

AMALA TOWNHOUSE PONDOK INDAH



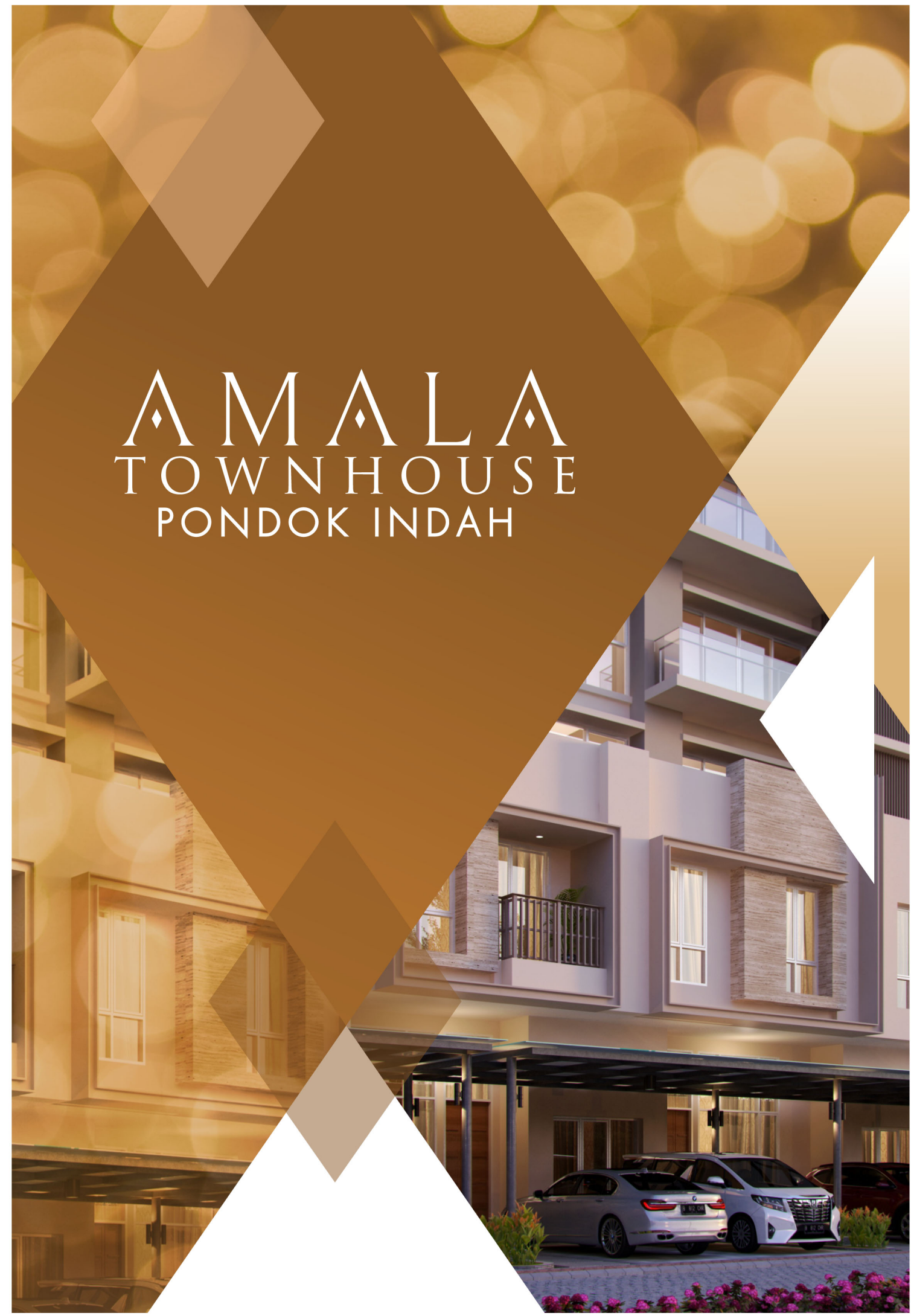
PONDOK INDAH

Visit Our Sales Gallery

Pondok Indah Mall 2
Rooftop Floor

021 7581 1111
www.pondokindahresidences.com

PT Metropolitan Kentjana tbk



REDEFINING
LUXURY
ON THE
GROUND





**3
SPECTACULAR
POOLS**

**Olympic
Size**

Covered

Kids



**DIRECT
ACCESS
PARKING
TERRACE**



**RESORT STYLE
WIDE BALCONY
& TERRACES**

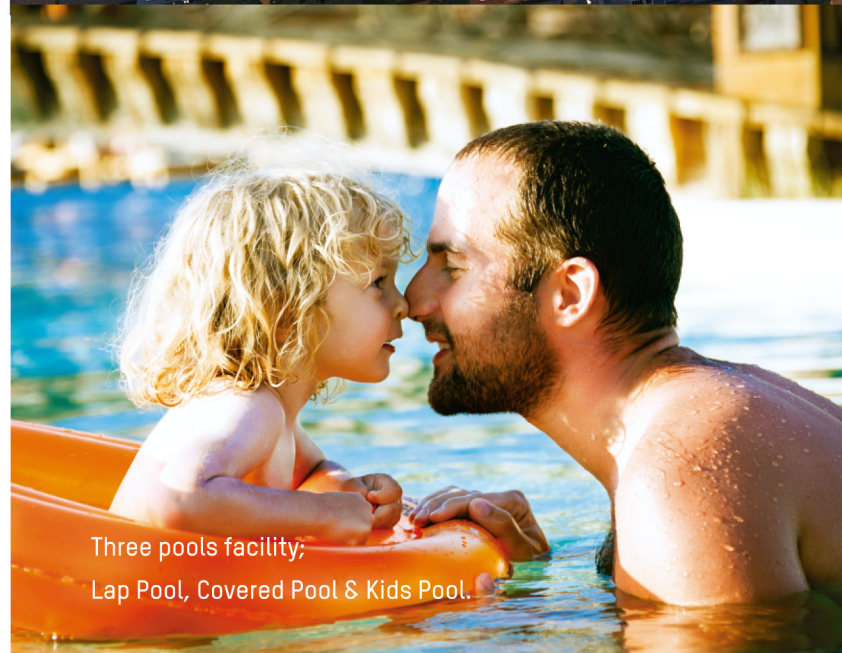
For 2nd Floor Units



**TENNIS
COURT**



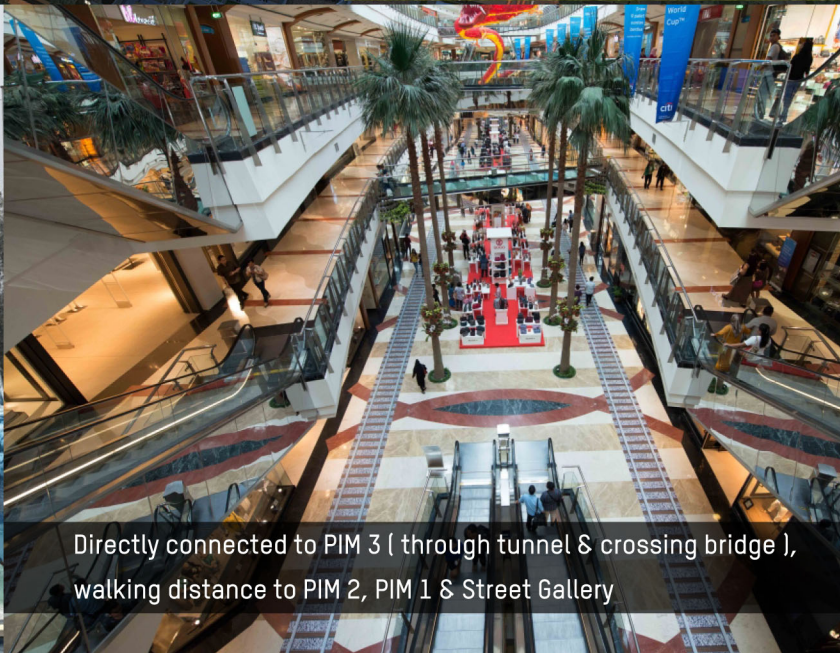
GYM



Three pools facility;
Lap Pool, Covered Pool & Kids Pool.



Walking distance to Pondok Indah Waterpark



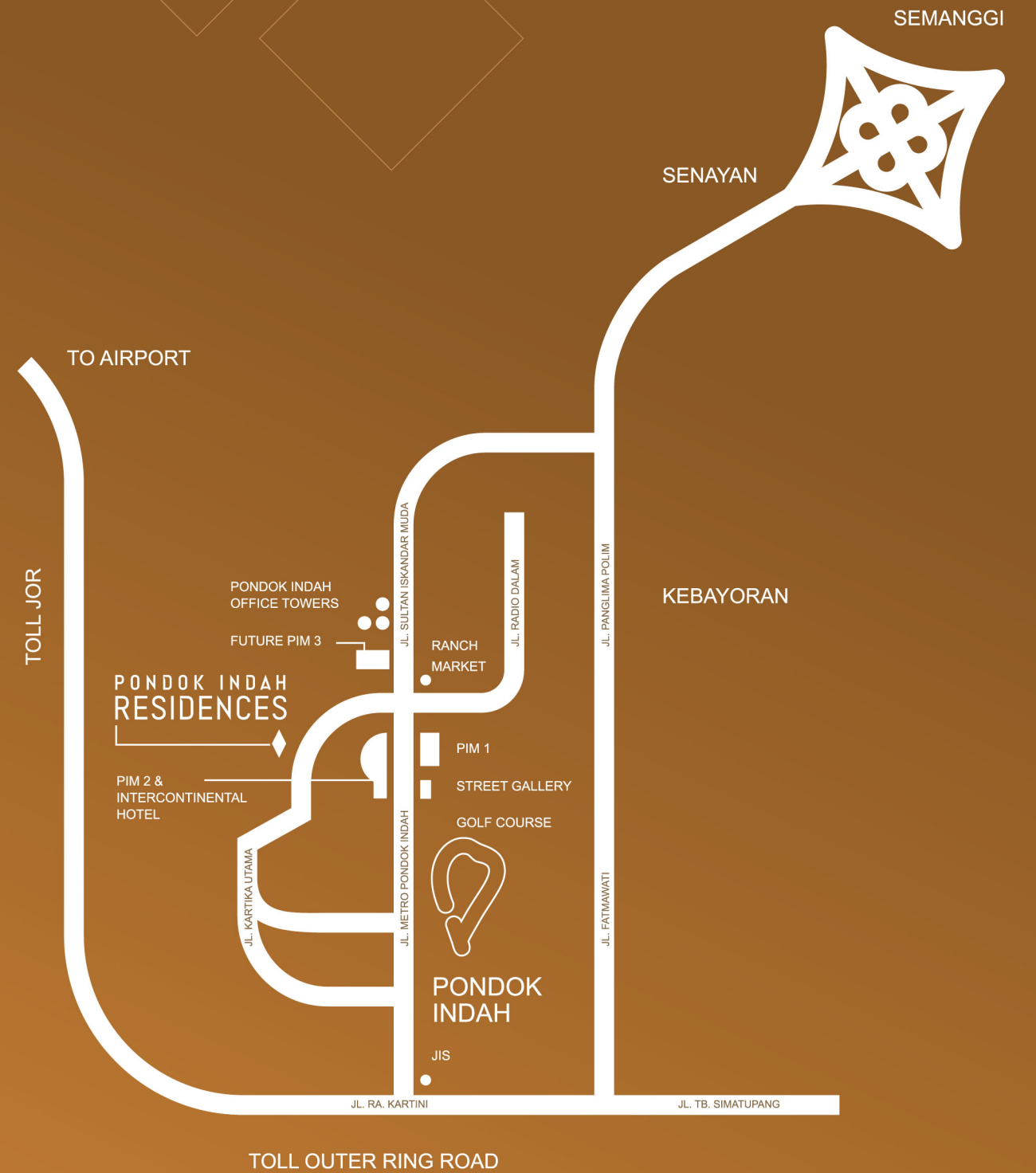
Directly connected to PIM 3 (through tunnel & crossing bridge),
walking distance to PIM 2, PIM 1 & Street Gallery



