



WE HAVE AN IDEA  
ABOUT THE FUTURE CONCEPT OF  
THE SENOPATI STRIP

6°13'52.9"S 106°48'27.3"E

Kebayoran Baru, South Jakarta

Care to hear more? Next. >>>

# Senopati Strip

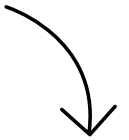
## *the Senopar-T*

A term from RYZ to define the area along Jalan Gunawarman and Jalan Senopati, which is shaped like a 'T'. The definition is based on the intended use of space on the Senopati Strip, which is filled with various lifestyle and business retail spaces, interspersed with the presence of large houses.

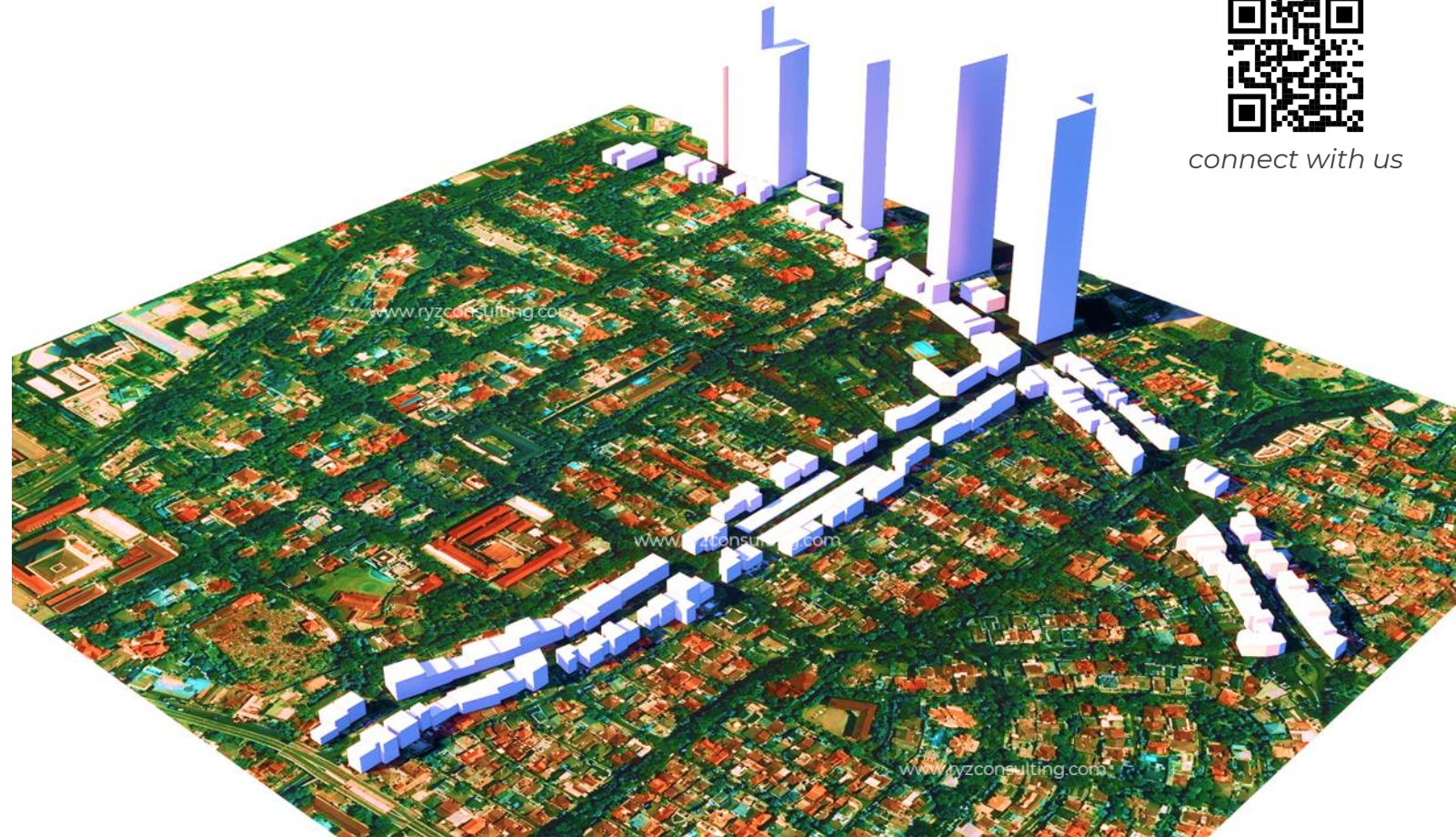
The development of the Senopati Strip cannot be separated from its strategic position as a traffic lane connecting the South Jakarta area with SCBD.

