

# TWO SUDIRMAN


PRIVATE RESIDENCES











Resting in Jakarta's busiest business district, Two Sudirman invites you to reside in serenity, away from the hustle and bustle of the everyday.



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Situated in Jakarta's most strategic business district, Two Sudirman is a residential development with abundant green areas.

It is part of a mixed-use development that boasts the highest skydeck in Southeast Asia, offering panoramic views stretching across towering structures, neighboring iconic landmarks, and the northern shoreline of Jakarta.

# Residing in Serenity

Two Sudirman is designed with abundant green spaces and energy efficiency optimization, enabling sustainable living and wellness in everyday life. It serves as a serene sanctuary, providing people with a peaceful pause amidst the surrounding nature and thriving community. It is not just a home for today but for generations to come.

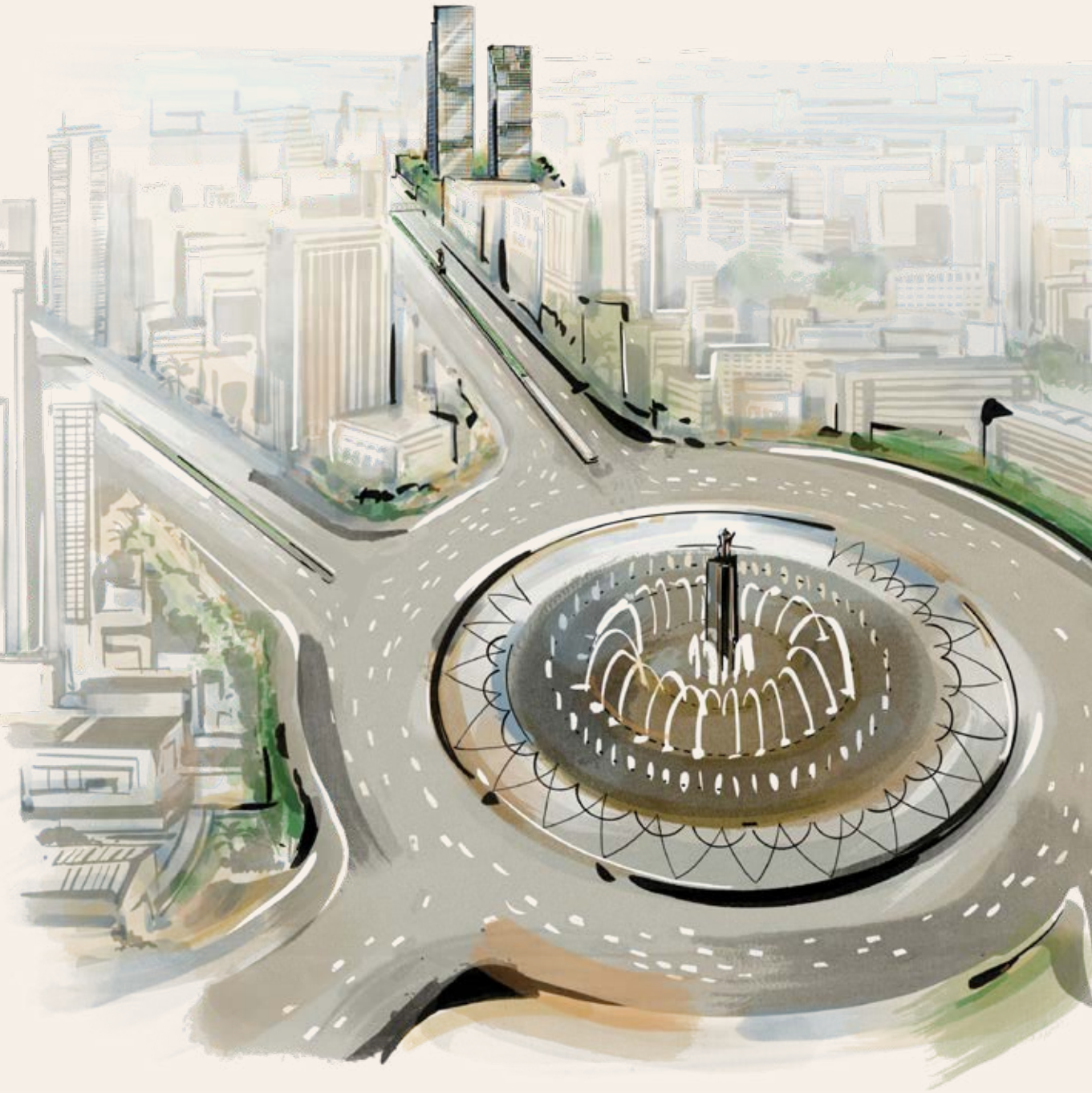


# A Notable Neighborhood





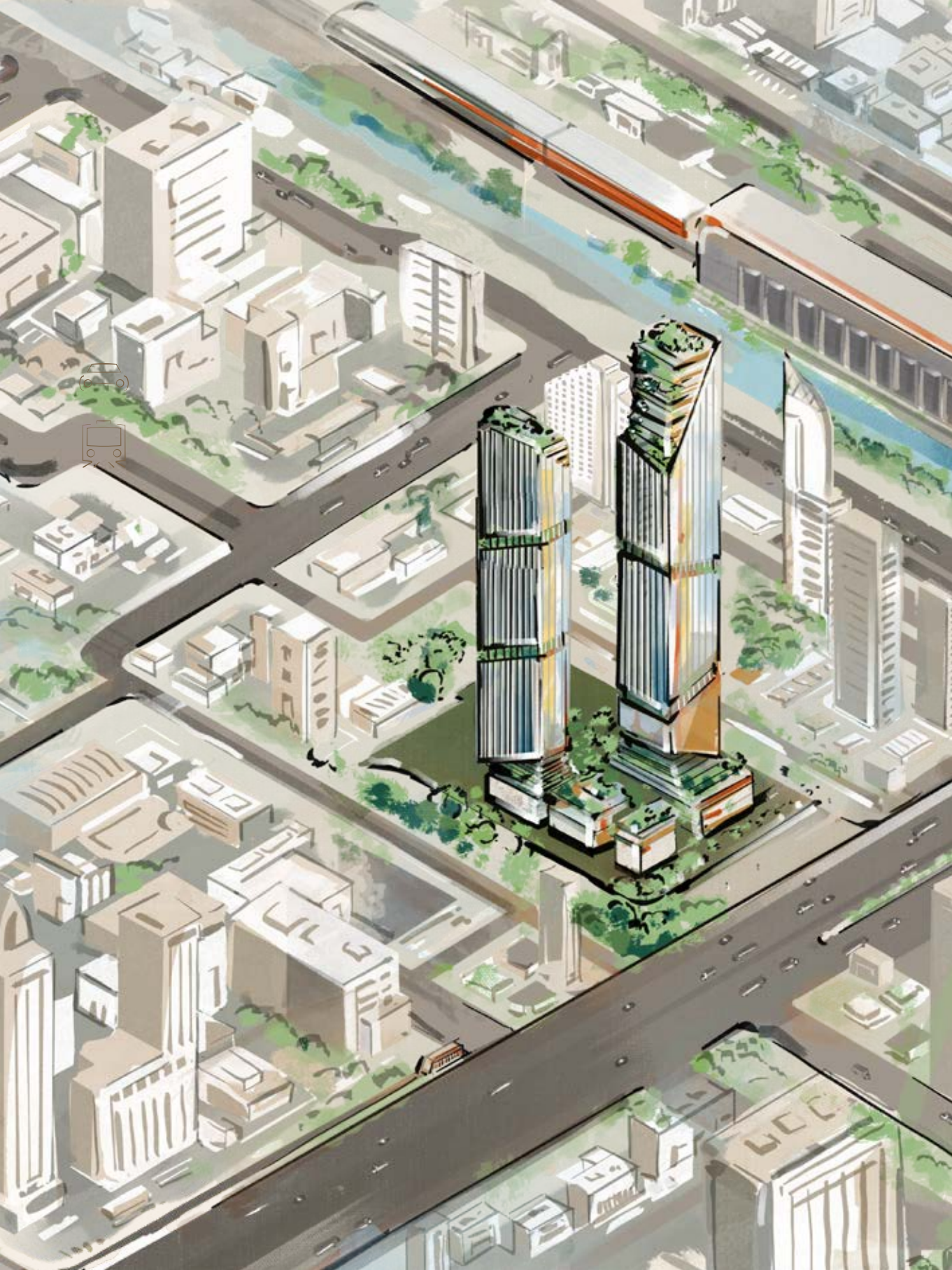
CITY LANDMARKS  
IN REACH





Sitting at the heart of Jakarta, the Sudirman neighborhood provides quick access to important places—just a short distance from significant landmarks, shopping centers, luxury hotels, and financial district.

