

the
PENINSULA
residences

PANTAI INDAH KAPUK 2



PENINSULA

where land reaches out to sea,
embracing the water on three sides,
a symbol of harmony between nature and home.
Just like its name, Peninsula Residences is designed
to offer the best of both worlds
the serenity of coastal living & the comfort of thoughtful design.
A place where every sunrise reflects our vision
to create a sanctuary.

where life flows as beautifully as the tides.



*Welcome Home,
to togetherness by the sea.*

Seaside Residential



Experience a new standard of luxury living at *The Peninsula Residences*. Nestled along the pristine shoreline of PIK2 this exclusive residential enclave offers premium land plots with direct access to breathtaking coastal views



From the Developer
That Set the
Standard in Exelence



2020



Best Residential
Architectural Design

Best Commercial
Development

Best Hotel Development
The Botanica Sanctuary

2021



Best Commercial Developer

Best Affordable
Condo Development
Tokyo Riverside Apartment

Best Boutique Retail
Central Market PIK

Best Resort Hotel
The Botanica Sanctuary

2022



Best Developer

Best Township
Masterplan Design

Best Retail
Architectural Design
Pantjoran PIK

Best Retail Development
Batavia PIK



Best High-End Concept Housing
Development (Greater Jakarta)



Top 10 Developer Award
2022

2023



Best Mixed-Use
Development
(Indonesia)
Ginza Beachwalk PIK2

Best Hospitality Developer
(Indonesia)
Agung Sedayu Group



Best Hospitality Developer
(Indonesia)
Agung Sedayu Group



Top 10 Developer Award
2023

2024



Best Developer
Agung Sedayu Group



Best Township Development
PIK2 by Agung Sedayu Group



Best High-End Residential
Long Island by Agung Sedayu Group



TOP CEO Indonesia Award 2024
“The Most Outstanding Township
Development”

Sugianto Kusuma
CEO Agung Sedayu Group



Tempo IDNFinancials 52
Main Index, High Growth &
High Market Capitalization

PT. Pantai Indah Kapuk Dua Tbk.



Top 10 Developer Award
2024

Location



the
PENINSULA
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RIVERWALK
ISLAND

GOLF
ISLAND



YELLOW TOLL ROAD
RED MAIN ROAD
CYAN AIRPORT TRAIN

SOEKARNO - HATTA
INTERNATIONAL AIRPORT

ACCESS

2 Minutes
Interchange PIK2



3 Minutes
PIK2 Bridge



7 Minutes
PIK1



Surroundings



The Neighborhood

HEALTH

Pantai Indah Kapuk Hospital
Tzu Chi Hospital
Hermina Hospital

EDUCATION

Tzu Chi School
St. Johannes Berchmans School
HOPE Intercultural School (HIS)
IPEKA School (*coming soon*)
Prasetiya Mulya University (*coming soon*)
Pelita Harapan University (*coming soon*)

PUBLIC PARK

Community Park
PIK2 Green Belt
White Sand Beach

CULINARY & ENTERTAINMENT

Land's End
Aloha White Sand Beach
Orange Groves
Tokyo Hub
Dragon Point
Kota Belanda (La Riviera)
Noya X 80proof PIK2
Dreamville Beach Club
Mimi Livehouse PIK2
Mantra PIK

SHOPS

Farmer's Market (Tokyo Hub)
Superhiro
Indonesia Design District
Erajaya Digital Center
& many other fine establishments





The Next Landmark of **Urban Seaside Living**

Your exclusive *seaside residences*

At Peninsula Residence, exclusivity meets coastal elegance. From expansive green corridors to recreational hubs overlooking the sea, this masterfully crafted environment provides a rare blend of luxury, privacy, and natural beauty—offering a living experience that is both refined and deeply rejuvenating.





Private Serene Shared Beachfront



PADEL BY THE BEACH

The ultimate coastal court experience.



Your **Private Front** Row to the **Ocean**



Private Residential **CLUBHOUSE**



CLUBHOUSE Entrance



Your **Everyday Resort**, Just Steps from Home

UNIT TYPE

The Peninsula Residences presents an exclusive collection of plots, offering rare investment potential with scenic oceanfront views. With strategic positioning and proximity to future urban developments, each plot is poised for exceptional value growth.



