

# MARCS BOULEVARD

THE PRIDE | THE HOME | THE MARC

Finely Crafted by  TRINITILAND



# CRAFTING NEW HORIZON



Initiated in 2009, PT Perintis Trinitis Properti (Trinitis Property Group) commenced its journey with its first 5-hectare land development project, Ubud Village, by the golden hands of the Founders, Septian Starlin, Matius Jusuf, Bong Chandra, and Yohanes L. Andayaprana. Developments of iconic projects began since 2014 until 2017, introducing thoughtful lands namely Brooklyn, Springwood Residence, Yukata Suites, The Smith, and Collins Boulevard.

Four of its five properties were booked up to 90%, gaining more than hundreds million US\$ revenue in no time. The success brought Trinitis Property Group emerged with a new face named Trinitis Land, while launching its Rp 5 trillion worth Superblock Project, Collins Boulevard, in 2018. Reaching its 9<sup>th</sup> year of building and innovating, Trinitis Land plans to commence an Initial Public Offering (Go Public) and create masterplans of building Township Development scale projects in Jakarta, Tangerang, and Batam.





DEVELOPED PROJECTS

-  
JAKARTA & TANGERANG

**Ubud Village**  
Project Value 180 Billion

**Melrose Place**  
Project Value 50 Billion

**Brooklyn**  
Project Value 1.2 Trillion

**Springwood Residence**  
Project Value 900 Billion

**Yukata Suites**  
Project Value 900 Billion

**The Smith**  
Project Value 1 Trillion

**Collins Boulevard**  
Project Value 5 Trillion

FUTURE DEVELOPMENT

-  
BATAM

**Marc’s Boulevard**  
Project Value 5 Trillion



# BEGIN YOUR CHAPTER

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*"This is not only a home. This Home is a witness to those who live their story."*

Holding son for the first time, launching the very first business, meeting a blind date : the days are filled with stories. Big and small. To live in a place where those stories can spring is one start to begin with. Inspired by worth-living stories, Marc's Boulevard by Trinita Land is an admired development, with five

stylish collections of unique districts adding fine touches to the horizon of Indonesia's thriving Batam City. It presents seamless living spaces which celebrate the pride worth achieving, the home worth loving and the Marc worth living. All for the greatest chapters of your life.

The Pride | The Home | The Marc

# THE PRIDE WORTH ACHIEVING.



*"This is the home you will proud to own.  
This will be your pride."*

Wrapped around the dashing designed facade are finely crafted living spaces and seamless blend of sleekly developed residences, retail, amenities and green open spaces. The highly sought-after location, along with its remarkable landmark architecture, lead Marc's Boulevard by Trinit Land to be a grand and exceptional living surrounding. Presenting a livable stage where those beautiful stories of yours will be made alive.



[The Pride](#) | [The Home](#) | [The Marc](#)



# THE HOME WORTH LOVING.

*"This is the place you will love to stay.  
This will be the home you love."*

Find your most idealized expectation of a fulfilling life being satisfied in Marc's Boulevard by Triniti Land. Peaceful elegance by the green hues of nature mingles well with it's modern and aesthetically-pleasing design. Featuring extensive forms of life-enhancing facilities and communal space, Marc's Boulevard provides countless meaningful experiences and add a pleasing touch to every story you live in.

[The Pride](#) | [The Home](#) | [The Marc](#)



# THE MARC WORTH LIVING.

*"This is the home where you choose to live.  
This is the Marc."*

The fully integrated mixed-use development of Marc's Boulevard presents an utmost convenience to all its residents. Whether it be picking up your daughter from her first day of school or rewarding yourself at that newly opened flagship stores, nothing is far from your door. Initiated by an award-winning developer, Trinita Land, Each of these five unique districts of perfection are thoughtfully planned with a single-minded dedication to the highest standards of quality living spaces and life fulfillment.



MARC'S BOULEVARD

FINELY CRAFTED BY TRINITY LAND

# BATAM, INDONESIA

Trying watersport for the first time. Digging in the best pepper crab in town. Pampering yourself at a luxury spa. "Holing" the ball at an international standard golf course. All can be enjoyed in the thriving city of Batam which is growing rapidly in recent years. Located only 20 km off Singapore's South Coast, Batam is a home to many desirable charms and highly desired

addresses even for many of the Singaporeans who prefer to live in Batam and commute to work in Singapore. The innovative and smart city development, combined with the strategic location and strong demands are leading Batam into a prime city which offers overflowing investment potentials.

45 mins.

to Singapore

400%

Investment Growth  
(2017 - 2018: USD 50 mio - 220 mio)

FTZ

Indonesia's Free Trade Zone Island.





# About Batam

2014

1.454.000

1.454.000 Foreign Visitors to Batam

\$ 439.000.000

USD 439 Million, Foreign Spending

June 2018

155.26%

National average Property Index Price (PIP)



Kepulauan Riau PIP : 215.43, Increase 20.09% compared to 2017

Batam PIP : 233.76



MARC'S BOULEVARD

FINELY CRAFTED BY TRINITI LAND



**5 mins.**  
Batam Center Ferry Terminal



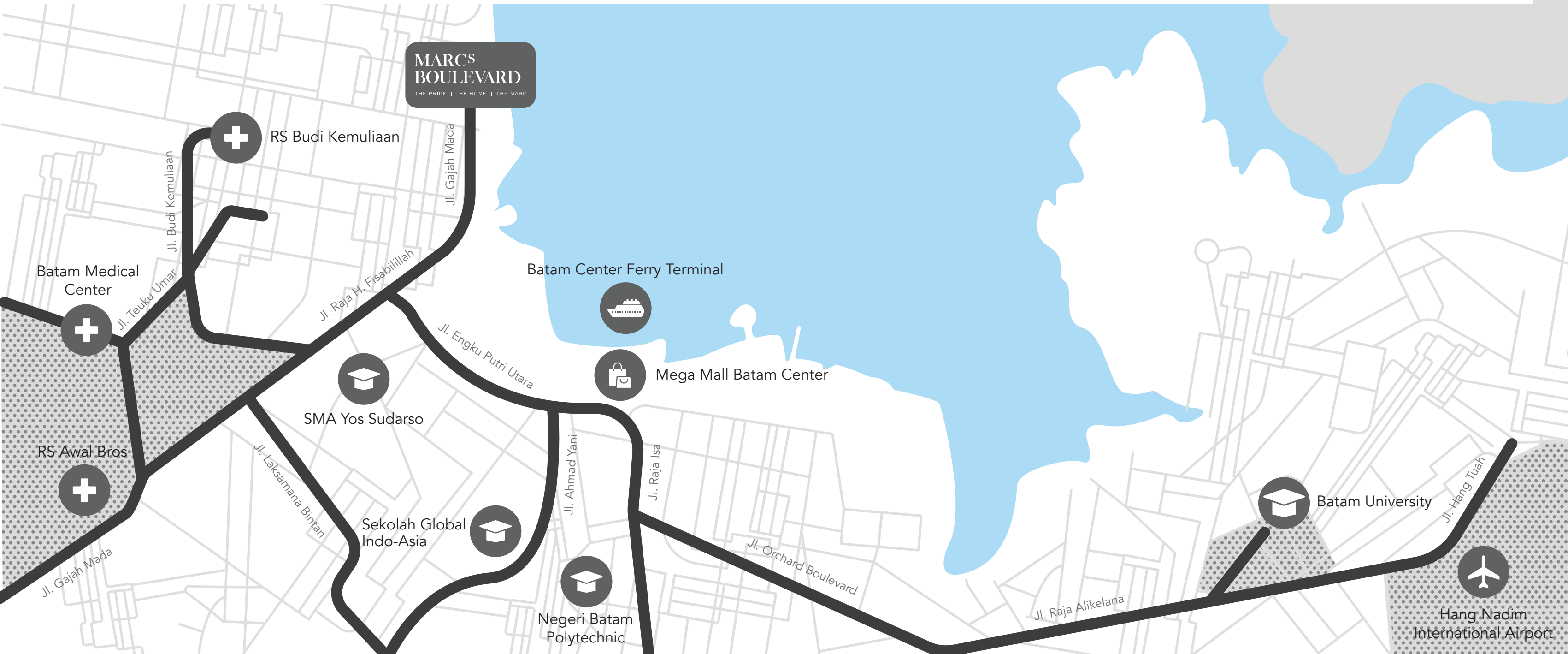
**5 mins.**  
Mega Mall Batam Center



**5 mins.**  
Awal Bros Hospital

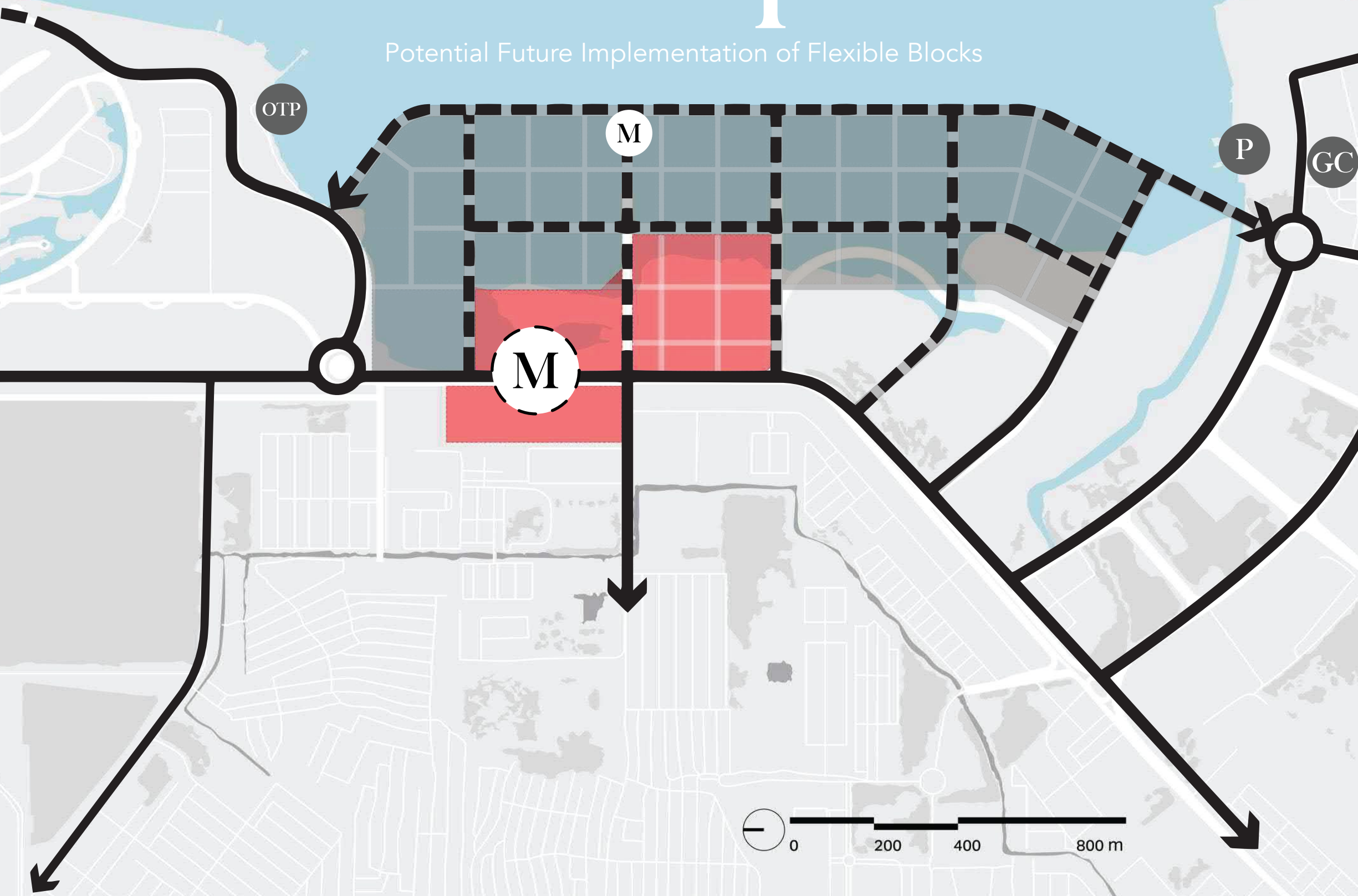


**20 mins.**  
Hang Nadim International Airport



# Masterplan

Potential Future Implementation of Flexible Blocks



Future Connection  
• to Batam City Center  
(Port & Government Area)