Spanning 4 kilometers from Central Jakarta to the South, Jenderal Sudirman Road is the beating heart of Jakarta's urban growth and the bustling core of business. The surrounding neighborhood offers extensive convenience, with prime shopping malls, office buildings, and hospitals lining Sudirman Road. Enjoy convenient access to transportation hubs, namely Dukuh Atas Station and Setiabudi Astra MRT Station, all just a stroll away.





# The Central Sanctuary



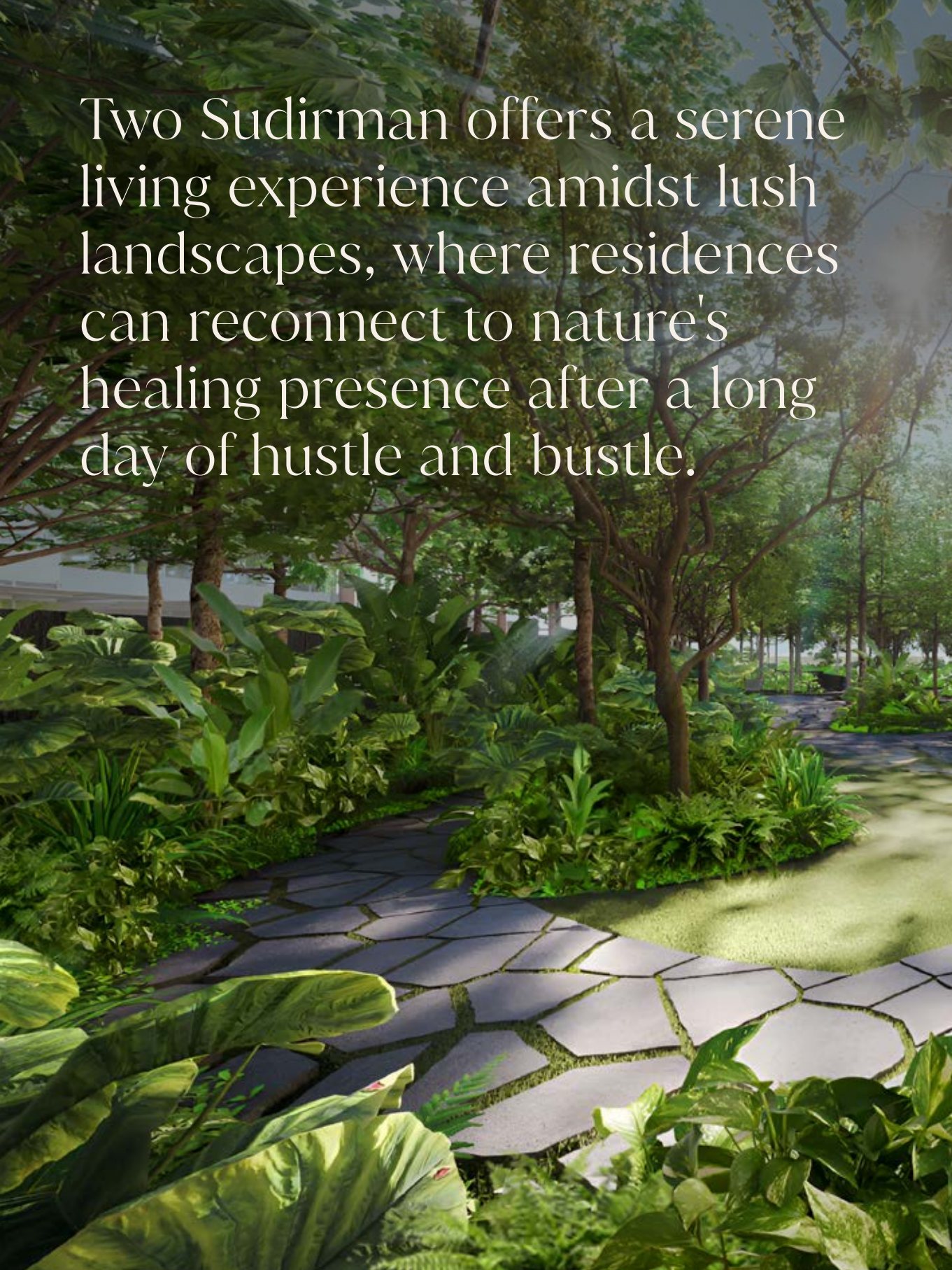
8 Mins to Dukuh Atas LRT Station  
8 Mins to Setiabudi Astra MRT Station  
8 Mins to BNI City Airport Train Station



5 Mins to Bundaran HI & Plaza Indonesia  
12 Mins to SCBD Area & Pacific Place  
15 Mins to Senayan Area & Plaza Senayan  
55 Mins to Soekarno Hatta International Airport

\*Under normal traffic conditions

Two Sudirman offers a serene living experience amidst lush landscapes, where residences can reconnect to nature's healing presence after a long day of hustle and bustle.



