

## USEFUL TIPS

### FOR STRATA TITLE BUYERS

1. Check if building as well as occupation permits are issued.
2. The Developer has obtained the Legal and valid Strata Title issued by National Land Agency.
3. Ensure the building has adequate parking lots.
4. Managed by Professional Building / Property Management.
5. High standard security system and building maintenance.

### FACT & FIGURES

1. Scarcity of prime commercial land along CBD area.
2. Medium building height (10 to 18 levels) not prone to any hazards, i.e. fire, earthquake.
3. Current land price offered in CBD area (if available) will be twice or more expensive as offered commercial building Strata Title price.



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Kelurahan Embong Kaliasin, Kecamatan Genteng,  
Kota Surabaya, Jawa Timur 60271



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**The First Strata  
Office in Surabaya's  
CBD Area**





## DISCOVER OUR IMAGINATION

### AT A GLANCE

GBS is high quality 12-storey office building equipped with designated floor card control elevators, split duct air-conditioners for each unit (11 units per floor) and ample parking for cars as well as motorcycles.

It is strategically located in the heart of Surabaya, Jalan Panglima Sudirman, one of the major thoroughfares in central business district and perceived as the most prominent area within close distance to Hotels, Shopping Centers, Major Banks, and approximately 45 minutes from Juanda International Airport.

Ready for fitting-out and occupation, the office space is available for either lease or buy in various sizes start from 83 sqm to as large as one whole floor of approximately 1,251 sqm.



## INSPIRING WORK PLACE

Indonesia's vibrant and growing economy offering many advantages and opportunity for business development and investment.

Built by an experienced developer and contractor, GBS Building stands on a corner land with a great exposure onto Jalan Panglima Sudirman, which definitely is a landmark for Surabaya.

The Developer, PT Tifa Arum Realty has obtained a valid Strata Title for each floor and unit issued by National Land Agency.









With a total saleable area of approximately 14,000 sqm - semi gross, the building offers maximum flexibility in multi-tenancy floor ranging from 83 sqm to 144 typical floor divisions to a total of 1,251 sqm per floor and a floor-to-slab height of 3.85 meters, impressive 12-meters high grand lobby, finished in polished granite floor and walls, making it a pleasant and comfortable workplace.

Security will be maintained by well-trained guards on 24 hours duty supported with a comprehensive electronic system that includes CCTV at all major areas. The Building is also equipped with generator power back up.

### FEATURES

- High Quality Building
- Strata Title Ownership
- Prime Location at CBD Area
- Grand & Luxurious Lobby
- Managed by Professional Property Management
- Restricted Access to Office Using Designated Floor Card Control
- 24 Hours Security System
- CCTV
- International Standard Building Protection System
- Emergency Stairs

### FACILITIES

-  Telephone Lines
-  High Speed Internet
-  4 Passenger Lifts
-  3 Levels of Basement Parking
-  Banking Facilities
-  Serviced Office and Meeting Rooms for Casual rent
-  Mushalla
-  Canteen