

HOME FOR A LIFETIME

ELEVEE

PENTHOUSES & RESIDENCES

LIVING BEYOND EXCELLENCE

It's a private and lustre sanctuary in the middle of the exclusive area of Alam Sutera, blending in perfectly with its surroundings while making a quiet statement of its own. This is a place that you will be proud of, EleVee is assuredly a place where you feel like you are above the clouds.

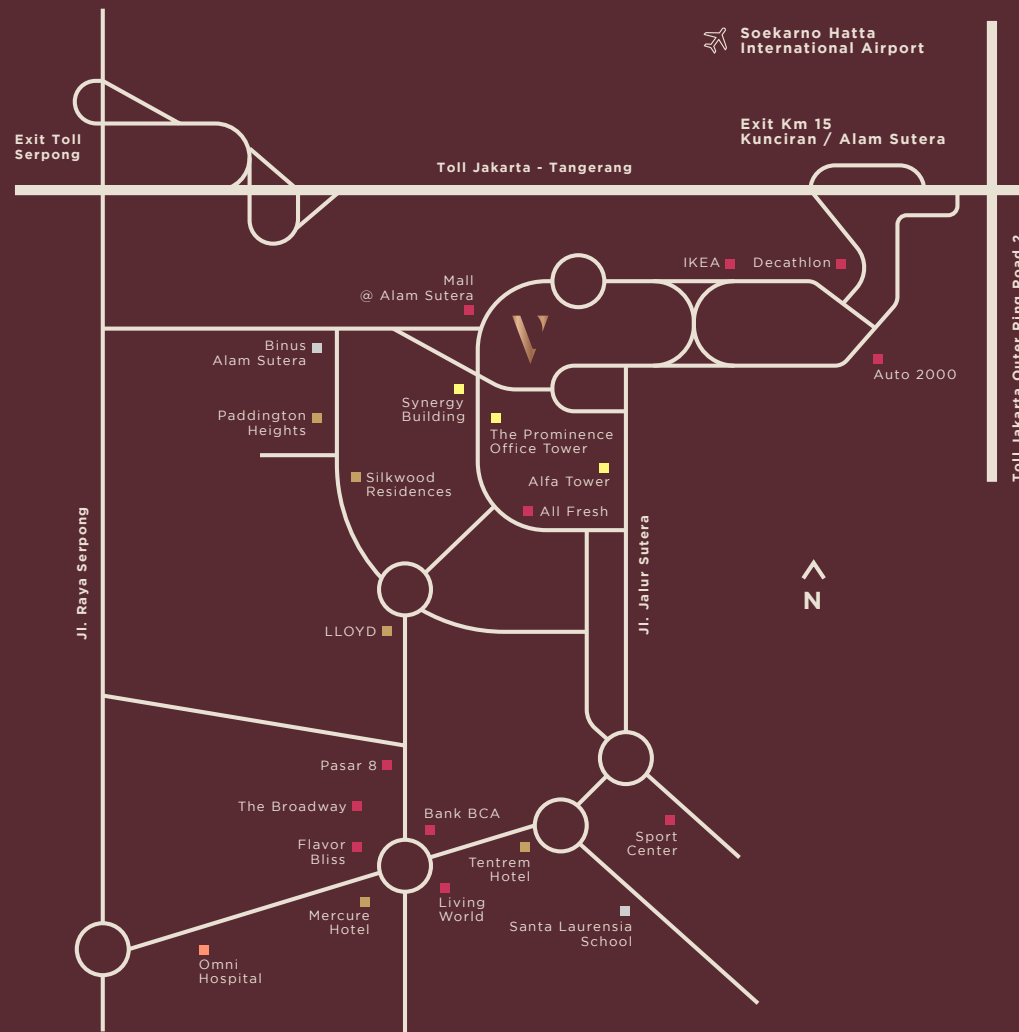
HIGHER WAY OF LIVING

EleVee offers an excellent blend of practicality, comfort, and safety in one package. A great opportunity for you who are seeking comfort or an astute investment opportunity in the integrated area of Alam Sutera along with many potential infrastructure developments in the future.

