



STRATA TITLE | STRATEGIC LOCATION | LIMITED UNITS AVAILABLE

JL. JALUR SUTERA BARAT LOT 15, ALAM SUTERA - TANGERANG



THE MOST PROFITABLE INVESTMENT FOR YOUR PROMINENT BUSINESS

THE PROMINENCE OFFICE TOWER

The Prominence Office Tower is developed and conceived from a modern office concept, which is an office surrounded by integrated business and residential community areas. Having a space at The Prominence Office Tower gives you the perfect convenience of modern office experience with healthy and green environment.

HIGHLIGHTS:

- Direct Toll Access (Jakarta – Merak Toll Road)
- 20-minute drive to Soekarno-Hatta International Airport
- Close to Industrial Area
- Surrounded by Mall @ Alam Sutera, St. Laurensia School, Downtown Lake, Bina Nusantara University & IKEA
- Internal Shuttle Bus Services
- Wider Green Areas
- Ready to use office space
- FTTB (Fiber To The Building)
- Helipad



MAIN LOBBY



SKY DINING RESTAURANT



BINUS UNIVERSITY

PADDINGTON HEIGHTS
APARTMENT TOWERS

SYNERGY BUILDING
OFFICE

← TO MERAK

JAKARTA-MERAK TOLL ROAD

TO JAKARTA →

MALL @ ALAM SUTERA

SILKWOOD RESIDENCES

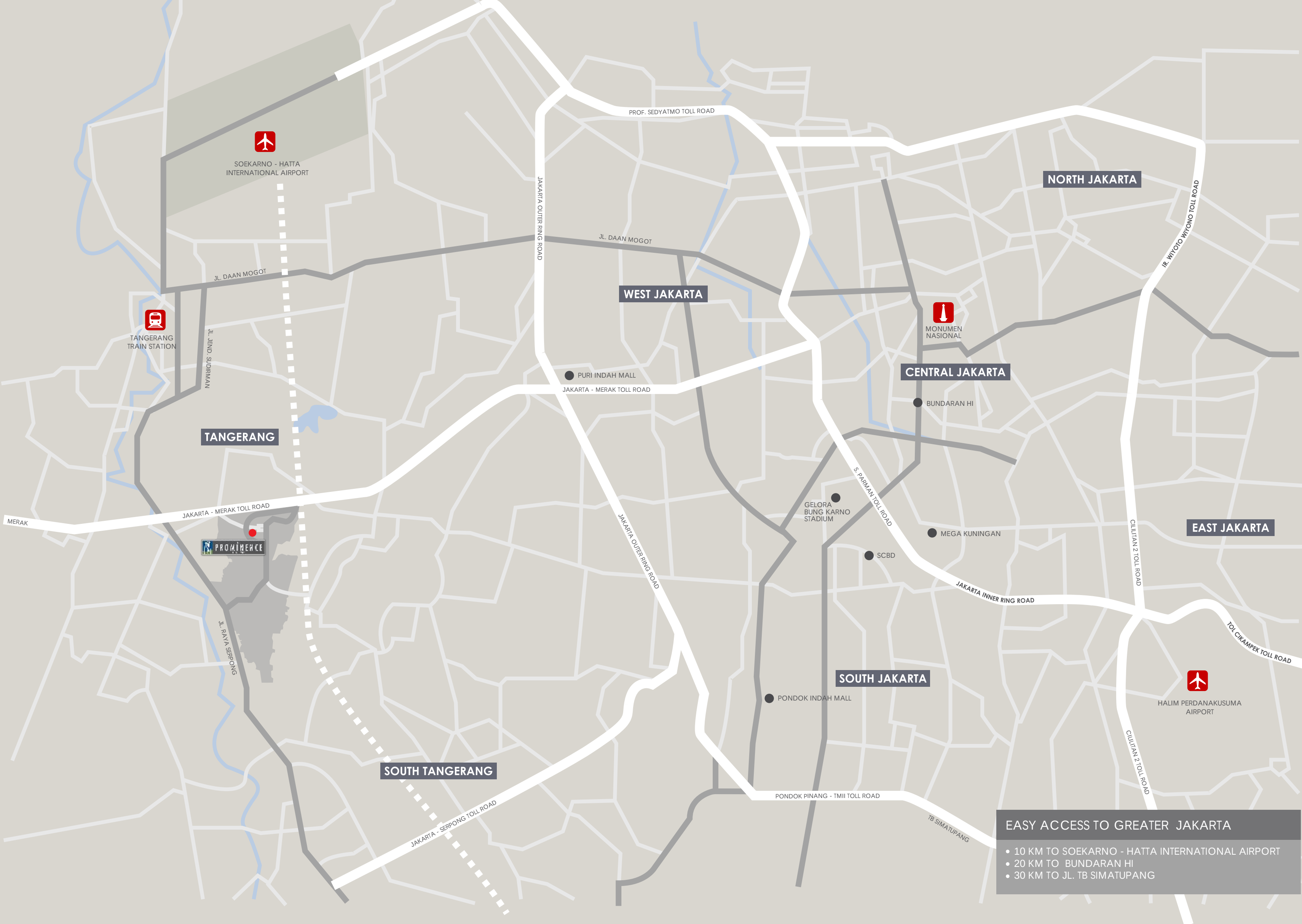
DOWNTOWN LAKE

THE
PROMINENCE
OFFICE TOWER

PERFECT LOCATION IN THE NEW CBD @ ALAM SUTERA

The Prominence Office Tower is situated right in the heart of Alam Sutera's Central Business District, very close to Mall @ Alam Sutera, IKEA, Synergy Building, Silkwood Residence and Paddington Heights Apartment Towers.

With a mere 20-minute drive from the Jakarta City and one minute drive from the exit gate of Jakarta-Merak Toll Road. The Prominence Office tower is truly at the centre of both ideal business and leisure hub.



EASY ACCESS TO GREATER JAKARTA

- 10 KM TO SOEKARNO - HATTA INTERNATIONAL AIRPORT
- 20 KM TO BUNDARAN HI
- 30 KM TO JL. TB SIMATUPANG

WORKING @ ALAM SUTERA CBD



DIRECT TOLL ACCESS
Get the most efficient time in doing business, now. Direct toll access to and from Jakarta just 2 minutes from The Prominence Office Tower.



