

# ARMALA



## COMPANY PROFILE

**MVMNT**

ARCHITECT

More. Vision. More. Movemen+

[www.mvmnt.id](http://www.mvmnt.id)





"God make nature as a place, we morph it as destination"

- Manggalazen

**MVMN**  
ARCHITECT



# Table of Content

- 1** Introduction
- 2** Team
- 3** What We Provide
- 4** Client
- 5** Design Approach
- 6** Case Study

# History

Starting as Armala Properti, a property company with more than 20 years of experience (since 1994) in Asset management, Land Acquisition, Lease, Construction & Residential Development.



Then to broaden & deepen our services in the industry, we established **MVMNT Architect** in 2015, which focuses are aimed for high-quality & sustainable built environment. Mostly are through architecture, interior, & masterplan consulting service. Our previous background in property business gives us unique perspective in our approach to emphasize with clients.

# Value

## BIM MODEL

Integrated and high quality  
planning for buildings

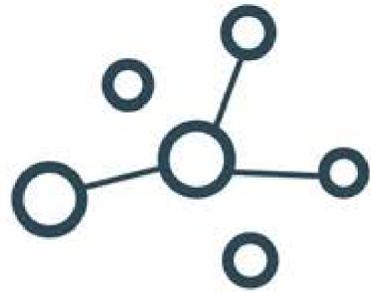
## DATA DRIVEN AESTHETIC

Creating design language for every unique  
client based on specific parameter

## FUTURE ORIENTED WITH CONTEXTUAL ROOTS

Adapting local wisdom with the  
technology of tomorrow

# Philosophy & Methodology



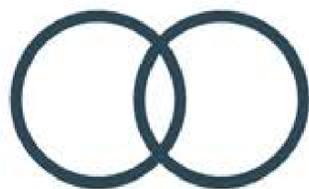
## Knowledge

Upholding knowledge while working, every job has a strong scientific foundation with a competent team and experts in their fields, such as architecture, economics and management



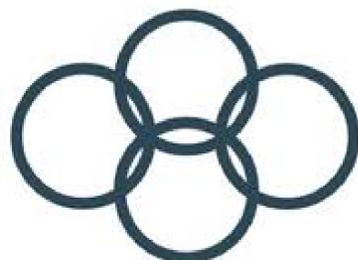
## Honesty

A major requirement in running a business and strong hospitality relations is honesty. We uphold the value of honesty when dealing with each stakeholder



## Trustworthiness

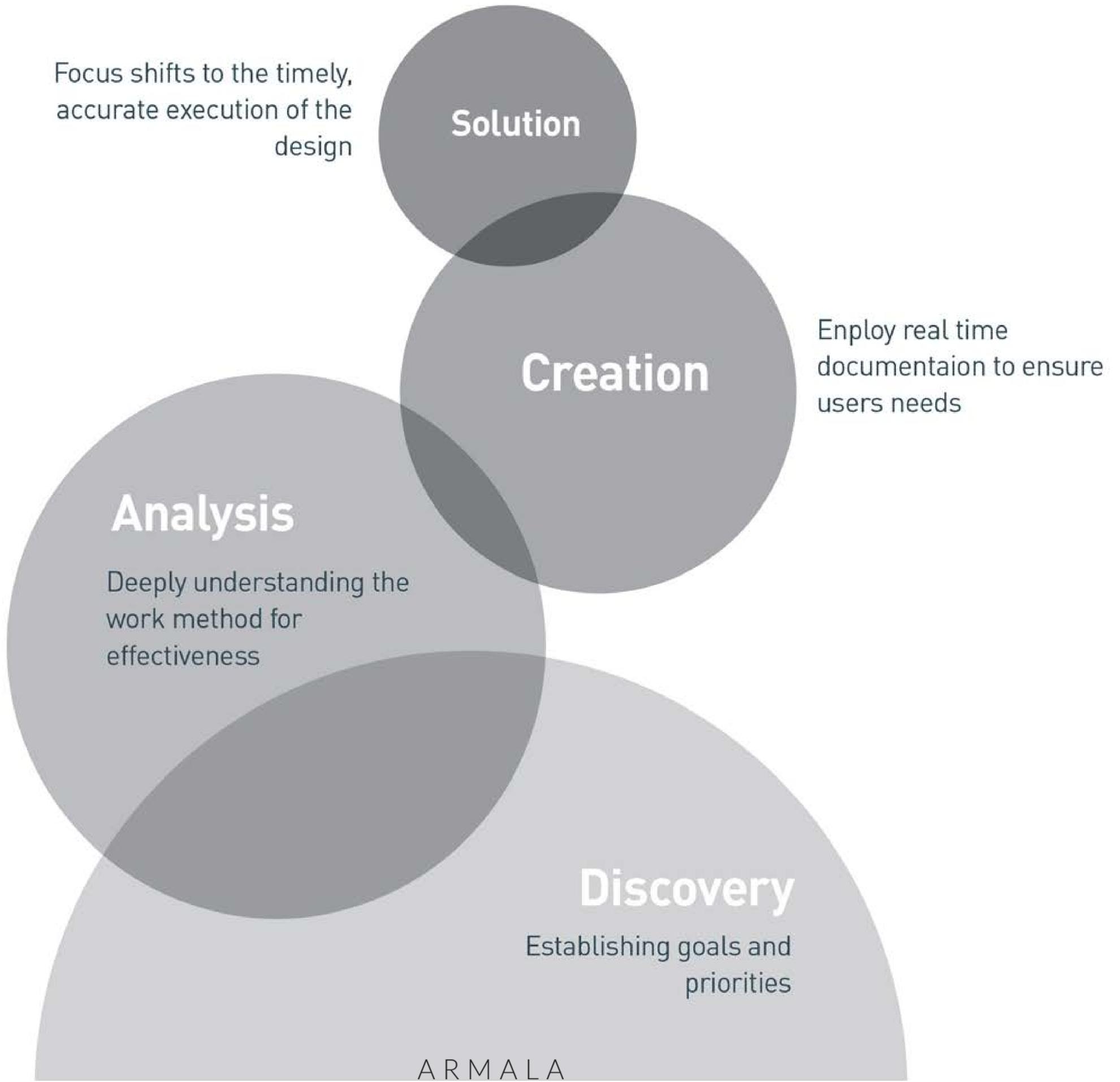
The trust that Armala has gained from all its clients to date is also a principle that the company has held since it was first established.



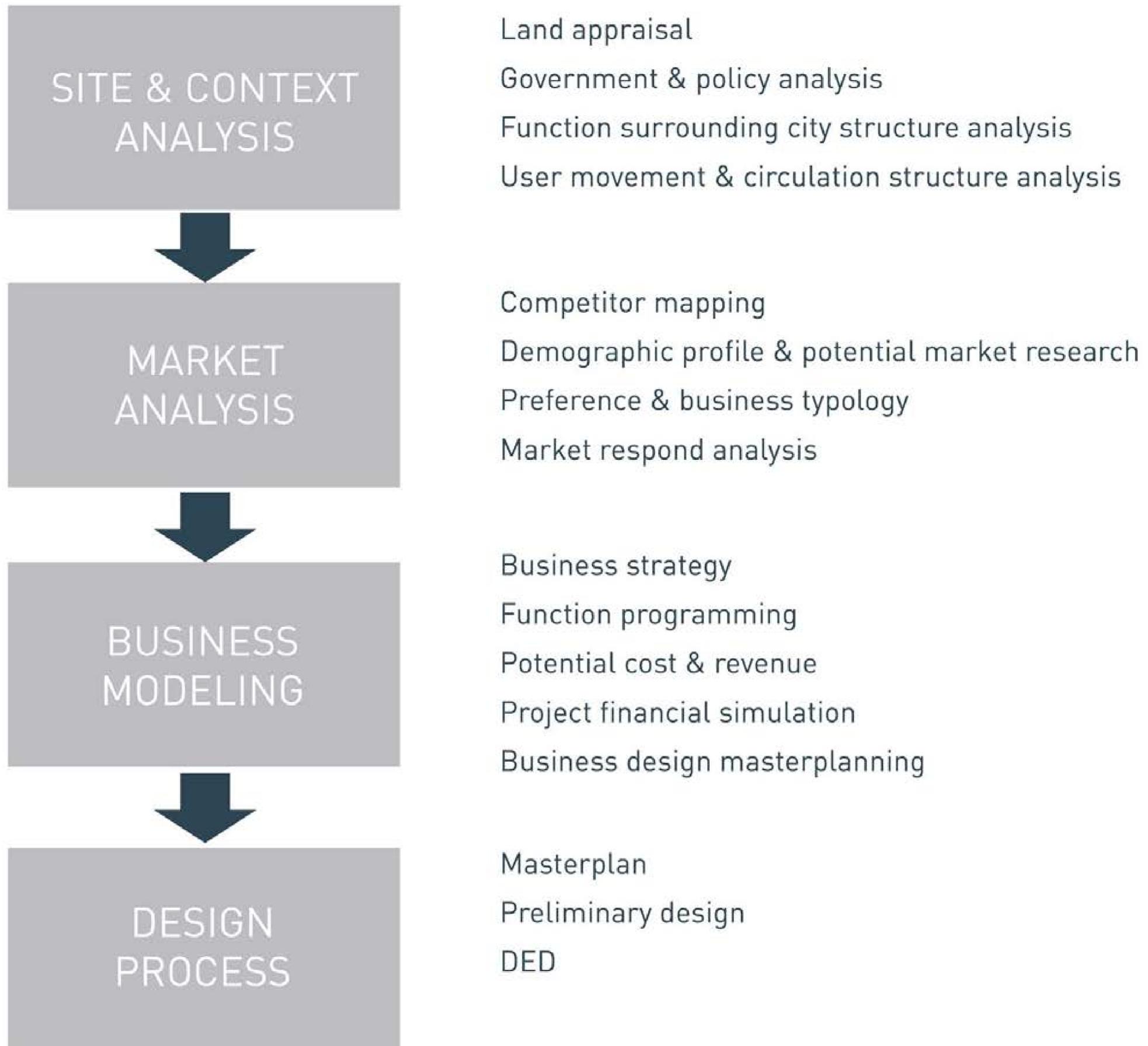
## Kinship

Building and strengthening each other is the function of family. Not only to develop itself, Armala also wants improvements that can affect its business partners, clients and consumers

