

# TWOSENOPATI



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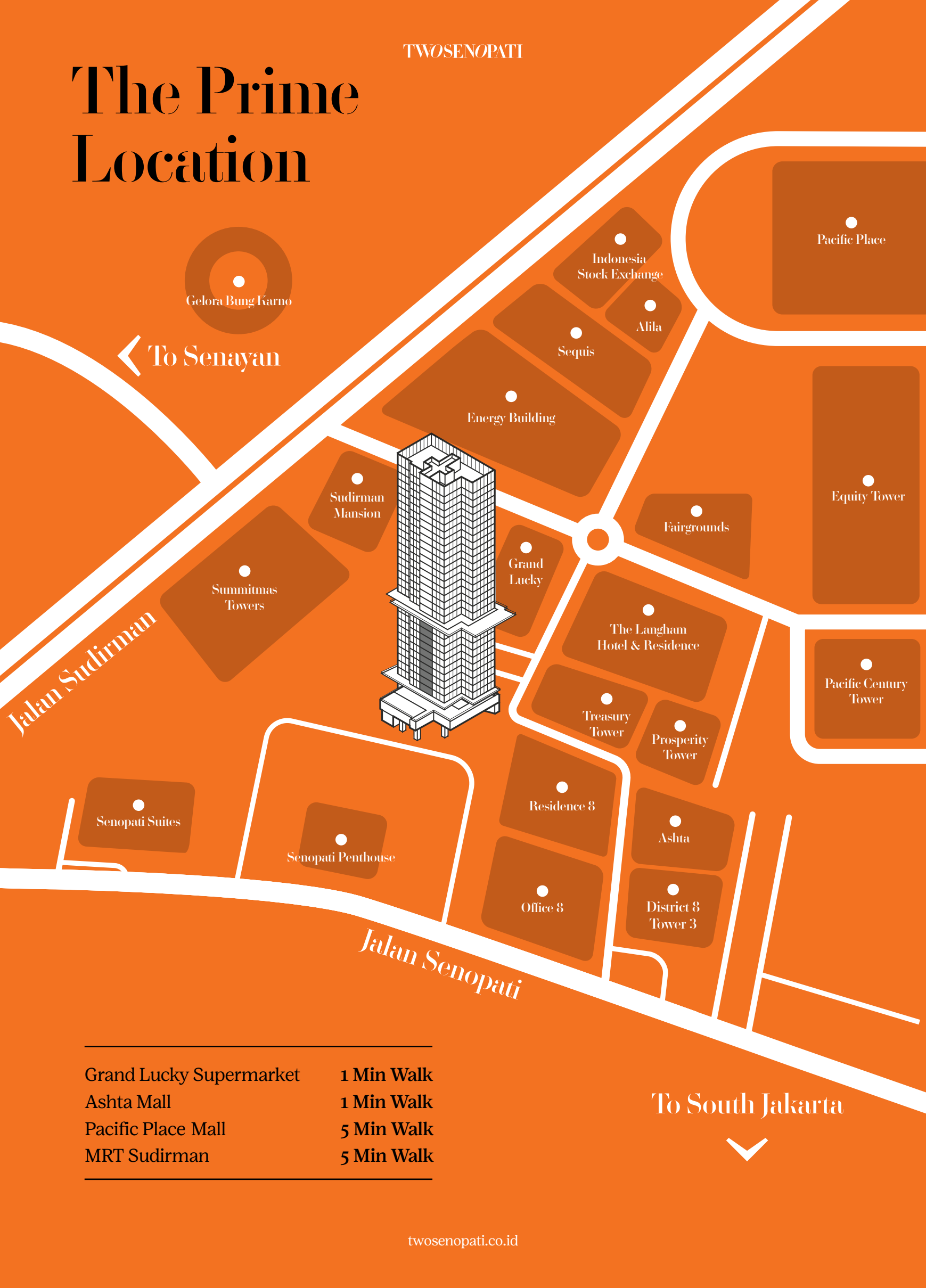
# ALL BALANCED

An iconic collection of 100 exclusive residences nestled  
between SCBD and Senopati districts.

JALAN SENOPATI DALAM II, SCBD, JAKARTA



# The Prime Location



← To Senayan

Jalan Sudirman

Jalan Senopati

To South Jakarta  
↓

- 
- |                         |            |
|-------------------------|------------|
| Grand Lucky Supermarket | 1 Min Walk |
| Ashta Mall              | 1 Min Walk |
| Pacific Place Mall      | 5 Min Walk |
| MRT Sudirman            | 5 Min Walk |
-

# A Living Statement

Experience new heights of luxury urban living, crafted to create the perfect balance of comfort and convenience.



# Stylish, Crafted & Connected

A reminder that everything is connected,  
and that the beauty of life is found in  
contrast and discovery.

# Convenience & Quality

Within a minutes walk to Grand  
Lucky Supermarket, Ashta Mall  
and Pacific Place Mall.