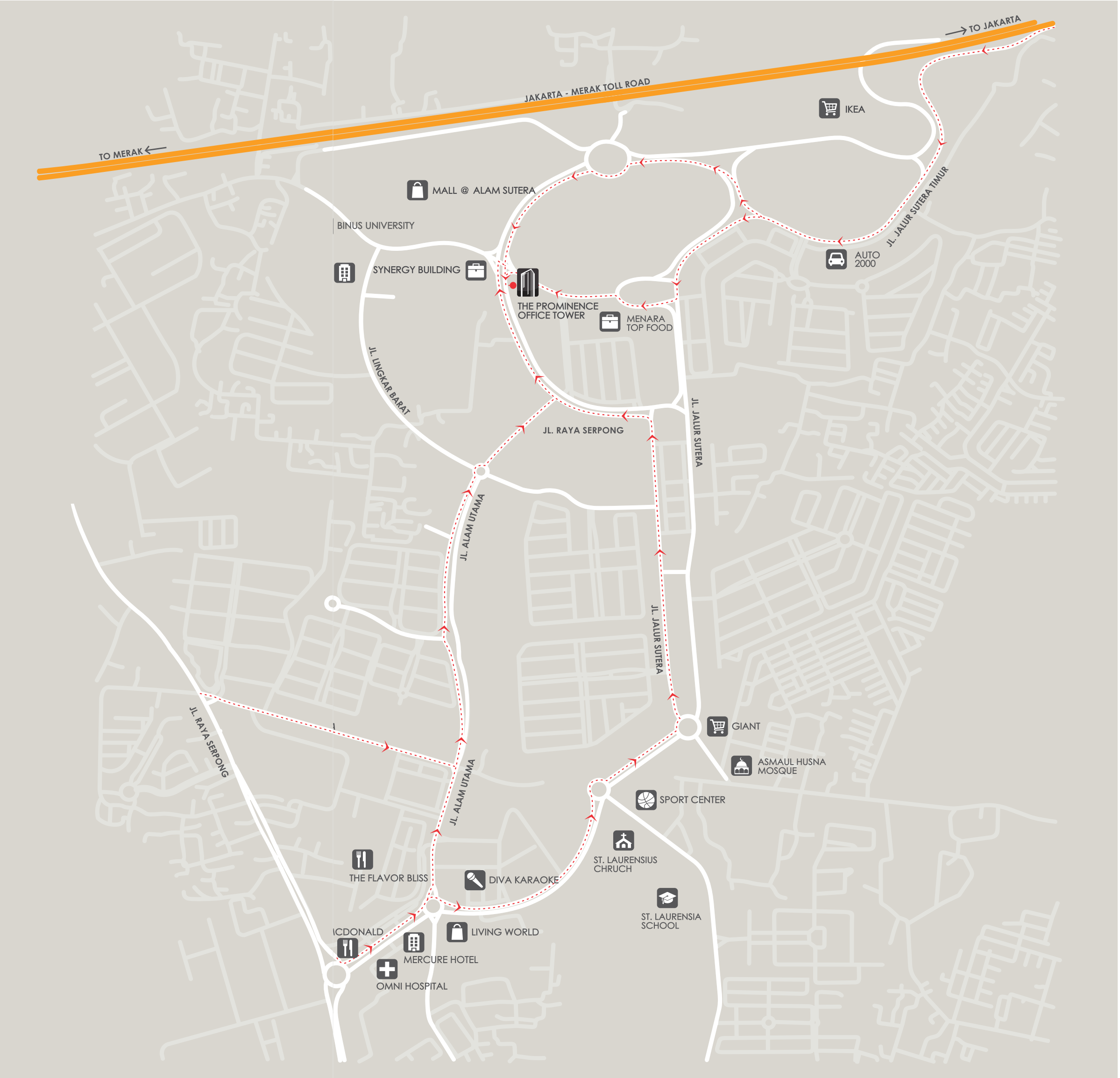
MALL @ ALAM SUTERA
Need a cozy and convenient place to discuss about business or project with your client near your office? Mall @ Alam Sutera, located right in front of The Prominence Office Tower, is the best place to set your comfortable meeting.

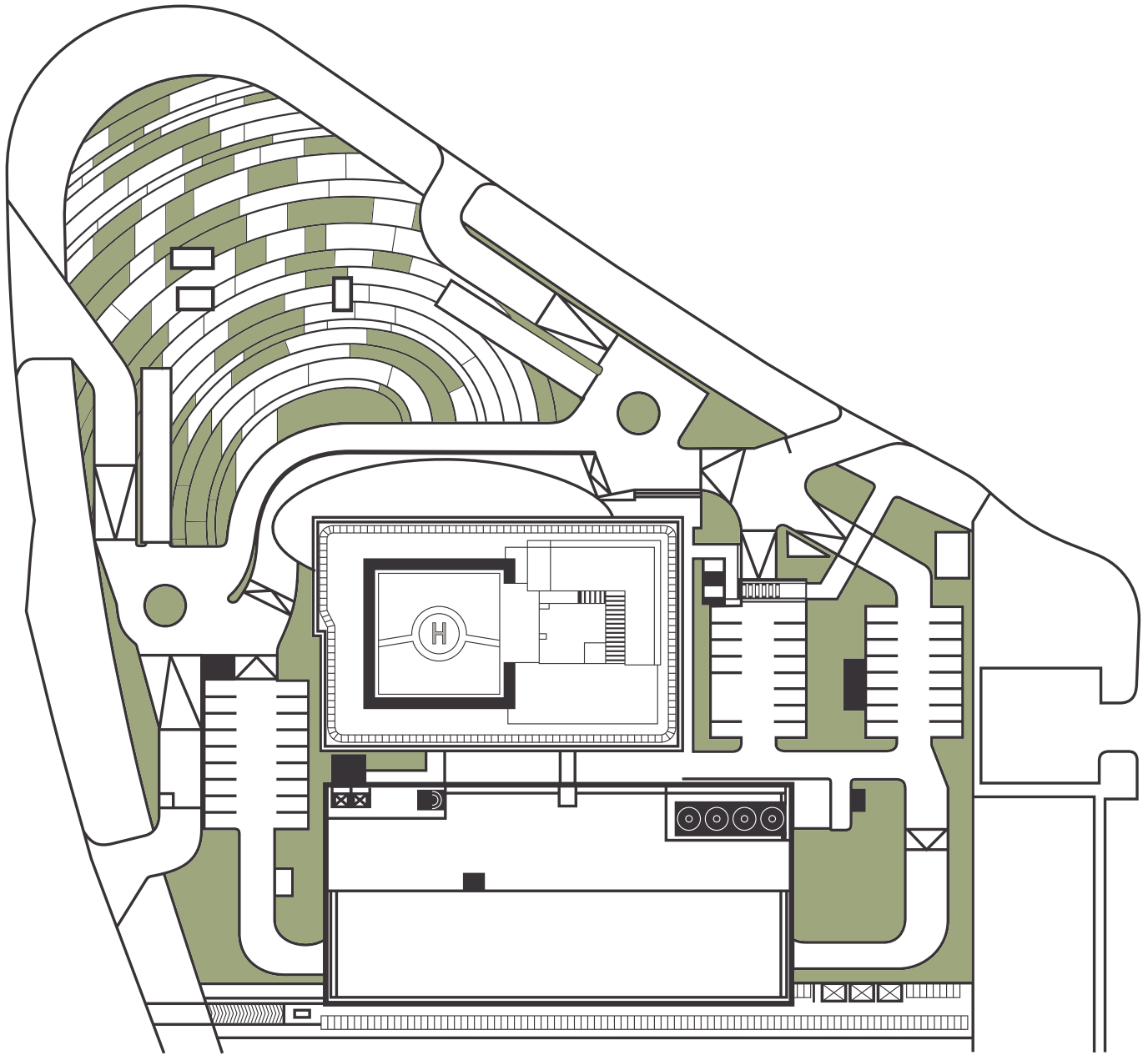


MERCURE HOTEL
Located within the Integrated Alam Sutera Area with 170 stylish rooms, ballroom and modern facilities make Mercure Hotel Alam Sutera ideal for both business and leisure travelers.



