

THE FUTURE OF BUSINESS & COMMERCIAL HUB IN BANTEN SEZ

# INFINITE BUSINESS POSSIBILITIES

IN POWELL STUDIO LOFTS

 **Powell** STUDIO  
LOFTS







# The Banten International Education, Technology, and Health Special Economic Zone

The Banten International Education, Technology, and Health Special Economic Zone (SEZ) in BSD City joins Indonesia's SEZ portfolio as the only designated SEZ in Greater Jakarta and the country's 23rd SEZ.

As the country's sole SEZ dedicated to education, healthcare, digital, and the creative economy, its ecosystem aligns with investors' needs, driving innovation, cultivating sustainable growth, and accelerating long-term success.



LOCATIONS

# 60 Ha Integrated SEZ Land Allocations

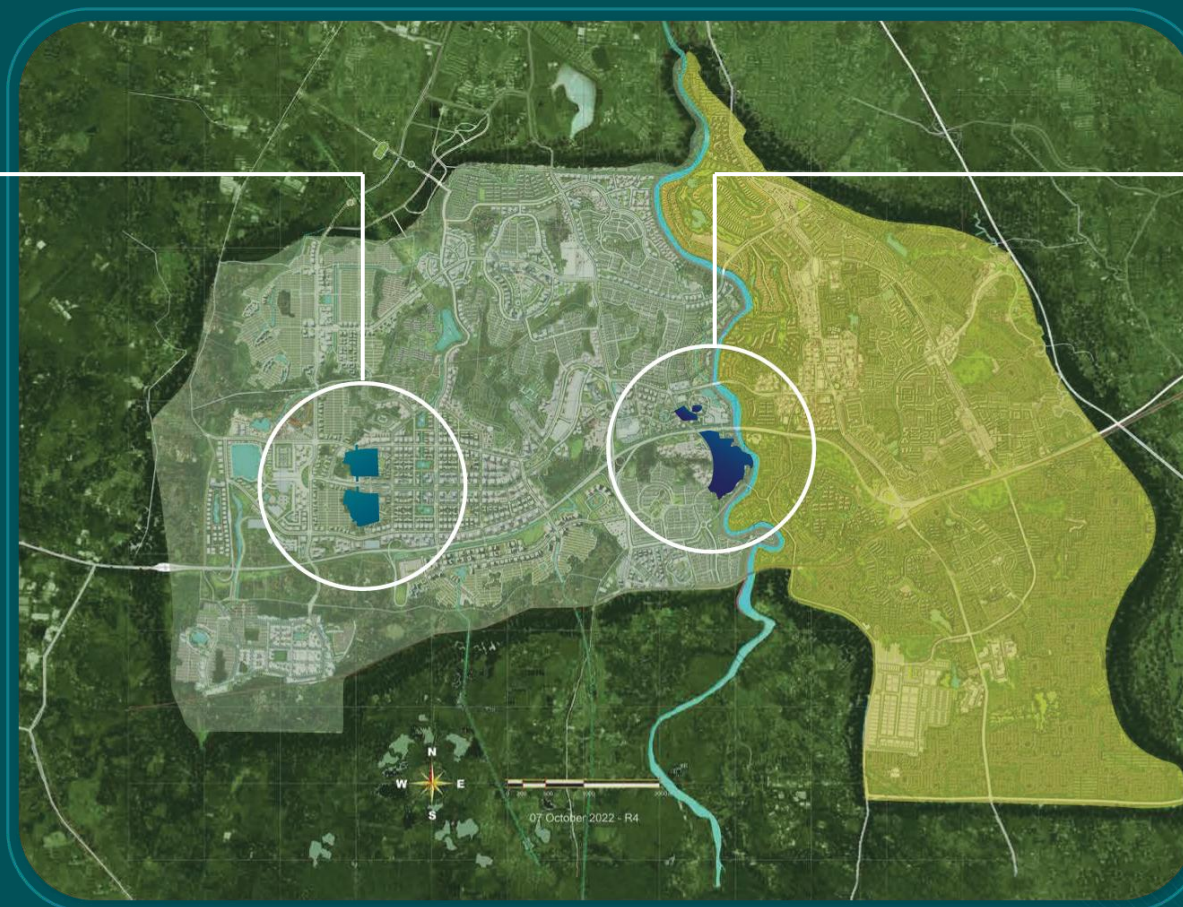
## Situ Gadung

2A

**KEK Banten  
Area 2** FUTURE DEVELOPMENT

2B

**31 Ha**  
SEZ 2A: 14 Ha  
SEZ 2B: 17 Ha



## D-Hub



**KEK Banten  
Area 1**

**29 Ha**  
SEZ 1A: 1 Ha  
SEZ 1B: 3 Ha  
SEZ 1C: 25 Ha



# FISCAL BENEFITS



## Corporate Income Tax

Enjoy tax holidays or allowances  
to maximize your profits.



## VAT & Sales Tax on Luxury Goods

Expand your business with  
zero VAT and luxury tax burdens.



## Customs & Excise

Import and export swiftly,  
with duty-free advantages.



# NON-FISCAL BENEFITS

## Goods Traffic

Move goods faster with simplified logistics procedures.



## Manpower

Onboard global experts into your business.



## Immigration

Streamline work permits and visas with ease.



## Medical Licensing

Fast-track your medical practitioner licenses hassle-free.



## Business Licensing

Simplify your business setup with an expedited licensing process.



## Other Benefits

Unlock additional perks for smooth operations.





# EXCEPTIONAL CONNECTIVITY & ACCESSIBILITY

TOLL ROAD

MAIN ROAD





# ATTRACTIVE COMPETITIVE EDGE WITH EXCLUSIVE SEZ ADVANTAGES

SEZ ADVANTAGES:

