

# PROPOSAL PENAWARAN SEWA

POLLUX MALL CIKARANG

# Contents at a glance



## POLLUX MALL CIKARANG

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# INTRODUCTION 1



POLLUX MALL  
CIKARANG

# CIKARANG'S ICONIC RETAIL DESTINATION

# AN URBAN OASIS FOR CURATED RETAIL, ENTERTAINMENT & DINING

More than a mall, [Pollux Mall Cikarang](#) is a landmark of ideas. We are a destination that brings energy and engagement to everyday shopping through innovative programs designed to redefine and reinvigorate retail.

  
POLLUX MALL  
CIKARANG





POLLUX MALL  
CIKARANG

## AN EXTRAORDINARY OPPORTUNITY

for retailers, entertainment facilities and F&B businesses to establish a presence in Cikarang's tallest integrated lifestyle center.



POLLUX MALL  
CIKARANG

**Pollux Mall Cikarang** will offer high quality, top-class tenants to service our residents and visitors as the Cikarang best central landmark. The family-friendly Pollux Mall Chadstone is also the first mall in Cikarang to have been built with eco-conscious principles in mind. It saves on electricity by optimising day-lighting and uses light-emitting diode (LED) lighting on its façade and interiors.

 **CHADSTONE**  
CIKARANG MALL



POLLUX MALL  
CIKARANG

Energy-efficient fittings and a building management system that reduce the amount of air-conditioning needed also reduces our carbon footprint and operational cost through energy saved. Visitors can also enjoy the lush greenery planted on the fringes and corridors of the mall.



MALL GALLERY



POLLUX MALL

CIKARANG



MALL GALLERY





MALL GALLERY



POLLUX MALL  
CIKARANG





POLLUX MALL  
CIKARANG



CONCEPT  
ZONES 2



  
POLLUX MALL  
CIKARANG

CONCEPT ZONES

# An Immersive Retail & Lifestyle Experience

**Pollux Mall Cikarang** brings in a plethora of choices for our visitors' leisure and convenience and is set to revolutionize the lifestyle experience in Cikarang. Our creative zoning concept offers a synergistic combination of retail, events, dining, family entertainment and trendsetting lifestyle meet-up components that are designed to appeal to savvy consumers pursuing quality of life in a socially-conscious and creative environment.

# LAUNCH PAD



POLLUX MALL  
CIKARANG

## Ground Floor Atrium

# Innovative Event Spaces

The **LaunchPad** is our unique and fully facilitated atrium and outdoor space at where companies can stage events, pop-ups, parties, fashion shows, art installations, and promotions.





POLLUX MALL  
CIKARANG

THE STAGE IS NOW READY FOR  
YOUR GRAND ENTRANCE

LAUNCH  
PAD 





# LAUNCH PAD

**FULL FACILITATED EVENT, LAUNCH SHOW &  
EXHIBITION ARENA AT ATRIUM & OUTDOOR**

Pollux Malls Cikarang's distinct atrium and outdoor area at the **LaunchPad** offers businesses the perfect place to connect with their customers.

The LaunchPad offers the ultimate flexibility with a versatile floor plan and layout to complement all types of events. Our event venue is great for accommodating a large number of guests as well as providing your business the best visibility and engagement opportunities to your customers.