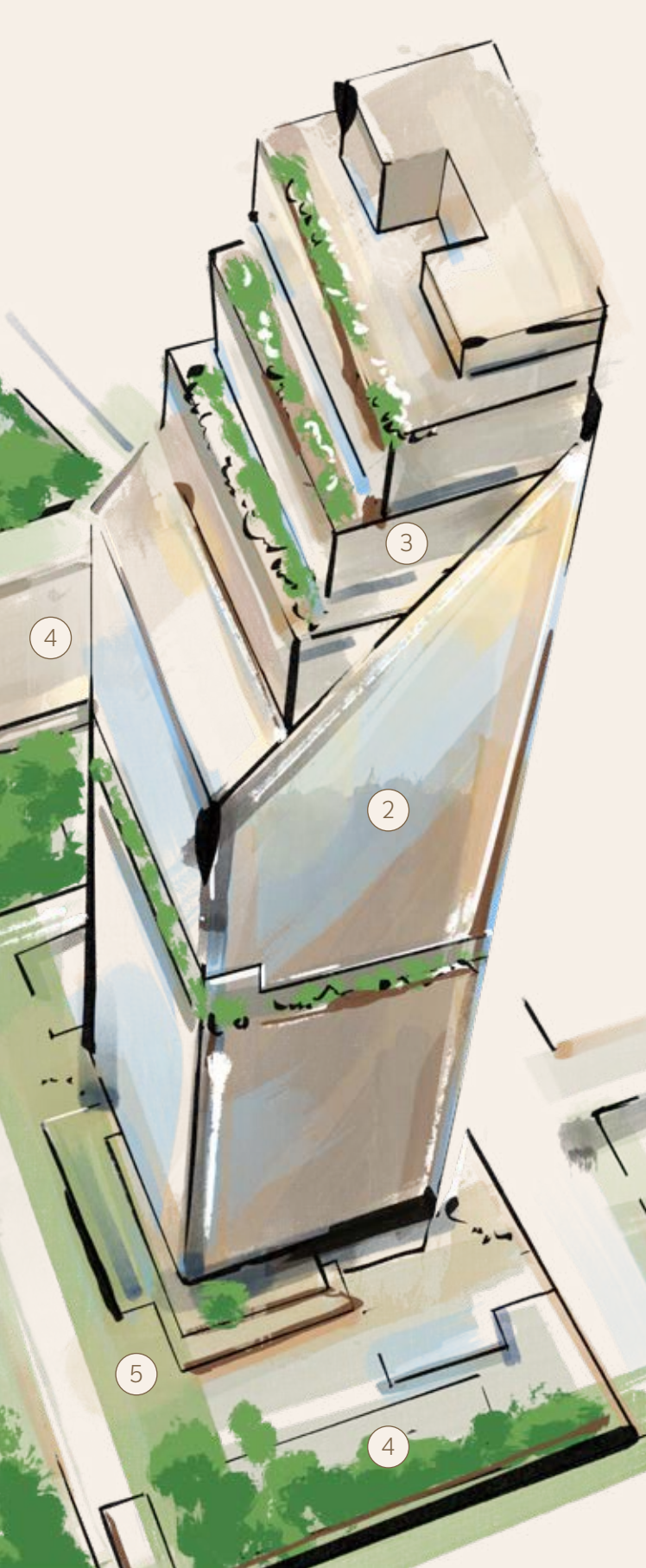


## LEGENDS

1. Two Sudirman Private Residences
2. Two Sudirman Place
3. Andaz Jakarta
4. Retails
5. Promenade
6. Active Park
7. Oasis Park
8. Residence Drop-off



Two Sudirman boasts a serene living experience with a huge complex development thoughtfully distributed across ample green spaces—an ideal synthesis of modernity and open landscapes.



