

Cambridge

DORMITORY

A NEW DEVELOPMENT BY



AGUNG SEDAYU GROUP



SALIM GROUP



The Prominent Location

Kawasan Edu City terletak sebagai lokasi penghubung antara CBD PIK2 menuju keseluruhan pengembangan Masterplan PIK2

A Mega development called PIK2 Sedayu Indocity aims to integrate Indonesia with the rest of the globe. It is conveniently located 7 minutes from Soekarno - Hatta International Airport, which is closer than PIK1. Consequently, and diverse investment options. During its emergence as an INDEPENDENT CITY, PIK2 adapts the SMART CITY concept.

The Project will be equipped with the most cutting-edge technology available today, which should improve the overall quality of life for its occupants such as HEALTH, EDUCATION, TRANSPORTATION, and ECOSYSTEM.

PIK2 is designed to have an extensive network of Light Rail Train (LRT), Bus Rail Transit (BRT) and Local-Feeder Bus for convenience when roaming around, PIK2 Interchange is anticipated to be built adjacently to PIK1 Interchange so that accessing PIK2 has never been easier than before.



PIK2

Menghadirkan pengembangan kawasan terbaru bernama EDUCITY. Terletak di lokasi penghubung antara pengembangan tahap awal menuju keseluruhan *blueprint* pengembangan seluas 2,650 Ha





Akses Tol

- Tol Jakarta Dalam Kota - PIK
- Tol Tomang - Bandara Soekarno - Hatta
- PIK2 - Tol Dalam Kota
- Bandara Soekarno - Hatta - PIK



Edu City



La Riviera



Interchange 1



Interchange 2



Bandara International
Soekarno-Hatta

Leisure & Entertainment Hub

CENTER POINT AREA



Facilities



3 KM | 5 Minutes

**Nusantara
International
Convention &
Exhibition**



5 KM | 8 Minutes

**Distrik
Otomotif**



5 KM | 8 Minutes

**Green
Belt**

Facilities



5 KM | 8 Minutes

Pasir Putih
4 KM



5 KM | 8 Minutes

Indonesia
Design
District



5 KM | 8 Minutes

Galaxy
Sport
Center

Edu City

Space to Grow & Dream



Stellar Education

Kami bekerja sama dengan distrik sekolah setempat hingga International untuk memastikan kami memiliki sekolah dasar hingga lanjut di setiap lingkungan kami di masa mendatang



Flexibility in Workspace

Menyediakan ruang bekerja yang produktif & kolaboratif dengan berbagai ukuran sesuai dengan kebutuhan



Event & Entertainment

Menampilkan program gaya hidup dan memperkaya kehidupan dengan menyelenggarakan acara bagi komunitas



Improved Health

Ruang terbuka hijau yang menyediakan kegiatan untuk segala usia. Didukung dengan keseimbangan fasilitas kesehatan dan pusat Olahraga



Public Service Connected

Pusat Komunitas sebagai ruang bersama memberikan sarana bagi setiap generasi, kelompok, hobi dan beragam aktivitas lainnya



