



# Rolling Hills



A scenic landscape photograph featuring a field of numerous yellow flowers in the foreground, slightly out of focus. In the background, a range of mountains is visible under a bright, golden sunset sky. The sun is a large, glowing orb on the right side of the frame, casting a warm, orange light across the entire scene. The overall mood is peaceful and majestic.

# **EASTERN JEWEL**

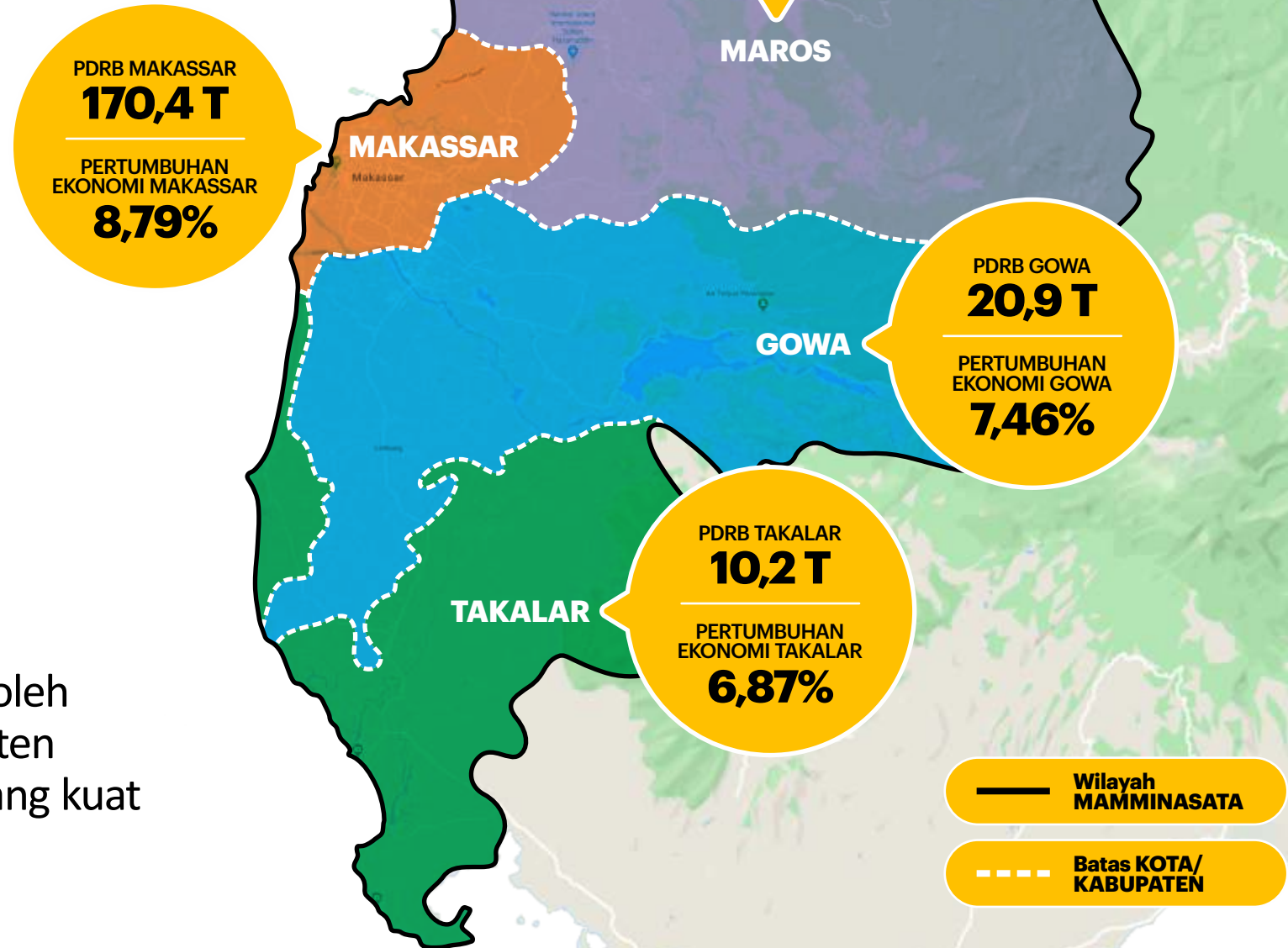
## THE GOLDEN PROSPECT

# ECONOMIC BASE

PDRB SULSEL  
**504,75 T**

PERTUMBUHAN  
EKONOMI SULSEL  
**6,92%**

Eastern Jewel dikelilingi oleh daerah Kota dan Kabupaten dengan basis ekonomi yang kuat di Indonesia Timur