Walking distance to Pondok Indah Office Tower

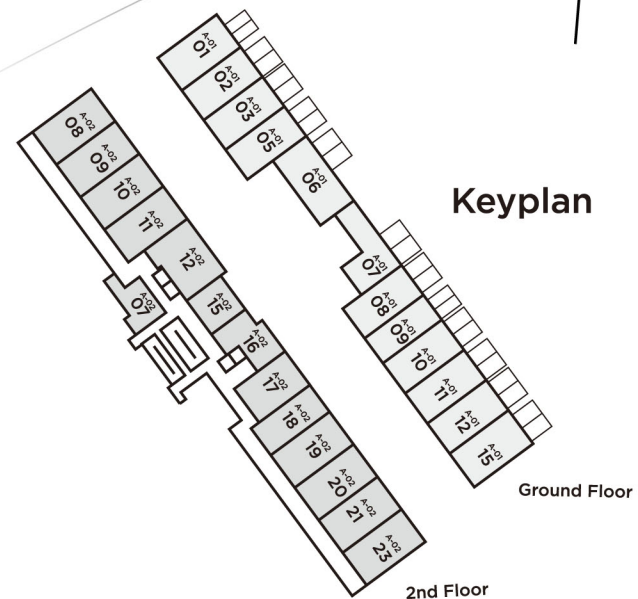


LOCATION



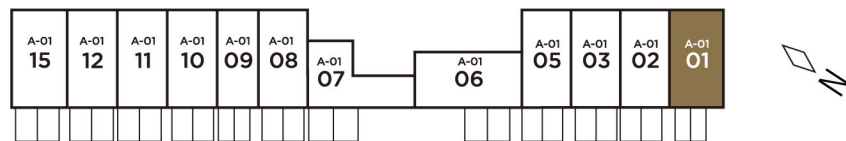
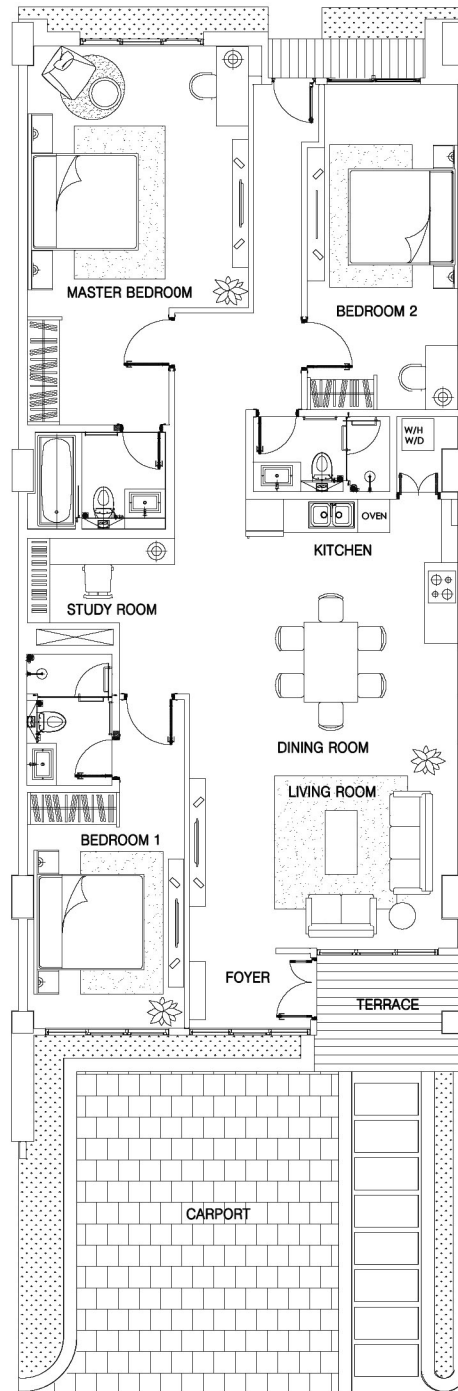
- A. Amala Townhouse**
- B. Amala Tower**
- C. Kartika Tower**
- D. Maya Tower**

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



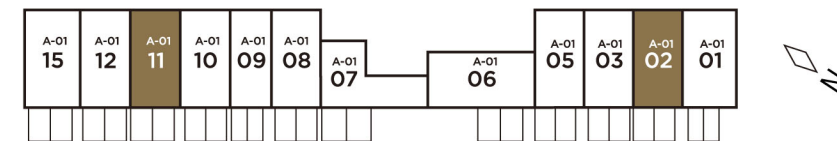
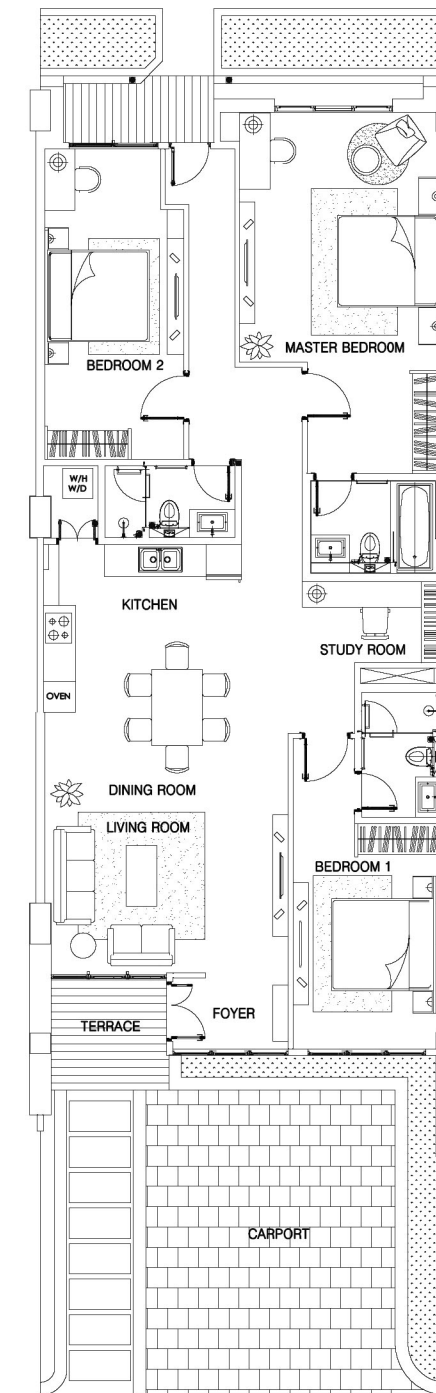
GROUND FLOOR

Semi gross : ±171,62m²
 Nett : ±147,78m²
 3 Bedrooms (Corner)
 Unit A-0101



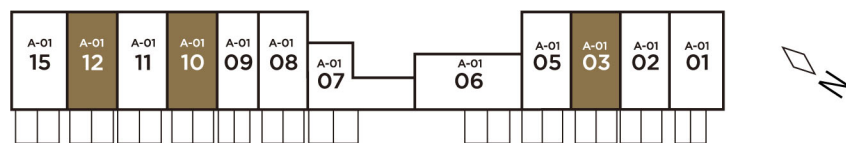
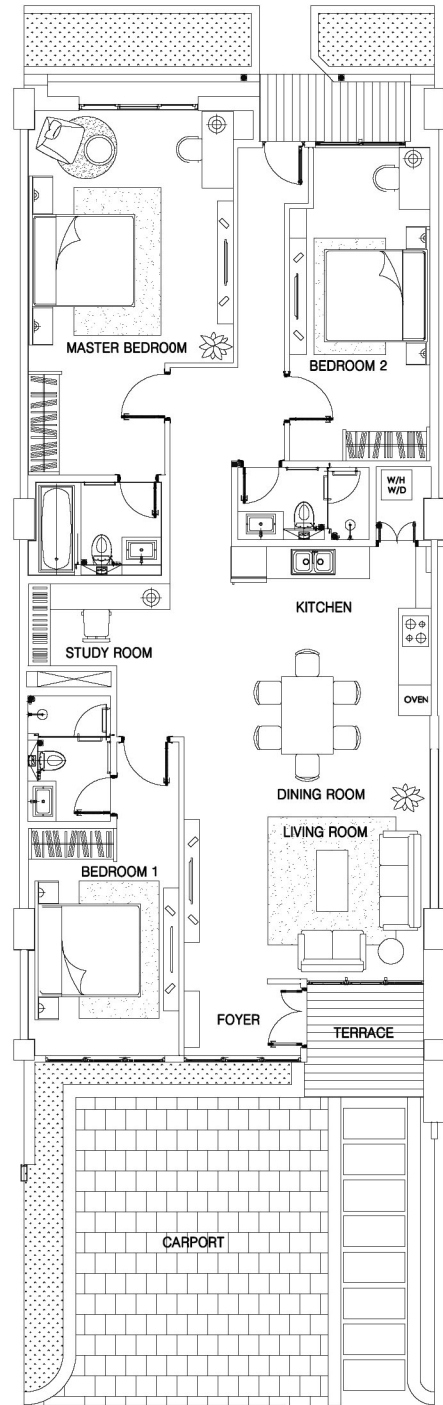
GROUND FLOOR

