



Amayya

—Tower—



MIX USE @ BATAM
20 Desember 2019



Batam, Kepulauan Riau identik dengan Kepulauan yang memiliki banyak pelabuhan dan kapal





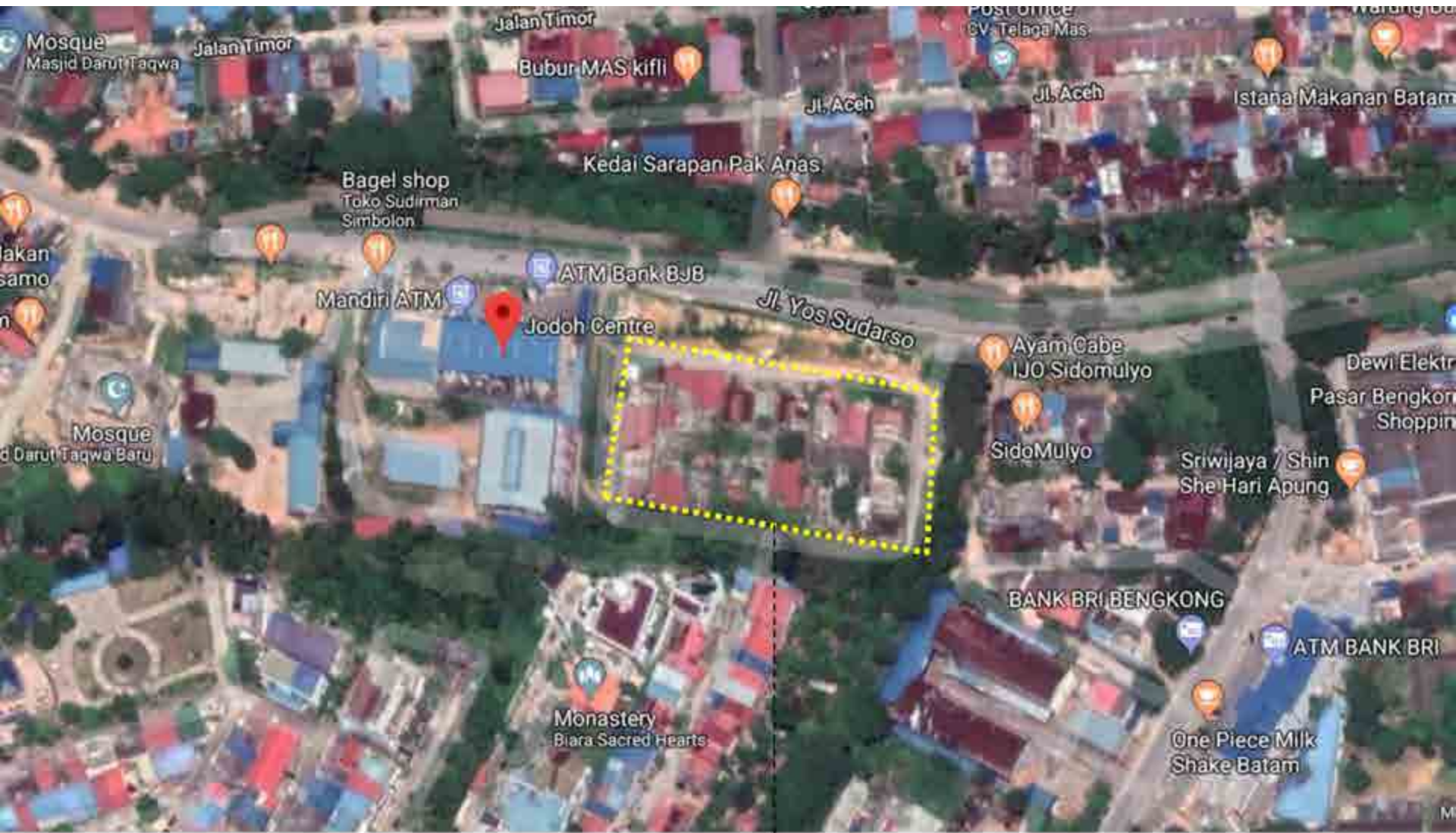
Buritan kapal yang membentuk struktur dan elemen interior



Seperti pelabuhan kapal tradisional, deretan haluan kapal bertransformasi menjadi balkon yang dapat dimanfaatkan oleh pemilik tenant sebagai



