

ALTUERA

Live Simply • Dream Big • Discover Joy



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Live Simply • Dream Big • Discover Joy

The first Vertical living attached to
AEON Mall in Jakarta

Elegance

Prime

Office

**“Discover the ultimate urban lifestyle with
modern apartment that supported with
serene sky facilities”**

AEON MALL





About Developer

Sinar Mas Land is the largest and most diversified property developer in Indonesia. The company is known for its rich experiences of more than 40 years in the field of property development.

Currently, it has more than 10.000 hectares of strategic land bank, wide array of cities, townships, residentials, commercials, retails, industrial estates and hospitality properties development. Through integrity, strategic planning and innovative approach serving as its compass, Sinar Mas Land has become an award winning property developer with a variety of projects in many cities across Asia.

« ✈️
**SOEKARNO-HATTA
AIRPORT**

↑
NORTH



**HALIM PERDANA
KUSUMA AIRPORT**

»
SUDIRMAN,
GATOT SUBROTO

U
Flyover
Tapal Kuda

Gedung
Aneka
Tambang

INDUSTRIAL AREA,
BEKASI

TOL LINGKAR LUAR JAKARTA

PT Gudang
Garam Tbk.

Telkomsel

JL NANGKA RAYA



U
Flyover
Tapal Kuda

» DEPOK

JL PASAR MINGGU

JL TANJUNG BARAT

JL WARUNG JATI BARAT

JL AMPERA RAYA

JL PANGERAN ANTASARI

Australian
Intl. School

The
New Zealand
Independent
School

Netherland
Intl. School

JL CILANDAK KKO

JL RM. HARSONO

JL RS FATMAWATI

JL RS FATMAWATI

JL RS FATMAWATI

Jakarta
Intl. School

Cilandak
Town Square

Talavera
Office
Park

MRT

Fatmawati
General
Hospital

High Scope
Indonesia

Singapore
Intl. School

Graha
Simatupang

Perkantoran
Hijau
Arkadia

Aston
Hotel



Easy Access to
Commuter Line

Universitas
Indonesia

Legend:

International School	Mall
University	MRT
Hospital	Office Building
Hotel	

1 min
to Transjakarta
Shelter



15 mins
to MRT Station



1 min
to Commuter
Line Station



15 mins
to LRT Station



5 mins
to Toll Gate



20 mins
to Halim
Perdanakusuma
Airport



40 mins
to Soekarno-Hatta
International Airport





**Reach Your Biggest Dream While
Enjoying Your Present Day Life**



Left : ALTUERA at Southgate attached to AEON Mall

Above : a) Private Dining Room b) Health Care c) Co-Working Space d) Meeting Room

Other Facilities :

Study Room • Theatre Room • Gaming Room • Indoor Children Playground •
Function Room • Cafe

Surrounding Facilities :

Train Access • Toll Gate Entrance • International School • National Plus School •
University • Hospital

Tenant Facilities :

Cafe • Function Room



Modern Green Living



AEON

One step away to
AEON Mall Tanjung Barat



Sky is the Limit



Sky Facilities



Left : Sky Lounge

**Above : a) Sky Yoga b) Sky Relaxing Corner c) Couple Cabana d) Sky Pool Bar
e) Sky Water Feature f) Sky Leisure Space**

Other Sky Facilities :

Sun Deck • Sky Garden • Sky Barbeque • Sky Playground • Sky Children Pool •
Sky Jogging Track • Sky Outdoor Seating Area • Rooftop Terrace • Putting Green •
Reflecting Pond • Outdoor Fitness