Semi gross : ±166,46-172,35m²
 Nett : ±143,34m²
 3 Bedrooms
 Unit A-0102, A-0111



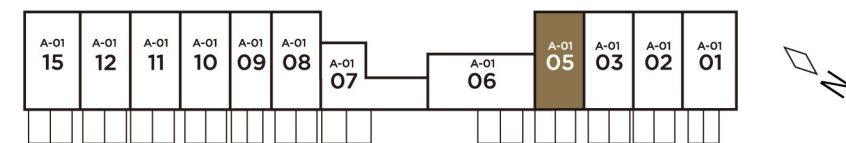
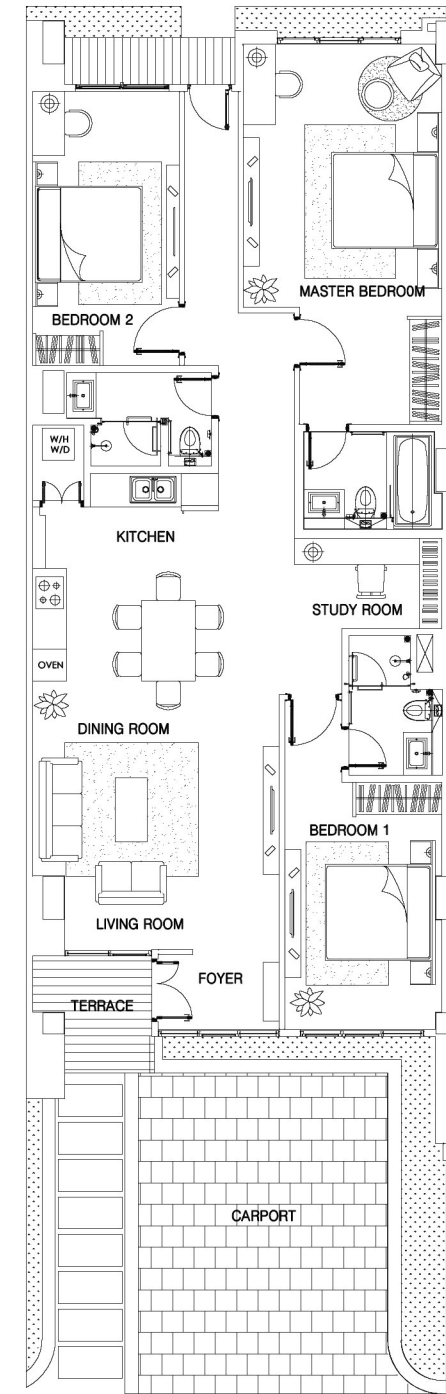
GROUND FLOOR

Semi gross : ±166,46-172,35m²
 Nett : ±143,34m²
 3 Bedrooms
 Unit A-0103, A-0110, A-0112



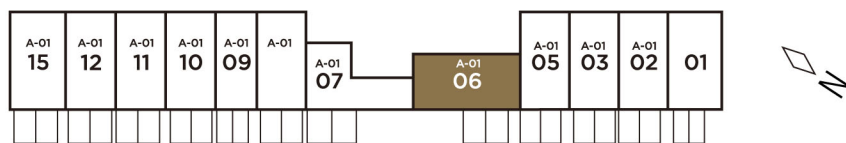
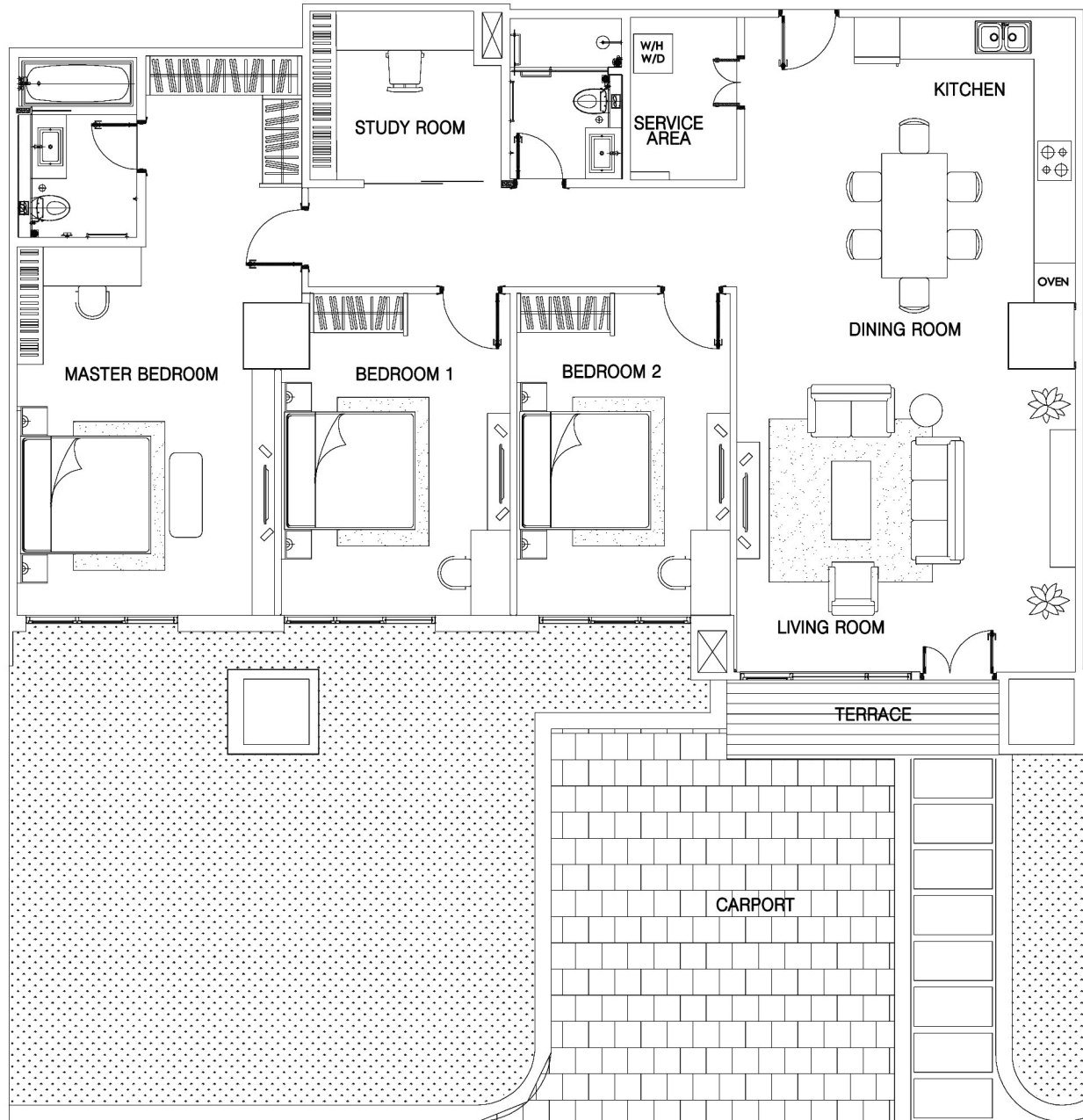
GROUND FLOOR

Semi gross : ±159,59m²
 Nett : ±137,42m²
 3 Bedrooms
 Unit A-0105



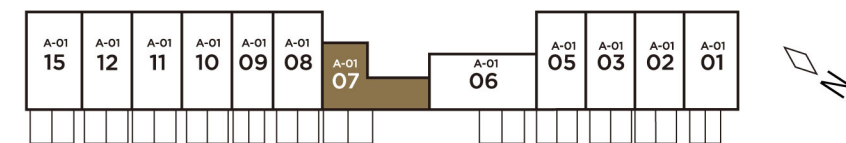
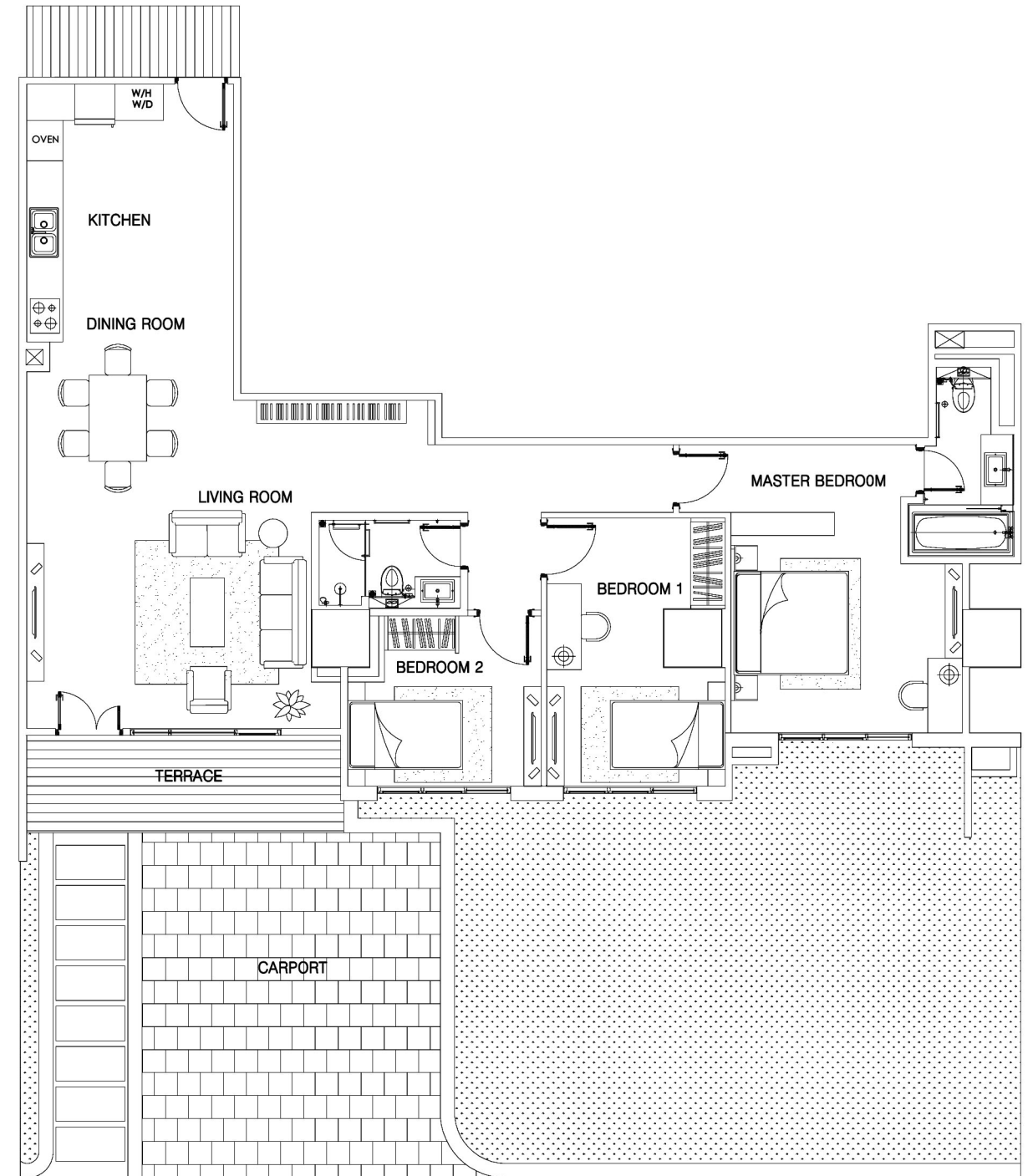
GROUND FLOOR

