

BSDCITY

Big City. Big Opportunity



ENCHANTÉ

BUSINESS PARK



**A PLACE FOR BUSINESS,
CREATION AND LIFESTYLE**

BSD CITY OVERVIEW

BSD is a rapidly growing city in Indonesia, as a perfect place for people to have a pleasant balance of live, learn, work, and play.

It is surrounded by various well-designed essential facilities such as schools, universities, offices, and entertainment with international standards.

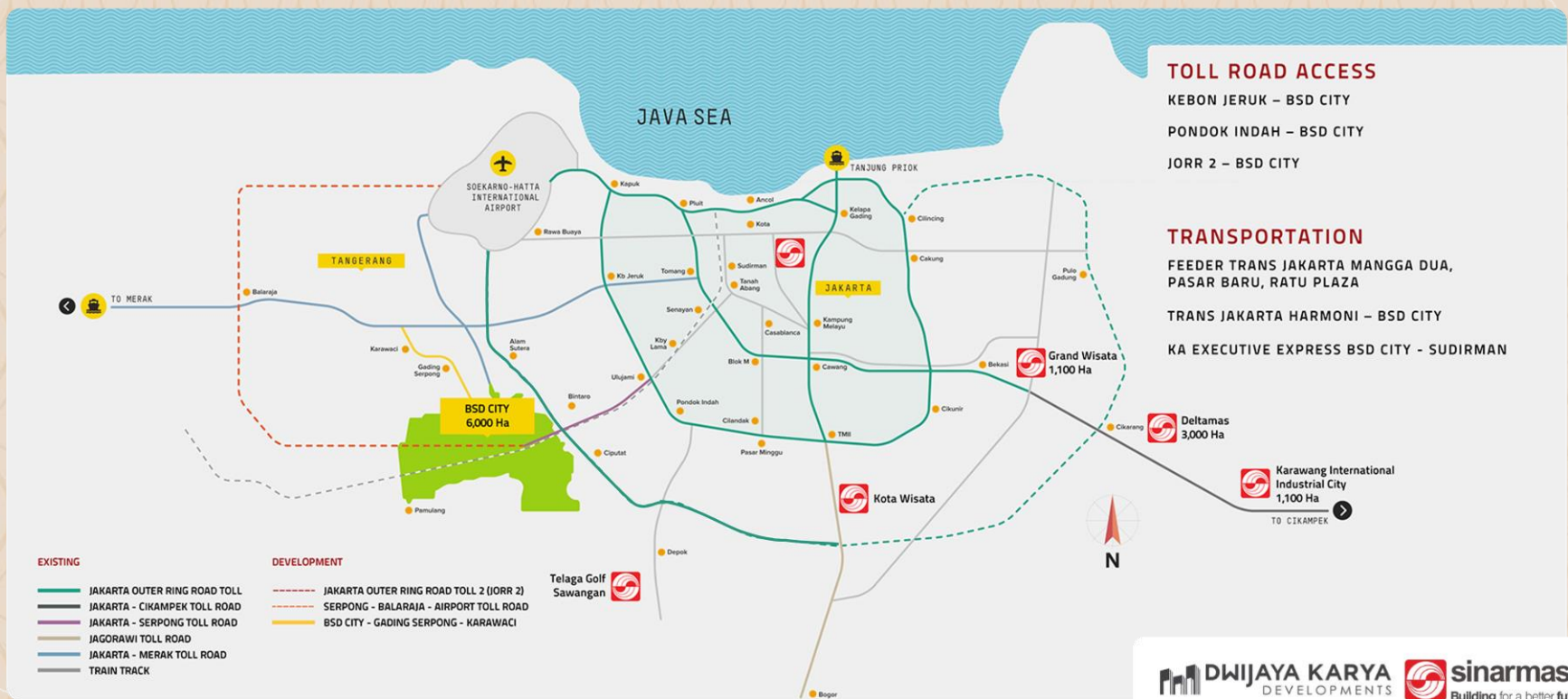


DWIJAYA KARYA
DEVELOPMENTS



sinarmas land
Building for a better future

BSD CITY MAP



TOLL ROAD ACCESS

- KEBON JERUK – BSD CITY
- PONDOK INDAH – BSD CITY
- JORR 2 – BSD CITY

TRANSPORTATION

- FEEDER TRANS JAKARTA MANGGA DUA, PASAR BARU, RATU PLAZA
- TRANS JAKARTA HARMONI – BSD CITY
- KA EXECUTIVE EXPRESS BSD CITY - SUDIRMAN

- | | |
|------------------------------|---|
| EXISTING | DEVELOPMENT |
| JAKARTA OUTER RING ROAD TOLL | JAKARTA OUTER RING ROAD TOLL 2 (JORR 2) |
| JAKARTA - CIKAMPEK TOLL ROAD | SERPONG - BALARAJA - AIRPORT TOLL ROAD |
| JAKARTA - SERPONG TOLL ROAD | BSD CITY - GADING SERPONG - KARAWACI |
| JAGORAWI TOLL ROAD | |
| JAKARTA - MERAK TOLL ROAD | |
| TRAIN TRACK | |

LOCATION & ACCESSIBILITY

Enchante Business Park ideally reachable from BSD area, toll road Serpong - Balaraja, and any other public spaces around BSD City.