Future Connection  
• to Public Attraction  
(Ocarina Park)

• Proposed commercial strip

• Proposed architectural landmark

## Legends

OTP Ocarina Theme Park

GC Government Center

P Port

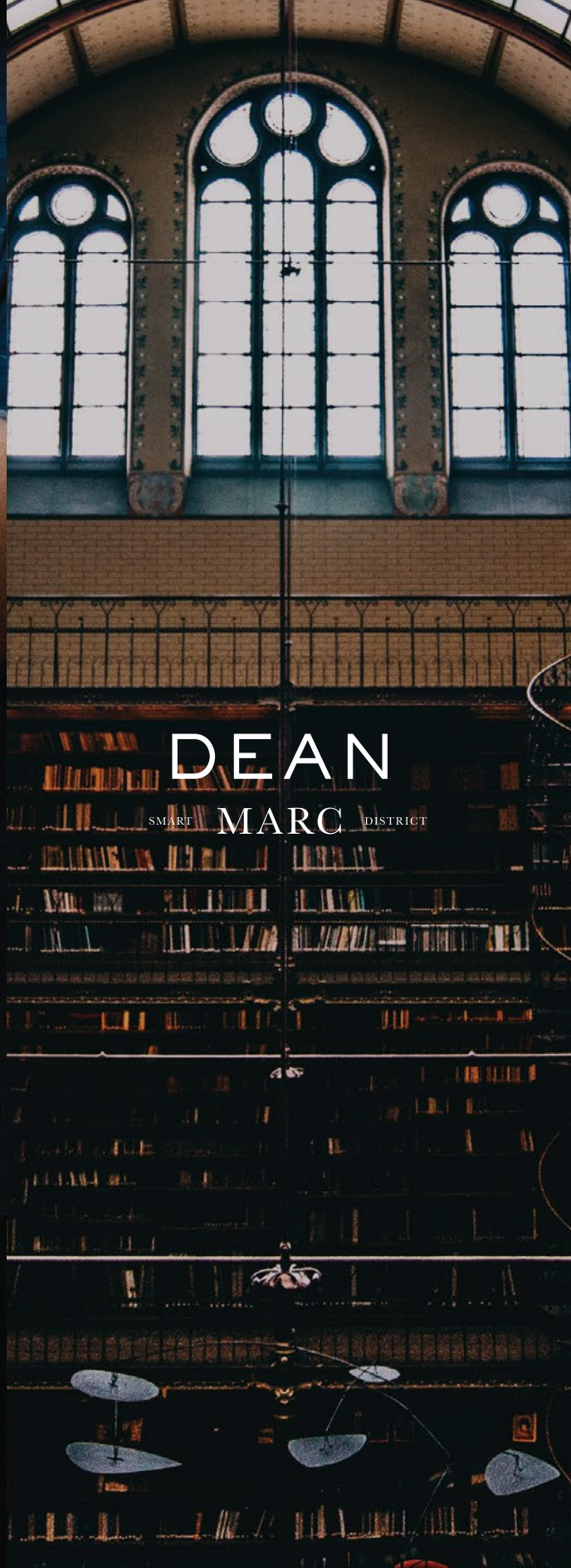
M Planned Architectural Landmark

M Future Architectural Landmark





URBAN **P** LIVING  
**PAUL MARC**  
DISTRICT



**DEAN**  
SMART **MARC** DISTRICT



**GRANT**  
*Marc*



**WM** | **WILL MARC**  
DISTRICT



**GLENN** **MARC**  
DISTRICT



MARCS BOULEVARD

PAUL  
MARC

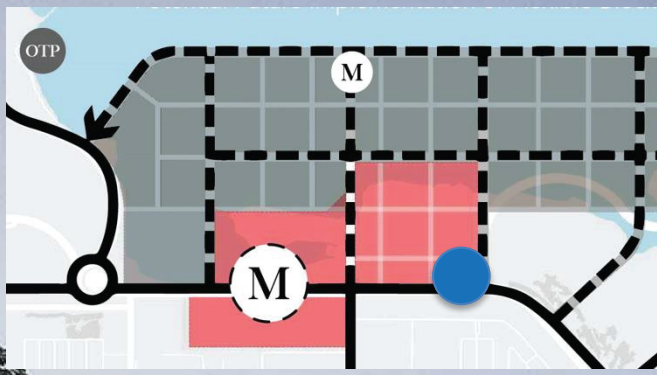
DEAN  
MARC

GRANT  
MARC

WILL  
MARC

GLENN  
MARC





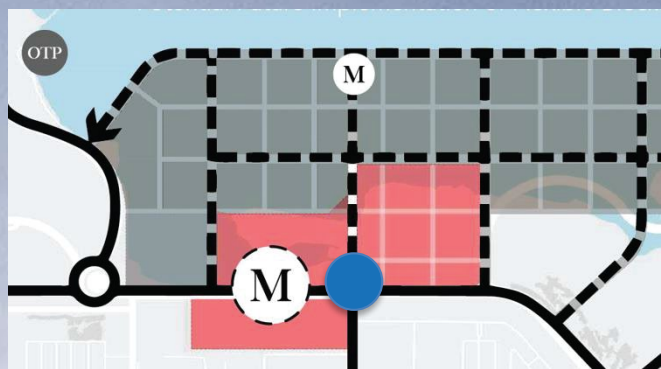
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绿洲  
SZ OASIS CG

DRAFT  
未成品

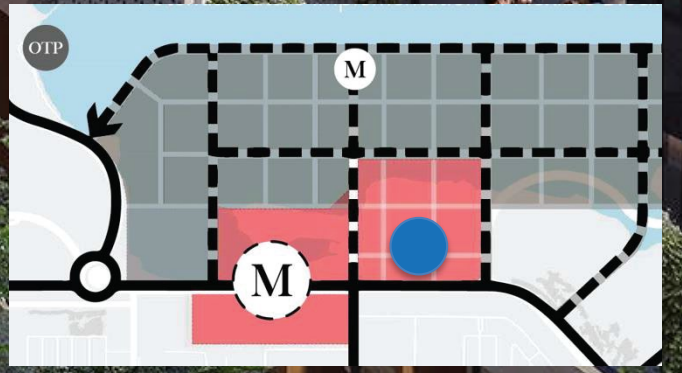




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URBAN



LIVING

PAUL MARC

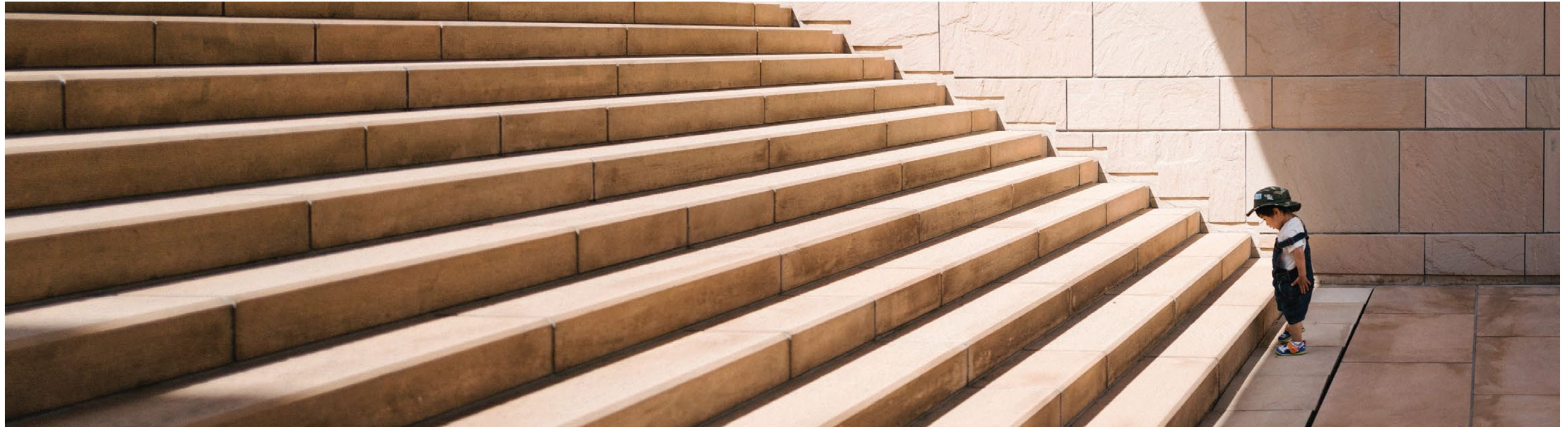
DISTRICT





*"A legacy one desires  
to be passed down to the  
loved ones."*





# PURPOSE BUILT LEGACY

A home is like a story. It never stays for one generation. It is built to be passed down to the next one. It is a legacy. Being in a serene surrounding where purposeful technical elegance linked harmoniously with life-enhancing environment is an idea that Paul Marc by Trinit Land inspired to present.

Nestled within the landmark development of Marc's Boulevard, Paul Marc signifies that life in itself, is quality. Intricately designed, with sustainable living in mind, Paul Marc seeks to create valuable life experiences. This will be the legacy one desires to be passed down to one's future generations.



PAUL MARC DISTRICT

FINELY CRAFTED BY TRINITI LAND



# Embodiment of Serenity

Imagine a place surrounded by greenery, chimed to the music of chirping birds. Fresh air, tranquility and the coolness of the evening breeze are all part of your daily routine. The exclusive Paul Marc by Trinitati Land aims to encapsulate all the above by merging city life with luscious landscape, creating an eco-paradise where you will be proud to call home.



PAUL MARC DISTRICT

FINELY CRAFTED BY TRINITI LAND



# Spacious Comfort

Designed with the intention to create your personal Eden, Paul Marc by Triniti Land has brilliantly segregated its facilities and living space with a 75/25 split thus seamlessly conjoining space, comfort and style. So let your hair down, kick back your shoes and luxuriate in this unique setup where you get to enjoy your everyday escapade.



PAUL MARC DISTRICT

FINELY CRAFTED BY TRINITI LAND



# Lively Splendor

Within the Paul Marc district, Triniti Land also offers three other exclusive developments. Paul & Prive Condo Villa and Paul The Place Townhouse seek to satisfy those yearning for an ultimate residential lifestyle, while Paul Lane aims to fulfill the needs of those desiring to operate commercially. With such distinctive and well thought-out features, one is undeniably spoilt for choice.



*within the Paul Marc*

PAUL &  PRIVE

**PAUL LANE**  
— at —  
MARCS BOULEVARD



CONDOVILLA

PAUL& **pp** PRIVE

PAUL MARC

*part of Paul Marc District at Marc's Boulevard*

URBAN **P** LIVING

PAUL MARC

DISTRICT

MARCS BOULEVARD

THE PRIDE | THE HOME | THE MARC

















50 m Lap Pool



Basketball Court



Clubhouse



Kid's Pool





Playground



Barbeque Pit



Outdoor Gym



Yoga Space









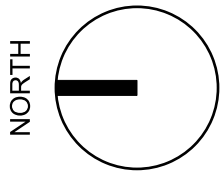
CONDOVILLA  
PAUL & **pp** PRIVE  
PAUL MARC

CONDOVILLA  
*Masterplan*

Total Land Area **13,920 sqm**

Total Unit **279 units**

Total Parking **279 lots**



- |              |                |                    |                 |
|--------------|----------------|--------------------|-----------------|
| 1 Drop Off   | 4 50m Lap Pool | 7 Basketball Court | 10 Outdoor Gym  |
| 2 Lobby      | 5 Kid's Pool   | 8 Barbeque Area    | 11 Playground   |
| 3 Rent Space | 6 Clubhouse    | 9 Yoga Space       | 12 Garbage Room |



PAUL & PRIVE

FINELY CRAFTED BY TRINITI LAND

Paul Marc Condovilla

COND OVILLA  
PAUL & pP PRIVE  
PAUL MARC

Prestigious and inviting, Paul & Prive is the ideal  
Condovilla to be sought after. Placed  
strategically, designed for comfort and laced  
with natural beauty, these living spaces cater for  
the hustlers and the laid backs.

