



**DELREY**

BUSINESS TOWNHOUSE



# MASTERPLAN





## LOCATION

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



Strategic location surrounded by big potential market.

Around 1 - 3 KM



## BUSINESS AREA

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



## LUXURY RESIDENTIAL

- The Zora
- Enchante
- Blizfield
- Greenwich Park
- The Mozia



## SHOPPING CENTER & LIFESTYLE

- Q Big
- Grand Lucky
- The Quantis Club
- Ararasa
- Eastvara
- AEON Mall



## EDUCATION INSTITUTES

- IPEKA Plus BSD City
- Nanyang School



## OTHERS : PUBLIC INTEREST

- BCA Tower
- Astra Biz Center
- ICE BSD
- NISP Tower



Evolving to the next level

# The Commercial Townhouse with a Lifestyle Twist







# NEW MODERN FACADE

An innovative concept and an modern facade, thoughtfully curated to align with modern aesthetics and boost the profitability of your business. It offers the ultimate ideal environment for enterprises across all business industries.



# BUSINESS VALUE







IPEKA

Daikanyama

Total Land Area: 3,9 Hektar



# BUSINESS VALUE

## COMMERCIAL HUB

Greenwich Park

Enchante

Blizfield

Zora







Qbig

Mitra Keluarga

BCA

Astra Biz

AEON Mall

ICE BSD

Universitas  
Prasetya Mulya

Ipeka



# PRODUCT VALUE

UNIQUE ALLEY  
& BACKYARD



LIMITED  
UNITS

NEW MODERN  
FACADE



EYE CATCHING  
STORE SIGNAGE

EASY ACCESS  
ENTRANCE







*latteria*  
GELATO & DESSERT BAR

马家幸福美食  
**CIAK TIAM**

**MAGAL**  
KOREAN BBQ HOUSE



**KOPi  
SEINDONESIA**

ANCHOR  
TENANTS



# Tenant Multi-purpose Plaza

  
**DELREY**  
BUSINESS TOWNHOUSE





# Making the Successful Business & Living





## Making the Successful Business & Living





Show Unit: 7x18





# FACILITIES

Proudly present a 3-storey low rise building design, Delrey Biztown reflects a perfect blend of scenic home and real business opportunity.

SITE PLAN  
PLAZA



A Large Multi-purpose  
Plaza

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Secured Entrance gate &  
Adequate Parking Area





GYM FITZ

Sally

ESTELLA

Sally

Giggles

roast bean inc.

Grill and eatery





## Multipurpose Backyard

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## Pedestrian Friendly Jogging Track







Eye Catching Store  
Signage

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Online Delivery Shelter



# ACTIVITIES



Picnic Spot



Outdoor Space  
for Activities



BBQ Corner



Outdoor Bench





# DELREY

BUSINESS TOWNHOUSE







# PRODUCT TYPE

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## 3 Exciting Options for You to Choose