PARKIR SA_e



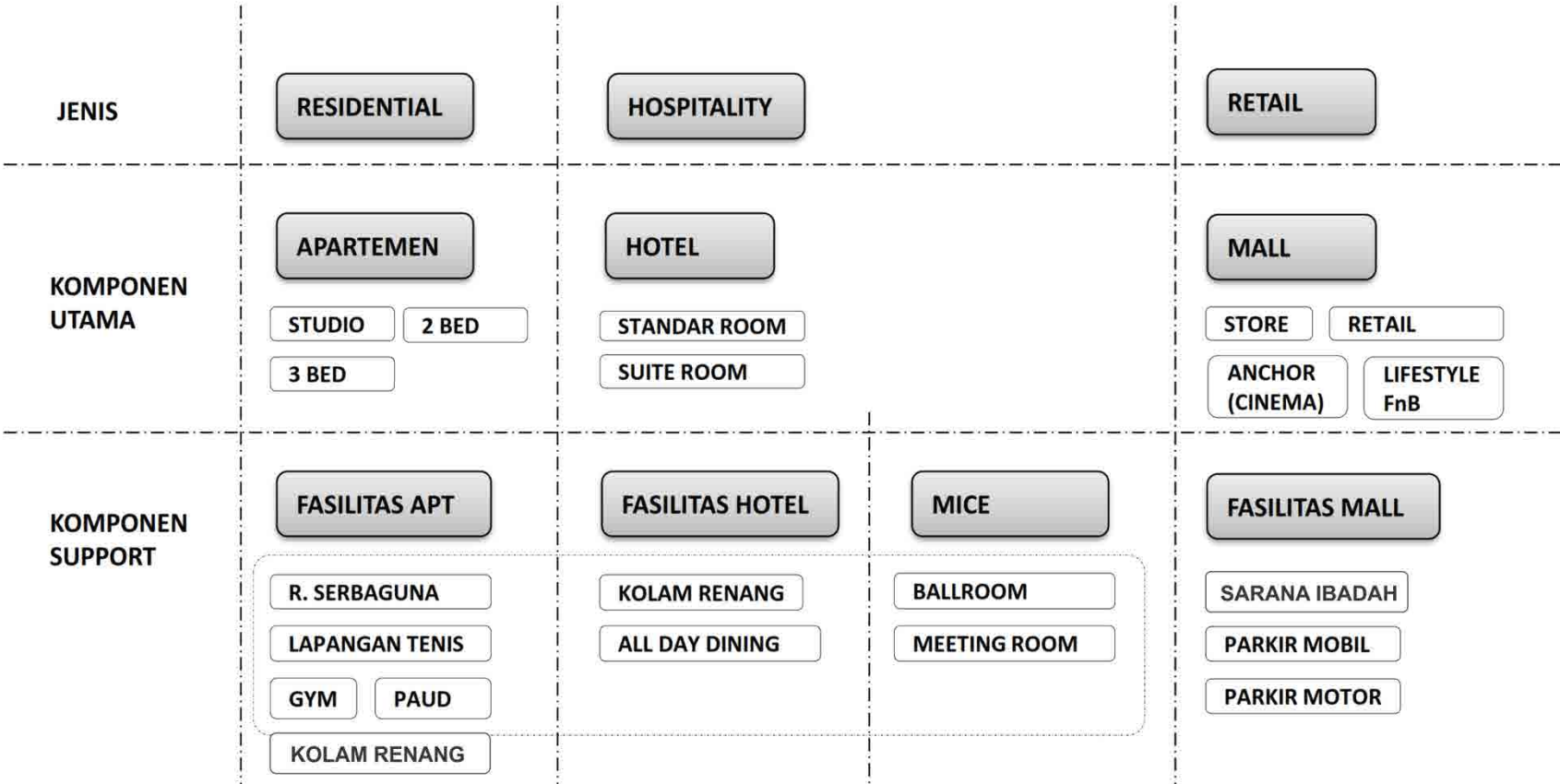
Site Location



MIX USE @ BATAM
20 Desember 2019

KOMPONEN AKTIVITAS

MAPPING KOMPONEN AKTIVITAS YANG
AKAN DIRENCANAKAN



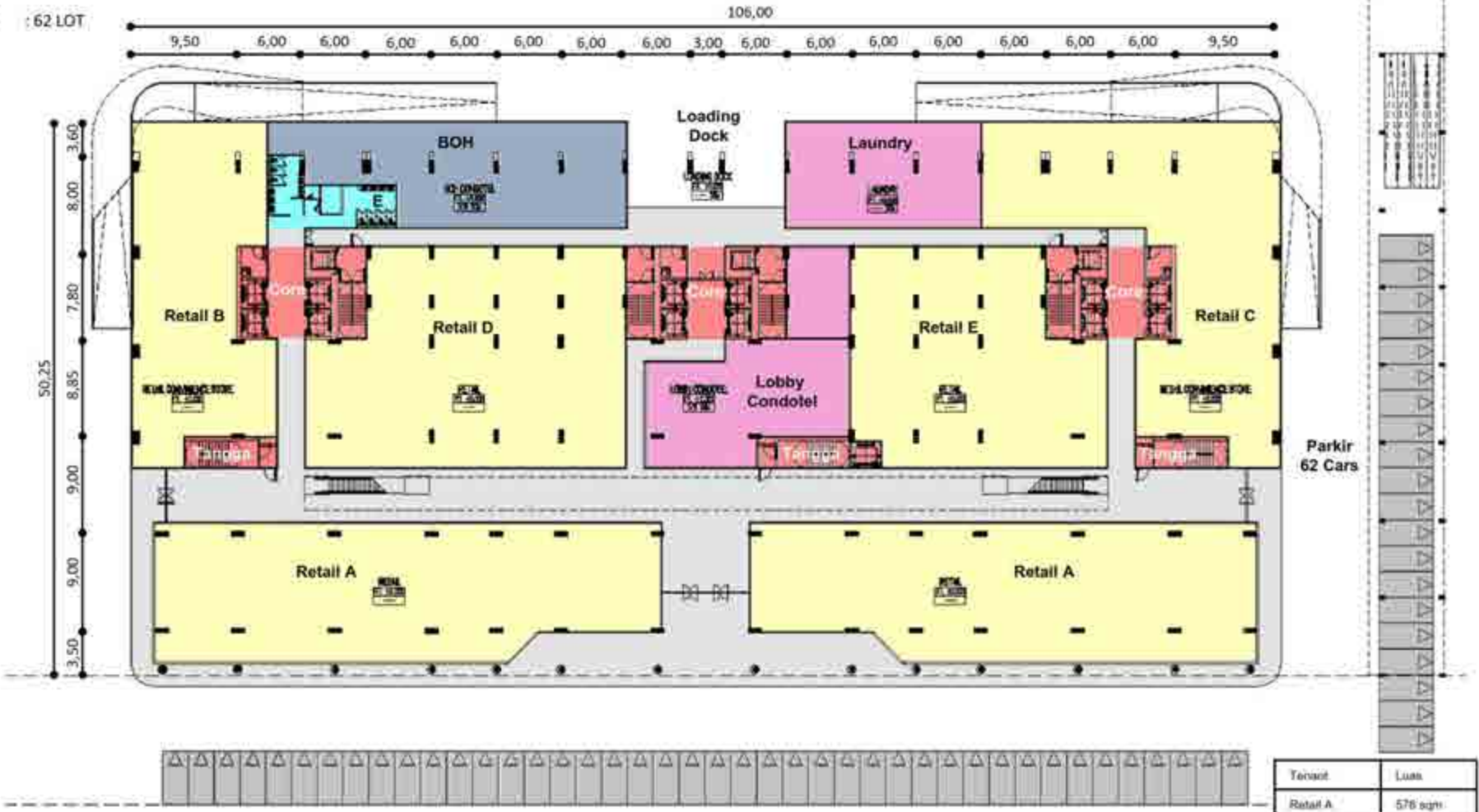
Concept Design

Denah:



LANTAI 1

PARKIR : 62 LOT



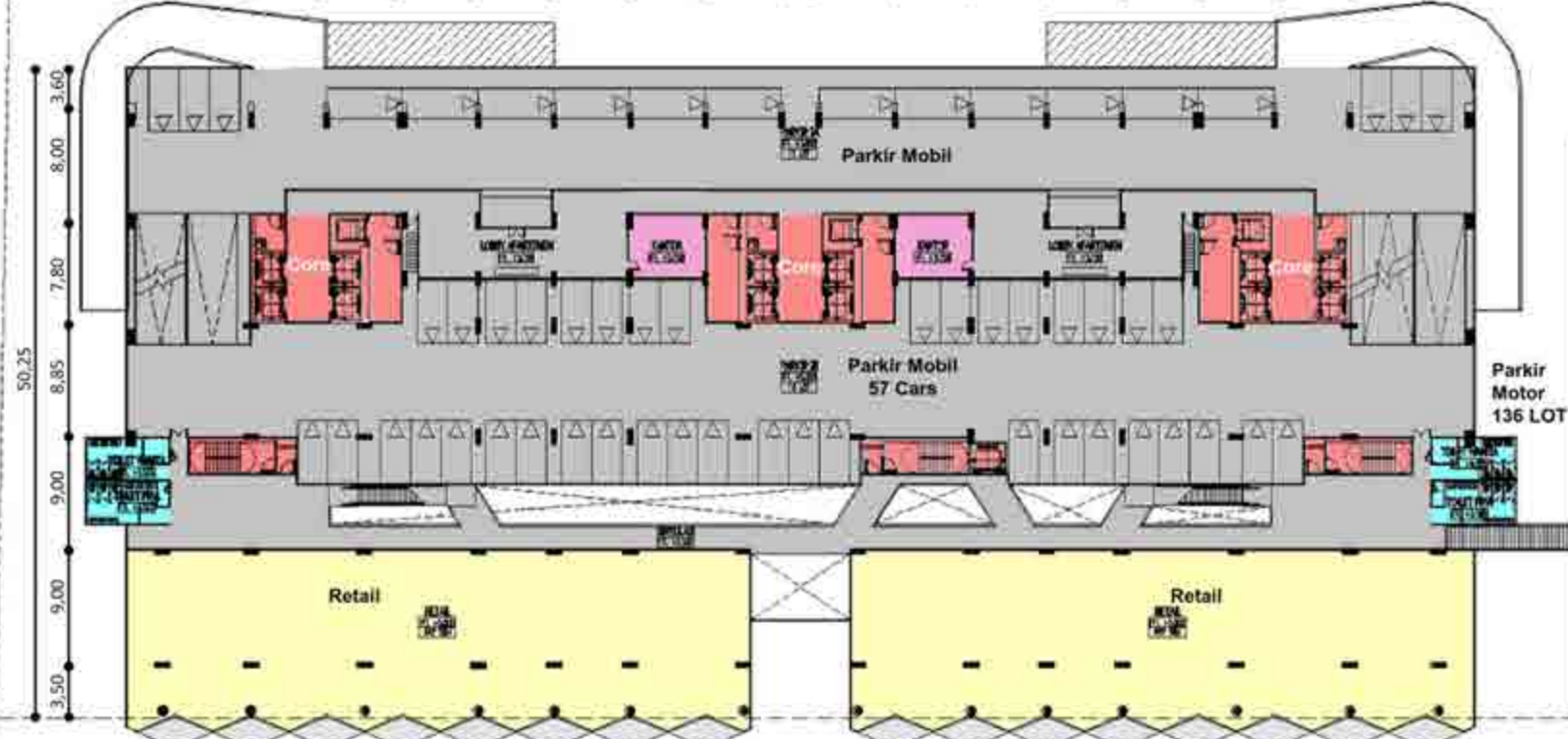
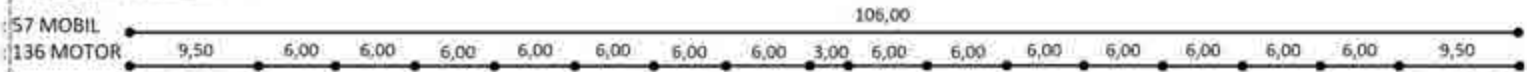
Gross Floor Area

Total	3.453 sqm
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Tenant	Luas
Retail A	576 sqm
Retail B	367 sqm
Retail C	516 sqm
Retail D	966 sqm
Retail E	436 sqm
Lobby Condolet	588 sqm
Total	3.236 sqm

LANTAI 2

PARKIR



Gross Floor Area

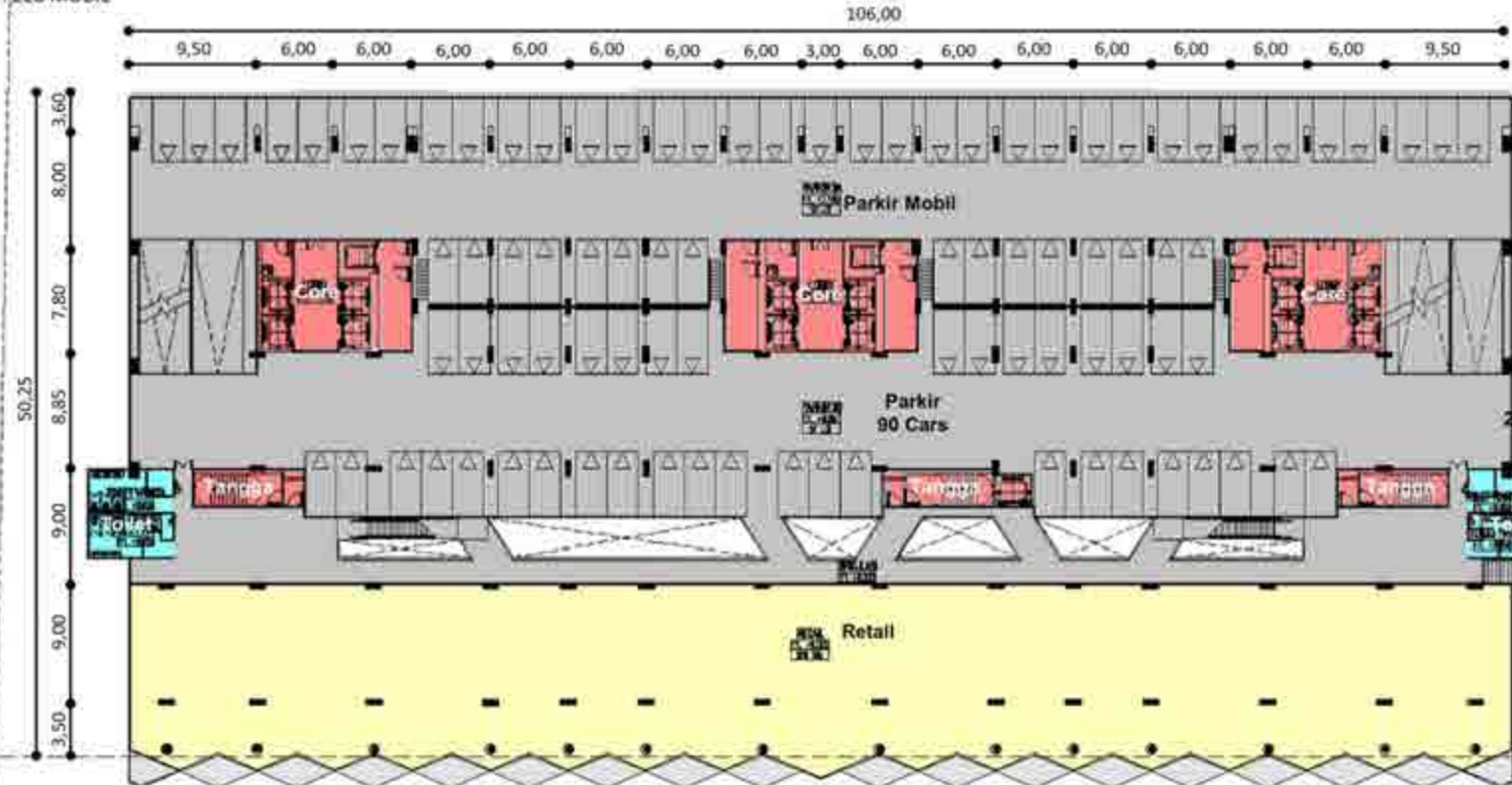
Total	3.748 sqm
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Tipe	Luas
Retail	652 sqm
Kantor	178 sqm
Parkir Mobil	2.693 sqm
Parkir Motor	472 sqm
Total	4.022 sqm

