

Why We Must Choose

**ELEVEE**

PENTHOUSES & RESIDENCES



Trusted Developer

01



Alam Sutera has over 27 years of experience as the leading and trusted developer in Indonesia. Alam Sutera has built more than 20.000 home, town management, commercial districts, industrial areas, shopping centers, leisure centers and hospitality all with high commitment and the best quality.



Other Projects :



Garuda Wisnu Kencana Cultural Park



The Tower SCBD



Suvarna Sutera Township

**SOLD  
OUT**

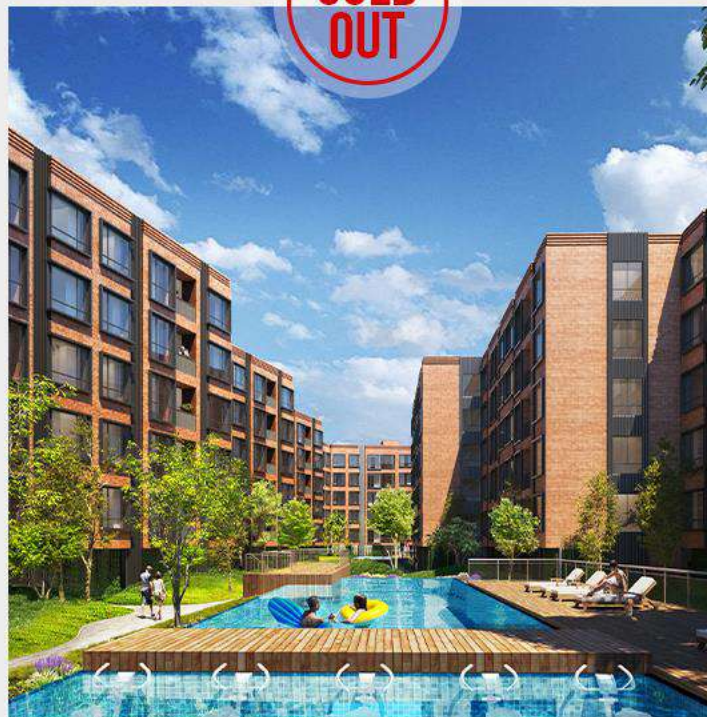


## WESTON LANE

*Shophouse*

Exclusive business area in Downtown Alam Sutera with premium concept. Every unit consist of 3-4 storeys with direct access to each floor with elevator.

**SOLD  
OUT**



## LLOYD

*Low-rise Apartment*

Low rise apartment in Alam Sutera with 70% open spaces.