# Design Approach

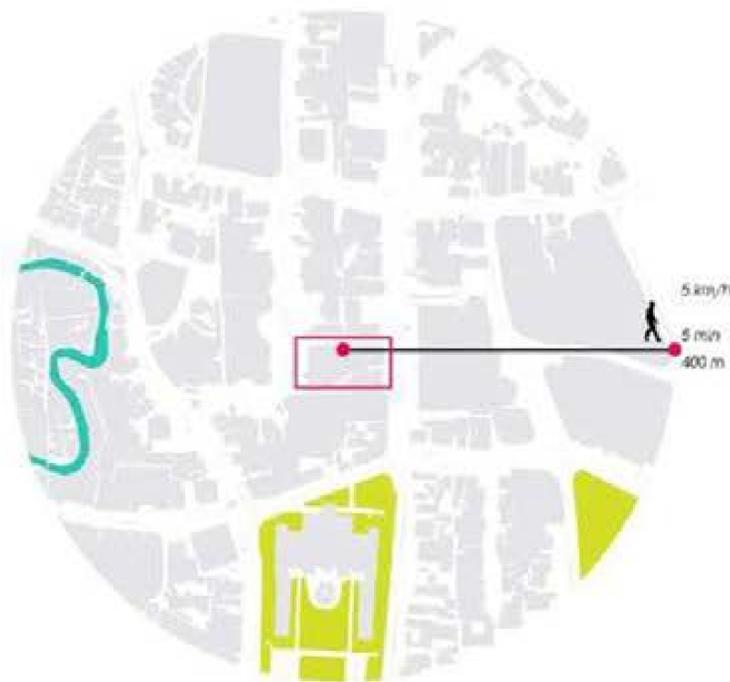


# Our Work Process



# Our Work Process

## SITE & CONTEXTUAL ANALYSIS



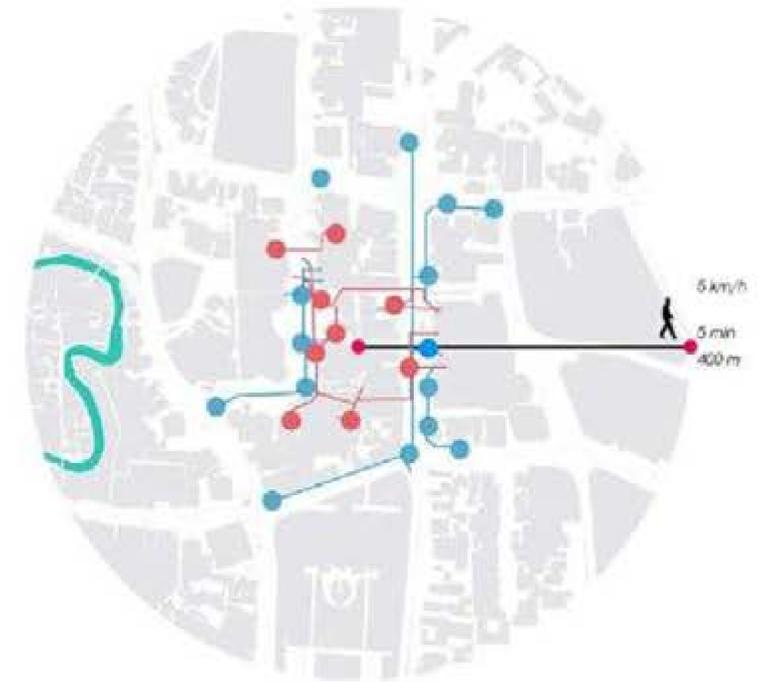
### GREEN SPACE

Kurangnya area hijau sebagai potensi atraksi baru



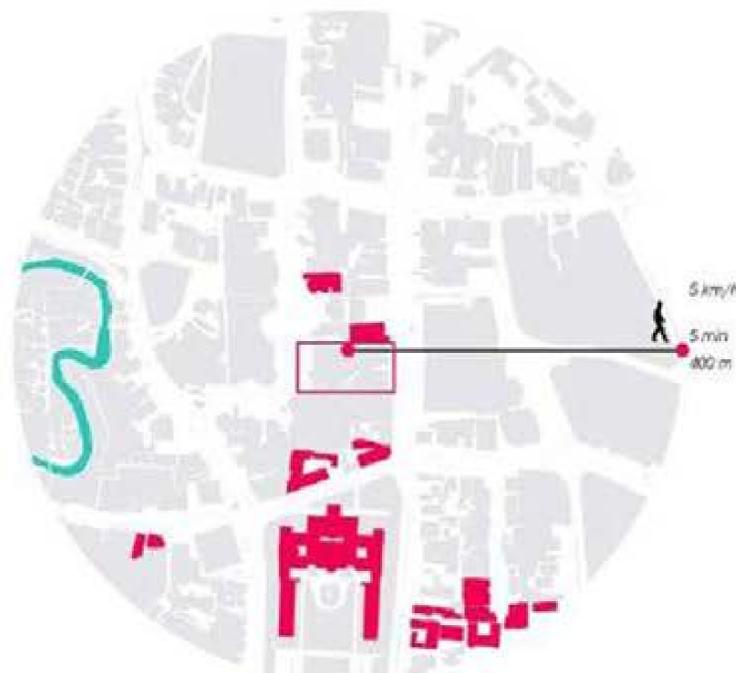
### LAND USE

Ragam fungsi dan magnet aktivitas



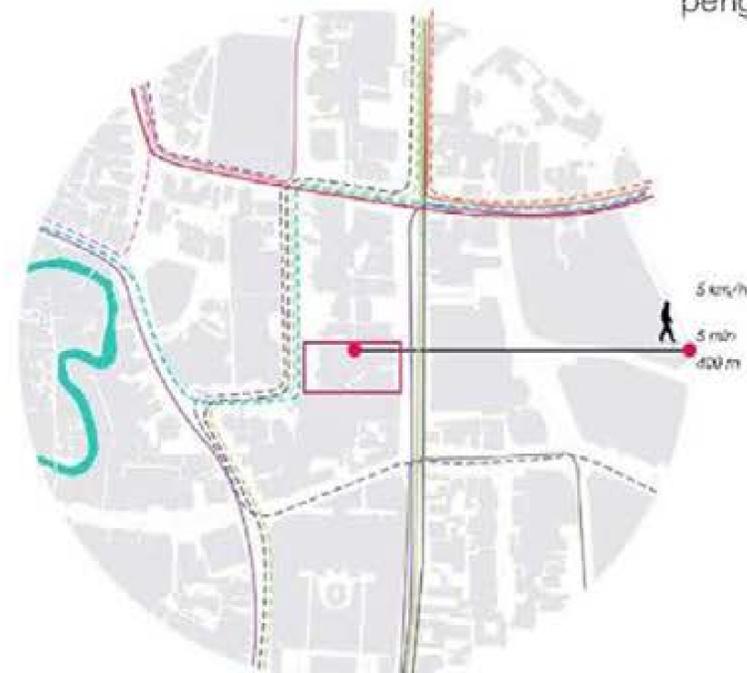
### PEDESTRIAN MOVEMENT

Aliran pergerakan pedestrian tinggi antar generator penggerak



### HISTORICAL SITE

Bangunan bersejarah sebagai daya tarik



### TRANSPORT SYSTEM

Aksesibilitas tinggi dengan jalur angkutan umum strategis

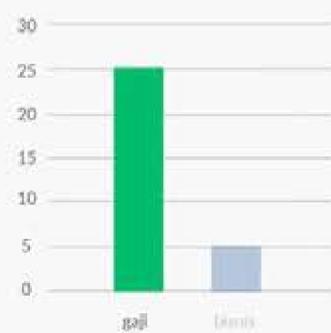
URBAN ANALYSIS

# Our Work Process

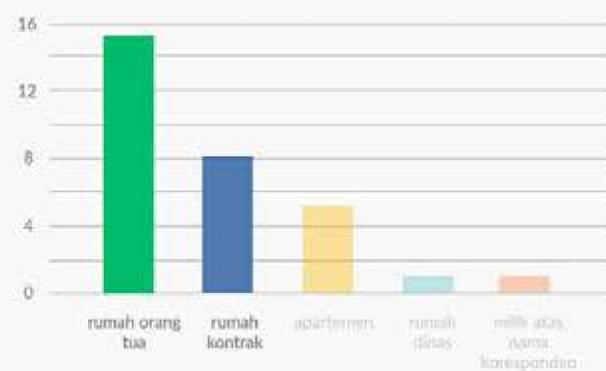
## MARKET ANALYSIS



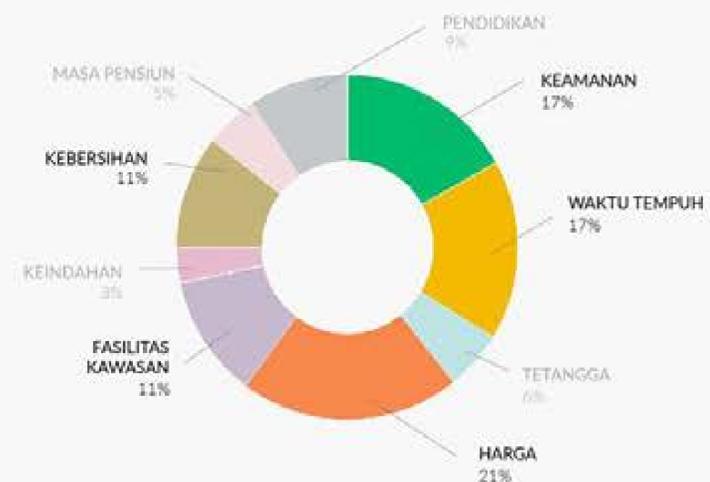
SUMBER PENDAPATAN UTAMA



STATUS TEMPAT TINGGAL SAAT INI

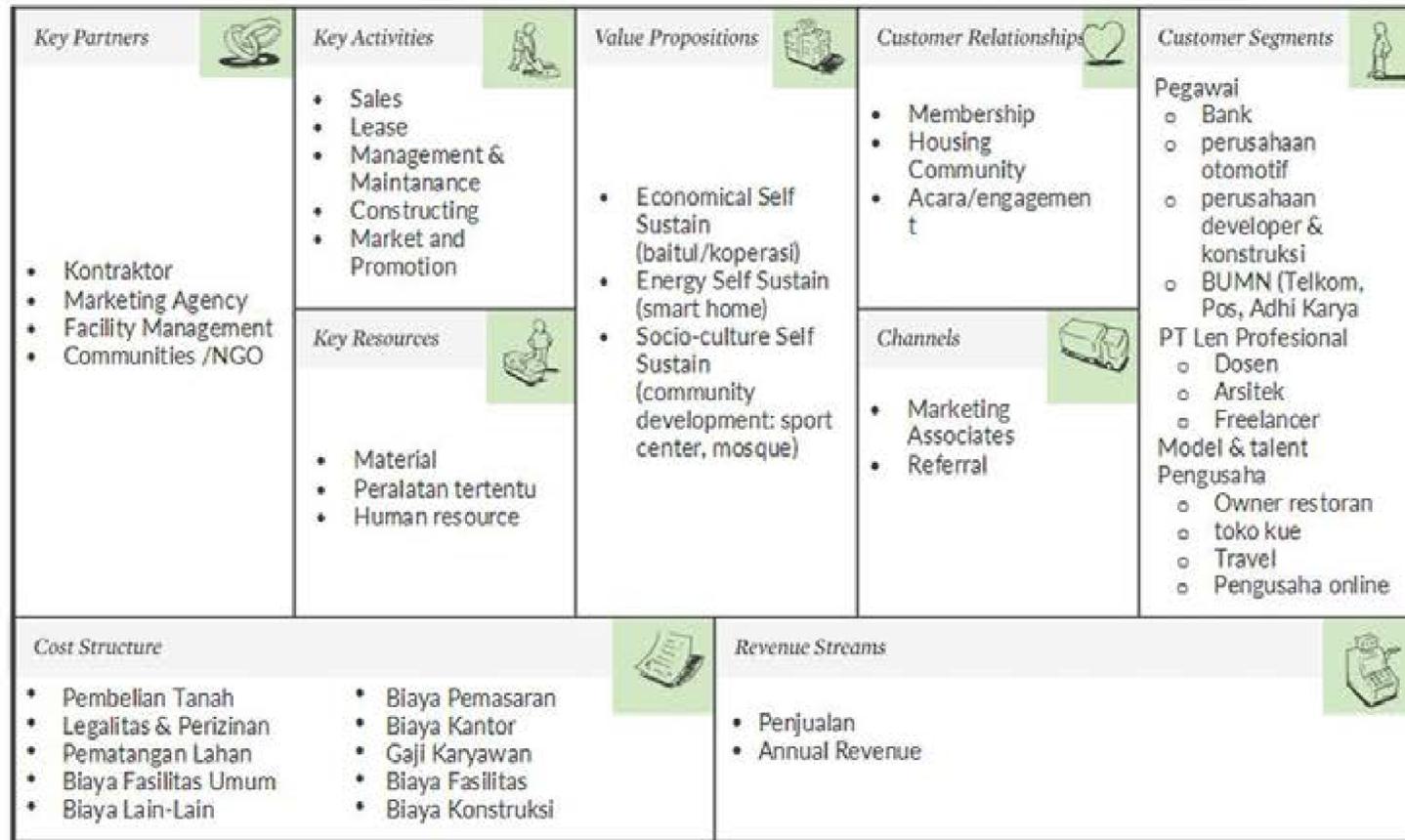


PRIORITAS DALAM MEMILIH TEMPAT TINGGAL



# Our Work Process

## BUSINESS MODELING



Business model canvas

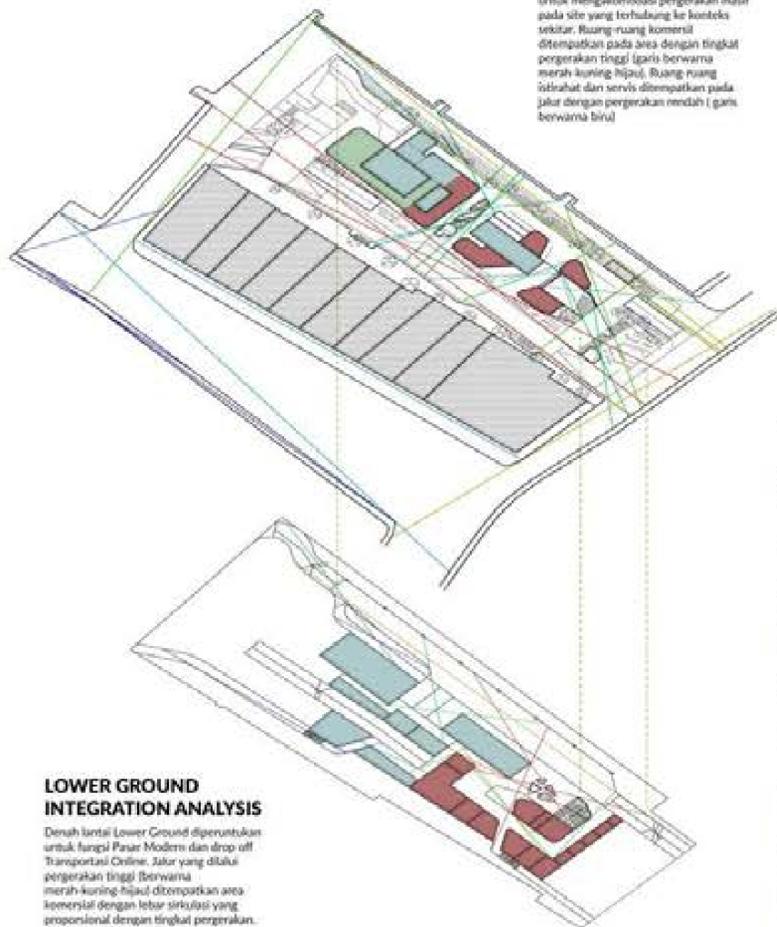


# Our Work Process

## DESIGN PROCESS

### GROUND FLOOR INTEGRATION ANALYSIS

Denah lantai Ground Floor dirancang untuk mengakomodasi pergerakan massif pada site yang terhubung ke konteks sekitar. Ruang-ruang komersial ditempatkan pada area dengan tingkat pergerakan tinggi (garis berwarna merah-kuning-hijau). Ruang-ruang istirahat dan servis ditempatkan pada jalur dengan pergerakan rendah (garis berwarna biru).



### LOWER GROUND INTEGRATION ANALYSIS

Denah lantai Lower Ground diperuntukan untuk fungsi Pasar Modern dan drop off/Transportasi Online. Jalur yang dilalui pergerakan tinggi (berwarna merah-kuning-hijau) ditempatkan area komersial dengan lebar sirkulasi yang proporsional dengan tingkat pergerakan. Jalur Loading, Unloading dan Servis ditempatkan pada area dengan pergerakan rendah (berwarna biru) agar tidak mengganggu aktivitas.



SPACE SYNTAX STUDY

OLD



Case Study  
Trafalgar Square : Foster + Partner



NEW



www.spaceyntax.com

'Spatial Analysis is needed to determine the level of **connectivity** and **integration** of buildings or areas in order to predict the level of **accessibility** and the potential of **gathering points** so that it can be a reference for **optimizing the use of space.**'



### EXISTING SURROUNDING

Pada kondisi eksisting, pasar modern, perantara, dan konektivitas lahan yang berpengaruh terhadap kelancaran mobilitas kawasan. Selain itu, potensi ruang publik pada lahan open mall. Tidak terdapat ruang perantara moda transportasi yang jelas, lahan need memulainya dampak negatif untuk area.



### VISIONING SURROUNDING

Area dasar direvisi untuk menjadi perambatan yang ringkas bagi pedestrian, sepeda, kendaraan, memulainya konektivitas dengan stasiun pada level dasar maupun melalui jembatan. Berfungsi sebagai urban park, yaitu titik kumpul yang memiliki dampak positif bagi kawasan, serta menjadi area publik yang aktif.



### EXISTING CONDITION

INTEGRATION ANALYSIS - DEPTHMAP AXIAL LINE

### FUTURE PROOF - MACRO VISIONING

INTEGRATION ANALYSIS - DEPTHMAP AXIAL LINE

TOD Dukuh atas pada kondisi eksisting kurang terintegrasi antara sisi utara dan selatan sungai. Kondisi tapak perancangan tidak mempengaruhi kondisi makro kawasan. Jalur pedestrian terputus dan jalur kendaraan terkonsentrasi sehingga menimbulkan kepadatan di jalur tertentu.

Pengembangan TOD Dukuh atas mengintegrasikan batas utara dan selatan sungai. Tapak Perancangan muncul sebagai alternatif jalur penghubung dan berkontribusi pada pemerataan beban pergerakan secara global.



# What We Provide

1. 2D and 3D Point Cloud documentation with highly accurate in SKP/CAD format
2. BIM (Building Information Modeling) Model
3. Property Business Pre Feasibility Study (Cost and Revenue Financial Outline Modeling)
4. Digital Spatial Analysis Modeling
5. Design Concept + Branding
6. 3D Animation + Video
7. Design Schematic 3D + Photorealistic Render
8. Design Preliminary for Building Permission (Cost Projection)
9. Detail Engineering Drawing For Tender (Cost Estimation)
10. Detail Engineering Drawing For Construction (Cost Budgeting)

# What We Provide

1. 2D and 3D Point Cloud documentation with highly accurate in SKP/CAD format



3D Point Cloud Documentation

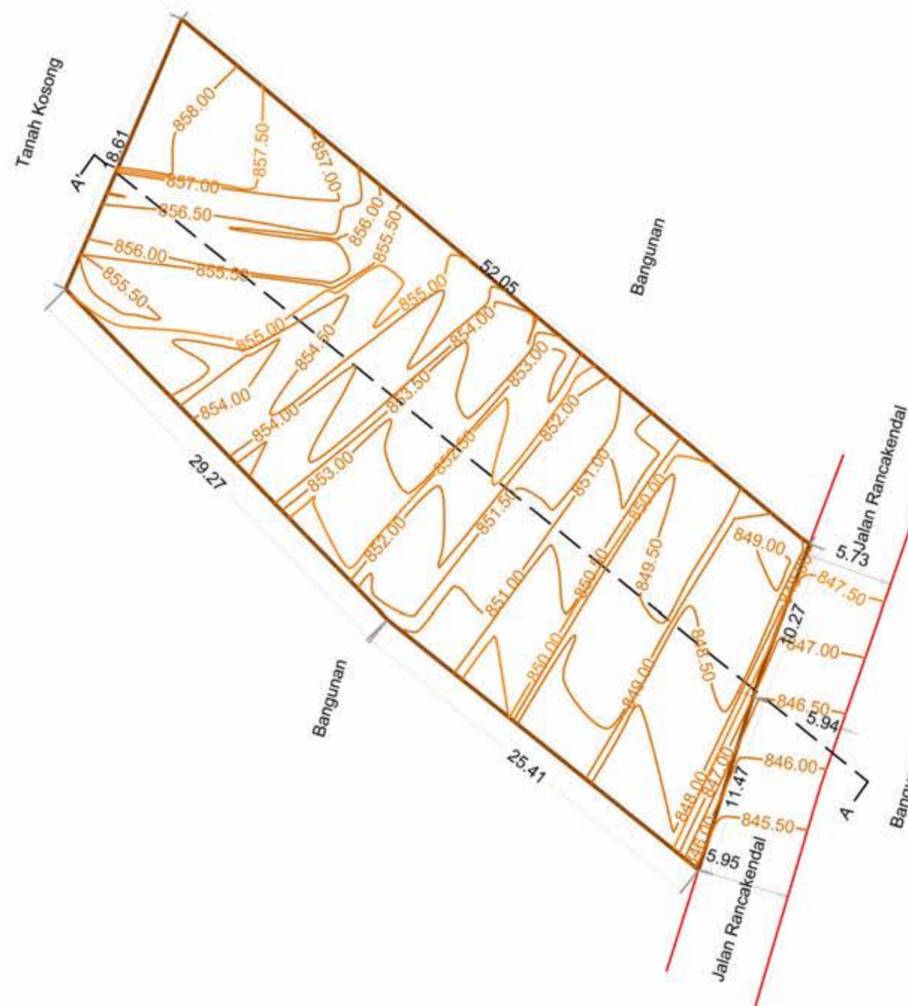


3D Model SKP Documentation

# What We Provide

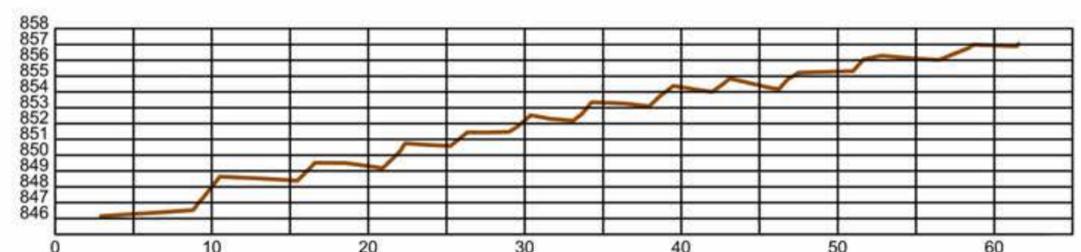
## 2. Site and Contour Engineering

**GAMBAR SITUASI PENGUKURAN LAPANGAN**



HITUNGAN LUAS HASIL UKUR				
NO. TITIK	X	Y	Xn*Yn+1	Yn*Xn+1
1	790488.282	9240150.579	7304217266932.480	7304162222418.170
2	790480.865	9240133.514	7304132263983.870	7304338645326.320
3	790501.418	9240112.680	7304309675820.860	7304505924900.530
4	790521.304	9240096.867	7304503150170.760	7304529673287.160
5	790525.227	9240109.170	7304545916209.000	7304568681024.990
6	790528.396	9240117.414	7304575495379.760	7304570069875.920
7	790527.841	9240117.790	7304596287731.770	7304204837294.740
1	790488.282	9240150.579	0.000	0.000
Jumlah			51130880056228.500	51130880054127.800
LUAS= {[(ΣXn*Yn+1)-(ΣYn*Xn+1)]/2}			1050.332	
Luas Total			1050 m2	

**GAMBAR PROFIL MEMANJANG A - A'**



Skala Horizontal 1: 500  
Skala Vertikal 1: 500

# What We Provide

## 3. Soil and Structural Test

<b>Pondasi Tiang</b>	<b>Dimensi (cm)</b>	<b>Kedalaman (m)</b>	<b>Daya Dukung Izin Tanah (ton)</b>	<b>Tipe</b>
<i>Precast Concrete Mini Pile (K-450)</i>	□ 20 x 20	6,00 – 7,00	20	<i>Driven Pile</i>
	□ 25 x 25	6,00 – 7,00	30	
	△ 28 / 28 / 28	6,00 – 7,00	19	
	△ 32 / 32 / 32	6,00 – 7,00	23	
<i>Bored Pile K-250</i>	BP Ø 30	6,00 – 7,00	30	<i>Bored Pile</i>
	BP Ø 40	6,00 – 7,00	53	
	BP Ø 50	6,00 – 7,00	80	

# What We Provide

## 3. Soil and Structural Test



# What We Provide

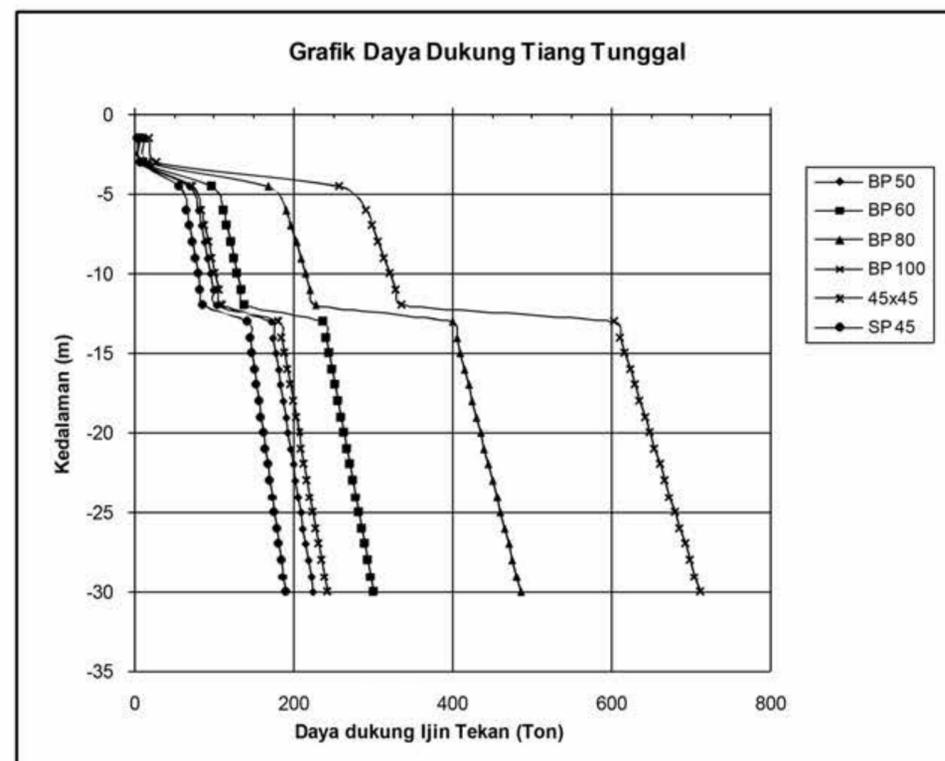
## 3. Soil and Structural Test

### ALLOWABLE BEARING CAPACITY OF SINGLE PILE BASED ON NSPT DATA

SF = 3  
SF = 5

DB-1

Depth (m)	L <sub>p</sub> (m)	Desc L/P	N SPT	q <sub>d</sub> (t/m <sup>2</sup> )	F <sub>t</sub> (t/m <sup>2</sup> )	L <sub>1F</sub> (t/m)	ΣL <sub>1F</sub> (t/m)	Allowable Bearing Capacity Of Single Pile (P Ton)					
								BP φ 50	BP φ 60	BP φ 80	BP φ 100	45 X 45	SP φ 45
1.50	1.50	L	3	60	3	4.5	4.5	5.34	7.35	12.31	18.53	5.67	4.45
3.00	1.50	L	4	80	4	6	10.5	8.53	11.49	18.67	27.53	9.18	7.21
4.50	1.50	L	46	920	12	18	28.5	69.13	97.40	168.39	258.63	72.36	56.80
6.00	1.50	L	50	1000	12	18	46.5	80.02	111.72	190.83	290.87	84.24	66.13
7.00	1.00	L	50	1000	12	12	58.5	83.79	116.24	196.86	298.41	88.56	69.52
8.00	1.00	L	50	1000	12	12	70.5	87.55	120.76	202.89	305.94	92.88	72.91
9.00	1.00	L	50	1000	12	12	82.5	91.32	125.29	208.92	313.48	97.20	76.30
10.00	1.00	L	50	1000	12	12	94.5	95.09	129.81	214.94	321.02	101.52	79.69
11.00	1.00	L	50	1000	12	12	106.5	98.86	134.33	220.97	328.55	105.84	83.08
12.00	1.00	L	50	1000	12	12	118.5	102.63	138.85	227.00	336.09	110.16	86.48
13.00	1.00	P	50	2000	10	10	128.5	171.18	236.82	399.49	604.04	181.26	142.29
14.00	1.00	P	50	2000	10	10	138.5	174.32	240.59	404.52	610.32	184.86	145.12
15.00	1.00	P	50	2000	10	10	148.5	177.46	244.35	409.54	616.60	188.46	147.94
16.00	1.00	P	50	2000	10	10	158.5	180.60	248.12	414.56	622.88	192.06	150.77
17.00	1.00	P	50	2000	10	10	168.5	183.74	251.89	419.59	629.16	195.66	153.59
18.00	1.00	P	50	2000	10	10	178.5	186.88	255.66	424.61	635.44	199.26	156.42
19.00	1.00	P	50	2000	10	10	188.5	190.02	259.43	429.64	641.72	202.86	159.25
20.00	1.00	P	50	2000	10	10	198.5	193.16	263.19	434.66	648.00	206.46	162.07
21.00	1.00	P	50	2000	10	10	208.5	196.30	266.96	439.68	654.28	210.06	164.90
22.00	1.00	P	50	2000	10	10	218.5	199.44	270.73	444.71	660.56	213.66	167.72
23.00	1.00	P	50	2000	10	10	228.5	202.58	274.50	449.73	666.84	217.26	170.55
24.00	1.00	P	50	2000	10	10	238.5	205.72	278.27	454.76	673.12	220.86	173.38
25.00	1.00	P	50	2000	10	10	248.5	208.86	282.03	459.78	679.40	224.46	176.20
26.00	1.00	P	50	2000	10	10	258.5	212.00	285.80	464.80	685.68	228.06	179.03
27.00	1.00	P	50	2000	10	10	268.5	215.14	289.57	469.83	691.96	231.66	181.85
28.00	1.00	P	50	2000	10	10	278.5	218.28	293.34	474.85	698.24	235.26	184.68
29.00	1.00	P	50	2000	10	10	288.5	221.42	297.11	479.88	704.52	238.86	187.51
30.00	1.00	P	50	2000	10	10	298.5	224.56	300.87	484.90	710.80	242.46	190.33



# What We Provide

## 3. Soil and Structural Test



Foto 1. Titik Deep Boring 1



Foto 3. Titik Sondir 2



Foto 2. Titik Sondir 1

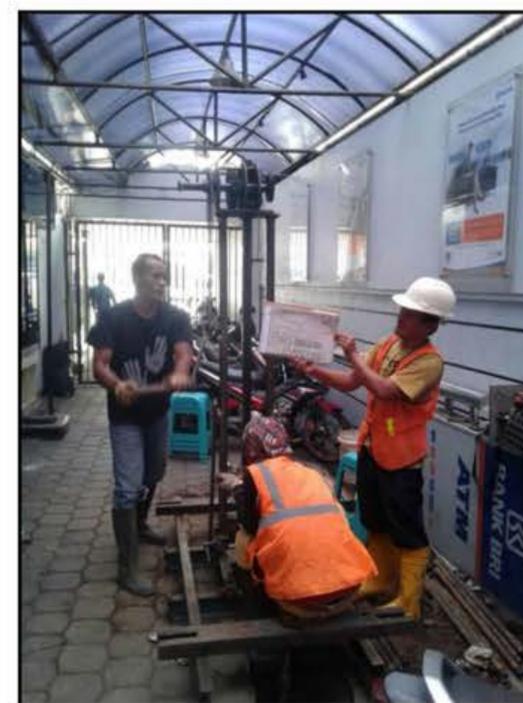
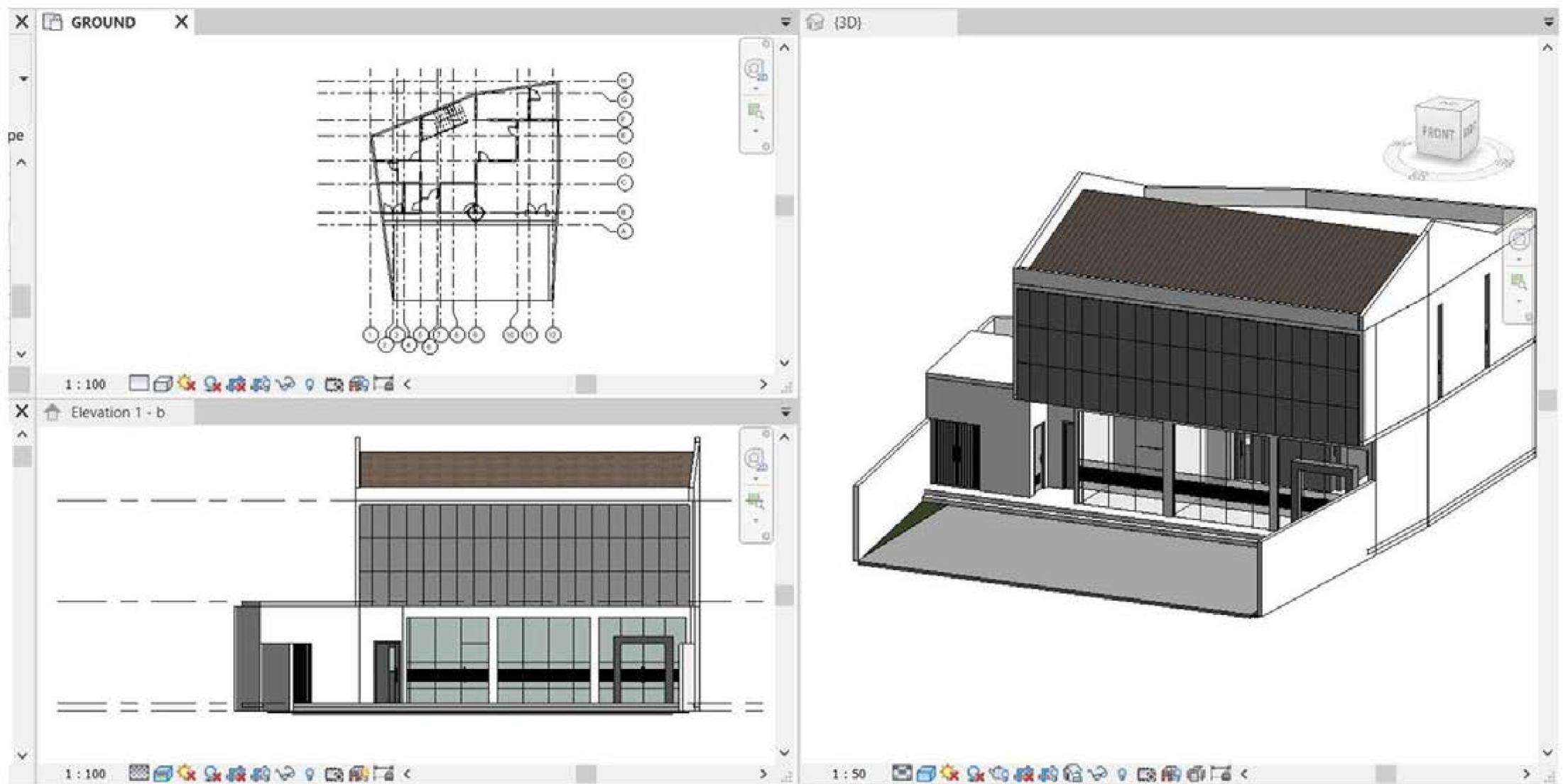