LANTAI 3

PARKIR

90 MOBIL
228 MOBIL



Gross Floor Area

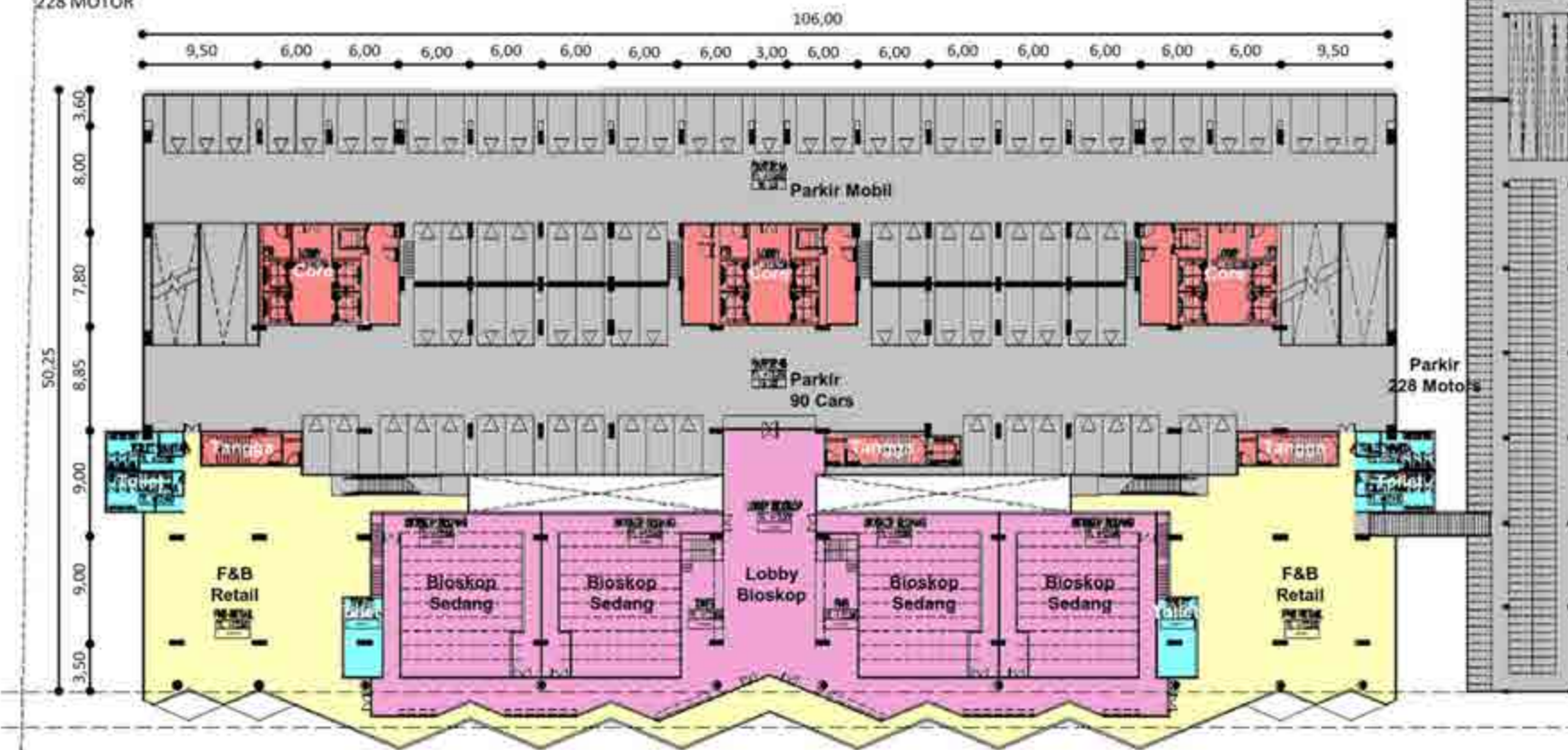
Total	3,243 sqm
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Tipe	Luas
Retail	1.474 sqm
Parkir Mobil	2.981 sqm
Parkir Motor	620 sqm
Total	5.075 sqm

LANTAI 4

PARKIR

90 MOBIL
228 MOTOR



Gross Floor Area

Total	8.218 sqm
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Tenant	Luas
F&B Retail	925 sqm
Bioskop	1.193 sqm
Parkir Mobil	2.981 sqm
Parkir Motor	620 sqm
Total	5.719 sqm

