

Good Life is  
About To *Begin*



A photograph of a double wooden door set within a multi-layered stone archway on a light-colored wall. The door is dark wood with a grid pattern and two vertical handles. The archway is made of several concentric stone rings. The background wall is light-colored and textured. The bottom of the image is dark, and there is a yellow bar at the very bottom.

# For A Better Living Experience

It begins here, with us



CIPTA HARMONI  
LESTARI

# From *The One* Who Cares

PT Cipta Harmoni Lestari, commonly known as the CHL Group, was founded on **July 1, 2015**, as the boutique real estate development division of the **Harita Group**. CHL has successfully completed numerous projects within the Greater Jakarta region, including

**The Sanctuary Collection, Mazenta Residence, Marchand Hype Station, and Naraya Serpong.**

# *As Harita Group Real Estate Development Division*

PT Cipta Harmoni Lestari ("CHL Group") is the real estate development division of the **Harita Group, a Forbes' 50 Indonesian conglomerate** operating in palm oil, nickel, bauxite, real estate, and other industries.

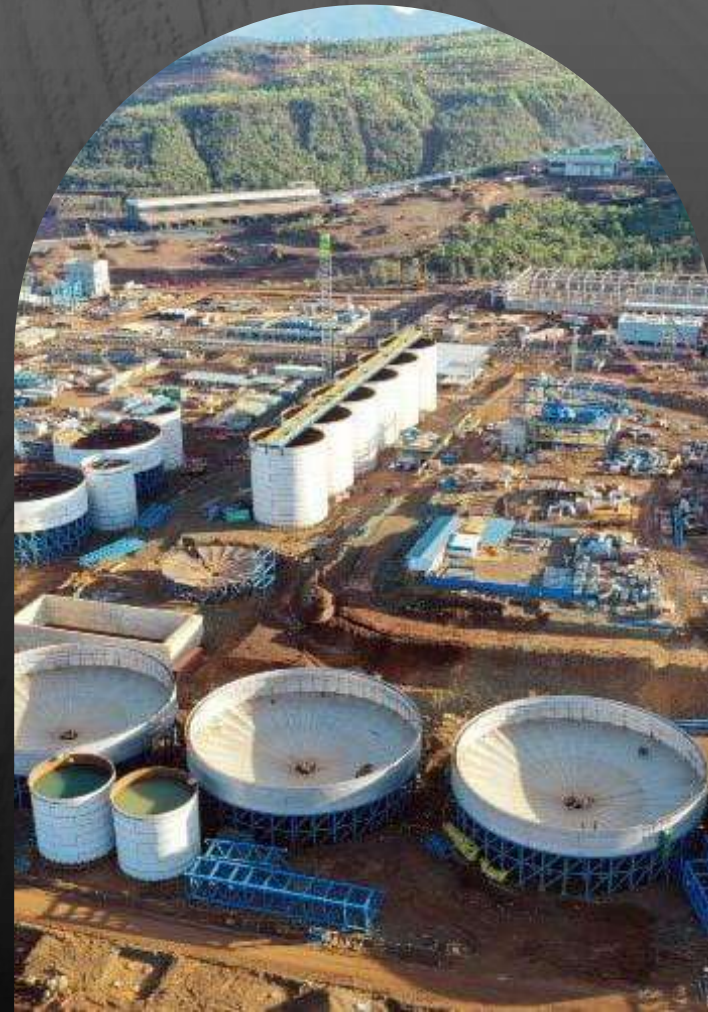
Bumitama Gunajaya Argo (BGA)

*Palm Oil*



Harita Nickel

*Nickel*



Harita Bauxite

*Bauxite*



Cipta Harmoni Lestari

*Real Estate*



# Where *The Journey* Starts

The Sanctuary  
Collection

TSC-  
Tanglin Parc

Mazenta  
Bintaro

TSC-  
Orchard Riviera

Banara  
Serpong

Marchand!  
Hype Station

TSC-Newton  
Spring

Naraya  
Serpong



# The Achievement On Our Journey

2020



- Housing Estate Most Favored Premium Medium Class
- Housing Estate Best Community Retain Concept
- Property & Bank Luxury Residential With Best Concept
- First Hype Station In Indonesia

2021



- Best Housing Development (Representing Indonesia In Asia)
- Best High-End Housing Development (Greater Jakarta)
- Best Housing Architectural Design (Indonesia)

2021



- Golden Property Awards Best Premium Housing Development
- Property & Bank Luxury Residential
- Urban City Most Favorite Premium Residence

2022



- Best Eco Friendly Housing Development
- Best Mid End Housing Architectural Design
- Best Housing Interior Design

# The *Achievement* On Our Journey

**BEST HOUSING  
ARCHITECTURAL DESIGN**

**BEST HOUSING DEVELOPMENT  
(INDONESIA)**

**BEST HIGH END  
HOUSING DEVELOPMENT  
(GREATER JAKARTA)**

Presented by  
**KOHLER.**

**THE WINNER IS**

The Sanctuary Collection  
by PT Cipta Harmoni Lestari

**THE WINNER IS**

The Sanctuary Collection  
by PT Cipta Harmoni Lestari

**THE WINNER IS**

The Sanctuary Collection  
by PT Cipta Harmoni Lestari





*We Develop Base On Needs*

セキュリティシステム  
作動中

お客様玄関は  
こちらです  
←



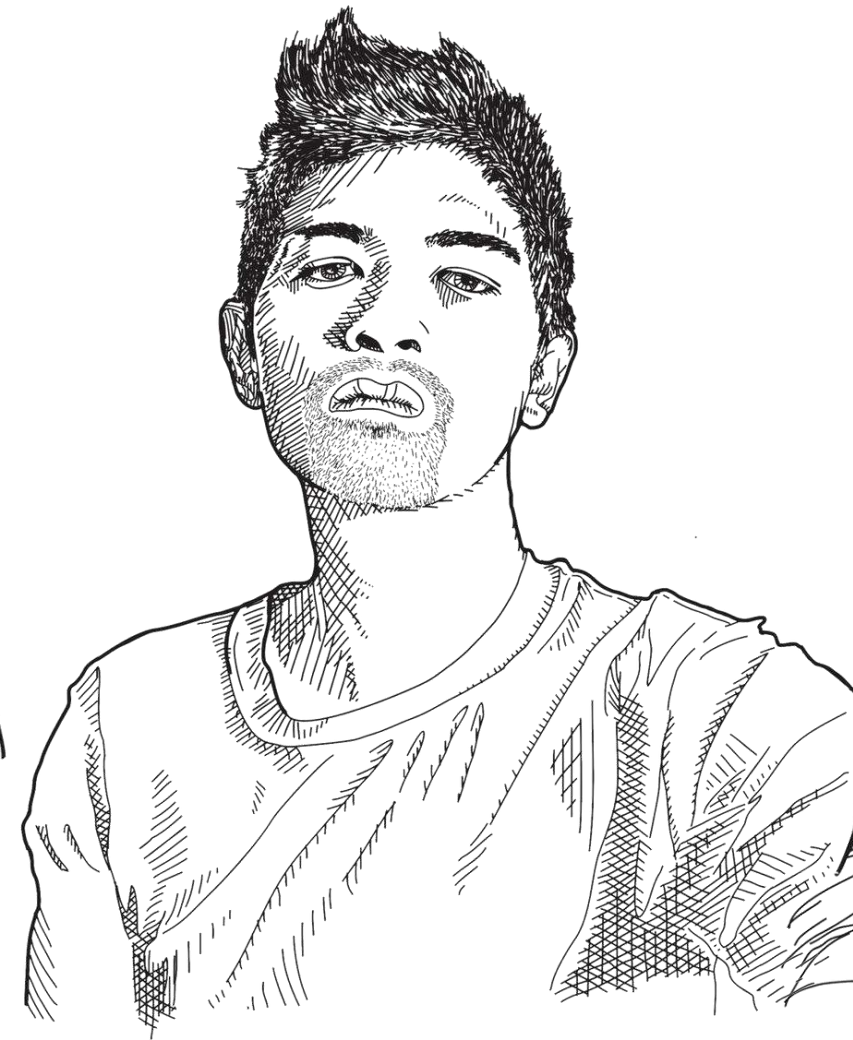
# Unveiling *The Mind* Behind The Design