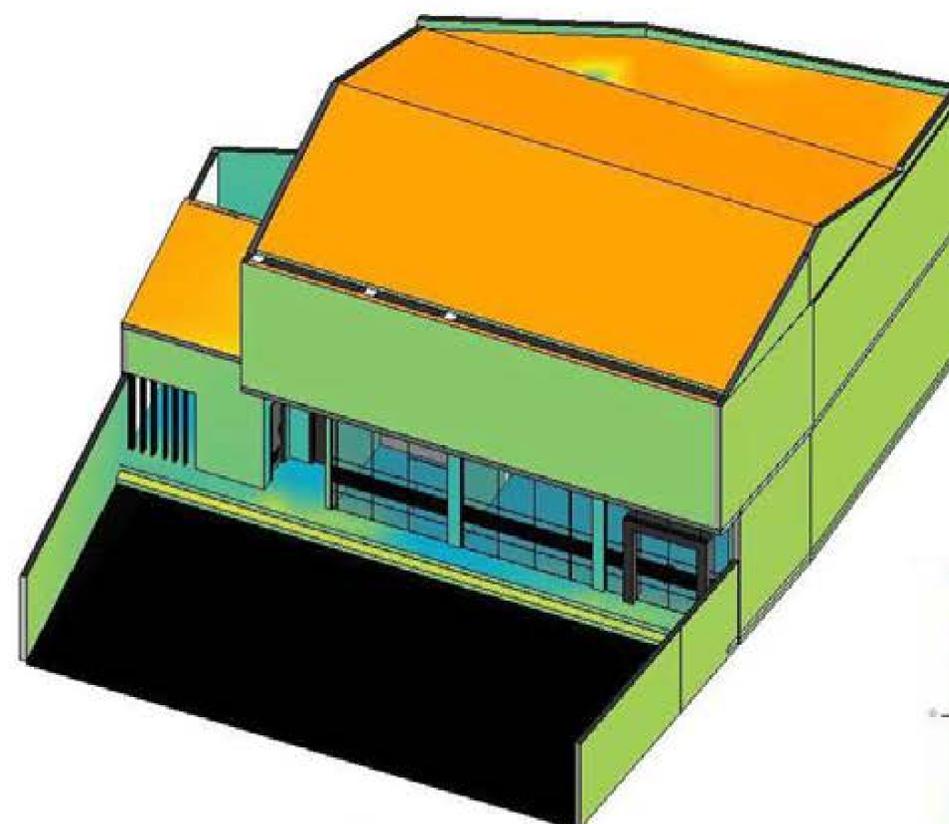
Foto 4. Titik Sondir 3

# What We Provide

## 2. BIM (Building Information Modeling) Model



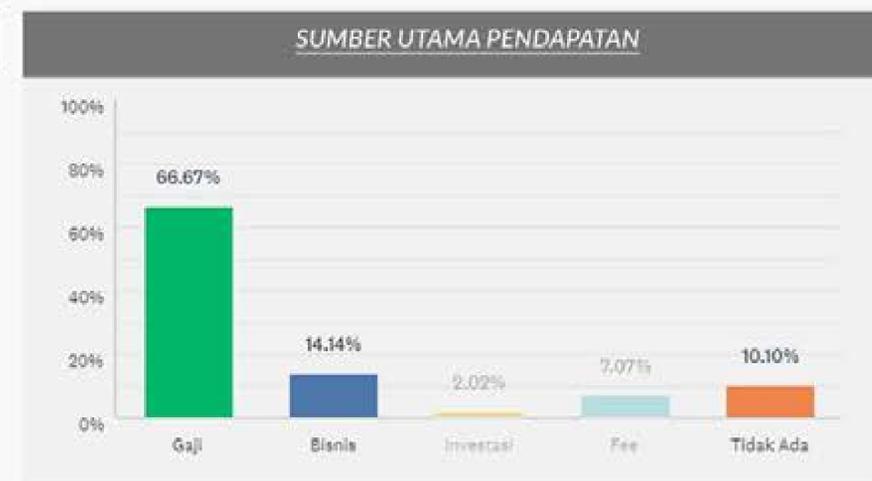
Integrated Building Model



Solar Analysis BIM Model  
ARMALA

# What We Provide

## 3. Property Business Pre Feasibility Study (Cost and Revenue Financial Outline Modeling)



### Market Overview

PROGRAM	LUAS	JUMLAH
Luas Lapangan Futsal	750 m2	2
Luas Fitness	107 m2	1
Luas Jongko	50 m2	4

SPORT CENTER	VOL	SAT	OCCUPANCY RATE	BIAYA	JUMLAH	YEAR ANNUAL INCOME
<b>CASH IN</b>						
Membership	30	org	30%	Rp 200.000,00	Rp 1.800.000,00	Rp 21.600.000,00
Sewa Lapangan	20	jam / hari	30%	Rp 140.000,00	Rp 25.200.000,00	Rp 302.400.000,00
Lease jongko	4	unit	100%	Rp 1.500.000,00	Rp 6.000.000,00	Rp 72.000.000,00
Fitness	11	org	30%	Rp 25.000,00	Rp 2.407.500,00	Rp 28.890.000,00
Event (Turnamen)	20	event / hari	50%	Rp 70.000,00	Rp 21.000.000,00	Rp 252.000.000,00
<b>TOTAL PENDAPATAN</b>						<b>Rp 676.890.000,00</b>
<b>CASH OUT</b>						
<b>BIAYA KONSTRUKSI</b>						
Luas tanah	907	m2		Rp 1.541.225		Rp 1.397.891.266,04
Luas lapangan futsal	750	m2				
RAB lapangan futsal	750	m2		Rp 2.000.000,00		Rp 1.500.000.000,00
Luas jongko & fitness	157	m2				
RAB jongko & fitness	157	m2		Rp 3.500.000,00		Rp 549.500.000,00
<b>Total Biaya Konstruksi</b>						<b>Rp 3.447.391.266,04</b>
<b>BIAYA OPERASIONAL</b>						
Cleaning service	2	org		Rp 2.000.000,00		Rp 48.000.000,00
Security	2	org		Rp 2.500.000,00		Rp 60.000.000,00
Manager	1	org		Rp 4.500.000,00		Rp 54.000.000,00
Keuangan	1	org		Rp 3.500.000,00		Rp 42.000.000,00
Marketing	1	pax		Rp 2.000.000,00		Rp 24.000.000,00
Listrik	1	bln		Rp 1.290.960,00		Rp 15.491.520,00
<b>Total Biaya Operasional</b>						<b>Rp 243.491.520,00</b>
<b>TOTAL BIAYA</b>						<b>Rp 3.690.882.786,04</b>

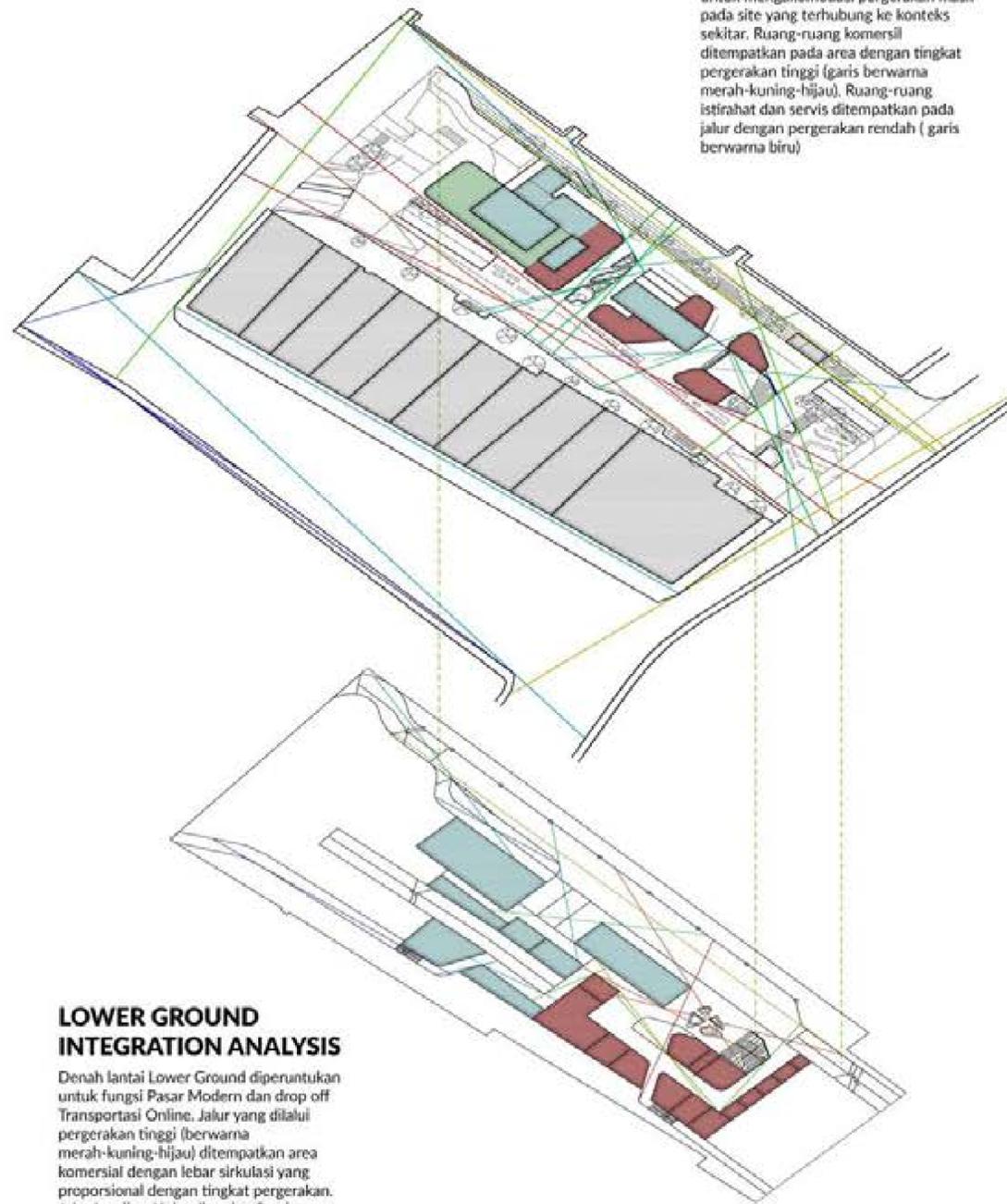
CASHFLOW	1	2	3	4	5	6	7	8
Modal	Rp 3.690.882.786,04							
Saldo Awal		Rp 243.491.520,00	Rp 676.890.000,00	Rp 1.110.288.480,00	Rp 1.543.686.960,00	Rp 1.977.085.440,00	Rp 2.410.483.920,00	Rp 2.843.882.400,00
Pendapatan		Rp 676.890.000,00						
Pengeluaran	Rp (3.447.391.266,04)	Rp (243.491.520,00)						
Saldo Akhir	Rp 243.491.520,00	Rp 676.890.000,00	Rp 1.110.288.480,00	Rp 1.543.686.960,00	Rp 1.977.085.440,00	Rp 2.410.483.920,00	Rp 2.843.882.400,00	Rp 3.277.280.880,00

### Project Financial Simulation

# What We Provide

## 4. Digital Spatial Analysis Modeling

### Space Syntax Analysis



#### GROUND FLOOR INTEGRATION ANALYSIS

Denah lantai Ground Floor dirancang untuk mengakomodasi pergerakan masif pada site yang terhubung ke konteks sekitar. Ruang-ruang komersial ditempatkan pada area dengan tingkat pergerakan tinggi (garis berwarna merah-kuning-hijau). Ruang-ruang istirahat dan servis ditempatkan pada jalur dengan pergerakan rendah (garis berwarna biru)

#### LOWER GROUND INTEGRATION ANALYSIS

Denah lantai Lower Ground ditentukan untuk fungsi Pasar Modern dan drop off Transportasi Online. Jalur yang dilalui pergerakan tinggi (berwarna merah-kuning-hijau) ditempatkan area komersial dengan lebar sirkulasi yang proporsional dengan tingkat pergerakan. Jalur Loading-Unloading dan Servis ditempatkan pada area dengan pergerakan rendah (berwarna biru) agar tidak mengganggu aktivitas



#### EXISTING SURROUNDING

Pada lingkungan sekitar saat ini terdapat permasalahannya dan kenyamanan jalan yang berimplikasi terhadap ketertarikan, perilaku, dan aktivitas. Kondisi ini akan mempengaruhi pola jalan dan mobilitas. Tidak terdapat ruang perantara yang memadai yang akan menjadi alternatif dengan efektif untuk area.



#### VISIONING SURROUNDING

Area ini akan menjadi salah satu pemukiman yang tinggi bagi pedestrian maupun kendaraan, sehingga konektivitas dengan jalan-jalan lain akan menjadi alternatif yang memadai. Sehingga sebagai urban space, yaitu area publik yang memiliki dampak positif bagi kawasan, serta menjadi area publik yang aktif.



#### EXISTING CONDITION

INTEGRATION ANALYSIS - DEPTHMAP AXIAL LINE

#### FUTURE PROOF - MACRO VISIONING

INTEGRATION ANALYSIS - DEPTHMAP AXIAL LINE

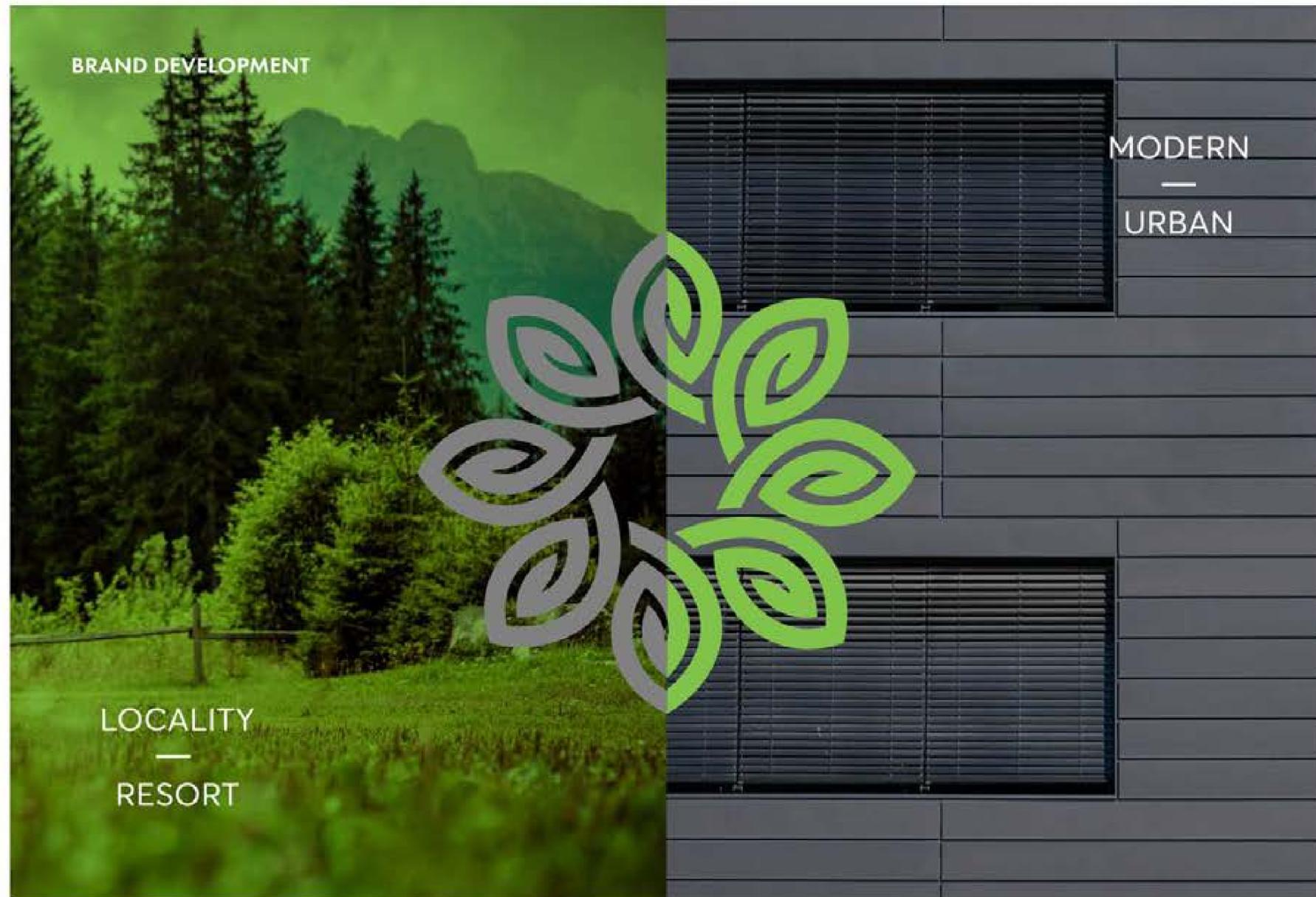
TOO Dukuh saat pada kondisi eksisting kurang terintegrasi antara sisi utara dan selatan sungai. Kondisi ini akan mempengaruhi kondisi makro kawasan. Jalur pedestrian terputus dan jalur kendaraan terkonsentrasi sehingga menimbulkan kepadatan di jalur tertentu

Pengembangan TOO Dukuh akan mengintegrasikan batas utara dan selatan sungai. Tapak Perancangan muncul sebagai alternatif jalur penghubung dan berkontribusi pada pemerataan beban pergerakan secara global