However, initially, this area was not designed to receive the traffic load and massive commercial activities as it is today.

We are very interested in the phenomenon of the development of the Senopati Strip, both from the real estate aspect as well as the urban planning and spatial planning aspects.



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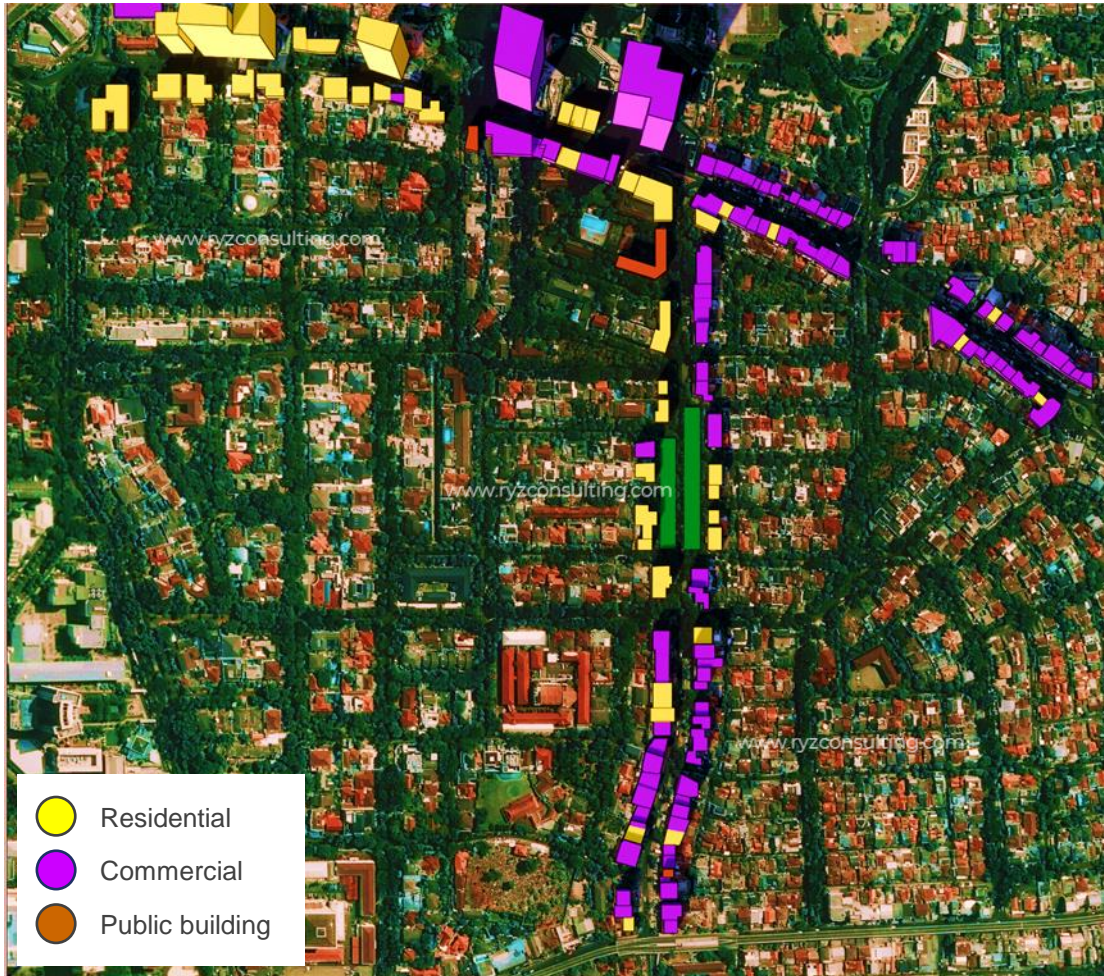


*"We have been watching the Senopati Strip for several years now, and we are both curious and excited about what the area could be like in a decade"*



# Primary issues

related to the real estate sector



## 01

Inconsistent land use

## 02

Inefficient space/building utilization

## 03

Lack of public space

## 04

Low real estate investment yield

The problems that occur on the Senopati Strip are dominated by issues around land use and spatial planning, such as the mixing of existing residential and commercial buildings that are 'not connected' to each other, as well as the presence of the dilemmatic parking space.

