



UNION
SQUARE



WORK LIFE HARMONY

The Union Square is an office and condominium twin tower in the heart of Harbour Bay Downtown, steps away from world-class hotels, an international ferry terminal, seaside dining, and nightlife entertainment district. Each of the 37-floor buildings will peak over all other buildings in the neighborhood, providing sweeping views of Batam city and Singapore's skyline. The Union Square development is unlike any other, where work life balance becomes reality.



“Where Luxury Living
Reaches New Heights”



LOCATION

HARBOUR BAY
DOWNTOWN AREA - BATAM



With 3900 sqm of retail space at the lower level, the selections of dining, daily necessities and convenience is just right at your doorstep. The ease of access such as shopping, lifestyle and business all within steps away. For journey beyond Batam City, Harbour Bay Domestic and International Ferry Terminal can be reached by 2 minutes walking distance.







EXECUTIVE LOBBY

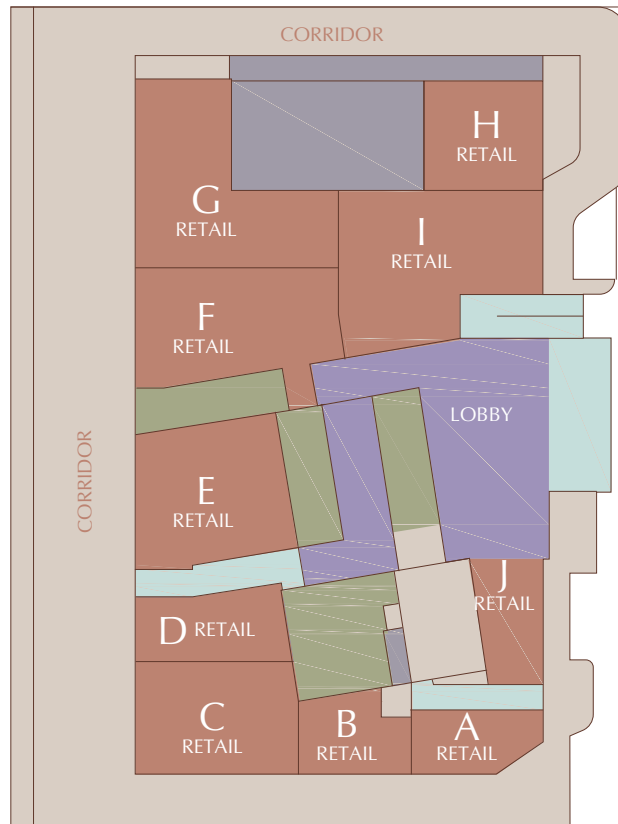
The first impression to your home. State-of-the-art and captivating design highlights the entrance to Union Tower and Residences. With the touch of Classic and Oriental nuance, added with the sense of modernity, Union Square brings the inspiration to life. Semi open lobby area provide the best air circulation. Various retail spaces complements residents' necessity, whether it is for having a meet up, entertaining guest or just to unwind after a busy day.





