



MENARA  
**ASTRA**  
member of **ASTRA**

*A tower that  
leads you to success*



## Why us?

- Star-Hotel Hospitality World Class Operation
- Reputable Landlord
- Singapore's BCA Greenmark Certified Platinum
- One of The Certain National Object
- High Safety and Security Standard
- Prestigious Commercial Zone
- Best Surrounding Facilities
- Convenient Amenities
- Broad Variety F&B
- Integrated with Luxurious Residence
- The only building in Indonesia that has Belt Truss system for earthquake resistance
- Standard Bare Condition with Full Raised Flooring of 15 cm





**Five Stars Hotel (Ayana Hotel)**

2 minutes walking distance from back access (Jalan Karet Pasar Baru)

**City Walk Mall**

Five minutes walking distance from back access (Jalan Karet Pasar Baru)

**MRT Station (Setiabudi Astra)**

2 minutes walking distance

- 2 stops to Pacific Place Mall< BEJ, Ritz Carlton Hotel (5 stars)
- 2 stops to Plaza Indonesia Mall, Kempinski Hotel (5 stars), Pullman Hotel (5 stars)

Bus Shelter right in front of the building

**Access**

2 access in Jl. Jendral Sudirman &  
1 access in Jl. Karet Pasar Baru Timur (back access)

**Train station (Sudirman)**

12 minutes walk;

**LRT station (2<sup>nd</sup> phase-future dev.)**

12 minutes walk;

**Airport Express Train**

12 minutes walk or 1 MRT stop

**Anandamaya Residence (3 towers)**

connected to Menara Astra in retail podium

**Pavilion F&B complex**

7 minutes walk from the complex;

5 stars hotel **Shangrila**

950m from Menara Astra;

**Busway Stop Dukuh Atas**

5 minutes walking distance

## Menara Astra Complex

Located in the heart of Jakarta, Menara Astra is situated in the complex area consisting of Menara Astra itself, and Anandamaya Residences.

- Menara Astra - Office
- Menara Astra - Retail Podium
- Anandamaya Residences



# BCA Greenmark Certified Platinum



## ENVIRONMENTAL PROTECTION

**Sustainable Construction**  
Using a green cement with a fly ash of 15-40% to replace Ordinary Portland Cement on the concrete mix design. A proper design on the structure is to encourage more efficient concrete usage for building components. The project is designed to have Concrete Usage Index of 0.49.



**Sustainable Product**  
This project uses SGBP (Singapore Green Building Council) or SGLS (Singapore Green Labelling Scheme) or equivalent for local green label products



## INDOOR ENVIRONMENTAL QUALITY

**Thermal Comfort**  
Indoor design condition for the air-conditioning system is generally set as 24-26 degs C dry bulb temperature & 85% relative humidity

**Noise Level**  
The space is designed to meet the ambient sound level as recommended in SS530

**Indoor Air Pollutant**  
This project uses Low Volatile Organic Compounds (VOC) paint & adhesive to minimize airborne contaminants



## FACADE SYSTEM

**21,90%**  
Energy saving  
The facade is designed with 62% window-to-wall ratio by using spandrel wall system together with high performance glass having Shading Coefficient (SC) value of 0.25



