



ASIA PACIFIC
PROPERTY
AWARDS

Product Knowledge

June 2019

A Premium Developer



Sequis Tower



The Hundred



Verde

- Part of **GUNUNG SEWU GROUP** (Owned *Sequislife, Sunpride, ReJuve, Bellfoods, Yupi, ZEN Indoporcelain, Gino, Paradigm*)
- Delivers and manages distinctive properties of high quality standard and innovative design
- Multiple international award winning projects



Chengdu WFC



South Quarter

- Switzerland based real-estate investment company focusing in the Asia market
- Invests only in sustainable buildings as they provide environmental, social, and economic advantages



World Class Collaboration

June 2019





Architect Johnson Fain

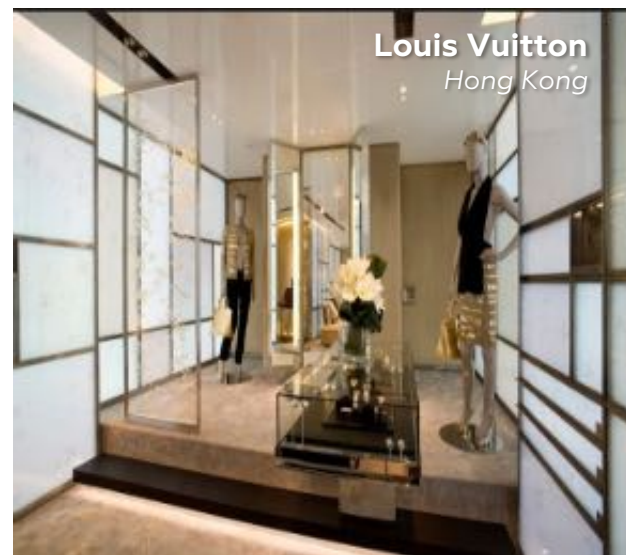
A fully integrated design studio in architecture, urban design & planning and interior design. They are the recipient of numerous awards for design excellence.



Four Seasons
New York Downtown



**Oceana Key Biscayne
Apartment**
Miami, Florida



Louis Vuitton
Hong Kong



Interior Designer Yabu Pushelberg

Overlooks interior design to create a sophisticated hospitality styled interiors and lifestyle amenities. They have received many international recognition as "Top 25 Designers" in ELLE Décor A-List Award and "101 People You Must Meet" by Town & Country magazine



Landscape Designer SWA Group

SWA's landscape architectural works has won several awards like :

- **ASLA - The Landscape Architecture Firm Award, 2005** - SWA Group
- **ASCE Outstanding Project of the Year** - Mountain House New Town, San Joaquin County, California; Trimark Communities, LLC; 2004
- **ULI Award for Excellence: Asia Pacific** - Luohu Land Port and Train Station, Shenzhen, China; Shenzhen Urban Planning and Land Administration Bureau; Chinese Academy of Planning and Urban Design (CAUPD) Architects; 2006
- **Pacific Coast Builders Gold Nugget Award** - Classic Residence By Hyatt, Palo Alto, California; Stanford Management Company; Hyatt Corporation; Steinberg Architects; 2006



Port House
Antwerp



Windelsham
UK



Sound Club
Phuket, Thailand



Lighting Designer Inverse Lighting

Overlooks lighting design to romancing and glamouring at night condition, Inverse Lighting has received some awards recognition

- **Lighting Design Awards Residential Category (2007)**
- **Lighting Designer of the Year 2010**
- **Lighting Design Awards International Projects (2010)**
- **Restaurant & Bar Awards Lighting Design Category (2010)**

VietinBank.



BURJ KHALIFA

TAIPEI 101



The Wilshire Grand Hotel
WEST ORANGE, NEW JERSEY

VERDE TWO

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Construction Management Turner

Turner has a strong knowledge and experience in overall vision of the building development process , specially in construction high buildings in the world. They have a high accuracy to minimize defect on projects while at the same time keeping projects on time and within budget.

