

# HQQUARTERS

BUSINESS RESIDENCE

A Statement of Prestige



An award winning  
development that  
complements  
heritage with a  
dynamic vision  
towards the future





## A Signature Address

Jalan Asia Afrika in Bandung is a prime national asset. It's a street of immense historical value and importance which stood witness to one of this country's most famous International Conference, the Asian African Conference that took place in Bandung in 1955. Over the years, Jalan Asia Afrika has maintained its prominence and gradually developed into a lively Central Financial and Business District with a distinctly charming and unique mix of art deco and modern architecture.



## A Prestigious Location

Jl. Asia Afrika 158-162  
Bandung, Jawa Barat  
Indonesia

**2 mins**  
Banking and Commercial Institutions

**10 mins**  
Trans Studio Mall Bandung

**12 mins**  
Bandung Railway Station

**15 mins**  
Boromeus Hospital

**16 mins**  
Husein Sastranegara Airport

**18 mins**  
Pasir Koja Tol Access

**25 mins**  
Pintu Pasteur Tol Access

**HQ**uarters is set to become the first 'Grade A' SOHO Development in Bandung CBD, a statement of prestige in a location synonymous with heritage and prominence.

# Local Living

## Heritage



Gedung Asia Afrika



Savoy Homann Hotel



De Vries



Grand Preanger



Braga

## Financial



Bank Central Asia



CIMB NIAGA  
Simpang Lima



Bank Mandiri



OCBC NISP



Wisma MONEX, Citibank

## Culinary and Entertainment



Car Free Day Dago



Trans Studio Mall



Night Market  
Cikapundung



Jalan Merdeka



Jalan Riau

An architectural rendering of a modern high-rise building at dusk. The building features a white facade with a grid of windows, many of which are illuminated from within. The building is composed of several interconnected volumes, with a prominent corner section. At the base, there is a multi-story commercial or public space with large glass windows and a sign that reads "QUARTERS". To the right of the main building, there is a smaller, white, two-story structure with a sign that reads "FIFTY" on its roof. The scene is set against a deep blue sky with some clouds, and the foreground shows some greenery and a few people walking. The overall atmosphere is one of a modern, urban development.

An Iconic Development for  
An Iconic Address

# Making A Grand Entrance





## Home Office



The key to a good layout is always in **creative** and **innovative space management**, HQarters offers a combination of stylish functionality and uncompromised **privacy**.





## Home Office



HQarters is designed with utmost **flexibility**. It is meant to be a place suitable for everyone. Where working and living becomes a **seamless** activity without ever leaving the **comfort** of home.





## Apartment



Lifestyle is **personal** and **unique**. Hquarters is designed with a wide selection of sizes and layouts to be enjoyed purely as **private** living space.



However you like to spend your time, you can make the most of it living at **HQ**quarters.





The podium level of **HQ**quarters is a reinterpretation of the classical colonnade, embracing symmetry and heritage. Home to urban trendsetters and discerning professionals alike, it will thrive with Cafés and Restaurants offering a variety of local and international culinary pleasures. From packed restaurants to tiny espresso bars, it's all easily within reach.

# Amenities



Concierge with 24 hours Security and CCTV monitoring



Enjoy quality Restaurants & Cafes on podium level



Inspired Meetings and Functions with spectacular views of the city



Rooftop Pool & Garden with Bar to wind down after a long day



Your private Gymnasium to sweat it out



Guaranteed owner parking with modern Lift Parking system



High speed Smart Lifts for your privacy





ONLY ONCE  
— in a while —  
SOMETHING  
IMPRESSIVE  
— comes —  
ALONG

# The Team

## Developer



INVESTALAND INDONESIA is a group of creative and dynamic real estate companies focused on developing and managing boutique real estate in Bandung and soon in other cities around Indonesia. Investaland Indonesia was founded with a basic concept that properties should be developed with a strong focus on the needs and requirements of both end users and investors.

The company consists of a team of dedicated professionals who concentrate at what they do best in a diligent process of land acquisition, tight project development coordination, widespread marketing and promotion and finally professional management of the properties. The final aim is to develop and manage boutique properties that are in the best locations, unique, sustainable, high quality, aesthetically pleasing and at the same time, able to give the highest economic return possible to all our end users and investors.

Investaland Indonesia was first established in August 20, 2013 to market and develop Condominium Hotel De Paviljoen, a prime project located in a popular commercial location in Jalan Riau 68, Bandung, Indonesia. The project's Gross Development Value was 22 Million USD and was timely completed in 2017. The property is currently operated and managed as a 145 rooms 4-Star Hotel by a property management company set up as part of Investaland Indonesia. Condominium Hotel De Paviljoen has won prestigious awards including Propertyguru Indonesia Property Awards for "Best Boutique Hotel Interior Design" and "Best Boutique Hotel Development"

Building on its commitment to develop high quality boutique real estate, in 2018 Investaland Indonesia began to market and develop **HQuarters** Business Residence, another prime project located right in the heart of Bandung's best CBD address. The project consisted of 291 SOHO Units and is currently valued at 53 Million USD. Construction is currently underway and is expected to complete in 2021. The project has been awarded prestigious Propertyguru Indonesia Property Awards for "Best Medium Rise Office Architectural Design" and "Best Medium Rise Office Development"



Architect



ARKDESIGN

Interior Designer



INDESIGN DOMUS

Main Contractor



PULAU INTAN

Structural  
Engineering



PT. PERKASA  
CARISTA ESTETIKA

Quantity  
Surveyor



ARCADIS

Building  
Services Engineering



GEORGE FLOTH

ARKdesign was founded by Paul Tanjung and began as a Jakarta based architectural design consulting firm in 1990. Under his directions, ARKdesign has until today won numerous awards for design and has gained major recognition in the architectural community. Some of the notable awards and recognitions include "Winner of Excellence in Media, Culture and the Arts, Australian Alumni Award 2012", awarded by the Australian Government; "Acclaimed Architectural Services, Registry Magazine, 2012", and "The Finalist of Creativity and Design, Australian Alumni Award 2010". His creative ideas and forward thinking abilities have given life to numerous prominent projects such as the Central Park mixed use development in Jakarta; Pullman Hotel in the same complex; various resort projects in Jimbaran, Bali (The Intercontinental Villas), Pine Hill Resorts in Vietnam, Hainan Resort in China. Recently completed project is the eye hospital JEC and now under construction is the Gallery West, a 160M tower with the W-Aloft hotel at its top 7 floors.

Devy Anggraeni is the director of Indesign Domus, part of the ARKDESIGN group. As an esteemed architect and interior designer, Devy's vast workscope includes hotel, commercial, office, retail and residential vicinities. Many with eminent names such as JW Marriot Resort at Nusa Dua Bali, Mega Bekasi Hypermart, Jamsostek Business Centre, and St.Moritz Penthouse at Puri Indah. In 2013, Devy was selected as the interior designer of De Paviljoens. Undoubtedly the project benefits profoundly from her creative ideas and solid expertise in the field of interior design.

Established on the 30th July 1990, P.T. Pulauintan Bajaperkasa Konstruksi has evolved over the years to become a respectable building contractor in Indonesia. With a diverse portfolio encompassing a wide range of commercial (offices, hotels, malls, apartments), industrial (factories, warehouses), educational and social related building (school, religious buildings), PULAU INTAN has gained an excellent reputation in punctuality, reliability and quality over the years. A combination of integrity, teamwork, knowledge, skill, and a persistent commitment to customer satisfaction has driven the company to deliver beyond all expectations over so many years.

PT. Perkasa Carista Estetika dwells in structural design, supervision of both large and small-scaled projects. They started out as experts on planning residential and small commercial buildings. They later upgraded their skills and services to designing high-rise building projects. Their past projects include Green Bay Pluit and Kuningan City Mall.

Legacy and quality are two things valued by this company that dated back to 1933. Based mainly in Asia, the Arcadis business incorporates a number of legacy firms (Langdon & Seah, EC Harris, inProjects, Hyder and SENES) to form one united organization. Through the work that they do, they help us address the toughest challenges within the built and natural environments, delivering value for them and the communities and cities that we live in.

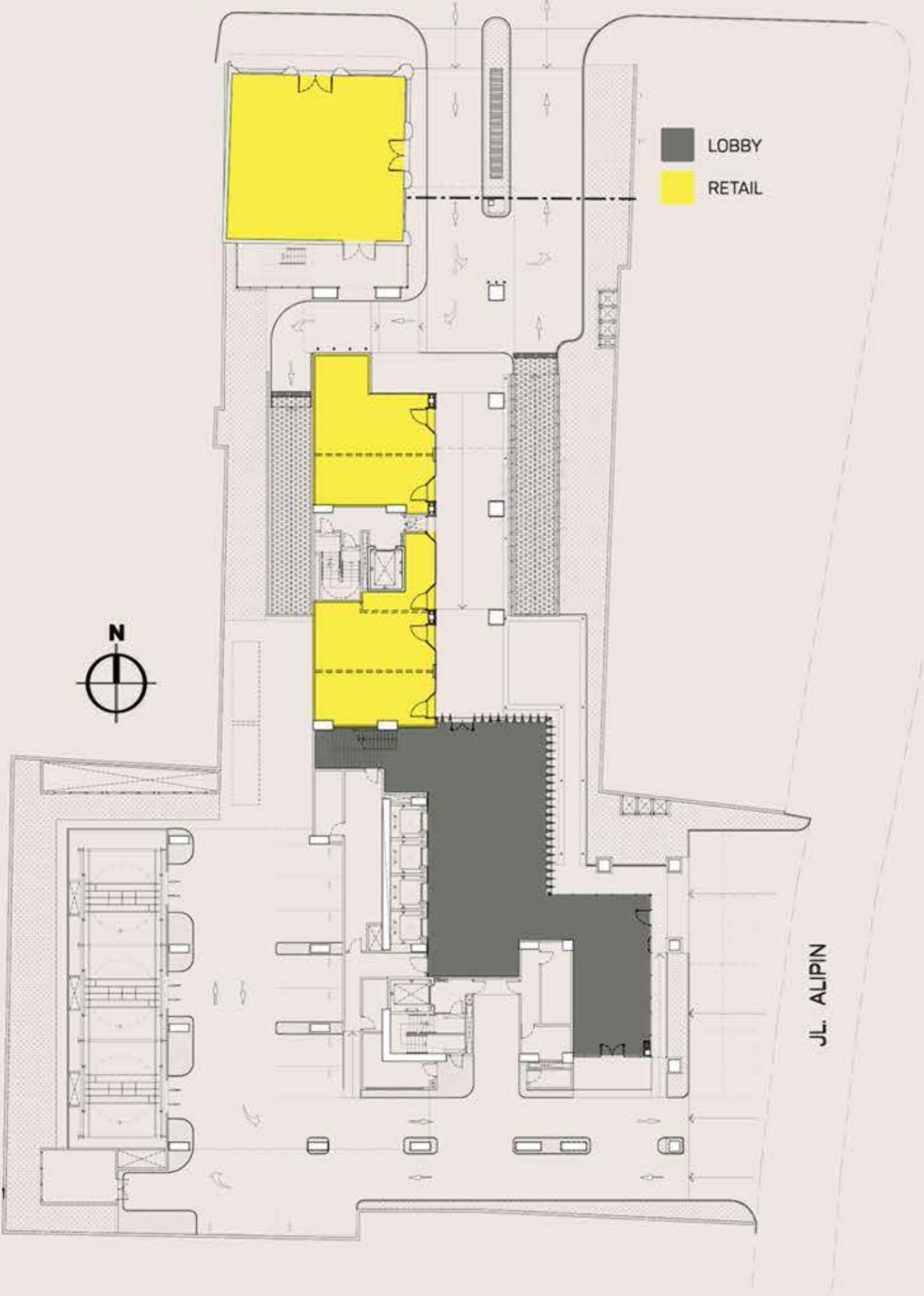
As a company that has worked on both major and minor projects in Australia and Asia for 30 years, George Floth are one of Australia's leading building services and engineering consultancy practices.