- Ararasa | 1 minute
- Q-Big | 1 minute
- Wisma BCA Foresta | 2 minutes
- Astra Biz Center | 2 minutes
- Grand Lucky | 2 minutes
- Toll Serpong - Balaraja | 4 minutes
- ICE BSD | 4 minutes
- Aeon Mall | 4 minutes
- The Breeze | 5 minutes
- Unilever | 5 minutes
- Traveloka Campus | 5 minutes



Future Development Toll Roads	Toll Roads	Main Roads	Railway	Residences	Entertainment Center	Public
Education Center	Office Buildings	Business Loft & Office	Car Showroom	Hospital	Shophouse	

LIVE



BSD AREA

6,000 Ha

40,000

Houses built & still counting

12,000 units

Apartments built & still counting



BSD POPULATION

185,000

Residents

LEARN



101 schools



8 universities

SCHOOLS & UNIVERSITIES

145,000

Students

9,000

College Students

1,958

Teachers

WORK



TOTAL OFFICE AREA

25 Ha

Green Office Park

26 Ha

Digital Hub

10,000

Workers

PLAY



DAILY ACTIVE PEOPLE IN BSD AREA

500,000

Visitors per Day Business
Owners, Students, Visitors



ICE CONVENTION CENTER

22 HA

10 Exhibition Halls

1 Convention Center

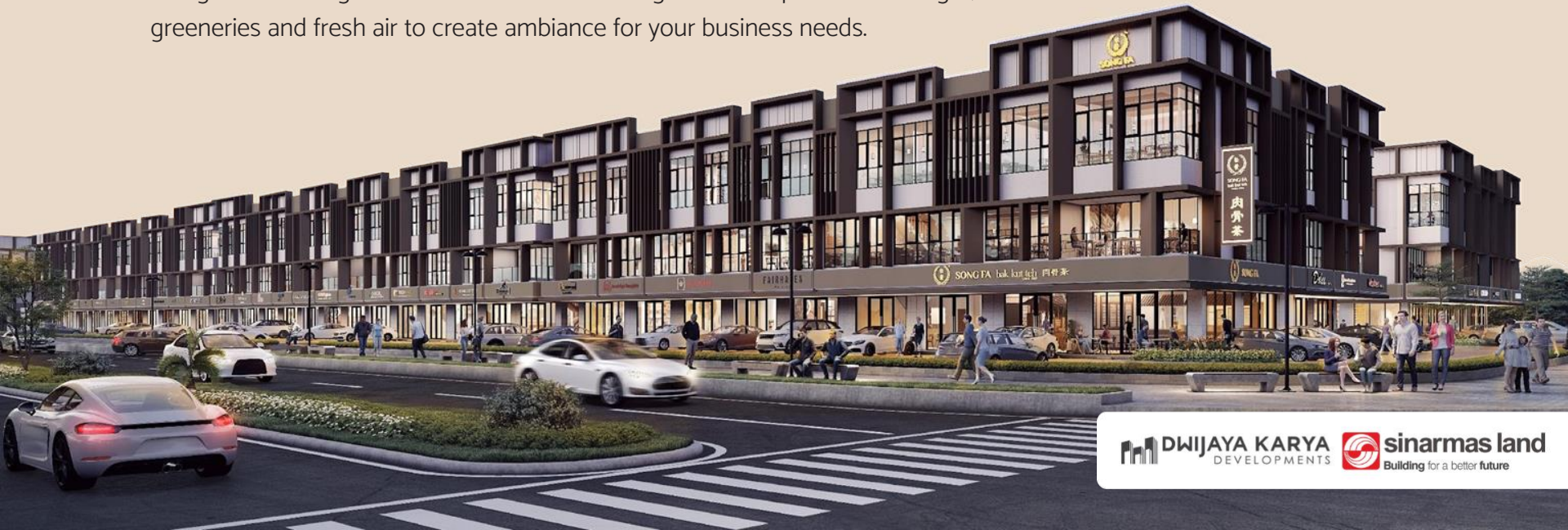
29 Meeting Rooms

3,5 Million Visitors Annually

WELCOME TO



Enchante Business Park is a premium place for business, creation and lifestyle. Located at the center of BSD City in front of luxurious residence, Enchante Residence. Designed with elegant and modern facade with generous exposure of sunlight, greeneries and fresh air to create ambiance for your business needs.



DWIJAYA KARYA
DEVELOPMENTS



SINARMAS LAND
Building for a better future



STRATEGIC LOCATION

Strategic location surrounded by premium residential & commercials area.



