



Daan Mogot City
Damoci, Home of Dreams



CCCG



Daan Mogot City
Desmosi, Home of Dreams

Company



REVENUES (\$M)

\$79,417

REVENUE CHANGE

12.2%

PROFITS (\$M)

\$1,544.7

ASSETS (\$M)

\$183,198

PROFIT CHANGE

7.9%

EMPLOYEES

161,434



Daan Mogot City
Desa, Home of Dreams

More Than 20 Years in Indonesia

JCT Tanjung Priok
Jakarta

Kualanamu Toll
Medan

LRT
Palembang

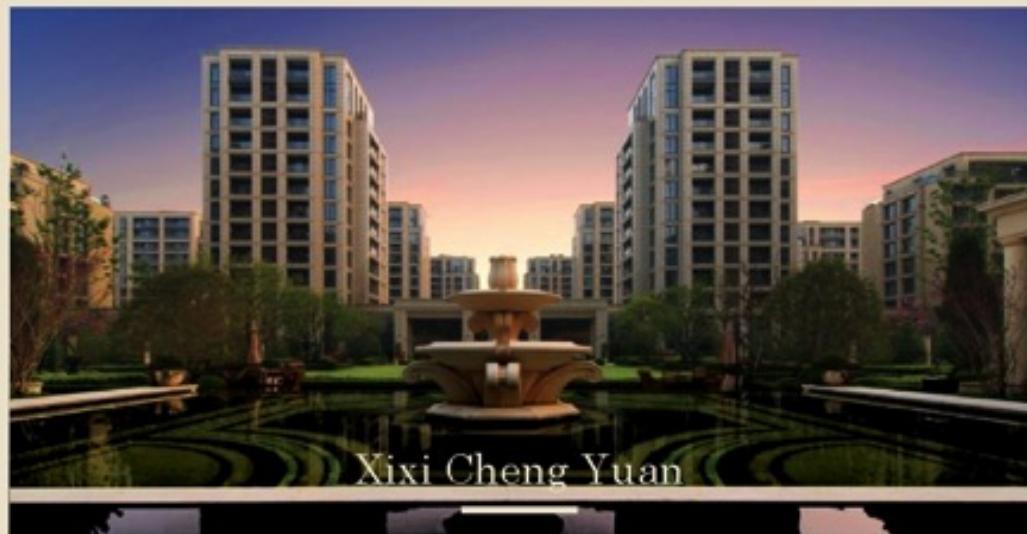
Suramadu Bridge



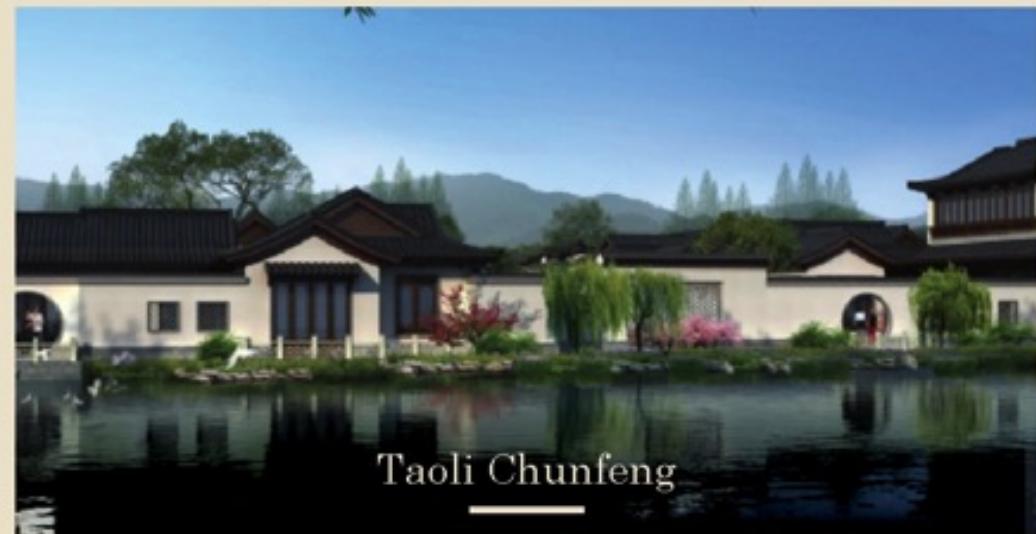
Shanghai Bund House



Villa Tao Hua Yuan



Xixi Cheng Yuan



Taoli Chunfeng



Daan Mogot City

We're Trusted

Transportation

INTEGRATED TRANSPORTATION

- Busway
- KRL
- LRT
- Airport
- Toll Road





Daan Mogot City
Desa, Home of Dreams

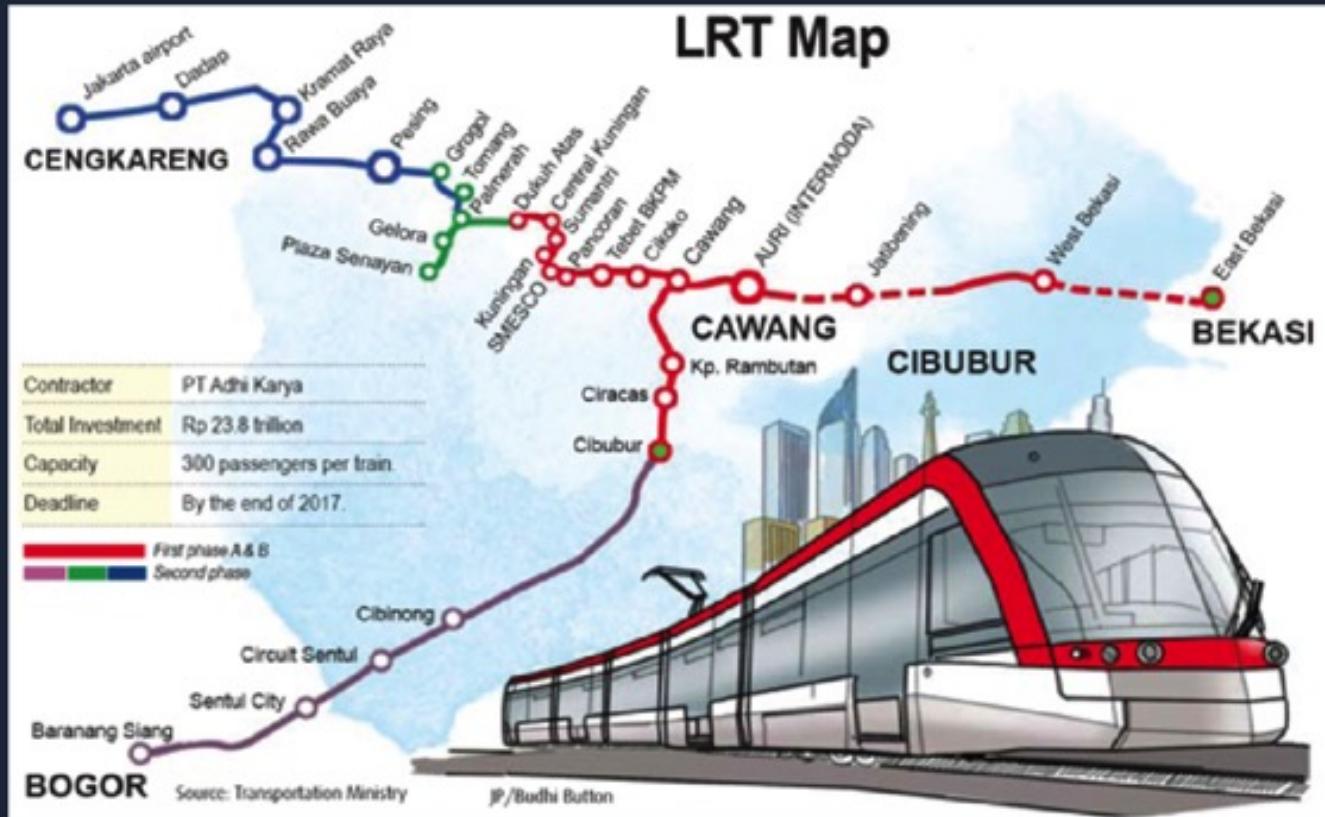
Future TOD MRT

Adriansyah Yasin
Last Rev. Februari 2010





Daan Mogot City
Desmosi, Home of Dreams



Future TOD LRT



Foto: Ari Saputra

Jakarta - Proyek enam ruas tol dalam kota (dalkot) DKI Jakarta mulai dilaksanakan. Pada tahap awal, ruas yang dibangun adalah seksi Semanan-Sunter dan Sunter Pulo Gebang. Penggerjaan proyek enam ruas tol dalam kota (dalkot) saat ini sudah mulai dilaksanakan. Pada tahap awal ini, ruas yang dibangun adalah dari Barat ke Timur, seksi Semanan-Sunter dan Sunter Pulo Gebang. Tepatnya pada seksi Kelapa Gading-Pulo Gebang sepanjang 9 kilometer (km).