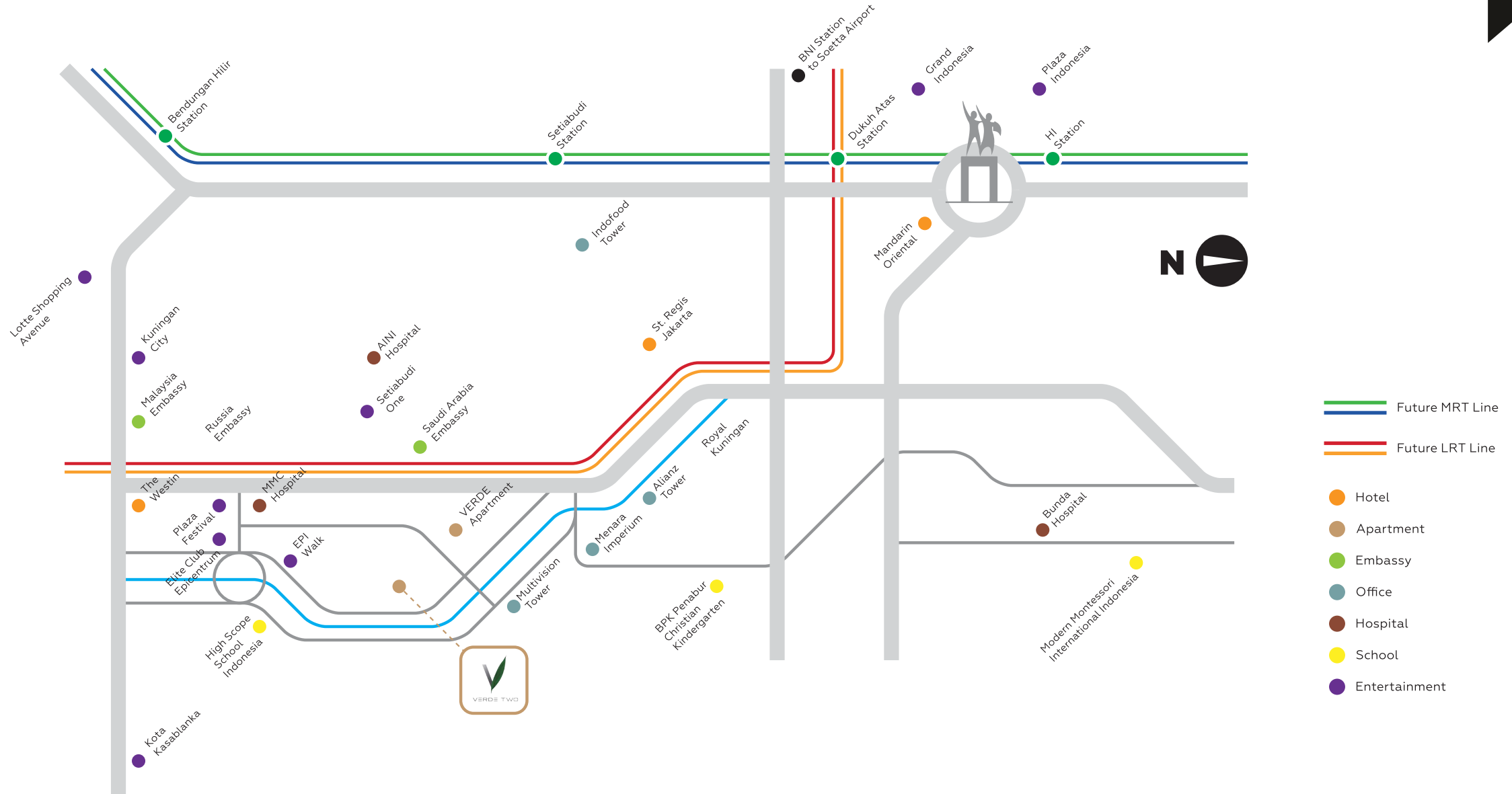


Strategic Location

June 2019

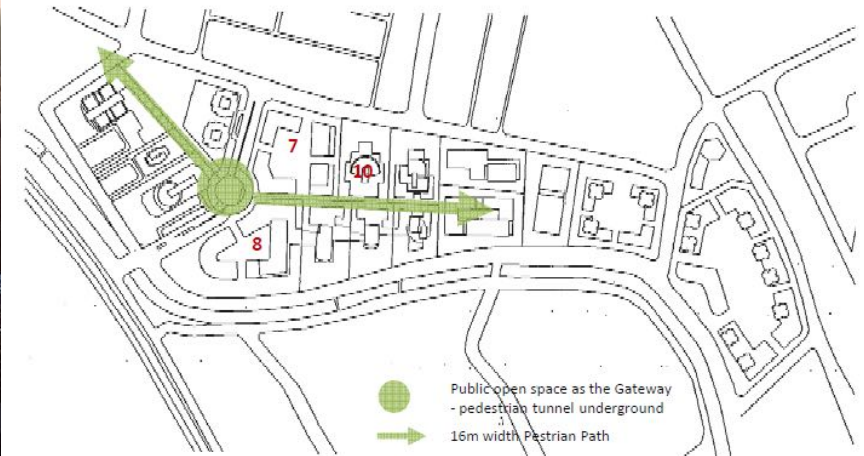
Strategic Location

Close Proximity to Strategic Areas in Jakarta CBD



Highly Potential for Appreciation & Investment Value

In Upcoming New Kuningan CBD



Public open space as the Gateway
- pedestrian tunnel underground
16m width Pedestrian Path



Exclusive Residential

June 2019



MONTEVERDE
(West Tower)

TERRAVERDE
(East Tower)



Monteverde is a cloud forest in Costa Rica, the name itself means Green Mountain

Terraverde means green earth and also a new style of syncopated piano music, which originated in USA



Exclusive Residential
8.600 SQM dedicated for **ONLY 2 tower** or **312 units**

We are dedicated for residential ONLY, not attached with shopping malls / offices that have issues on Security & Queuing.



