
For a New Generation of Businesses

Offering 98,551m² of Grade A office space
in a prime central Jakarta location.

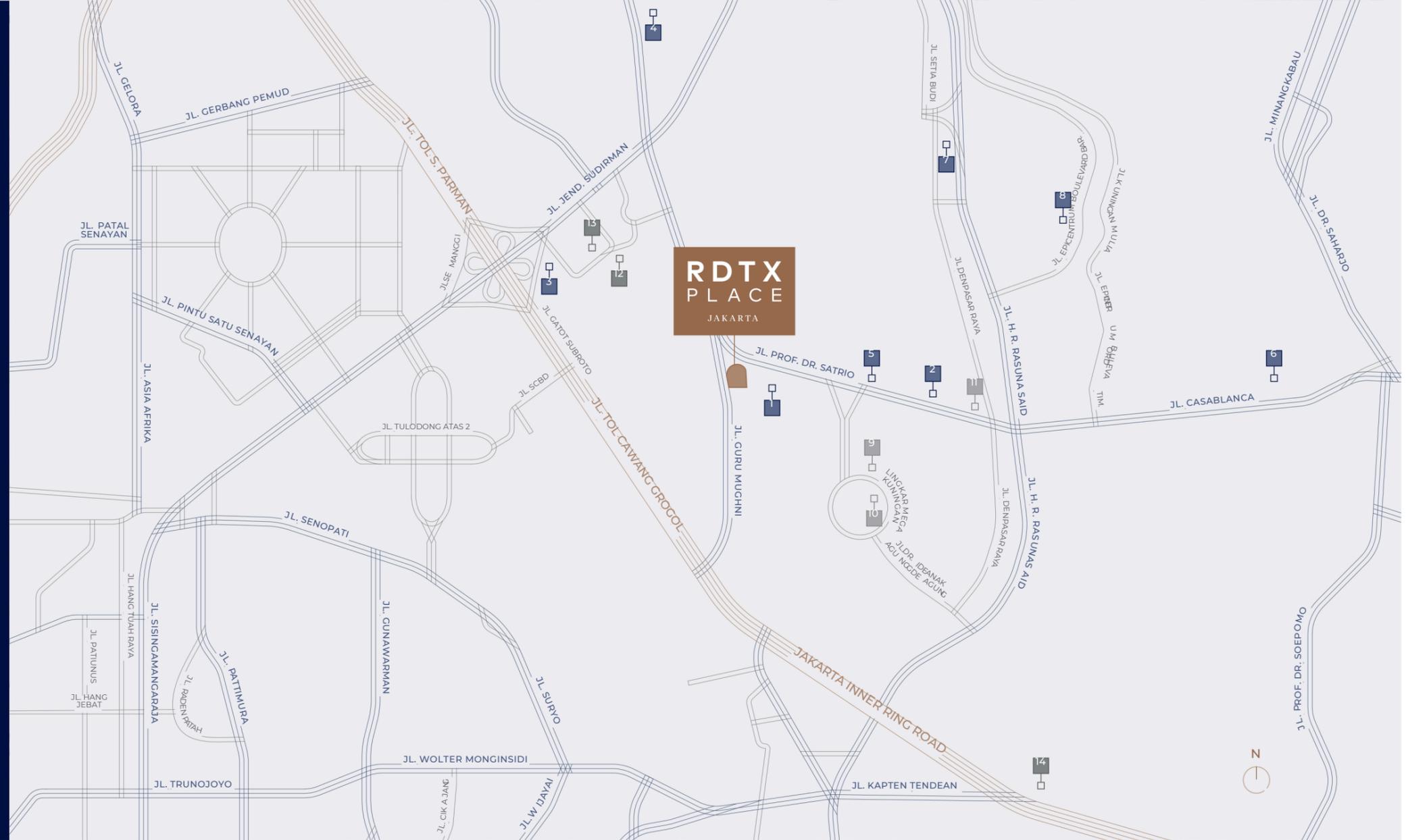
Architecture
shaped like a
sail. Dynamic
and dramatic.