3.3 hectares

Total Land Area

2 towers

Private Residences &  
Commercial Building

335 units

Penthouses, Sky Terrace Units,  
2, 3, & 4 Bedrooms

JL. JEND. SUDIRMAN

# Master Plan & Elevation

1. ENTRANCE & EXIT
2. JOGGING TRACK
3. OASIS PARK
4. ACTIVE PARK

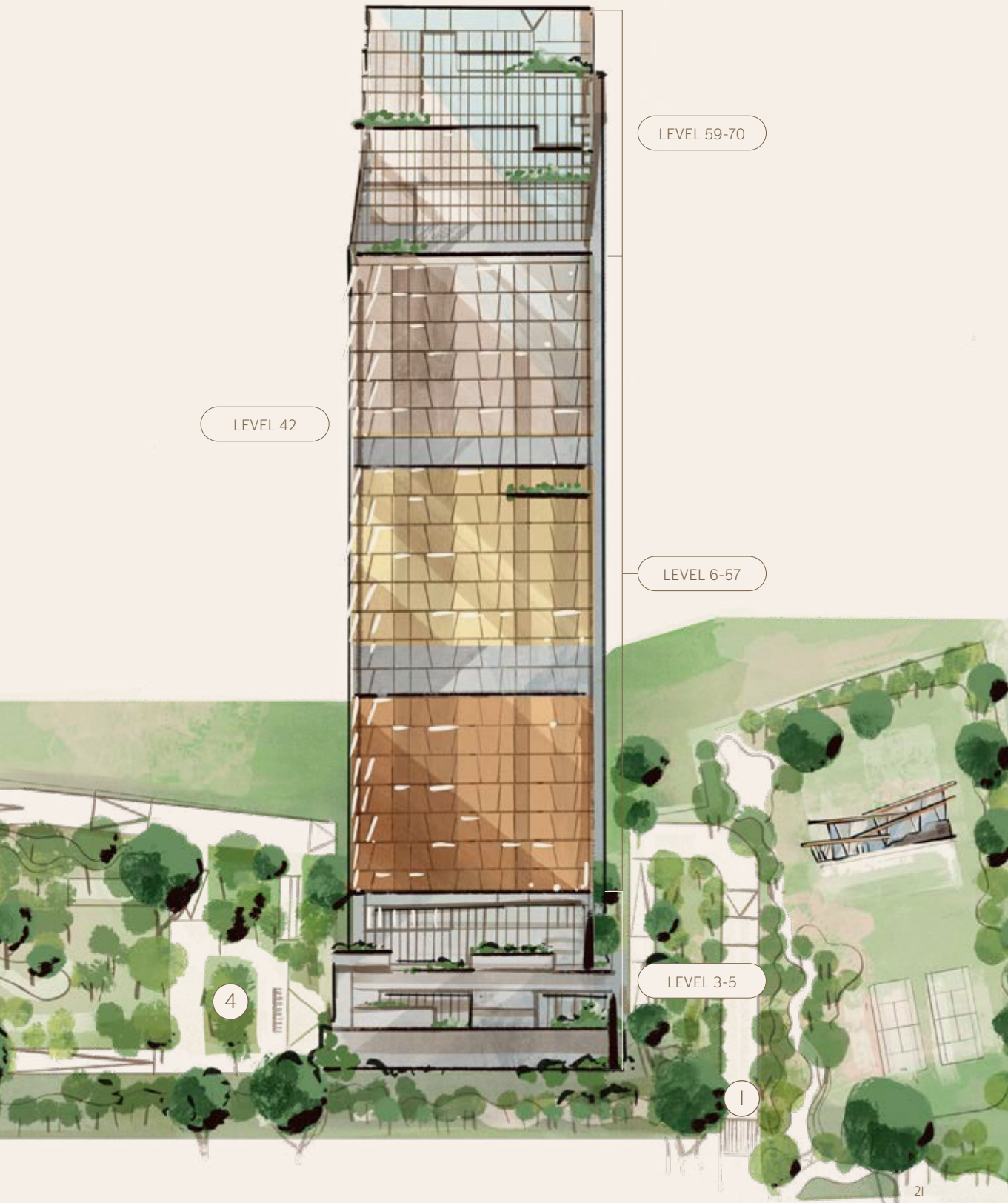
LEVEL 3-5 WELLNESS FACILITIES  
Infinity Pool • Heated Indoor Pool • Kids Pool • Indoor Children Playground • Cafe & Lounge • Golf Simulator • Entertainment Room • Gym • Yoga & Pilates Studio

LEVEL 6-57 2, 3, & 4 BEDROOMS

LEVEL 42 LIFESTYLE FACILITIES  
Town Hall • Sky Terrace • Cigar Lounge • Sky Lounge • Wine Cellar • Private Dining Room • Hair & Nail Salon • Spa & Jacuzzi • Library • Meeting Room

LEVEL 59-70 PENTHOUSES





LEVEL 59-70

LEVEL 42

LEVEL 6-57

LEVEL 3-5

4

1

# Comfort Within Reach

Everyday life at Two Sudirman is brimming with comfort. Explore international brand retail stores in the neighborhood and enjoy a diverse array of amenities right at your doorstep.

