

THIRTY
31
ONE
SUDIRMAN
SUITES



The Vision

A Beautiful Legacy

Our vision is to deliver a beautiful legacy you can savor with your loved ones and to design the life of luxury you deserve in this city that you love.

By those who know them best

Developed by



Hotel Management by

HYATT

Designed by



From the award-winning developer who brought you



GRAND | HYATT[™]
JAKARTA



Plaza
INDONESIA

beachwalk
SHOPPING CENTER



The Prime Address

AT THE CENTER OF IT ALL

Located in the heart of Makassar city at Jalan Jendral Sudirman 31, experience prestigious living in the most spacious, most luxurious, and most exclusive development at the center of it all.





The Surrounding Area



TSM	Trans Studio Mall Makassar	>	10 Minutes
FT	Ferry Terminal Makassar	>	10 Minutes
MCT	Makassar Container Terminal	>	9 Minutes
PL	Pantai Losari	>	4 Minutes
KP	Karebosi Park	>	5 Minutes
WK	Wisma Kalla	>	1 Minutes
MRI	Mall Ratu Indah	>	3 Minutes
SH	Siloam Hospital	>	3 Minutes



The Prestige of Service

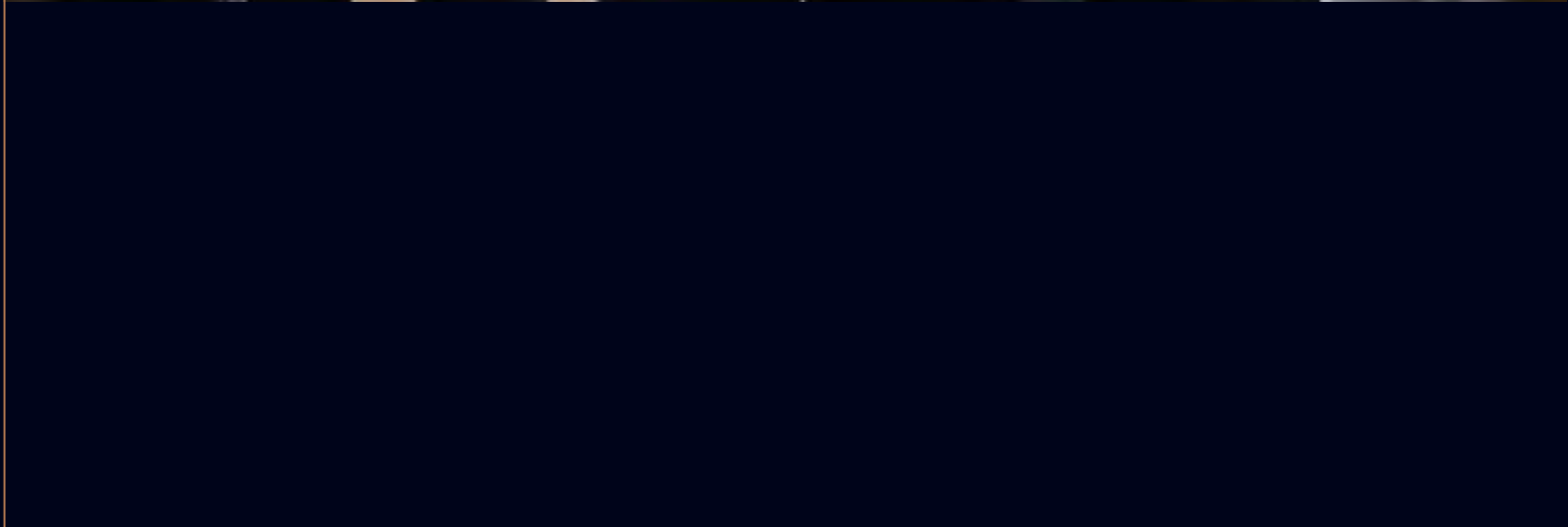
LIVE THE LIFE YOU DESERVE

The first-ever Hyatt Place Hotel in Indonesia will rise elegantly beside the captivating 31 Sudirman Suites.

The direct and easy access to the Hyatt Place's world-class amenities, leads 31 Sudirman Suites to become a luxurious and life-enhancing development.

HYATT





Residential Services

Residential Services include exclusive access to our 24-hour concierge service. Our staff are always at hand for any queries you may have.

24-hour concierge

Designated fitness attendants

Designated swimming pool attendants

On demand house keeping

Kids Club

Restaurant

24-hour security

24-hour on call emergency repair

Maintenance of infrastructure

Elevator maintenance system

Common areas maintenance

Pool cleaning and maintenance

Gardening and landscaping

Pest control service





The Select Community

A VIEW FOR THE FEW

31 Sudirman Suites is home to only 256 of the largest suites, consisting of 46 three-bedroom private suites, 20 three-bedroom premier suites and 190 two-bedroom suites. We designed the highest levels of privacy and security for the luckiest few.

This iconic beauty will be the benchmark of urban living in Makassar's skyscraper landscape.



The State of the Art



*“To look not just with eyes, but with heart.
Find the things that connect with us and our
surroundings.”*

Flawless design is about when we approach the
right balance between all elements.
Understated theatricality - that is what
31 Sudirman Suites is all about.





