



# MARCS BOULEVARD

THE PRIDE | THE HOME | THE MARC

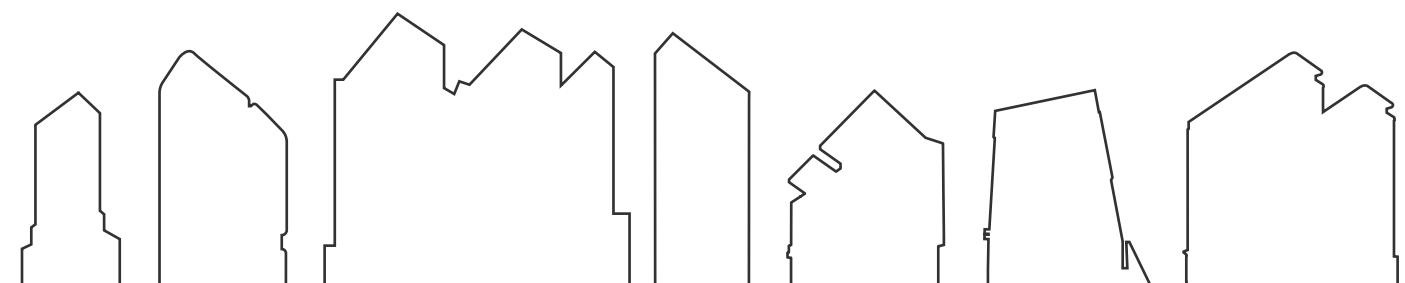
Finely Crafted by  TRINITILAND

# CRAFTING NEW HORIZON



Initiated in 2009, PT Perintis Triniti Properti (Triniti Property Group) commenced its journey with its first 5-hectare land development project, Ubud Village, by the golden hands of the Founders, Septian Starlin, Matius Jusuf, Bong Chandra, and Yohanes L. Andayaprana. Developments of iconic projects began since 2014 until 2017, introducing thoughtful lands namely Brooklyn, Springwood Residence, Yukata Suites, The Smith, and Collins Boulevard.

Four of its five properties were booked up to 90%, gaining more than hundreds million US\$ revenue in no time. The success brought Triniti Property Group emerged with a new face named Triniti Land, while launching its Rp 5 trillion worth Superblock Project, Collins Boulevard, in 2018. Reaching its 9<sup>th</sup> year of building and innovating, Triniti Land plans to commence an Initial Public Offering (Go Public) and create masterplans of building Township Development scale projects in Jakarta, Tangerang, and Batam.



**DEVELOPED PROJECTS****- JAKARTA & TANGERANG****Ubud Village**

Project Value 180 Billion

**Melrose Place**

Project Value 50 Billion

**Brooklyn**

Project Value 1.2 Trillion

**Springwood Residence**

Project Value 900 Billion

**Yukata Suites**

Project Value 900 Billion

**The Smith**

Project Value 1 Trillion

**Collins Boulevard**

Project Value 5 Trillion

**FUTURE DEVELOPMENT****- BATAM****Marc's Boulevard**

Project Value 5 Trillion

# BEGIN YOUR CHAPTER

*"This is not only a home. This Home is a witness to those who live their story."*

Holding son for the first time, launching the very first business, meeting a blind date : the days are filled with stories. Big and small. To live in a place where those stories can spring is one start to begin with. Inspired by worth-living stories, Marc's Boulevard by Triniti Land is an admired development, with five

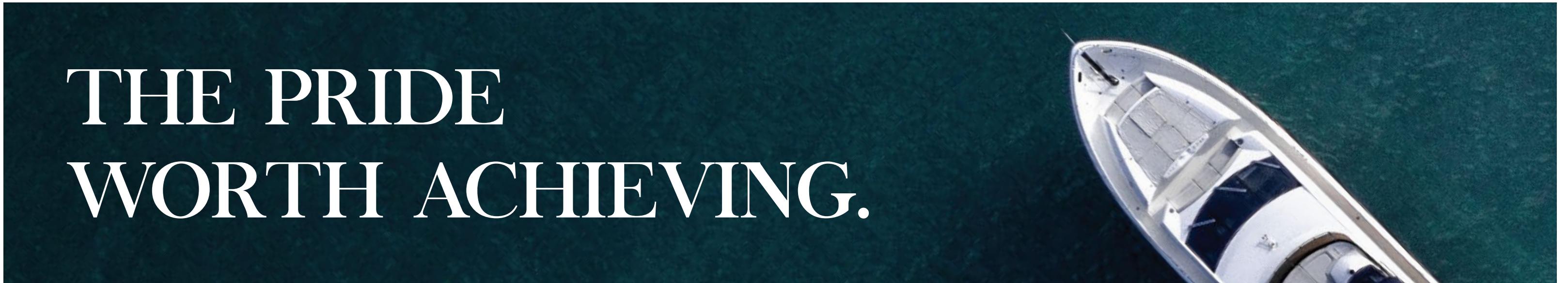
stylish collections of unique districts adding fine touches to the horizon of Indonesia's thriving Batam City. It presents seamless living spaces which celebrate the pride worth achieving, the home worth loving and the Marc worth living. All for the greatest chapters of your life.

The Pride | The Home | The Marc

# THE PRIDE WORTH ACHIEVING.

*"This is the home you will proud to own.  
This will be your pride."*

Wrapped around the dashingly designed facade are finely crafted living spaces and seamless blend of sleekly developed residences, retail, amenities and green open spaces. The highly sought-after location, along with its remarkable landmark architecture, lead Marc's Boulevard by Triniti Land to be a grand and exceptional living surrounding. Presenting a livable stage where those beautiful stories of yours will be made alive.



The Pride | The Home | The Marc

# THE HOME WORTH LOVING.

*"This is the place you will love to stay.  
This will be the home you love."*



Find your most idealized expectation of a fulfilling life being satisfied in Marc's Boulevard by Triniti Land. Peaceful elegance by the green hues of nature mingles well with its modern and aesthetically-pleasing design. Featuring extensive forms of life-enhancing facilities and communal space, Marc's Boulevard provides countless meaningful experiences and add a pleasing touch to every story you live in.

The Pride | The Home | The Marc

# THE MARC WORTH LIVING.

*"This is the home where you choose to live.  
This is the Marc."*



The fully integrated mixed-use development of Marc's Boulevard presents an utmost convenience to all its residents. Whether it be picking up your daughter from her first day of school or rewarding yourself at that newly opened flagship stores, nothing is far from your door. Initiated by an award-winning developer, Triniti Land, Each of these five unique districts of perfection are thoughtfully planned with a single-minded dedication to the highest standards of quality living spaces and life fulfillment.

# BATAM, INDONESIA

Trying watersport for the first time. Digging in the best pepper crab in town. Pampering yourself at a luxury spa. "Holing" the ball at an international standard golf course. All can be enjoyed in the thriving city of Batam which is growing rapidly in recent years. Located only 20 km off Singapore's South Coast, Batam is a home to many desirable charms and highly desired

addresses even for many of the Singaporeans who prefer to live in Batam and commute to work in Singapore. The innovative and smart city development, combined with the strategic location and strong demands are leading Batam into a prime city which offers overflowing investment potentials.

**45 mins.**

to Singapore

**400%**

Investment Growth  
(2017 - 2018: USD 50 mio - 220 mio)

**FTZ**

Indonesia's Free Trade Zone Island.



# About Batam

2014

**1.454.000**

1.454.000 Foreign Visitors to Batam

**\$ 439.000.000**

USD 439 Million, Foreign Spending

June 2018

**155.26%**

National average Property Index Price (PIP)



Kepulauan Riau PIP : 215.43, Increase 20.09% compared to

2017

Batam PIP : 233.76

MARC'S BOULEVARD

FINELY CRAFTED BY TRINITI LAND



5 mins.

Batam Center Ferry Terminal



5 mins.

Mega Mall Batam Center



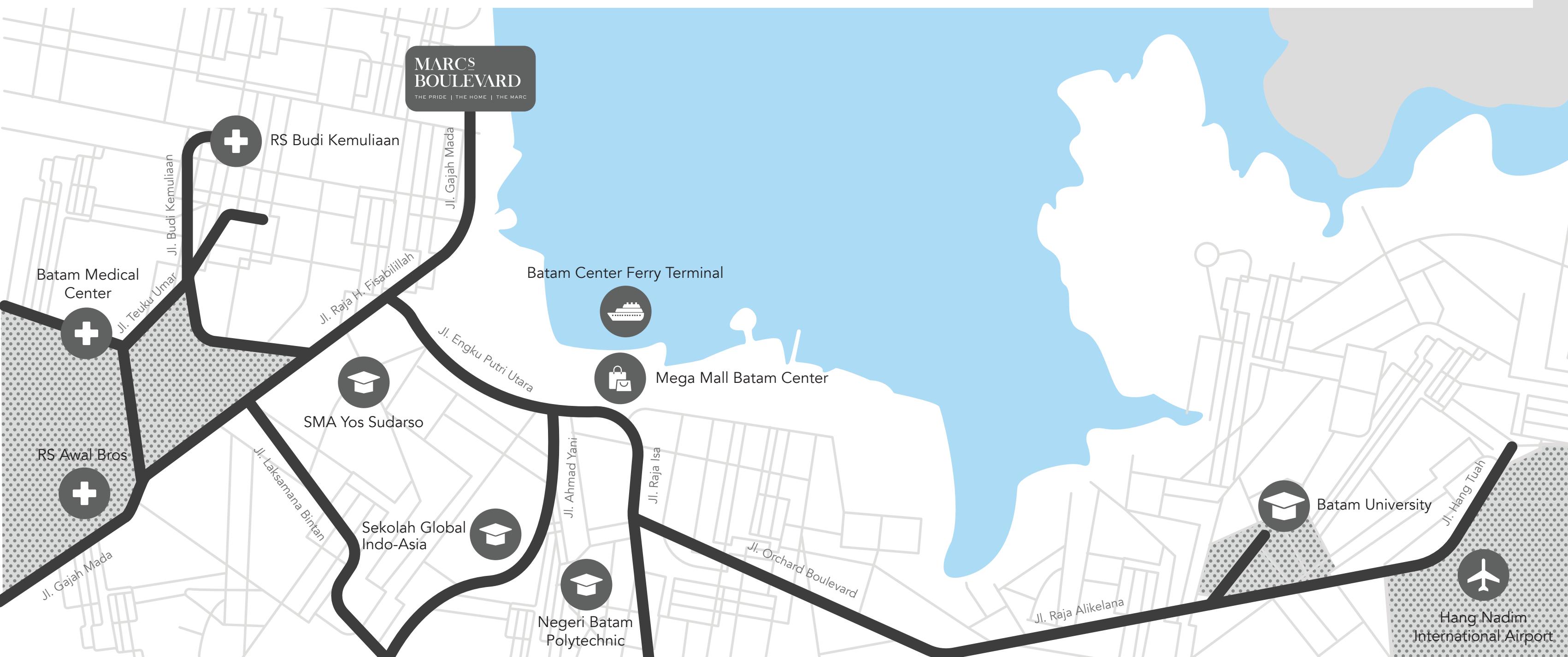
5 mins.