8x20 sqm
10x20 sqm
10x25 sqm

The *Breeze*



12x30 sqm

The *Meadow*



12x40 sqm
10x40 sqm

The *Ocean*

LEGEND

Residential Lot

- 12x40 (Sea view)
- 10x40 (Sea view)
- 12x30 (Greenbelt view)
- IRREGULAR

Residential House

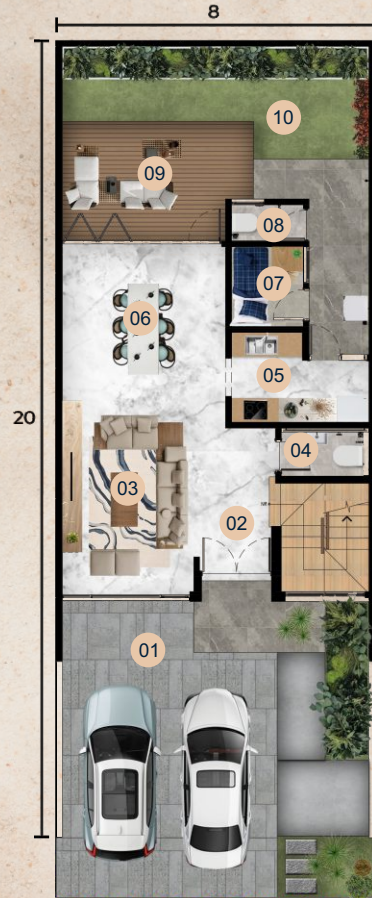
- 10x25
- 10x20
- 8x20



*LIMITED BEACHFRONT UNIT

8x20m

LT. 160m² | LB. 258m² | 4 KT+1



LANTAI 1



LANTAI 2



LANTAI 3

1. Carport
2. Foyer
3. Guest Room
4. Guest Bedroom
5. Pantry
6. Dining Room
7. Maid Bedroom
8. Maid Bathroom
9. Terrace
10. Garden
11. Kids Bedroom 1
12. Kids Bathroom 1
13. Kids Bedroom 2
14. Kids Bathroom 2
15. Balcony 2nd Floor
16. Master Bedroom 1
17. Master Bathroom 1
18. Master Bedroom 2
19. Master Bathroom 2
20. Walk In Closet
21. Balcony 3rd Floor

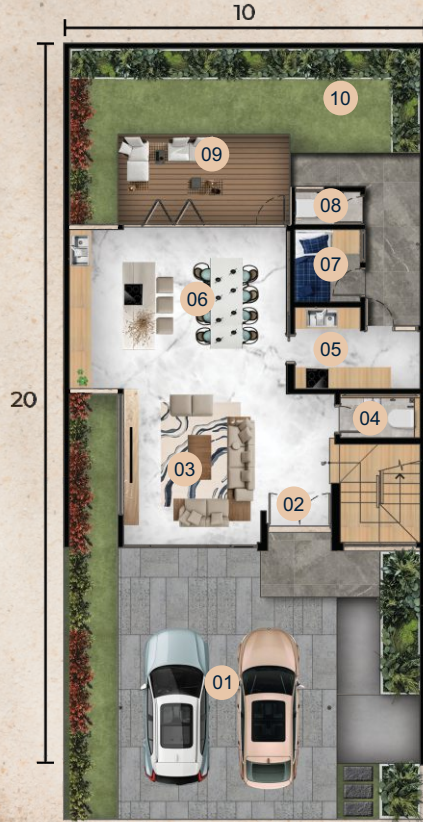
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Type 8x20m



10x20m

LT. 200m² | LB. 284m² | 4 KT+1



LANTAI 1



LANTAI 2



LANTAI 3

1. Carport
2. Foyer
3. Living Room
4. Guest Bathroom
5. Pantry
6. Dining Room
7. Maid Bedroom
8. Maid Bathroom
9. Terrace
10. Garden
11. Kids Bedroom 1
12. Kids Bathroom 1
13. Kids Bedroom 2
14. Kids Bathroom 2
15. Balcony 2nd Floor
16. Master Bedroom 1
17. Master Bathroom 1
18. Master Bedroom 2
19. Master Bathroom 2
20. Walk In Closet
21. Balcony 3rd Floor