"Atelier Bertiga: A South Jakarta-based architectural consultancy founded in 2018, led by three principal architects: **Andrea Daniswara, Dhidhot Bima, and Mahadiyanto**. They excel in tropical architecture, focusing on natural lighting and ventilation, creating visually appealing, comfortable, and sustainable spaces. Their contemporary style features natural materials like concrete, stone, and brick. Atelier Bertiga is known for its innovative designs and commitment to the profession, making it a rising force in South Jakarta's architectural scene"

Andrea Daniswara  
Principal Interior Architect

Dhidhot Bima  
Principal Architect

Mahadiyanto  
Principal Architect



**BERTIGA  
A.**



Subang  
Industrial Living



Sekolah Islam  
Terpadu



Science  
Mutiara Insani

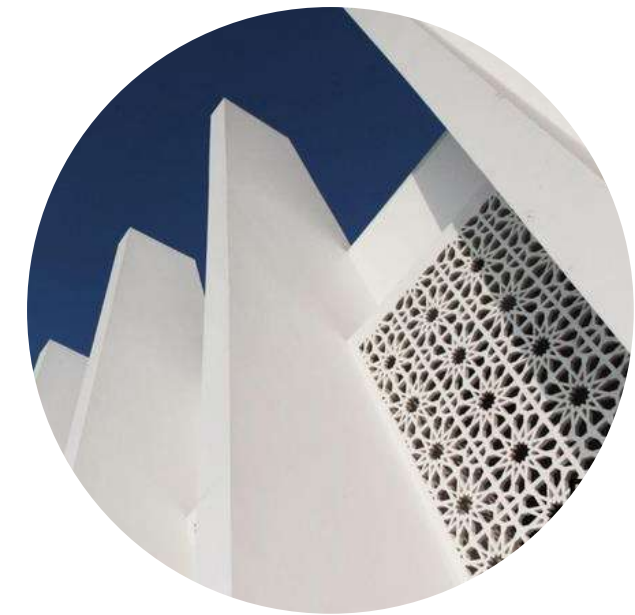


Vienna  
Botanical Living

Transyogi  
PP Property

Inasgoc  
Headquarter

Permata  
Qolbu Mosque





District  
BSD

Another Development By



CIPTA HARMONI LESTARI

A person wearing a white, intricately embroidered top with floral patterns in red, blue, and green. They are also wearing a white, textured bag with a flap and a small circular detail. A pair of round sunglasses with a dark frame is resting on the bag. The background is dark and out of focus, with some green bokeh lights. The overall mood is serene and elegant.

Good Life Is  
About To *Begin*

Introducing our brand new **INNOVATION,**

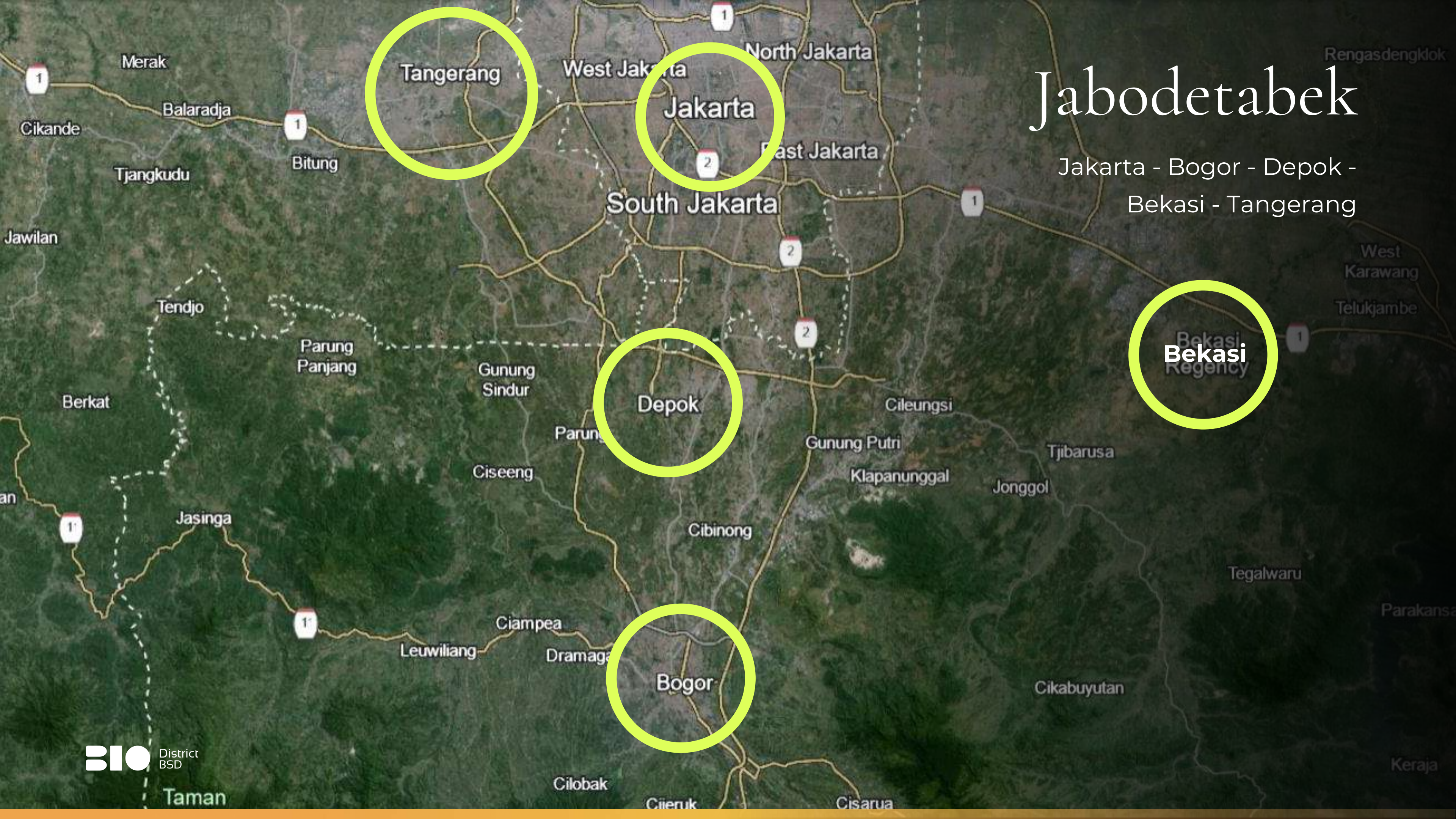
# A Terrace *Inside* The House!

Special feature of **CREATIVITY**

# Fully Functional Modern *Rooftop*

To **ENJOY** the sunset and sunrise in full view, feel the cold morning breeze and warm sun





# Jabodetabek

Jakarta - Bogor - Depok -  
Bekasi - Tangerang





# TANGERANG

## At South Tangerang

The Most developed township in Indonesia

Takes only  
**35** minutes  
To Airport

# BSD Masuk Proyek Strategis Nasional Baru Jokowi, Ini Alasannya

NEWS - Emir Yanwardhana, CNBC Indonesia

19 March 2024 11:57

SHARE |  



# Jadi PSN, PIK dan BSD Diprediksi Jadi Pusat Pertumbuhan Baru

Pengembangan proyek strategis nasional dinilai akan mendorong poros properti baru di Jabodetabek.