Awal Bros Hospital

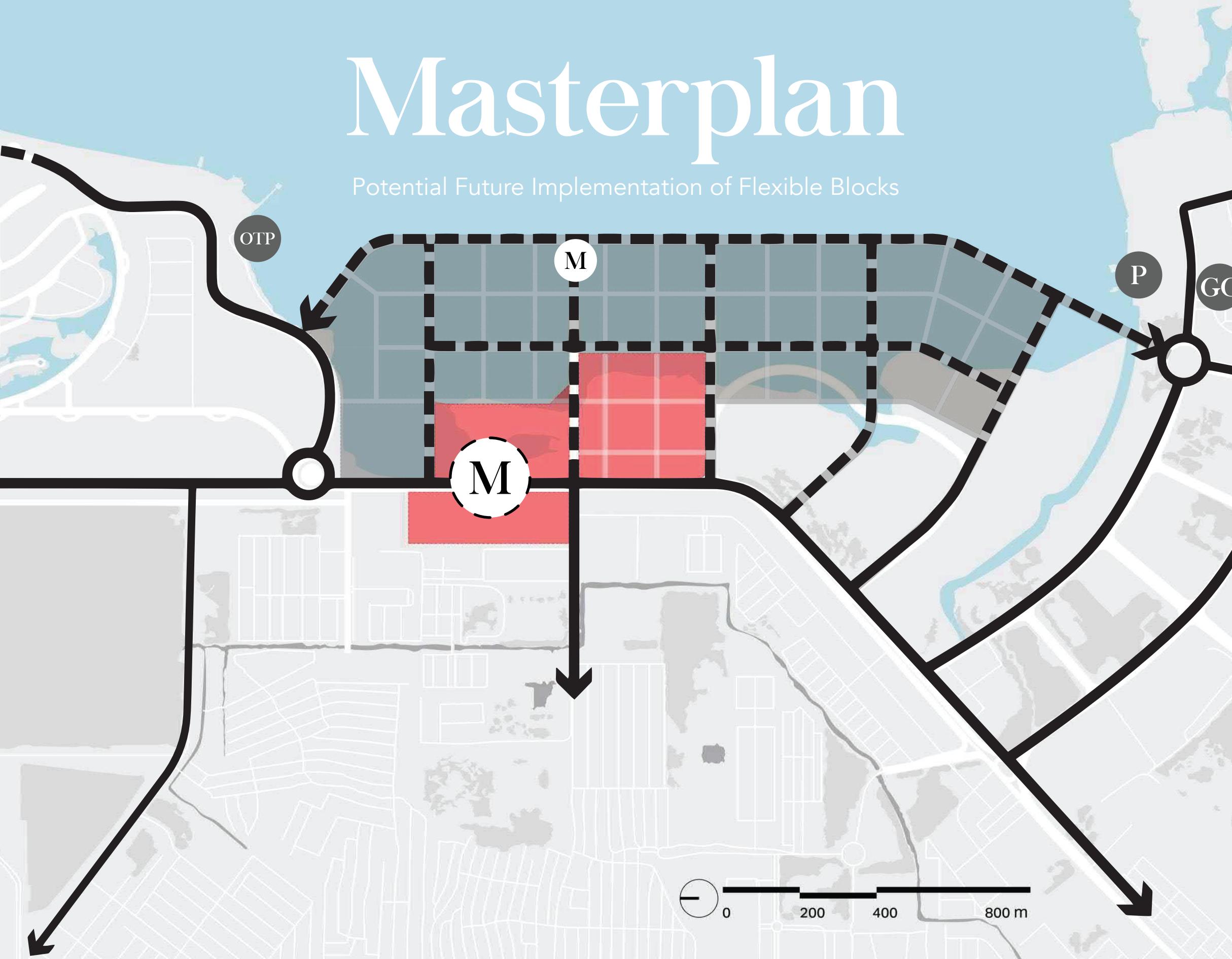


20 mins.

Hang Nadim International Airport



# Masterplan



Potential Future Implementation of Flexible Blocks

## Future Connection

- to Batam City Center (Port & Government Area)

## Future Connection

- to Public Attraction (Ocarina Park)

- Proposed commercial strip

- Proposed architectural landmark

## Legends

OTP Ocarina Theme Park

GC Government Center

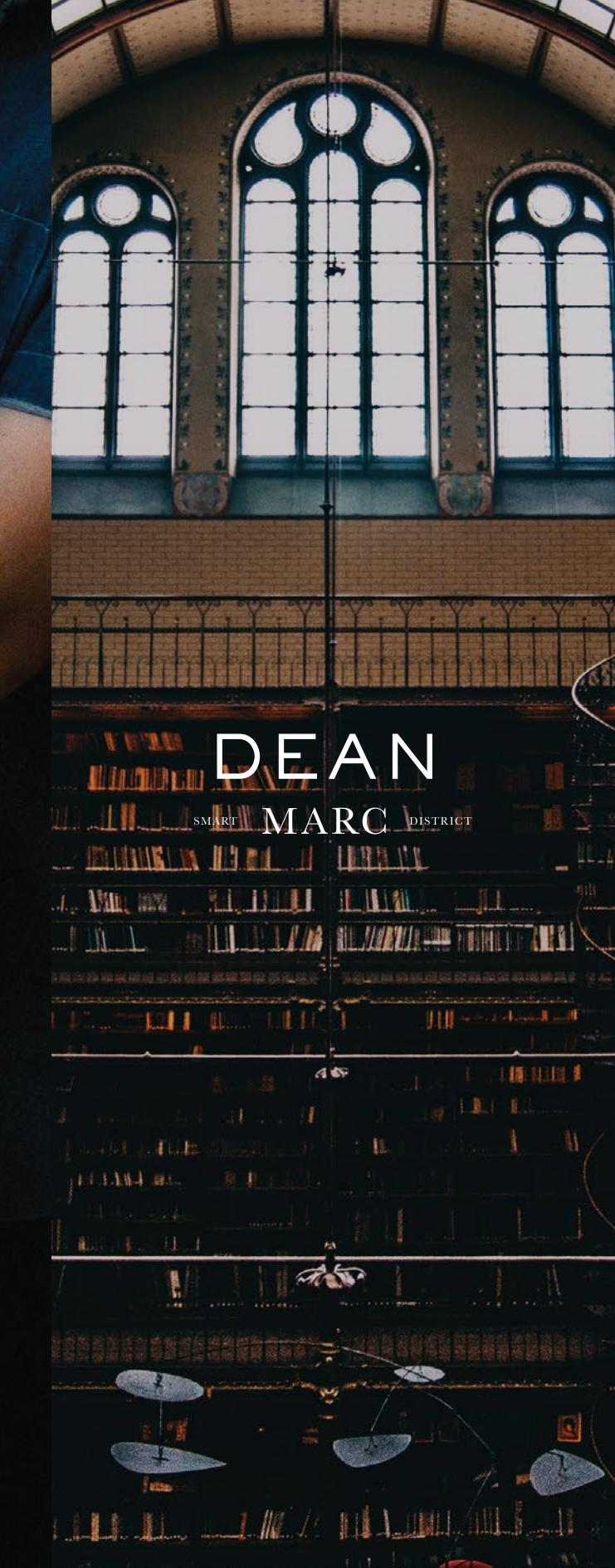
P Port

M Planned Architectural Landmark

M Future Architectural Landmark



URBAN  LIVING  
**PAUL MARC**  
DISTRICT



# MARCS BOULEVARD

PAUL  
MARC

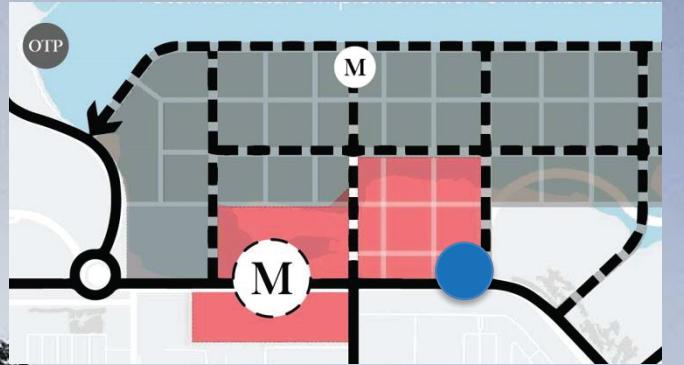
DEAN  
MARC

GRANT  
MARC

WILL  
MARC

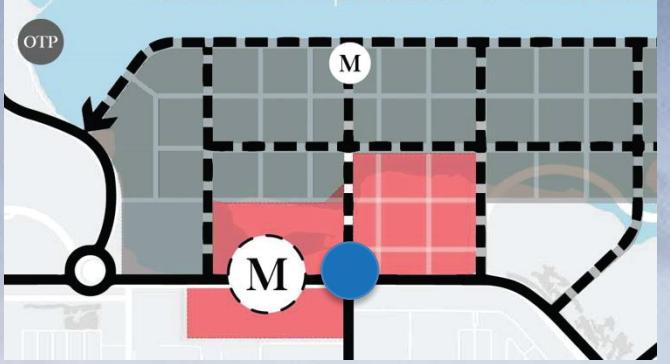
GLENN  
MARC





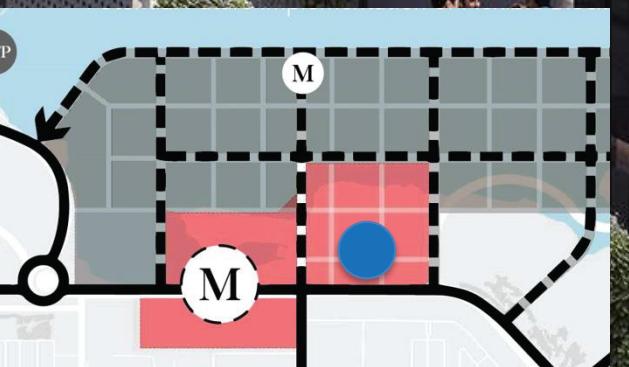
Inspired by worth-living stories, Marc's Boulevard by Triniti Land is an admired development, with five stylish collections of unique districts adding fine touches to the horizon of Indonesia's thriving Batam City. It presents seamless living spaces which celebrate the pride worth achieving, the home worth loving and the Marc worth living. All for the greatest chapters of your life.





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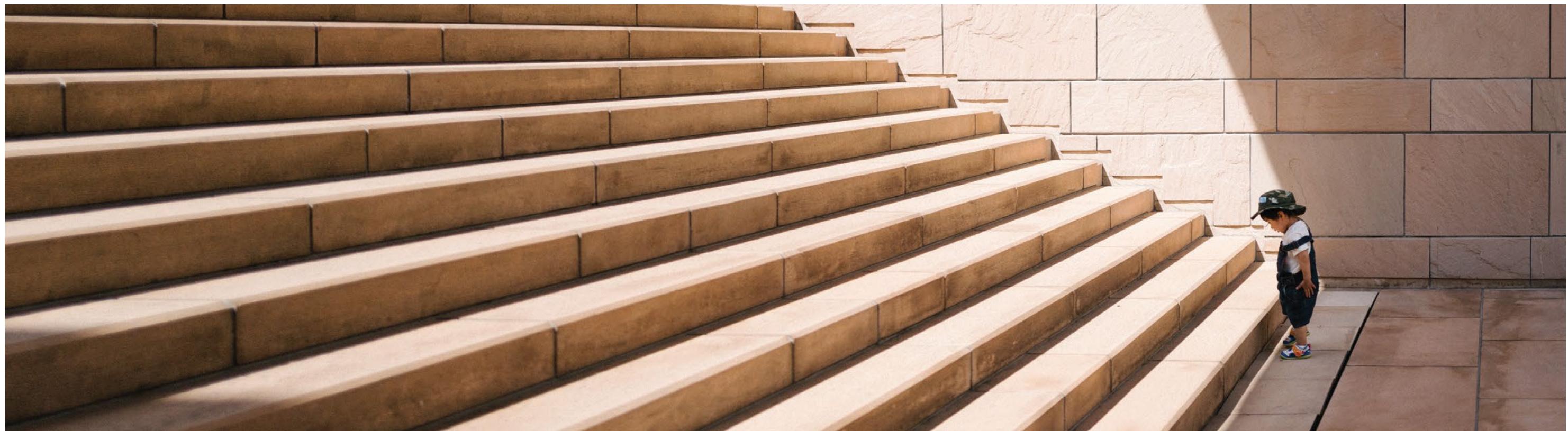
URBAN

LIVING

# PAUL MARC DISTRICT



*"A legacy one desires  
to be passed down to the  
loved ones."*



# PURPOSE BUILT LEGACY

A home is like a story. It never stays for one generation. It is built to be passed down to the next one. It is a legacy. Being in a serene surrounding where purposeful technical elegance linked harmoniously with life-enhancing environment is an idea that Paul Marc by Triniti Land inspired to present.