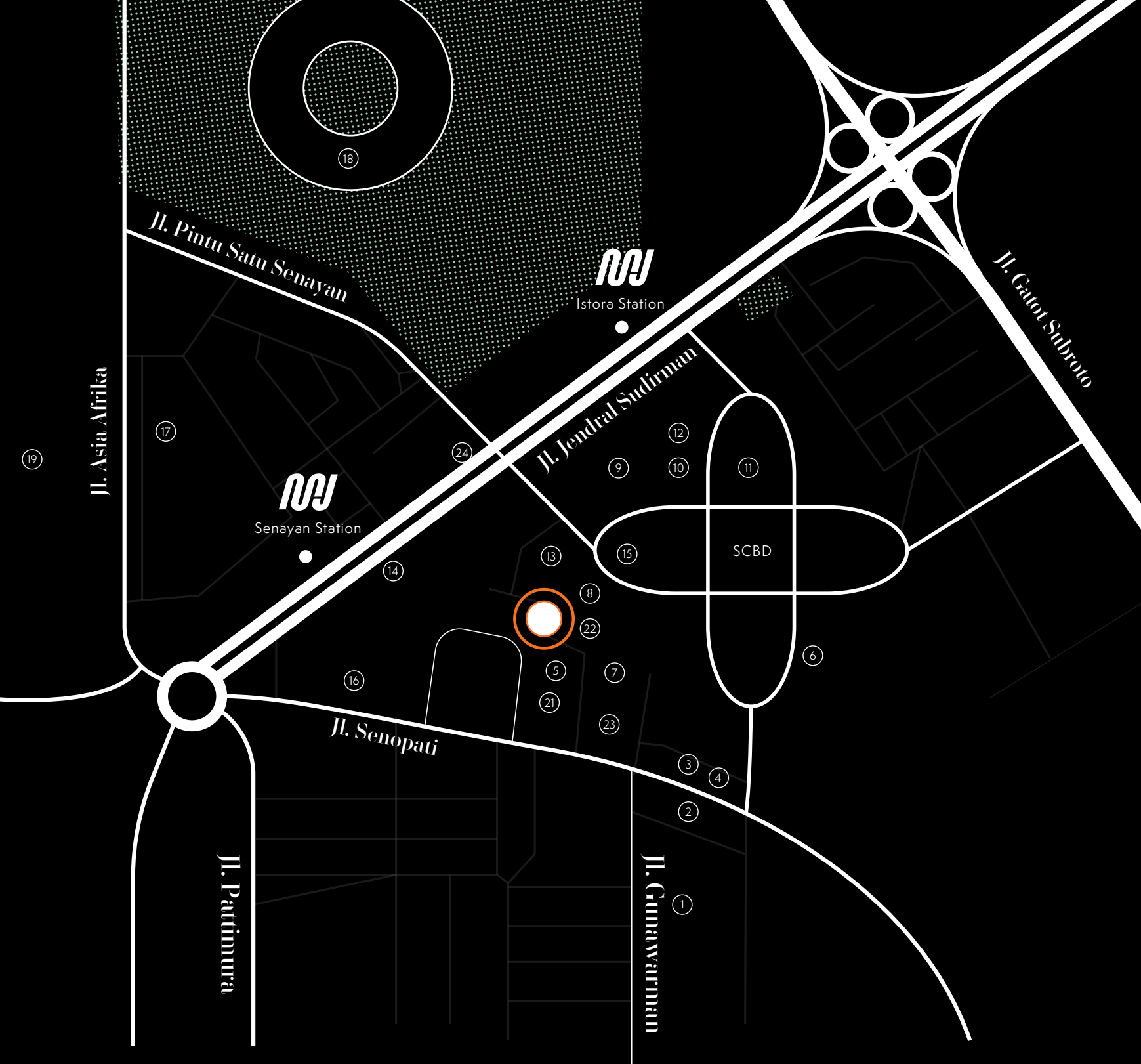
TWOPENPATI

# ALL NEAR

Unrivalled connectivity and  
cosmopolitan living.







## The City On Your Doorstep

- |                          |                              |                             |
|--------------------------|------------------------------|-----------------------------|
| 1. Gunawarman Hotel      | 9. Sequis Tower              | 17. Plaza Senayan Mall      |
| 2. Zodiac Club           | 10. Alila Hotel              | 18. Gelora Bung Karno       |
| 3. Cocktail Club         | 11. Pacific Place Mall       | 19. Cork&Screw Country Club |
| 4. F45 Gym               | 12. Indonesia Stock Exchange | 20. The Energy Building     |
| 5. Ashta District 8 Mall | 13. Grand Lucky Superstore   | 21. Office 8                |
| 6. Bistecca Steakhouse   | 14. Summitmas Building       | 22. Treasury Tower          |
| 7. Pacific Century Place | 15. Soulbox                  | 23. District8               |
| 8. The Langham Hotel     | 16. Senopati Suites          | 24. FX Sudirman             |



# Living Active Lifestyle



Live in a leafy green active urban playground. Senopati & SCBD are known for leafy streets and wide sidewalks perfect for jogging cycling and exercising.

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# ALL TASTES

The best restaurants, best  
produce for the urban dweller.



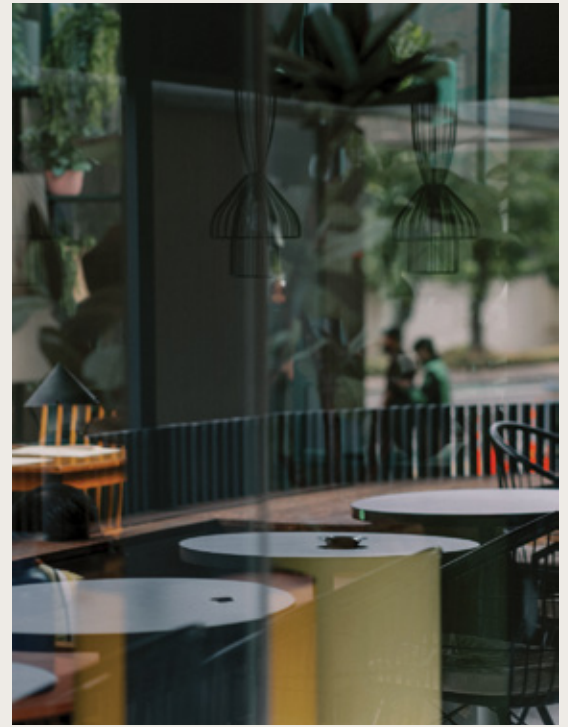
TWOLENOPATI

# Welcome To The Neighbourhood



A wealth of dining and  
entertainment surrounds you.





## Delicious Dining Surrounds Us

The very essence of a friendly neighbourhood comes from what takes place in its public spaces, by the way people interact with each other in the rhythms and patterns of daily life.





## A Wealth of Experiences

Whether shopping, dining or entertainment, it's all on your doorstep.



TWOLENOPATI

# ALL TIME

The best in on-site  
facilities and amenities.



TWSENOPATI

TWSENOPATI

ARTIST IMPRESSION

# Start the Day Right



An exclusive community that  
rewards tranquility and calm in  
the heart of business district.

[twosenopati.co.id](http://twosenopati.co.id)

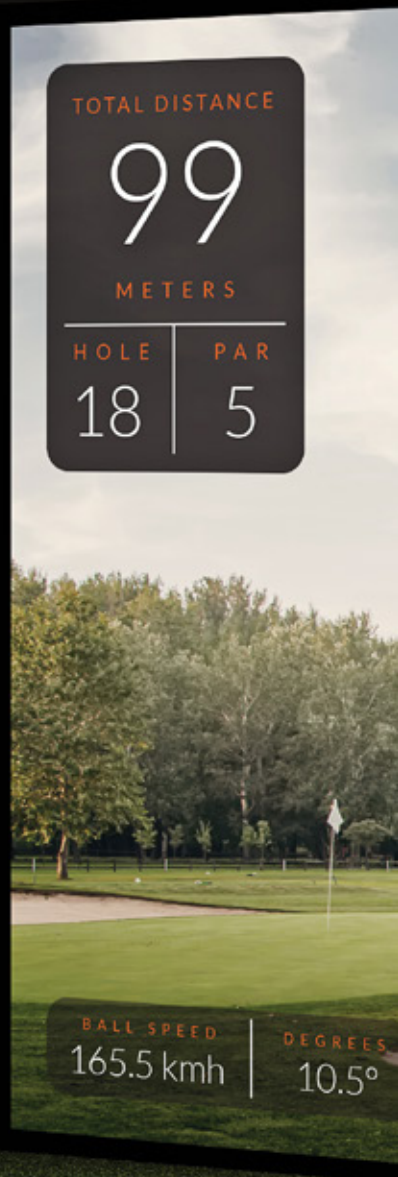






# World Class Amenities

Enjoy a luxurious suite of health and wellness concepts at the residences.



