



# EMBARCADERO SUITES

**Ww** Western Wing



Embarking towards  
a New Lifestyle that suits you

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# EMBARCADERO PARK

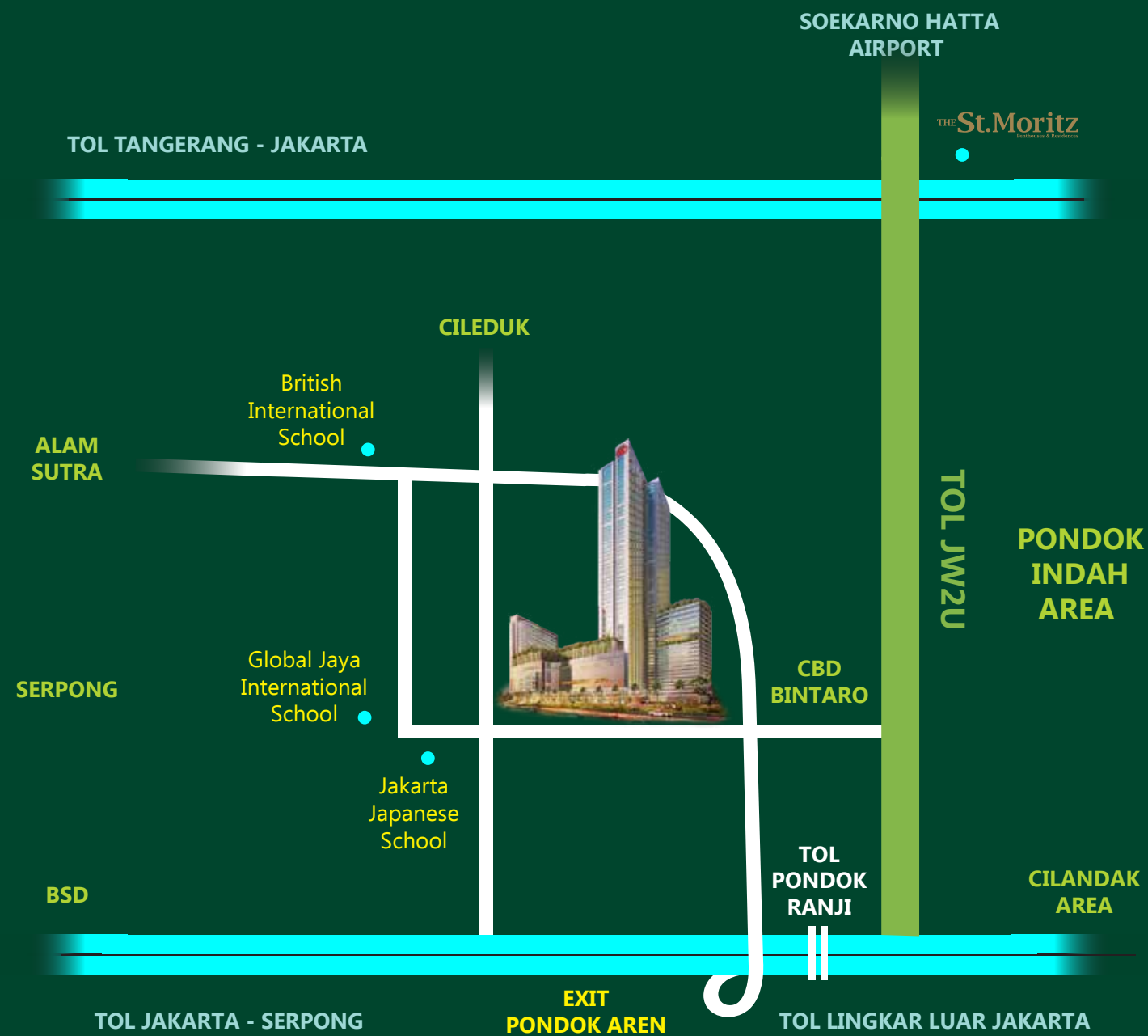
## The Perfect Ten

### The Perfect Lifestyle

1. Located right in the center of Bintaro
2. Direct access to TB Simatupang Toll Road
3. Surrounded by 3 International Schools:
  - British International School,
  - Jakarta Japanese School,
  - Global Jaya International School
4. Luxurious World Class Integrated Development
5. Luxurious Apartment designed by DP Architects Singapore & Ohtori Landscape Japan
6. Choices of 3, 2 bedrooms and limited unit of 1 bedroom with exquisite specification
7. Private Sky Infinity Pool & Facilities
8. Embarcadero Family Club
9. High Capital Gain & High Capital Return
10. Developed by Lippo Homes



# Location



Embarcadero Park neighborhood offers amazing amenities and everything necessary to make you feel at home with top notch on-site schools, park, cinema, convenience stores, fitness center, shopping, dining and entertainment attractions.

Living with **Amazing**  
**Amenities** at

**EMBARCADERO**  
**SUITES**



# Rich & Vibrant

## Lifestyle Center

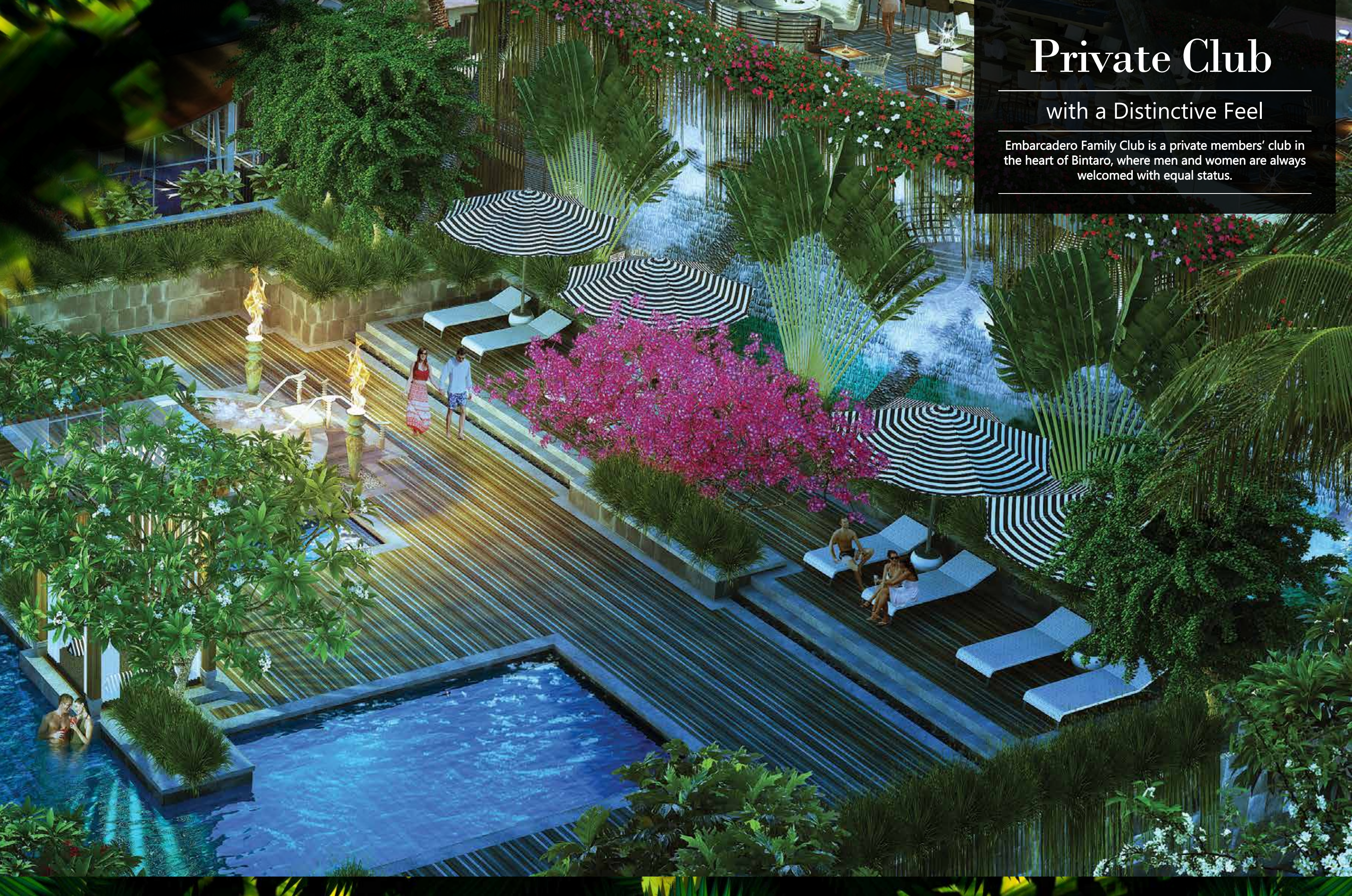
Premiering established brands and emerging designers, Embarcadero Lifestyle Center will provide multitude of options from the expected to the exquisite.



