



MARCS BOULEVARD

THE PRIDE | THE HOME | THE MARC

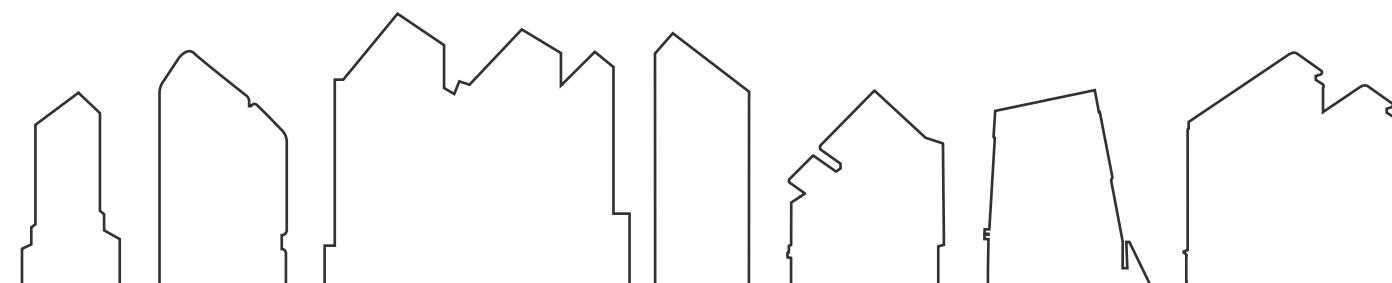
Finely Crafted by  TRINITILAND

CRAFTING NEW HORIZON



Initiated in 2009, PT Perintis Triniti Properti (Triniti 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 Triniti Property Group emerged with a new face named Triniti Land, while launching its Rp 5 trillion worth Superblock Project, Collins Boulevard, in 2018. Reaching its 9th year of building and innovating, Triniti 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

"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 Triniti 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 dashingly 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 Triniti 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 its 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, Triniti 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.

