

The logo icon consists of two stylized, overlapping shapes made of horizontal lines, resembling a modern architectural element or a stylized 'S' and 'Q' combined.

# SOUTH QUARTER

work inspired

Conveniently located near future MRT station  
Easy access to JORR W2 Toll Road





SOUTH QUARTER, A PRIME MULTI-USE DEVELOPMENT CREATED UPON THE CONCEPT OF SUSTAINABILITY. REMARKABLY DEVELOPED FOR THE BENEFIT OF MEN AND THE ENVIRONMENT.

Perfectly nestled in a 7.2 hectare area, South Quarter is the largest in the vicinity. The array of facilities provided, while maintaining 80% open space, offers an environment that would inspire you to a greater level of performance, making South Quarter more than just a workplace.

## WORKPLACE AT A NEW LEVEL

SPACE FOR ENHANCEMENT



# A WHOLE NEW DIMENSION

## THE SUSTAINABLE DESIGN

DESIGNED BY WS ATKINS, A WORLD-LEADING ARCHITECTURAL FIRM FROM UK - KNOWN FOR THEIR EXPERTISE AND UNCONVENTIONAL APPROACH IN ECO-FRIENDLY DESIGNS. THEIR NOTABLE PROJECTS INCLUDE BURJ AL ARAB OF DUBAI, BAHRAIN WORLD TRADE CENTRE AND THE REGATTA IN JAKARTA.



South Quarter is ingeniously designed to respond to the environment. The buildings are orientated based on the solar path to optimally maintain the internal thermal comfort and reduce the overall energy consumption.

Added the inspiration of traditional Indonesian rattan basket that results in the distinctive organic form of its elegant louver façade. The innovative breakthrough serves as an important aspect in the building's sustainability features, as well as pleasing the eyes.



## INSPIRING WORKPLACE

### SPACE FOR EXCELLENCE

Designated as Grade A offices, the 2,200 square meter typical floor area is conveniently larger than those of most offices built in the vicinity, offering more space to accommodate larger businesses as well as providing flexibility for expansion.

As a certified green development, the towers are brilliantly designed to promote energy and water saving. Energy for cooling which takes the major portion of energy consumption in a building, can be reduced due to the reduction of the cooling capacity up to 35%. Whereas the water resource management includes rainwater harvesting, water usage reduction and wastewater recycling. In addition to its green credentials, the building is to be operated and managed under eco-conscious policies and regulations.



# COMPLEMENTING FACILITIES

SPACE TO UNWIND



A VARIETY OF SUPPORTING RETAILS AT THE COMPLEX PROVIDES EASE IN FULFILLING YOUR NEEDS. FROM DAILY NECESSITIES TO HEALTH AND FITNESS.