Explore the luxurious design and sumptuous place in one of Alam Sutera most exciting districts, where the streets buzz with various markets, shopping arcades and business centers, while mouth-watering dining experiences wait around every corner.



A LOCATION THAT SPEAKS FOR ITSELF



LEGEND

- Retail / Public Service
- Education
- Hospital
- Office
- Hotel / Residence

Imagine, living in a strategic area with very complete facilities where everything is available just a few steps from your door. EleVee ensures you have an excellent one-stop life, a perfect chance for you to live and thrive in a luxurious place with everything that is already well-established and has great potential to be more advanced and growing the future.





HAVE IT ALL AT ALAM SUTERA

PT Alfa Goldland Realty is a subsidiary of PT Alam Sutera Realty Tbk (“Alam Sutera”), a leading integrated property developer in Indonesia that started its development in 1994. Alam Sutera focuses its business activities on the development and management of residential, commercial areas, and the management of the shopping centers, leisure centers, and hospitality. Since 2007, Alam Sutera has been listed on the Indonesia Stock Exchange (IDX: ASRI).

The Company has a vision of becoming the best property developer that focuses on utilizing innovation to enhance the quality of life. The Company strives to build comfortable, healthy, and secure communities by emphasizing the one-stop-and-eco-friendly living concept in every development project. For more than two decades, Alam Sutera has developed many projects in Indonesia, among others the Alam Sutera Township, Suvarna Sutera Township, Ayodhya by Alam Sutera, GWK Cultural Park, Paddington Heights Apartment Towers, The Tower Office Building, and The Prominence Office Tower.



Enhanced Security

Keeping your family safe is our number one priority. Our security system does not only rely on well-trained staff and protocols, but also on our advanced security technology, featuring Electronic Gates, CCTVs, Panic Buttons, and a Central Command Center to provide reliable safety, security and emergency responses for our residents.



Accessibility & Connectivity

Our masterplan upholds accessibility and connectivity, internally and to its surrounding. It has direct Toll Road accesses, which connects to Jakarta and Greater Areas. It also features remarkable internal connectivity with access roads, pedestrian and bike lanes, and Suteraloop, a public transport for in-town commutes.



Green Living

We believe in sustainable living, where developments are built in harmony with the nature, and not against it. This township promises a nature enriched environment, with the abundance of lush open spaces, Green Tunnel, interconnected Pedestrian, Bike Lanes, and other green living facilities, such as bike parking and neighborhood gardens.



World Class Amenities

As an independent township, Alam Sutera promises major amenities for its citizens with sensational selections of modern amenities from business & commercial districts, office towers, schools & universities, hospitals, to shopping, lifestyle and entertainment centers.



Sense of Community

To nurture a sense of community, our development combines a holistic approach to its physical and non-physical aspects, focusing in civic spaces and communal facilities, such as parks, sport lounge, to policies and activities like the car free day, festivals and events.

Welcome to **ELEVEE**

EXCEPTIONAL LUXURY IN ONE PLACE

EleVee puts forward three essential aspects, namely urban living, healthy lifestyle, and elegance of nature. Rising opulently into The Alam Sutera's area skyline, the building's impressive design anchors the tone for the luxury that awaits within. EleVee is built on a 4 hectares area (within a total area of 19 hectares) and 70% of open space.

Along with its 40+ world-class facilities, this luxurious apartment also has a healthy surrounding due to its location next to a blissful forest park with lush greenery linked to our mental, physical, and psychological health improvement.

40⁺

World-Class
Facilities

15 Mins

Easy Access to
Airport

25 Mins

Easy Access to
Jakarta CBD

31 Ha

Green
Smart Living

EXQUISITELY CRAFTED BY BroadwayMalyan^{BM}



For over 60 years, Broadway Malyan has been growing and developing strong reputations among numerous sectors such as services in Urban Design, Masterplanning, Architecture, Landscape Design, Interior Design, Branding and Graphics, and Signage and Wayfinding from 14 Studios across the globe.

