



PONDOK INDAH

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



# MAYA

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 **MAYA** AT  
PONDOK INDAH  
RESIDENCES



UNDER CONSTRUCTION  
FUTURE DEVELOPMENT

MAYA  
TOWER  
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.

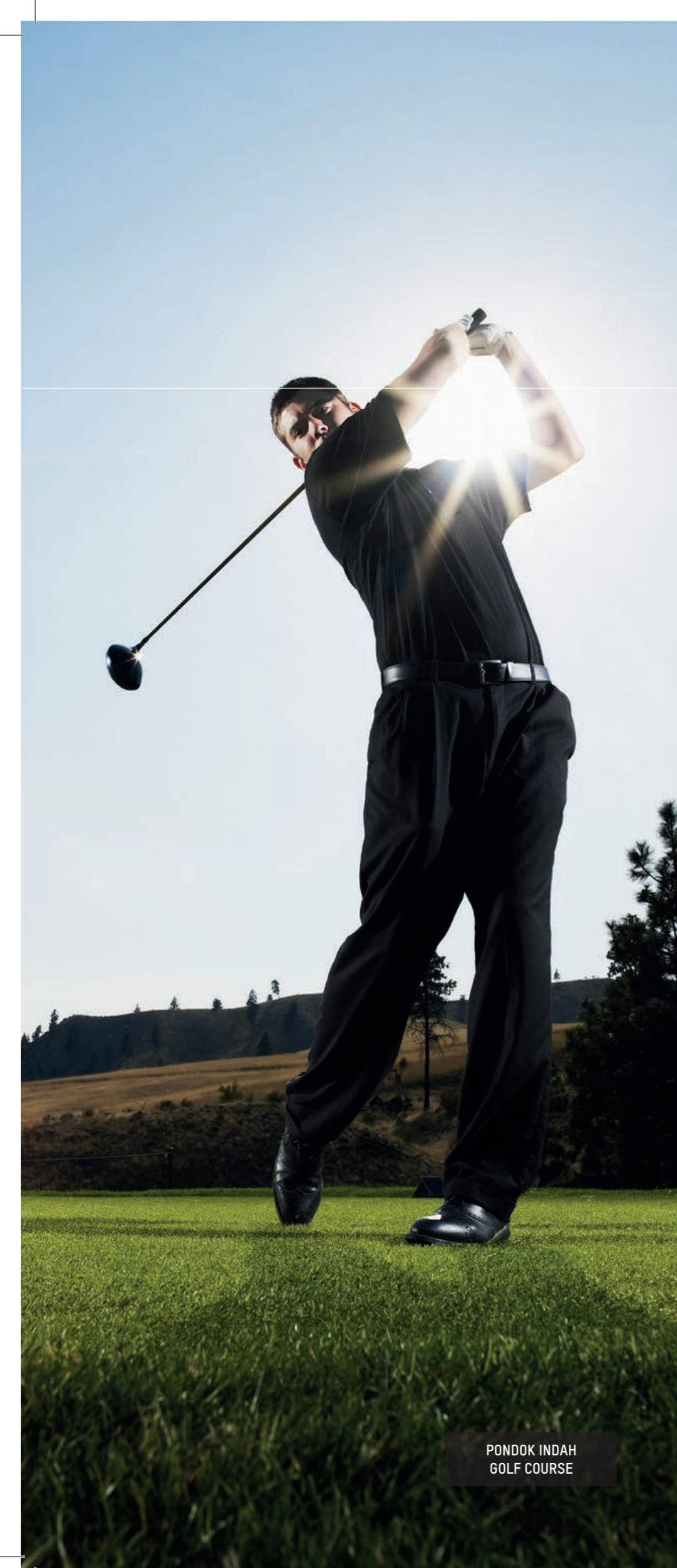
INTRODUCING

# PONDOK INDAH RESIDENCES

A NEW WAY OF LIVING IN JAKARTA



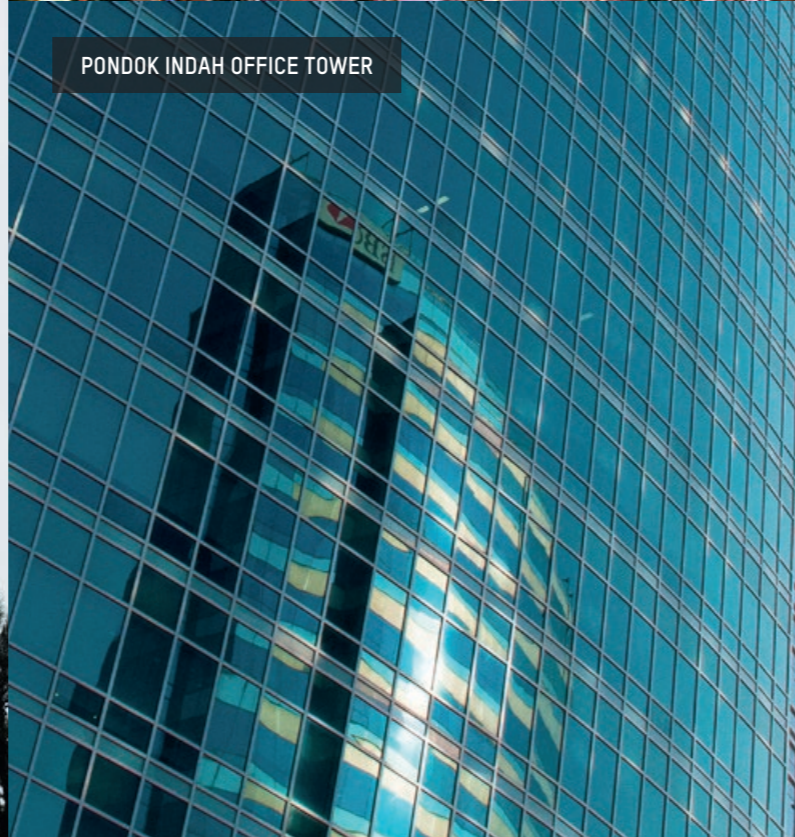