 Audio Berita 8 menit

Oleh **BM LUKITA GRAHADYARINI**

22 Maret 2024 20:52 WIB · 5 menit baca

A TEKS ▾



# Saham PIK dan BSD Naik Setelah Pemerintah Tetapkan Jadi PSN

Total investasi bisa mencapai sekitar Rp 40 triliun dan akan dibangun mulai 2024, dan ditargetkan selesai tahun 2060.

 Audio Berita 8 menit

Oleh **ERIKA KURNIA**

25 Maret 2024 17:25 WIB · 4 menit baca

A TEKS ▾

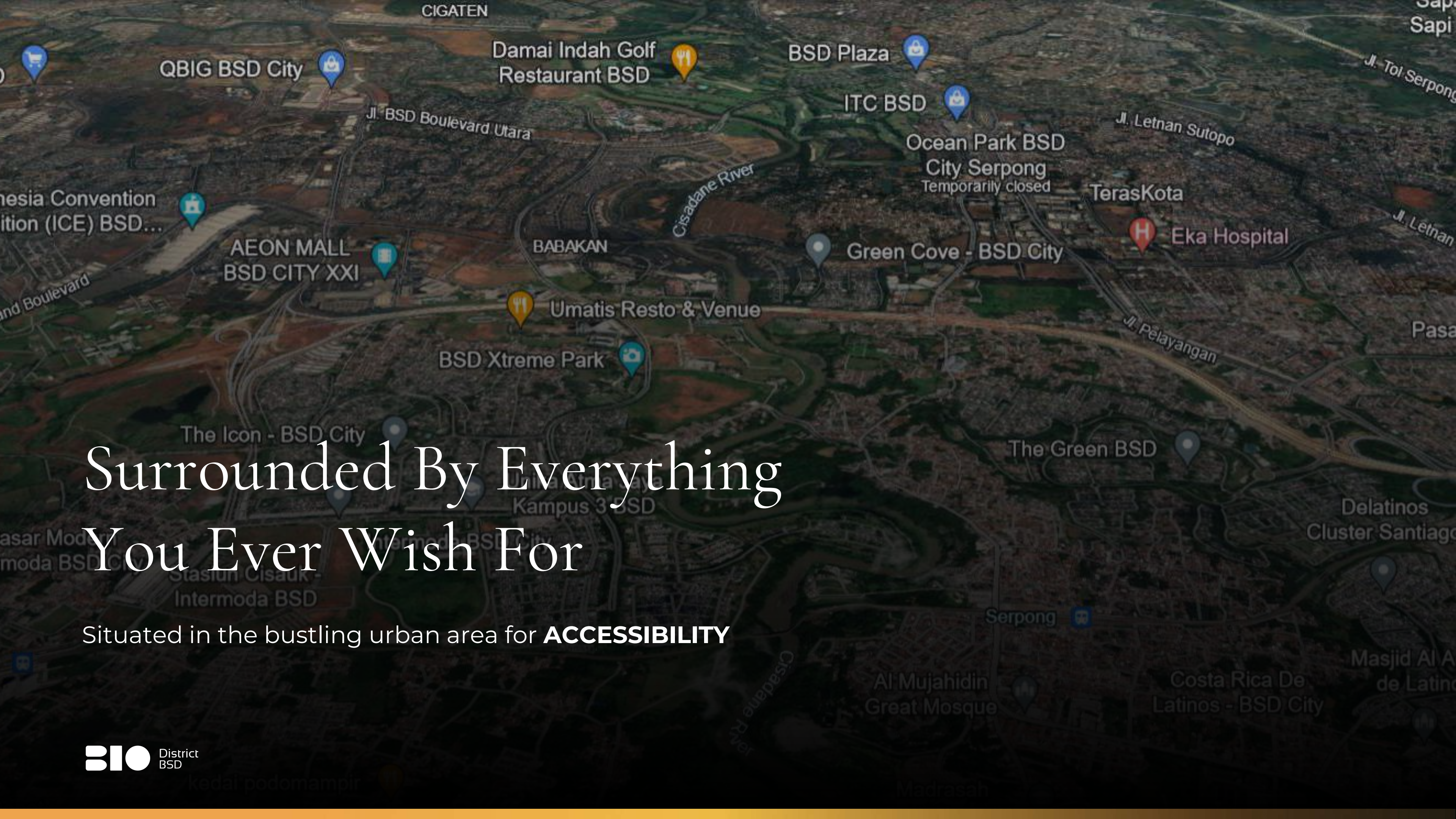




  
Unilever

# *A Truly Unique Location*

So close to **NATURE**, yet so close to **CENTRAL CBD BSD**



# Surrounded By Everything You Ever Wish For

Situated in the bustling urban area for **ACCESSIBILITY**

# The Comfort of Living in *The Heart of BSD*

Convenience and an urban lifestyle awaits you here



## ACCESSIBILITY

- Rawa Buntu Gate
- Cilenggang Gate
- AEON Gate
- St. Rawa Buntu
- St. Serpong
- St. Cisauk

## CENTRAL CBD

- Green Office Building
- Digital Hub BSD
- Wisma BCA
- Foresta Business Loft
- Astra Biz Center

## LIFESTYLE:

- The Breeze
- AEON Mall
- QBIG
- Teras Kota
- ITC BSD
- ICE BSD

## HOSPITAL

- Eka Hospital
- RS Columbia Asia
- RSIA Putra Dalima

## EDUCATION:

- Sinarmas Academy
- Sampoerna Academy
- Santa Ursula
- BINUS School
- Al-Azhar
- Ora' Et Labora
- Univ Prasetiya Mulya
- Monash University

