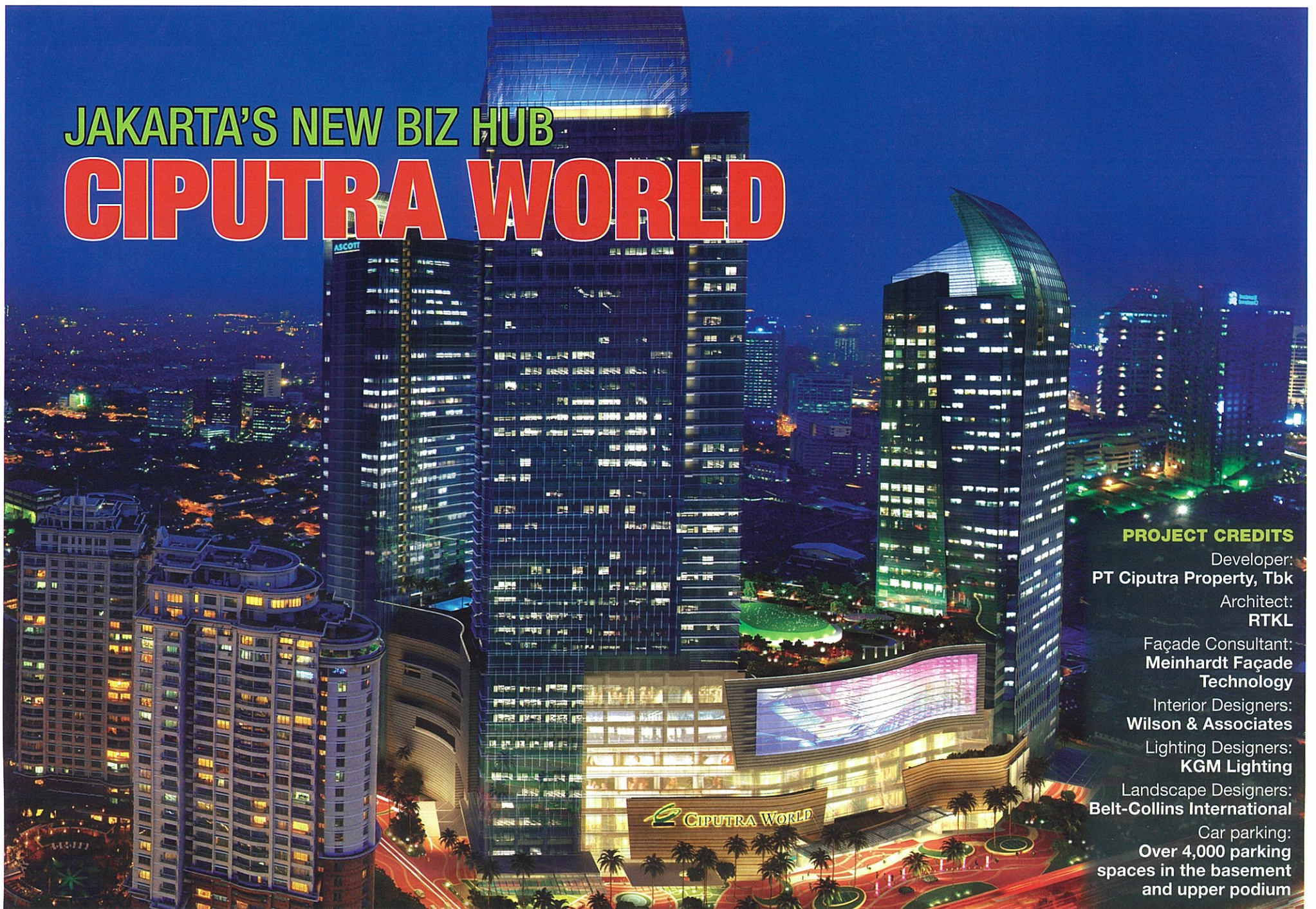


# JAKARTA'S NEW BIZ HUB CIPUTRA WORLD



## PROJECT CREDITS

Developer:  
PT Ciputra Property, Tbk

Architect:  
RTKL

Façade Consultant:  
Meinhardt Façade  
Technology

Interior Designers:  
Wilson & Associates

Lighting Designers:  
KGM Lighting

Landscape Designers:  
Belt-Collins International

Car parking:  
Over 4,000 parking  
spaces in the basement  
and upper podium

Ciputra World is the newest landmark in Jakarta's commercial landscape, and is the product of unique combination of world renowned US architects RTKL and Indonesian property development giant Ciputra group.

PT Ciputra Property, Tbk has invested about US\$ 600 million to build Ciputra World Jakarta (CWJ) in Jalan Prof. Dr. Satrio with a break-up of US\$ 300 million for Block 3-5, US\$ 90 million for Block 6, and US\$ 200 million for Block 11. Aesthetically, the design approach is inspired by the concept of 'fluidity', utilising curves and flowing lines, combined with a kaleidoscopic design and colour pattern that adds excitement and dynamism, inspired initially by renowned Indonesian artist Hendra Gunawan.

