

# KAVLING KOMERSIAL

## Suvarna Sutra Tangerang




**Beny Thio**



**#PROPERTI  
TERPERCAYA**



**COMMERCIAL LOT**

 0818 0888 1919

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# LAND BANK PORTOFOLIO

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# GATEWAY AREA

Land Plot A



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## LAND SPECIFICATION

LOCATION

6°11'54.8"S 106°30'31.6"E  
<https://maps.app.goo.gl/1K8tmfAFgjjwgqTnT6>

LAND SIZE

1.44 Ha

LAND TITLE

Right to Build (Hak Guna Bangunan / HGB)

PRICING

IDR 6,000,000 / sqm

DEVELOPMENT PARAMETERS

Site Coverage ("KDB"): 60%  
Plot Ratio ("KLB"): 1-6  
Maximum Height: TBD

SETBACKS ESTIMATION

Minimum GSB: 12 m

EFFECTIVE AREA

± 10,706 m<sup>2</sup> (75%)

# GATEWAY AREA

Land Plot B  0818 0888 1919



## LAND SPECIFICATION

LOCATION	6°11'47.94"S 106°30'26.06"E <a href="https://maps.app.goo.gl/Zi1YAGa2vaUoVdGw5">https://maps.app.goo.gl/Zi1YAGa2vaUoVdGw5</a>
LAND SIZE	0.43 Ha
LAND TITLE	Right to Build (Hak Guna Bangunan / HGB)
PRICING	IDR 5,000,000 / sqm
DEVELOPMENT PARAMETERS	Site Coverage ("KDB"): 60% Plot Ratio ("KLB"): 1-6 Maximum Height: TBD
SETBACKS ESTIMATION	Minimum GSB 10 m (road setback), 4 m (building setback)
EFFECTIVE AREA	± 2,839 m <sup>2</sup> (66%)

# GATEWAY AREA

Land Plot C



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## LAND SPECIFICATION

LOCATION

6°11'52.8"S 106°30'26.8"E  
<https://maps.app.goo.gl/Cws3WrHL3jrE4n899>

LAND SIZE

**197 Ha**

LAND TITLE

Right to Build (Hak Guna Bangunan / HGB)

PRICING

**IDR 6,000,000 / sqm**

DEVELOPMENT PARAMETERS

Site Coverage ("KDB"): 60%  
Plot Ratio ("KLB"): 1-6  
Maximum Height: TBD

SETBACKS ESTIMATION

Minimum GSB 12 m (road setback), 4 m (building setback)

EFFECTIVE AREA

± 15,504 m<sup>2</sup> (79%)

# GATEWAY AREA

Land Plot D  0818 0888 1919



## LAND SPECIFICATION

LOCATION	6°11'39.26"S 106°30'41.72"E <a href="https://maps.app.goo.gl/bbSjKpBzGDMsYGMGA">https://maps.app.goo.gl/bbSjKpBzGDMsYGMGA</a>
LAND SIZE	<b>0.88 Ha</b>
LAND TITLE	Right to Build (Hak Guna Bangunan / HGB)
PRICING	<b>IDR 6,000,000 / sqm</b>
DEVELOPMENT PARAMETERS	Site Coverage ("KDB"): 60% Plot Ratio ("KLB"): ~6 Maximum Height: TBD
SETBACKS ESTIMATION	Minimum GSB 26 m (road setback), 4 m and 13.5 m (building setbacks)
EFFECTIVE AREA	± 3,355 m <sup>2</sup> (38%)

# GATEWAY AREA

Land Plot E  0818 0888 1919



## LAND SPECIFICATION

LCCAT ON	6°11'32.26"S 106°30'37.19"E <a href="https://maps.app.goo.gl/qNSDLekKhMogtEnN9">https://maps.app.goo.gl/qNSDLekKhMogtEnN9</a>
LAND SIZE	<b>0.61 Ha</b>
LAND TITLE	Right to Build (Hak Guna Bangunan / HGB)
PRICING	<b>IDR 6,000,000 / sqm</b>
DEVELOPMENT PARAMETERS	Site Coverage ("KDB"): 60% Plot Ratio ("KLB"): 1-G Maximum Height: TBD
SETBACKS ESTIMATION	Minimum GSB 26 m (road setback), 4 m (building setback)
EFFECTIVE AREA	± 3,885 m <sup>2</sup> (63%)

# GATEWAY AREA

Land Plot F  0818 0888 1919



## LAND SPECIFICATION

LOCATION	6°12'0".5"S 106°31'05.8"E <a href="https://maps.app.goo.gl/nF91S8ycuDy5Ju9d6">https://maps.app.goo.gl/nF91S8ycuDy5Ju9d6</a>
LAND SIZE	<b>3.59 Ha</b>
LAND TITLE	Right to Build (Hak Guna Bangunan / HGB)
PRICING	<b>IDR 7,000,000 / sqm</b>
DEVELOPMENT PARAMETERS	Site Coverage ("KDB"): 60% Plot Ratio ("KLB"): 1-G Maximum Height: TBD
SETBACKS ESTIMATION	Minimum GSB 40 m, 32 m (road setbacks) and 4 m (building setback)
EFFECTIVE AREA	± 27,200 m <sup>2</sup> (76%)