**Surrounded by International
Standard Educational Institutions**

10 mins to



12 mins to



13 mins to



14 mins to



15 mins to



15 mins to



20 mins to



22 mins to



25 mins to



25 mins to





**Nurture Your Wellbeing in
the Neighbourhood**

12 mins to



RSUP Fatmawati

15 mins to



17 mins to



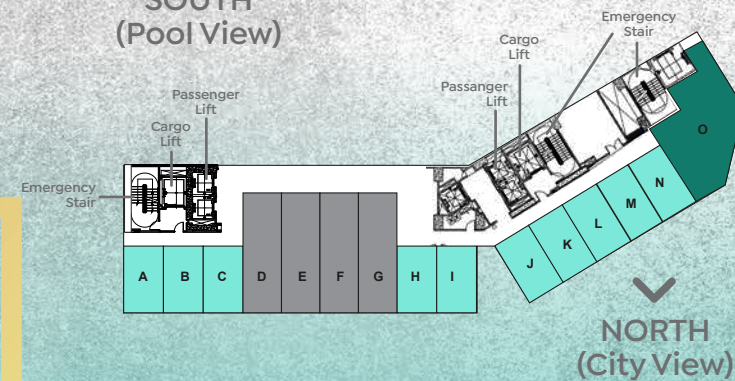
20 mins to



25 mins to



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SOUTH
(Pool View)



Indoor Facilities



Sky Facilities

2-7th Floor

Grand Lobby



Studio Loft



Bathroom Loft





2 Bedroom Loft

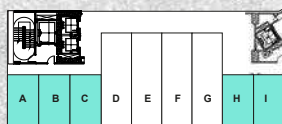
Unit A/B/C
Unit H/I/J/K/L/M/N

Studio Loft

Nett Area 35m²
Semigross Area 44m²



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SOUTH
(Pool View)



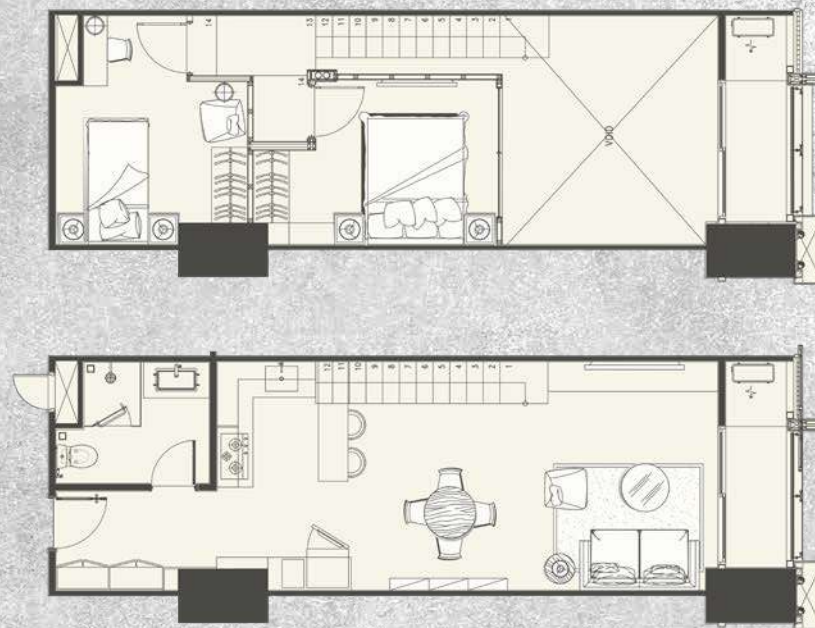
2-7th Floor

↓
NORTH
(City View)

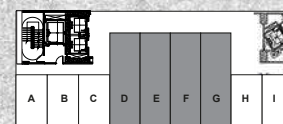
Unit D/E/F/G

2 Bedroom Loft

Nett Area 67m²
Semigross Area 84m²



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SOUTH
(Pool View)