# Location - Location - Concept





# *Welcome To* BIO District

Your journey with BIO District start now



Everything You Need Is  
Provided Right Here



24 Hours Security



Lush Green Spaces



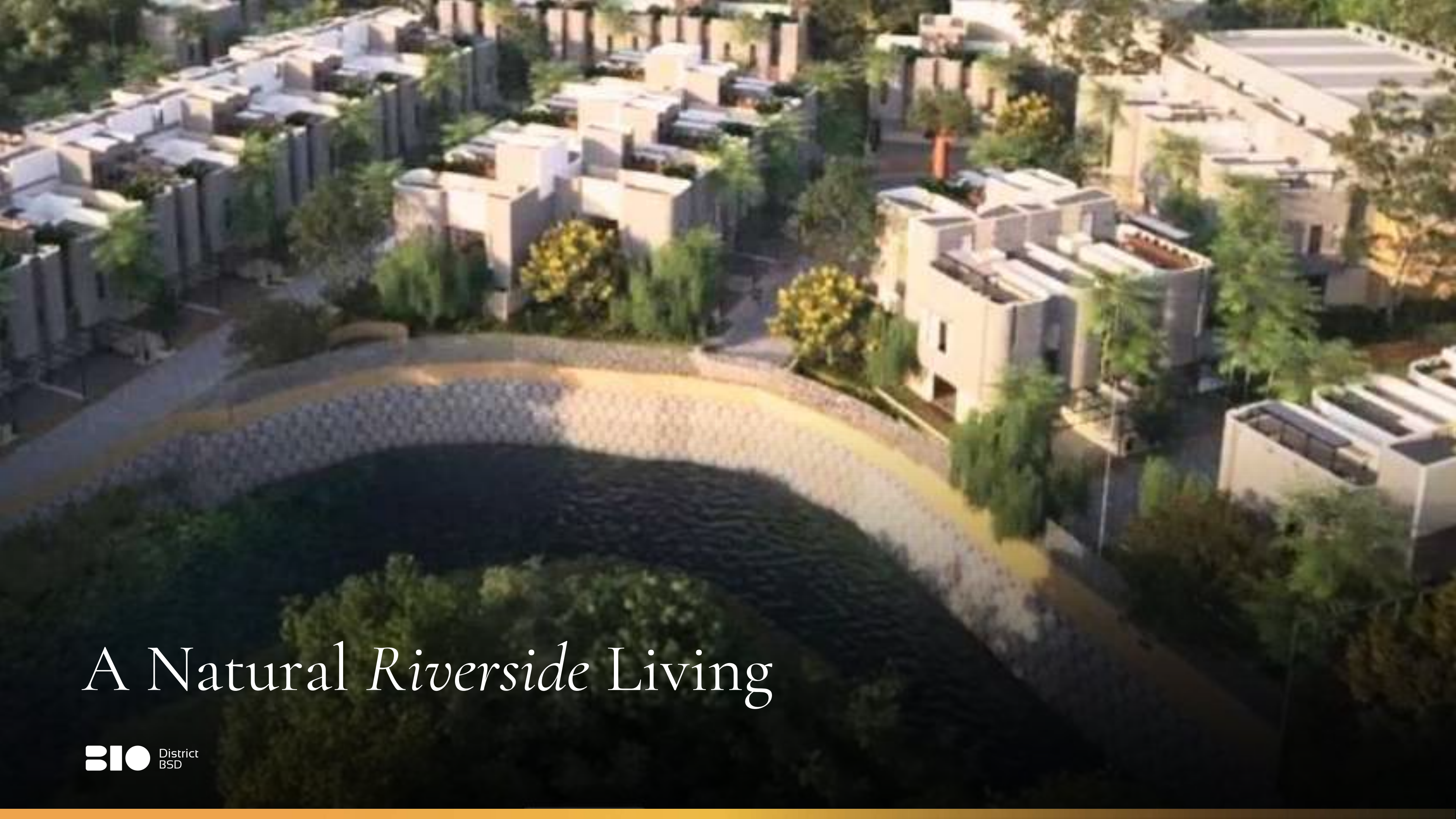
Outstanding Design



Communal Spaces  
& Facilities



Natural River & Curug



# A Natural *Riverside* Living



A Little *Haven* Amidst  
The Bustling City Life



**THE CLUBHOUSE**

*A Remarkable Sanctuary*

**WITHIN** the exclusive compound

# The ClubHouse

The **HEART** of the residence



Swimming Pool



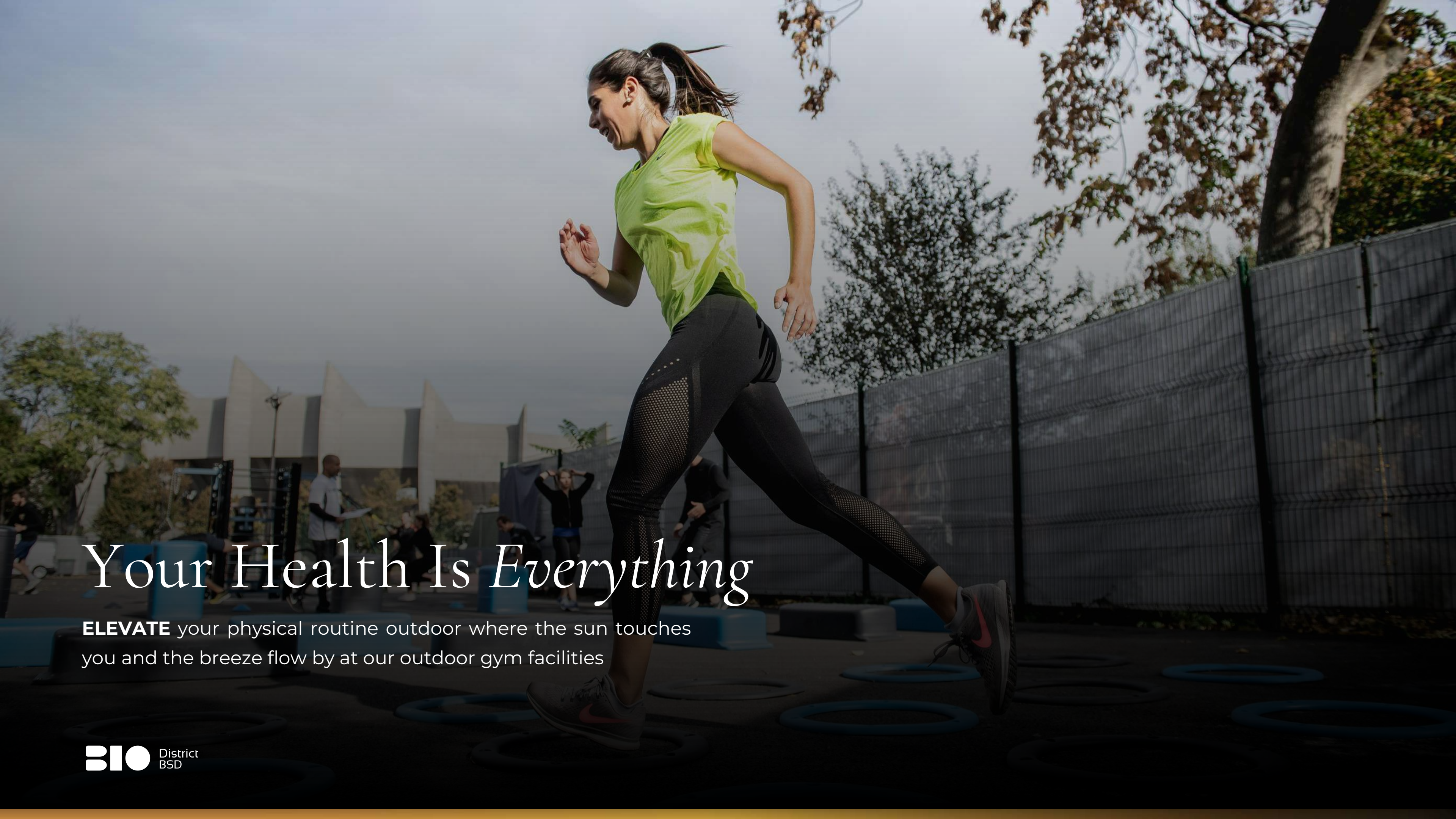
Indoor Gym



Working Space

# The Clubhouse

A Place where friends become family



# Your Health Is *Everything*

**ELEVATE** your physical routine outdoor where the sun touches you and the breeze flow by at our outdoor gym facilities





# A Place With *Happiness*

Spark your child's energy and empower healthy development with our playground.



# *New Experience Awaits*

Listen to the sound of river flowing as you run alongside it. Feel the experience of something you never try before.



# Riverside *Jogging Track*



# End It With *Smile*

"End your day enveloped in the timeless comfort of a fireside glow, where stories flow as freely as the warmth it provides."

# Bring A New *Innovation* To Your Table

## *Biophilic Design*

Architectural design to increase **connectivity**  
Between people and **nature**.