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Type 10x20m



10x25m

LT. 250m² | LB. 356m² | 4 KT+1



LANTAI 1



LANTAI 2



LANTAI 3

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18. Master Bedroom 2
19. Master Bathroom 2
20. Walk In Closet
21. Balcony 3rd Floor

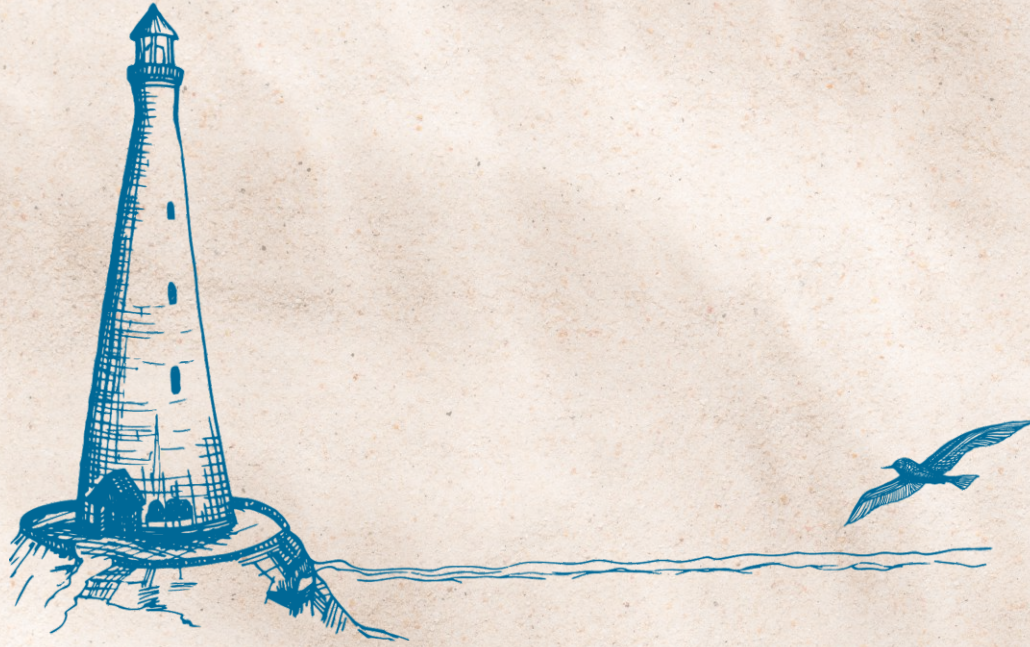
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Type 10x25m