EXCLUSIVE TAX &  
INVESTMENT PRIVILEGES

 **Powell** STUDIO  
LOFTS





EXCLUSIVE & HIGH-VALUE INVESTMENT:  
A SMART BUSINESS CHOICE

# Future-ready Studio Lofts: A Hub in The SEZ Ecosystem

Powell Studio Lofts Available for Company Purchase Only











**A PEDESTRIAN-FRIENDLY HUB  
WITH EFFORTLESS CONNECTIVITY**





**DEDICATED DROP-OFF LOBBY  
FOR A SEAMLESS ARRIVAL**



**DOUBLE-LAYER PARKING  
FOR MAXIMUM CONVENIENCE**





**LUSH MINI GARDEN  
FOR A REFRESHING BREAK**



**NETWORKING COURTYARD  
FOR WORK & COLLABORATION**





**EXPANSIVE HIGH CEILINGS,  
RARE IN COMMERCIAL LOTS**



**PRIVATE BALCONY FOR  
WORK & LEISURE**









Powell  
STUDIO  
LOFTS

# SITEPLAN







Powell  
STUDIO LOFTS





Powell

STUDIO  
LOFTS

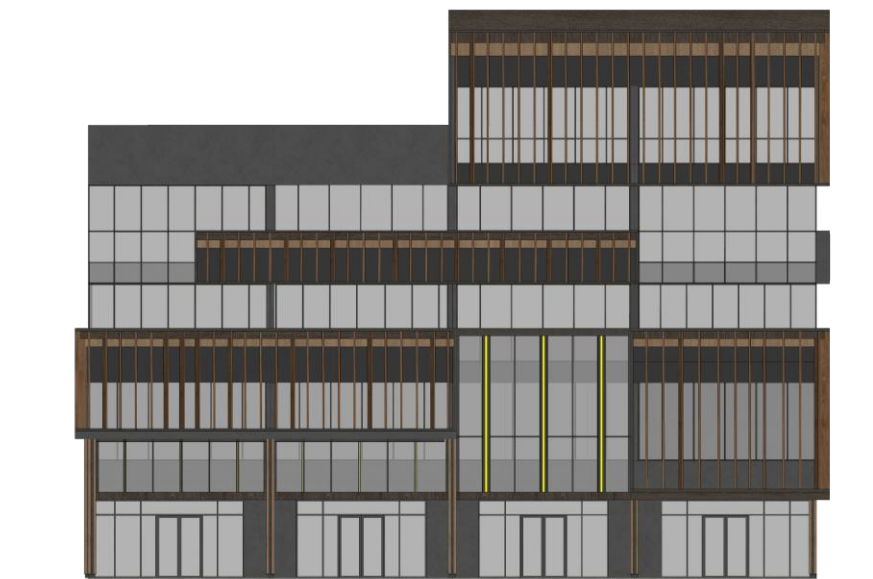
# BLOCKPLAN



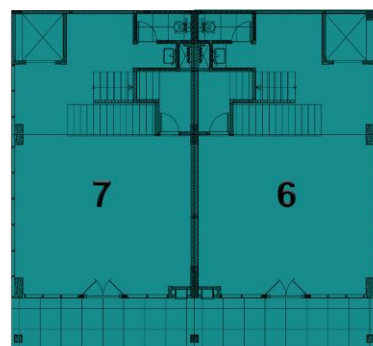
## BLOCK A



**TAMPAK A**  
UNIT No. 6-7



**TAMPAK A**  
UNIT No. 1-5



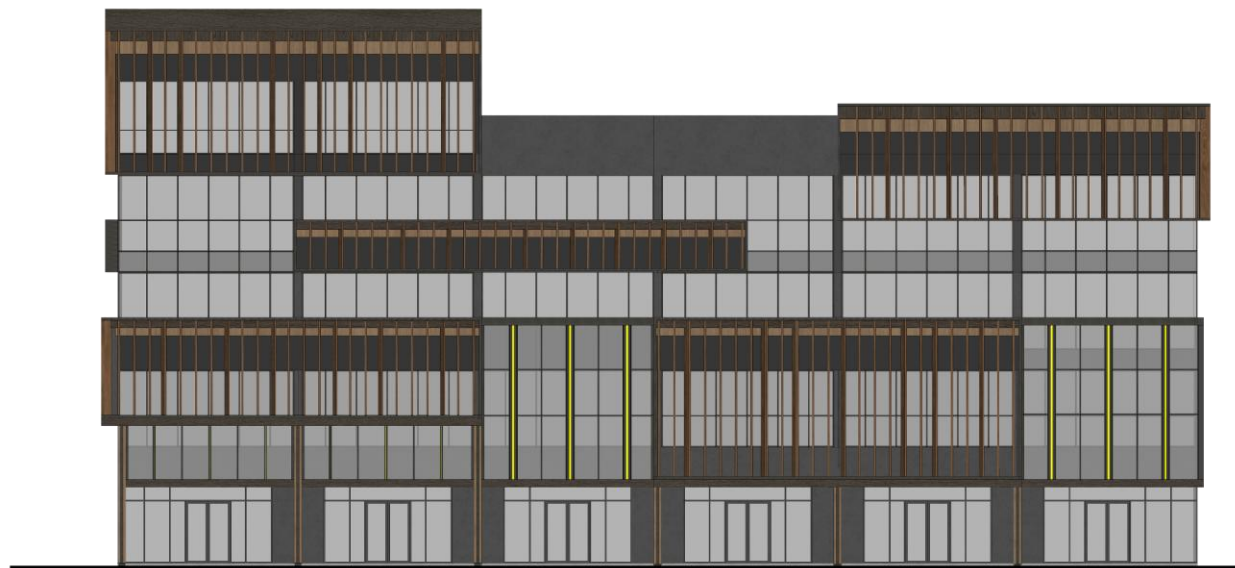
**BLOK PLAN A**  
UNIT No. 6-7



**BLOK PLAN A**  
UNIT No. 1-5