Natural Sun Light



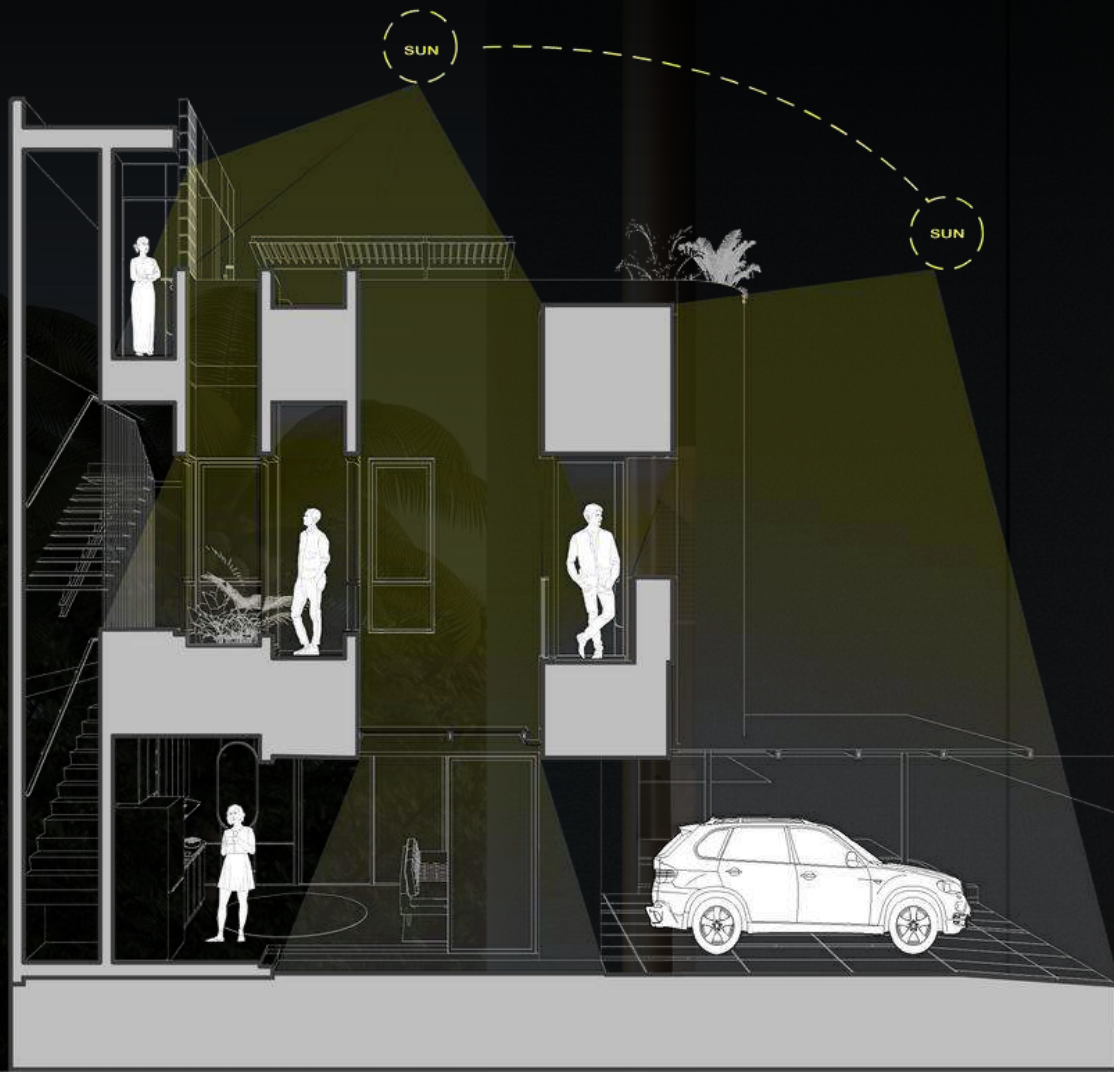
Green Space



Cross Ventilation

# A Home With *Innovative Features*

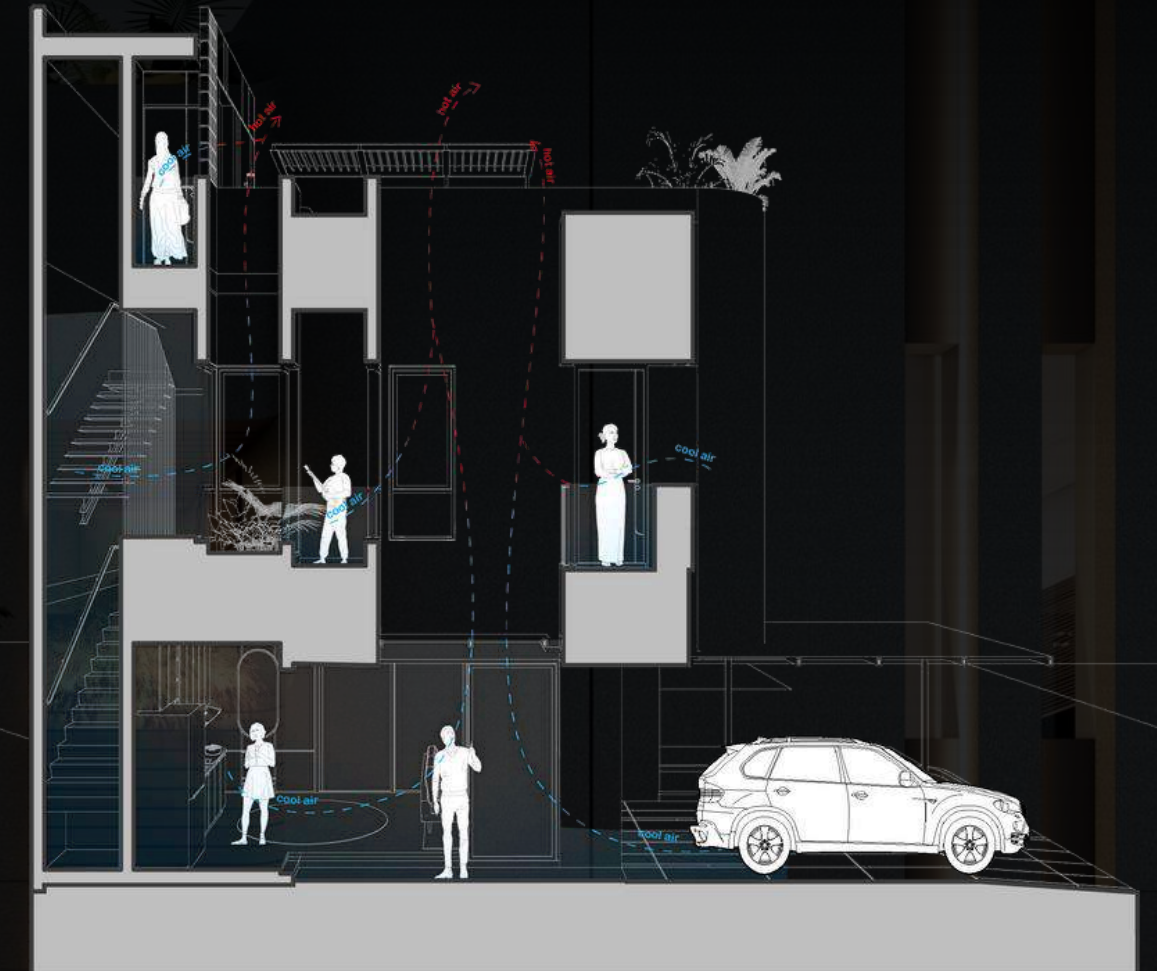
BIO District provide you with **INNOVATIVE** home designs and features to make sure you have a memorable experience here