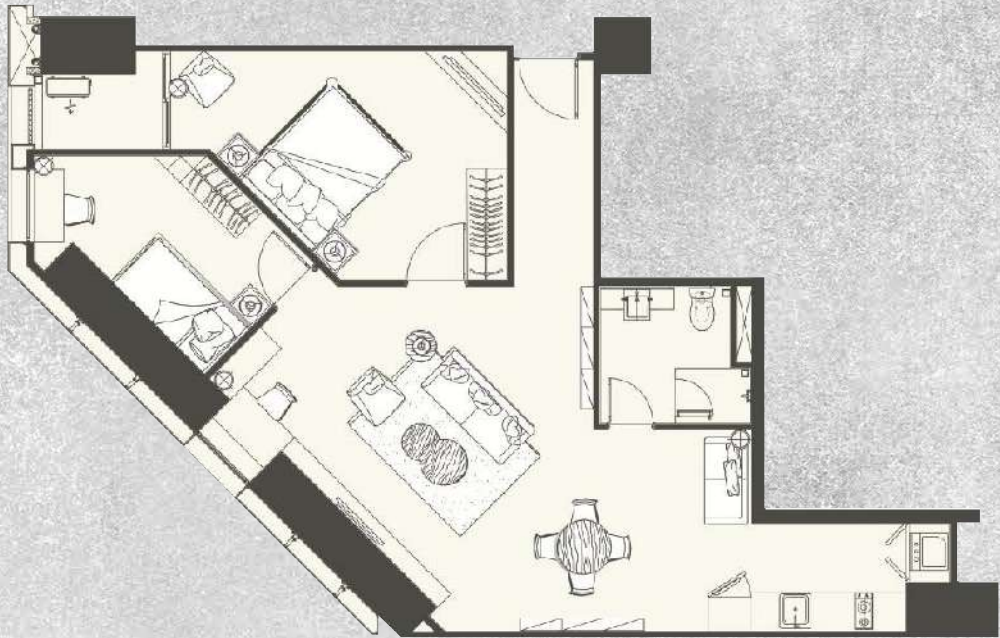
2-7th Floor

↓
NORTH
(City View)

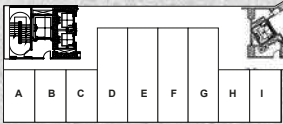
Unit O

Bedroom +

Nett Area 78m²
Semigross Area 98m²

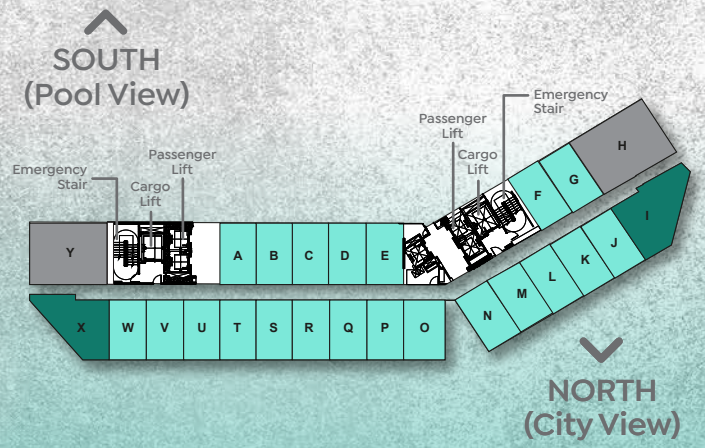


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SOUTH
(Pool View)



2-7th Floor

^
NORTH
(City View)