LANTAI 5

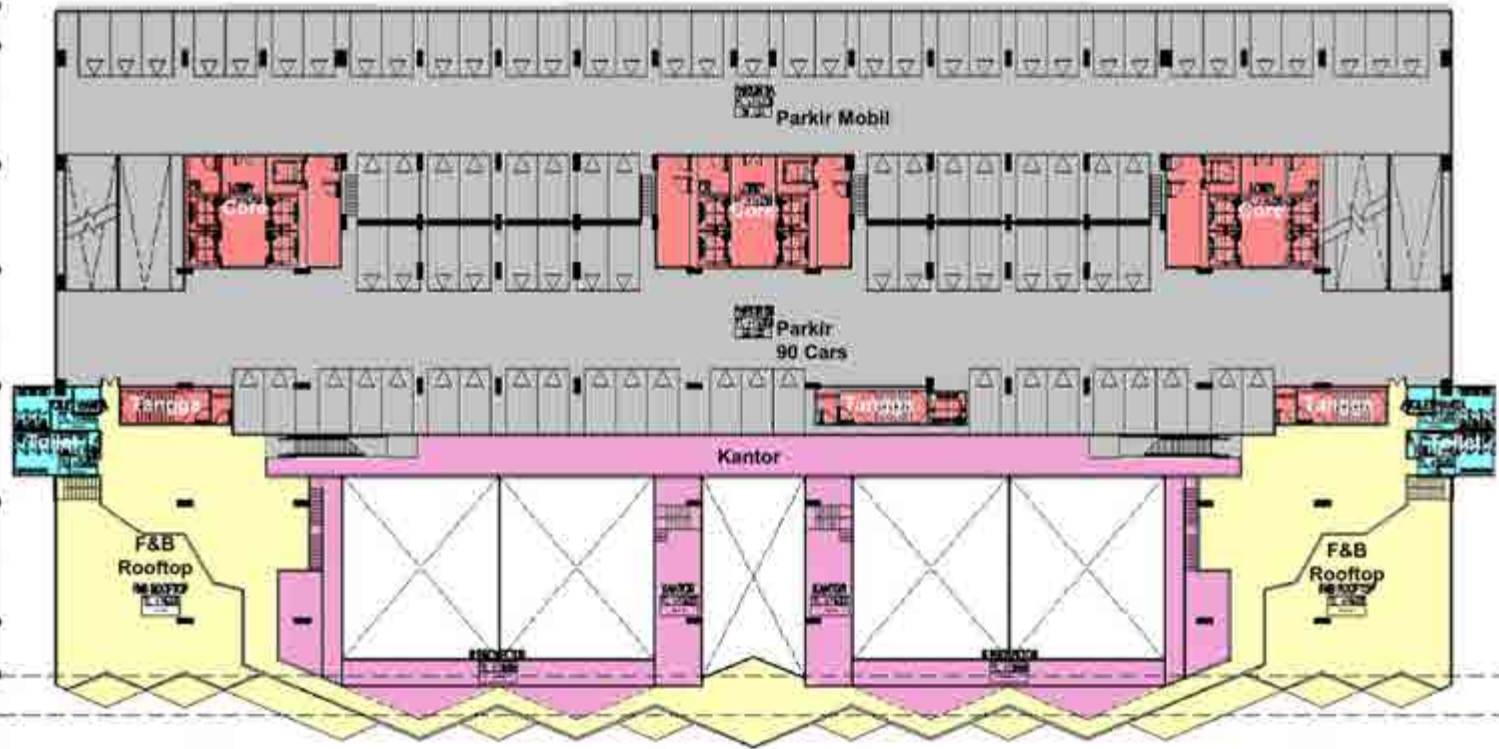
PARKIR

90 MOBIL
228 MOTOR

106,00

9,50 6,00 6,00 6,00 6,00 6,00 6,00 6,00 3,00 6,00 6,00 6,00 6,00 6,00 6,00 9,50

3,60
8,00
7,80
8,85
9,00
9,00
3,50



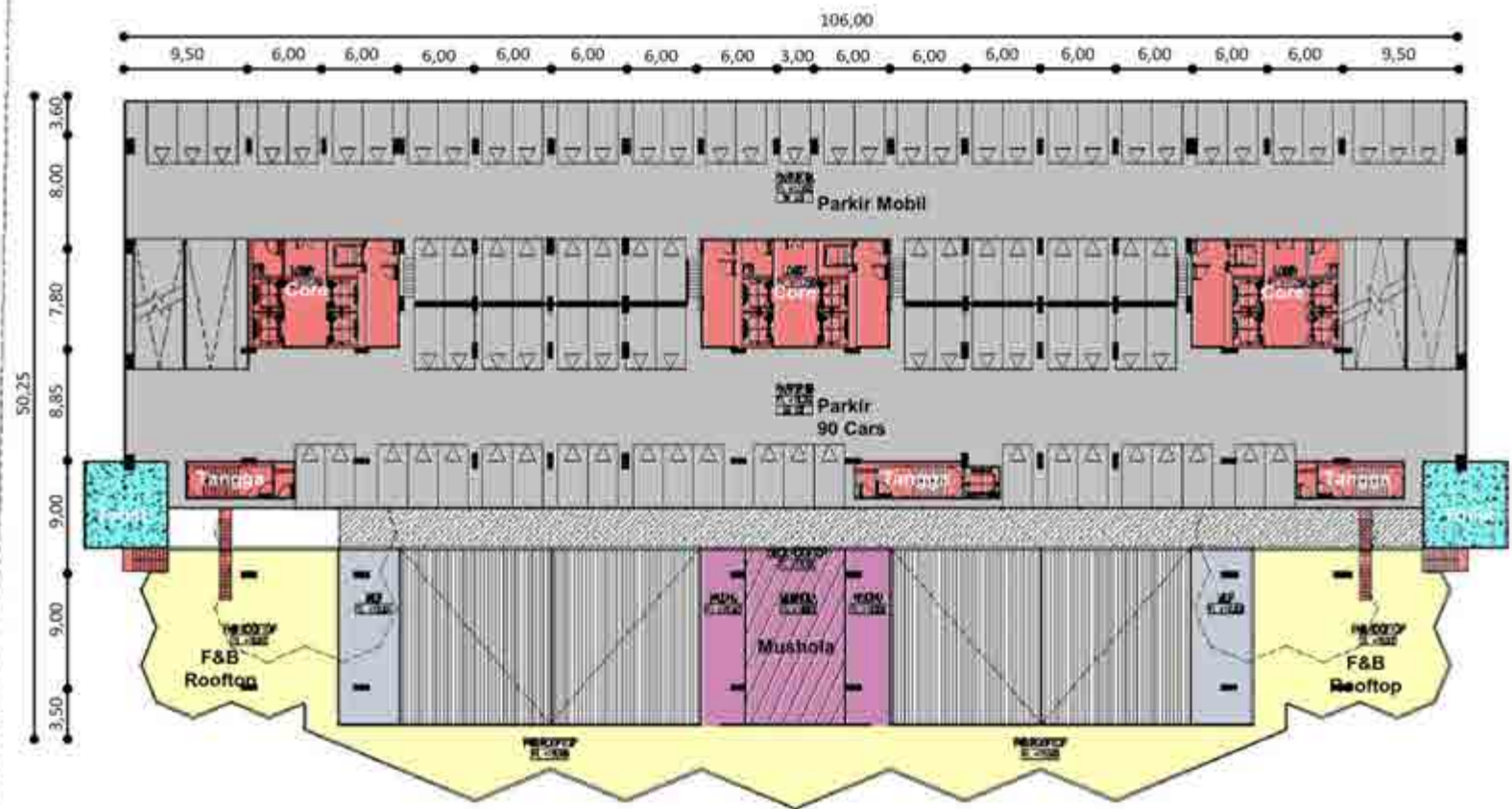
Gross Floor Area

Totol	4.767 ssm
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Tenant	Luas
F&B Rooftop	952 sgm
Kantor	220 sgm
Parkir Mobil	2.961 sgm
Total	4.133 ssm

LANTAI 6

PARKIR 90 MOBIL



Gross Floor Area

Total	3.387 sqm
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Tenant	Luas
F&B Rooftop	852 sqm
Mushola	210 sqm
Parkir Mobil	2.981 sqm
Total	6.143 sqm

LANTAI 7

PARKIR 90 MOBIL



Gross Floor Area

Total	4.483,00m ²
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Tipe	Luas
Parkir	2.981,00m ²
Total	2.981,00m²

LANTAI 8



Gross Floor Area

Total	3.628 ssm
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Tenant	Luas