Nestled within the landmark development of Marc's Boulevard, Paul Marc signifies that life in itself, is quality. Intricately designed, with sustainable living in mind, Paul Marc seeks to create valuable life experiences. This will be the legacy one desires to be passed down to one's future generations.



# Embodiment of Serenity

Imagine a place surrounded by greenery, chimed to the music of chirping birds. Fresh air, tranquility and the coolness of the evening breeze are all part of your daily routine. The exclusive Paul Marc by Triniti Land aims to encapsulate all the above by merging city life with luscious landscape, creating an eco-paradise where you will be proud to call home.



# Spacious Comfort

Designed with the intention to create your personal Eden, Paul Marc by Triniti Land has brilliantly segregated its facilities and living space with a 75/25 split thus seamlessly conjoining space, comfort and style. So let your hair down, kick back your shoes and luxuriate in this unique setup where you get to enjoy your everyday escapade.



# Lively Splendor

Within the Paul Marc district, Triniti Land also offers three other exclusive developments. Paul & Prive Condo Villa and Paul The Place Townhouse seek to satisfy those yearning for an ultimate residential lifestyle, while Paul Lane aims to fulfill the needs of those desiring to operate commercially. With such distinctive and well thought-out features, one is undeniably spoilt for choice.

*within the Paul Marc*

CONDOS  
PAUL & PPRIVE  
PAUL MARC

PAUL LANE  
at  
MARC'S BOULEVARD

CONDOS  
VILLA

# PAUL & P<sup>P</sup> PRIVE

PAUL MARC

*part of Paul Marc District at Marc's Boulevard*



PAUL MARC  
DISTRICT

MARCS BOULEVARD

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50 m Lap Pool



Basketball Court



Clubhouse



Kid's Pool

A photograph showing two children, a boy and a girl, swinging on yellow swings attached to a blue metal frame. The background is a dark, textured wall.

Playground

A photograph of a black barbecue pit with a fire burning inside. A hand is holding a pair of orange-handled tongs, roasting several pieces of meat over the flames.

Barbeque Pit

A photograph of a woman in a white sports bra and black leggings performing a dynamic jump or lunge exercise against a plain concrete wall.

Outdoor Gym

A photograph of two women practicing yoga on a wooden deck. One woman is in a downward dog pose on a green mat, while another woman stands behind her, also in a downward dog pose. They are wearing colorful, patterned leggings.

Yoga Space





CONDOVILLA  
PAUL & PP PRIVE  
PAUL MARG

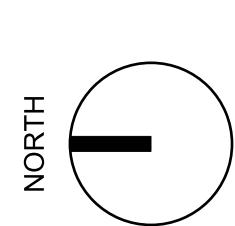
# CONDOVILLA

## *Masterplan*

Total Land Area **13,920 sqm**

Total Unit **279 units**

Total Parking **279 lots**



- 1 Drop Off
- 2 Lobby
- 3 Rent Space

- 4 50m Lap Pool
- 5 Kid's Pool
- 6 Clubhouse

- 7 Basketball Court
- 8 Barbeque Area
- 9 Yoga Space

- 10 Outdoor Gym
- 11 Playground
- 12 Garbage Room

A woman with long hair blowing in the wind, wearing a light blue dress, stands on a hill overlooking a sunset. The background shows a lush green landscape and a bright horizon.

Paul Marc Condo Villa

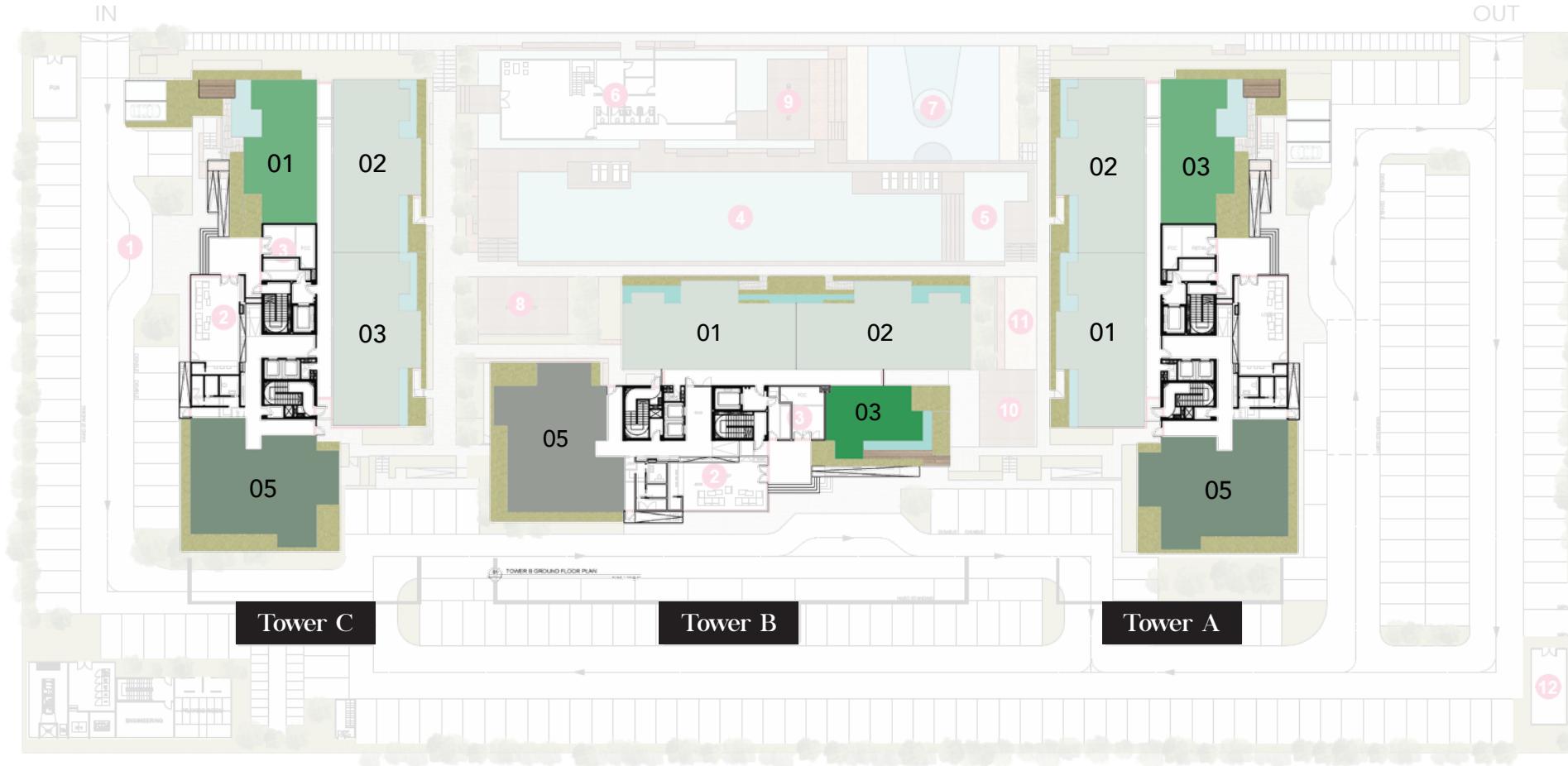
COND OVILLA  
PAUL & PP PRIVE  
PAUL MARC

Prestigious and inviting, Paul & Prive is the ideal Condo Villa to be sought after. Placed strategically, designed for comfort and laced with natural beauty, these living spaces cater for the hustlers and the laid backs.

*The Plans*

# TERRACE VILLA

Paul & Prive



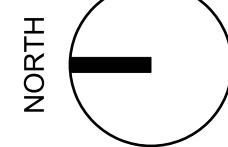
PAUL & PP PRIVE  
CONDOVILLA  
PAUL MARC

# CONDOVILLA

## *Terrace Villa Unit*

Tower C

- TV A1 - 4BR**
- TV B - 3BR**
- TV C - 3BR**



Tower B

- TV A2 - 4BR**
- TV B - 3BR**
- TV D - 2BR**

Tower A

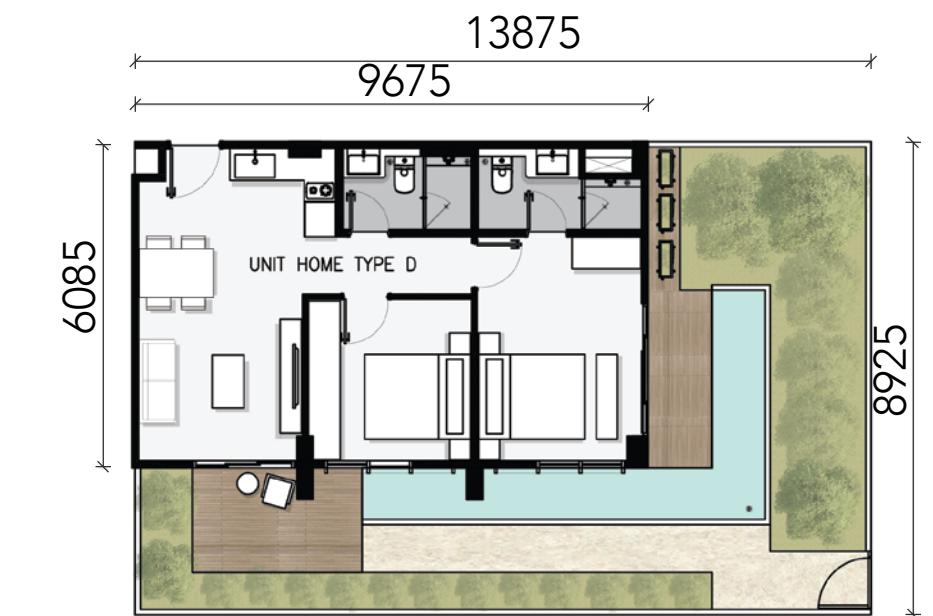
- TV A1 - 4BR**
- TV B - 3BR**
- TV C - 3BR**