Direktur Utama PT Jakarta Toll Road Development, Frans Sunito, mengatakan pembangunan seksi lainnya akan dilakukan secara paralel menyusul kesiapan tanah dan kondisi di lapangan.

Future Tol Route 2019



Revenue

HIGH INVESTMENT REVENUE

Strategically located in the most densely populated area in West Jakarta.

Daan Mogot City also have golden location as a bridge between Jakarta & Tangerang with access of many transportation method.



PETA DAAN MOGOT CITY APARTMENT





Daan Mogot City
Desert. Home of Dreams.

Future Development



Daan Mogot City
Bawen, Home of Dreams

Future Development



Upgrade

UPGRADED FACILITY

Upgrade your quality of life with our upgraded facilities.

Only one-step to find all your needs; from Lifestyle mall, school, health clinic, swimming pool, outdoor & indoor gym, sky lounge and park



Daan Mogot City Life Value

- Happiness
- Health
- Heritage



Abundant Facilities

- Indoor Playing Area
- Sky Garden
- Viewing Garden
- Basement Parking





Health Facility to Guarantee Your Health



Facility For Supporting Kids & Elderly Activity

Shopping

LIFESTYLE SHOPPING

Only one step from your apartment.

Built on a 40000 m² with a modern architecture and element of water, our mall will have indoor artificial river.





Daan Mogot City

COMMERCIAL WORLD
LIFESTYLE MELTING SPOT OF THE WEST

TOP COMMERCIAL SHOPPING OF JAKARTA



UNIQUE SELLING POINTS:

- Park-inspired concept (koi pond, good outdoor park for event)
- Pet friendly
- Target Market: students & families