# CO-LIVING AREA

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## LAND SPECIFICATION

LOCATION	6°9'42.86"S 106°30'44.16"E <a href="https://maps.app.goo.gl/PfwCTnyASntAEwyU7">https://maps.app.goo.gl/PfwCTnyASntAEwyU7</a>
LAND SIZE	1.03 Ha
LAND TITLE	Right to Build (Hak Guna Bangunan / HGB)
PRICING	IDR 3,500,000 / sqm
DEVELOPMENT PARAMETERS	Site Coverage ("KDB"): 60% Plot Ratio ("KLB"): ~6 Maximum Height: TBD
SETBACKS ESTIMATION	Minimum GSB 13 m (road setback), 5 m (building setback)
EFFECTIVE AREA	± 3,808 m <sup>2</sup> (37%)

# CO-LIVING AREA

Land Plot H



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## LAND SPECIFICATION

LOCATION	6°10'00.0"S 106°30'30.1"E <a href="https://maps.app.goo.gl/sJByhFiDp5zoNNfp6">https://maps.app.goo.gl/sJByhFiDp5zoNNfp6</a>
LAND SIZE	0.58 Ha
LAND TITLE	Right to Build (Hak Guna Bangunan / HGB)
PRICING	IDR 4,000,000 / sqm
DEVELOPMENT PARAMETERS	Site Coverage ("KD3"): 60% Plot Ratio ("KLB"): ~6 Maximum Height: TBD
SETBACKS ESTIMATION	Minimum GSB 6 m (road setback), 5 m (building setback)
EFFECTIVE AREA	± 3,743 m <sup>2</sup> (64%)

# CO-LIVING AREA

Land Plot I

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## LAND SPECIFICATION

LOCATION	6°09'54.3"S 106°30'51.4"E <a href="https://maps.app.goo.gl/7Hpoj6efyN5kcuXm6">https://maps.app.goo.gl/7Hpoj6efyN5kcuXm6</a>
LAND SIZE	<b>1.97 Ha</b>
LAND TITLE	Right to Build (Hak Guna Bangunan / HGB)
PRICING	<b>IDR 4,000,000 / sqm</b>
DEVELOPMENT PARAMETERS	Site Coverage ("KDB"): 60% Plot Ratio ("KLB"): 6 Maximum Height: TBD
SETBACKS ESTIMATION	Minimum GSB 5 m
EFFECTIVE AREA	± 14,000 m <sup>2</sup> (71%)

# CO-LIVING AREA

Land Plot J



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## LAND SPECIFICATION

LOCATION

6°10'0.74"S 106°30'46.49"E  
<https://maps.app.goo.gl/88uHo2v6JLK6y4S58>

LAND SIZE

**2.20 Ha**

LAND TITLE

Right to Build (Hak Guna Bangunan / HGB)

PRICING

**IDR 5,000,000 / sqm**

DEVELOPMENT PARAMETERS

Site Coverage ("KDB"): 60%  
Plot Ratio ("KLB"): -0  
Maximum Height: TBD

SETBACKS ESTIMATION

Minimum GSB 20 m (road setback), 5 m (building setback)

EFFECTIVE AREA

±17,024 m<sup>2</sup> (77%)

# CO-LIVING AREA

Land Plot K  0818 0888 1919



## LAND SPECIFICATION

LCCATION	6°09'45.5"S 106°30'39.5"E <a href="https://maps.app.goo.gl/E5sL4PLsJNyJQjpe6">https://maps.app.goo.gl/E5sL4PLsJNyJQjpe6</a>
LAND SIZE	<b>1.75 Ha</b>
LAND TITLE	Right to Build (Hak Guna Bangunan / HGB)
PRICING	<b>IDR 6,000,000 / sqm</b>
DEVELOPMENT PARAMETERS	Site Coverage ("KD3"): 60% Plot Ratio ("KLB"): 1-6 Maximum Height: TBD
SETBACKS ESTIMATION	Minimum GSB 20 m (road setback), 6 m and 11.5 m (building setbacks)
EFFECTIVE AREA	± 10,324 m <sup>2</sup> (59%)

# CO-LIVING AREA

Land Plot L  0818 0888 1919



## LAND SPECIFICATION

LOCATION	6°9'58.60"S 106°30'39.73"E <a href="https://maps.app.goo.gl/s9WtvqMiKQYEqZkv9">https://maps.app.goo.gl/s9WtvqMiKQYEqZkv9</a>
LAND SIZE	1.24 Ha
LAND TITLE	Right to Build (Hak Guna Bangunan / HGB)
PRICING	IDR 5,500,000 / sqm
DEVELOPMENT PARAMETERS	Site Coverage ("KDB"): 60% Plot Ratio ("KLB"): 1-6 Maximum Height: TBD
SETBACKS ESTIMATION	Minimum GSB 20 m (road setback) 4 m, 9 m and 10 m (building setbacks)
EFFECTIVE AREA	± 6,233 m <sup>2</sup> (51%)



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