Lighting



Landscape



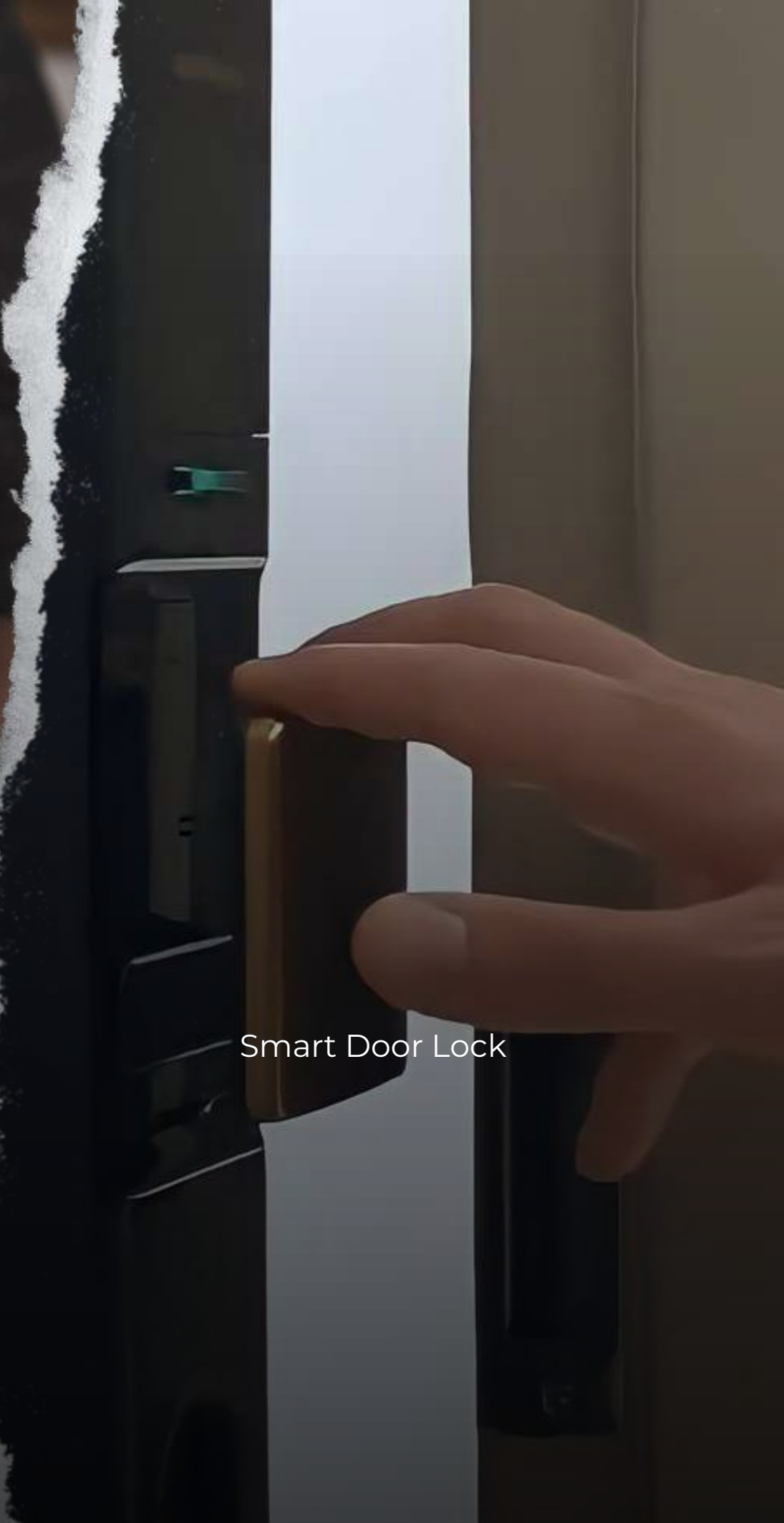
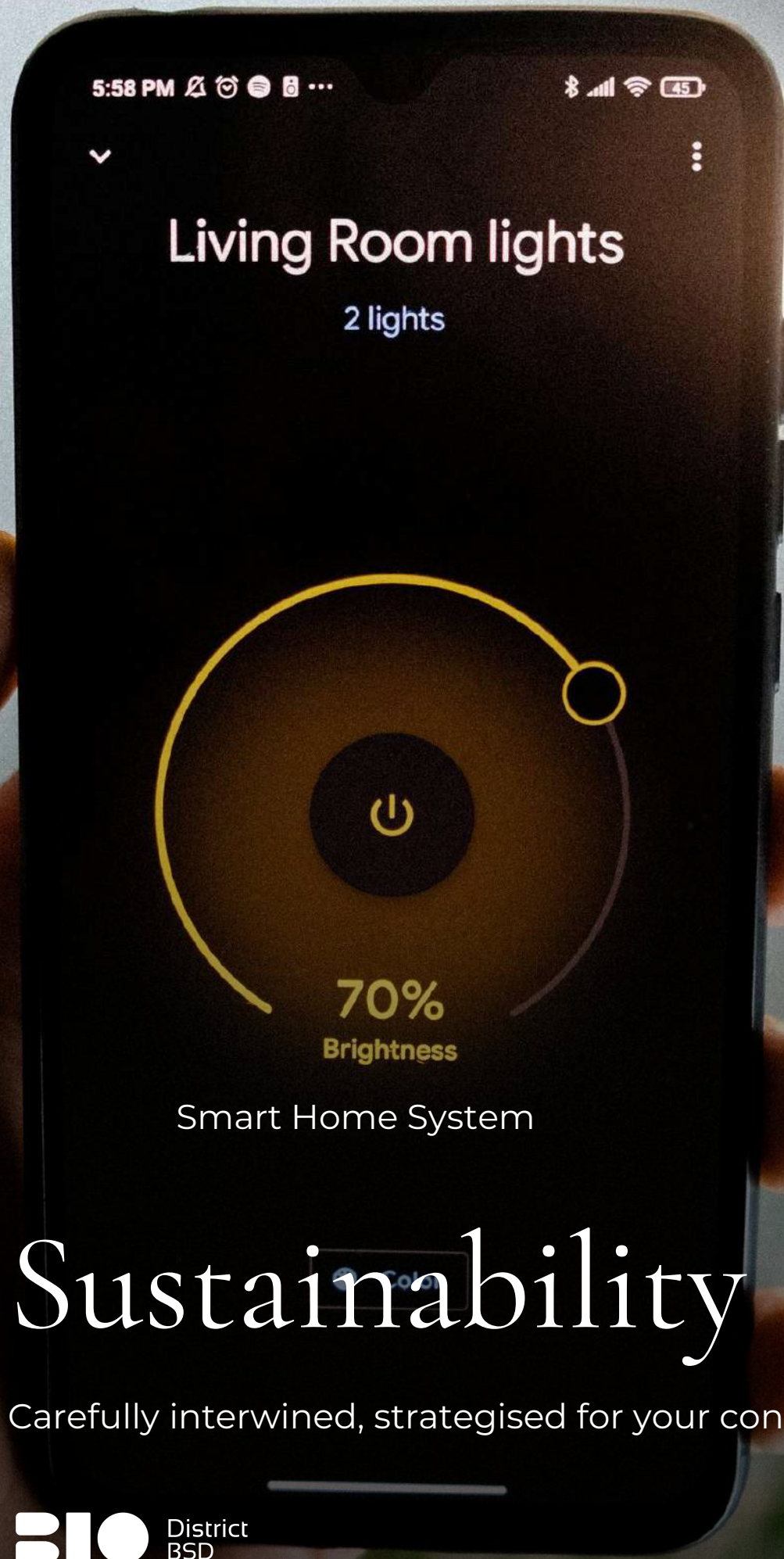
Cross Ventilation