**UNIT TV-A1 4BR** (SG 219,5 sqm + Garden 49,5 sqm)



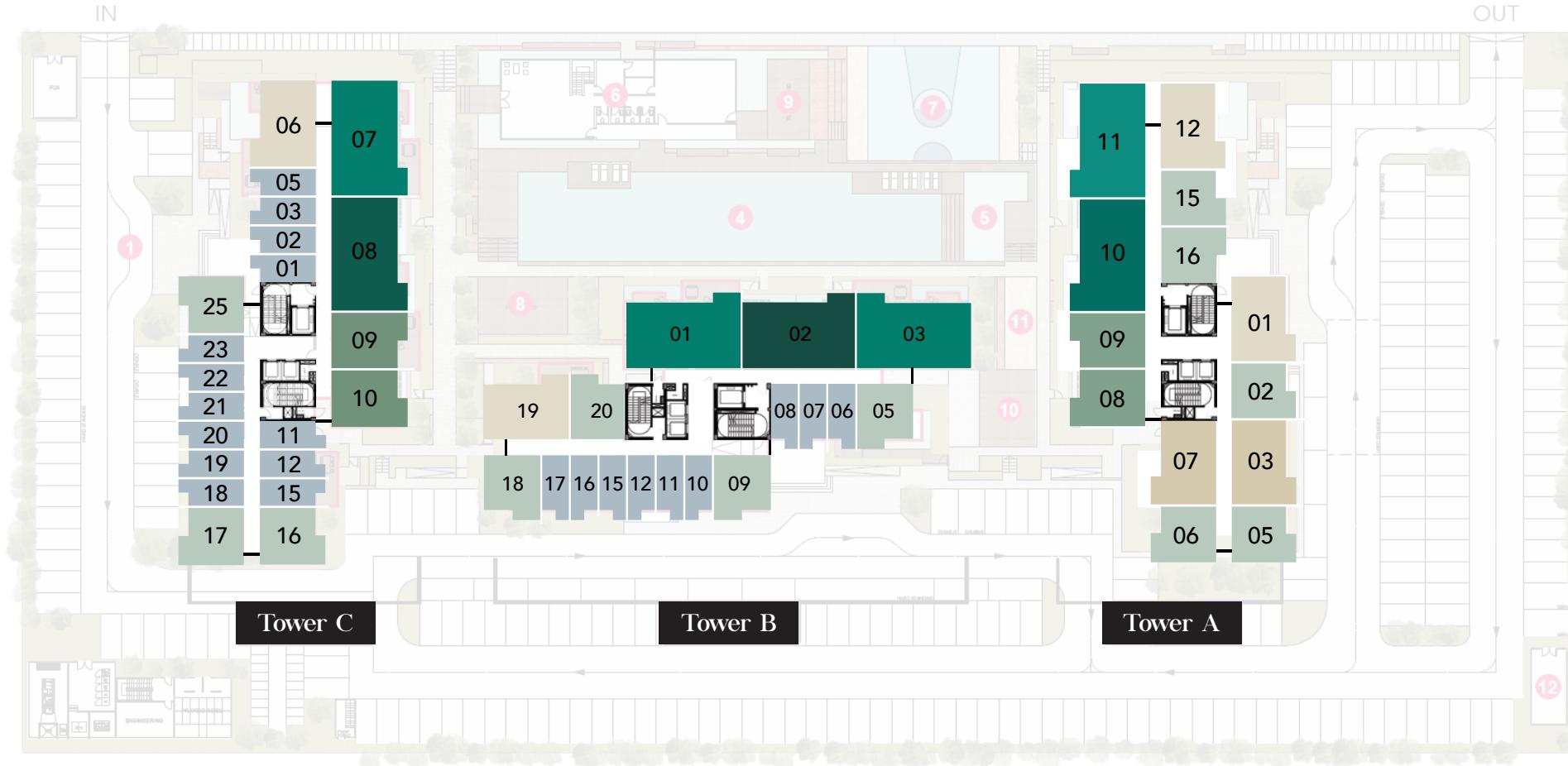
**UNIT TV-A2 4BR** (SG 215,5 sqm + Garden 48,5 sqm)



*The Plans*

# TYPICAL FLOOR

Paul & Prive

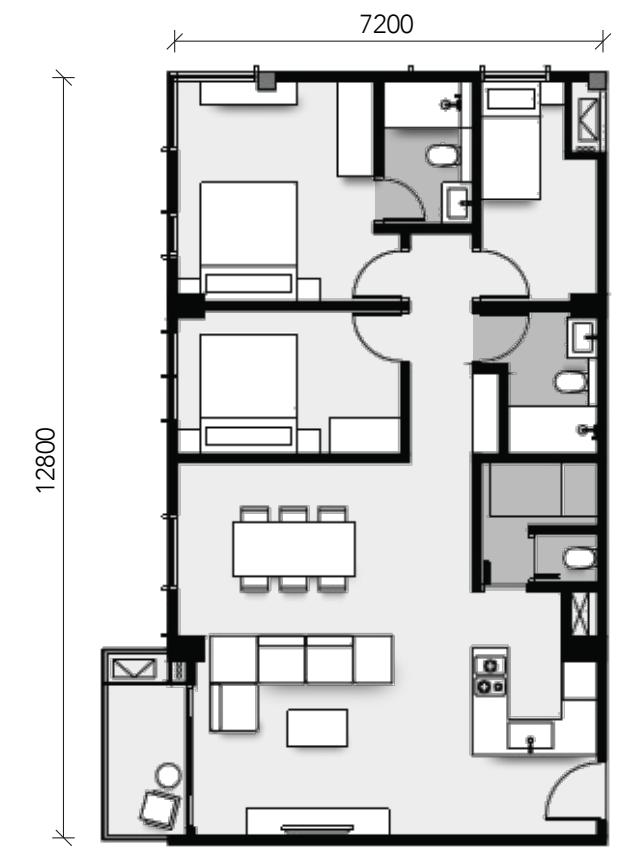


PAUL & PRIVE  
CONDOVILLA  
PAUL MARC

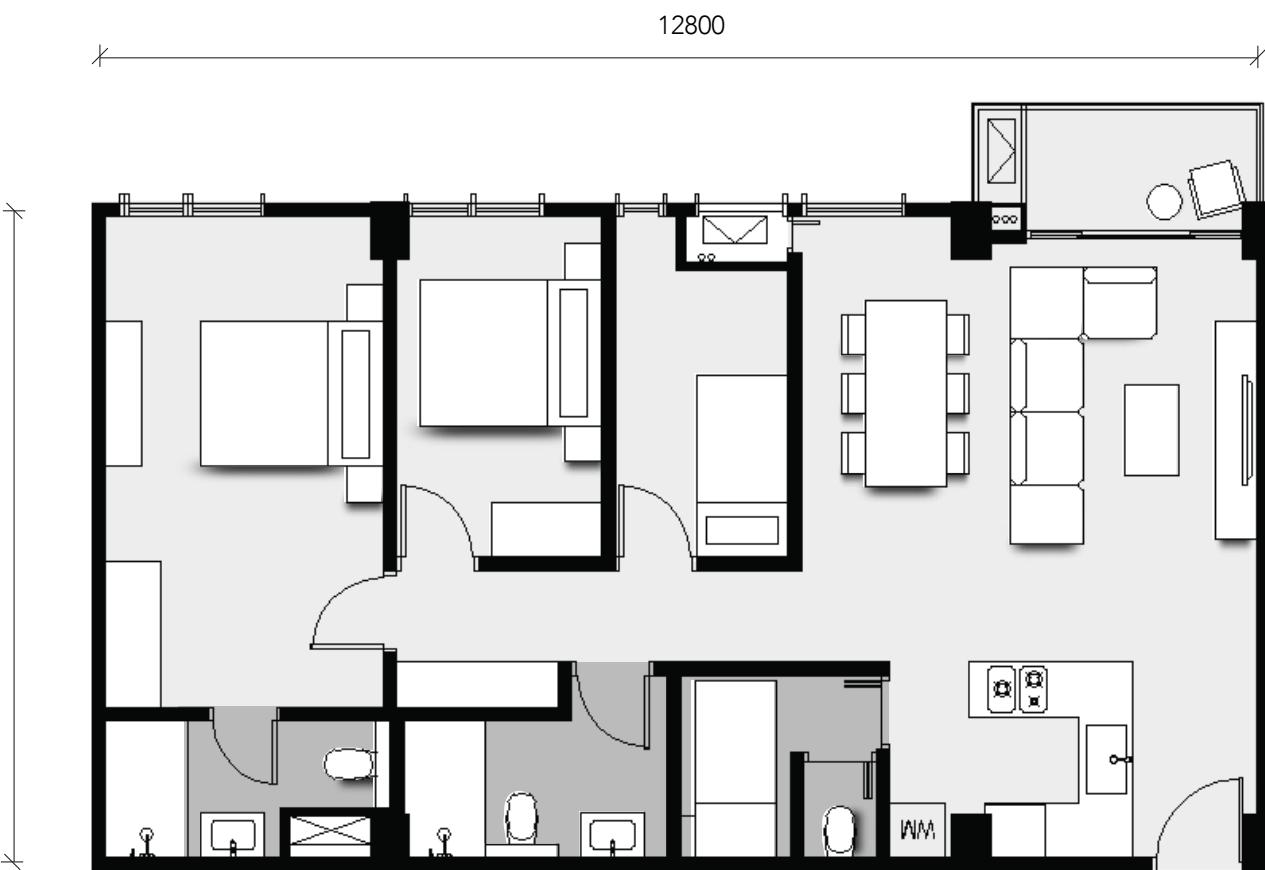
## CONDOVILLA

### *Typical Floor Unit*

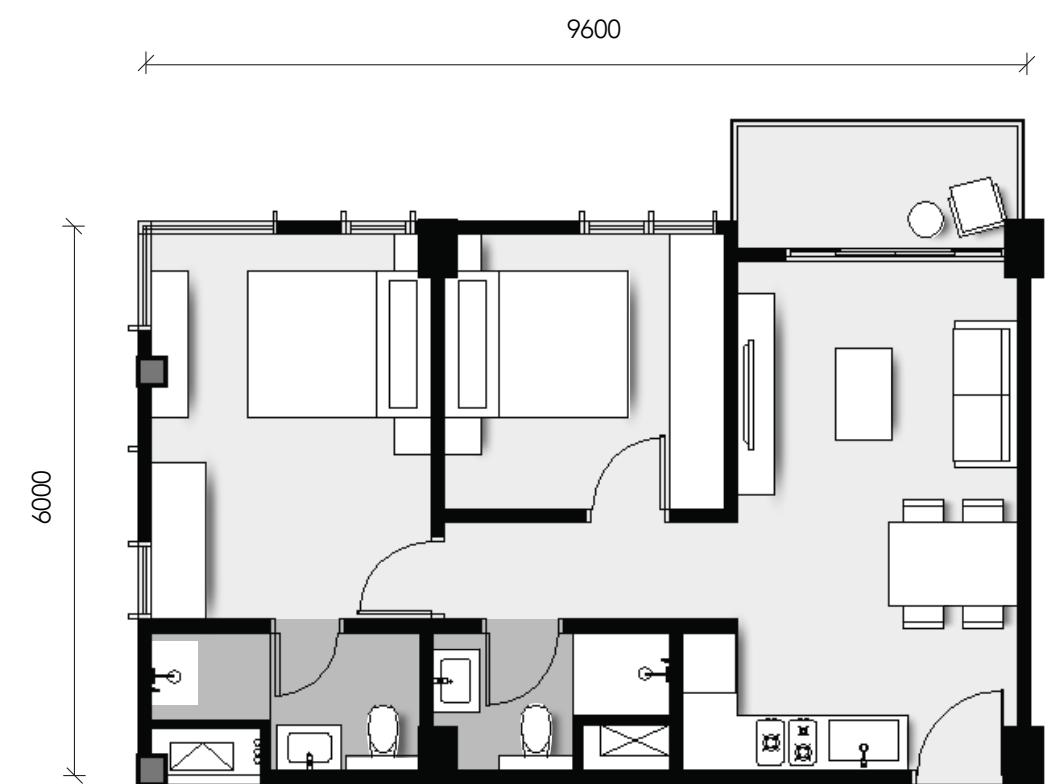
Tower C		Tower B		Tower A			
NORTH	(Compass rose)						
		<b>3BR CORNER</b>	<b>1BR - A</b>	<b>3BR CORNER</b>	<b>1BR - A</b>	<b>3BR CORNER</b>	<b>2BR MIDDLE</b>
		<b>3BR MIDDLE</b>	<b>1BR - B</b>	<b>3BR MIDDLE</b>	<b>STUDIO</b>	<b>3BR MIDDLE</b>	<b>1BR - A</b>
		<b>2BR CORNER</b>	<b>STUDIO</b>	<b>2BR CORNER</b>		<b>2BR CORNER</b>	<b>1BR - B</b>