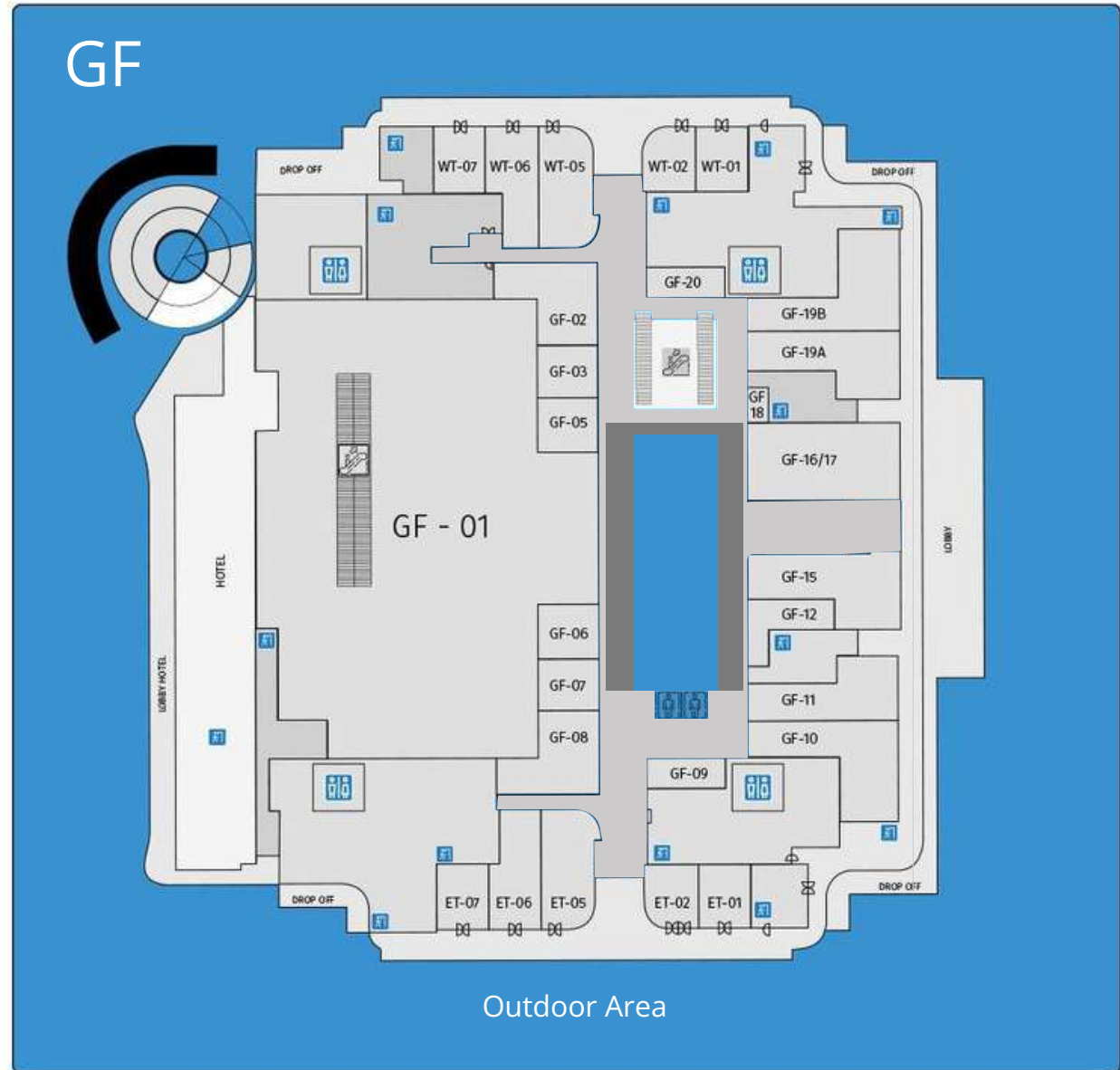


# LAUNCH PAD | Zone Area

## Target Business Types:

- ✓ Product Launch
- ✓ Marketing Events
- ✓ Branded Events
- ✓ Performances
- ✓ Exhibitions
- ✓ Festivals
- ✓ Pop-Up Shops & More

 Designated LaunchPadZone





  
POLLUXMALL  
CIKARANG

Ground Floor  
& Outdoor

# The Perfect Meeting Place

**Hang Outs** at Pollux Mall Chadstone will be Cikarang most uniquely fresh and creative hang-out spot; the perfect opportunity for trendy cafes, eateries, boutique brands and late evening speakeasy, bistro bars and live music to be seen and hear.





POLLUX MALL  
CIKARANG

EVERY HOUR IS YOUR HAPPY  
HOUR AT YOUR FAVE HANGOUTS!





**THE TRENDIEST HANG-OUT & CASUAL  
MEET-UP DESTINATION IN CIKARANG:**

Stylish new cafes, buzzy bars, live music and trendy meet-up spots –the **HangOutsat Pollux Malls Cikarang** is set to be your favourite hangout spot! Enjoy a leisurely cup of coffee by yourself as you people watch at a bustling café, or toasting to the end of a week with your friends over happy hour drinksat the speakeasy bistro bar.

The effortlessly stylish destination will be a favourite among the creative and young crowd, and those who enjoy slow weekends, part-outdoor concept, part perfect spot for people-watching and enjoying drinks and hearty cafe delectables over live bands and great music.



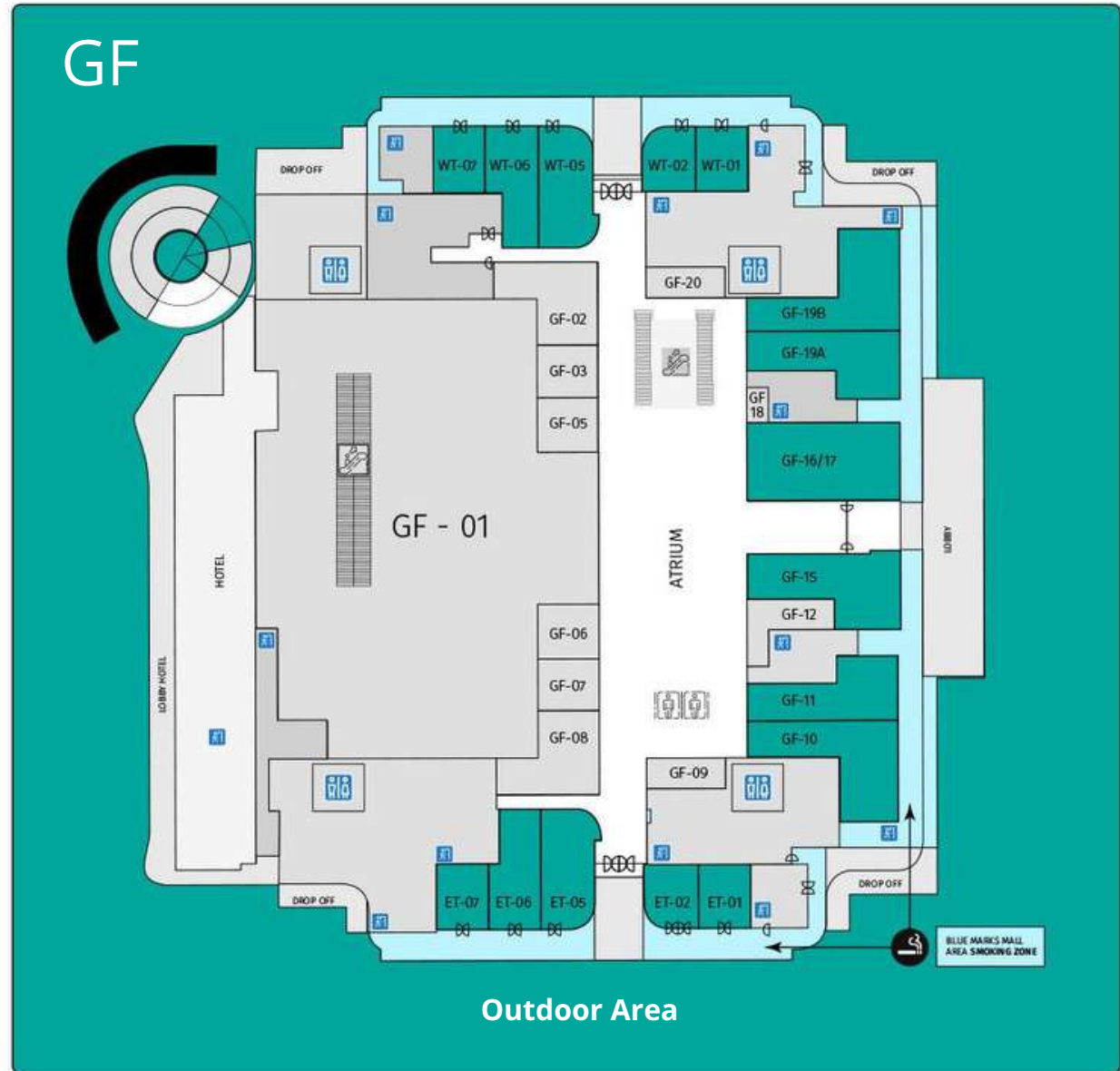


## Zone Area

### Target Business Types:

- ✓ Cafes Bistros
- ✓ Brasserie
- ✓ Speak easy
- ✓ Bars & Pubs
- ✓ Live Music & Performance Arts