Facilitated with Sizeable Parking Area VERDE Two Ratio 1:1.7

*Total Lots 517
4 Basement Parking
Dedicated Space for Big Motorcycle*

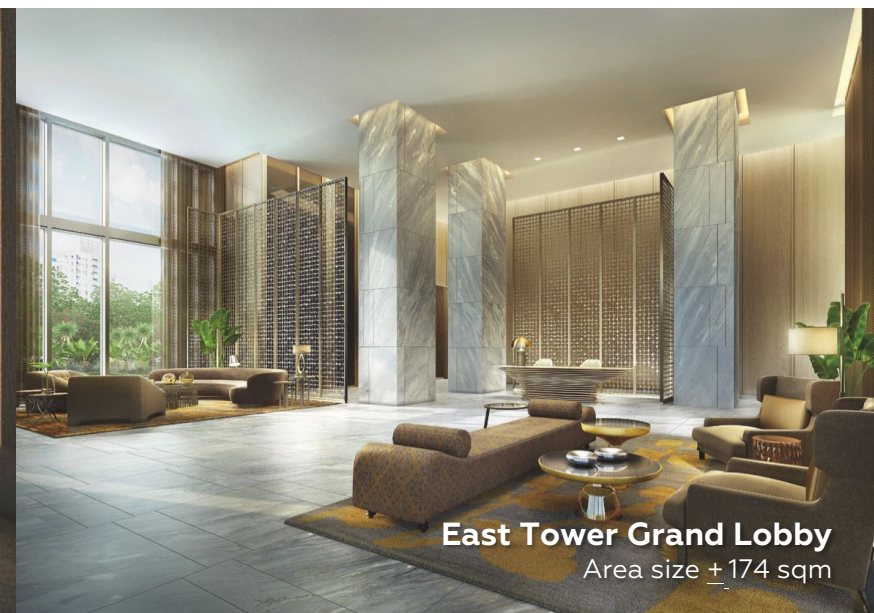
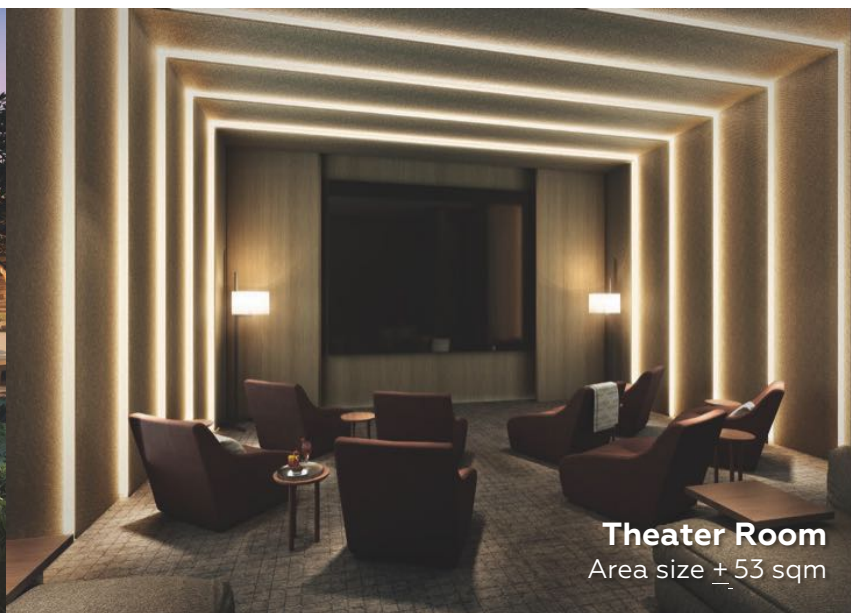
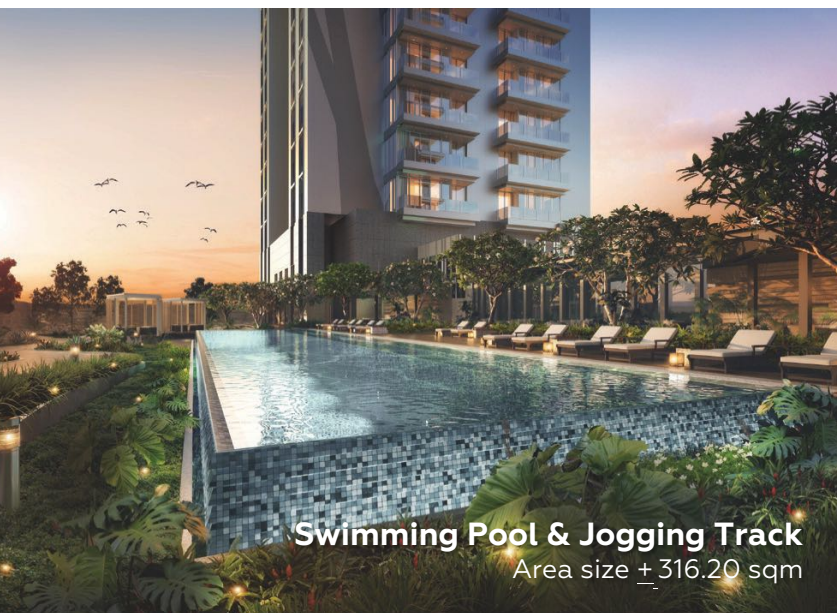