# POTENTIAL MARKET



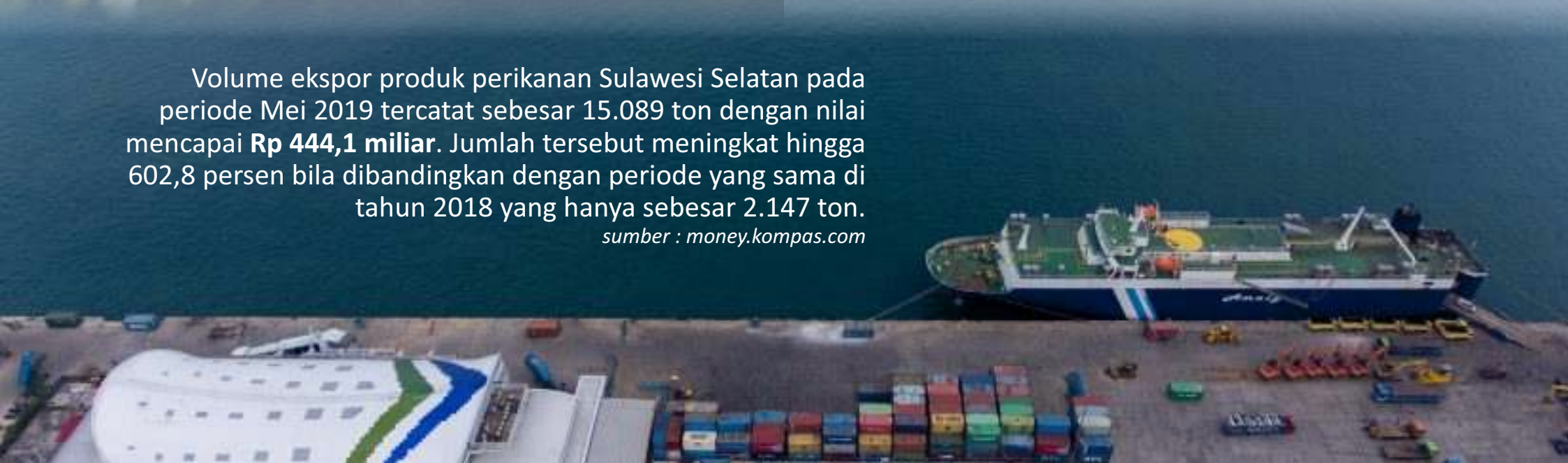
Sulsel melepas ekspor senilai **USD 64,13 juta** pada Januari 2019. Komoditasnya didominasi nikel yang mencapai 59,26 persen. Kemudian disusul biji-bijian berminyak dan tanaman obat senilai 9.49 persen; garam, belerang, dan kapur mencapai 8,02 persen; kakao 4,80 persen; lain-lain.