Externalities caused by business, commercial activities, and passing vehicle traffic can cause discomfort for residents of the Senopati area, especially on major roads where traffic occurs.

Indirectly, all of the above problems also affect the performance of the real estate sector on the Senopati Strip. In fact, the Senopati Strip could become an area that is 'more' than what it is at the moment, both in the context of land use and spatial planning, which has major implications for social aspects, as well as in the highest efficiency and utilization that is very closely related to economic growth and the real estate sector.

# The future of Senopati Strip

## as an alternative solution

Rearranging the permeability and connectivity of Jalan Gunawarman and Jalan Senopati to create a Senopati Strip that is more pedestrian-friendly, but with due regard for the interests of residents, passers-by, and the strategic function of the Senopati area in the context of urban planning. Rearrangement of permeability and road connectivity along the Senopati Strip will require traffic planning in a wider scope to include Jalan Suryo, Jalan Trunojoyo, and Jalan Pattimura, including planning for parking spaces and creating pedestrian paths with an active frontage concept.

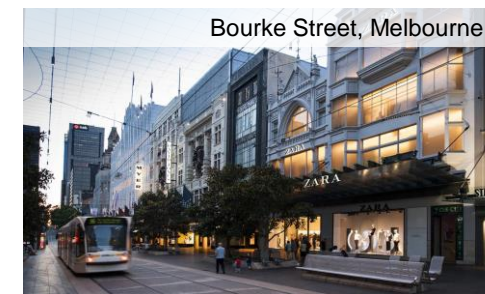
Some examples that can be studied are the Chinatown area (London), the pedestrianization plan of Oxford Street (London), and Bourke Street (Melbourne).

Reducing the dependence of Senopati Strip's access to private vehicles can improve real estate performance in the area, as it can attract more visitors without being hindered by the availability of parking spaces. In other words, the owners of buildings/assets along the Senopati Strip can also benefit in the form of increased property values or business turnover.

However, it is necessary to find an optimal balance point for resetting the permeability and connectivity of the road while still considering all available variables and options.



Oxford Street, London (Concept)



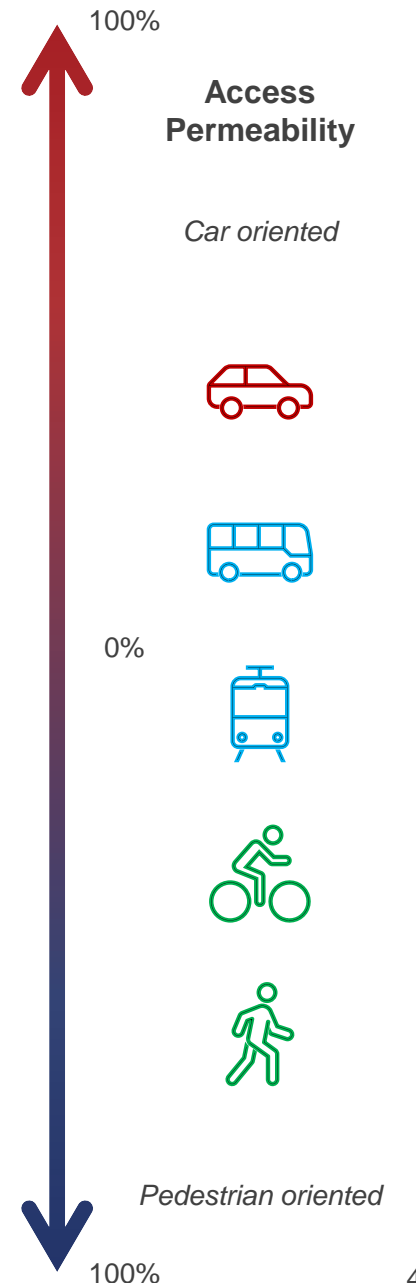
Bourke Street, Melbourne



Chinatown, London



Oxford Street, London (Concept)





We believe the Senopati Strip will remain to be the forefront location for retail lifestyle and entertainment businesses

What do you think?

LET'S HAVE A DISCUSSION



**For further inquiry or discussion please contact:**

**PT RYZ Properti Indonesia**

**Restaditya Harris**

Partner

[restaditya@ryzconsulting.com](mailto:restaditya@ryzconsulting.com)

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