Business Area

- BSD Green Office Park
- Digital Hub
- Foresta Business Loft
- Greenwich Business Park
- Northridge Business Center
- Delrey Business Townhouse
- Etc



Luxury Residential

- Greenwich Park
- The Zora
- Blizfield
- The Mozia
- Eminent
- Enchante
- Navapark
- De Park
- Jadeite
- etc



Education Institutes

- Ipeka Plus BSD City
- Genesis Global School
- BPK Penabur
- Unika Atmajaya
- Universitas Prasetiya Mulya
- Monash University
- Binus University
- SWA
- etc



Hospital & Health Center

- RS Mitra Keluarga
- RS Eka Hospital
- RS Medika BSD
- RS THT Proklamasi BSD
- Erha Clinic
- Signature Dental Care
- Etc



Shopping Center & Lifestyle

- GrandLucky
- Q Big
- The Quantis Club
- Ararasa
- Eastvara
- AEON Mall
- The Breeze
- etc



Public Interest & Others

- ICE BSD
- Astra Biz Center
- Mercedes Benz
- Hyundai Showroom
- Mazda Showroom
- Pharoz Office
- BCA Tower
- NISP Tower
- etc



Offices



Apple Research & Development
• IT Company •



Traveloka Campus
• Unicorn Company •



Unilever
• Multinational Company •



Entertainment



The Breeze



Aeon Mall



Ararasa



Q-Big



Schools



Jakarta Nanyang
School



SWA



Ipeka Plus BSD City



Genesis Global School
(SOON)



Universities



Prasetiya Mulya



Unika Atmajaya



Monash University

What's NEXT in **BSDCITY** ?

Big City. Big Opportunity

NEW EXCITING DESTINATIONS COMPLETED IN 2024

Grand Lucky



The Barn



Eastvara



Jatim Park



Cimory Dairyland



Heha Group

Rans Nusantara Hebat



THE PRODUCT

An architectural rendering of a modern, multi-story commercial building. The building features a prominent ground-floor retail space with large glass windows and doors. The upper floors have a grid-like facade with dark window frames. The ground floor is divided into several retail units, each with a distinct logo. The scene is set in a city environment with a street, cars, and pedestrians. The overall image has a dark, teal tint.

ORTH

Matteo Pizzeria

Chateau

BeanTalk

CELIO

Xpresso

MARRE

WAVEN

High Value Investment

Embracing potential in commercial growth, Enchante Business Park will be an exclusive commercial area for business owner to maximizing their business in South Tangerang with higher value investment.





to Gading Serpong

to BSD City

Delrey
Business Townhouse

Blizfield

Zora

Enchante
Business Park

Enchante Residence

IN/OUT

IN/OUT

IN/OUT

IN/OUT

Inner
Row 16

IN/OUT

Greenwich Park

Greenwich
Business Park

Row 32 Boulevard

Strategic Location

Facing Row 32 Boulevard & Inner Row 16 and easy access to Gading Serpong & BSD



Blizfield

Zora

Enchante Residence

Enchante
Business Park

Greenwich Park

Greenwich
Business Park

Surrounded by Luxury Residentials

Enchante, Greenwich Park, Zora, Blizfield, etc



Spacious
Balcony

Flexible window
for Air Circulation

Modern Facade
Design

5 Access Gate

Modern Elegant Facade Design

Generous exposure of sunlight, greeneries and fresh air

Pedestrian Walk

Outdoor Seating





Luxurious and Vibrant Atmosphere

Two-Way Driveway

& Double Layer Parking Area

Without
Balcony

Double Layer
Parking Area

With
Balcony

CLASSICO coffee

CODECOFFEE

and your taste

Two-way Driveway



Side View Building

Spacious
Balcony

High Ceiling
with Column Free

ROOF FLOOR
+11.60

3.80 M

2ND FLOOR
+7.80

3.80 M

1ST FLOOR
+4.00

4.0 M

GROUND FLOOR
±0

ROOF FLOOR
+11.60

3.80 M

2ND FLOOR
+7.80

3.80 M

1ST FLOOR
+4.00

4.0 M

GROUND FLOOR
±0

1.5 M
TERAS

9.5 M
UNIT RUKO

2 M
TAMAN
BELAKANG

2 M
TAMAN
BELAKANG

9.5 M
UNIT RUKO

1.5 M
TERAS

±13 M

±13 M



Side View Building



SITE PLAN

Greenwich Park

Greenwich Business Park

EV Charging Station

FUTURE DEVELOPMENT

ROW 32

Enchante Residence

Blizfield & Zora

Legends

- 4.5x13m
- 4.5x13m (Balcony)
- 5.5x13m (Corner)
- 4.5x12m
- 4.5x12m (Balcony)
- 5.5x12m (Corner)
- 4.2x13m
- 4.2x13m (Corner)
- 4.6x13m (Corner)