The firm is recognized for pioneering many solutions for today's established building services and their pursuit of the latest technologies, particularly in the aspects of development, modeling and simulation.

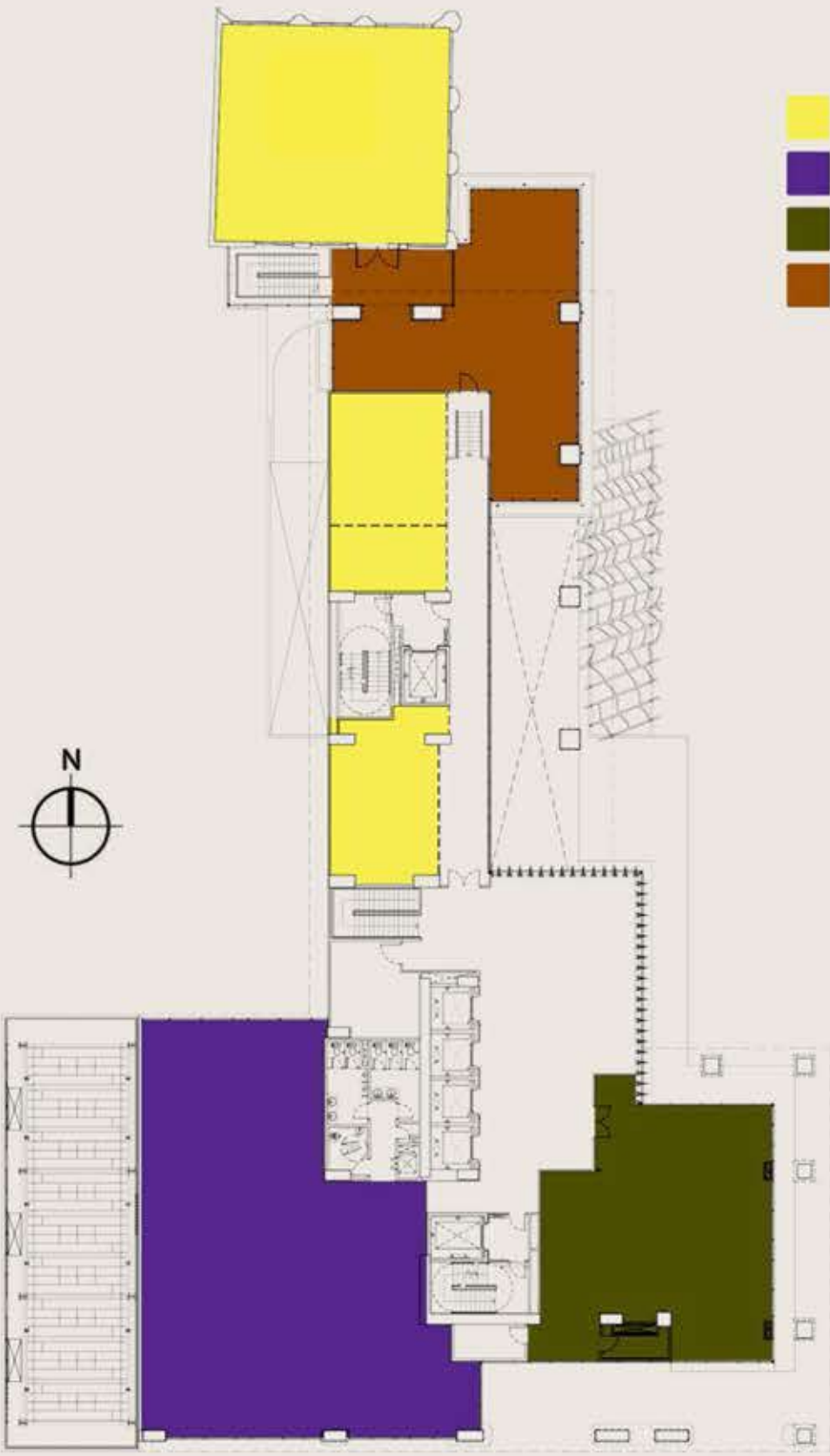
Their design philosophy embraces a totally integrated approach by working with our team to optimize the project as a whole.

Nikko Bali, Mandarin Hotel Jakarta, and Bali Memorial Eye Center are some of their projects in Indonesia.