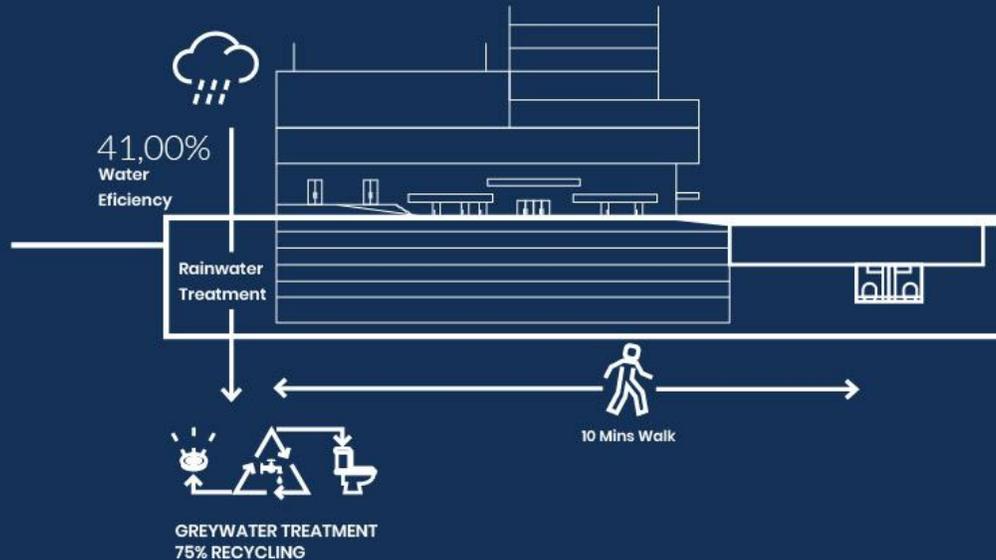
## AIR CONDITIONING SYSTEM

**40,00%**  
Energy saving  
A customized design into the AHU configuration has been done, resulting in the unique aspect of the air-conditioning system. The chiller plant is designed with 0.57 KW/Rton at operating



## LIGHTING SYSTEM

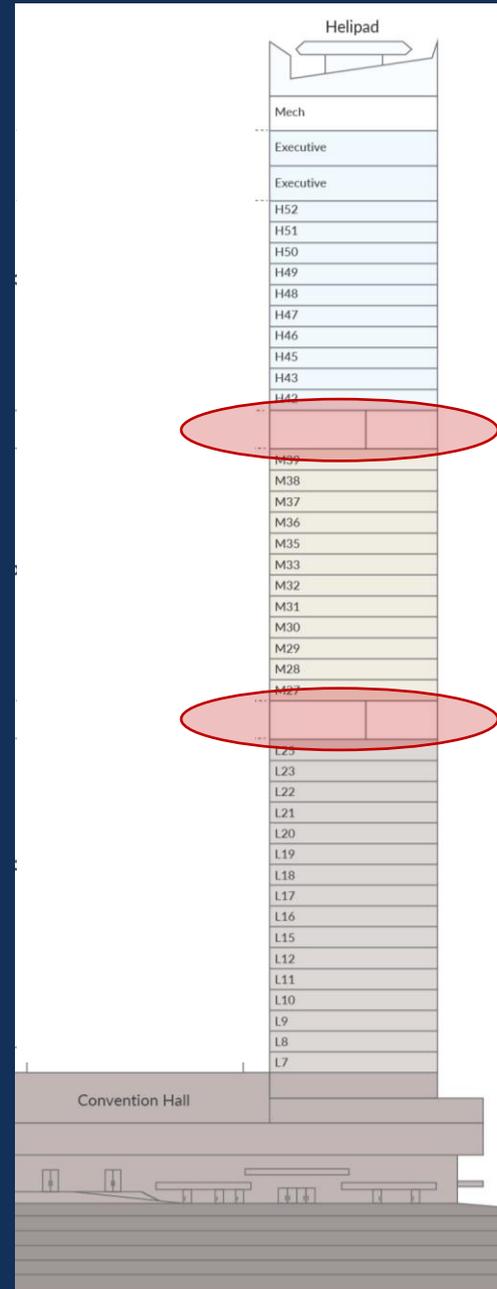
**44,00%**  
Energy saving  
This project uses:  
1. Compact fluorescent lamps with high frequency ballast  
2. LED lighting for the most of light fittings  
3. The light fittings at the lobbies are controlled with a timer to help in saving the electrical energy consumption



## Earthquake Features

Located in lv 26 & lv. 50 (refugee floor).

Menara Astra constructed **belt truss** which is one of the structural system to effectively control the excessive drift due to lateral load, so that, during small or medium lateral load due to either wind or earthquake load, the risk of structural and non-structural damage can be minimized). Based on the technical report from certified institution, Menara Astra could stand for 10.5 SR earthquake.



## Safety Features

### Fire Safety Features

From Basement 6 to level 5, all escalators and evacuation routes are provided with smoke curtain. Smoke curtain meant to block the smoke transfers to other floor and prevent the smoke to block the evacuation route.