R. Meeting	480 ssm
Ballroom	257 ssm
Restoran	373 ssm
Pool	344 ssm
Fitness	183 ssm
Total	1.637 ssm

LANTAI 9



- APARTEMEN : 57 UNIT
- 1. STUDIO (17 SQM) : 35 UNIT
- 2. 2 BED (34 SQM) : 20 UNIT
- 3. 3 BED (52 SQM) : 2 UNIT
- HOTEL : 17 UNIT
- A. 1 BED (17 SQM) : 17 UNIT

Gross Floor Area

Total	2.272 ssm
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Tenant	Luas
K. Hotel	340 sqm
K. Tipe Studio	700 sqm
K. Tipe 2 BR	800 sqm
K. Tipe 3 BR	132 sqm
Lapangan Tenis	300 sqm
Total	2.272 ssm

LANTAI 10-19



- APARTEMEN : 57 UNIT
- 1. STUDIO (17 SQM) : 35 UNIT
- 2. 2 BED (34 SQM) : 20 UNIT
- 3. 3 BED (52 SQM) : 2 UNIT

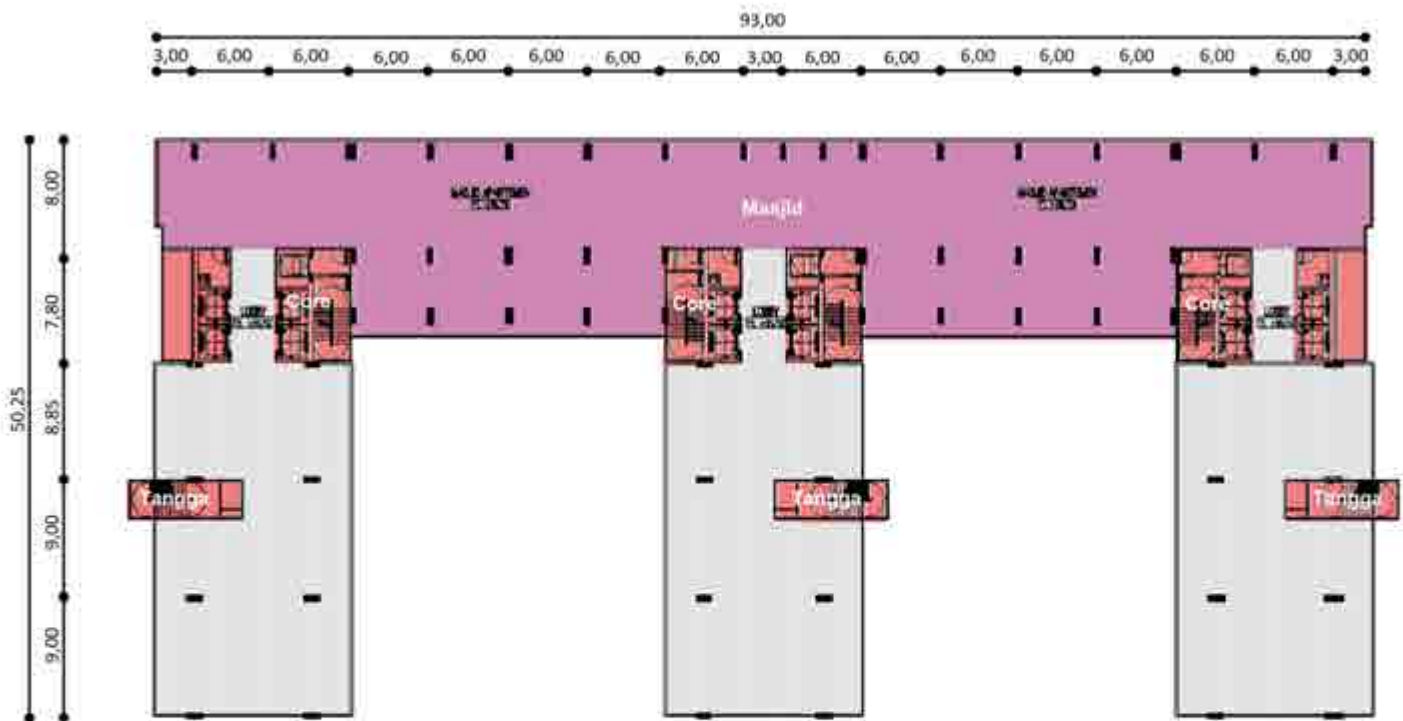
- HOTEL : 17 UNIT
- A. 1 BED (17 SQM) : 17 UNIT

Gross Floor Area

Total	1.264,80m ²
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Tenant	Luas
K. Hotel	340 sqm
K. Tipe Studio	700 sqm
K. Tipe 2 BR	800 sqm
K. Tipe 3 BR	132 sqm
Total	2.272 sqm