# Built For Better Living

## Private Cinema

Featuring state-of-the-art technology for an unparalleled viewing experience.

## The Exchange

A vibrant community with a lively open-space boutique retail space.

# EAT WELL

## L'Air Theater

Watch movies at our open-air theatre.

## Yoga Nest

Yoga deck with stunning views of Jakarta's skyline.

# STAY WELL

## Live Lounge

Host unforgettable events on our lounge.

## Cafe Culture

Chic decor, cosy ambiance, our cafe is the perfect spot to unwind.

## Cellar Door

Climate-controlled storage to showcase and enjoy your wine.

# LIVE WELL

## The Office

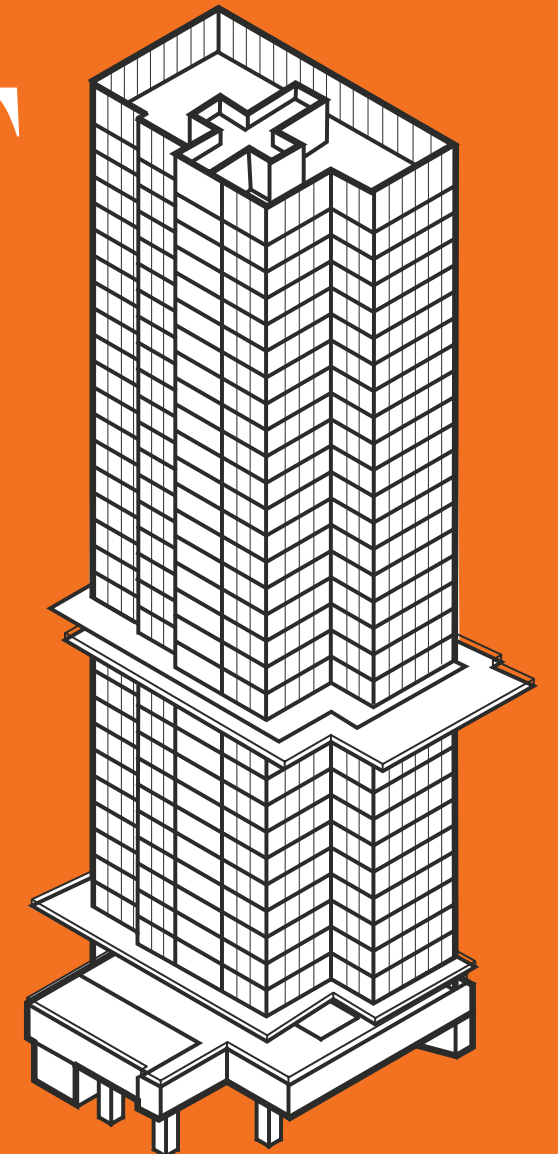
Work-from-home with the meeting room and professional space.

## The Eatery

Upscale dining experience in the comfort of the residence.

## Chef's Table

Indulge your inner gourmet with our luxurious chef's kitchen.





# In-House Excellence

## Games Room

Perfect place to relax and enjoy with friends and family.

## Golf Simulator

A realistic golf experience that will fine tune your game.

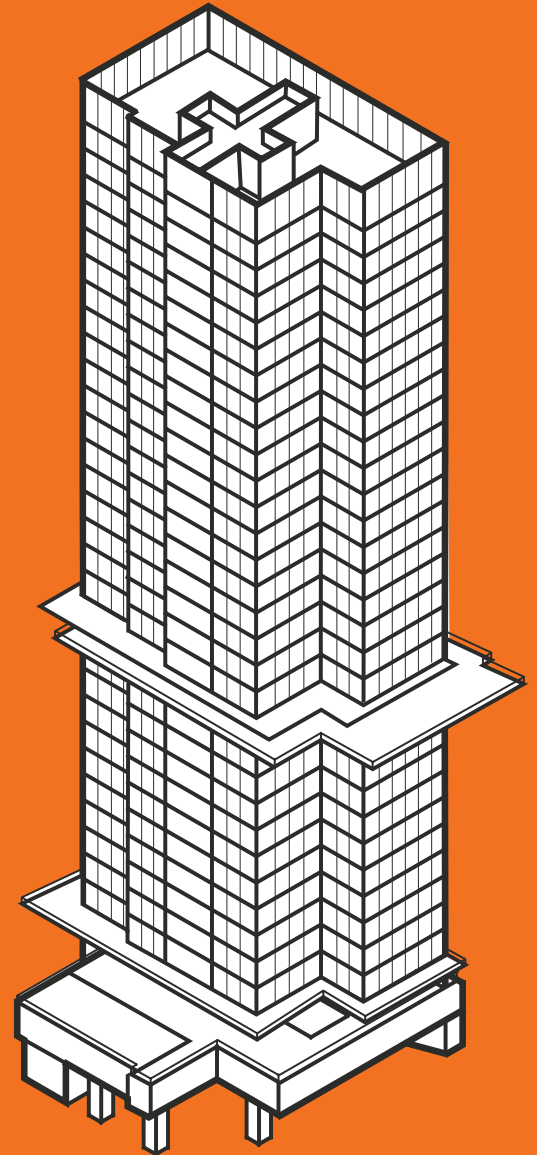
## The Spa

Unwind in our spa rooms after a long productive day.

**BE  
WELL**

## Infrared Sauna

Benefit from detoxification, relaxation, and improved health.



## Pool Deck

Large infinity pool that is the centre piece of the wellness area.

**GO  
WELL**

## The Gym

Cutting edge gym equipment combined with a light filled space.

## Grand Lobby

Make a grand entrance with stunning architecture, and a welcoming ambiance.

## Al Fresco Dining

Outdoor dining area with stunning views for an unforgettable elevated culinary experience.

## Postal Drop

Providing a hassle-free solution for receiving and retrieving packages

## Play Ground

Modern kids playground designed in a purpose to create beautiful childhood memories .

## Climbing Wall

Experience the thrill of rock climbing right at home with our exclusive wall climbing facility.

## Play Room

Wonder and amusement for every child's imagination.

# Immersive Wellness



Enjoy the latest technology in health  
and wellness concepts.

TWOPENPATI

# ALL YOURS

Mindful spaces designed with  
purpose and passion for the  
highest quality living.













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# UNIT PLANS

Mindful spaces designed with purpose and  
passion for the highest quality living.