Ian Simpson

Director - Broadway Malyan Holdings Ltd & Chair of APAC Board BA (Hons) Dip Arch RIBA SIA BOA



The Tower

Best Large Residential (LABC London Building Excellence Awards 2014), Best Luxury Home (Evening Standard New Homes Awards 2014), Best Tall Building Europe (Nominated - CTBUH Awards 2014), Hard Landscaping Construction (British Association of Landscape Industries Awards 2014).



Mann Island

The award-winning Mann Island mixed-use scheme sits at the heart of Liverpool's Mercantile World Heritage site and reconnects the city center to its historic waterfront via a sequence of three new buildings and public spaces. Along with its achievements such as Winner - RIBA North West Awards 2015.



Al Bandar

Situated within the prestigious Al Raha Beach Development in Abu Dhabi, Al Bandar epitomizes community - focused luxury waterside living. Awards: Best Apartment (CNBC Arabian Property Awards 2011).



Fluid Landscape & Open Spaces Amenities

Landscape design adopted a fluid and informal language, akin to a lush and dense forest. High-quality open spaces at various scales are designed across the development, allowing for community interaction of different scales. An urban farming area concept is also included in the design.



Efficient & Flexible Layout

Our design ensured good-sized units with a flexible layout that can accommodate space for a home office or study room.



Excellent Ventilation & Natural lighting

We have designed all common areas and units to be well ventilated and well lit naturally. Balconies with good depth are designed for every unit to create a seamless flow between the "outside" and "inside."



Smart Façade Strategy

Striking the balance between efficient layout and uniqueness of design, our façade strategy looked at opening up the Gable Wall. This façade treatment breaks up the "blockiness" of the buildings and allows for more vista and natural cross-ventilation while providing shade.

BLISSFUL LIVING WITH FOREST PARK

Imagine waking up to the verdant greenery outside of your window, breathing in clean air delivered by thousands of trees in the forest park around you and enjoying perfect facilities in the luxury of your own space.

EleVee is Alam Sutera's latest sustainable development project. Due to environmental concerns, especially in Jakarta, we are committed to plant 3,500 trees to create an urban forest. Hopefully, it will also contribute further to fight climate change and create a healthier environment.

4 Ha Forest Park
1 Ha Eucalyptus Park
150 % Green Area



A SENSE OF ARRIVAL

EleVee provides two separate entrance access through the Éclat (East Lobby) and Fidèle (West Lobby), an easier way for residents to access the entrance to each different tower.

As you step into the Lobby at EleVee, you can discover a sense of feeling where you can feel comfortable and beyond satisfied. The friendly face of the 24/7 concierge service will welcome you as you continue on your way, whether en route to enjoy the perks of the exclusive lobby interior or catching the lift to your room, the bustle of the city sinking decisively away with every move.



Fidèle (West Lobby)



Éclat (East Lobby)

ADVANCED FEATURES GRANTED

We're focused on our residents' wants and needs and it manifests in our deluxe advanced features. We strive to provide an environment with all the perks and features that will make you feel comfortable.



Touchless Entry & Exit System

Be secured and safe with a touchless entry and exit system in every entrance around the development. Your safety is our top priority hence every sanitary measure.



High-Speed Internet Connection

Enjoy an uninterrupted working and relaxing experience at your home with all the benefits of FTTH and a full high-speed internet connection.



Smart & Integrated Home System

Control your home wherever you are with the smart home system installed in every unit of EleVee Penthouses & Residences.



Electric Car Charging Station

Electric Car Charging Station provides electrical energy from the power source to your car and ensures that an appropriate and safe flow of electricity is supplied to the vehicle.





SHOP, WORK AND COLLABORATE

EleVee provides complete supporting facilities, where you can Shop, Work and Collaborate in one place. In each corner of the public space, you can discover multiple facilities for you to build your enjoyable times every time you step into EleVee.

EleVee set some remarkable amenities on the sky facilities to make living well to elevate your way of living. The sky facilities overlooks the city skyline, providing the perfect setting for entertaining friends or simply enjoying the breeze of Alam Sutera's skyline.