9-27th Floor

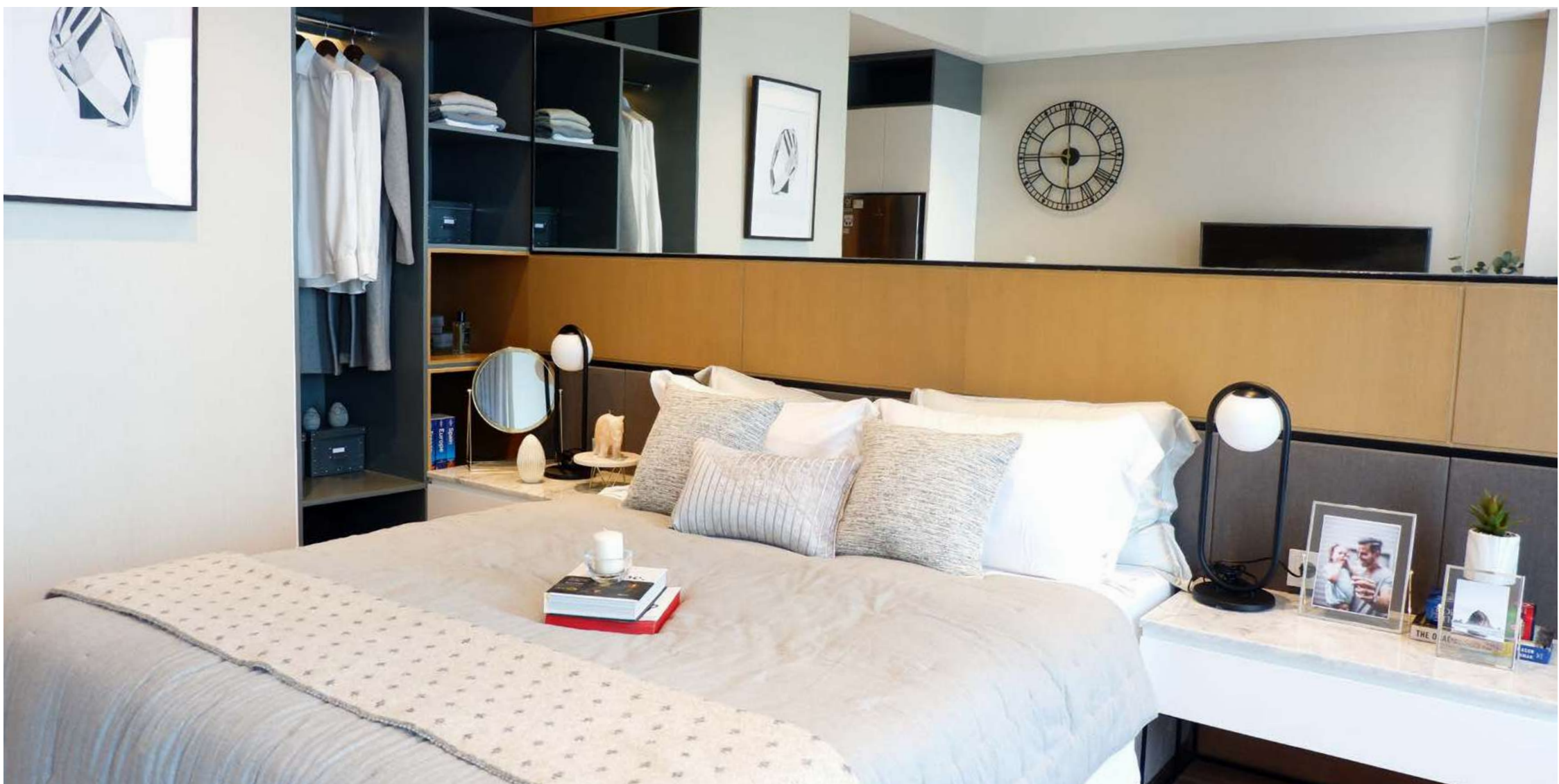
Sky Facilities

Grand Lobby



Indoor Facilities







Studio



Studio - Side View



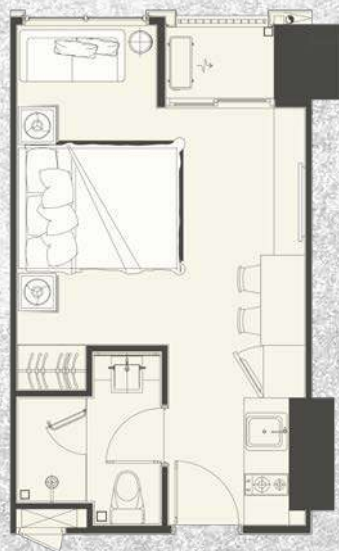
Bathroom

Unit A/B/C/D/E

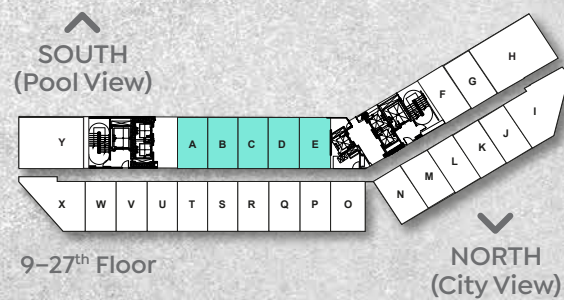
Studio

Nett Area 24m²
Semigross Area 30m²

Unit A-D



Unit E

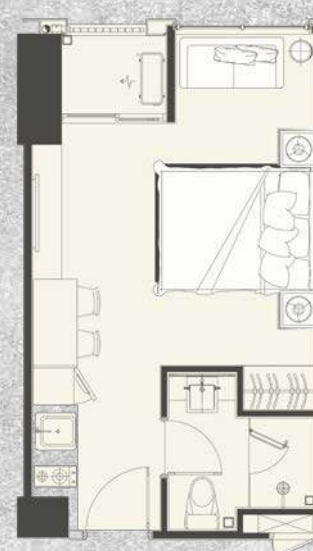


Unit F & G

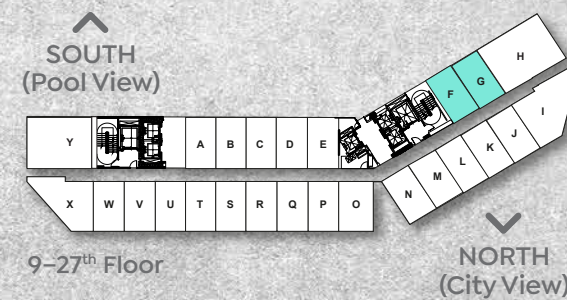
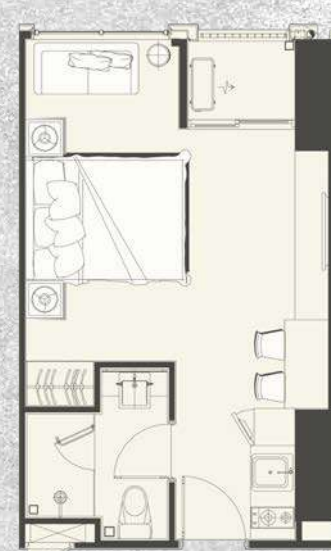
Studio

Nett Area 24m²