Lawstudio



PONDOK INDAH GOLF COURSE



STREET GALLERY



PONDOK INDAH OFFICE TOWER



PONDOK INDAH MALL

PONDOK INDAH MALL 2



PONDOK INDAH WATERPARK



PONDOK INDAH MALL 1



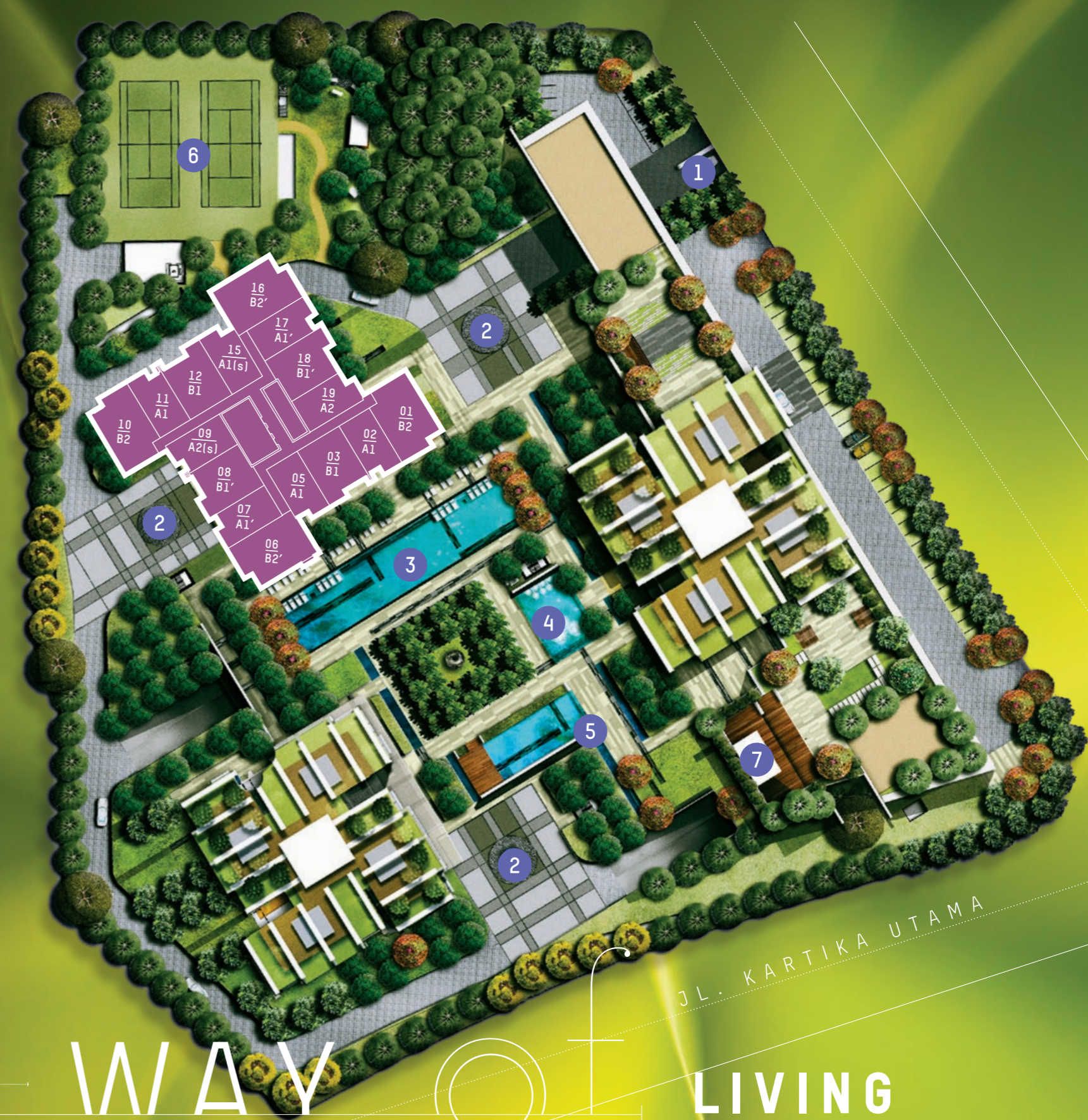
INTERCONTINENTAL HOTEL



HEALTHY and HAPPY



A NEW



JL. KARTIKA UTAMA

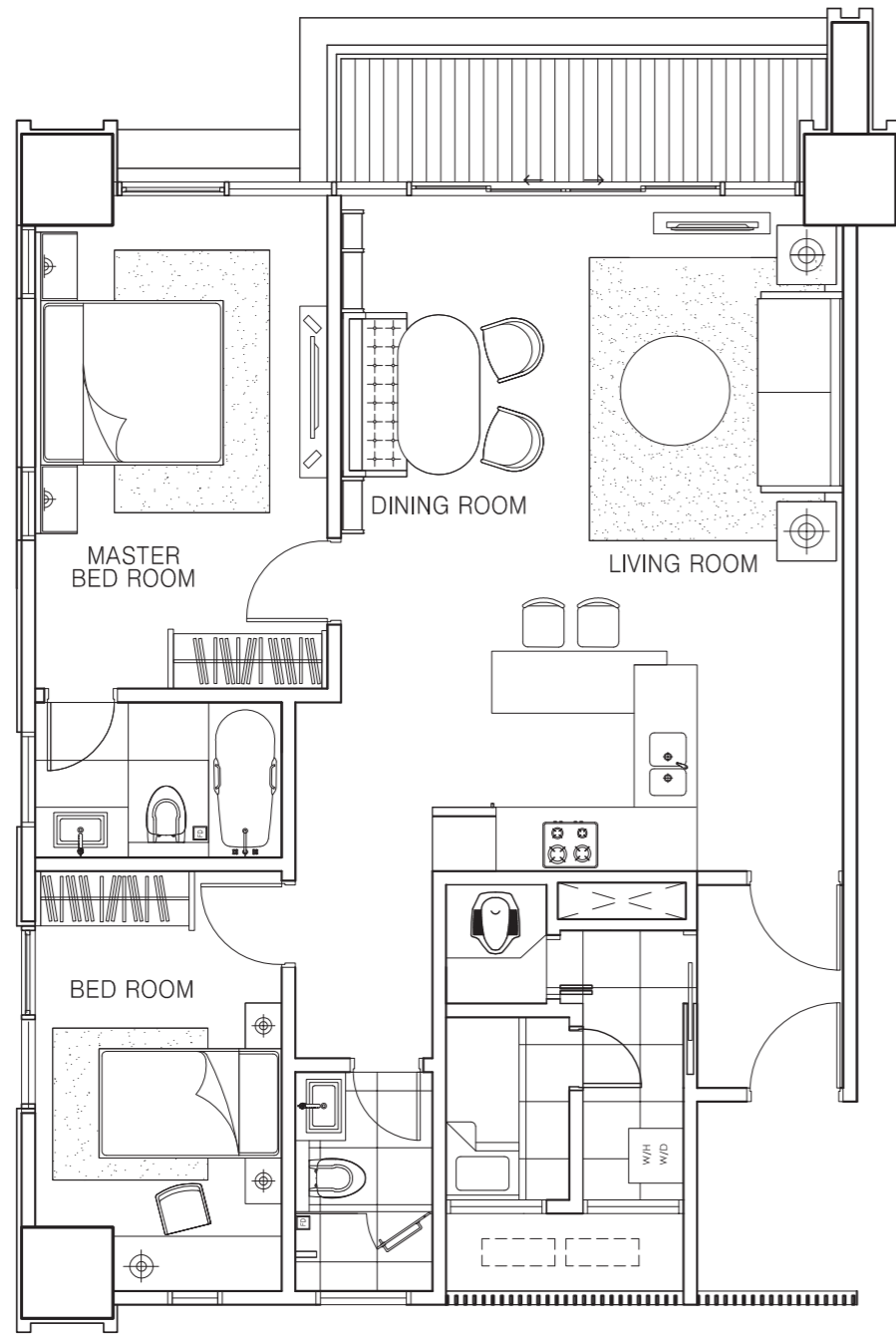
# WAY OF LIVING

## LOCATION & UNIT TYPES

**THE MAYA** 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

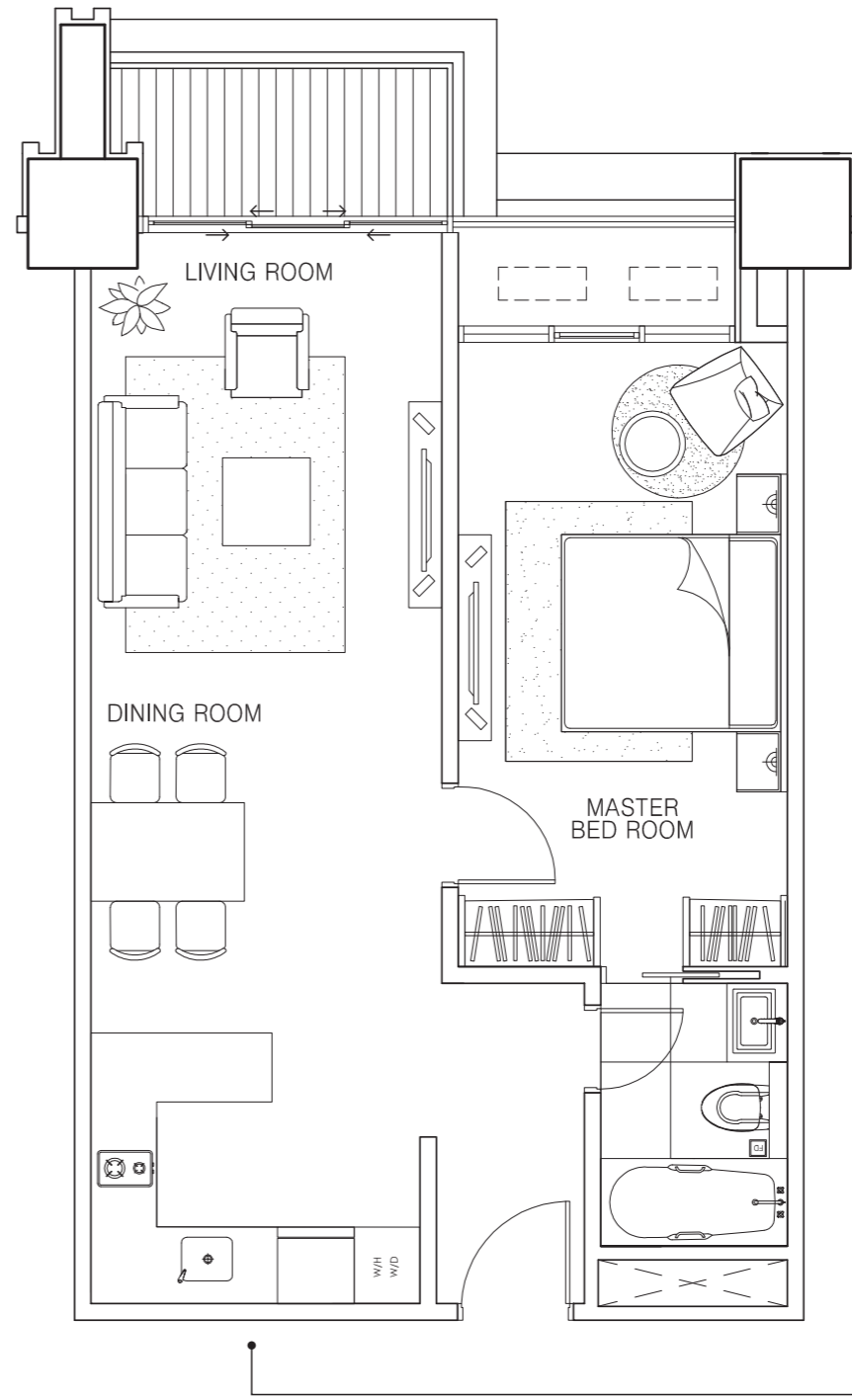