*Sumber : Catatan Badan Pusat Statistik (BPS)*



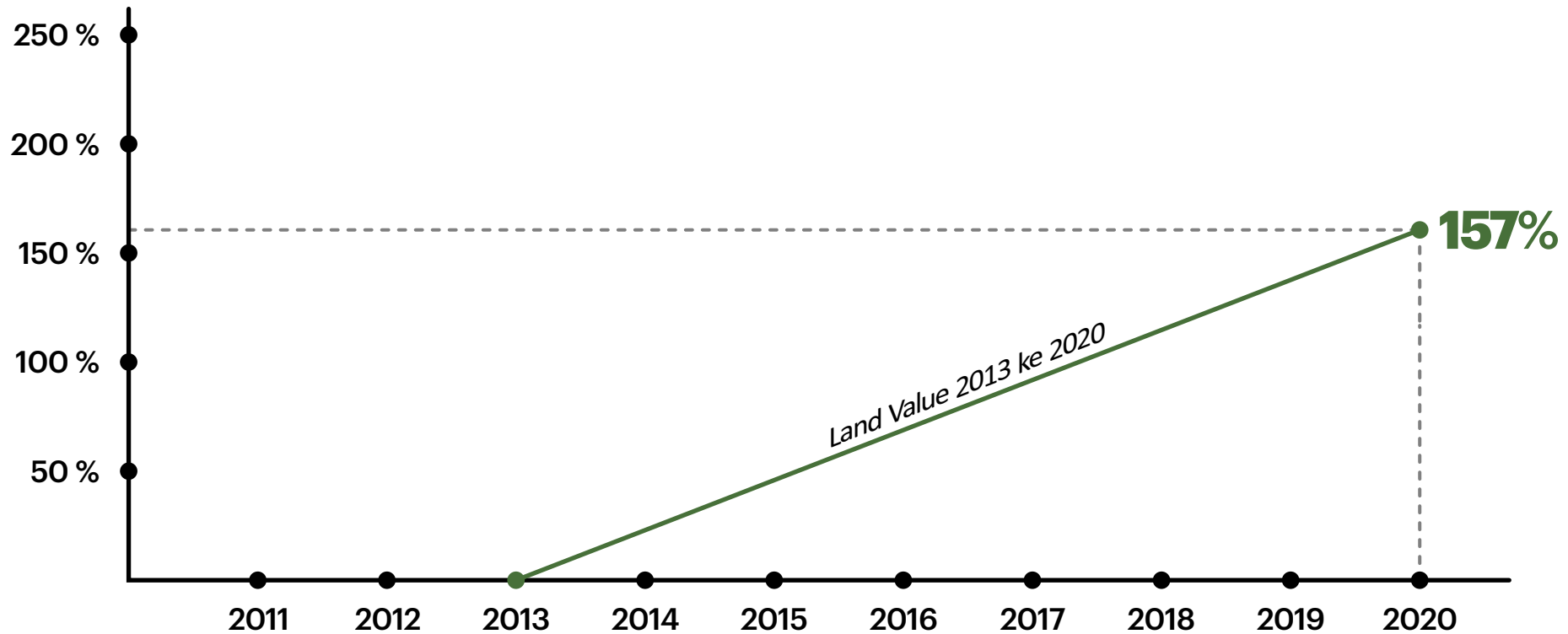
Volume ekspor produk perikanan Sulawesi Selatan pada periode Mei 2019 tercatat sebesar 15.089 ton dengan nilai mencapai **Rp 444,1 miliar**. Jumlah tersebut meningkat hingga 602,8 persen bila dibandingkan dengan periode yang sama di tahun 2018 yang hanya sebesar 2.147 ton.

