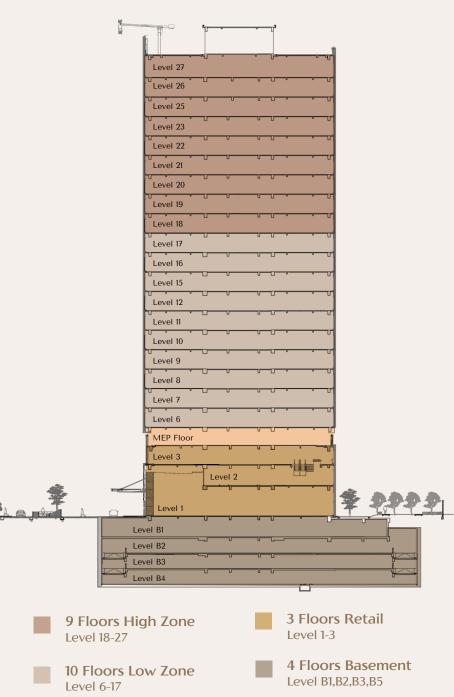
Building Elevation



Misrepresentation Act | Copyright | Disclaimer

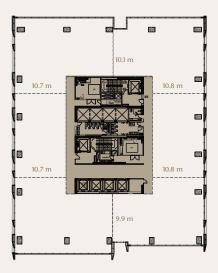
1 MEP Floor

No responsibility or liability is or will be accepted by The Arumaya, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicacted by any means to that party, or its advisers, in connection with the possible sale of the property. No person in the employment of The Arumaya or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to The Arumaya include any joint agents acting with The Arumaya.

Typical Floor Plan



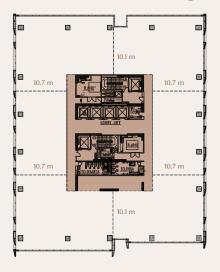
Low Zone



Level 6-17

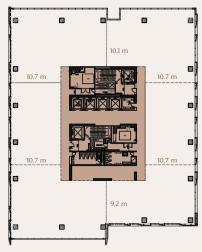
1,748.54 sqm SGFA

High Zone



Level 18-22

1,784.56 sqm SGFA



Level 23-27

1,730.42 sqm SGFA

Building Specification

Land Site : ±10.200 sqm

: Low Zone (Level 6-17): 1,748.54 sqm SGFA Leasable Area

High Zone (Level 18-22): 1,784.56 sqm SGFA

High Zone (Level 23-27): 1,730.42 sqm SGFA

Building Efficiency : Approx. 93% - Single tenancy floor

Approx. 87% - Multi tenancy floor

Ceiling Height : Typical Floor - 2.75 meters

Ground Floor - 9.5 meters

Retail Floor - 3 meters

Building Height : 104.4 meters

Number of Floors : 23 Floors + 4 Basement Electricity : PLN capacity 4670kVA

100% Back Up Generator Power

AC System : Centralized AHU with 2 AHU unit/floor : Double Glass Unit with Low-E Glass Facade

Green Building Certification: GBCI Greenship Gold Certificate

Lifts : Total 10 Tower Passenger Lifts

> - 4 units serving Low Zone - 4 units serving High Zone

- 1 unit VIP Lift - 1 unit Service Lift

Total 2 Podium Lifts for Basement - Retail

Toilets : Male - 3 Cubicles; 4 Urinal; 2 Basin; 1 Ablution

> Female - 4 Cubicles; 2 Basin; 1 Ablution VIP Toilet Each Floors with Access Card

Parking : 309 Car Parking Lots (663 Lots in Complex)