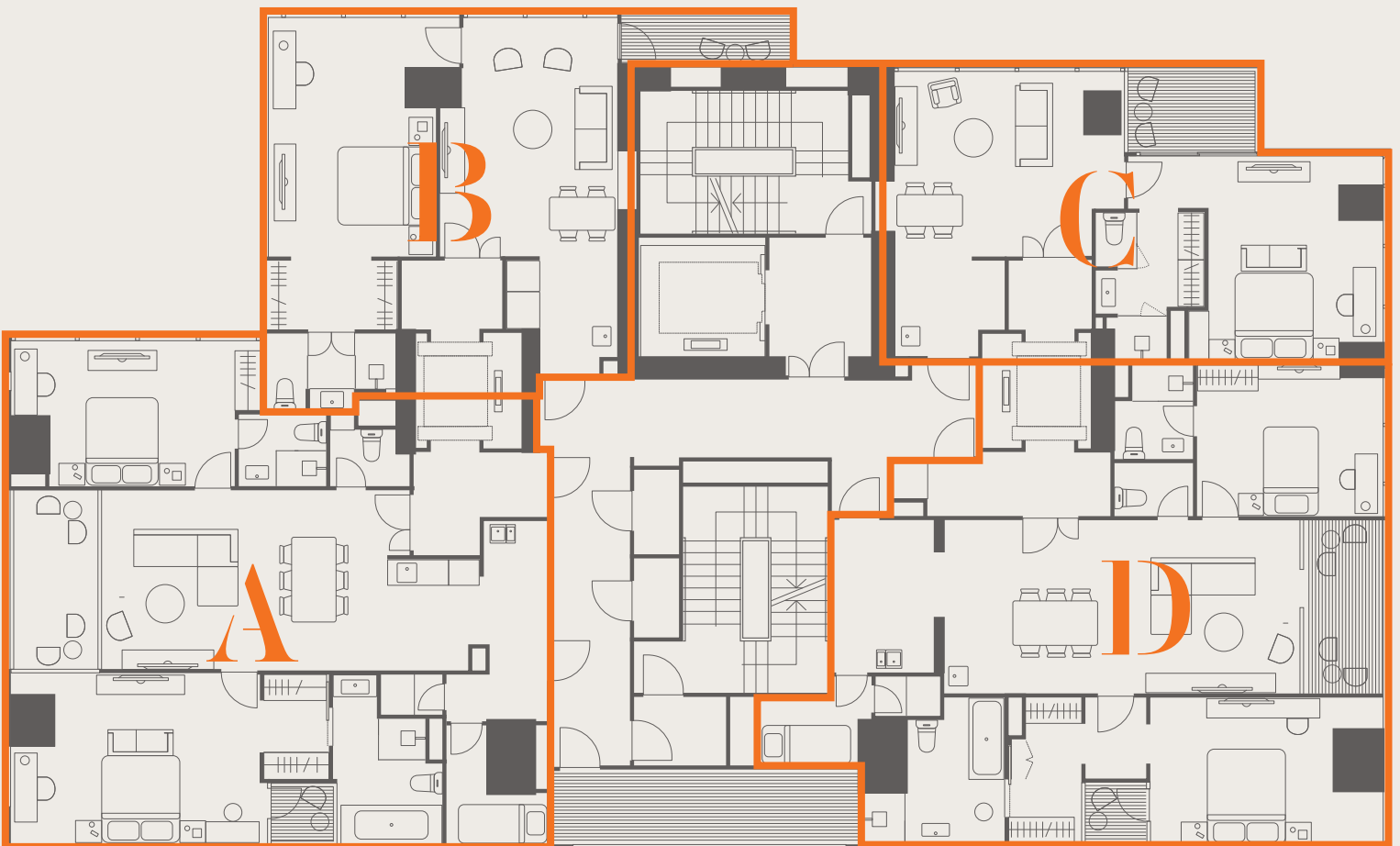


Scan for VR

[Click here to visit weblink](#)