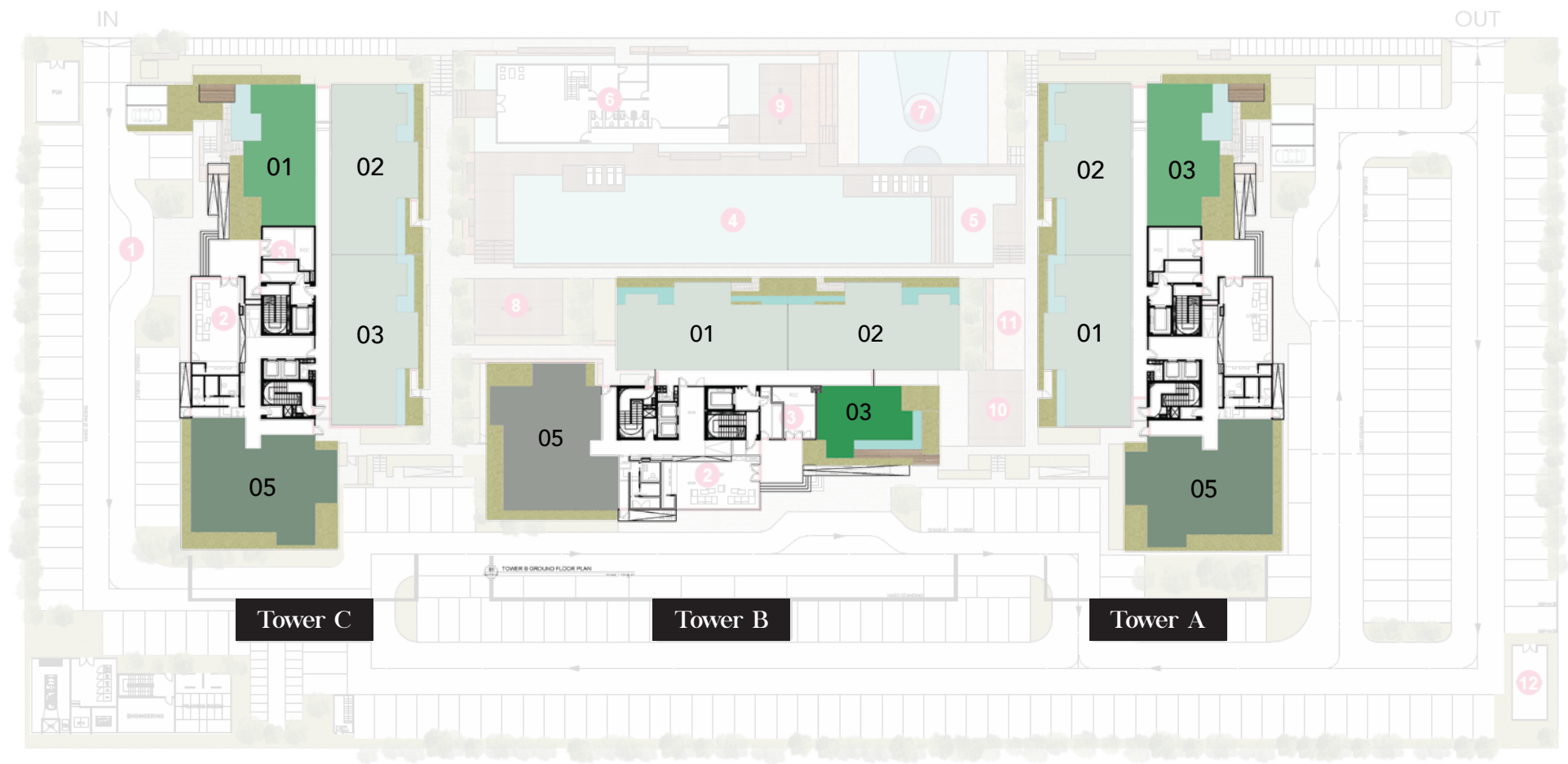


*The Plans*

# TERRACE VILLA

Paul & Prive

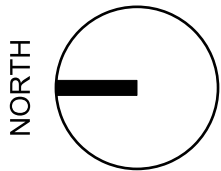




CONDOVILLA  
PAUL & PP PRIVE  
PAUL MARG

# CONDOVILLA

*Terrace Villa Unit*



Tower C



TV A1 - 4BR



TV B - 3BR



TV C - 3BR

Tower B



TV A2 - 4BR



TV B - 3BR



TV D - 2BR

Tower A



TV A1 - 4BR



TV B - 3BR



TV C - 3BR





UNIT TV-A1 4BR (SG 219,5 sqm + Garden 49,5 sqm)

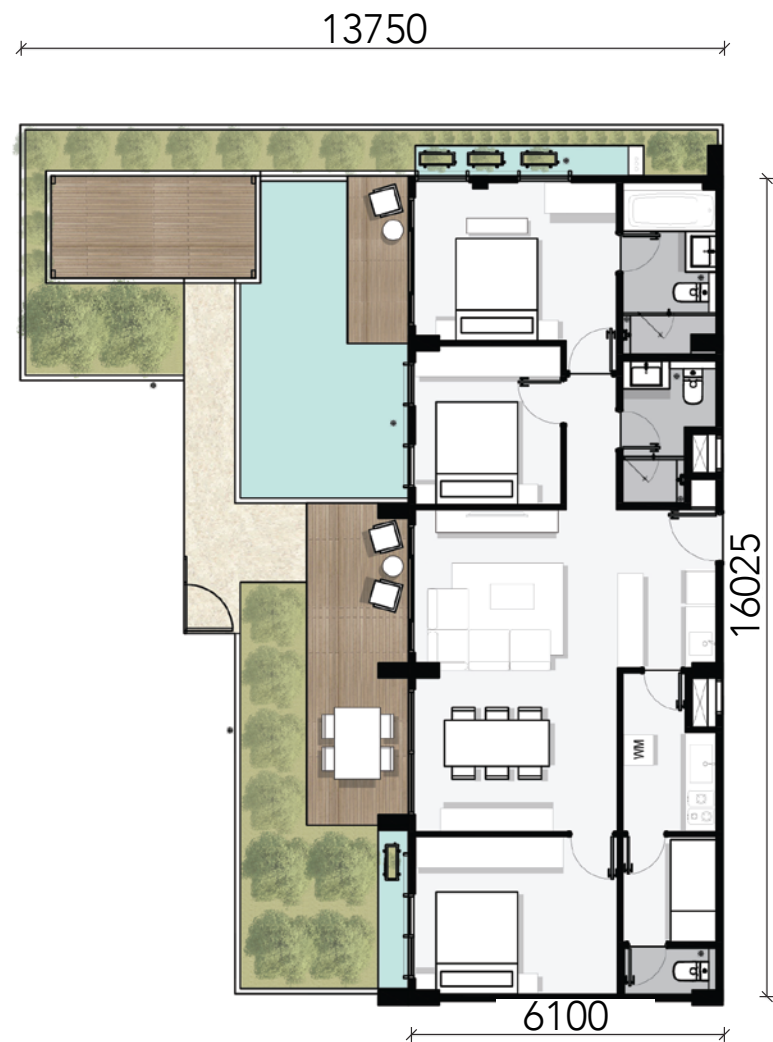


UNIT TV-A2 4BR (SG 215,5 sqm + Garden 48,5 sqm)