JL. ASIA AFRIKA

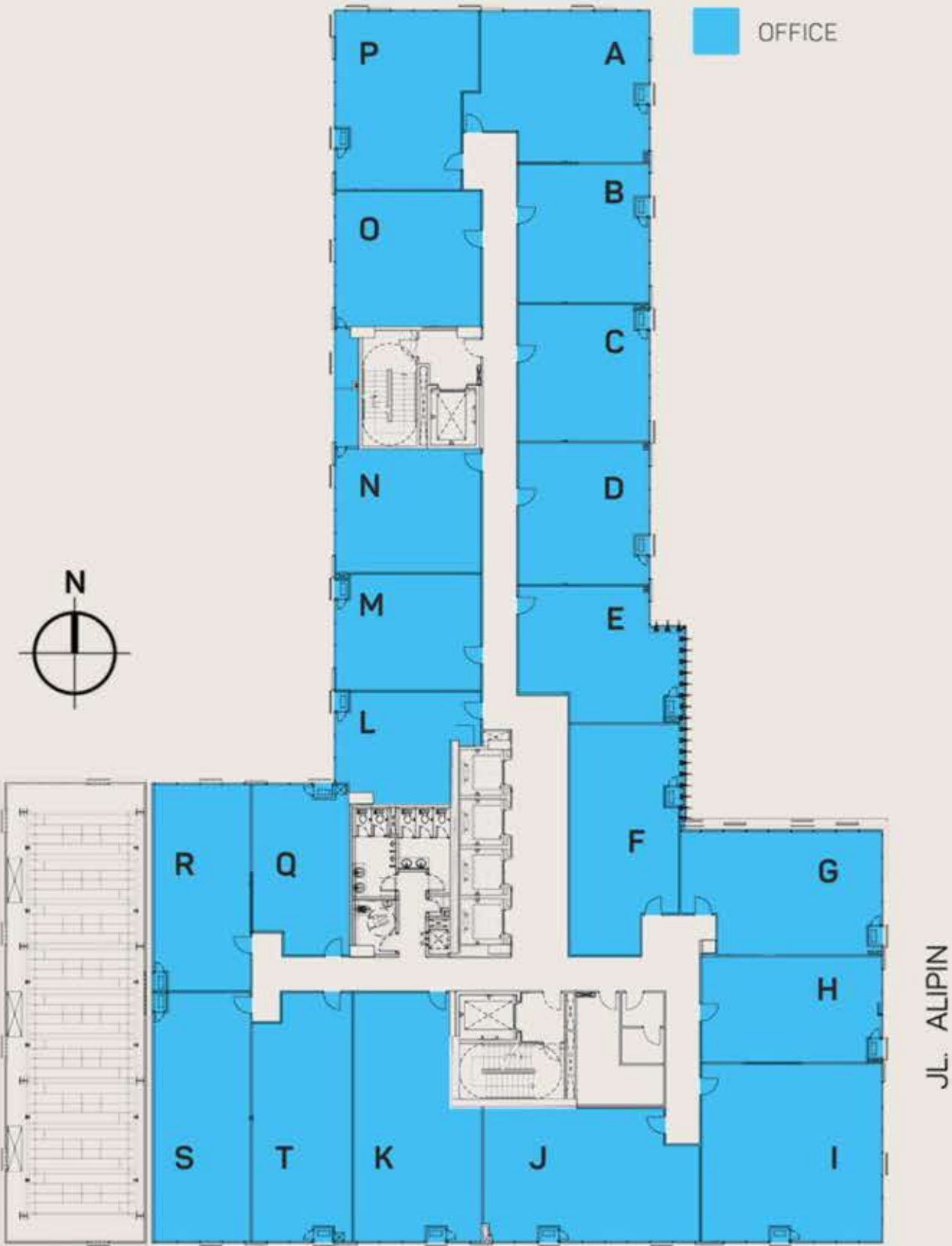


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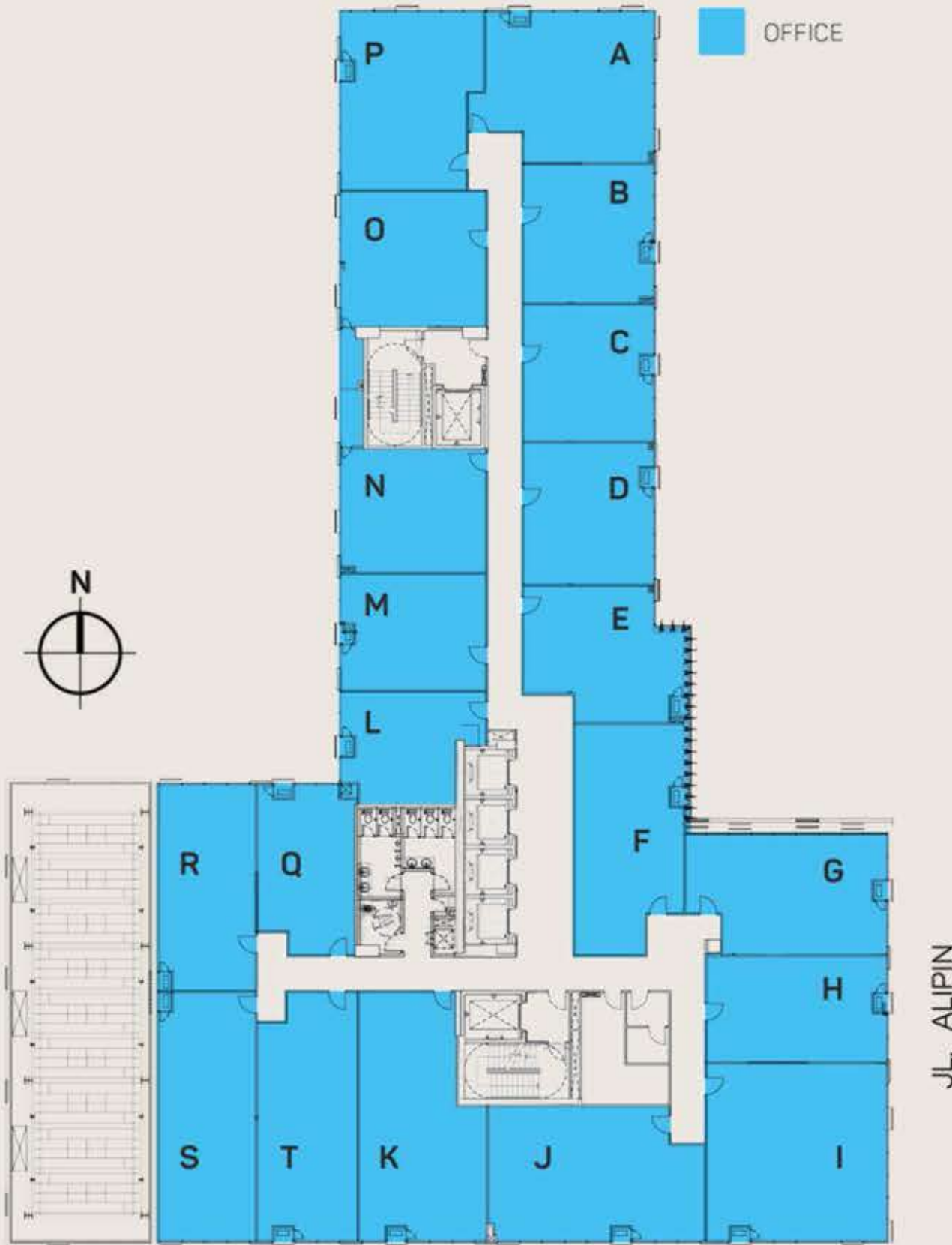