Walkability

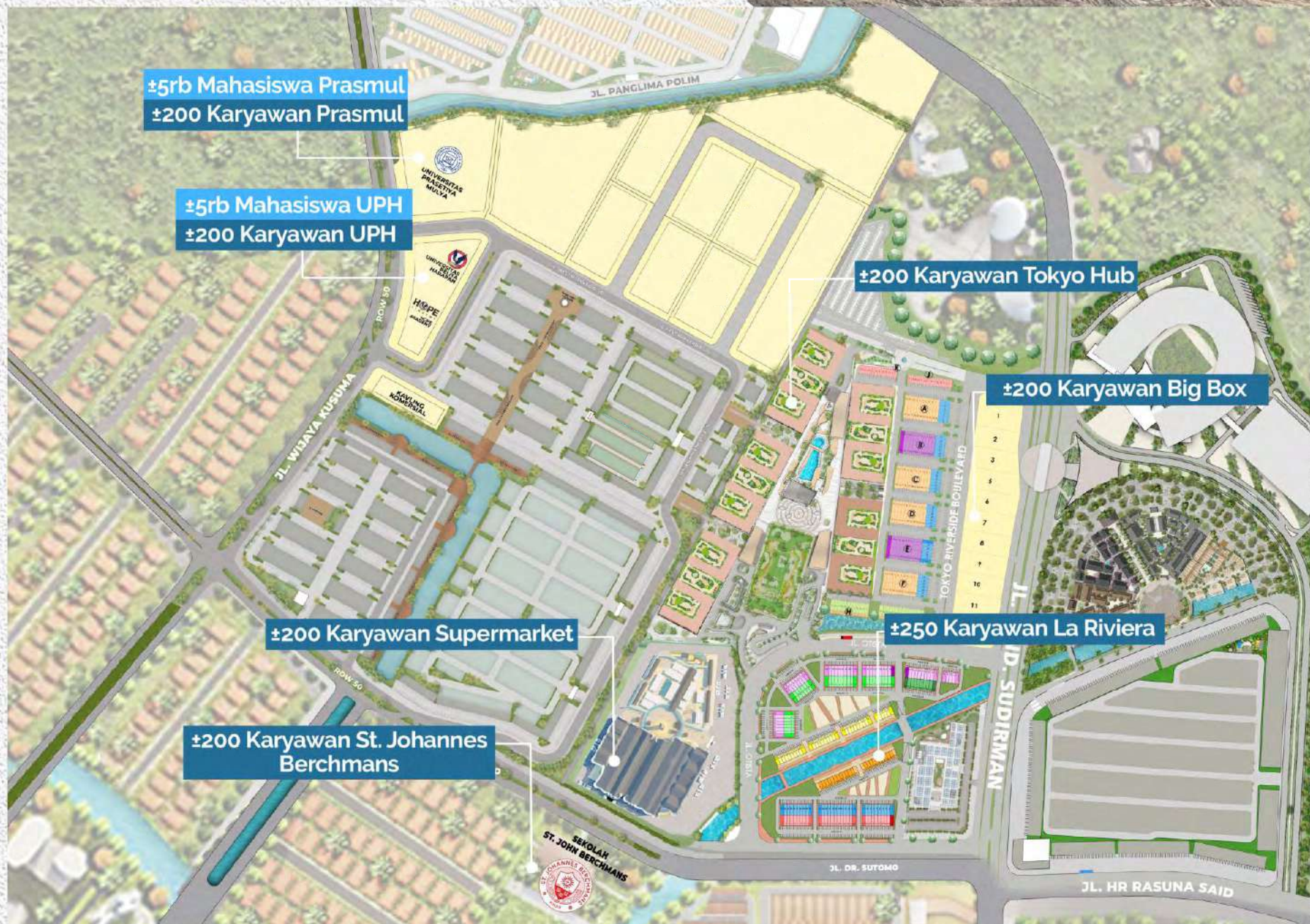
Pembangunan yang dapat dilalui dengan berjalan kaki dengan menyediakan sistem transportasi yang paling terjangkau dan lanskap pedestrian.

Potential Target Market

Hadirnya Exhibition terbesar di PIK2, CBD PIK2, dan BIG BOX yang berpotensi mendatangkan hingga **56.000 PENGUNJUNG**