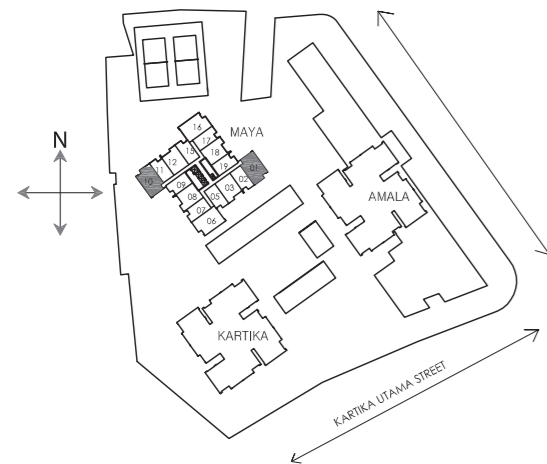
- 1. Entrance
- 2. Drop Off
- 3. Main Swimming Pool
- 4. Kid's Pool
- 5. Indoor Pool
- 6. Tennis Courts
- 7. Fitness Center



**UNIT TYPE B2**

**SEMI GROSS:** 134.36 m<sup>2</sup>  
**NETT:** 108.12 m<sup>2</sup>

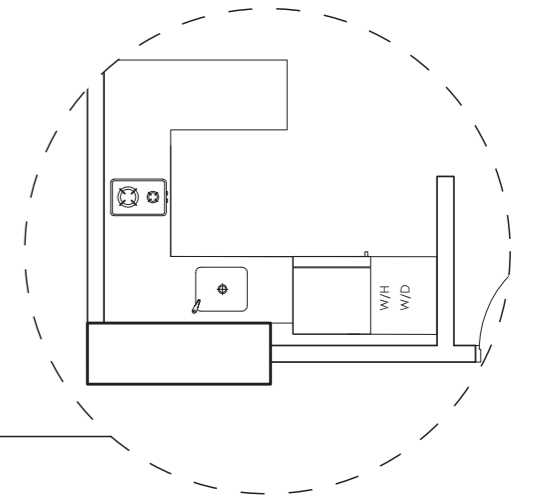
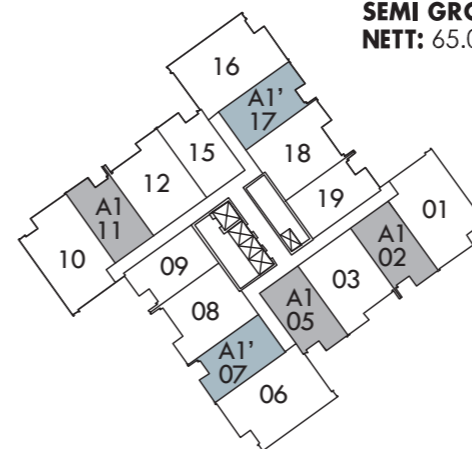
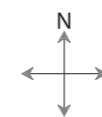
2 BED ROOMS



