



TAMANSARI ISWARA

APARTMENT

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WHO WE ARE

PT WIJAYA KARYA (PERSERO) TBK.,
(HEREINAFTER REFERRED TO AS WIKA OR
COMPANY) WAS ESTABLISHED BY VIRTUE OF
LAW NO.19 OF 1960 IN CONJUNCTION WITH
GOVERNMENT REGULATION NO.64 OF 1961
DATED 29 MARCH 1961 CONCERNING THE
ESTABLISHMENT OF THE STATE COMPANY
"WIJAYA KARYA".





WIKA began as a company engaging in electrical and plumbing installation work, and in the 70s, shifted into becoming a civil and building contractor company.

Through Initial Public Offering (IPO) in the Indonesia Stock Exchange on 27 October 2007, WIKA released 28.46 percent of its shares to the public, while the Government of the Republic of Indonesia owns the rest.

The funds received from the IPO has helped WIKA to be more flexible in its growth and development.

BUSINESS LINE



ENERGY



INFRA
& WATER



PROPERTY
DEVELOPMENT



CIVIL CONSTRUCTION
& HIGH RISE BUILDING



EPC &
POWER ENERGY



PRECAST
CONCRETE



BITUMEN



WIKON



HIGHSPEED
RAILWAY



OPERATING
& MAINTENANCE

BEKASI CITY



■ Area & Geographic Location

The city of Bekasi covers an area of approximately 210.49 km². The boundaries of the city of Bekasi are

- To the North : Bekasi Regency
- To the South : Bogor Regency and Depok City
- To the West : DKI Jakarta Province
- To the East : Bekasi Regency

Geographic location: Between 106°48'28" and 107°27'29" East Longitude, and between 6°10'6" and 6°30'6" South Latitude.

■ Topography

The topographical conditions of Bekasi city have slopes ranging from 0 to 2%, and are situated at elevations ranging from 11 meters to 81 meters above sea level.

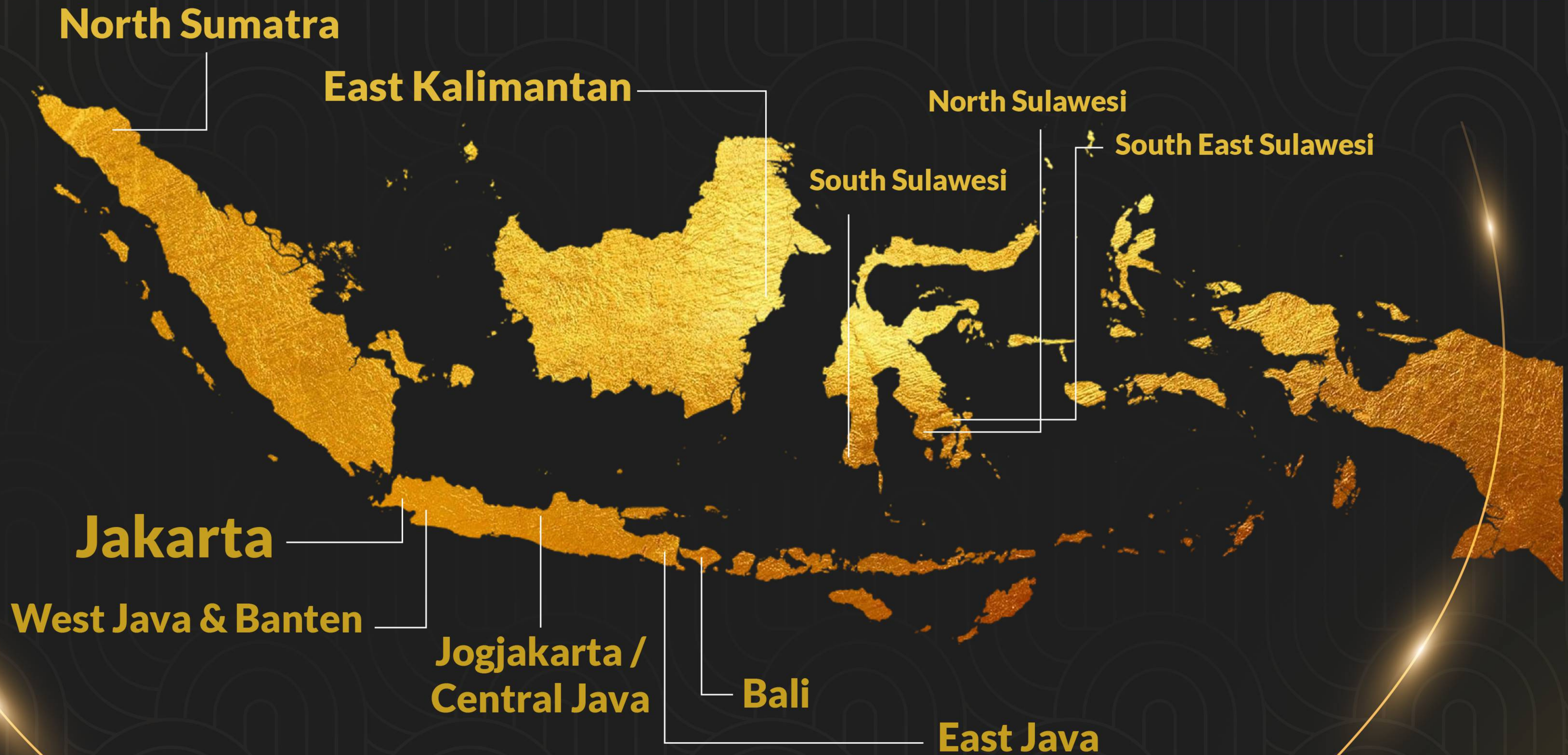
- Elevations >25 m : Medan Satria, North Bekasi, South Bekasi, East Bekasi, and Pondok Gede Districts.
- Elevations 25 - 100 m : Bantargebang, Pondok Melati, and Jatiasih Districts.