**Designed for
Forward Progress**
RDTX Place is a modern,
flowing statement, a building
worthy of a country or
regional headquarters.

Prime Jakarta CBD Location

Ideally located, RDTX Place sits within close proximity to key business locations of SCBD, Mega Kuningan and Soekarno-Hatta Airport. It also offers convenient access to premium leisure and entertainment facilities, perfect for entertaining or shopping.



Easy Access

Located at the junction of Jalan Prof. Dr. Satrio and Jalan Guru Mughni, RDTX Place has an expansive drop-off enabling ease of access.

-  BUS STOP
-  F&B
-  RETAIL

Malls

- 1** LOTTE CIPUTRA WORLD 1 (5 MINS)
- 2** AMBASSADOR MALL (5 MINS)
- 3** PLAZA SEMANGGI (10 MINS)
- 4** CITYWALK (10 MINS)
- 5** KUNINGAN CITY (15 MINS)
- 6** KOTA KASABLANCA (15MINS)
- 7** SETIABUDI ONE (15 MINS)
- 8** EPICENTRUM WALK (15 MINS)

Hotels

- 9** JW MARRIOTT HOTEL (10 MINS)
- 10** THE RITZ CARLTON (10 MINS)
- 11** MANHATTAN HOTEL (15 MINS)

Hospitals

- 12** MRCCC SILOAM HOSPITAL (10 MINS)
- 13** JAKARTA HOSPITAL (10 MINS)
- 14** RS MEDISTRA HOSPITAL (25 MINS)

A Grand Sense of Arrival



Lobby Drop Off

The heart of the building and the reception has been designed by leading international architects, Hassell, to provide a sense of cool and calm sophistication.

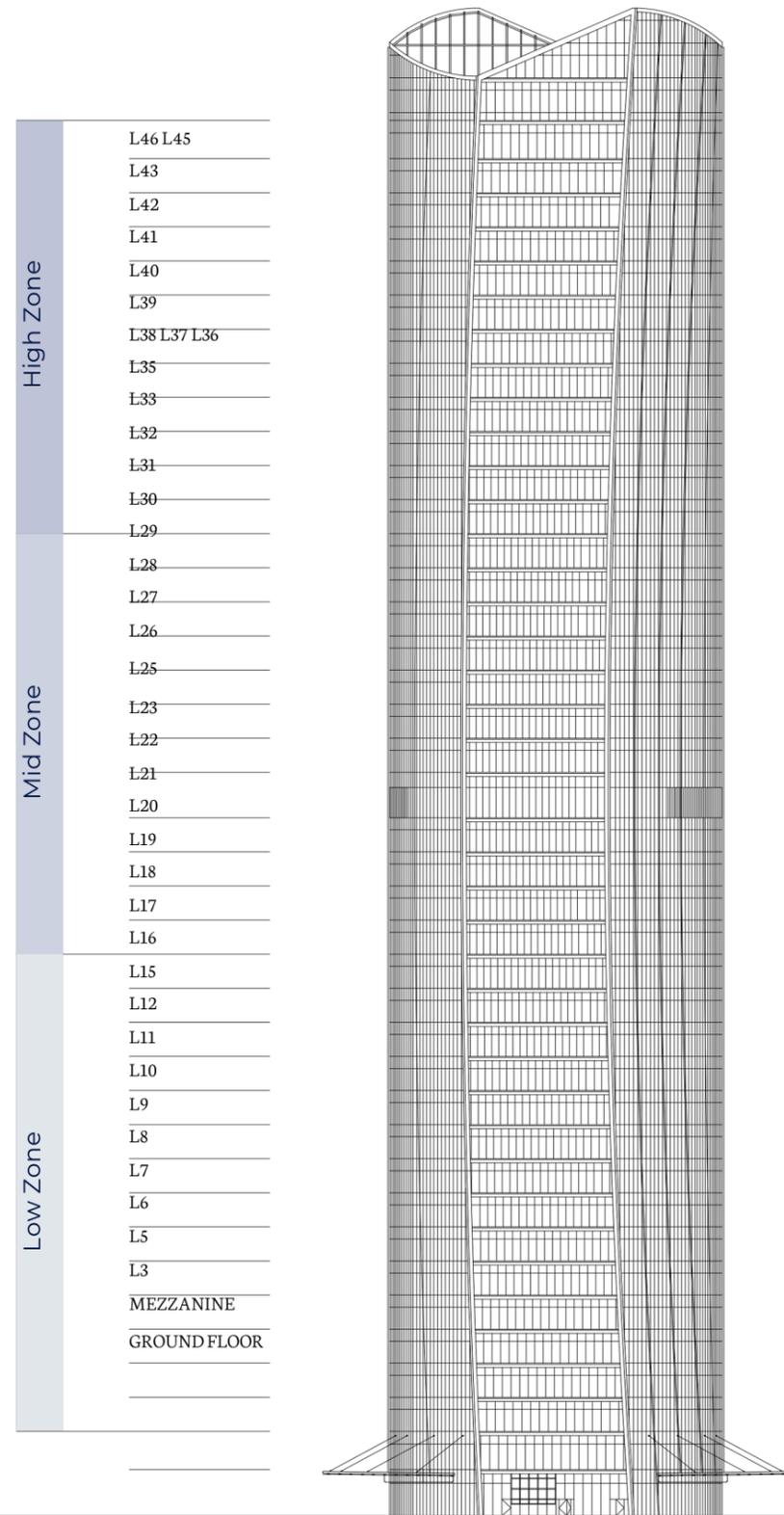
The design celebrates the gentle interplay between light and shadow, producing a continuous waveform that ripples through the reception space.



