



**PARAMOUNT LAND**  
Building homes and people with heart

# Indonesia's Leading Private Property & Lifestyle Company

Building Homes & People with Heart





**Investor  
Highlights:**

**Why Invest In  
Paramount Land,  
Indonesia?**



# ► Paramount Land Gading Serpong, The Fastest Growing City in Indonesia

2.400 hectare area

2 Districts

+ 82.304 Population

Water Treatment Plant

20.764 Houses Built

3.946 Shophouses Built

1.500 House & Shophouse growth annually

# Paramount Land Gading Serpong, The Fastest Growing City in Indonesia

17 – 45 m Average Wide Road

5 Entrance Access

$\pm$  79.050 Daily Car Inflows

$\pm$  1 16.085 Daily Motorcycle Inflows

Private Exit Toll

Water Treatment Plant

Professional Township Management





## Strategic Location

20 Minutes from West Jakarta

30 Minutes from Soekarno Hatta International Airport

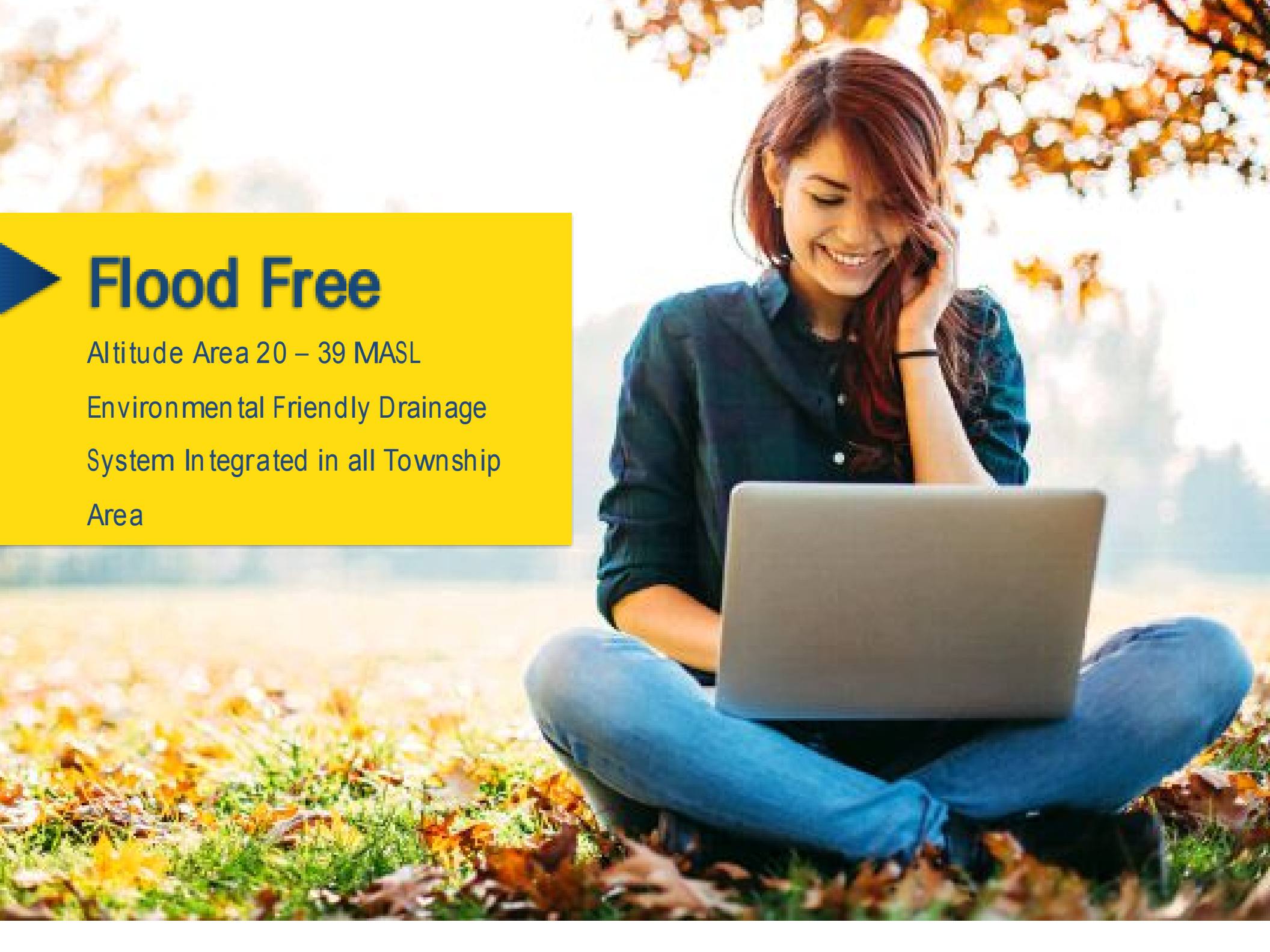
17 Minutes from Paramount Plaza to Supermall Karawaci

