

DASWIN
OFFICE TOWER

The Iconic Workplace of Rising Enterprises





Integrating Japanese Essence with Indonesian Values

Daswin Office Tower will be a new iconic office building located in the heart of CBD Jakarta that offers prestige and elegance for rising and established enterprises alike. This new office tower for lease offers synergetic design that reflects both combination of excellent Japanese architecture and the elegance of Indonesian craftsmanship.

Developed by PT Windas Development, a joint venture company among Gesit Companies, Mitsubishi Estate Asia, Santini Group, and Shimizu Corporation, Daswin Office Tower is a combination of cultures reflected on its simplicity of design, state of the art technology and various retail facilities to satisfy the need of its discerning tenants.

Daswin Office Tower shall be completed in early 2021.





A Responsible Design Born from Integrity

Designed by reputable worldwide architect, Mitsubishi Jisho Sekkei, Daswin Office Tower focuses on a simple and elegant form of architecture to express a sense of “tranquility” and become a timeless symbol of the city of Jakarta. The form of the office tower realizes the most elegant proportion, and the appropriate height of the crown makes a harmony with surrounding skyscrapers.

The corners of the tower are cut off in order to enhance four main façades of the tower. The façade is designed with the emphasis of verticality to increase the sense of ascension. Horizontal fins are used at corners in contrast to the vertical fins used in the main facades. This combination of fins is derived from the design motives of handcraft products in Indonesia and the traditional Japanese lattice windows. The special lighting illuminates its simple form of architecture and emphasize its crown to become a new attraction of the night scenery of Jakarta.

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Mitsubishi Jisho Sekkei Inc. Projects