UNION TOWER

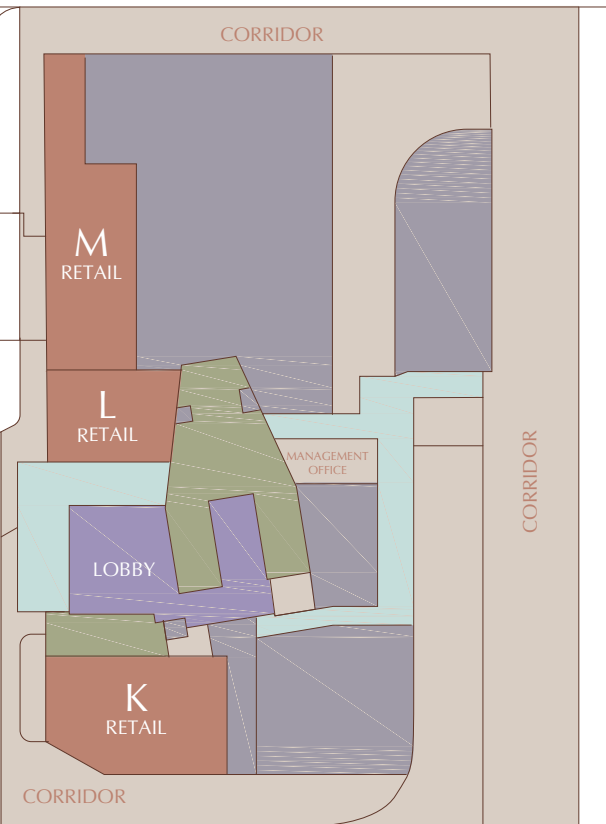
OFFICE



PLAZA

UNION RESIDENCES

CONDOMINIUM



DROP OFF



SKY LOUNGE



SKY GARDEN

SKY LOUNGE & SKY GARDEN

At the end of a work day, you can enjoy a well-deserved drink over panoramic sunset views at the Sky Lounge Cafe located on the top floor. The 19th floor Sky Garden features an unobstructed view of the Singapore strait, providing the perfect spot to wind down at the end of a busy day.







4 Bedroom



1 Bedroom



3 Bedroom



Studio

Union Residences offer Studio to 4 bedroom units with facilities such as the swimming pool, fitness center, and children's playground. You can be a single person or a family with kids and still enjoy all the high-end amenities that The Union Square has to offer. The 19th floor Sky Garden features an unobstructed view of the Singapore strait, providing the perfect spot to wind down at the end of a busy day.

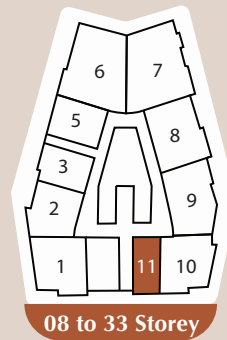


STUDIO

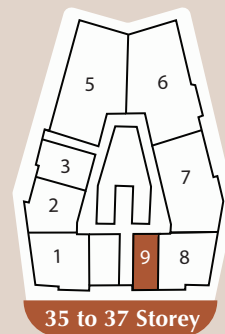
STUDIO FLOOR PLAN



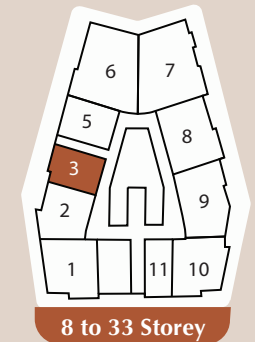
STUDIO TYPE A



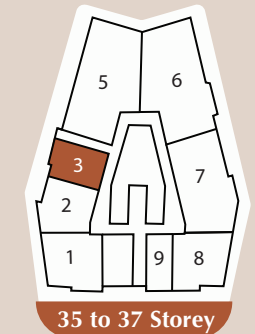
STUDIO TYPE A (SGA 36.40 SQM)



STUDIO TYPE B & C



STUDIO TYPE B (SGA 47.20 SQM)
STUDIO TYPE C (SGA 50.30 SQM)



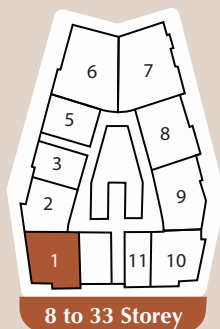


1 BEDROOM

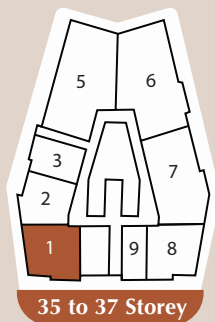


1 BEDROOM FLOOR PLAN

1 BEDROOM TYPE D & J

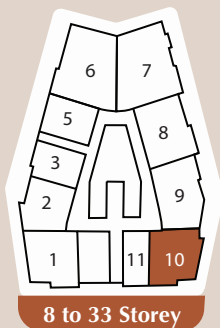


8 to 33 Storey

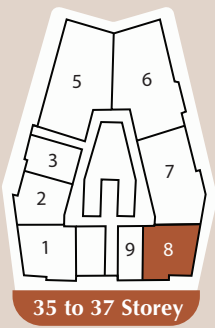


35 to 37 Storey

1BR TYPE D (SGA 73.70 SQM)
1BR TYPE J (SGA 78.30 SQM)