ENCHANTE BUSINESS PARK TYPE



Standard



Balcony



Corner

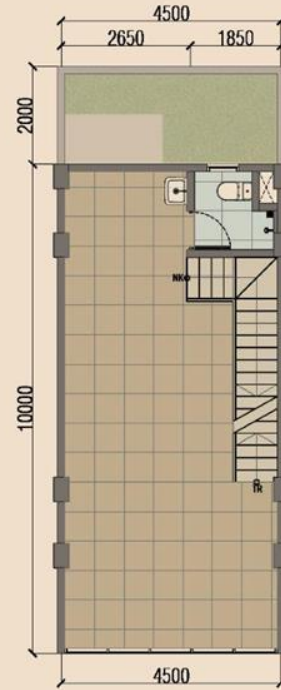


FLOOR PLAN

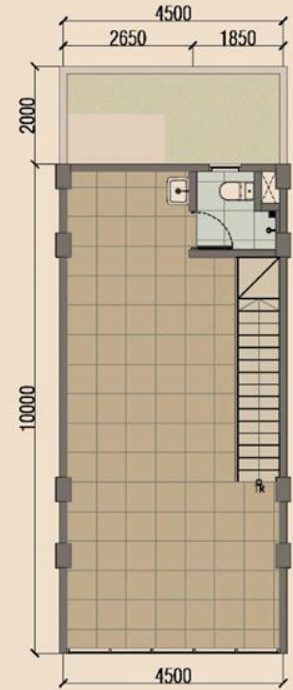
4.5 x 12 m
Standard



G Floor



1st Floor



2nd Floor

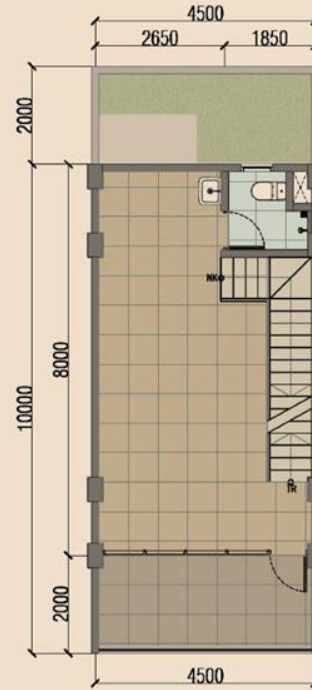


FLOOR PLAN

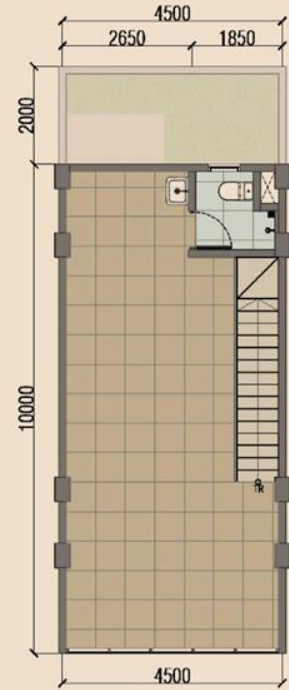
4.5 x 12 m
Balcony



G Floor



1st Floor

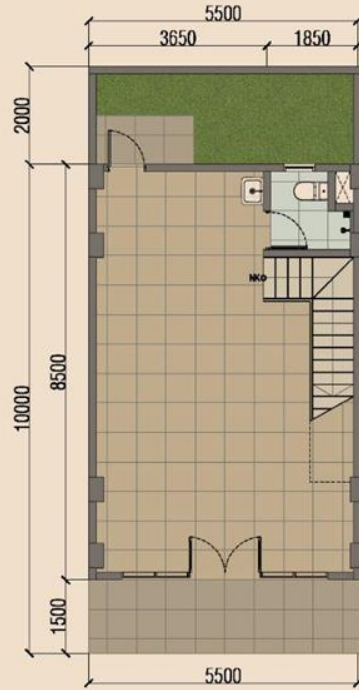


2nd Floor

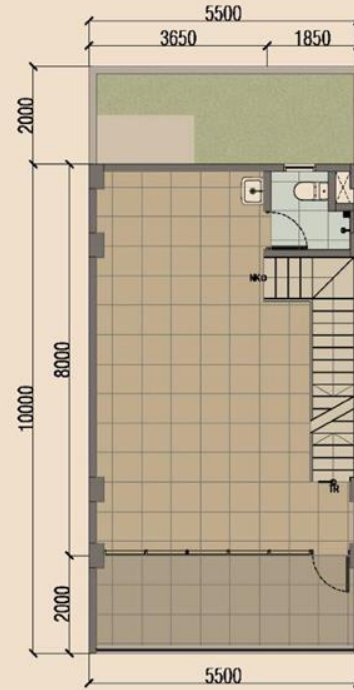


FLOOR PLAN

5.5 x 12 m
Corner



G Floor



1st Floor

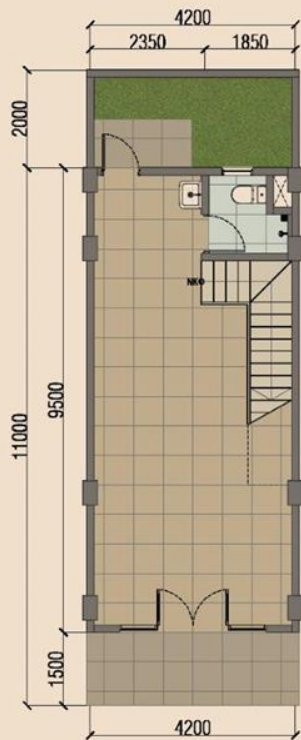


2nd Floor

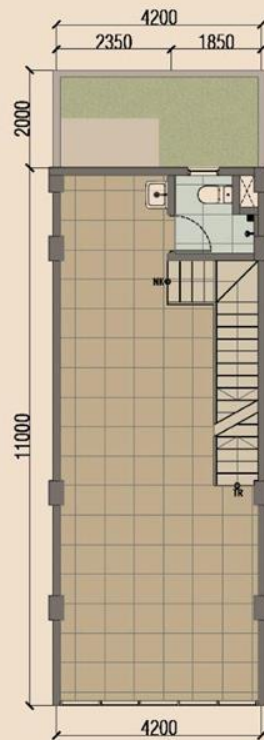


FLOOR PLAN

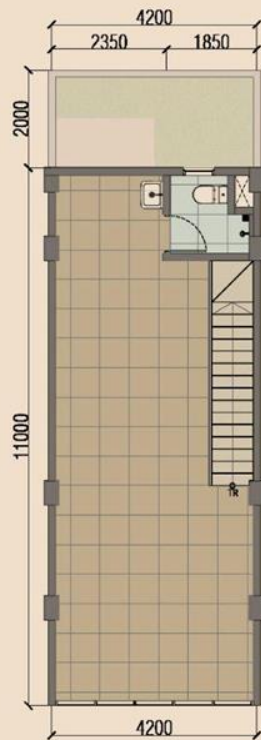
4.2 x 13 m
Standard



G Floor



1st Floor

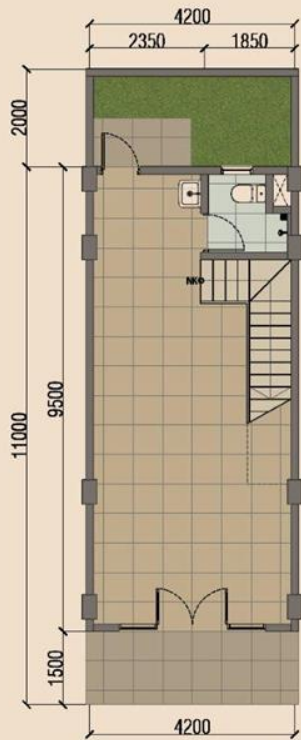