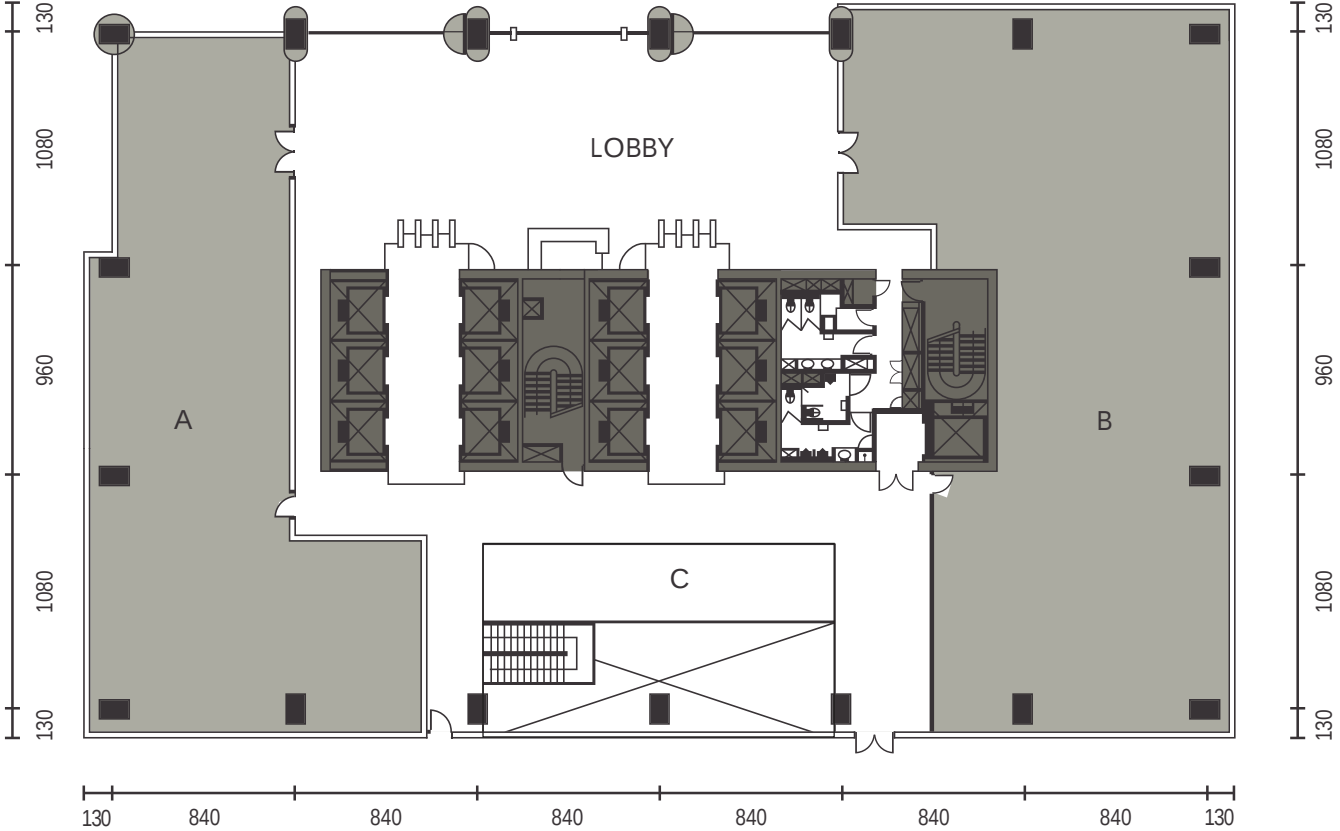
SUTERALOOP
Working and getting around Alam Sutera is very enjoyable and safe with the presence of Suteraloop, Alam Sutera's Internal Shuttle Bus and Alam Sutera Command Center that monitors all the area for 24 hours.





SITEPLAN

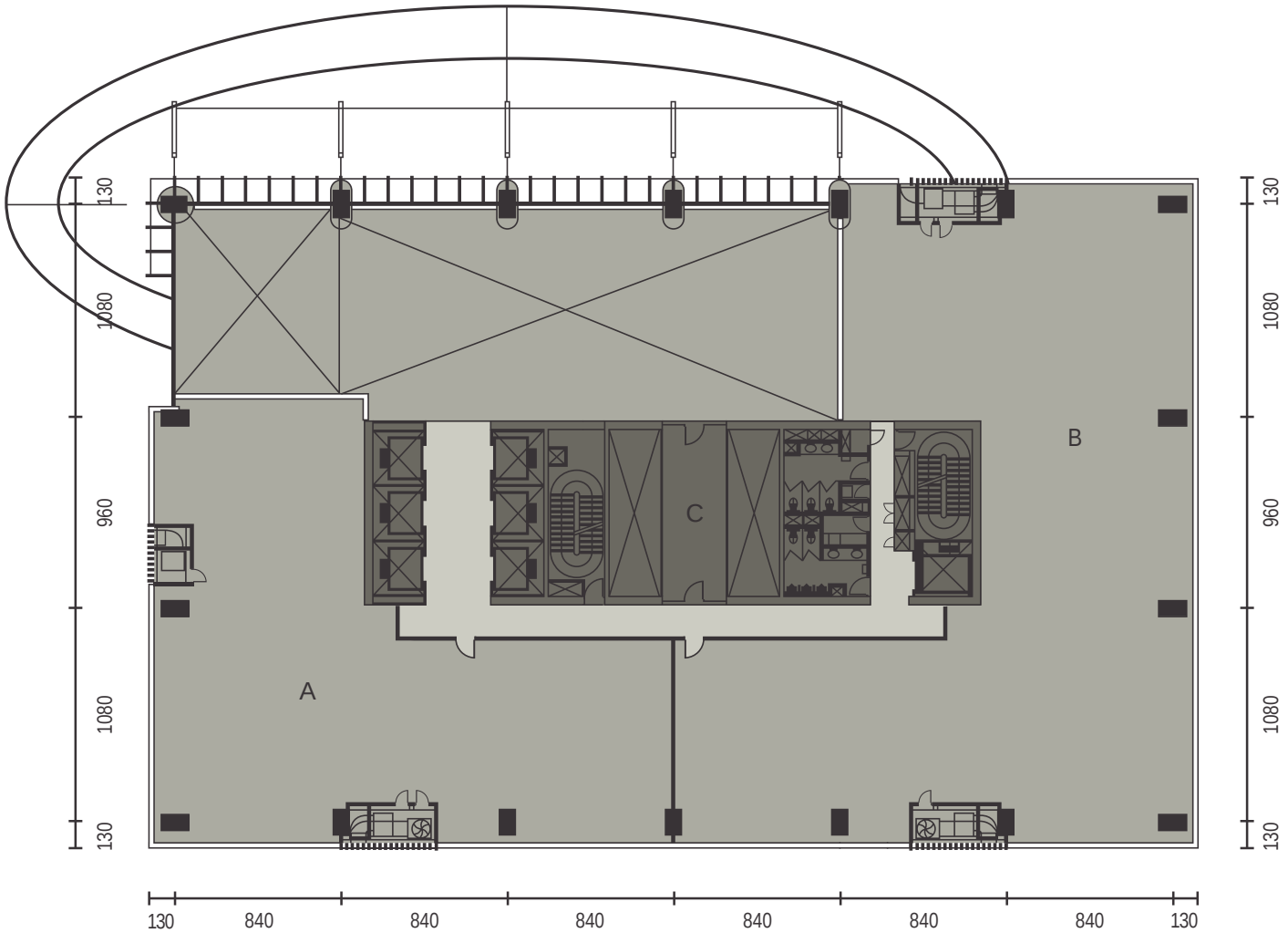
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GROUND FLOOR