LANTAI 20

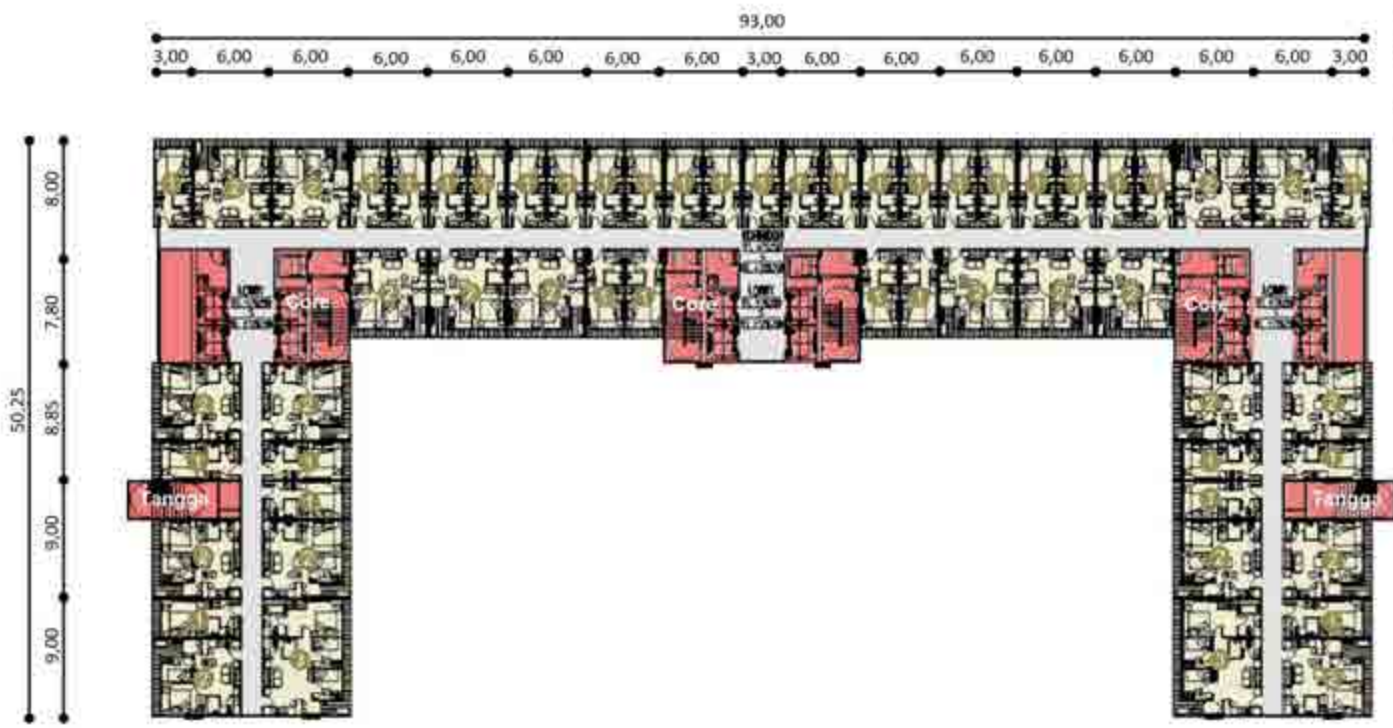


Gross Floor Area

Total	2.247,50m
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Tenakit	Luas
Masjid	2.360 sqm
Total	2.360,00m

LANTAI 21-38



- APARTEMEN : 57 UNIT
- 1. STUDIO (17 SQM) : 35 UNIT
- 2. 2 BED (34 SQM) : 20 UNIT
- 3. 3 BED (52 SQM) : 2 UNIT

- HOTEL : 17 UNIT
- A. 1 BED (17 SQM) : 17 UNIT

Gross Floor Area

Total	1.994 sqm
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Tipe	Luas
K. Tipe Studio	700 sqm
K. Tipe 2 BR	900 sqm
K. Tipe 3 BR	132 sqm
Total	2.272 sqm



- Studio 63 unit
- 2 BR 6 unit
- 3 BR 2 unit

Total Studio : 1.827 Unit
 Total 2 BR : 174 Unit
 Total 3 BR : 58 Unit
 Total : **2.059 Unit**

LANTAI 21 -38

- APARTEMEN : 57 UNIT
- A. STUDIO (17 SQM) : 35 UNIT
- B. 2 BED (34 SQM) : 20 UNIT
- C. 3 BED (52 SQM) : 2 UNIT



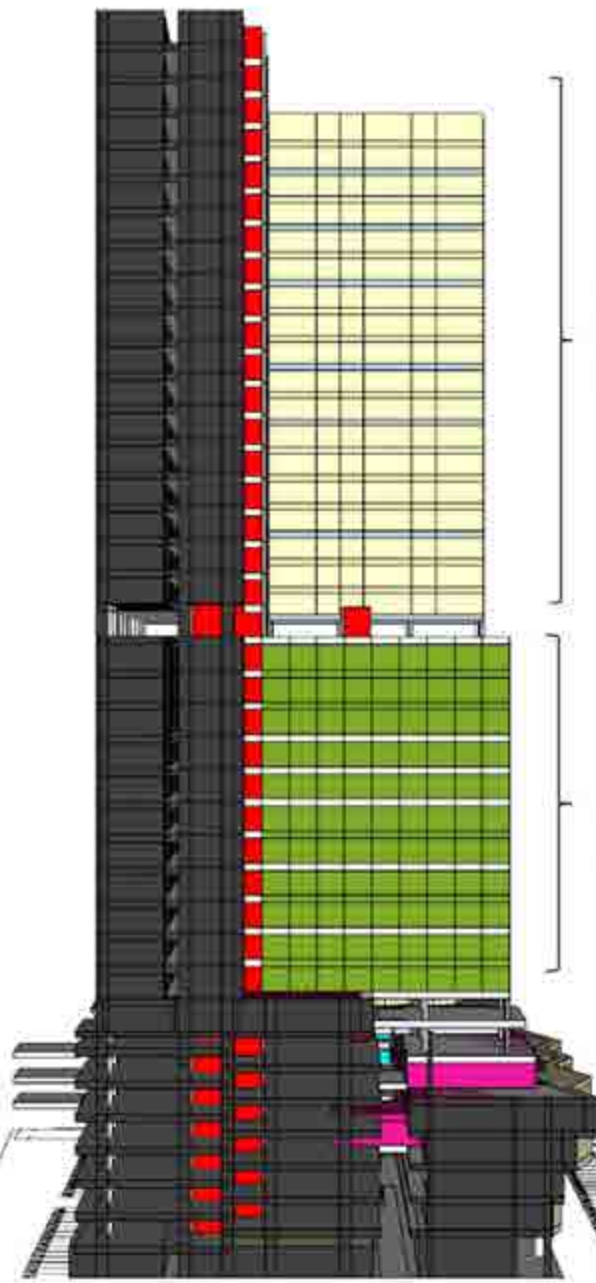
- 29 LANTAI APARTEMEN PER LANTAI :
- STUDIO : 35 UNIT
- 2 BED : 20 UNIT
- 3 BED : 2 UNIT