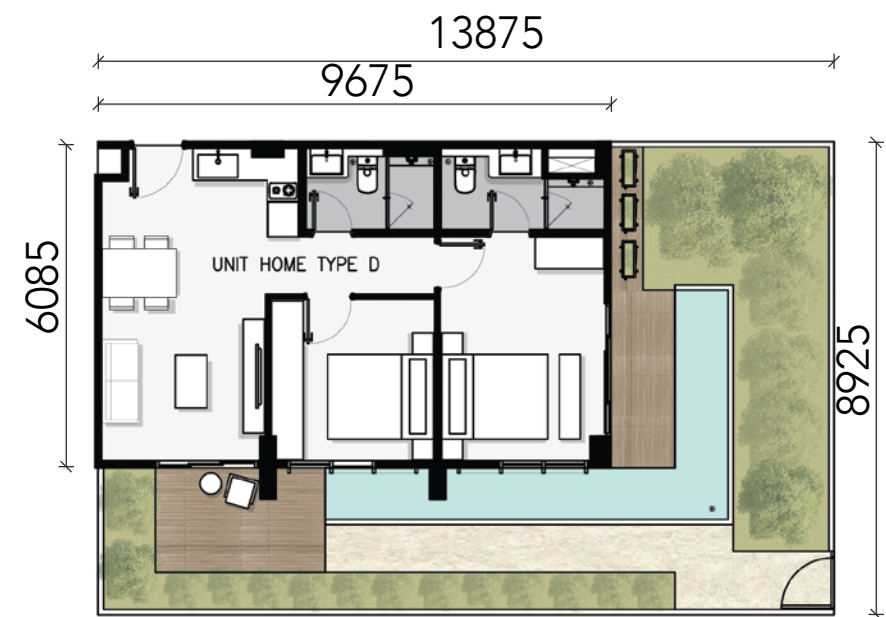




**UNIT TV-B** (SG 192 sqm + Garden 37,5 sqm)



**UNIT TV-C 3BR** (SG 145,5 sqm + Garden 66 sqm)



**UNIT TV-D 2BR** (SG 82 sqm + Garden 54 sqm)

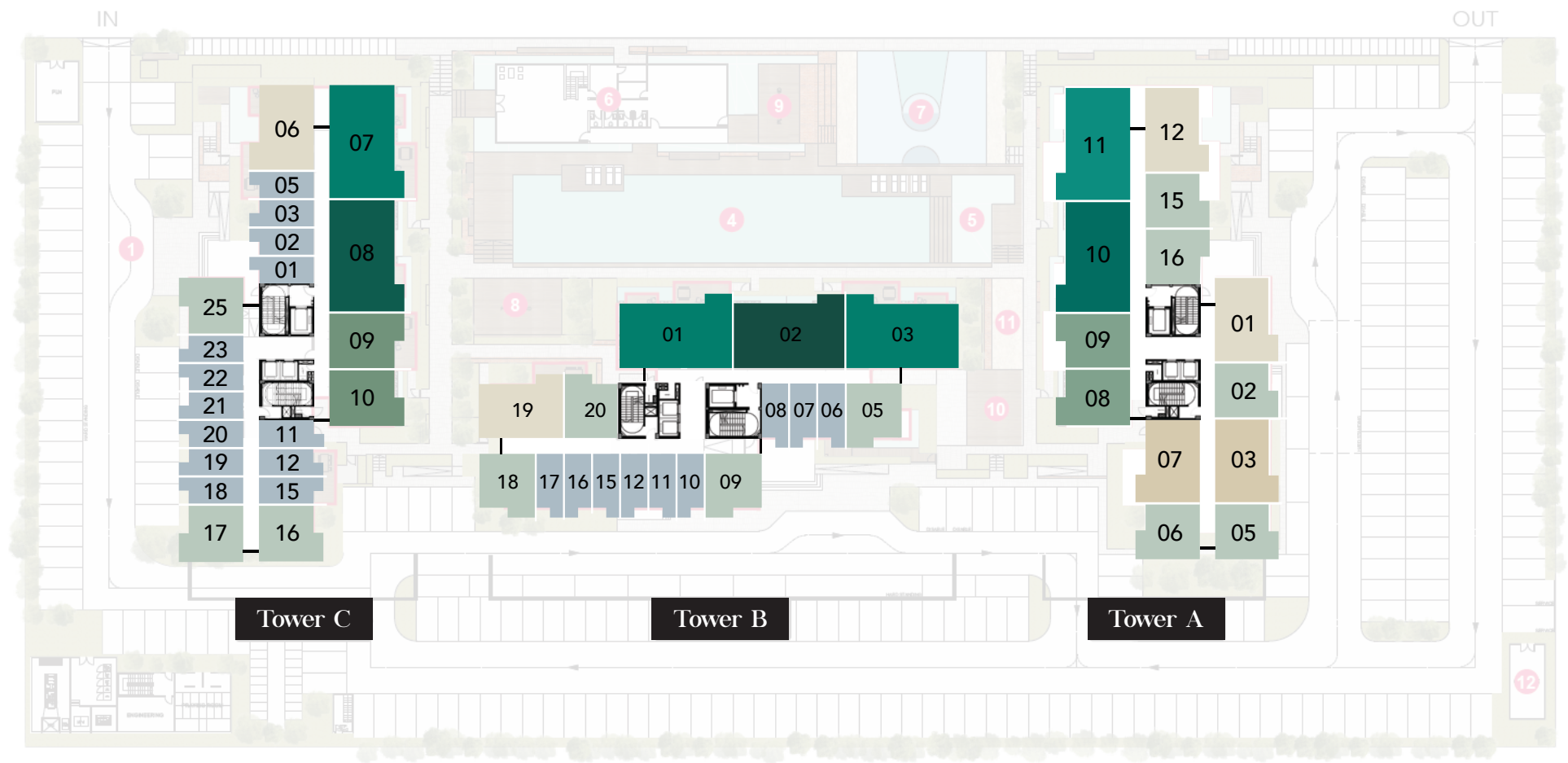


*The Plans*

# TYPICAL FLOOR

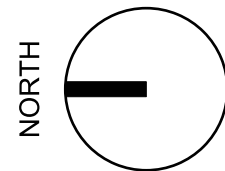
Paul & Prive





CONDOVILLA  
PAUL & PP PRIVE  
PAUL MARC

CONDOVILLA  
*Typical Floor Unit*



Tower C

	3BR CORNER		1BR - A
	3BR MIDDLE		1BR - B
	2BR CORNER		STUDIO

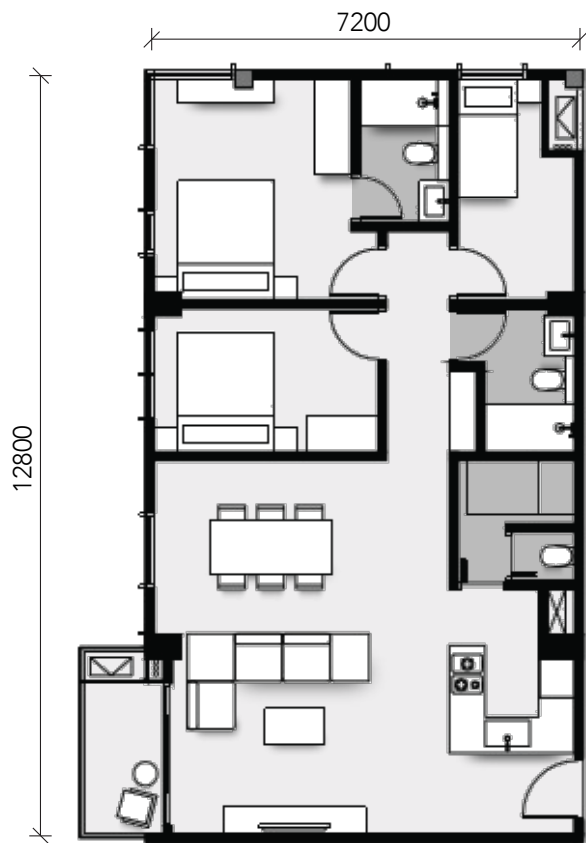
Tower B

	3BR CORNER		1BR - A