**3 BR CORNER** ( SG 114 sqm )



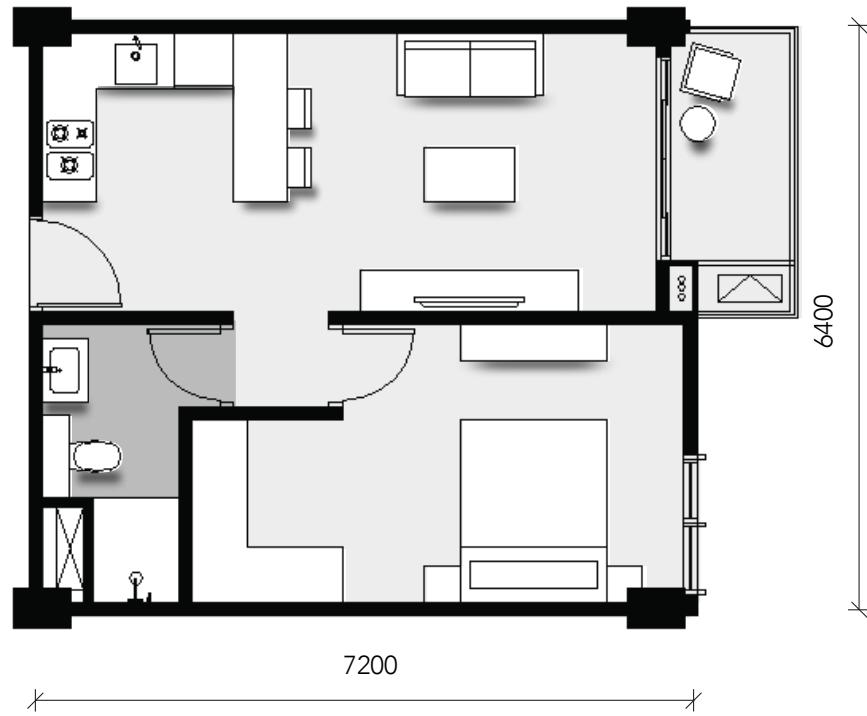
**3 BR MIDDLE** ( SG 114 sqm )



**2 BR CORNER** ( SG 72.5 sqm )



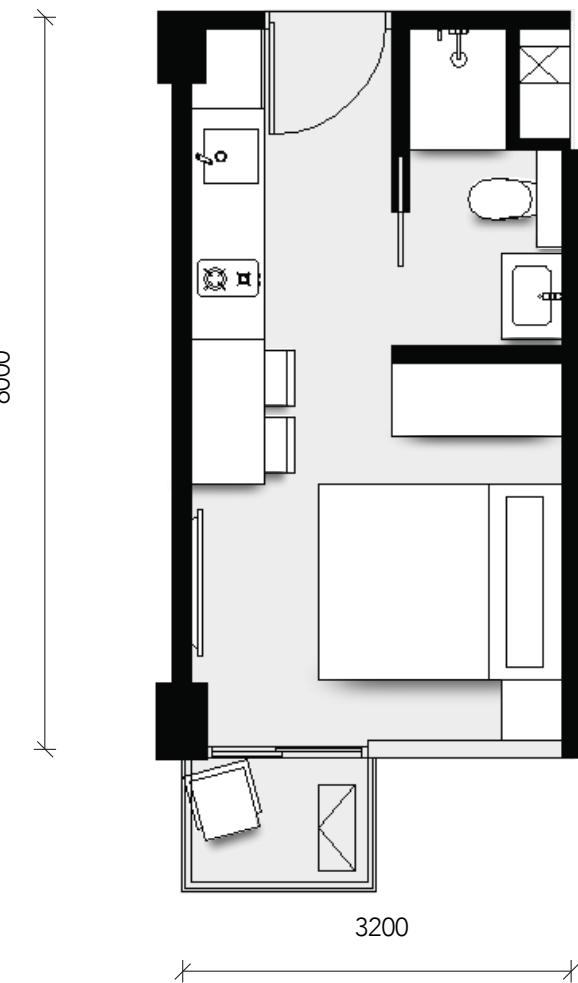
**2 BR MIDDLE** ( SG 72.5 sqm )