Luxury begins with freedom
the freedom to create



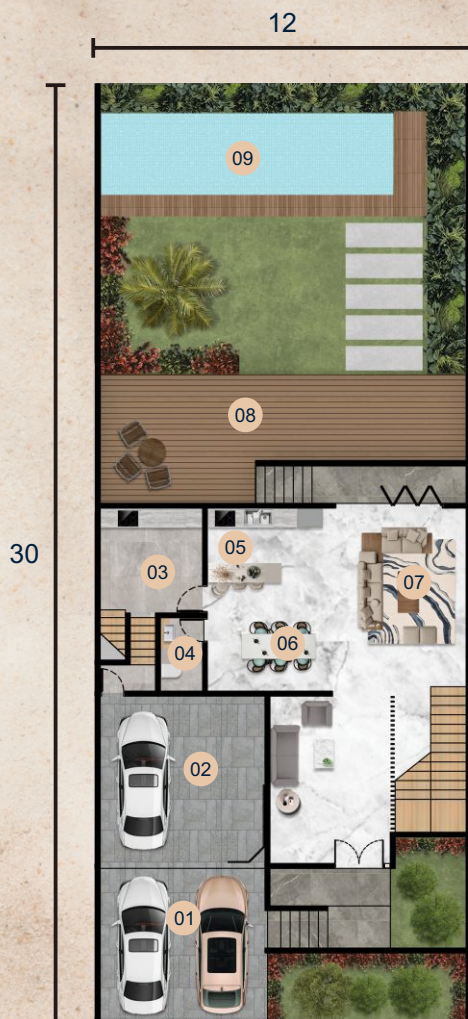


Layout *References*





TheMeadow Layout References



Lantai 1



Lantai 2



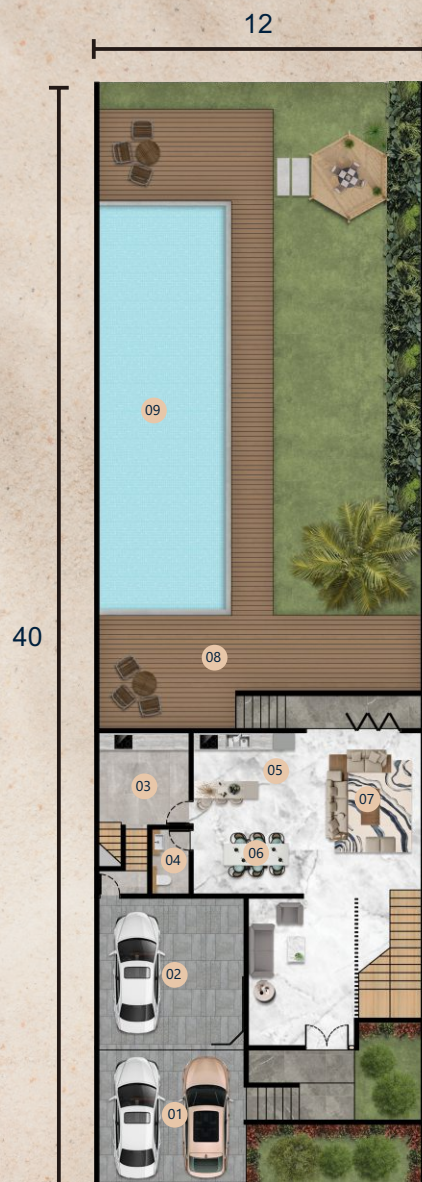
Lantai 3

1. Carport
2. Garage
3. Kitchen
4. Powder Room
5. Pantry
6. Dining Room
7. Living Room
8. Backyard
9. Pool/Garden (Optional)
10. Maid Bedroom
11. Toilet Service
12. Laundry Area
13. Kids Bedroom 1
14. Kids Bedroom 2
15. Kids Bathroom
16. Master Bedroom
17. Walk In Closet
18. Master Bathroom



The Ocean Layout References

1. Carport
2. Garage
3. Kitchen
4. Powder Room
5. Pantry
6. Dining Room
7. Living Room
8. Backyard
9. Pool/Garden (Optional)
10. Maid Bedroom
11. Toilet Service
12. Laundry Area
13. Kids Bedroom 1
14. Kids Bedroom 2
15. Kids Bathroom
16. Master Bedroom
17. Walk In Closet
18. Master Bathroom



Lantai 1



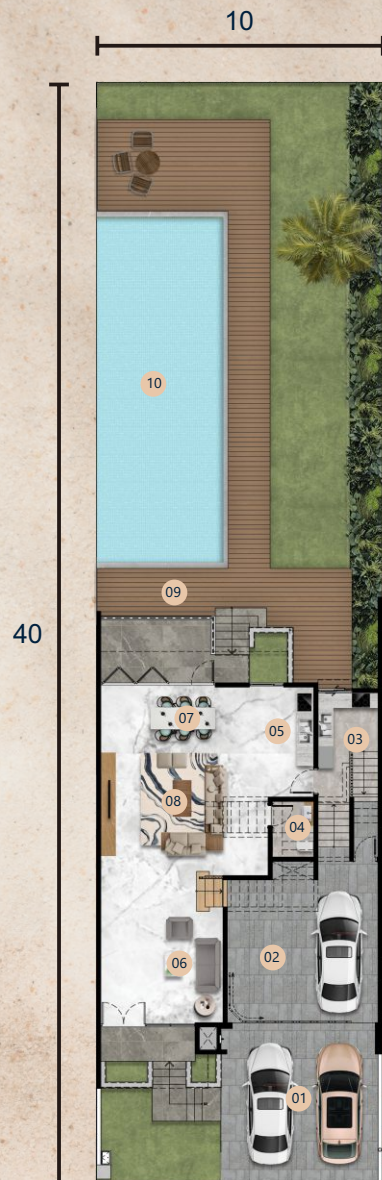
Lantai 2



Lantai 3



The Ocean
Layout References



Lantai 1



Lantai 2



Lantai 3

1. Carport
2. Garage
3. Kitchen
4. Powder Room
5. Pantry
6. Guest Room
7. Dining Room
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Facade & Interior *References*