± 11.000
Potential Demand



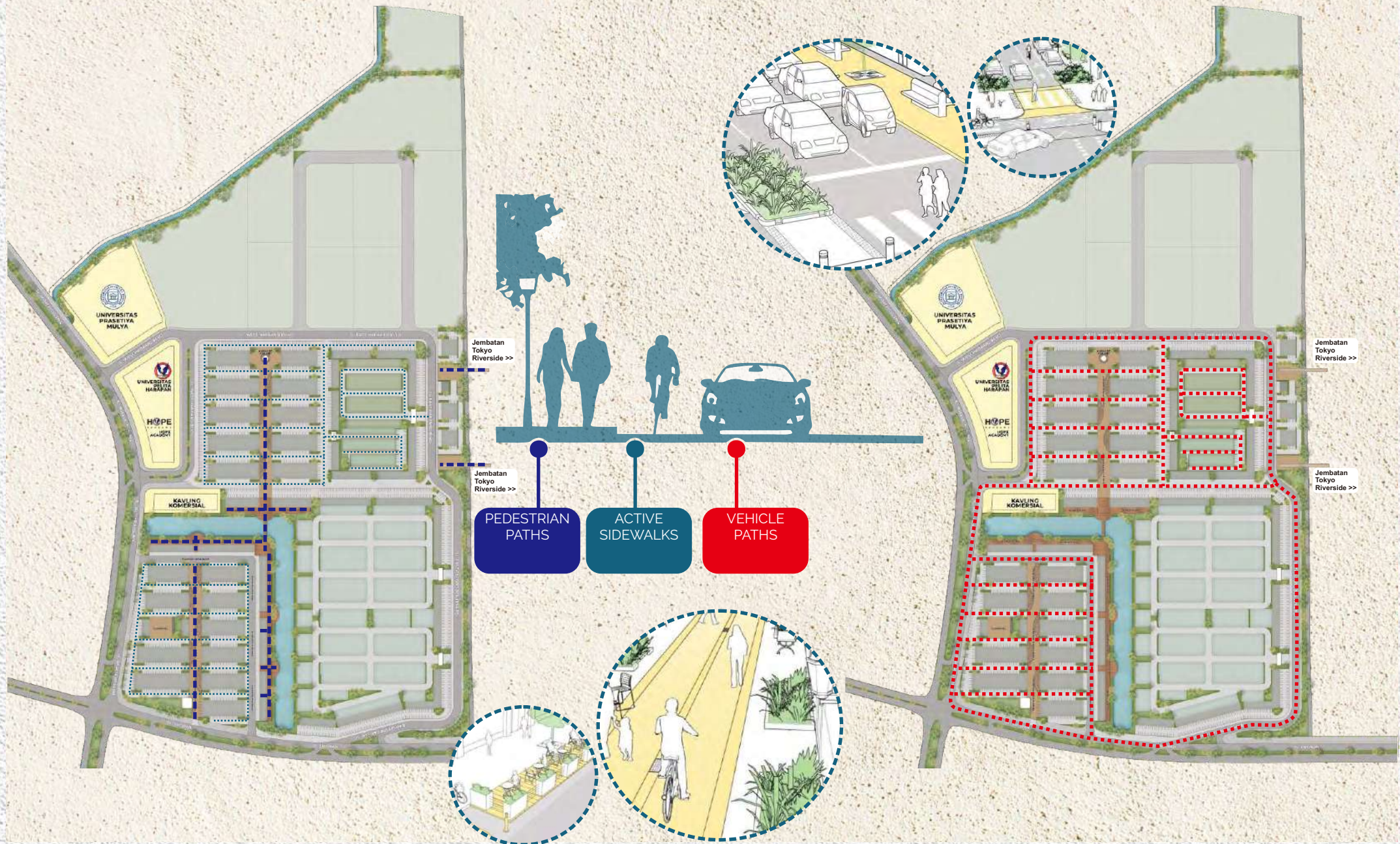
Facilities

Inspiring Space for Young Activer Market



ACCESS ROUTES

- Pedestrian paths
- Sidewalk
- Vehicle paths



Education

Around You



True Knowledge, Faith in God & Godly Character

Pelita Harapan University is a Private University that offers holistic education. Pelita Harapan University uses the liberal Arts Curriculum, with qualified teachers to prepare the students to compete in the era of globalization, Pelita Harapan University continues to expand its network of International programs and has collaborated with more than 20 Universities across four continents to offer student exchange programs.