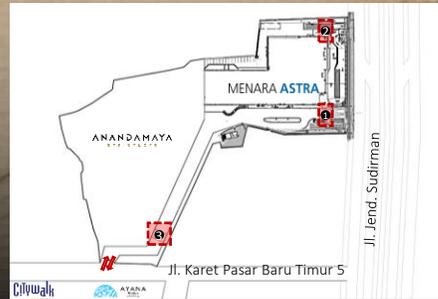
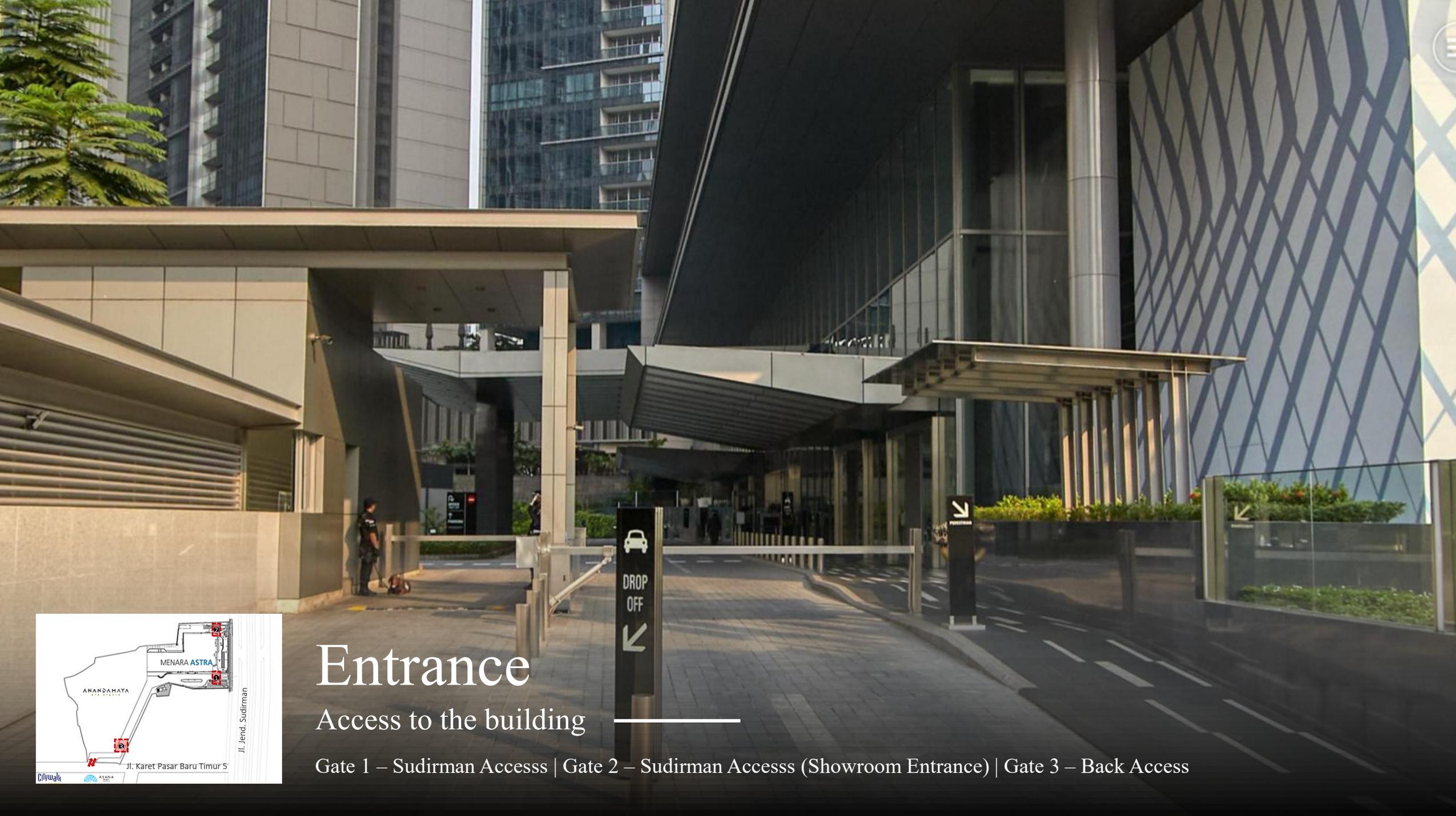
### Example Level 3

In case of fire, the smoke curtain will fall down (as illustrated with red shape) and escape route will be from the fire retardant door.