Phinisi Entrance



Phinisi Lobby



Meeting Room



Premier Suites Foyer



Phinisi Lobby



Private Suites Foyer



The Award Winning Developer

WELCOME TO
THE PARADISE GROUP

*“We develop and operate iconic lifestyle
destinations in Indonesia’s greatest cities.”*



PLAZA INDONESIA



GRAND HYATT HOTEL



KERATON LUXURY COLLECTION HOTEL



PLAZA INDONESIA



THE PLAZA OFFICE TOWER

fx SUDIRMAN LIFESTYLE MALL



fx SUDIRMAN LIFESTYLE MALL

HOTEL DEVELOPMENTS



HARRIS fx SUITES SUDIRMAN



HARRIS HOTEL TEBET



HARRIS HOTEL BATAM CENTER



HARRIS RESORT WATERFRONT BATAM



MAISON AURELIA SANUR BALI

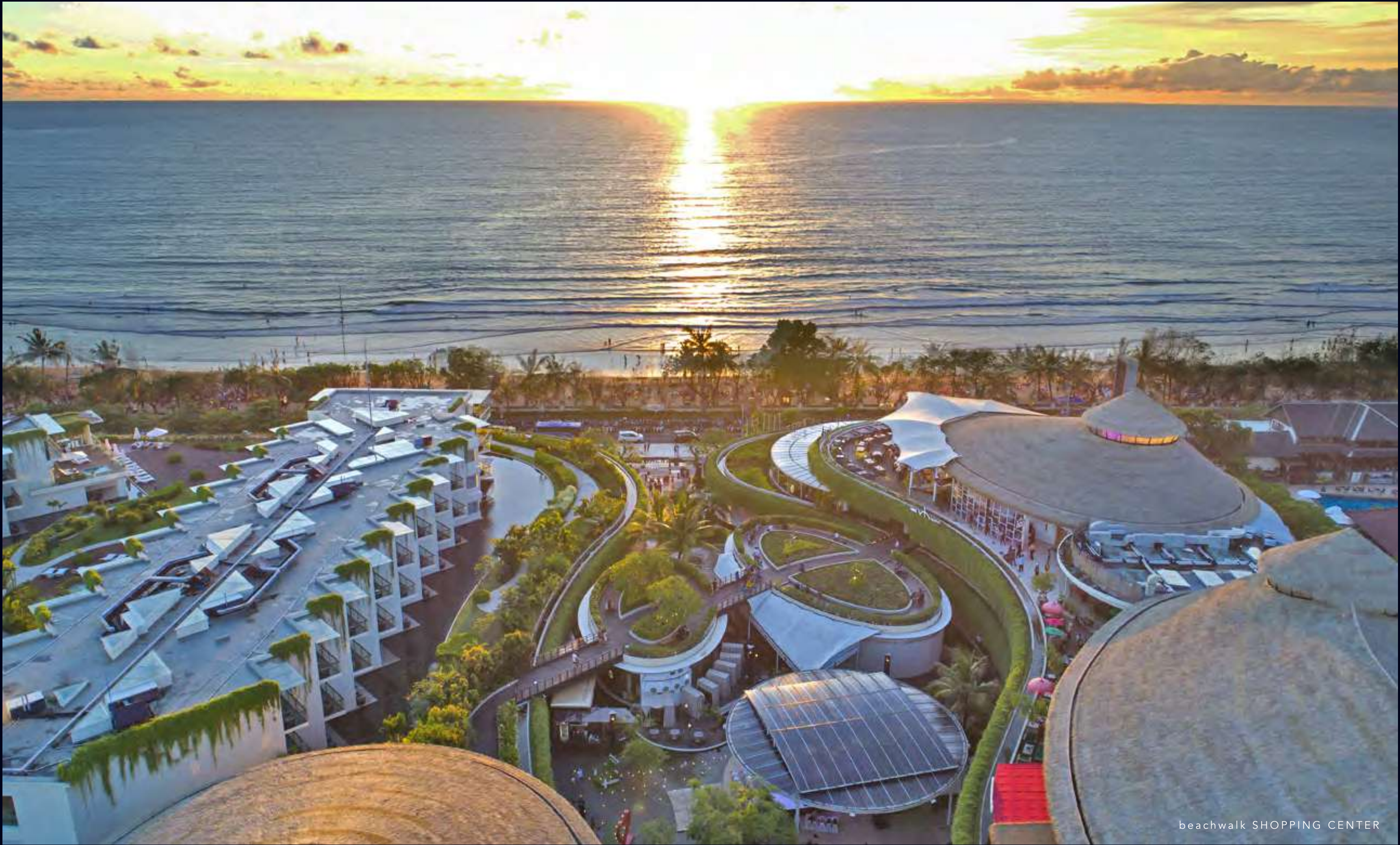


SHERATON KUTA HOTEL

APARTMENT DEVELOPMENTS



ONE RESIDENCE BATAM



beachwalk SHOPPING CENTER

BANDUNG LIFESTYLE SHOPPING CENTER



23 PASKAL BANDUNG



The Site Plan

The highly accessible location, thoughtfully planned site and well-crafted layout, seals 31 Sudirman Suites into one admired and pleasing home to be proud of.