TYPE	SEMIGROSS AREA (sqm)
	Ground Floor
A	402
B	556
C	79

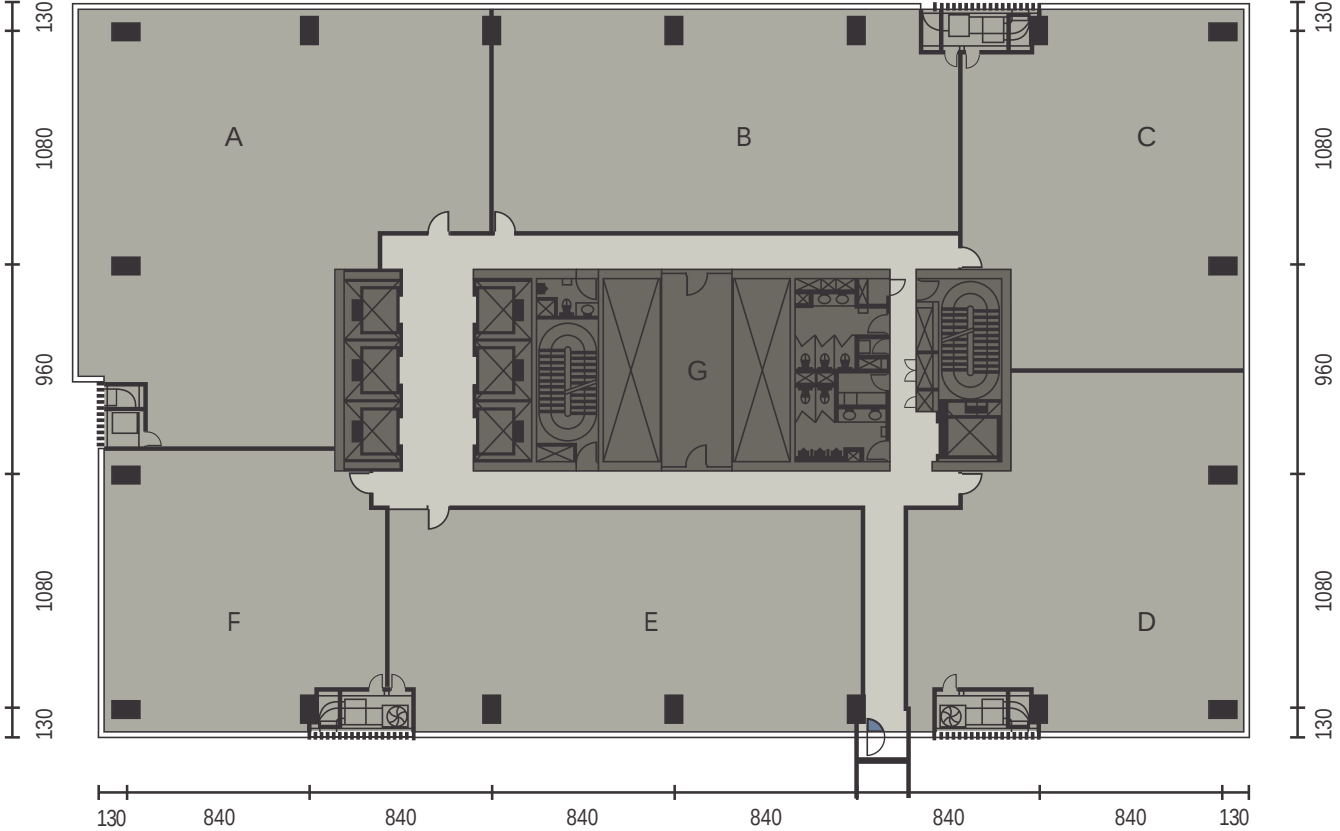




UPPER GROUND FLOOR

TYPE	SEMIGROSS AREA (sqm)
	Ground Floor
A	464
B	690
C	34



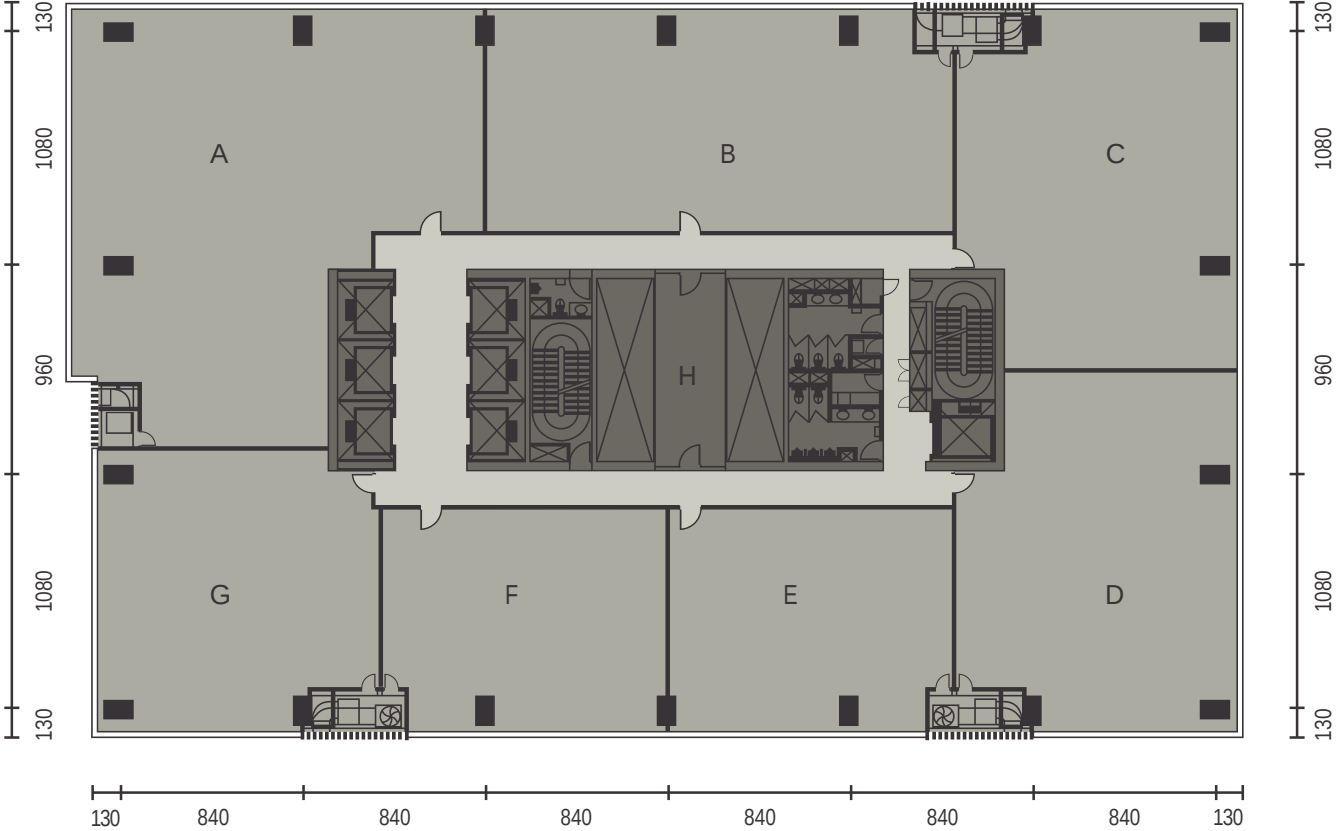


LOW ZONE

1ST FLOOR

TYPE	SEMIGROSS AREA (sqm)
	1 st Floor
A	365
B	259
C	237
D	266
E	264
F	190
G	34



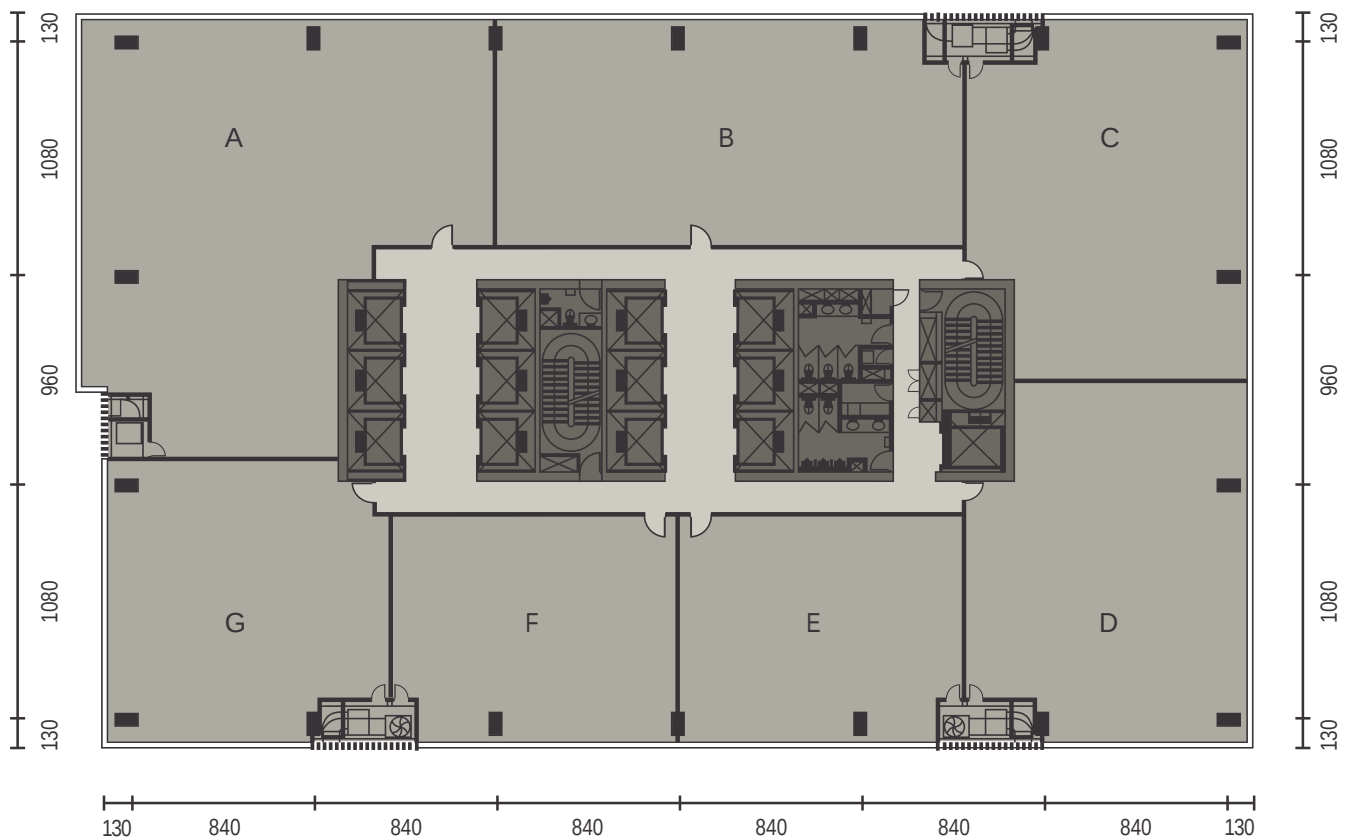


TYPICAL FLOOR - LOW ZONE

2ND - 17TH FLOOR

TYPE	SEMIGROSS AREA (sqm)
	2 ND - 17 TH Floor
A	359
B	255
C	235
D	235
E	156
F	156
G	191
H	34



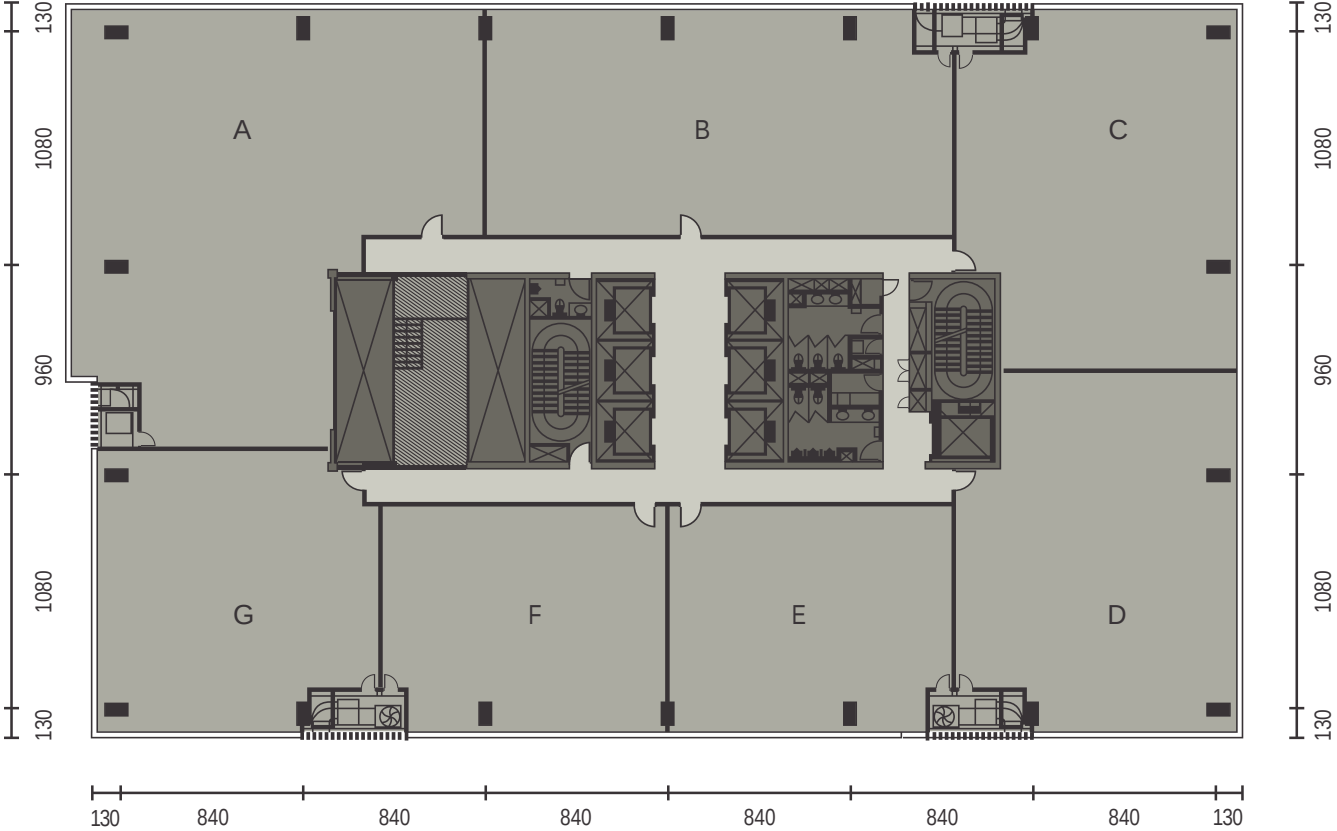


TRANSFER FLOOR

18TH FLOOR

TYPE	SEMIGROSS AREA (sqm)
	18 TH Floor
A	359
B	255
C	235
D	235
E	156
F	156
G	191



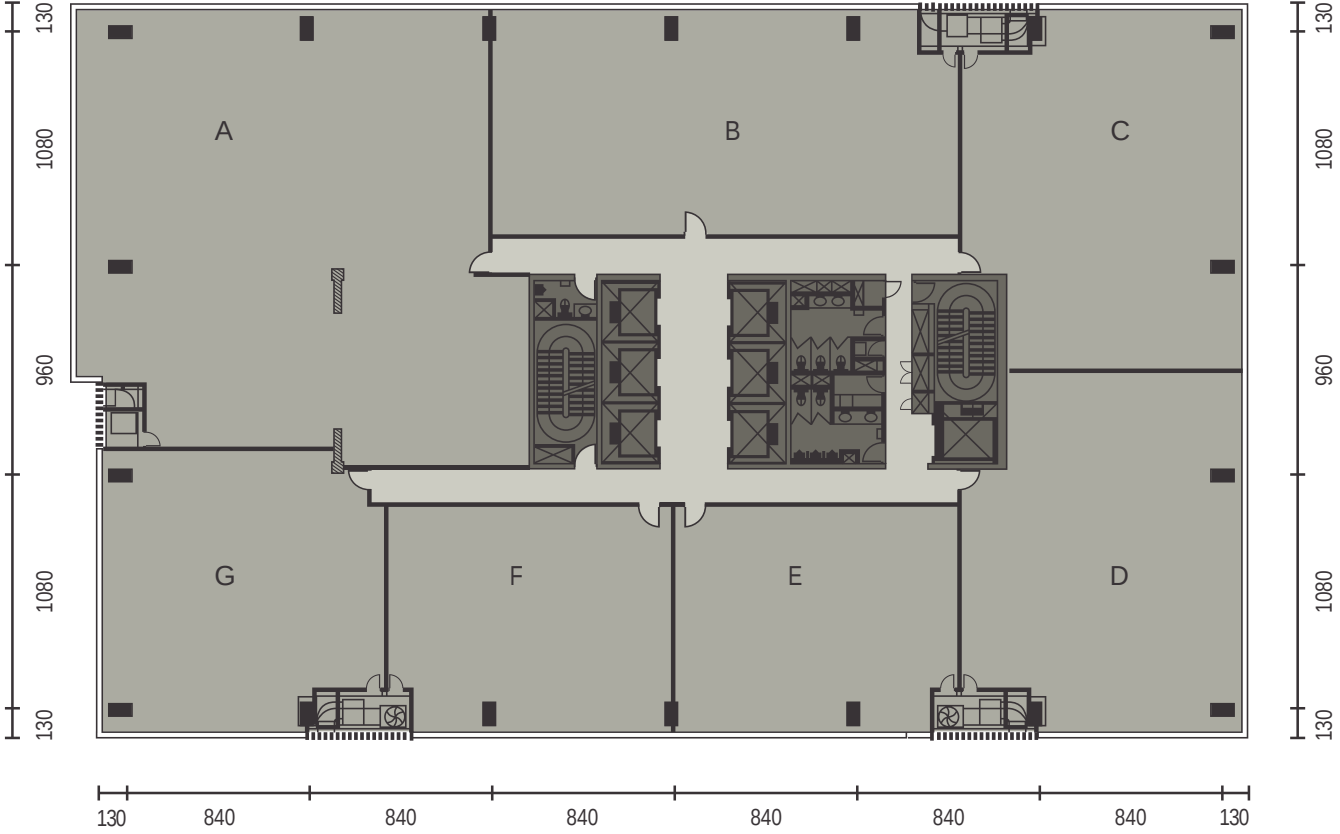


HIGH ZONE

19TH FLOOR

TYPE	SEMIGROSS AREA (sqm) 19 TH Floor
A	359
B	255
C	235
D	235
E	156
F	156
G	191





TYPICAL FLOOR - HIGH ZONE

20TH - 35TH FLOOR

TYPE	SEMIGROSS AREA (sqm)
	20 TH - 35 TH Floor
A	541
B	255
C	235
D	235
E	156
F	156
G	191



	CONSTRUCTION FLOOR		MARKETING FLOOR		UNITS AVAILABILITY - PROMINENCE TOWER						TOTAL SQM SEMIGROSS	
					N-W	N	N-E	S-E	S	S		S-W
		HELIPAD	A	B	C	D	E	F	G			
