



# ICONIX INFINITE

PREMIUM STUDIO LOFT

MARKETING

**RATNA CRESENTIA**

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**[WWW.BSDCITYCOMMERCIAL.COM](http://WWW.BSDCITYCOMMERCIAL.COM)**

# BSD City Accessibility





ICONIX INFINITE

PREMIUM STUDIO LOFT

# Your Gateway to Jakarta and Beyond



# Connecting Your Business to Everywhere



**150m**  
from

East BSD 2 Toll Gate Exit



**350m**  
from

Pasar Modern @ Intermoda



**350m**  
from

BSD Terminal Intermoda



**500m**  
from

Cisauk Train Station



**750m**  
from

AEON Mall



Cluster Freja

Cluster Simplicity



Cluster Simplicity

Just a step away from Toll Gate  
The One and Only  
Premium Studio Loft  
Offering Direct Toll Access

## Connecting to Major Toll Roads

AVERAGE

**600.000**

VEHICLES TRAFFIC A MONTH

**20.000**

VEHICLES TRAFFIC A DAY





# Potential Customers



**MORE THAN**  
**±11.250**  
**HIGH POTENTIAL**  
**CUSTOMERS**  
(ASSUMING EACH UNIT  
LIVES 4 PERSON)





# ICONIX INFINITE

PREMIUM STUDIO LOFT





ACORNIA  
COFFEE

COFFEE LICIO

NEO



Finify

La Clinique

AGF  
Finance

Financiere  
Member of AGF



FLASER SISR

POP-UPMart

FOREY ONE NORTH

AVALANCHE

FIDEL

CECILIADORA CO.

HURLEX  
A HOTEL

Diamond  
EXCLUSIVITY

GELAMORE

TeqMader

ICONIX INFINITE



Sophisticated European Luxury Architecture



Limited Units



All Units Facing Boulevard



**ROW 40 Boulevard**



ICONIX INFINITE



Convenient Drop-Off



Double Layer Parking Area



Calderone  
Eatery

Insuro

CUPS.CO

FAIRHAVEN  
Wellness

SABINE  
RESTAURANT

NEO

FIDEL

FITNESS Center

BLAZE

High Visibility Signage Spot

*Begin your Journey*  
Make this Infinite Opportunity to Reality





*The Luxury of your Inspiration*  
Your Own Business to Reality



음료수  
곡수  
간식

영형  
안녕  
사랑



Ground Floor – Korean Supermarket



1<sup>st</sup> Floor - Restaurant





2<sup>nd</sup> Floor - Restaurant



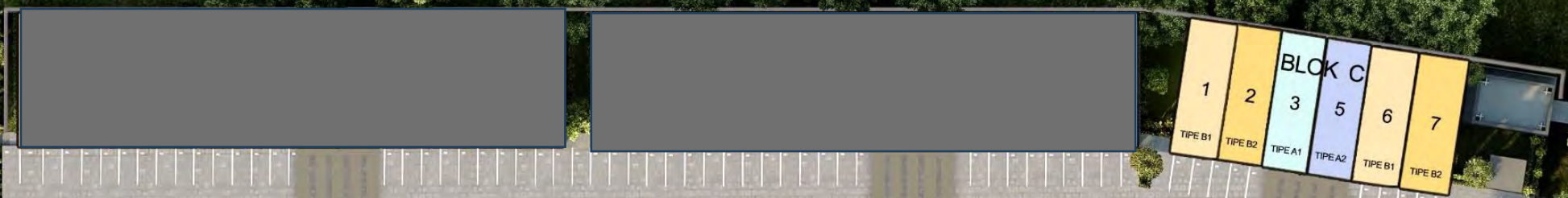
3<sup>rd</sup> Floor - Office

1. Lift
2. Column Free
3. Multiple Signage Spot
4. Connecting Hallway Corridor
5. 3 Canopy Covered Drop Off Lobby
6. Double Layer Parking Area
7. Backyard



