



# GLENDALE

— PARK —

By Lippo Group and Mitsubishi Corporation





THE DEVELOPMENT  
IS BIG



## A BREAKTHROUGH DEVELOPMENT LIPPO GROUP AND MITSUBISHI CORPORATION



Left LIPPO INTERNATIONAL HEADQUARTER, HONGKONG  
Right MITSUBISHI CORPORATION REGISTERED HEADQUARTER, TOKYO



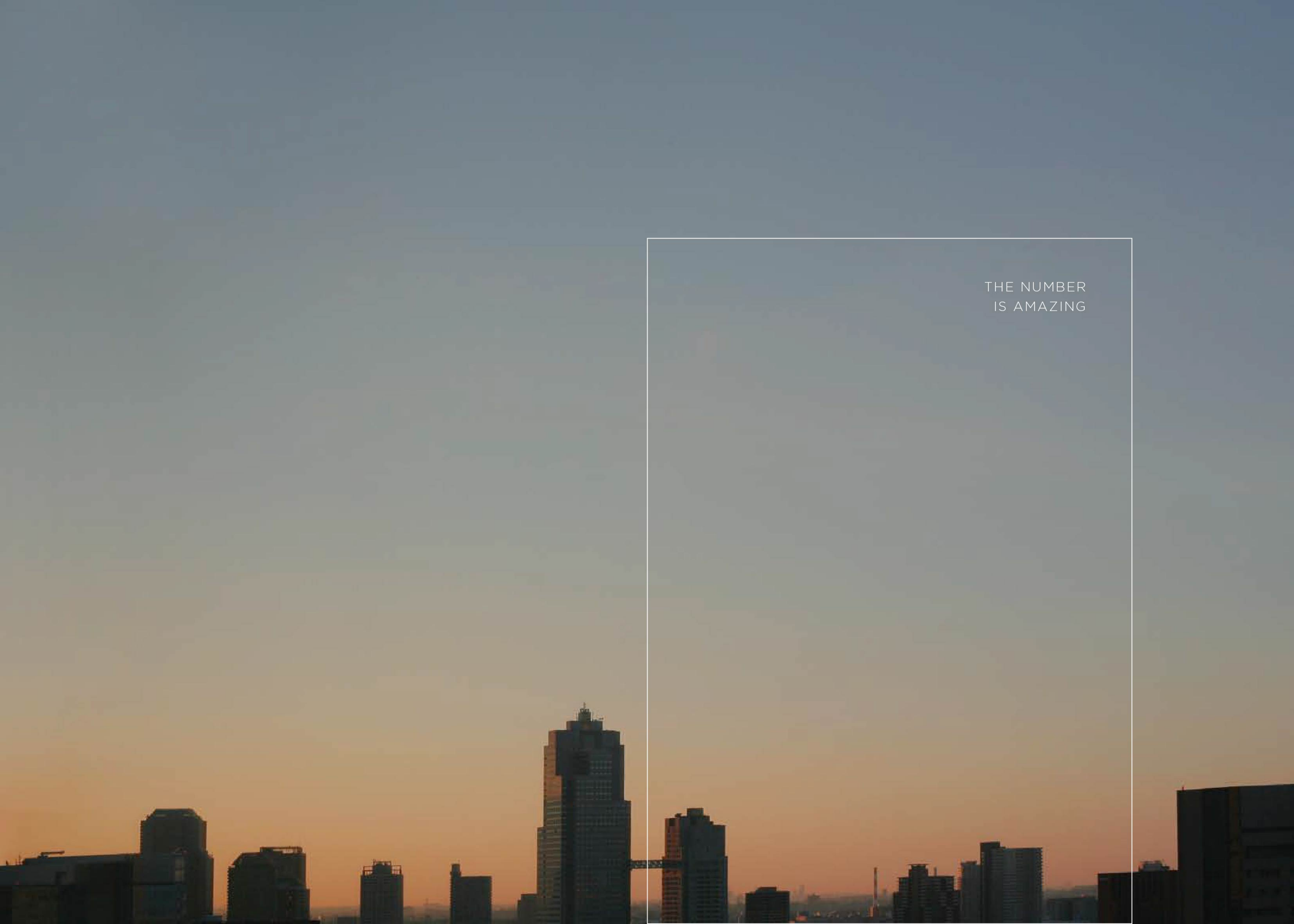
Lippo Group is pleased to have Mitsubishi Corporation to be working in partnership on a condominium development project called Glendale Park at Orange County, Cikarang.