HIGH ZONE		SKY DINING	504.49								504.49	
	30	35	540.85	255.27	235.19	235.19	155.78	155.78	191.47		1,769.53	
	29	33	540.85	255.27	235.19	235.19	155.78	155.78	191.47		1,769.53	
	28	32	540.85	255.27	235.19	235.19	155.78	155.78	191.47		1,769.53	
	27	30	540.85	255.27	235.19	235.19	155.78	155.78	191.47		1,769.53	
	26	29	540.85	255.27	235.19	235.19	155.78	155.78	191.47		1,769.53	
	25	28	540.85	255.27	235.19	235.19	155.78	155.78	191.47		1,769.53	
	24	27	540.85	255.27	235.19	235.19	155.78	155.78	191.47		1,769.53	
	23	26	540.85	255.27	235.19	235.19	155.78	155.78	191.47		1,769.53	
	22	25	540.85	255.27	235.19	235.19	155.78	155.78	191.47		1,769.53	
	21	23	540.85	255.27	235.19	235.19	155.78	155.78	191.47		1,769.53	
	20	21	540.85	255.27	235.19	235.19	155.78	155.78	191.47		1,769.53	
	19	20	540.85	255.27	235.19	235.19	155.78	155.78	191.47		1,769.53	
	18	19	359.25	255.27	235.19	235.19	155.78	155.78	191.47		1,587.93	
	TRANSFER FLOOR	17	18	359.25	255.27	235.19	235.19	155.78	155.78	191.47		1,587.93
LOW ZONE	16	17	359.25	255.27	235.19	235.19	155.78	155.78	191.47	33.89	1,621.82	