The
Site Plan



GROUND FLOOR

- | | | | | | |
|---|----------------------|---|----------------------|----|----------------------|
| 1 | Commercial Area | 5 | Phinisi Lobby | 9 | Premier Suites Foyer |
| 2 | Private Suites Foyer | 6 | Hyatt Place Drop Off | 10 | Ramp Basement |
| 3 | Mailing Room | 7 | Hyatt Place Lobby | | |
| 4 | Phinisi Entrance | 8 | Hyatt Place Lift | | |



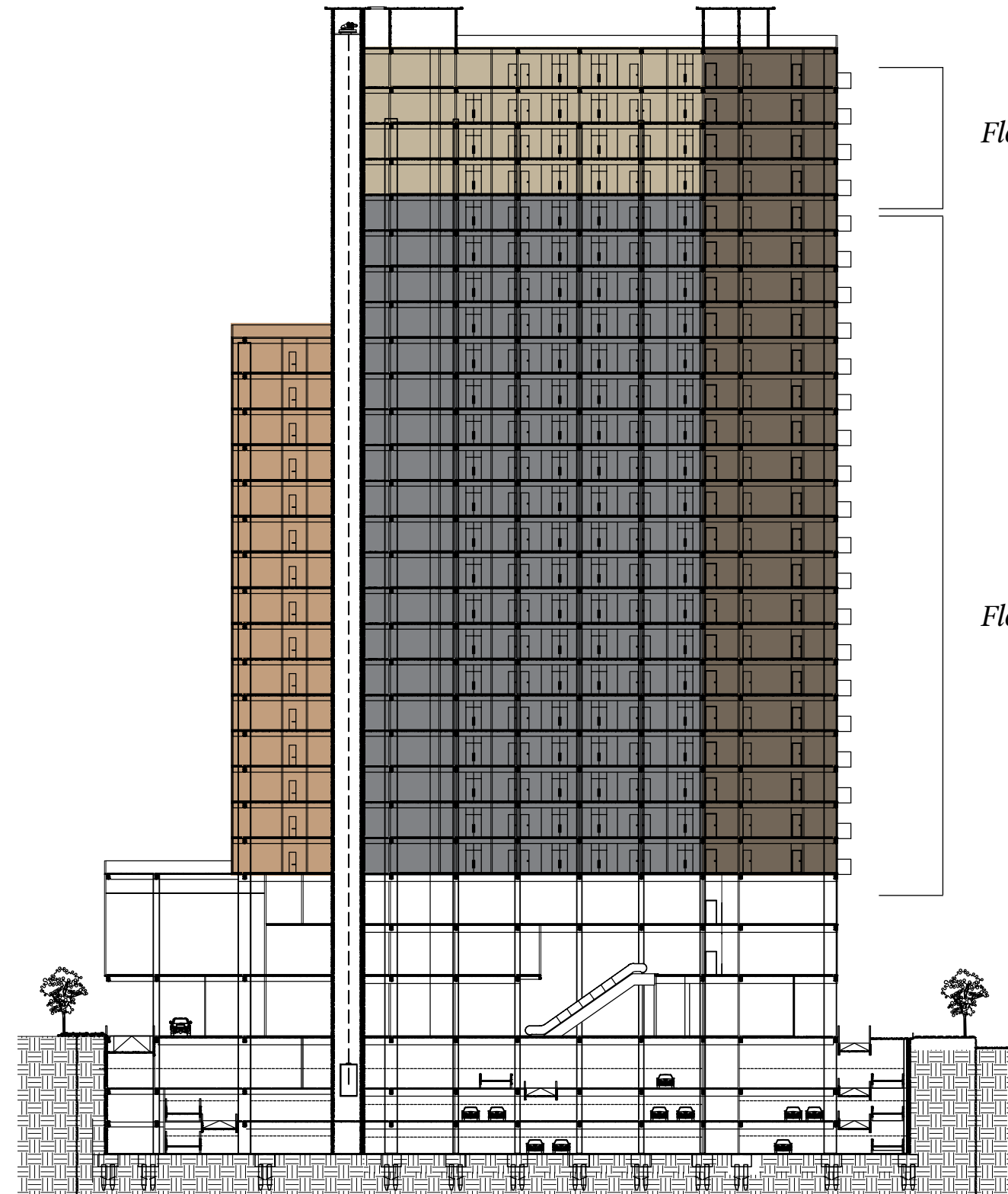
PODIUM FLOOR

- | | | | | | |
|---|---------------------|---|---------------------|----|------------------|
| 1 | Kids Club | 5 | Restaurant | 9 | Gym |
| 2 | Multi Purpose Room | 6 | Kids Pool | 10 | Hyatt Place Lift |
| 3 | Private Suites Lift | 7 | Swimming Pool | 11 | Ramp Basement |
| 4 | Restaurant Kitchen | 8 | Premier Suites Lift | | |

The Floor Plan

The generously proportioned layouts are designed featured to present an overflowing sense of comfort in every corner of the development.