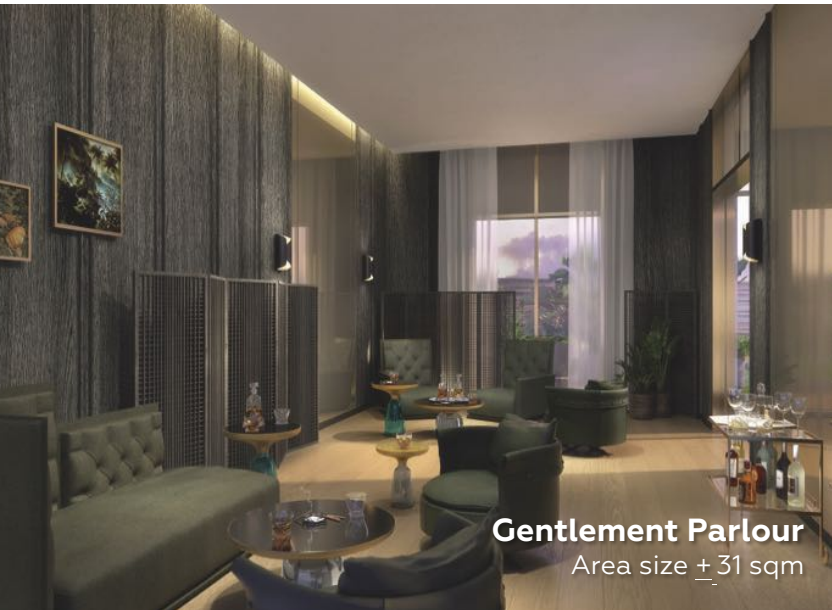
5-Star Lifestyle Amenities

June 2019



More than **60%** indoor & outdoor area served as an **EXTENTION** of YOUR HOME







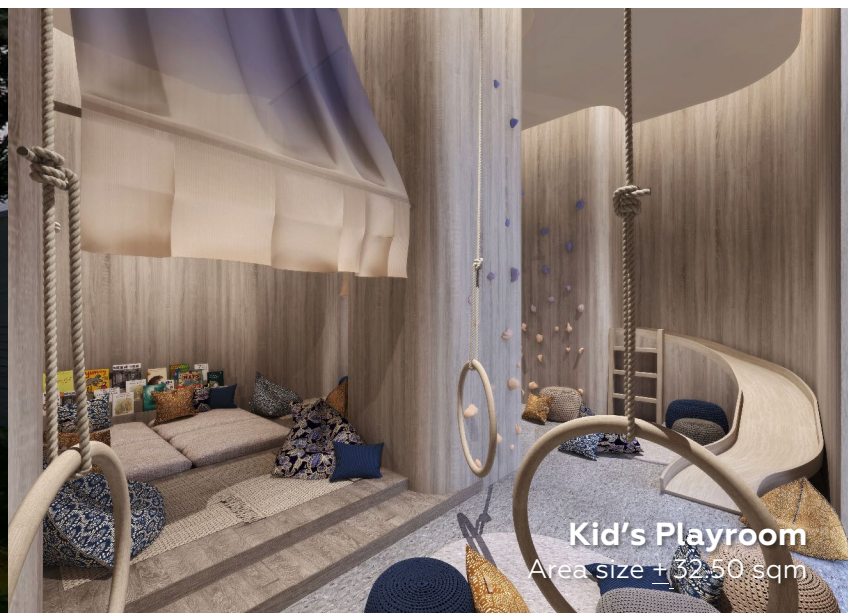
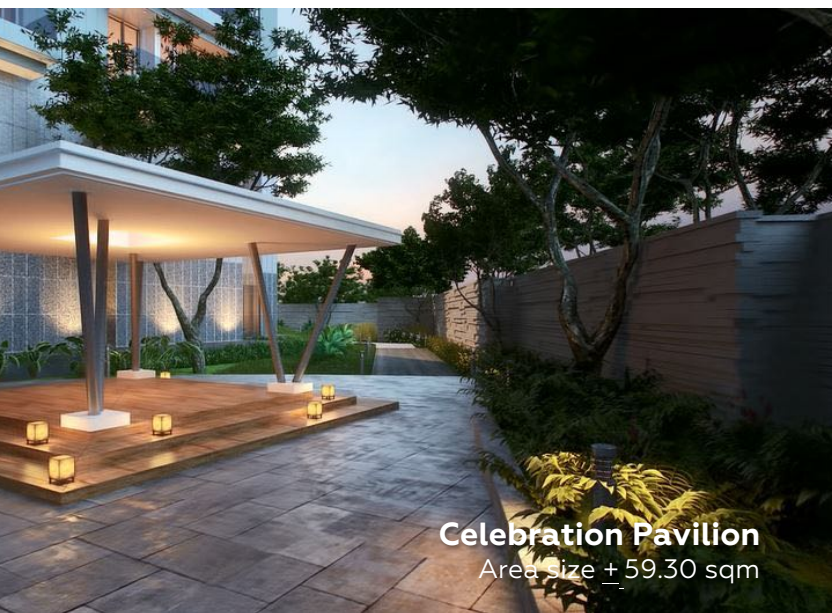
Health Club & Treatment Room
Area size + 465.1 sqm



Sensory Garden
Area size + 111.60 sqm



Game Lounge
Area size + 124 sqm



World Class Fitness Experience



Jacob's Ladder™

Burn calories at a much **higher pace** with a **lower perceived exertion rate** when compared with treadmills. Plus, since it's a **low impact exercise**, it's possible to have a **high-energy workout without significant strain** on the body.



Woodway Curve Treadmill

This style of running **uses more muscle groups** in the body at the same time when compared to the traditional heel strike used by many runners. This challenges the entire body while **burning up to 30% more calories than any other treadmill**.



IC7 Indoor Cycle

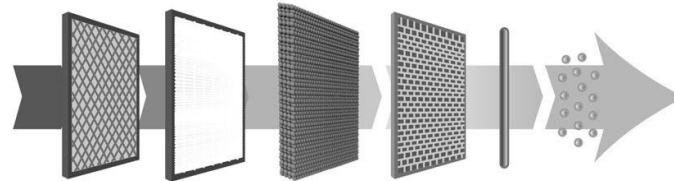
Known as **the most advanced indoor cycle on the market**. This equipment is also a multiple award-winning commercial quality *indoor cycle* that provides the maximum user comfort and precise Watt rate power meter.

World Class Fitness Experience



Pilates Reformer Table

The reformer **offers all the benefits of Pilates** including overall strength, flexibility, coordination, and balance. Exercising with the reformer is **possible for anyone**, at any level of fitness.



Air Filtration System

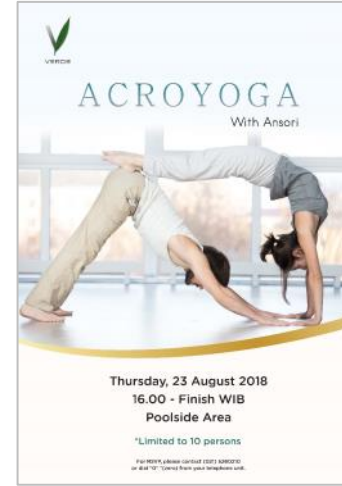
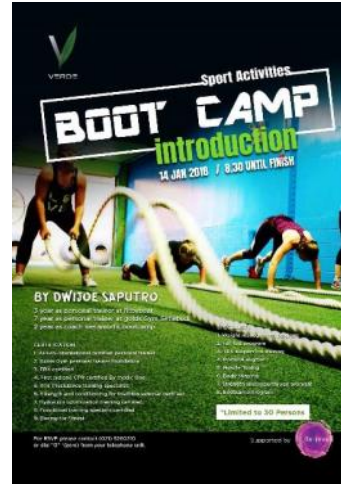
The Air Filtration system can **reduce the number of PM2.5**. This will create **amazing gym experience** as your body will keep receiving fresh air full of oxygen that can enhance your gym experience to the next level.