# What We Provide

## 5. Concept + Branding



**ROYAL PANDAAN**

Brand Logo Concept



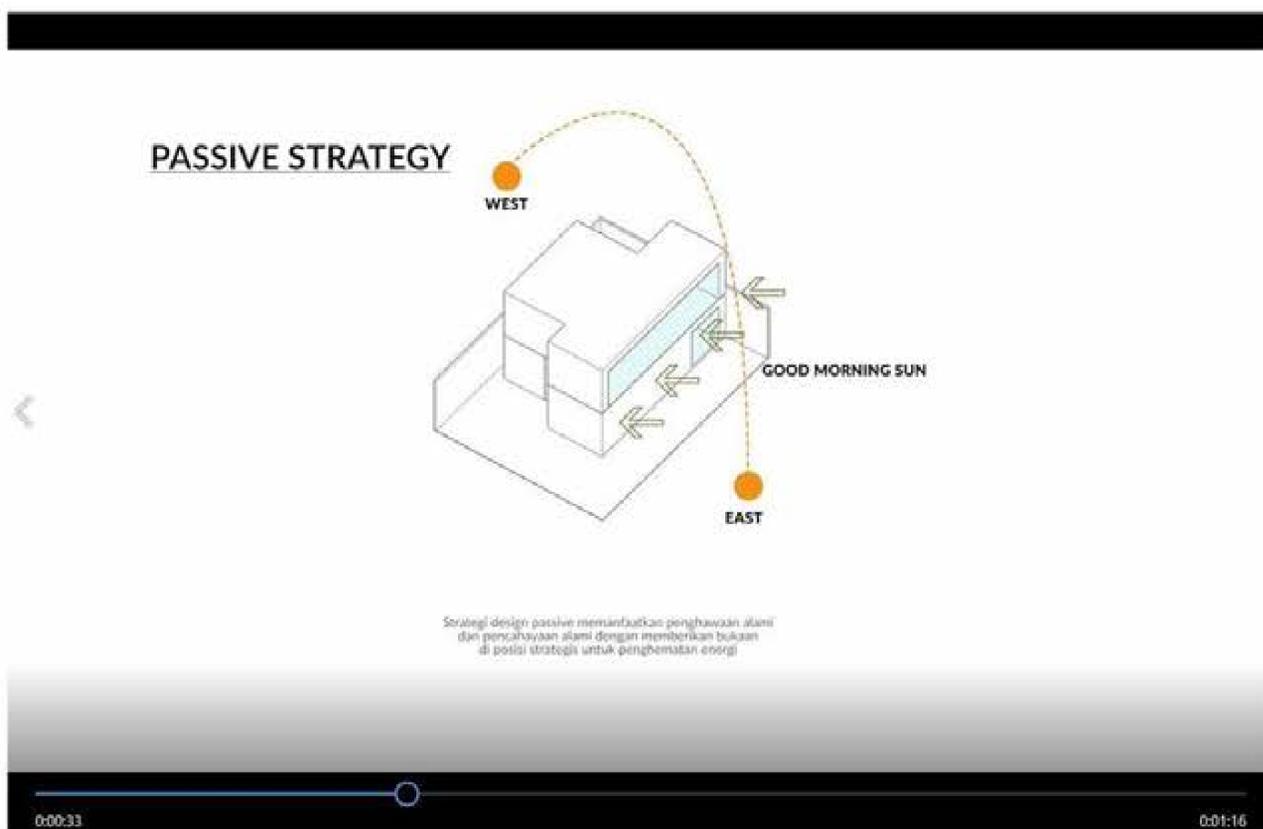
Marketing Kit

# What We Provide

## 6. 3D Animation + Video



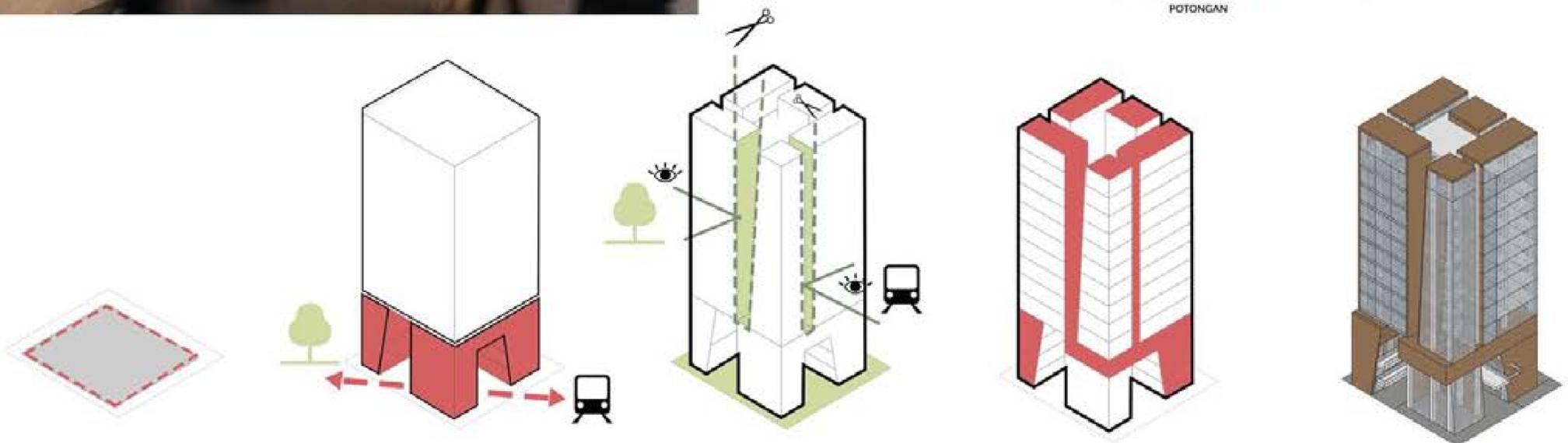
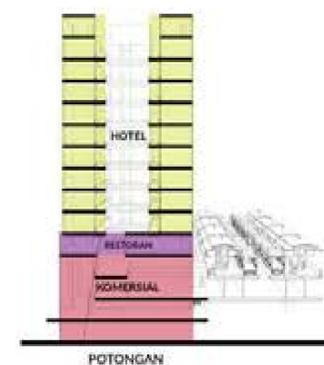
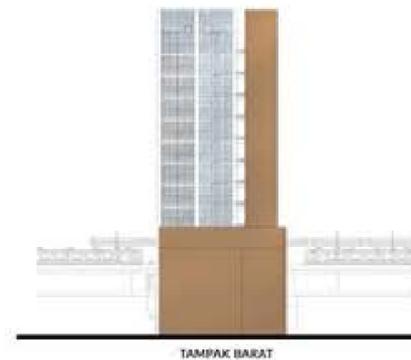
Product Marketing Video



3D Animation Design Concept

# What We Provide

## 7. Design Schematic 3D + Photorealistic Render



### MAXIMIZING SITE BOUNDARY

Bangunan memaksimalkan area perancangan dengan mempertimbangkan batas lahan dengan peraturan yang berlaku

### PARK & MRT INTEGRATION

Menghubungkan akses menuju taman dan stasiun MRT dengan membelah massa bangunan podium

### PARK & MRT CONNECTIVITY

Menghubungkan visual ke arah taman dan stasiun MRT dengan membelah massa tower

### FABRICATED FACADE

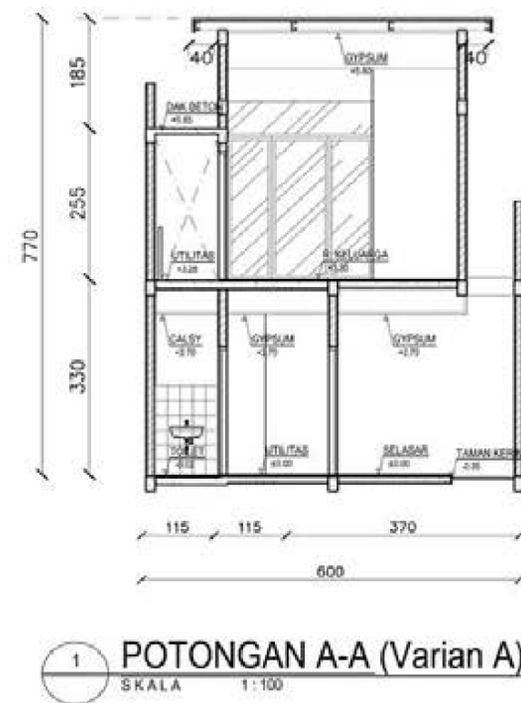
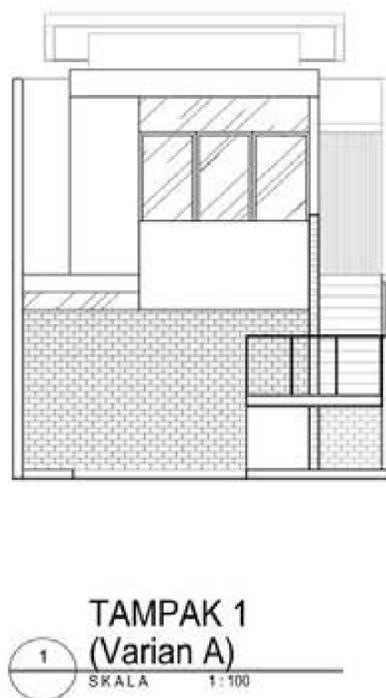
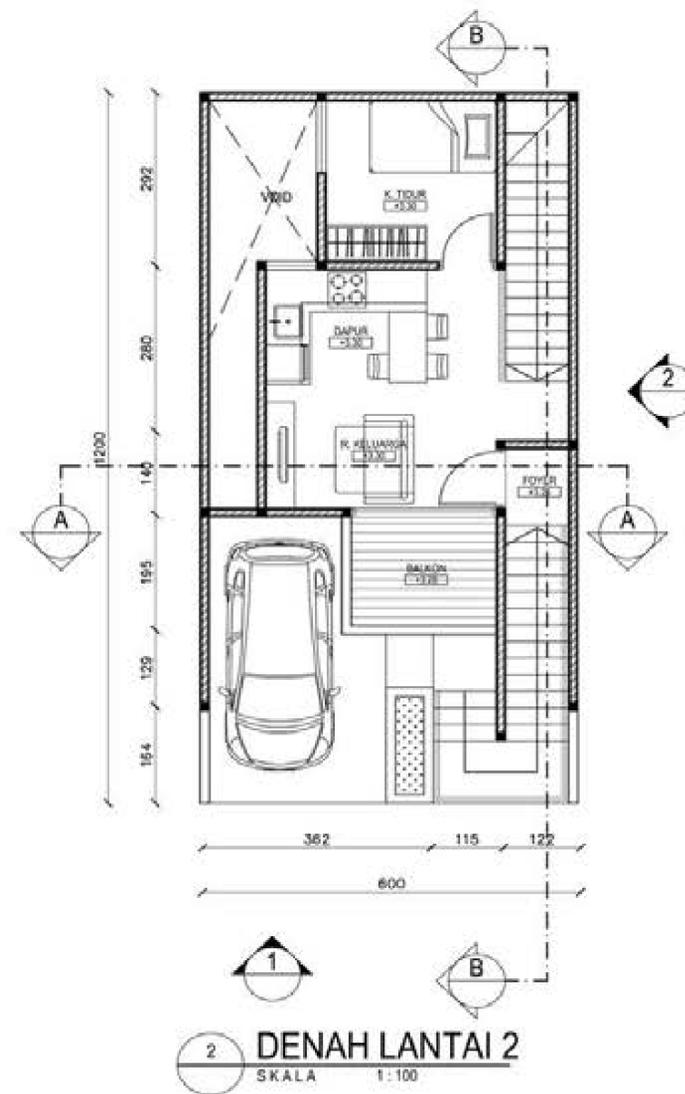
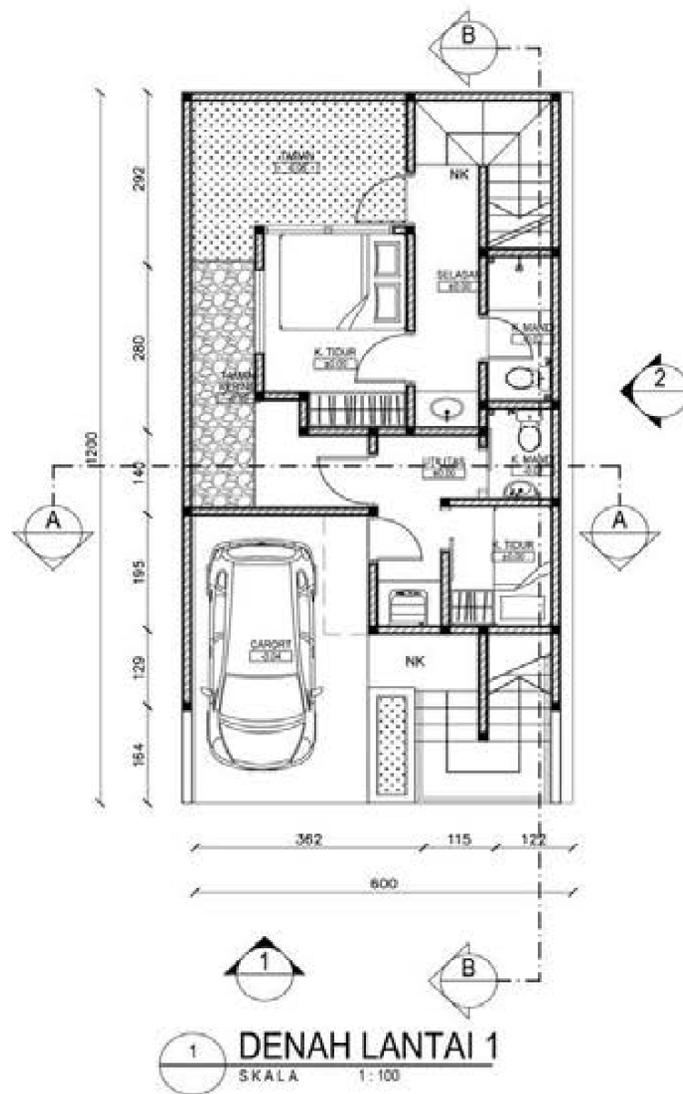
Penggunaan material fabrikasi untuk efisiensi dalam pemasangan serta memunculkan kesan modern pada bangunan

### COMPACT & PLAYFUL

Bangunan dengan bidang-bidang miring memberikan kesan aktif di dalam keterbatasan ruang yang ada dengan tetap memberikan ruang yang efisien

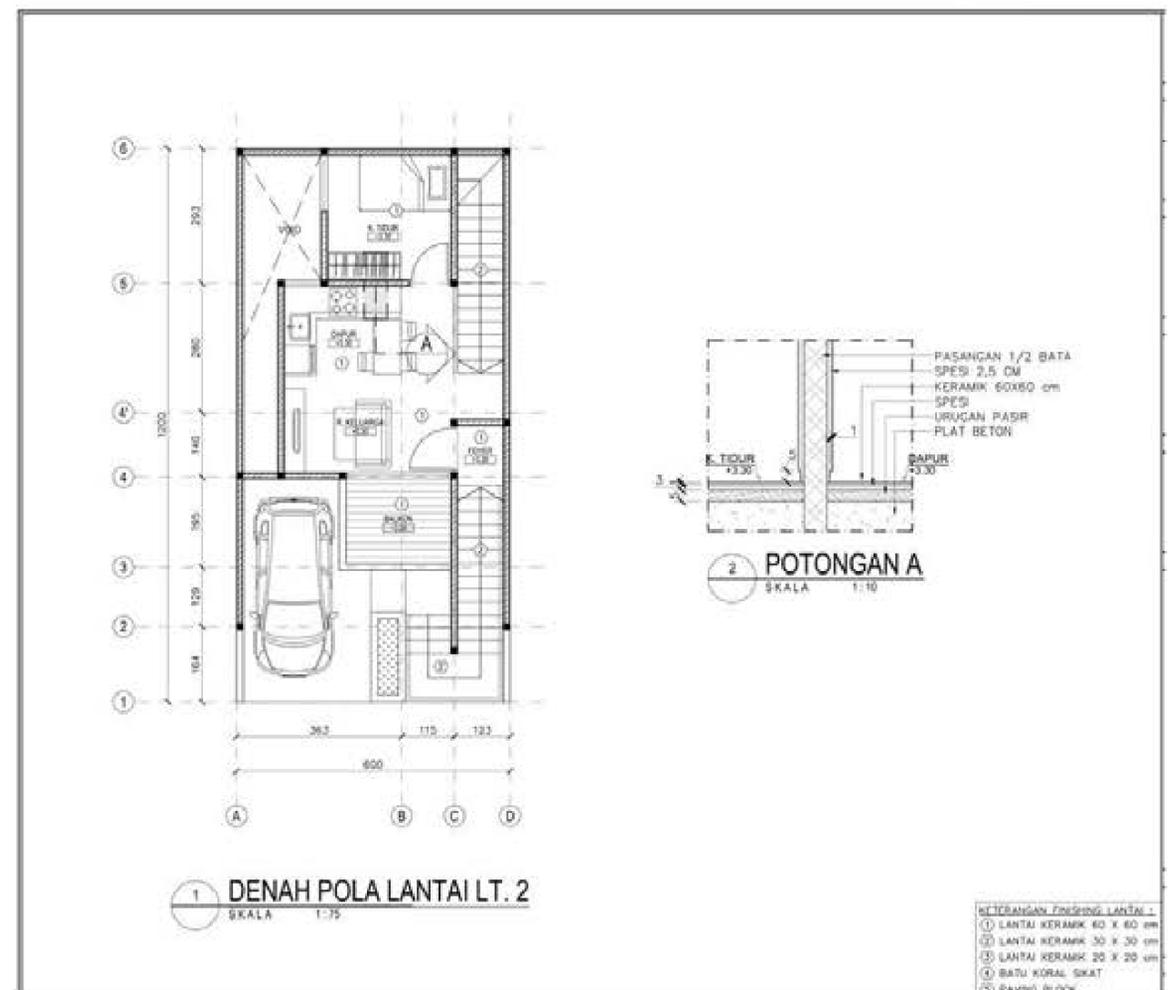
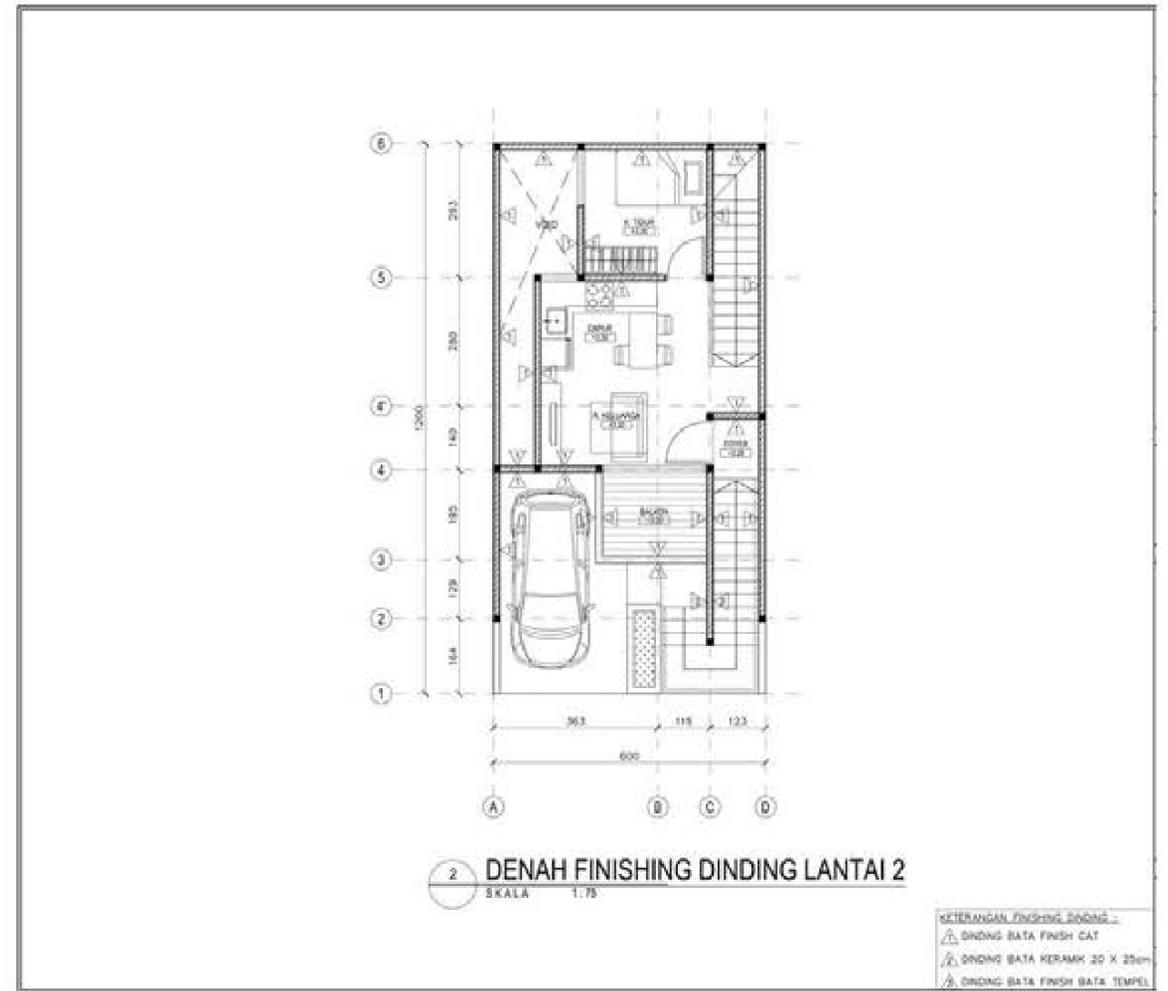
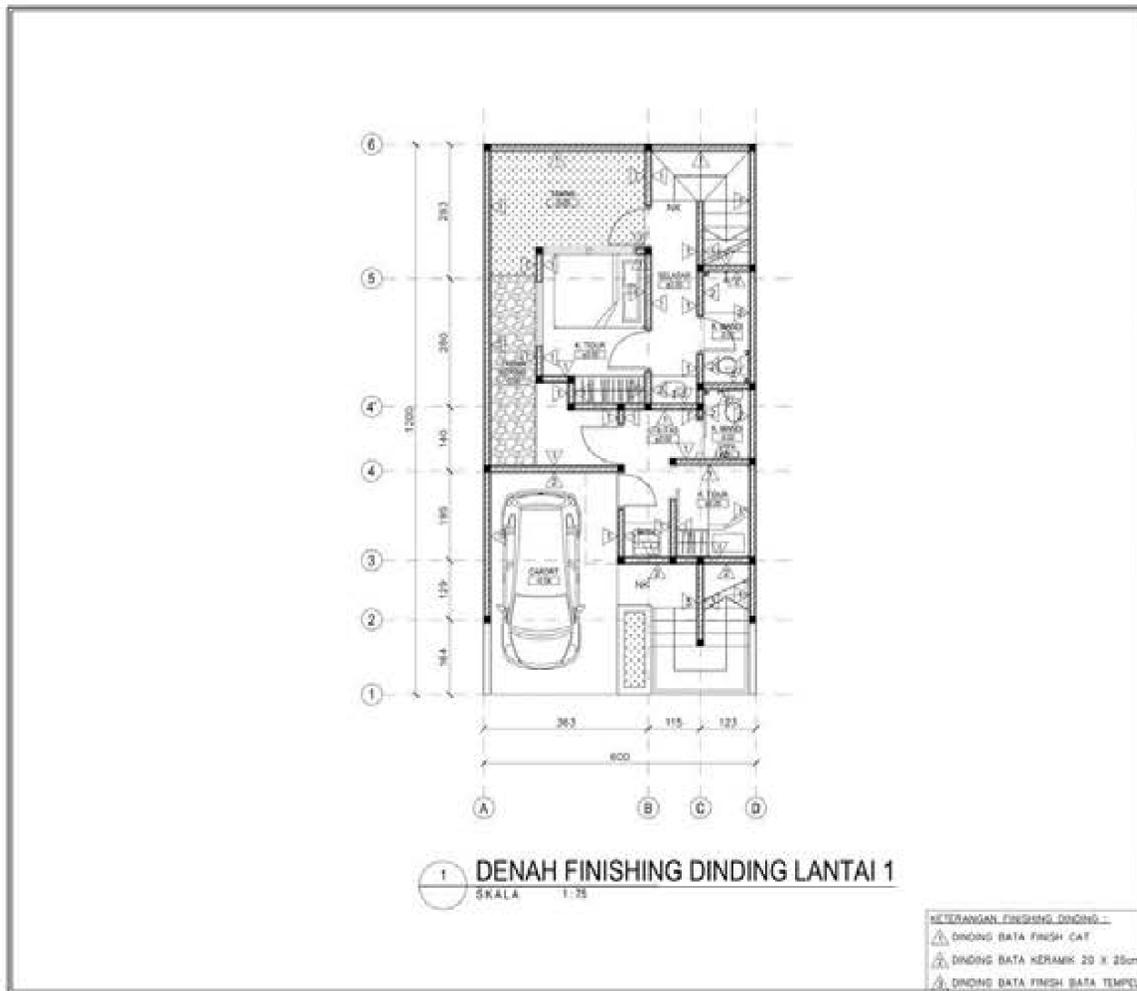
# What We Provide