## BLOCK B



**TAMPAK B**  
UNIT No. 1-7



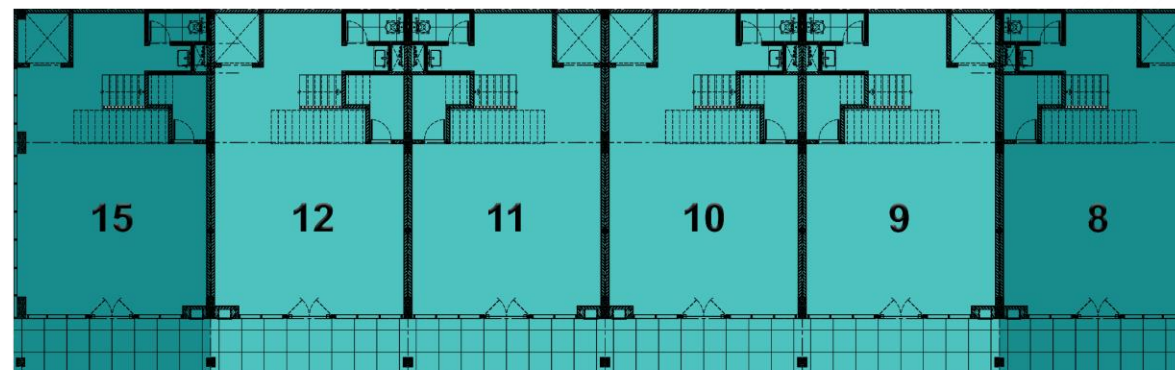
**BLOK PLAN B**  
UNIT No. 1-7



## BLOCK B



**TAMPAK B**  
UNIT No. 8-15



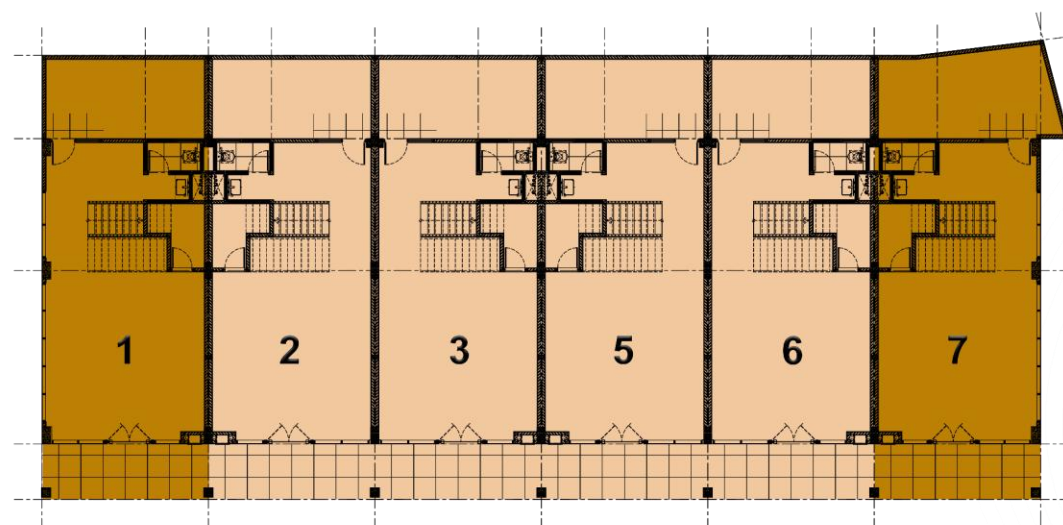
**BLOK PLAN B**  
UNIT No. 8-15



## BLOCK D



**TAMPAK D**  
UNIT No. 1-7



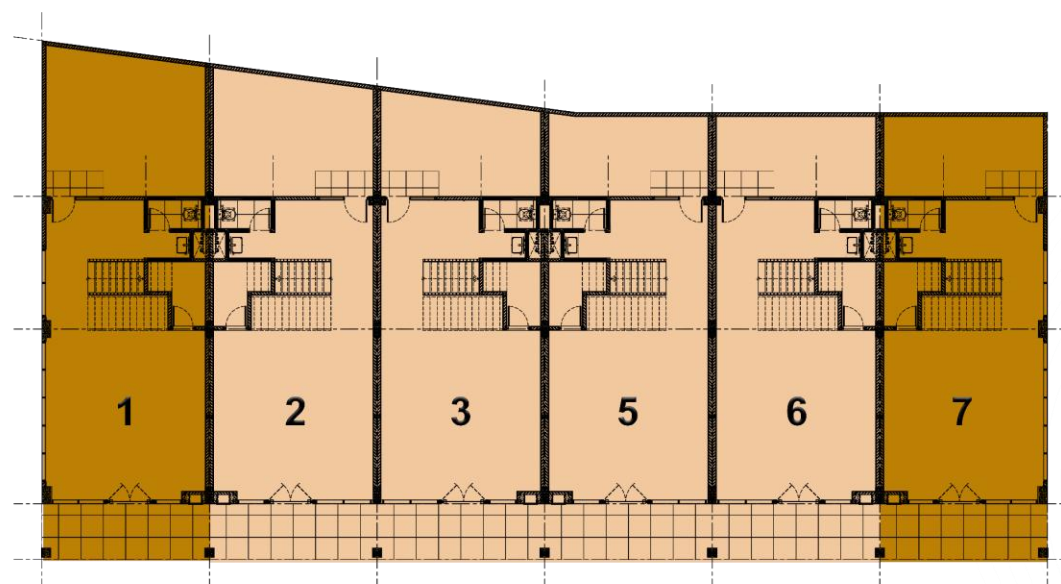
**BLOK PLAN D**  
UNIT No. 1-7



## BLOCK E



**TAMPAK E**  
UNIT No. 1-7



**BLOK PLAN E**  
UNIT No. 1-7





Powell

STUDIO  
LOFTS

# FLOORPLAN



# TYPE A1

Block A | No. 1

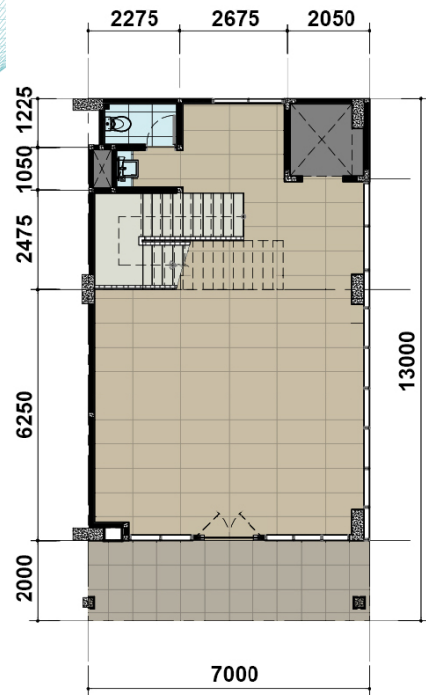
Block B | No. 7



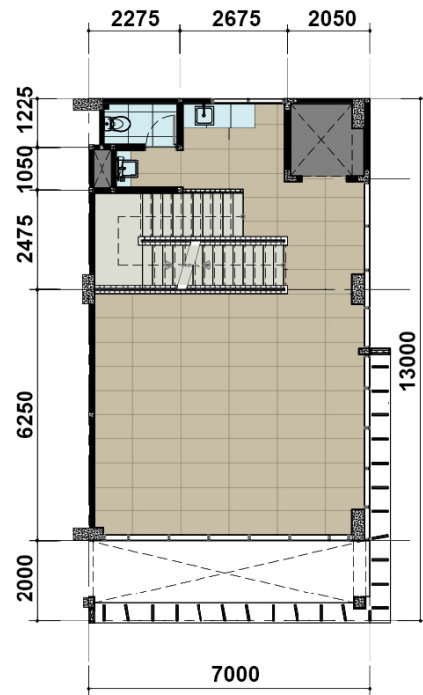
Corner 7x13



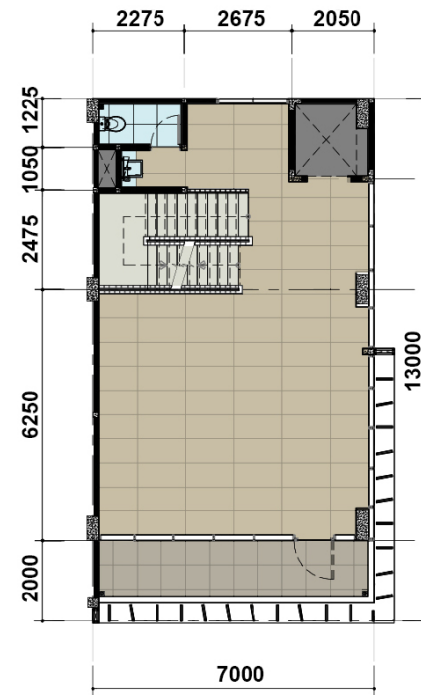
5 Storeys



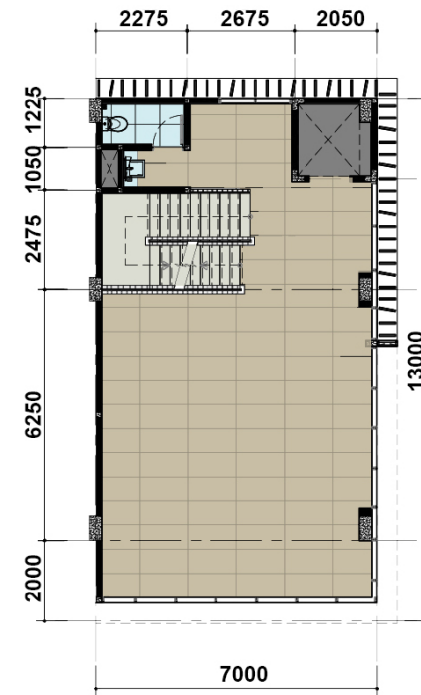
**Ground**  
FLOOR



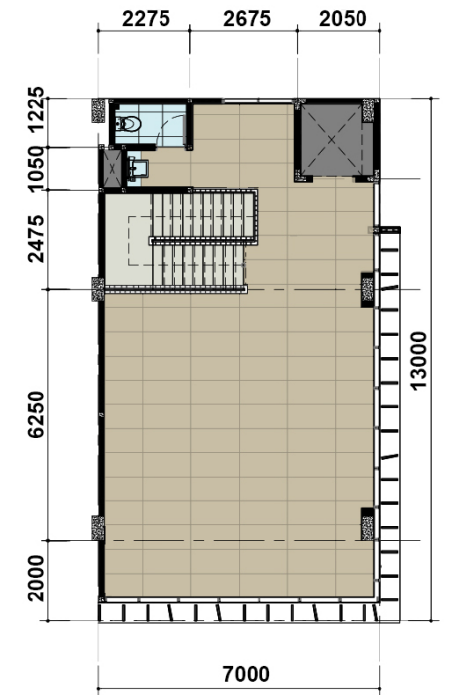
**1<sup>st</sup>**  
FLOOR



**2<sup>nd</sup>**  
FLOOR



**3<sup>rd</sup>**  
FLOOR



**4<sup>th</sup>**  
FLOOR

Please refer to the blockplan for the exact location of the stairs for each unit

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# TYPE A2

Block A | No.