**UNIT TYPE A1**

**SEMI GROSS:** 80.85 m<sup>2</sup>  
**NETT:** 65.06 m<sup>2</sup>

1 BED ROOM

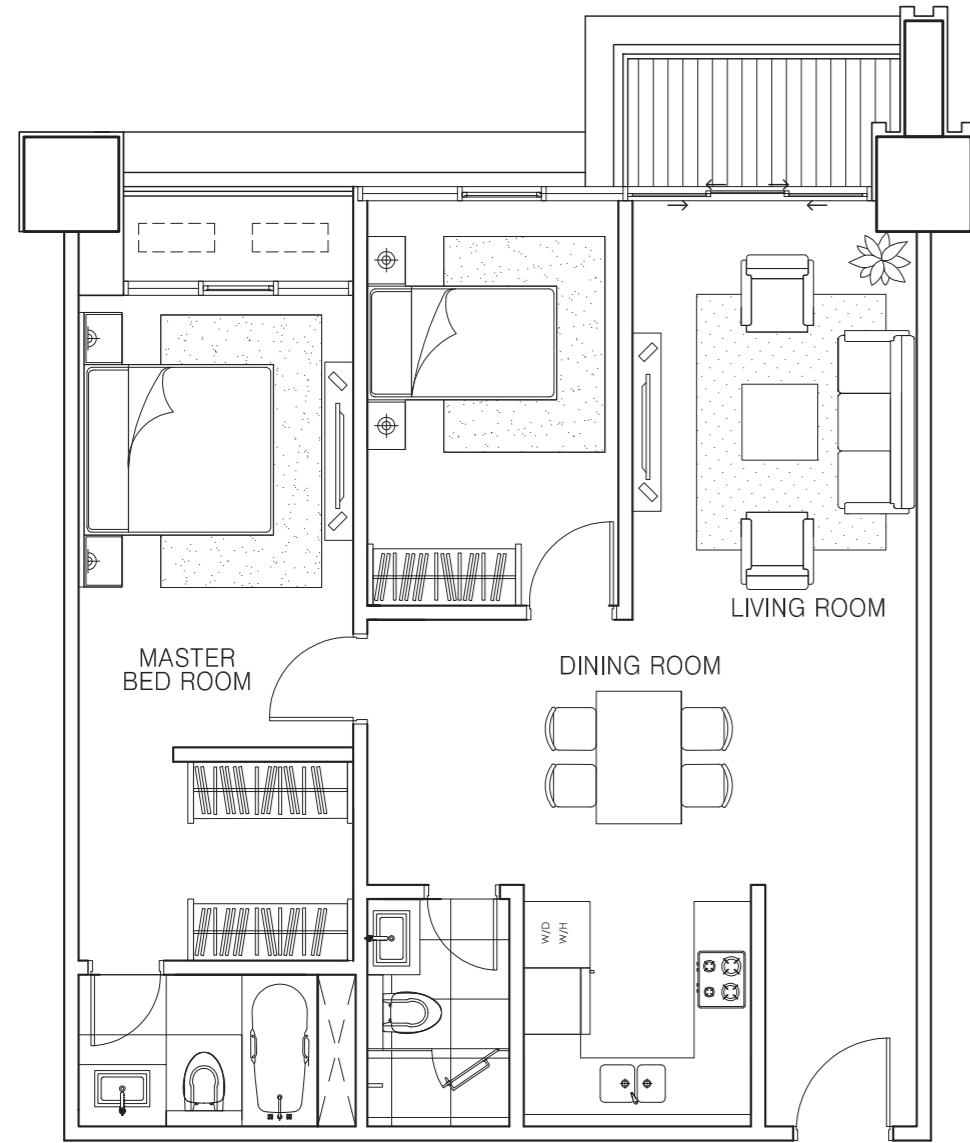


**UNIT TYPE A1'**

**SEMI GROSS:** 80.48 m<sup>2</sup>  
**NETT:** 64.76 m<sup>2</sup>



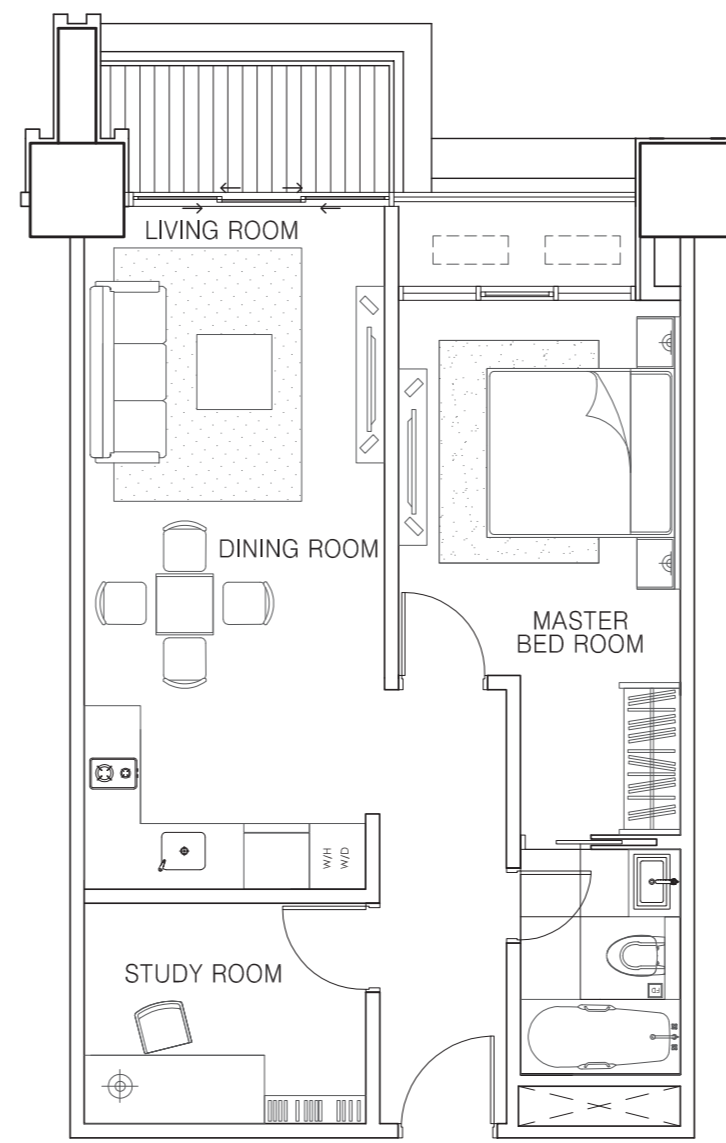
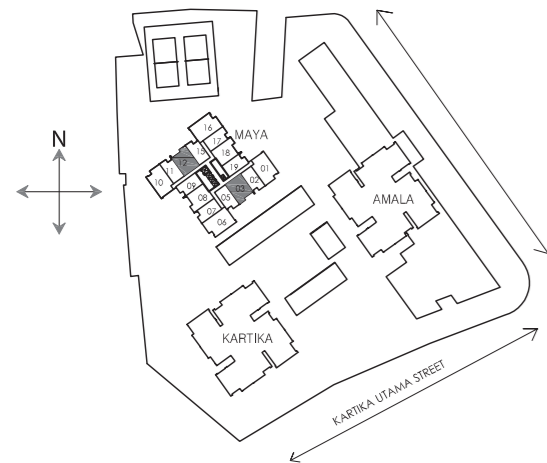
THE MAYA AT  
PONDOK INDAH  
RESIDENCES