- Market Segment: medium-to low

NEGATIVE POINTS:

- Bad parking space & system
- Way-finding is not clear (not user-friendly), escalator system is inefficient)
- Too crowded & packed (not comfy)



UNIQUE SELLING POINTS:

- Japanese concept food court
- Good selected retail vendors (high segment only)
- 2 hotels with ballroom for large event.
- Good parking experience
- Good location access (toll road)
- Target Market: families, young couples-friends
- Market Segment: medium-to-high



UNIQUE SELLING POINTS:

- Japanese concept mall
- Good parking experience
- Unique department store (Japan), unique food court
- Lots of activities for families (outdoor light, waterfall)
- Target Market: families, young couples-friends
- Market Segment: medium

NEGATIVE POINTS:

- Far location (BSD)
- Not too active in mall events



GRAND INDONESIA
SHOPPING TOWN

UNIQUE SELLING POINTS:

- Complete international mall (branded products)
- Good choice of vendors
- Lots of activities (bazaar, discounts)
- Target Market: families, young couples-friends
- Market Segment: medium-to-high

NEGATIVE POINTS:

- Traffic (genap - ganjil)

"DAMOCI" LIFE STYLE MELTING SPOT OF JAKARTA'S WEST

3 MAIN ELEMENTS



WATER CONCEPT



MODERN FUTURISTIC



ART ORIENTED





Indoor Artificial River

Memiliki Konsep Kanal Buatan
di Indoor Shopping Center
Dengan Lebar 6 meter dan Panjang 300 meter
Terinspirasi Dari The Little Venice, Italy