Type  
8 x 15



Type  
7 x 18



Type  
6 x 15

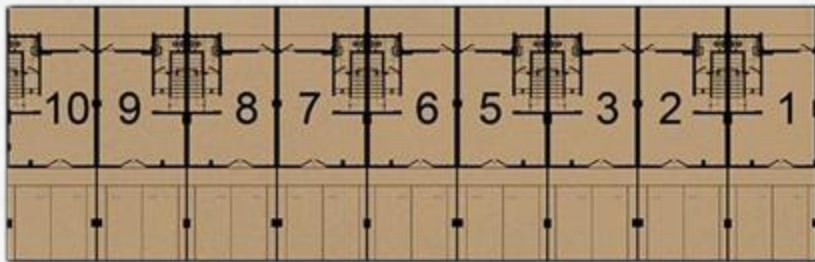




# BLOCK PLAN

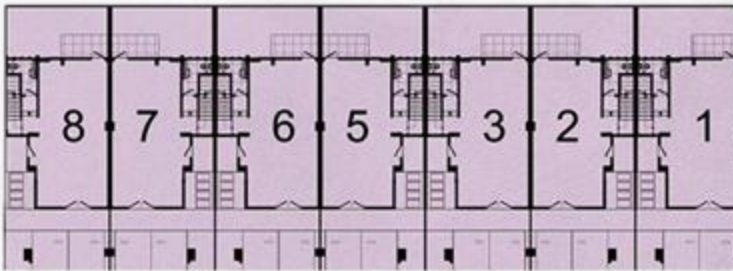
## Blok C1

Tipe 6x15 IRR



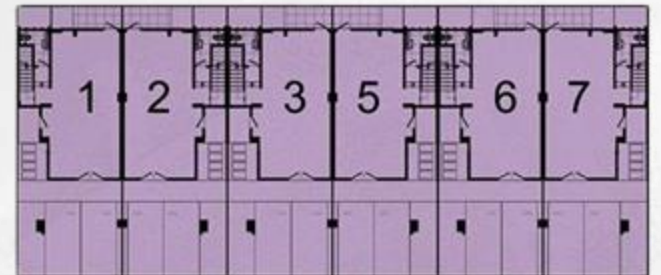
## Blok C2

Tipe 7x18 IRR



## Blok D1

Tipe 7x18





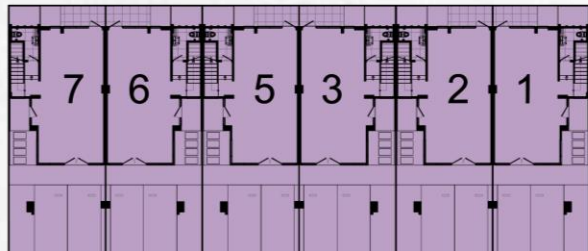
# BLOCK PLAN

## Blok D2

Tipe 7x18



TIPE 7x18   TIPE 7x18   TIPE 7x18   TIPE 7x18   TIPE 7x18   TIPE 7x18

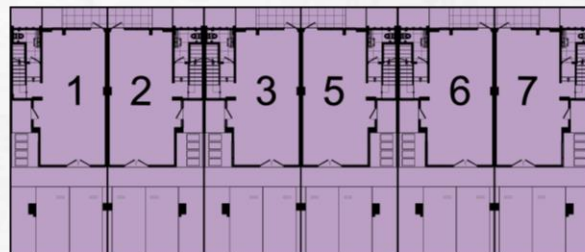


## Blok D3

Tipe 7x18



TIPE 7x18   TIPE 7x18   TIPE 7x18   TIPE 7x18   TIPE 7x18   TIPE 7x18

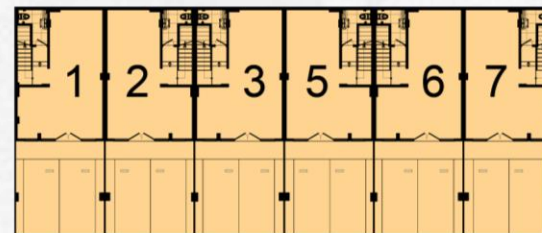


## Blok D6

Tipe 6x15



TIPE 6x15   TIPE 6x15   TIPE 6x15   TIPE 6x15   TIPE 6x15   TIPE 6x15





# BLOCK PLAN

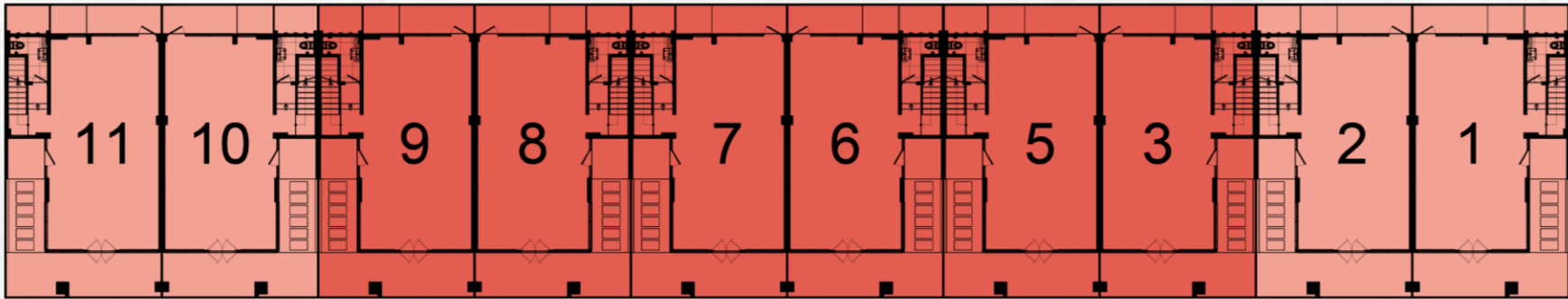
BLOK

A6

Type 8x15  
A/B



|        |        |        |        |        |        |        |        |        |        |
|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| TIPE   | TIPE   | TIPE   | TIPE   | TIPE   | TIPE   | TIPE   | TIPE   | TIPE   | TIPE   |
| 8x15 B | 8x15 B | 8x15 A | 8x15 A | 8x15 A | 8x15 A | 8x15 A | 8x15 A | 8x15 B | 8x15 B |
| 8X15   | 8X15   | 8X15   | 8X15   | 8X15   | 8X15   | 8X15   | 8X15   | 8X15   | 8X15   |





8 x 15

# SITE VIEW BUILDING





TYPE  
8 x 15







# FLOOR PLAN

8 x 15 A

Blok A3/A5



G Floor



1<sup>st</sup> Floor



2<sup>nd</sup> Floor





# FLOOR PLAN

8 x 15 B

Blok A3/A5



G Floor



1<sup>st</sup> Floor



2<sup>nd</sup> Floor



6 x 15

7 x 18





TYPE  
7 x 18





# FLOOR PLAN

7 x 18 IRR

Blok C2

LB : 236 M<sup>2</sup>

LT : 138 M<sup>2</sup>