2nd Floor

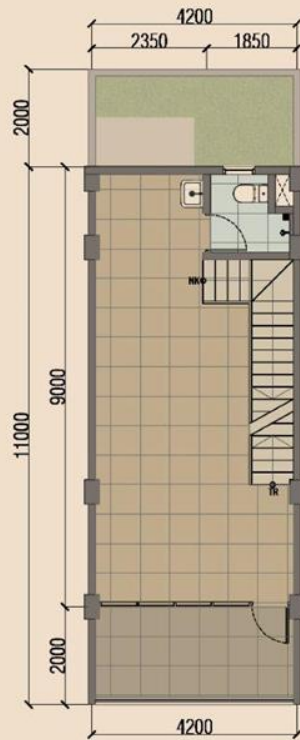


FLOOR PLAN

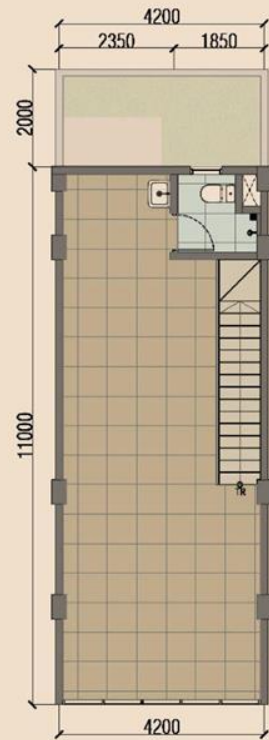
4.2 x 13 m
Balcony



G Floor



1st Floor

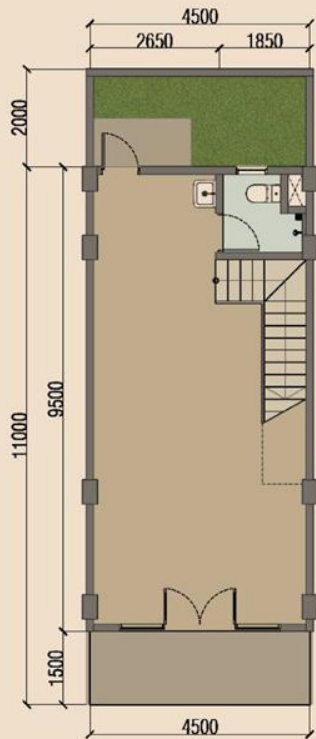


2nd Floor

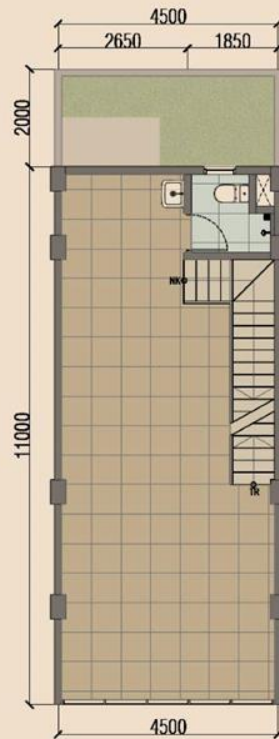


FLOOR PLAN

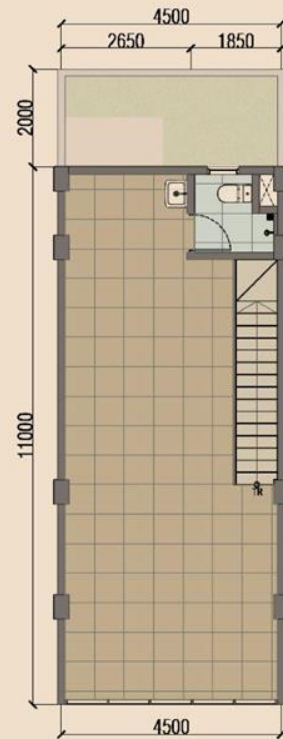
4.5 x 13 m
Standard



G Floor



1st Floor

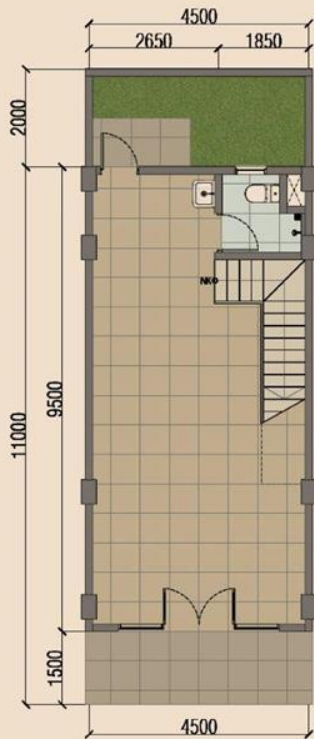


2nd Floor

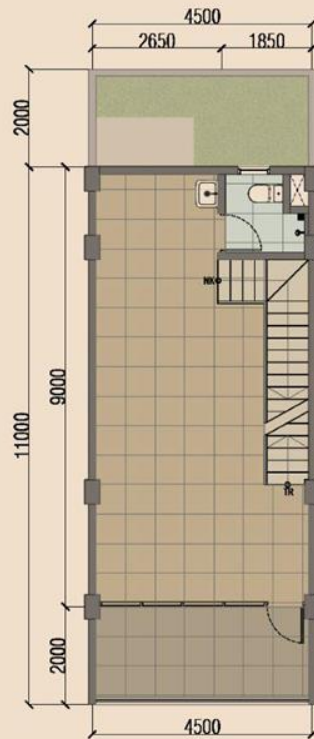


FLOOR PLAN

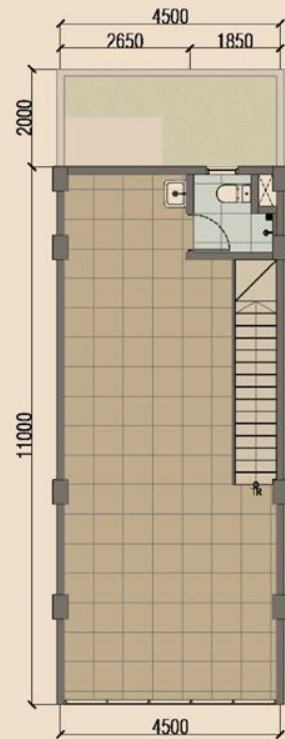
4.5 x 13 m
Balcony



G Floor



1st Floor

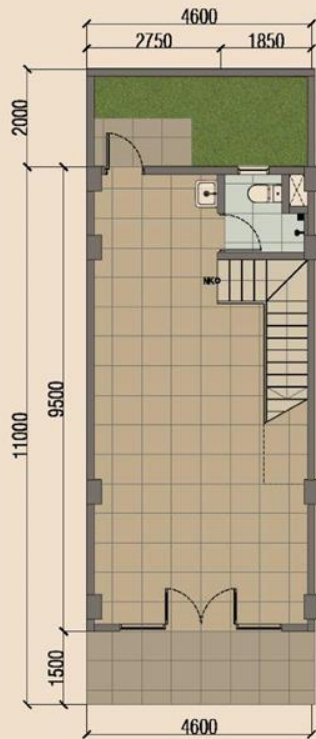


2nd Floor

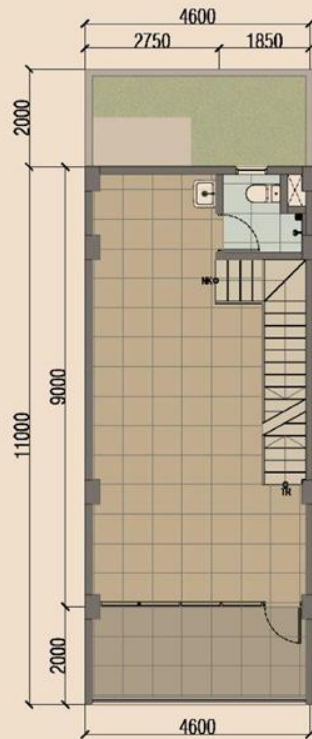


FLOOR PLAN

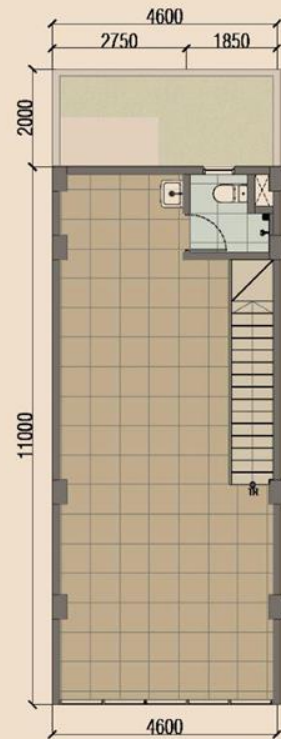
4.6 x 13 m
Corner



G Floor