JL. ALPIN

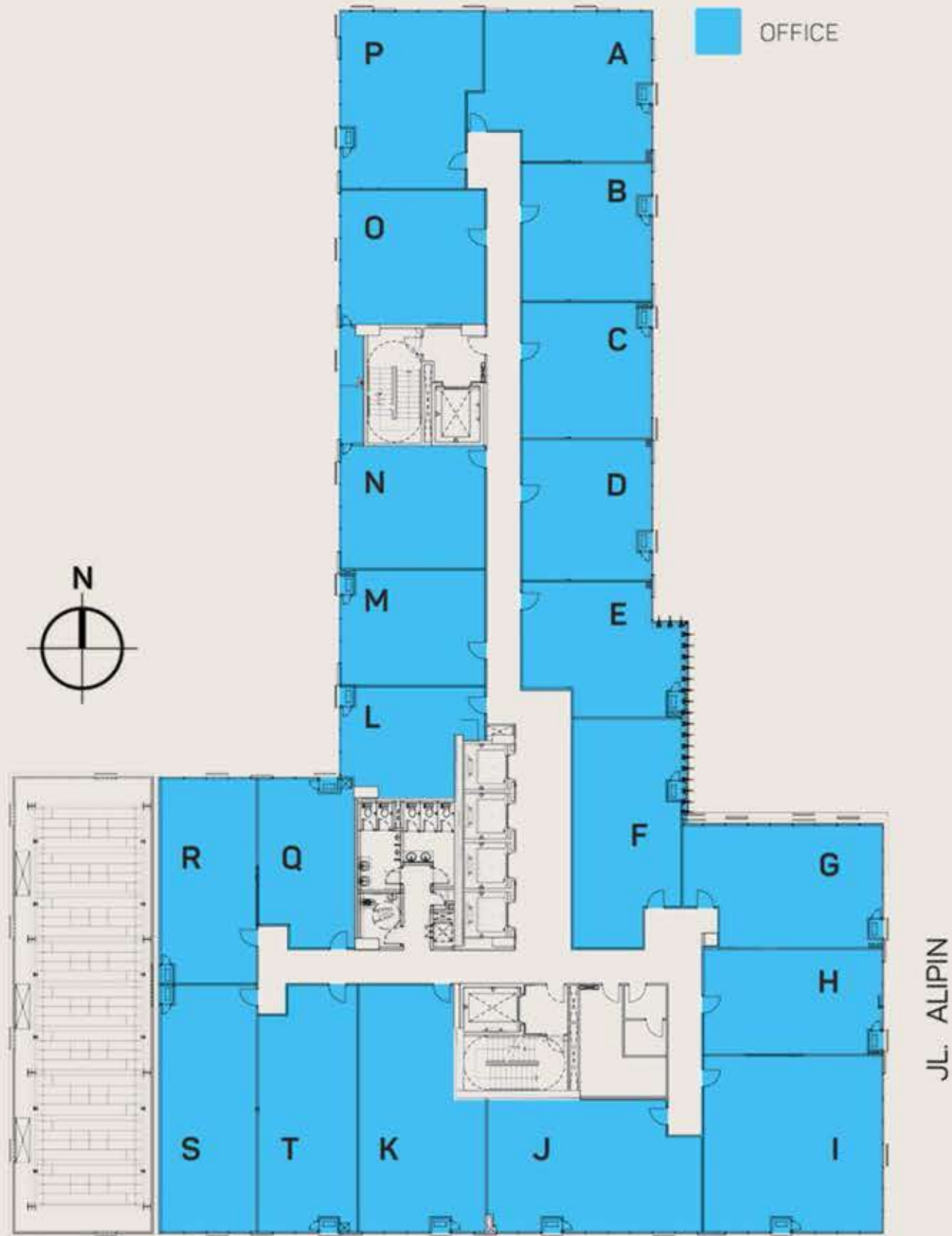
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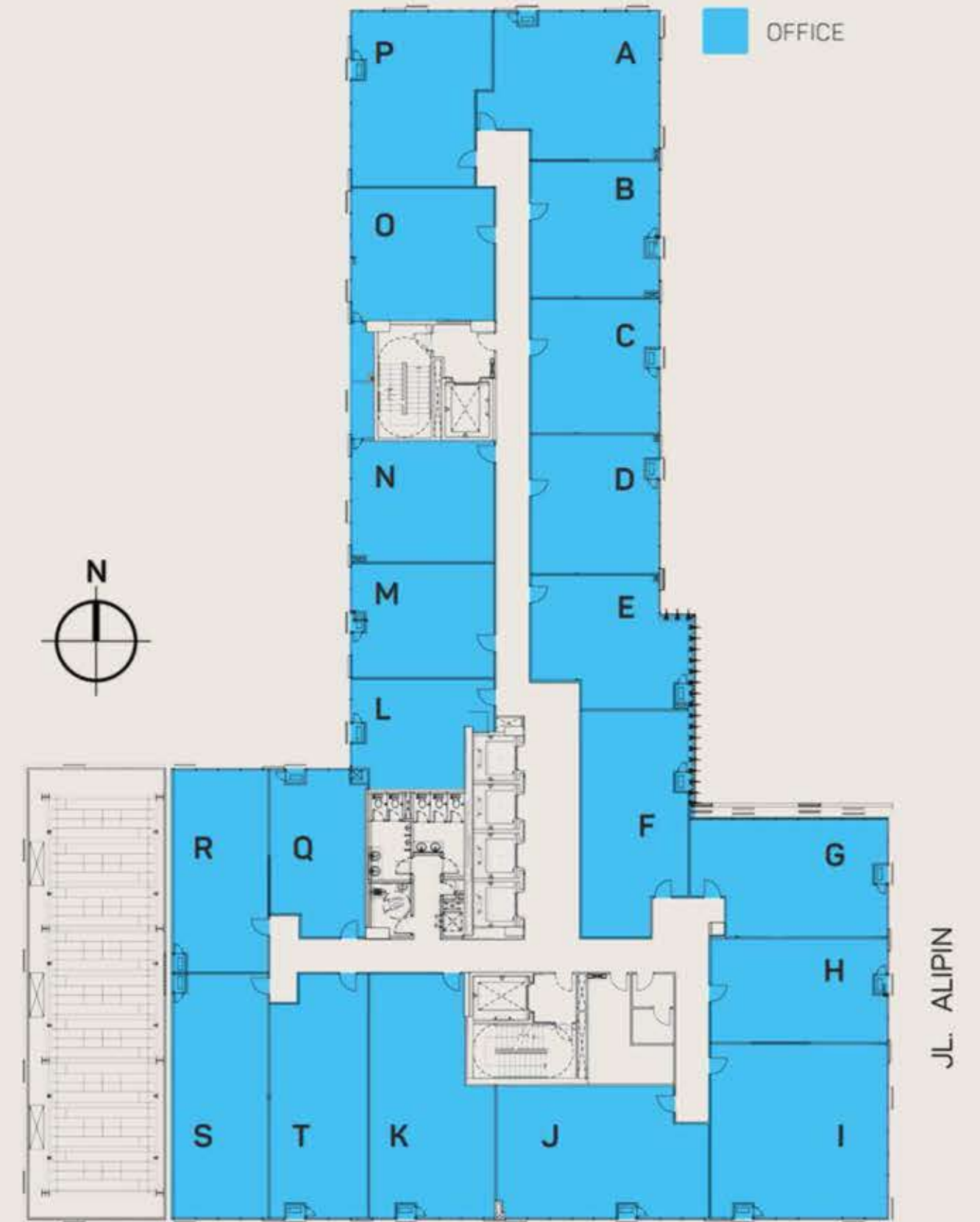
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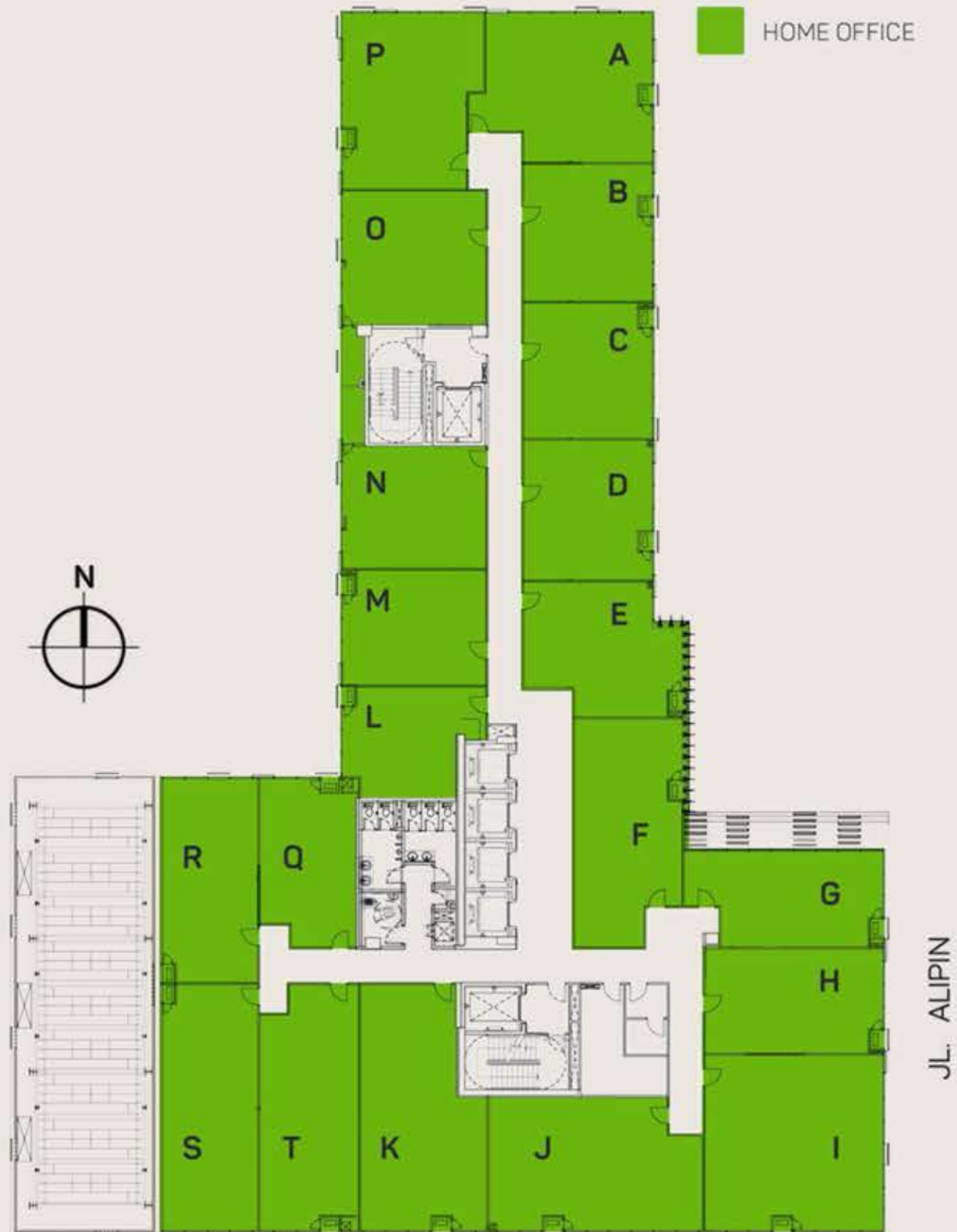
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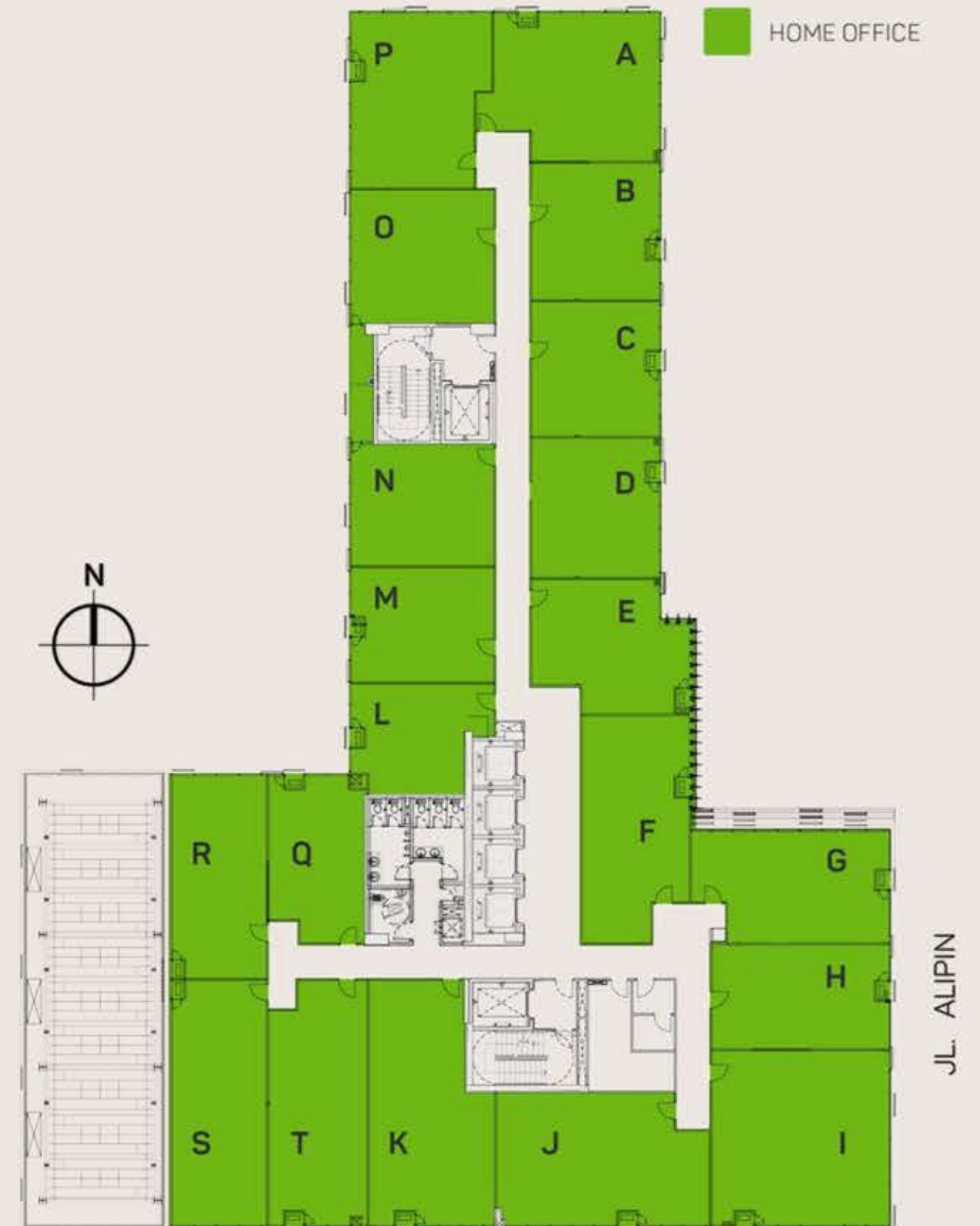