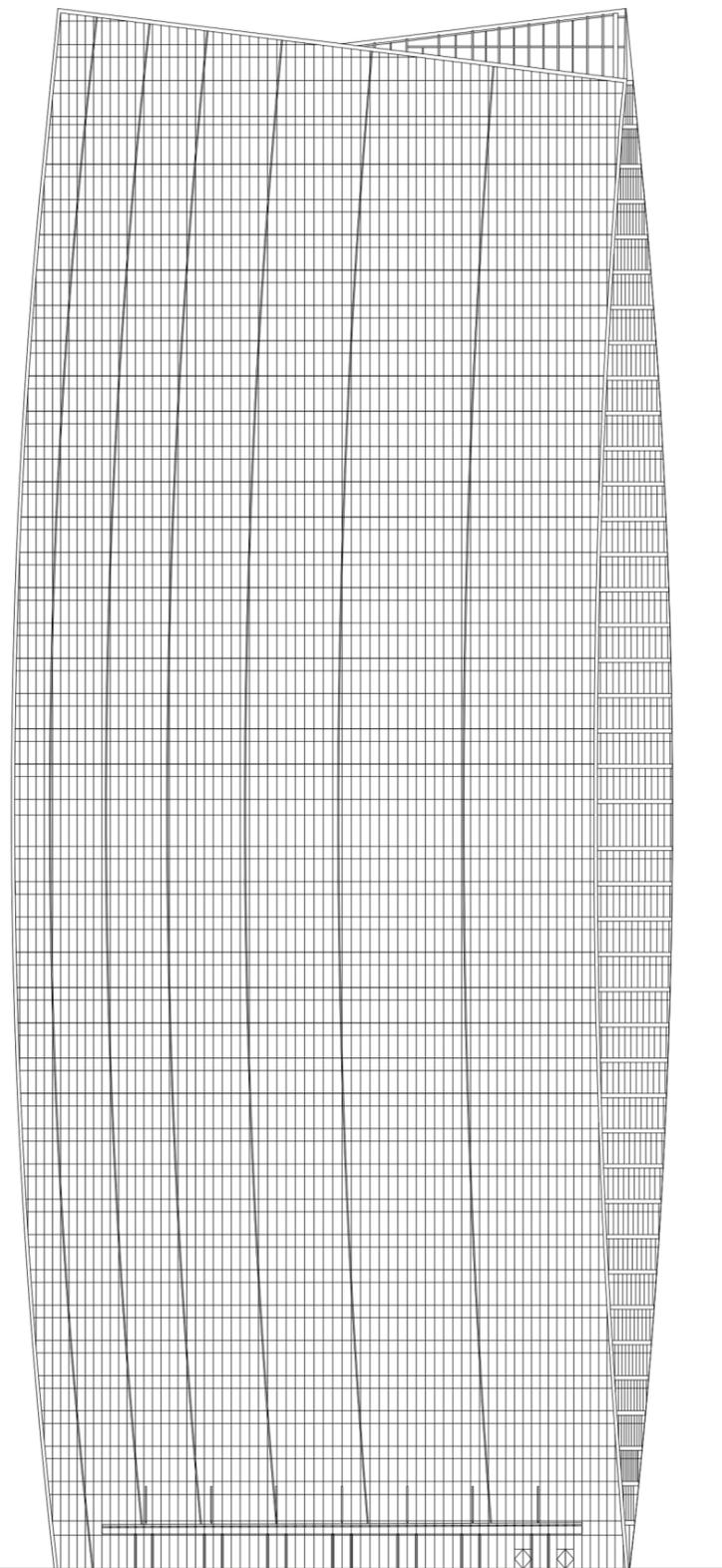
LEFT Lift Lobby
RIGHT Ground Lobby



Building Section



NORTHEAST ELEVATION



SOUTHEAST ELEVATION

Building Amenities



Food Court



Mini Market



Gym



Bank



ATMs



Laundry



Travel Agent



Post Office



Musholla



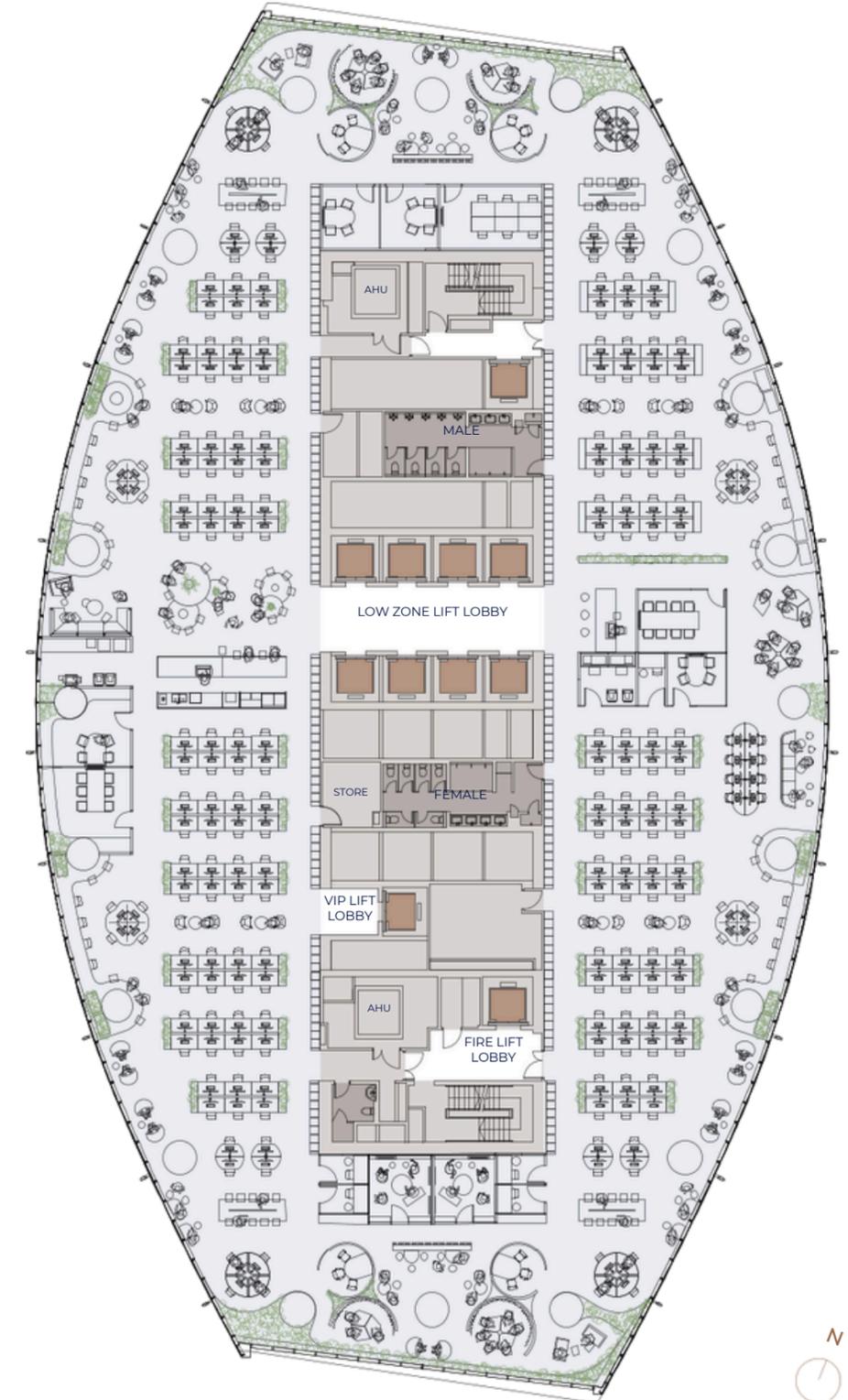
Outdoor Rest Area



Typical Lift Lobby

Max Pack Test Fit

LEVEL 3			
	SEATS	ROOMS	
Workstations	192	-	
Focus Booths	5	-	
Touchdown	70	-	
Total Work Seats	267	-	
Meeting	3P	12	4
Meeting	4P	12	3
Meeting	6P	6	1
Meeting	8P	8	1
Meeting Flexible	6	2	
Total Meeting	44	11	
Other	-	-	
Collaborative	93	-	
Social	90	-	
Total Seats	494	-	