**South View
Of Our Indoor
Artificial River
Surrounded by
Cozy Downtown
Walk**

GETTING THE IDEAS



SUPRISING

EXPLOIT
OUTDOOR
EXPERIENCE

ICONIC

DIGITAL
TECHNOLOGY

EXPERIENCE THE ICON
“DAMOCI” LIFE STYLE
MELTING SPOT
OF JAKARTA’S WEST

EXHILARATE WOW SENSE

FOR EVERYONE,
FAMILY, COUPLE,
YOUNGSTER

FUN & FESTIVE

HAPPENING

EXPERIENCE THE ICON



FOOD AND BEVERAGE

- People loves eating and snacking, the demographic in West Jakarta is very suitable with this lifestyle factor.
- Based on short survey, it's relatively hard to find a good place to hang out and eat around Daan Moot area.
- Target Market: neighbourhood in West Jakarta
- Market Segment: medium level people



LIVE MUSICAL EVENT

- Live Musical to make the ambience and atmosphere alive.
- The lifestyle where most people will enjoy and spend a lot of times here.
- The musical genre and concept could be changed based on trend, season, and campaigns.
- Outdoor area for band and performances. We can also perhaps organising our own band competition and other musical related competitions.



BAZAARS AND EXHIBITIONS

- Great amount of space for bazaar and exhibitions purposes.
- Nowadays, people like and it is becoming a habit that people checking out on bazaar and exhibitions (nice one though)
- If we can provide these kind of space, it will be a permanent based venue for exhibitions and it will be good for our branding exposure.



NOBAR CONCEPT

- Nobar concept, in Indonesia it means "nonton bareng" actually means watch something together. Could be a perfect venue for watching soccer together and a place to hang out to watch sports big match together.
- Outdoor movie night could be a best option too for people to spend out their night in our commercial area.



ICE SKATING ARENA



CINEMA



INDOOR ARTIFICIAL RIVER



LEISUREMENT DOWNTOWN

Commercial Area

RETAILS



MEDIUM CLASS BRAND

- SOGO
- UNIQLO
- SPORTS STATION
- BATIK KERIS
- MINISO
- COTTON ON
- and so on.



THE FLOOR CONCEPTS

- We propose the area concepts to be different based from top big cities in the world, so there will be a floor of Tokyo , Shanghai, New York, London, Paris with different concepts of layout and decoration styles.
- Each area will represent different characteristic and have their own unique selling points, so people can visit every single of them and find different atmosphere, this concept will be good for our exposures and media.

FARMERS MARKET



MEDIUM CLASS SUPERMARKET

- Great commercial has to bring their own supermarket. We can partner up with medium class supermarket like Farmer's Market.
- Things to consider is the easy access to shopping groceries, the car park and access has to be easy and close to the supermarket.

TECHNOLOGY ENHANCEMENT

- Indonesia is still far behind in technology, people still think that advance technology is magic sometimes, so if we can surprise them with something new like a giant screen or LED waterfall, it would be amazing and be our strong point.

FLOOR CONCEPT SNAPSHOT



JAPANESE CONCEPT TOKYO

By far, for some reasons, Japanese brand is one of the most popular brand for Indonesian consumers. The quality is what they trust and it is now becoming a cliche to brainwash people easily.



CHINA CONCEP LITTLE SHANGHAI

Chinese concept is also becoming a trend slowly in Indonesia, only but the image is not as strong as Japanese brand in Indonesian consumers. They know everyone is made in China, so that kind give people impression of normal.



AMERICAN CONCEPT NEW YORK

New York is one of the biggest city in the world, therefore to use the concept of New York I think is very brave and also would be very interesting. We can use this concept for outdoor, like the picture below as an example.



EUROPE CONCEPT LONDON, PARIS, LITTLE VENICE

In Indonesian eyes, European concept gives an elegant feeling and also romantic feeling at the same time. So, I think these three cities concept of Europe will be a hit with its unique decoration and layout style. Prepare to see a real little Venice in Damoci.