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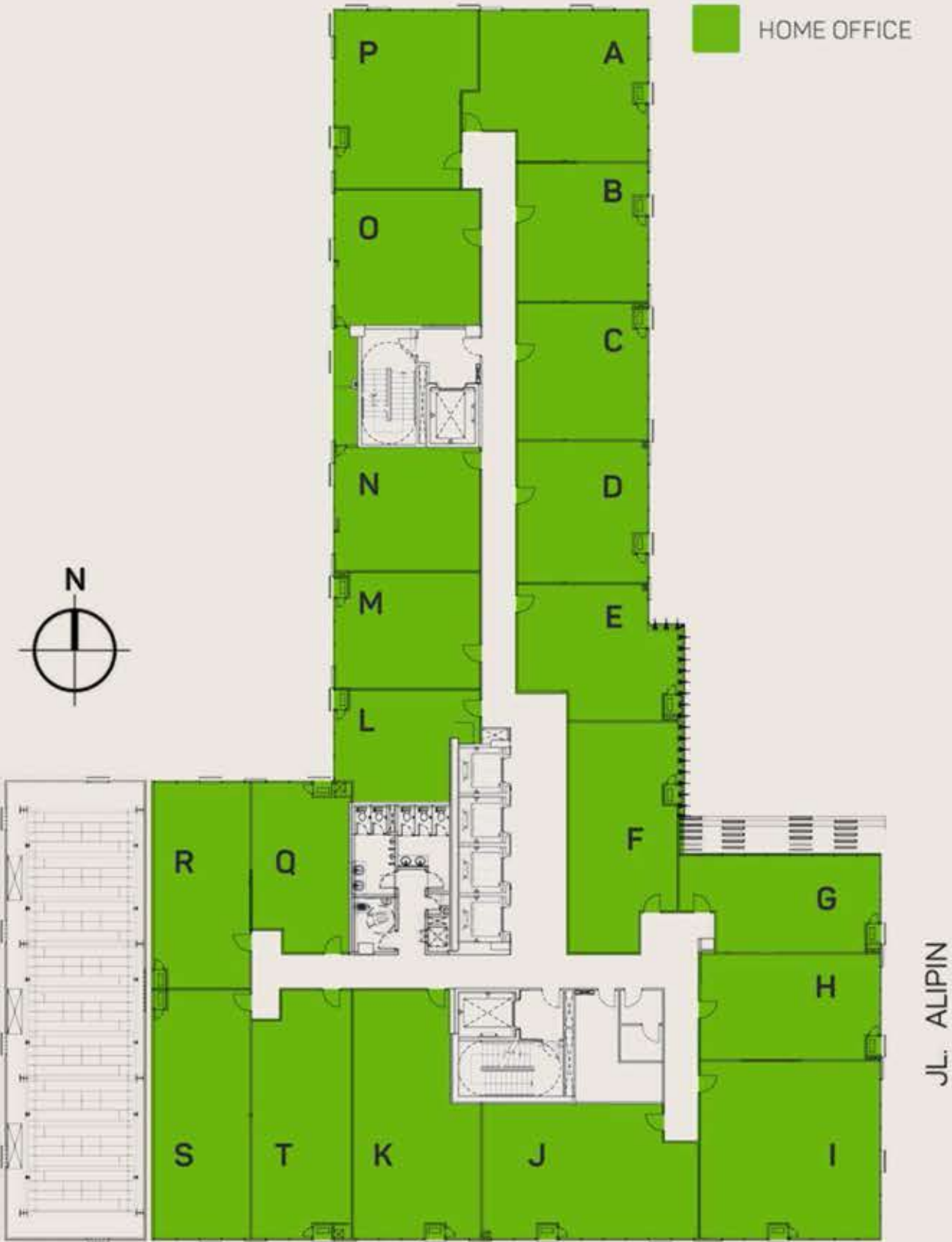
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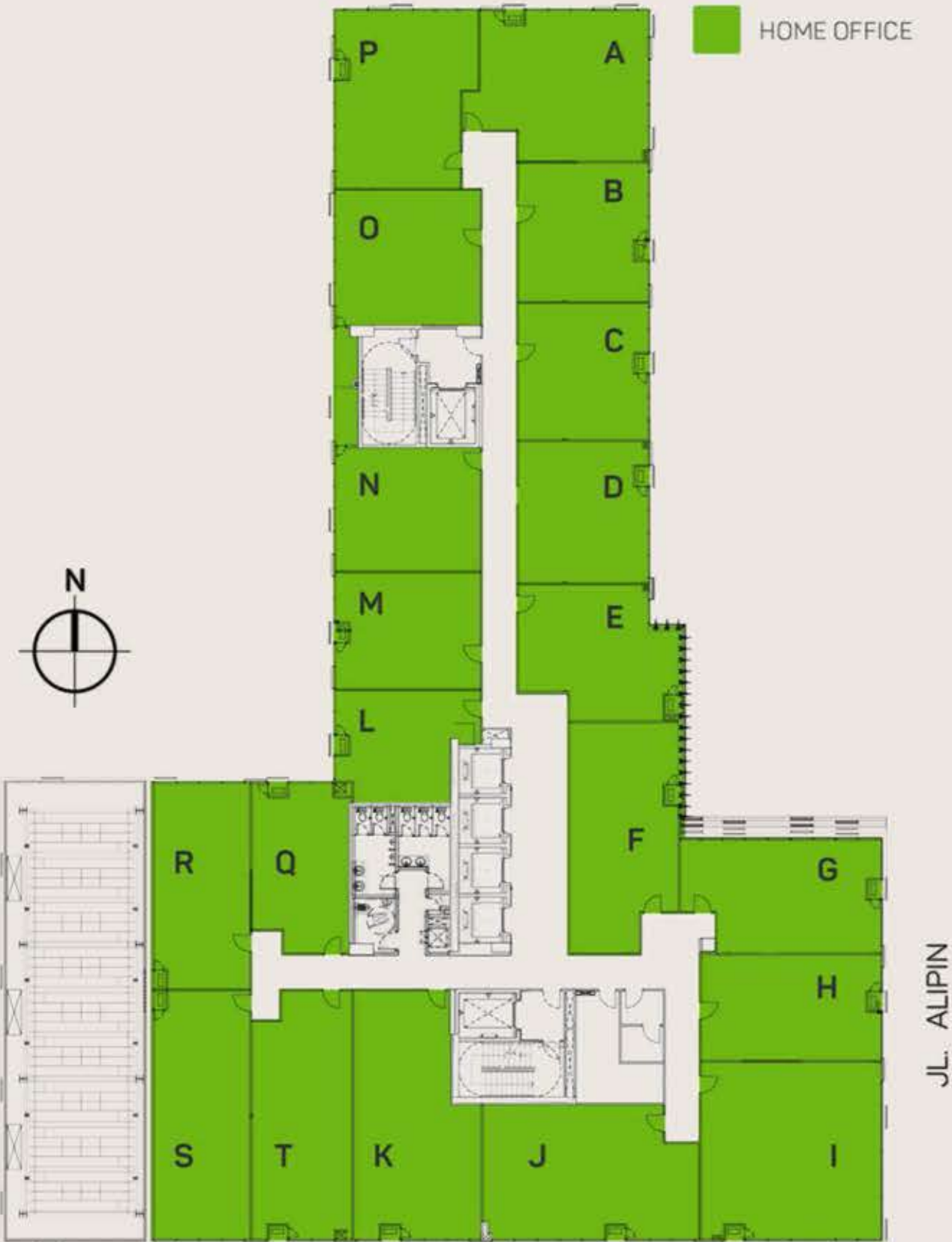
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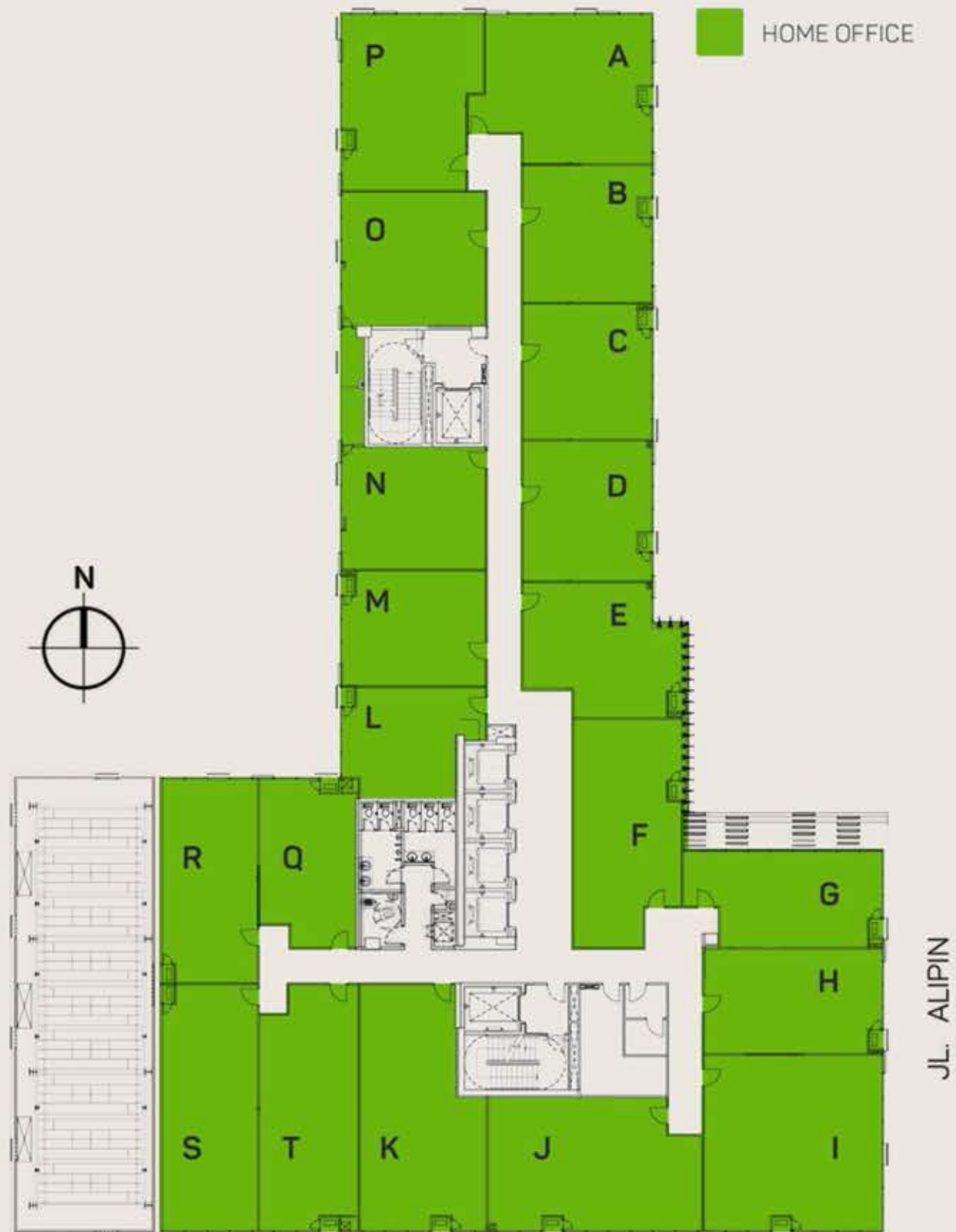
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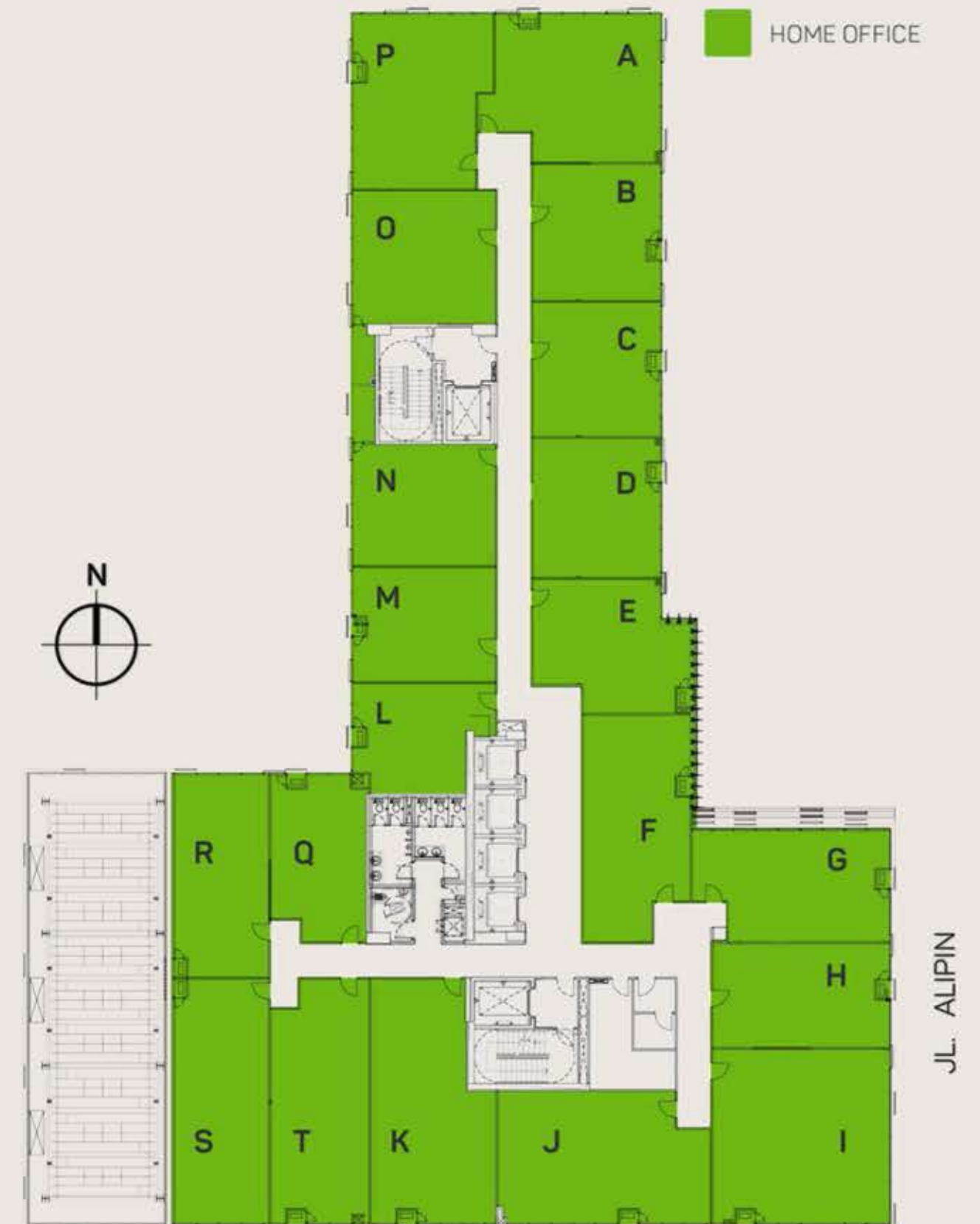