Semi gross : ±185,4m²
 Nett : ±159,65m²
 3 Bedrooms + Study Room
 Unit A-0106



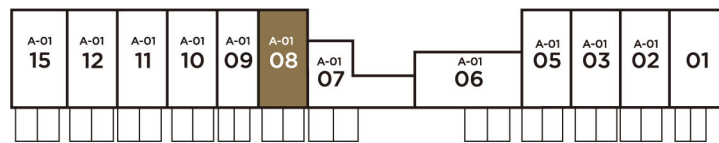
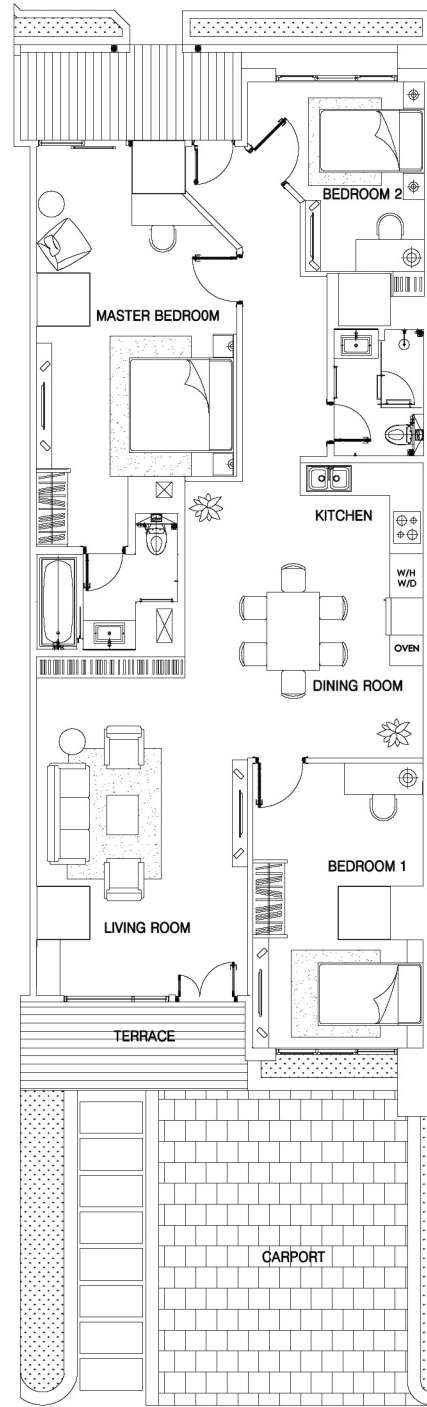
GROUND FLOOR

Semi gross : ±156,54m²
 Nett : ±130,24m²
 3 Bedrooms
 Unit A-0107



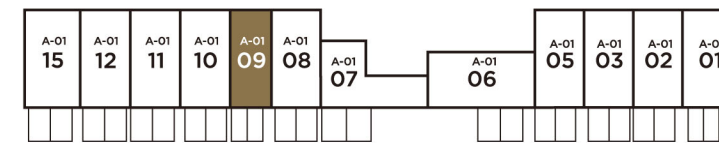
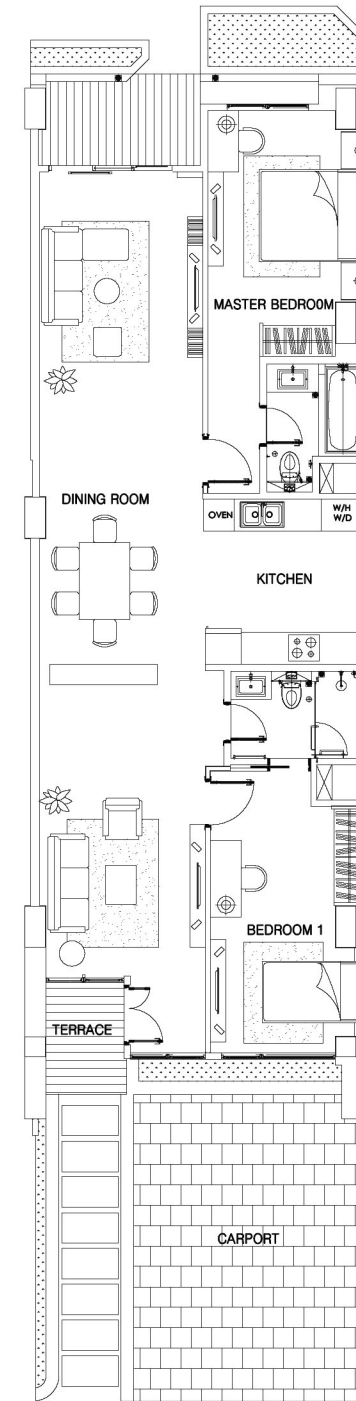
GROUND FLOOR

Semi gross : ±157,38m²
 Nett : ±130,94m²
 3 Bedrooms
 Unit A-0108



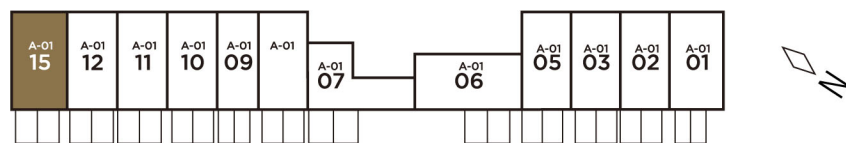
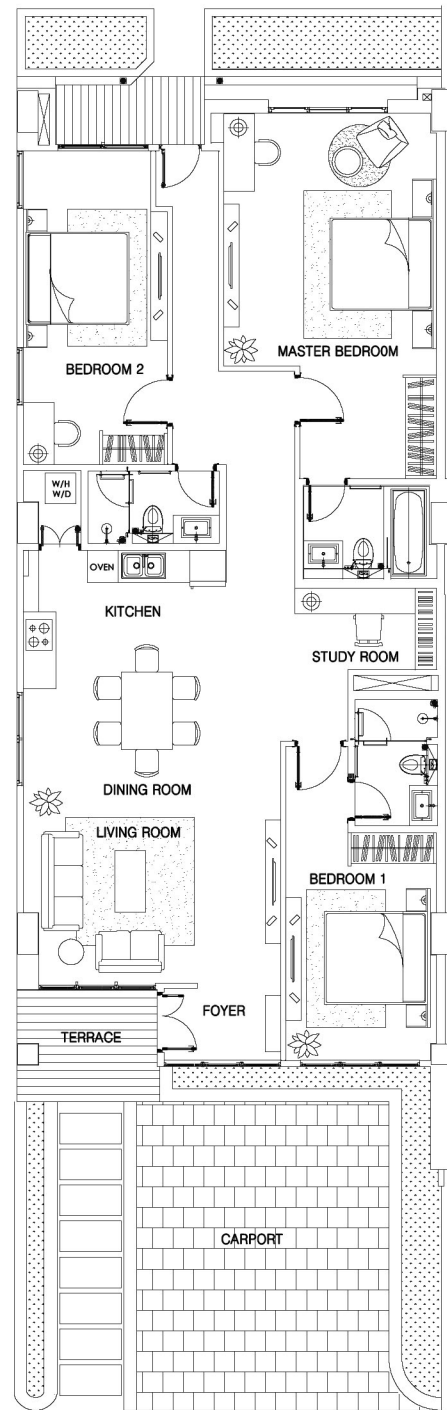
GROUND FLOOR