Every masterpiece begins with inspiration. This chapter curates a blend of architectural and interior references that embody the Peninsula's design language

a seamless union of modern sophistication, tropical charm, and luxurious serenity.



Modern Tropics: A *Contemporary* Welcome

Clean lines, deep textures, and layered materials reflect the warmth of tropical living with a metropolitan edge. This facade concept offers a timeless elegance, combining timber accents with geometric balance for an inviting yet bold identity.



Bold Urban *Elegance*

Dynamic facade articulation creates visual rhythm and a sense of exclusivity.
Large balconies and expansive windows blur the boundaries between indoor and outdoor living
celebrating openness and community without compromising privacy.



Vertical *Harmony*

A sophisticated interplay of dark hues and light apertures brings forward a modern yet grounded elevation. Designed to feel exclusive yet approachable, this facade language speaks to those seeking both prestige and comfort.





Natural Comfort

Interior spaces designed to soothe the senses. Inspired by earthy palettes and organic materials, this living room evokes the comfort of a private retreat: spacious, sunlit, and surrounded by curated greenery.



Oceanfront *Serenity*

With panoramic sea views and minimalistic decor, this interior style champions mindfulness and flow. Every detail is intentional from the placement of furniture to the layering of textures, celebrating the art of coastal luxury.



A Villa *State of Mind*

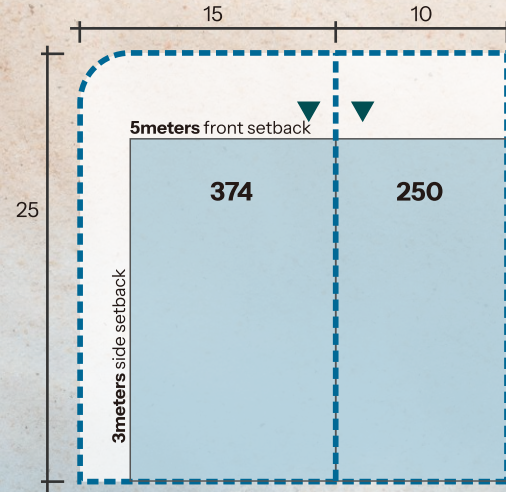
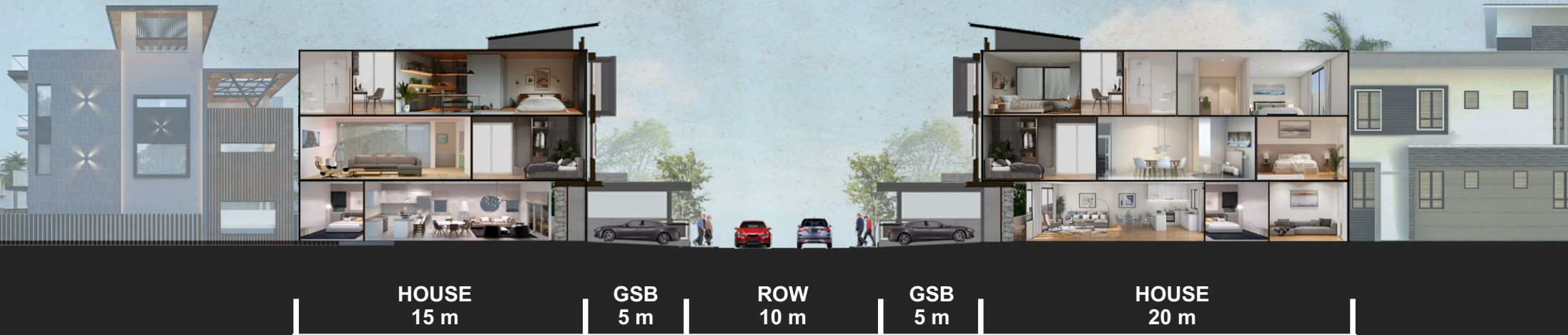
Modern resort-style living reaches new heights with this open-concept villa reference. The design highlights expansive outdoor lounging areas, shaded terraces, and water reflections ideal for a lifestyle built around leisure and elegance.