TAMANSARI

A NATION'S PRIDE

PROJECT LOCATION



COMPLETED PROJECT

ARCHIPELAGO

Jakarta

Tamansari Hive Apartment & Condotel
Tamansari Sudirman Executive Residence
Tamansari Semanggi Apartment
Tamansari Puri Bali
Fatmawati Festival

West Java & Banten

Tamansari Skylounge, Tangerang
Tamansari Panoramic
Tamansari Persada Bogor,
Tamansari Bukit Damai, Bogor
Tamansari Pesona Bali, Tangerang
Tamansari Iswara, Bekasi
Tamansari Persada Kemala, Bekasi
Tamansari Persada Raya, Bekasi
Tamansari Bukit Bandung, Bandung
Tamansari Manglayang Regency
Tamansari Pelabuhan Ratu

Jogjakarta / Central Java

Tamansari Majapahit

East Java

The Green Tamansari Surabaya

**TAMANSARI
ISWARA**
APARTMENT



THE ULTIMATE URBAN ADDRESS

In 2015, the city of Bekasi was recognized as one of the cities with the best development planning.

Bekasi is an independent satellite city within the Jabodetabek metropolitan area, which has rapidly developed into a residential area for urban dwellers and an industrial center.

Limited land availability, the development of toll roads and mass transportation infrastructure, as well as the completeness of city facilities and education, have made it a favorite among investors and young families.

PRODUCT ADVANTAGE

DESIGNED FOR URBAN SOUL

- It is an urban apartment constructed with the first glass facade in Bekasi city.
- Designed with a contemporary style, City Apartment brings a sense of pride as a modern urban soul.
- With urban luxury standards, spacious rooms, and the best building quality and facilities in its class.

STRATEGIC LOCATION

Located in the heart of Bekasi city, close to:

- Shopping Centers and Educational Institutions
- Public Transportation
- Hospitals, Hotels & Convention Centers
- Toll Roads: West Bekasi & East Bekasi
- Approximately 10 minutes from the LRT station.