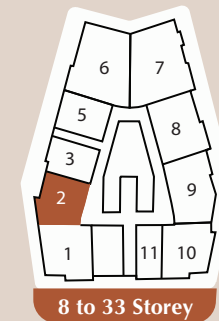


8 to 33 Storey



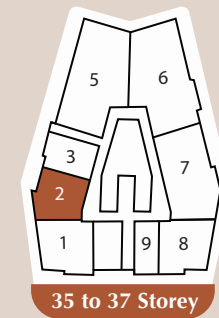
35 to 37 Storey

1 BEDROOM TYPE E & K



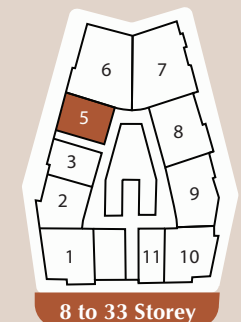
8 to 33 Storey

1BR TYPE E (SGA 61.90 SQM)
1BR TYPE K (SGA 67.10 SQM)



35 to 37 Storey

1 BEDROOM TYPE F & L



8 to 33 Storey

1BR TYPE F (SGA 55.00 SQM)
1BR TYPE L (SGA 58.80 SQM)

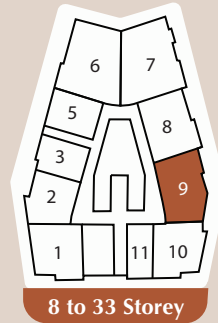


2 BEDROOM

2 BEDROOM FLOOR PLAN

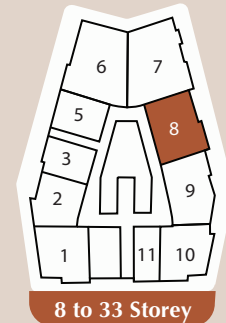
2  2  1  1 

2 BEDROOM TYPE G & M



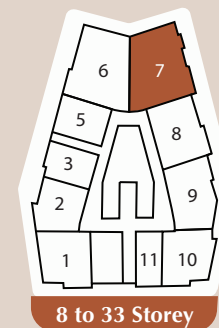
8 to 33 Storey
2BR TYPE G (SGA 88.40 SQM)
2BR TYPE M (SGA 98.40 SQM)

2 BEDROOM TYPE H & N

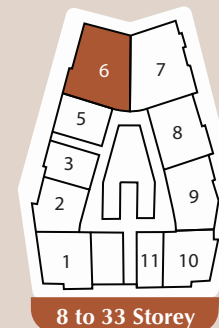


8 to 33 Storey
2BR TYPE H (SGA 88.40 SQM)
2BR TYPE N (SGA 94.20 SQM)

2 BEDROOM TYPE I & O



8 to 33 Storey
2BR TYPE I (SGA 121.80 SQM)
2BR TYPE O (SGA 126.10 SQM)



8 to 33 Storey

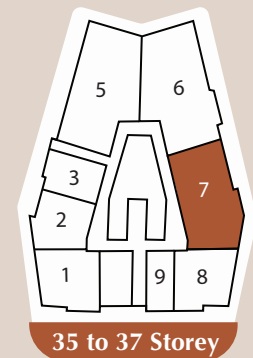


3 BEDROOM

3 BEDROOM FLOOR PLAN

3  3  1  1  1 

3 BEDROOM TYPE P



35 to 37 Storey

3BR TYPE P (SGA 140.00 SQM)

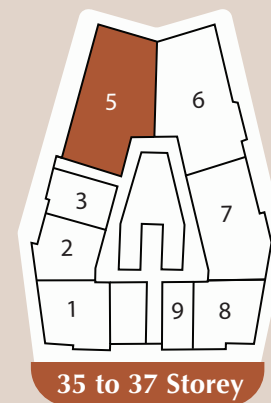


4 BEDROOM

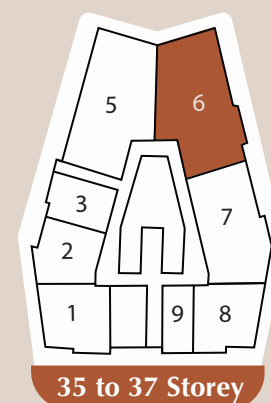
4 BEDROOM
FLOOR PLAN

4  3  1  1  1 

4 BEDROOM TYPE Q



4BR TYPE Q (SGA 184.60 SQM)







POOL, GYM & KIDS PLAYGROUND

Enjoy the best facilities Union Residences has to provide. Located on the 8th Storey, 20 meters above sea level. Residents can enjoy their day on the lounges or dip into the swimming pools. Kids pool and playground is available for children playdates. Gym Centre provides specialist exercise equipment to keep residents fit and healthy. Arrange a special event with friends and family in the BBQ area. Or just read and enjoy our greenery in the Sky Garden at 19th Storey. Unveil your story with us.