Jogging Track

The jogging track itself is covered with **100% EPDM Natural Rubber Running Track** that provides high elasticity and comfort for the runner; lowering the chances of knee injury.

High Quality Tenants





Quality & Design

June 2019

High Quality Materials & Latest in Design

Unit Interior



- **Finished goods aluminum** for water tightness
- Air Conditioning with **VRV System**
- **Caesarstone** for less maintenance, perfect hygiene, scratch & crack resistant
- **Engineered wood flooring** durable, prevent the wood's surfaces to expand and curved
- Imported marble with latest pattern style **"Flemish Bond"**
- **Open Air Corridor**
- **Inside – Out Design** Philosophy
- **Semi-Furnished** (built-in wardrobe, wet & dry kitchen cabinets and appliances, and bathrooms)

Creating a World Class Hospitality

High Quality Facade System

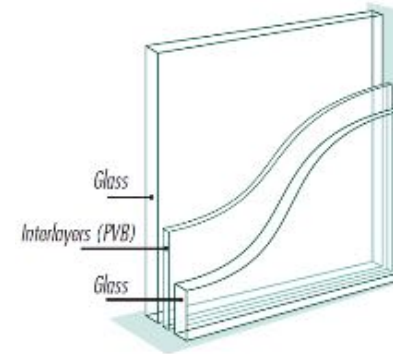


Benefits of Curtain and Window Wall

Curtain walls flooded the interiors with *natural light*.

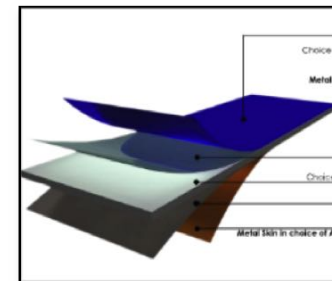
An aluminum-framed curtain wall is designed to be *airtight*. With properly sealed system, the air barrier is continuous from the glass panel to the mullions and the seals.

A well-constructed glass curtain can enhance energy efficiency and reduce the costs of heating and cooling.



First to Use the Latest Low-E Laminated Glass

Laminated glass is a highly effective safety glass for use in high rise buildings. Glass can block up to 99.99% of UV rays that cause fading of furniture, clothing and other objects.



The Eco-Friendly Fire Rated Composite Panel

Aluminum Composite Panel consisting of two layers of a metallic skin sandwiching a fire rated core in a continuous co-extrusion process.

Support Your Day-to-Day Meal

High-Performance Kitchen



The Exclusive Caesarstone Countertop

We are proudly say that we are the 1st apartment that use Caesarstone countertop. An engineering surface made from 93% natural quartz stone, Caesarstone offer Long lasting and high durability counter surface, truly suitable for your high-performance kitchen.



Single-Lever Faucet

Dornbracht single-lever faucet with a mixture of hot and cold water. Equipped with a pull-out spray and cylindrical body that continues to an ergonomically shaped spout.



Enamel Cast-iron Spacious Sink

The versatile double-sink bowl design will allow you to keep clean and dirty dishes separate and simplify your cooking process. Crafted from enameled cast iron to resists chipping, cracking, or burning for years of beauty and reliable performance.



Walk-Through Style Kitchen Layout

We have gone beyond the traditional 'work triangle' to a worthier 'multiple-cook room'. This effective and lean kitchen layout create an evolution from the traditional kitchen to a sophisticated modern kitchen. Equipped with a powerful line of kitchen appliances and finishing material, this kitchen will perfectly support your daily supper.

Personalized Special Finishing

Engineered Stone Manufactured on US & Israel.



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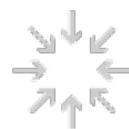


Made from 93% natural
quartz aggregates.

Master Bathroom Vanity's Countertop



Kitchen Countertop



Strong & Durable
Material



Stain
Resistant



Heat Resistant



Scratch & Crack
Resistant



High-Performance
Material



Perfect Hygiene &
Anti-Bacterial

Serve You and Your Loved One

Only The Best Choice



Built-In Fridge

A custom made fridge by Miele, customized specially to suit your designer kitchen.



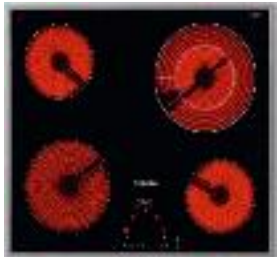
Wall-Mounted Cooker Hood

Mounted directly to the wall with neat stainless steel finish, this cooker hood will help to keep the air clean and removing excess heat. Equipped with charcoal filter, let you enjoy the daily cooking process and living comfortably.



Combi Oven

The combination of oven and microwave with an accurate control system. This combi oven is perfect to prepare the dishes with your own way.



Four Burners Ceramics Stove

We selected Miele ceramics hobs for your modern, clean-look kitchen. Ceramics hobs also easy to clean and add space to your counter top.



Kitchen Island

The kitchen island provides more counter surface and enhances your sophisticated kitchen. Additional storage also available beneath the counter.