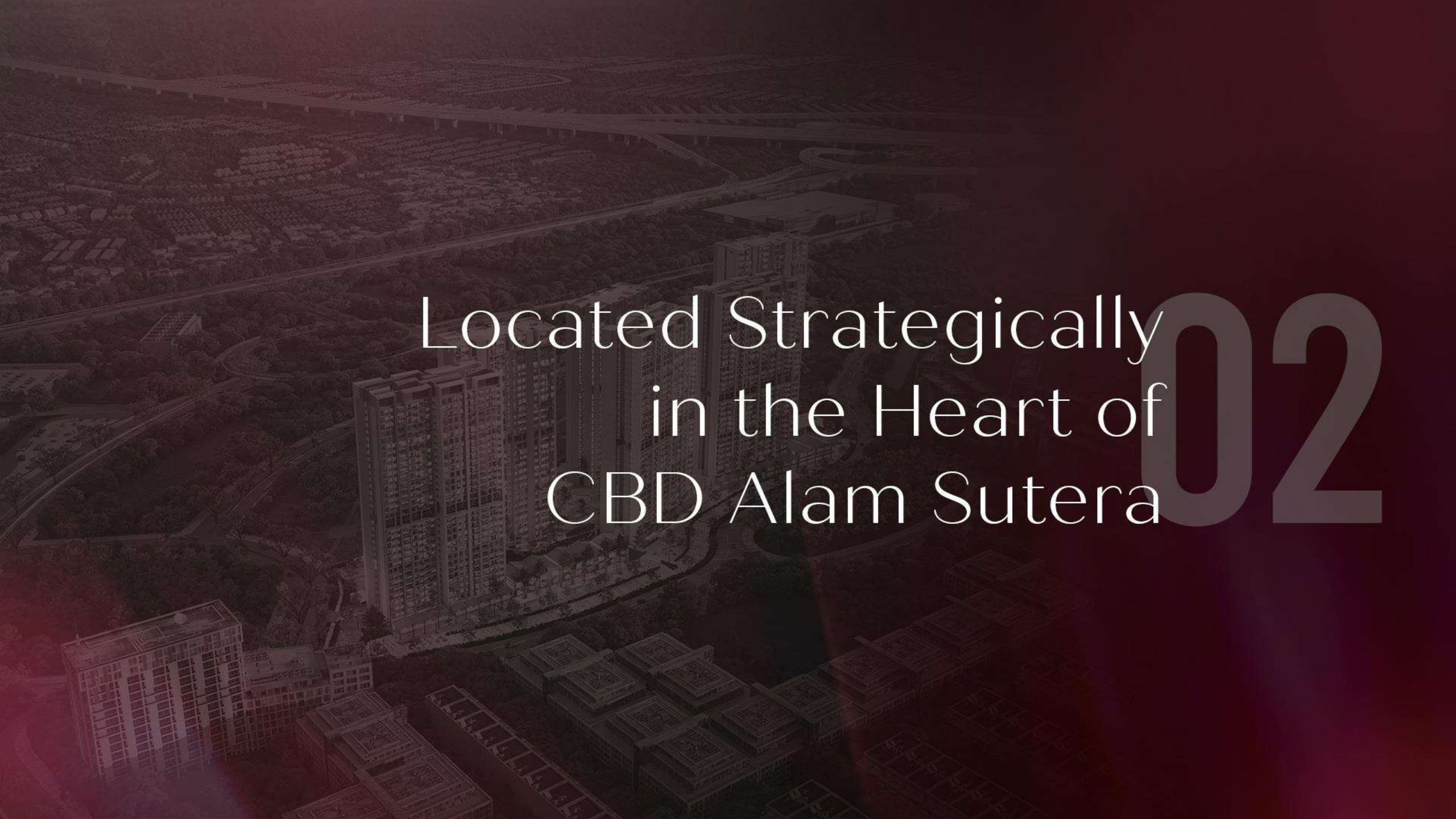
**SOLD  
OUT**



## ELEVEE PROMENADE

*Shophouse*

Shopping Arcade integrated with EleVee Penthouses & Residences. IEvery unit consist of 2-3 storeys with direct access to each floor.

An aerial, sepia-toned photograph of a city. In the center, a large, modern apartment complex with several tall towers is visible. The surrounding area includes roads, smaller buildings, and green spaces. The overall tone is dark and historical.

Located Strategically  
in the Heart of  
CBD Alam Sutera

02

# Connected to 2 major toll road access in Tangerang: Jakarta – Merak and Upcoming Toll JORR 2



- The first area from exit toll Jakarta – Tangerang
- The toll roads are connected directly to Alam Sutera area
- Upcoming Toll Gate: JORR 2 and Tangerang Merak



Jakarta - Tangerang  
Toll Gate

Toll JORR 2

Decathlon

IKEA

Pet Kingdom

Alfa Tower

St. Laurensia  
School

Living World

Omni Hospital

Pasar 8

Bunda Mulia  
University

The Prominence  
Office Tower

Mall  
@ Alam Sutera

Synergy Building

Binus  
University

**ELEVEE**  
TOWNHOUSES & RESIDENCES



One Stop Living  
Environment

03



Alam Sutera is well-known elite area in West Corridor of Jakarta, a lush greenery area with sustainable features, ultimate comfort and complete facilities. It has various one-stop-living solutions. Numerous communities from various areas often gather in Alam Sutera regularly to do activities, such as cyclist, pet lover, and runner community.



#### ***Pedestrian & Cyclist Friendly***

The road in Alam Sutera is designed to give comfort to pedestrian and cyclist.



#### ***Panic Button***

It serves as emergency button that connected directly to command centre to give fast responses in emergency situation.



#### ***Sutera Loop***

A safe and well-managed public transportation that operated solely in Alam Sutera area.



#### ***Complete Amenities***

Entertainment, health care, education, business, culinary, and many other amenities that serve your daily needs are here, less than 5 minutes away.

## Entertainment & Hobby

- Decathlon
- Pet Kingdom
- Sport Center
- United Bike

## Education

- Binus University
- Swiss German University
- Universitas Bunda Mulia
- St. Laurensia School

## Retail

- IKEA
- Living World
- Mal @ Alam Sutera
- Depo Bangunan
- Duta Buah
- Giant
- Pasar 8
- Chandra Karya Furniture

## Culinary

- Flavor Bliss
  - Conblock
  - Pasar 8 Night Culinary
- and many more...