15 Minutes from Paramount Plaza to Living World Alam Sutera

30 Minutes from Industrial Area of Cikupa

New Epicentrum of Township Development in West Jakarta

Located between Lippo Karawaci, BSD City & Alam Sutera (Golden Triangle Area)



# Flood Free

Altitude Area 20 – 39 MASL

Environmental Friendly Drainage  
System Integrated in all Township  
Area

# Culinary Heaven

43 Western (B'Steak, McD & KFC)

144 Asian (Cewei & Ta Wan)

231 Traditional (So to H. Mamat)

6 Top (Poka Ribs & The Duck King)

12 Healthy (Vegan House & WH Vegetarian)

2 Fine Dining (Bianco & The Lounge Atria)

2 Lesehan (Rumah Kayu & Waroeng SS)

17 Resto & Bar (The Barrels & Enigma)

75 Coffee Shop (Kong Djie & Starbucks)

56 Kekinian (Warung Upnormal & Wakaka)

37 Street Food (Ayam Taliwang & Steam Boat)

62 Bakery & Dessert (Eaton & Hong Tang)



**Hundreds of  
Culinary Places**

# City of Education

5 Universities with more than 10.000 Students (Matana, UMN, Pradita Institute)

7 Reputable Schools with more than 12.0000 Students (BPK Penabur, Al Azhar & Pahoa)

22 Preschool (Kinderheaven, Apple Tree & Tree House)

35 Music Course (Yamaha Music, Allegro & Royal Cantata)

81 Learning Course (English First, Clavius & I-Mandarin)

3 Children Therapy Center (Prokids, ADHD)





## Complete Health Facilities

3 Hospitals (Bethsaida, Carolus & Dental Clinic)

70 Health, Dental & Acupuncture Clinic (Prodia & Biomedika)

36 Drugstore (Kimia Farma, K-24, Husada & Satrio)

46 Beauty Clinic (La Diana, Dian Mustika & Martha Tillaar)

102 Barbershop (Nobleman, Anton Hair Design & Maymay Salon)

25 Bridal & Salon Designer Gown (Hilarity bridal, Xin ai Bride & Wearbi)

46 Health Reflexology (Happy Healthy, Ken Hermawan & Nest Reflexology)



# Complete Hotel & Convention Center

7 Hotels, 1-5 Stars (Atria, ARA,  
Starlet, Fame Ibis, JHL Solitare)

4 Convention Center & Hall (Atria  
Ballroom, The Springs Club, Basilea  
Convention Center & Agathon)



# Complete Shopping Facilities

- 4 Mall & Lifestyle Center (Summarecon Mall Serpong, Bez Plaza & Times Square)
- 3 Hypermarket (Giant, Farmers & Hypermart)
- 2 Modern Market (Paramount & Sinpasa Modern Market)
- 76 Convenient Store (Alfamart, Indomart & Net)
- 28 Baby Shop (Mother Care, Baby kingdom & Bian's The Baby Store)
- 30 Sport & Outdoor Store (Eiger, Sport Station, Skico Sepeda, Lasona & Footgear)
- 47 Kitchen Store (Dapur Golden, Kitchen Suplier & Cece Bahan Kue)
- 73 Fashion Store (Uniqlo, Pedro, Giordana, Guess & VNC)
- 20 Stationary Store (Gramedia, Paper Clip, Scoop & Grafika ATK)

# Complete Lifestyle Center

18 Holes Golf Course (Gading Raya Golf Course)

1 Recreational Park (Scientia Square Park)

20 Sport & Fitness Center (Gold Gym, Golden Camp Muay Thai & Gading Raya Club)

19 Entertainment Spot (Inul Vizta, Happy Puppy & Cinema XXI)

12 Game Center (Timezone, Pandora Box, Enigma & Portals Escape Room)





## Complete Financial Services

- 45 Branch Office of National & Private Banks (BCA, Mandiri, Panin, BNI, Permata)
- 10 Money Changer PT Thaly Sentral Valas, Midas Xchange & Raja Ivalindo)
- 11 Leasing Company (Mega Auto Finance, Buana, Clipan & WOM Finance)
- 7 Securities Company (Sinarmas, Indosurya, CIMB & Kiwoom)
- 9 Pawnshop & Cooperative Office (Pegadaian Syariah, Danatama Syariah & Indosurya)