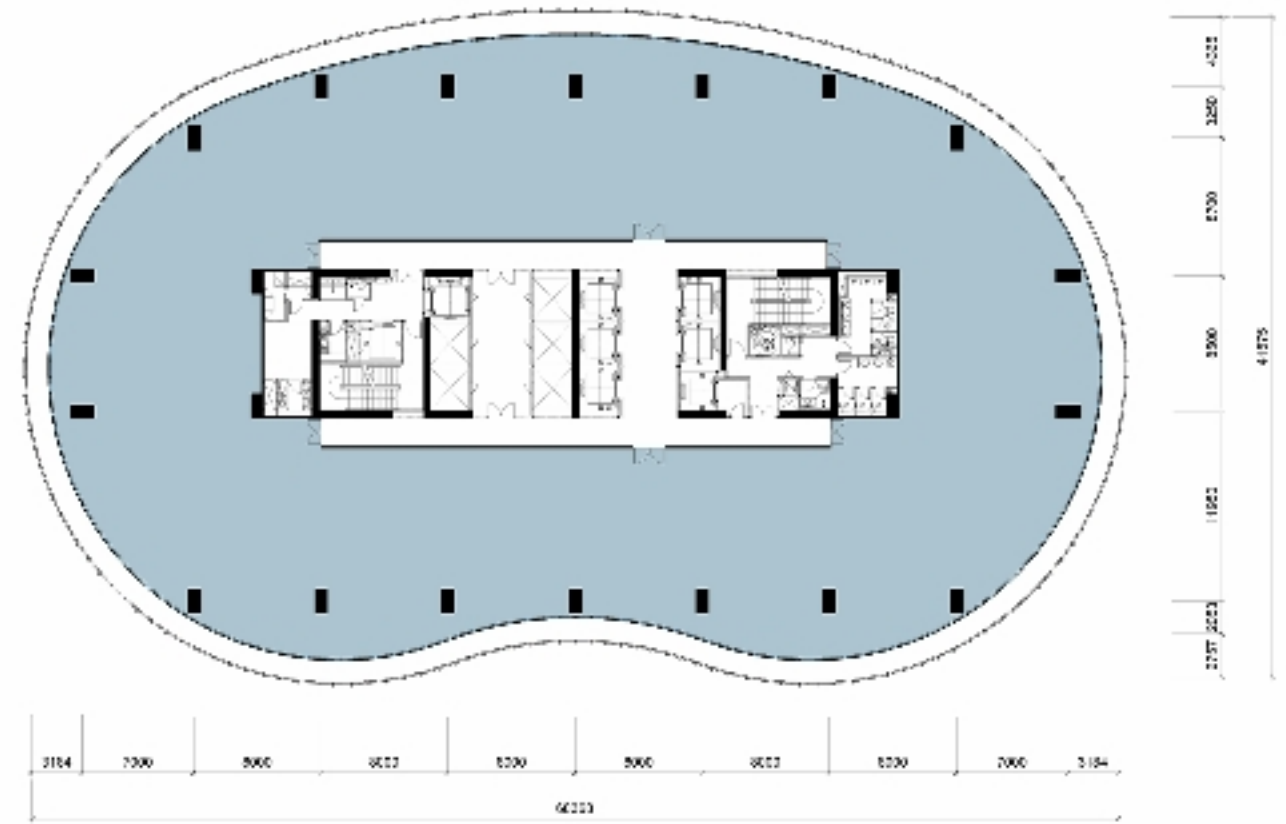
- Banks & ATMs
- Supermarket
- Book Store
- Coffee Shops
- Canteen
- Pharmacy
- Travel Agent
- Money Changer
- Restaurants
- Hair Salon
- Laundry