## Shophouses

- Pergudangan T8
  - Crystal 8
  - Crystal Lane
  - Woodlake Shophouses
  - Victoria Lane
  - Weston Lane
  - Elevee Promenade
  - Alam Sutera Town Center Shophouses
  - Imperial Walk Shophouses
  - The Element Shophouses
  - Dynasty Walk Shophouses
  - Palmyra Square Shophouses
  - Spectra Shophouses
- and many more...

## Office Tower

- Kino Tower
- Alfa Tower
- Synergy Building
- The Prominence Office Tower

## Convention Hall

- Sutera Hall

## Hospitality & Health Care

- OMNI Hospital
- Mercure Hotel

# ONE STOP LIVING





Green Smart City

04


# GREEN SMART LIVING

Located in the Heart of CBD, gives a city convenient and modern lifestyle

Have a 70% green space in a 4 Hectares land area

Right Next to a 4 Hectares Forest park, gives additional green space



An aerial architectural rendering of a city. The central focus is a cluster of five tall, modern high-rise buildings with a grid-like facade. Surrounding these are several blocks of lower-rise, multi-story residential buildings. The city is interspersed with green spaces, including a large park area with winding paths and trees. A major highway or expressway runs horizontally across the upper portion of the image. The entire scene is rendered in a dark, monochromatic style with a reddish-brown tint, giving it a dramatic and futuristic feel.

Designed by  
World-Class Architect

05

# EXQUISITELY DESIGNED BY **BroadwayMalyan<sup>BM</sup>**

WORLD-CLASS ARCHITECT

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, Signage and Wayfinding from 14 Studios across the globe.



▲ *57 Promenade, Jakarta*



▲ *Plavi Horizonti, Montenegro*



▲ *Boulevard Campinas, Brazil*



**Ian Simpson**

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

# OTHER PROJECTS BY BroadwayMalyan<sup>BM</sup>

## Awards:

- World Spa Awards, Portugal's Best Resort Spa 2020: Tivoli Avenida da Liberdade
- Construir Awards 2020, Best Private Project: World of Wine
- Institute of Douro Wine and Port, Enotourism Award 2020: World of Wine
- Construir Awards 2020, Best Office Building: Porto Office Park
- Evening Standard Homes and Property Awards, Highly Commended for Outstanding Architectural Merit 2019: One Blackfriars
- Evening Standard Homes and Property Awards, Best Large Development 2019: Fulham Reach
- S-Lab Awards, Health and Life Sciences Buildings 2019: Coventry University, Alison Gingell  
*etc.*



▲ Galleria Millociny, Poland



▲ Fettes Education, Guangzhou



▲ Health City Novena, Singapore

An aerial, dark-toned photograph of a modern residential development. The central focus is a cluster of several tall, multi-story apartment towers. Surrounding these towers are lower-rise buildings and extensive green spaces with winding paths. The overall scene is presented in a monochromatic, dark brown and purple color palette, giving it a sophisticated and exclusive feel.

Home with Ultimate  
Comfort & Exclusivity

06



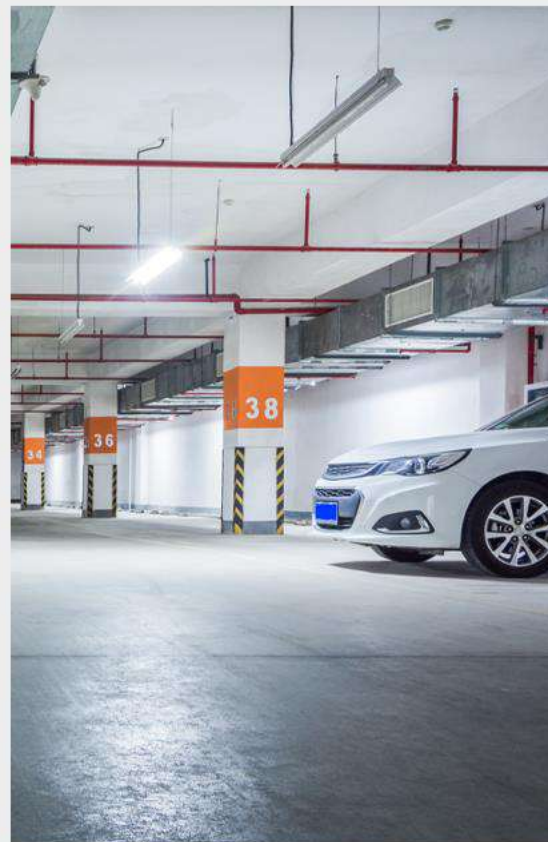
EleVee is a 40.000 sqm development with extra and careful planning. It has limited number of units to ensure the comfort of its residents.