	3BR MIDDLE		STUDIO
	2BR CORNER		

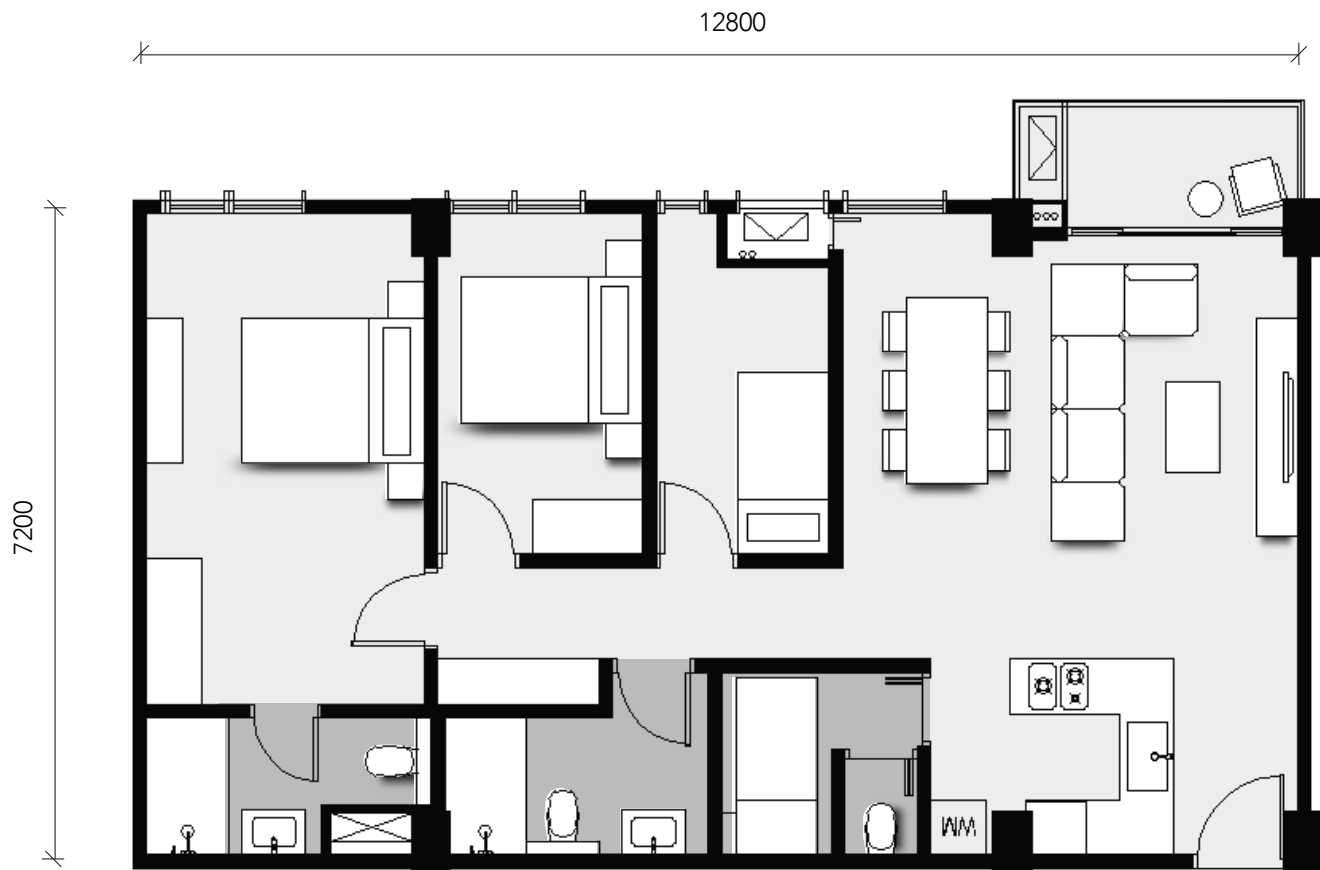
Tower A

	3BR CORNER		2BR MIDDLE
	3BR MIDDLE		1BR - A
	2BR CORNER		1BR - B



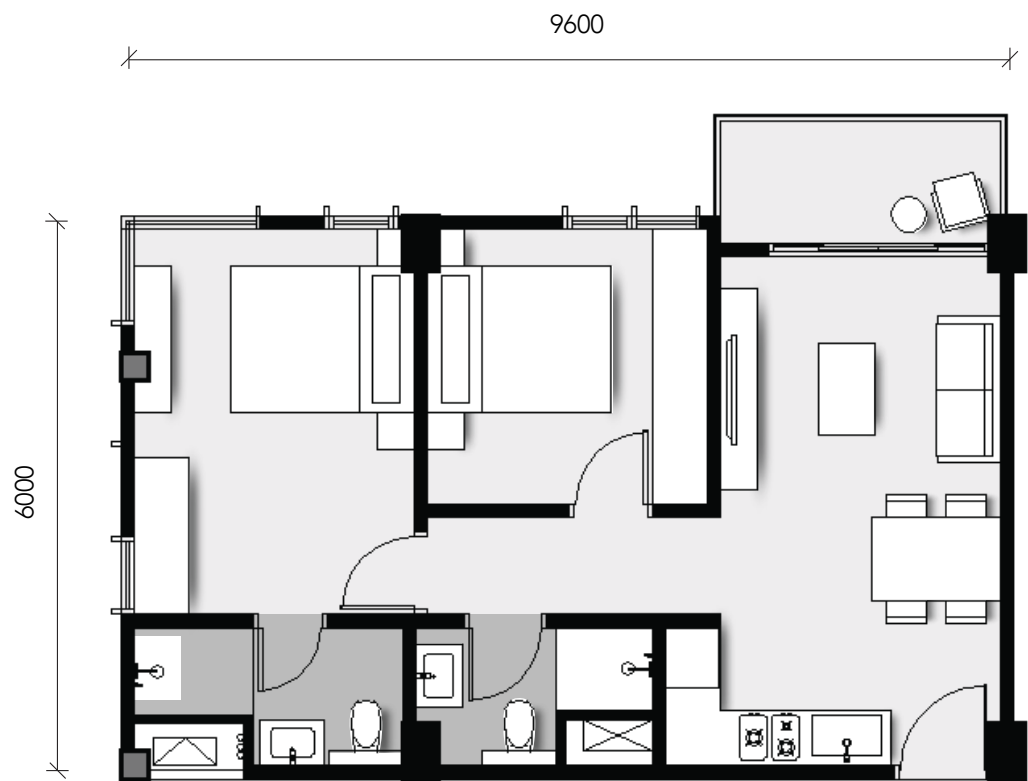


3 BR CORNER ( SG 114 sqm )

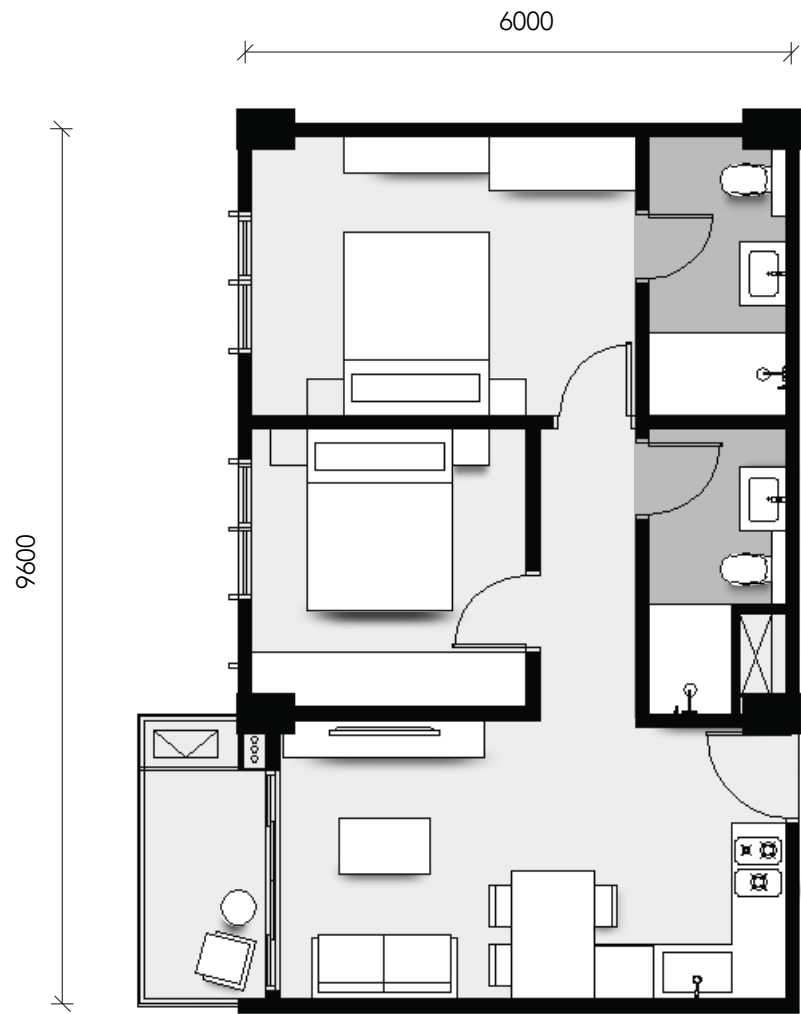


3 BR MIDDLE ( SG 114 sqm )



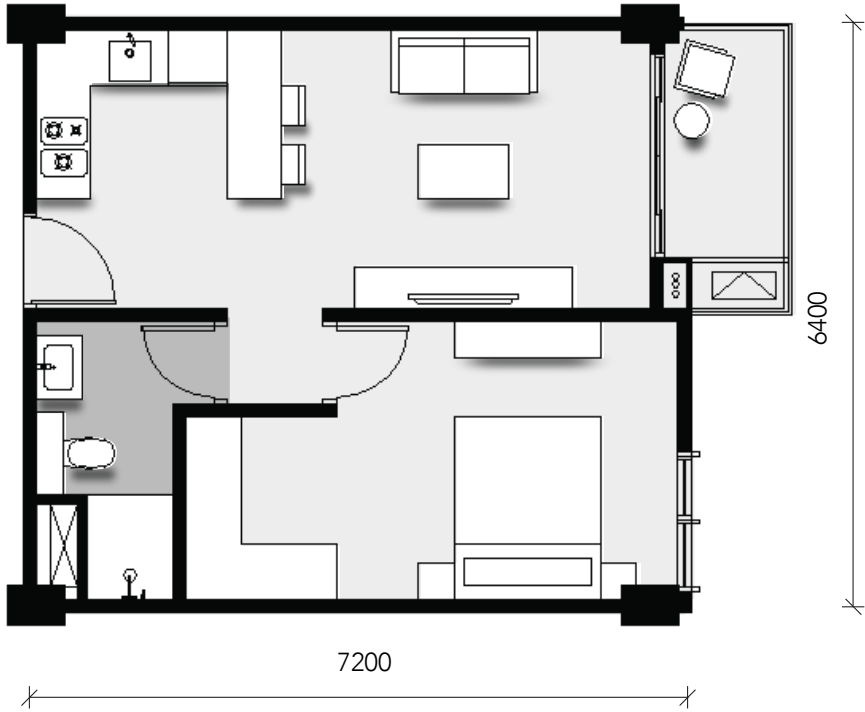


2 BR CORNER ( SG 72.5 sqm )

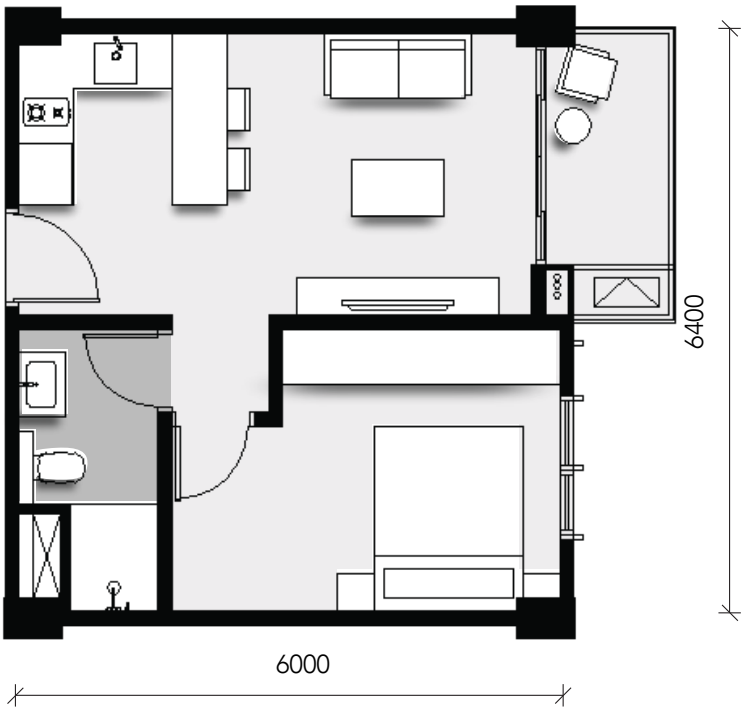


2 BR MIDDLE ( SG 72.5 sqm )

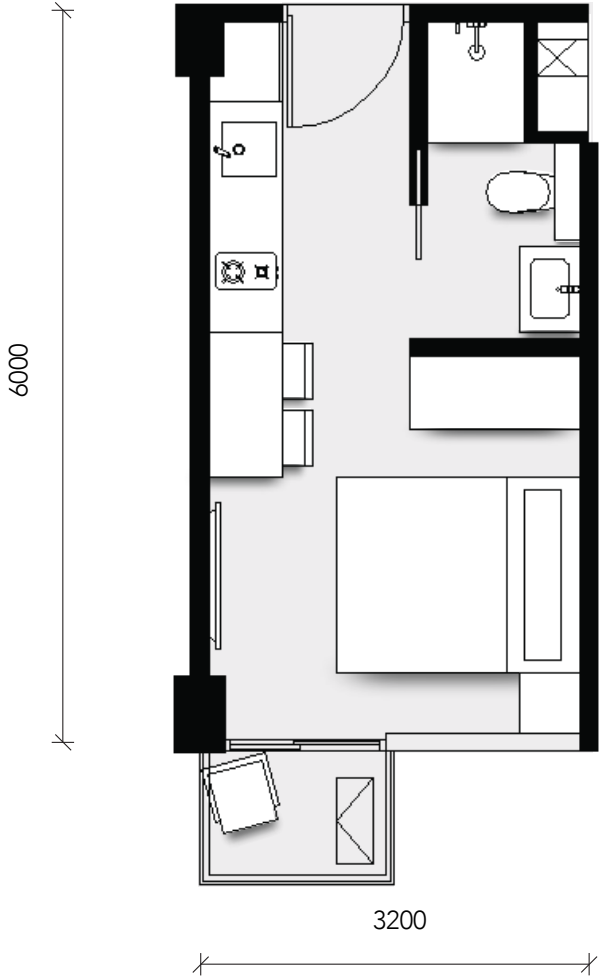




1 BR - B ( SG 59.5 sqm )



1 BR - A ( SG 50 sqm )



STUDIO ( SG 25 sqm )