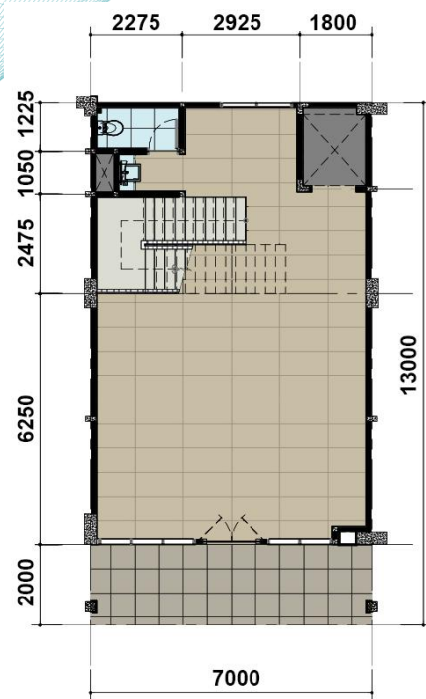
2



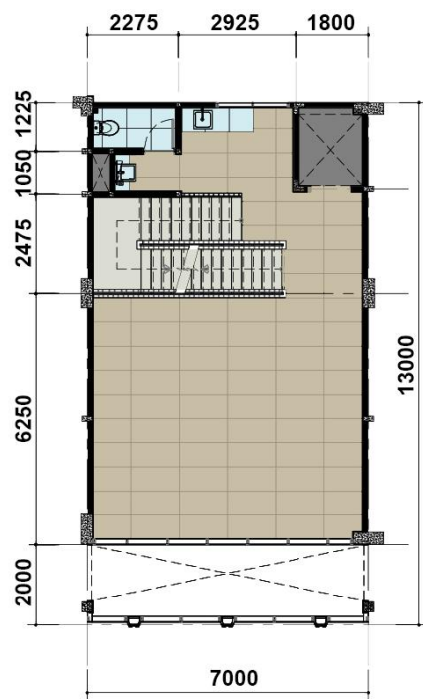
Standard 7x13



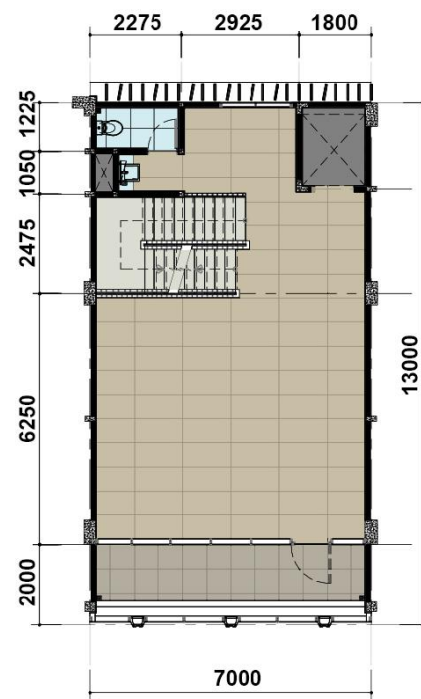
5 Storeys



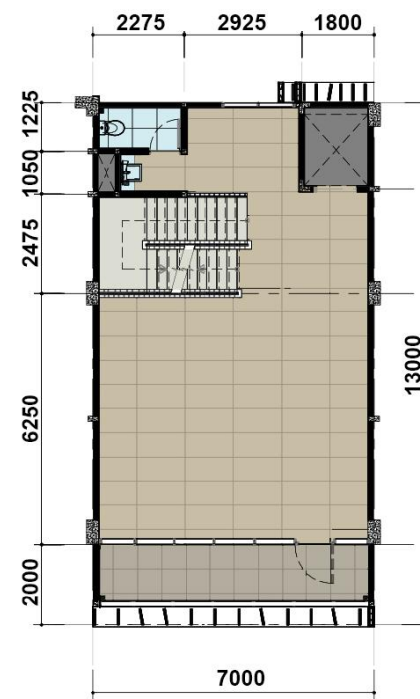
**Ground**  
FLOOR



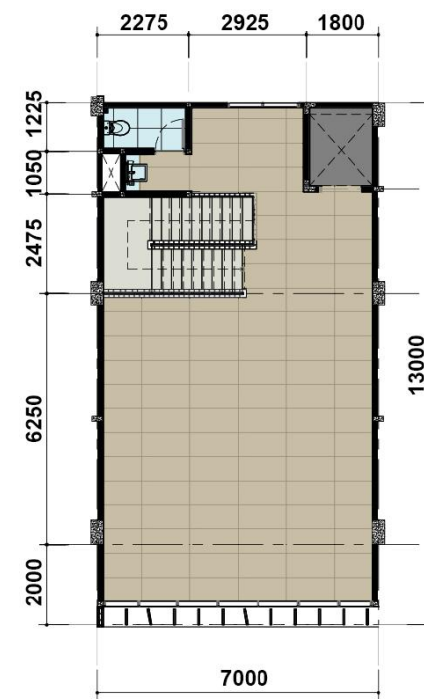
**1<sup>st</sup>**  
FLOOR



**2<sup>nd</sup>**  
FLOOR



**3<sup>rd</sup>**  
FLOOR



**4<sup>th</sup>**  
FLOOR

Please refer to the blockplan for the exact location of the stairs for each unit

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# TYPE A3

Block B | No.