Through establishing the Joint Venture with Lippo, Mitsubishi Corporation will participate in the development of two condominium towers in the first phase. The project will see the development of condominium towers, commercial centers, offices, and hospitals.

The Indonesian economy is expected to see continued growth over the next several years, with incomes and purchasing-power also expected to rise. The Cikarang area in the eastern suburb of Jakarta where the Orange County is located is well known as an attractive industrial hub, a trend which is very likely to continue due to the on-going progressive development of transportation infrastructure and increasing investment from both domestic and foreign companies, which has resulted in rising demand for additional infrastructure. The Orange County Project is therefore seeking to help satisfy the steady demand from the market by creating a new city center in the eastern part of Jakarta.

Combining Lippo's rich and extensive local expertise with the know-how Mitsubishi Corporation has gained from real estate developments in Japan and overseas, the partnership is seeking to expand its involvement in the growing Indonesian real estate market, leveraging the advantages that come with Japan's advanced technologies and sophisticated product planning.





THE NUMBER  
IS AMAZING

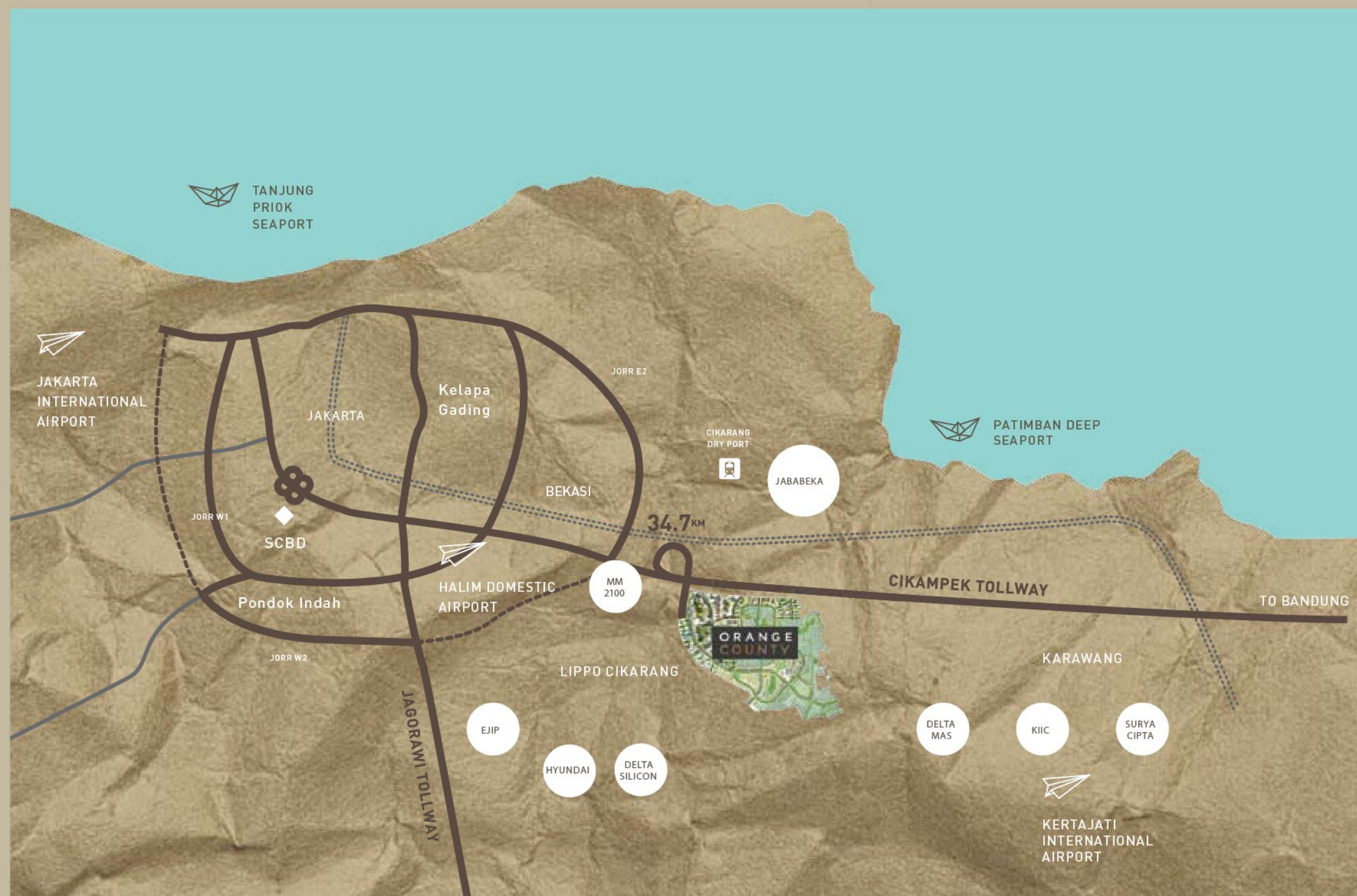




THE LOCATION  
IS GLOBALLY CONNECTED



## ORANGE COUNTY THE NEW HUB OF EASTERN CORRIDOR



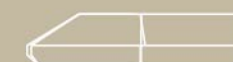
Located at Cikarang, Eastern of Jakarta, strategically can be accessed from the two key cities—Jakarta and Bandung. Future access included 30 minutes drive to the new international airport and 10 minutes ride to Jakarta with the express train.



DIRECT ACCESS FROM  
KM 34.7 CIKAMPEK TOLLWAY



KERTAJATI INTERNATIONAL  
AIRPORT



3 TRAIN ACCESS INCLUDING  
KRL, LRT AND THE FUTURE EXPRESS  