This feature is applied at Basement 6 to level 5

### Bomb Blast Protection

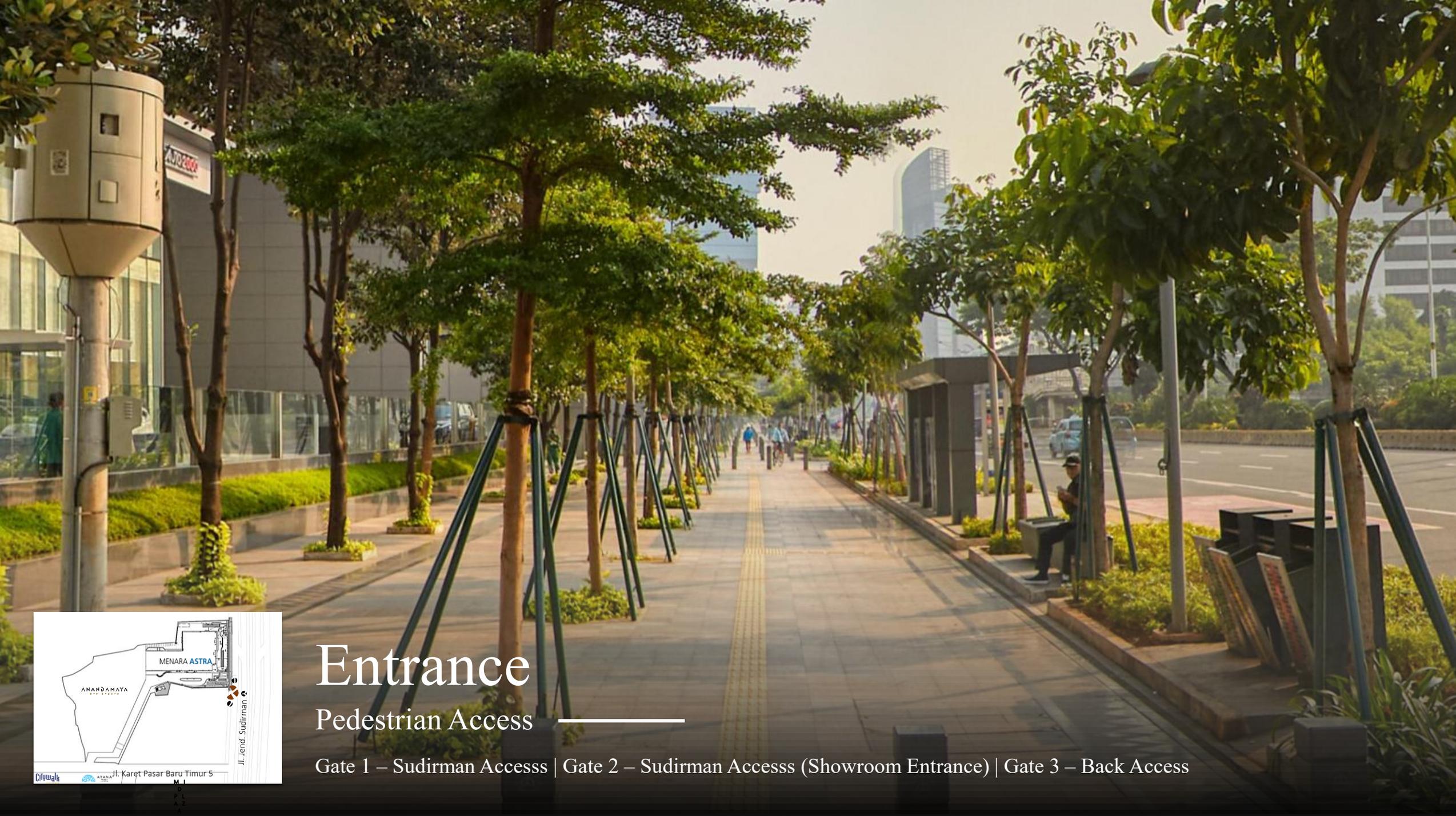
The whole window at Menara Astra podium level (GF, Lv. 2, Lv. 3, Lv. 5) is installed with bomb blast protection.