Marunouchi Building &
Shin-Marunouchi
Tokyo, Japan



The Industry Club of Japan
Tokyo, Japan



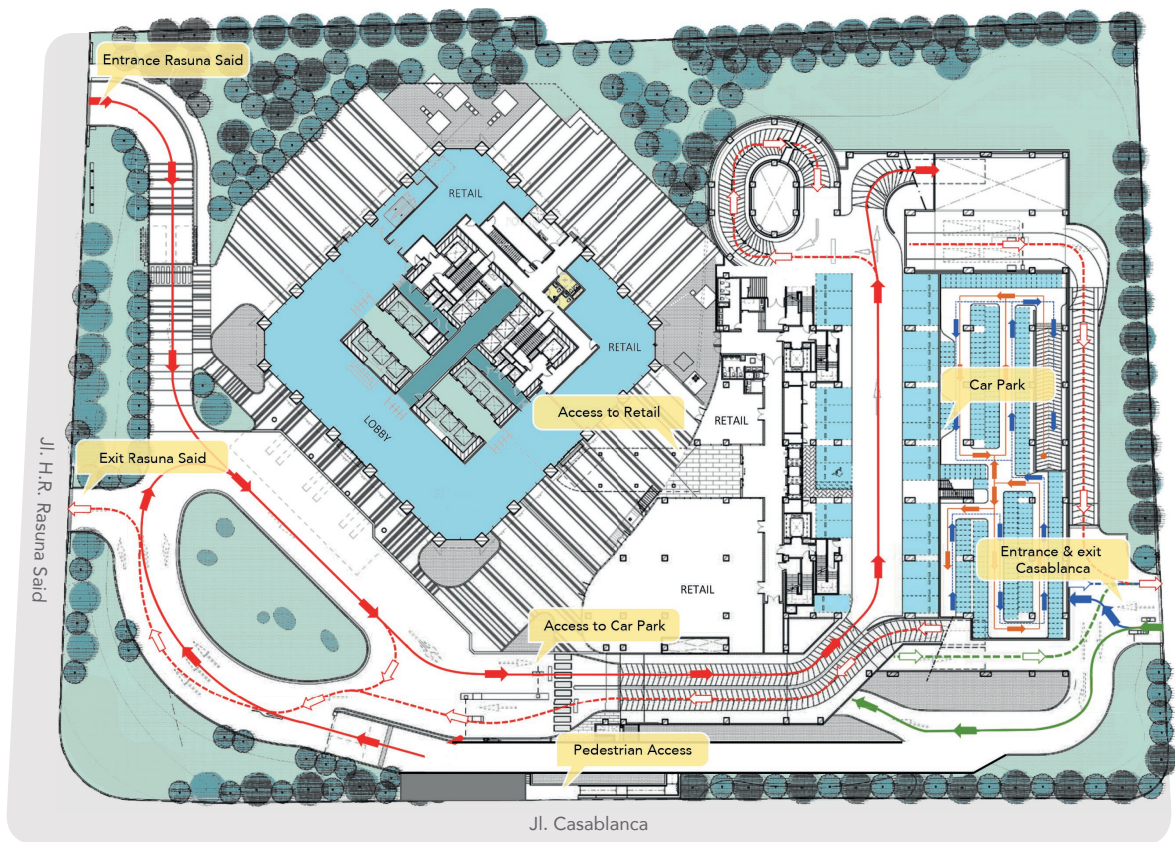
Taipei Nanshan Plaza
Taipei, Taiwan

Strategic Location at The Heart of CBD Jakarta

This prestigious 50 stories high building is located at the heart of CBD Kuningan, Jakarta in the intersection of Jl. H. R. Rasuna Said (main access) and Jl. Casablanca (secondary access). Daswin Office Tower is surrounded with many 5 stars hotels, malls, embassies and government offices.

Proposed LRT Station and Trans Jakarta Shelter (Soemantri and Kuningan Station) in walking distance from the building, making it very convenient for future tenants.

Site Plan








Sophisticated Retail Facilities Made with Perfection

Daswin Office Tower offers approximately 2.000 sqm net area for various entertainment and F&B facilities in its retail area. Exquisite retailers are provided to cater to all of our tenant's needs.

Proposed retail area component includes financial & banking facilities from banks to ATM centers , variety of Food & Beverages section offering local and international delightful cuisines.





Retail Area at Carpark Building



Courtyard (Between Office Tower and Carpark Building)



Best Green Development

Complying with most international building standard, Daswin Office Tower is aiming for Gold Certification rating from Green Building Council Indonesia (GBCI).



Award Winning

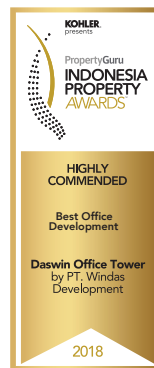
In 2018, Daswin Office Tower is The Winner of Best Green Development from Property Guru Indonesia Property Awards. The building is also nominated for Highly Commended of Best Architectural Design and Highly Commended of Best Office Development.



Winner of Best Green Development,
Property Guru Indonesia Property Awards 2018



Highly Commended of Best Office Architectural Design,
Property Guru Indonesia Property Awards 2018



Highly Commended of Best Office Development,
Property Guru Indonesia Property Awards 2018



Main Lobby

Lift Lobby

Building Information

Project Name	Daswin Office Tower
Location	Southeast area of the CBD in Jakarta, Indonesia, at the intersection of Jl. H. R. Rasuna Said & Jl. Casbalanca
Completion	Early 2021
Land Area	+/- 16.080 sqm
Leaseable Area	+/- 70.000 sqm Semi Gross (Tenancy Floor) +/- 2.000 sqm Nett (Retail Area)
Number of Floors	50 Levels of Tenancy Office 1 Basement Parking 3 Level Retail Area Podium 13 Level Parking Structures Multi Function Hall at Mezzanine Floor
Air Condition (AC)	Water Cooled Chiller Brand : Daikin
AC Zoning	Up to 12 Zones
Ceiling Height	Main Lobby : +/- 12.5 meter Typical Floor : +/- 2.9 meter (Clear Height, Raised floor 150 mm)
Toilet	Male, Female, and VIP toilets on each typical floor
High Speed Port System Elevators	1 Unit - Executive Lift 3 Units - Parking & Retail Lift 1 Unit - Service Lift 5 Units - Low Zone, speed 150 mpm 5 Units - Mid Zone, speed 420 mpm 6 Units - High Zone, speed 420 mpm Brand : Mitsubishi Electric



Retail Connection



Drop-Off

Escalator	1 Unit - from Ground Floor to Mezzanine Brand : Mitsubishi Electric
Curtain Wall	Low -E Coating, Double Glazing with heat strengthening
Fire Safety	Fire Alarms, Sprinklers, Smoke & Heat Detector, Fire Hydrands, Fire Hoses & Extinguisher, Emergency Stairs
IT & Telecomm	Fiber optic infrastructure for broadband internet IBMS : Intergrated Building Management System to Control and Monitor Building utilities and equipments
Parking Space	1.000 Car Parking lots, 608 Motorcycle lots, 100 Bicycle lot with Shower Room at Basement 1 Level
Power Capacity	110 VA per sqm
Gen-Set	100% power back up Brand : Mitsubishi Heavy Industries
Standard Loading Capacity	250 kg per sqm at Typical Floor 500 kg per sqm at Ground Floor