# Lower Floors Floorplate

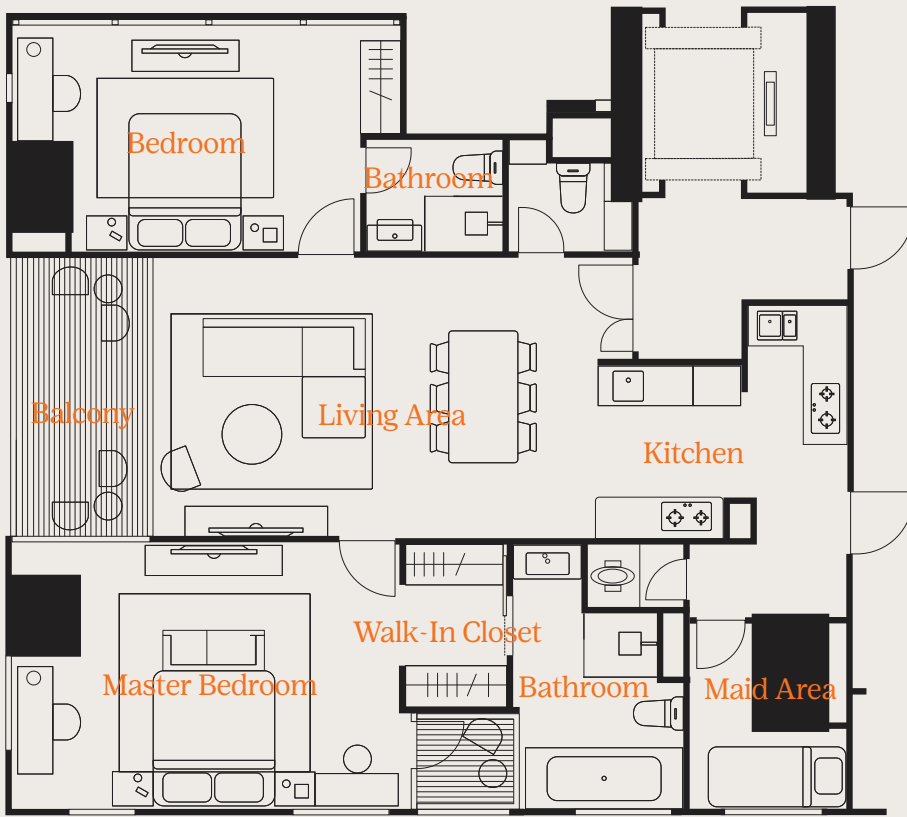
5th - 15th Floors



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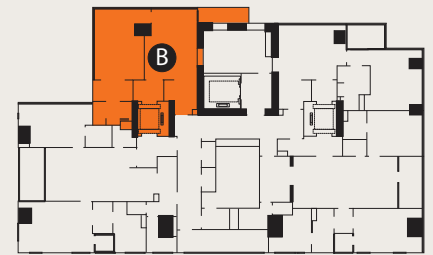
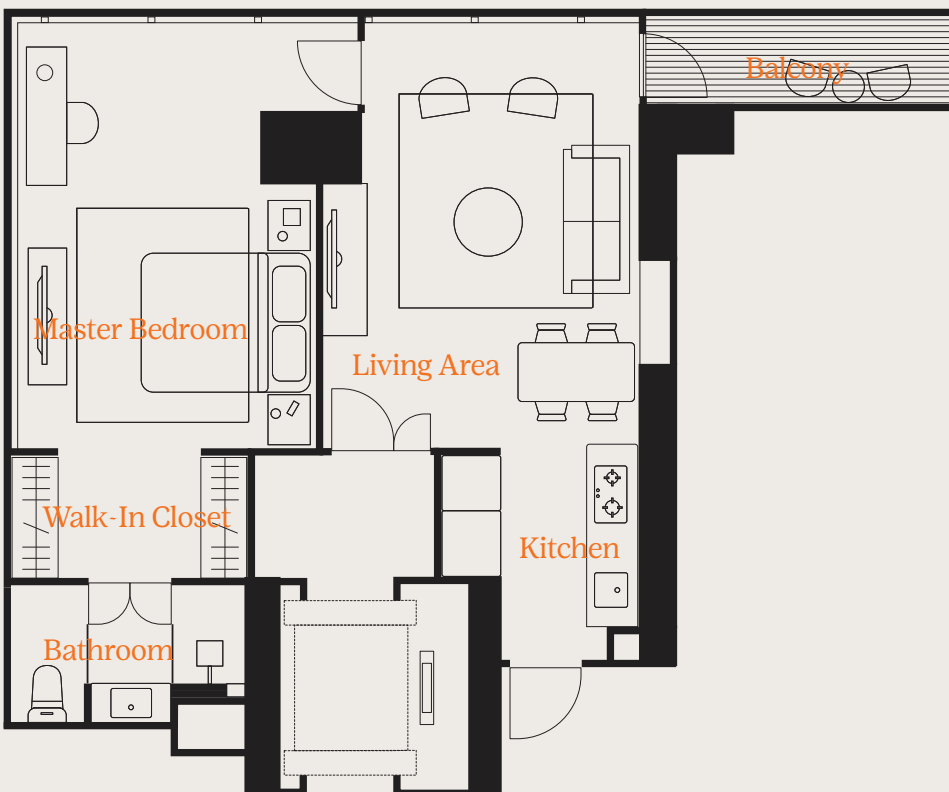
A	2 Bedroom	156m <sup>2</sup>
B	1 Bedroom	85m <sup>2</sup>
C	1 Bedroom	82m <sup>2</sup>
D	2 Bedroom	154m <sup>2</sup>

## Type A (L)



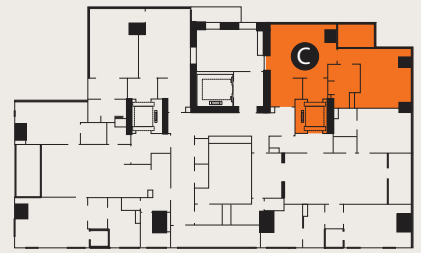
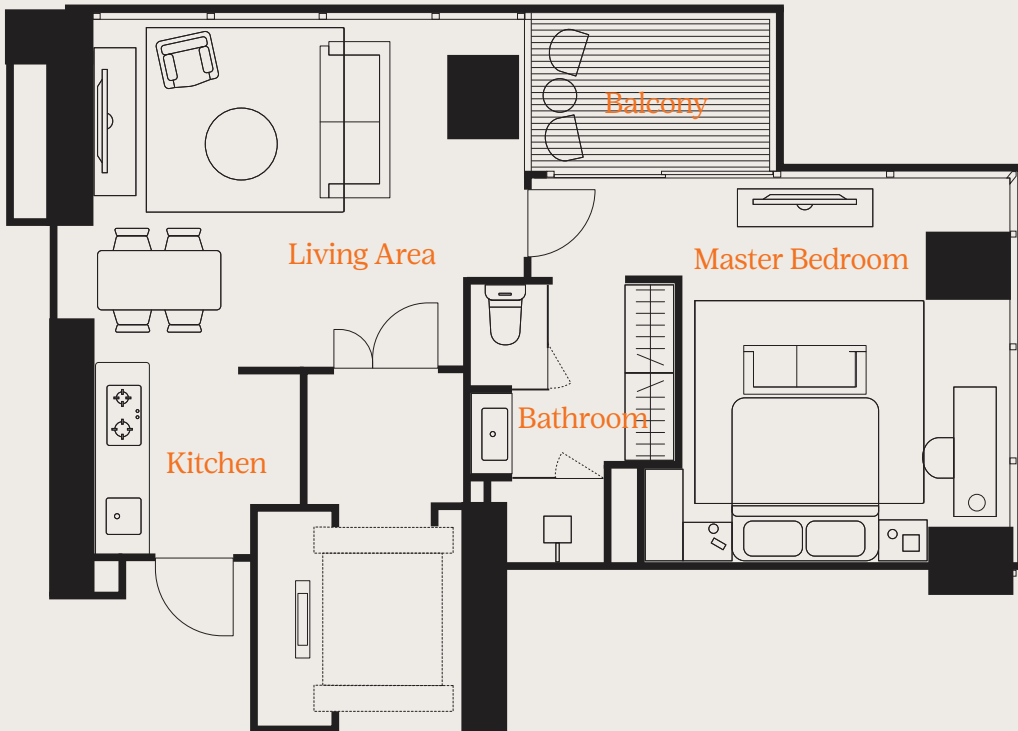
Total area : 156m<sup>2</sup>  
 Bedrooms : 2  
 Bathrooms : 3

## Type B (L)



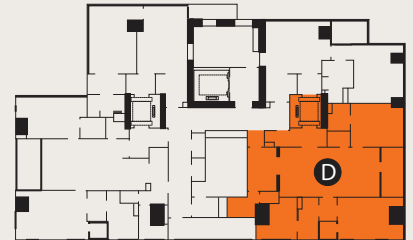
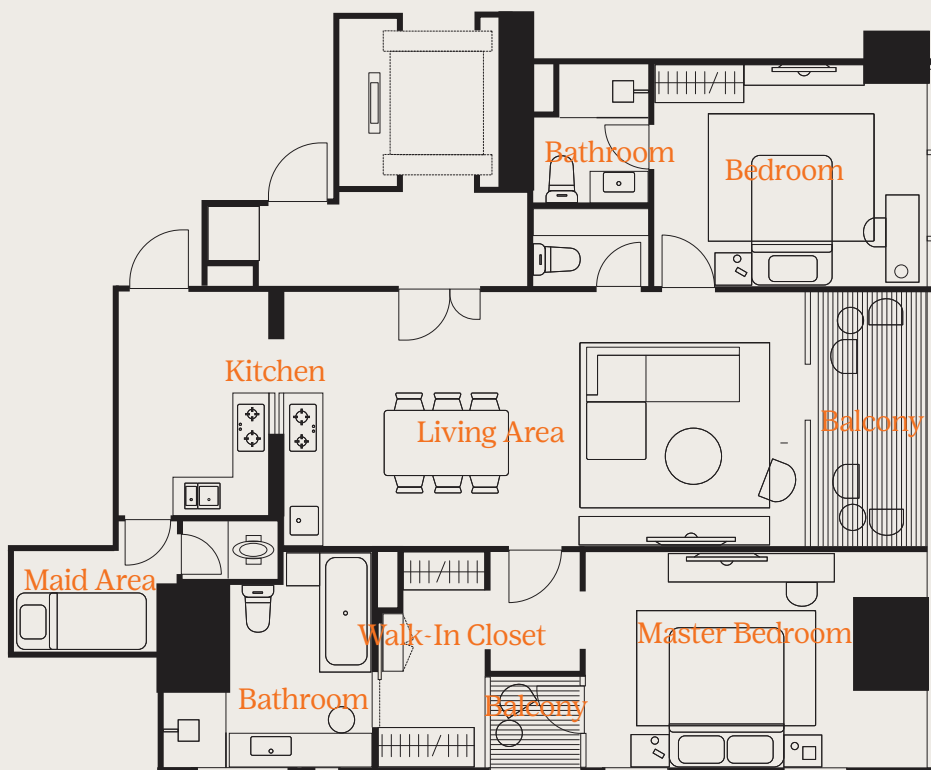
Total area : 85m<sup>2</sup>  
 Bedrooms : 1  
 Bathrooms : 1