Where your future begins

Providing a holistic education for the students to grow into whole individuals: Academic, Socially, Emotionally, Physically & Spiritually through out their Learning Journey



UNIVERSITAS
PRASETIYA MULYA



Thriving Society Through Uncertainty

Prasetya Mulya University is the Pioneer of the MBA Program & Leading Business School in Indonesia. This Institution was founded in 1982 by well-known business leaders at the time, with Prasetya Mulya's vision & missions to become a good learning center for entrepreneurs, professional and business researchers.



St. Johannes
Berchmans
School



Kindness & Humility Determination, Impact-Driven, and Collaborative Independence

A National school with International standards, Saint Johannes Berchmans School can be considered as a trilingual school that provides all education level from Preschool, Primary School, Middle School & Highschool.



Gigabyte House Terrabyte City

Kawasan Internet Tercepat & Stabil

Educity dilengkapi dengan layanan
Internet tercepat. Terstabil & Terproteksi
di Indonesia dengan kecepatan 1GB/detik



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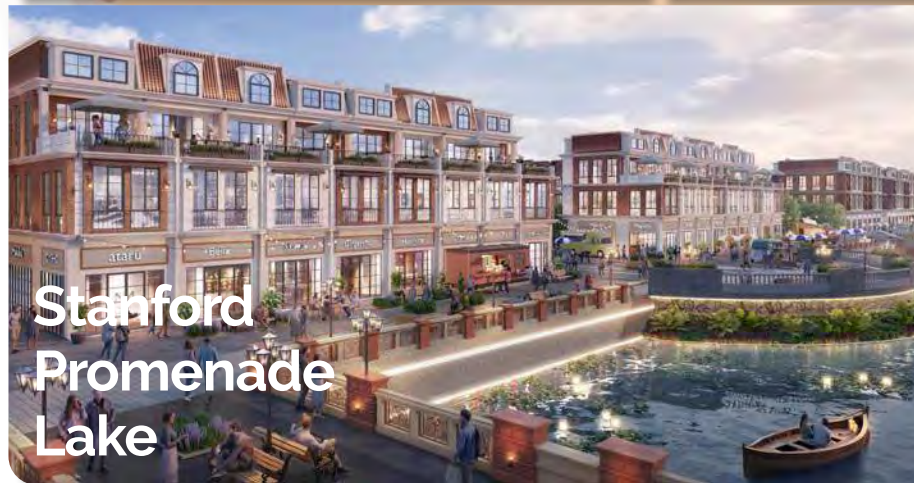
Main Beautiful Retreats



The Musical Deck



Stanford Promenade Lake



Dormitory Facilities.



Pedestrian Gate



Cycling Track



Jogging Track

Dormitory Facilities.