	15	16	359.25	255.27	235.19	235.19	155.78	155.78	191.47	33.89	1,621.82	
	14	15	359.25	255.27	235.19	235.19	155.78	155.78	191.47	33.89	1,621.82	
	13	12	359.25	255.27	235.19	235.19	155.78	155.78	191.47	33.89	1,621.82	
	12	11	359.25	255.27	235.19	235.19	155.78	155.78	191.47	33.89	1,621.82	
	11	10	359.25	255.27	235.19	235.19	155.78	155.78	191.47	33.89	1,621.82	
	10	9	359.25	255.27	235.19	235.19	155.78	155.78	191.47	33.89	1,621.82	
	9	8	359.25	255.27	235.19	235.19	155.78	155.78	191.47	33.89	1,621.82	
	8	7	359.25	255.27	235.19	235.19	155.78	155.78	191.47	33.89	1,621.82	
	7	6	359.25	255.27	235.19	235.19	155.78	155.78	191.47	33.89	1,621.82	
	6	5	359.25	255.27	235.19	235.19	155.78	155.78	191.47	33.89	1,621.82	
	5	3	359.25	255.27	235.19	235.19	155.78	155.78	191.47	33.89	1,621.82	
	4	2	359.25	255.27	235.19	235.19	155.78	155.78	191.47	33.89	1,621.82	
	3	1	PARKING	364.74	259.25	237.26	265.70	263.81	190.49	33.87		1,615.12
	2	UPPER GROUND	PARKING	463.98	690.08	33.89						1,187.95
1	GROUND	PARKING	402.47	555.75	79.58						1,037.80	
	LOWER GROUND	PARKING										1,042.98
	BASEMENT	PARKING										
	TOTAL SQM SEMIGROSS										50,882.22	