# Designed For Your Living Experience

Let the sun **LIGHT UP** your day

A private and green sanctuary

Feel the gentle caress of fresh air year round



# Sustainability and Technology

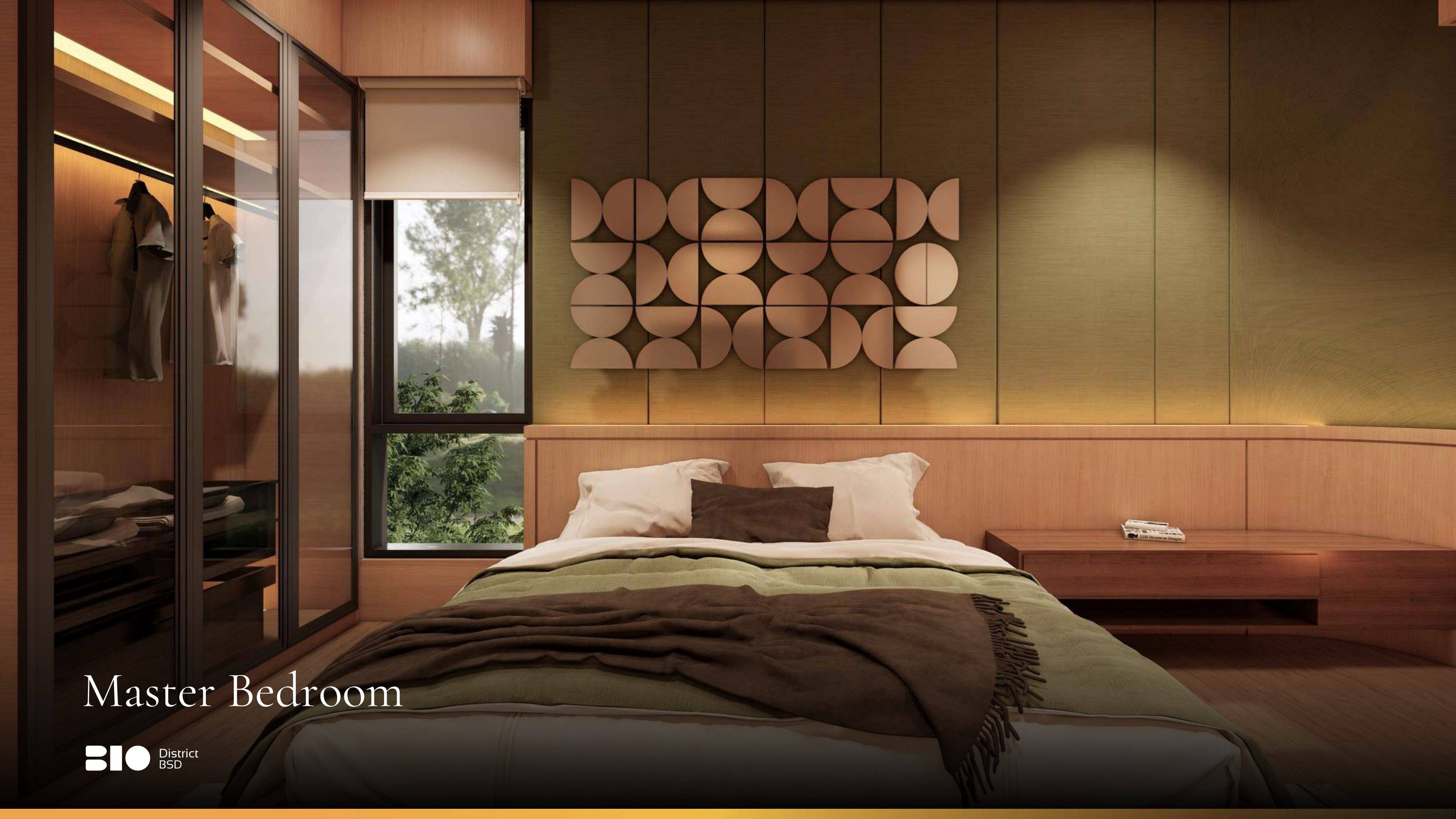
Carefully intertwined, strategised for your convenience



# Type C



Living & Dining Area



# Master Bedroom

7 x 12

**TYPE C**

**Floor Area:** 137 sqm

**Build Area:** 112 sqm

**Land Area:** 84 sqm



4+1 Bedroom



3+1 Bathroom



1 Kitchen



2 Car Port

# Type B





# Entrance & Living Area



# Master Bedroom

6 x 12

**TYPE B**

**Floor Area:** 114 sqm

**Build Area:** 92 sqm

**Land Area:** 72 sqm



3 Bedroom



3 Bathroom



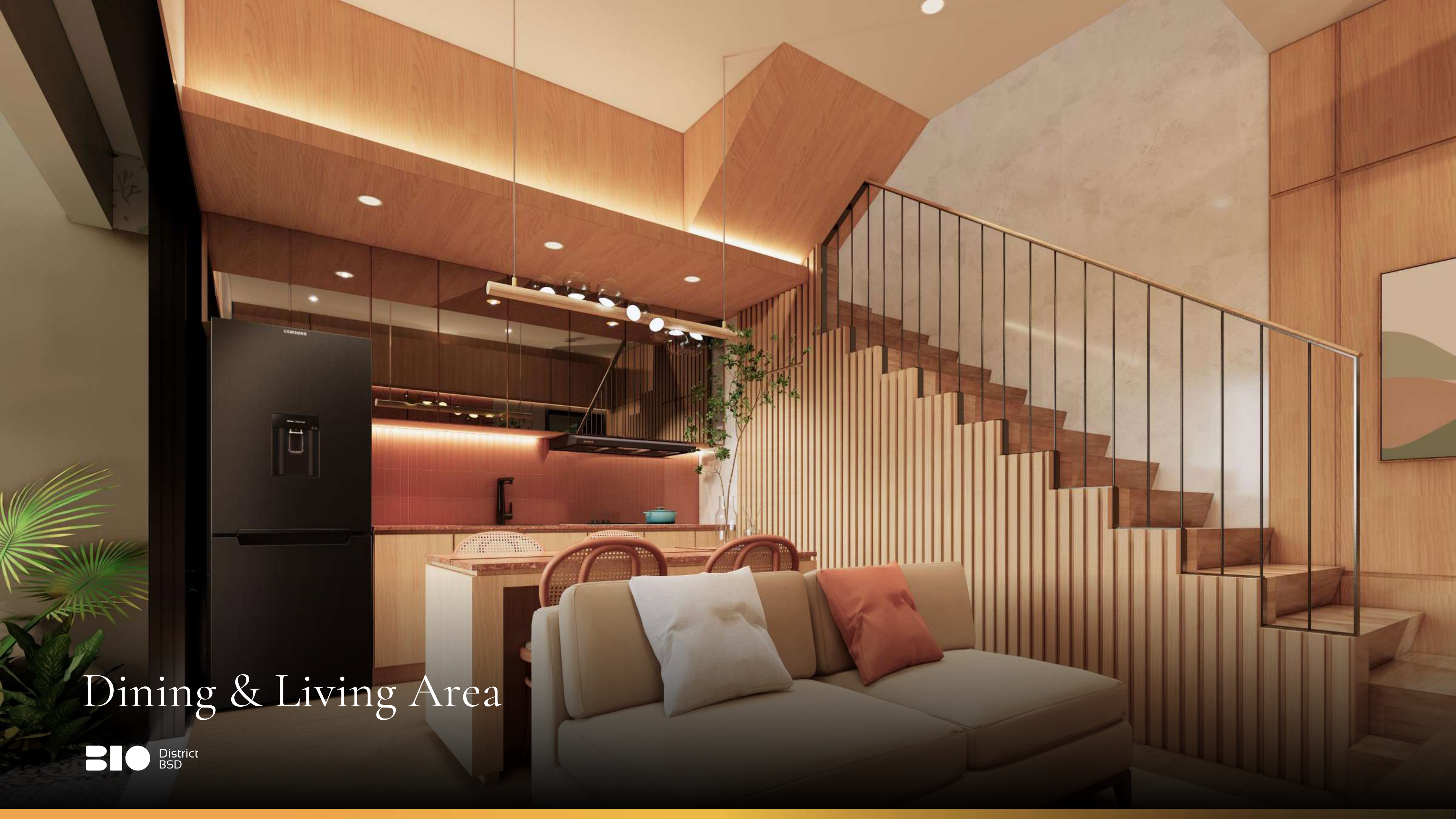
1 Kitchen



2 Car Port



# Type A



# Dining & Living Area



# Bedroom With Rich Sunlight

6 x 10

**TYPE A**

**Floor Area:** 98 sqm

**Build Area:** 80,5 sqm

**Land Area:** 60 sqm



3 Bedroom



2 Bathroom



1 Kitchen



2 Car Port



Crafted For An *Authentic*  
*Awesome* Experience

Supported By

**KOHLER**®

& Atēson

**TOTO**

**simon**

**YKK  
ap**®

**ALLURÉ**  
systems

**PALOMA**®  
ITALY

**SHERA**™

**NIRO GRANITE**®  
THE SWISS-QUALITY TILE

**westpex**  
pipa modern

**propan**  
The Paint Specialist

**ARBIT**

# Type A

Start From \*

**1,6M** -an

Add Value Rooftop

# Type B

Start From \*

**1,9M** -an

Add Value Rooftop

# Type C

Start From \*

**2,2M** -an

\*Exclude PPN

Supported By



**BCA**

**mandiri**



**BANK BRI**



**OCBC Bank**

**BSI**

BANK SYARIAH  
INDONESIA

PermataBank



**Danamon**



Only **64** Units Available!



