



@pandahos indonesia

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WWW.PANDAHOS.COM

DISCLAIMER:

All images and dimensions in this brochure are for illustration purposes only and intended for marketing use. The final development is targeted to closely match the visuals shown; however, actual conditions during construction may lead to unforeseen adjustments. Furniture shown in the images is for suggestion only and is not included in the listed price.

POLONIA HOS



THE LUXURY OF LIVING STARTS HERE

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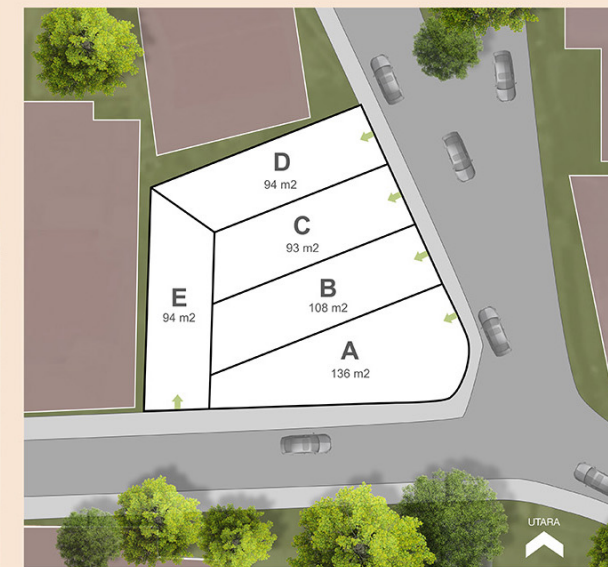


DEVELOPER:



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1st FLOOR



2nd FLOOR



3rd FLOOR



FLOOR PLAN (UNIT BCDE)

 150 m² Building Area

4+1 Bedroom, 1 Kitchen, 1 Living, 1 Balcony,
3+1 Bath, 2 Carport, 1 Backyard, 2 Terrace,
1 Service area

POLONIA HOS

Polonia Hos is a prestigious residential cluster by Pandahos, strategically located in **East Jakarta**. This exclusive development offers unparalleled connectivity — just minutes away from Halim Airport, the Whoosh High-Speed Rail Station, MT Haryono, Casablanca Road, and the Jakarta Inner Ring Toll. Essential amenities such as top schools and shopping centers are within a convenient 5-minute drive.

Designed as a premium home for modern families, Polonia Hos features **4+1 bedrooms** and a spacious living and dining area, ideal for larger households. Built with high-quality materials, each unit also includes a private backyard garden, ensuring natural light and ventilation for a fresh, healthy lifestyle indoors.

Strategic Access Points:

- ✓ 850 m to Padel Episode (3 minutes)
- ✓ 1.2 km to Tol Dalam Kota (3 minutes)
- ✓ 2.2 km to LRT Cawang Station (7 minutes)
- ✓ 2.4 km from Premier Jatinegara Hospital (8 minutes)
- ✓ 3.5 km to WHOOSH Station (12 minutes)
- ✓ 5.8 km to Kota Kasablanka Mall (16 minutes)

Pandahos partners with Bank Syariah Indonesia (BSI) and Bank Mandiri to provide KPR options. We also support flexible financing through other banks or installment-based cash payment schemes.

Foundation & Structure

Footplate foundation, reinforced concrete beams and columns

Walls

Lightweight brick with weathershield paint finish, homogenous tiles, mozaic tiles, textured wall finishes, lava stone

Piping System

Air conditioner (inverter), water heater

Flooring

80x80 cm homogenous tiles, wooden deck, andesite stone

Ceiling

Gypsum, aluminum insulation, track lights, downlights, and spotlights

Roof

uPVC roof, light steel structure, concrete deck

Kitchen Set

Solid surface (ex. Quadra), sink and faucet

Doors and Windows

Aluminum frames, engineered wood with HPL finish, 6 mm glass, tempered glass

Clean Water and Electricity

1000 L Water tank, jet pump, water pressure pump, PLN 7700 VA

Drainage System

Control chamber, septic tank (ex. biotank)

Sanitary Fixtures

TOTO toilet and wastafel, hot & cold shower



UTARA



POLONIA HOS



Jl. Cipinang Cempedak III, Jatinegara,
Jakarta Timur
~ ketik "Polonia Hos" pada Google Maps.

School

Kids Republic School
Kidea Preschool
BPK Penabur
SMAN 8

Public Transport

LRT Cawang
Whoosh
Tol Bypass, Becakayu
Halim Airport

Shopping/Lifestyle

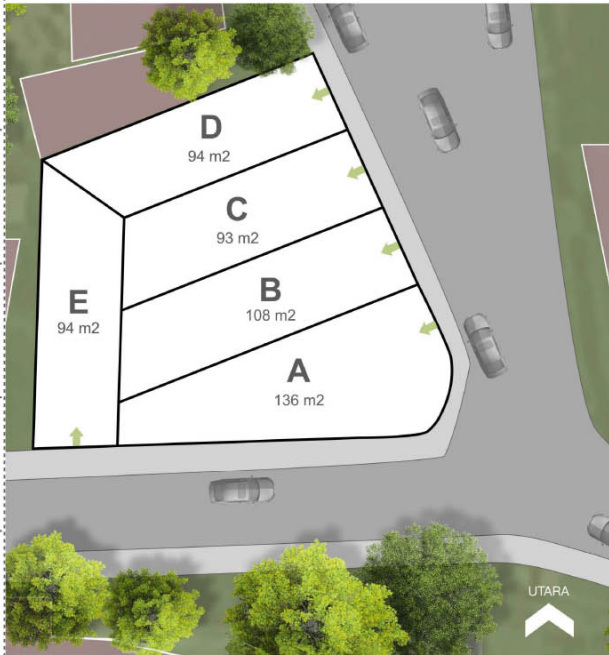
Mall Kota Kasablanka
Mall Cipinang Indah
Padel Episode

Hospital

RSPON Mahar Mardjono
RS Hermina Jatinegara
RS Premier Jatinegara
RS Eka MT Haryono

PRICELIST UNIT 4+1 BEDROOM

UNIT:	INDENT
PRICE LIST Date:	Jan 2026

UNIT	LB	LT	PRE-LAUNCH PRICE	
	A	160	136	Rp 3,620,000,000
	B	150	108	Rp 3,195,000,000
	C	150	93	SOLD
	D	150	94	Rp 2,969,000,000
	E	150	94	Rp 2,969,000,000