*sumber : money.kompas.com*





# LAND VALUE

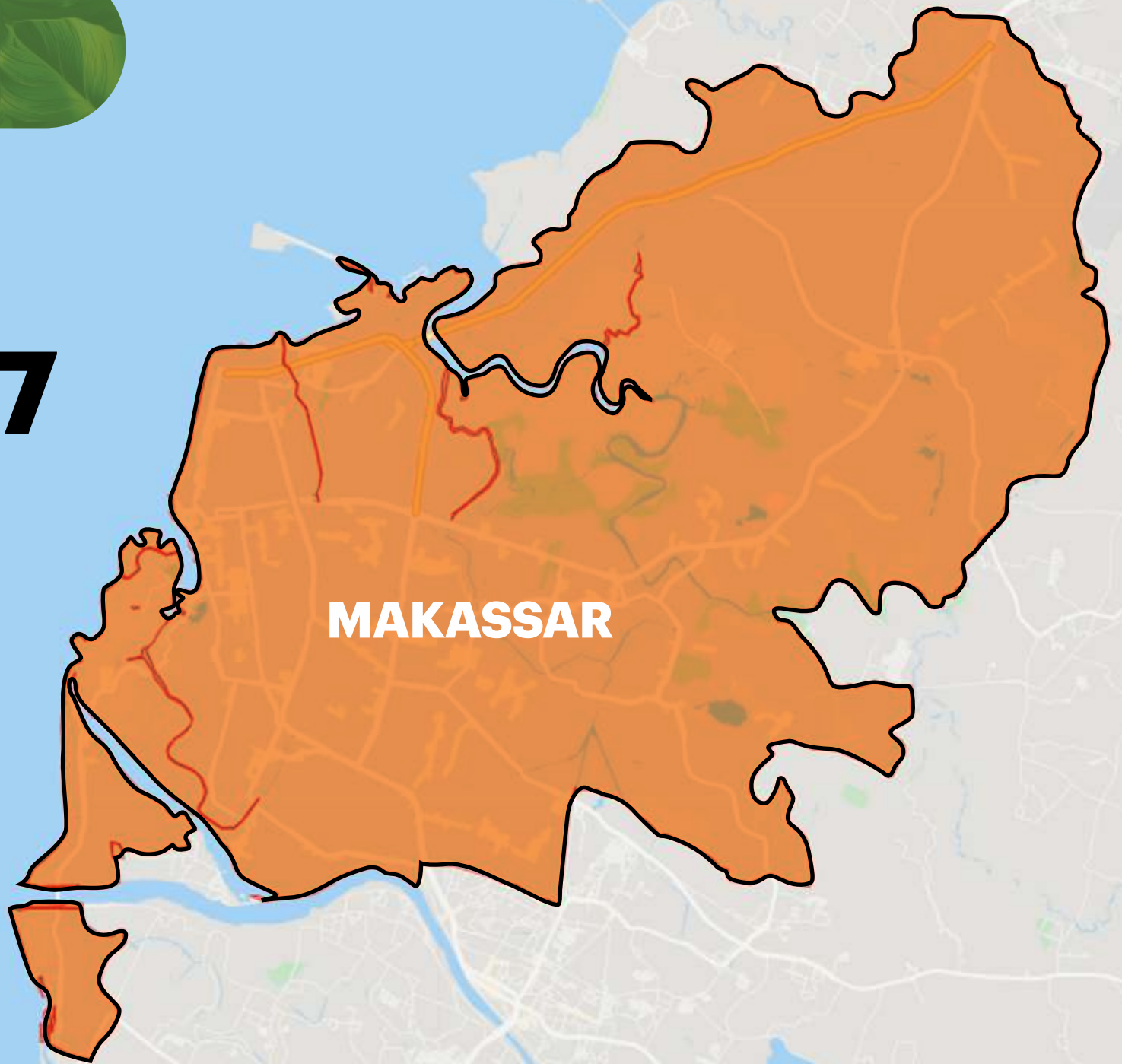


- 1 Harga tanah matang di Tanjung Bunga (Barat Makassar) relatif **lebih tinggi** dibanding wilayah Utara Makassar
- 2 Pertumbuhan selama 7 tahun di kawasan Rolling Hills adalah 157%
- 3 Potensi wilayah cukup tinggi dengan kelebihan yang dimiliki

# MAKASSAR POPULATION

**TOTAL  
POPULATION**

**1.526.677**  
**POPULATION**





# MAKASSAR INDICATOR

Rata-rata Upah/Gaji Bersih Sebulan  
Pekerja Formal

|          |               |
|----------|---------------|
| MAKASSAR | RP. 3.639.616 |
| MAROS    | RP. 2.677.884 |
| GOWA     | RP. 3.040.903 |
| TAKALAR  | RP. 2.398.476 |

Rata-rata Upah/Gaji Bersih Sebulan  
Pekerja Informal

|          |               |
|----------|---------------|
| MAKASSAR | RP. 2.917.179 |
| MAROS    | RP. 1.660.797 |
| GOWA     | RP. 2.176.551 |
| TAKALAR  | RP. 1.552.016 |