UNIT OPTIONS

Various types of units are available:

- 1) Studio Unit (19.6 m2 - 20.5 m2)
- 2) 1 Bedroom Unit (34.5 m2 - 39.5 m2)
- 3) 2 Bedroom Unit (39.7 m2 - 56 m2)
- 4) 3 Bedroom Unit (63.72 m2)

Facilities :

- Infinity Pool
- Sky Garden
- Fitness Center
- Poolbar
- 24-hour CCTV
- Commercial Area

AFFORDABLE PRICE

- The price is still below other competitors, with better facilities and building quality.
- Investing in Iswara will see an average annual price increase of 15%.

**TAMANSARI
ISWARA**
APARTMENT



ISWARA IN SANSKRIT (A LOCAL LANGUAGE IN INDONESIA)
MEANS "RULER" OR "MASTER".

For example, Lokaswara means ruler of the world. In the Saivite tradition, the use of the term "**Maheshwara**" means ruler.

With the existing land, comfort, and the concept of **RAJA** environmental services, we aim to realize it together.



LOCATED IN THE MAIN ACCESS

BEKASI CITY



Transportation

- +/- 6 min - West Bekasi LRT Station
- +/- 12 min - East Bekasi LRT Station
- +/- 5 min - Becakayu Toll
- +/- 10 min - West Bekasi Toll
- +/- 5 min - East Bekasi Toll
- +/- 12 min - Bekasi Train Station
- +/- 11 min - East Bekasi Train Station

Hospital

- +/- 15 min - Primaya West Bekasi Hospital
- +/- 10 min - Mitra Keluarga Hospital
- +/- 7 min - Hermina Bekasi Hospital
- +/- 7 min - Saint Elisabeth Hospital
- +/- 5 min - Siloam Hospital

Education

- +/- 20 min - Gunadarma University
- +/- 2 min - Bina Insani Campus
- +/- 5 min - Trisakti School of Management
- +/- 1 min - PERBANAS
- +/- 3 min - BSI

Commercial

- +/- 7 min - Metropolitan Mall Bekasi
- +/- 7 min - Mega Bekasi Hypermall
- +/- 5 min - REVO Town Mall
- +/- 5 min - Lotte Grocery

Bekasi is ready to prominently grow with flourishing opportunities, In line with the development of some major infrastructures and transportation hubs in the city. Bekasi enjoys the future development of some major transportation systems fostering growth and making the city highly accessible from Jakarta and Bekasi.



**TAMANSARI
ISWARA**
APARTMENT

Developer	: PT Wijaya Karya (Persero) Tbk.
Number of Towers	: 2 Towers
A Tower	: 31 Floors, 532 Units
B Tower	: 34 Floors, 1055 Units
Basement	: 2 Floors (1:5 Ratio)
Certificate	: SHMSRS (Strata Title Ownership Certificate)
Location	: Jl. Cut Meutia No. 2, Bekasi City, West Java
Product Proposition	: Apartment Commercial Area & Hotel
Land Area	: 9,354 square meters
Building Area	: 92,461 square meters
Facilities	: Infinity Pool, Sky Garden, Fitness Center
Legality	: SIPMB : NO. 503/0067 / 1-B / DPMPTSP.PPBANG SLF No.601/SK.SLF/18 /Distaru.Pemru