Soft-Closing Cabinets

With the soft close mechanism from Blumotion, your cabinets will be closed smoothly and softly. The mechanism is also kids friendly.

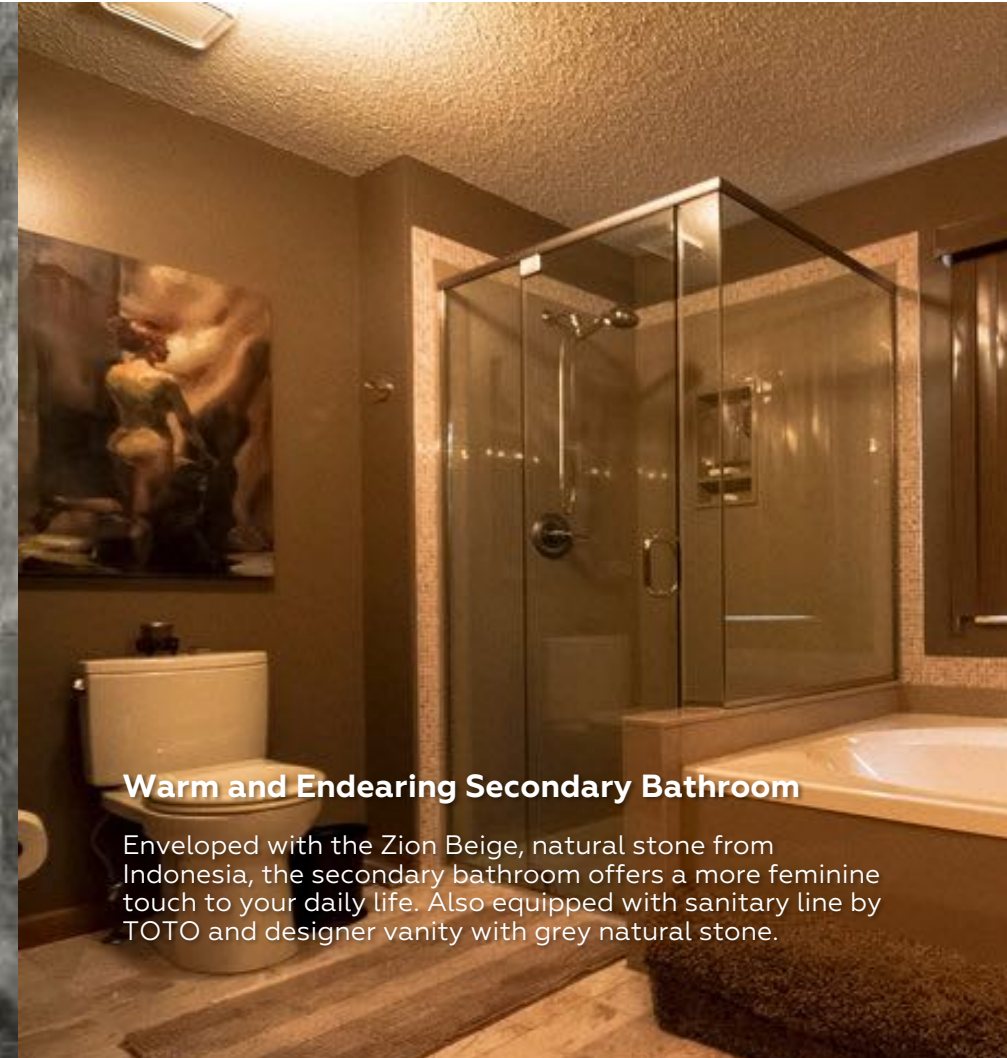
Contrast Design to Complement Each Other

Bathroom



Gorgeous and Elegant Master Bathroom

Finished with the elegant European natural stone on the wall and floor surface. With the dark-grey tone, the master bathroom provides more masculine ambience. Equipped with luxurious sanitary wares from TOTO, the bathroom also complemented with a designer vanity with Caesarstone counter top.



Warm and Endearing Secondary Bathroom

Enveloped with the Zion Beige, natural stone from Indonesia, the secondary bathroom offers a more feminine touch to your daily life. Also equipped with sanitary line by TOTO and designer vanity with grey natural stone.

Property Management Service



We are committed to have partnership with international brand of property management that provide peace of mind when it comes to the home management services. Property management has gained strong relationships through years of work and more than capable of handling any situation concerning your home.

Front Desk Concierge

We try to make you feel important, and for that we should give you the convenient and help residents in a number of ways is our effort to enhance the quality of your living experience

Security & Safety

Guaranteed security. The placement of 24HR **CCTV** camera at the right and common places as basement parking, drop off, lobby area, amenities area, public corridor and lift. **Access Card** to bring you entering the area of public/amenities and your home unit in securely

Butler Service

Our Butler service will ensure you a pleasant stay in Verde 2 by giving the residence assistance; from restaurant reservation, arranging laundry services to booking facilities.

Double Private Lift



Air Pollution in Jakarta, an Invisible Health Threat



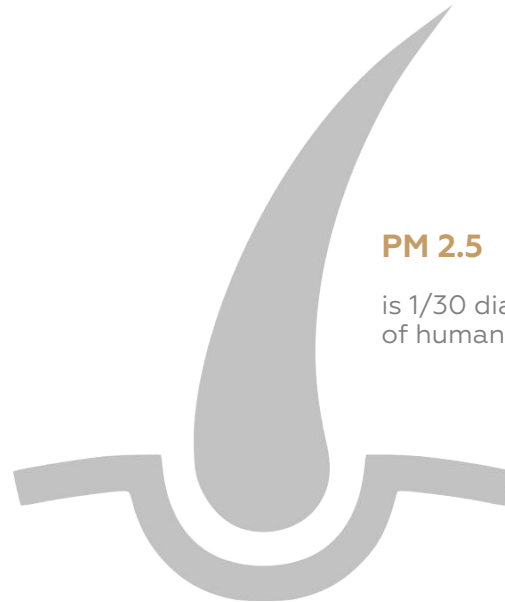
Table Salt

70 micron



Pollen

50 micron



PM 2.5

is 1/30 diameter
of human hair

**Major
Sources of
PM 2.5 in
Jakarta**



Vehicle Emission



Coal Factories



Bio Mass Burning/
Household Energy



Health Impact of PM 2.5 Exposure:

Brain: stroke and nerve system diseases

Lung cancer, cardiovascular diseases, bronchitis, asthma, etc.