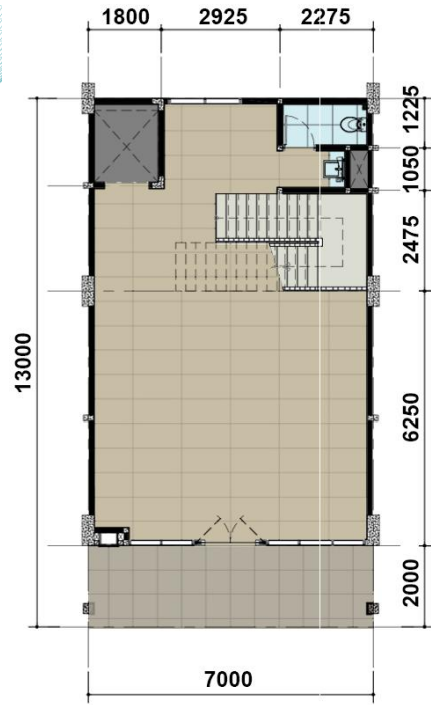
6



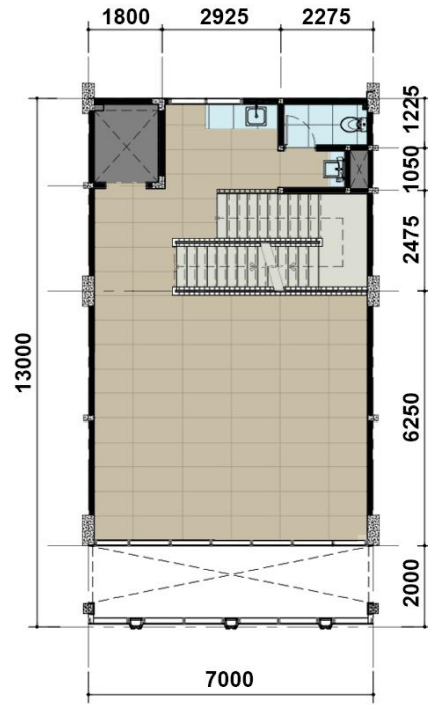
Standard 7x13



5 Storeys



**Ground**  
FLOOR



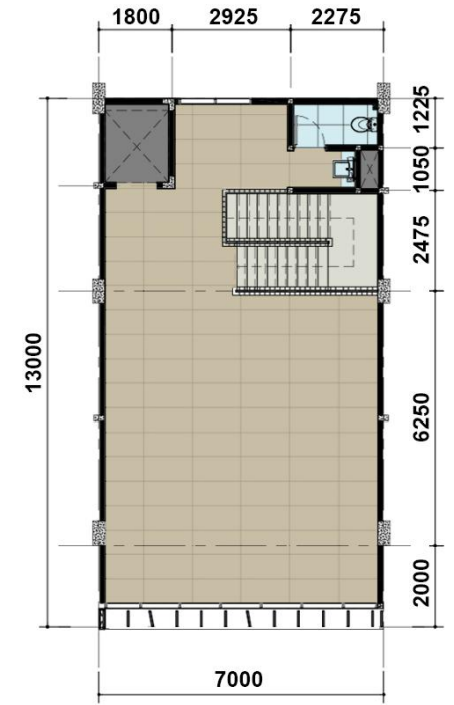
**1<sup>st</sup>**  
FLOOR



**2<sup>nd</sup>**  
FLOOR



**3<sup>rd</sup>**  
FLOOR



**4<sup>th</sup>**  
FLOOR

Please refer to the blockplan for the exact location of the stairs for each unit

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# TYPE B1

Block A | No.

5

6

7

Block B | No.

1

8

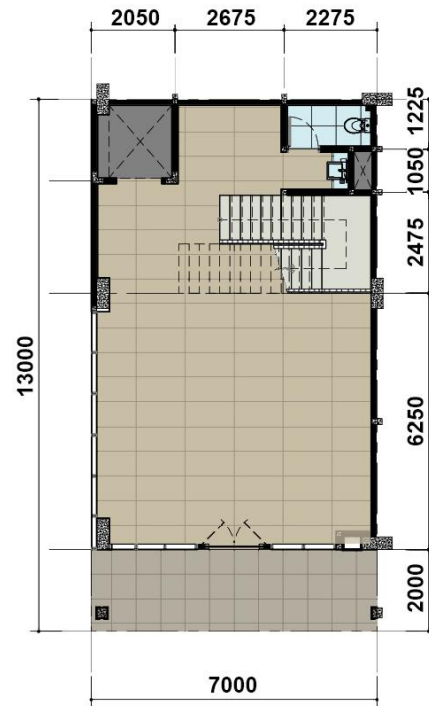
15



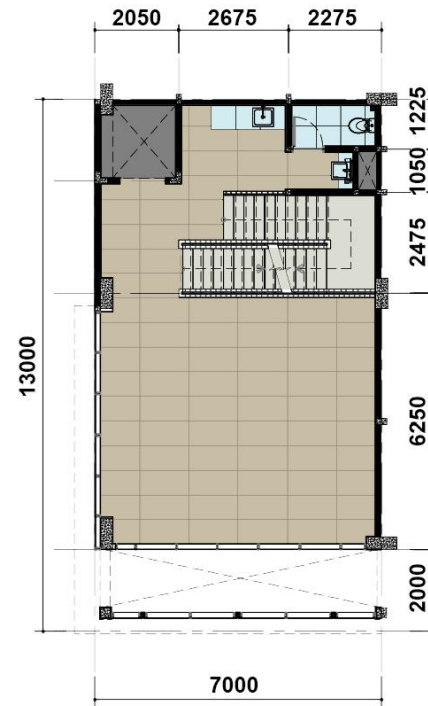
Corner 7x13



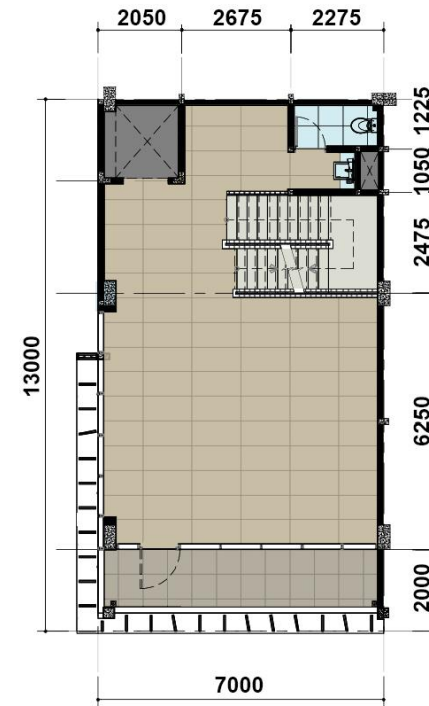
4 Storeys



**Ground**  
FLOOR



**1<sup>st</sup>**  
FLOOR



**2<sup>nd</sup>**  
FLOOR



**3<sup>rd</sup>**  
FLOOR

Please refer to the blockplan for the exact location of the stairs for each unit

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# TYPE B2

Block A | No.

3

Block B | No.