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

**5 mins.**

Batam Center Ferry Terminal

**5 mins.**

Mega Mall Batam Center

**5 mins.**

Awal Bros Hospital

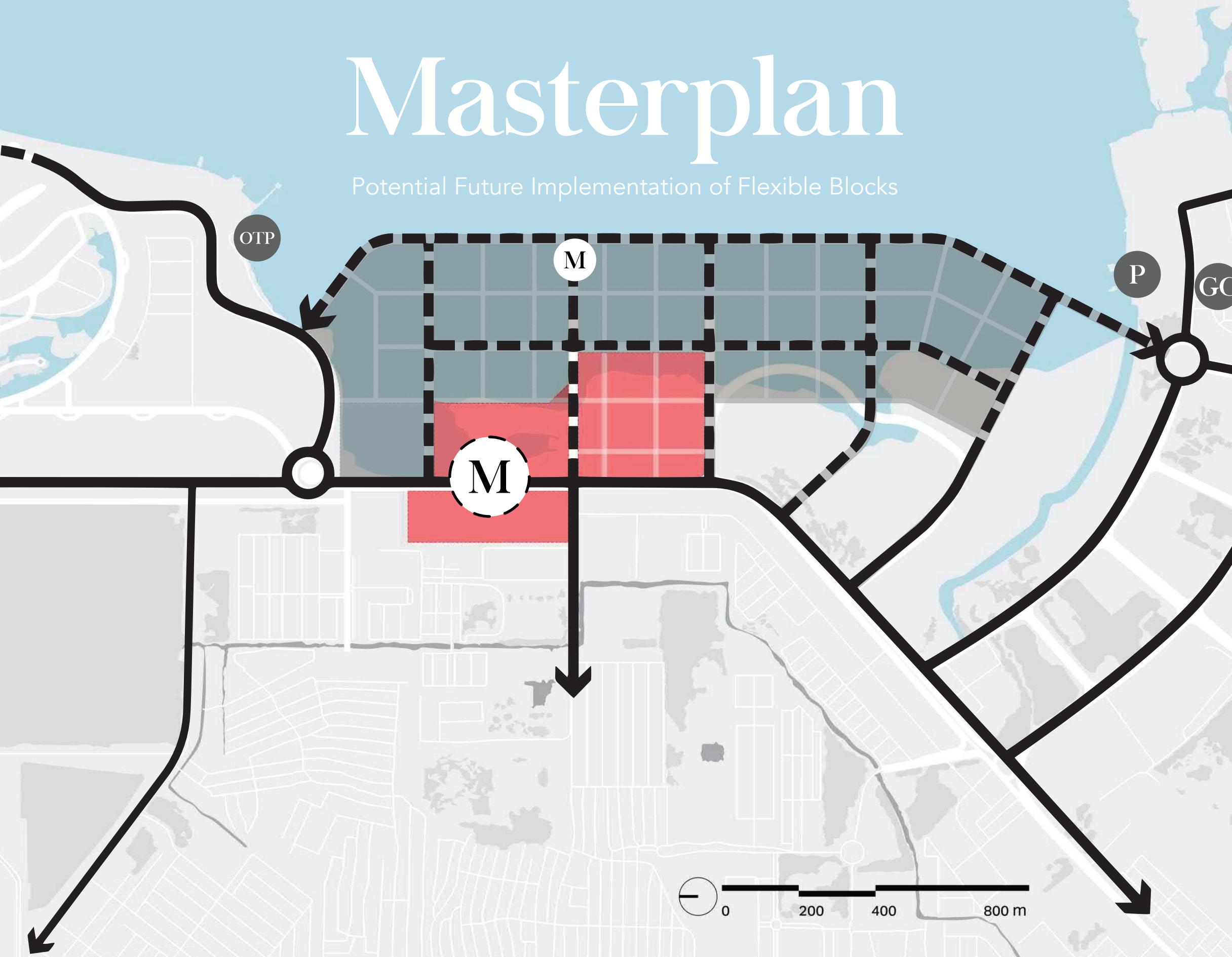
**20 mins.**

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

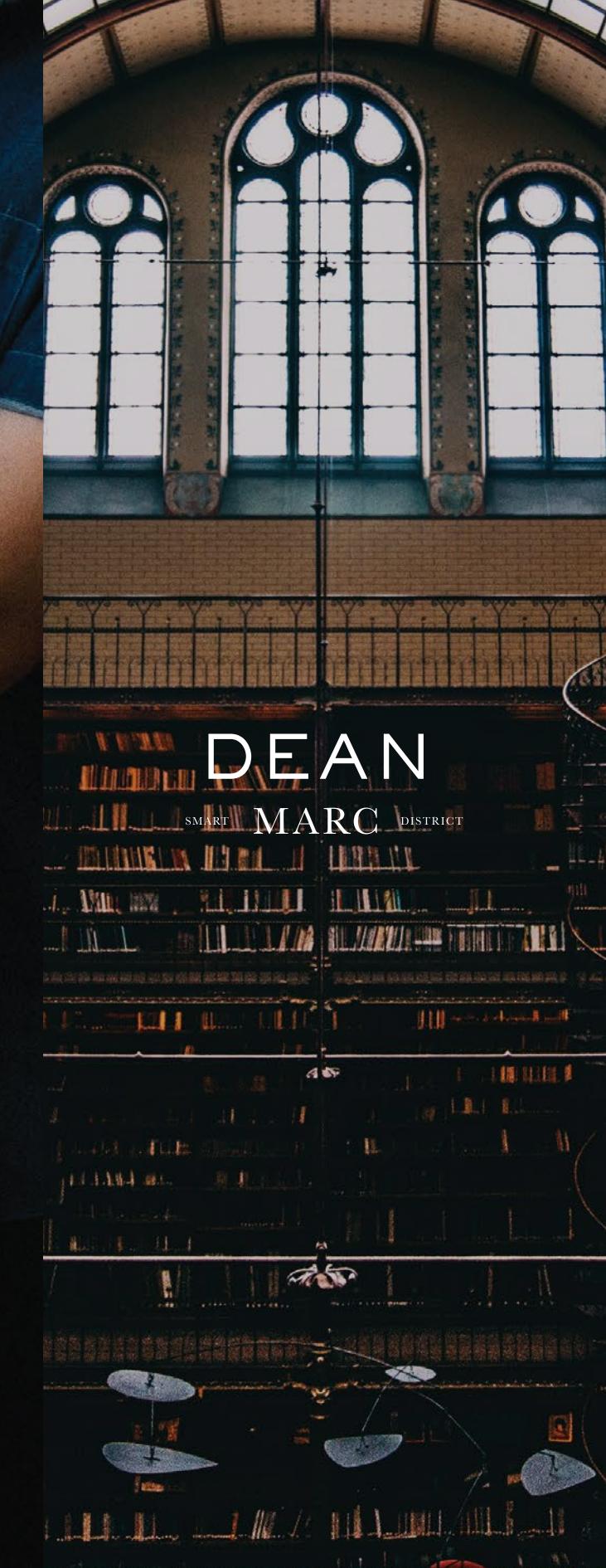
OTP Ocarina Theme Park

GC Government Center

P Port

M Planned Architectural Landmark

M Future Architectural Landmark



MARCS BOULEVARD

PAUL
MARC

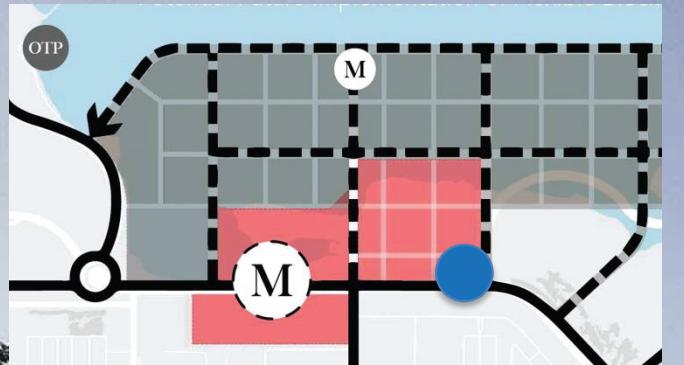
DEAN
MARC

GRANT
MARC

WILL
MARC

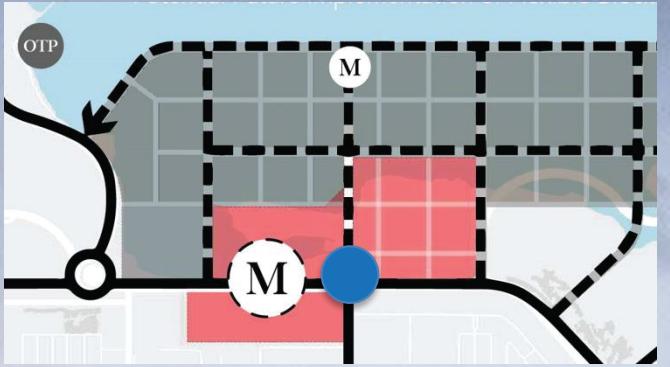
GLENN
MARC





Inspired by worth-living stories, Marc's Boulevard by Triniti 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.





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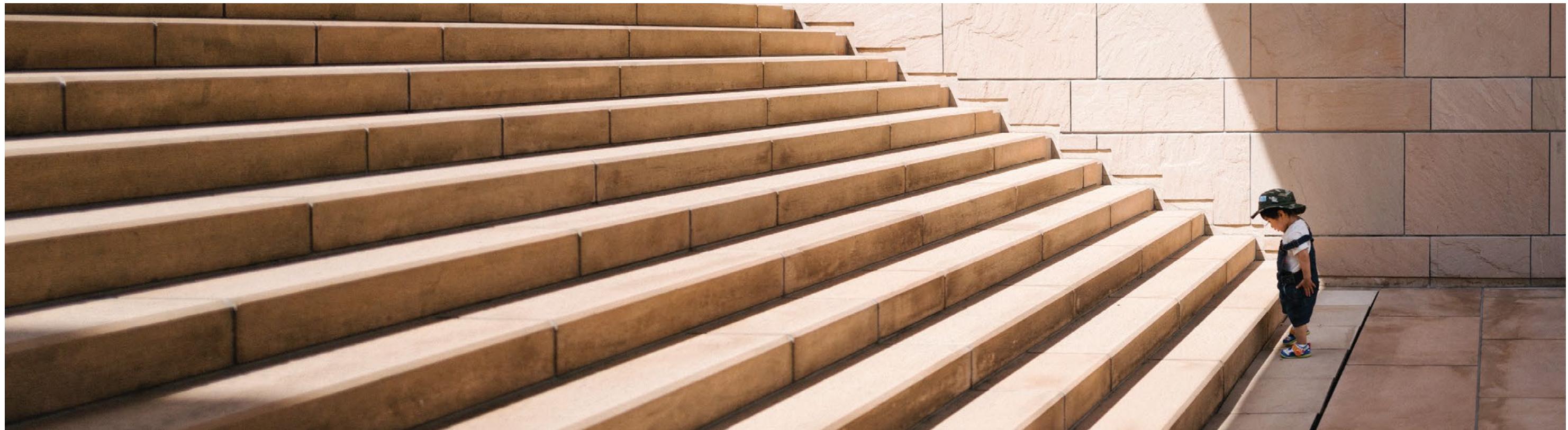




PAUL MARC DISTRICT



*"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 Triniti 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.



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 Triniti 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.



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.