Short term diseases: eye, nose, throat, coughing and allergies

Reproduction: lower birth weight, premature birth and impaired foetal growth



**World Health
Organization**

PM 2.5 standards:

WHO Standard
< 25 ug/m³

Jakarta Air
up to > 150 ug/m³

1st High Indoor Air Quality Apartment in Indonesia

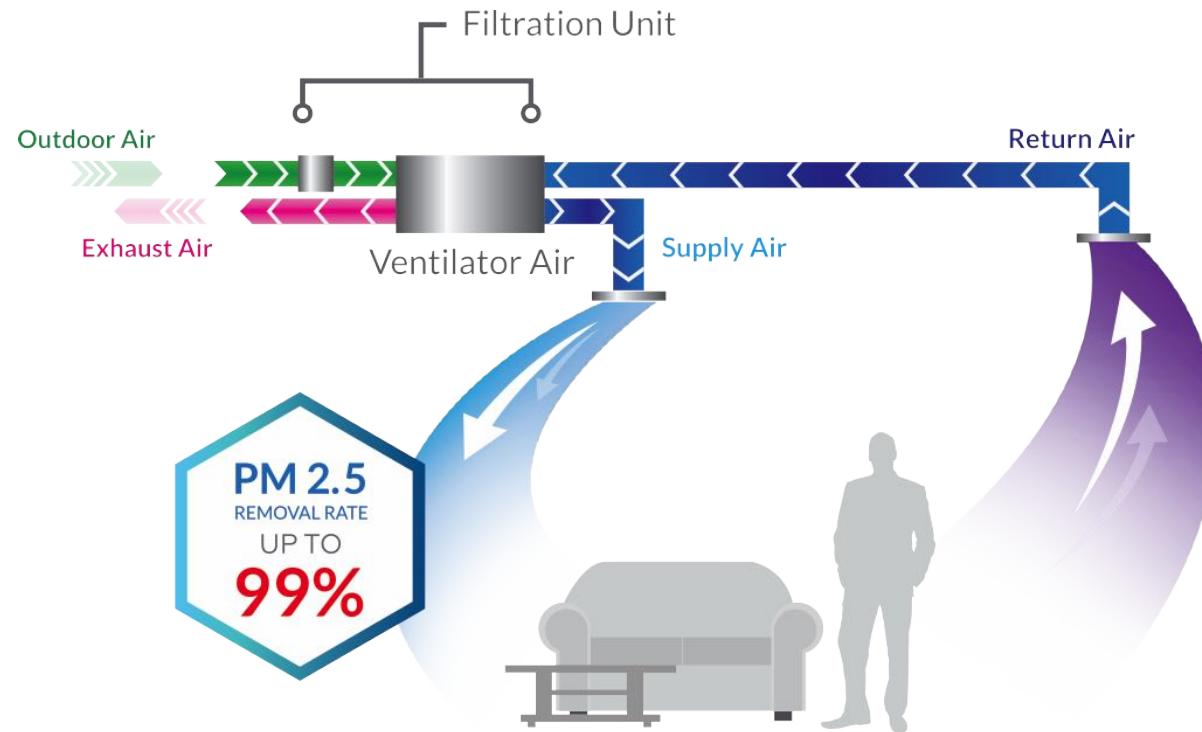


Benefits of High Indoor Air Quality

- Comfortable indoor temperature of 23 cDeg (± 1 cDeg)
- Comfortable Relative Humidity of 55%, reduce outdoor humidity
- PM 2.5 filtered fresh air: healthy fresh air inside unit
- Avoid condensation and molds
- Fresh air exchange in occupied for certain time
- Energy efficient and low saving mode: reduce utility costs
- Improve respiratory health and give positive impact on vascular health