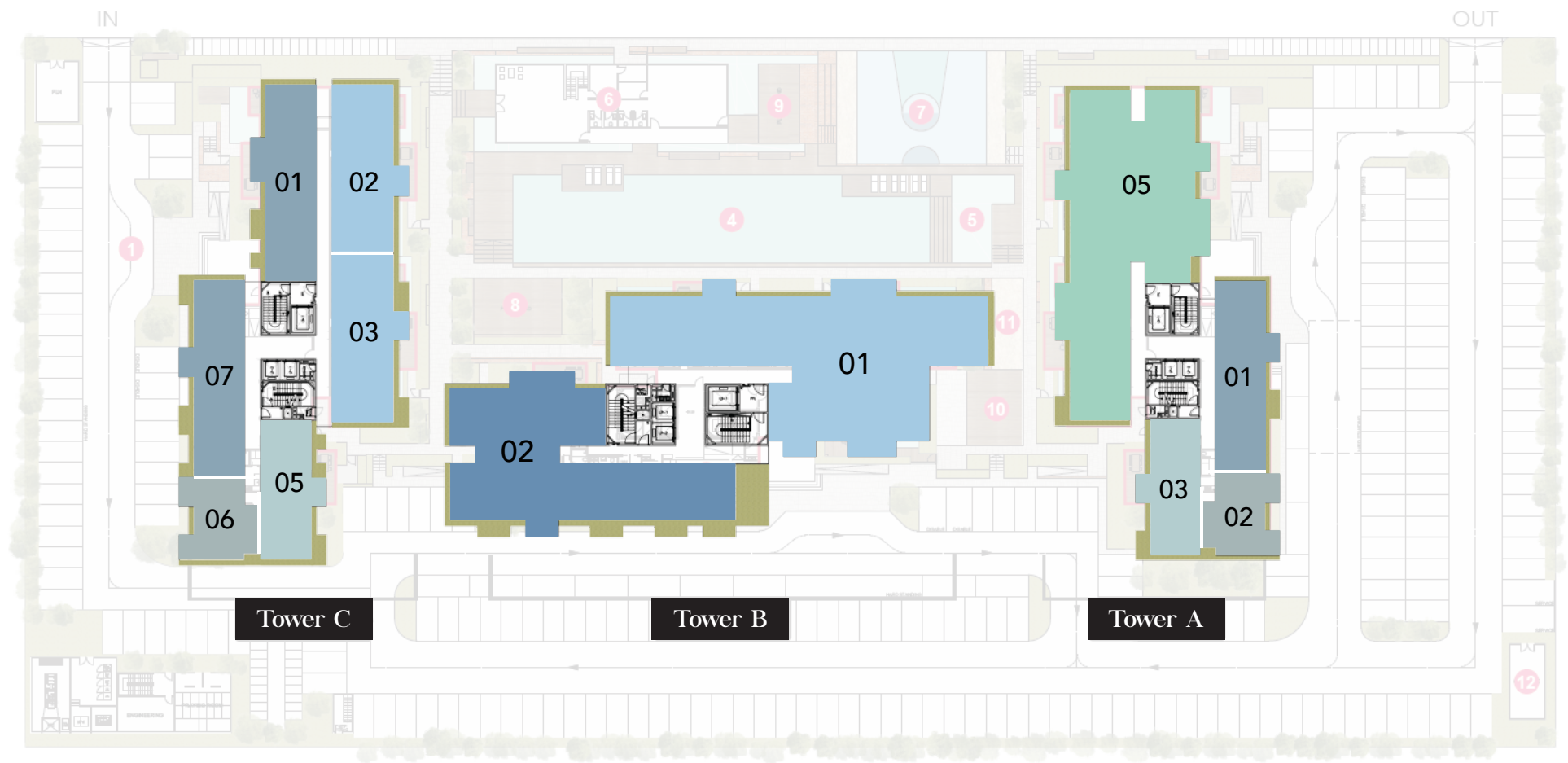


*The Plans*

# PENTHOUSE

Paul & Prive

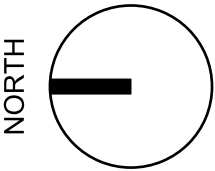




CONDOVILLA  
PAUL & PP PRIVE  
PAUL MARC

# CONDOVILLA

*Penthouse Unit*



Tower C



- PH A - 3BR
- PH B - 3BR
- PH C - 2BR
- PH D - 1BR

Tower B



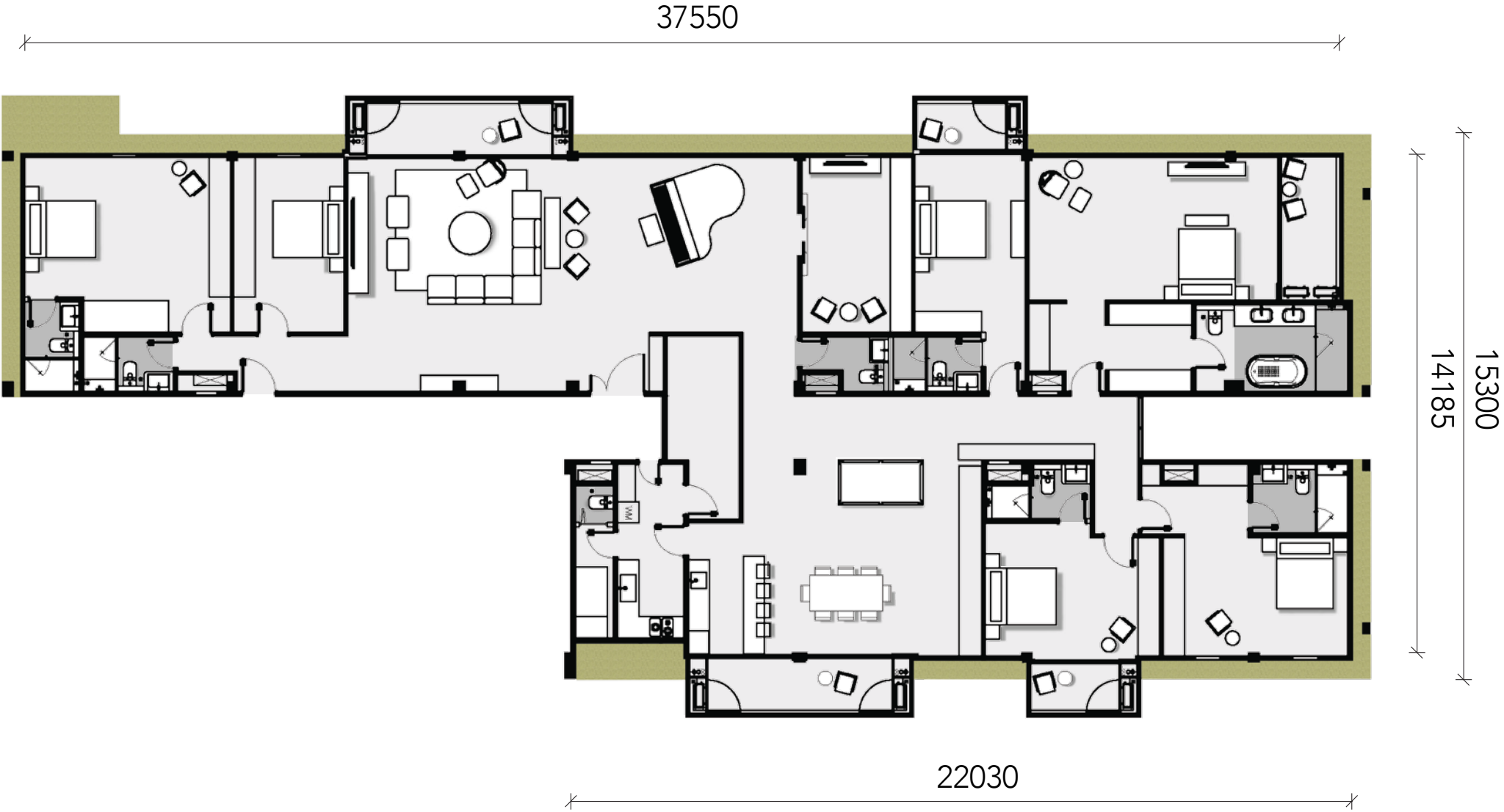
- PH LUX 2 - 5BR
- PH LUX 3 - 5BR

Tower A



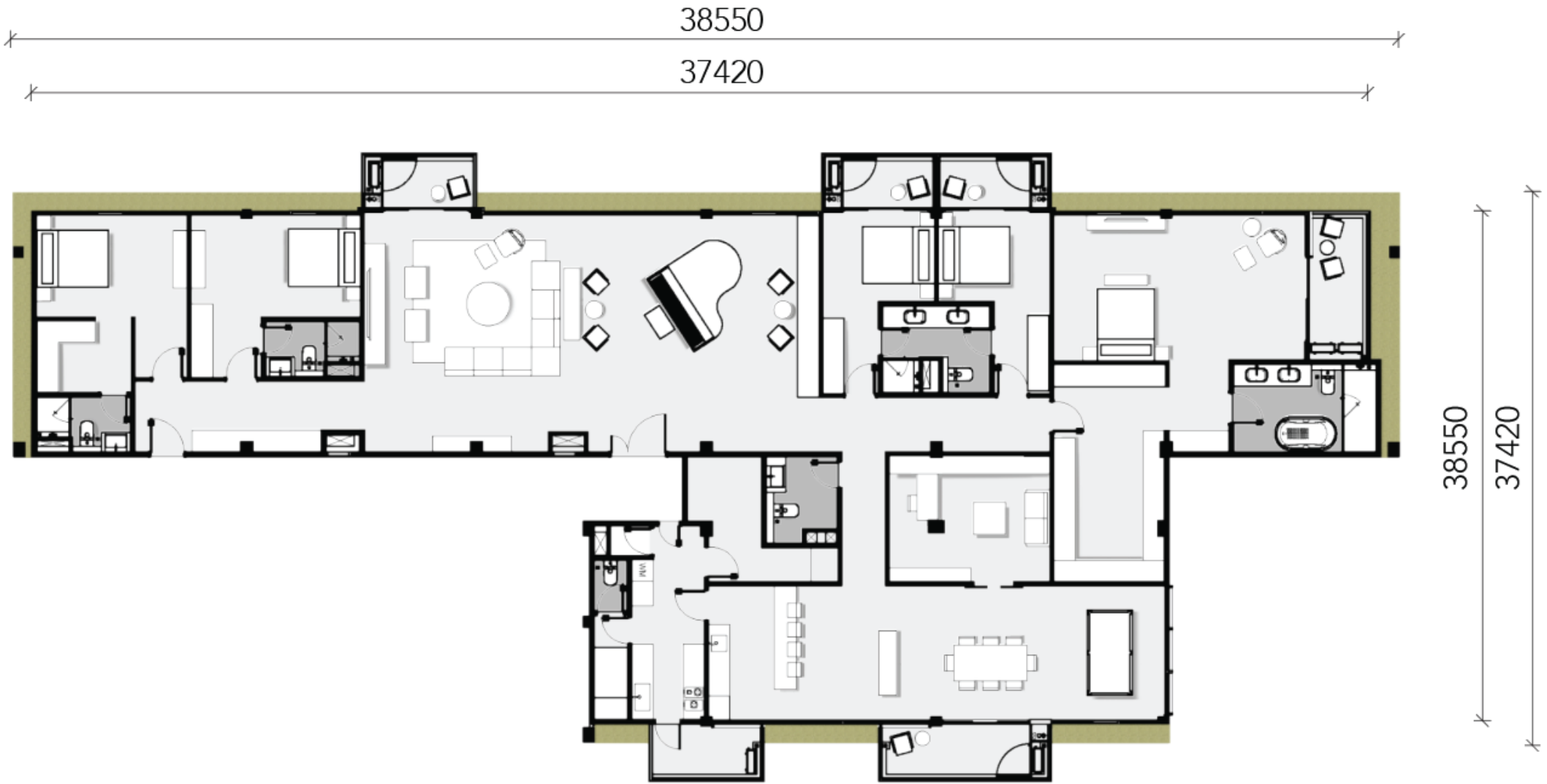
- PH LUX 1 - 6BR
- PH B - 3BR
- PH C - 2BR
- PH D - 1BR





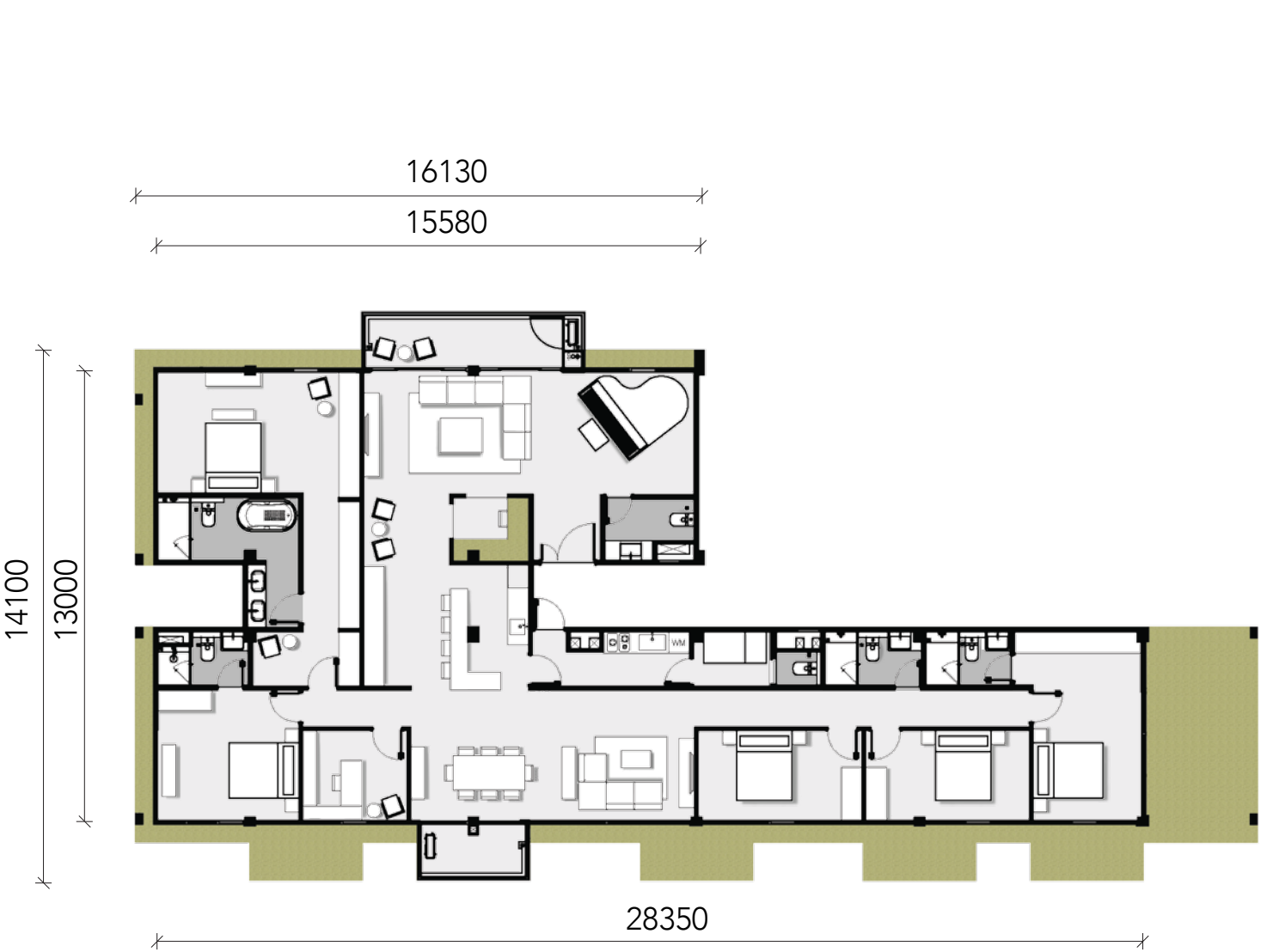
PH LUX 1 - 6 BR ( SG 544.5 sqm )



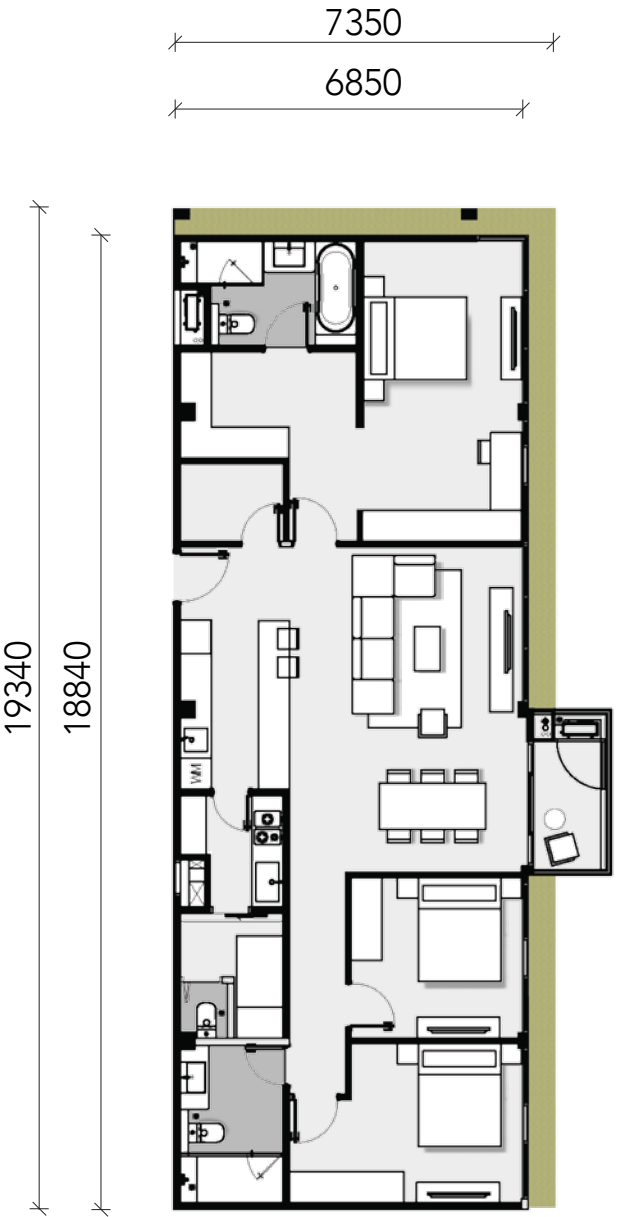


PH LUX 2 - 5BR ( SG 497 sqm )