SCHEMATIC DIAGRAM

UNION RESIDENCES

Floor	Unit No.	01	02	03	05	06	07	08	09		
37		J	K	C	Q	Q	P	J	A		
36		J	K	C	Q	Q	P	J	A		
35		J	K	C	Q	Q	P	J	A		
Floor	Unit No.	01	02	03	05	06	07	08	09	10	11
33		J	K	C	L	O	O	N	M	J	A
32		J	K	C	L	O	O	N	M	J	A
31		J	K	C	L	O	O	N	M	J	A
30		J	K	C	L	O	O	N	M	J	A
29		J	K	C	L	O	O	N	M	J	A
28		J	K	C	L	O	O	N	M	J	A
27		J	K	C	L	O	O	N	M	J	A
26		J	K	C	L	O	O	N	M	J	A
25		J	K	C	L	O	O	N	M	J	A
23		J	K	C	L	O	O	N	M	J	A
22		J	K	C	L	O	O	N	M	J	A
21		J	K	C	L	O	O	N	M	J	A
20		J	K	C	L	O	O	N	M	J	A
19		Sky Garden									
18		J	K	C	L	O	O	N	M	J	A
17		J	K	C	L	O	O	N	M	J	A
16		J	K	C	L	O	O	N	M	J	A
15		J	K	C	L	O	O	N	M	J	A
12		J	K	C	L	O	O	N	M	J	A
11		J	K	C	L	O	O	N	M	J	A
10		J	K	C	L	O	O	N	M	J	A
9		J	K	C	L	O	O	N	M	J	A
8		D	E	B	F	I	I	H	G	D	A
7		CARPARK									
6		CARPARK									
5		CARPARK									
3		CARPARK									
2		CARPARK									
1		LOBBY & RETAIL									

Swimming Pool & Landscape Deck

- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4 Bedroom





8th Floor LEGENDS

A	Hammock Alcove
B	Sunbathing Deck
C	Infinity Pool
D	Screen and Planting
E	Kids Pool
F	Changing Room, Sauna, Gym
G	Alfresco Dining Pavilion
H	Children Playground
I	Garden Seatings
J	Open Lawn

TECHNICAL SPECIFICATIONS



FINISHES

WALL

- Living, dining, all bedrooms : Paint finish
- Pantry/Kitchen : Paint finish and/or tile finish
- All bathrooms : Tile finish
- Balcony : Exterior paint finish

FLOOR

- Living, dining, pantry/kitchen, balcony : Tiles finish
- All bedrooms : Timber finish
- All bathrooms : Tile finish

CEILING

- Living, dining, pantry/kitchen, all bedrooms : Gypsum plasterboard with paint finish
- All bathrooms : Moisture resistant board with paint finish
- Balcony : Concrete slab with skim-coat and paint finish and/or calcium silicate board with paint finish

WINDOWS

Aluminium framed windows with tinted glass and/or clear glass

DOOR

- Entrance, all bedrooms, all bathrooms : Timber swing door and/or timber sliding door with quality ironmongery
- Balcony : Aluminium framed sliding glass door

GOURMET SERVERY

- High and low kitchen cabinets with laminates and/or glass finish
- Induction hob and cooker hood
- Solid surface worktop
- Sink and mixer

WARDROBE

- Quality wood wardrobes with laminates and/or glass finish for all bedrooms



SANITARY WARES AND FITTINGS

- Vanity top, mirror and wood cabinet
- Wash basin and mixer
- Tempered glass shower compartment with overhead shower for master bedroom, hand shower and mixer for master bathroom and bath 2 & 3
- Towel rail
- Water closet, jet washer, paper roll holder

MECHANICAL VENTILATION

- Mechanical ventilation provided for all bathrooms

SECURITY SYSTEM

- CCTV to lift lobbies and areas where applicable
- Proximity card access system to lift lobbies and amenities where applicable

WASTE DISPOSAL

- Centralised waste chute to be provided for each floor





Name of Account : PT. CITRA BUANA BATAM INDUSTRI
Account Number : 536-301-911-1
Recipient Bank : Bank UOB Indonesia
Swift Code : BBIJIDJA
Bank Code : 023

Recipient Bank Address : Menara Aria
Harbour Bay Downtown
Bayfront Mall #01-08A
Jl. Duyung, Kel. Sungai Jodoh, Batu Ampar
Batam 29453



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