## 8. Design Preliminary for Building Permission ( Cost Projection )



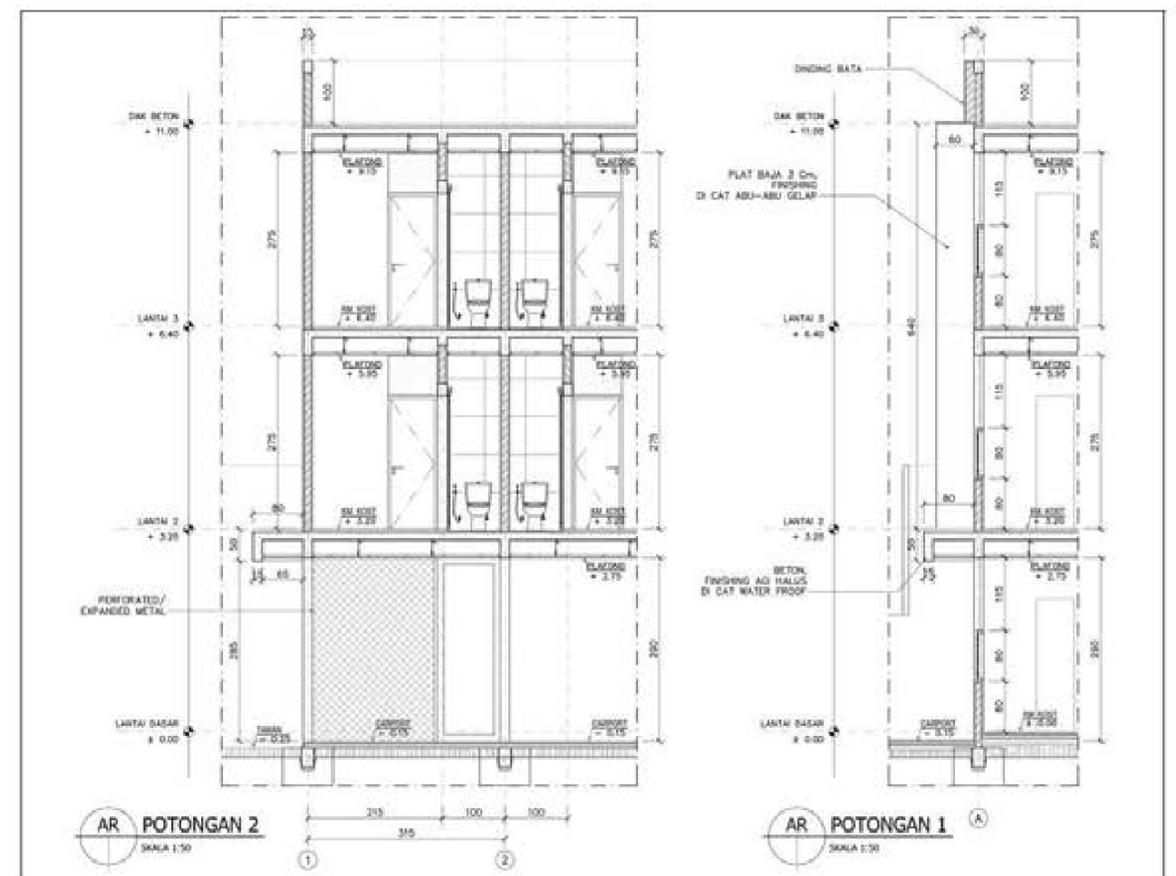
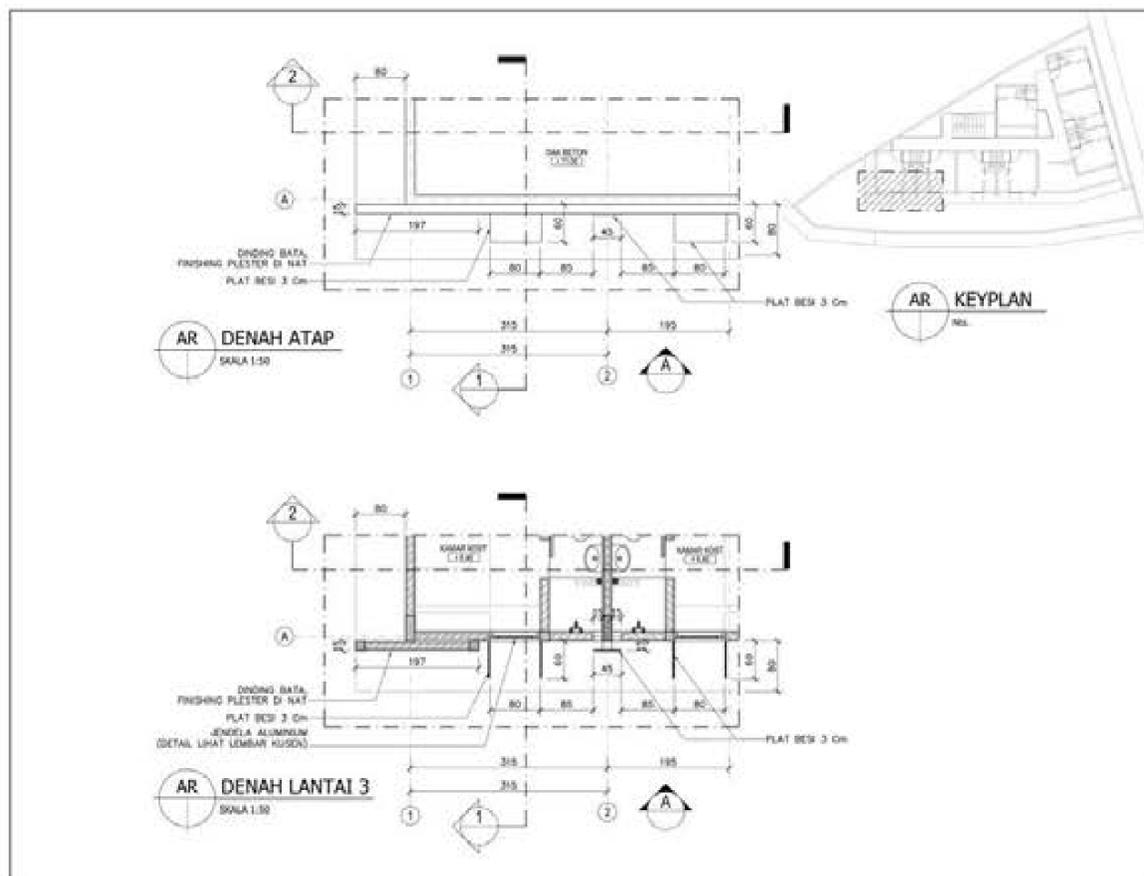
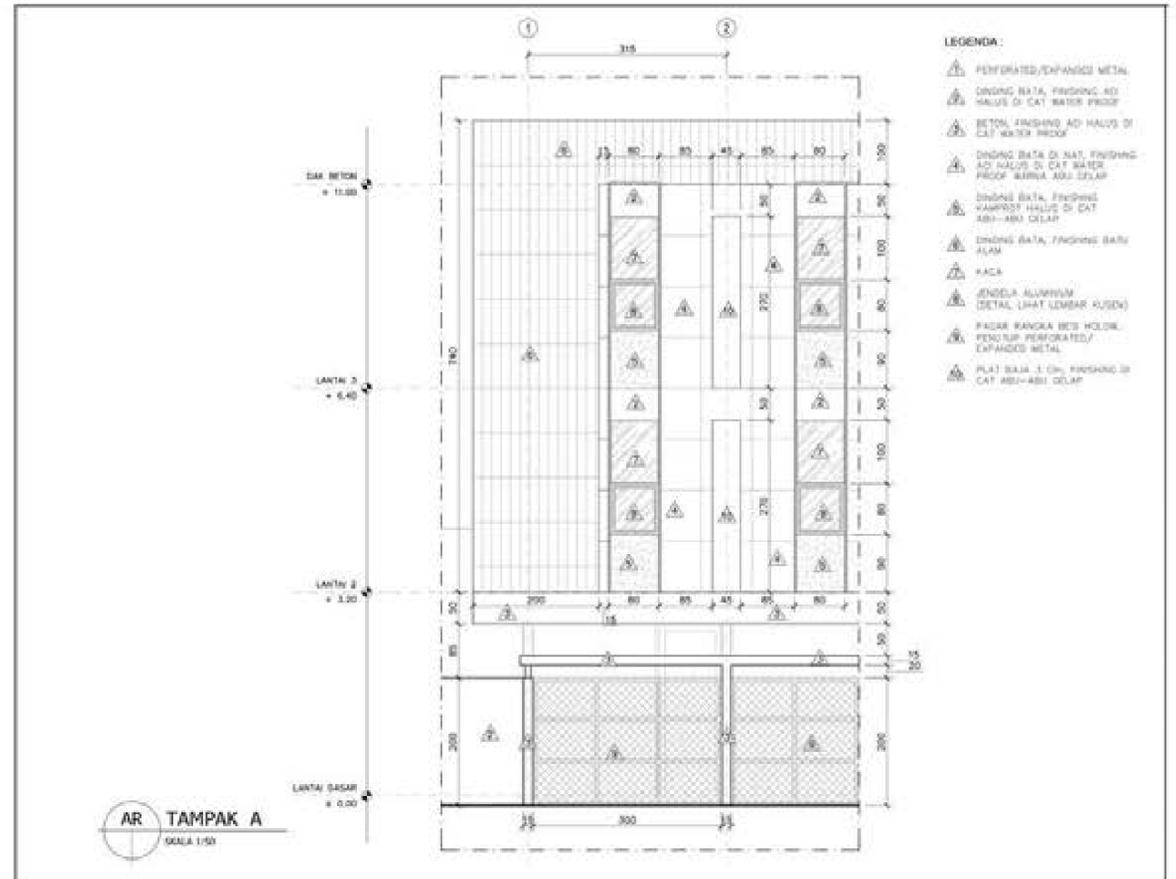
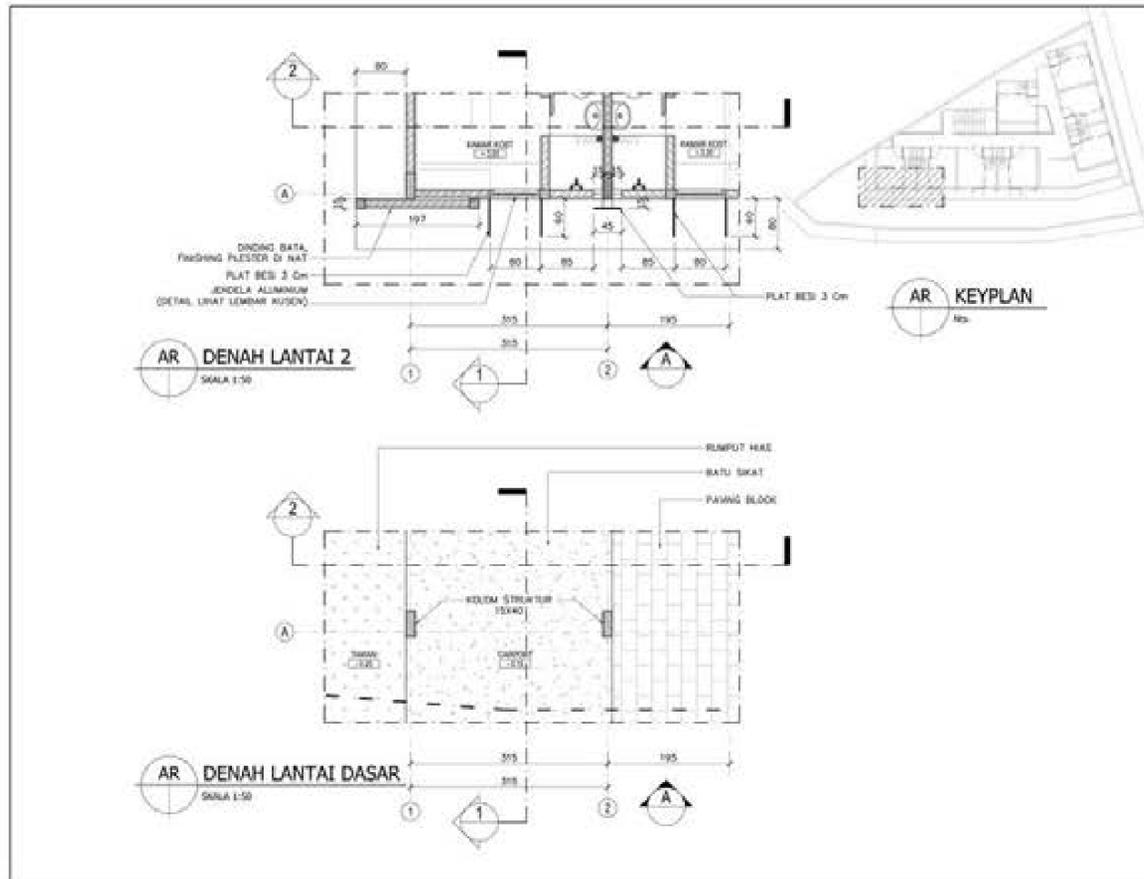
# What We Provide

## 9. Detail Engineering Drawing For Tender (Cost Estimation)



# What We Provide

## 10. Detail Engineering Drawing For Construction ( Cost Budgeting )



# Awards & Achievements

- 2014** - 1st Prize in Masterplan Category for a National Competition “A Welcoming CBD TAC Sinarmas Land 2014”
- 2023** - National Best 3 for “Sayembara Tanjung Selor Islamic Center”
- 2023** - National Best 3 for “Tadulako Hotel and Convention Center”
- 2021** - National Best 3 for “Sayembara Gagasan Desain Penataan Kembali Kawasan Pasar Raya Solok”
- 2015** - Merit Award in Student Category for an International Competition “Re-Peat FuturArc”
- 2016** - National Best 3 for “Sayembara Perencanaan Tugu Bundaran Sekartaji Kota Kediri”
- 2017** - 1st Prize for Kementrian Pariwisata National Competition “Sayembara Public Restroom Bandara UPBU”
- 2018** - National Best 3 for “Sayembara Propan : Pusat Cinderamata Kementerian Pariwisata Destinasi Wisata Lombok”
- 2018** - National Best 5 “Transit Oriented Development Dukuh Atas : Jakarta Terrace”
- 2020** - National Best 5 for “Sayembara Desain Kantor Bersama Kabupaten Tulang Bawang Barat : Cawan Sinergi”



Client



BANK BRI



JASAMARGA  
Indonesia Highway Corporation



PRIMA AMERTA  
RESIDENCE



Partner



ARMALA



freelens  
CREATIVE STUDIO



WordShelf  
Studio



DESIGN ALLIANCE WORKSHOP



Antares.  
Aldebaran.

# Project References

## COMMERCIAL

Setiabudi Hotel  
Belviu Express Hotel  
Ciloto Resort  
Royal Pandaan Commercial Area  
Hotel Hartika Bekasi  
Coffee Lab Kimia Farma - Bandung  
Rest Area SUMO 725  
Bandung Makuta - Jalan Van Deventer  
Bandung Makuta - Jalan Aruna  
Bebelly Bakery  
Butik Nakamoe Cirebon Sultana  
Gempol Market  
Gigiet  
Kia Cake  
Mamahke Jogja  
Medan Napoleon Wahid Hasyim  
Medan Napoleon Sisingamaraja  
MZ Tour and Travel Jalan Aceh  
Pekanbaru Just Cake  
Really Cake Balikpapan  
Rick's Cubanos  
Thal Cake Semarang  
Vidi Vini Vici  
Warung Iteung Lembang  
Zaskia Sungkar Bandung & Medina Zein Boutique  
MD Salon Aceh  
Soul en Jane  
Zaskia Sungkar Jakarta Boutique  
Medja Cerita Restaurant  
Godean Traditional Market

## COMMERCIAL

Youth Hostel  
3 Star Hotel Ciater  
4 Star Hotel Ciater  
5 Star Hotel Ciater  
Cable Car Station  
Gateball Clubhouse

## COMPETITION

Sinarmas Land YAC 2015 - Masterplan Category (1st Prize)  
Solok Traditional Market (National Best 3)  
Pusat Cinderamata Kemenpar - Mandalika (National Big 3)  
Tanjung Selor Islamic Center (National Big 3)  
Tadulako Hotel and Convention Center (National Big 3)  
Bundaran Sekartaji Kediri (National Big 3)  
Kantor Bersama Tubaba Lampung Barat (National Best 5)  
Transit Oriented Development Dukuh Atas (National Best 5)  
Futurarc Pize 2017 (Honorable Mention)  
Sinarmas YAC 2017 - Commercial Category  
Futurarc Prize 2015 (Honorable Mention)

# Project References

## HEALTHCARE

Kimia Farma Diagnostika - Diponegoro,  
Bandung  
MD Clinic Bogor  
MD Clinic Buah Batu  
MD Clinic Casablanca Jakarta  
MD Clinic Kopo Facelift  
RSAI Bandung Facade  
RSUD Bandar Lampung  
MD Clinic Aceh

## INSTITUTION

Sekolah Muamalah Bogor  
Al Murabi Mosque Extension  
Aceh Islamic Nature School  
Indramayu Islamic Center

## INTERIOR

MD Clinic Casablanca Jakarta  
MZ Tour & Travel  
Zaskia Sungkar Bandung & Medina  
Zein Boutique  
Tubagus Boarding House  
Butik Nakamoe  
Medja Cerita Restaurant  
Slawi House  
Karangtinggal Town House

## OFFICE

KF Tower  
BSD Office  
MZ Tour & Travel  
SOHO Sesetan Bali

## OFFICE

Menteng Office  
Borneo HQ

## OFFICE - Bank

BRI Unit Cisaruni  
BRI KC Tasikmalaya Facelift  
BRI Unit Mangunreja  
BRI KCP Sumber  
BRI Unit Waled  
BRI Unit Bojonggambir  
BRI Unit Parungponteng  
BRI Unit Cikunir  
BRI Unit Gunung Pereng  
BRI Unit Sukapura  
BRI Unit Sariwangi  
BRI Unit Cimaung  
BRI Unit Cimanggung  
BRI Unit Darmaraja  
BRI Unit Losari  
BRI Unit Gebang  
BRI Unit Karangsembung  
BRI SLP Cirebon  
BRI Unit Padalarang  
BRI Unit Bojong  
Office Interior Pinwil BRI Bandung  
BRI Smartbranch BSD  
BRI Smartbranch MOI  
BRI KC Pondok Indah  
BRI KC Majene  
BRI KC Sinjai  
BRI KC Metro Lampung  
BRI KC Ternate

# Project References

## RESIDENTIAL

Slawi House  
Kanayakan Boarding House  
Tikukur Boarding House  
Bangbayang Boarding House  
Karangtinggal Town House  
AA House  
Lazy House  
Pasir Impun House  
Royal Pandaan Residence  
Setra Dago House  
Green Caraka Residence Rebranding  
Prima Amerta Residence  
SOHO Sesetan Bali  
Tubagus Boarding House  
Sindanglaya Resort Housing  
Cijambe Housing  
Tugulaksana Garden House I  
Tugulaksana Garden House II  
Villa Dago Pinus  
Dago Tree Village  
Low Rise Apartment Kalimantan Timur  
Propan Guest House - Borobudur  
Propan Guest House - Tanjung Kelayan  
Ligar Villa  
Ungasan Villa  
Kaba-Kaba Villa

## URBAN DESIGN & MASTERPLAN

Royal Pandaan Masterplan  
South Bandung Recreation Masterplan  
Aceh Islamic Nature School  
Prima Amerta Residence  
Kemitraan Habitat Palu Waterfront  
Kemitraan Habitat Mataram Waterfront  
Kemitraan Habitat Banjarmasin Waterfront  
Raja Ampat Resort Masterplan Proposal  
Tadulako Hotel and Convention Center  
Ciater Spring Water Valley Masterplan  
Bandung Baral Elderly Masterplan  
Kaba-Kaba Residence Masterplan

# Project References

## CONSTRUCTION

Pekerjaan Marka, Rambu, Lansekap Ruas Tol Purbaleunyi Median  
DK135 High Speed Railway Contractor, PT. Wijaya Karya (Persero) Tbk

Pekerjaan Timbunan Padat High Speed Railway Contractor  
Base A Super Sub 7B Area DK47 + 780 PT. Wijaya Karya (Persero) Tbk

Pekerjaan Timbunan padat Subgrade 7B Area DK47+850 oleh HSRCC -  
WIKA

Pembangunan TIP KM 379 A Gringsing, Tol Trans Jawa KM 379  
Semarang - Batang, Gringsing Jawa Tengah

# Project References

## CONSTRUCTION

Pekerjaan Pembangunan Gate Cluster dan Taman Pada Perumahan Spring Residence Sidoarjo, PT Jasamarga Properti

Pembangunan Toilet Sebagai Penyempurnaan Gate Cluster dan Taman Perumahan Spring Residence Sidoarjo, PT Jasamarga Properti

Tempat Istirahat Dan Pelayanan (TIP) KM 379 A Ruas Jalan Tol Semarang-Batang, PT Jasamarga Properti

Pekerjaan Renovasi Toilet dan Musholla Pada Lingkungan Rest Area KM 88 A, PT Jasamarga Tollroad Maintenance.