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

CONDOS
PAUL & PPRIVE
PAUL MARC

PAUL LANE
at
MARC'S BOULEVARD

CONDOS
VILLA

PAUL & P^{PRIVE} PRIVE

PAUL MARC

part of Paul Marc District at Marc's Boulevard



PAUL MARC
DISTRICT

MARCS BOULEVARD

THE PRIDE | THE HOME | THE MARC









50 m Lap Pool



Basketball Court



Clubhouse



Kid's Pool



Playground



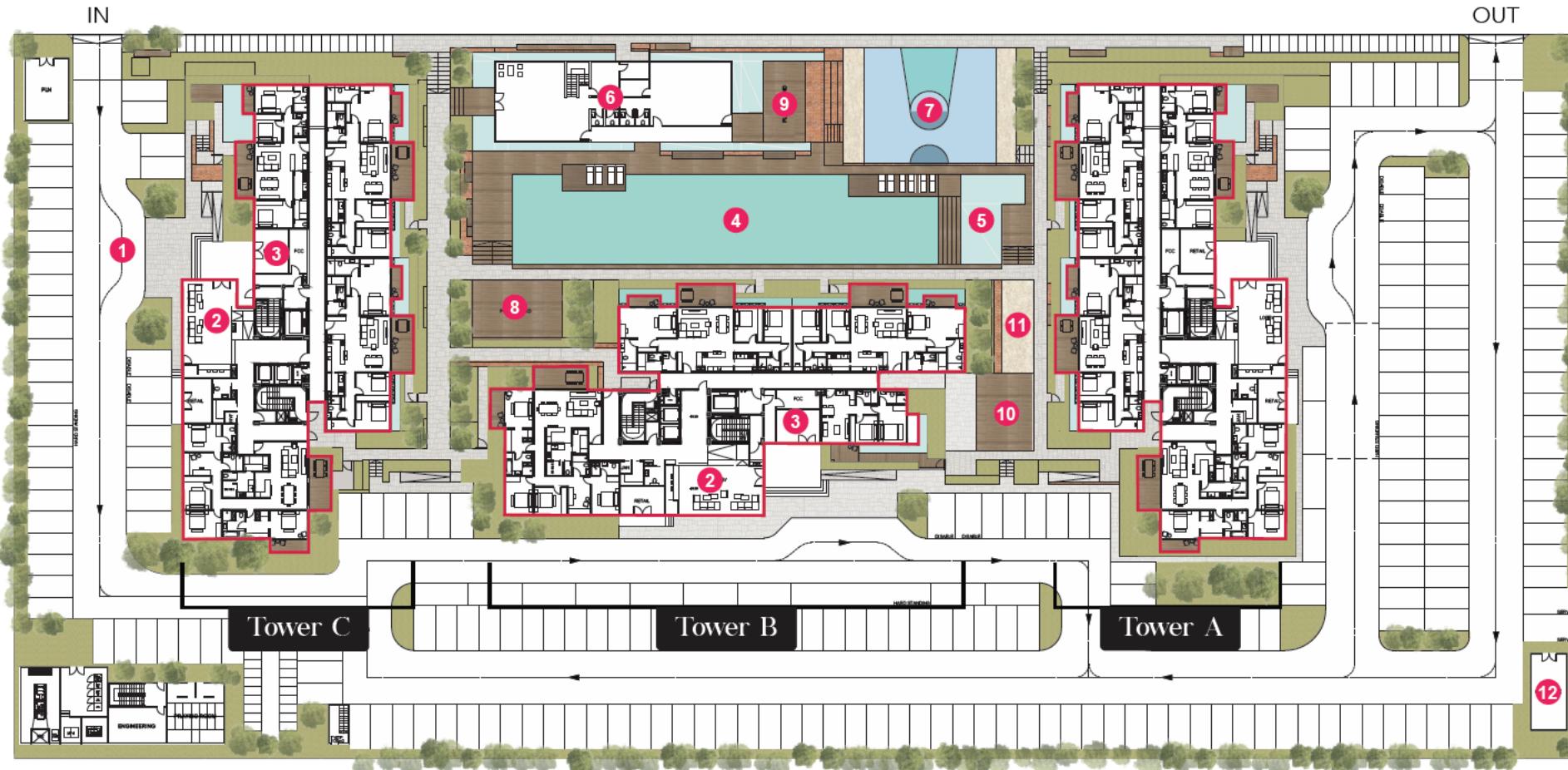
Barbeque Pit



Outdoor Gym

Yoga Space





PAUL & PRIVE
CONDOVILLA
PAUL MARG

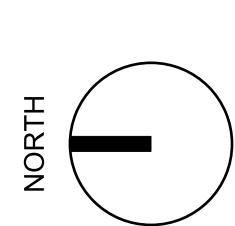
CONDOVILLA

Masterplan

Total Land Area **13,920 sqm**

Total Unit **279 units**

Total Parking **279 lots**



1 Drop Off
2 Lobby
3 Rent Space

4 50m Lap Pool
5 Kid's Pool
6 Clubhouse

7 Basketball Court
8 Barbeque Area
9 Yoga Space

10 Outdoor Gym
11 Playground
12 Garbage Room

Paul Marc Condo Villa

CONDODVILLA
PAUL & PP PRIVE
PAUL MARC

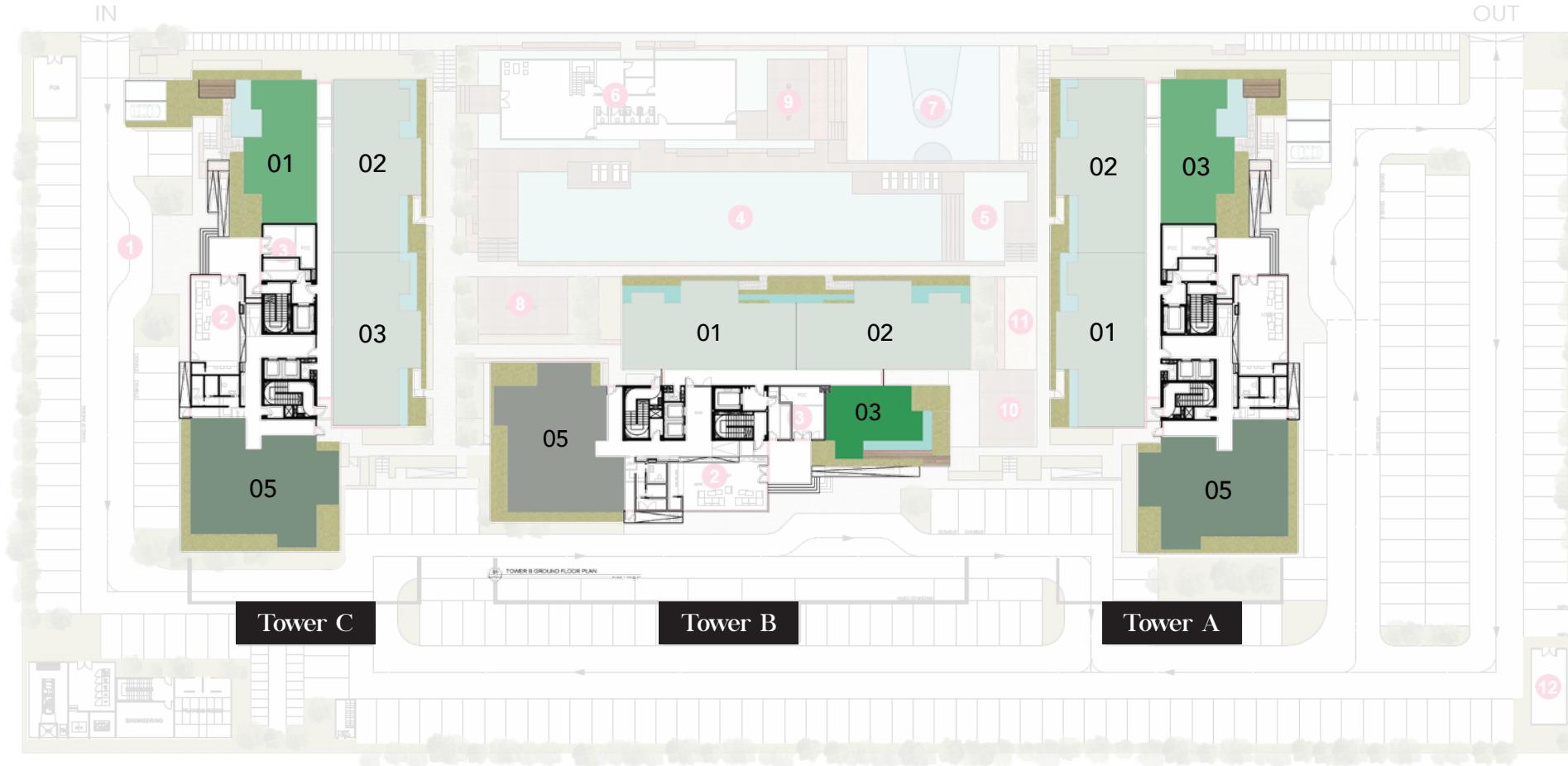
Prestigious and inviting, Paul & Prive is the ideal Condo Villa to be sought after. Placed strategically, designed for comfort and laced with natural beauty, these living spaces cater for the hustlers and the laid backs.



The Plans

TERRACE VILLA

Paul & Prive



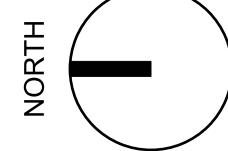
PAUL & PRIVE
CONDOVILLA
PAUL MARC

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)



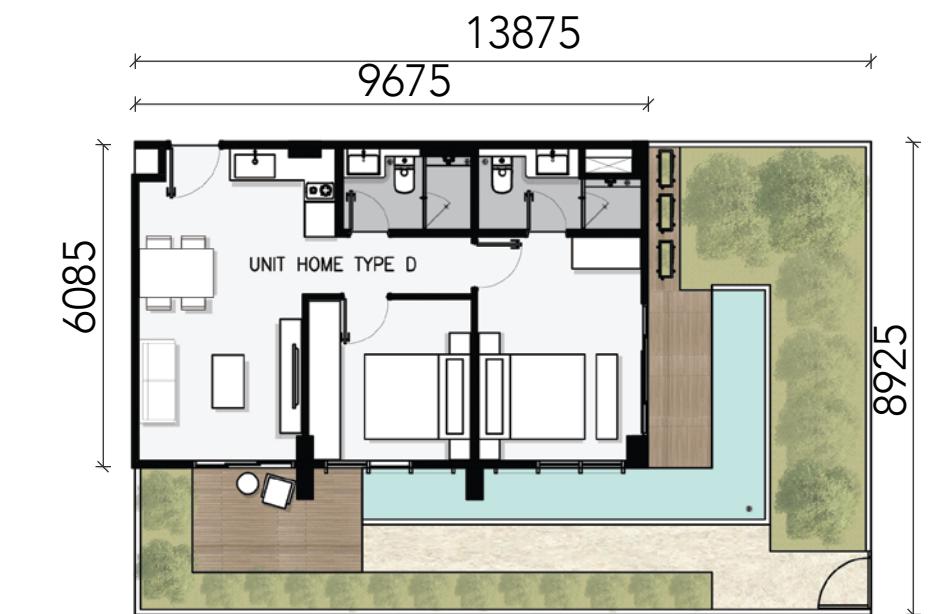
UNIT TV-A2 4BR (SG 215,5 sqm + Garden 48,5 sqm)