Semi gross : ±137,44m²
 Nett : ±114,35m²
 2 Bedrooms
 Unit A-0109



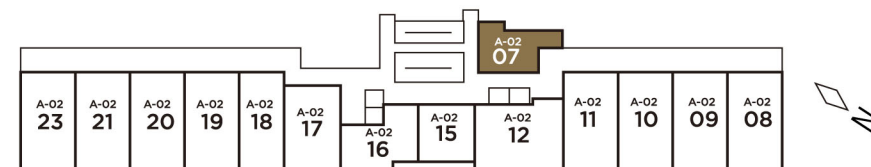
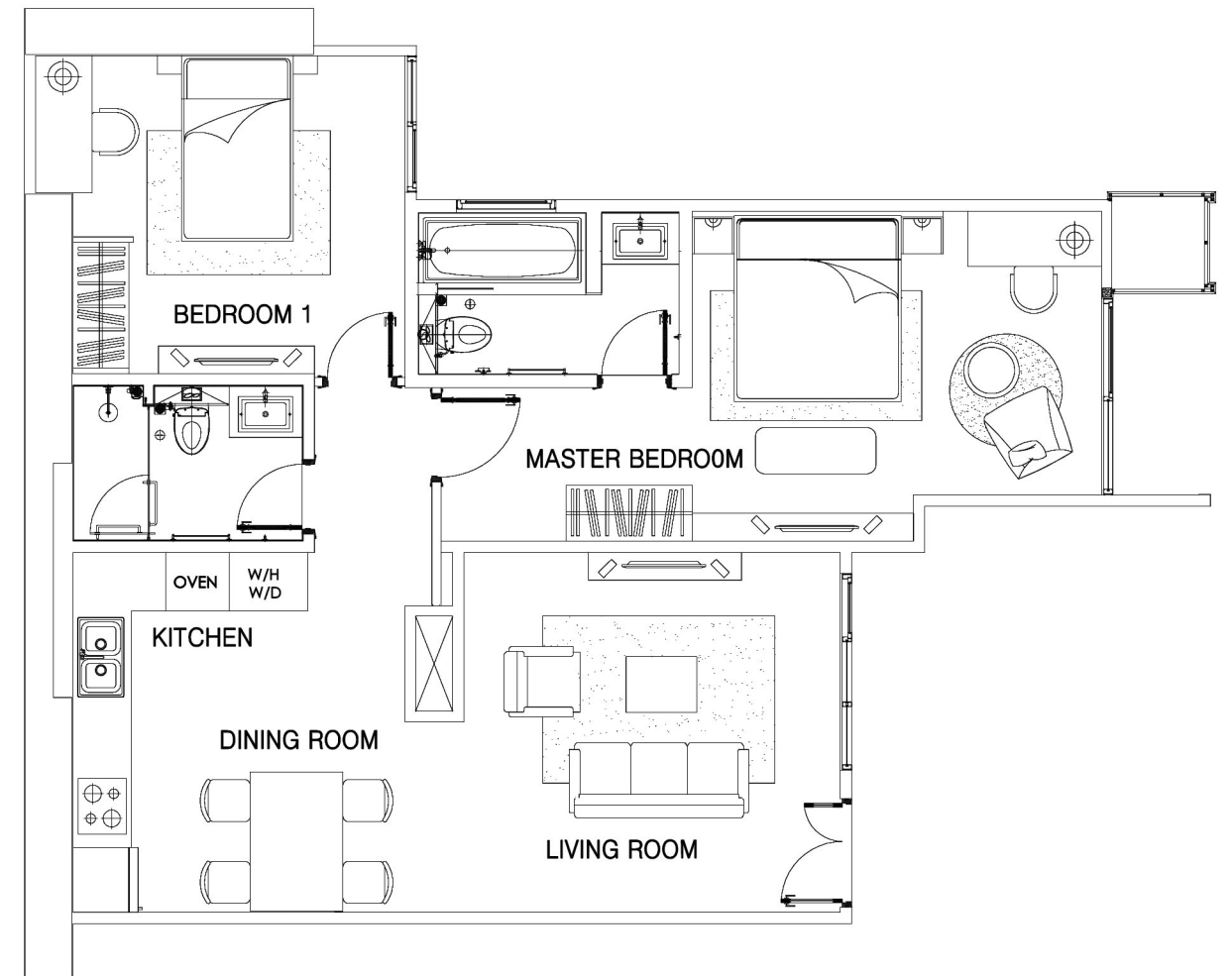
GROUND FLOOR

Semi gross : ±176,75m²
 Nett : ±147,06m²
 3 Bedrooms (Corner)
 Unit A-0115



SECOND FLOOR

Semi gross : ±103,46m²
 Nett : ±80,55m²
 2 Bedrooms
 Unit A-0207



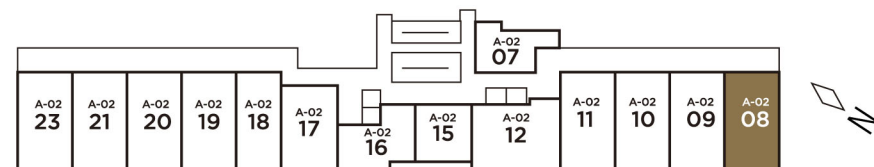
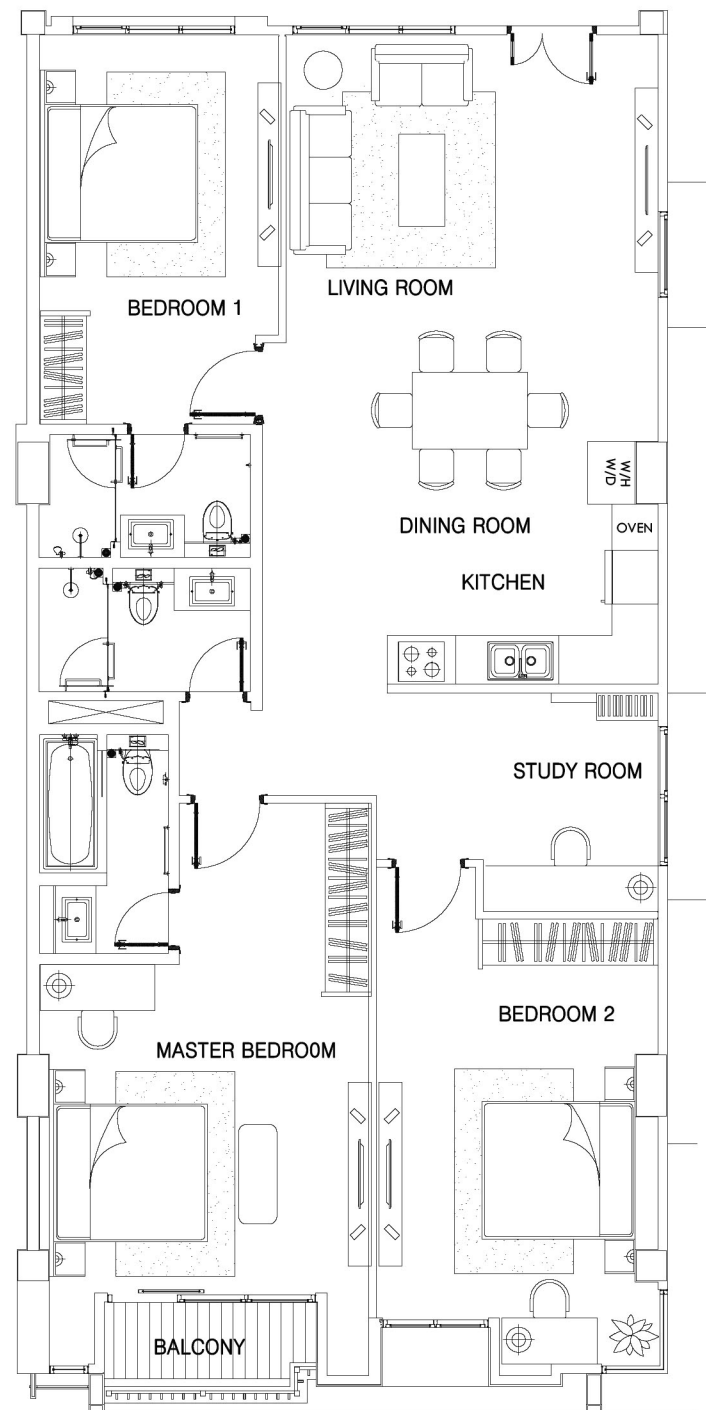
SECOND FLOOR

Semi gross : ±178,65m²

Nett : ±139,1m²

3 Bedrooms (Corner)

Unit A-0208



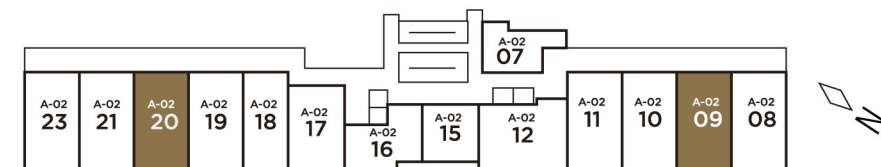
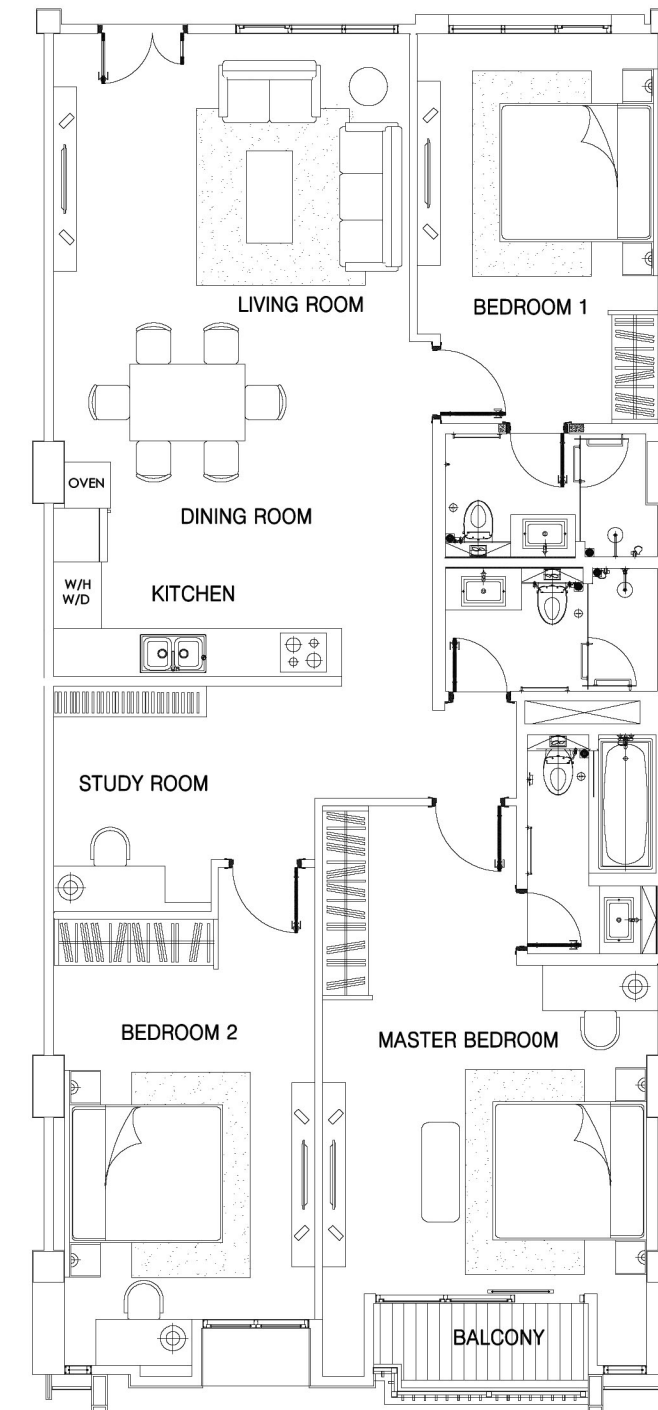
SECOND FLOOR

