

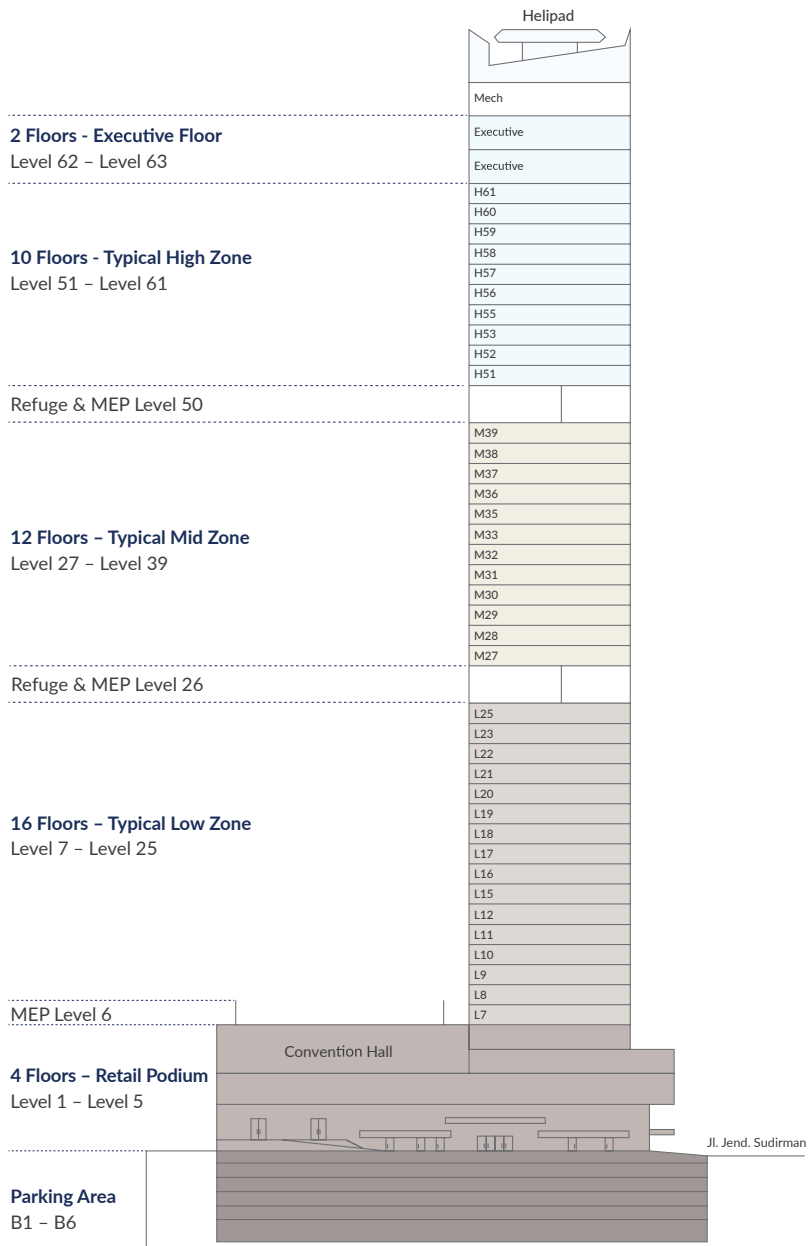


### Warm Luxury Living

Coated with premium quality marbles, the space accentuates warm and intimate ambience as an expression of our commitment to partnership. The finishing was crafted with as much care as we do with our businesses, ensuring international quality standards.

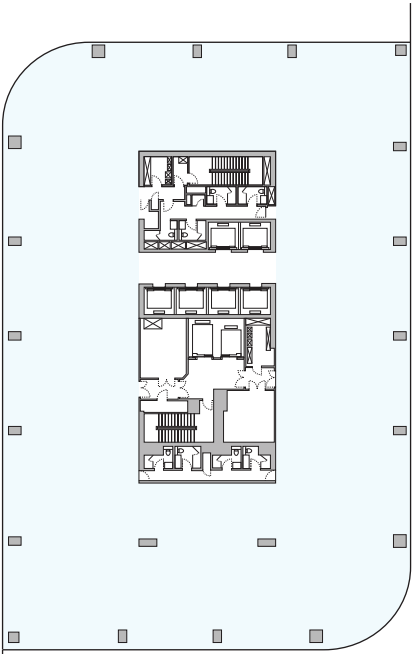
We integrate our Tower with the Anandamaya Residences, chosen specifically for their fine attention in crafting havens of living, to give you an integrated place of working and living.