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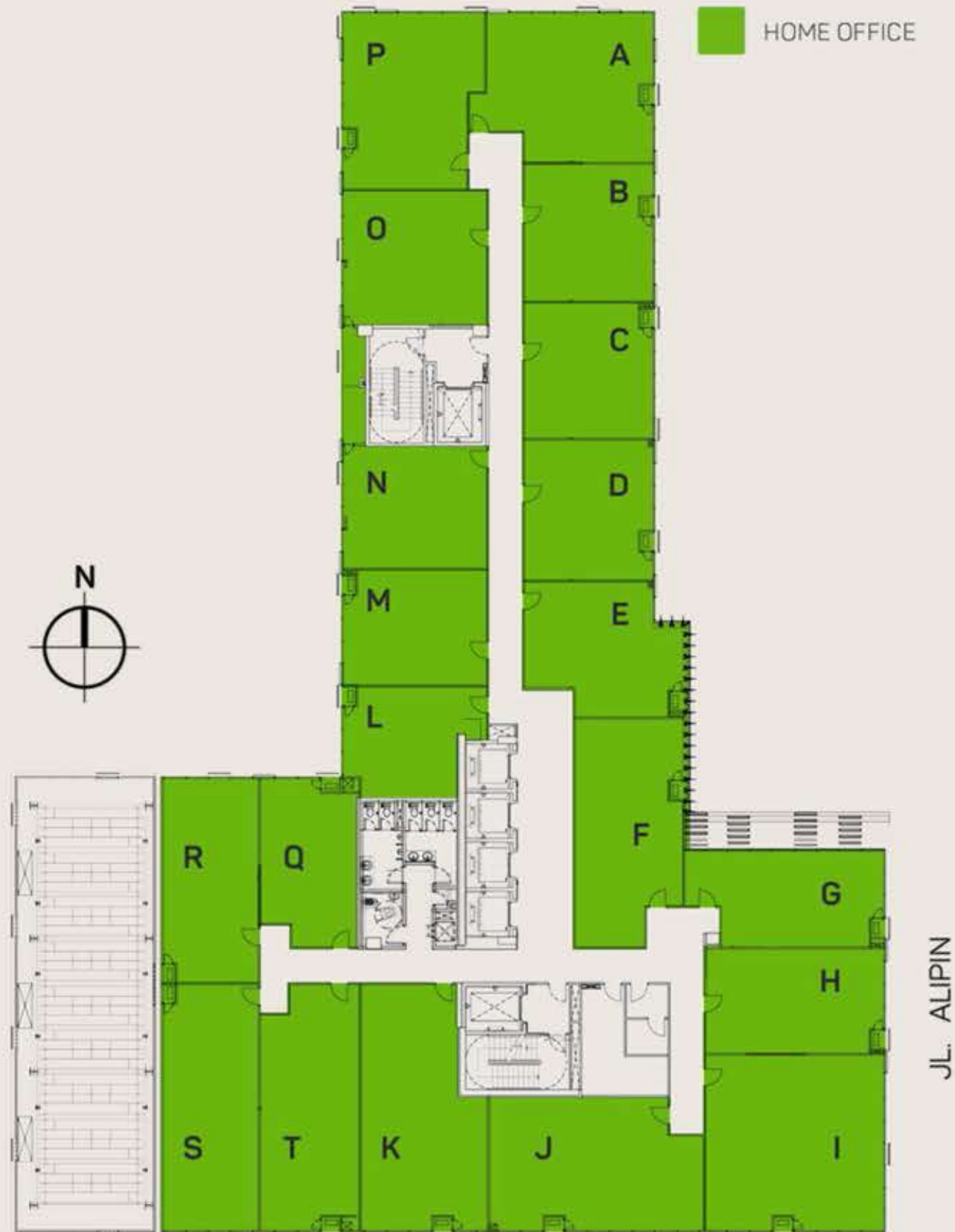
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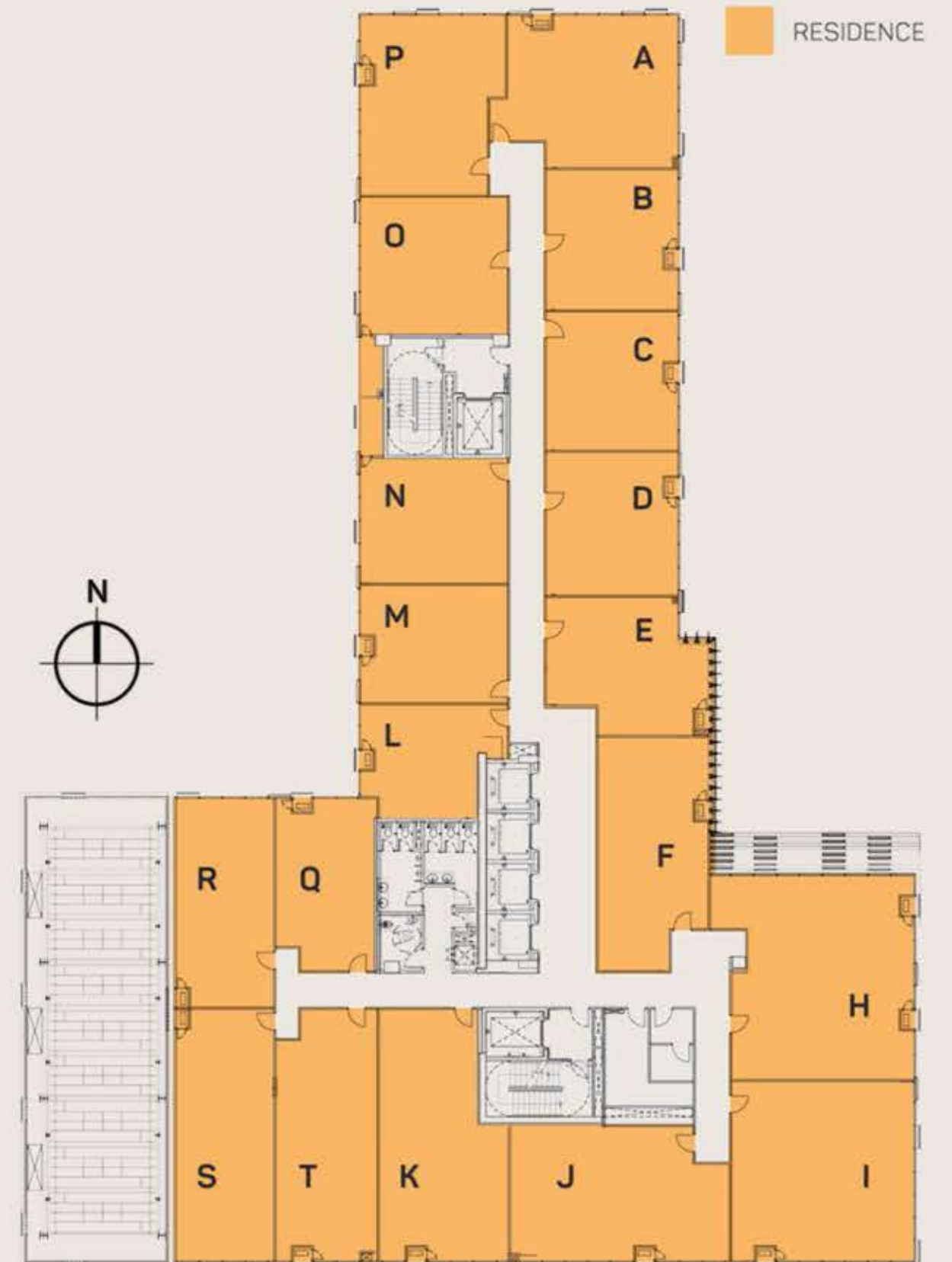
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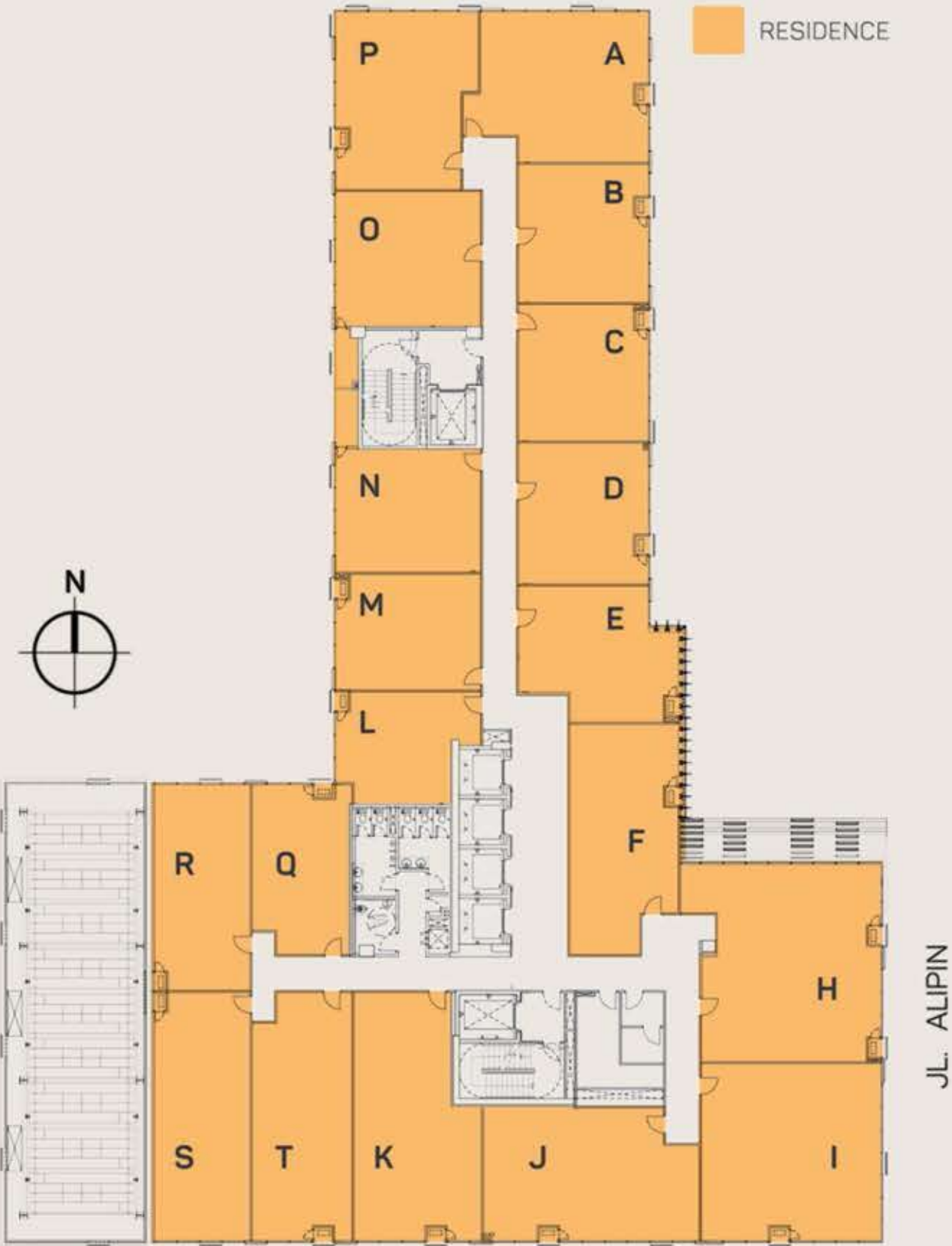
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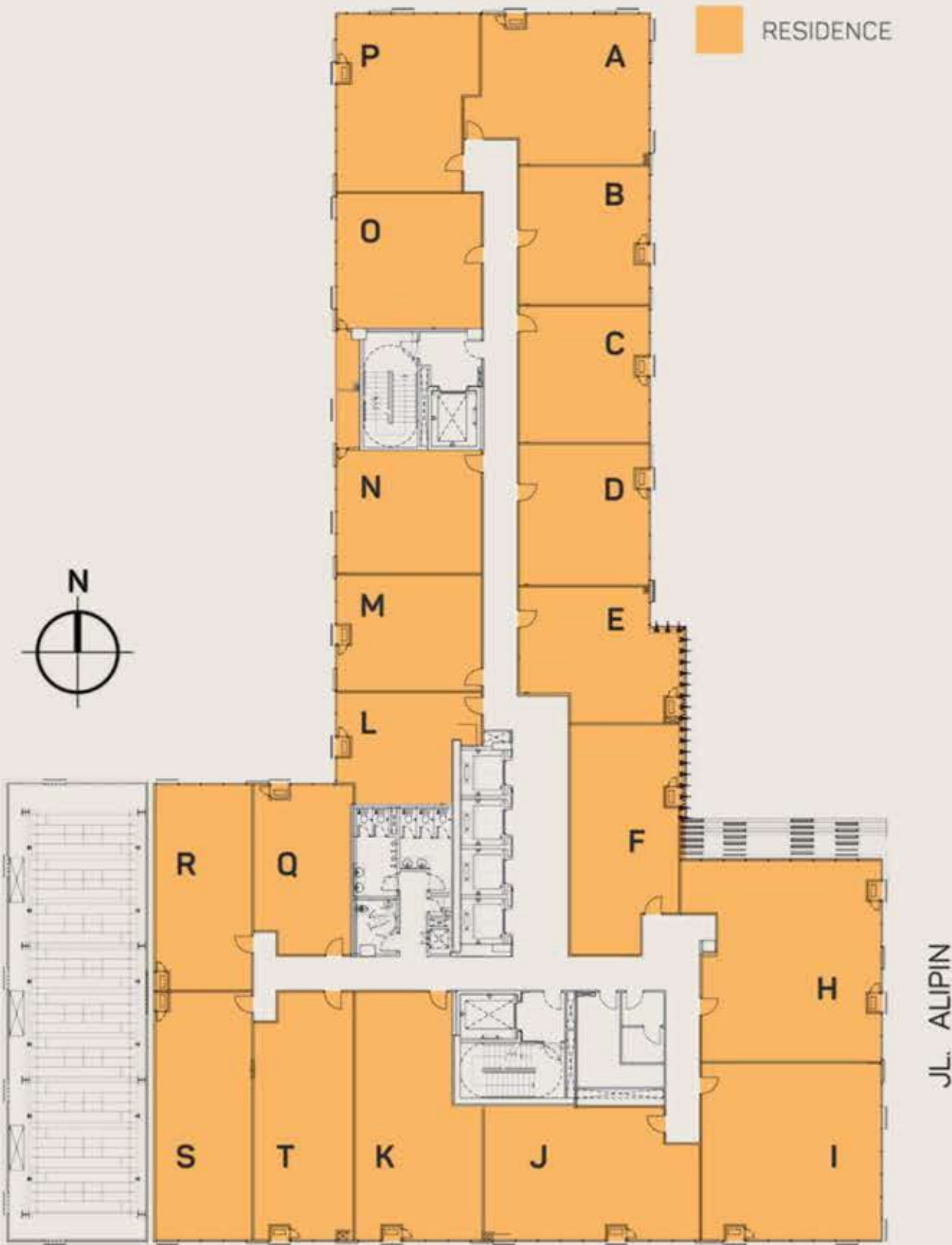