5

10

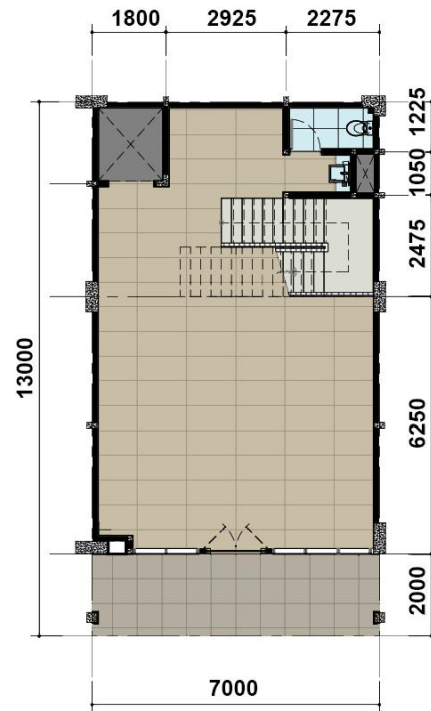
11



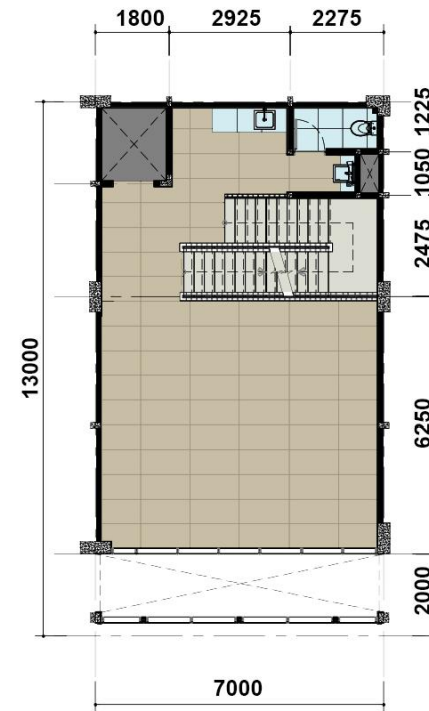
Standard 7x13



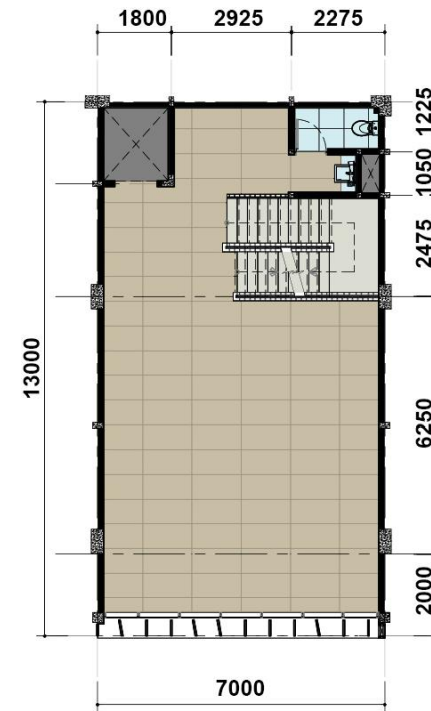
4 Storeys



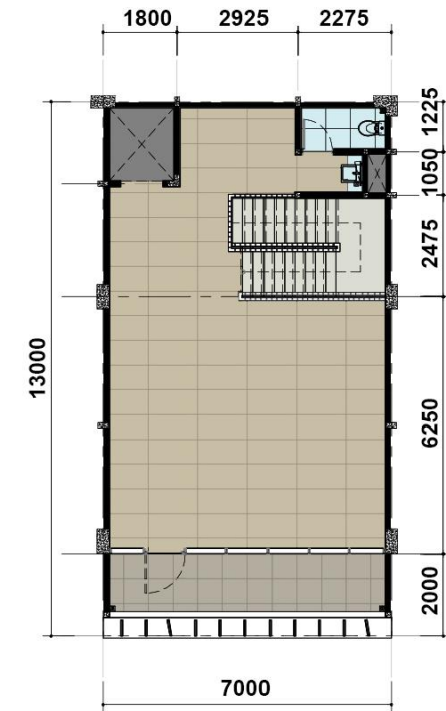
**Ground**  
FLOOR



**1<sup>st</sup>**  
FLOOR



**2<sup>nd</sup>**  
FLOOR



**3<sup>rd</sup>**  
FLOOR

Please refer to the blockplan for the exact location of the stairs for each unit

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# TYPE B3

Block B | No.

2

3

9

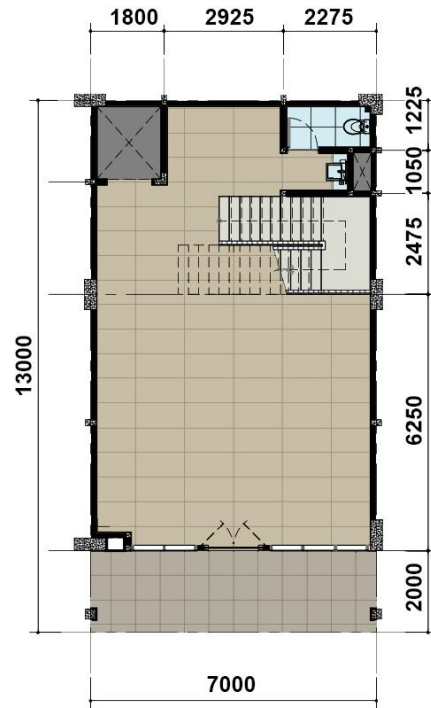
12



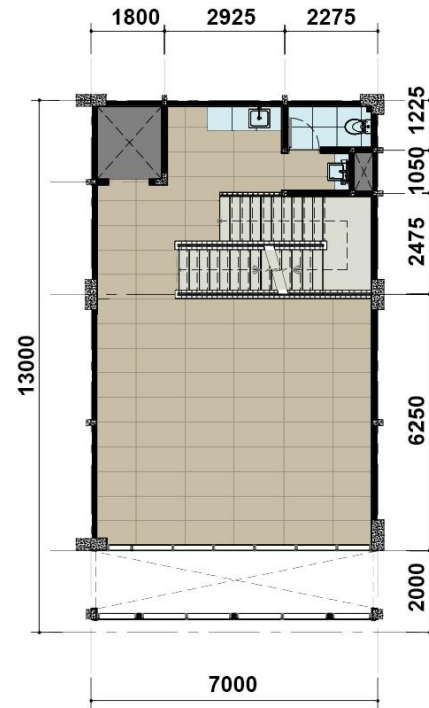
Standard 7x13



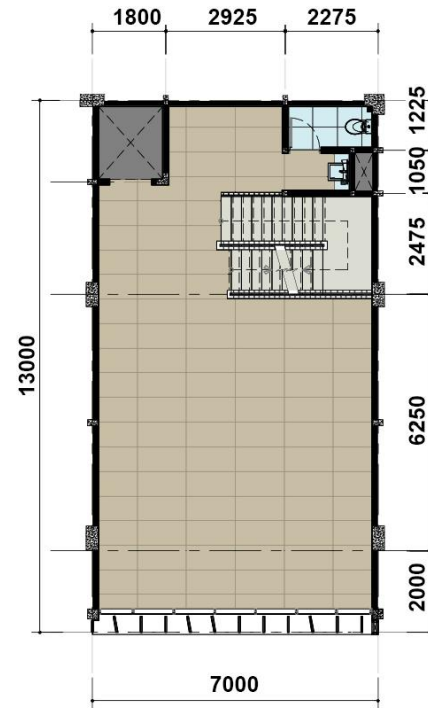
4 Storeys



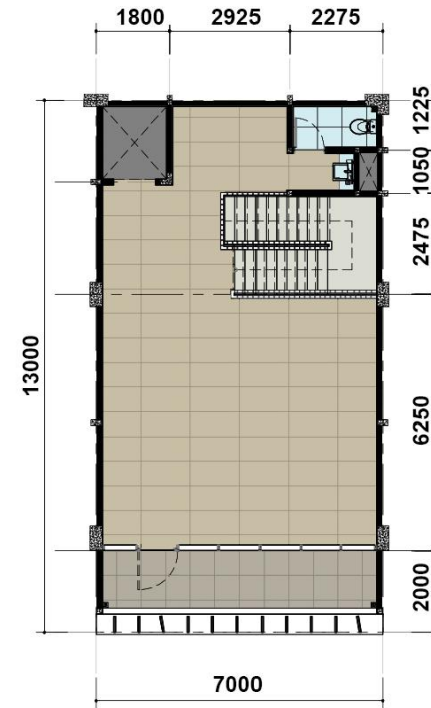
**Ground**  
FLOOR



**1<sup>st</sup>**  
FLOOR



**2<sup>nd</sup>**  
FLOOR



**3<sup>rd</sup>**  
FLOOR

Please refer to the blockplan for the exact location of the stairs for each unit

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# TYPE D1

Block D | No.

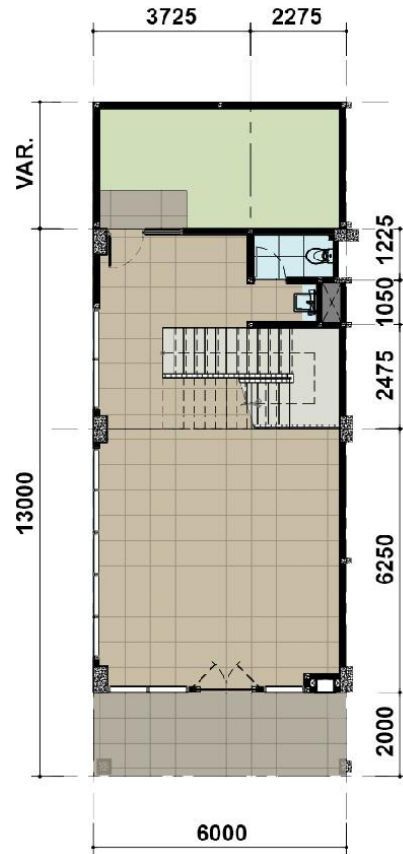
1



Corner 6x13 + Var.