Pekerjaan Renovasi Kantor PT Jasamarga Tollroad Operator Area Surabaya - Gempol, PT Jasamarga Tollroad Operator

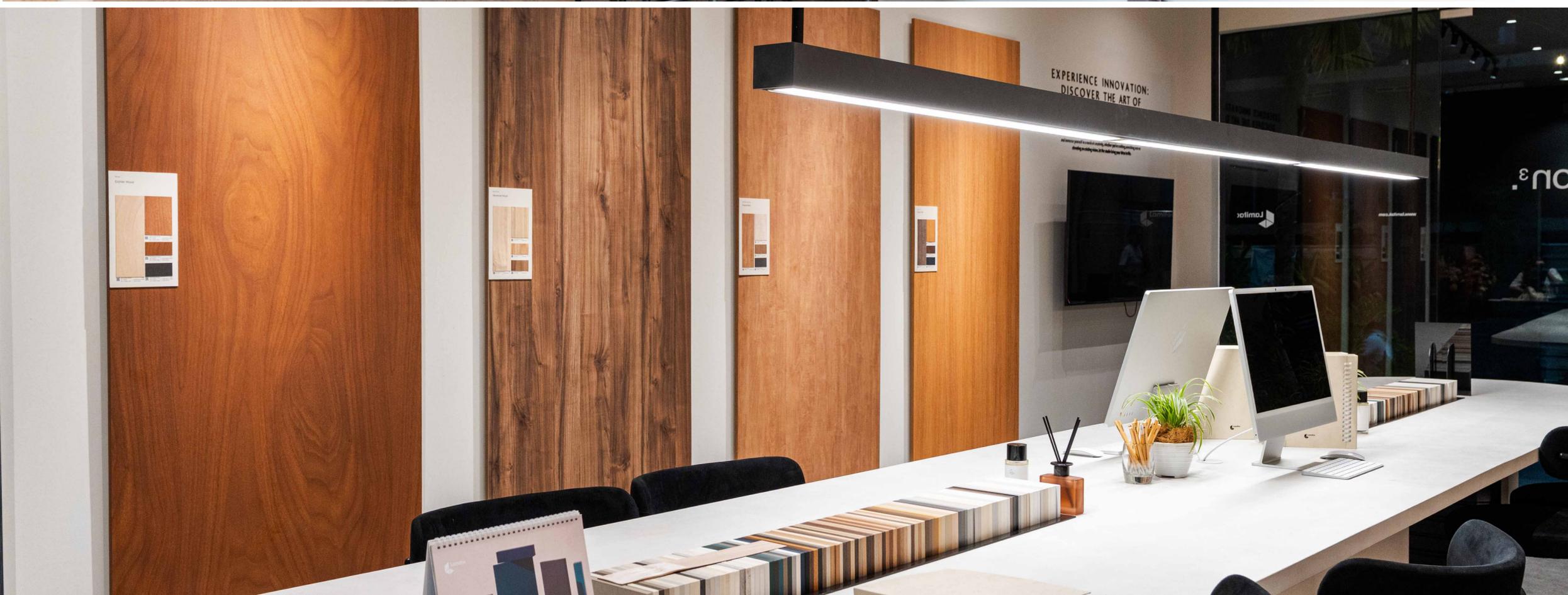
Pembangunan Kawasan Gedung Kantor Jasamarga, Ngawi Kertosono, Madiun

Pekerjaan Pembangunan Masjid Tempat Istirahat Tol Solo Ngawi, Tempat Istirahat dan Pelayanan (TIP) KM 575 A & B PT Jasamarga Tollroad Maintenance

Pembangunan Tempat Istirahat dan Pelayanan (TIP) Tahap 1 KM 65 B Ruas Jalan Tol Medan – Kualanamu – Tebing Tinggi PT Jasamarga Tollroad Maintenance.

# Built Lamitak Studio Bali

Year : 2025  
Function : Commercial  
Collaborators : Balinara Living  
Status : Built

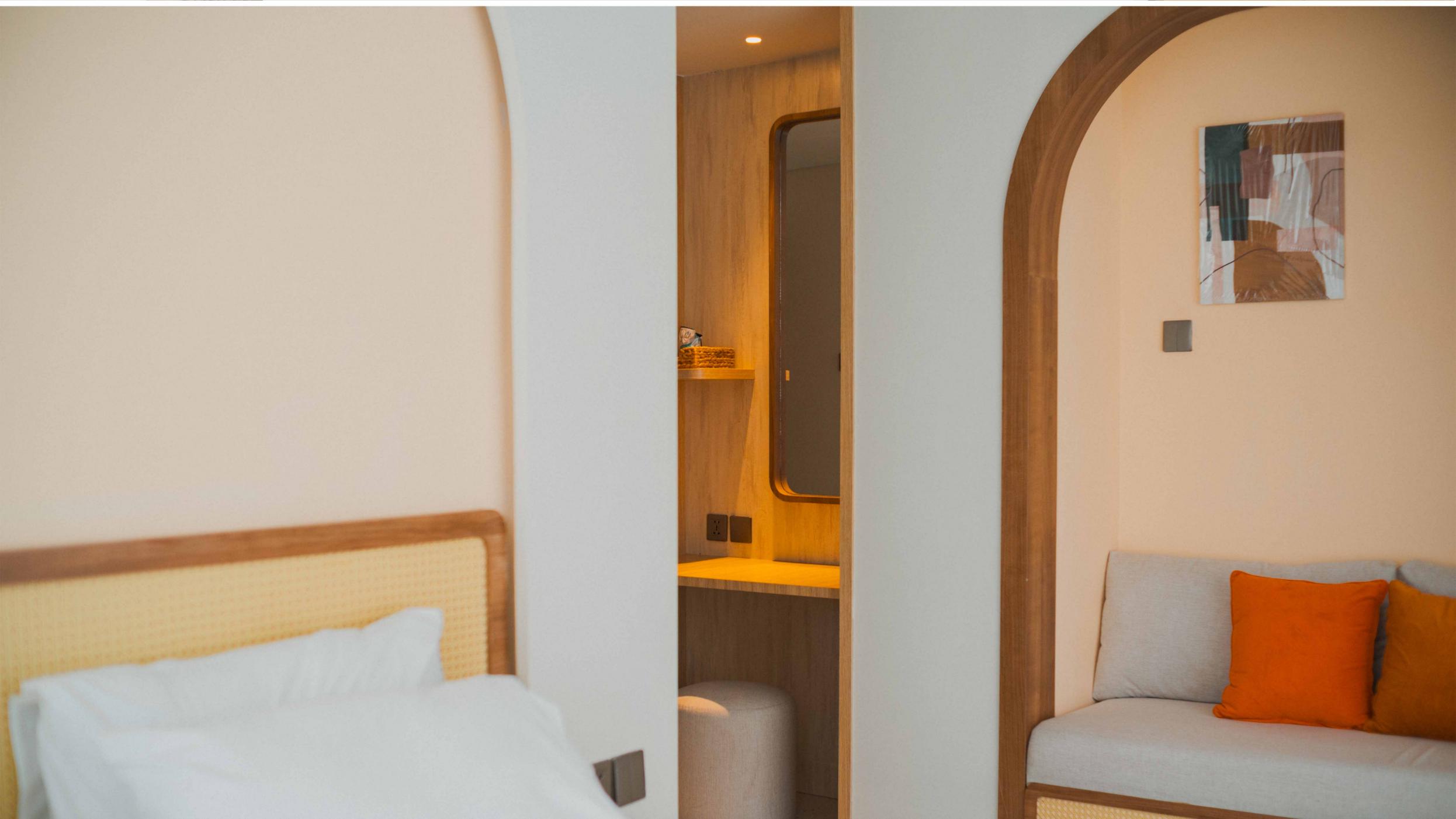




# Built Uma Avaya Villa Bali

Year : 2025  
Function : Villa  
Collaborators : Balinara Living  
Status : Built





# On Going Ungasan Villa House

Year : 2025

Function : Residential

Collaborators : Dany Nugroho Dwiantoro, Aldy Manggala Putra,  
Marsha Ramadanti (Architect)

Status : On Going



# Built Slawi House

Year : 2024

Function : Residential

Collaborators : Dany Nugroho Dwianto, Aldy Manggala Putra,  
Marsha Ramadanti (Architect)

Status : Built





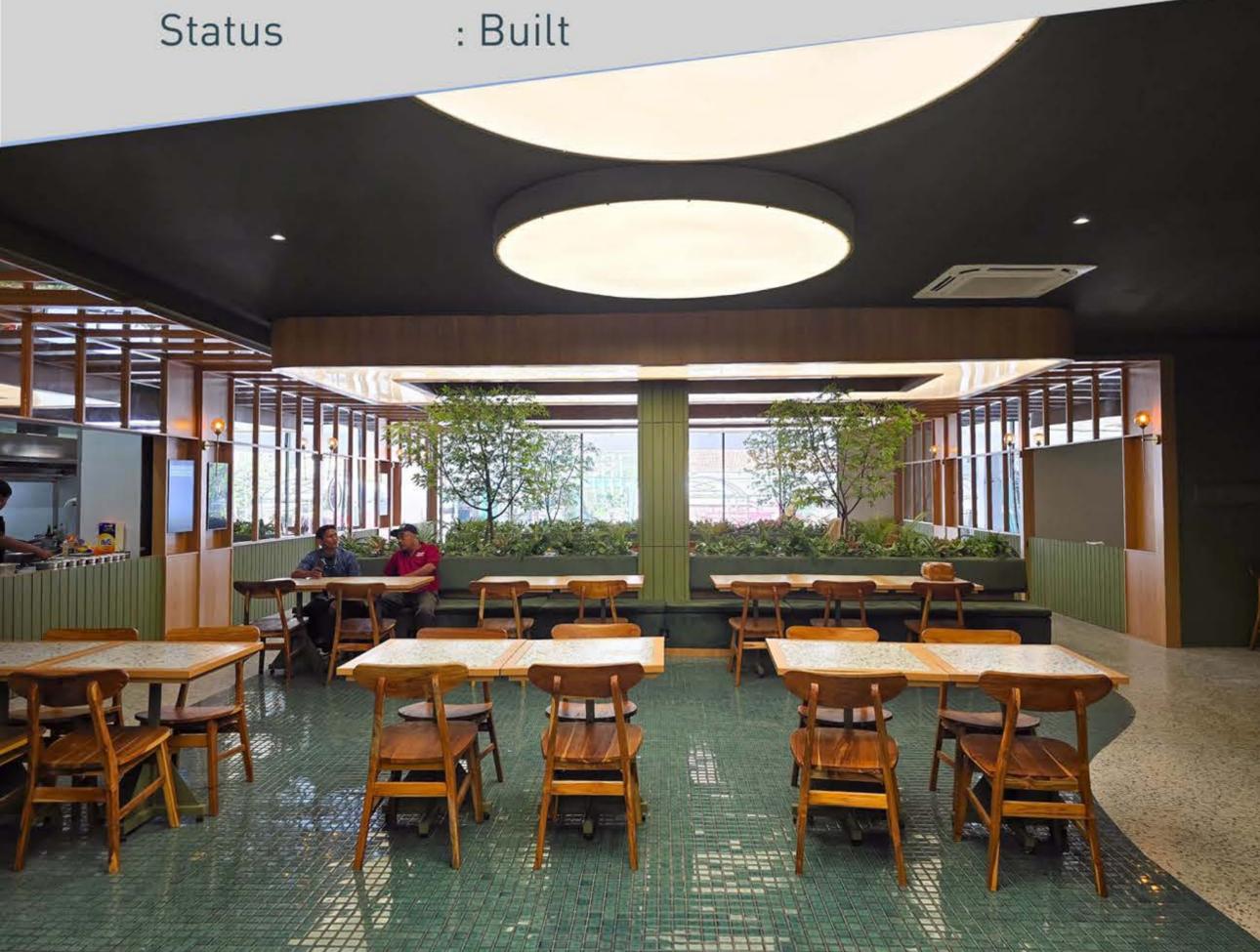
# Built Medja Cerita Mejasem

Year : 2024

Function : Restaurant

Collaborators : Dany Nugroho Dwianto, Aldy Manggala Putra,  
Marsha Ramadanti (Architect)

Status : Built





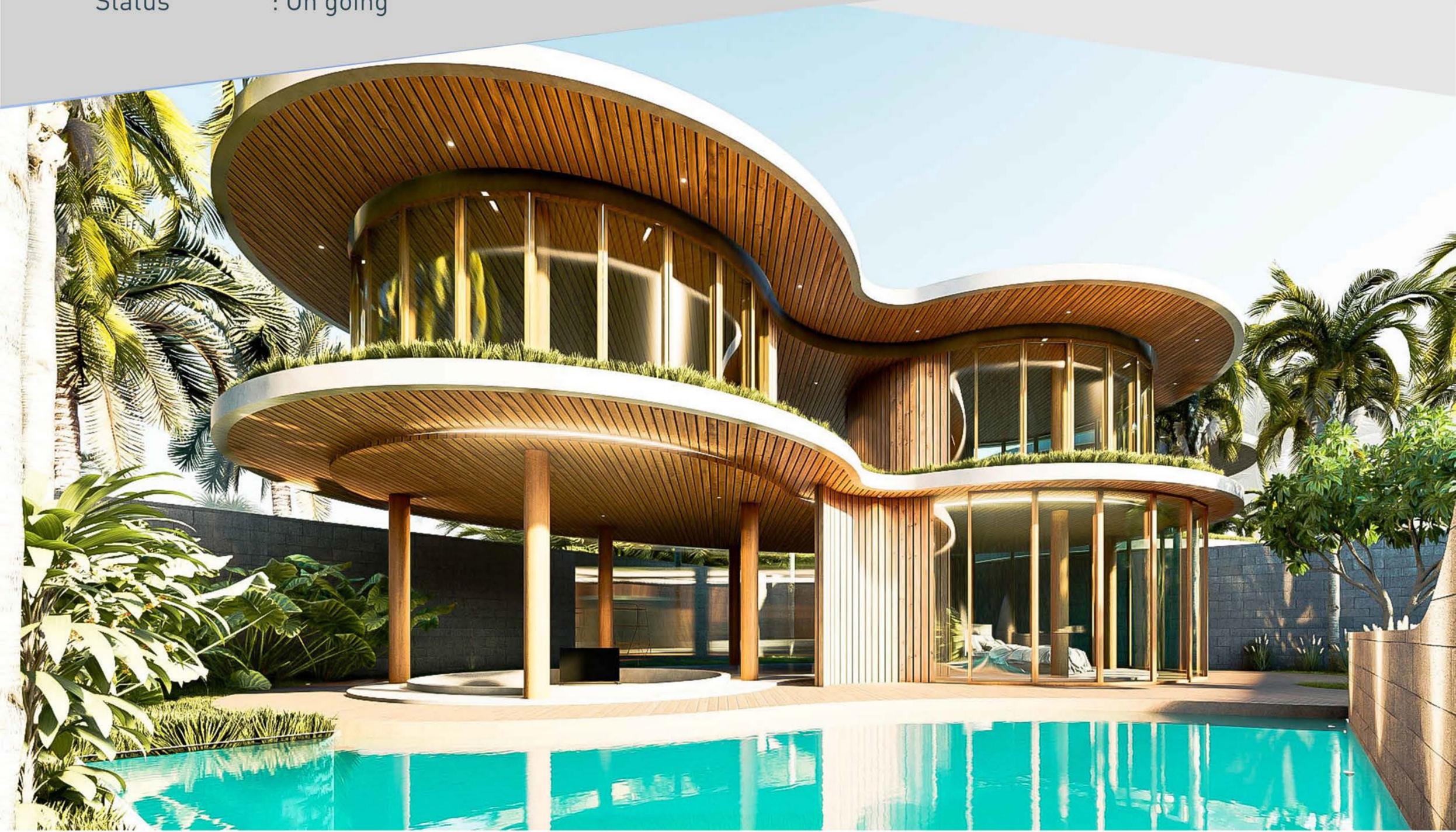
# On Going Kaba-kaba Villa

Year : 2023

Function : Resort Villa

Collaborators : Dany Nugroho Dwianto, Aldy Manggala Putra, Marsha Ramadanti  
(Architect)

Status : On going



# Built **Apurva Kempinski Chapel Bali**

Function : Chapel

Collaborators : Chiko Wirahadi

Status : Built



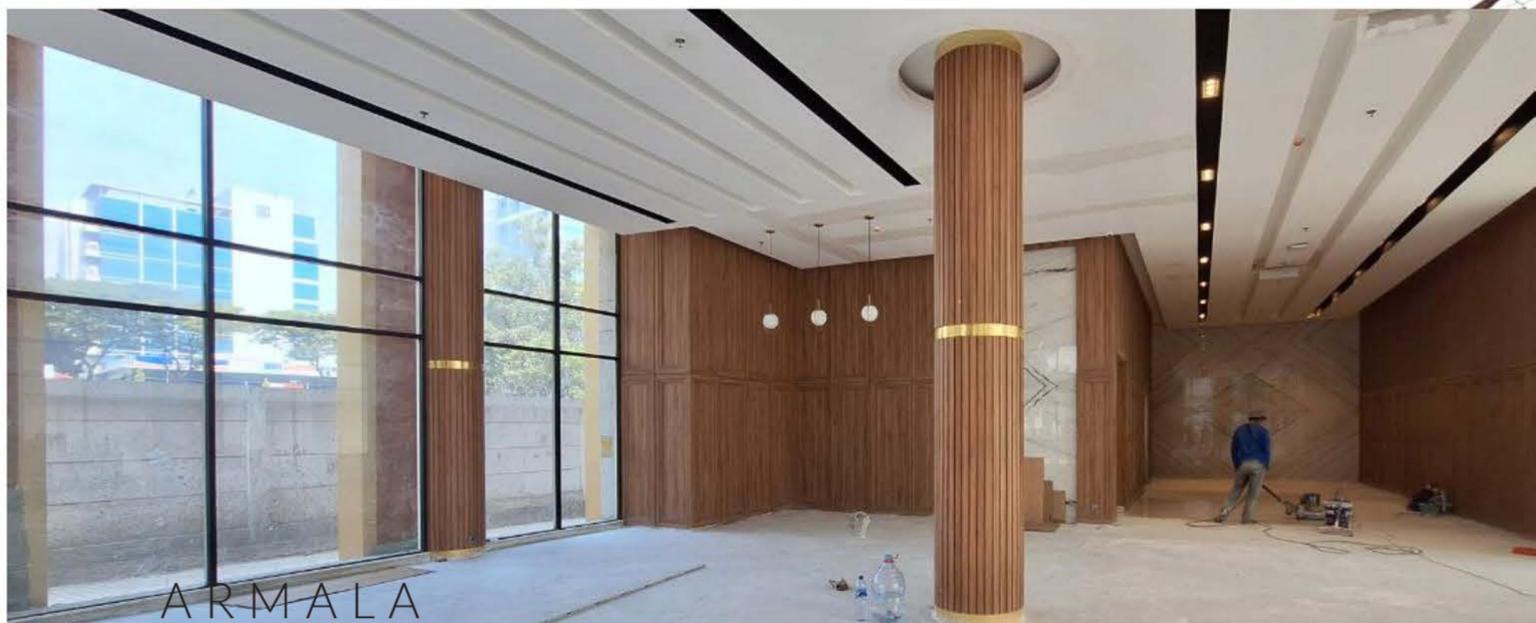
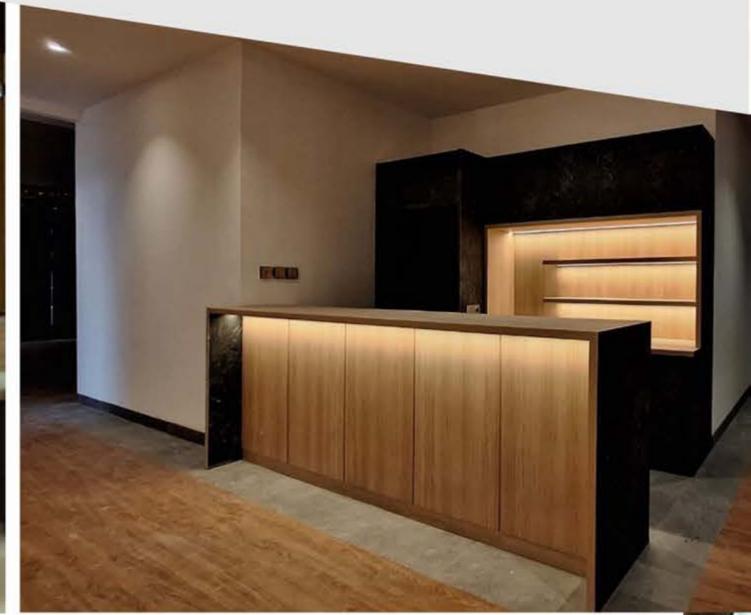
# Built **RANS Office BSD**

Year : 2023

Function : Office

Collaborators : Dany Nugroho Dwianto, Aldy Manggala Putra, Marsha Ramadanti  
Rheza Fhazransyah Ramadhan (Architect)