**UNIT TYPE B1**

**SEMI GROSS:** 110.60 m<sup>2</sup>  
**NETT:** 89.00 m<sup>2</sup>

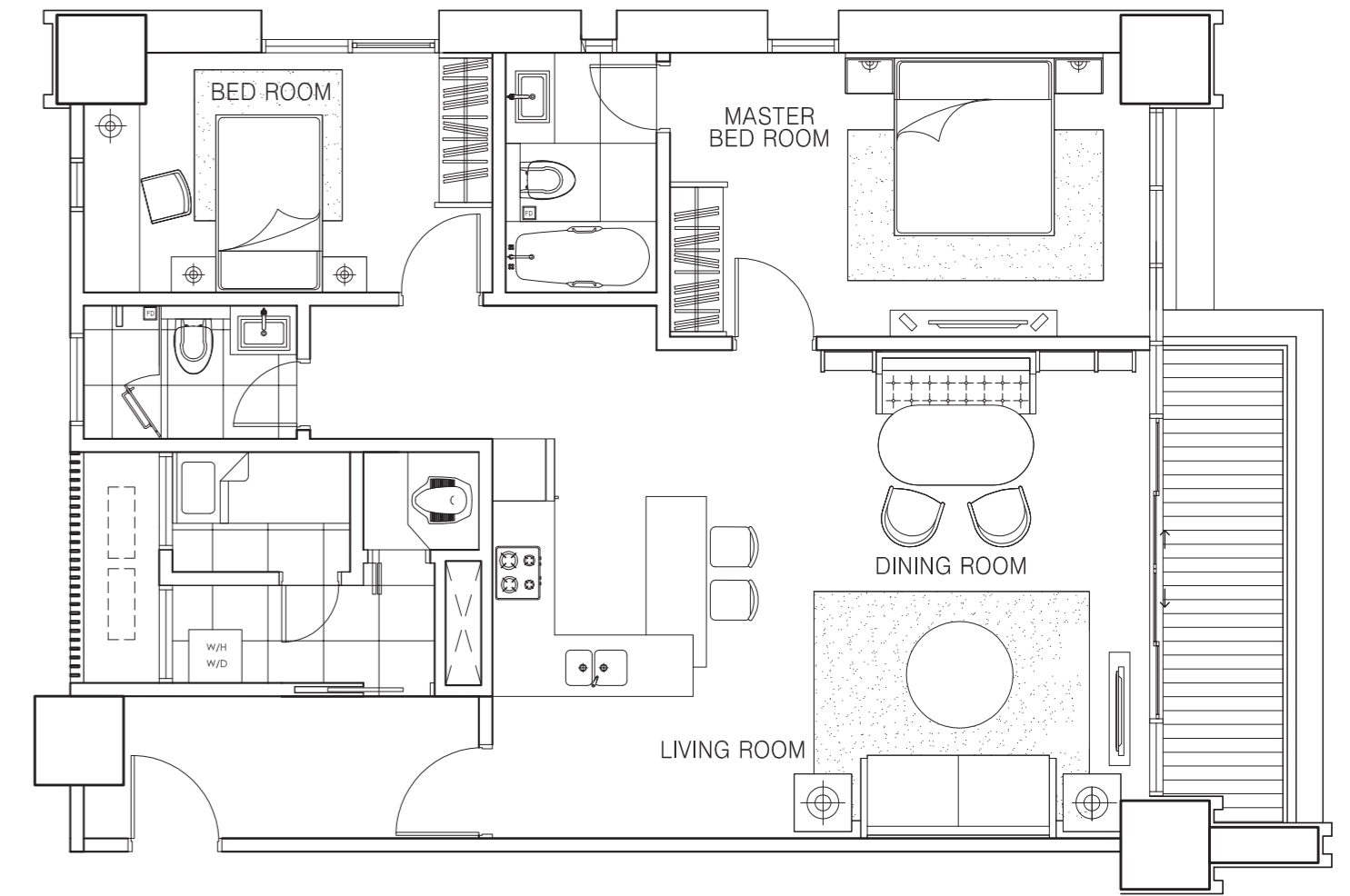
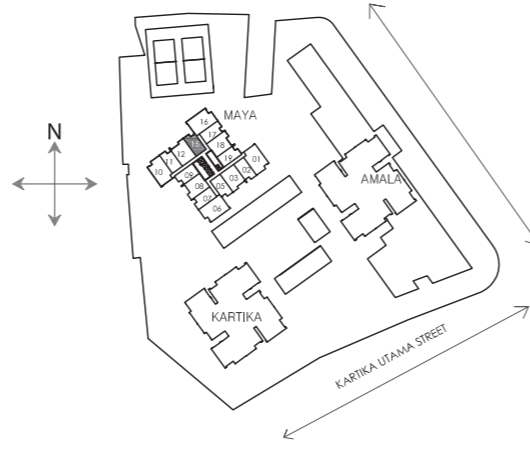
2 BED ROOMS



