PARTNERSHIP PROPOSAL · INV-AMS/2026/001

# Two-Storey Mini Cluster Houses, North Jakarta

Partner with ALLMAR · Jakarta Utara, DKI Jakarta · Open

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## 1 Executive summary

ALLMAR invites capital partners to develop a mini cluster of about 7 two-storey houses in North Jakarta, on a ±300 m² former old-building lot with car and motorcycle access. The project runs through a project company (SPV) that holds the land and all project assets; where foreign investors take part, the project company is set up as a PT PMA.

Investors provide the project capital through a dedicated account in the project company's name. ALLMAR does not contribute cash; its contribution is the developer's work (land acquisition, permits, construction, marketing and reporting), converted into shares of the project company, or into a share of results under a KSO. Funding comes in two phases: land and permits, then construction. The exit is the sale of the houses.

No fixed return is promised. Results depend on actual costs and sales; the budget, projections and detailed documents are shared in the data room after an NDA.

**Code:** INV-AMS/2026/001

**Category:** Partner with ALLMAR

**Location:** Jakarta Utara, DKI Jakarta

**Sector:** Properti › Rumah tapak / mini cluster

**Investors:** Local, Foreign (PMA)

## 2 Background & opportunity

North Jakarta sees steady demand for landed homes from young families and workers in the surrounding industrial, port and trade areas, while vacant land for landed housing inside the city is increasingly scarce. Compact landed homes suit buyers who want to live close to work without moving to the outskirts.

A former old-building lot of about 300 m² can be redeveloped into several two-storey houses with vehicle access. This opportunity invites capital partners to develop the lot together, with ALLMAR as the developer handling all work from land acquisition to handover.

## 3 Location & asset

Located in North Jakarta, DKI Jakarta, on a ±300 m² former old-building lot with car and motorcycle access. The land is not yet owned and will be bought in the project company's name in Phase 1, after due diligence on title, zoning and road access.

Zoning, building-coverage and unit-title subdivision studies have been carried out; these documents, together with the exact address and photos, are shared in the data room after an NDA. Site visits with the ALLMAR team can be arranged for partners who have signed the NDA.

Full address, owner details and documents are shared after the NDA.

## 4 Project plan

Product: two-storey houses on 4.3 × 7 m plots (about 30 m² land, 60 m² floor area), about 7 units (8 if the layout allows), with an estate road accessible by car and motorcycle.

ALLMAR's scope as developer: due diligence and land purchase in the project company's name, building

approval (PBG) and site plan, unit-title subdivision, demolition of the old building, construction, marketing and sale of units, handover to buyers, and monthly reports to all partners.

Floor plans, working drawings, material specifications and the budget are shared in the data room after an NDA.

## 5 Market & comparables

This chapter opens after you sign in as an investor (free, with an email code).
https://investment.allmar.co.id/opportunities/en/?p=INV-AMS%2F2026%2F001

## 6 Partnership structure & ALLMAR's role

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## 7 Capital needs & use of funds

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## 8 Timeline & milestones

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## 9 Risks & mitigation

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## 10 Legal & compliance

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## 11 Exit plan

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## 12 Next steps & contact

The data room contains land title documents, zoning study, site plan, floor plans, budget, projections, ALLMAR's profile and track record, the draft NDA, the draft project-company or KSO agreement, and the draft construction contract. Questions can be sent to info@allmar.co.id; site visits can be arranged after the NDA.

1) Sign in / register an investor account. 2) Upload your ID for verification. 3) Submit "I'm interested". 4) Sign the NDA and the data room opens. 5) Meeting & negotiation with the ALLMAR team.

**Email:** info@allmar.co.id

**Web:** https://investment.allmar.co.id/opportunities/en/?p=INV-AMS%2F2026%2F001