Semigross Area 30m²

Unit F



Unit G



Unit J/K/L/M/N/O/P
Unit Q/R/S/T/U/V/W

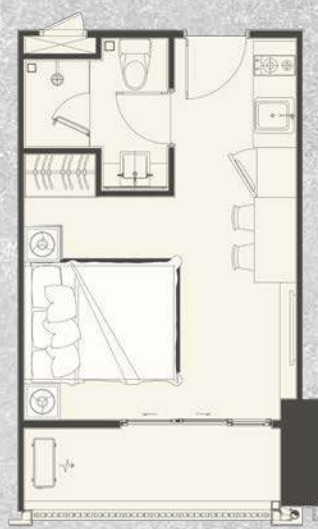
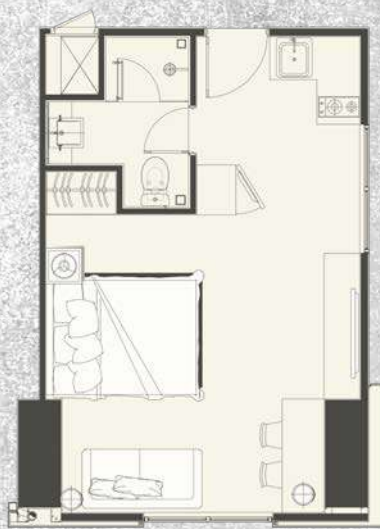
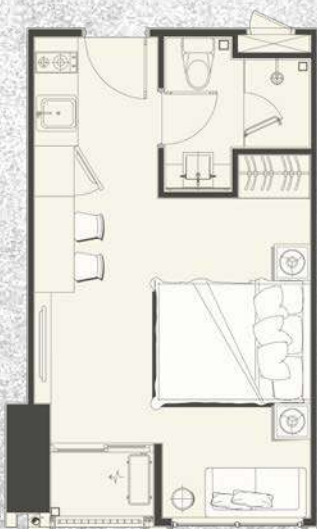
Studio

		Unit
Nett Area	25m ²	27m ²
Semigross Area	31m ²	34m ²

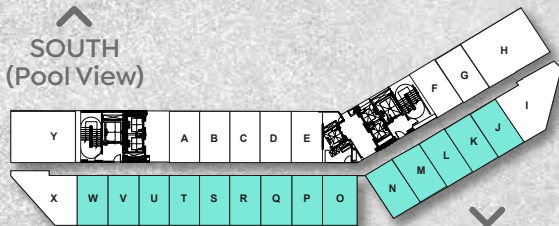
Unit J/K/L/M/N
Unit Q/R/S/T/U/V/W

Unit O

Unit P



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SOUTH
(Pool View)



9-27th Floor

NORTH
(City View)