Semi gross : ±173,76-177,25m²

Nett : ±135,29m²

3 Bedrooms

Unit A-0209, A-0220



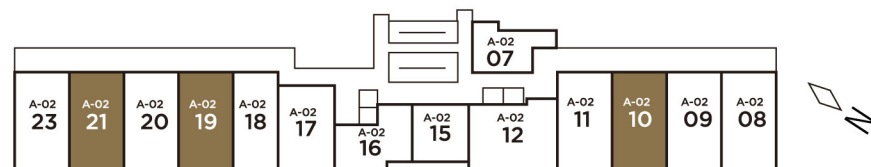
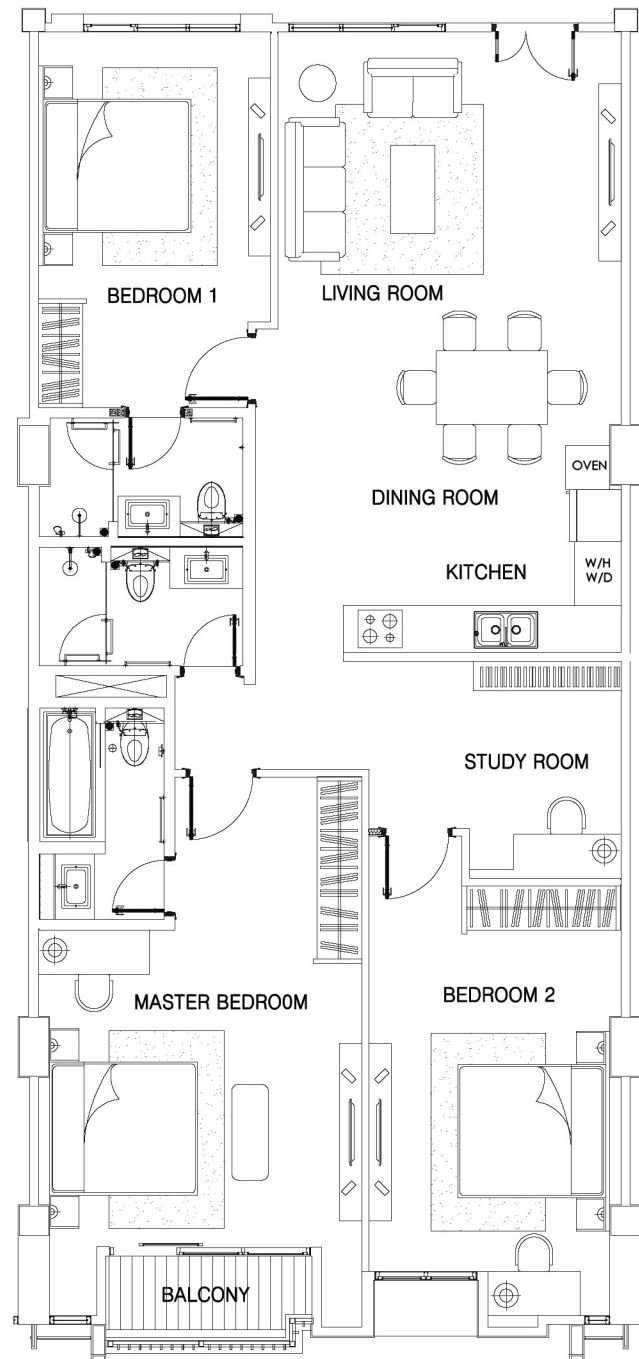
SECOND FLOOR

Semi gross : ±173,76-177,25m²

Nett : ±135,29m²

3 Bedrooms

Unit A-0210, A-0219, A-0221



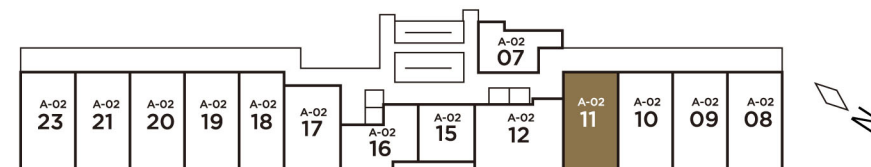
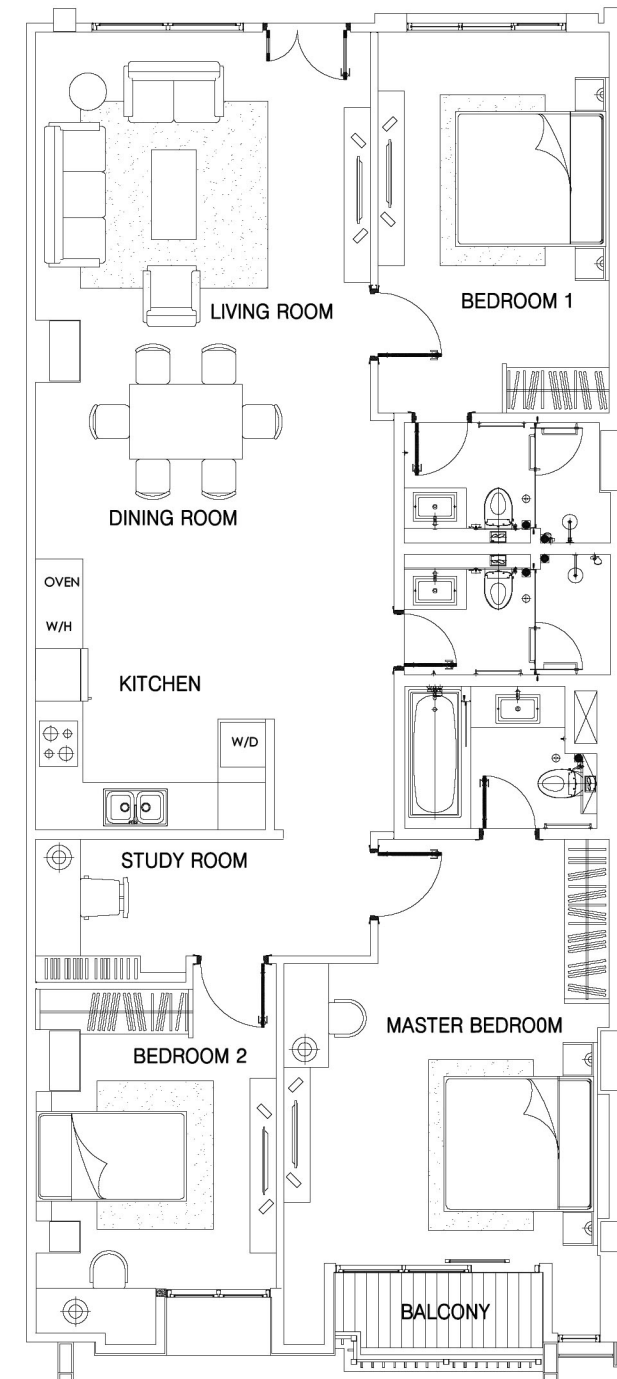
SECOND FLOOR

Semi gross : ±168,6m²

Nett : ±131,27m²

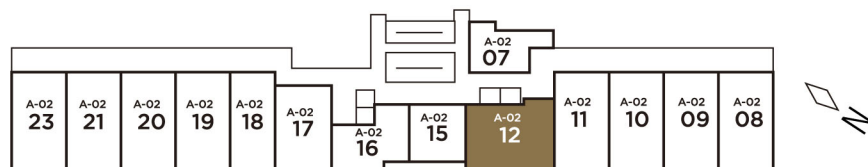
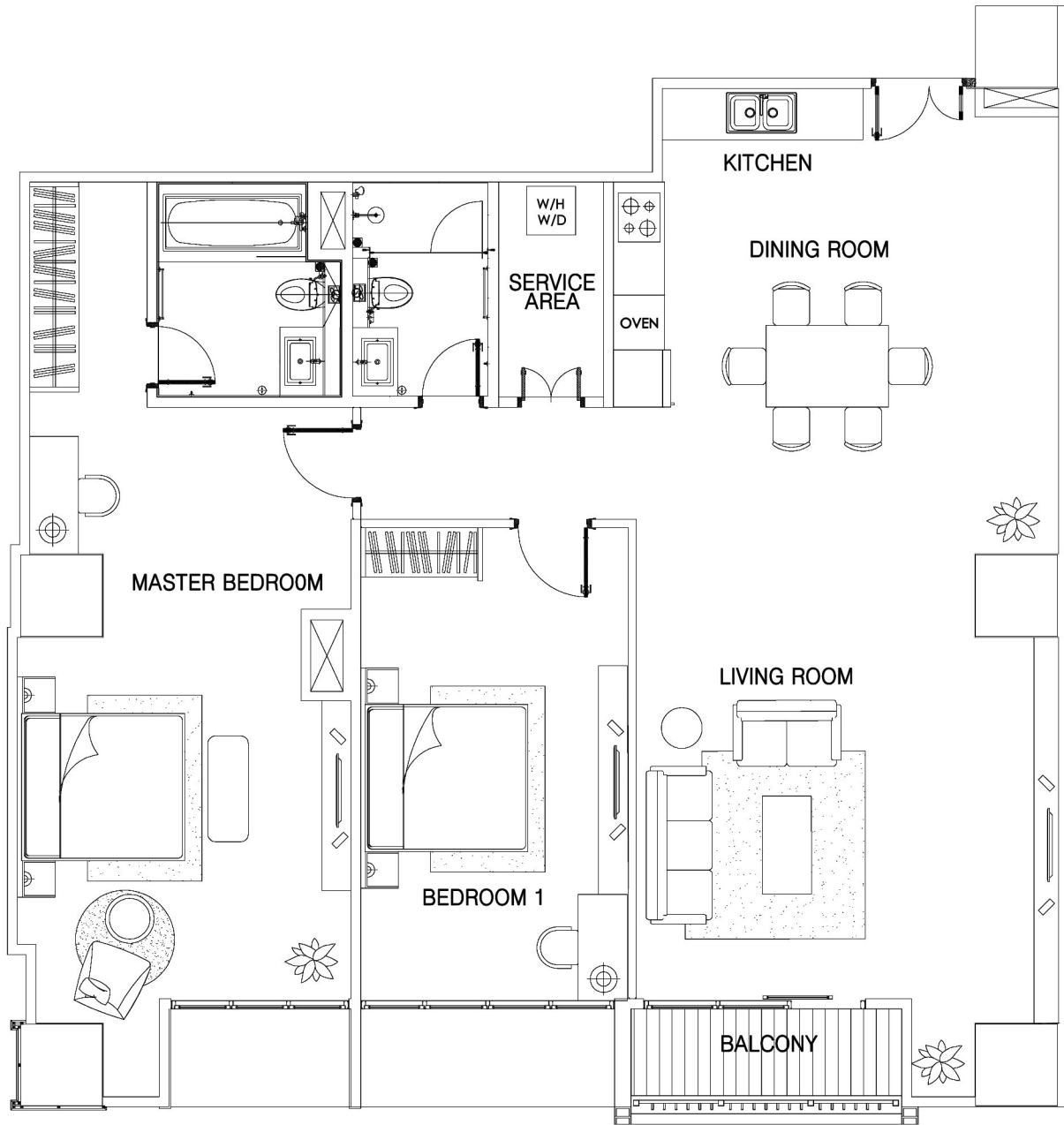
3 Bedrooms