The Floor Plan



Floor 27th - 30th

Floor 5th - 26th

- Hyatt Place Hotel
- Two-Bedroom Suites
- Three-Bedroom Premier Suites
- Three-Bedroom Private Suites



FLOOR PLAN 27th - 30th Floor

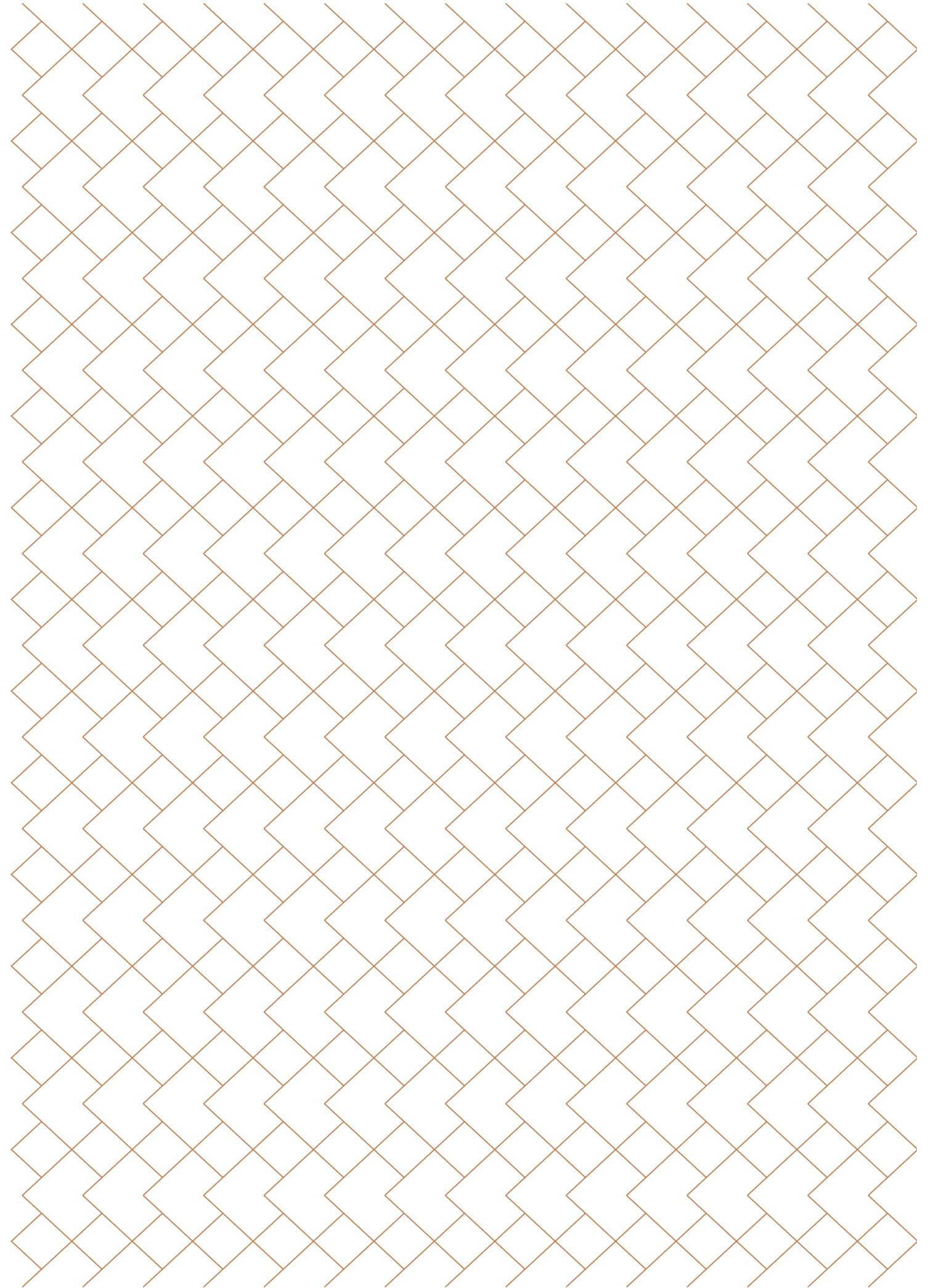


FLOOR PLAN 5th - 26th Floor

The Unit Plan

Each unit is carefully curated to provide functional, spacious and well-designed living spaces where you can nest in comfort and privacy.

North Private Suites

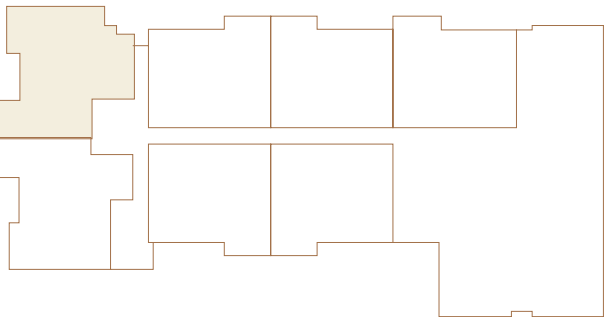


North Private Suites



North Private Suites

nett 137 sqm
semi gross 163 sqm



- 1 Master Bedroom
- 1 Master Bathroom
- 2 Bedrooms
- 1 Bathroom
- Private Lift
- Maid Room & Bathroom
- Living & Dining Room
- Kitchen
- 2 Balconies