Car Parking



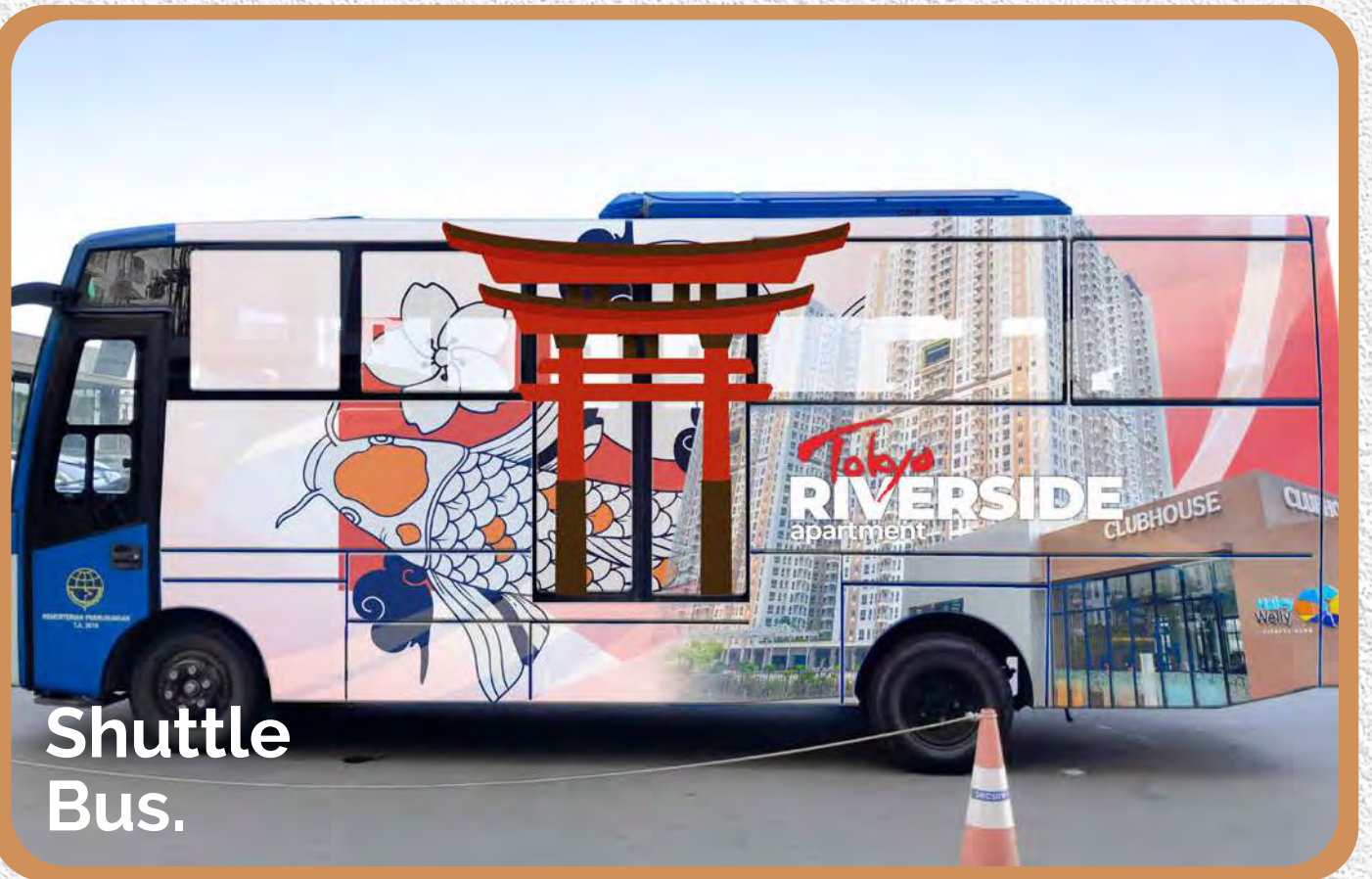
Dormitory Facilities.

Sharing Transportation

Car Sharing.

Electric Bike Rental.

Shuttle Bus.