Jumlah Perusahaan Industri Besar  
dan Sedang Sulawesi Selatan

**422** PERUSAHAAN

Jumlah Perusahaan Industri Mikro  
dan Kecil

**109.179** PERUSAHAAN



# HIGH VALUE AREAS

*Is Located  
Strategically*

*In The Centre of  
Makassar City  
With Best Facilities  
Around The Area*

*Rolling Hills*

RH 6

RH 5



TYPE 1



TYPE 2



TYPE 3





# Rolling Hills

And As I Sat & Looked At My Family  
And The Rolling Hills They Sat Upon  
I thought What Amazing Luck I Have  
That The World Had Created Such Beautiful Things  
And Given Me The Eyes To See Them



# *Rolling Hills* 3T Concept



**TRUSTWORTHY**



**CONNECTIVITY**



**TOWNSHIP**



Rolling Hills

TRUSTWORTHY

Development by  
**Lippo Group**



**US BANK TOWER**  
Los Angeles, USA



**MIDAN CITY, SOUTH KOREA**  
"2.7 million sqm site area  
and 10 minutes away from  
Incheon International Airport"



**LIPPO PLAZA SHANGHAI**  
SHANGHAI, CHINA  
"Located in the heart Huaihai Business  
District"



**LIPPO CENTER, HONGKONG**  
"Landmark development located in  
the heart of Admiralty"



**LIPPO GROUP**

**7 Countries**  
**100 Cities**



**PUN HLAING SILOAM**  
HOSPITAL, MYANMAR



**MERITUS PELANGI BEACH**  
RESORT & SPA LANGKAWI,  
MALAYSIA

*"14 Ha resort with 1 km private beach"*



**QUE SINGAPORE**  
"Diversified real estate owner  
With portfolio across the globe"



**LIPPO GROUP INDONESIA**  
"Largest Real Estate Developers  
In Indonesia"



*Rolling Hills*

**TRUSTWORTHY**

Multi National &  
Wellknown National  
Companies



Hundreds of Multinational & Wellknown National  
Companies have chosen Tanjung Bunga to be their Home,  
namely Hotel, Banks, Automobiles, Malls