 Designated HangOutsZone



# FOOD ALLEY

## Delectable Menus



POLLUX MALL  
CIKARANG

1st & 2nd  
Floor

A thoughtfully selected mix of modern and traditional food and drink establishments will serve the sensibilities of the thousands who work in the building as well as those in the surrounding neighborhood of Cikarang and beyond at the **FoodAlley**.





POLLUX MALL  
CIKARANG

**YOUR BEST DISHES DESERVES  
A BIGGER AUDIENCE**

**FOOD  
ALLEY**





# FOOD ALLEY

## GREAT FOOD, FUN DINING WITH FRIENDS & FAMILY

Good news for those staying in Cikarang because there's now a new food and fun dining spot to wind down at **Pollux Malls Cikarang's FoodAlley**. At FoodAlley, you'll have a host of F&B outlets to get your much-needed espresso shots and go for food coma-inducing lunches with your best friends.

From customisable salad bowls to award-winning ramen, there are also a slew of bubble tea joints here to grab your mandatory BBT fixes. Enjoy artisanal Indonesian coffee, Nasi Goreng Tanameraor treat yourself to a diverse selection of international and local cuisines at the comfort of our mall.



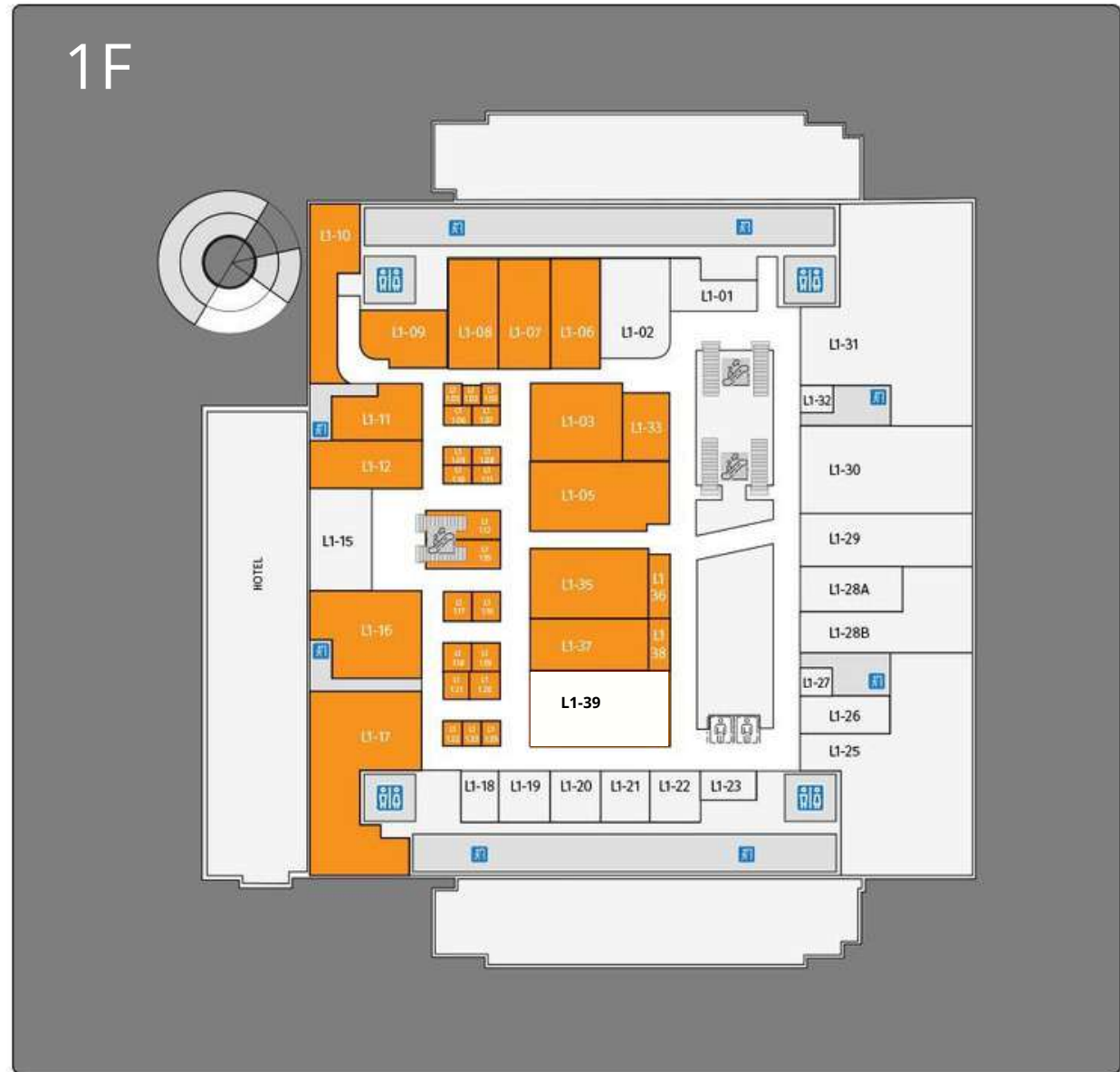


## Zone Area

### Target Business Types:

- ✓ Food Court
- ✓ Restaurants
- ✓ Fast Food
- ✓ Family Restaurants
- ✓ Traditional Restaurants
- ✓ Themed Restaurants
- ✓ Ethnic Restaurants
- ✓ Chain Restaurants

 **Designated FoodAlleyZone**





POLLUX MALL  
CIKARANG

2nd & 3rd  
Floor

  
**FAMSPOT**

**Serious Fun  
For Everyone**

**FunUnited** is your year-round destination for fun entertainment with family and friends! Your ultimate experiential getaway for fresh entertainment and atmospheres everyday with XXI cinemas, children's indoor play parks, theme arcades and more.