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



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

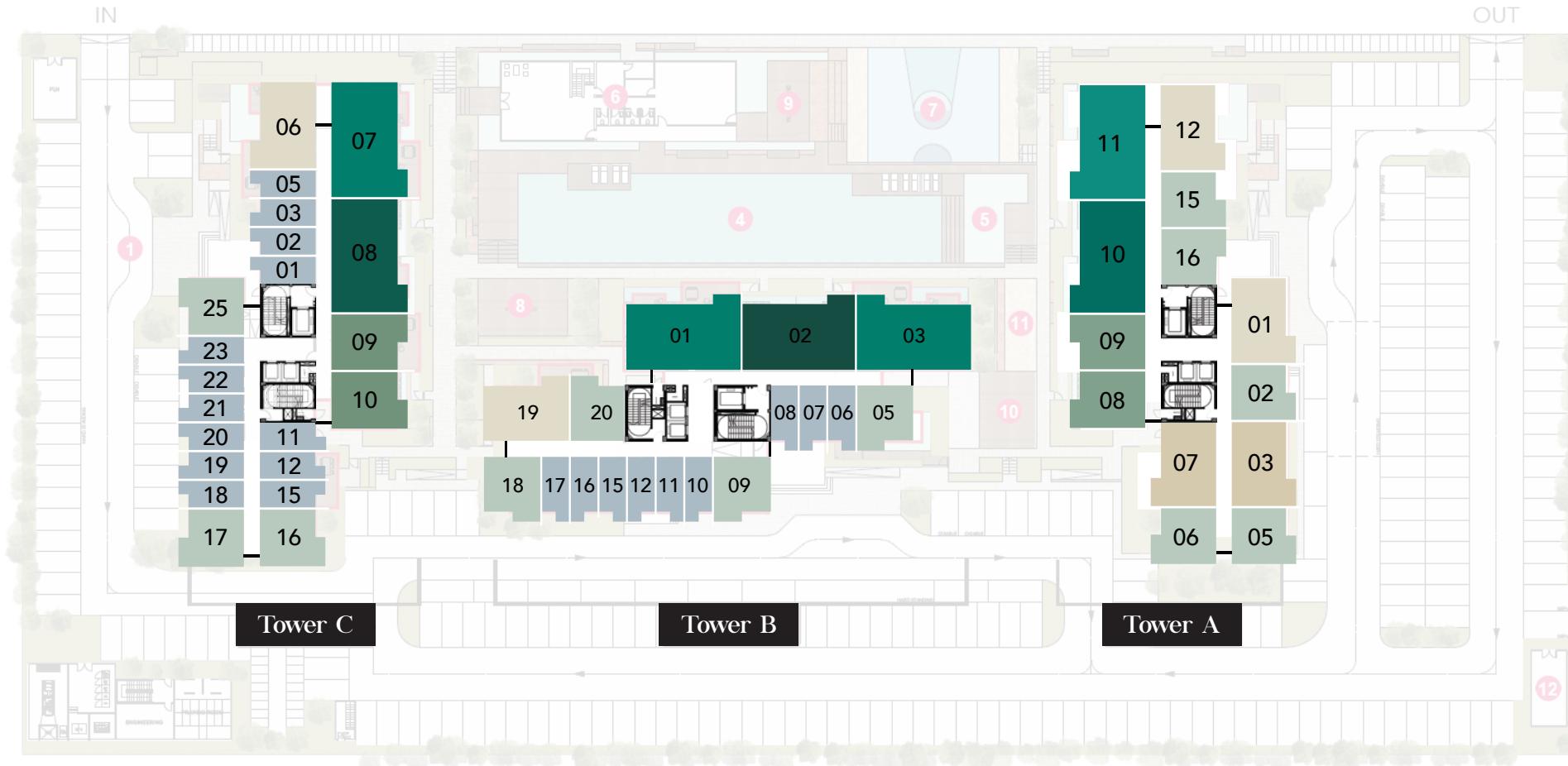


UNIT TV-D 2BR (SG 82 sqm + Garden 54 sqm)