# Siteplan

Residentials



OUT

IN

DROP OFF

IN

ROW 40

TYPE A1 - 6X18

TYPE B1 - 6X18

TYPE A2 - 6X18

TYPE B2 - 6X18



# Blockplan

# BLOCK C

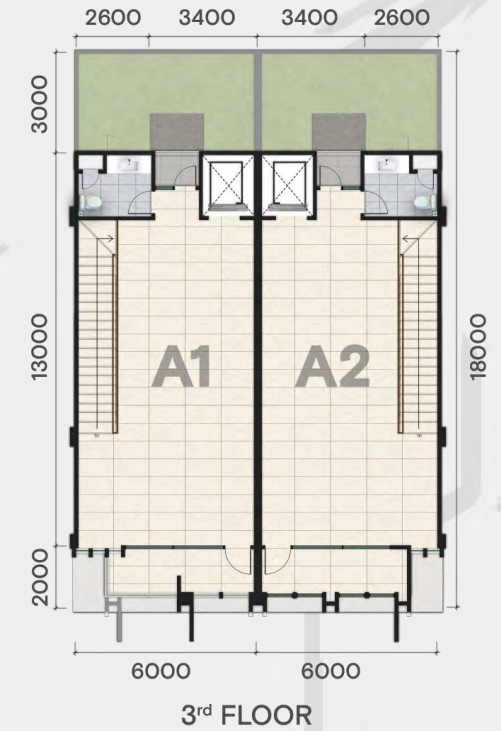
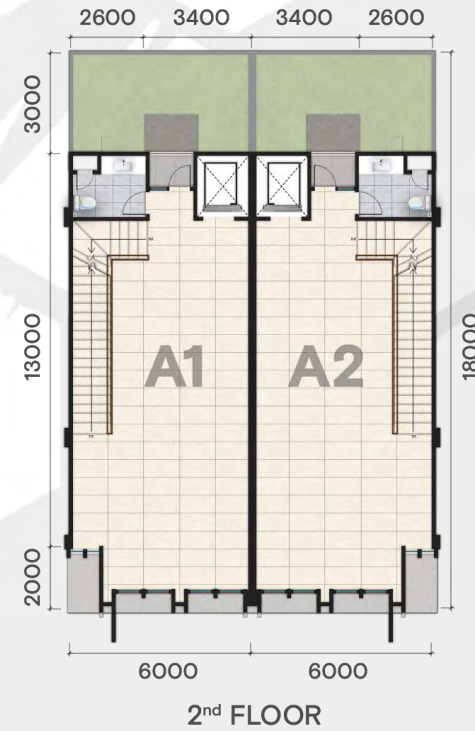
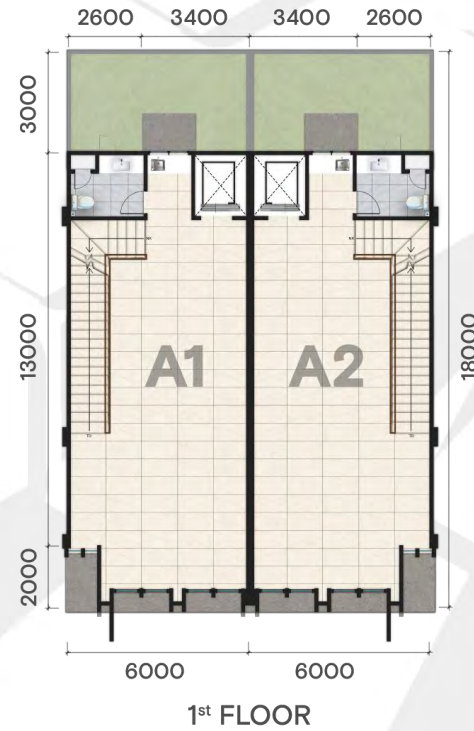
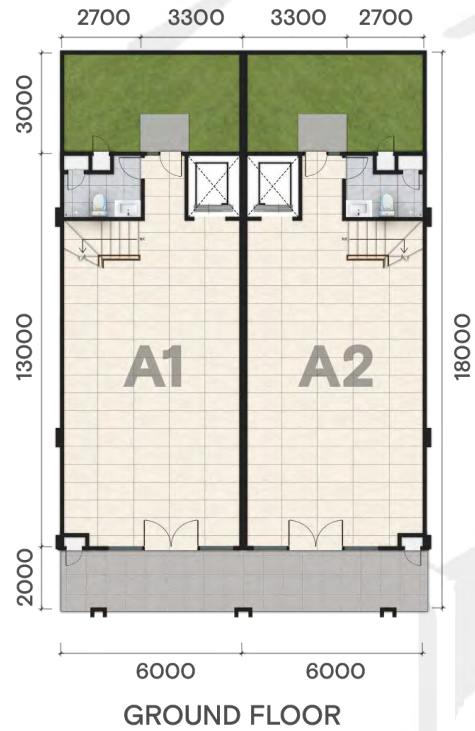