FACILITY

INFINITY POOL



SKYGARDEN



FACILITY

FITNESS CENTRE



TAMANSARI
ISWARA
APARTMENT





DROPOFF LOBBY



POOLSIDE CAFE



MINIMARKET



WORKING SPACE



MOSQUE



CHARGING
STATION



COMMERCIAL AREA

FACILITY



ELECTRONIC LOCK



24 HOUR CCTV



AC WIKA &
WATER HEATER



SMARTHOME



SHUTTLE BUS TO
WIKATOWER & LRT STATION



TAMANSARI ISWARA

APARTMENT

Tower A

A Tower : 532 Units

Studio type : 67 Units

1BR type : 279 Units

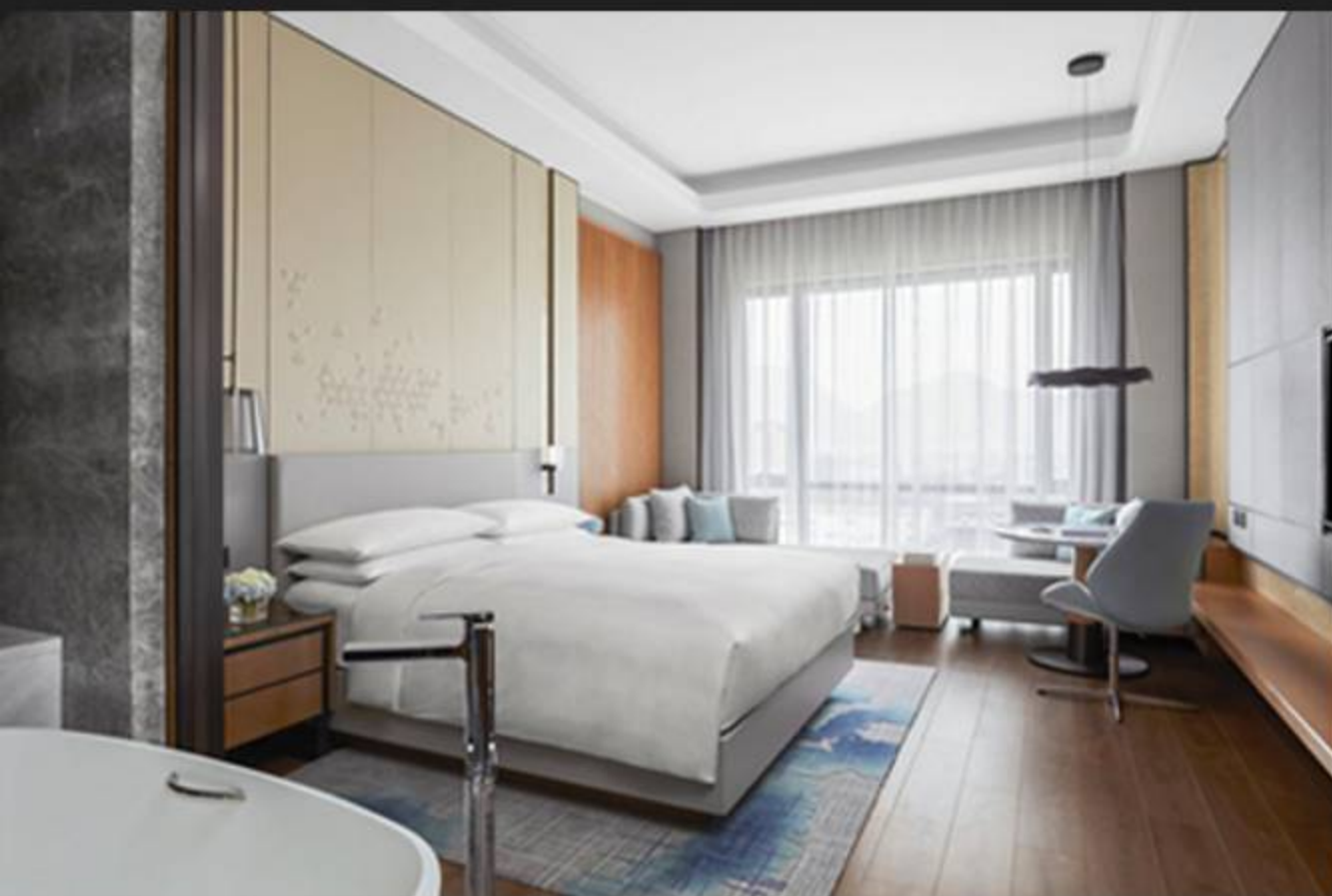
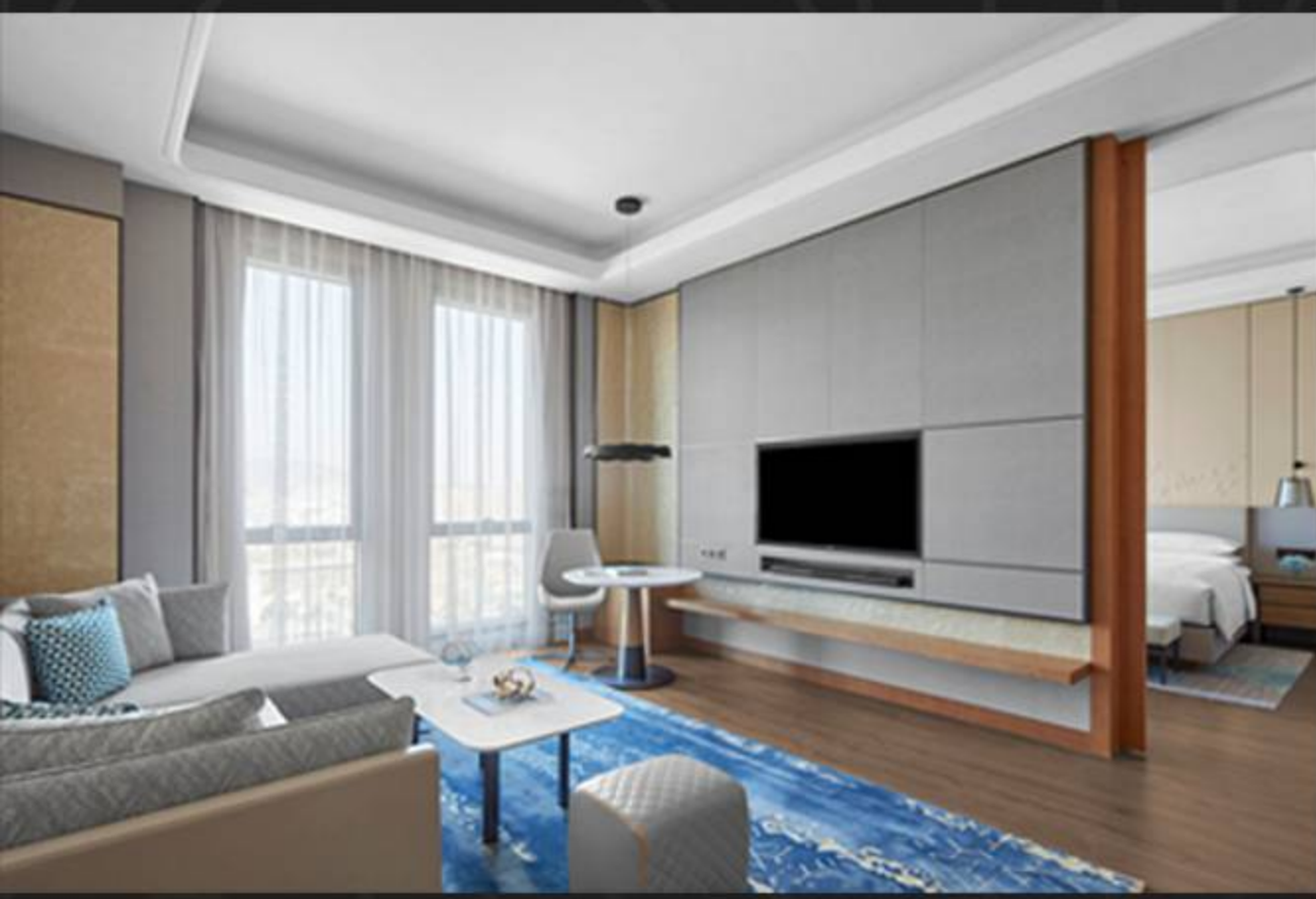
2BR type : 189 Units