The Plans

TYPICAL FLOOR

Paul & Prive

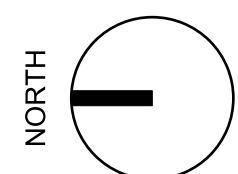


PAUL & PRIVE
CONDOVILLA
PAUL MARC

CONDOVILLA

Typical Floor Unit

Tower C



3BR CORNER

3BR MIDDLE

2BR CORNER

1BR - A

1BR - B

STUDIO

Tower B

3BR CORNER

3BR MIDDLE

2BR CORNER

1BR - A

STUDIO

Tower A

3BR CORNER

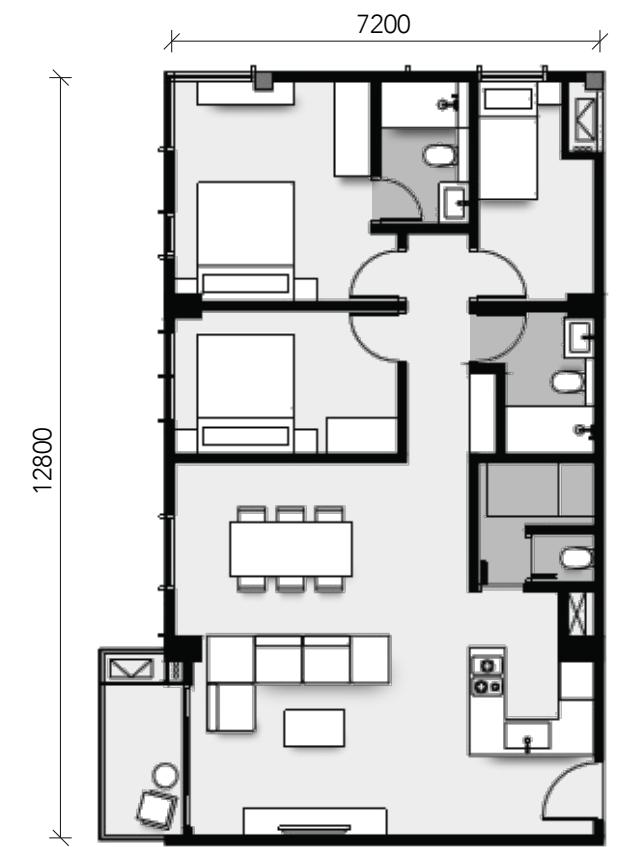
3BR MIDDLE

2BR CORNER

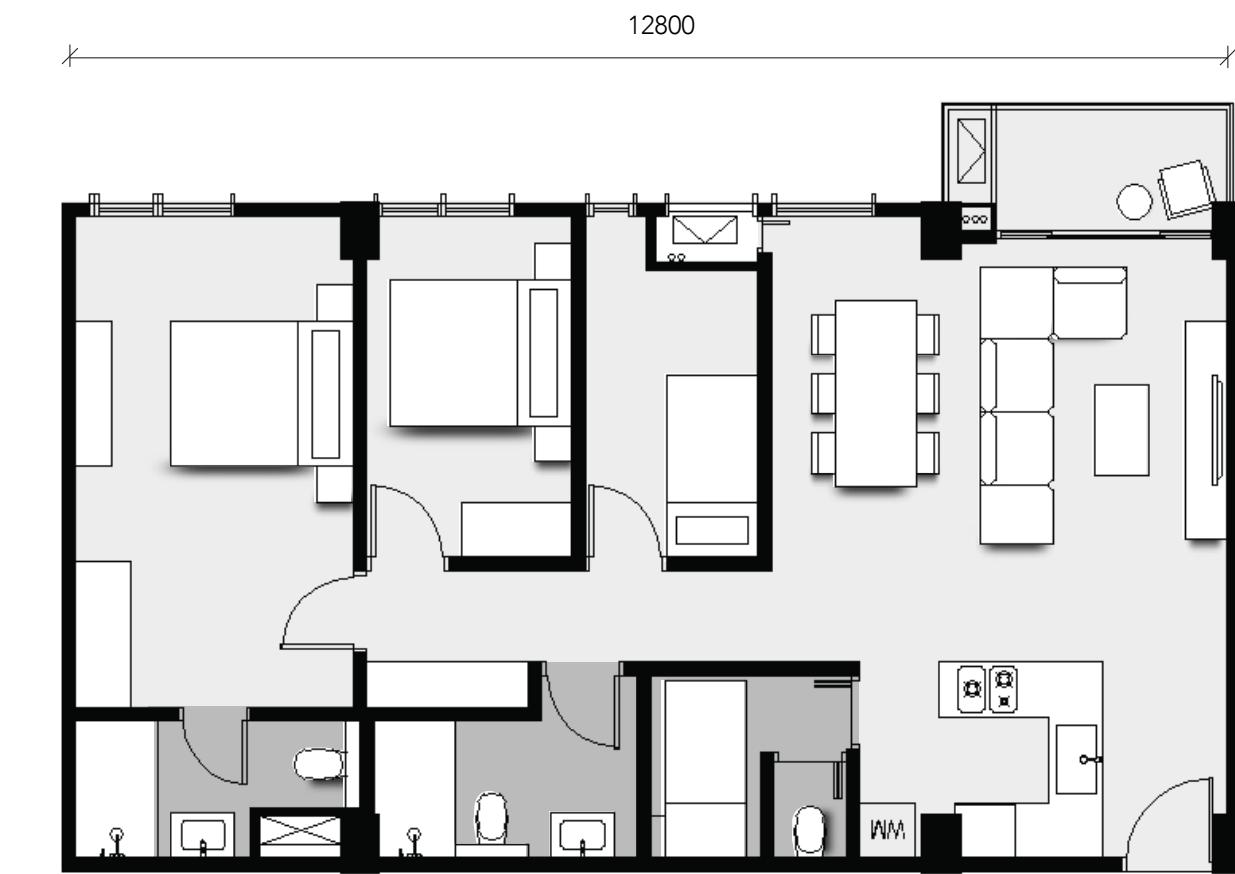
2BR MIDDLE

1BR - A

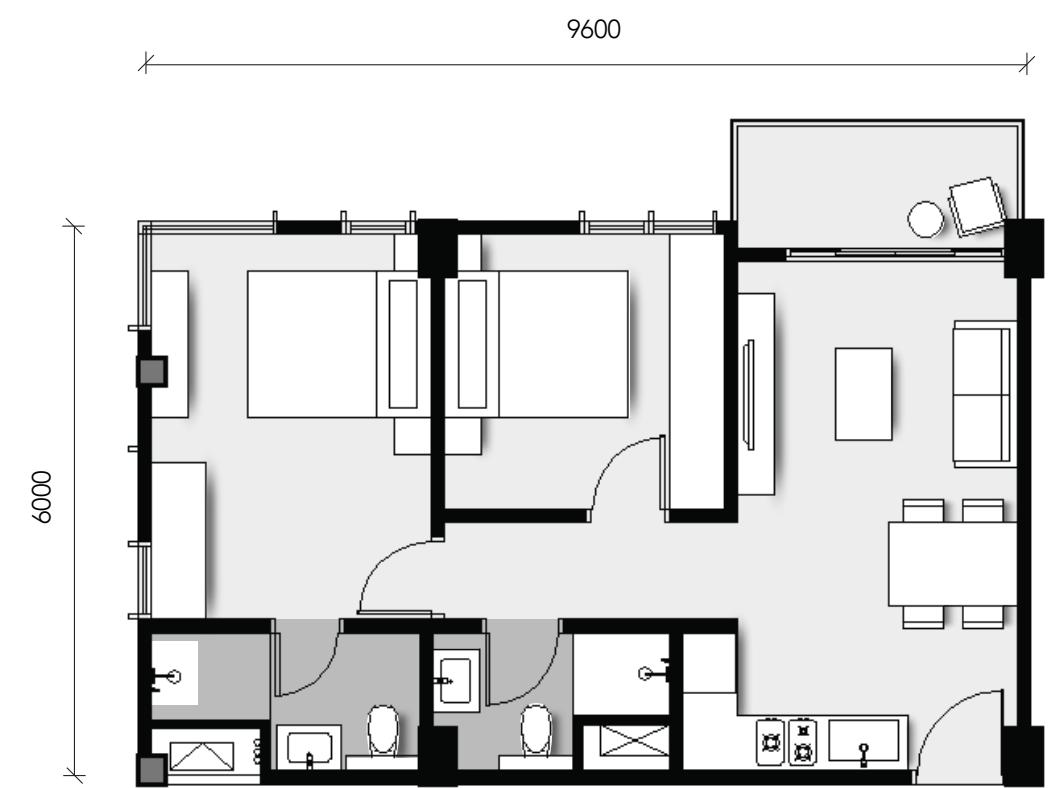
1BR - B



3 BR CORNER (SG 114 sqm)



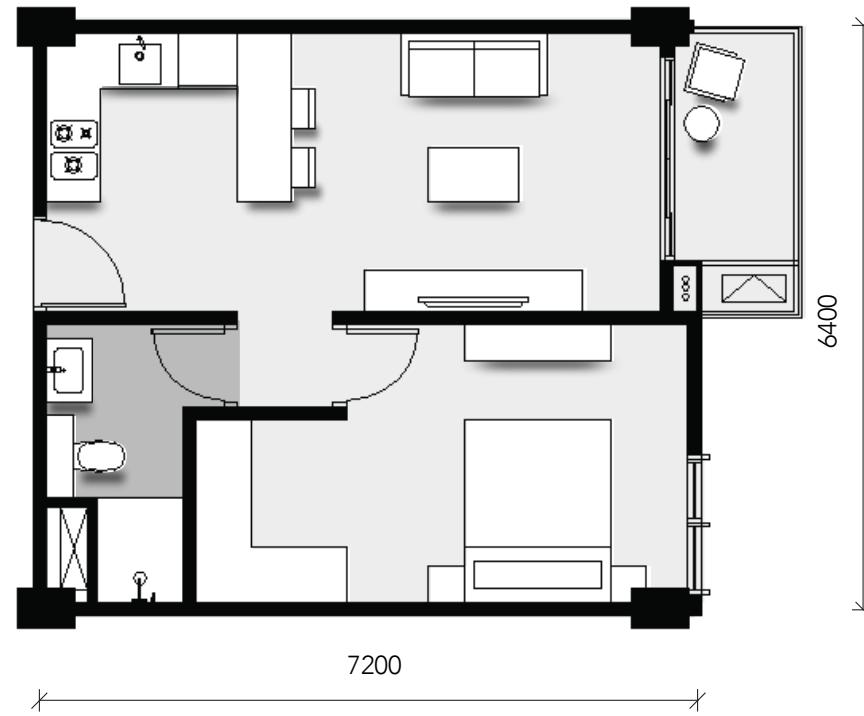
3 BR MIDDLE (SG 114 sqm)



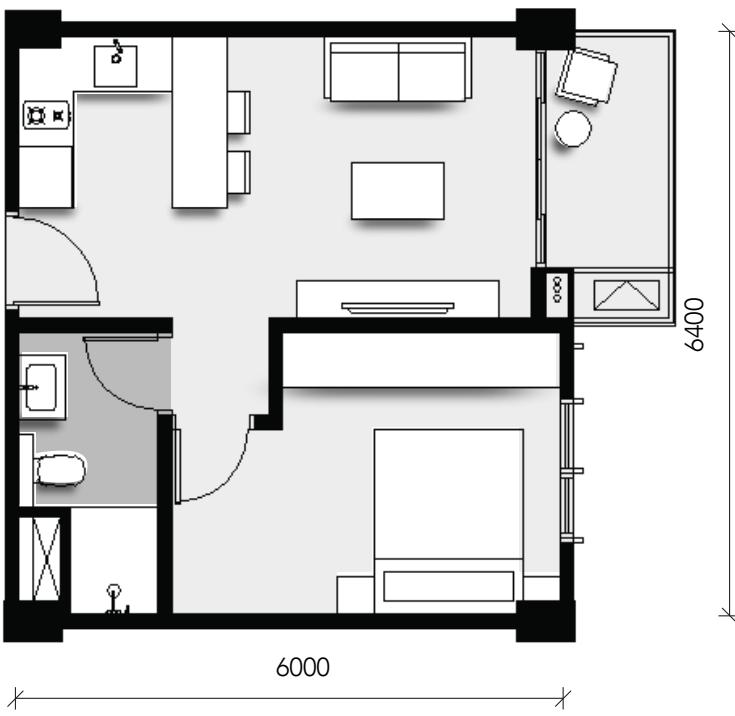
2 BR CORNER (SG 72.5 sqm)



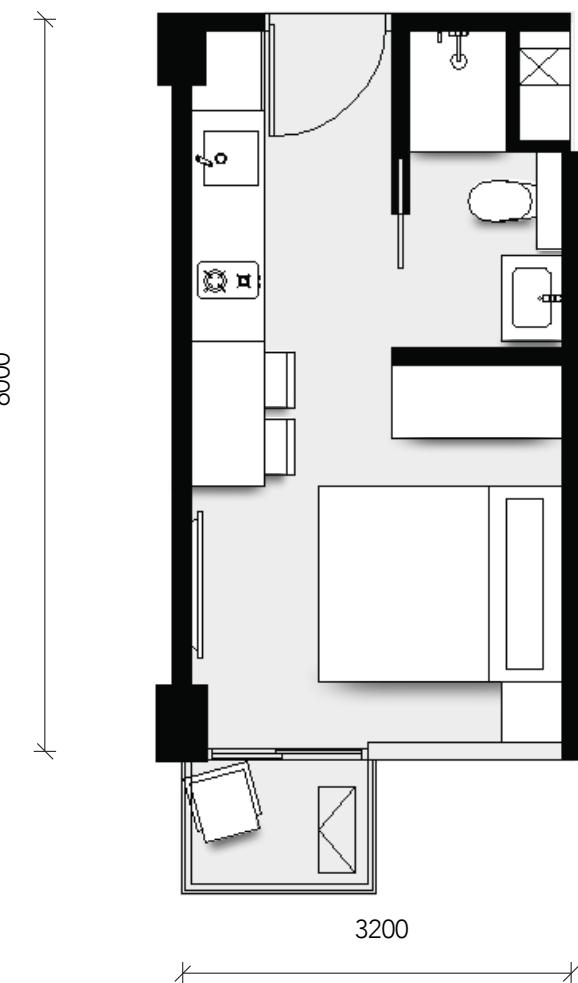
2 BR MIDDLE (SG 72.5 sqm)