**1 BR - B** ( SG 59.5 sqm )



**1 BR - A** ( SG 50 sqm )

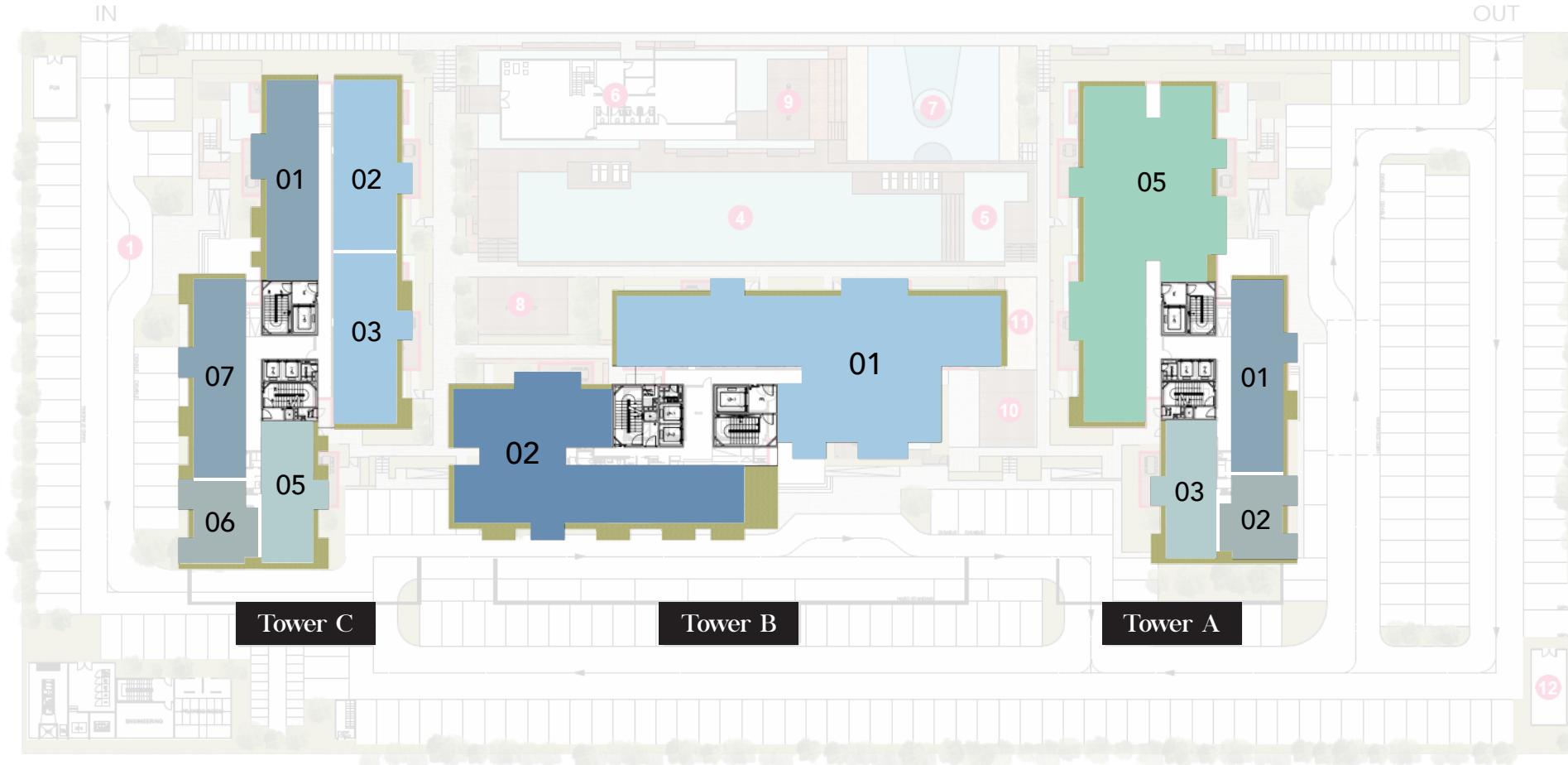


**STUDIO** ( SG 25 sqm )

*The Plans*

# PENTHOUSE

Paul & Prive



PAUL & PP PRIVE  
CONDOVILLA  
PAUL MARG

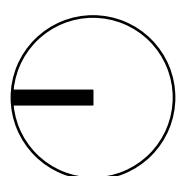
# CONDOVILLA

## *Penthouse Unit*

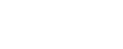
Tower C

**PH A - 3BR****PH B - 3BR****PH C - 2BR****PH D - 1BR**

NORTH

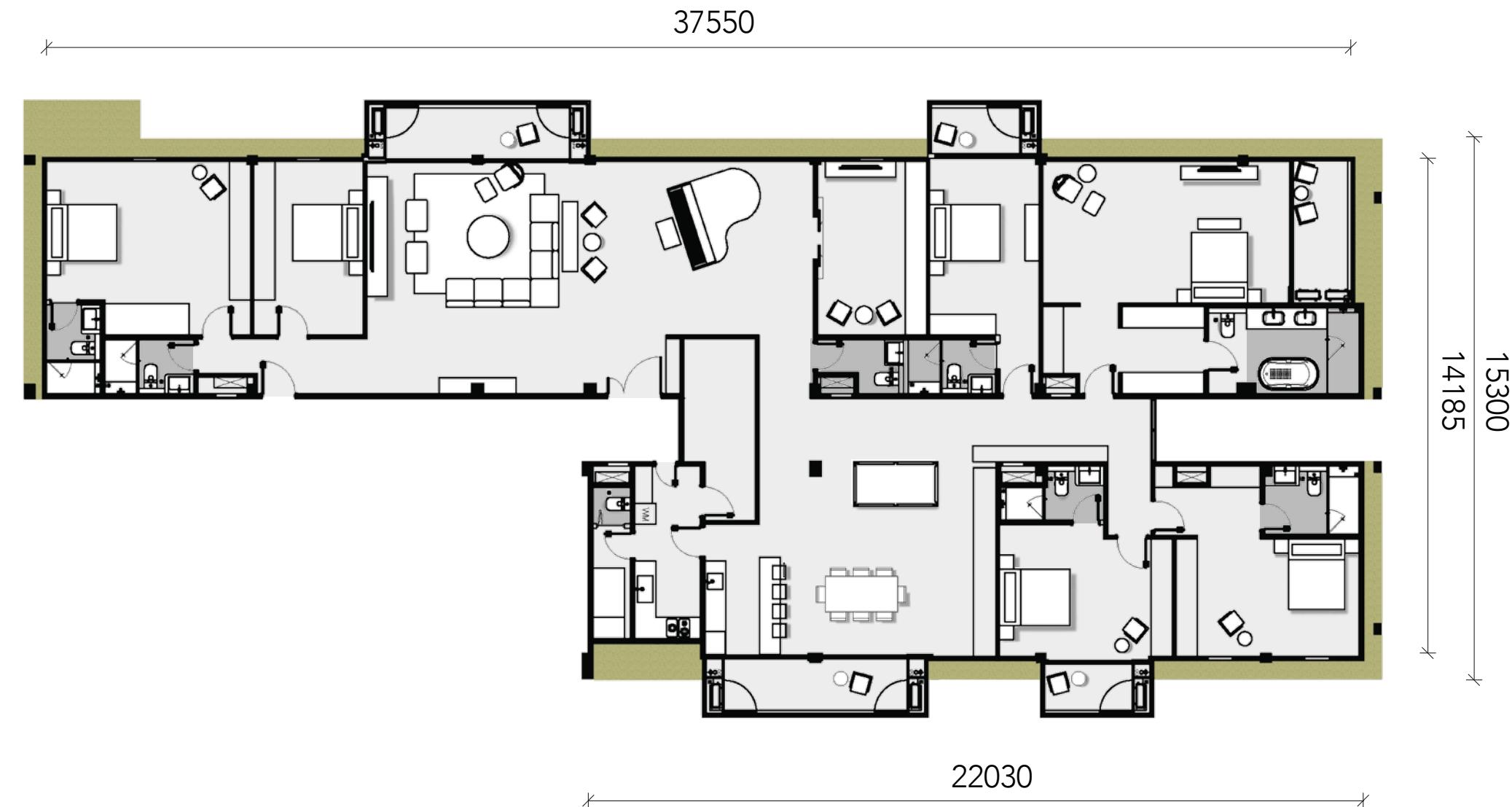


Tower B

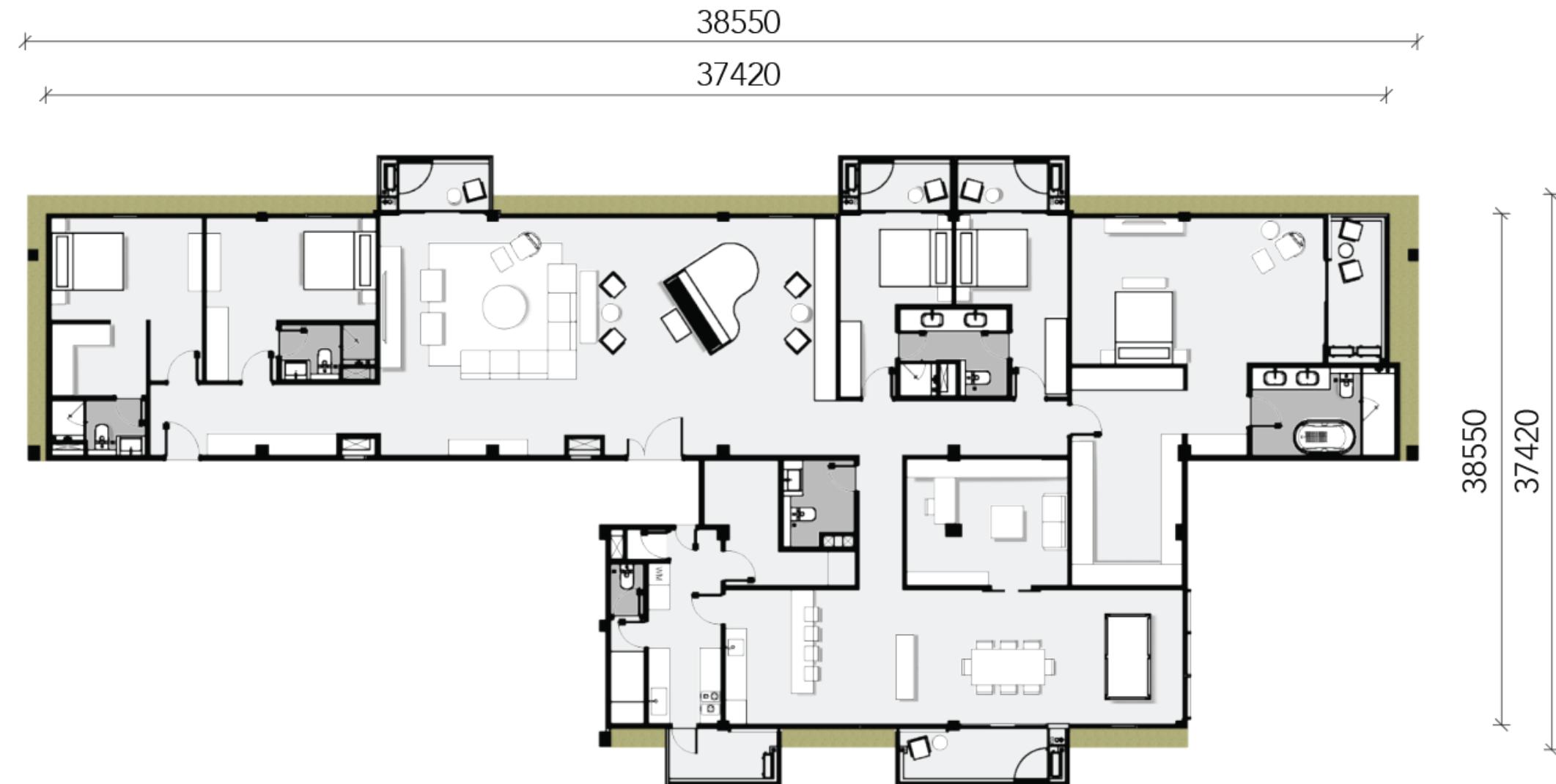
**PH LUX 2 - 5BR****PH LUX 3 - 5BR****PH LUX 1 - 6BR**

Tower A

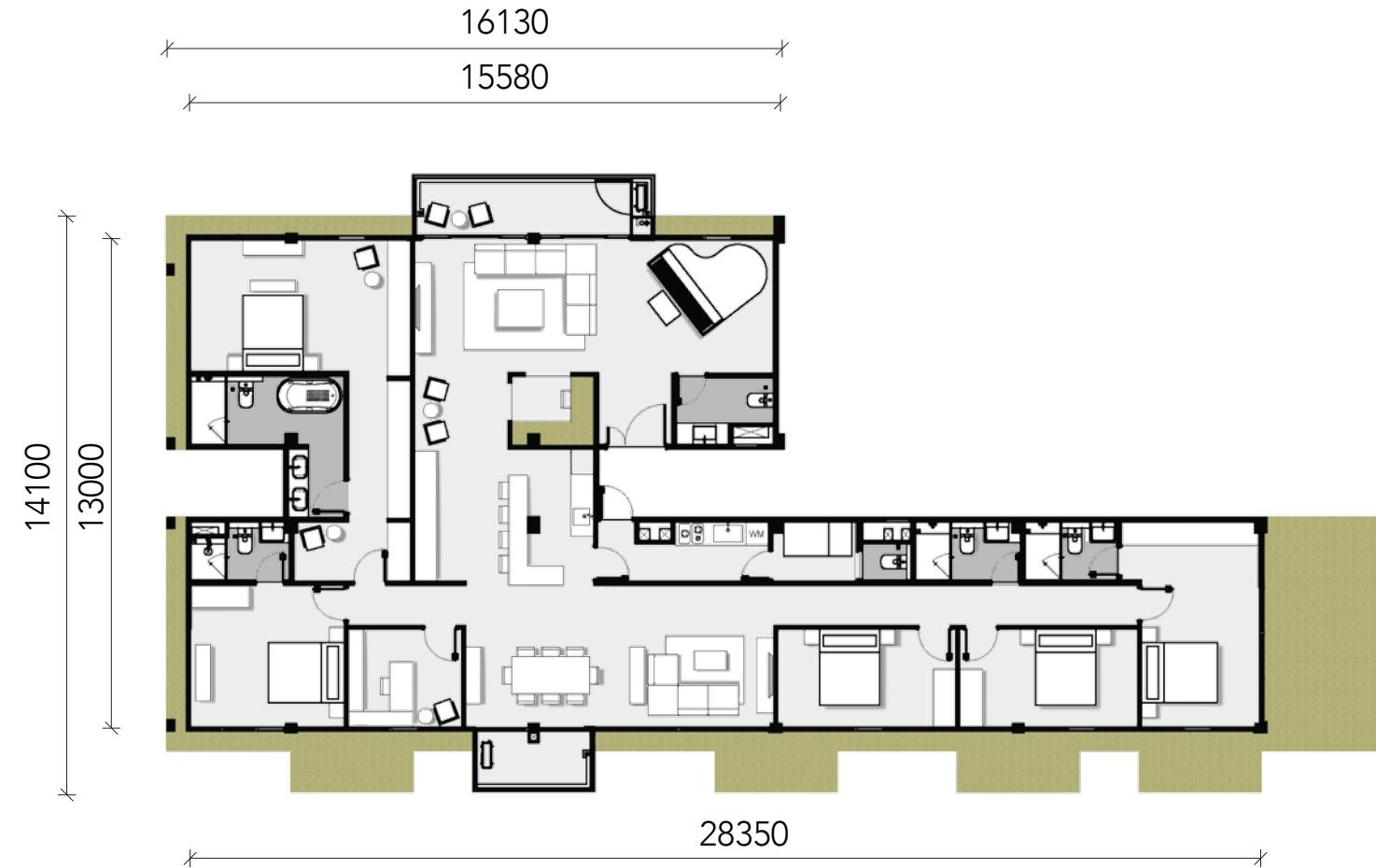
**PH LUX 1 - 6BR****PH B - 3BR****PH C - 2BR****PH D - 1BR**



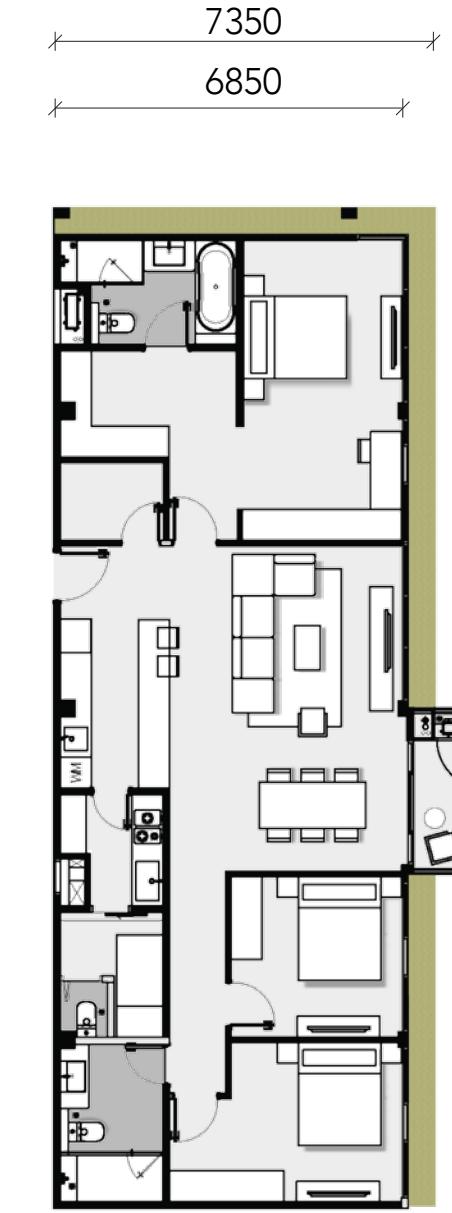
**PH LUX 1 - 6 BR** ( SG 544.5 sqm )