Commercial : 10 Units

Room bay
Floors 12 - 21

Meeting Room
Floors 3 - 5

Lobby & Resto
Floors GF



Officially
Joined.



... Soft Launching June 2024



TOWER B

Tower B : 630 Units
Studio type : 70 Units
1BR type : 173 Units
2BR type : 365 Units
3BR type : 11 Units
Commercial : 11 Units



Studio

Netto :

18,67 m² 19,66 m² 20,55 m² 20,79 m² 26,17 m²

Semi Gross:

21,96 m² 23,13 m² 24,18 m² 24,46 m² 30,79 m²

The studio type has a very simple and efficient layout, thereby maximizing the impression of space and providing the convenience of a concise but classy urban lifestyle.



1 Bedroom

Netto :

28,71 m² 28,87 m² 29,02 m² 29,04 m² 32,93 m² 33,02 m² 34,53 m² 35,21 m²

35,27 m² 40,38 m²

Semi Gross:

33,78 m² 33,96 m² 34,14 m² 34,16 m² 38,74 m² 38,85 m² 40,62 m² 41,42 m²

41,49 m² 47,51 m²

Type 1 Bedroom gives the impression of a much wider space than the layout design and prioritizes lighting and a flexible and luxurious layout design for an urban lifestyle.



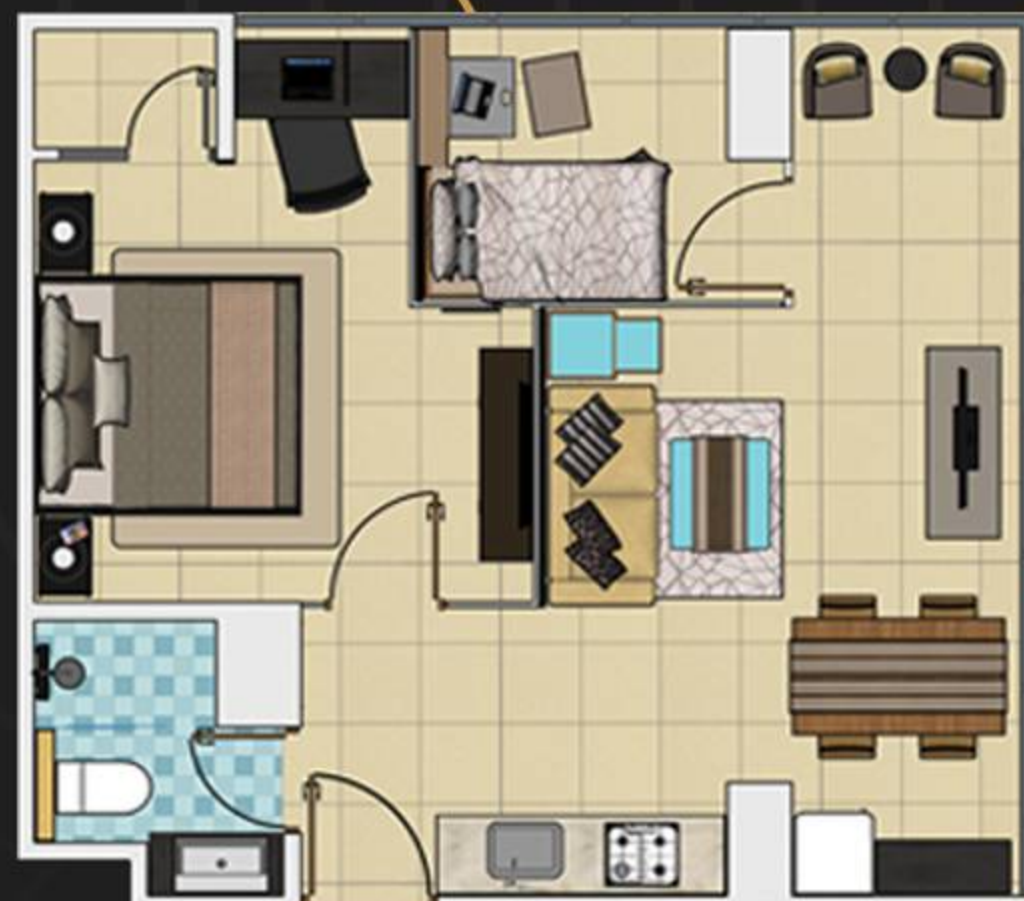
2 Bedroom

Netto :

33,89 m ²	39,37 m ²	42,16 m ²	43,48 m ²	43,54 m ²
43,59 m ²	43,66 m ²	44,24 m ²	46,47 m ²	46,63 m ²
48,80 m ²	50,47 m ²	51,13 m ²		

Semi Gross :

39,87 m ²	46,32 m ²	49,60 m ²	51,15 m ²	51,22 m ²
51,28 m ²	51,36 m ²	52,05 m ²	54,67 m ²	54,86 m ²
57,41 m ²	59,38 m ²	60,15 m ²		



Type 2 Bedrooms provide lots of space for interaction between family members but still have private space, so they are very suitable for young families who prioritize the practicality of a modern urban lifestyle.