POLLUX MALL  
CIKARANG

A WHOLESOME FAMILY-FRIENDLY  
FUN EXPERIENCE AWAITS YOU



FAMSPOT



**FAMILY & FRIENDS FRIENDLY STORES, ACTIVITY CENTERS, RECREATION & ENTERTAINMENT**

Drop in **FunUnited@ Pollux Malls Cikarang** any day of the week and you'll find it abuzz with families. It's that good of a place for families, kids and friends. FunUnited is home to some cracking kid-centric spots like entertainment centers, children's play zone, creative education centers and more!

Poised to be one of the best family-friendly shopping malls in Cikarang, our endless retail, dining, and lifestyle options will allow families and friends to spend their best time together playing games, having a meal and or catching a movie together at our full sized cinema.

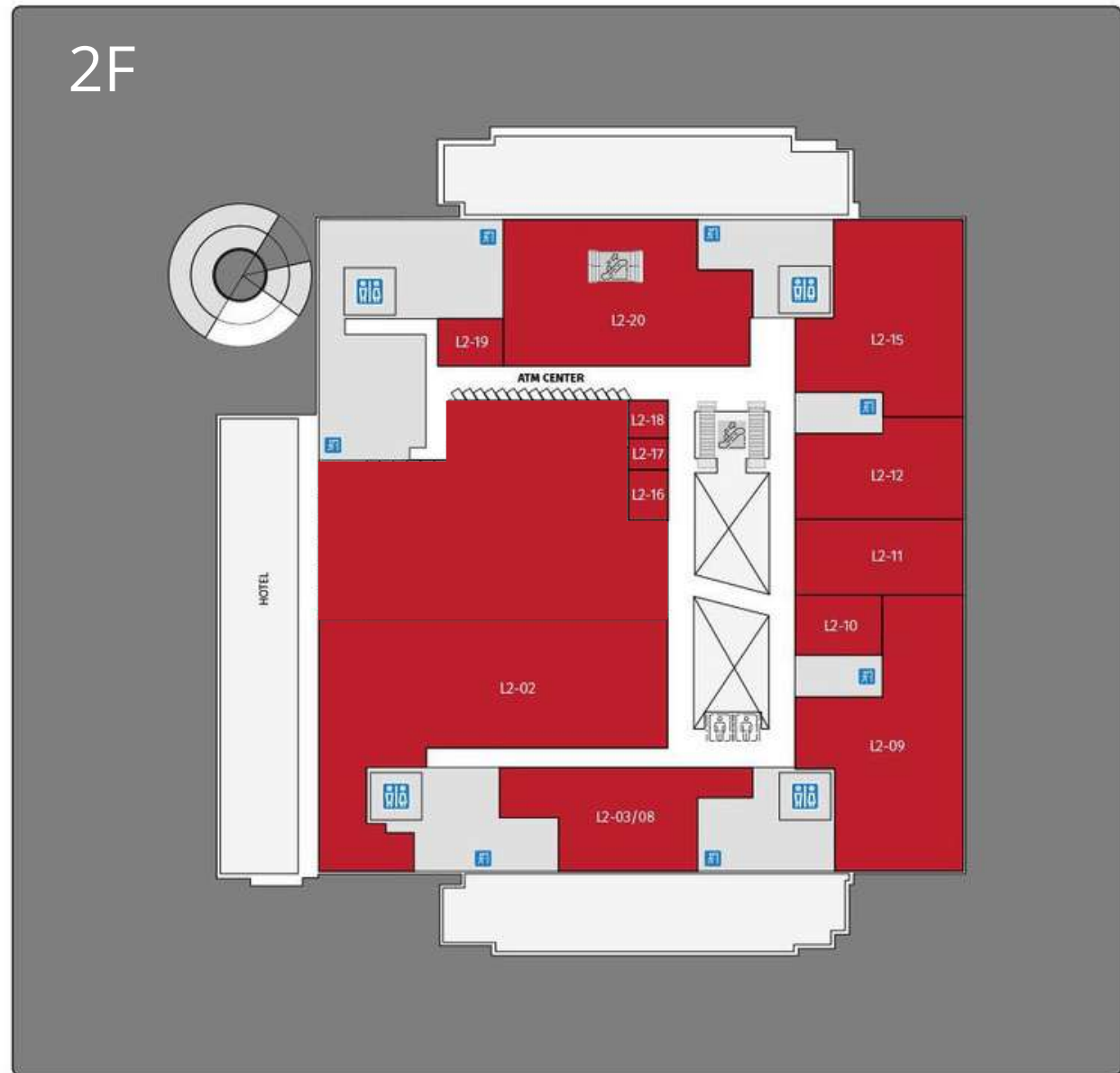


# FAMSPOT | Zone Area

## Target Business Types:

- ✓ Food Court
- ✓ Cinema
- ✓ Amusement / Game Centers
- ✓ Indoor Edu-Play Parks
- ✓ Education
- ✓ Toy & Hobby Stores Mom's & Kids
- ✓ Beauty Clinic
- ✓ ATM