**UNIT TYPE A1(s) - With Study Room**

**SEMI GROSS:** 80.85 m<sup>2</sup>  
**NETT:** 65.06 m<sup>2</sup>

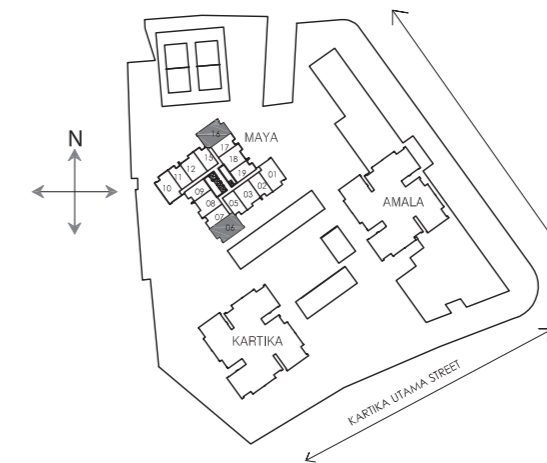
1 BED ROOM

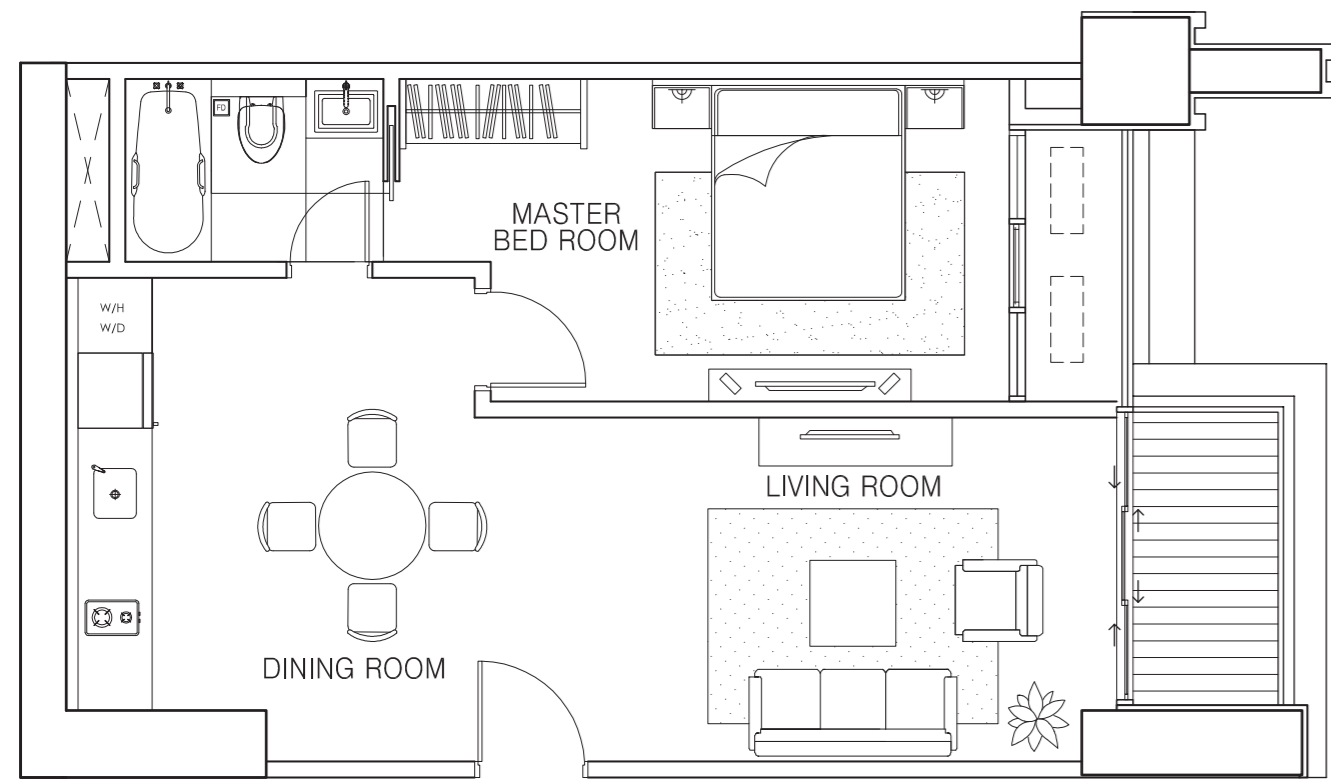


**UNIT TYPE B2'**

**SEMI GROSS:** 137.97 m<sup>2</sup>  
**NETT:** 111.02 m<sup>2</sup>

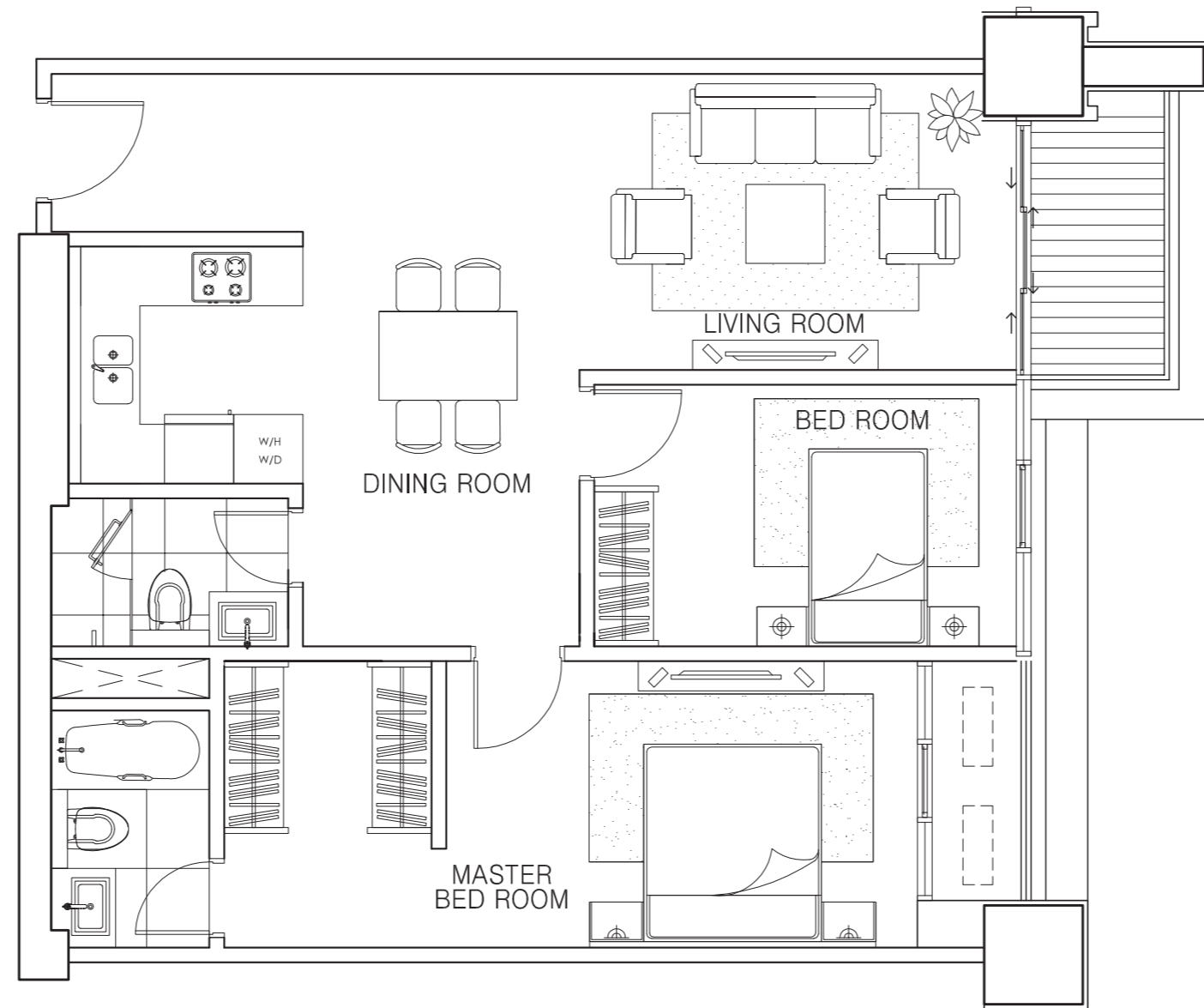
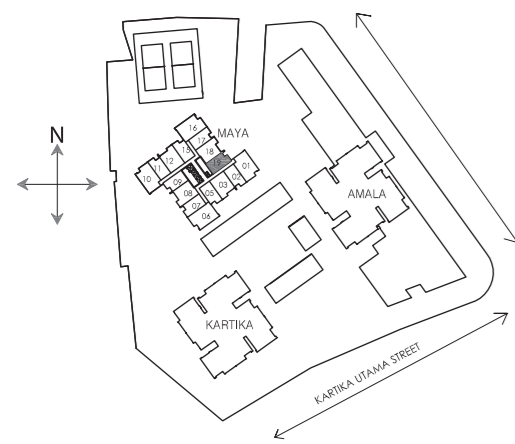
2 BED ROOMS