# Entrance

Access to the building

Gate 1 – Sudirman Access | Gate 2 – Sudirman Access (Showroom Entrance) | Gate 3 – Back Access



# Entrance

Pedestrian Access

Gate 1 – Sudirman Access | Gate 2 – Sudirman Access (Showroom Entrance) | Gate 3 – Back Access



INDEX

1st FLOOR

2nd FLOOR

3rd FLOOR

1<sup>st</sup> FLOOR

Drop Off Area





INDEX

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1st FLOOR

2nd FLOOR

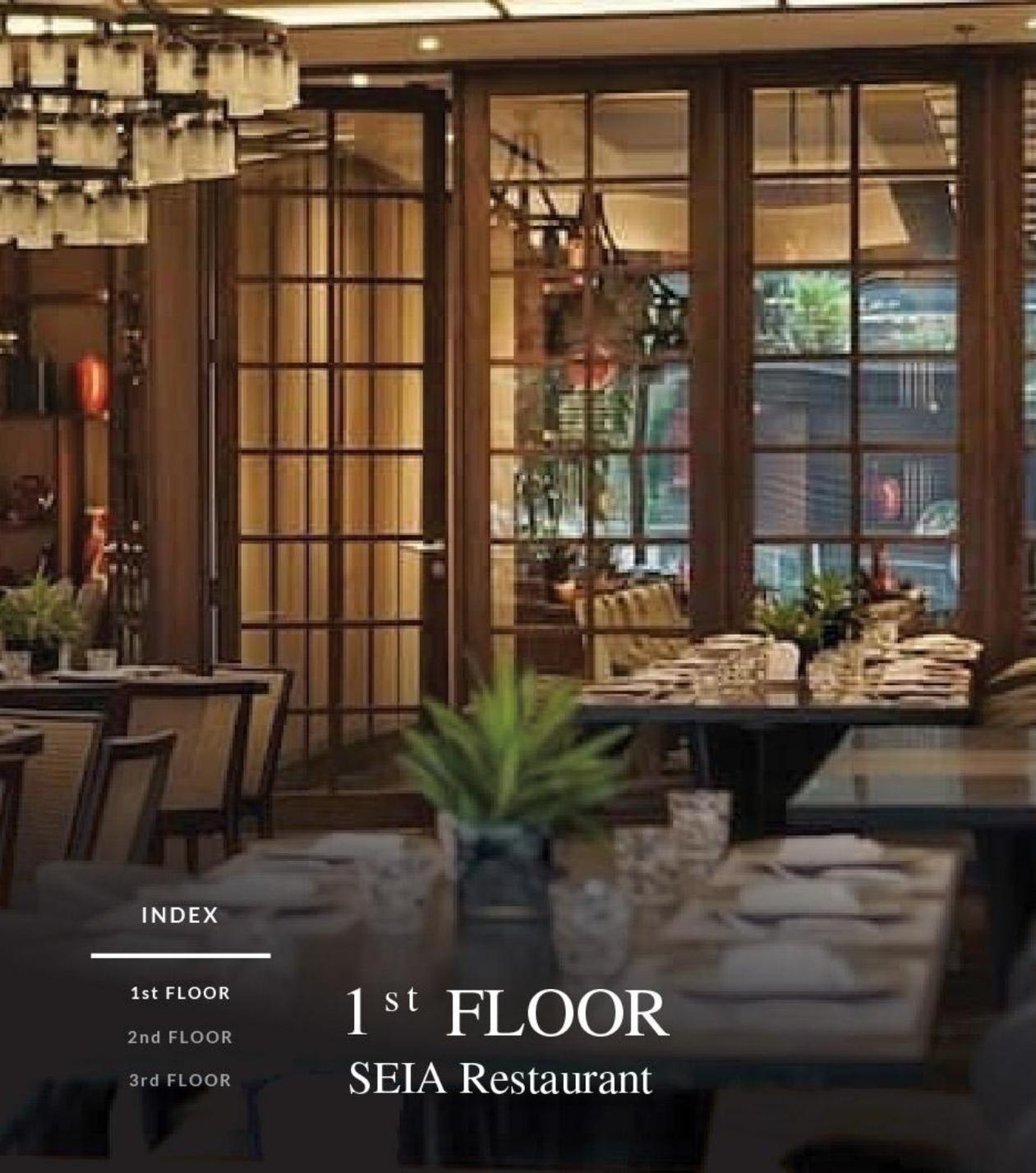
3rd FLOOR

# 1<sup>st</sup> FLOOR

Escalator to Sky Lobby

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13  
SKY LOBBY  
2027  
PONDICHERRY  
11  
WF LOBBY