 Designated FamSpotZone



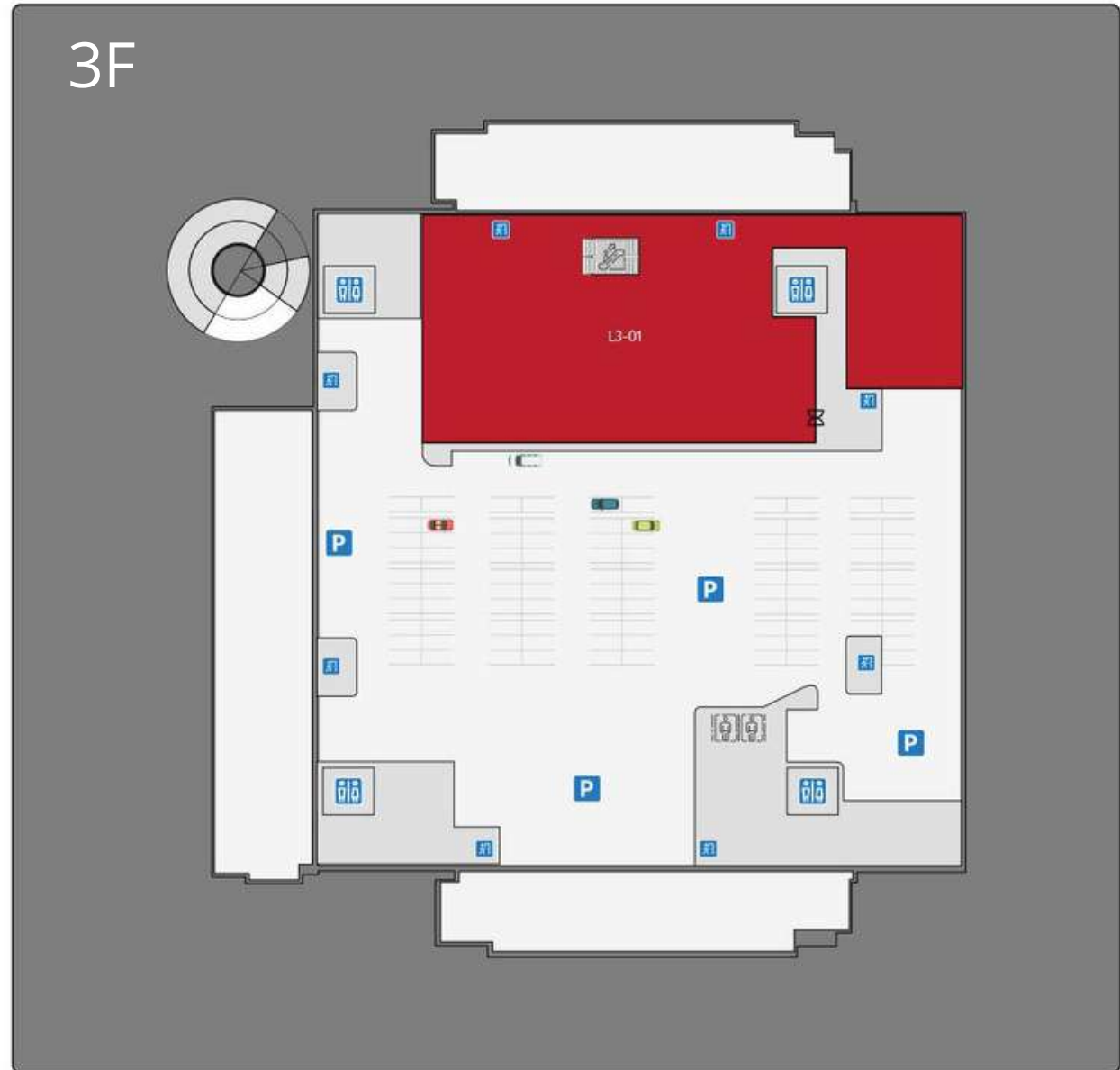
# FAMSPOT | Zone Area

## Target Business Types:

- ✓ Parking Area
- ✓ Cinema
- ✓ Toy & Hobby Stores
- ✓ Others



**Designated FamSpotZone**





POLLUX MALL  
CIKARANG

DREAMS ABOUT THE FUTURE ARE  
ALWAYS FILLED WITH GADGETS

GAD  
GET  
*zone*





# GADGET GET *zone*

**STEP INTO A WORLD OF INNOVATION AT GADGETS ZONE!**  
**INNOVATION, TECHNOLOGY, & GADGETS**

**Gadget Zone @ Pollux Malls Cikarang** step into a world of innovation, excitement, and cutting-edge gadgets. From the latest smartphones and tablets to gaming consoles, smart home devices, and wearables, we have it all. Immerse yourself in the possibilities of technology as you explore our extensive collection of gadgets store from renowned brands.

Welcome to Gadget Zone, your ultimate destination for all things tech! Explore our vast array of cutting-edge gadgets and immerse yourself in the world of technology. At Gadget Zone, we bring you the latest in technology, innovation, and convenience all under one roof. Get ready to embark on a thrilling journey into the world of gadgets. Visit us today and experience the future today!



