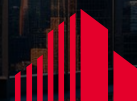


COMMERCIAL PROPERTY AT JL. JALUR SUTERA NO. 32 SOUTH TANGERANG



**CUSHMAN &
WAKEFIELD**

COMMERCIAL / APARTMENT

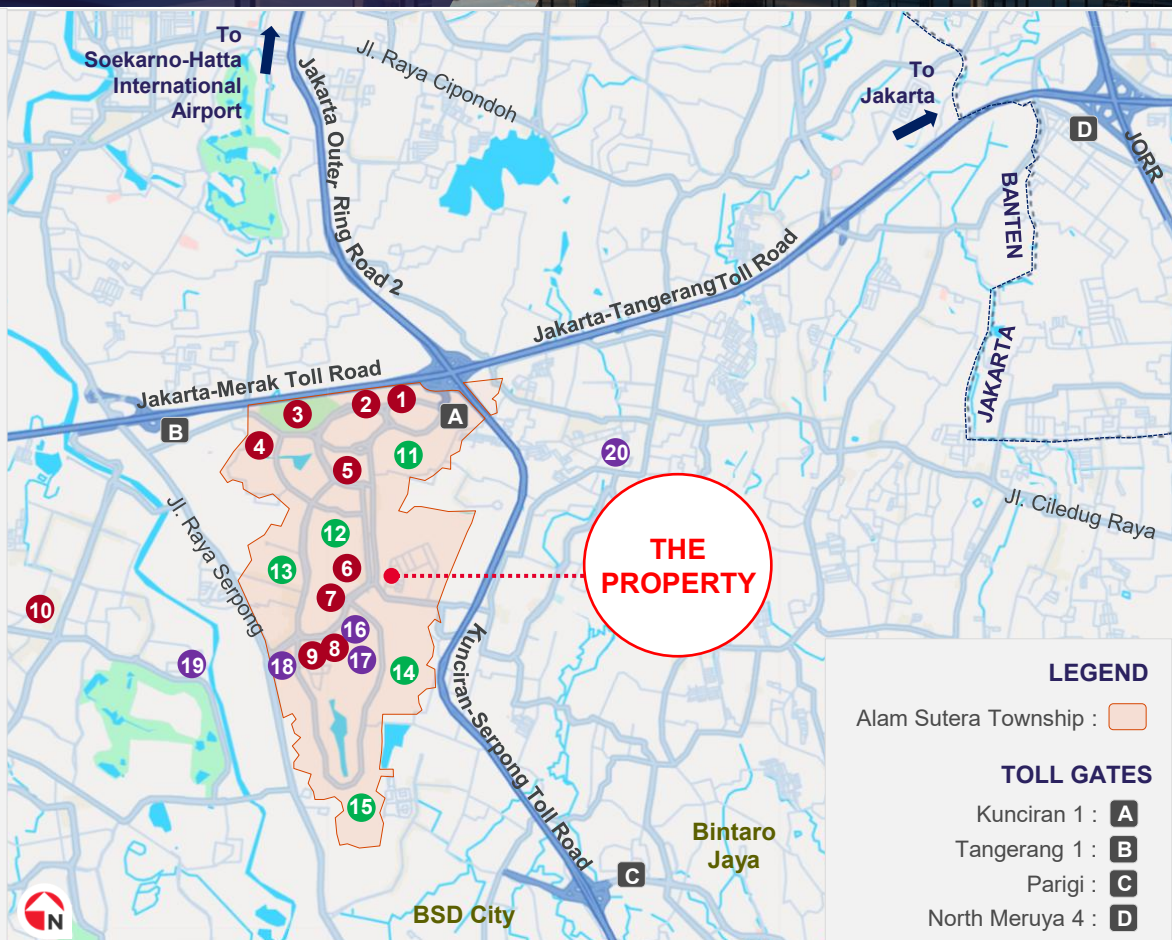
1. IKEA Alam Sutera
2. Jakarta Premium Outlets
3. Mall @ Alam Sutera
4. Paddington Heights
5. The Prominence Shophouses
6. Brooklyn Apartment
7. The Gala
8. Tentrem Hotel
9. Living World Alam Sutera
10. Summarecon Mall Serpong