TRAIN JAKARTA - BANDUNG



PATIMBAN DEEP SEAPORT



SURROUNDED BY 2,500  
MULTINATIONAL COMPANIES





THE CITY  
IS REFRESHING



LIVEABLE CITY  
32-IN-1 FACILITIES



SHOPPING MALL

LIPPO MALL ORANGE COUNTY	1
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APARTMENT

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# GLENDALE

— PARK —

Inspired by global city such as Tokyo and amazed by details, modernity, multicultural and the philosophy of Tsuyo or strength, we'd like to bring you Glendale Park. The design concept is to combine contemporary design and the beauty of Japanese traditional architecture by focusing on the contrast of light and shadow— creating a modern and warm atmosphere. The design team envisioned the sophisticated lifestyle of Tokyo urbanites, living in a home with refined taste, enhanced by quality interior.



LOBBY DROP OFF





INSPIRATION OF TATAMI ROOM CONCEPT

A warm and relaxing bedroom with a choice of 1 bedroom deluxe, 1 bedroom premium, 2 bedroom and 3 bedroom overlooking the cityscape.





The living area are designed without a boundary between the inside and outside—a continuous area using traditional Japanese aesthetic of Beauty of Transmission like “Shoji” and “Koshi” (faintly seen through and not exposing the whole picture). It will give a sense of privacy as well as “Engawa” (intermediate space).





The possibilities are endless, With earthtone color palette, there will be more freedom to make it tranquil or spark it with a little bit colors.

The design offers spacious living and dining area with breathtaking view.



INSPIRATION OF TATAMI ROOM CONCEPT





The facilities also designed to blend in with the nature, to unify the inside and outside and to create an intermediate region that can be accessed easily. Among our in-house facilities included the ofuro or japanese spa, swimming pools, kids playground and gym area.