# Private Club

with a Distinctive Feel

Embarcadero Family Club is a private members' club in the heart of Bintaro, where men and women are always welcomed with equal status.





# Alfresco Dining

with a Sophisticated Feel

Indulge in light outdoor dining in cool restaurants and bistros amidst the best patios, garden and sidewalk cafes in town.



# Travel in Style

for Those who Value Time

Whether you are traveling for business or for pleasure, our fleet of reliable and best-performing helicopters and well-trained pilots are ready to make your travel an ultimate experience. It is for those who value time and knows how to appreciate it.



## World Class Healthcare

Siloam Hospitals is the premier private hospital provider, offering World-class Healthcare in Indonesia. It has received international accreditation from **USA-based Joint Commission International (JCI)**, differentiating Siloam Hospitals from other providers not only in Indonesia but Asia, in general.

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SUITES

# Luxury Arrival

with Multiple Security Layers

Drop-off at the grand courtyard of the residence tower  
and enter the luxurious lobby lounge with concierge  
and 24 hours' security





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SUITES

# Panoramic View

with Heavenly Pool

Enjoy the Exhilarating view of vibrant Bintaro town, while having a swim or relaxing by the poolside while sipping a refreshing glass of your favorite fresh juice to ease your strenuous day.





## Kids Playground

with Dreams as High as The Sky

Keep your kids entertained all day while you lounge by the pool or workout in the gym. Located next to the pool, your kids can see the world from different angles and dream as high as the sky.



## Sky Lounge

In a bustling city, the sky lounge offers a great space where you can create memories and enjoy special occasions as if you owned a rooftop penthouse.

### Sky Fitness

Unwind after a busy day by working out in Sky Fitness. Enjoy your workout with a combination of warm services and contemporary comfort.



### 10 Big Screen

Your choice of Big Screen hit movies awaits you in the state-of-the-art cinema designed for comfort and relaxation. Watch your favorite stars and escape to a whole new world in technicolor.