1st Floor



2nd Floor

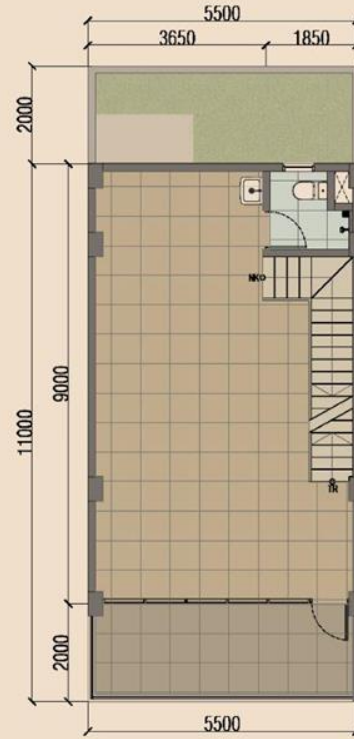


FLOOR PLAN

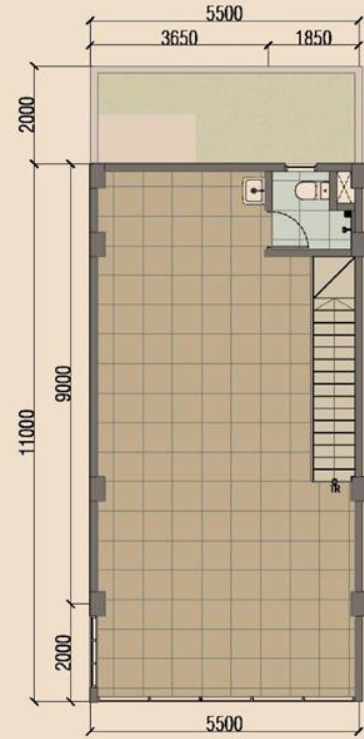
5.5 x 13 m
Corner



G Floor



1st Floor



2nd Floor



BLOCK PLAN

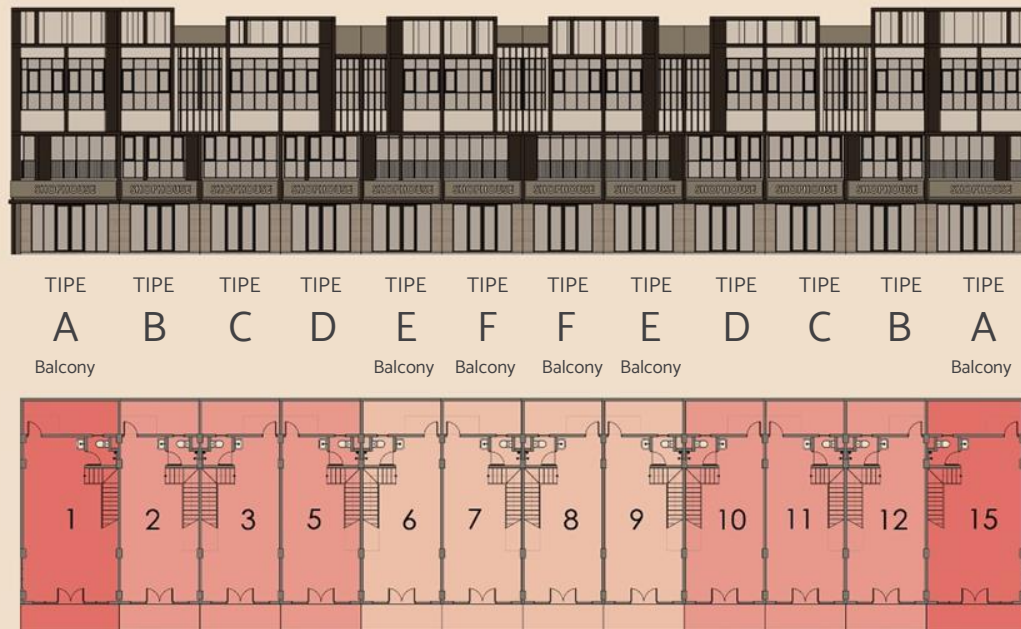
Block A





BLOCK PLAN

Block B, E, F





BLOCK PLAN

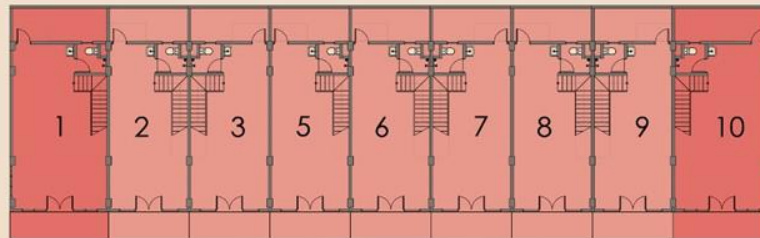
Block G



TIFE TIFE TIFE TIFE TIFE TIFE TIFE TIFE TIFE
A B C D I D C B A1

Balcony

Balcony



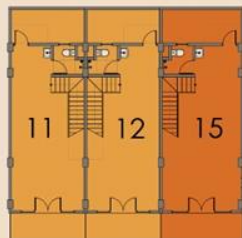


BLOCK PLAN

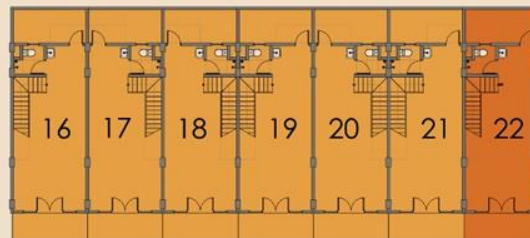
Block G



TIPE TIPE TIPE
C1 B1 A2
Balcony



TIPE TIPE TIPE TIPE TIPE TIPE TIPE
C1 C1 I1 C1 C1 B1 A3
Balcony





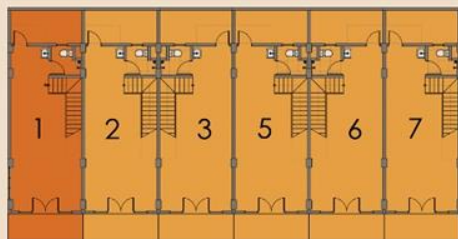
BLOCK PLAN

Block H



TiPE TiPE TiPE TiPE TiPE TiPE