INDEX

1st FLOOR

2nd FLOOR

3rd FLOOR

1<sup>st</sup> FLOOR  
SEIA Restaurant



1<sup>st</sup> FLOOR  
Maza Restaurant

# PLANTA

BY ANDREA PERESTHU



## INDEX

1st FLOOR

2nd FLOOR

3rd FLOOR

## 2<sup>nd</sup> FLOOR

Planta by Andrea Peresthu



## 2<sup>nd</sup> FLOOR

Konoha

L2

BANK MANDIRI  
DWIBAYA TOUR  
GUARDIAN  
OFISKITA  
KOKUO  
LAWSON  
ATM CENTRE

INDEX

1st FLOOR

2nd FLOOR

3rd FLOOR

2<sup>nd</sup> FLOOR  
Retail Services

LAWSON

guardian

cosmetics

skincare

LAWSON



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1st FLOOR

2nd FLOOR

3rd FLOOR

3<sup>rd</sup> FLOOR

Sky Lobby

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INDEX

1st FLOOR

2nd FLOOR

3rd FLOOR

3<sup>rd</sup> FLOOR  
Concierge



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1st FLOOR

2nd FLOOR

3rd FLOOR

3<sup>rd</sup> FLOOR  
Starbucks Reserve

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All Day  
Cran  
Pain

For whatever  
enjoy your fa



INDEX

1st FLOOR

2nd FLOOR

3rd FLOOR

3<sup>rd</sup> FLOOR  
ZEST Foodcourt

# ZEST LOUNGE

CREMATOLOGY  
COFFEE ROASTERS

## Vendor @ Zest Food Court:

Crematology  
Donburi Ichiya  
Pepenero Bakery  
Mangkuk Tulus  
Sahaja Padang

Soto Dudung Roxy  
Rumarica Express  
Banh n Roll  
Dimsum & Co  
Hobby Bakso

Sai Ramen  
Kwetiau Aho

Capacity  
Indoor: 350 pax | Outdoor: 50 pax



INDEX

1st FLOOR

2nd FLOOR

3rd FLOOR

5<sup>th</sup> FLOOR

Catur Dharma Hall



INDEX

1st FLOOR

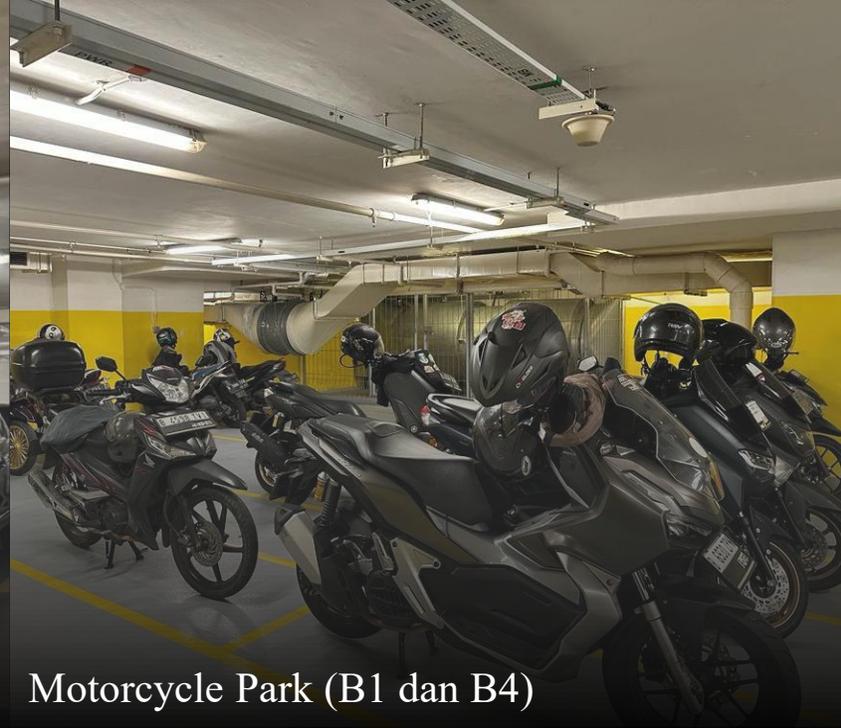
2nd FLOOR

3rd FLOOR

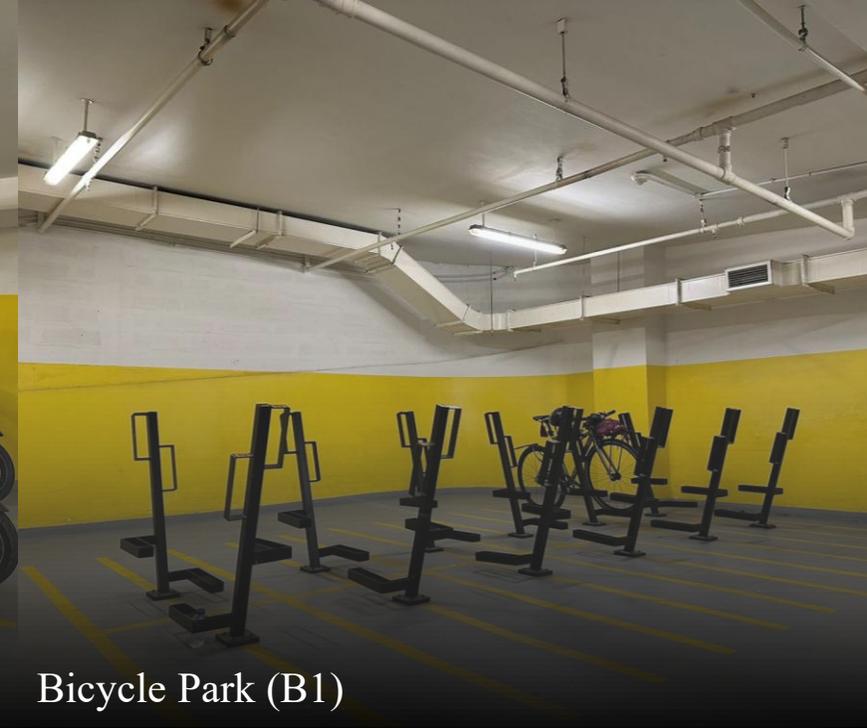
5<sup>th</sup> FLOOR  
Gallery Astra



Car Park (B1-B6)



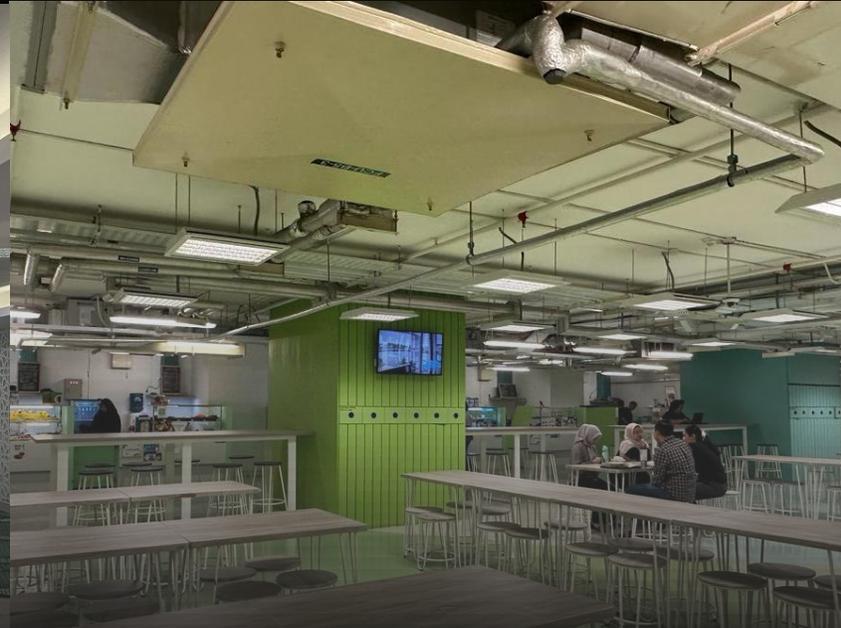
Motorcycle Park (B1 dan B4)



Bicycle Park (B1)



Mushola (Male B4, Female B5)



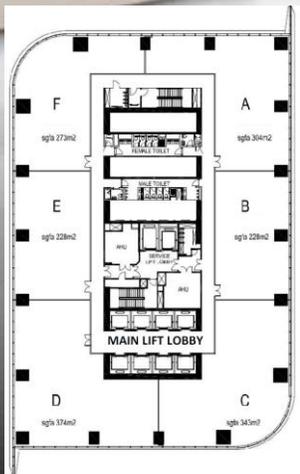
Canteen (B5)



Driver Room (B1-B5)