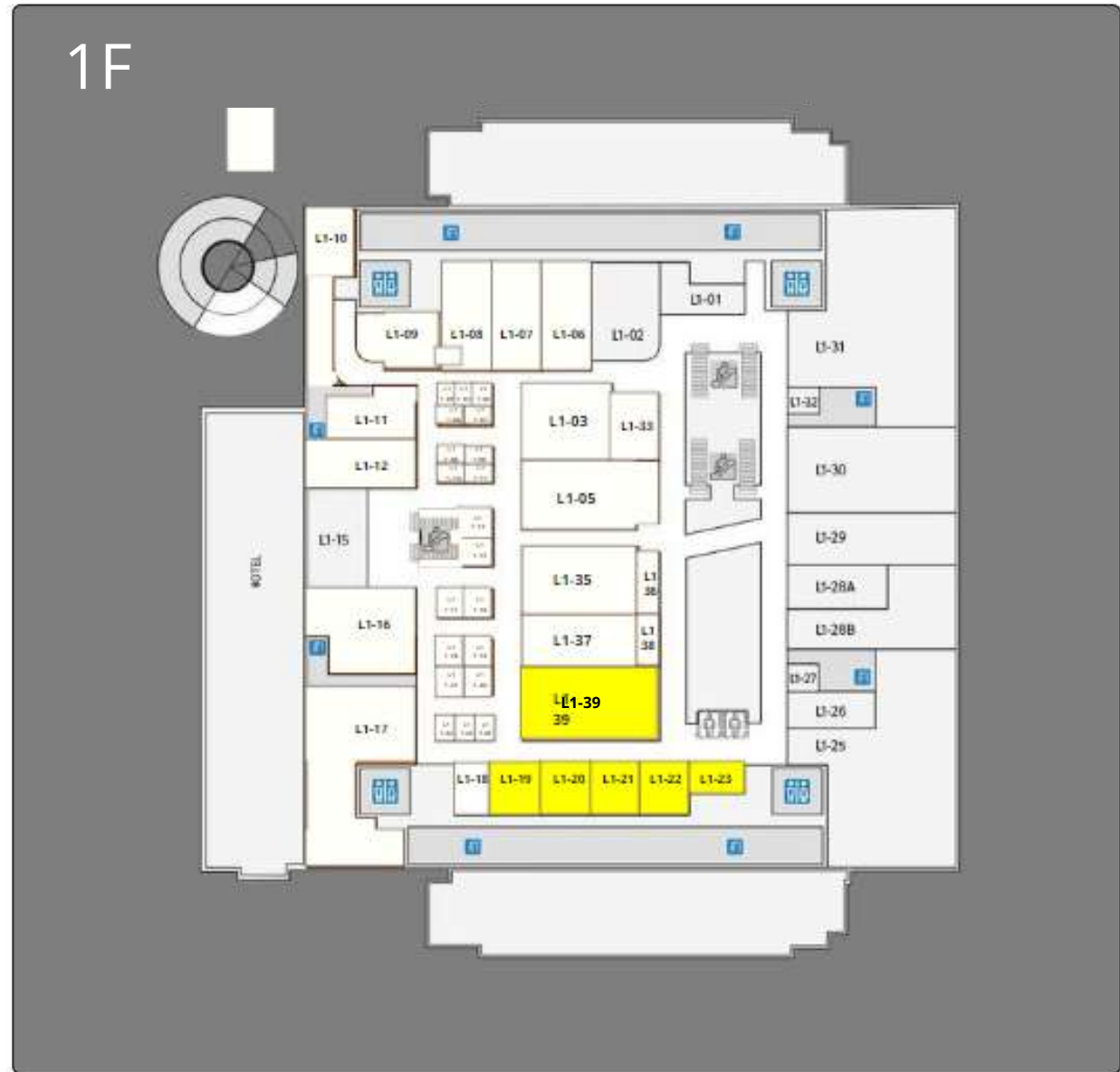


## Zone Area

### Target Business Types:

- ✓ General Electronics Store
- ✓ Specialized Smartphone Shop
- ✓ Computer Store
- ✓ Gadget Accessories Shop
- ✓ Household Electronics Store
- ✓ Camera and Photography Equipment Store
- ✓ Office Electronic Equipment Store
- ✓ Gaming and Entertainment Equipment Store

 **Designated Gadget Zone**



TENANTS GALLERY



TENANTS GALLERY

 **MAKO**  
CAKE & BAKERY

 **Ono Hawaiian BBQ**  
EST. 1993

 **Rasa Rasa**  
Suki & BBQ

 **C&F**  
PERFUMERY

KOPI  
 *Janji Jiwa*

 guardian

 *Cinema XXI*

 oppo

 GIORDANO

 **Lasona**

 **Wacoal**

 **SAMSUNG**  
EXPERIENCE  
STORE

 **Steak 21**  
Jauh Lebih Enak

 **SPORTS  
STATION**

 URBAN&CO

 **Dwidayatour**  
making travel easy

TENANTS GALLERY



TENANTS GALLERY



## TENANTS GALLERY



# TENANTS GALLERY





# TENANTS GALLERY



# TENANTS GALLERY



# TENANTS GALLERY



# EVENTS GALLERY



EVENTS GALLERY



# EVENTS GALLERY





POLLUX MALL  
CIKARANG

POLLUX MALL

STRATEGIC  
LOCATION 3



# Perfect Convenience

AT THE CENTER OF CIKARANG CITY

Enjoy seamless connectivity at Pollux Mall Cikarang- Located at the centre of Cikarang City between North and South Cikarang, Pollux Chadstone is envisioned to be the perfect living and lifestyle hub at the heart of the largest manufacturing zone of Indonesia along the Bekasi-Cikampek corridor.



# The Concept

## **A world-class integrated & sustainable** vertical lifestyle development

**Live at the Centre of It All** -This is our underlying vision behind the concept of Pollux Mall Cikarang -a 300.000 m2 world-class, sustainable vertical integrated development strategically located at the heart of Cikarangcity. Envisioned as an integrated hub powered by future-proof sustainable building features and offering the best in lifestyle and residential living in the city, Pollux Chadstone is built to serve the unique and culturally diverse community of Cikarangas the city's central landmark. Blending the very best of retail options and public space facilities with high quality and modern, living spaces, we have created a landmark destination that will elevate our community and the city.



# Serving Cikarang's diverse **local and expat communities**



Currently, **over 3,000 companies** are operating in Cikarang. A culturally diverse and vibrant community is blooming in this central trade city, highlighted by the backing of leading foreign companies from Singapore, United States, Germany, South Korea, Japan, Taiwan, China, the Middle East and more. The city occupants' ever increasing need for lifestyle and living amenities will be met by Pollux Mall Cikarang's offering of innovative retail and entertainment programming for many years to come.





POLLUX MALL  
CIKARANG



CUSTOMER  
BASE 4



# A Built-In Customer Base

**Pollux Mall Cikarang** is located at Pollux Chadstone, the iconic home to Cikarang's young and active population and the go-to destination for the city's global expats and local communities. Families, professionals, creators, dreamers and doers have infused our amazing building with energy, innovation, and excitement. They demand the best lifestyle and in turn reward excellence with their loyalty and patronage.