Living Room



Master Bedroom



Master Bathroom



Foyer



Living Room



Bathroom



Bedroom

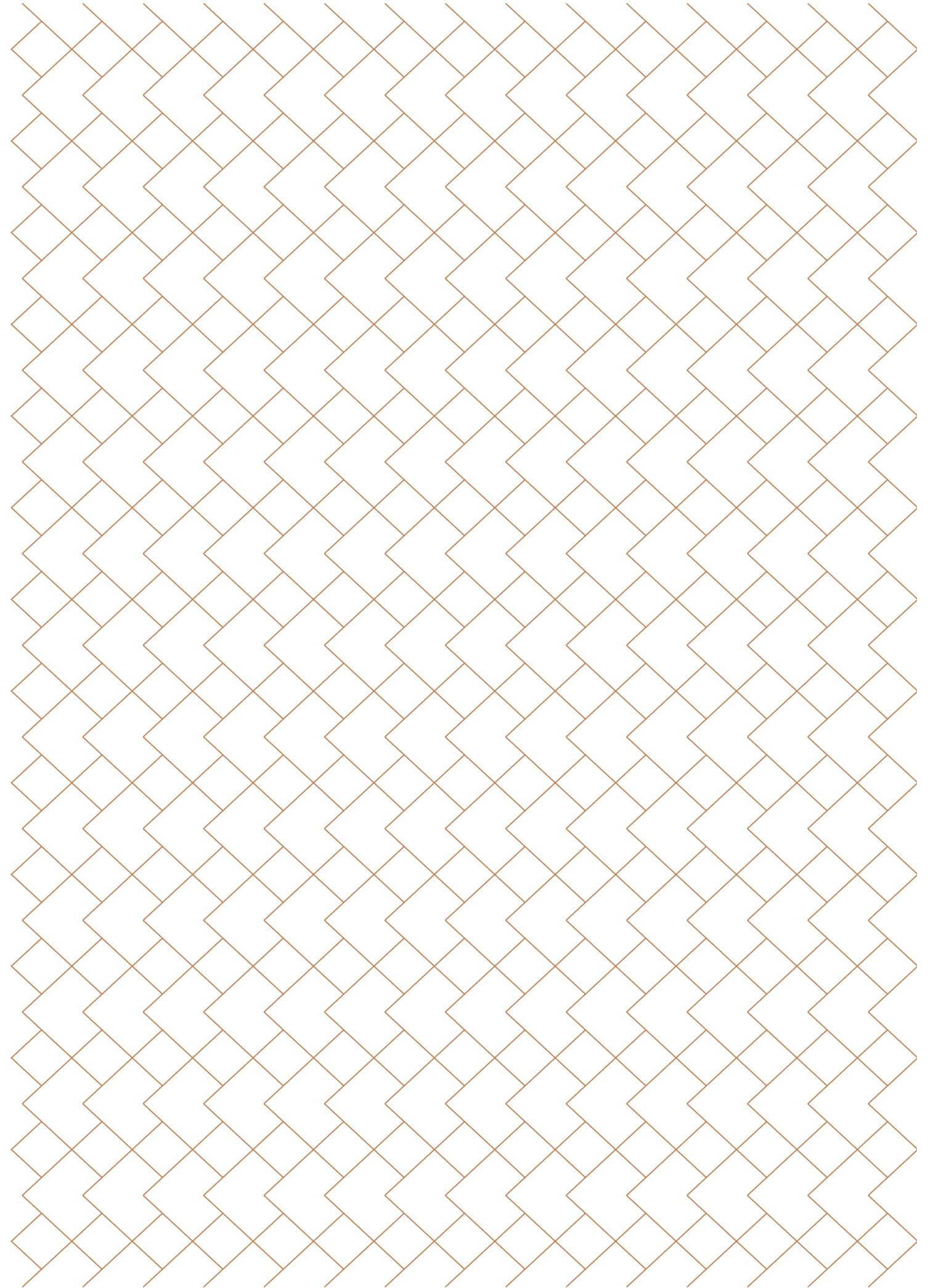


Kitchen



Bedroom

South Private Suites

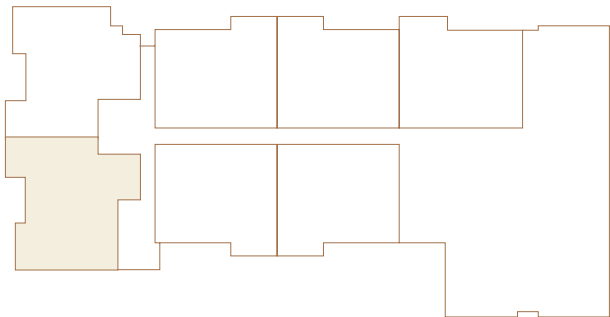


South Private Suites



South Private Suites

nett	143 sqm
semi gross	170,1 sqm



1 Master Bedroom	Maid Room & Bathroom
1 Master Bathroom	Living & Dining Room
2 Bedrooms	Kitchen
1 Bathroom	2 Balconies
Private Lift	