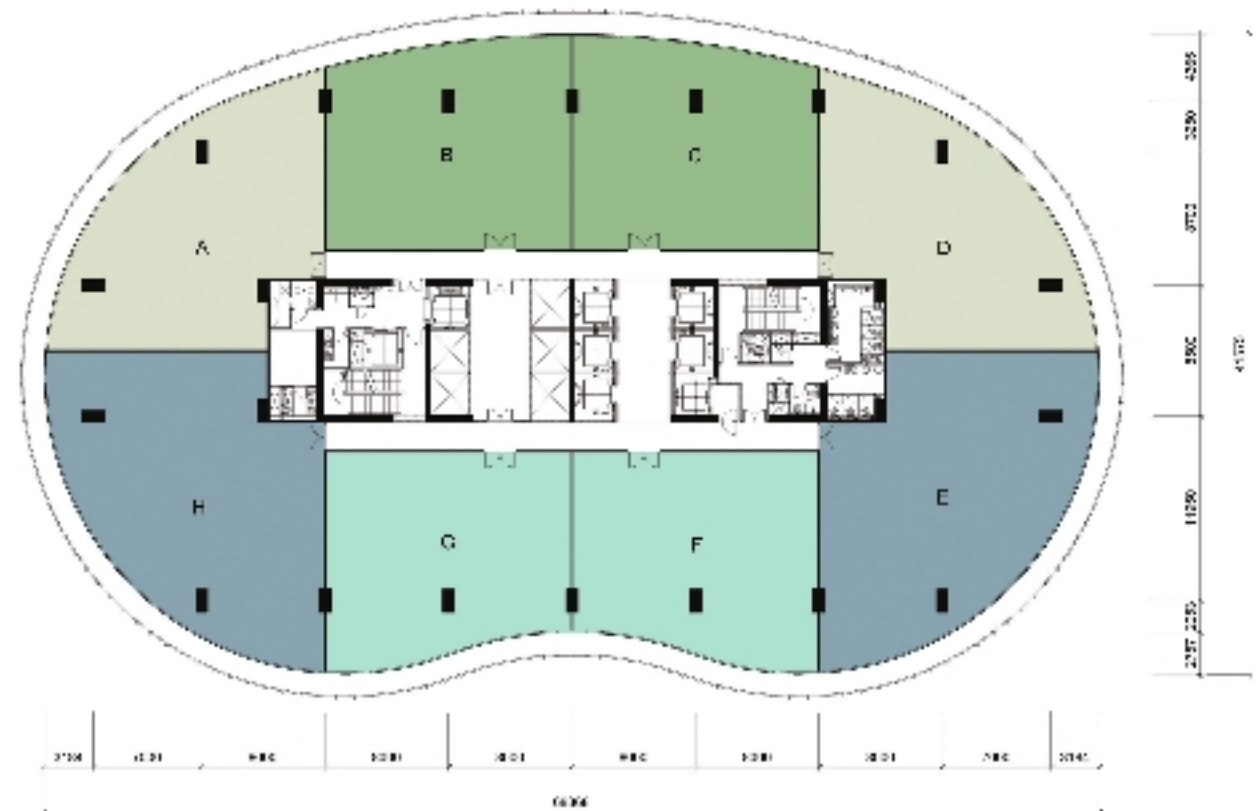
## SITEPLAN



## FLOOR PLANS



→ Typical Single Floor



→ Typical Multi-Tenancy Floor



## THE BUILDING SPECIFICATIONS

### TOTAL SITE AREA

Total 7.2 ha - Phase 1 = 44,388 sqm  
(3 Office towers & 1 Retail)

### TOTAL SEMIGROSS AREA

- Total 123,768 sqm (3 Office towers)
- Office Tower : 41,256 sqm (each tower)
- Retail : 12,500 sqm

### TYPICAL FLOOR PLATE

1,980 up to 2,200 sqm semigross

### NO. OF FLOORS

- 20 levels of office space
- 1 level of retail + parking
- 3 levels of basement parking

### CEILING HEIGHT

Typical Floors - 2.75 m

### ELEVATORS

- 5 units Low Zone
- 6 units High Zone
- 1 Executive Lift
- 1 Service Lift

### AC ZONING

8 Zones / floor

### POWER CAPACITY

PLN 10,000kVA

### POWER BACKUP

(100% BACK UP for Lighting & AC), consist of:

- 1 unit @ 1,000kVA
- 2 units @ 1,500kVA
- 3 units @ 2,000kVA

### FLOOR LOADING

250 - 350 kg/sqm

### LIGHTING

300 lux

### TELECOMMUNICATION SYSTEM

PABX, Fibre optic

### SECURITY SYSTEM

GS Optical Turnstyles / Flap Barriers, CCTV, Boom Gate, Metal Detector, Access Card

### FIRE SAFETY SYSTEM

- In compliance with NFPA and local building code
- Fire Hydrant, Smoke & Heat Detector, Sprinkler System & Fire Extinguisher

## THE PROJECT TEAM

### DEVELOPER

PT INTILAND DEVELOPMENT TBK

### ARCHITECT

Atkins, UK

### ARCHITECT OF RECORD

Wiratman & Associates

### STRUCTURAL CONSULTANT

PT Davy Sukanta Consultant

### M&E CONSULTANT

PT Metakom Pranata

### MAIN CONTRACTOR

TATA

### OFFICE LEAD MARKETING AGENT

PT Leads Property Services Indonesia

### PROPERTY MANAGEMENT

PT Jones Lang Lasalle

## LOCATION



The first of its kind in the area, the main gateway is strategically located at an easy link to the TB Simatupang toll road. The 30 meter wide roadway connecting RA Kartini to Lebak Bulus 1 street creates an extended span of new frontage to the complex and provides convenient access to the surrounding business districts, airport, seaport and the CBD.





intiland