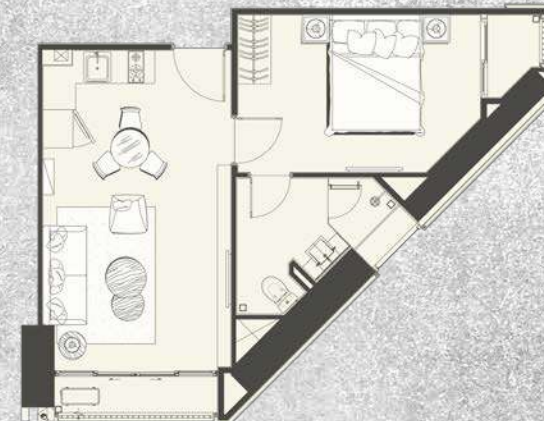
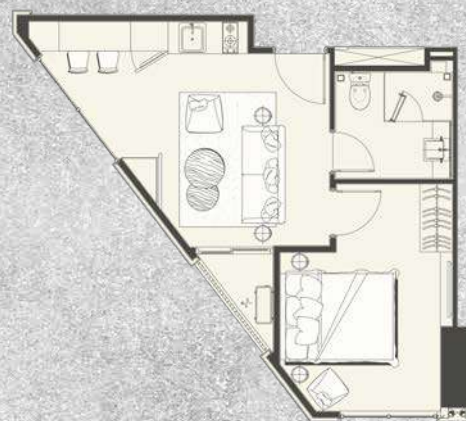
Unit X/I

1 Bedroom

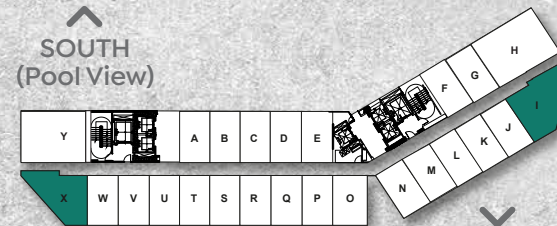
	Unit X	Unit I
Nett Area	35m ²	42m ²
Semigross Area	44m ²	53m ²

Unit X

Unit 1



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SOUTH
(Pool View)



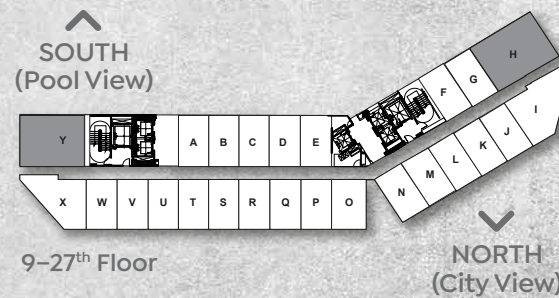
9-27th Floor

NORTH
(City View)

Unit Y/H

2 Bedroom

	Unit Y	Unit H
Nett Area	51m ²	58m ²
Semigross Area	64m ²	73m ²



Unit Specification



Floor

Living/Dining Room
Bedroom
Bathroom
Balcony

Local Marble
Laminated Parquet
Homogenous Tile
Homogenous Tile

Ceiling

Living/Dining Room
Kitchen
Bedroom
Bathroom
Balcony

Painted Gypsumboard
Painted Gypsumboard
Painted Gypsumboard
Painted Calciboard
Painted Calciboard

Wall

Corridor & Bedroom
Bathroom

Painted light brick wall with stick on wall system
Painted light brick wall & Homogenous Tile

Kitchen

Kitchen Set
Kitchen Sink
Appliances
Counter Top Surface

Provided
Provided
Kitchen Hood & Electric Stove Provided
Provided

Sanitary

Bathroom & Kitchen

Provided

AC

Bedroom & Living Room

Provided

TV Connection Point

Master Bedroom & Living Room

Provided

Unit Loft

Bedroom Wall
Stairs
Floor

Gypsum Partition + Tempered Glass 10mm
Metal Plate, Finish Wood
Steel Structure, Finish Laminated Parquet

Water Heater

Bathroom - Shower

Provided

Wardrobe

Master Bedroom

Provided

Doors

Main Door
Bedroom, Bathroom & Service
Balcony

Solid Engineering Wood Door
Engineered Wood Doors
Alumunium Door



southgate.id



Southgate Residence



Southgate Residence

Marketing Gallery Altuera at Southgate

Jl. Tanjung Barat Raya No. 163 – South Jakarta

Member of



sinarmas land

Building for a better **future**