Unit A-0211



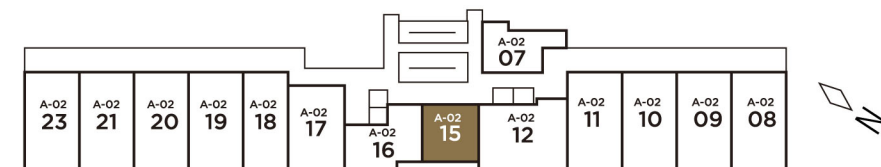
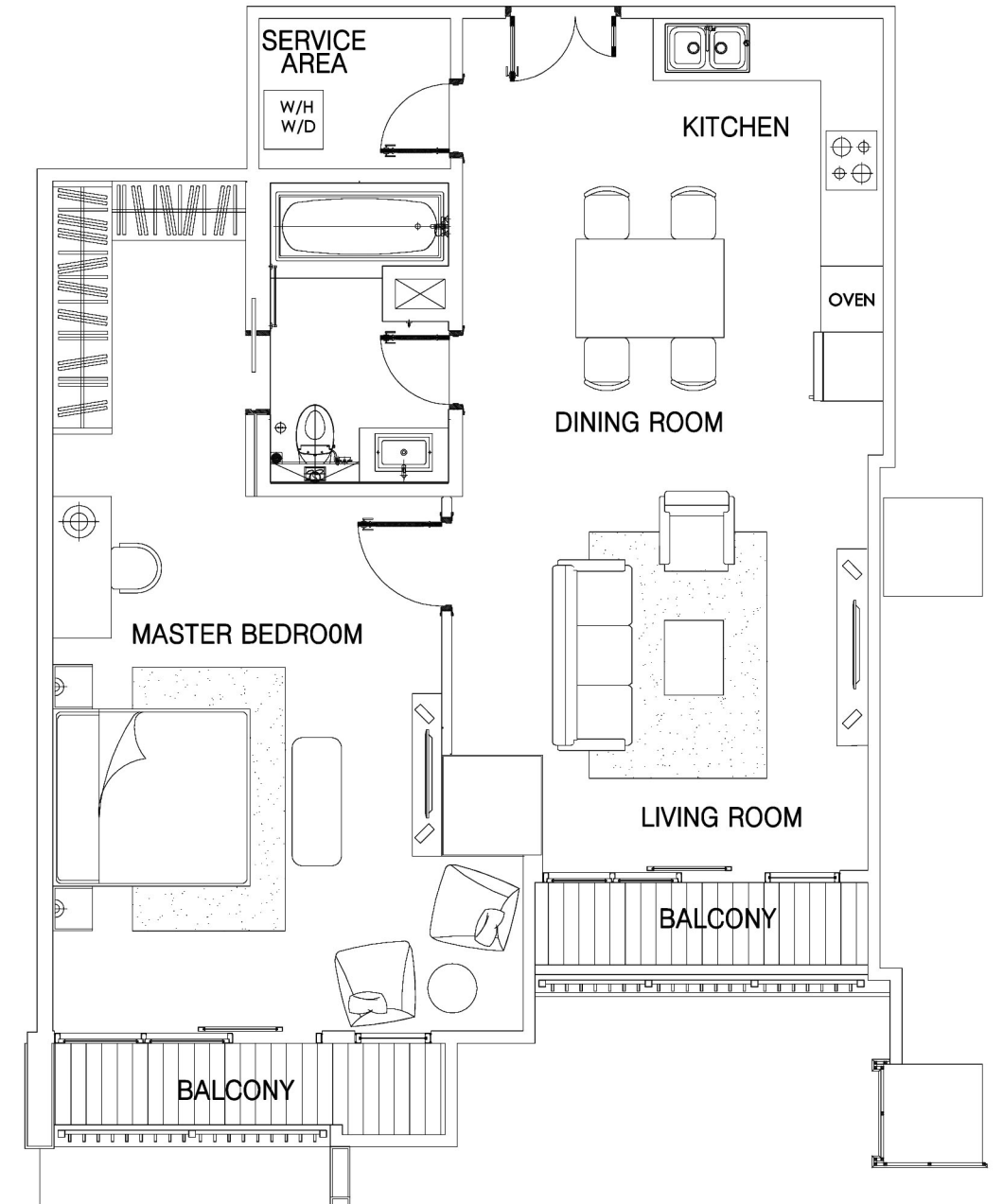
SECOND FLOOR

Semi gross : ±172,21m²
 Nett : ±134,08m²
 2 Bedrooms
 Unit A-0212



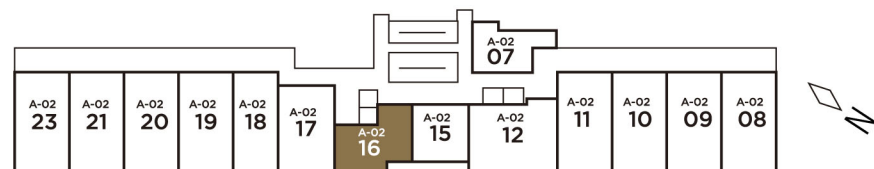
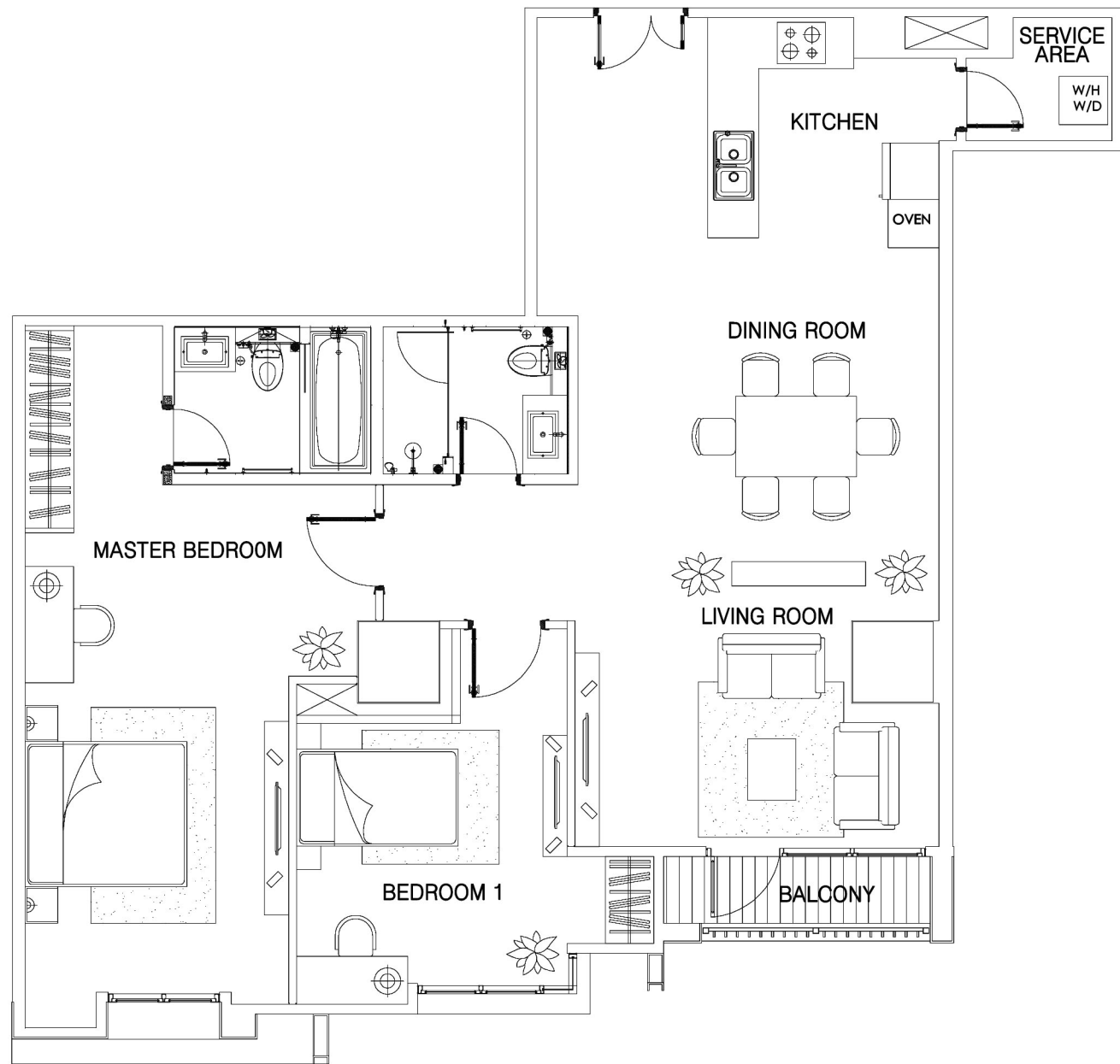
SECOND FLOOR