GARDEN OF THE LIGHTS



OUTDOOR CONCEPT & ACTIVITY



KOI POND



GIANT CHEESS BOARD



OUTDOOR CHILL AREA

OUTDOOR CONCEPT & ACTIVITY



KIDS AREA



GARDEN AREA



FLOATING UMBRELLA



Technology

SMART TECHNOLOGY

Every unit in Daan Mogot City
equiped with smart-home technology.

Wi-Fi connection also available
in every corner of Daan Mogot City



Smart Home, Smart Gateway, Smart Community

High Quality Education

- 2 International School in our complex
- With capacity 3000 Students





Development

GUARANTEED DEVELOPMENT

in 2017 , we guaranteed our handover
will be completed in 2020.

But as a proof of our serious
commitment, we guarantee the
handover on September 2019.
(Albatros, Blue Jay, Canary & Dove)



OCTOBER 2016



APRIL 2017



AUGUST 2017



OCTOBER 2017



DECEMBER 2017



JANUARY 2018



FEBRUARY 2018



MARCH 2018



MAY 2018



JUNY 2018



JUNY 2018

**REACHED
22nd FLOOR
BY THIS MONTH**



Daan Mogot City
Banten, Home of Dreams

2BR

Semi 58.67 SQM

1BR

Semi 41.21 SQM Semi 27.93 SQM

STD

Semi 51.09 SQM

2BR

Semi 51.09 SQM Semi 38.42 SQM

1BR

2BR

Semi 51.09 SQM

3BR

Semi 79.33 SQM



2BR

Semi 58.67 SQM

1BR

Semi 41.21 SQM

2BR

Semi 54.94 SQM

2BR

Semi 50.67 SQM

1BR

Semi 25.33 SQM Semi 38.42 SQM

STD

Semi 38.00 SQM

2BR

Semi 50.67 SQM

3BR

Semi 79.33 SQM

Tower Blue Jay

Why Blue Jay Tower?

- Direct Access to Shopping Mall
- Double View, Swimming Pool & Garden View
- Semi Furnished (Ac, Water Heater, Kitchen Set)
- DP 0%
- Buy Back Guarentee
- Handover 2020



Daan Mogot City
Damai, Home of Dreams



Tower Dove



Ultimate Condo Living

- Comfy High Quality Living Spaces
- HT Floor in Living, Dining and Master Bathroom





Daan Mogot City
Demosci, Home of Dreams

- | | |
|---------------------------------------|--|
| - FLOOR | : HOMOGENOUS TILE 600 X 600 IN EVERY ROOMS |
| - WALL | : LIGHT BRICK |
| - KITCHEN | : SINGLE SINK WITH TABLE TOP |
| - BATHROOM WALL & FLOOR | : HOMOGENOUS TILE 300 X 300 |
| - SANITARY | : TOTO OR EQUIVALENT (WASTAFEL, TOILET & SHOWER) |
| - WATER HEATER | : INSTALLATIONS PROVIDED (PIPE ONLY) |
| - CEILING | : GYPSUM BOARD WITH EMULSION PAINT |
| - IT SYSTEM | : VIDEO INTERCOM & FIBER OPTIC INSTALLATIONS |
| - ACCESS CARD DOOR LOCK PROVIDED | |
| - ONE CARD ALL ACCESS FOR PUBLIC AREA | |
| - SOLID ENGINEERING WOOD | |
| - MISC | : MIRROR IN THE BATHROOM PROVIDED |
| - POWER LOAD | : 2200 KWH, 3500 KWH, 4400 KWH |

Product Specs



Daan Mogot City
Damasai, Home of Dreams

Method of Payment



Daan Mogot City
Damosi, Home of Dreams

12X INSTALLMENTS FLAT

24X INSTALLMENTS FLAT

36X INSTALLMENTS FLAT

KPA DP 0%

Terms of Payment

Investor Package

ONLY FOR 2 & 3 BEDROOM

PAY ONLY **30%** CAN BE INSTALLMENT 6 TIMES
THE REMAINING **70%** CAN BE PAY AFTER HAND OVER



Daan Mogot City
Damaci, Home of Dreams



Daan Mogot City
Damozi, Home of Dreams

Thank You