Only **10 units** on every floor



**5 elevators** on every tower



**3 levels** of Basement Parking with **1 : 1.2** parking capacity



Grand Entrance

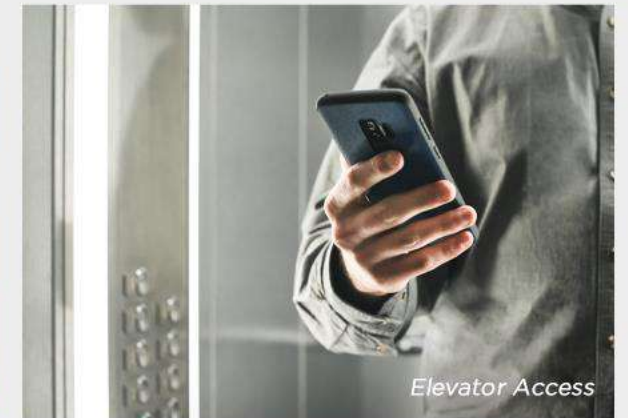
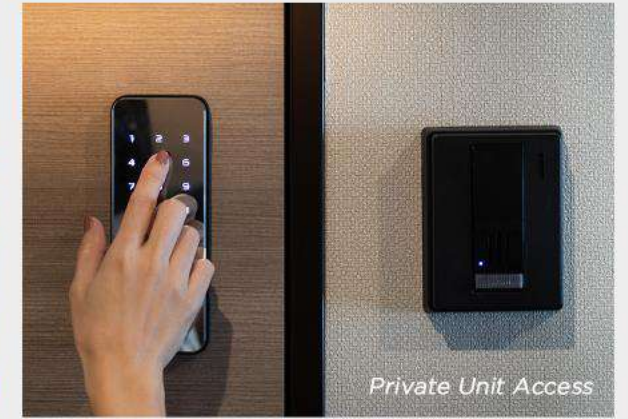
An aerial, semi-transparent view of a modern residential development. The image shows several tall, multi-story apartment buildings arranged in a cluster, surrounded by landscaped grounds with trees and winding paths. In the background, a complex network of roads and highways is visible, suggesting an urban or suburban setting. The overall color palette is muted, with a dark red/purple gradient overlaying the scene.

# Multi-Layered Security System

07



EleVee has very safe and secured environment with multi-layered security system



An aerial photograph of a modern residential development. The image shows several tall, multi-story apartment buildings with a grid-like facade. The buildings are surrounded by lush greenery, including trees and landscaped areas. In the background, there are more buildings and what appears to be a highway or major road. The overall scene is presented in a dark, monochromatic color scheme with a reddish-brown tint.

Healthy & Safe  
Environment

08



## Healthy & Safe Environment

To ensure the safety of the residents, EleVee use touchless system in every entrance and exit passage. Moreover, thorough sterilization will be executed regularly in order to create a healthier and safer environment.

An aerial architectural rendering of a residential development. The scene features several tall, modern apartment buildings with a grid-like facade, situated within a lush, green forested area. A winding road or path cuts through the trees, connecting different parts of the complex. In the foreground, there are more residential buildings, some appearing as smaller, multi-story structures. The overall atmosphere is one of a modern, green living environment. The text is overlaid in white, and the background has a dark, reddish-brown tint.

Connected to a  
40.000 sqm Forest Park

09

EleVee has direct access to a 40.000 sqm Forest Park located right next to it. It serves as a green area the residents can enjoy in addition to 70% open space inside the EleVee area. It also serves as a great and refreshing view from the apartment units.



An aerial, monochromatic view of a large-scale residential development. The image shows several tall, modern apartment towers in the center, surrounded by landscaped grounds with trees and winding paths. In the foreground, there are more compact, multi-story buildings. The background features a complex network of roads and highways. The overall scene is presented in a dark, reddish-brown color palette.