OFURO JAPANESE SPA



KIDS POOL AND PLAYGROUND



SWIMMING POOL







THE TEAM



LEAD ARCHITECT

MITSUBISHI JISHO SEKKEI INC.  
Japan

REPRESENTATIVE PROJECTS:  
Marunouchi Complex, Tokyo  
Grand Front, Osaka



INTERIOR PUBLIC SPACES

T-LIFE ENVIRONMENTAL LAB INC  
Japan

Professor George Kunihiro, FAIA Noted Architect & educator since 2013 - now, serves as International Director on the National Board of the American Institute of Architects.

REPRESENTATIVE PROJECT:  
Kawamura Weekend House, Japan  
Sanctuary Commercial Building, Japan

AWARD:  
Presidential Medals from the American Institute of Architects (AIA)



INTERIOR SHOW UNIT

GENIUS LOCI  
Singapore

REPRESENTATIVE PROJECTS:  
Le Jardin Villa, Bali  
Regent Hotel, Bali  
Kemang Village, Jakarta  
The St.Moritz, Jakarta



MASTER PLANNER OF ORANGE COUNTY

H.O.K, HELLMUTH OBATA KASSABUM  
USA

REPRESENTATIVE PROJECTS:  
Greenland Dalian East Harbor Tower, China  
Istanbul International Financial Center



LANDSCAPE ARCHITECT

SALAD DRESSING  
Singapore

REPRESENTATIVE PROJECTS:  
The Minton, Singapore  
Mimosa Garden, Japan  
Alila Seminyak, Bali  
Alila Villas, Bintan

AWARD:  
Garden World Cup Japan 2014  
for Mimosa Garden

STRUCTURE ENGINEER

TY LIN INTERNATIONAL  
USA, Singapore

REPRESENTATIVE PROJECTS:  
Marina Bay Sands Integrated Resort, Singapore  
Al Madda, Jeddah Arab  
Great World City, Singapore  
Kemang Village, Jakarta  
Kota Kasablanka, Jakarta

AWARDS:  
BCA Awards  
for Design and Engineering Safety Excellence,  
Residential Category (2014)

BCA Awards  
for Construction Excellence  
(2011 - 2014)

LOCAL ARCHITECT

QUADRATURA INDONESIA  
Indonesia

MEP ENGINEER

SIGMATECH  
Indonesia





THE LIFESTYLE  
IS EXTRAVAGANT



SHOPPING EXTRAVAGANT  
FIRST CLASS ENTERTAINMENT

Lifestyle is extravagant, entertainment is top-notch. Experience the 2.4 km Shopping Street or just sit back and relax watching your favourite movie at the Cinemaxx. Find almost everything you need at the famous Lippo Mall— from fashion to daily groceries, from local food to world class cuisine, from wellness to the spa.