BUILDING SPECIFICATION

1. ADDRESS : Jl. Jalur Sutera Barat Lot 15,
Alam Sutera - Tangerang 15143
2. LAND SIZE : 13,981 sqm
3. BUILDING SIZE :
 - a. Gross : ± 86,075 sqm
 - b. Semigross : ± 50,882 sqm
4. GREEN AREA : 1,900 sqm (13.6%)
5. TYPICAL FLOOR SIZE : APPROX 1,600 sqm
6. FLOOR TO CEILING HEIGHT:
 - a. Main Lobby : 7.9 m
 - b. Lobby Tenant : 2.9 m
7. TOTAL FLOOR :
 - 31 floors (include rooftop sky dining)
 - 2 basement parking
 - 6 storey multi storey car park
8. PARKIR CAPACITY :
 - a. Car : 751 units
 - b. Motorcycle : 282 units
9. BUILDING COMPLETION : 2015

BUILDING UTILITIES & FACILITIES

1. AC : Split Duct System
Variable Refrigerant Flow System
2. ELECTRICITY :
 - POWER : PLN & 100 % Power Backup
 - CAPACITY : 100 VA/sqm Nett Area
3. ELEVATOR :
 - Low Zone : 6 Units - 150 MPM
 - Hight Zone : 6 Units - 180 MPM
 - Service Elevator : 1 Units - 105 MPM
 - Shuttle Elevator : 2 Units at Multi Storey
Car Park - 105 MPM
4. EMERGENCY EXIT/STAIRCASE:
 - Level Basement - LG : 3 Units
 - Level G : 5 Units
 - Level UG – 36th : 2 Units
5. SAFETY & SECURITY :
 - Visitor Management System
 - CCTV
 - Fire Fighting System
6. IT & TELECOMMUNICATION :
 - IP Based Phone Lines
 - WI-FI
 - High Speed Internet Connection
 - Building Automation System
7. OTHER FACILITIES :
 - Coffee Shop
 - Banking Hall
 - ATM Center
 - Canteen
 - Sky Dining Restaurant
 - Convenience Store
 - Helipad
 - Lush Landscape
 - Car Call System
 - Ablution Space at Every Floor
 - Drivers Waiting Room
 - Smoking Areas
 - Toilet & Shower for Bikers



A steady supply of fresh air is made available by the green and healthy environment of Alam Sutera, with the planting of rain trees, eucalyptus, albizia, frangipani, and other similar umbrella vegetations that filter pollutant elements. The ten-kilometer bike lane and jogging track form a 5,000-meter green tunnel that absorbs approximately 23.5 tons of CO₂ per year which freshens the air and improves water management. Residents and visitors are encouraged to enjoy the facilities and exercise while enjoying the surrounding clean air.



On the other hand, Alam Sutera is equipped with its very own Command Center. It is a sophisticated security center with a dedicated 24-hour Response and Safety Team that provides routine round-the-clock monitoring activities and security system. Alam Sutera is also the pioneer of residential clustering system.

THE ULTIMATE QUALITY OF LIVING
800 - HA INTEGRATED TOWNSHIP
GREEN LIVING, GREEN DEVELOPMENT

WELCOME TO ALAM SUTERA
 EST. 1994 POP. 32000
 BEST TOWN FOR
 and
 EMERGENCY CALL 539 9191
 CITIZEN BAND (CB) CH 9

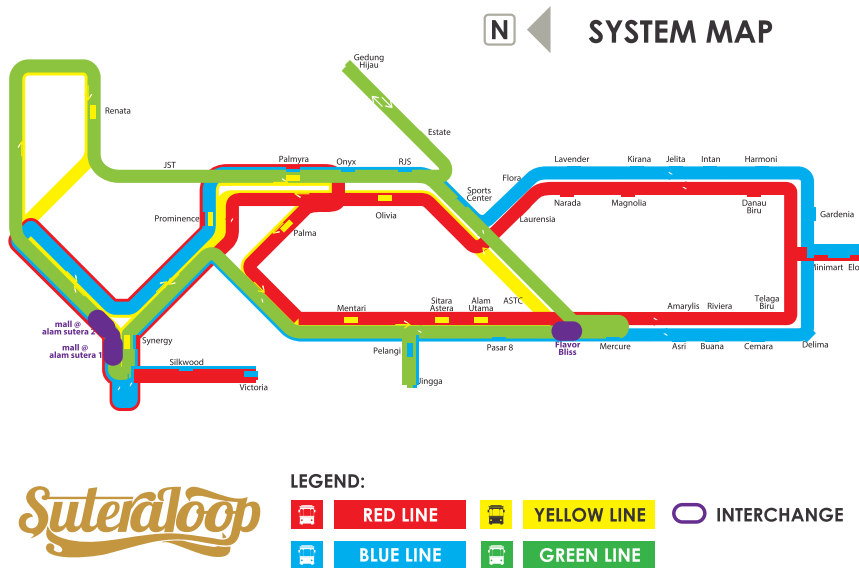
Color up your days in Alam Sutera, a harmonious blend of nature and modern living. With well-designed main roads and a clear border with the city, Alam Sutera is comforted with an integrated township offering a wide range of amenities, accommodations, transportation, and recreational facilities.

Color up your days in Alam Sutra, a harmonious blend of nature and modernity. With well-designed main roads and a clear border, Alam Sutra is a place where you can be comforted with an integrated township offering a wide range of amenities, accommodations, transportation, and more.

JL. BHAYANGKARA RAYA
ALAM SUTERA, TANGERANG
☎ (021) 2900 5003



Eat. Play. Shop. Alam Sutera has redefined culinary indulgence, family entertainment, and retail experience with the existence of The Flavor Bliss, Mall @ Alam Sutera, Pasar 8, Spartan Futsal Field, and many more. These culinary and entertainment sites are spaciously set on a unique area with a wide selection of hang-out spots where you can enjoy great food and drinks, entertainment.



shopping experiences, or just relax and unwind. Alam Sutera actively seeks to address all the needs of a modern family to foster satisfying and fulfilling interactions among all of its members. Enjoy the best of times in a green atmosphere, the growing Residential and Business District in the region.



The lakes in Alam Sutera allow you to adore vast greenery and alluring flora and fauna. With an earnest concern for the environment, Alam Sutera prioritizes nature, taking into account topography, hydrology, accessibility and demographics in the planning process. The ecological planning methods combine a captivating recreational landscape with well-planned water treatment and distribution.

Downtown Lake is newly designed to facilitate another stunning beauty of nature and to maximize the quality of living environment. With a total of 6.1 ha in area, it is located in Downtown Alam Sutera. The lake is equipped with jogging tracks, amphitheater, children's playground, outdoor gym equipment, sheltered gathering area, parking lots, and a mini botanical garden completed with various rare types of trees, such as burahol, kecapi, pala, bisbul, namnam, rukem, and others. It serves as a medium of education for the community to reintroduce the plants that are scarcely found.