Practically, the design maximises prime space utilisation, assuring smooth circulation of air throughout the area of the site and providing features, attractions and focal points that inspire and delight.

## Sustainability

Ciputra world is designed in line with the standards set out in the green building design guide reference issued by the building and construction authority of Singapore. The green Building Guide prioritises energy/water efficiency and good environmental management, benefiting tenants and the surrounding. The newly established Green Building Council of Indonesia has chosen Ciputra World to be a pilot project for Green Building Certification in the country.

"We combined the best designers, architects, facade specialist, operators and other professionals in one of the best locations in Jakarta. We believe that focusing on quality creates value," said Candra Ciputra, President Director of PT Ciputra Property Tbk.

The project is situated in the area of 11 hectares in "Jakarta's Golden Triangle" - Jalan Prof. Dr. Satrio, Jalan Sudirman, and Jalan Rasuna Said (Kuningan). In this superblock there will be 558,000 sq m total building's floor area; it consists of Shopping Mall of 130,000 sq m wide, 5-star hotel with 200 rooms, office tower of 60,000 sq m wide, a leased apartment of 170 units, a strata title apartment of 136 units, and premium apartment of 80 units. This will be the biggest superblock in Jakarta.

## Architectural concept

The development is a major mixed-use complex with a

work-live-play concept. The client has also consciously decided to include an Art Museum as part of the all-in-one activity concept. The architecture and interior design is inspired by Hendra Gunawan (a famous Indonesian painter), where fluidity and vivid colours form part of the uniqueness of his paintings.

The development incorporating a 5 star hotel and premium residence tower, an office tower, a serviced apartment tower and a thirteen level retail podium. The total site area is approximately 45,400 sq m.

## Retail Mall

With three levels of shopping and two levels of entertainment, the Ciputra World Mall is a podium of 13 storeys of retail and parking, providing an impressive array of retail, dining and recreation choices. The seven floors of mall comprises of 1, 30,000 sq m of retail space with 50,000 sq m being allocated for entertainment – cinemas and museum.

## Hotel/Premium Residential Tower

The five star hotel offers 200 spacious suites with servicing to ballroom and function rooms. 88 premium residences atop the tower offer consummate space and amenities to those who refuse to settle for anything less than the very best. Arrayed over 420 sq m, the four bedroom residences enjoy a private lift and full access to the facilities to hotel, including 24-hour room service.

## Serviced Apartments

Premier accommodation for the short and long term, the serviced residences provide a comfortable convenient and welcoming home for individuals and families based in Jakarta. The 35-floor serviced residences built in total area of 42,000 sq m, offer 170 apartments ranging in area from 76.5 sq m to 168.7 sq m and a choice of 1 to 3 bedrooms, along with a complete range of leisure facilities to cater to residents of all ages.

## Office Tower

The 60,000 sq m office tower offers 38 floors of business accommodation in a building that is as efficient and 'green' as it is impressive. The tower has 15 high-speed elevators serving low, mid and high zones, and floor plates ranging from 1800 – 2200 sq m set out in rectangular plans that are free in internal columns. Ciputra

World Office Tower has a parking ratio of 1:50 sq m, which is double the ratio specified by the Jakarta government and a highly sophisticated integrated security system.

**Engineering information:** Extended curved roof with laminated glass presents a challenge for building maintenance access. 12-m tall point-fixed glass system with glass fins for the mall and office entrances will be the first in Jakarta

## Roofs and Façades

Meinhardt Facade Technology, a leading facade design and consultant in Singapore, has rendered their expertise for Ciputra World. While the tower roofs will form the integral part of the curtain walls, the podium roof will be RC slab with hardscape and landscape on it. Façades for the Hotel and Office will incorporate DGU with SC of 0.30 and U-Value of 1.8 W/m<sup>2</sup>.°K. Façades for Apartments will be laminated glass with SC of 0.50 and U-Value of 5.6 W/m<sup>2</sup>.°K. Façades for the Podium will include a combination of point-fixed glass for all lobbies (office, apartment and shopping mall), stone cladding (granite), aluminium panels and aluminium perforated panels covering the ramp.

## Location advantage

The Golden Triangle, the area delineated by Jakarta's main traffic arteries, Jalan Sudirman, Jalan Gatot Subroto and Jalan Rasuna Said, forms the commercial heart of Jakarta. At the middle of the Golden Triangle, on Jalan Prof. Dr. Satrio, is Ciputra World. Nestled with national and multinational companies and corporations, the area is also home to many of the city's leading hotels and restaurants, foreign embassies and high-end residential communities. Ciputra World is easily accessible by car from Jalan Sudirman and Jalan Rasuna Said and also by public transport. There is even a direct route to nearby Mega Kuningan that avoids all the main roads.

## Environment friendly features

- High-performance glass
- Self-cleaning glass coating
- Vertical greenery
- One of the first projects in Jakarta that will get accreditation from the Green Building Council of Indonesia (for design and construction period).

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