TIPÉ B1    TIPÉ B2    TIPÉ A1    TIPÉ A2    TIPÉ B1    TIPÉ B2

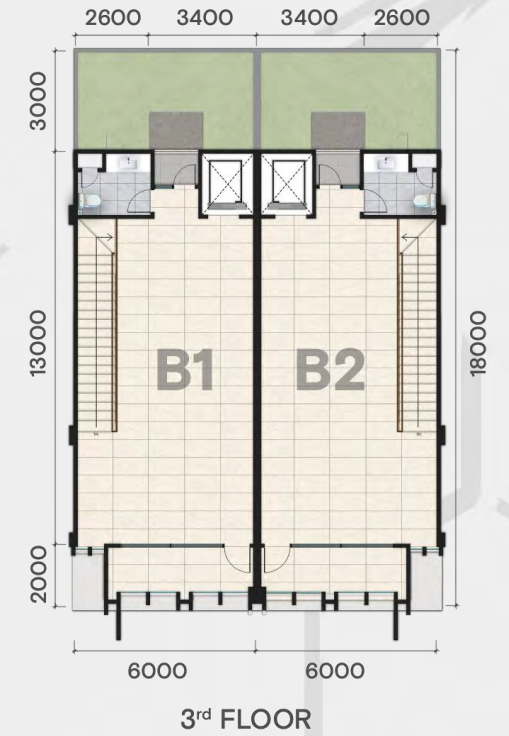


# Floorplan

# TYPE A - 6x18



# TYPE B - 6x18



# Building Outline Specifications\*

## **FOUNDATION**

Mini Pile

## **MAIN STRUCTURE**

Reinforced Concrete

## **WALL**

Brick / Aerated Autoclaved Concrete (AAC) with plaster and paint

## **CEILING**

Gypsum Board

## **ROOF**

Zincalume / Metal Roof with insulation

## **DOOR & WINDOW**

### **Main Door**

Tempered Glass

### **Window**

Aluminium frame with Glass

## **FACADE**

Terracotta Looks Finished Facade, Aluminium Frame with Glass, Homogeneous Tile and Texture Paint

## **FLOOR**

### **Terrace**

Non-Slip Homogeneous Tile

### **Indoor Area**

Homogeneous Tile

### **Toilet**

Non-Slip Homogeneous Tile

## **SANITARY**

American Standard/ Equivalent

## **ELECTRICITY**

13.200 VA

## **ELEVATOR**

Capacity 6 person

## **INTERNET NETWORK**

Fiber Optic

## **WATER SUPPLY**

PAM

## **TELEPHONE**

1 Line

\*Specification and material can change without any further notice

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# Key Highlights



- Strategic Location
- Next to Exit Toll Serpong - Balaraja
- Main Boulevard ROW 40
- All Units Facing Main Boulevard
- Modern Luxury Design
- Double Layer Parking Area
- Lay bay & Drop Off Points
- Column Free
- 3 Spot Signage Support
- Balcony Area
- Backyard
- Private Lift Area
- Limited Units