40+ World Class Facilities

10



40+  
world-class  
facilities

## SHOP, WORK, AND COLLABORATE

1. Co-Working Space
2. Rooftop Lounge & BBQ
3. Multifunction Room
4. Content Creator Joint Studio
5. Reading Alcoves
6. Library
7. Sky Lounge
8. Sky Leisure Lounge
9. Sky Reading Pods
10. Sky Working Space
11. Sky Netzone Lounge
12. Submerged Lounge Deck
13. Sun Lounge Deck
14. BBQ Pavilion Deck
15. Leisure Lawn



▲ Co-Working Space



▲ Rooftop Lounge & BBQ

40+ world-class facilities

## EXCEPTIONAL LEVEL OF WELLNESS



Lap Pool



Infinity Pool



Sky Gym



Indoor Gym



Multicourt Lawn



Sky Putting Green Area

16. Lap Pool

17. Jogging Trail

18. Infinity Pool

19. Kids Pool

20. Sky Gym

21. Indoor Gym

22. Outdoor Gym

23. Multicourt Lawn

24. Sky Yoga Deck

25. Yoga Lawn

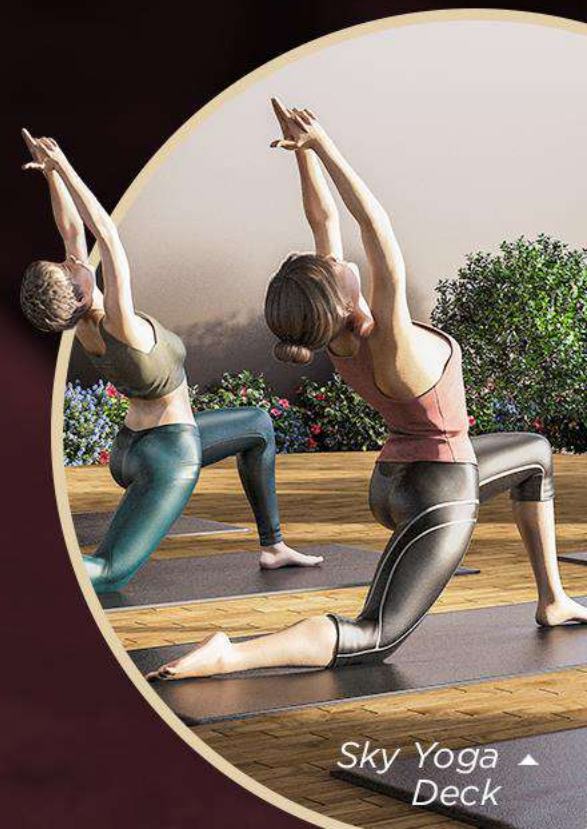
26. Sky Callestenic Training Space

27. Sky Putting Green Area

28. Sunken Meditation Alcoves

29. Sky E-Sport Playing Area

30. Sky Kids Mini Circuit



Sky Yoga Deck

40+  
world-class  
facilities

## CRAFTED FOR TOGETHERNESS

- 31. Recreation Pool
- 32. Kids Tree House
- 33. Watersplash Garden
- 34. Sky Outdoor Cinema

- 35. Sky Mini Formula
- 36. Flower Garden
- 37. Community Garden
- 38. Sculpture Court

- 39. Sky Kids Playing Corner
- 40. Sky Kids Playground
- 41. Sky Garden
- 42. Pet Yard



An aerial architectural rendering of a city development. The central focus is a cluster of five tall, modern high-rise buildings. Surrounding these are several blocks of lower-rise residential buildings with a grid-like layout. The scene is overlaid with a semi-transparent dark red gradient. The text 'Integrated with EleVee Promenade Shopping Arcade' is written in a white serif font across the middle of the image. On the right side, there is a large, semi-transparent grey number '11'.

Integrated with EleVee  
Promenade Shopping Arcade

11

# ELEVEE

## Promenade

To fulfil daily needs, the residents don't need to go out of EleVee area.

EleVee Promenade is a unique shopping arcade with spacious promenade walk and direct access to each floor of the unit.

An aerial architectural rendering of a residential complex. The scene is dominated by several tall, modern apartment towers with a grid-like facade. In the foreground, there are several smaller, multi-story buildings with flat roofs. A large, open area, likely the pet yard mentioned in the text, is visible between the towers. The background shows a dense urban landscape with a network of roads and bridges. The entire image has a dark, reddish-brown tint.

Comes with Pet Friendly Tower  
and Large-Scale Pet Yard

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# PETS ARE WELCOME



EleVee has pet friendly units especially for pet lovers. Living at EleVee can equally be enjoyed and experienced with your fur-friends for we have extensive pet yard to freely take your pet to train and play.