500 Motorcycle Parking Lots

Security System : 24 hours CCTV in Common Area

> Vehicle & Pedestrian Check Points Fire Hydrants & Smoke - Heat Detector

Sprinkler Systems & Fire Extinguishers

Partnership

Architect

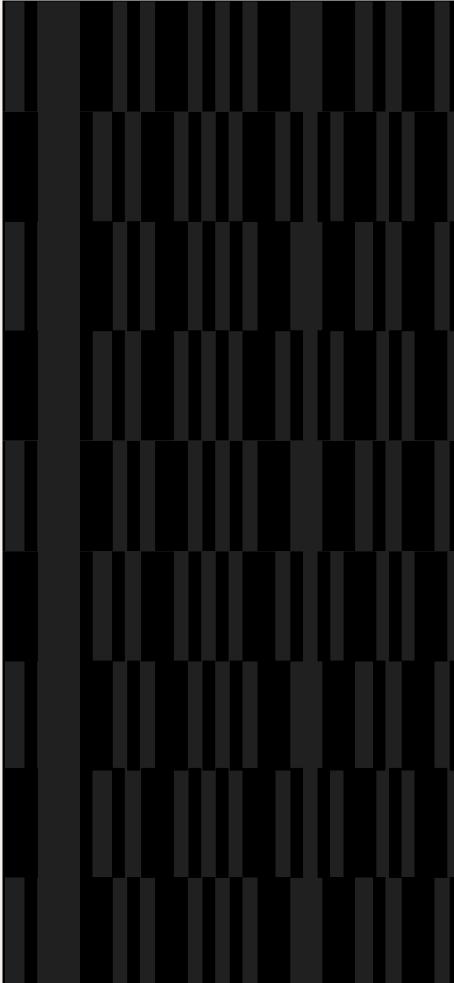
AIRMAS ASRI

Structure Engineer HAERTE

HPM HANTARAN PRIMA MANDIRI **Mechinal Engineer**

Turner & Townsend **Quantity Surveyor**

Main Contractor





ARUMAYA

PT SAMADISTA KARYA

Menara FIF, 17th Floor Jl. TB Simatupang Kav. 15, Jakarta Selatan 12440

For leasing inquiries: T: +62 21 29040708
P: +62 851 9503 5758

Member of





Simply Integrated, Smartly Connected

A bold addition to ASTRA Property's series of prominent developments, Arumaya is a simply integrated and smartly connected mixed-use complex. Spanning 25.411 sqm of land, the complex features two office towers, diverse retail spaces across three podium floors, and a sophisticated Arumaya Residences. Designed to inspire productivity while prioritizing the earth, our green building is thoughtfully constructed to minimize environmental impact while maximizing the productivity.



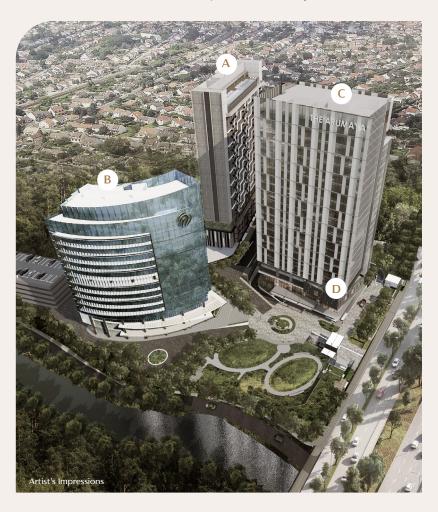
Located in T.B. Simatupang

The Arumaya is strategically developed with connectivity at its core, situated on the main road of T.B. Simatupang for seamless access to public and private transportation. With nearby access to toll roads and an MRT station, a 30-minutes drive to Soekarno-Hatta Airport and the Sudirman business district, complemented by surrounding facilities such as hospitals, schools, and hotels'.



An Integrated Complex

The Arumaya embodies a green vision, blending sustainable design with modern functionality. Developed by a reputable developer, it features three adjacent towers that combine living, working, and leisure spaces, making it the ideal location to represent your business within a modern, environmentally conscious complex.



- A Arumaya Residences
- B Menara FIF
- C Arumaya Office (19 Office Floors, 1 MEP Floor)

D Retail Area
(3 Retail Floors)
Restaurants & Café
Banking & Services
Grocery Store
Pharmacy
Canteen



From professionals looking for post-meeting retail therapy to local residents seeking a modern retail destination, Arumaya Retail Area welcomes everyone to experience a blend of style and substance. Arumaya Office & Retail will take center stage in the front section, offering stunning views of the serene riverside lake and TB Simatupang main road.



Lift Lobby Area



Retail Area



Office area