EMBARCADERO  
SUITES

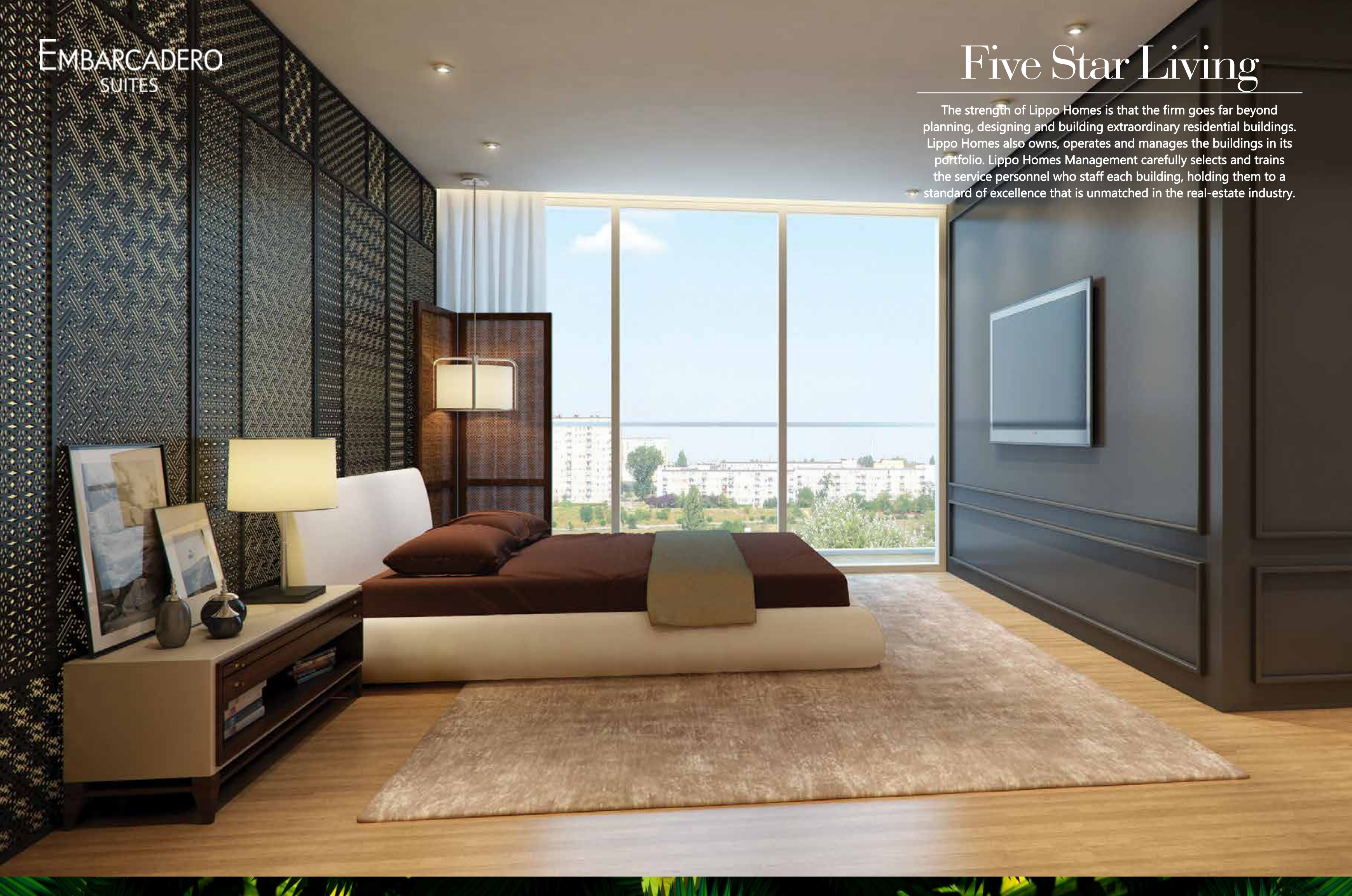
# Live Here Beautifully

Designed by Award-Winning Interior Designer **Genius Loci**,  
Shanghai-based Alex Bayu creates a beautiful, breathtaking concept  
for Embarcadero Suites.



# Five Star Living

The strength of Lippo Homes is that the firm goes far beyond planning, designing and building extraordinary residential buildings. Lippo Homes also owns, operates and manages the buildings in its portfolio. Lippo Homes Management carefully selects and trains the service personnel who staff each building, holding them to a standard of excellence that is unmatched in the real-estate industry.





## The Architect Designer

DP Architects PTE LTD, Singapore

The vision of Wu Tzu Chiang, Director for a renowned architectural firm, DP Architects the biggest architecture firm in Singapore, permeates throughout this pinnacle of design brilliance. DP Architect's other notable projects include Dubai Mall-UAE, Mandarin Gallery-Singapore, Resorts World-Singapore (in association with Michael Graves & Associate), Trillium-Singapore and Twin Peaks-Singapore.

Wu Tzu Chiang



The Esplanade - Singapore



Twin Peaks - Singapore



Trillium - Singapore

## The Show Suite Interior Designer

Genius Loci

Regionally renowned luxurious Interior Designer who specialized in many high-end residential & prestigious hotel. Including Lippo's project: The St Moritz Puri, Kemang Village.



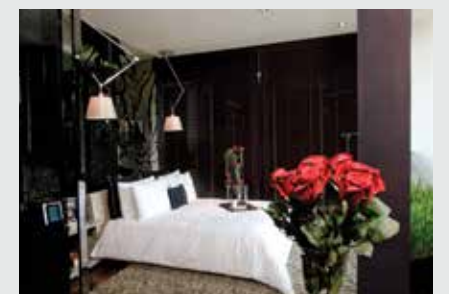
Alex Bayu



Le Restaurant- Suntec City



The St. Moritz



Kemang Village



Saitama New Urban Center Keyaki Plaza

## The Landscape Designer

OHTORI Japan

A modernist Japanese landscape designer with notable developments in Japan such as Roppongi Hills, Saitama New Urban Center Keyaki Plaza, City Garden Tower, and Kayano Chuoh.



Roppongi Hills

## The Public Spaces Designer

Forumindo

A distinguished interior designer and lifestyle visionary. Best known as the Martha Stewart of Indonesia and for her captivating set on interiors and the luxury lifestyle that has primed her design experiences for international and domestic residential and hotel & resorts.



Vivianne Faye





WW

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Western  
Wing

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# W-2H

102.3 m<sup>2</sup>

2 BR (Corner)

No. 19

1 Corner Master BR

+ 1 BR

2 Bathrooms

Walk-in Wardrobe

Grand Living &

Dining Room

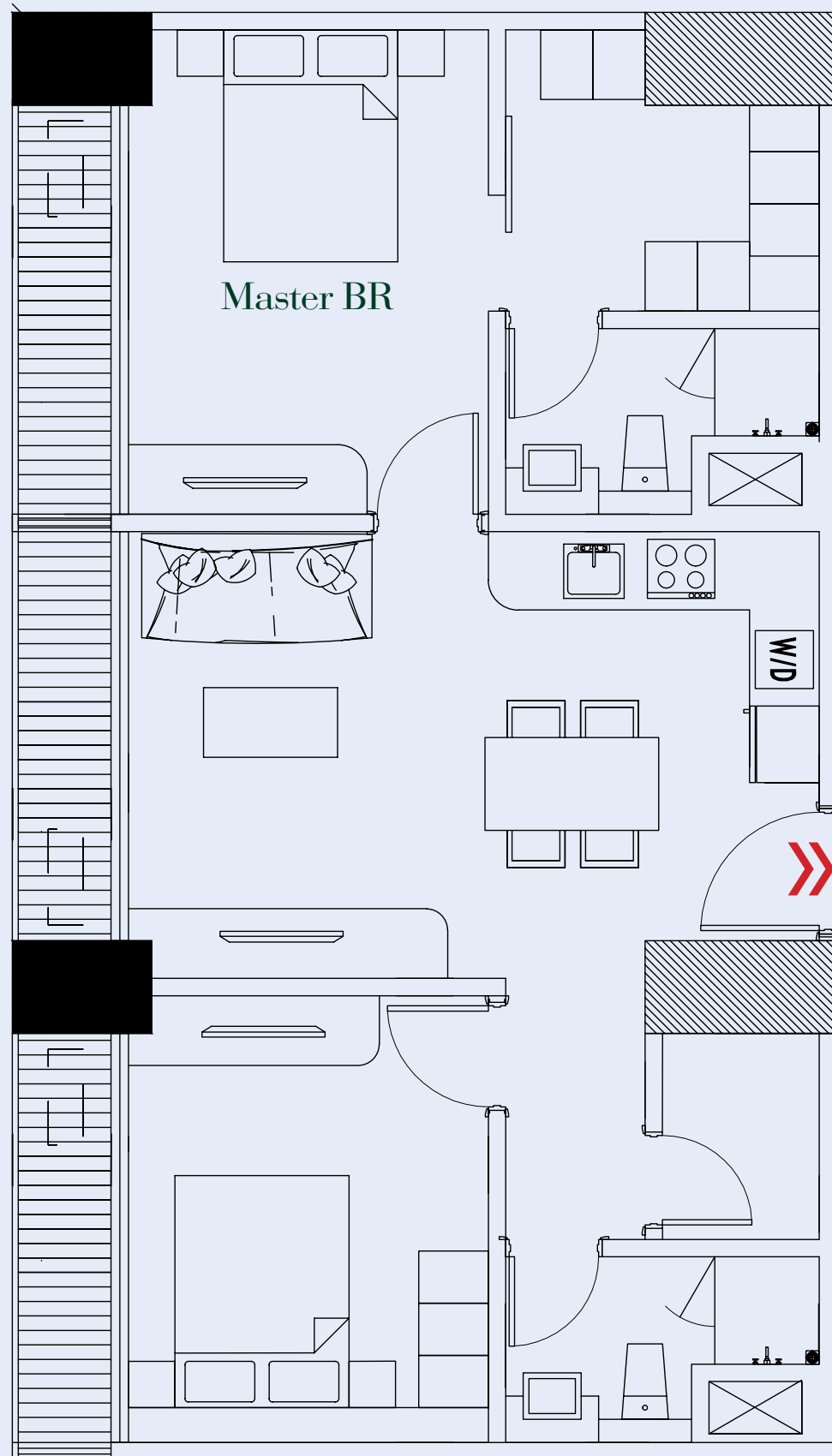
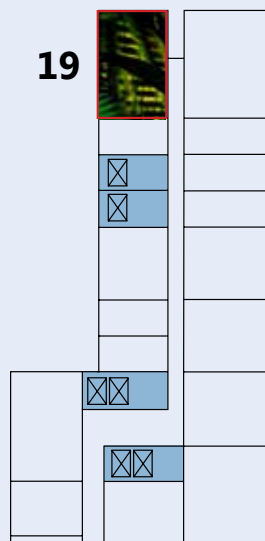
Kitchen

Balcony

...