\*Amenities will be managed by the developer.





# Wellness Facilities

The fitness and wellness center provides an ideal opportunity to stay active, complemented by an Olympic-size pool with an unobstructed panorama of Jakarta.



Infinity Pool • Cafe & Lounge • Kids Pool  
Indoor Children Playground • Full Equipped Gym  
Golf Simulator • Entertainment Room  
Yoga & Pilates Studio

# Lifestyle Facilities

Stay productive at home or indulge in literary pleasures at the library and reading lounge. On the same floor, meeting rooms are also available for your convenience.



Town Hall • Sky Terrace • Cigar Lounge • Sky Lounge  
Wine Cellar • Private Dining Room • Hair & Nail Salon  
Spa & Jacuzzi • Library • Meeting Rooms







# Outdoor Facility

Take a leisurely stroll past the greenery or relax at the sky garden. Engage in activities like putting green.

Jogging Path • Tennis Court  
Multi-Purpose Court





# Residences

A good day starts at home. Your home at Two Sudirman comes with complete and carefully selected furnishings.

Experience urban living at the highest private residential building in Jakarta, with an array of room types tailored to accommodate every family and lifestyle.

## Penthouse

708 - 2345 sqm

## Sky Terrace

405 - 651 sqm

## 2, 3, & 4 Bedrooms

175 - 320 sqm

STRATA - TITLE UNITS

# Experience A Global Elegance



## Step into a global collaboration of perfectly laid out and designed furnishings.

Elevators	Mitsubishi (Double Private Elevators)	
Floorings	Living Dining & Kitchen Bedrooms Bathrooms	High quality imported marble Engineered wood Imported stone tiles & marble
Sanitary Fixtures	Gessi (Italy)	
Kitchen Kabinet	Dry Kitchen Wet kitchen	Arclinea (Italy) Toto Kitchen
Closet & Bath tub	Master Bathroom  Other Bathrooms	Neorest (Japan) & Knief (Germany) Villeroy & Boch (Germany)
Wardrobes	Molteni (Italy)	
Home & Kitchen Appliances	Asko (Sweden)	
Air Conditioner	Daikin VRV or Mitsubishi VRF with filter PM 2.5	

\*The informations, amenities, specifications, facilities, infrastructure, and features shown and/or mentioned herein are purely indicative and promotional and may differ from the actuals. We reserve the right to change these without prior notice.

# Mitsubishi Estate started in 1890, from its beginnings in the Marunouchi Urban Development.

Mitsubishi Estate has built a countless portfolio of office towers, retail spaces, residential buildings, hotels, logistics centers, and airports, not only in its home country Japan, but also in the United States, Europe, Australia, and other Asian countries, including Indonesia.

Through the slogan "A Love for People, A Love for the City," Mitsubishi Estate is committed to providing an enriching and fulfilling life filled with various opportunities for the people who live and work within the city, as well as those who visit.



*Marunouchi mixed-use development, Tokyo Japan*



*Marunouchi Area, Tokyo Japan*



*Torch Tower, Tokyo Japan*

## SHAREHOLDERS

### Mitsubishi Estate

As one of the biggest developers in Japan, Mitsubishi Estate specializes in office and residential buildings, operating under the slogan 'A Love for the People, A Love for the City'.

### Benhil Property

Based in Jakarta, PT Benhil Property is a property developer and construction company with a mission to develop high-quality strategic concept properties that can be finished in a timely manner.

### Taspen Properti

Since 1988, PT Taspen Properti Indonesia has been committed to becoming a leading property manager and developer by providing added value to the stakeholders involved.

## CONSULTANTS

Main Architect  
NBBJ, USA



Façade Designer  
Inhabit, Singapore



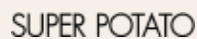
Structure Designer  
ARUP, UK



Landscape Engineer  
TROP, Thailand



Interior Designer  
Super Potato, Japan



Mechanical Engineering  
Surbana Jurong, Singapore





TWO  
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PRIVATE RESIDENCES

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