**) | |
| 13. | WATER HEATER | Centralized supply to all bathrooms* Wet & dry kitchen | | |
| 14. | PARKING | | 2 lot (reserved) (parallel / tandem), 4 lot** | |

* excluding maid quarters

** for Penthouse only

CONSULTANTS

MAIN CONTRACTOR:

TOTAL BANGUN PERSADA, Tbk
(Indonesia)

ARCHITECTS:

DP Architect Pte Ltd.
(Singapore)

PT. Anggara Architeam
(Jakarta)

LANDSCAPE DESIGNER:

Belt Collins International Pte. Ltd.
(Singapore)

MECHANICAL & ELECTRICAL:

BECA Engineering NZ Ltd
(PT. Bimatekno Karyatama Konsultan)
(New Zealand)

STRUCTURAL DESIGNER:

BECA Engineering NZ Ltd
(PT. Bimatekno Karyatama Konsultan)
(New Zealand)

UNIT INTERIOR DESIGNER:

Genius Loci Pte. Ltd.
(Singapore)

QUANTITY SURVEYOR:

PT. Wilde and Woollard Indonesia
(Jakarta)



DISCLAIMER

While every care has been taken in the preparation of these materials, the developer and its agents shall not be held responsible for any inaccuracies therein. All statements, specifications, and plans are believed to be correct, but are not to be relied upon as statements or representations of fact. All floor areas are approximate measurements only and subject to final survey. All art renderings and illustrations contained in these materials are artist's impressions only and are not to be relied upon as representations of fact. Photographs contained herein do not necessarily represent as-built standard applications. All information and specifications are current at the time of going to print, are subject to change if required, and do not form part of an offer or contract. The developer reserves the right to modify the units or any part thereof as may be approved or required by the relevant authorities.