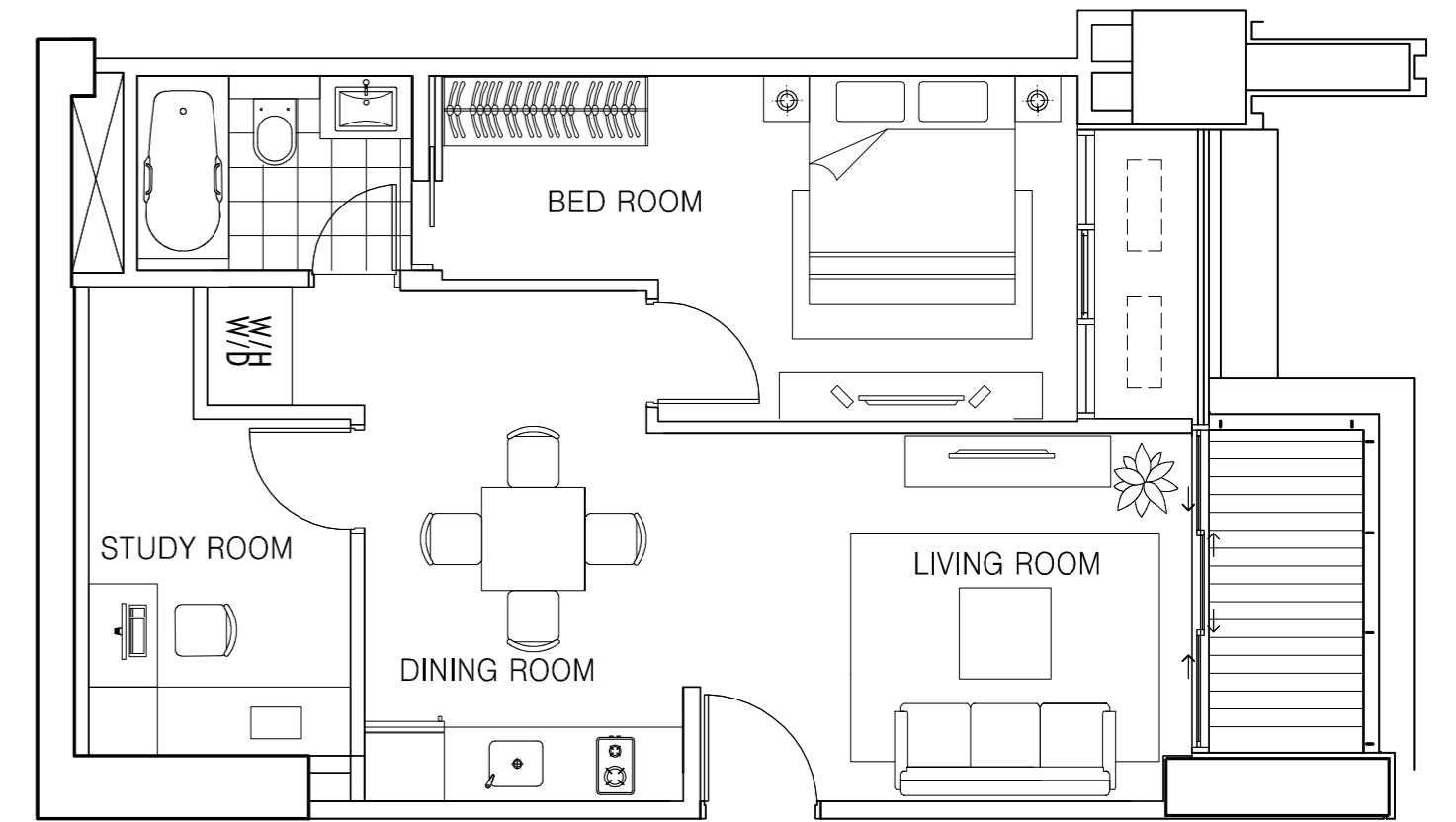
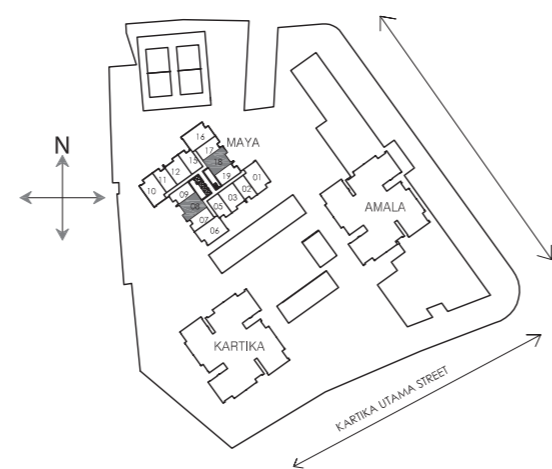
**UNIT TYPE A2**

**SEMI GROSS:** 79.78 m<sup>2</sup>  
**NETT:** 64.20 m<sup>2</sup>      1 BED ROOM



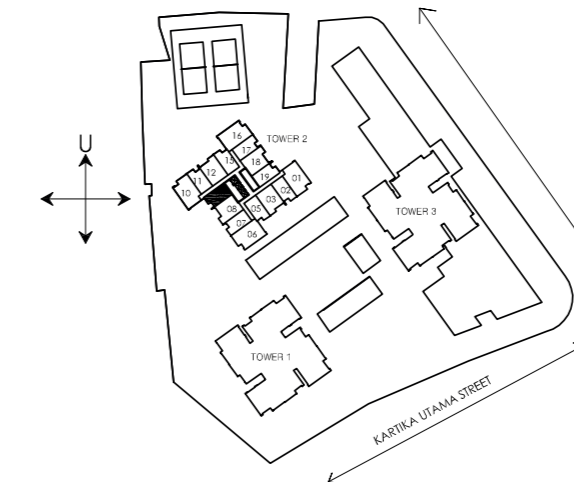
**UNIT TYPE B1'**

**SEMI GROSS:** 109.91 m<sup>2</sup>  
**NETT:** 88.44 m<sup>2</sup>      2 BED ROOMS



**UNIT TYPE A2(s) - With Study Room**

**SEMI GROSS:** 79.78 m<sup>2</sup>  
**NETT:** 64.20 m<sup>2</sup>      1 BED ROOM



# DIAGRAMMATIC

ACTUAL FLOOR	FLOOR	B2	A1	B1	A1	B2'	A1'	B1'	A2	B2	A1	B1	A1	B2'	A1'	B1'	A2
		01	02	03	05	06	07	08	09	10	11	12	15	16	17	18	19
		2BR	1BR	2BR	1BR	2BR	1BR	2BR	1BR	2BR	1BR	2BR	1BR	2BR	1BR	2BR	1BR
24	PH	PH01	PH02	PH03	PH05	PH06	PH07	PH08	PH09	PH10	PH11	PH12	PH15	PH16	PH17	PH18	PH19
23	JP	JP01	JP02	JP03	JP05	JP06	JP07	JP08	JP09	JP10	JP11	JP12	JP15	JP16	JP17	JP18	JP19
22	27	2701	2702	2703	2705	2706	2707	2708	2709	2710	2711	2712	2715	2716	2717	2718	2719
21	26	2601	2602	2603	2605	2606	2607	2608	2609	2610	2611	2612	2615	2616	2617	2618	2619
20	25	2501	2502	2503	2505	2506	2507	2508	2509	2510	2511	2512	2515	2516	2517	2518	2519
19	23	2301	2302	2303	2305	2306	2307	2308	2309	2310	2311	2312	2315	2316	2317	2318	2319
18	21	2101	2102	2103	2105	2106	2107	2108	2109	2110	2111	2112	2115	2116	2117	2118	2119
17	20	2001	2002	2003	2005	2006	2007	2008	2009	2010	2011	2012	2015	2016	2017	2018	2019
16	19	1901	1902	1903	1905	1906	1907	1908	1909	1910	1911	1912	1915	1916	1917	1918	1919
15	18	1801	1802	1803	1805	1806	1807	1808	1809	1810	1811	1812	1815	1816	1817	1818	1819
14	17	1701	1702	1703	1705	1706	1707	1708	1709	1710	1711	1712	1715	1716	1717	1718	1719
13	16	1601	1602	1603	1605	1606	1607	1608	1609	1610	1611	1612	1615	1616	1617	1618	1619
12	15	1501	1502	1503	1505	1506	1507	1508	1509	1510	1511	1512	1515	1516	1501	1518	1519
11	12	1201	1202	1203	1205	1206	1207	1208	1209	1210	1211	1212	1215	1216	1217	1218	1219
10	11	1101	1102	1103	1105	1106	1107	1108	1109	1110	1111	1112	1115	1116	1117	1118	1119
9	10	1001	1002	1003	1005	1006	1007	1008	1009	1010	1011	1012	1015	1016	1017	1018	1019
8	09	0901	0902	0903	0905	0906	0907	0908	0909	0910	0911	0912	0915	0916	0917	0918	0919
7	08	0801	0802	0803	0805	0806	0807	0808	0809	0810	0811	0812	0815	0816	0817	0818	0819
6	07	0701	0702	0703	0705	0706	0707	0708	0709	0710	0711	0712	0715	0716	0717	0718	0719
5	06	0601	0602	0603	0605	0606	0607	0608	0609	0610	0611	0612	0615	0616	0617	0618	0619
4	05	0501	0502	0503	0505	0506	0507	0508	0509	0510	0511	0512	0515	0516	0517	0518	0519
3	03	0301	0302	0303	0305	0306	0307	0308	0309	0310	0311	0312	0315	0316	0317	0318	0319
2	02	0201	0202	0203	0205	0206	0207	0208	0209	0210	0211	0212	0215	0216	0217	0218	0219
1	GF	LOBBY															