# Lease Premises – Low Zone



Leasable Size	1,750 sqm (Typical Floor)
Efficiency	Approx. 85% net to semigross
Public area	Female & Male Toilet   2 Executive toilets 8 Designated Lifts   2 Service Lifts Janitor Room   Wet Pantry
Handover	2 Emergency exits 15 cm raised floor
Condition	2.9 floor to ceiling height   Complete ceiling fixtures (sprinkler, smoke detectors, lights, AC diffusers, PA, acoustic ceiling)



Lift Lobby



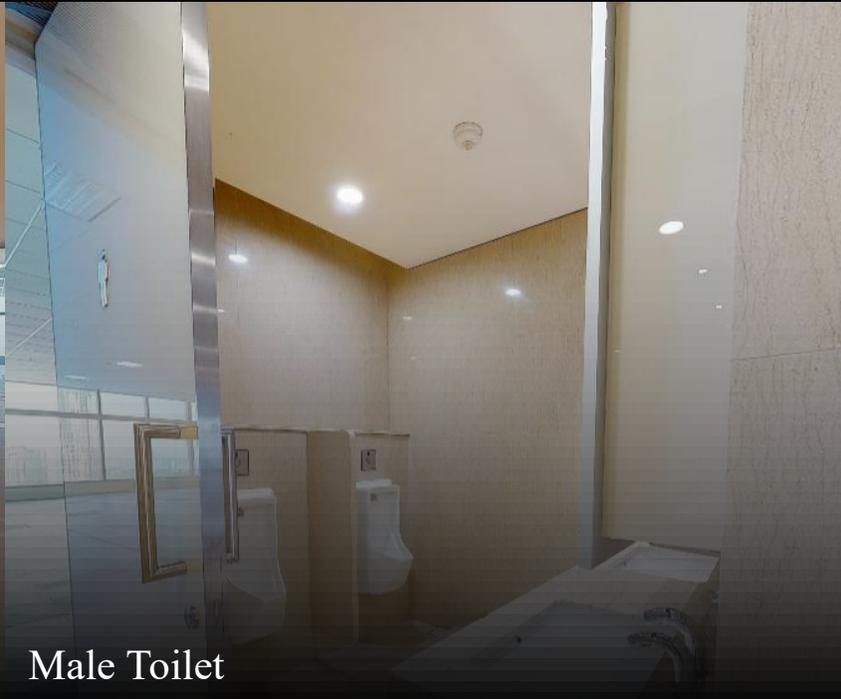
Service Lift



VIP Toilet



Female Toilet



Male Toilet



Toilet Cubicle



## Building Specification

Total Site Area	: 10,919 sqm
Total Leasable Area	: 72,500 sqm Semi Gross
Building C	: - Handover for <b>Fit out: November 2017</b> - Building Operations : June 2018
Typical Floor Plate	: 1,750-1,936 sqm Semi Gross
Building Efficiency	: <b>85%</b>
Ceiling Height	: Ground Floor Lobby - 10.9 meters Sky Lobby (level 3) - 9.6 meters Typical Floor - 2.9 meters
Raised Floor	: 15 cm; provided on each Typical Floor
Building Height	: 261 meters
Electricity	: 2 Sources from State Owned Electricity Company (PLN) 100% Back Up Genset
Air Conditioning	: Centralized Chiller with AHU & VAV System
Facade	: Double Laminated Low - E Vission Glass
Green Building Certification	: BCA Green Mark Platinum Certificate

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Lifts	Total of 20 Passenger Lifts - 8 Units serving Low Zone (Level 7-25) - 6 Units serving Mid Zone (Level 27-39) - 6 Units serving High Zone (Level 51-63) 4 Podium Lifts serving Basement, Ground Floor to Level 5 3 Service Lifts serving all floors 8 Escalators serving Ground Floor and Podium Level (R)
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Parking Spaces	- Total of 1,100 Car Parking Spaces - Parking Ratio: Reserved Car Parking 1:600 Unreserved Car Parking 1:100
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Security System	- 24-hour CCTV in Common Area - Vehicle and Pedestrian Check Points - Fire Hydrant - Smoke & Heat Detectors - Sprinkler System - Fire Extinguishers - Bomblast Sheet
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## Synergic Collaboration

Logistic Partner



IT Partner



## World Class Collaboration

Architecture Firms



Structure Engineering



MEP Engineering



Quality Surveyor Consultant



Facade Engineering





*We create  
a shared vision  
to fuel your growth*