## Type C (L)



Total area : 82m<sup>2</sup>  
 Bedrooms : 1  
 Bathrooms : 1

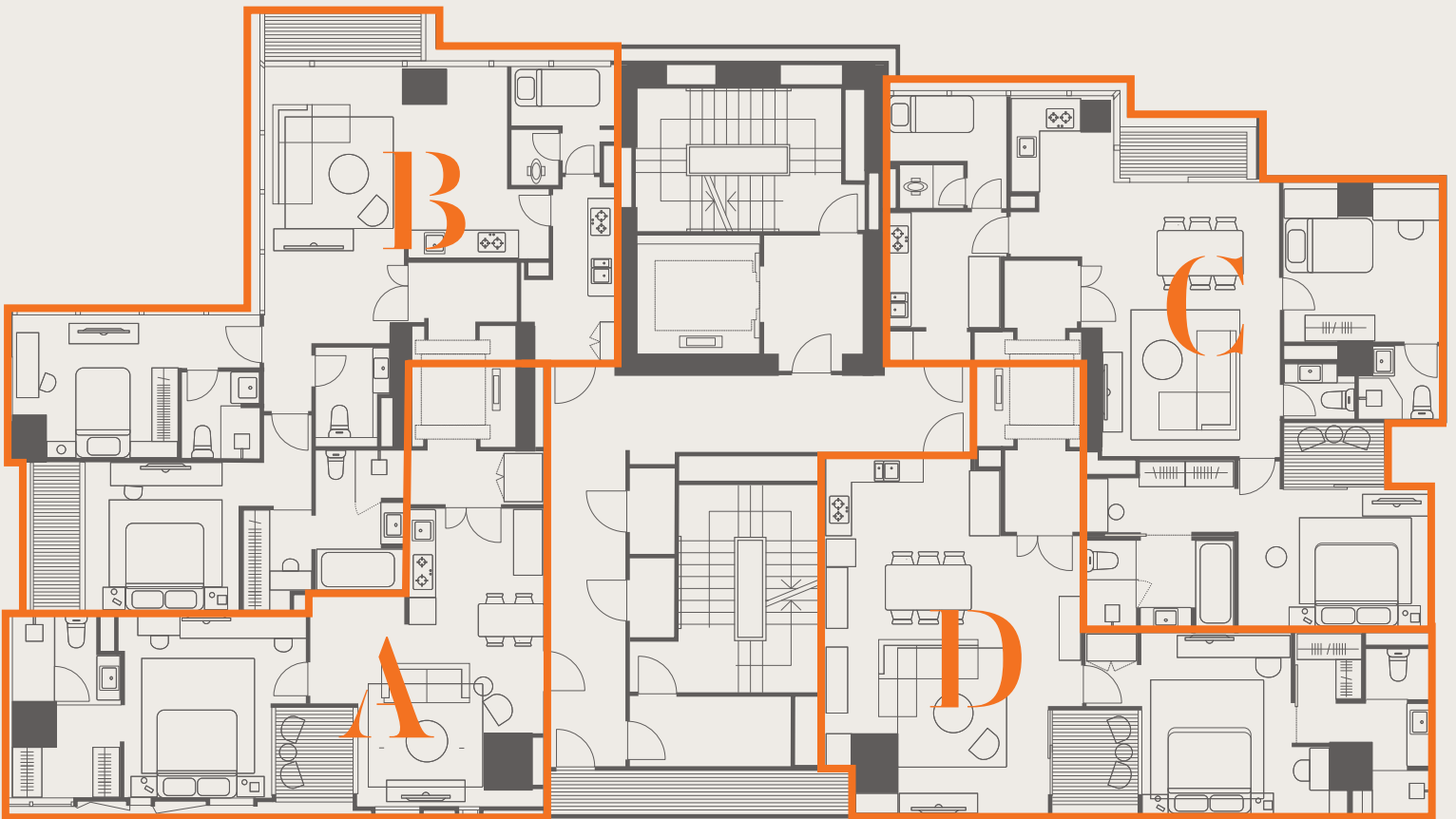
## Type D (L)



Total area : 154m<sup>2</sup>  
 Bedrooms : 2  
 Bathrooms : 3

# Upper Floors Floorplate

17th - 37th Floors

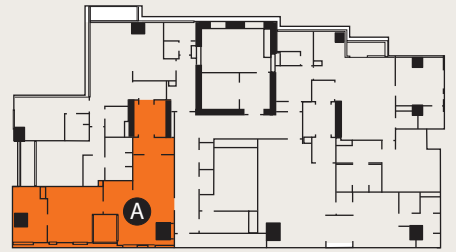
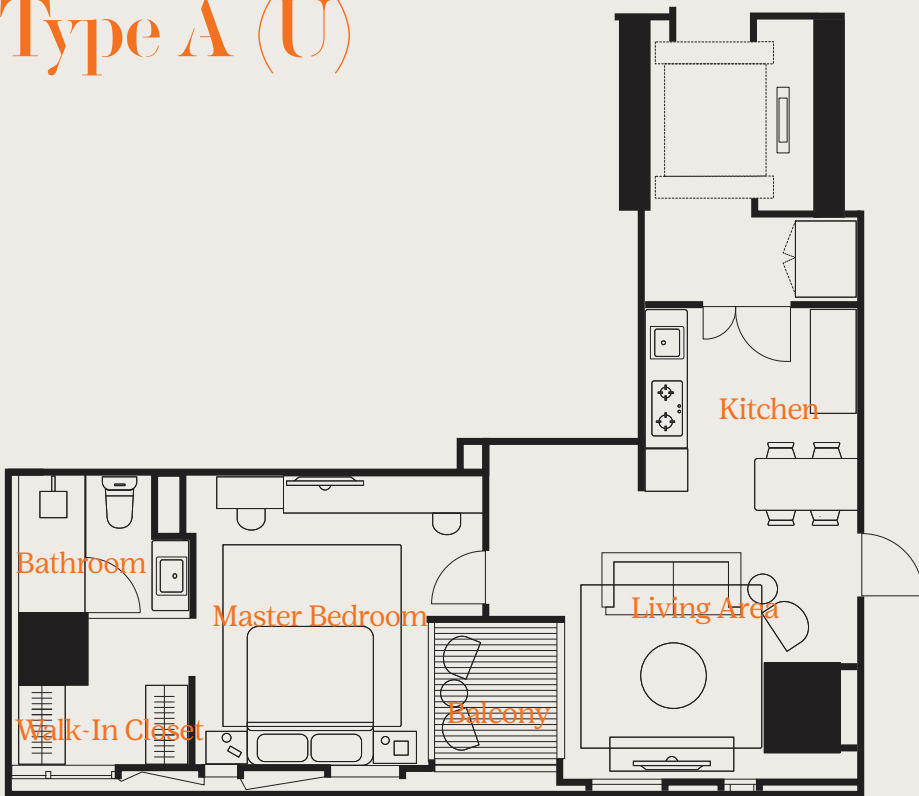