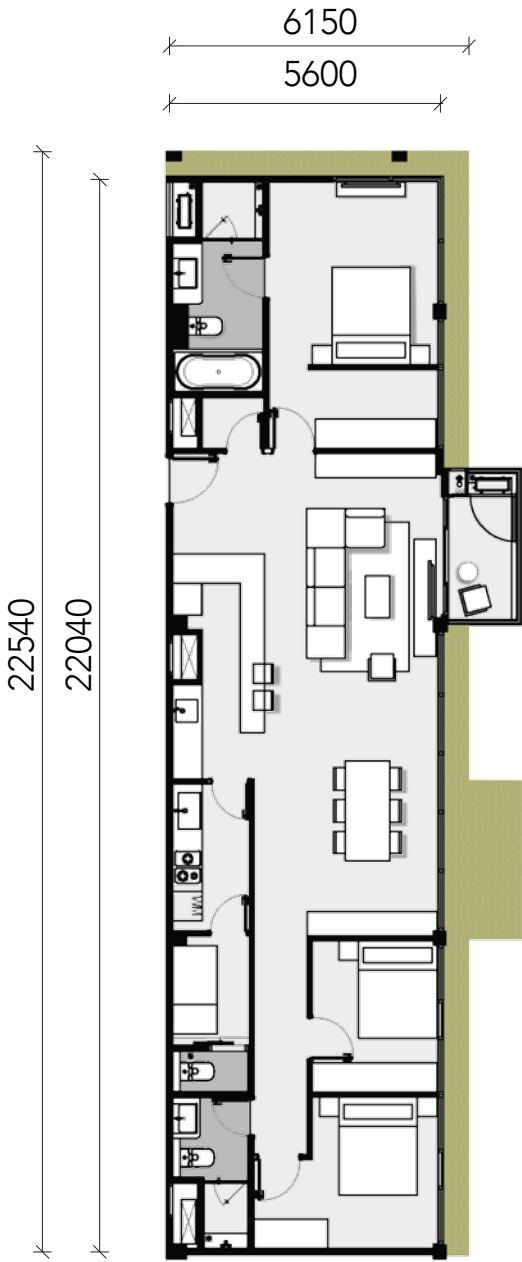


PH LUX 3 - 5BR ( SG 383,5 sqm )

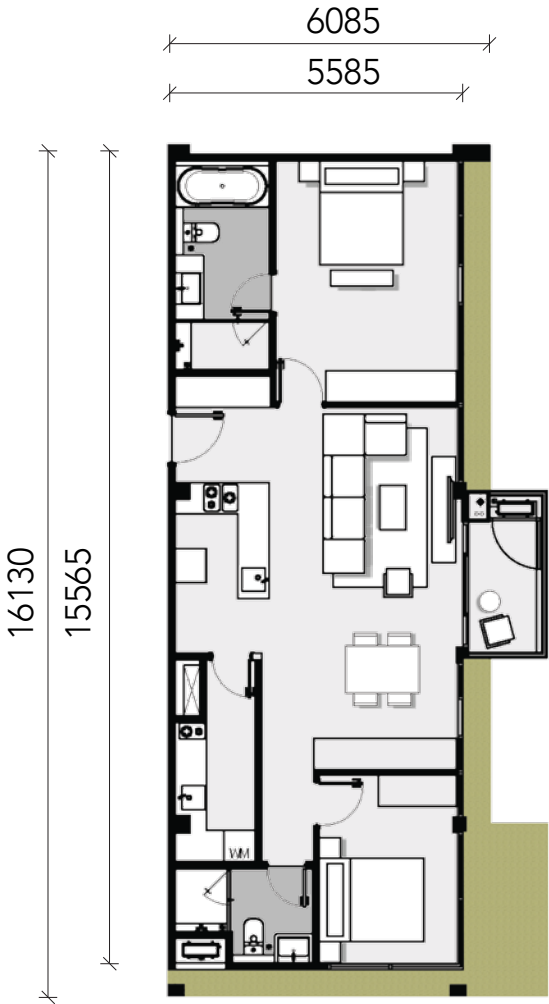


PH A - 3BR ( SG 167 sqm )

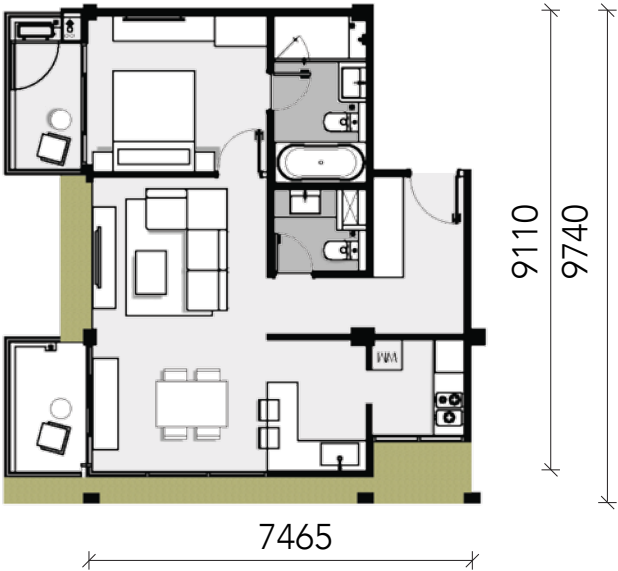




PH B - 3BR ( SG 166.5 sqm )



PH C - 2BR ( SG 144.5 sqm )



PH D - 1BR ( SG 85 sqm )



# PAUL LANE

— at —  
MARCS BOULEVARD

*part of Paul Marc District at Marc’s Boulevard*

URBAN  LIVING  
PAUL MARC  
DISTRICT

MARCS BOULEVARD  
THE PRIDE | THE HOME | THE MARC







PAUL LANE

FINELY CRAFTED BY TRINITI LAND

Paul Marc Shophouse

# PAUL LANE

— at —  
MARCS BOULEVARD

Purposefully built on the thriving city of Batam  
in a fully-integrated development of Marc's  
Boulevard, Paul Lane Shophouses offers a  
highly promising and accessible location for an  
excellent business and investment potential.