A3 B1 C1 C1 C1 C1

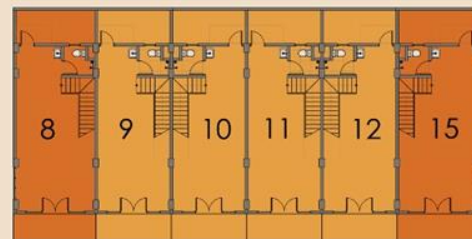
Balcony



TiPE TiPE TiPE TiPE TiPE TiPE
A2 B1 C1 C1 B1 A2

Balcony

Balcony





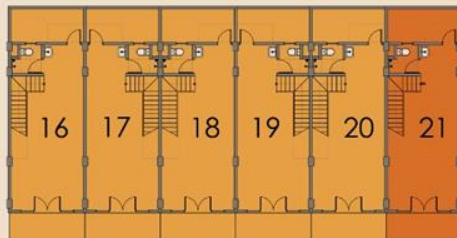
BLOCK PLAN

Block H



TiPE TiPE TiPE TiPE TiPE TiPE
C1 C1 C1 C1 B1 A3

Balcony





BUSINESS VALUE

Easy Access



Strategic Location



Row 32 Boulevard



Surrounded by
Luxury Residentials



Highend Potential
Market



High Value
Investment





PRODUCT VALUE





BRANDS TO OPEN
**WELL-KNOWN
F&B TENANTS**



HIGHLY SUITABLE FOR ANY BUSINESS POTENTIAL



Groceries



Consultant



F & B



Hair & Beauty



and many more...



BUILDING OUTLINE SPECIFICATIONS*

FOUNDATION

Pile foundation

Mini Pile

FLOORING

Terrace & Balcony

Non-Slip Homogeneous Tile

Indoor Area

Homogenous Tile

Toilet

Non-slip Homogeneous Tile

INTERIOR WALL FINISH

Light Brick with plaster and paint

CEILING

Gypsum board

ROOF

Corrugated zincalume with
light-weight steel structure

DOOR & WINDOW

Main Entrance Door

Aluminium frame with glass

Window

Aluminium frame with glass

FACADE

Aluminium frame with glass
Homogenous Tile

SANITARY

American Standard / equivalent

ELECTRICITY

3500 VA

INTERNET NETWORK

Fiber Optic

WATER SUPPLY

PAM

*Specification and material can change without any further notice

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CREATE YOUR OWN
ENCHANTING BUSINESS



starts from
2.9M*





DWIJAYA KARYA
DEVELOPMENTS



SINARMAS LAND
Building for a better future