Co-Working Space



ELEVEE





Lap Pool



Sky Yoga Deck



Sky Gym



Sunken Meditation Alcove



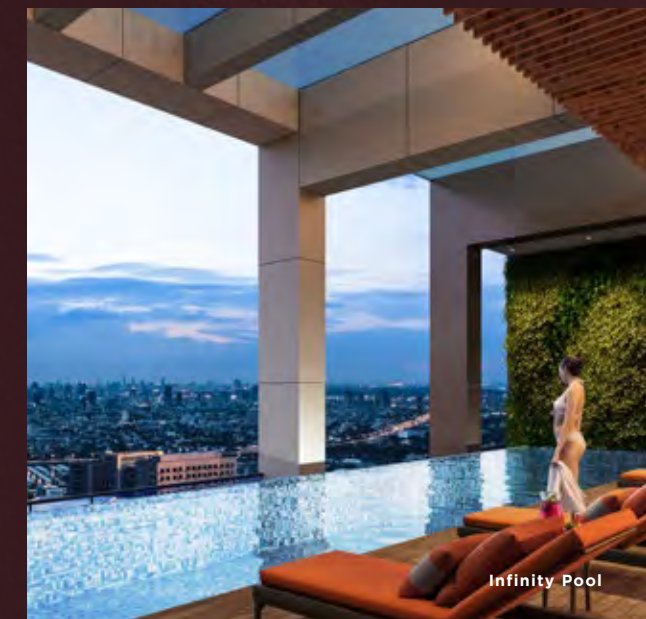
Indoor Gym

EXCEPTIONAL LEVEL OF WELLNESS

Healthy living starts from an environment that supports you to be better. Escape your busy activities behind, EleVee provides several facilities to elevate your healthy lifestyle that can be enjoyed and used by you and your family.



Multicourt Lawn



Infinity Pool



Sky Mini Formula

CRAFTED FOR TOGETHERNESS

Everything you need is right here. Find more memories in EleVee while enjoying several amenities specially provided by EleVee for you and your families where you can splash around in our swimming pools or even sit down and relax to enjoy our outdoor cinemas.



Sculpture Court



Flower & Community Garden



Recreational Pool & Bbq Deck



Sky Outdoor Cinema



Sky Putting Green Area



Kids Tree House



TRAIN, PLAY AND ENJOY WITH YOUR FUR BUDDY

Living at EleVee can equally be enjoyed and experienced with your fur-friends, carrying the concept of a pet-friendly apartment where you can take care of your pets, train, and play with your fur-friends freely without any obstacles here.



A DAY AT ELEVEE



06:00

Rise and Shine at EleVee

While enjoying and getting your daily dose of vitamin D from the morning sun, a beautiful day can be started by practising some simple yoga movements on the Sky Yoga Deck that is located on the sky facilities, accompanied by a view of the city from above.



16:00

Your Necessities are Met

Shopping for your necessities while hopping from store to store is easy, with EleVee being proximate to Mall @ Alam Sutera, making it easy for you to fulfill your needs and desires at once.

10:00

Hustle and Bustle

Completing some work and deadlines or even having a short meeting, With Co-Working Space available on EleVee everything will be handled well, it becomes easier to complete your work on time in the right place.



19:00

A Space for Your Happiness

Welcomed by a sumptuous and remarkable design of the interior in EleVee, this is your chance to relax in the living room with your family, whether you want to watch your favorite movie or just talk about your days.



13:00

Pamper Your Taste Buds

Lunchtime is an excellent time to gather with your friends or take a short break from your work. Along with a choice of restaurants ranging from local to international cuisine around Alam Sutera, you are free to choose what food you like and want.



22:00

Warm and Cozy Master Bedroom

Bedtime, the most important thing, is to rest after a rather long day. With a homey bedroom ambiance at EleVee, that is not only sophisticated and elegant, but it gives you incomparable comfort until you fall asleep.