Master Bedroom

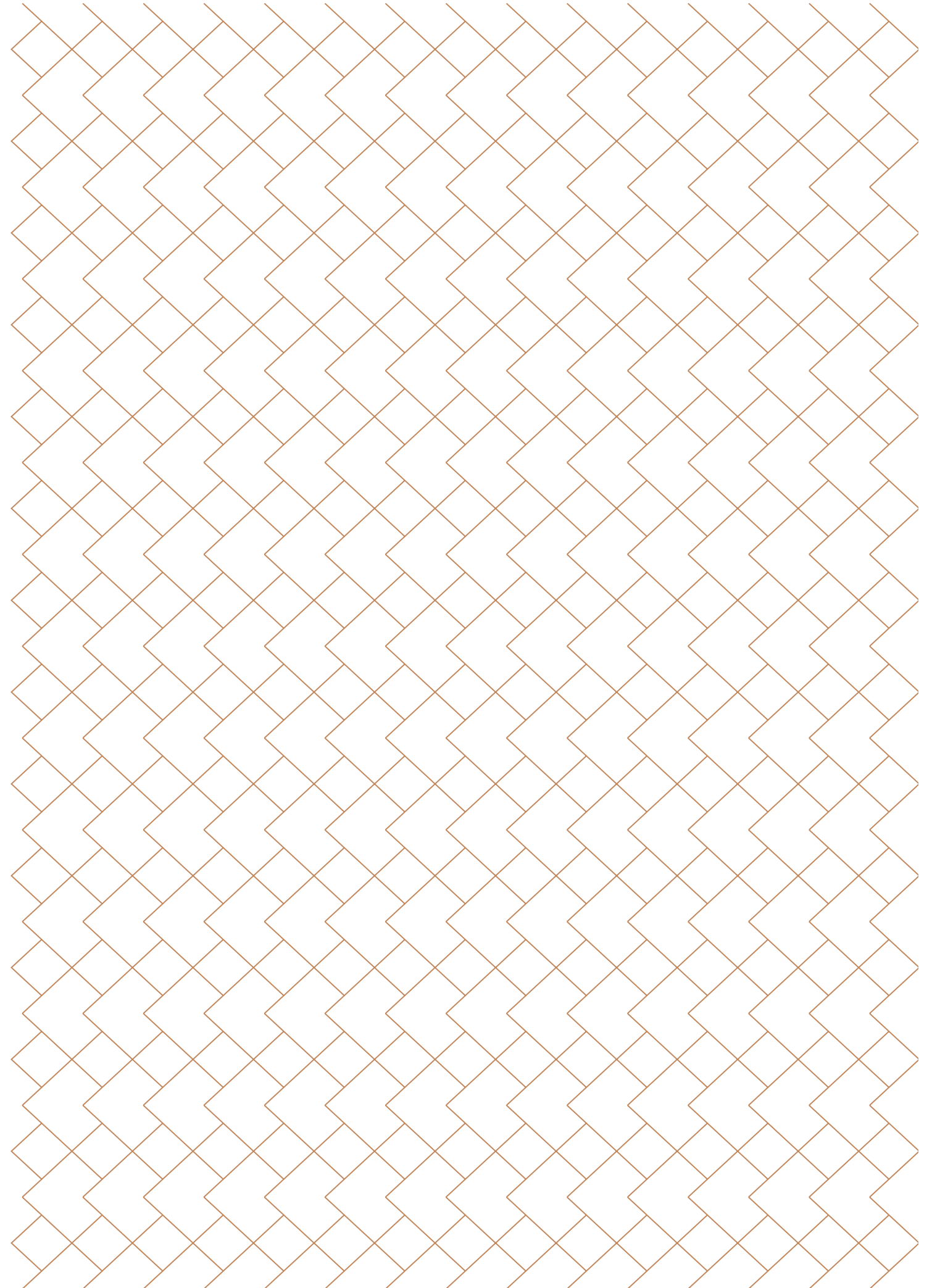


Master Bedroom



Master Bathroom

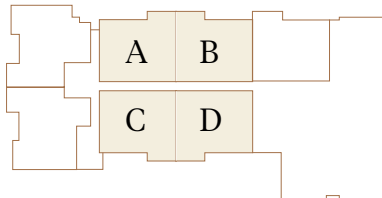
3 Bedroom Premier Suites



3 Bedroom Premier Suites



3 Bedroom Premier Suites A, B, C, D

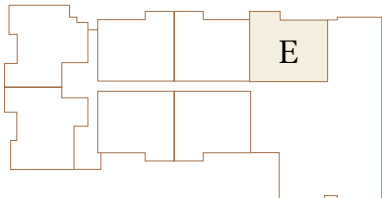


Premier Suites A		Premier Suites B, C, D	
nett	124 sqm	nett	123 sqm
semi gross	147,6 sqm	semi gross	146,4 sqm

- 1 Master Bedroom
- 1 Master Bathroom
- 2 Bedrooms
- 1 Bathroom
- Maid Room & Bathroom
- Living & Dining Room
- Kitchen
- 2 Balconies



3 Bedroom Premier Suites E



nett	129 sqm
semi gross	153,5 sqm

- 1 Master Bedroom
- 1 Master Bathroom
- 2 Bedrooms
- 1 Bathroom
- Maid Room & Bathroom
- Living & Dining Room
- Kitchen
- 2 Balconies