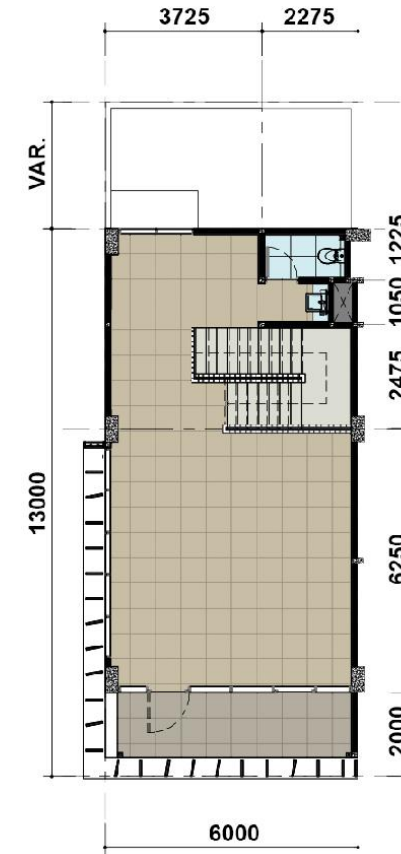
3 Storeys



**Ground**  
FLOOR



**1<sup>st</sup>**  
FLOOR



**2<sup>nd</sup>**  
FLOOR

Please refer to the blockplan for the exact location of the stairs for each unit

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# TYPE D2

Block D | No. 7

Block E | No. 1

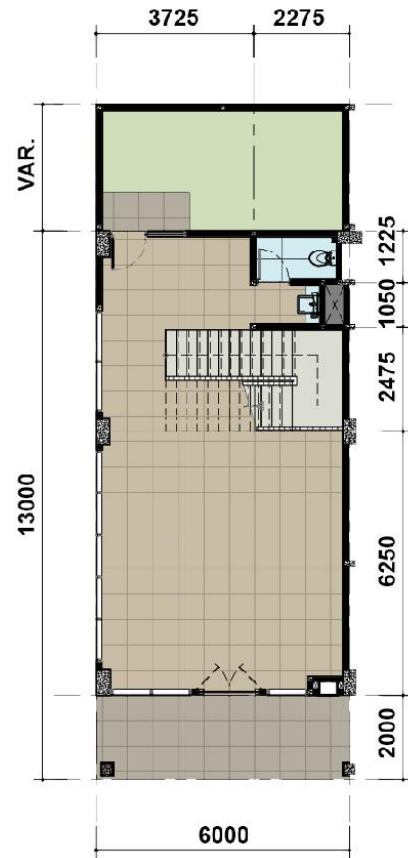
7



Corner 6x13 + Var.



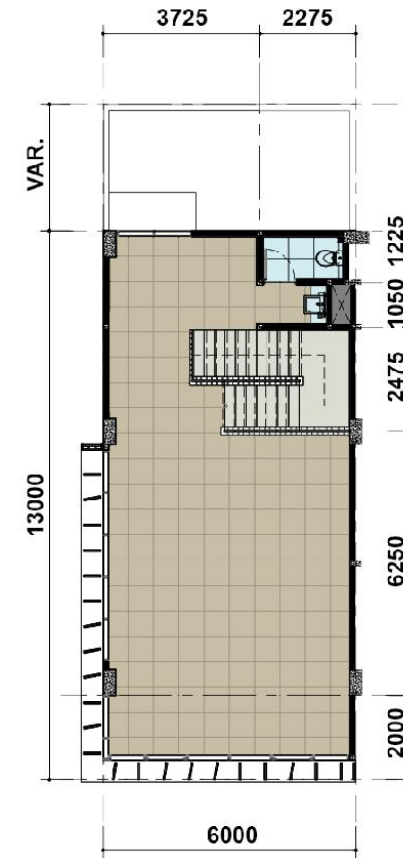
3 Storeys



**Ground**  
FLOOR



**1<sup>st</sup>**  
FLOOR



**2<sup>nd</sup>**  
FLOOR

Please refer to the blockplan for the exact location of the stairs for each unit

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# TYPE D3

Block D | No.

2

3

6

Block E | No.

2



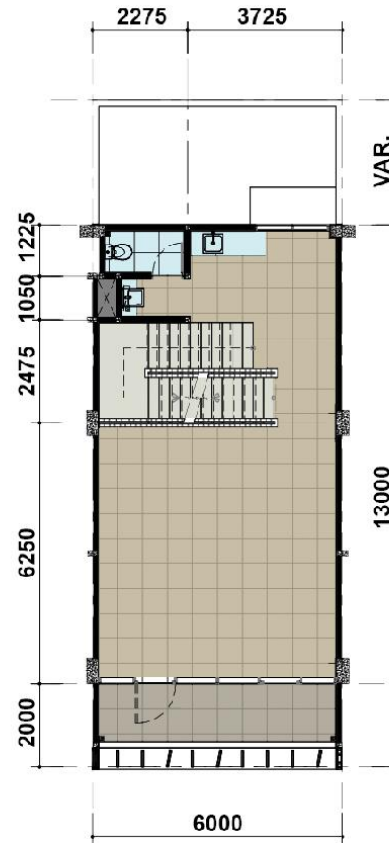
Corner 6x13 + Var.



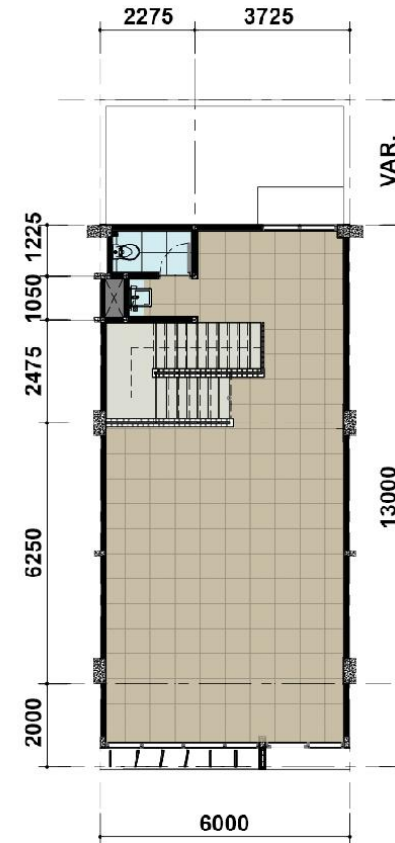
3 Storeys



**Ground**  
FLOOR



**1<sup>st</sup>**  
FLOOR



**2<sup>nd</sup>**  
FLOOR

Please refer to the blockplan for the exact location of the stairs for each unit

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# TYPE D4

Block D | No.

5

Block E | No.