The Breeze

(Residential House)

Front Setback : 5 meters

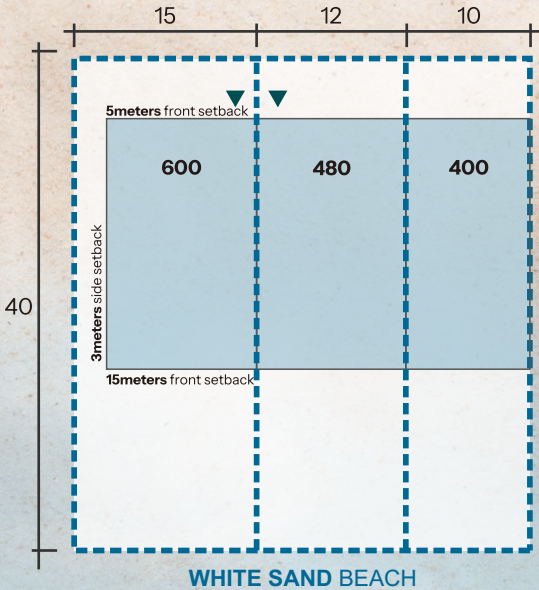
Side Setback (Corner Unit) : 3 meters



The Ocean

(Residential Lot)

- Front Setback : 5 meters
- Side Setback (Corner Unit) : 3 meters
- Rear Setback (Beachfront) : 15 meters



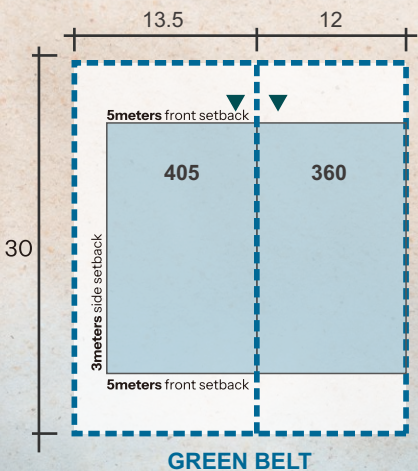
TheMeadow

(Residential Lot)

Front Setback : 5 meters

Side Setback (Corner Unit) : 3 meters

Rear Setback (Beachfront) : 5 meters



Spesifikasi

Penutup Lantai

Living & Dining	: Homogeneous Tile 100x100 motif Marmer
Kamar Tidur Utama	: Homogeneous Tile motif Kayu
Kamar Mandi KT Utama	: Marmer (Big Slab)
Powder Room	: Homogeneous Tile 60x60
Garasi	: Granite Bakar
Carport	: Artificial Granite
Balkon	: Homogeneous Tile 60x60
Service Area	: Homogeneous Tile 60x60

Dinding

Dinding Luar	: Bata Plester Finishing Cat
Dinding Dalam	: Batal Plester Finishing Cat
Dinding Kamar Mandi	: Homogeneous Tile 30x60

Plafond

Rangka Plafond	: Metal Furing
Plafond Ruangan	: Gypsum Finishing Cat
Plafond Kamar Mandi	: Gypsum Finishing Cat

Atap

Rangka Atap	: Rangka Baja Kanal CNP
Penutup Atap	: Genteng Metal
Kanopi Carport	: Kaca

Pintu & Daun Jendela

Pintu Utama	: Solid Engineering + Smart Door Lock
Pintu Interior	: Solid Engineering
Pintu Service	: Solid Engineering

Sanitair

Kamar Mandi Utama	: ex Toto atau setara
Kamar Mandi Service	: ex Toto atau setara

Instalasi

Listrik	: 6600 VA
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(021) 588-8000

Disclaimer :

All images and specifications in this promotional material are not part of a contract.
They represent the latest conditions at the time of preparation and are subject to change without prior notice.