GROUND FACILITIES

Landscape Framework & World Class Facilities



LEGEND

- | | | | | |
|--------------------------------|------------------------|--------------------------|------------------------------|---------------------|
| 1 Entrance Gateway | 7 Leisure Lawn | 13 BBQ Pavilion Deck | 19 Jogging Trail | 25 Library |
| 2 Pet Yard | 8 Sculpture Court | 14 Kids Pool | 20 Outdoor Gym | 26 Co-Working Space |
| 3 Content Creator Joint Studio | 9 Kids Tree House | 15 Recreational Pool | 21 Community Garden | 27 East Lobby |
| 4 Multifunction Room | 10 Multi-Court Lawn | 16 Sun Lounge Deck | 22 Yoga Lawn | 28 Indoor Gym |
| 5 Drop Off Entrance | 11 Water Splash Garden | 17 Lap Pool | 23 Flower Garden | 29 EleVee Promenade |
| 6 West Lobby | 12 Reading Alcoves | 18 Submerged Lounge Deck | 24 Sunken Meditation Alcoves | 30 Retail Street |

SKY FACILITIES

North & South Tower 1 - 7 Level 20



LEGEND

- | | | |
|----------------------------------|------------------------|----------------------------|
| 1 Sky Putting Green Area | 7 Sky Garden | 13 Sky Reading Pods |
| 2 Sky Outdoor Cinema | 8 Sky Kids Playground | 14 Sky Kids Playing Corner |
| 3 Sky Lounge | 9 Sky Co-Working Space | 15 Sky Mini Formula |
| 4 Sky E-Sport Playing Area | 10 Sky Netzone Lounge | 16 Sky Kids Mini Circuit |
| 5 Sky Gym | 11 Sky Leisure Lounge | |
| 6 Sky Calisthenic Training Space | 12 Sky Yoga Deck | |