(CEK ANGKA)

REFUGEE FLOOR
DI LANTAI 20

11 LANTAI HOTEL
PER LANTAI :
1 BED : 17 UNIT

- LT 38
- LT 37
- LT 36
- LT 35
- LT 34
- LT 33
- LT 32
- LT 31
- LT 30
- LT 29
- LT 28
- LT 27
- LT 26
- LT 25
- LT 24
- LT 23
- LT 22
- LT 21
- LT 20 REFUGEE FLOOR
- LT 19
- LT 18
- LT 17
- LT 16
- LT 15
- LT 14
- LT 13
- LT 12
- LT 11
- LT 10
- LT 9
- LT 8 FASILITAS
- LT 7B
- LT 7
- LT 6
- LT 5
- LT 4
- LT 3 Drop off APT
- LT 1



18 LANTAI
APARTEMEN
PER LANTAI :
STUDIO : 35 UNIT
2 BED : 20 UNIT
3 BED : 2 UNIT

(CEK ANGKA)

11 LANTAI HOTEL
PER LANTAI :
1 BED : 17 UNIT +

11 LANTAI
APARTEMEN
PER LANTAI :
STUDIO : 35 UNIT
2 BED : 20 UNIT
3 BED : 2 UNIT



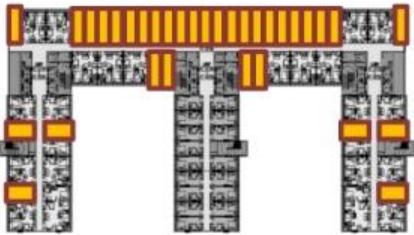
COMPONENTS	KOMERSIAL			TOWER								UTILITIES				PARKING			LUAS TERJUAL					
	RETAIL KOMERSIAL (M2)	SIRKULASI KOMERSIAL (M2)	FASILITAS (M2)	APARTEMEN						HOTEL		SIRKULASI VERTIKAL (M2)	SIRKULASI HORIZONTAL (M2)	TOILET (M2)	SERVICE AREA (M2)	SERVIC E CORRIDOR (M2)	MEP (M2)	AREA (M2)	LOTS	GFA	PRESENTAS I	AREA (M2)	UNIT APARTMENT	UNIT HOTEL
				STUDIO		2 BED		3 BED		AREA (M2)	RUANG													
				AREA (M2)	RUANG	AREA (M2)	RUANG	AREA (M2)	RUANG															
ROOF DECK											200			1974.6					2246.6					
18th FLOOR				391	35	600	20	104	2		279	322		20.5					1903.5	68.17%	1379	57		
17th FLOOR				391	35	600	20	104	2		279	322		20.5					1903.5	68.17%	1379	57		
16th FLOOR				391	35	600	20	104	2		279	322		20.5					1903.5	68.17%	1379	57		
15th FLOOR				391	35	600	20	104	2		279	322		20.5					1903.5	68.17%	1379	57		
14th FLOOR				391	35	600	20	104	2		279	322		20.5					1903.5	68.17%	1379	57		
13rd FLOOR				391	35	600	20	104	2		279	322		20.5					1903.5	68.17%	1379	57		
12th FLOOR				391	35	600	20	104	2		279	322		20.5					1903.5	68.17%	1379	57		
11th FLOOR				391	35	600	20	104	2		279	322		20.5					1903.5	68.17%	1379	57		
10th FLOOR				391	35	600	20	104	2		279	322		20.5					1903.5	68.17%	1379	57		
9th FLOOR				391	35	600	20	104	2		279	322		20.5					1903.5	68.17%	1379	57		
8th FLOOR				391	35	600	20	104	2		279	322		20.5					1903.5	68.17%	1379	57		
7th FLOOR				391	35	600	20	104	2		279	322		20.5					1903.5	68.17%	1379	57		
6th FLOOR				391	35	600	20	104	2		279	322		20.5					1903.5	68.17%	1379	57		
5th FLOOR				391	35	600	20	104	2		279	322		20.5					1903.5	68.17%	1379	57		
4th FLOOR				391	35	600	20	104	2		279	322		20.5					1903.5	68.17%	1379	57		
3rd FLOOR				391	35	600	20	104	2		279	322		20.5					1903.5	68.17%	1379	57		
2nd FLOOR				391	35	600	20	104	2		279	322		20.5					1903.5	68.17%	1379	57		
GROUND FLOOR	3411.8	857.03	188.8											370.94	569.86	189.8			3340.81	74	5452.87			
BASEMENT FLOOR											172.76			84.01			176.00	3340.81	92	4161.34				
TOTAL	8191.48	3295.24	4788.34	17295	1918	19729	566	3916	56	3179	187	12626.74	8436	832.51	7221.02	168.8	174.02	24134.5	718	109693.8				



Concept Design

Unit plan

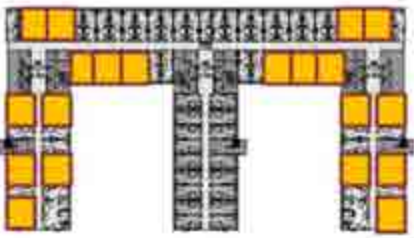
KAMAR APARTEMEN TIPE STUDIO



- **Tipe Studio:**
 - 29 LANTAI (17,255sqm | 1,015 unit)
 - PER LANTAI (595sqm | 35 unit)
 - Total Kamar 1,015 Unit



KAMAR APARTEMEN TIPE 2 BED



- **Type 2 Bedroom:**
 - 29 LANTAI (19,720sqm | 580 unit)
 - PER LANTAI (680sqm | 20 unit)
 - Total Kamar 580 Unit



KAMAR APARTEMEN TIPE 3 BED



- **Type 3 Bedroom:**
 - 29 LANTAI (3,016sqm | 58 unit)
 - PER LANTAI (104sqm | 2 unit)
 - Total Kamar 58 Unit









