

MENARA PERTIWI,
STRATA TITLE
OFFICE BUILDING



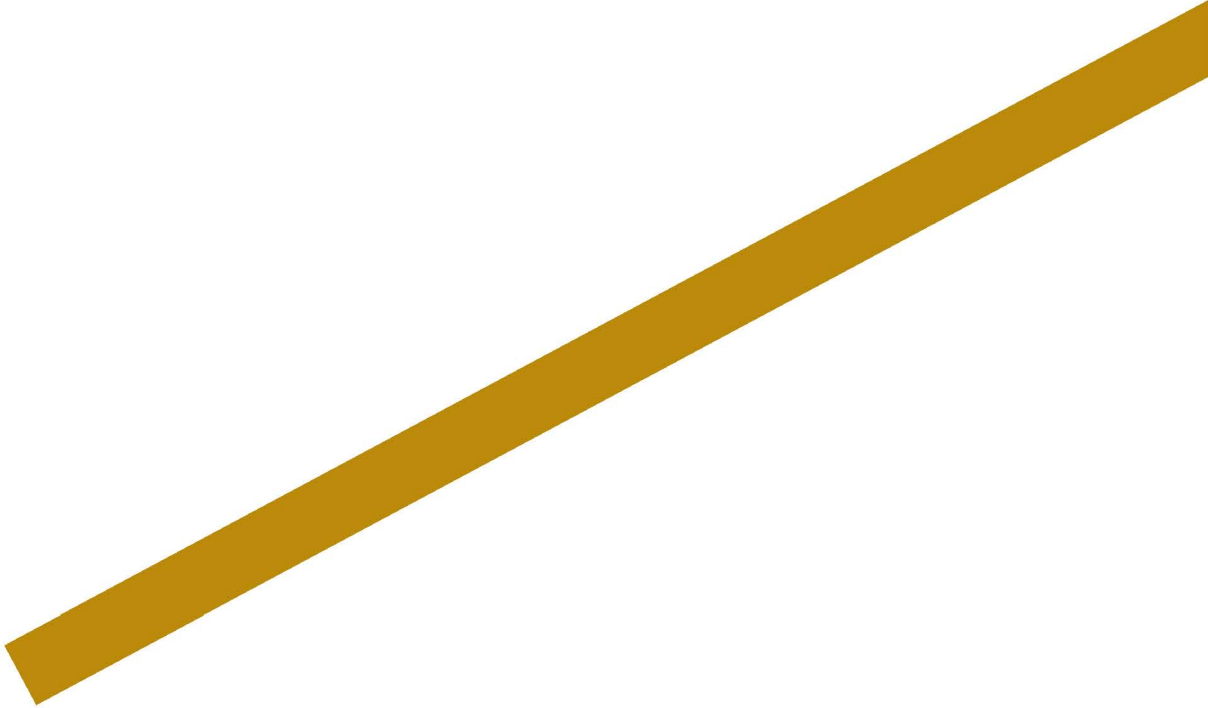




A GRAND DEVELOPMENT

INVEST YOUR VENTURES HERE
AMONG EMINENT OFFICIAL
FIRMS AND ENTERPRISES
IN THE PRESTIGIOUS MEGA
KUNINGAN GOLDEN TRIANGLE.

Introducing Menara Pertiwi, a premium office building developed by PT Wiratara Prima, proprietors of Menara Prima 1 and 2. Menara Pertiwi will be offering 34 floors of strata title ownership office spaces built with high construction standards and materials.



NORTH

OFFICE

MALL

APARTMENT

HOTEL

HOSPITAL

POLICE & EMBASSY

SPORT CENTER





INTELLIGENTLY LOCATED

MENARA PERTIWI IS STRATEGICALLY AND CONVENIENTLY NESTLED IN THE BUSTLING KAWASAN MEGA KUNINGAN.

It is accessible from protocol roads such as Gatot Subroto, Dr. Satrio, and HR Rasuna Said, which in turn directs to prominent Jakarta CBD and trade centers. Just less than an hour away from two international airports, Menara Pertiwi is in proximity with dozens of hospitality, lifestyle and entertainment facilities such as JW Marriott, Ritz Carlton, Oakwood, Mal Ambassador, Kuningan City, Lotte World Ciputra, and much more.