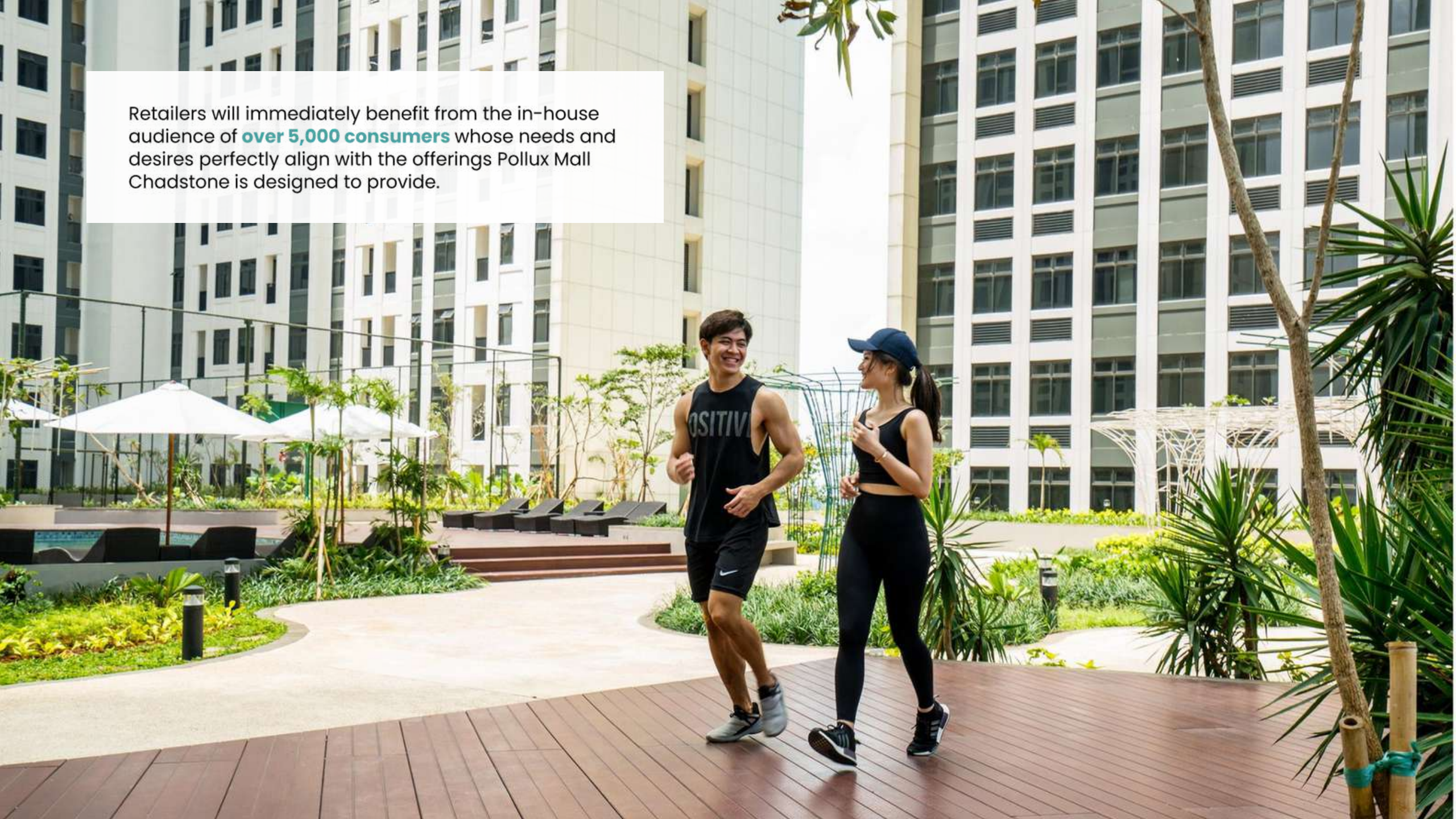
## SITMAP



## A world-class integrated & sustainable vertical lifestyle development

Pollux Mall Cikarang located in an integrated living center that consists of 4 residential apartment towers: Tower Arden, Christie, Dario and the Marriott Executive Apartments Tower with a total of **3,496 apartment units**.

Retailers will immediately benefit from the in-house audience of **over 5,000 consumers** whose needs and desires perfectly align with the offerings Pollux Mall Chadstone is designed to provide.





# Designed To Serve The City's Diverse Community

Comprising of **3 high-rise 45 storey apartment towers, an international branded serviced residences tower, Pollux Mall Chadstone, 2 blocks of upscale hotel suites and a 4-star business hotel** – Pollux Mall Chadstone is designed to serve the city's diverse local and expat business community as Cikarang's largest and tallest, sustainable landmark – offering the very best of living, retail, recreation, work, and civic facilities.



LK™

LOUIS KIENNE

HOTEL

CIKARANG

LK™

LOUIS KIENNE

SUITES

CIKARANG

LK™

LOUIS KIENNE

RESERVE

CIKARANG





## Global Distribution

**7**

KEY CITIES

**12**

PIPELINE PROPERTIES

**3,000+**

OPEN ROOM

**930+**

VALUED EMPLOYEES

**LK**<sup>TM</sup>

LOUIS KIENNE

**HOTEL**

CIKARANG

### Louis Kienne Hotel

LK Hospitality Group is an international hospitality investment and management company, with management offices in Singapore and multiple cities in Indonesia. Since our inception, we have been expanding our portfolio across the gateway cities of Asia.

At LK Hospitality Group, we promote a culture that is defined by our core philosophy of treating our customers, partners and people the way they wish to be treated. Our business is about our connections with people and their journeys around the world, and our role in creating places that support these connections. The result is a global team that shares a common vision while inspiring one another to realise our objectives and setting the company apart in today's competitive hospitality market.



The logo features the letters 'LK' in a large, bold, serif font. A small 'TM' trademark symbol is positioned to the right of the 'K'.

LK™

LOUIS KIENNE

SUITES

CIKARANG

## LK SUITES CIKARANG

Get ready for unique stays at LK Suites Cikarang, located in one of the most vibrant central of Cikarang city. Our upscale, urban-inspired hotel adds a little edge to your stay - "different by design" and promoting connections among our global travelers. Mingle at our free-flowing, lively bar and unwind over cocktails and live music as the kids play.

Visit the outdoor facility floor for our thematic musically-inspired gardens boasting stunning views of the city. Indulge in mouthwatering meals at our all-day restaurant, before you stop by our 24-hour Re:charge gym. And at the end of the day, freshen up in sophisticated yet comfortable hotel rooms with plush bedding, custom amenities and technology-inspired perks.