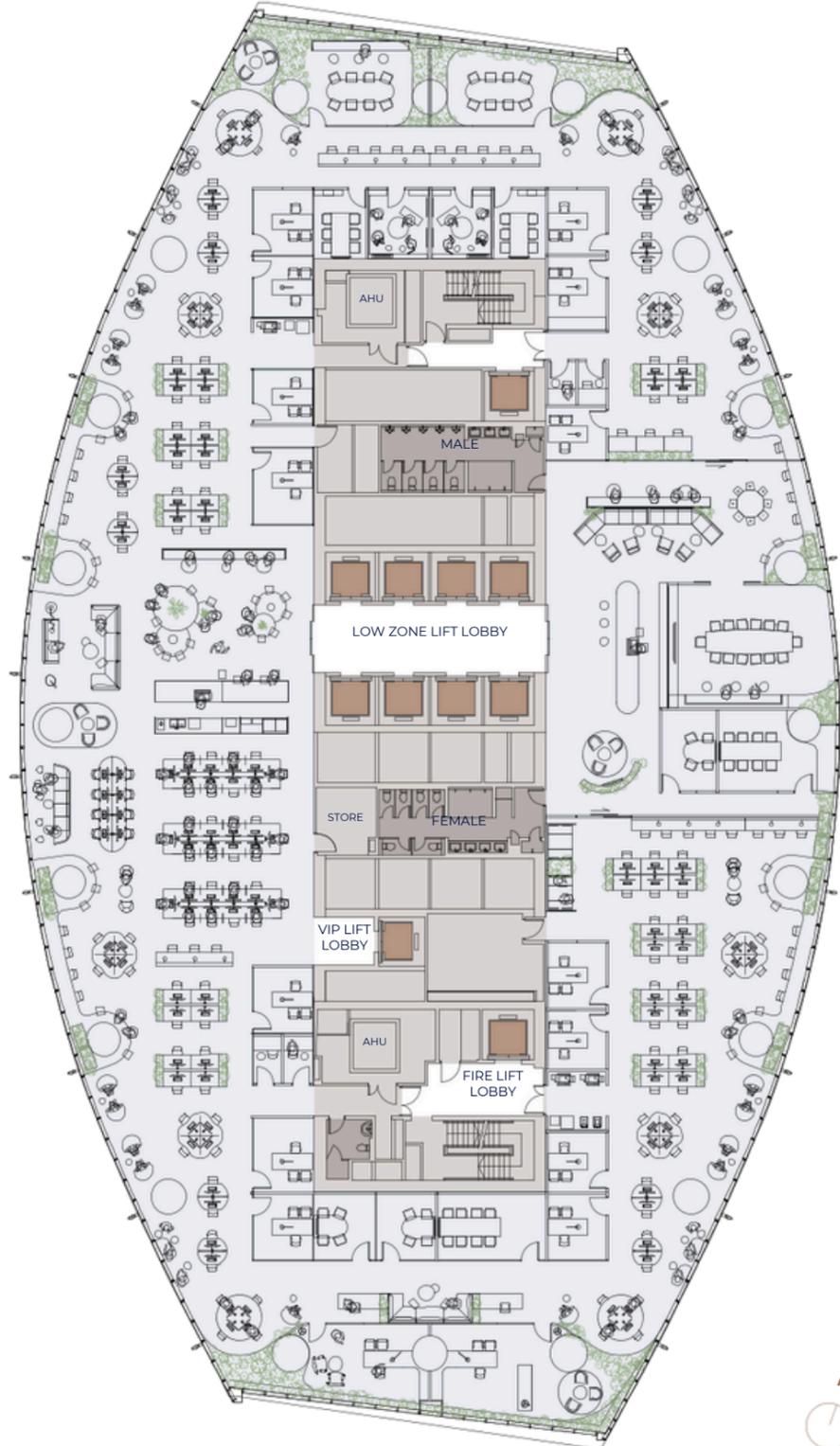


- Office Space
- Core
- Lift Lobby
- Lifts
- Toilets

Corporate Test Fit

LEVEL 3	SEATS	ROOMS
Workstations	166	-
Touchdown	60	-
Total Work Seats	226	-
Meeting 3P	6	1
Meeting 4P	12	3
Meeting 6P	18	3
Meeting 8P	8	1
Meeting 14P	14	1
Meeting Flexible	8	2
Total Meeting	66	11
Other	-	-
Collaborative	59	-
Social	99	-
Total Seats	450	-