1 BR - B (SG 59.5 sqm)



1 BR - A (SG 50 sqm)

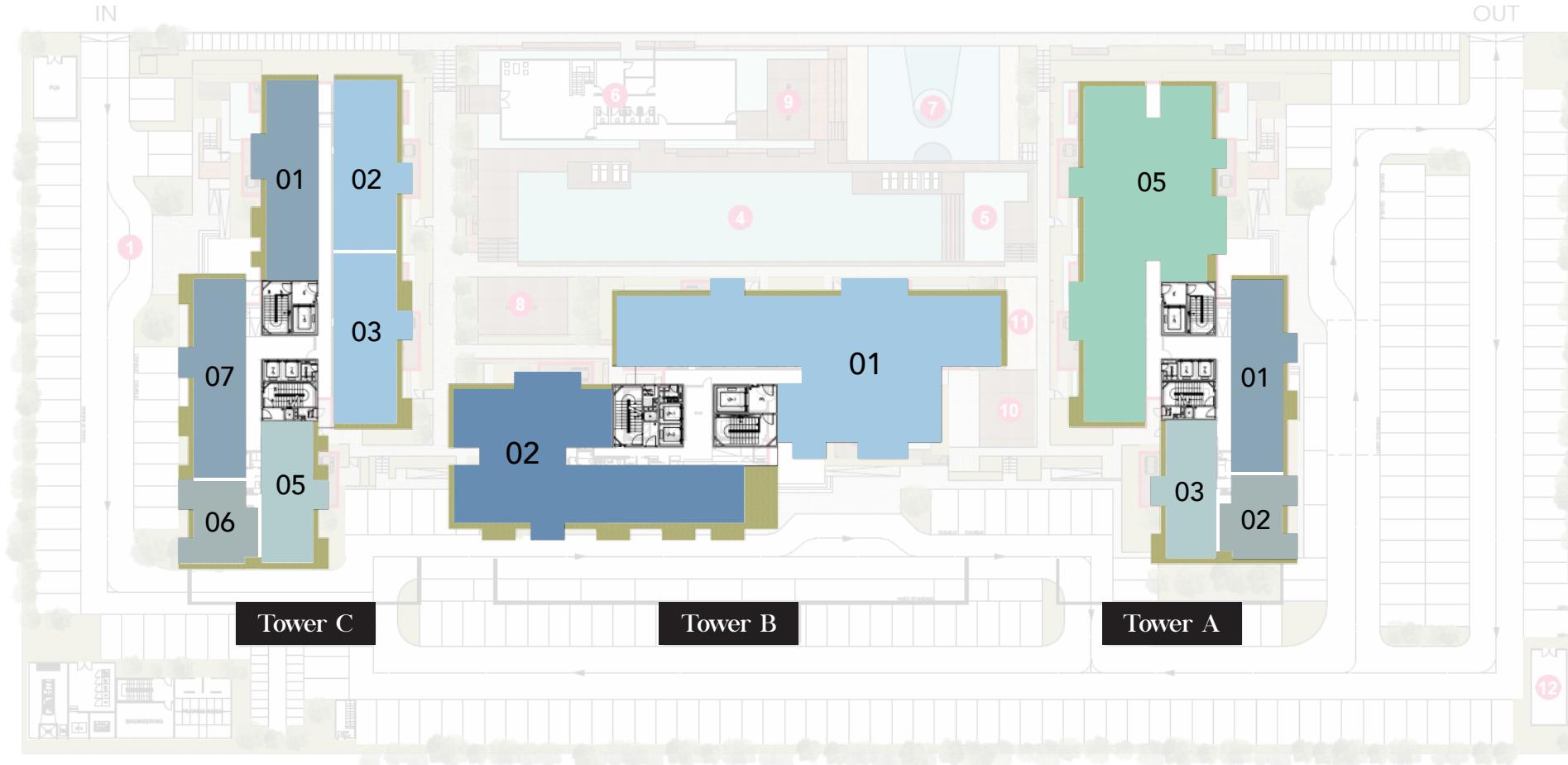


STUDIO (SG 25 sqm)

The Plans

PENTHOUSE

Paul & Prive

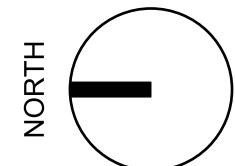


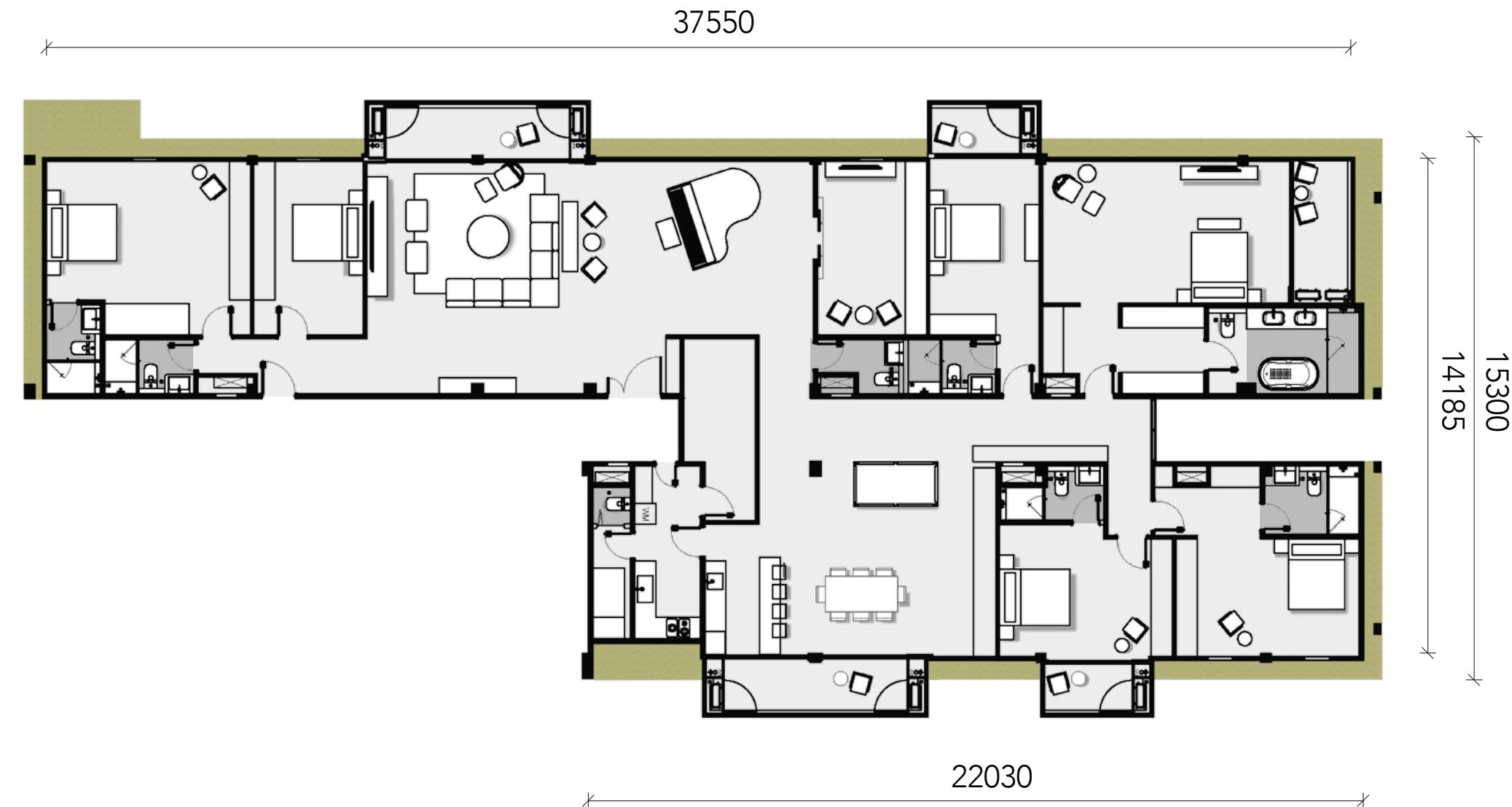
PAUL & PRIVE
CONDOVILLA
PAUL MARG

CONDOVILLA

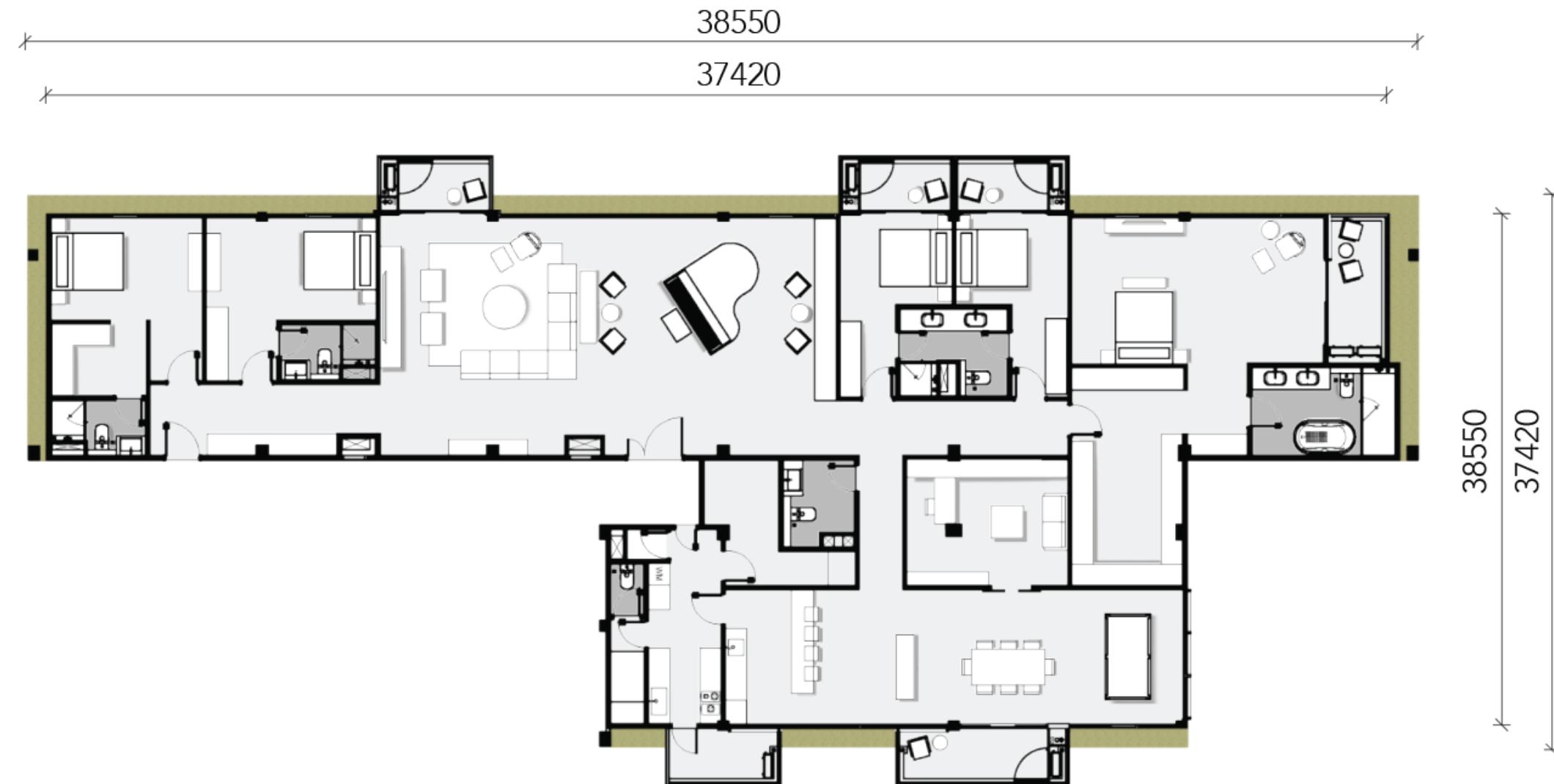
Penthouse Unit

Tower C		PH A - 3BR	Tower B		PH LUX 2 - 5BR	Tower A		PH LUX 1 - 6BR
		PH B - 3BR			PH LUX 3 - 5BR			PH B - 3BR
		PH C - 2BR						PH C - 2BR
		PH D - 1BR						PH D - 1BR