*Extremely rare and limited units available!*

**Exclusive  
for first**

**36**

**Limited time offer!**

**50%**

**PPN Incentive!**



*Absolutely not to be missed*



District  
BSD

NUP

Start By

26 APRIL '24

# The Comfort of Living in *The Heart of BSD*

Convenience and an urban lifestyle awaits you here



## ACCESSIBILITY

- Rawa Buntu Gate
- Cilenggang Gate
- AEON Gate
- St. Rawa Buntu
- St. Serpong
- St. Cisauk

## LIFESTYLE:

- The Breeze
- AEON Mall
- QBIG
- Teras Kota
- ITC BSD
- ICE BSD

## EDUCATION:

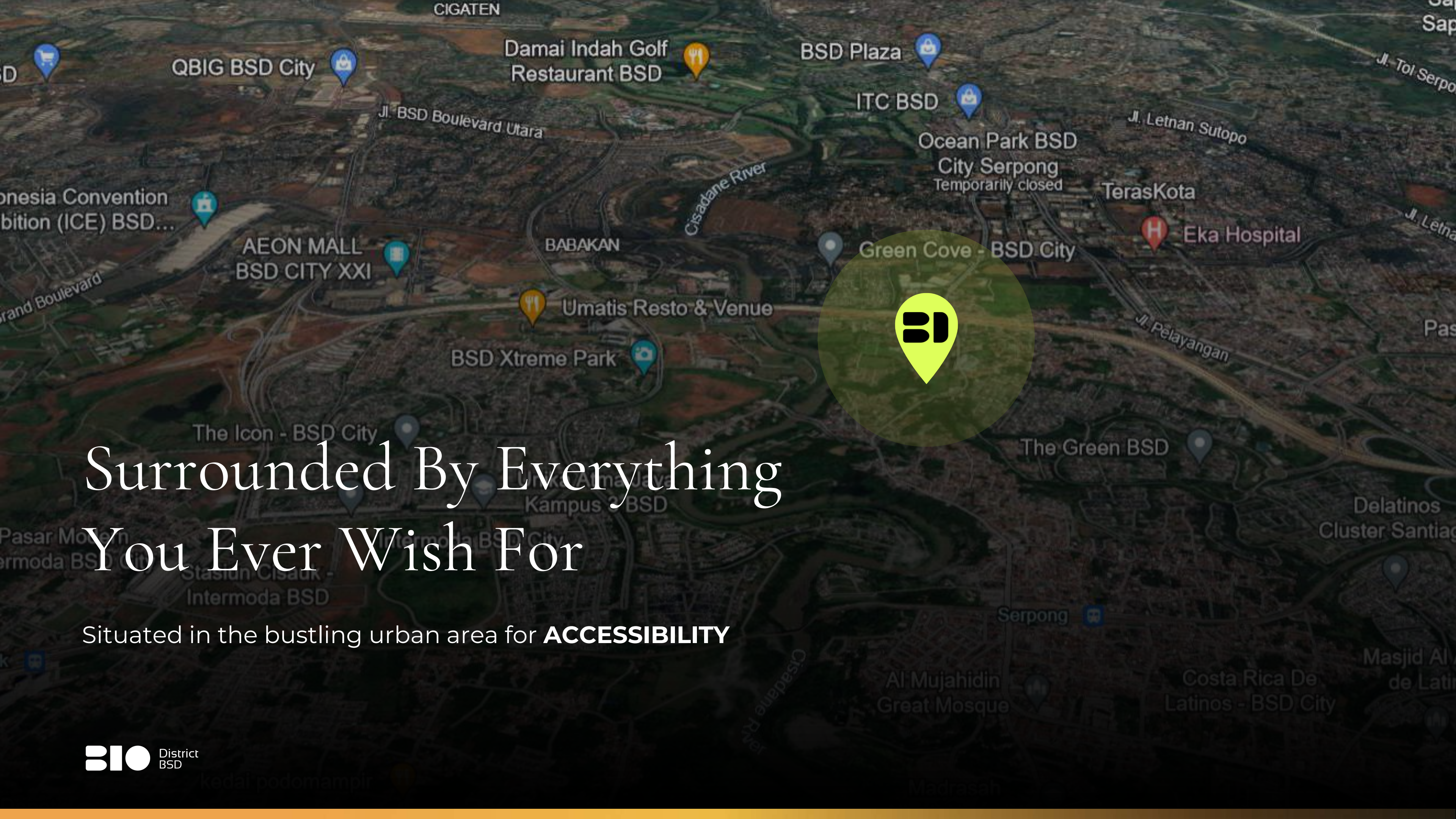
- Sinarmas Academy
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- Al-Azhar
- Ora' Et Labora
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## CENTRAL CBD

- Green Office Building
- Digital Hub BSD
- Wisma BCA
- Foresta Business Loft
- Astra Biz Center

## HOSPITAL

- Eka Hospital
- RS Columbia Asia
- RSIA Putra Dalima



# Surrounded By Everything You Ever Wish For

Situated in the bustling urban area for **ACCESSIBILITY**



Jalan Toll Serpong - Balaraja



Exit Toll AEON

Exit Toll The Green

Stasiun Cisauk

Stasiun Serpong

Stasiun Rawa Buntu

Exit Toll AEON

Jalan Toll Serpong - Balaraja



Exit Toll The Green

# Close to Serpong - Balajara Toll Access

Takes only 5 minute from BIO District  
access the nearest toll



Rawa Buntu Gate



Cilenggang Gate



AEON Gate



Cisauk

Rawa Buntu

Jurang Mangu

Kebayoran

Tanah Abang

Serpong

Sudirman

Pondok Ranji

Palmerah

# Easy Access To Commuter Line

Takes only

**3** minutes

from BIO District

Takes only

**45** minutes

To Tanah Abang

Takes only

**55** minutes

To Sudirman







Cilenggang Gate  
AEON Gate  
Rawa buntu Gate



Stasiun Serpong  
Stasiun Rawa Buntu  
Stasiun Cisauk



Green Office Building  
Digital Hub BSD  
Wisma BCA  
Foresta Business Loft  
Astra Biz Center



District  
BSD



The Breeze  
AEON Mall  
QBIG  
Ararasa  
Teras Kota



Sinarmas Academy  
Sampoerna Academy  
Nanyang Inter School  
Prasetya Muliya  
Universitas Atma Jaya  
Monash University



Eka Hospital  
THT Proklamasi

An aerial photograph of a tropical landscape. A river flows through the center, surrounded by dense green vegetation. On the left bank, there is a small settlement with several buildings and a fenced-in area. The text "One thing that doesn't grow is Land" is overlaid in white serif font across the middle of the image.

“One thing that doesn’t grow is **Land**”



Don't miss *your chance* to have a good life



District  
BSD

Another Development by:



CIPTA HARMONI LESTARI