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## 2 BR SUITE CORNER

View: Gunung Salak, Pool, Campus View

# W-3I

110.5 m<sup>2</sup>

3 BR (Corner)

No. 28

1 Corner Master BR

+ 1 BR

+ Den

2 Bathrooms

Walk-in Wardrobe

Grand Living &

Dining Room

Kitchen

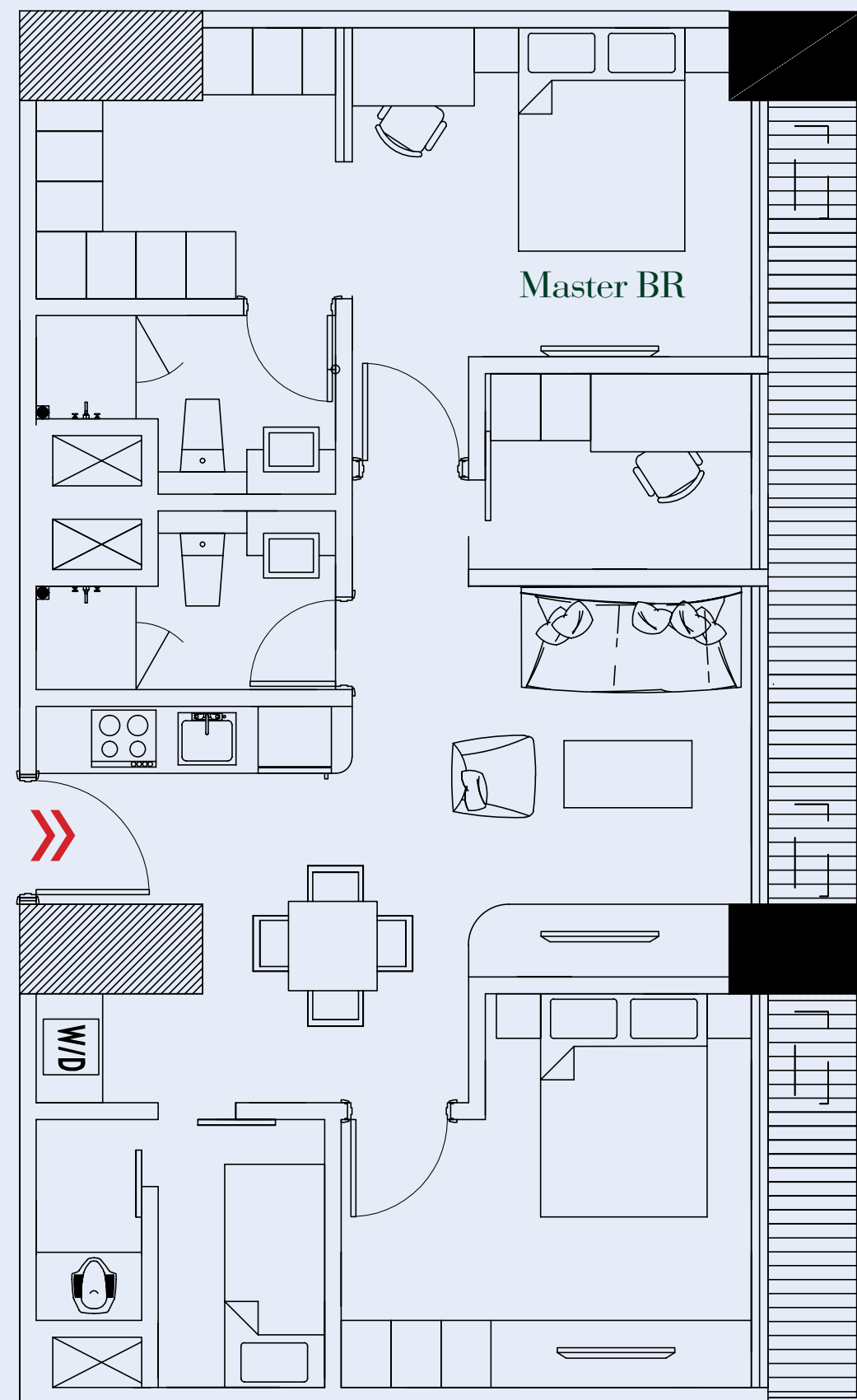
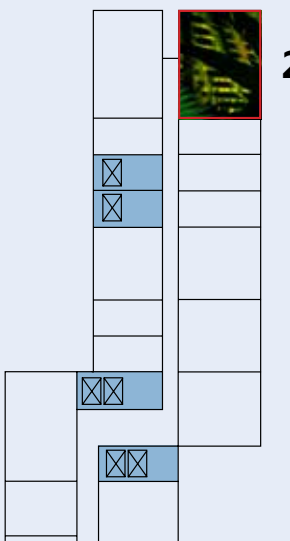
Balcony

Maid Room

...

