



# WORLD CAPITAL TOWER

@MEGA KUNINGAN JAKARTA

RT.5/RW.2, RT.5/RW.2, Kuningan, Kuningan Tim., Kecamatan Setiabudi,  
Kota Jakarta Selatan, Daerah Khusus Ibukota Jakarta 12950



**FOR RENT  
and  
FOR SALE**

Your Real Estate Agent :

**ERA WIDIA REALTY**

**Widia Winoto**

**Mobile : 0813 3278 0827**

E. widia.erawidiarealty@gmail.com

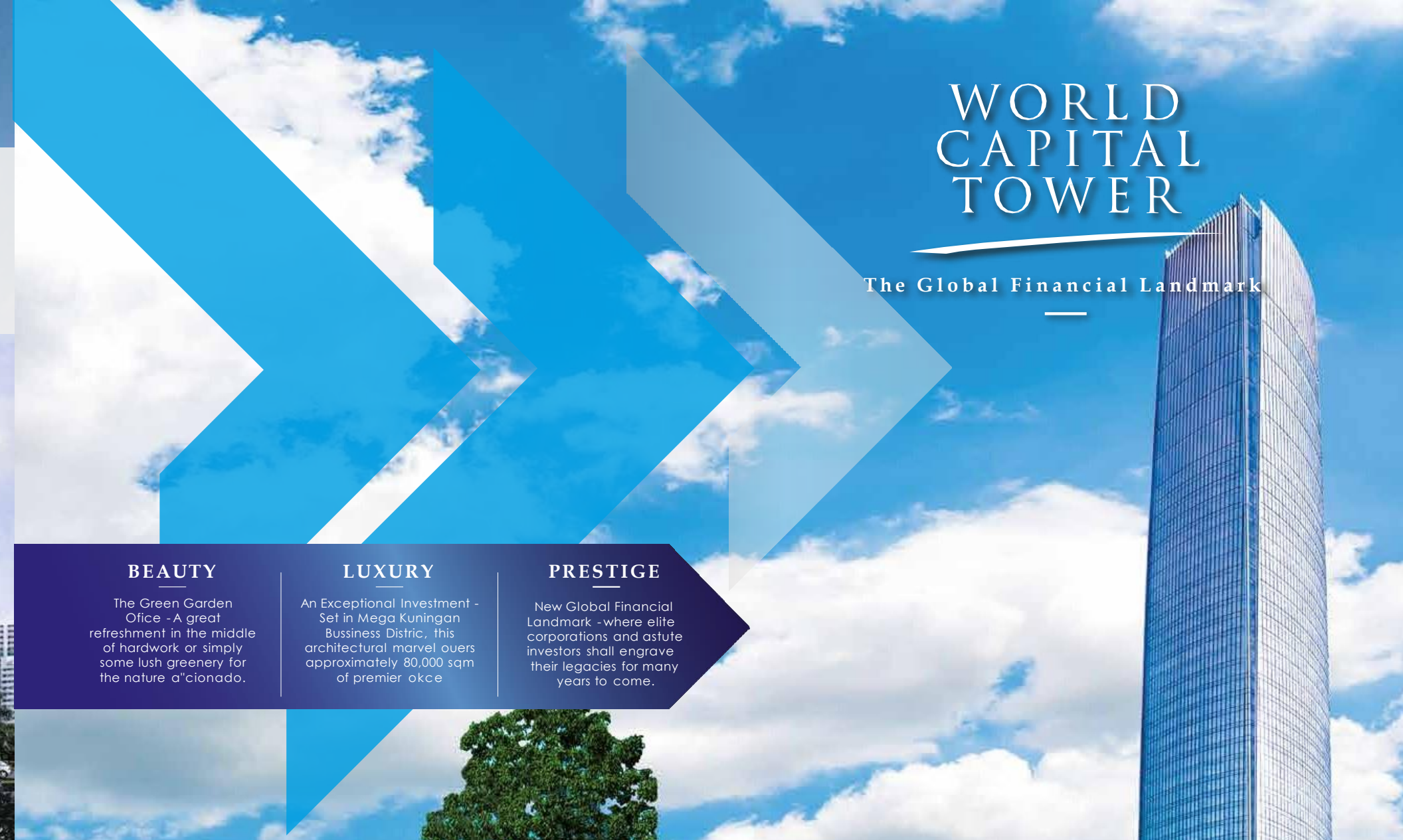
E. widia.witrasindo@gmail.com



**WE INDO WE TEAM ERA  
NESIA WE WIDIA REALTY  
WE ARE SUCCESS**

**INFINITE POSSIBILITIES**

Mega Kuningan is home to market leaders in every field from financial giants, to some of the most innovative high-tech firms and start-ups on the planet. These cutting-edge companies have chosen to headquarter here because of its ultra modern state of the art facilities, convenient commuter accessibility, and proximity to a highly educated workforce.



# WORLD CAPITAL TOWER

The Global Financial Landmark

### BEAUTY

The Green Garden Office - A great refreshment in the middle of hardwork or simply some lush greenery for the nature aficionado.