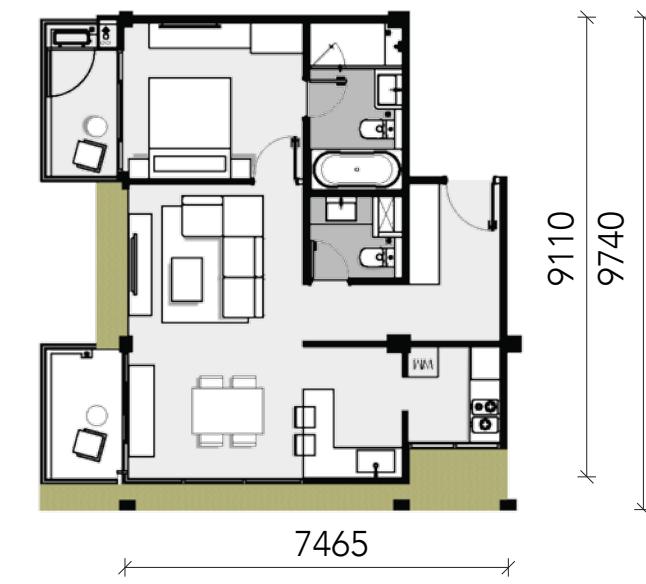
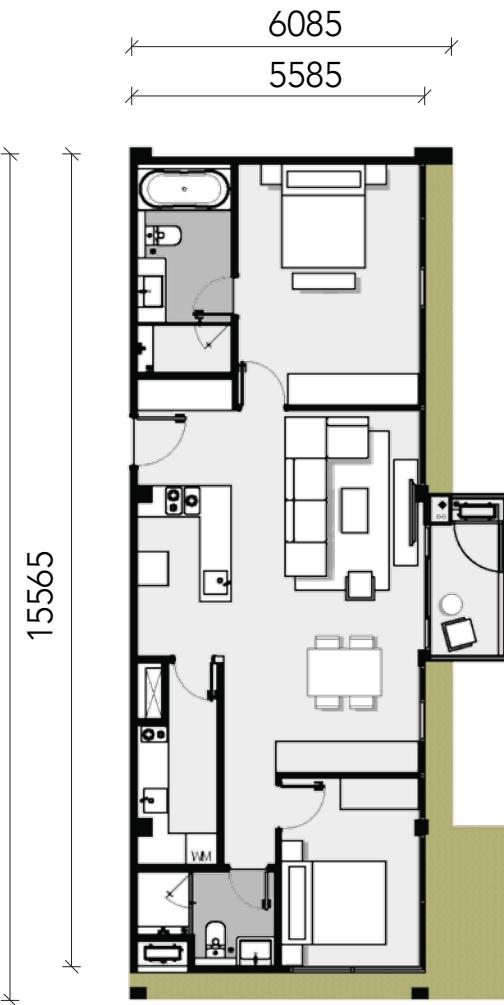
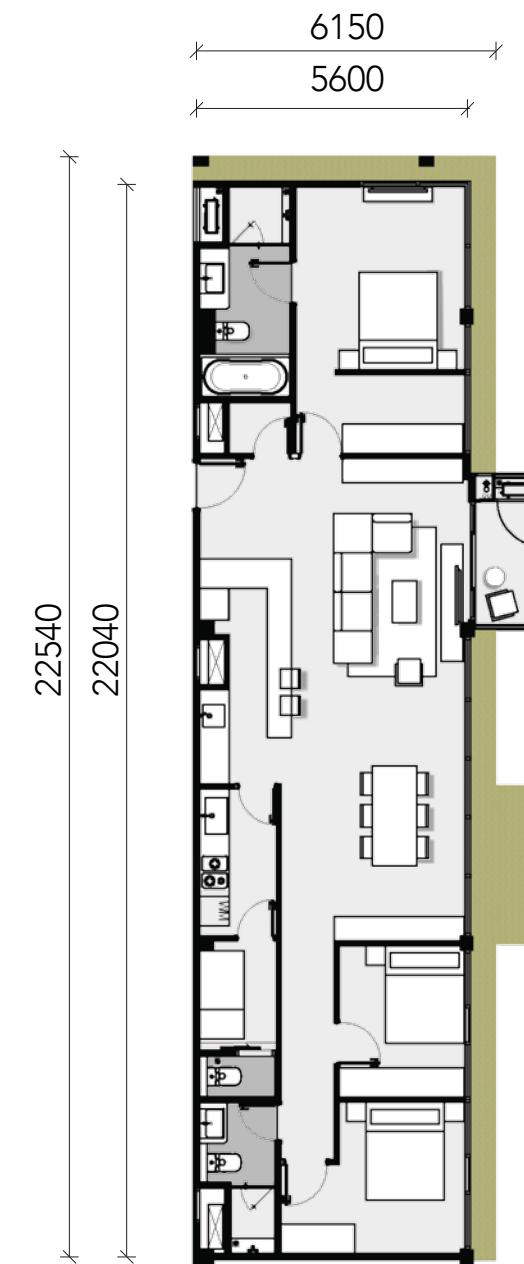
**PH LUX 2 - 5BR ( SG 497 sqm )**



**PH LUX 3 - 5BR** ( SG 383,5 sqm )



**PH A - 3BR** ( SG 167 sqm )



# PAUL LANE

— at —

MARCS BOULEVARD

*part of Paul Marc District at Marc's Boulevard*



PAUL MARC  
DISTRICT

MARCS BOULEVARD

THE PRIDE | THE HOME | THE MARC



PAUL LANE

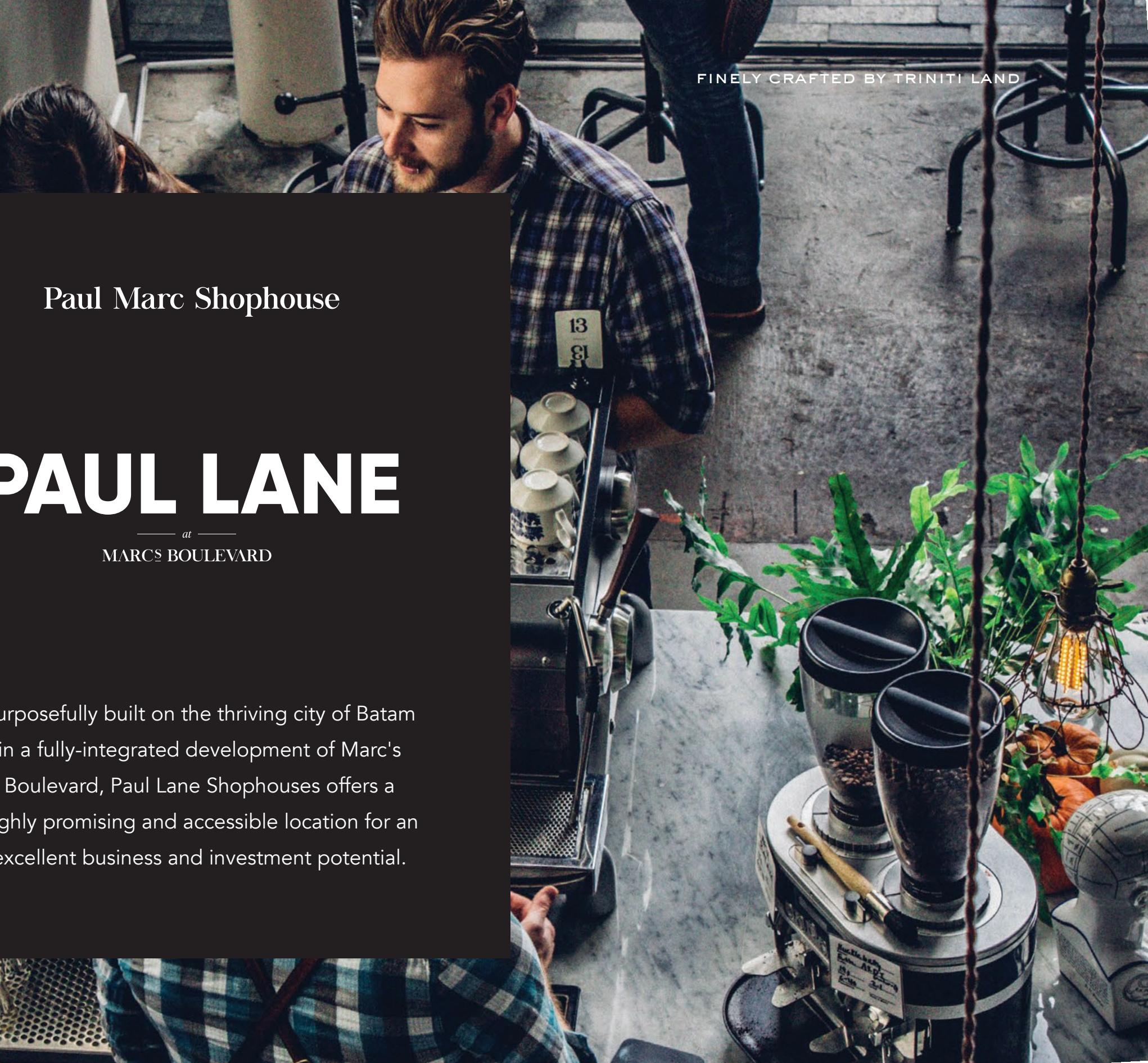
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Paul Marc Shophouse

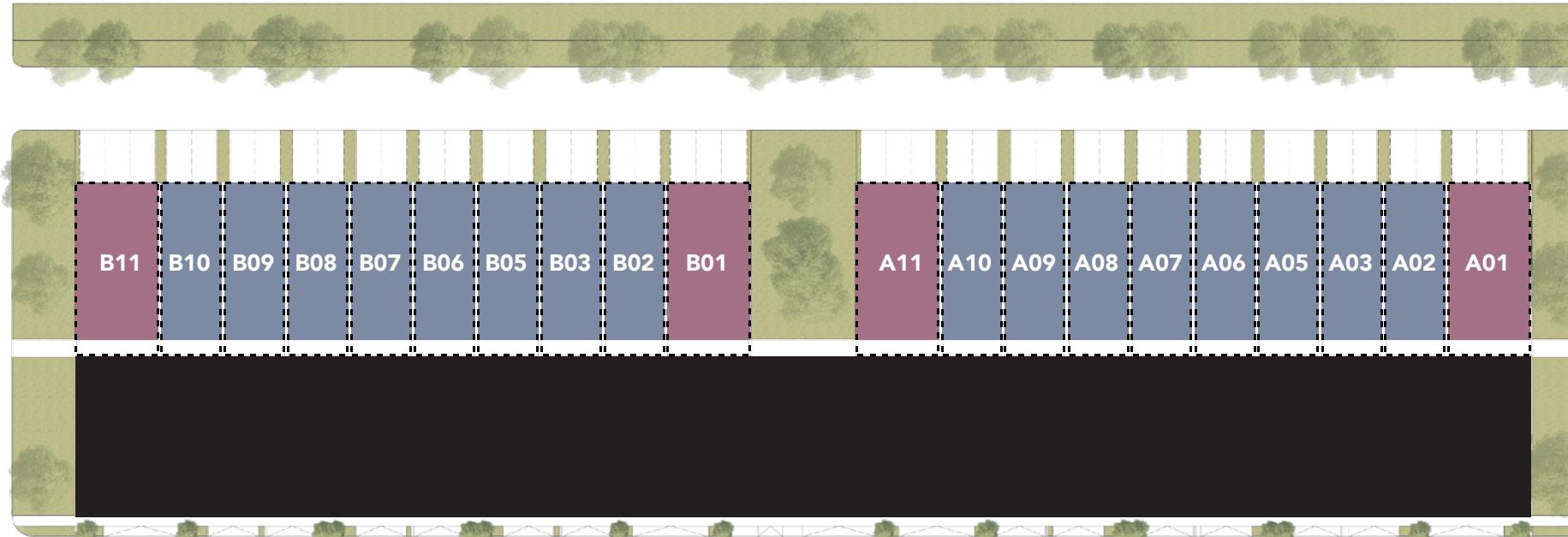
# PAUL LANE

— at —  
MARC'S BOULEVARD

Purposefully built on the thriving city of Batam  
in a fully-integrated development of Marc's  
Boulevard, Paul Lane Shophouses offers a  
highly promising and accessible location for an  
excellent business and investment potential.