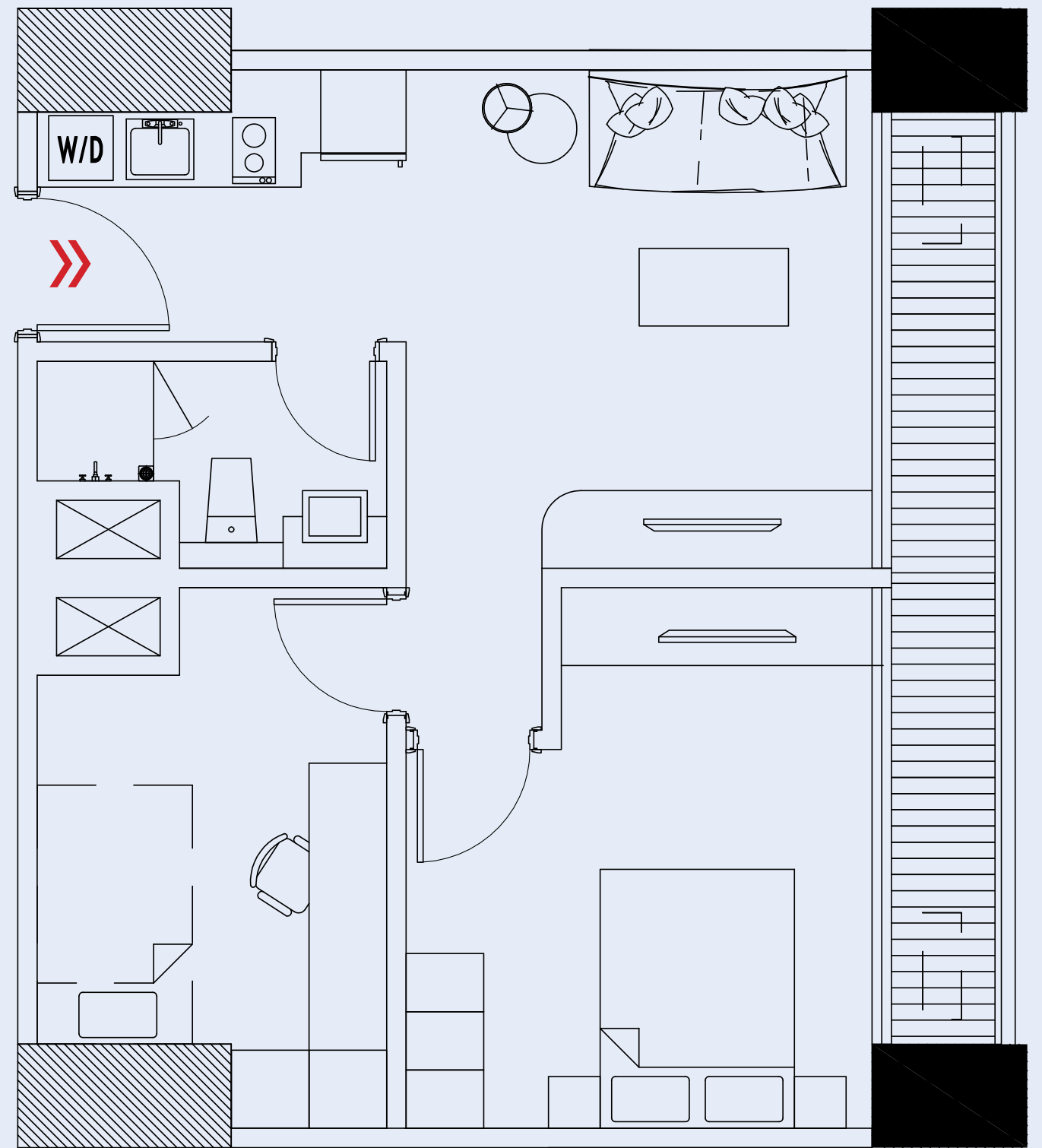
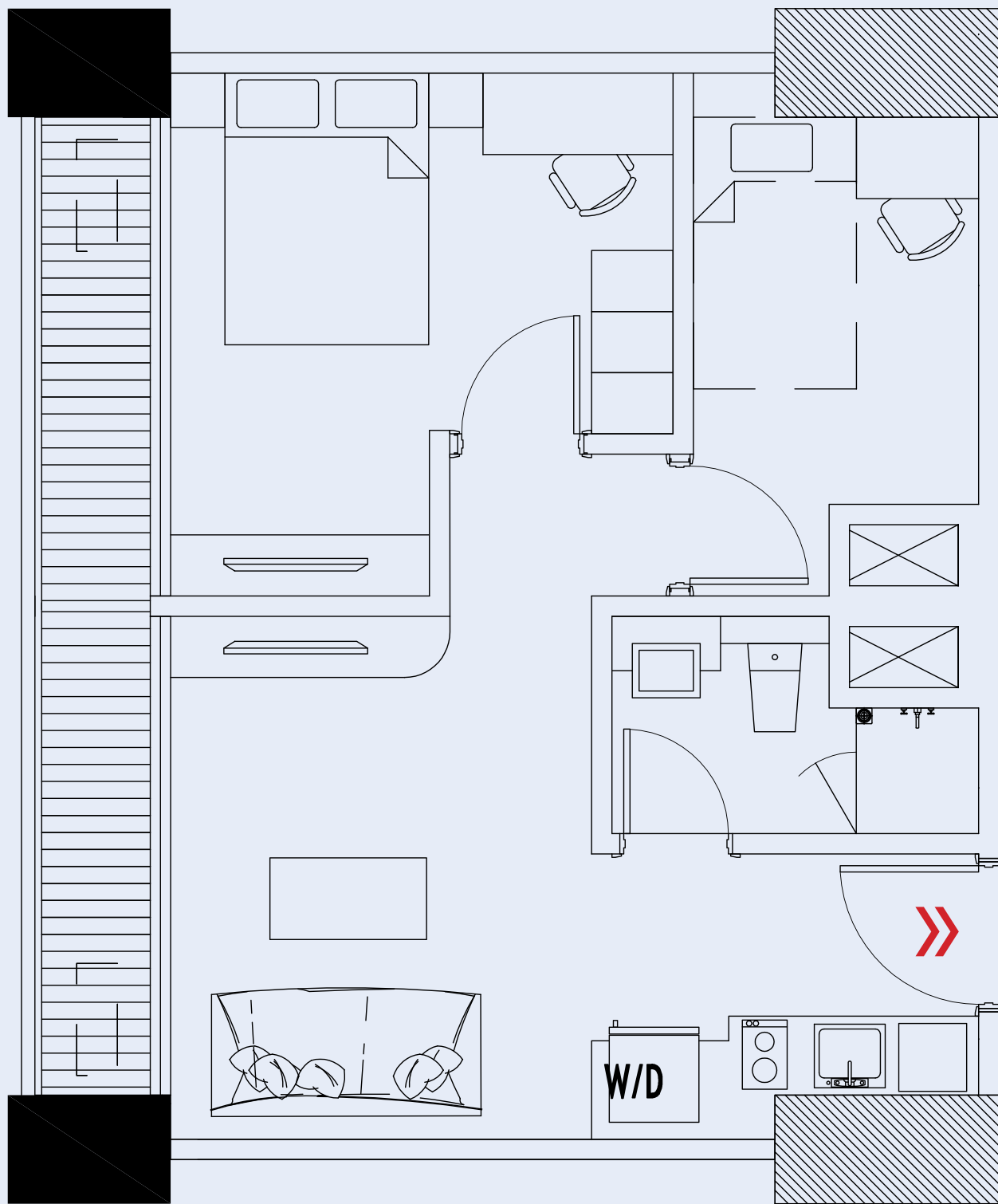