### LUXURY

An Exceptional Investment - Set in Mega Kuningan Business District, this architectural marvel covers approximately 80,000 sqm of premier office space.

### PRESTIGE

New Global Financial Landmark - where elite corporations and astute investors shall engrave their legacies for many years to come.



**Map Legend**

- Roads
- Key Roads
- TOL Dalam Kota
- Key Buildings
- Shopping Mall
- Office Tower
- Hospital
- Other Amenities

**WORLD CAPITAL TOWER**  
 Jl. DR Ide Anak Agung Gde Agung Lot D  
 Mega Kuningan, Jakarta Selatan 12950

**More Information :**  
 worldcapitaltower.co.id  
 Ph. +62 (21) 509 17900

JOINT DEVELOPMENT BY:  
**MEGA KUNINGAN INTERNATIONAL & POLLUX PROPERTIES**

Authorized Sales Agent:

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## GLOBAL LANDMARK

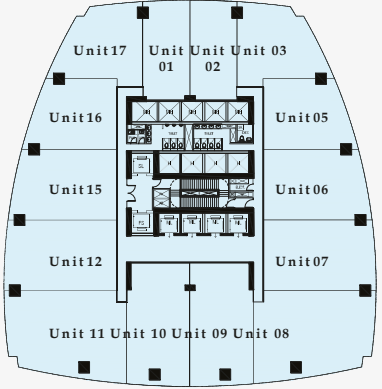
Aiming at becoming the city's renowned centerpiece, The World Capital Tower is an exceptional investment. Set in Mega Kuningan business district and conceived and built by one of the world's leading developers, this architectural marvel offers approximately 80,000 sqm of premier office, retail and entertainment space.



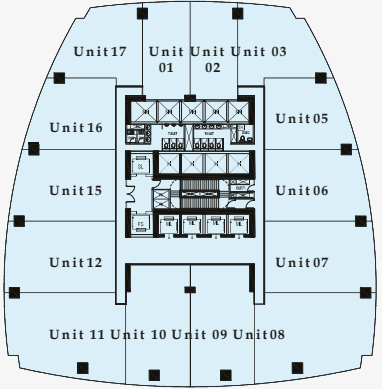
## Green Space



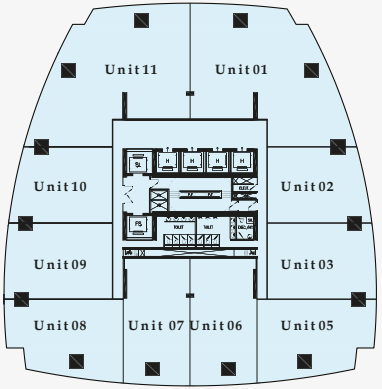
### Mid Low Zone



### Mid high Zone



### High Zone



## For Lease Office Building

Land Size : ±8000 m2  
 Total SGFA : ±80.000 m2 gross area  
 Total Number of Floors : 51 storeys office floor  
 2 refuge floors, 1 MEP floors, Main Lobby  
 5 basement floors (LG, B1, B2, B3, B4)  
 Typical Office Floorplate : 1298 m2 – 1800 m2  
 Building Efficiency Factor : approx. 83%  
 Total Number of Parking : approx. 700 slots for car parking  
 approx. 200 slots for motor park

Floor to Floor : Lobby Area – 16.00 m  
 Typical Area – 4.30 m  
 Floor to Ceiling : Lobby Area – 12.50 m  
 Typical Area – 3.00 m  
 Floor Loading Capacity : Basement Floor – 250 kgs/ m2  
 Ground Floor – 400 kgs/ m2  
 Typical Floor – 250 kgs/ m2  
 Building Façade : Double glazing heat reflective glass  
 Lifts : Passenger Low Zone : 5 units with cap.26 passengers (1.600 Kg), speed 180 m/min  
 Passenger Mid Low Zone : 4 units with cap. 26 passengers (1.600 Kg), speed 240 m/min  
 Passenger Mid High Zone : 5 units with cap. 26 passengers (1.600 Kg), speed 240 m/min  
 Passenger High Zone : 4 units with cap. 26 passengers (1.600 Kg), speed 420 m/min  
 Executive Lift : 1 unit For all floor with destination system, with cap. 29 passengers (1.800 Kg), speed 240 m/min  
 Basement Lift : 3 units with cap. 15 passengers (1.050 Kg), speed 96 m/min  
 Service Lift : 1 unit with cap. 29 passengers (1.800 Kg), speed 300 m/min  
 Fire Lift : 1 unit with cap. 29 passengers (1.800 Kg), speed 300 m/min

Air Conditioning System : Water Cooled Chiller  
 IT and Telecommunication : Fiber Optic & WiFi Coverage-Mobile signal repeater  
 Electricity Power Supply : PLN 8000 KVA with 100% back up genset (4 genset @2000 KVA). Tenant power allocation outlet and lighting 100 VA/ m2 semi gross  
 Fire Safety System : Sprinkler system, Fire alarm system, Hydrant, Fire Blocking System, Smoke Pressure System  
 Building Automation System : Full Building Automatic System  
 Water Supply : PAM and Back up deep well  
 Other Facilities : Banks, ATM, Restaurants, Retail