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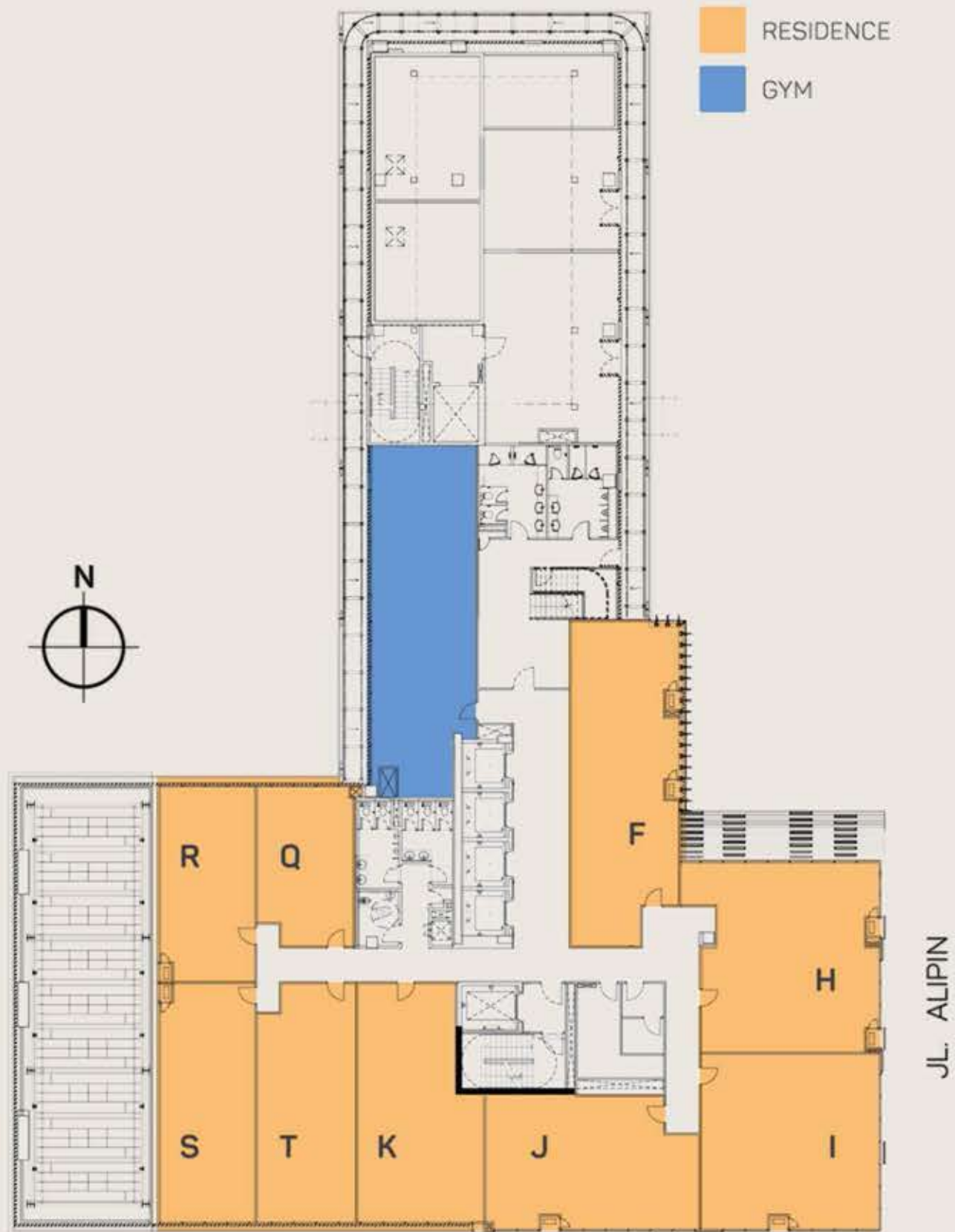
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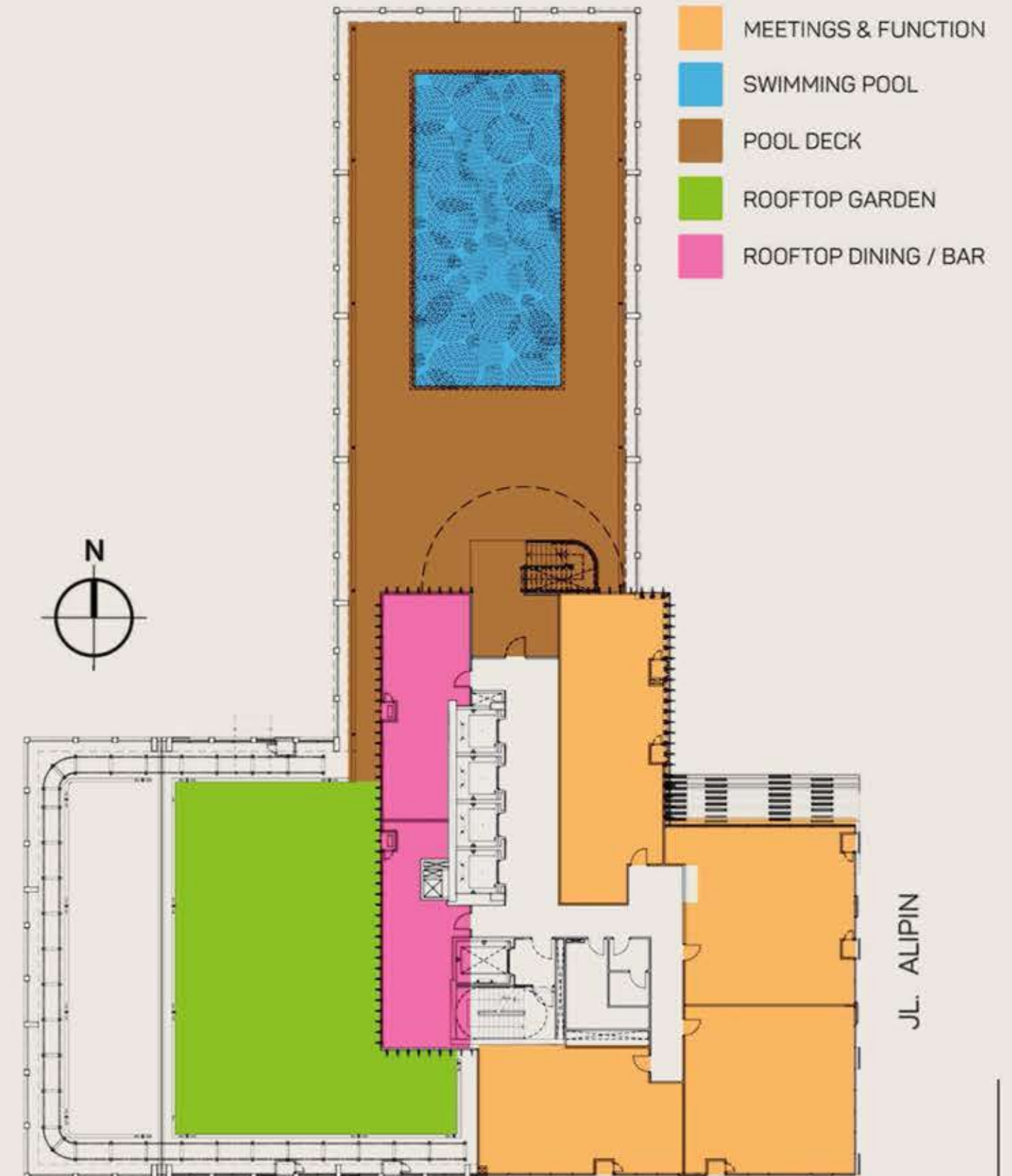
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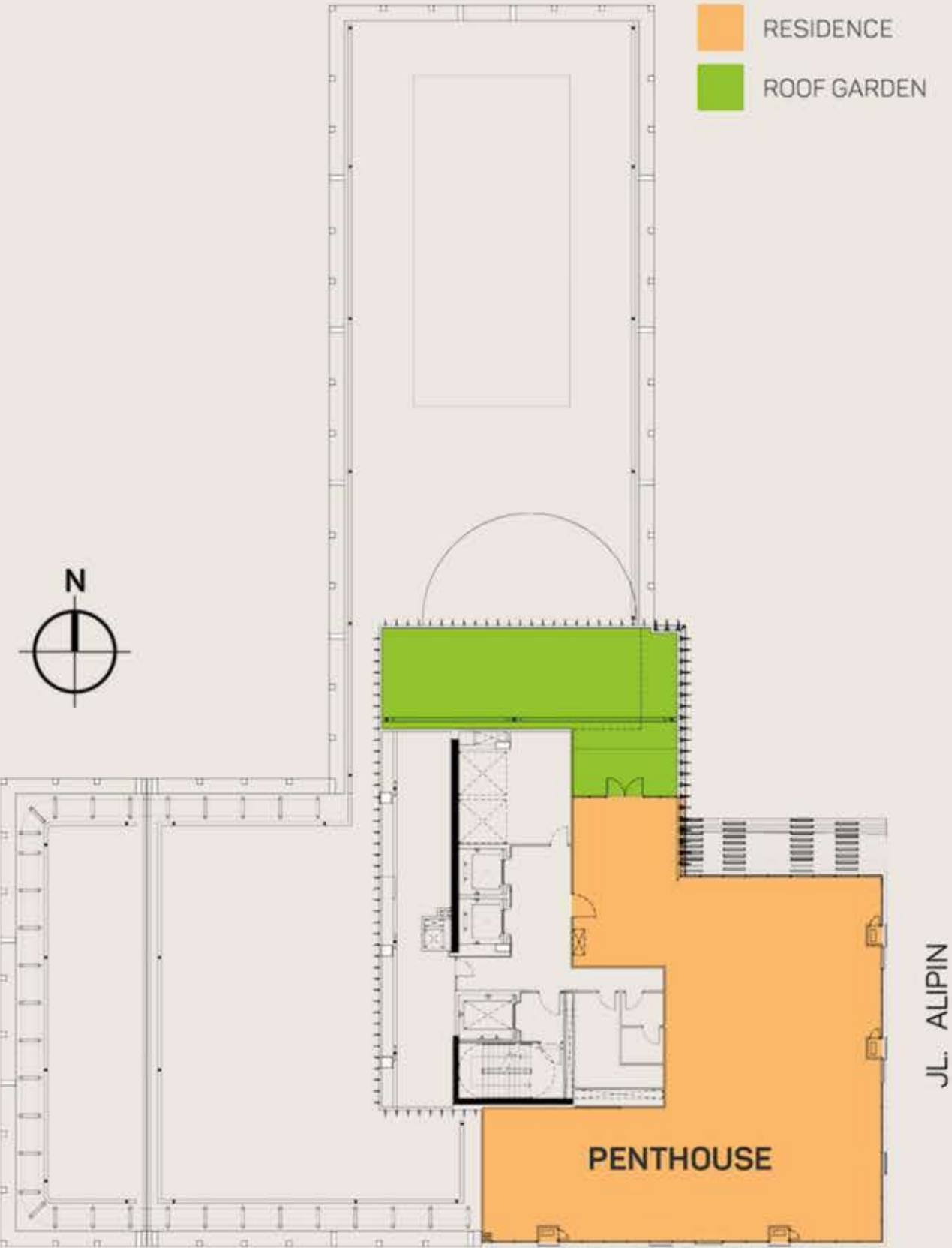
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# ELEVATION