28



## 3 BR SUITE CORNER

View: City, Family Club, Campus View



# W-2D

No. 9

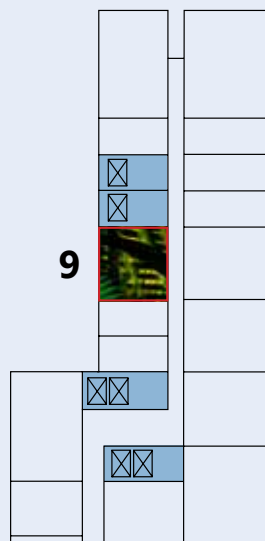
## 2 BR DELUXE

64.8m<sup>2</sup>

••

View: Gunung Salak & Pool

- 1 BR
- + 1 Den
- 1 Bathroom
- Living Room
- Kitchen
- Balcony



# W-2F

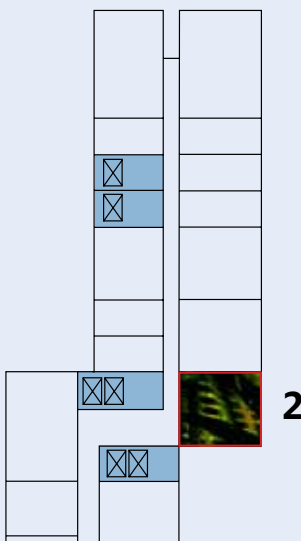
No. 2

## 2 BR DELUXE CORNER 74.5 m<sup>2</sup>

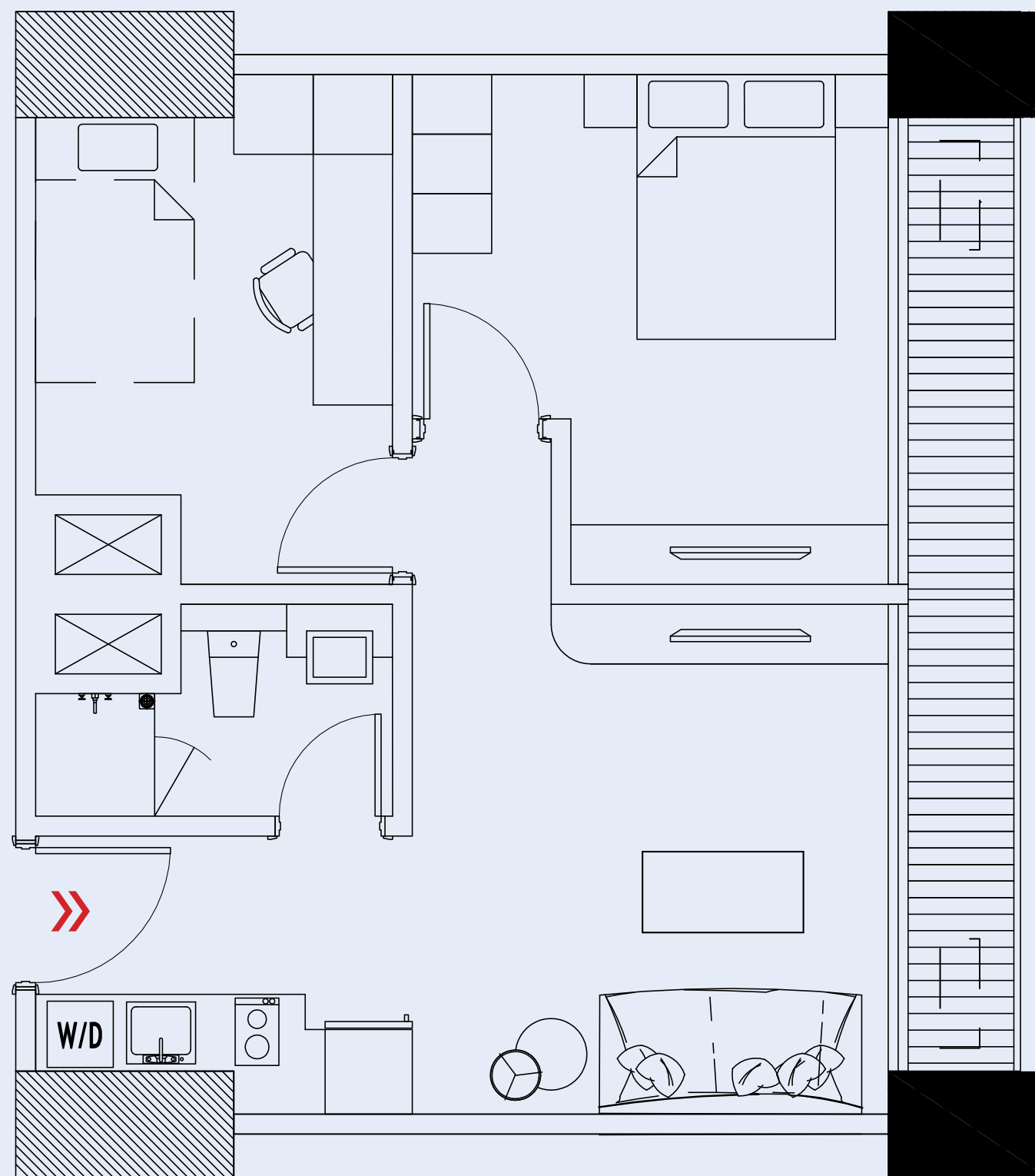
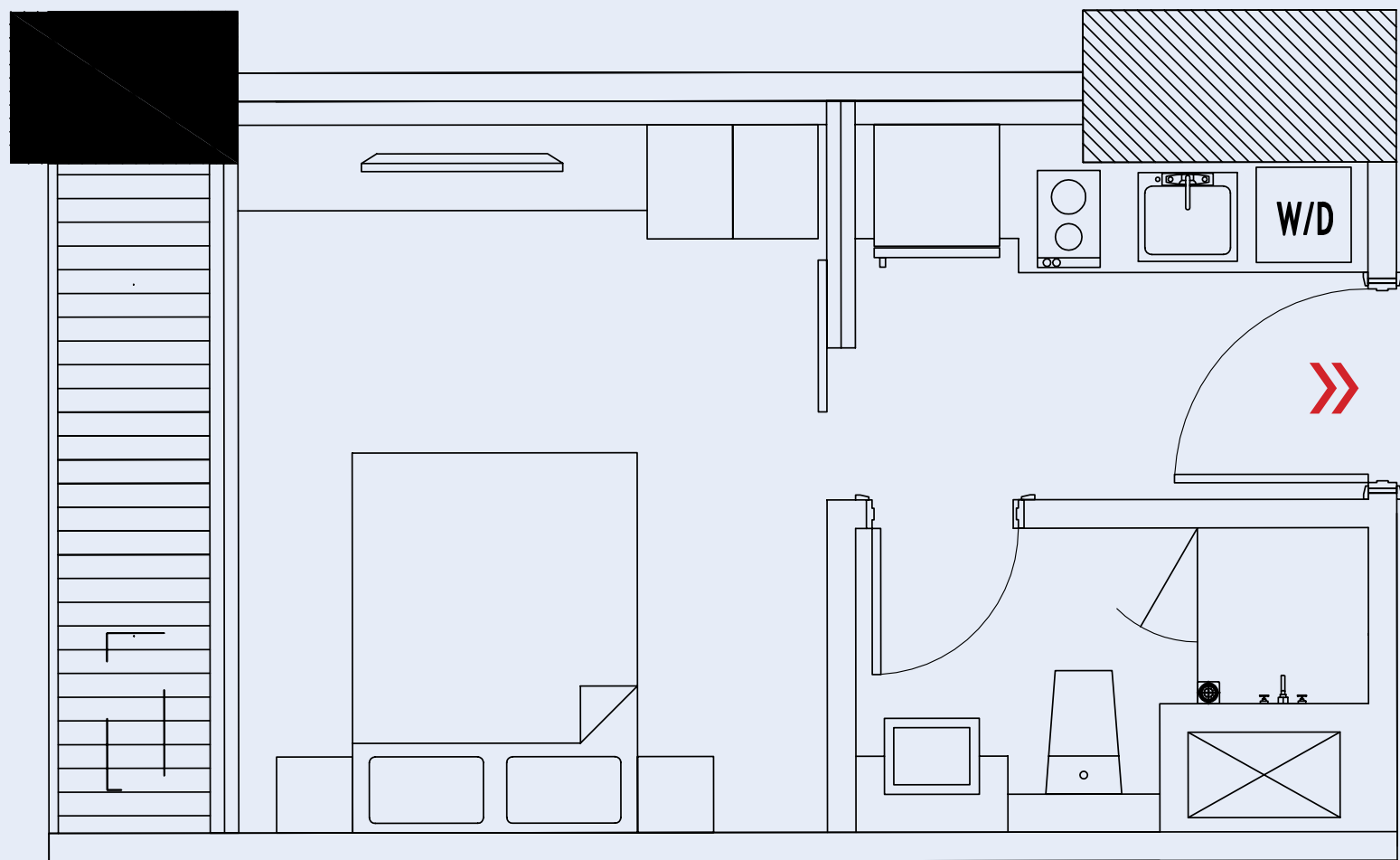
••