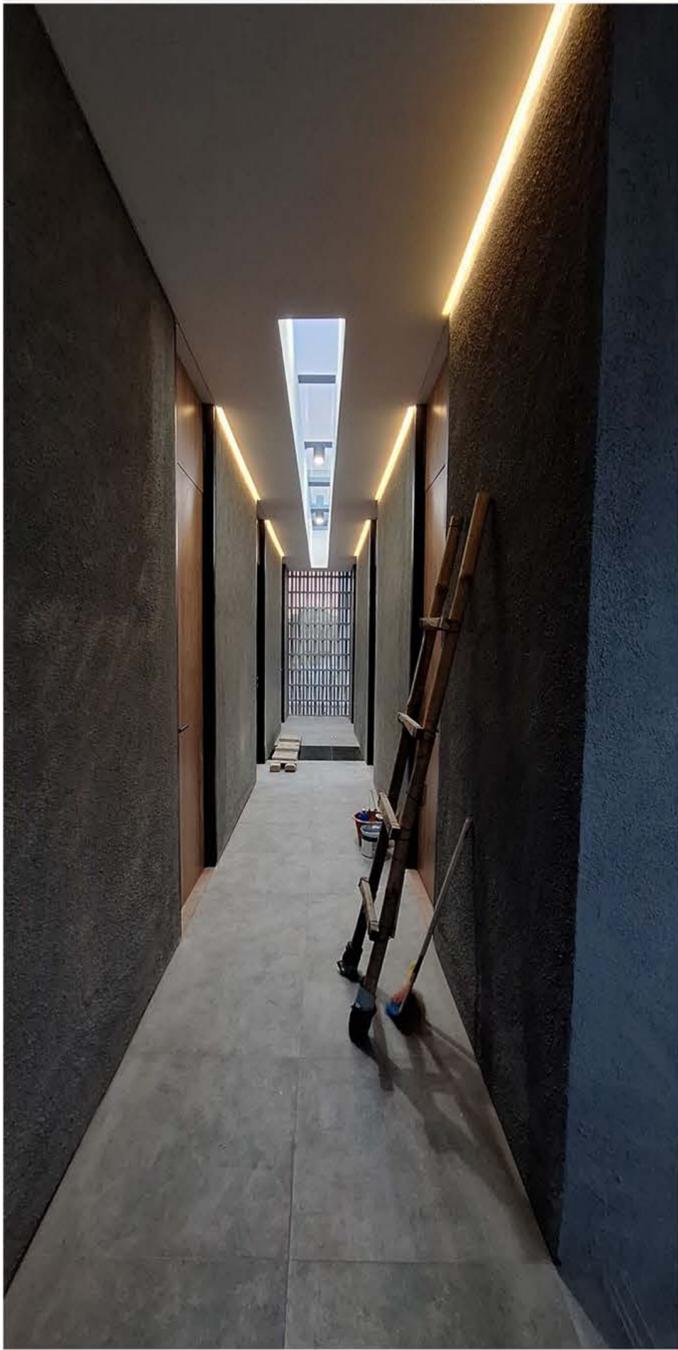
Status : Built



# Built Kanayakan Boarding House

Year : 2023  
Function : Boarding House  
Collaborators : Dany Nugroho Dwianto, Aldy Manggala Putra,  
Marsha Ramadanti (Architect)  
Status : Built





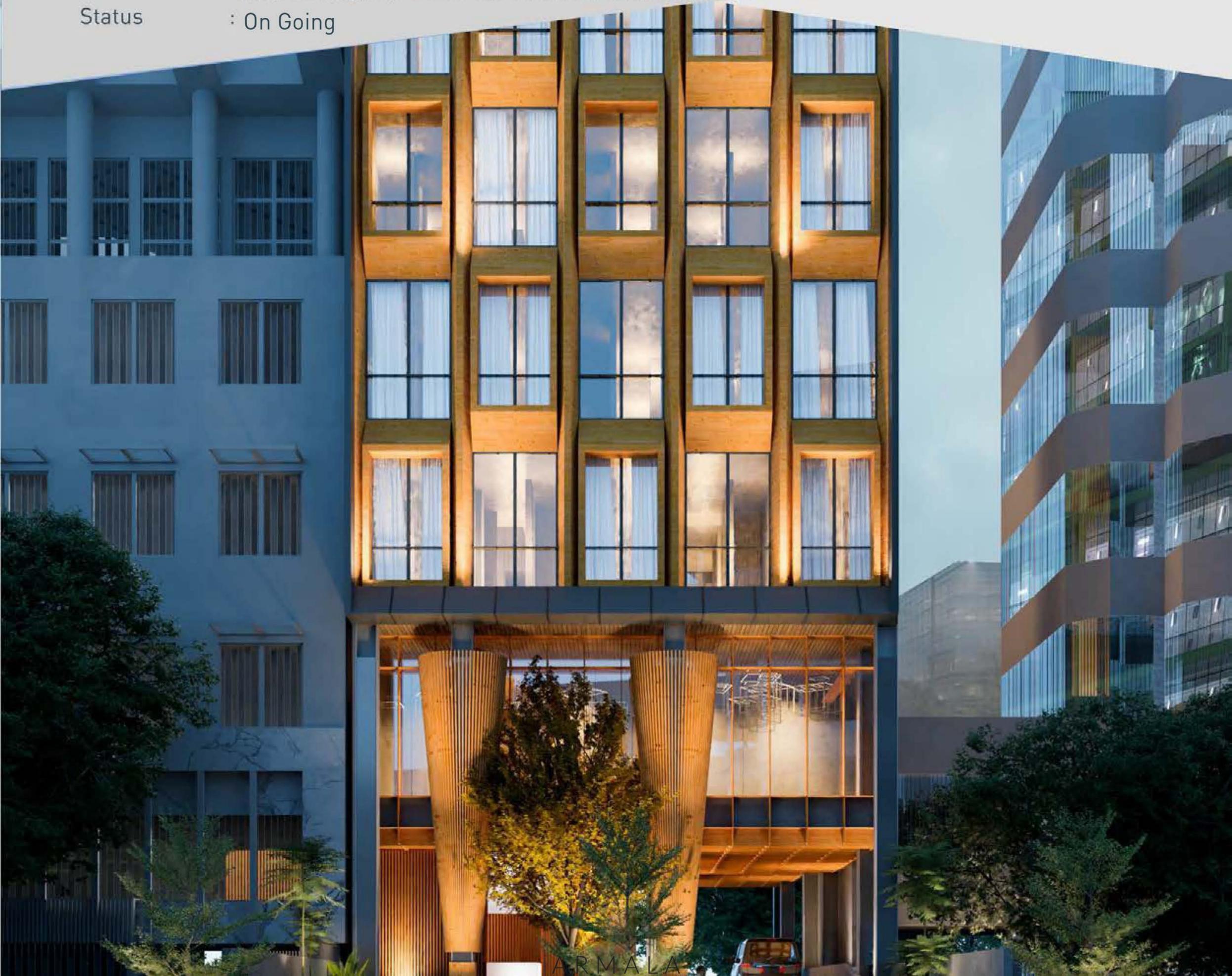
# On Going **Luxury Boarding House Jakarta**

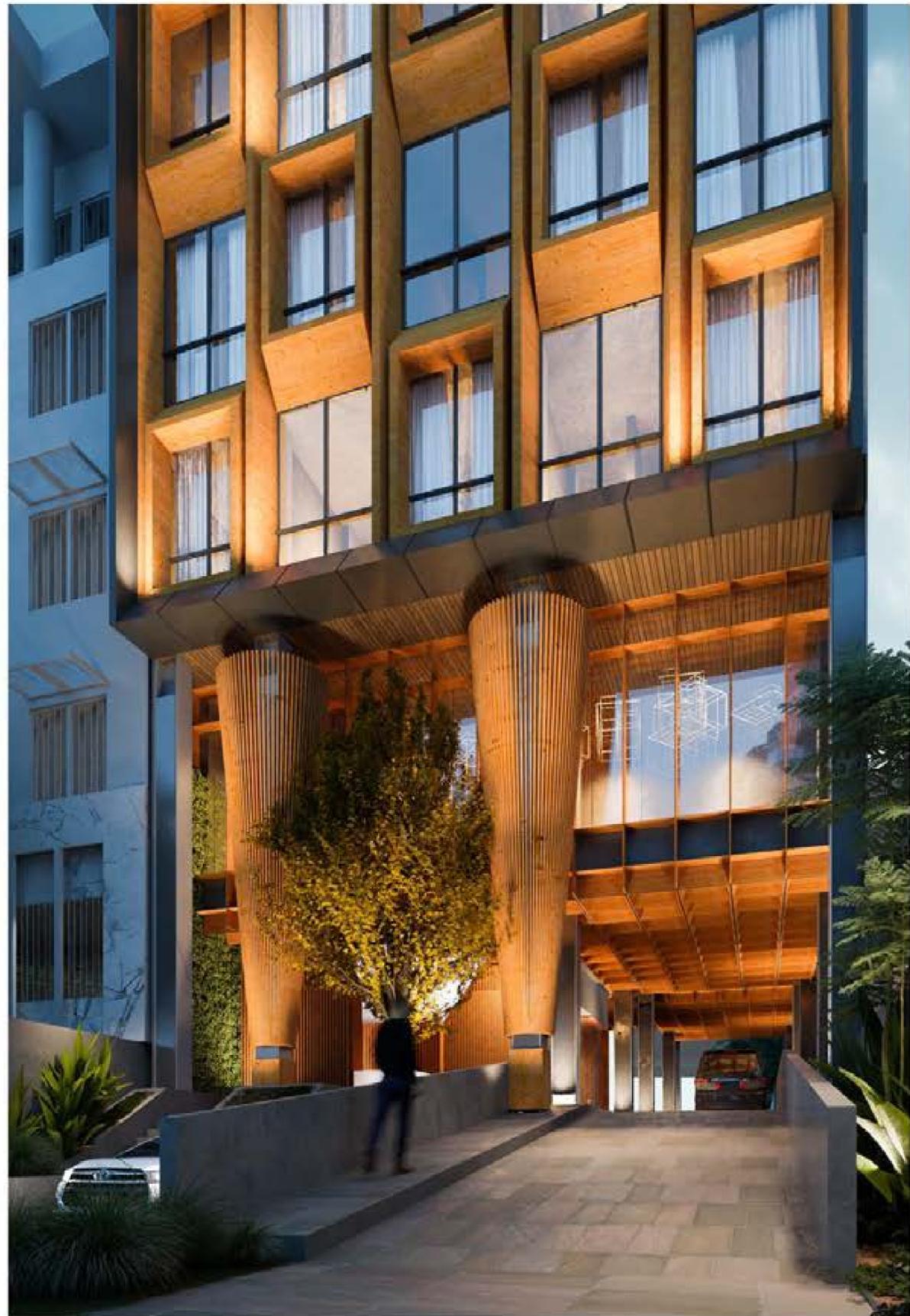
Year : 2021

Function : Residential

Collaborators : Dany Nugroho Dwiantoro, Hastito Rahmadhika,  
Aldy Manggala Putra, Marsha Ramadanti (Architect)

Status : On Going





Even though is located in the center of the busy and bustling city of Jakarta. As a place to rest, it should still be able to provide a sense of comfort and safety. The dynamic facade pattern with a wood finish gives warm yet luxury and modern atmosphere to the building



# Built **Tikukur Boarding House**

Year : 2021

Function : Residential

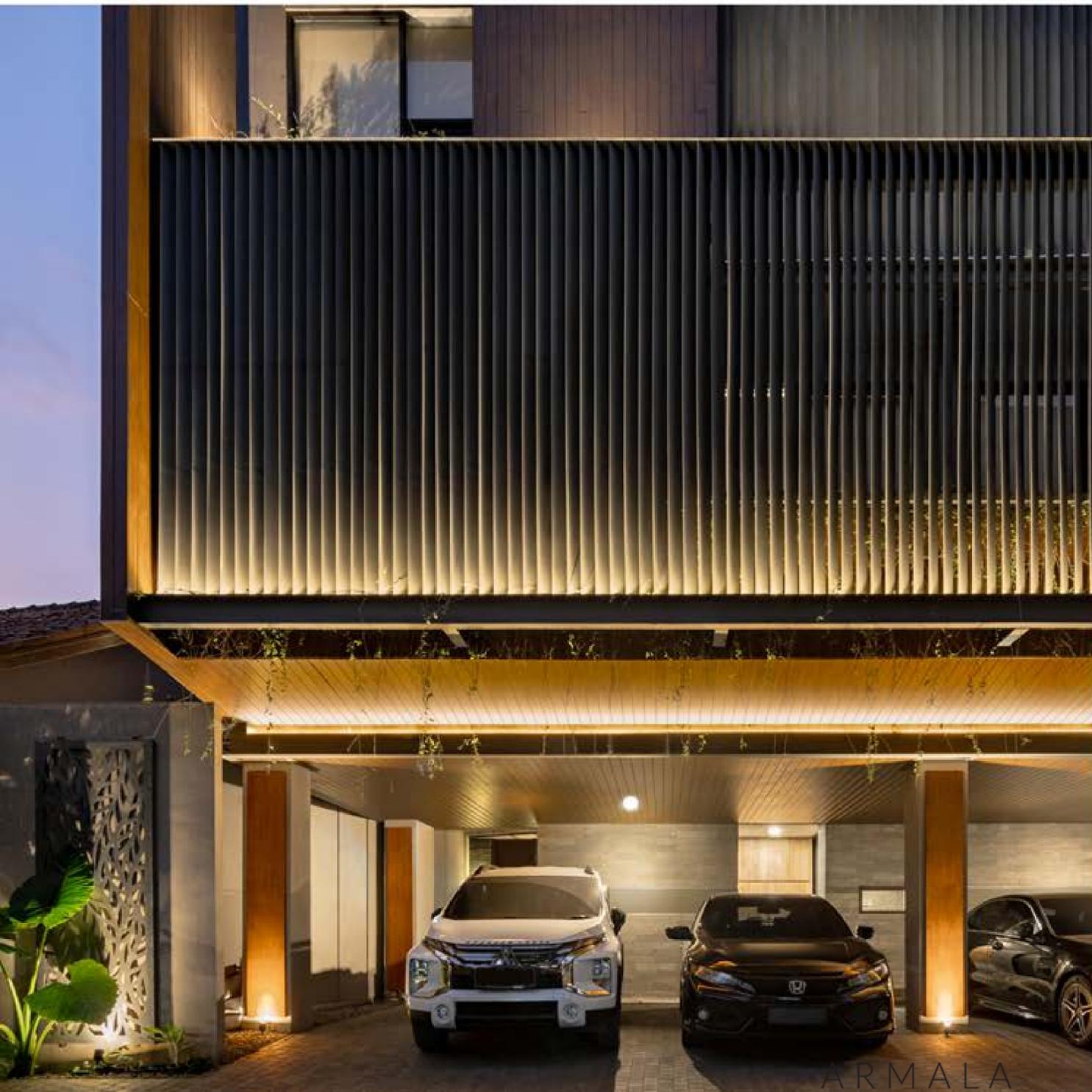
Collaborators : Dany Nugroho Dwiantoro, Hastito Rahmadhika,  
Aldy Manggala Putra, Marsha Ramadanti (Architect)

Status : Built





As a residential building, privacy and security are the main issues. The series of layering slats on the facade provide visual boundary from the outside to the inside. The layering of shades create a dynamic effect for the building



# Built **Lazy House**

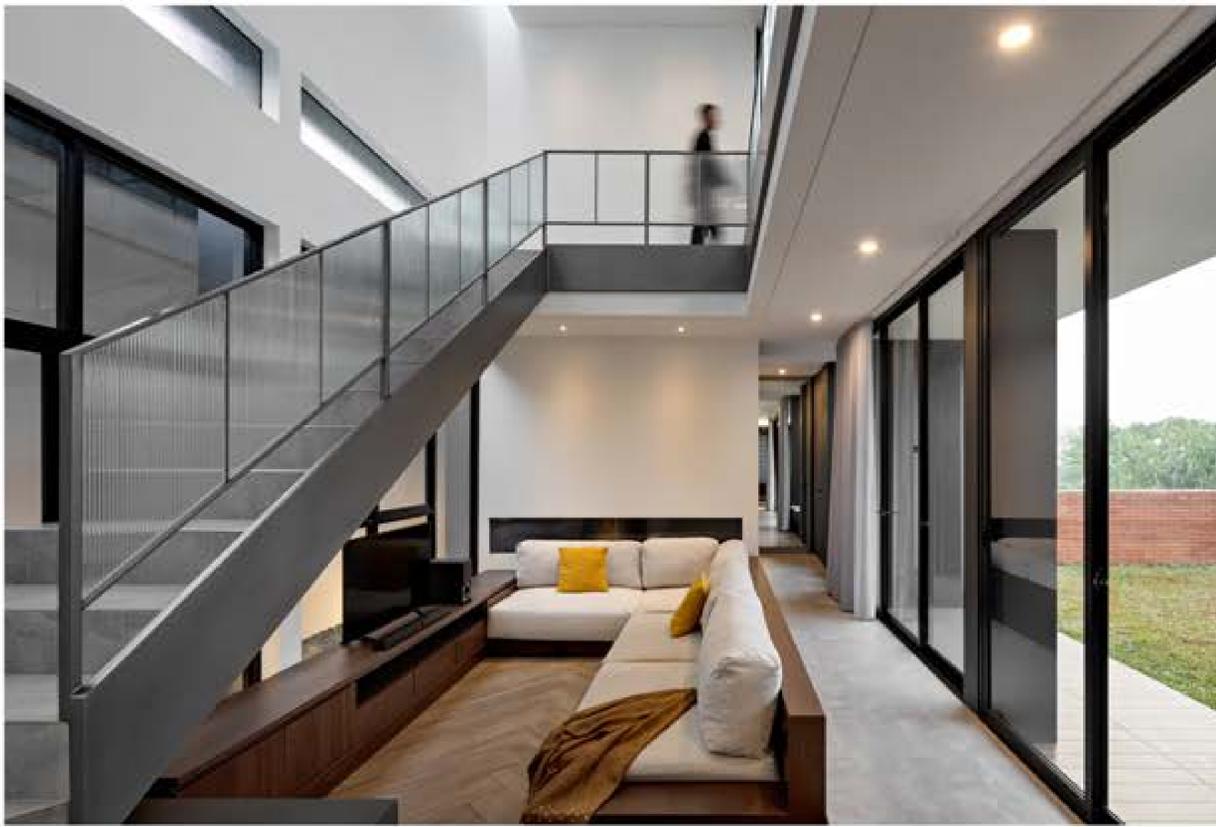
Year : 2019

Function : Residential

Collaborators : Dany Nugroho Dwiantoro, Aszafaika Ladidinanda,  
Aldy Manggala Putra, Marsha Ramadanti (Architect)

Status : Built





# On Going **The Twins Villa Puncak**

Year : 2021

Function : Residential

Collaborators : Dany Nugroho Dwiantoro, Aldy Manggala Putra,  
Marsha Ramadanti (Architect)

Status : On Going





The outline of the building is made to resemble a mountain skyline, make the building blends with the surrounding nature. The concept of split level building is used to respond the contours of the land

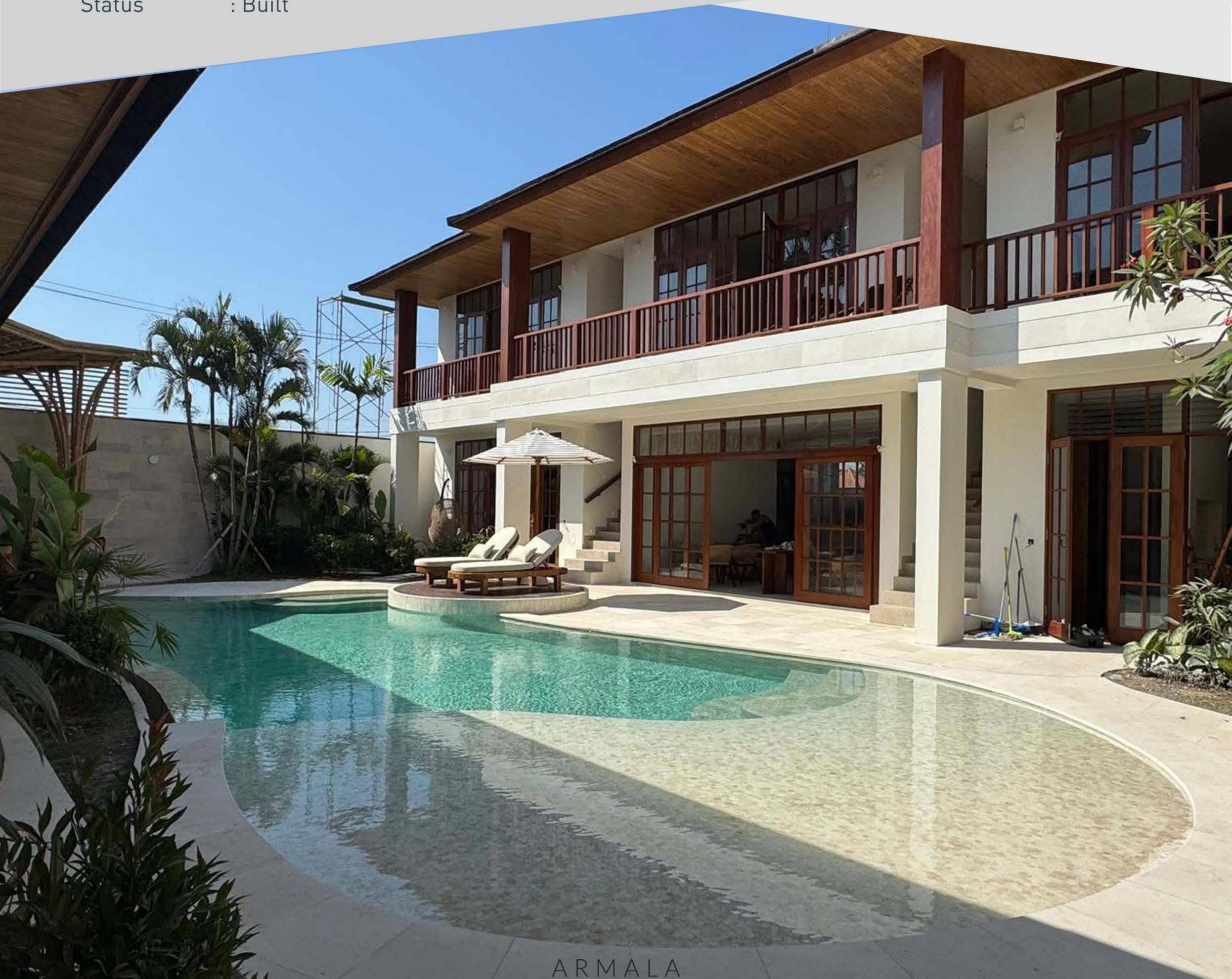


# Built Canggu Villa

Function : Villa

Collaborators : Ricky Rinaldy

Status : Built





# On Going **The Sanctuary**

Year : 2020

Function : Resort

Collaborators : Dany Nugroho Dwiantoro, Hastito Rahmadhika,  
Aldy Manggala Putra, Marsha Ramadanti (Architect)  
Aisyah Zuchrainy (Designer Interior)