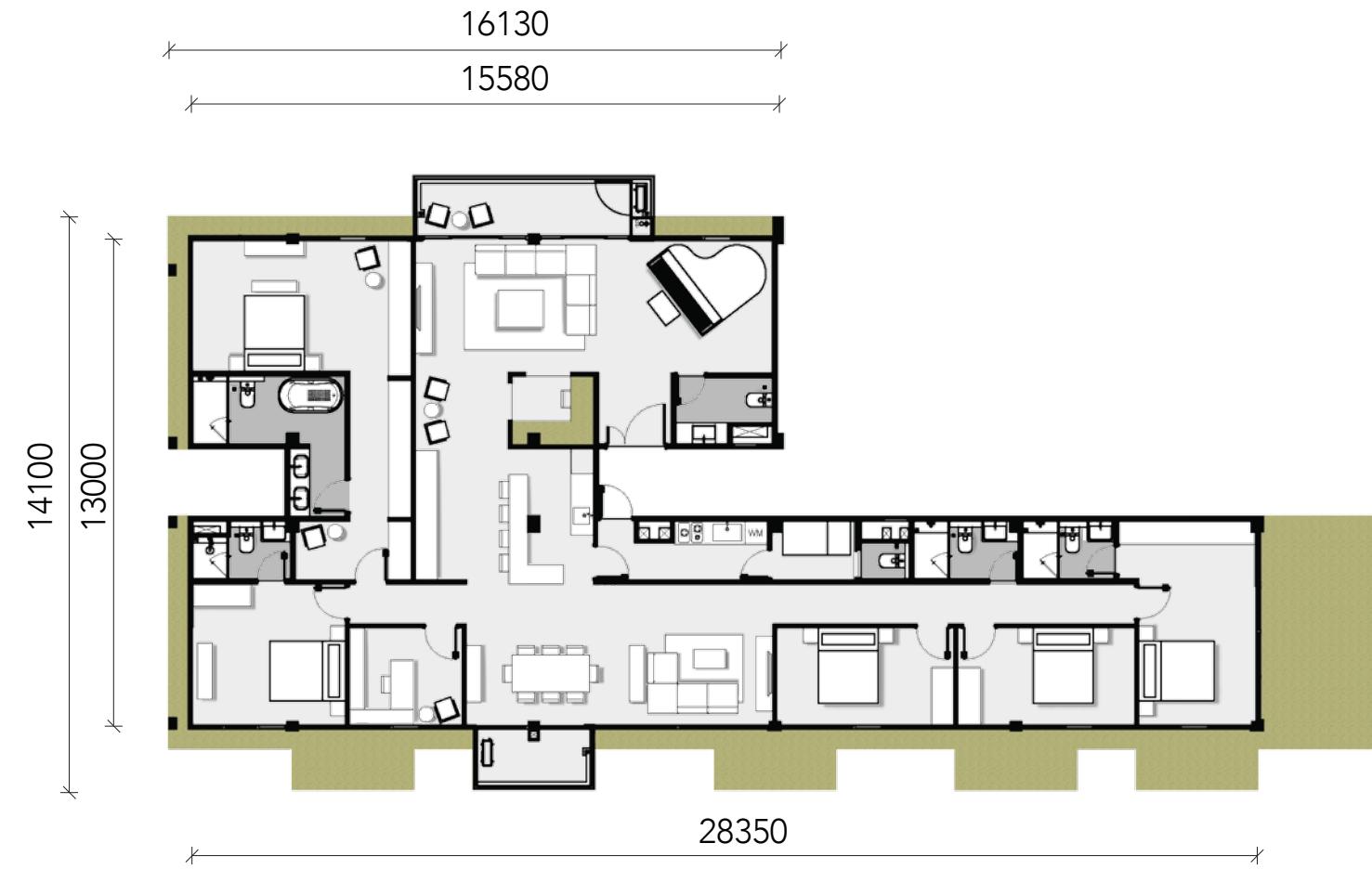




PH LUX 1 - 6 BR (SG 544.5 sqm)



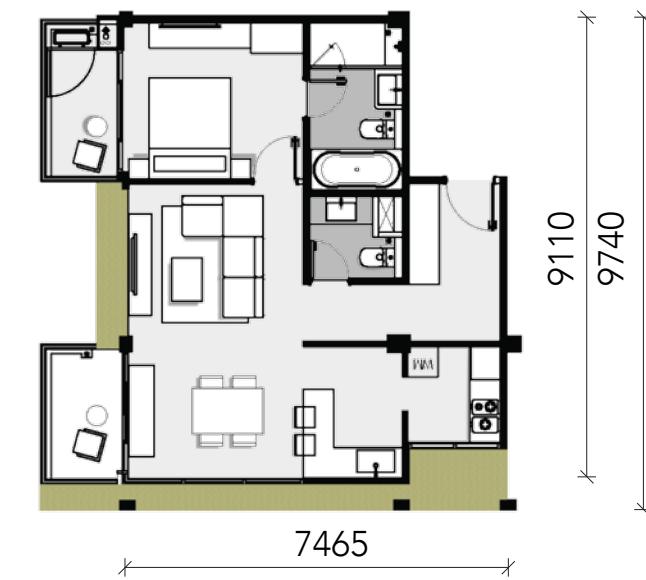
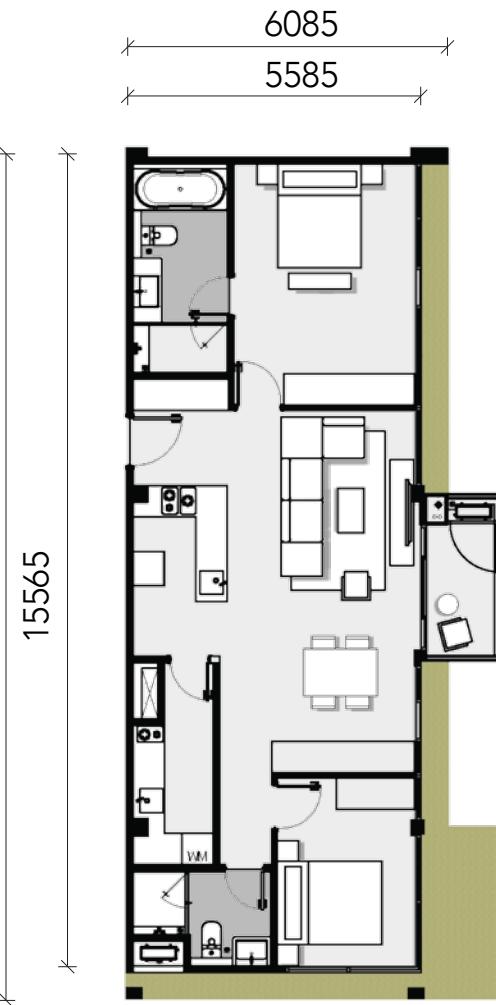
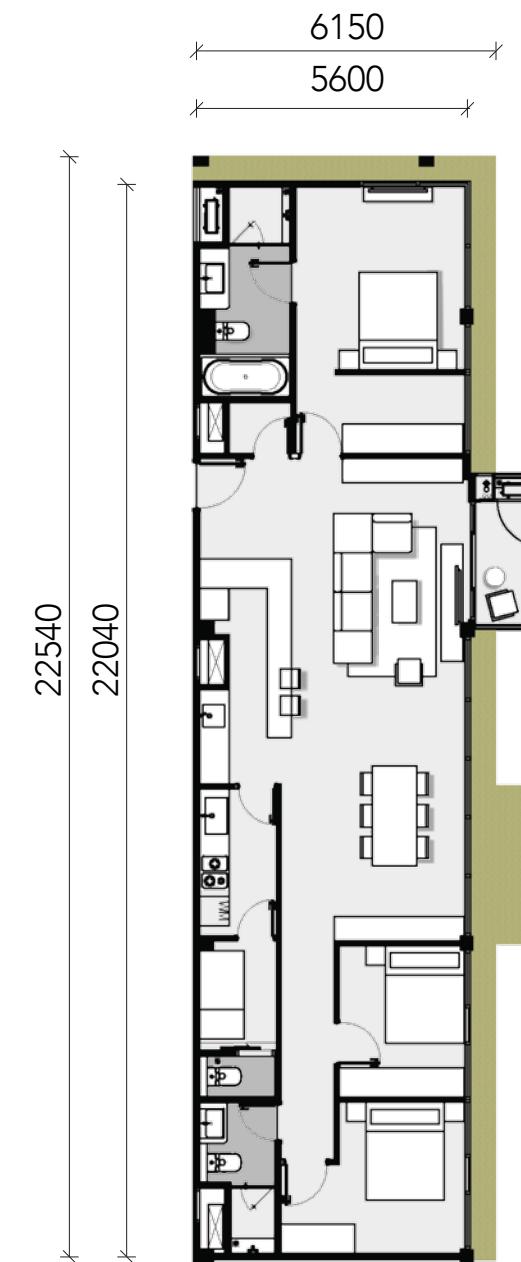
PH LUX 2 - 5BR (SG 497 sqm)