G Floor



1<sup>st</sup> Floor



2<sup>nd</sup> Floor



# FLOOR PLAN

7 x 18

Blok D1

LB : 236 M<sup>2</sup>

LT : 126 M<sup>2</sup>



G Floor



1<sup>st</sup> Floor



2<sup>nd</sup> Floor





# FLOOR PLAN

7 x 18

Blok D2/D3



G Floor



1<sup>st</sup> Floor



2<sup>nd</sup> Floor





## Blok C2



## G Floor



## 1<sup>st</sup> Floor



## 2<sup>nd</sup> Floor



TYPE  
6 x 15





# FLOOR PLAN

6 x 15 IRR

Blok C1

LB : 190 M<sup>2</sup>

LT : 96 - 124 M<sup>2</sup>



G Floor



1<sup>st</sup> Floor



2<sup>nd</sup> Floor





## Blok D5



## G Floor



## 1<sup>st</sup> Floor



## 2<sup>nd</sup> Floor



# FLOOR PLAN

**6 x 15**

Blok D6

LB : 190 M<sup>2</sup>

LT : 90 M<sup>2</sup>



G Floor



1<sup>st</sup> Floor



2<sup>nd</sup> Floor



# SPECIFICATIONS

## Foundation

### Pile foundation

Mini Pile

## Flooring

### . Terrace

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

Alumunium frame with glass

### . Window

Alumunium frame with glass

### . Interior Door

Engineering Wood

## Facade

Alumunium frame with glass  
Alumunium Composite Panel  
Homogenous Tile

## Sanitary

American Standard / equivalent +  
Frameless Shower Glass

## Pantry

Concrete Table + Homogenous Tile  
Top & Backsplash

## Kitchen Sink

Standard

## Electricity

10,500 VA (type-8)  
& 6,600 VA  
(type-7 & type-6)

## Internet Network

Fiber Optic

## Water Supply

PAM



CONTACT US

REACH US  
FOR ANY  
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INFORMATION



Andriani Otang  
Marketing  
p. +62 815 913 7981

<https://linktr.ee/bsdcitycommercial>