Living Room



Living Room



Dining Room



Kitchen



Study Room



Kids Bedroom



Bathroom



Master Bedroom

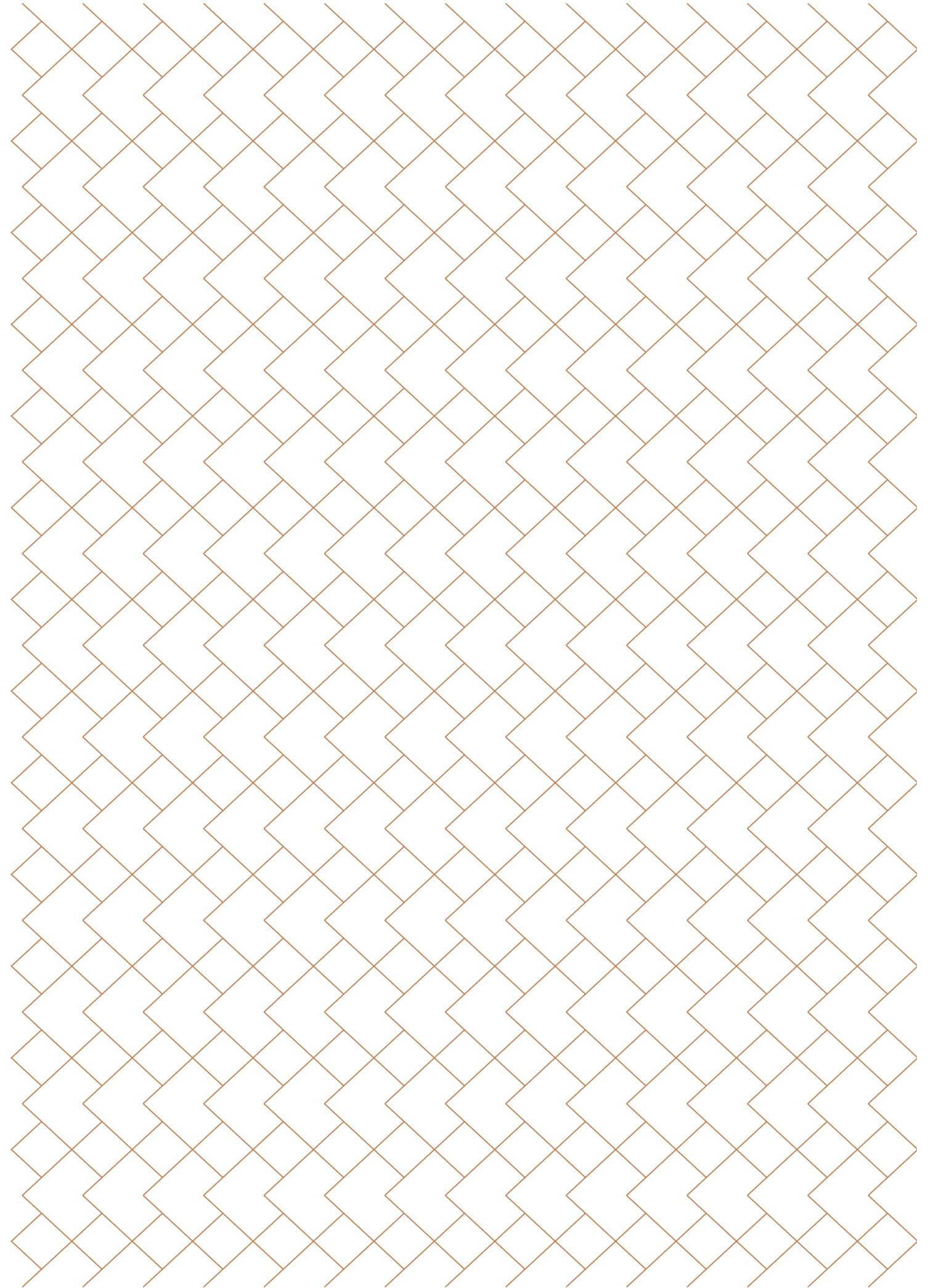


Master Bedroom



Living Room

2 Bedroom Suites

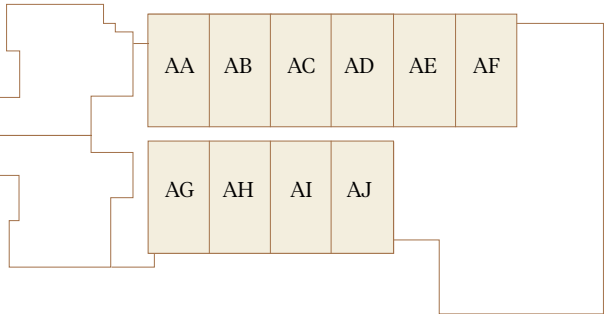


2 Bedroom Suites



2 Bedroom Suites

nett 68 sqm
semi gross 80,2 sqm



- 1 Master Bedroom
- 1 Bedroom
- 1 Bathroom
- Kitchen
- Maid Room & Bathroom
- Living & Dining Room
- Balcony