View: City, Family Club

- 1 Corner BR
- + 1 Den
- 1 Bathroom
- Living Room
- Kitchen
- Balcony







# W-1A

## 1 BR DELUXE

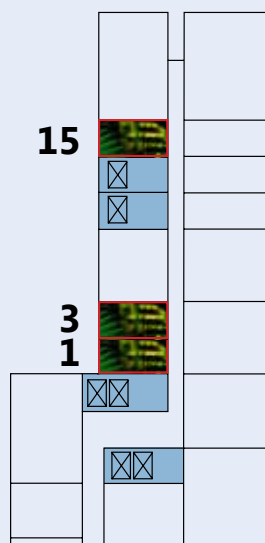
32.4 m<sup>2</sup>



View: Gunung Salak & Pool

No. 1, 3, 15

- 1 BR
- 1 Bathroom
- Kitchen
- Balcony



# W-2E

## 2 BR DELUXE

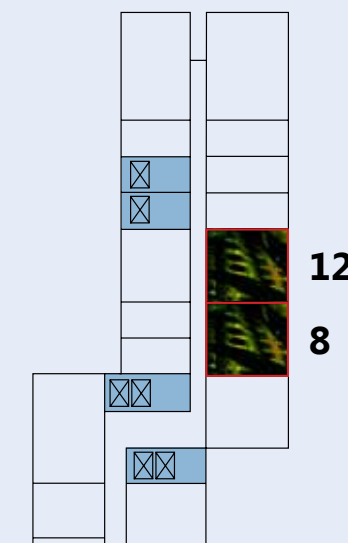
68.8 m<sup>2</sup>



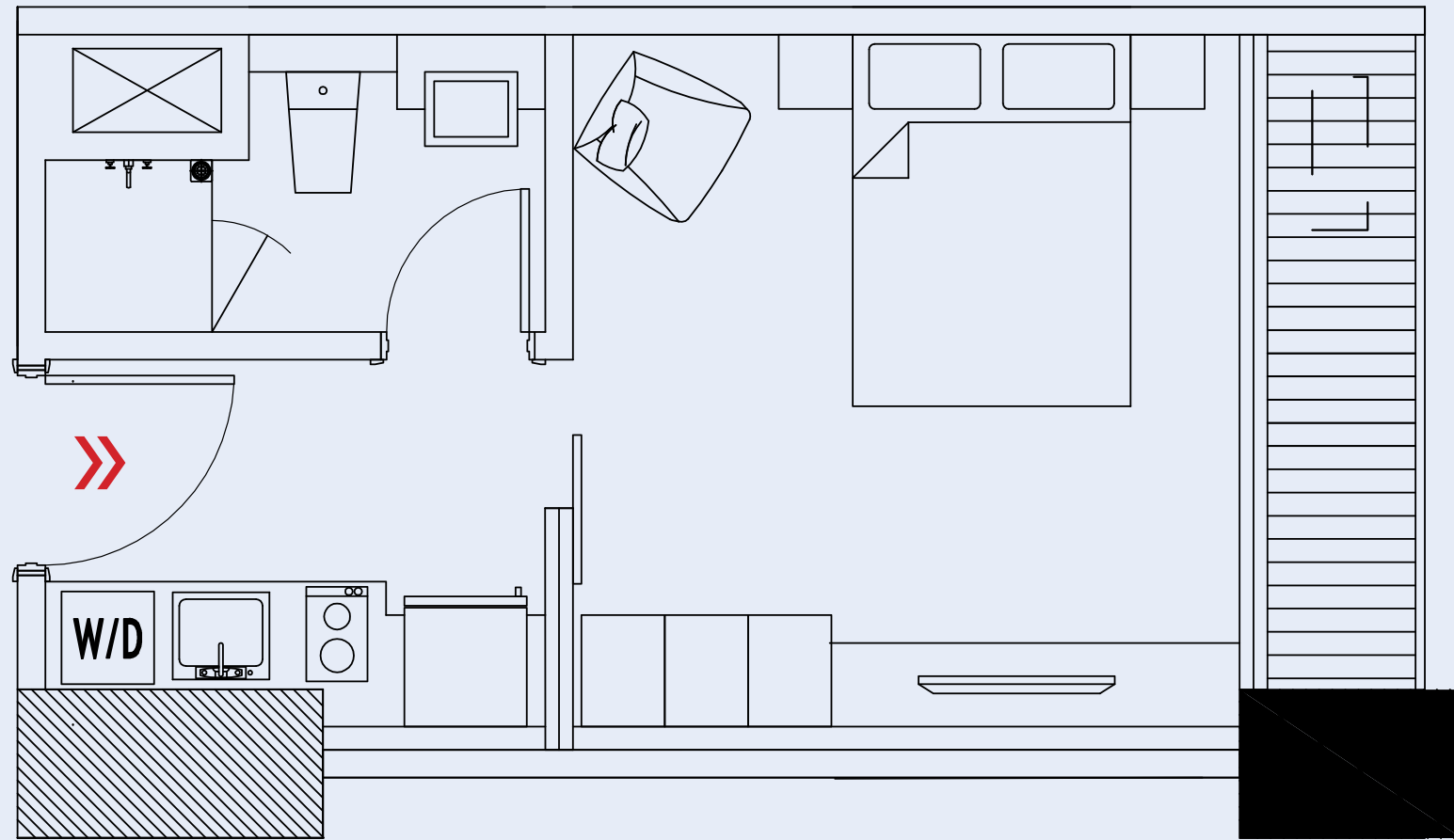
View: City, Family Club

No. 8, 12

- 1 BR
- + 1 Den
- 1 Bathroom
- Living Room
- Kitchen
- Balcony



# Diagrammatic **Ww**



## W-1B

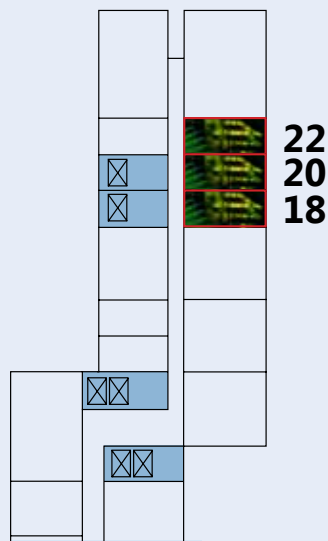
No. 18, 20, 22

### 1 BR PREMIUM

34.4 m<sup>2</sup>

1 BR  
1 Bathroom  
Kitchen  
Balcony

View: City & Family Club



Ww Western Wing												CONSTRUCTION LEVEL	
NORTH						SOUTH							
W-3I	W-1B	W-1B	W-1B	W-2E	W-2E	W-2F	W-1A	W-1A	W-2D	W-1A	W-2H		
110.5	34.4	34.4	34.4	68.8	68.8	74.5	32.4	32.4	64.8	32.4	102.3		
SP												52	
PH	PH28	PH22	PH20	PH18	PH12	PH08	PH02	PH01	PH03	PH09	PH15	PH19	51
39	3928	3922	3920	3918	3912	3908	3902	3901	3903	3909	3915	3919	50
38	3828	3822	3820	3818	3812	3808	3802	3801	3803	3809	3815	3819	49
37	3728	3722	3720	3718	3712	3708	3702	3701	3703	3709	3715	3719	48
36	3628	3622	3620	3618	3612	3608	3602	3601	3603	3609	3615	3619	47
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20					2012	2008	2002	2001	2003	2009			33
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5	0528	0522	0520	0518	0512	0508	0502	0501	0503	0509	0515	0519	20
3												19	
2												18	

# Finishing & Material Option

# General Specification

Room	Floor	Walls	Ceiling
Living room	Homogeneous Tile 60 x 60	Lightweight Concrete	Painted Gypsum Board
Dining room	Homogeneous Tile 60 x 60	Lightweight Concrete	Painted Gypsum Board
Master Bedroom	Laminated Parquette Floor	Lightweight Concrete	Painted Gypsum Board
Bedroom	Homogeneous Tile 60 x 60	Lightweight Concrete	Painted Gypsum Board
Kitchen	Homogeneous Tile 60 x 60	Lightweight Concrete	Painted Gypsum Board
Master Bathroom	High Quality Ceramic 60 x 60	High Quality Ceramic 60 x 60	Painted Gypsum Board
Bathroom	High Quality Ceramic 60 x 60	Lightweight Concrete + High Quality Ceramic 60 x 60	Painted Gypsum Board
Maid's	Ceramic Tile 30 x 30	Painted Gypsum Board	Painted Gypsum Board
Maid's Bathroom	Ceramic Tile	Lightweight Concrete + Ceramic 30 x 30	Painted Gypsum Board

## Power

2,200 watt (1BR); 4,400 watt (2BR),  
7,700 watt (3BR)

## Telephone

1 line (1BR) Installation Only  
(For Other Type in Living & Master Bedroom)

## Air Conditioning

Refrigerant Pipe, Drain Pipe & power

## Water Heater

Installation Only  
(All Bathrooms exclude maid bathroom).

## Lighting

Fitting

## Internet Connection & Cable TV

1 Line in Living Room (Installation Only)