# Complete Automotive Center

10 Authorized Car Dealers (Toyota, Honda, Nissan, Suzuki & TATA)

3 Authorized Motorcycle Dealers (Honda, Suzuki & Yamaha)

2 Used Car Exchange Center (Bez Auto Center & Bursa Mobil Summarecon Serpong)

69 Car Workshop, Accesories & Car wash Service (Shop & Drive, Union Motor & One Station)

12 Motorcycle Workhsop & Accessories Center (Kaliber Prima, Robin Motor & Aero)





# Complete Social Facilities

3 Pertamina Gas Station

34 Worship Place (Christ Cathedral, Masjid Asmaul Husna & Vihara Ekayana)

Government Office (Tigaraksa Tax Office, Kelapa Dua & Pagedangan District Office)

Police Office (Police Office of Kelapa Dua & Pagedangan District)



# Complete Public Transportation

27 Minutes from Paramount Plaza to Rawa Buntu Station

20 Minutes from Paramount Plaza to Tangerang Station

24 Minutes from Paramount Plaza to Interchange Area of BSD City

Shuttle Bus Paramount (Integrated with Trans Jakarta, Jabodetabek Residence

Connection and Public Bus like Agra Mas, Mayasari Bakti & PPD)

# Complete Supporting Facilities

35 Building Material, Furniture, Electricity & Interior (Mitra 10 & Best Denki)

26 Pet Shop & Care (Amazing Grace & Finella Dog Hotel)

26 Expedition Service (JET Express, Pos Indonesia, TIKI & JNE)

3 Fruit Store (Rumah Buah & Fruit Station)

77 Electricity Store (Daikin, Samsung, Xiaomi & Eraphone)

8 Provider Store (Grapari, XPLORE & Indosat)

7 Optical Store (Melawai & Optik Seis)

8 Jewellery Store (Frank & Co, Rose & Swan Jewellery)

60 Laundry Service (QQ Laundry & M Clean Laundry)

4 Florist (Fuchsia Florist & Melanie Florist)

26 Travel Agent (Golden Moment Tour, Panorama & Anta Tour)





# Complete Township Utilities

Electricity supply from PLN

Fixed Line & 4G Mobile Phone Network from 5 Operator (XL, Indosat & Telkomsel)

4 Super Fast Internet Network (First media, Biznet, Indihome & Powertel)

Water Treatment Plant (Singapore Standard)