LANDED RESIDENTIAL

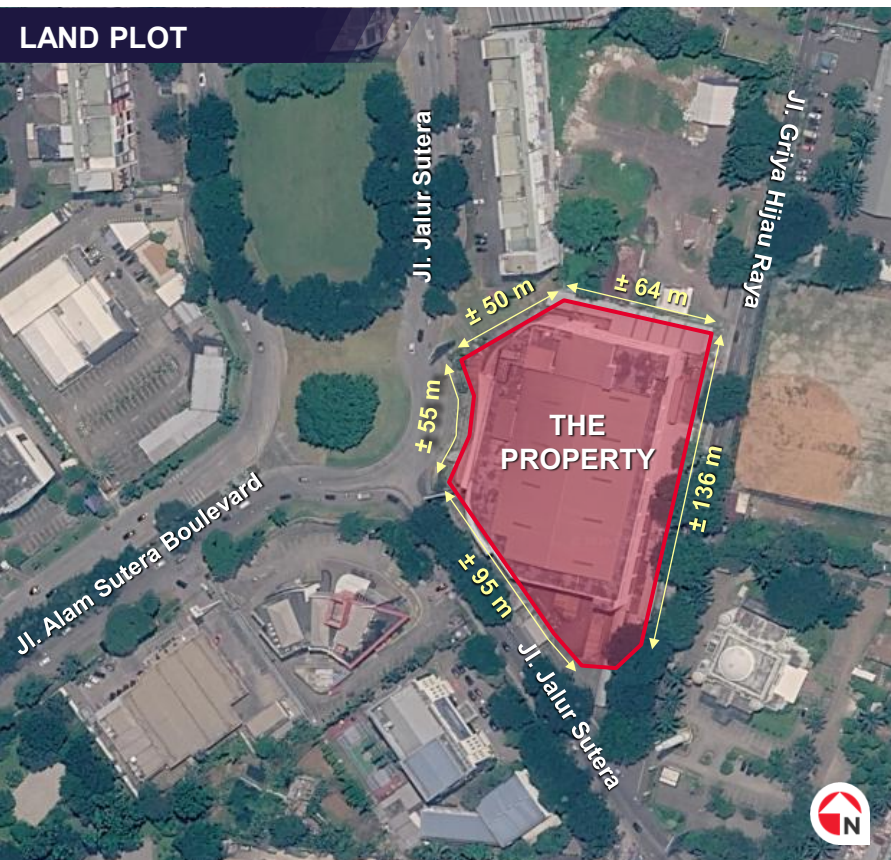
11. Sutera Aurora Cluster
12. Sutera Palma Cluster
13. Sutera Orlanda Cluster
14. Sutera Kirana Cluster
15. Sutera Feronia Cluster

PUBLIC FACILITIES

16. BINUS ASO School
17. Santa Laurensia School
18. EMC Alam Sutera Hospital
19. St. Carolus Hospital
20. Brawijaya Hospital Tangerang



LAND PLOT



PROPERTY DESCRIPTION

- The Property strategically located along Jalan Jalur Sutera, within the Alam Sutera township, a well-established township offering a mix of residential, commercial, retail, and lifestyle developments.
- It is benefits from convenient access to major roads and surrounding amenities, supported by established infrastructure and a well-developed urban environment.
- Its location provide access to key lifestyle and commercial destinations, including shopping centers, educational institutions, and business facilities.
- The Property is well positioned to benefit from the continued growth of the Alam Sutera area, driven by its appeal as a prominent residential and lifestyle destinations in Greater Jakarta.

PROPERTY DETAILS

LAND AREA	11,240 sm
BUILDING AREA	12,938 sm
YEAR BUILT	2011
LAND TITLE	SHGB
TOWN PLANNING	<ul style="list-style-type: none"> • Zoning: Commercial (K-1) • Site Coverage: 60% • Plot Ratio: 7.8
PRICE	TBA
LOCATION	Google Map

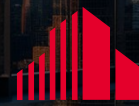
For more information
please contact:



Mina Ondang
Director, Investment

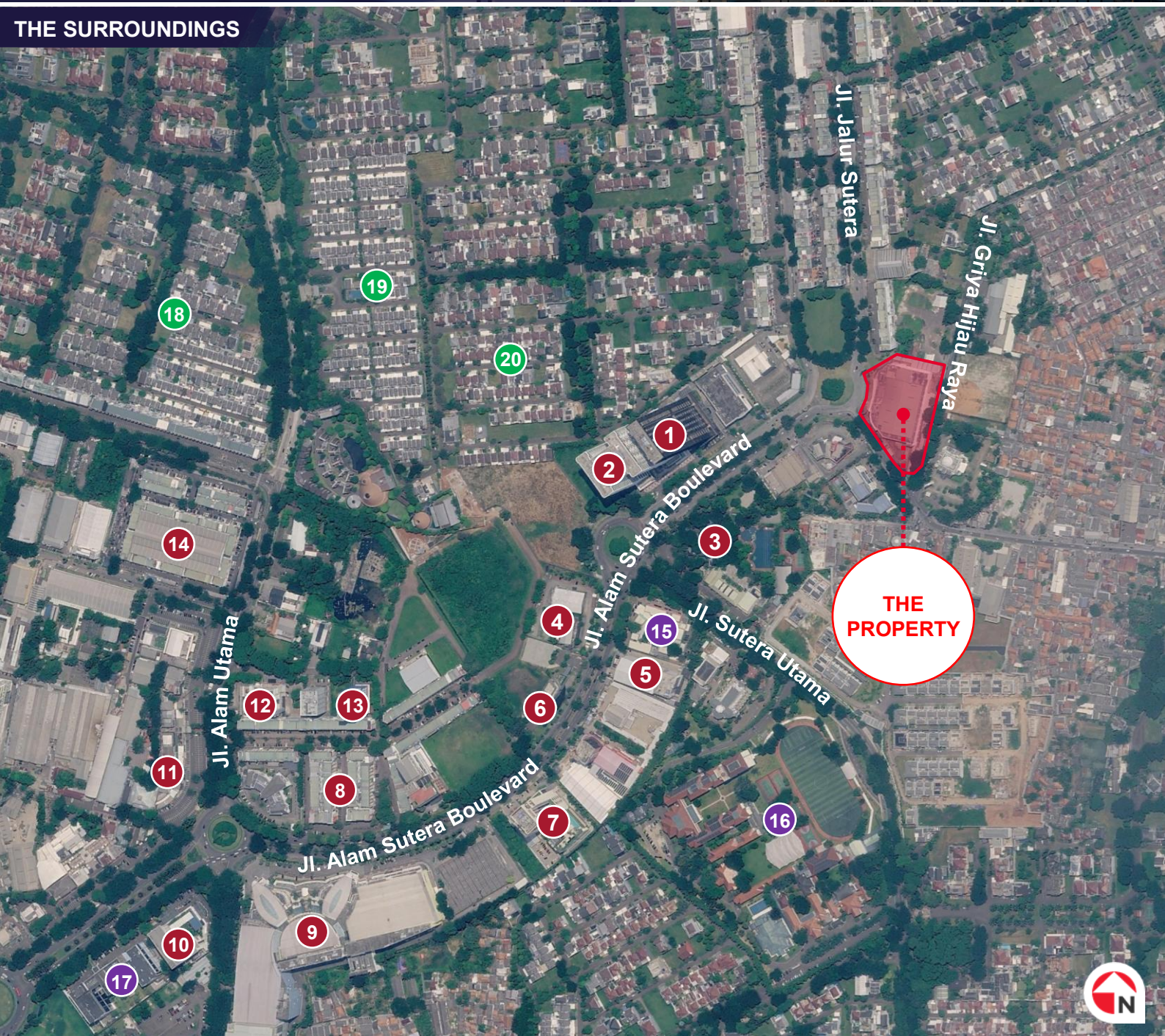
+(62) 811 820 9500
Mina.Ondang@ap.cushwake.com

COMMERCIAL PROPERTY AT JL. JALUR SUTERA NO. 32 SOUTH TANGERANG



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THE SURROUNDINGS



● COMMERCIAL / APARTMENT

- | | |
|------------------------------|---------------------------------|
| 1. Yukata Suites | 8. Alam Sutera Town Center |
| 2. Brooklyn Apartment | 9. Living World Alam Sutera |
| 3. Sutera Food Park | 10. Mercure Serpong Alam Sutera |
| 4. Alam Sutera Sports Center | 11. The Flavor Bliss Shophouses |
| 5. The Grove Alam Sutera | 12. Atooi Hotel |
| 6. The Gala | 13. All Nite & Day Hotel |
| 7. Tentrem Hotel | 14. Pasar 8 Alam Sutera |

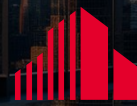
● PUBLIC FACILITIES

- 15. Binus ASO School of Engineering
- 16. Santa Laurensia School
- 17. EMC Alam Sutera Hospital

● LANDED RESIDENTIAL

- 18. Sutera Orlanda Cluster
- 19. Sutera Leora Cluster
- 20. Sutera Olivia Cluster

COMMERCIAL PROPERTY AT JL. JALUR SUTERA NO. 32 SOUTH TANGERANG



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View from Jl. Jalur Sutera



View from Jl. Griya Hijau Raya