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A	1 Bedroom	86m <sup>2</sup>
B	2 Bedroom	136m <sup>2</sup>
C	2 Bedroom	138m <sup>2</sup>
D	1 Bedroom	100m <sup>2</sup>

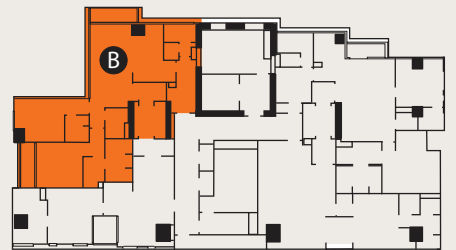
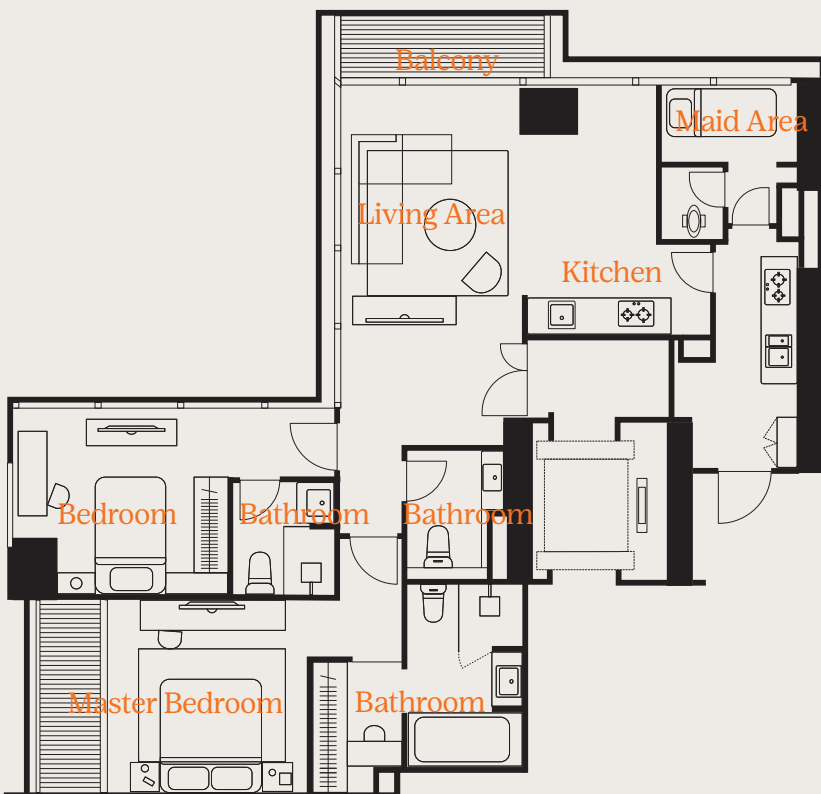


# Type A (U)



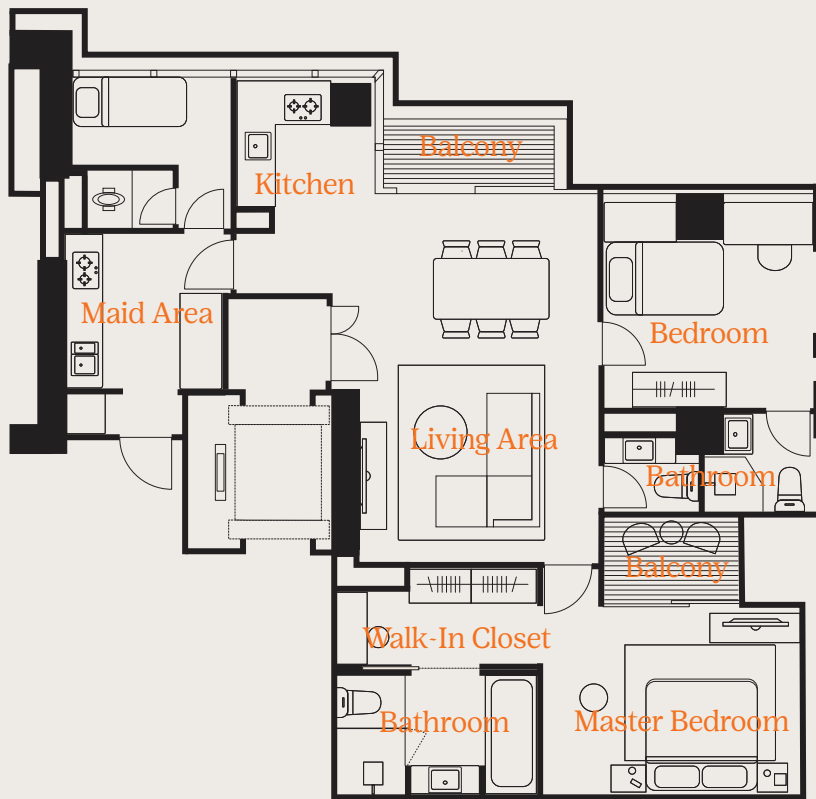
Total area : 86m<sup>2</sup>  
Bedrooms : 1  
Bathrooms : 1