# Rolling Hills

## CONNECTIVITY

Accessibility



**1 Mins**

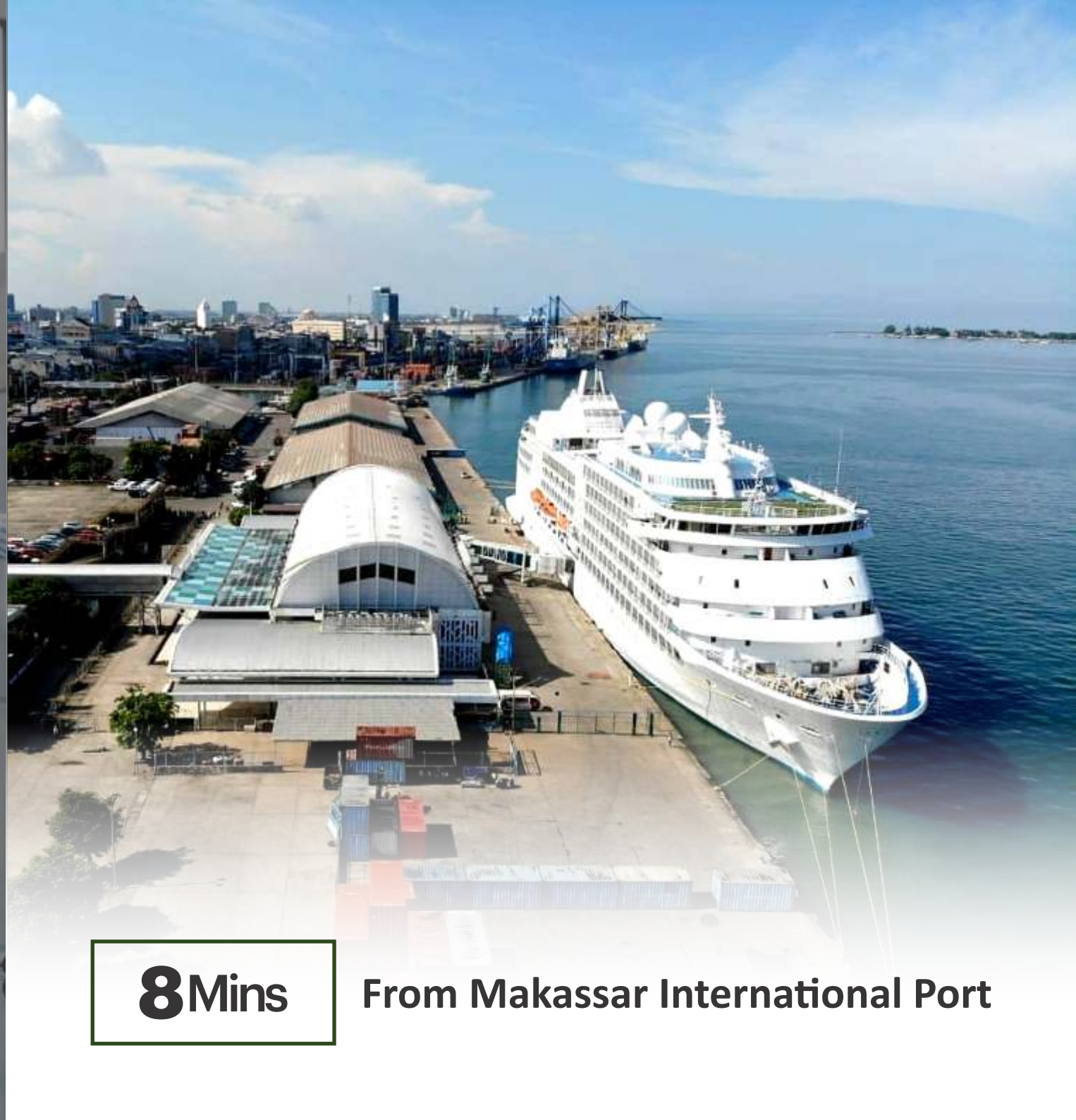
to Losari Beach



*Rolling Hills*

**CONNECTIVITY**

Makassar Port



**8Mins**

**From Makassar International Port**



*Rolling Hills*

**CONNECTIVITY**

Makassar Airport



**25 Mins**

**From Sultan Hasanuddin  
International Airport Makassar**

Rolling Hills

## CONNECTIVITY

Accessibility

## Best Strategic City Infrastructure and Transportation



Pusat Kota  
Makassar  
5 Mins



Pelabuhan  
Makassar  
8 Mins



Pusat Kota  
Gowa  
15 Mins



Bandara Int.  
Makassar  
20 Mins



Pusat Kota  
Maros (Via Tol)  
25 Mins



Rolling Hills

TOWNSHIP





*Rolling Hills*

**TOWNSHIP**



World Class Health care & Facilities by Siloam Hospitals.  
To Ensure The Health of Rolling Hills Residents.



*Rolling Hills*

**TOWNSHIP**



Education Is The Passport To The Future.  
Sekolah Dian Harapan Will Provide Residence  
With The Best Teachers, Facilities & Education.

*Rolling Hills*

**TOWNSHIP**



TRANS STUDIO MALL  
MAKASSAR



Direct & Easy Access to Trans Studio Mall Makassar  
And within 0 km to Get There.



*Rolling Hills*

**TOWNSHIP**



The Only One Area With A Complete Worship Facilities.



*Rolling Hills*

**TOWNSHIP**



More than complete supporting facilities,  
There is Convention, Gas Station, Bank, Hotel, Auto Dealers







# Rolling Hills

This Is The Way To Enjoy Life  
Surrounded By Rolling Hills And Beautiful Gardens  
Under A Big Blue Sky





Introducing

# ALEX BAYU

Our Award Winning  
World Class Architect  
for Rolling Hills

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The Genius Loci is the brainchild of Alex Bayusaputro, an Indonesian architect who started at firms based in New York and Singapore.

“Great Design Makes You Smile” and believing design is not purely aesthetic but an element of unity of all senses with practicality,” said the winner of the Designetal Design & Architecture 2014 award in London, Gold Award in the Residential Design category, and Bronze Award for Hospitality Design at Design Excellence Award 2015 for Asia Pacific, Singapore.