3 Bedroom

Netto :

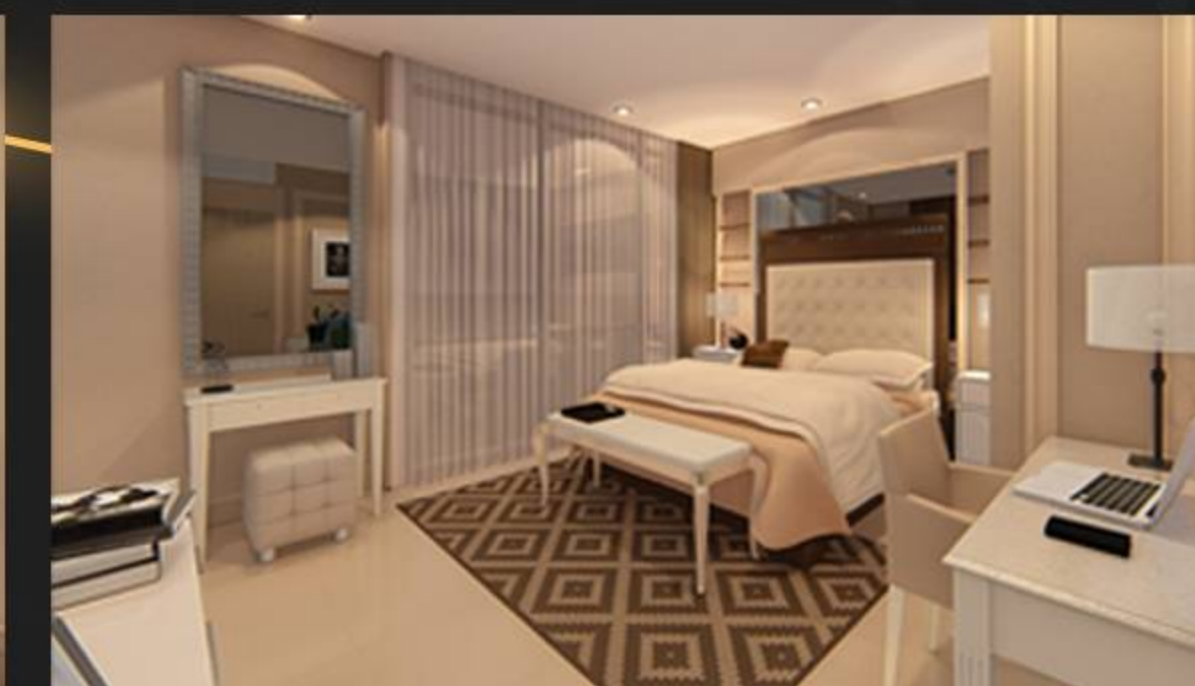
54,16 m²

Semi Gross :

63,72 m²



Type 3 Bedrooms prioritize spacious space to make it comfortable for family members to interact with each other.



Lobby & Corridor

Floor : Homogenous tile
Ceiling : Gypsum
CCTV

Interior

Floor : Homogenous tile
Ceiling : Gypsum
Wall : Lightbrick / setara
Main Entrance : Engineering door
Balcony Door : Aluminium + Glass

Water Heater Installation
AC Installation
Master Antenna Television (MATV)
Internal Communication System
(Lobby to uni apartment)
Door Electronic Lock

Bathroom

Floor : Ceramic
Wall : Ceramic
Ceiling : GRC
Sanitar : American Standard / Setara

Electrical Unit

Type Studio : 2200 Watt
Type 1 Bedroom : 3300 Watt
Type 2 Bedroom : 4400 Watt
Type 3 Bedroom : 4400 Watt



URBAN LUXURY



TAMANSARI ISWARA

APARTMENT

IN THE HEART OF BEKASI