**Outdoor
Bus Station.**
with Street Furniture



Cambridge
DORMITORY

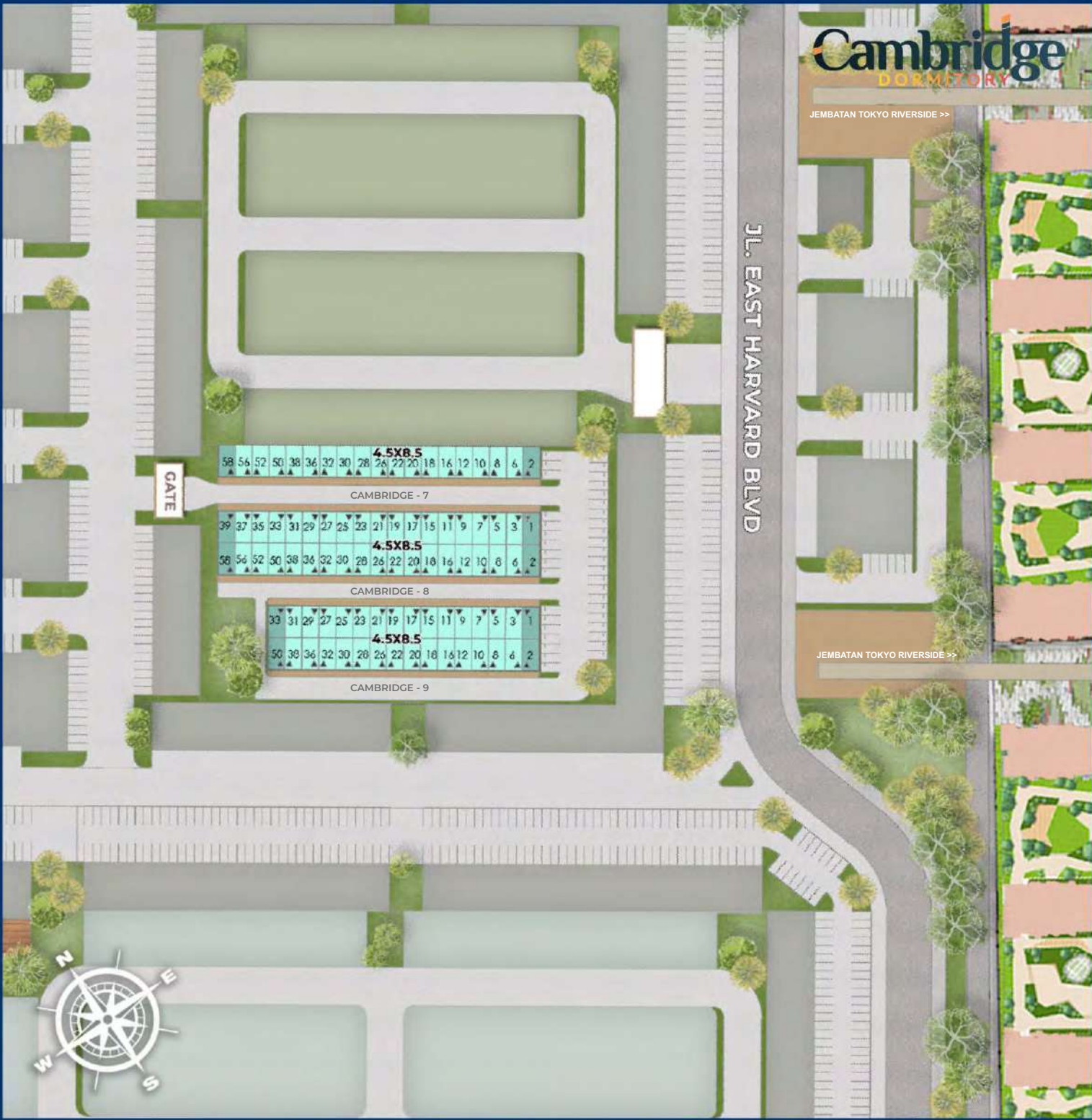
Living
On Campus
Student Housing

Within
**Education &
Commercial.**
Facilities



Site Plan.

LETAK KAMAR TIDUR & TANGGA



Denah Tipe.

4.5 x 8.5 m



Lantai 1



Lantai 2



Lantai 3



Rooftop



Bedroom



Sharing Kitchen
Laundry Room
Rooftop Lounge

A Safe
Retreat,
For The Young Generation



Sharing Kitchen.

For The Young Generation



Rooftop Lounge.

Cambridge
DORMITORY



Sharing Kitchen.

For The Young Generation





Fully Furnished & Smart Home

*Berikut merupakan gambaran ilustrasi interior



Kitchen Set



Air Conditioner (7 pcs)