# Type B (U)



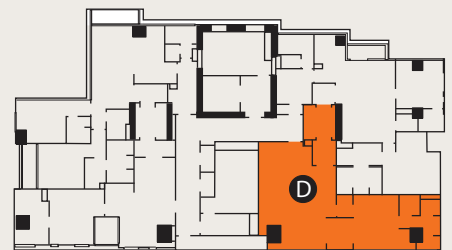
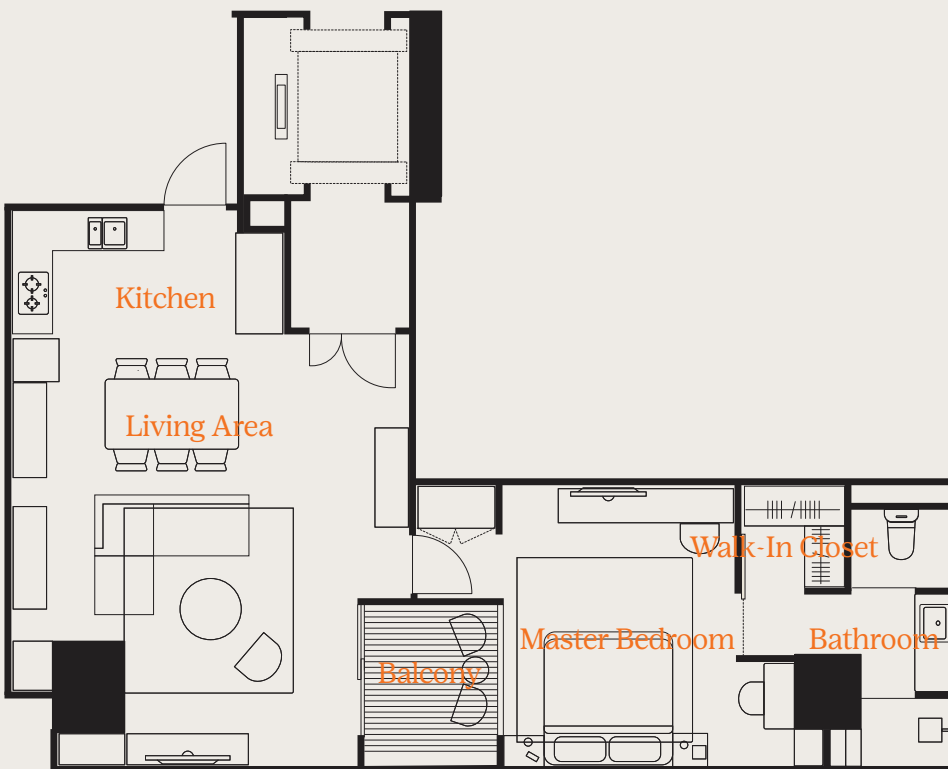
Total area : 136m<sup>2</sup>  
Bedrooms : 2  
Bathrooms : 3

## Type C (U)



Total area : 138m<sup>2</sup>  
 Bedrooms : 2  
 Bathrooms : 3

## Type D (U)



Total area : 100m<sup>2</sup>  
 Bedrooms : 1  
 Bathrooms : 1

# TYPICAL SPECIFICATIONS



## SANITARY FITTINGS

Master Bathrooms  
Bathrooms

Kohler or Equal  
Kohler or Equal

## FLOOR

Living, Dining, Bathrooms  
Bedroom  
Service  
Balcony

Marble/Granite  
Parquet  
Homogeneous tiles  
Wood composite

## WALL

All area  
Bathrooms  
Service bathrooms

Emulsion Paint  
Marble/Granite  
Ceramic tiles

## WINDOWS

DOORS  
CEILING

Aluminum  
Engineered wood  
Gypsum board,  
Emulsion Paint

AIR CONDITIONING  
WATER HEATER

All rooms exclude service  
Bathrooms exclude  
service bathroom

WARDROBE  
PANTRY  
APPLIANCES

In each bedroom  
Kitchen cabinet  
Stove + Hood,  
Microwave, Sink

TWOLENOPATI

# PROJECT TEAM



DEVELOPER  
**ASIANA GROUP**

MAIN ARCHITECT  
**Woods Bagot**

ARCHITECT  
**PDW**

MECHANICAL ENGINEERING  
**PT. Malmass Mitra Teknik**

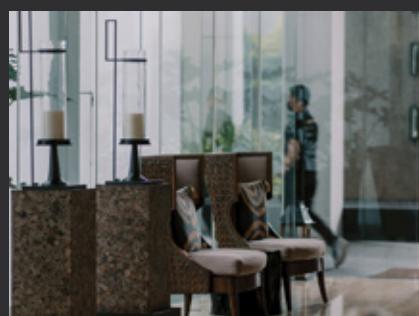
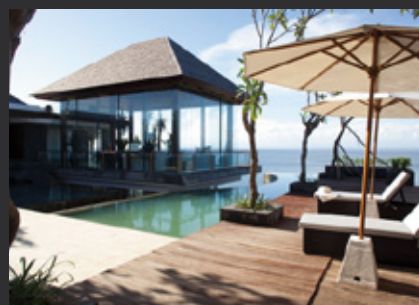
QUANTITY SURVEYOR  
**PT. Korra Antarbuana**

STRUCTURAL ENGINEERS  
**PT. Wiratman**

BRANDING & COMMUNICATIONS  
**Adelahaye Strategic Branding**

# asiana

Asiana Group was founded in 2005 as a boutique property developer that focuses on developing luxurious, groundbreaking and highly attractive living and working environments such as commercial spaces, townhouses, apartments, villas, office space and condominiums

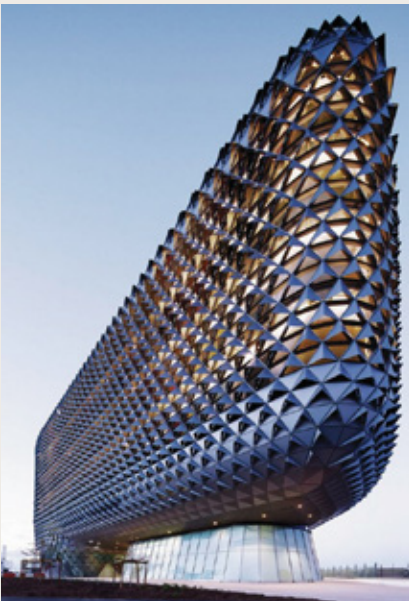
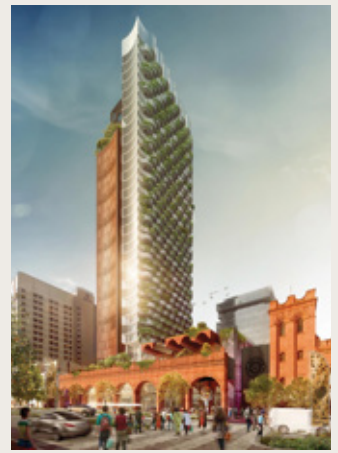


Winner of 2016 Best Boutique Developer, Indonesian Property Awards and 2017 & 2018 Asia Pacific Property awards. Asiana Group are a diverse but focused mix of property, lifestyle investments and services, operating in Indonesia since 2002 and now an International benchmark.

# WOODS BAGOT™

Woods Bagot's diverse portfolio spans more than 140 years, a legacy of design excellence. Woods Bagot Next Generation Global Studio model allows them to work collaboratively across borders, using the latest technology to share design intelligence and strengthen our knowledge base around the world.

Working across architecture, consulting, interior design, master planning and urban design, their focus is to understand the clients' functional, operational and cultural needs, drawing on the research and experience to create solutions that work. Building Design's 2014 World Architecture 100 list ranked Woods Bagot as the seventh largest architecture firm in the world.







[twosenopati.co.id](http://twosenopati.co.id)