Building Elevation

High Zone

Level 40-57*
1.775 sqm Semigross

Refuge Floor

Level 39

Mid Zone

Level 23-38*
1.724 sqm Semigross

Refuge Floor

Level 22

Low Zone

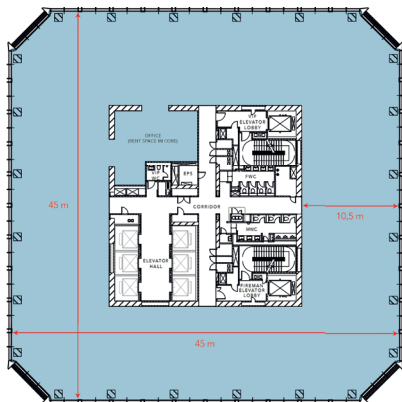
Level 6-21*
1.683-1.686 sqm Semigross

ME Floor - Level 5

Multifunction Floor - Level 2
Ground Floor

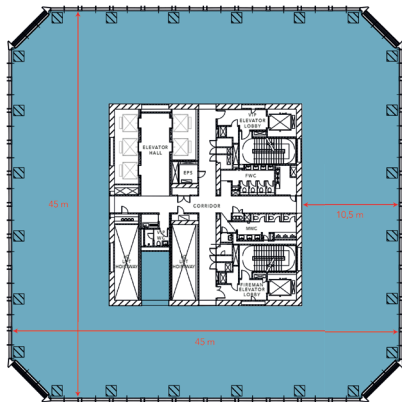
*Marketing Floor

Typical Floor Plan



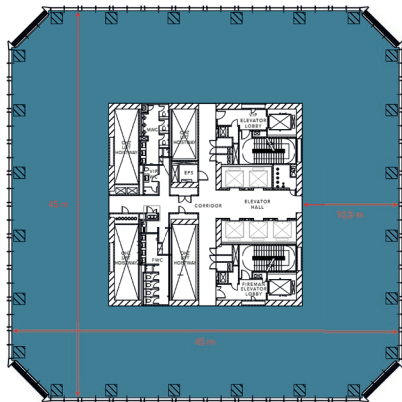
High Zone

Level 40 - 57
1.775 sqm Semigross*



Mid Zone

Level 23 - 38
1.724 sqm Semigross*



Low Zone

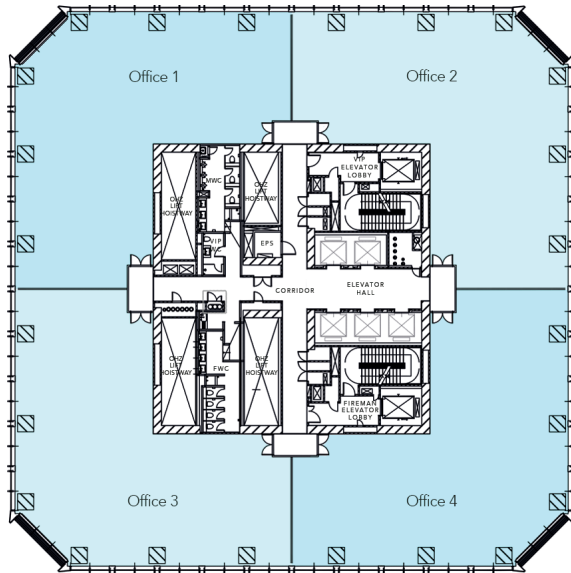
Level 6 - 21
1.683 - 1.686 sqm Semigross*



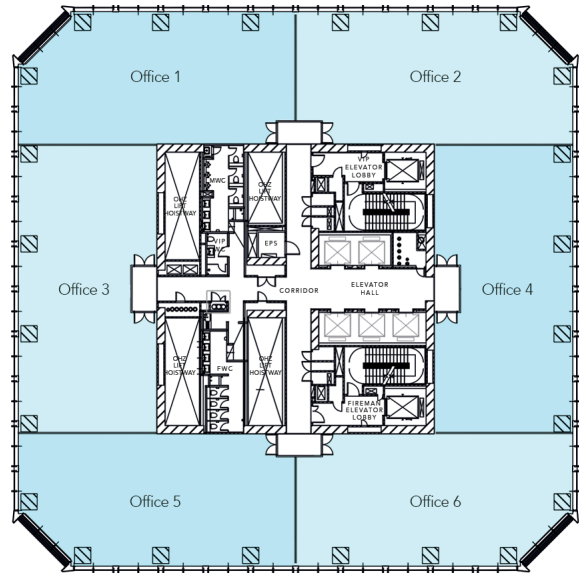
*All area are subject to final measurements.