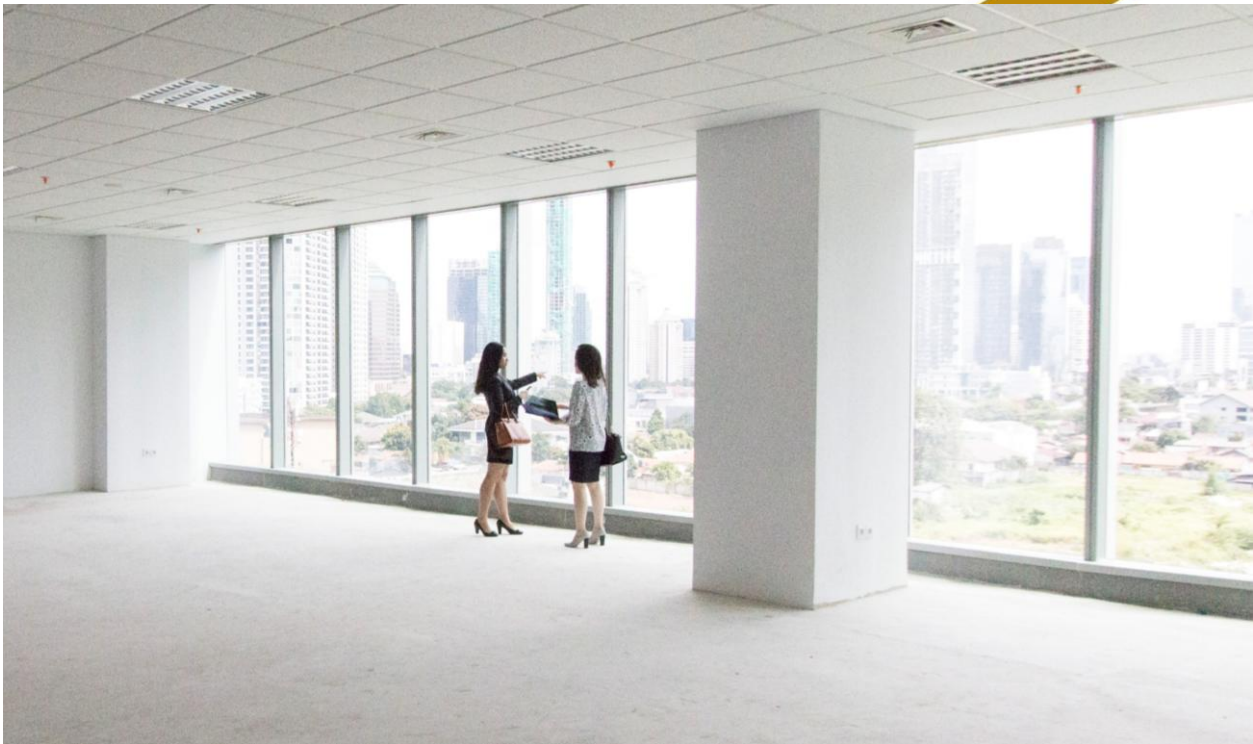


INVEST NOW

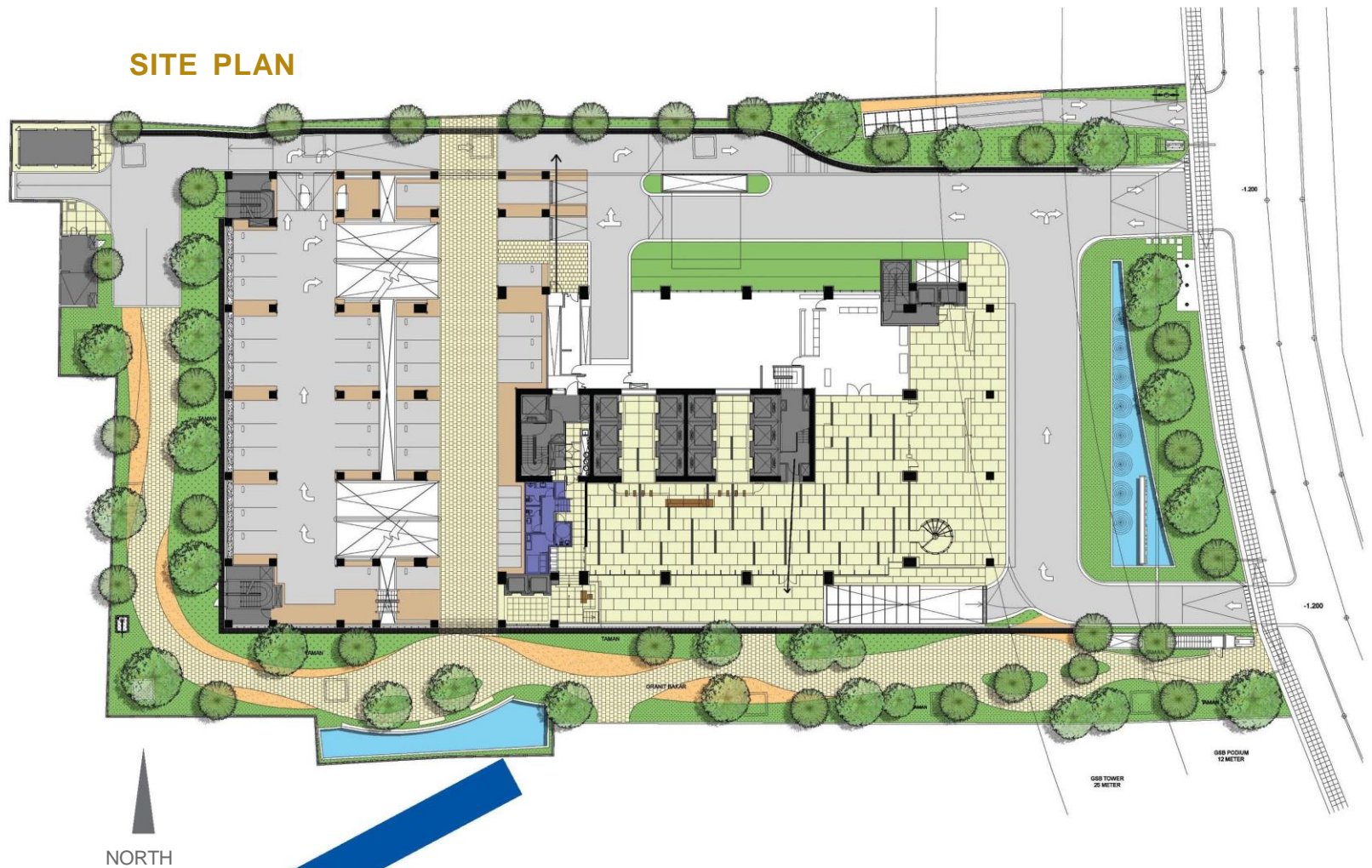
INDONESIA'S STABLE AND TOUGH ECONOMY HAS WEATHERED GLOBAL TURBULENCE WHILE STEADILY CLIMBING.

A part of this success lies with the central government's strategy to develop Jakarta as the center of Indonesia's commerce. Jakarta hosts several eminent business districts, such as the **Mega Kuningan**, renowned for being the business hub of important finance, commerce, hospitality, technology, energy, and telecommunication enterprises. Be a part of the economic surge; Menara Pertiwi is the ideal investment for you current and future business.





SITE PLAN



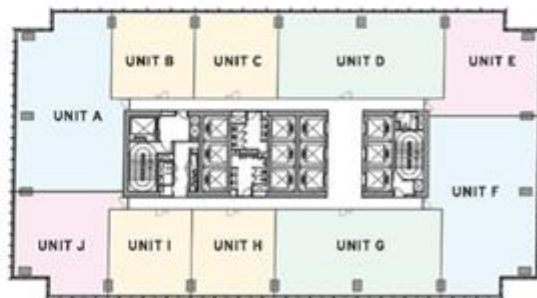
Operate your business in ease with high-speed lifts. Safety and comfort is anticipated with a refuge floor and unitized double glass curtain facade for tranquillity, while several lush roof gardens and private green areas are provided for a balanced work lifestyle. Commercial, food and beverage, and finance facilities are also provided for additional convenience.

Menara Pertiwi covers by 7,503 sqm of land, 34 stories tower with office floor plate of 1,676 sqm per floor is available to purchase on strata title ownership, each floor can be flexibly quartered according to preference and needs.