Living Room



Master Bedroom



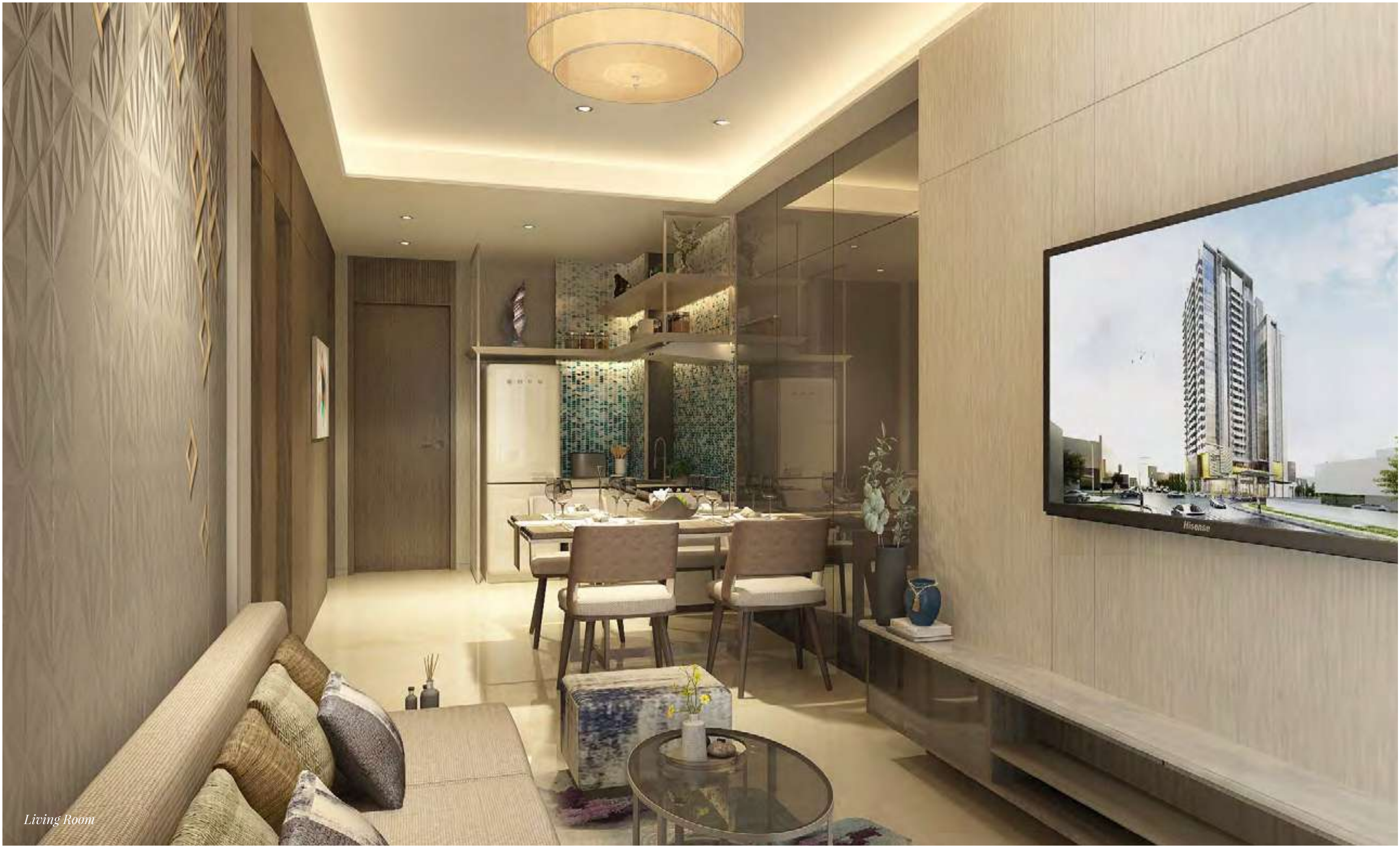
Master Bedroom



Bedroom



Bathroom



Living Room

Specifications

FLOORING

Living & Dining	Marble
Master Bedroom	Parquette (Laminated)
Bedroom	Parquette (Laminated)
Master Bathroom	Marble
Bathroom	Marble
Kitchen	Marble
Foyer & Corridor	Marble
Balcony	Homogenous Tile

DOOR

Main Entrance	Engineered Wooden Door with Laminated Finish
Bedroom	Engineered Wooden Door with Laminated Finish
Bathroom	Engineered Wooden Door with Laminated Finish
Balcony	Aluminium Sliding Door

WINDOWS

Facade Window	Aluminium Frame with Glass
---------------	----------------------------

CEILING

Living & Dining	Gypsum with Paint Finish
Master Bedroom	Gypsum with Paint Finish
Bedroom	Gypsum with Paint Finish
Bathroom	Gypsum with Paint Finish

SANITARY

Toilets	Kohler / Equivalent
Sinks	Kohler / Equivalent
Showers	Kohler / Grohe / Equivalent
Faucets	Kohler / Grohe / Equivalent

WALL

Interior	Autoclaved Aerated Concrete
Exterior	Autoclaved Aerated Concrete

KITCHEN

Countertop	Marble
------------	--------



PT. RIFAI MAJU PROPERTI

Site Project

Jl. Jend. Sudirman 31

Mangkura - Ujung Pandang, Makassar 90113

Marketing Gallery

Ratulangi Point 4th Floor

Jl. DR. Ratulangi No.2

Mangkura - Ujung Pandang, Makassar 90114

P. 0411 - 8989 838

www.31sudirmansuites.com