Gas Network from PGN

3 Firefighter Fleet



# BEV Kota Gading Serpong



▶ Location of Commercial Kavlings @Gading Serpong

PILIHAN UKURAN

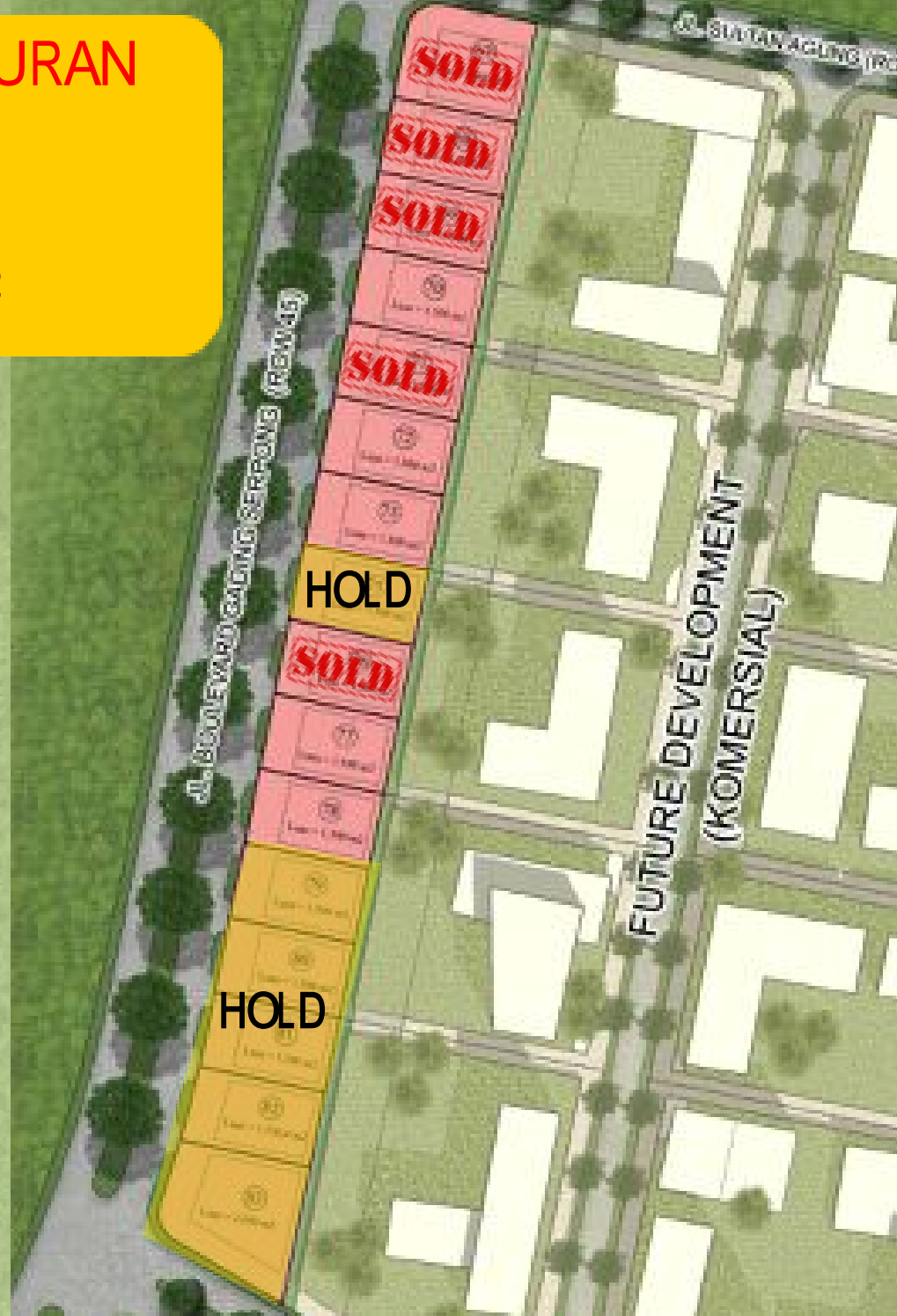
1.007 m<sup>2</sup>

hingga

4.399 m<sup>2</sup>



PILIHAN UKURAN  
1,500 M<sup>2</sup>  
hingga  
1.968 M<sup>2</sup>



KDB : Maksimal 50% untuk Ruang terbuka hijau 50%

GSB : Untuk ROW 45, GSB Depan = 13 meter

GSB Samping = 3 meter dari batas kavling, 10 meter untuk unit Hoek

GSB belakang = 5 meter dari batas kavling

KLB : 4

Pembangunan pada kavling komersial harus dimulai paling lambat 48 bulan dari PPJB

**Peruntukan:** Komersial & Perkantoran seperti Office, Hotel, Apartmen, Klinik, Bank, Show-Room (Tidak boleh untuk bangunan pabrik, bengkel, pergudangan, SPBU, Rumah Duka & Rumah Ibadah).

**Arsitektural:**

- Maksimal peil lantai dasar bangunan yang diizinkan 1,5 meter dari level as jalan depan
- Desain bangunan harus mendapat persetujuan dari PT. Paramount Land terlebih dahulu

### Pagar :

- Desain pagar disesuaikan dengan arsitektur bangunan dan kondisi lingkungan sekitar
- Aturan dasar:
  - Depan : Transparan, tinggi max 1,0 meter dari kavling
  - Belakang : Solid, tinggi max 3,0 meter dari peil lantai dasar bangunan
  - Samping depan : Solid, tinggi max 1,0 meter dari kavling
  - Samping belakang : Solid, tinggi max 3,0 meter dari peil lantai dasar bangunan
- Pedestrian di kawasan kavling komersial harus mengikuti standar dari PT. Paramount Land

### Signage :

- Penggunaan signage harus disesuaikan dengan bangunan arsitektur dimana signage tersebut berada
- Desain dan ukuran signage harus mendapat persetujuan dari PT. Paramount Land terlebih dahulu
- Desain dan letak signage tidak membahayakan pengguna jalan maupun pengguna bangunan
- Letak signage yang diperbolehkan:
  - Pada fasade bangunan, ukurannya disesuaikan dengan estetika bangunan
  - Pada site/kavling, agar mudah mengenali bangunan
- Letak dan posisi signage tidak boleh mengganggu sirkulasi pejalan kaki maupun kendaraan