*It's a place, where...  
Together, we will reach our success*

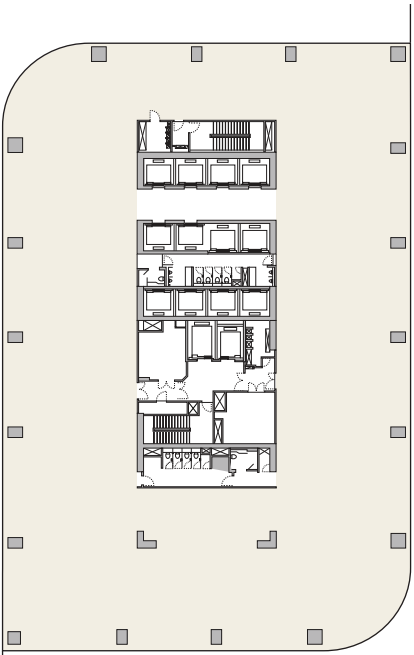


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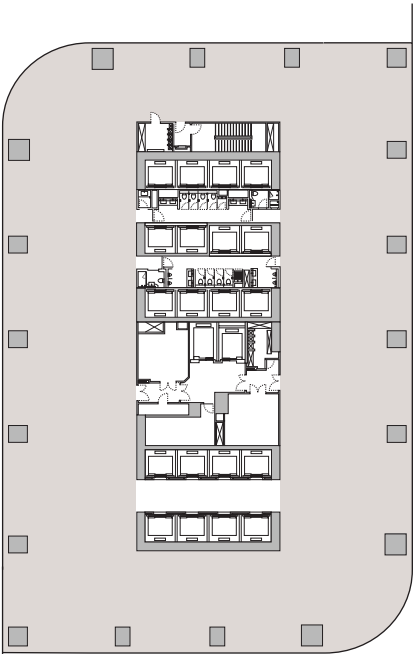
### Building Elevation



High Zone  
*Level 51 - 63*  
1,936 sqm Semi Gross



Mid Zone  
*Level 27 - 39*  
1,865 sqm Semi Gross



Low Zone  
*Level 7 - 25*  
1,750 sqm Semi Gross

### Typical Floor Plan

Total Site Area	: 10,919 sqm
Total Leasable Area	: 72,500 sqm Semi Gross
Building Completion	: - Handover for Fitting Out : November 2017 - Building Operations : June 2018
Typical Floor Plate	: 1,750-1,936 sqm Semi Gross
Building Efficiency	: 85%
Ceiling Height	: Ground Floor Lobby - 10.9 meters Sky Lobby (level 3) - 9.6 meters Typical Floor - 2.9 meters
Raised Floor	: 15 cm; provided on each Typical Floor
Building Height	: 261 meters
Electricity	: 2 Sources from State Owned Electricity Company (PLN) 100% Back Up Genset
Air Conditioning	: Centralized Chiller with AHU & VAV System
Facade	: Double Laminated Low - E Vission Glass
Green Building Certification	: BCA Green Mark Platinum Certificate

Lifts	Total of 20 Passenger Lifts - 8 Units serving Low Zone (Level 7-25) - 6 Units serving Mid Zone (Level 27-39) - 6 Units serving High Zone (Level 51-63) 4 Podium Lifts serving Basement, Ground Floor to Level 5 3 Service Lifts serving all floors 8 Escalators serving Ground Floor and Podium Level (Retail)
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Parking Spaces	- Total of 1,100 Car Parking Spaces - Parking Ratio: Reserved Car Parking 1:600 Unreserved Car Parking 1:100
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Security System	- 24-hour CCTV in Common Area - Vehicle and Pedestrian Check Points - Fire Hydrant - Smoke & Heat Detectors - Sprinkler System - Fire Extinguishers
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Logistic Partner



IT Partner



Architecture Firms



Structure Engineering



MEP Engineering



Quality Surveyor Consultant



Facade Engineering



Main Contractor



For enquiries:



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### Building Specification

### Synergetic Collaboration

### World Class Collaboration



MENARA  
**ASTRA**  
member of **ASTRA**



*A tower that  
leads you to success . . .*

With our humble beginnings as a trading company, we have successfully become one of Indonesia's Companies of the world. Menara Astra is the statement of the grand vision and commitment of Astra, which we humbly offer to you with the spirit of companionship in our continued journey of success.



## A World of Convenience

Understanding the need for convenience in the pursuit of achievements, we offer to you balance with indulging retail spaces and a choice of fine-dining selections. Our gallery provides beauty for respite from daily toils, with our concierge ready to cater your needs. State of the art security ensures you peace of mind and well-being.

The Tower's convenience includes an inspiring convention hall that houses thousands, that was made in mind for the greatest of gatherings and assemblies. Our 63-story expansive column-free floors present the possibility to design your space of accomplishments as you see fit. The design, certified as Green Mark Platinum by BCA (Building and Construction Authority) of Singapore, is water and energy efficient, with natural lighting considerations, noise attenuation, and earthquake resistance.



## Synergetic Collaboration

Putting forward excellent services, as part of Astra International Group we provide an exquisite service for your office getaway. From IT infrastructure, IT printing managed services, and cloud system technology to transportation and logistics services. Devoting to the spirit of companionship, we created a synergetic working environment as a total solution for your businesses.

## The City's Most Lucrative Address

The Tower is situated at the heart of the Nation's economy. A convenient location for our business can flourish, where many accomplished businesses with global reach resides.

Strategically located at the Sudirman street, the tower is close by to Transjakarta Bus Rapid Transit (BRT), the Commuter Electric Train (KRL), and MRT in the near future.

In the inner core of the capital's prestigious commercial zone, the location provides a convenient access to the city's major thoroughfares, six-star amenities and prominent landmarks. This is a place where you can hear Jakarta's heart beating, is where we lay our touchstone of success, representing the best of the country and standing strong for the future as the pride of the nation.



*We create  
a shared vision  
to fuel your growth*