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



PH A - 3BR (SG 167 sqm)



PAUL LANE

— at —

MARCS BOULEVARD

part of Paul Marc District at Marc's Boulevard



PAUL MARC
DISTRICT

MARCS BOULEVARD

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PAUL LANE

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Paul Marc Shophouse

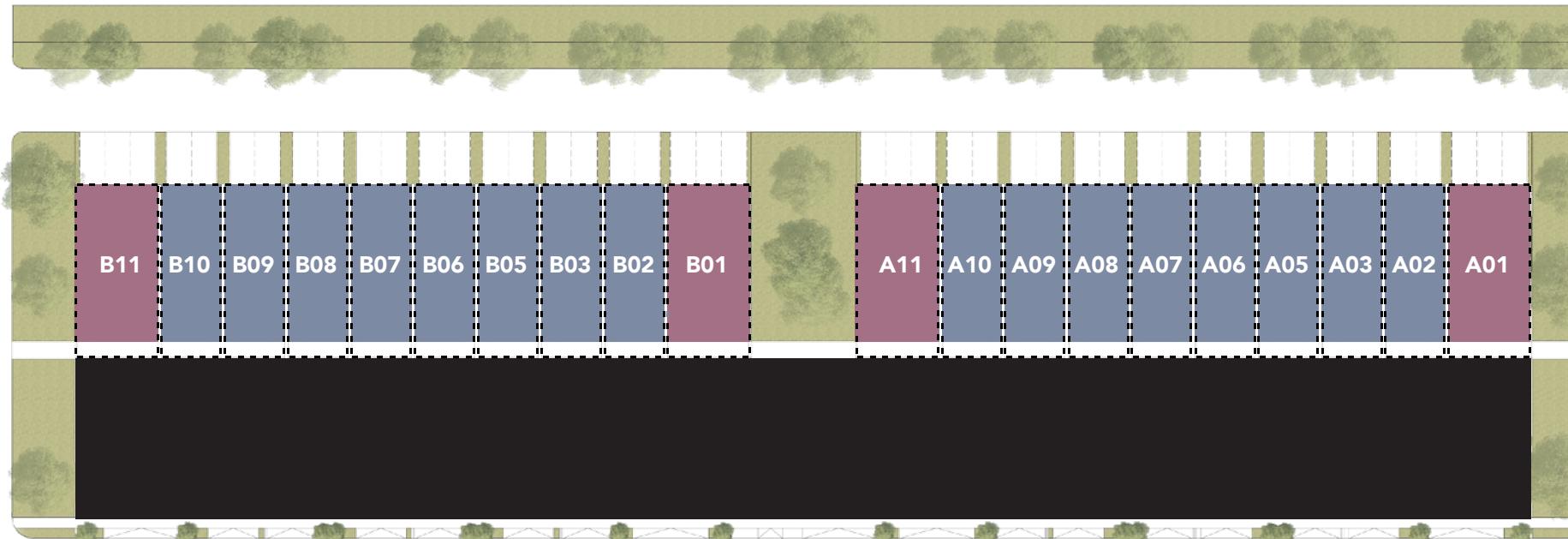
PAUL LANE

— at —
MARC'S 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.



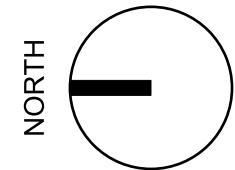




PAUL LANE

at
MARCS BOULEVARD

SHOPHOUSE *Masterplan*



NORTH

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**



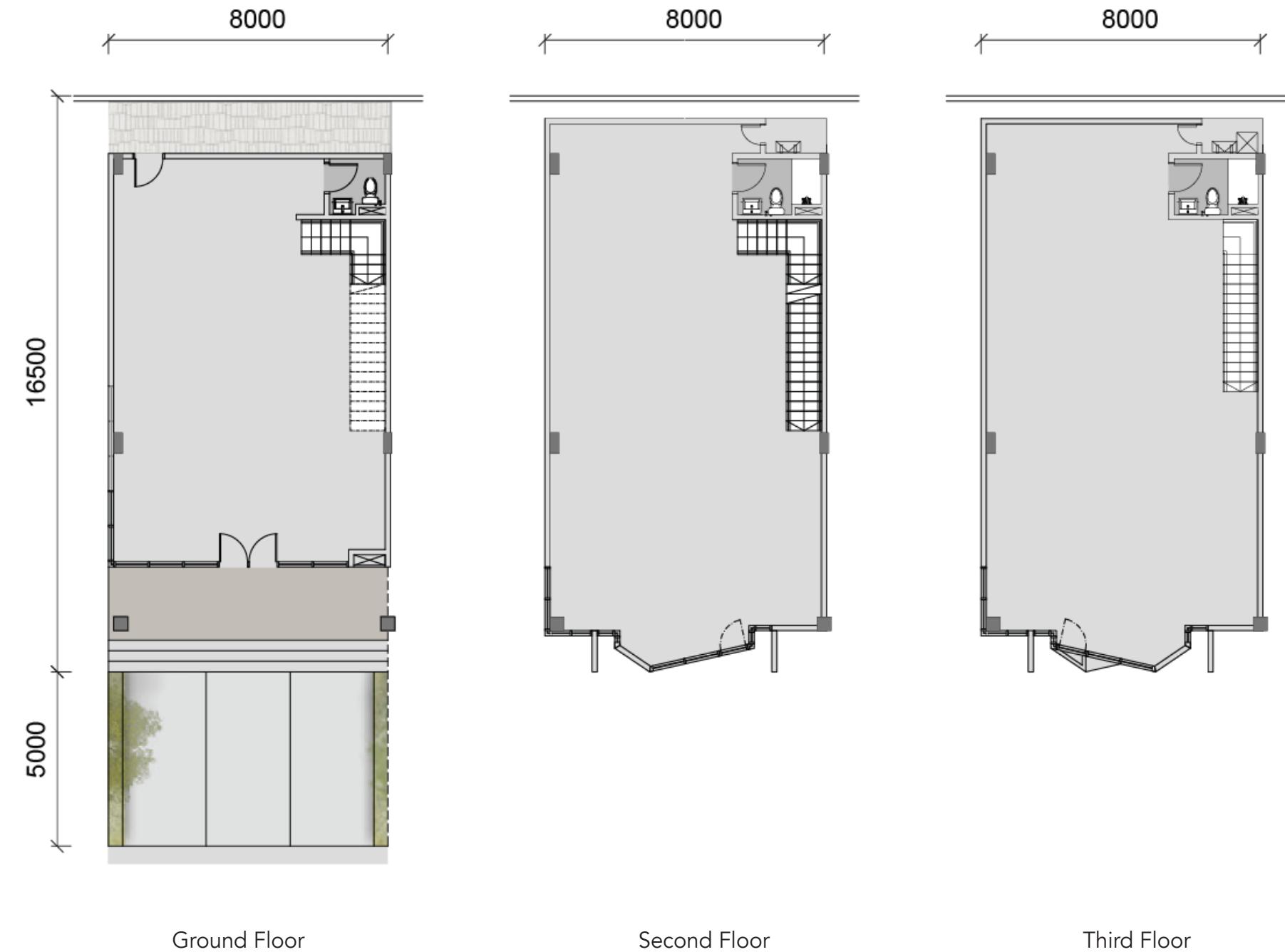
PAUL LANE

MARCS BOULEVARD

SHOPHOUSE *Corner Unit*

Building Area per Unit **360 sqm**

Land Area per Unit **132 sqm**



Who we work with

AECOM
Master Planner

Ben & Wyatt
Brand Consultant

+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



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



Shophouse

20 units

Phase 1

Affordable Price • Limited Units

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

TRINITILAND

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

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FINELY CRAFTED BY  TRINITILAND
PT PURI TRINITI BATAM

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Pasir Putih - Batam Centre

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