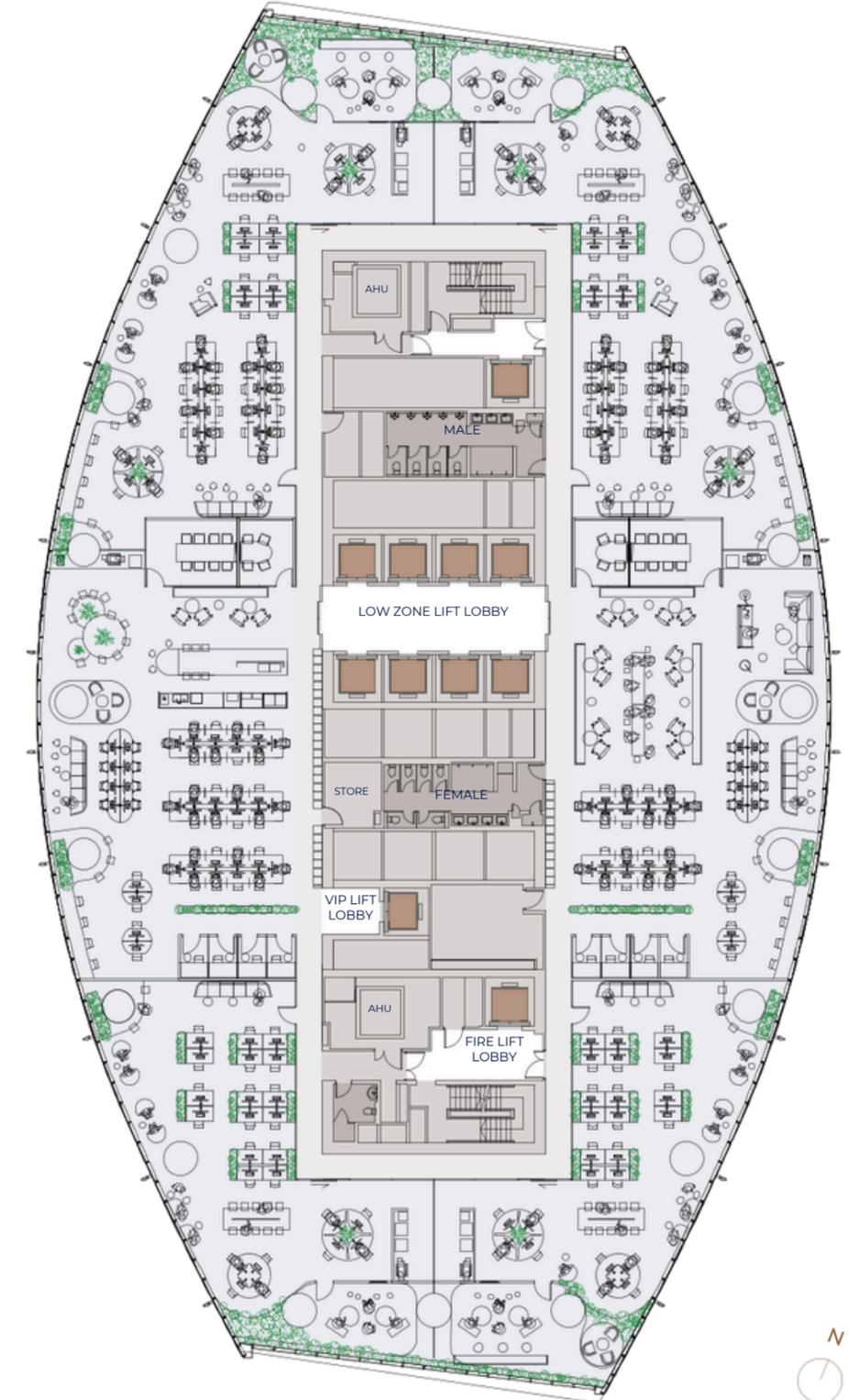
- Office Space
- Core
- Lift Lobby
- Lifts
- Toilets



Coworking Test Fit

LEVEL 3	SEATS	ROOMS
Workstations	148	-
Focus Booths	8	-
Touchdown	58	-
Total Work Seats	214	-
Meeting 3P	12	4
Meeting 4P	8	2
Meeting 8P	16	2
Total Meeting	36	8
Other	-	-
Collaborative	163	-
Social	142	-
Total Seats	555	-