Smart Door Lock



Wardrobe

Potential Bussines

4.5 x 8.5 | 3LT



Modal Awal

Tanah + Bangunan

Rp. 2M

Furniture

FREE

Pemasukan Sewa Perbulan

2 Kamar x 3 Juta
(Kamar Mandi Dalam)

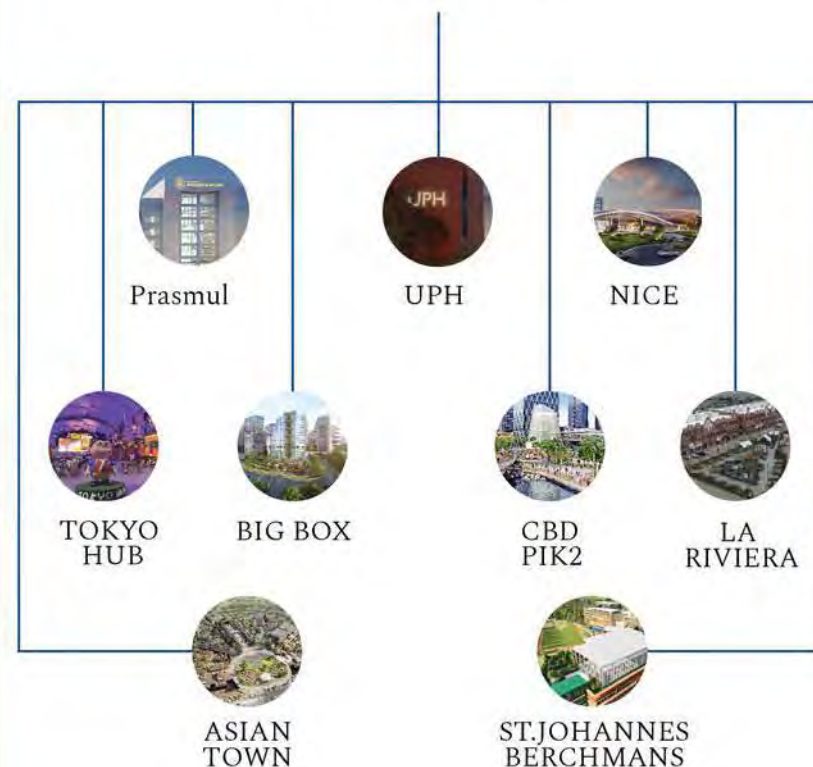
Rp. 6JT

5 Kamar x 2.5 Juta
(Kamar Mandi Luar)

Rp. 12.5JT

Total
Rp. 222JT/THN

Potensi Orang yang menyewa



± 40.000
Orang

10% Pendapatan Per Tahun **2.5%** Bunga Deposito Per Tahun

✓ 4x bunga deposito ✓ aset tanah dan bangunan ✓ potensi kenaikan aset PIK2

Teori Perbandingan Investasi

Cambridge Dormitory & Rumah di PIK2

Cambridge DORMITORY	Rumah 6x15m
Harga Cambridge Dormitory Saat ini Rp. 2M ↓ Potensi Nilai Sewa Dormitory Rp. 222JT/THN	Harga Rumah PIK2 Saat ini Rp. 3.2M ↓ Potensi Nilai Sewa Rumah PIK2 Rp. 50JT/THN

Passive Income → 4X LIPAT (400%)

lebih **TINGGI** dibanding nilai sewa rumah
investasi di Cambridge Dormitory **PALING MENGUNTUNGAN**

SPECIFICATION

Lantai Utama	Homogenous Tile 60 x 60cm
Dinding	Bata Plester Finishing Cat
Plafond	Gypsum Finishing Cat
Atap	Rangka Baja Ringan Dengan Penutup Bahan Metal
Pintu & Jendela	Kusen Aluminium (Eksterior) Pintu Aluminium Kaca (Pintu Utama) Kaca Jendela Polos
Sanitair	Wastafel & Closet (Ex Toto atau Setara)
Instalasi	Listrik 4400 W Air Bersih, Air Kotor, Septic Tank



Pasal Sanggahan:

Seluruh informasi yang tercantum di lembar ini tidak menjadi bagian dari perjanjian tertulis apapun. Perubahan mayor dan minor dapat terjadi sewaktu-waktu tanpa pemberitahuan terlebih dahulu.

 www.pik2.com |  [pik2 sedayu indo city](https://www.youtube.com/pik2sedayuindocity) |  [pik2official](https://www.instagram.com/pik2official) |

 **(021) 588-8000**

MARKETING GALLERY PIK2

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