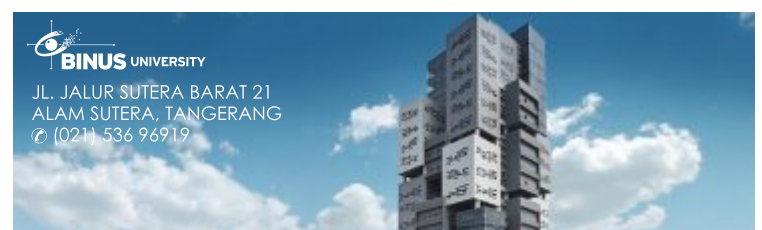


EDUCATION & WORSHIP PLACE



A healthy environment and good education are equally important for the upbringing of our next generation. The relationship between the healthy environment and good education in Alam Sutera has been firmly established and embedded as a priority. Santa Laurensia School provides both primary and secondary experiential education with an international curriculum taught in a holistic approach, addressing the body, mind and spirit of the students. Santa Laurensia School is located at Jl. Sutera Utama No.1, Alam Sutera, Serpong. Phone: (021) 539-8888.

On the other hand, Bina Nusantara University at Alam Sutera Main Campus provides higher levels of education with the vision of being a world-class educational institution by bringing a state-of-the-art and knowledge center, modern class room, hi-tech laboratories, and eco learning facilities.



Both of Santo Laurensius Catholic Church and Nur Asmaul Husna Mosque in Alam Sutera serve and help worshippers to maintain a harmonious balance between spiritual and individual development. These places of worship will help grow your spiritual awakening and nourish your inner peace that eventually allow you to find true happiness and joy in life.



THE DEVELOPER



PT ALFA GOLDLAND REALTY

A Subsidiary Company of PT Alam Sutera Realty Tbk. (Alam Sutera Group)

PT Alfa Goldland Realty is Indonesia's Leading Developer with more than 20 years of experiences in property industry. Alam Sutera Group has been developing several mixed-used townships, apartments and office towers in Tangerang, Tangerang Selatan and Jakarta area, namely:

- Alam Sutera
- Suvarna Sutera
- Kota Ayodhya
- Paddington Heights Apartment Towers
- The Prominence Office Tower
- The Tower (Jakarta)
- Garuda Wisnu Kencana Cultural Park (Bali)

In line with its goal to be the best property developer, which is focused on creating the ultimate quality of living, PT Alfa Goldland Realty is fully committed to provide exceptional services and excellent quality of innovative products and to develop comfortable, safe and healthy environments for its customers over the years.

RECENT NOTABLE AWARDS

- Consumer Choice Awards 2015 - Best On The Area Residential Serpong
- Consumer Choice Awards 2015 - The Most Recommended Project Residential
- Consumer Choice Awards 2015 - Best Online Presence Residential
- Consumer Choice Awards 2015 - Best Brand Awareness Developer Residential
- Forbes Indonesia Golden Award for Winning Five Years in a Row
- Forbes Indonesia Best of The Best Awards 2015 - Top 50 Companies for 2015
- REWARD 2015 – Best Residential with Sustainable Development Concept in Tangerang, Residential & Township Category (Alam Sutera)
- Bronze Champion of Indonesia WOW Brand 2015 - Residential Property Developer Category (Asset IDR 10-20 Trillion)
- Golden Property Awards 2015 - Best Township Development Project (Alam Sutera)
- Properti Indonesia Award 2015 - The Well Implemented Township Project
- BTN Property Award 2015 - Developer which Gives High Priority to the Development of Integrated Settlement Area by Emphasizing on the Concept of "In Harmony with Nature" (Prime Developer Partnership Category)
- BCI Asia Awards 2015 - Top 10 Developers 2015
- Best of the Best Awards 2014 Forbes Indonesia - Top 50 Best Companies (Ranked 5th)
- Indocement Awards 2014 – Best Innovation in Sustainable Development
- Indonesia WOW Brand 2014 - Silver Champion, Category Residential Property Developer (Asset IDR 10 – 20 Trillion)
- Finance Asia - Best Mid-Cap (Ranked 1st), Category Asia's Best Companies 2014
- 11th IFLA APR Awards - Merit Award, Category Landscape Planning



OTHER PROJECTS BY ALAM SUTERA GROUP

Paddington Heights Apartment Towers

Paddington Heights Apartment Towers, a strata title apartment in the prestigious area of Downtown Alam Sutera. Paddington Heights Apartment Towers occupies a very strategic position. Located in the Central Business District of Alam Sutera. Only step away from Bina Nusantara University, Mall @ Alam Sutera, IKEA, St. Laurensia School, Silkwood Residences, Synergy Building and The Prominence Office Tower. Comes complete with premium facilities, such as rooftop garden, infinite swimming pool, pool lounge with BBQ area, outdoor cafe with downtown lake view, multi-function hall, fitness center, internal shuttle bus and 24-hour CCTV security system.

Suvarna Sutera

Spatial harmony and artistic architecture combination of natural splendor in Suvarna Sutera, offers the gracious healthy living, convenience and great access that enables you to grant your family a better and healthier place to live. This first phase of 900-hectare mixed-use development by Alam Sutera Group, is completed with its own 18-hole golf course, schools, business and commercial zones, retirement center. Discover just how great investment can be at Suvarna Sutera.

Kota Ayodhya

Conveniently located in the fast developing Tangerang area, Kota Ayodhya is developed by Alam Sutera Group, to take modern urban living to new heights and make surprisingly affordable investment opportunities in a flourishing and vibrant district. It offers strategic access to the airport, Jakarta and Serpong. The phased master plan accommodates several tower of spacious apartment clusters along with one of the most complete array of facilities and amenities, such as shopping malls and shop houses.

Garuda Wisnu Kencana Cultural Park

Indonesia's main tourist destination, Bali, is set to welcome another artistry. Built in the heart of a 60-hectare plot of Garuda Wisnu Kencana Cultural Park, a 125-meter high and nearly 3,000-ton mega copper statue is constructed to be the highest in the world, beating The Statue of Liberty in New York. It is to be the place for enjoying Bali's most beautiful natural scenery and to be the masterpiece of Indonesia's art history that reflects the strong values of the Balinese culture. Alam Sutera Group will build a series of luxurious villas and apartments while host cultural exhibitions, events and amusement attractions.

The Tower

THE TOWER is designed to meet the needs of the most demanding and discerning tenants. THE TOWER is efficiently situated in the prestigious "golden triangle" area of Jakarta Central Business District surrounded by a myriad offices and entertainment sites, such as Menara Mulia, Menara Unilever, Crowne Plaza and Plaza Semanggi. Developed by one of Indonesia's leading developers, THE TOWER is the most advantageous solution for growing and modern enterprises. This contemporary office tower is fully equipped for business with its extensive landscape, spacious work space and advanced facilities. THE TOWER is the perfect place for your business and investment.

PT ALFA GOLDLAND REALTY

A MEMBER OF *Alam Sutera* GROUP

 0878 099 888 22 / (021) 2977 - 9779



www.alam-sutera.com | Alam Sutera Realty | [@alam_sutera_realty](https://www.instagram.com/alam_sutera_realty)
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