# Premium Unit Specification & Features

# 13





# PREMIUM UNIT SPECIFICATION

- ▲ Feel the Luxury of **Penthouse** in Every Unit
- ▲ Integrated **Smart Home System**
- ▲ Floor to Ceiling **3,1 m**
- ▲ Every Unit Has **Balcony, Utility Area** and **Study Room**
- ▲ Luxurious Design with **Natural Light Exposure** and **Good Air Circulation**
- ▲ Build with Homogeneous Floor Tiles **1 x 1 m**

An aerial, sepia-toned photograph of a city. In the center, a large, modern apartment complex with several tall towers is visible. The surrounding area includes residential neighborhoods, roads, and green spaces. The overall tone is dark and atmospheric.

Early Bird Special Offer

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# EARLY BIRD SPECIAL OFFER

SPECIAL SERVICE CHARGE RATE  
**Rp 12.500/m<sup>2</sup>**

INSTALLMENT  
Up to **36x**

**FREE!**

- Smart Lock Door
- Kitchen Set & Appliances by TOTO
- Air Conditioner
- Toilet Sanitary & Appliances by TOTO

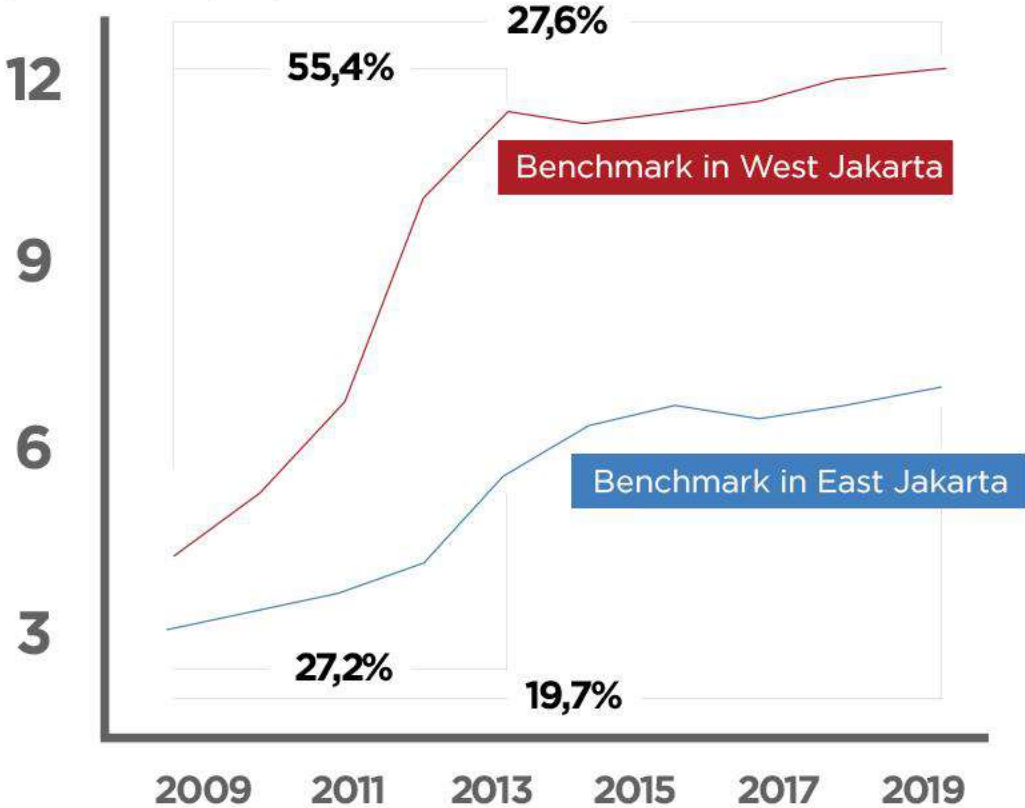


# High Rental Income and Capital Gain

# 15

# The growth of Real Estate Industry in West Corridor and East Corridor of Jakarta

Land  
Price/m<sup>2</sup>  
(in million Rupiah)



In the last 10 years, the west corridor of Jakarta has increased  $\pm 27,6\%$  whereas the east corridor of Jakarta  $\pm 19,7\%$

source: Property Watch Indonesia

**FREE TO TRANSFER THE RIGHTS  
OF REAL ESTATE  
OWNERSHIP** **1x**



Alam Sutera  
RESIDENTIAL & LIFESTYLE COMMUNITY

THANK YOU

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