LK™

LOUIS KIENNE

RESERVE

CIKARANG

## LK RESERVE CIKARANG

Strategically placed in the heart of Cikarang's vibrant city center, our accommodations offer modern convenience with contemporary elegance at LK RESERVE in Indonesia. Surround yourself with compelling attractions and amenities right at your doorstep within the property's integrated mall.

Delight your palate with authentic local cuisine and appetizing international fare at our on-site restaurants. Unwind in stylishly appointed hotel rooms and suites with full-featured TVs, elegant furnishings and room service available 24 hours a day. We look forward to providing you with an unforgettable stay at LK RESERVE.





## **Elevate Your Worship Experience**

Discover a sanctuary where the spirit is nourished, and souls find solace. Gereja Mawar Sharon at Pollux Mall Cikarang is designed to provide a haven for reflection, prayer, and community bonding. Immerse yourself in the calming ambiance and let the beauty of faith surround you.

# Property Particular

## Development Name

Pollux Mall Cikarang

## Development Type

Integrated Mixed Use  
Development consisting of:  
Shopping Mall, Strata Apartment  
& Serviced Apartment Towers, 4-  
Star Hotel, 2 Hotel Suite Blocks.

## Formal Address

Jl. Raya Cibarusah, Cikarang  
Selatan Bekasi - 17530

## Tenure

Pure HGB

## Completion Date

2020

## Land Area

24,911.80 m<sup>2</sup>

## Gross Floor Area

264,046.50 m<sup>2</sup>

## Total Carpark Facility

1,251 Carpark Lots

## Company Name

PT Pollux Mega Kencana(parent  
company of PT Pollux Aditama  
Kencana with 99.99% shares)

## Operating Company

PT Pollux Aditama Kencana

## Strata Apartment Tower A Particulars

GFA:	35,890.00 m <sup>2</sup>
SGFA:	28,943.50 m <sup>2</sup>
No. of Floors:	38
Total Units:	760 units
Unit Types:	Studio 19.57 m <sup>2</sup> 2 BR 32.67 m <sup>2</sup> 3 BR 44.9675 m <sup>2</sup>
Ceiling Height:	2.80 m
Floor to Floor Height:	3.20 m
No. of Lifts:	5 PL & 1 SL

## Strata Apartment Tower C & D Particulars

GFA:	37,887.00 m <sup>2</sup>
SGFA:	28,572.30 m <sup>2</sup>
No. of Floors:	38
Total Units:	912 units
Unit Types:	Studio 19.57 m <sup>2</sup> 2 BR 32.67 m <sup>2</sup>
Ceiling Height:	2.80 m
Floor to Floor Height:	3.20 m
No. of Lifts:	5 PL & 1 SL

## Strata Apartment Facilities Particulars

BBQ Corner:	254.86 m <sup>2</sup>
Basketball Court:	420 m <sup>2</sup>
Gym:	62.09 m <sup>2</sup>
Swimming Pool:	393.85 m <sup>2</sup>
Pool Deck:	592.87 m <sup>2</sup>
Jogging Track	

## Serviced Apartment Tower B Particulars

GFA:	37,887.00 m <sup>2</sup>
SGFA:	28,572.30 m <sup>2</sup>
No. of Floors:	38
Total Units:	912 units
Unit Types:	Studio - 20.38 m <sup>2</sup> 2 BR - 34.076 m <sup>2</sup>
Ceiling Height:	2.80 m
Floor to Floor Height:	3.20 m
No. of Lifts:	5 PL & 1 SL

## Hotel (East & West Blocks) Particulars

GFA:	1,436.60 m <sup>2</sup>
SGFA:	1,125.60 m <sup>2</sup>
No. of Floor:	6
Unit Types:	35.98 m <sup>2</sup>
No. of Keys:	144
No of Blocks:	2 (East and West Blocks)

## Hotel Main Block Particulars

### 1st - 5th Floor:

GFA:	972.50 m <sup>2</sup>
SGFA:	864.90 m <sup>2</sup>

### 6th Floor:

GFA:	718.30 m <sup>2</sup>
SGFA:	562.80 m <sup>2</sup>
No. Of Keys:	178
Ceiling Height:	2.80 m
Floor to Floor Height:	3.20 m
No. of Lifts:	2 PL & 1 SL

### Hotel Facilities:

All-Day-Dinning:	100 pax
Meeting Room 1:	30 pax
Meeting Room 2:	30 pax
Prefunction 1	
Prefunction 2	

## Shopping Mall Particulars

GFA:	43,185.24 m <sup>2</sup>
SGFA:	32,789.57 m <sup>2</sup>
No. of Floors:	4 (inclusive 1 basement)
NLA:	28,505 m <sup>2</sup>

# Traffic Customer



BULAN	CUSTOMER
Januari	7.820
Februari	18.614
Maret	16.272
April	21.330
Mei	16.346
Juni	18.986
Juli	34.082
Agustus	33.140
September	164.998
Oktober	34.860
November	122.928



# The Occupancy Mall

UNIT	PUSHCART	ISLAND	TOTAL
97	15	39	151

OPEN	FITTING OUT
64	5

# Under **Fitting Out**







# The Occupancy Apartment

TOWER	TOTAL ALL UNIT	HANDOVER	OCCUPANCY	FIT OUT
		PER OKTOBER	PER OKTOBER	PER OKTOBER
ARDEN	760	103	26	5
BARKER	912	0	0	0
CHRISTIE	912	912	489	119
DARIO	912	720	397	90
<b>TOTAL</b>	<b>3.496</b>	<b>1.735</b>	<b>912</b>	<b>214</b>

# Traffic Parking



BULAN	KENDARAAN
Januari	23.480
Februari	32.314
Maret	29.842
April	40.994
Mei	51.760
Juni	40.130
Juli	48.812
Agustus	44.910
September	60.766
Oktober	52.828
November	37.362



# THANK YOU

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FOR SITE VISIT, PLEASE CONTACT :  
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