Completion Date : Q1 2019  
 Topping Off : July 2017  
 Floors Zoning : Low Zone : Floor 1-18  
 Mid Low Zone : Floor 19-29  
 Mid High Zone : Floor 30-52  
 High Zone : Floor 53-68

Normal Office Hour : Monday to Friday : 08.00 am – 06.00 pm  
 Saturday : 08.00 am – 01.00 pm  
 AC during office hours is included in service charge.  
 Power Outlets, Lighting and Fan coil unit are separately metered

Developer : PT. Mega Kuningan Pinnacle  
 Property Management : Cushman & Wakefields  
 Professional Team : Pilling Contractor : PT. ACSET  
 Design Architect : Aedas Pte Ltd ( Singapore )  
 Local Architect : PT. Tetra Desain Indonesia  
 Interior Design Consultant : Hirsch Bedner Associates  
 Landscape Consultant : PT. Townland International  
 Civil & Structural Engineer : PT. Gistama Inti Semesta  
 Mechanical & Electrical : PT. Metakom Pranata  
 Quantity Surveyor : PT. Wolfertan Trower Indonesia  
 Soil Investigation : PT. Sofoco  
 Wind Tunnel Consultant : Windtech Consultants Pte Ltd  
 Façade Consultant : Meinhardt Pte Ltd  
 Lighting : Myna Lighting Consultants

\*The information can be changed without prior notice

## Main Lobby



## Hi-Speed Lifts



## MASTER PLAN

## For Lease Retail Building

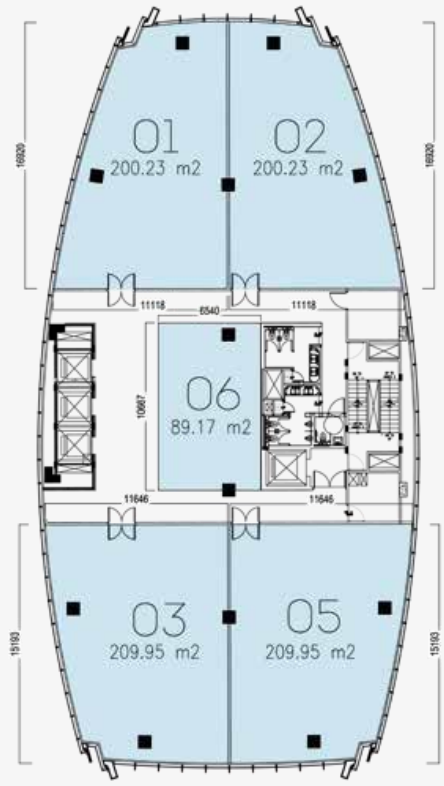
Total Leaseable Area : ±2700 m2 semi gross area  
 Total Number of Floors : 3 storeys retail floors  
 Typical Retail Floorplate : ±900m2  
 Building Efficiency Factor : approx. 83%  
 Floor to Floor : Lobby Area – 5.5 m  
 Typical Area – 5.5 m - 6.6 m  
 Floor to Ceiling : Lobby Area – 3.9 m  
 Typical Area – 4.9 m  
 Floor Loading Capacity : Basement Floor – 250 kgs/ m2  
 Ground Floor – 400 kgs/ m2  
 Typical Floor – 250 kgs/ m2  
 Building Façade : Clear Glass  
 Lifts : Passenger Lift : 3 units with cap 26 passengers (1.600 Kg), speed 96 m/min  
 Service Lift : 1 unit with cap. 26 passengers (1.600 Kg), speed 96 m/min

Air Conditioning System : Water Cooled Chiller  
 IT and Telecommunication : Fiber Optic & WiFi Coverage-Mobile signal repeater  
 Electricity Power Supply : PLN 8000 KVA with 100% back up genset (4 genset @2000 KVA).  
 Tenant power allocation outlet and lighting 100 VA/ sq m semi gross  
 Sprinkler system, Fire alarm system,  
 Fire Safety System : Hydrant, Fire Blocking System, Smoke Pressure System

Building Automation System : Full Building Automatic System  
 Water Supply : PAM and Back up deep well  
 Other Facilities : Banks, ATM, Restaurants, Retail

Completion Date : Q1 2019  
 Topping Off : April 2017

Service Charge : IDR 110.000 /m2/month  
 Normal Operational Hour : Monday to Sunday : 10.00 am – 10.00 pm



\*The information can be changed without prior notice





Information & Calculation:

Size 86

Floor : Level 8

Renting Cost : IDR 250,000.-/month/sqm paid in YEARLY & Service Charge Rp. 275,000.-/sqm/month paid in Quarterly

Note: BARE CONDITION

DESCRIPTION	SIZE (sqm)	Price/sqm (IDR)	Renting Period by Month	Sub Total (IDR)	WhT Tax (IDR)	Total Amount (IDR)
Renting Cost	86	250,000.-	12	258,000,000.-	28,666,666	286,666,666.-
Service Charge	86	75,000.-	12	77,400,000.-		