Semi gross : ±102,67m²
 Nett : ±84,54m²
 1 Bedroom
 Unit A-0215



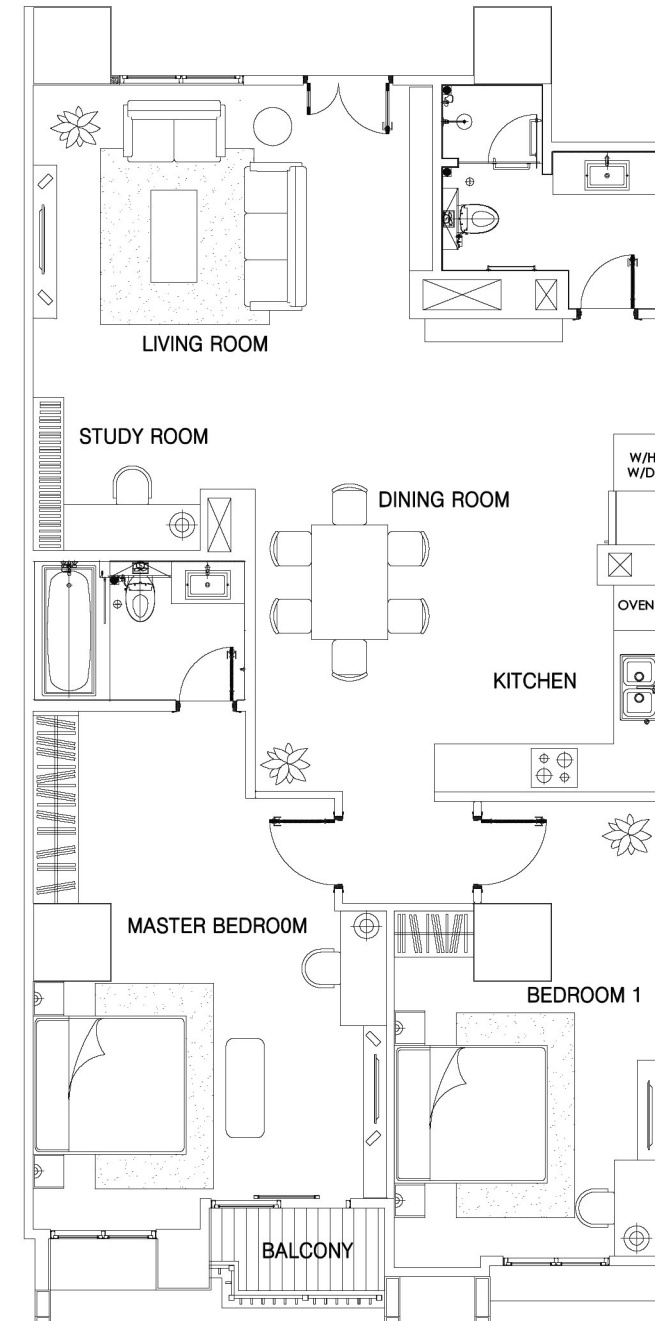
SECOND FLOOR

Semi gross : ±136,62m²
 Nett : ±112,5m²
 2 Bedrooms
 Unit A-0216



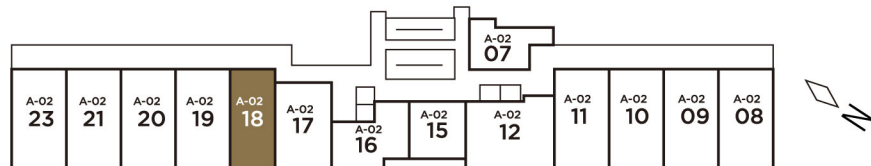
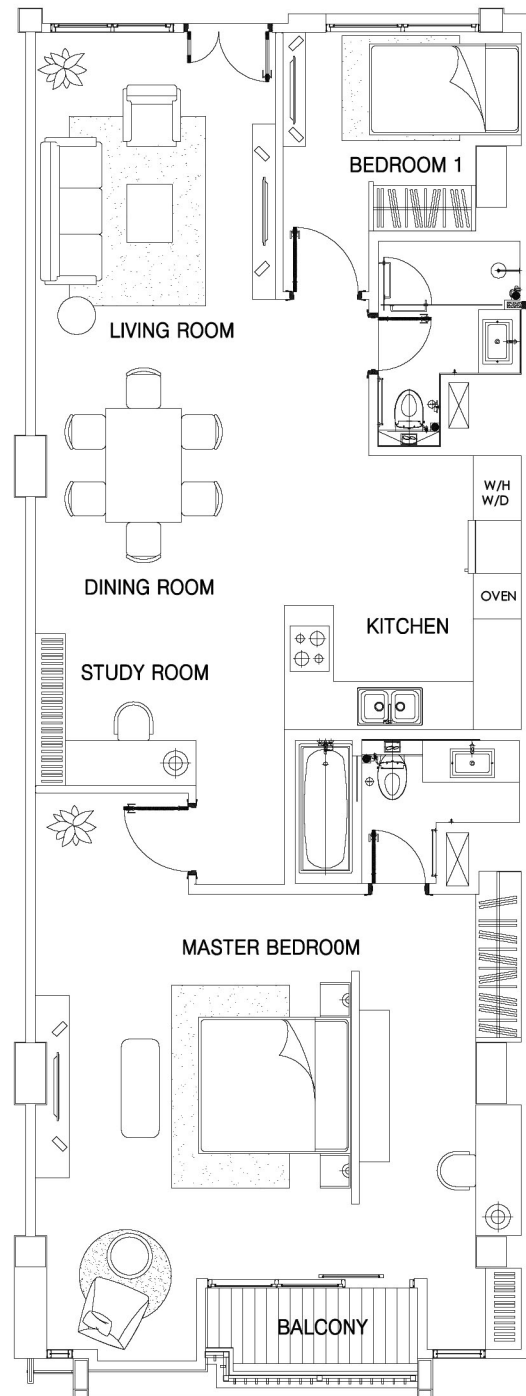
SECOND FLOOR

Semi gross : ±159,71m²
 Nett : ±121,9m²
 2 Bedrooms
 Unit A-0217



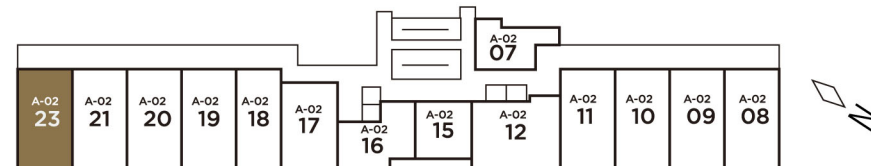
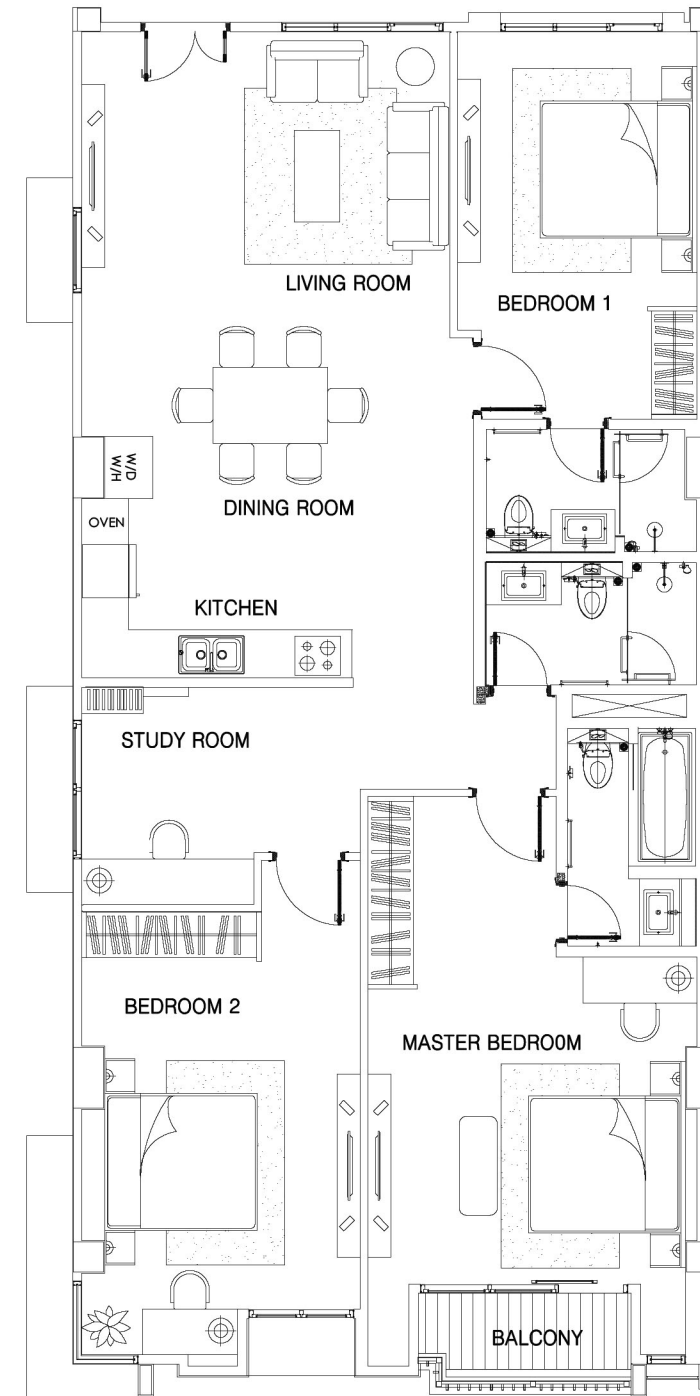
SECOND FLOOR

Semi gross : ±142,49m²
 Nett : ±108,76m²
 2 Bedrooms
 Unit A-0218



SECOND FLOOR

Semi gross : ±181,51m²
 Nett : ±138,54m²
 3 Bedrooms
 Unit A-0223



SPECIFICATION

1. FLOOR FINISH	Foyer, Living, Dining Rooms Bathrooms Bed Rooms Service Area	Imported Marble Imported Marble* & Homogeneous Tile Imported Marble Homogeneous Tile
2. WALL FINISH		Gypsum, Plaster & Coat Smooth Painted
3. CEILING FINISH	Ceiling Height (Max)	Painted Gypsum Ground Floor +/- 3.9 M 2nd floor +/- 3.00 M**
4. BATHROOMS	Closet Bathtub, Lavatory Shower, Faucets Rain Shower	Toto Premium or Equal Toto Premium or Equal Grohe or Equal Grohe or Equal
5. DOORS	Main Doors Bedrooms & Bathrooms	Solid Engineering Door Honeycomb Door
6. DRY KITCHEN	Appliances Cabinet Material Cabinet Material Door & Panel Finishing Material Counter Top	Gas Hob, Hood, Oven, Built-in Refrigerator (Smeg), Dishwasher (Bosch) Hi & Lo, Bika or Equal MFC MDF with Lacquer High Gloss Compac Surfaces or Equal
7. AC	Living & Dining rooms Bedrooms	mini VRF-Split Duct (Ceiling Concealed Type) mini VRF-Split Duct (Ceiling Concealed Type)
8. ENTERTAINMENT		Cable TV Connection To Living Room And All Bedrooms
9. SECURITY		Video Communication 1 Unit at Living Room
10. TELEPHONE		Living Room & All Bedrooms
11. HOME APPLIANCES		Washer Dryer (Brand Bosch or Equal)
12. LIGHTING		Down Light, energy saving bulbs provided
13. ELECTRICITY		16000 VA***
14. WATERHEATER	Centralized Supply To All Bathrooms**** & Dry Kitchen	Stiebel or Equal
15. PARKING		2ND FLOOR : 2 Lot (Reserved) (Parallel/Tandem) GROUND FLOOR : 2 Lot (Reserved-carport)

* Master Bathroom
** Only for A-0207 ±2,8m
*** A-0106 & A-0107 (Ground Floor), 21000 VA
**** Excluded Maid Quarters (if available)

CONSULTANTS & CONTRACTORS LISTS



Main Contractor
Total Bangun Persada, Tbk
(Indonesia)

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

Architects
DP Architect Pte Ltd.(Singapore)
PT. Anggara Architeam(Indonesia)

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

Landscape Designer
Belt Collins International Pte. Ltd.
(Singapore)

Quantity Surveyor
PT. Wilde and Woollard
Indonesia(Indonesia)

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