LIPPO MALL ORANGE COUNTY



CINEMAXX



INTERNATIONAL  
FINE DINING



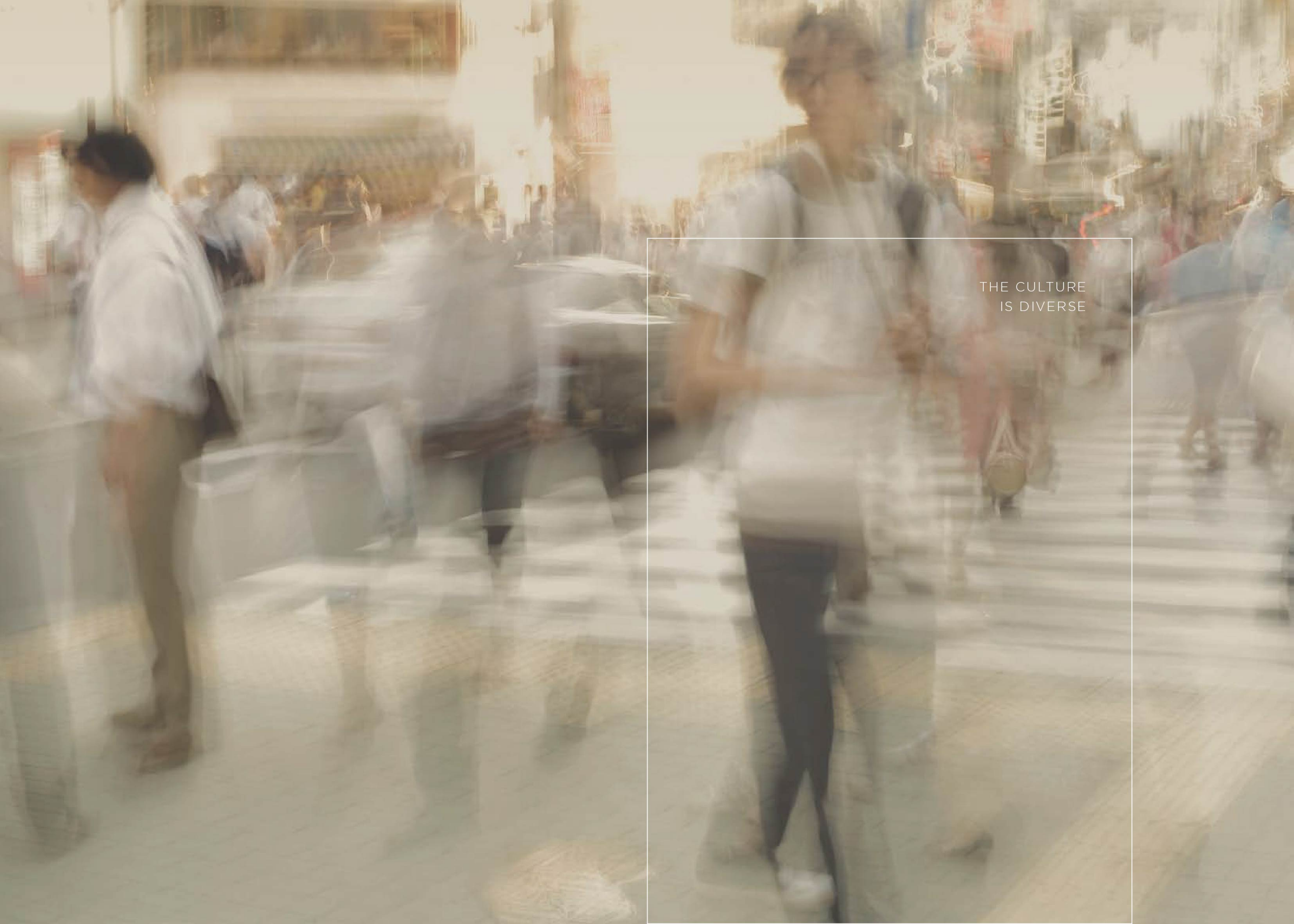
WELLNESS CENTER





THE BUSINESS  
IS GOOD





THE CULTURE  
IS DIVERSE



VIBRANT CITY  
THE MELTING POT

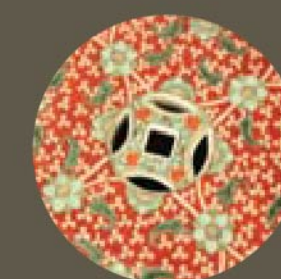
Orange County is the vibrant color of new liveable city, the most sought-after area in the Eastern of Jakarta. With more than 2,500 multinational companies in the area, Orange County is the melting pot where people do business, live and entertain. Orange County is the new hub for international community blend with the local culture.



JAPANESE CULTURAL CENTER



KOREAN CULTURAL CENTER



CHINESE CULTURAL CENTER





THE DECISION  
IS SMART



## GREEN CITY HOME OF FUTURE LEADERS

Lippo Group has always been dedicated to create a healthy living environment including a development of 33,900 m<sup>2</sup> world-class Siloam hospital as well as an international standard institutions such as UPH "The New Harvard Campus", SPH International, The Hikari Japanese School, UPH College, National Plus YPPH.

## ORANGE COUNTY SHOWCASE

Jl. OC Boulevard Utara  
Orange County  
Bekasi 17550  
Indonesia



WORLD-CLASS  
SILOAM HOSPITAL



HIKARI  
JAPANESE SCHOOL



GREEN SPACE  
AND LIVING ENVIRONMENT



PT Diamond Development Indonesia

a subsidiary of  Mitsubishi Corporation

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