# MATERIALS

## SPECIFICATIONS

01.	<b>FLOOR FINISH</b>	<b>Foyer, Living, Dining Rooms</b> <b>Bathrooms</b> <b>Bedrooms*</b> <b>Serviced Area</b>	Master Bathroom Others Master Bedroom Others	Imported marble Imported marble Homogeneous tile Imported marble Imported marble Homogeneous tile
02.	<b>WALL FINISH</b>			Gypsum Smooth painted
03.	<b>CEILING FINISH</b>			Painted Gypsum ( +/- 3.00 M, JPSPH +/- 3.25 M )
04.	<b>BATHROOMS</b>	<b>Wash basin</b> <b>Bathtub** , lavatory</b> <b>Shower, water tap</b>		Toto Premium or equal Toto Premium or equal Grohe From Germany or Equal
05.	<b>DOORS</b>	<b>Main Door</b> <b>Bedrooms</b> <b>Bathrooms</b> <b>2nd Bathroom</b>		Solid Timber Honeycomb Timber Honeycomb Timber Honeycomb Timber
06.	<b>DRY KITCHEN</b>	<b>Appliances</b> <b>Cabinet</b> <b>Material Cabinet</b> <b>Material Door &amp; Panel Finishing</b> <b>Material Counter Top</b>		Electric Hob, Hood, Oven, Built-in Refrigerator Smeg (Italy) or Equal Hi & Lo, Toto Kitchen or Equal MFC or Plywood Lacquer High Gloss Compac Quartz or Equal
07.	<b>WARDROBE</b>	Built in in all bedrooms /provided		MFC or Plywood
08.	<b>AC</b>	<b>Living &amp; dining rooms</b> <b>Bedrooms</b>		Split Duct Split Duct
09.	<b>ENTERTAINMENT</b>			Cable TV connection to living room and all bedrooms
10.	<b>SECURITY</b>			Video Communication 1 unit at living room
11.	<b>TELEPHONE</b>			Living room & all bedrooms
12.	<b>HOME APPLIANCES</b>			Washer Dryer (Brand Bosch or Equal)
13.	<b>LIGHTING</b>			Down light, energy saving bulbs provided
14.	<b>ELECTRICITY</b>			6600 VA ( 1BR), 7700 VA (2BR)
15.	<b>WATER HEATER</b>	<b>Centralized supply to all bathrooms*</b> <b>Wet &amp; dry kitchen</b>		Stiebehl From Germany or Equal
16.	<b>PARKING</b>			1 lot per unit (unreserved)

\* excluding maid quarters

\*\* in master bathroom

# 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:

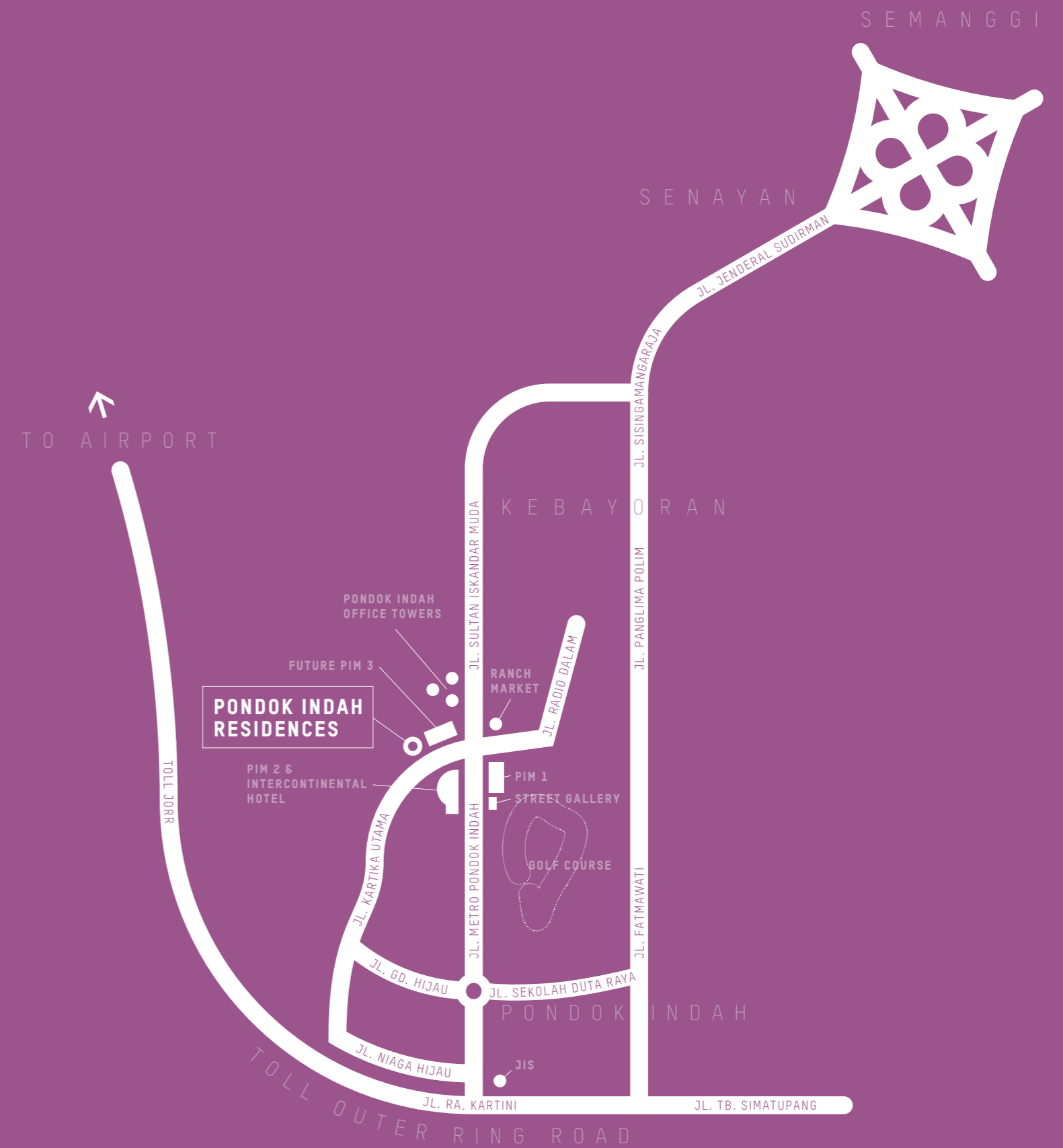
**BECA Engineering NZ Ltd**  
(PT. Bimatekno Karyatama Konsultan)  
(New Zealand)

#### UNIT INTERIOR DESIGNER:

**Genius Loci Pte. Ltd.**  
(Singapore)

#### QUANTITY SURVEYOR:

**PT. Wilde and Woollard Indonesia**  
(Jakarta)



#### DISCLAIMER

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