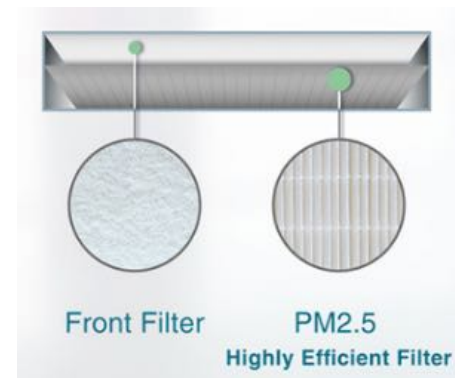
Effectively Filtering PM 2.5

For Healthier and More Comfortable Environments



Ventilation through Purifying Heat Reclaim Ventilator

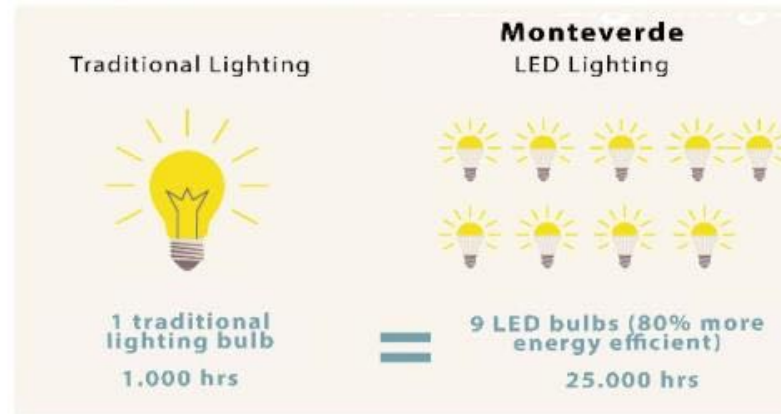
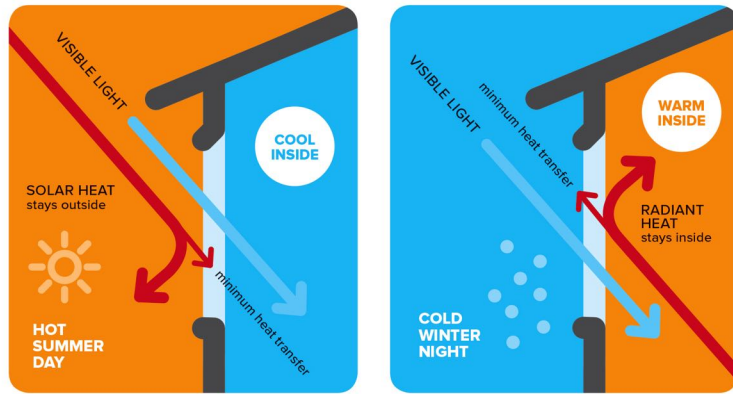
The purifying heat reclaim ventilator utilizes heat exchange technology and an additional purifying filtration unit to solve problems caused by ventilation through windows.



DOUBLE-Layered Efficient Filtration

EDGE Certification by IFC/World Bank

Monteverde



Energy Efficient:

Less energy usage and longer lifespan

- Reduce utility and maintenance cost
- Energy savings of up to 1.6 mio kWh/ year = operating 3,500 double door refrigerator 24/7 for a year

Energy Efficient:

Keeping the natural light transmittance, whilst reducing heat transmittance

- Heat pockets along the windows are eliminated
- Reduction of AC cooling load

Protects Your Home Interior:

- Reduction of harmful UV exposure
- Avoid damage/ fading of colors of your interior

Sound Insulation:

- Double laminated low E glass and PVB acoustic layer
- Reduce 60% of outside noise pollution



Water Efficient:

- Water savings of up to 10,000 m³/ year = 4 olympic swimming pool (50m x 25 m)

Monteverde Tower

Fact Sheet



Land Size	: ± 8,600 sqm
Qty of Floor	: 39 floors
Units per Floor	: 4 units
Total Unit	: 124 units
Parking Ratio	: 1:1.7 (ttl 517 lots)
City Sight View	: North & South
Ceiling Height	: up to 3 meter
Unit Plan Size	: 3 Bedrooms = 182 sqm (Nett)

Hand Over Q3 2019

Monteverde Tower

Floor Plan – Type C1



Monteverde Tower

Floor Plan – Type C2



Monteverde Tower

Floor Plan – Type C3



Monteverde Tower

Floor Plan – Type C4 (Sudirman CBD)



Terraverde Tower

Fact Sheet



Land Size	: ± 8,600 sqm
Qty of Floor	: 39 floors
Units per Floor	: 6 units
Total Unit	: 186 units
Parking Ratio	: 1:1.7 (ttl 517 lots)
City Sight View	: North & South
Ceiling Height	: up to 3 meter
Unit Plan Size	:
- 2 Bedrooms	= 132 – 148 sqm (Nett)
- 3 Bedrooms	= 166 sqm (Nett)

Hand Over Q2 2019

Terraverde Tower

Floor Plan



Menteng – Thamrin – HR Rasuna Said



HR Rasuna Said – Sudirman – Casablanca – Gatot Subroto



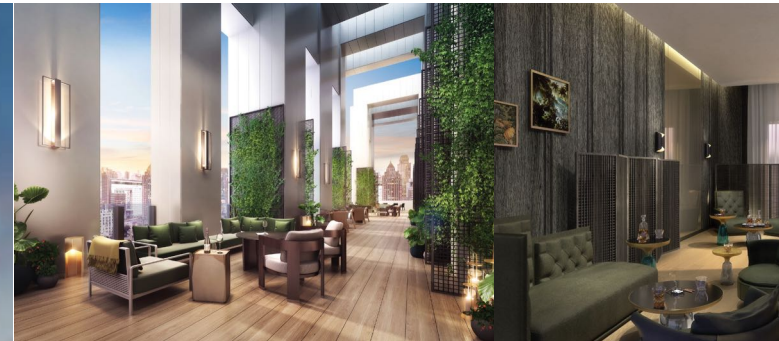
Summary

June 2019

Why VERDE Two?



- 8600 sqm dedicated for only 312 exclusive residential units
- Hands-free entry electronic floor lock for residence
- Sophisticated community surround by good-class neighbourhood
- The best panoramic view from your own apartment in Jakarta
- Collaboration design by Yabu Pushelberg and Johnson Fain, USA
- High potential appreciation and investment value at Kuningan CBD
- 5-star lifestyle amenities as an extension of your home
- High quality materials ranging from Caesarstone to Monte Altissimo marble
- Personalize gym classes with personal trainers
- Open corridors inside the building for better air circulation





Beyond Your Investment,
It's Your Lifestyle & Private Sanctuary

FOR FURTHER INFORMATION PLEASE CONTACT YOUR TRUSTED AGENT COORDINATOR or EMAIL TO info@verdetwo.com