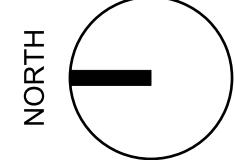




# PAUL LANE

at  
MARCÈ BOULEVARD

## SHOPHOUSE *Masterplan*



### SHOP HOUSE MIDDLE UNIT

(LAND AREA : **99 sqm**, BUILDING AREA : **270 sqm**)

### SHOP HOUSE CORNER UNIT

(LAND AREA : **132 sqm**, BUILDING AREA : **360 sqm**)

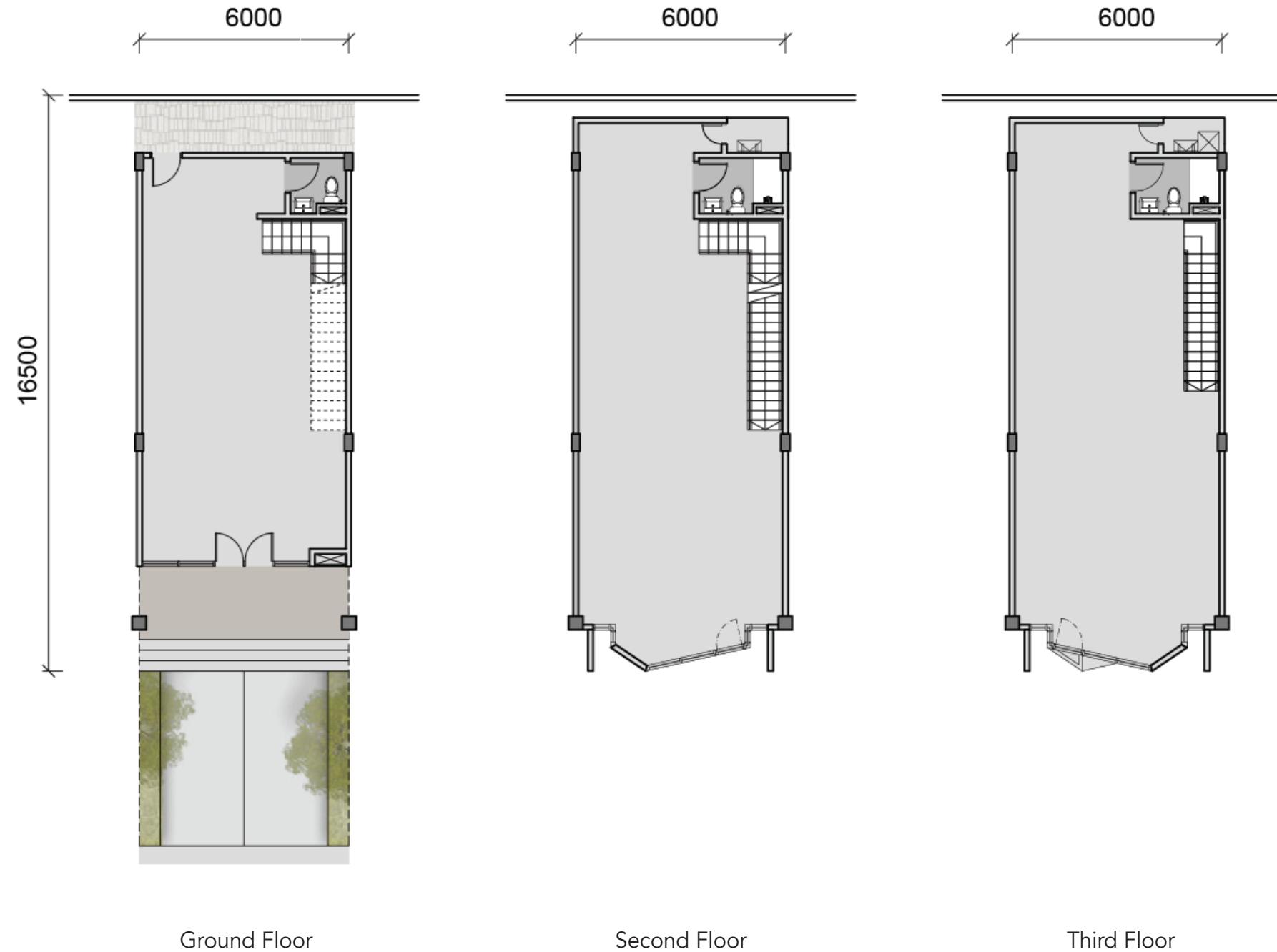
# PAUL LANE

MARCS BOULEVARD

## SHOPHOUSE *Middle Unit*

Building Area per Unit **270 sqm**

Land Area per Unit **99 sqm**



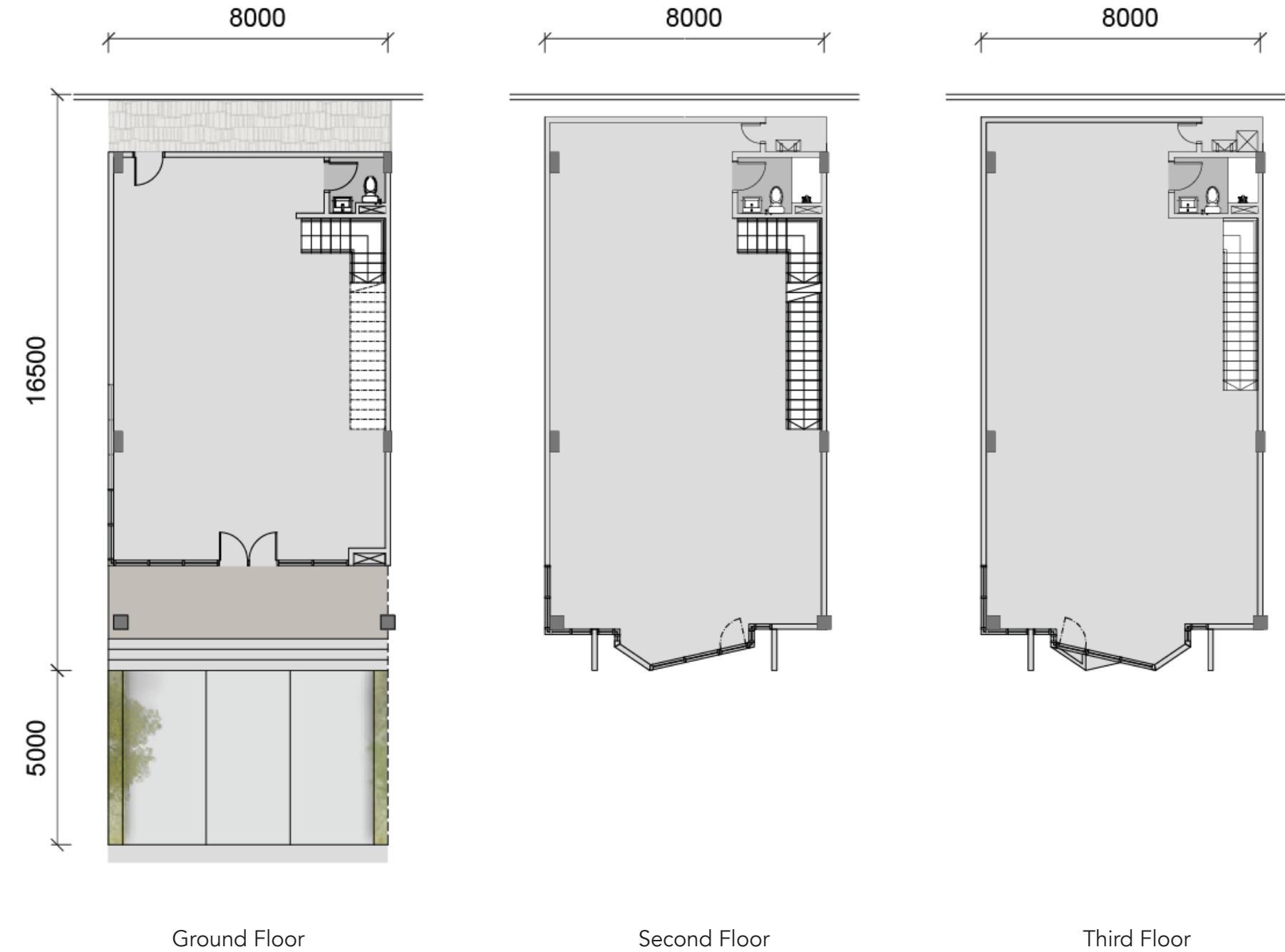
# PAUL LANE

MARCS BOULEVARD

## SHOPHOUSE *Corner Unit*

Building Area per Unit **360 sqm**

Land Area per Unit **132 sqm**



# Who we work with

AECOM  
Master Planner

Ben & Wyatt  
Brand Consultant

+OOZN  
Architect

**AECOM**

B E N & W Y A T T  
B R A N D I N G H O U S E

**+OOZN**

**AECOM**

AECOM is a global network of experts working with clients, communities and colleagues to develop and implement innovative solutions to the world's most complex challenges.



**Miami World Center - Paramount Tower**  
Florida



**Marina Bay and Greater Southern Waterfront**  
Singapore



## Marc's Boulevard - Master Planner Message

Aiming to elevate the quality and character of Batam City, Marc's Boulevard merges multiple facets of urban life into a concentrated hub of urban activities. Combining residential, commercial, business, and entertainment, into an exciting "Mixed-Use" destination. Thus bringing excitement into this near-waterfront development where each block is carefully crafted to integrate nature and urban living.

Marc's Boulevard gives you the pleasure of living with nature while being conveniently close to the city center, an oasis in the future expansion of a bustling urban center.

**Sacha Schwarzkopf**

Director of Urban Design, AECOM Indonesia



## Marc's Boulevard - Architect Message

Marc's Boulevard focused to be next Batam's destination landmark development that provides high quality living spaces integrated with large open green areas, where the resident's life is balanced between work and daily activities. The design delivers a simple yet distinctive architecture alongside with combination of carefully chosen materials, it creates a luxury living development. It is resort-like living with excellent amenities. The lush landscape forms an invisible boundary between the buildings and the nature.

**Raval Kapusta**

Founding Director, Oozn Design

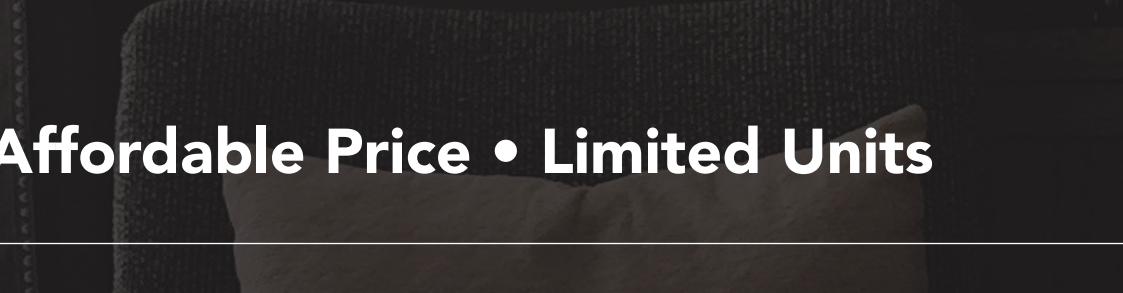
# REASONS TO BUY OUR PRODUCT



Shophouse

**20 units**

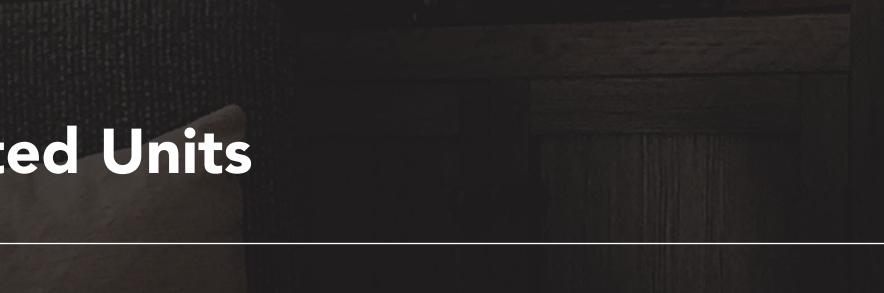
Phase 1



Condovilla

**73 units**

Tower A



Condovilla

**91 units**

Tower B



Condovilla

**115 units**

Tower C

## Booking Fee

**IDR 15 juta**  
Condovilla

**IDR 50 juta**  
Shophouse

MARC'S BOULEVARD

FINELY CRAFTED BY TRINITI LAND

# LIVING GALLERY

TRINITILAND

VISIT SHOW UNIT

## LIVING GALLERY MARC'S BOULEVARD

at Grand Batam Mall - 2nd Floor

Jl. Pembangunan, Batu Selicin, Kec. Lubuk Baja, Kota Batam



# MARCS BOULEVARD

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FINELY CRAFTED BY  TRINITILAND  
PT PURI TRINITI BATAM

Komp. Ruko Batamas Blok A No. 1  
Pasir Putih - Batam Centre

0853 4528 9988  
[www.marcsboulevard.com](http://www.marcsboulevard.com)