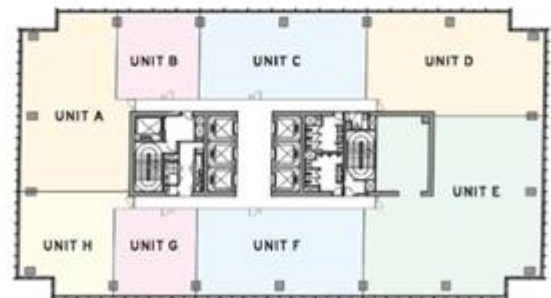
OPERATE AND GAIN
IMPRESS YOUR PARTNERS AND CLIENTS WITH A GRAND LOBBY AND STATE OF THE ART SECURE ACCESS.



FLOOR PLAN



Low Zone Floor Plate - 1,676 sqm
Semi Gross Area - 1,482 sqm



High Zone Floor Plate - 1,676 sqm
Semi Gross Area - 1,560 sqm



A REVITALIZING VALUE

BUILT IN CONSIDERATION OF
YOUR BUSINESS VISION AND NEEDS,
MENARA PERTIWI IS AN ASSURING
AND REFRESHING ADDITION TO
BUSTLING JAKARTA METROPOLIS.

Be a part of the economic surge, ensure your investment
and business with Menara Pertiwi today.

SPECIFICATION

BUILDING DESCRIPTION

Land Size	7,503 sqm	
Semi Gross Area	45,800 sqm	
Total Floor of Office Tower Building	<ul style="list-style-type: none">• 33 Stores Office Floor• 1 Refuge Floor• 4 Basement Floor	
Average Size of Floor Plate	1,676 sqm (32,4 m x 52,8 m)	
Typical Floor Size	Low Zone	High Zone
	Semi Gross	1,482 sqm
	% Net to Semi Gross	14,4%
		13,6%
Floor to Floor High	4,1 m	
Clear Ceiling Height	2,8 m	
Floor Loading Capacity	300 kg/sqm	
Building Facade	Unitized System, Double Glassed (8, 12, 6), Silver Grey Reflective with low E-coating	

BUILDING UTILITIES & FACILITIES

Parking Area	<ul style="list-style-type: none">• 600 lots for Car Parking• 245 lots for Motorcycle• 50 lots for Bicycle
Elevator	<ul style="list-style-type: none">• High Zone 6 units, high speed 300 mps, capacity 1,600kg• Low Zone 6 units, high speed 210 mps, capacity 1,600kg• Service Lift 1 unit, speed 150 mps, capacity 1,600 kg• Podium and Parking Lift 4 units, speed 96 mps, capacity 1,000 kg
Power Supply	<ul style="list-style-type: none">• PLN 4,150 KVA• 100 % back up by Generator 2 units x 2,000 KVA = 4,000 KVA• Tenant power allocation outlet 65 VA/sqm semigross
A/C System Centralized	Water Cooled Chiller with Fan Coil Unit System
Telecommunication	<ul style="list-style-type: none">• Fiber optic fixed line telephone system• High speed internet connection• WIFI coverage - mobile signal repeater
Safety and Security System	Fire Alarm, Sprinkler, Hydrant, Heat and Smoke Detector
Building Automation System	<ul style="list-style-type: none">±2,000 point control from Operation Room• Closed circuit TV cameras at the entrance, public area, parking area• Visitors management system c/w access card and barrier gate• Cabin scanner, walk through detector, hand held detector
Water Supply	Clean water from PDAM with back up deep well
Waste Management	<ul style="list-style-type: none">• IPAL for wasted water• Grey water treatment• Rubbish collection daily
Parking System	By professional secure parking management
Others Facilities	Nursery Room, Prayer Room, Driver Room, Canteen, Minimarket, Drug store, ATM

LANDLORD/DEVELOPER & BUILDING MANAGEMENT

Landlord/Developer	PT Wiratara Prima (Owner of Menara Prima 1 and 2)
Building Management	PT Cushman & Wakefield Indonesia
Professional Team	
Architect	PT Arga Calista Disain
Structure Consultant Engineer	Davy Sukamta & Partners
Quantity Surveyor	PT Langdon Seah Indonesia
M&E Consultant	PT Skemanusa Consultama Teknik



13 floors of
**HIGH ZONE
OFFICE**
26fl - 39fl

REFUGE FLOOR

17 floors of
**LOW ZONE
OFFICE**
5fl - 24fl

8 LEVELS
PARKING

2 floors of
RETAIL ZONE
2fl - 3fl

GROUND FLOOR

3 LEVELS
BASEMENT

**DEVELOPED BY
PT WIRATARA PRIMA**

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