Tenant Configuration

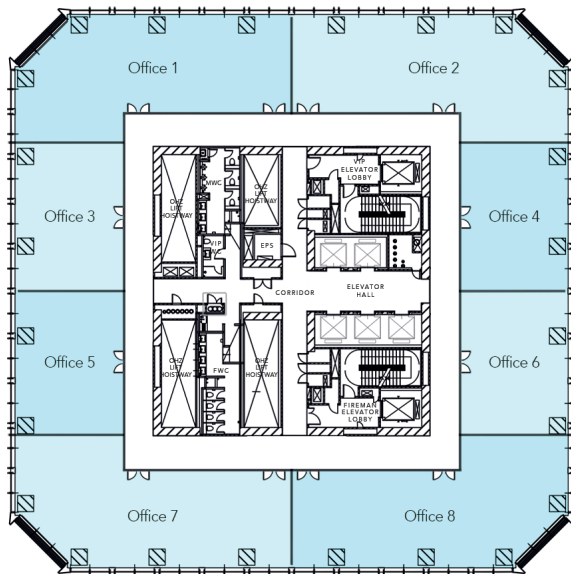
Daswin Office Tower accomodates multi tenancies floor ranging from 98 sqm to 557 sqm semigross.



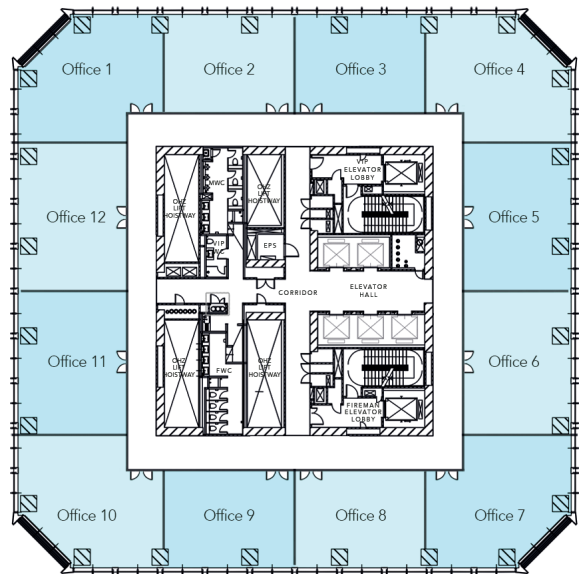
4 tenants
Size: 557 sqm semigross



6 tenants
Size: 270 – 274 sqm semigross



8 tenants
Size: 133 – 231 sqm semigross

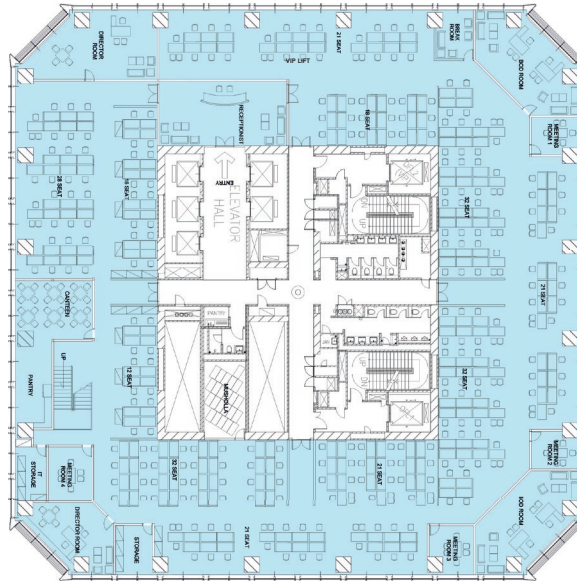


12 tenants
Size: 98 – 118 sqm semigross



Sample Layout Plan

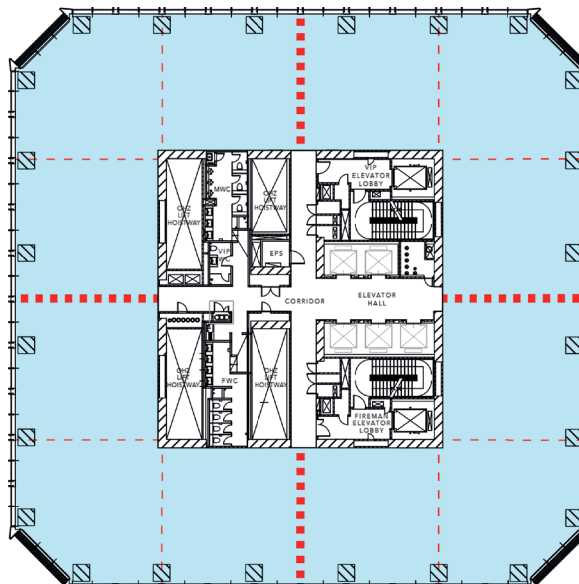
Daswin Office Tower has been designed to offer large, column free and floor plates with no limitation. Each floor layouts are suitable for international corporation headquarters as well as SME tenants.



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AC Zoning

The Standard of AC zone on each floor is 4 zones and can be divided to maximum 12 zones.



Daswin Office Tower

Typical Floor

Each Typical Floor is about 1.683 - 1.775 sqm semigross with 2.9 m ceiling height (including raised floor) and provides a 360° wide panoramic views.

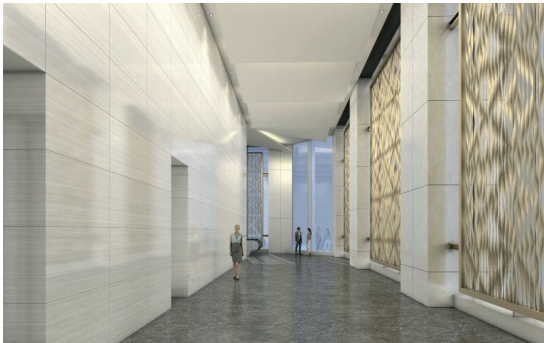
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*Image is for illustration only

Multifunction Floor

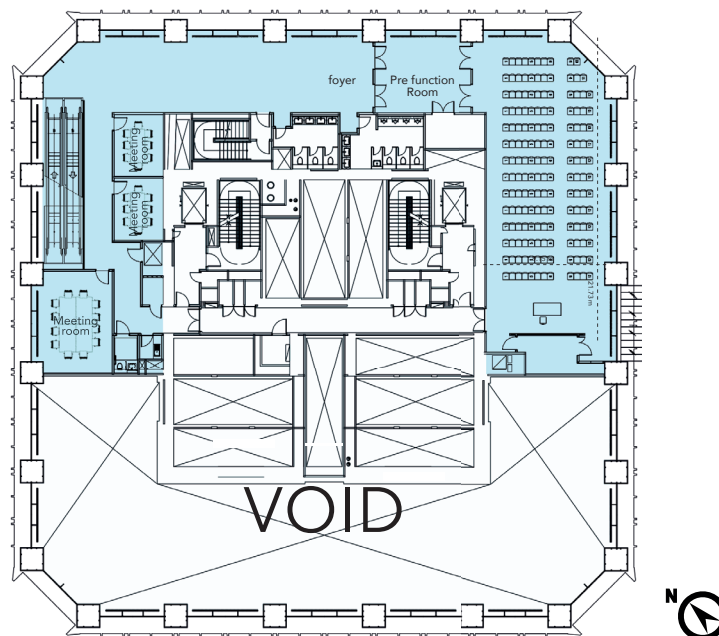
Multifunction Floor is located in the Mezzanine Floor intended to occupy a wide variety of functions, as it is transformable according to the needs. This floor can be accessed by escalator from Ground Floor of the building. Multifunction Floor can accommodate up to 300 people standing or 165 seating. This Multifunction Floor shall be exclusively utilize by the building tenants.



Multifunction floor - North view



Multifunction floor - East view



Project Team

Developer

PT. Windas Development, in partnership with



MITSUBISHI ESTATE ASIA



THE GESIT COMPANIES



SANTINI GROUP

Main Contractors



Concept Design Architecture



Mitsubishi Jisho Sekkei Inc.

Local Architect



Construction Management



Civil & Structure Engineer



M&E & Facade Consultant



Quantity Surveyor



Landscape Consultant



Wind Tunnel Consultant



Acoustic Consultant



Fire Engineering Consultant



Lead Marketing Consultant



Property Management Consultant



MITSUBISHI JISHO PROPERTY MANAGEMENT CO., LTD.

Property Management





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Lead Marketing Consultant



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