- Office Space
- Corridor
- Core
- Lift Lobby
- Lifts
- Toilets



Building Specifications



Lift Car



Washroom

Total Land Size	Land Size - 13,542 Area of Gross Building - 158,000m ² Area of Semi-Gross Building - 98,550m ²
No. of Floors	40 floors
Ground Floor Ceiling	Floor-to-Floor - 10.5m Floor-to-Ceiling - 8.25m
Typical Floor Ceiling	Floor-to-Floor - 4.5m Floor-to-Ceiling - 2.95m
Parking Capacity	Total Car Parking Space - 1,005 lots Total Parking Space for Motorbikes - 250 lots
Lifts	20 Mitsubishi digital registration brand-designated lifts combined with security / access card system: <ul style="list-style-type: none"> • Low Zone (Ground floor to 19th floor) - 8 lifts • Mid Zone (Ground floor, 20th to 32nd floor) - 6 lifts • High Zone (Ground floor, 33rd to 46th floor) - 6 lifts 1 Executive Lift 2 Service Lifts 5 Parking Lifts (3 of which are fireman's lifts)
Air Conditioning	The typical floor is divided into 8 complete with energy zones of air conditioning system saving features: <ul style="list-style-type: none"> • Advanced two-stage compressor • Compliance with green building • Lowest sound level - Very quiet • Lowest lifetime operating cost
Load Capacity	400 kg / m ²
Lighting	Seamless Panasonic LED linear lighting: <ul style="list-style-type: none"> • 3,000 lumen, 22 watt each • 4,000 to 6,000K • Distribution of 450 to 500 lux / m²
Telcommunications & Network	Main Provider - PT Telkom Indonesia Tbk Fibre optic network with full IP converged & integrated solution

Safety & Security



Earthquake

Ground acceleration simulation test with seven earthquake configuration modes to ensure building structure is compliant with earthquake regulations.

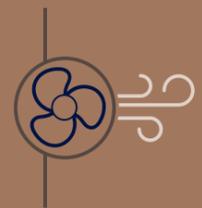


Fire

NFPA; SNI; DKI Standard

Fully addressable Honeywell fire alarm system (ULFM-approved) with the highest type of Onyx series.

- Areas in focus can be immediately identified
- Minimised human errors and delays
- Fire pumps must pass a fire performance test and maintain a 150% head requirement



Health & Environment

- Automatic CO sensor system trigger / turn on fresh air fan if CO level exceeds health threshold
- Supported by an air circulation system
- Filters and cleans fresh water
- Reduce humidity for a comfortable working environment



Security

Intelligent Security Surveillance

Cameras to record all traffic:

- External and internal areas
- Ground floors and all typical floors
- Pedestrian / flap barriers
- Walk through detectors, metal detectors

Sophisticated Tridium-Integrated Features

- Elevator system (designated floor and data collection of traffic on each floor)
- Electrical systems
- Building Automation Control (BAC) system
- GPS (early identification of fire points)
- Fire Fighting Sound system (matrix system with multiple broadcasting and sequence to prevent panic)

External Security Barrier

- Under-vehicle scanner complete with camera for collection of information on vehicle number plates and drivers

Analytical and Virtual CCTV

- Ability to detect irregularities occurring in one area (eg. Fire areas, suspicious items and traffic after office hours)

Virtual Access Card

- Tenants can grant guests building access via mobile phone and application
- Provides convenience and control for tenants

Developer

RDTX Group

RDTX Group (PT Chitateg Peni) is a leading property developer, landlord, and operator of high quality real estate in Indonesia. Its core portfolio consists of attractive commercial properties including Grade A office buildings and industrial warehouse estates, supplemented by selected investments in desirable luxury residence properties.

A developer that both builds and manages many of its owned properties, RDTX Group has cultivated a deep understanding of how to design, construct and manage properties to optimally match customer needs. Its properties are marked by an emphasis on quality construction and management, together with strategic access and attractive, functional design.

In addition, RDTX Group brings a unique ownership mentality and long-term vision to all its endeavors: an emphasis on building enduring properties and operating with care to preserve long-term value, a difference in approach that can tangibly be felt across all our properties. As such, its high quality property holdings are highly sought after, attracting top-tier domestic and foreign clients as buyers and tenants.



**RDTX
GROUP**

Project Team

Architect Consultant: PT Arquitectonica (Foreign Consultant)

Local Architect: PT Design Global Indonesia

Structural: PT Gistama Inti Semesta

MEP: PT Korra

Quantity Surveyor: Davis Langdon KPK

Green Building Consultant: PT Narama Mandiri

Façade Consultant: Meinhardt Façade Technology

Construction Management: Sakura

Run Off Consultant: Aramsya Pratama

Special Lighting Consultant: Meinhardt Special Lighting

Geotechnical Consultant: PT Geoprime

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