## Sanitair

Bathroom : Ex Toto / Equal  
Kitchen : Single Bowl, Stainless Steel Sink,  
Concrete Table Top, Local Marble  
Wash & Dryer (Installation Only)

## Door & Windows

Main Door : Solid + HPL + Peep Hole  
Other Door : Hollow Core + HPL  
Windows : Powder Coated Alumunium Window &  
Clear Glass  
Bathroom : Hollow Core + Waterproof HPL for the  
Wetside

# Confidence Factor and Awards

2013 - iProperty People's Choice Awards  
Kemang Village Most Popular Indonesia

2013 - South East Asia Property Awards  
Lippo Karawaci Best Developer South East Asia

2013 - South East Asia Property Awards  
Lippo Karawaci Best Developer Indonesia

2013 - South East Asia Property Awards  
Kemang Village Best Condo Indonesia

2012 - FIABCI Prix d'Excellence  
Lippo Karawaci for Master Plan Category  
Lippo Village

2012 - Indonesia Sustainable Business  
Lippo Karawaci as Industry Champion:  
Building & Property

2012 - Fortune (Indonesia) Most Admired  
Companies 2011 Award  
The Best 20 Most Admired Companies in  
Indonesia

2011 - South East Asia Property Awards  
Best Developer in Indonesia

2011 - Euromoney Real Estate Awards  
Best Developer in Indonesia Overall

2010 - Kemang Village received the FIABCI  
Indonesia Prix D'Excellence Awards  
Best Future Project

2009 - Euromoney Real Estate Award  
Best Developer in Indonesia

2009 - SWA100 The Wealth Creator Award  
One of The Best Public Companies Based  
on WAI (Wealth Added Index)

2009 - SWA100 The Wealth Creator Award  
1st among The Best Public Companies  
Based on RWA (Relative Wealth Added)

2008 - Euromoney Real Estate  
Best Developer in Indonesia

2007 - Euromoney Real Estate Award  
Best Developer in Indonesia

2006 - Indonesia Property Watch Award  
Golden Project Achievement Developer with  
The Most Complete facility

2006 - Investor Award  
Best Indonesia Listed Property Co.

2006 - IMAC Award  
Best Developer

2005 - Euromoney Real Estate  
Best Developer in Indonesia & #9 in  
Asia Pacific Region



Lippo City, Seoul - South Korea



Marina Collection at Sentosa Cove, Singapore



Centennia Suites - Singapore



Trillium - Singapore



Lippo Headquarters  
Hongkong



Newton One - Singapore



US Bank Bunker Hill  
California USA



Lippo Thamrin - Indonesia



Lippo Shanghai - China



Kemang Village - Indonesia



The St. Moritz Puri - Indonesia



Holland Village - Indonesia

# EMBARCADERO PARK

Another Luxury  
Development by

**LIPPO  
HOMES**

*Your Sweet Homes*

## Sales Office

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Jakarta 12150 Indonesia

VIP: +62 21 330 55050

[www.embarcaderopark.com](http://www.embarcaderopark.com)