ALEX  
BAYUSAPUTRO



High End Housing



ALEX  
BAYUSAPUTRO



Apartement



ALEX  
BAYUSAPUTRO



Luxury Villa



ALEX  
BAYUSAPUTRO



High End Restaurant



ALEX  
BAYUSAPUTRO



Home Office



A scenic view of rolling hills in Tuscany, Italy. The landscape is characterized by green and golden-brown hills, a winding road, and a small building surrounded by a line of tall cypress trees. The background shows distant mountains under a clear blue sky.

# Rolling Hills

**TYPE & FLOOR PLAN**



# Rolling Hills





# CONCEPT 1

Great Room : open plan concept

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Big Windows : blend outdoor and indoor  
that will make the house bigger

---

Cross Ventilation

---

Double View at Living Room &  
Master Bedroom

---

High Ceiling

---





# CONCEPT 2

Great Room : open plan concept

---

Big Windows : blend outdoor and indoor  
that will make the house bigger

---

Cross Ventilation

---

Cross Ventilation Double View at Living  
Room & Master Bedroom

---

High Ceiling

---





# UNIT TYPE

## TYPE 1



**2 KAMAR TIDUR**  
**2 KAMAR MANDI**  
**LB : 50 m<sup>2</sup> / LT : 60 m<sup>2</sup>**

## TYPE 2



**3 KAMAR TIDUR**  
**3 KAMAR MANDI**  
**LB : 67 m<sup>2</sup> / LT : 83 m<sup>2</sup>**

## TYPE 3



**3 KAMAR TIDUR**  
**3 KAMAR MANDI**  
**LB : 77 m<sup>2</sup> / LT : 105 m<sup>2</sup>**



TYPE

1





# TYPE 1

2 KAMAR TIDUR • 2 KAMAR MANDI

LB : 50 m<sup>2</sup> / LT : 60 m



Lantai 1



Lantai 2





Rolling Hills



TYPE 1  
LivingRoom



Rolling Hills



TYPE **1**  
BedRoom



TYPE  
2





# TYPE 2

3 KAMAR TIDUR • 3 KAMAR MANDI

LB : 67m<sup>2</sup> / LT : 83 m<sup>2</sup>



Lantai 1



Lantai 2





Rolling Hills



TYPE 2  
LivingRoom



Rolling Hills



TYPE **2**  
Bed Room



TYPE  
3





# TYPE 3

3 KAMAR TIDUR • 3 KAMAR MANDI

LB : 77 m<sup>2</sup> / LT : 105 m





# Rolling Hills



TYPE **3**  
LivingRoom



Rolling Hills



TYPE **3**  
Bed Room



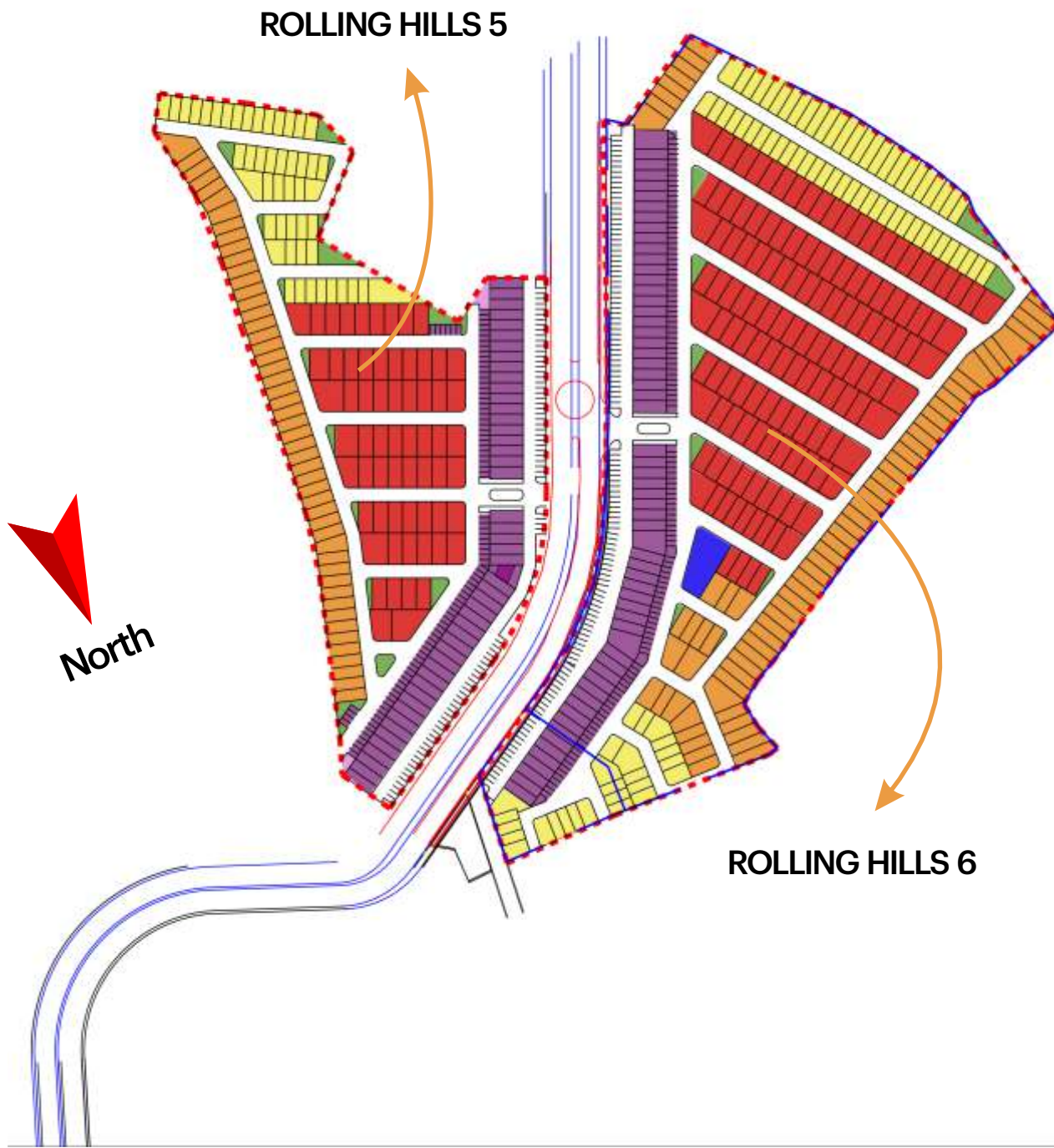
# Rolling Hills

## ROLLING HILLS 5

- Type 1 (5x12m)
- Type 2 (5.5x15m)
- Type 3 (7x15m)
- Shophomes
- Green Area

## ROLLING HILLS 6

- Type 1 (5x12m)
- Type 2 (5.5x15m)
- Type 3 (7x15m)
- Shophomes
- Green Area