# Promo & Cara Bayar

## Promo & Cara Bayar

**HARGA  
JUAL**

**HARD CASH DP 20%**

**KPR EXPRESS DP 10%**

**KPR DP 10% - Subsidi 10% (-UTJ)**

**BERTAHAP 20 BULAN**

**KPR DP 20% - CICIL 12x**

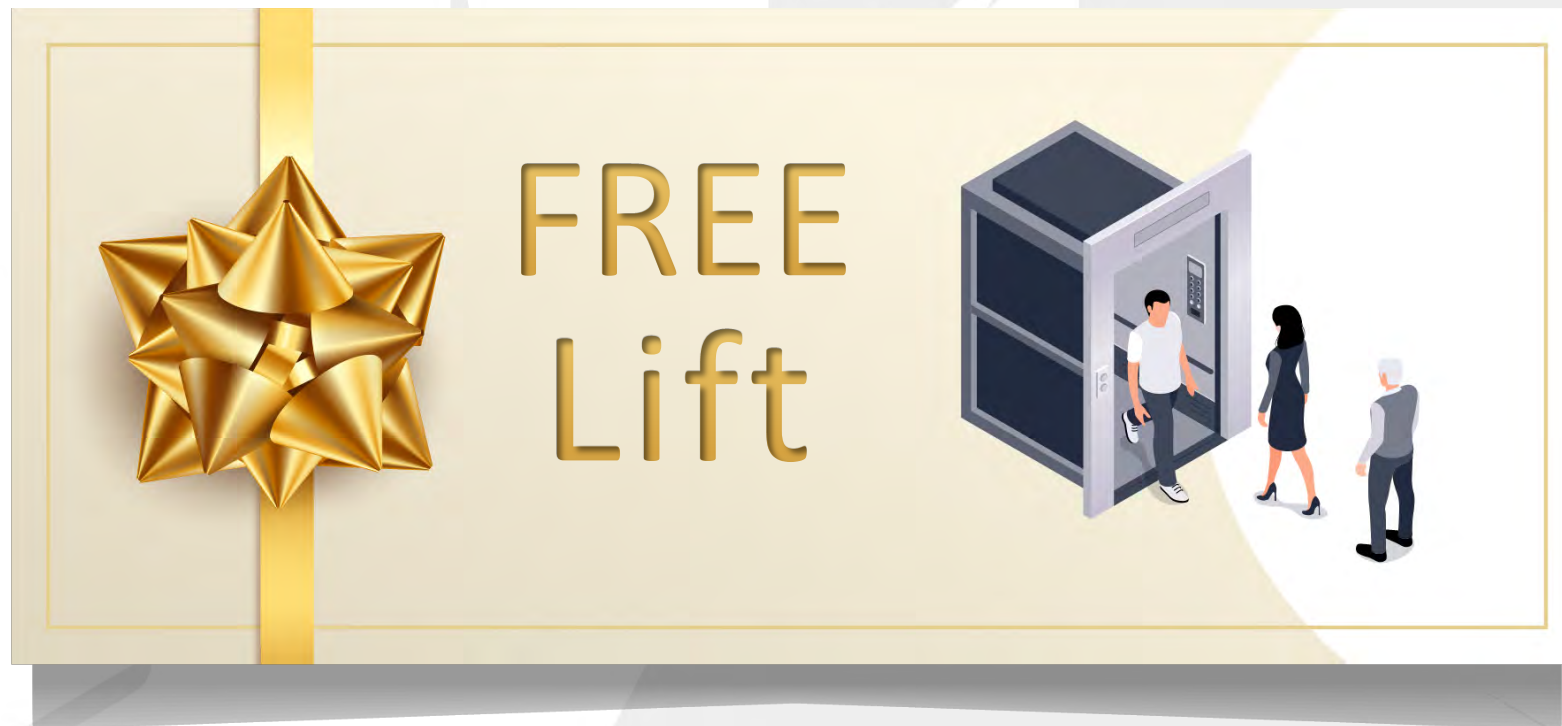
**DISKON 10%**

**TANPA DP**

**TANPA BUNGA**

UANG TANDA JADI (UTJ) : Rp 50.000.000,- / unit

# Additional Promo KONSUMEN



## Additional Promo KONSUMEN



**Cashback Rp60.000.000,-**

Syarat dan Ketentuan :

- Cashback diberikan pada saat serah terima unit. PPh ditanggung oleh PT Bumi Serpong Damai.
- Cashback ini tidak berlaku jika unit batal / dipindahtangankan (PPHK) / tidak beroperasi.

## Additional Promo KONSUMEN



# VOUCHER ELECTRONIC Rp70.000.000

Syarat dan Ketentuan :

- Hadiah voucher elektronik diproses setelah pembayaran mencapai minimal 10%

# Bank Partners