...station

Grocery • Pickup

...ppies

Milk Freshness delivered daily

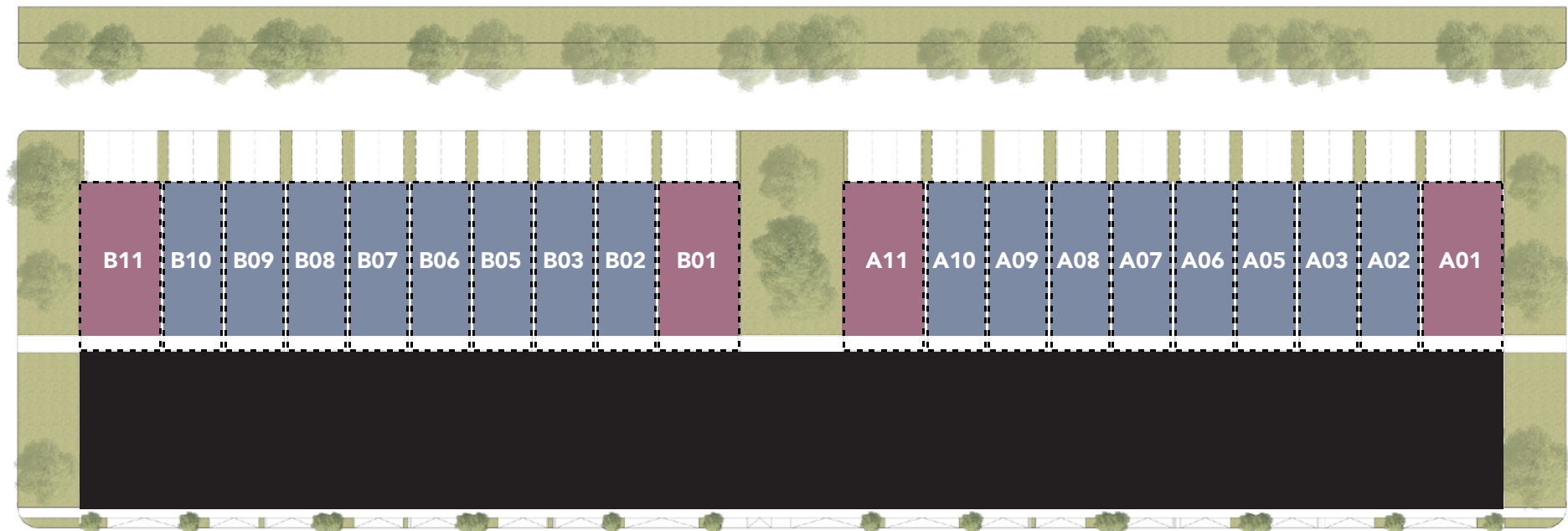
fresh Deli & Bakery

...y

fresh Produce

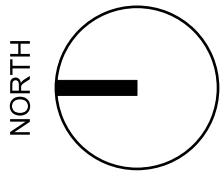
Xpres





PAUL LANE  
— of —  
MARCS BOULEVARD

SHOPHOUSE  
*Masterplan*



**SHOP HOUSE MIDDLE UNIT**  
(LAND AREA : **99 sqm**, BUILDING AREA : **270 sqm**)

**SHOP HOUSE CORNER UNIT**  
(LAND AREA : **132 sqm**, BUILDING AREA : **360 sqm**)

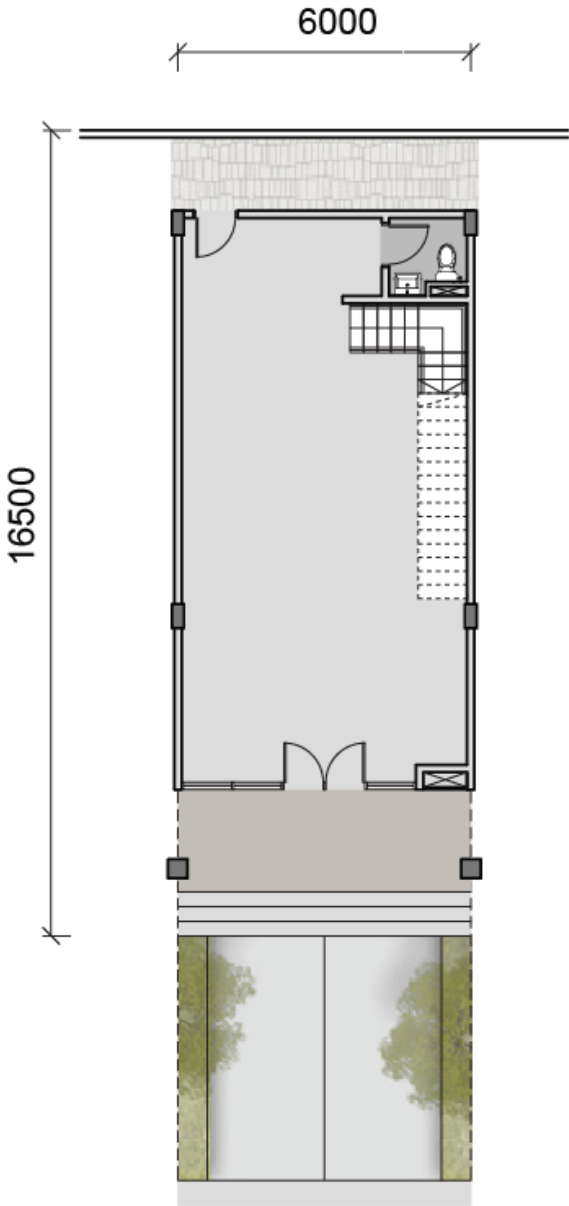


PAUL LANE  
at  
MARCS BOULEVARD

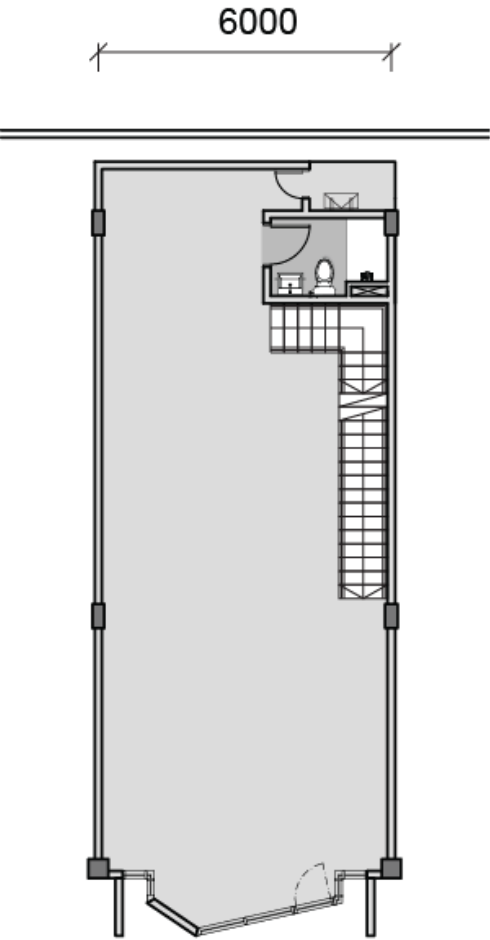
SHOPHOUSE  
*Middle Unit*

Building Area per Unit **270 sqm**

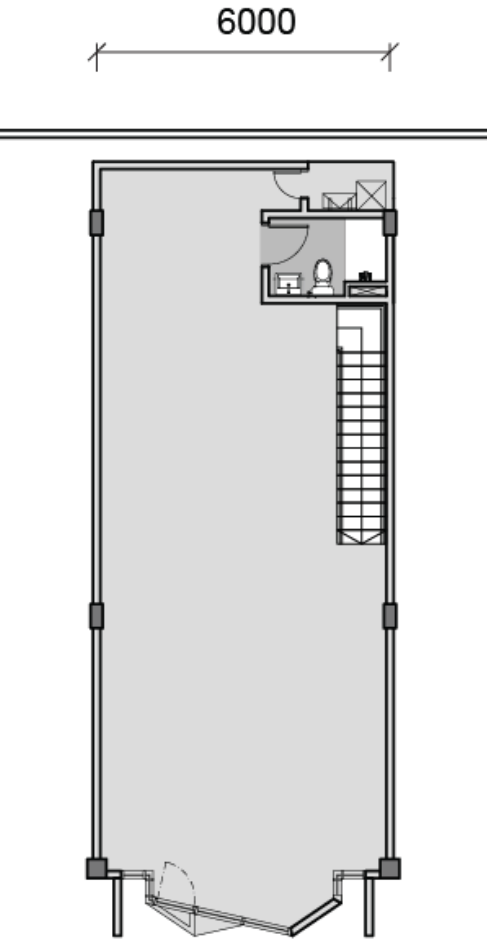
Land Area per Unit **99 sqm**



Ground Floor



Second Floor



Third Floor

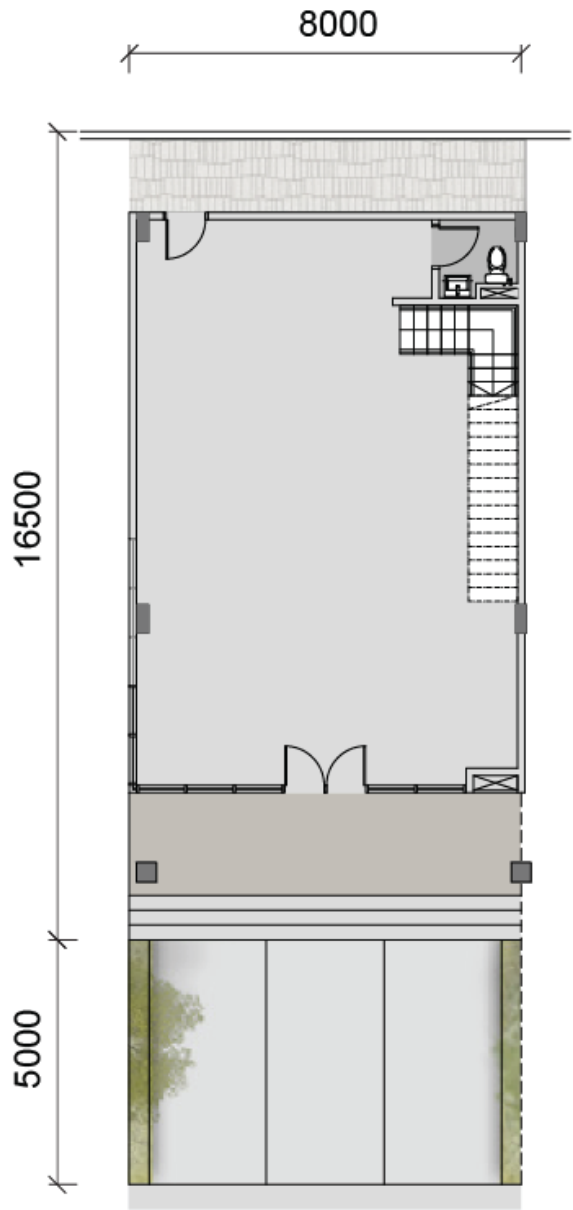


PAUL LANE  
at  
MARCS BOULEVARD

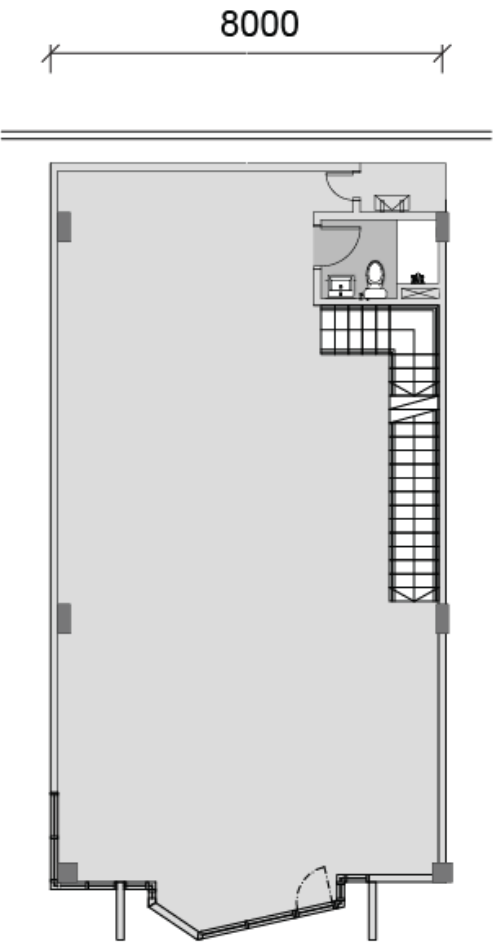
SHOPHOUSE  
*Corner Unit*

Building Area per Unit **360 sqm**

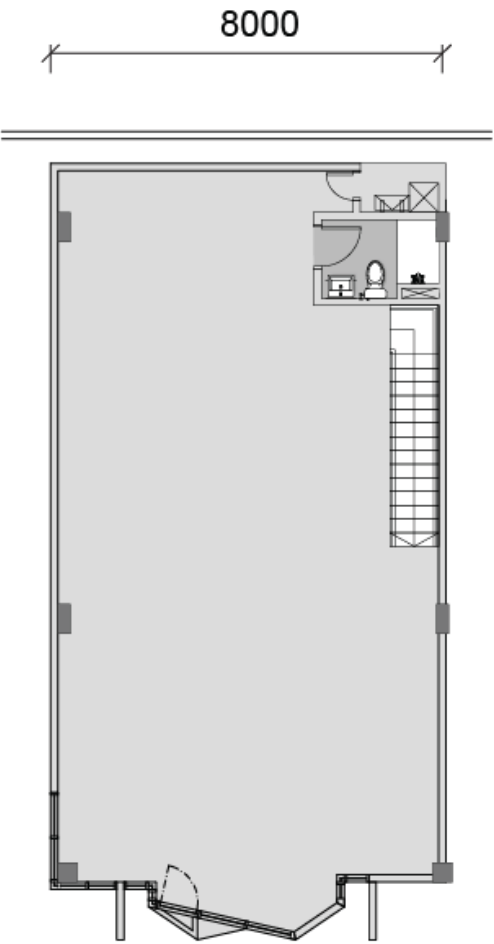
Land Area per Unit **132 sqm**



Ground Floor



Second Floor



Third Floor



# Who we work with



**AECOM**  
Master Planner

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**Ben & Wyatt**  
Brand Consultant

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**+OOZN**  
Architect

---

**AECOM**

**B E N   &   W Y A T T**  
B R A N D I N G   H O U S E

**+ OOZN**



# AECOM

AECOM is a global network of experts working with clients, communities and colleagues to develop and implement innovative solutions to the world's most complex challenges.



Miami World Center - Paramount Tower  
Florida



Marina Bay and Greater Southern Waterfront  
Singapore





## Marc's Boulevard - Master Planner Message

Aiming to elevate the quality and character of Batam City, Marc's Boulevard merges multiple facets of urban life into a concentrated hub of urban activities. Combining residential, commercial, business, and entertainment, into an exciting "Mixed-Use" destination. Thus bringing excitement into this near-waterfront development where each block is carefully crafted to integrate nature and urban living.

Marc's Boulevard gives you the pleasure of living with nature while being conveniently close to the city center, an oasis in the future expansion of a bustling urban center.

**Sacha Schwarzkopf**

Director of Urban Design, AECOM Indonesia

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## Marc's Boulevard - Architect Message

Marc's Boulevard focused to be next Batam's destination landmark development that provides high quality living spaces integrated with large open green areas, where the resident's life is balanced between work and daily activities. The design delivers a simple yet distinctive architecture alongside with combination of carefully chosen materials, it creates a luxury living development. It is resort-like living with excellent amenities. The lush landscape forms an invisible boundary between the buildings and the nature.

**Raval Kapusta**

Founding Director, OOZN Design



# REASONS TO BUY OUR PRODUCT

## Affordable Price • Limited Units

Shophouse

20 units

Phase 1

Condovilla

73 units

Tower A

Condovilla

91 units

Tower B

Condovilla

115 units

Tower C

## Booking Fee

IDR 15 juta  
Condovilla

IDR 50 juta  
Shophouse



MARC'S BOULEVARD

FINELY CRAFTED BY TRINITI LAND



# LIVING GALLERY

MARC'S  
BOULEVARD

THE PRIDE | THE HOME | THE MARCH



MARC'S  
BOULEVARD

THE PRIDE | THE HOME | THE MARCH



VISIT SHOW UNIT

## LIVING GALLERY MARC'S BOULEVARD

at Grand Batam Mall - 2nd Floor

Jl. Pembangunan, Batu Selicin, Kec. Lubuk Baja, Kota Batam



# MARCS BOULEVARD

THE PRIDE | THE HOME | THE MARC

FINELY CRAFTED BY  TRINITILAND  
PT PURI TRINITI BATAM

Komp. Ruko Batamas Blok A No. 1  
Pasir Putih - Batam Centre

0853 4528 9988  
[www.marcsboulevard.com](http://www.marcsboulevard.com)