- Clubhouse Area





A scenic view of rolling hills in Tuscany, Italy. The landscape is characterized by vibrant green and golden-yellow fields, a winding road, and a small village nestled among tall cypress trees. In the background, a large, hazy mountain range stretches across the horizon under a clear blue sky.

# Rolling Hills

**PRICING & COMPARISON**



Rolling Hills

**BOOK  
NOW**  
*for Best  
Discount  
Ever!*

## Unbeatable Launch Price !!

| Unit<br>Type | LT<br>(m <sup>2</sup> ) | LB<br>(m <sup>2</sup> ) |  |  |  | Price<br>(IDR Millions)<br>Excl Tax |
|--------------|-------------------------|-------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------|
| 1            | 60                      | 50                      | 2                                                                                   | 2                                                                                   | 2                                                                                   | XXX                                 |
| 2            | 83                      | 67                      | 2                                                                                   | 3                                                                                   | 3                                                                                   | XXX                                 |
| 3            | 105                     | 77                      | 2                                                                                   | 3                                                                                   | 3                                                                                   | XXX                                 |



## Payment Type

Hard Cash

Cash

KPR NOBU BANK  
Special Interest

KPR Bank

Installment 12x

Installment 24x



*Rolling Hills*

## Hand Over Schedule

First Cluster To Be Delivered

**in 12 Months.  
2021\***





The background of the entire image is a dense, vibrant green pattern of various tropical leaves, including palm fronds and broad-leafed plants, creating a lush, jungle-like atmosphere.

*Rolling Hills*

THANK YOU