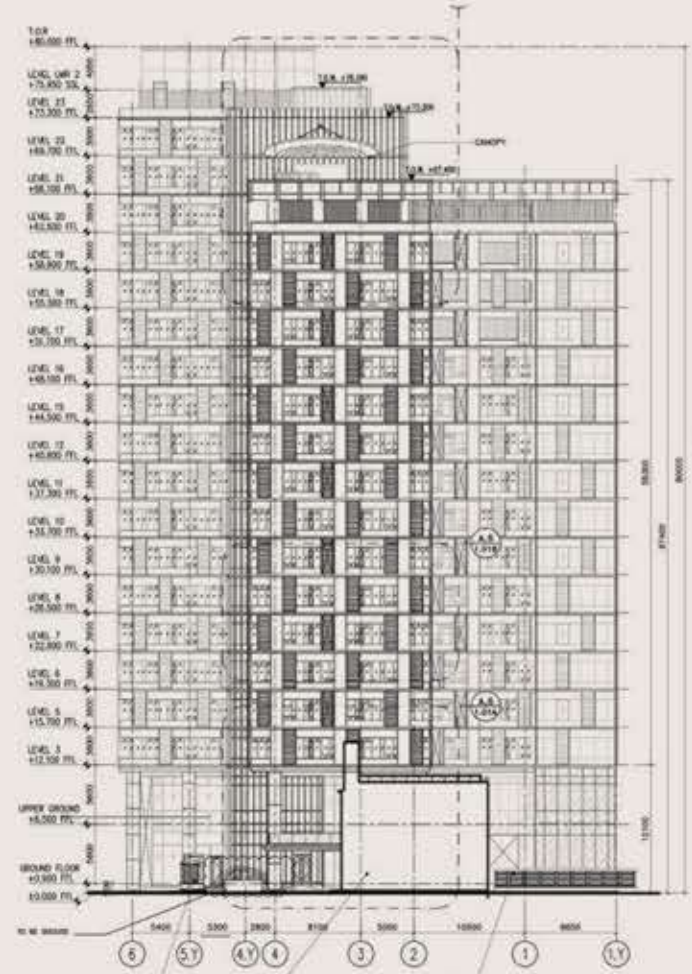
RETAIL ELEVATION

# ELEVATIONS

# SPECIFICATION



EAST ELEVATION

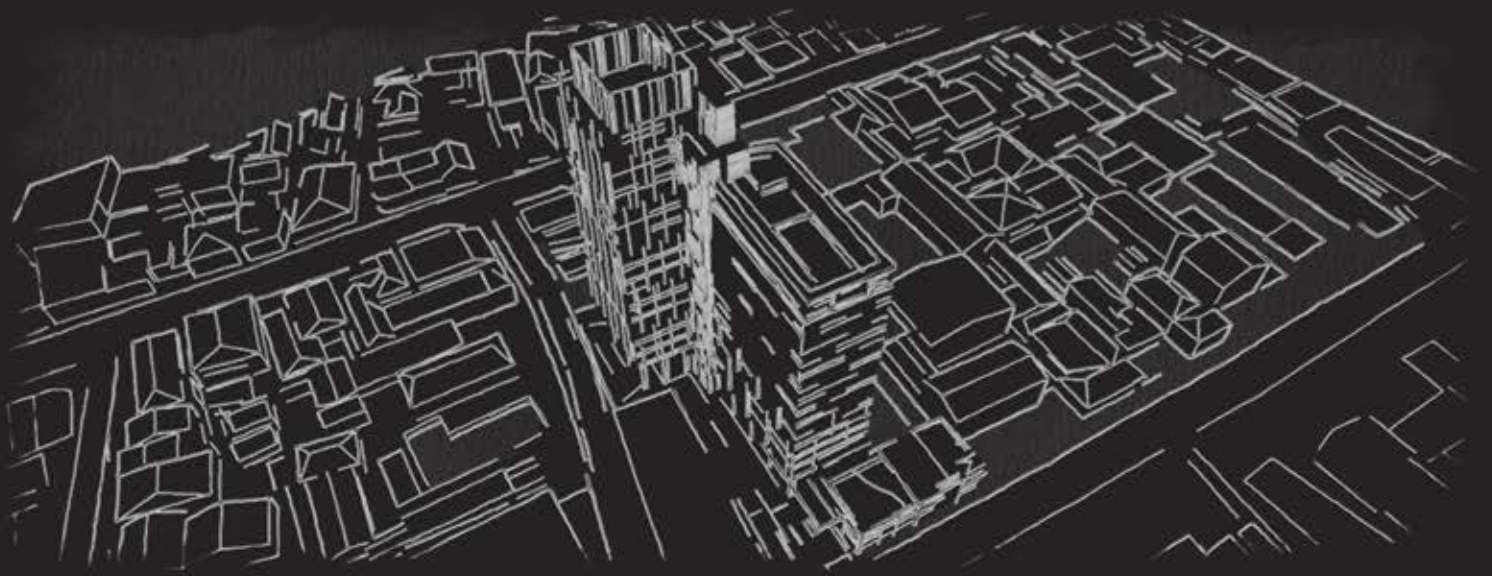


NORTH ELEVATION

- FLOOR**
  - Homogenous Tile 600 x 600mm
- CEILING**
  - Gypsum Board
- BATHROOM**
  - Wall & Floor**
    - Homogenous Tile 600 x 600mm
  - Sanitary**
    - Toilet by TOTO or equivalent
    - Washbasin by TOTO or equivalent
    - Faucet by TOTO or equivalent
    - Shower by TOTO or equivalent
- PANTRY**
  - Sink by ROYAL or equivalent
  - Faucet by TOTO or equivalent
- FITTING OUTLET**
  - Panasonic or equivalent

**DISCLAIMER**

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# HQ<sup>U</sup>ARTERS

BUSINESS RESIDENCE

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Another iconic development by



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