INFINITY FACILITIES

North Tower 6 - Level 35



LEGEND

- 1 Infinity Pool
- 2 Rooftop Lounge & BBQ

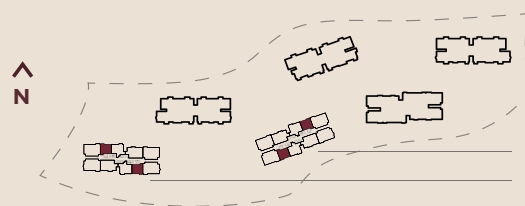


LUMIÈRE 1

Semigross Area | 87.8 sqm



-  2 Bedrooms
-  1 Bathroom
-  1 Study Room



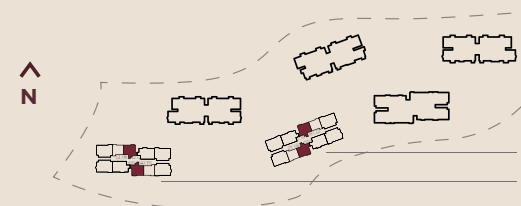
South Tower 2
South Tower 1

LUMIÈRE 2

Semigross Area | 109.2 sqm



-  2 Bedrooms
-  2 Bathrooms
-  1 Study Room



South Tower 2
South Tower 1

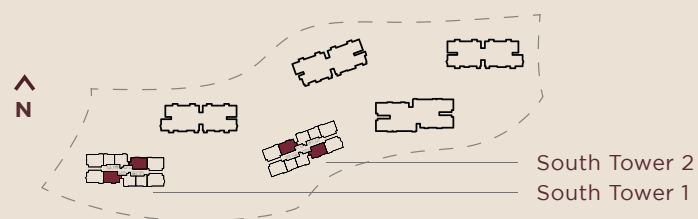


VIVRE 1

Semigross Area | 138 sqm



-  3 Bedrooms
-  2 Bathrooms
-  1 Study Room

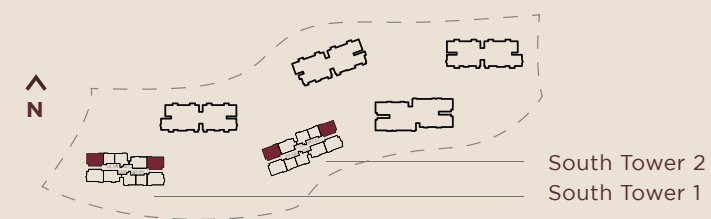


VIVRE 2

Semigross Area | 149 sqm



-  3+1 Bedrooms
-  2+1 Bathrooms
-  1 Study Room



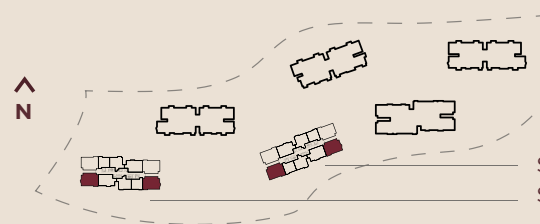


VIVRE 3

Semigross Area | 156 sqm



-  3+1 Bedrooms
-  2+1 Bathrooms
-  1 Study Room



South Tower 2
South Tower 1



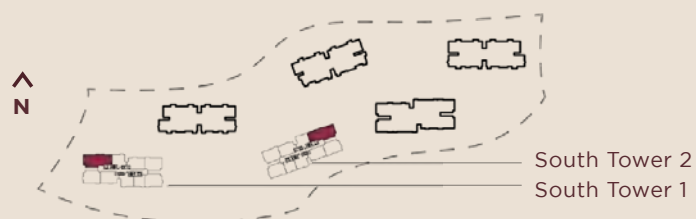


ÉNORME 1

Semigross Area | 236.8 sqm



-  4+1 Bedrooms
-  3+1 Bathrooms
-  1 Home Office

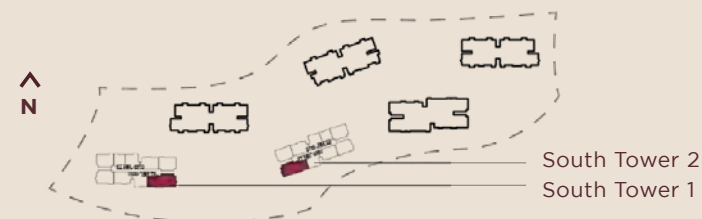


ÉNORME 2

Semigross Area | 243.8 sqm



-  4+1 Bedrooms
-  3+1 Bathrooms
-  1 Home Office



GENERAL SPECIFICATIONS



STRUCTURE

Reinforced concrete frame
with bored pile foundation



WALL

EXTERIOR WALL

Weatherproof paint on plastered:
Brick wall/Lightweight brick wall/Precast panel

INTERIOR WALL

Interior paint on plastered:
Lightweight brick wall



FLOORING

HOMOGENEOUS TILES & CERAMIC TILES

- General
HT 100x100 cm
- Bedroom
HT 100x100 cm
- Entrance Threshol
HT 100x100 cm
- Balcony
HT 15x60cm
- Master Bathroom
HT 60x60cm/Wall HT 30x60 cm
- Common Bathroom
HT 60x60cm/Wall HT 30x60 cm
- AC Ledge
Ceramic Tiles 40x40 cm
- Typical Floor Public Corridor
HT 60x60 cm
- Service Area
Ceramic Tiles 40x40cm
- Maid's bedroom and bathroom
Ceramic Tiles 40x40cm



CEILING

- General Area Ceiling
Gypsum Board
- Bathroom Ceiling
Gypsum Water Resistant



SANITARY

TOTO



TOP TABLE

Marble / Solid Surface



KITCHEN SET & APPLIANCES

Provided



DOOR

- Main
Melamic finishing on engineering door system
- Internal
Wood paint on engineering door system
- Drying Area
Alumunium Door with Louvre/Grill



EXT WINDOWS & DOORS

Powder coated aluminium with glass



SMART HOME

- Smart Cloud Camera
- Smart switch
- Smart Magnetic Contact Sensor
- Smart IR Transmitter
- Smart Lock System



AIR CONDITIONER

Provided



ELECTRICITY

- 2BR: 4400 VA
- 3BR: 5500 VA
- 4BR: 7040 VA

ELEVEE

PENTHOUSES & RESIDENCES



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ELEVEE

PENTHOUSES & RESIDENCES



ELEVEE MARKETING GALLERY

Jl. Jalur Sutera Boulevard Kav. 20, Alam Sutera, Tangerang