3

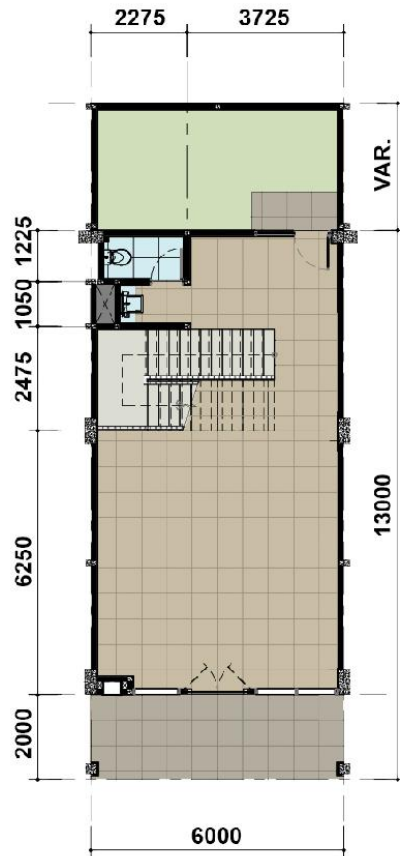
5



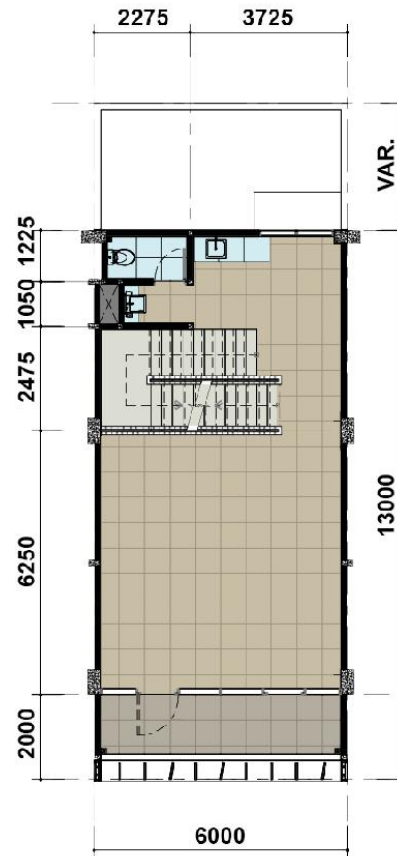
Corner 6x13 + Var.



3 Storeys



**Ground**  
FLOOR



**1<sup>st</sup>**  
FLOOR



**2<sup>nd</sup>**  
FLOOR

Please refer to the blockplan for the exact location of the stairs for each unit

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# TYPE D5

Block E | No.

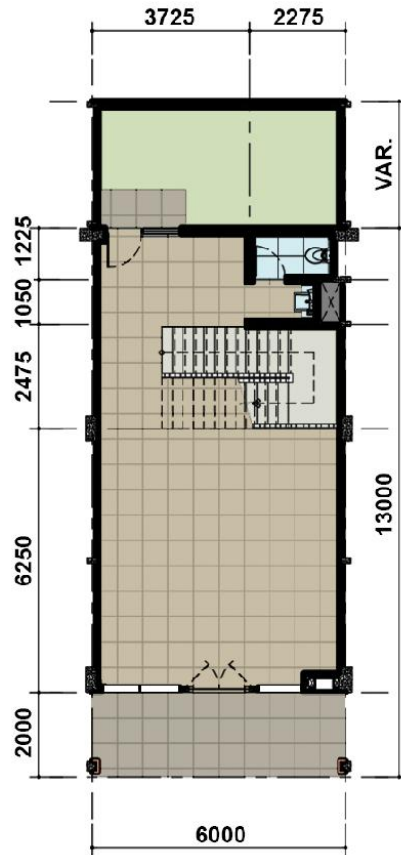
6



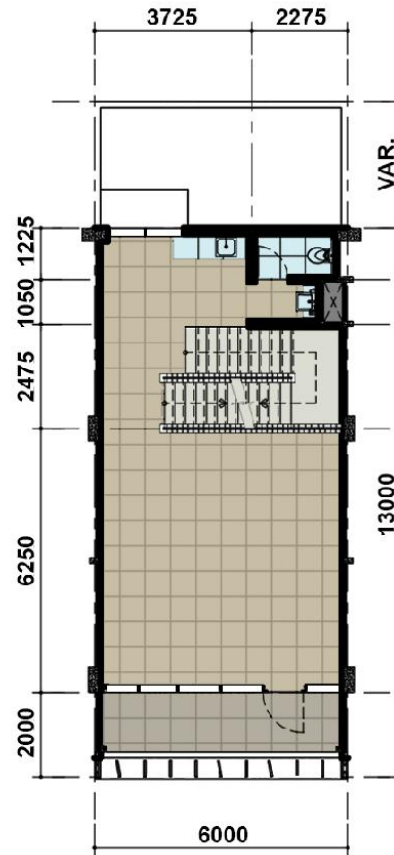
Standard 6x13 + Var.



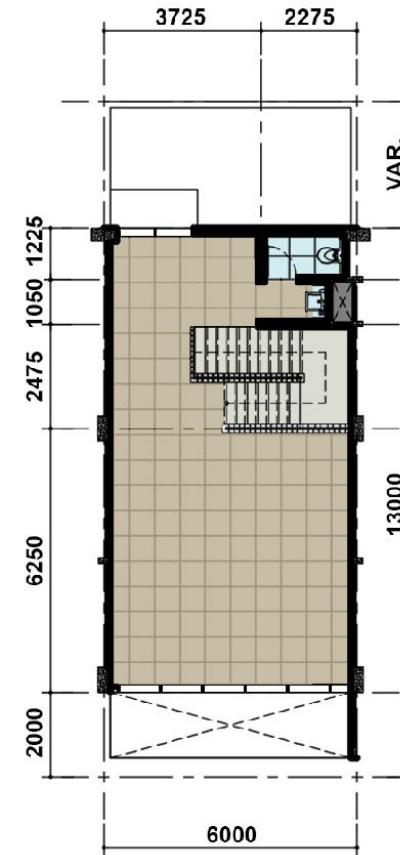
3 Storeys



**Ground**  
FLOOR



**1<sup>st</sup>**  
FLOOR



**2<sup>nd</sup>**  
FLOOR

Please refer to the blockplan for the exact location of the stairs for each unit

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# BUILDING OUTLINE SPECIFICATIONS\*

## FOUNDATION

Mini Pile

## MAIN STRUCTURE

Reinforced Concrete

## WALL

Brick / Aerated Autoclaved  
Concrete (AAC) with plaster  
and paint

## CEILING

Gypsum Board

## ROOF

Corrugated Zincalume + Insulation  
with light-weight steel structure

## DOOR & WINDOW

### Main Door

Glass Door with Aluminium Frame

### Window

Glass with Aluminium Frame

## FACADE

Aluminium Composite Façade/  
Aluminium Extrusion, Glass &  
Plaster wall with Paint Finish

## FLOOR

### Terrace

Non-Slip Homogeneous Tile

### Indoor Area

Homogeneous Tile

### Toilet

Non-Slip Homogeneous Tile

## SANITARY

American Standard/ Equivalent

## ELECTRICITY

13.200 VA (4-5 Floor)

3.500 VA (3 Floor)

## ELEVATOR

Provided for Studio Loft  
Type 7 x 13m (4 & 5 Storey),  
Capacity 6 person

## INTERNET NETWORK

Fiber Optic

## WATER SUPPLY

PAM

## TELEPHONE

1 Line

\*Specification and material can change without any further notice

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## Range Harga

Ukuran 6x13 | 3 lantai : ± **7.4 – 7.8 M**

Ukuran 7x13 | 4 lantai : ± **8.9 – 9.3 M**

Ukuran 7x13 | 5 lantai : ± **10.3 – 10.6 M**





PT Surya Inter Wisesa (SIW) is a subsidiary of PT Bumi Serpong Damai Tbk (BSD), part of the Sinar Mas Group, which has pioneered the development of modern areas in Indonesia. Established with a commitment to bringing international standards, SIW is trusted to manage the Banten International Education, Technology, and Health Special Economic Zone (KEK), a strategic area designed to become a global center for creativity, technology, education, and health services.