Status : On Going





ARMALA

# On Going **Legian Mixed Use Bali**

Year : 2020

Function : Residential

Collaborators : Dany Nugroho Dwiantoro, Aldy Manggala Putra,  
Marsha Ramadanti (Architect)

Status : On Going



# On Going **Setiabudi Apartment Bandung**

Year : 2021  
Function : Residential - Apartments  
Collaborators : Dany Nugroho Dwianto, Aldy Manggala Putra,  
Marsha Ramadanti (Architect)  
Status : On Going



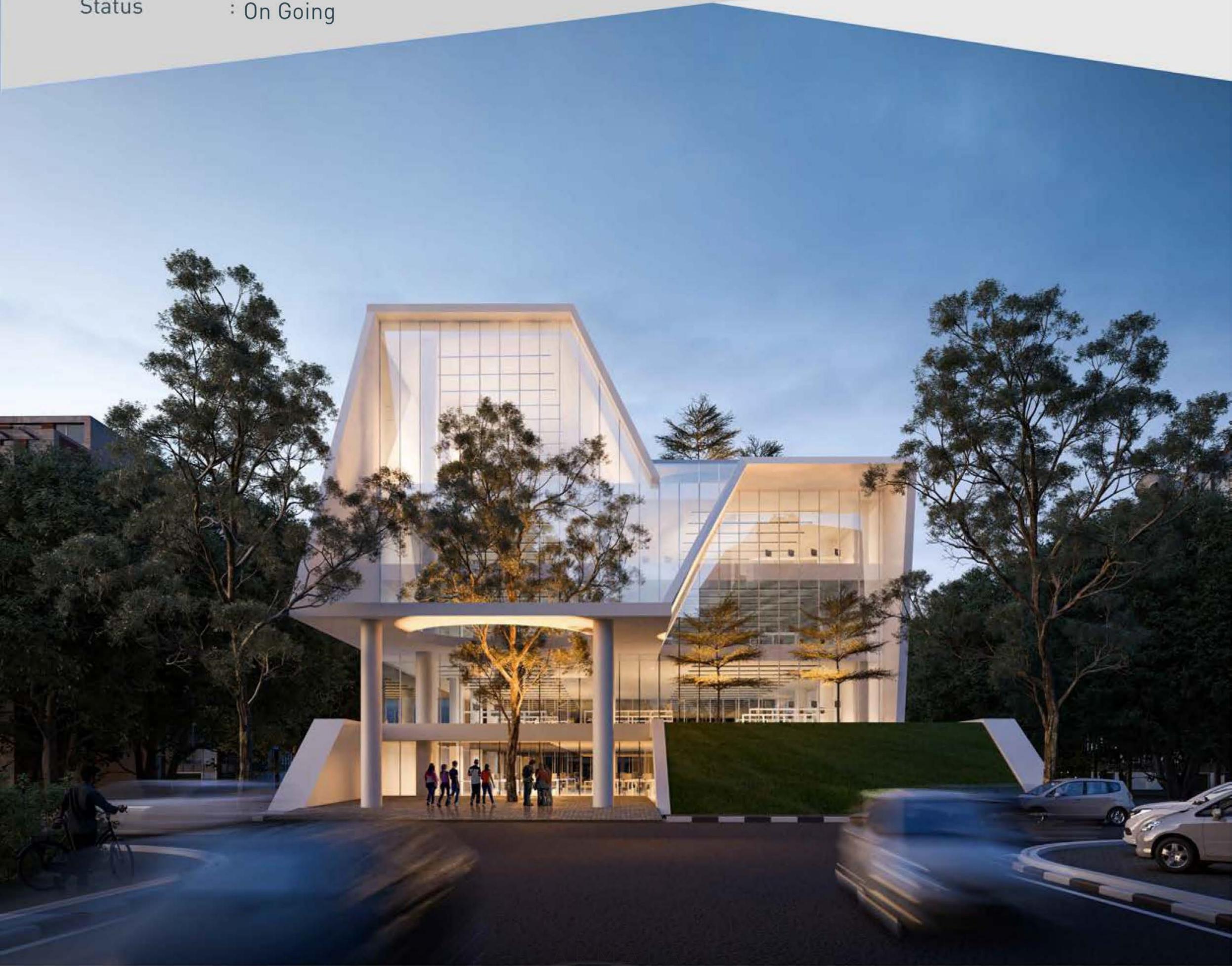
# On Going **The Coral**

Year : 2020

Function : Mixed Use

Collaborators : Dany Nugroho Dwiantoro, Hastito Rahmadhika,  
Aldy Manggala Putra, Marsha Ramadanti (Architect)

Status : On Going



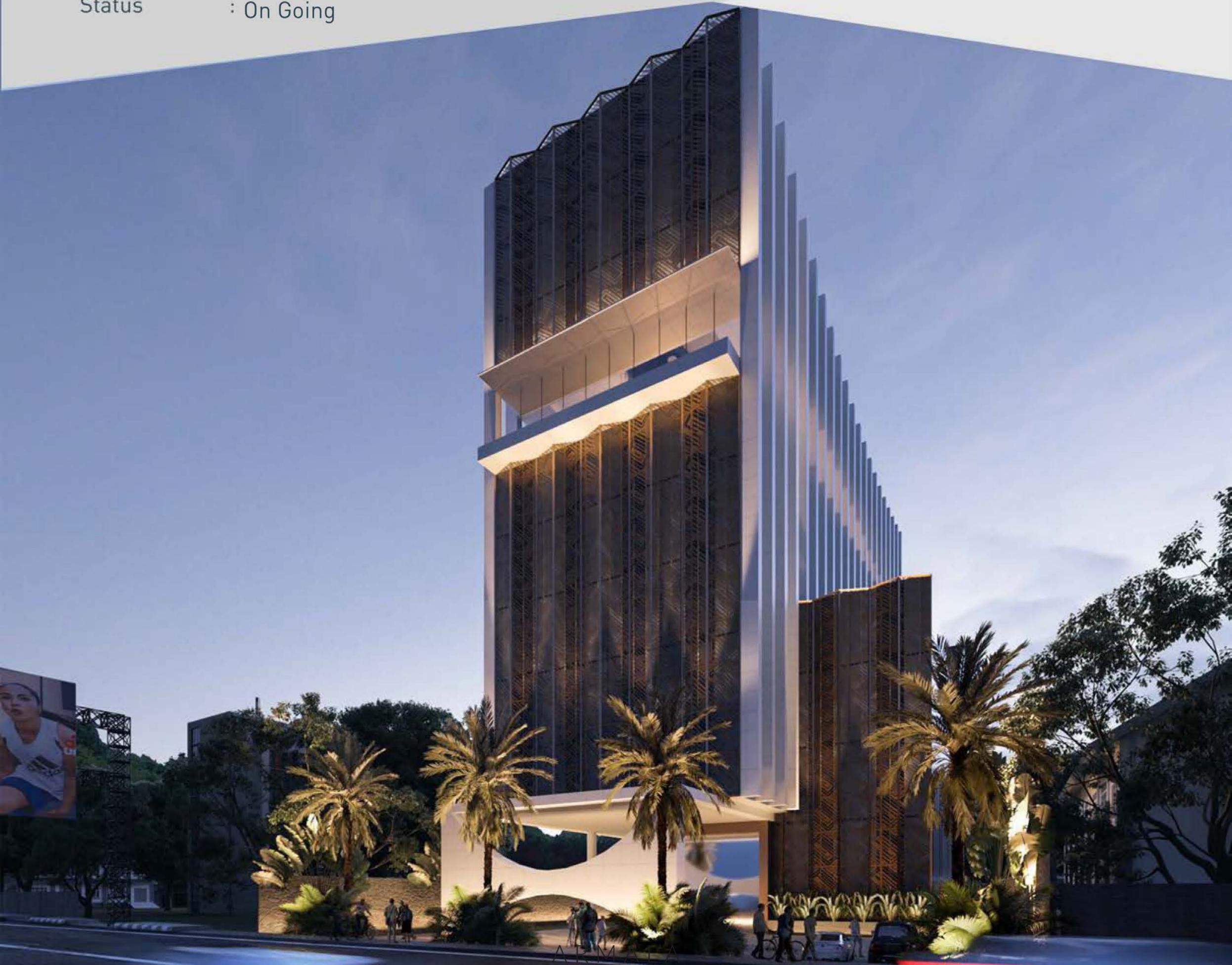
# On Going **Padang Panoramic View**

Year : 2020

Function : Mixed Use

Collaborators : Dany Nugroho Dwianto, Hastito Rahmadhika,  
Aldy Manggala Putra, Marsha Ramadanti (Architect)

Status : On Going



# On Going **Urban Oasis Yogyakarta**

Year : 2019

Function : Mixed Use

Collaborators : Dany Nugroho Dwiantoro, Hastito Rahmadhika,  
Aldy Manggala Putra, Marsha Ramadanti (Architect)

Status : On Going



# On Going **Urban Melting Pot Makassar**

Year : 2019

Function : Mixed Use

Collaborators : Dany Nugroho Dwianto, Hastito Rahmadhika,  
Aldy Manggala Putra, Marsha Ramadanti (Architect)

Status : On Going



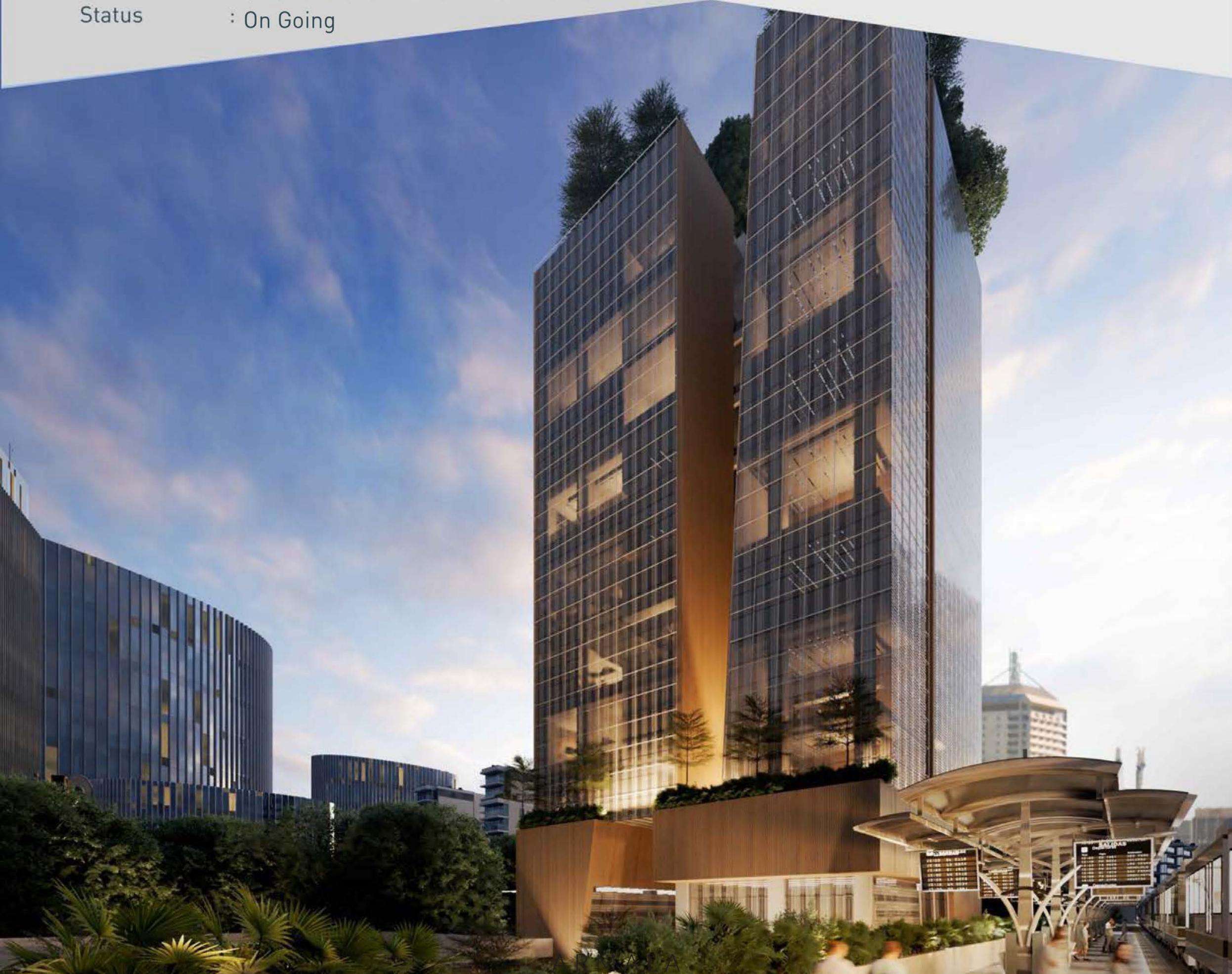
# On Going **The Cliff Jakarta**

Year : 2019

Function : Mixed Use

Collaborators : Dany Nugroho Dwianto, Hastito Rahmadhika,  
Aldy Manggala Putra, Silvia Anugrah D (Architect)

Status : On Going



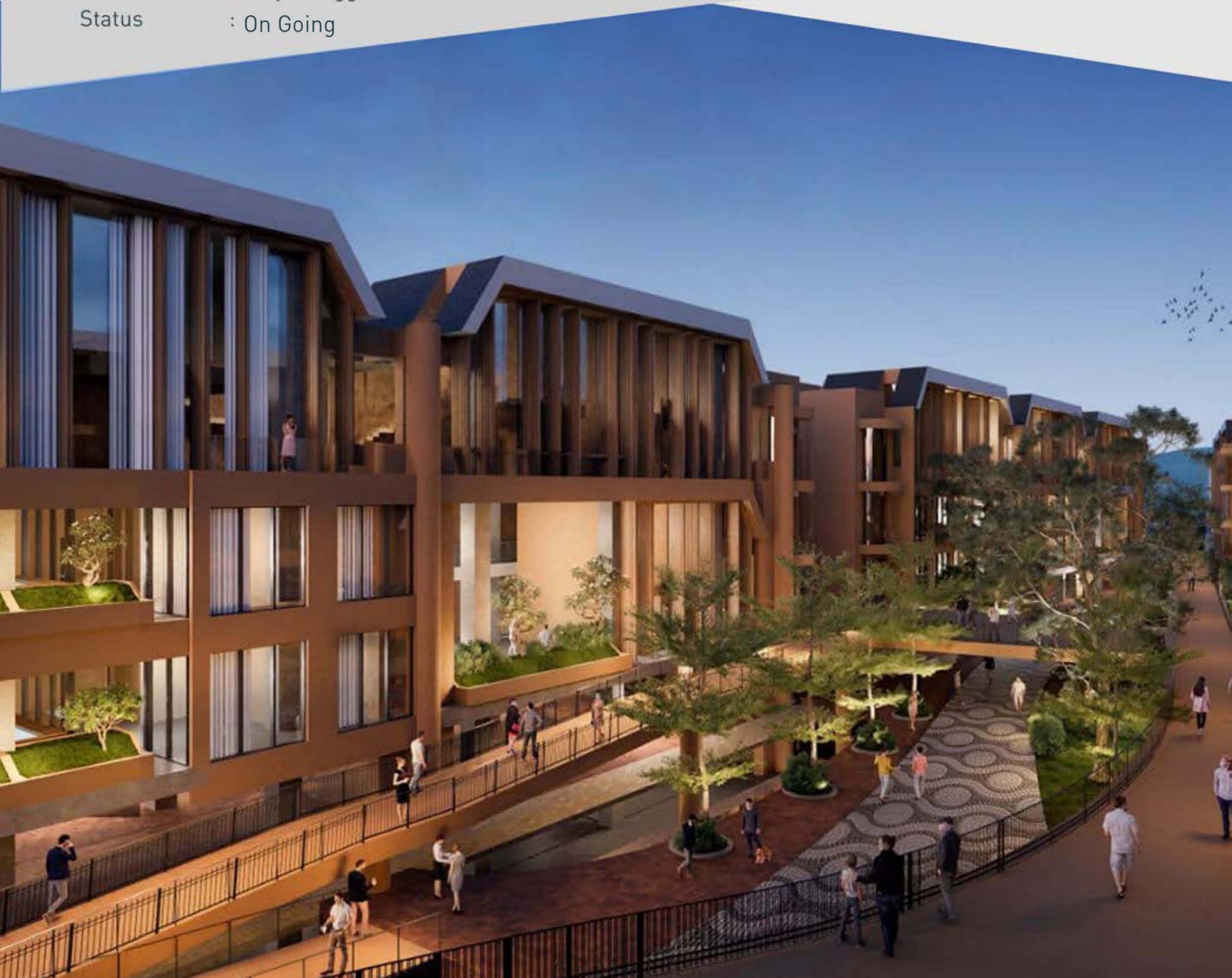
# On Going **Low Rise Apartment East Kalimantan**

Year : 2020

Function : Residential

Collaborators : Dany Nugroho Dwiantoro, Hastito Rahmadhika,  
Aldy Manggala Putra, Marsha Ramadanti (Architect)

Status : On Going





ARMALA

# On Going Transit Oriented Development Dukuh Atas

Year : 2018

Function : Mixed Use - Retail, Market, Office

Collaborators : Studio Sae, MVMNT, DAW

Status : On Going





Dukuh Atas Transit Oriented Development integrates the transit function of various modes of transportation, markets, and offices



with the concept of movement-based so as to create a Jakarta terrace that welcomes and connects.



# On Going **Royal Pandaan Proposed Concept**

Year : 2018

Function : Residential

Collaborators : Dany Nugroho Dwiantoro, Hastito Rahmadhika,  
Aldy Manggala Putra, Marsha Ramadhanti (Architect)

Status : On Going





Royal Pandaan Residence is a residential project that offers an exclusive residential concept with a resort-like vibe and located on strategic location along the Surabaya-Malang route. supported by direct access from Pandaan exit toll road and abundant amenities such as Waterpark, Hotels and Commercial Areas made it the best choices for fast moving citizen between cities

# Built Tubagus Boarding House

Year : 2017

Function : Residential

Collaborators : Dany Nugroho Dwiantoro, Hastito Rahmadhika,  
Aldy Manggala Putra, Silvia Anugrah D. (Architect)

Status : Built





The boarding house is present to serve the need of temporary settlement of students or workers who come from other cities. Established around the campus and major schools of Bandung, TIII-15 Boarding House is built with modern-style buildings with facilities and building aspects that can maintain or even improve the lives of the population in terms of mental and physical health.



# On Going **Prima Amerta**

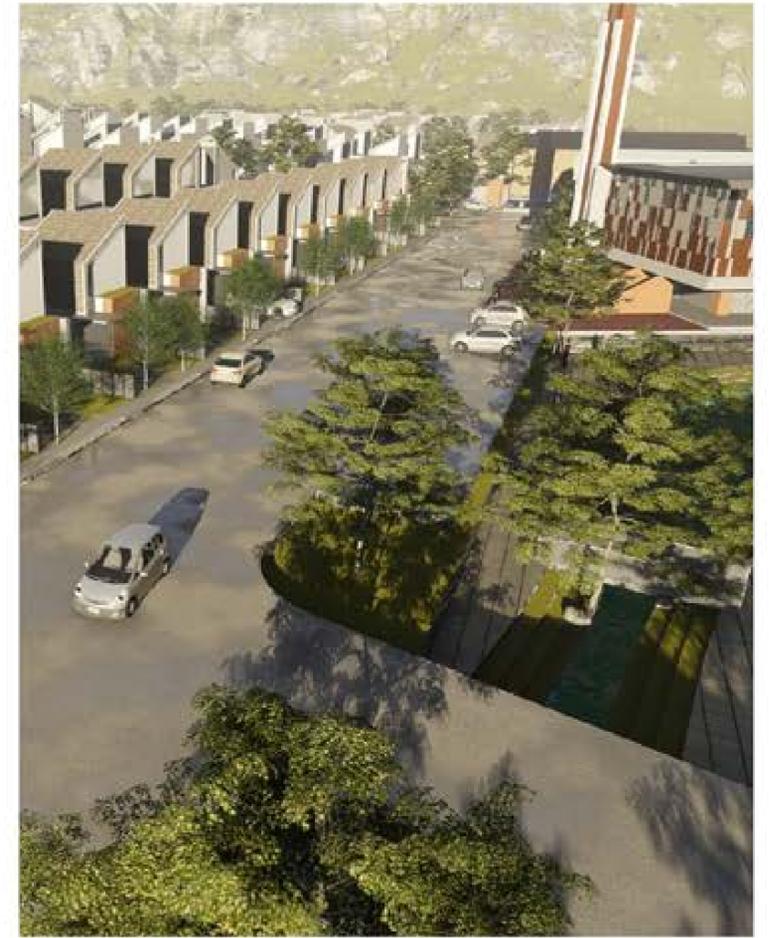
Year : 2018

Function : Residential - Housing

Collaborators : Dany Nugroho Dwiantoro, Hastito  
Rahmadhika, Aldy Manggala Putra

Status : On Going





Closer to their business and commercial centers means reduce the usage of energy and provide more daily routine efficiency. With modern minimalist architecture like a resort, it would be a sustainable, comfortable, and prestigious settlement.

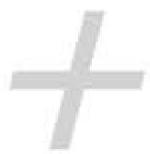
ARMALA

# Built Kimia Farma Lab Diponegoro

Year : 2018  
Function : Healthcare - Laboratory  
Collaborators : Aldy Manggala, Dany Nugroho  
Dwiantoro Hastito Rahmadhika (Architects)  
Status : Built



Kimia Farma that has been established since 1971 is well known for its breakthrough in pharmacy, laboratory clinic, and healthcare. Now, the client aims to show the different side of the architecture, transforming the rigidity into something fluid, flexible, and futuristic for Kimia Farma Building.



Curvilinear shapes are introduced outside in. Its facade covered by grey Aluminium Composite Panels and white painted wall to minimise the maintenance whilst the punch colour from the logo lightbox and cove light gives an apposite accent.



# On Going **Dago Tree Village**

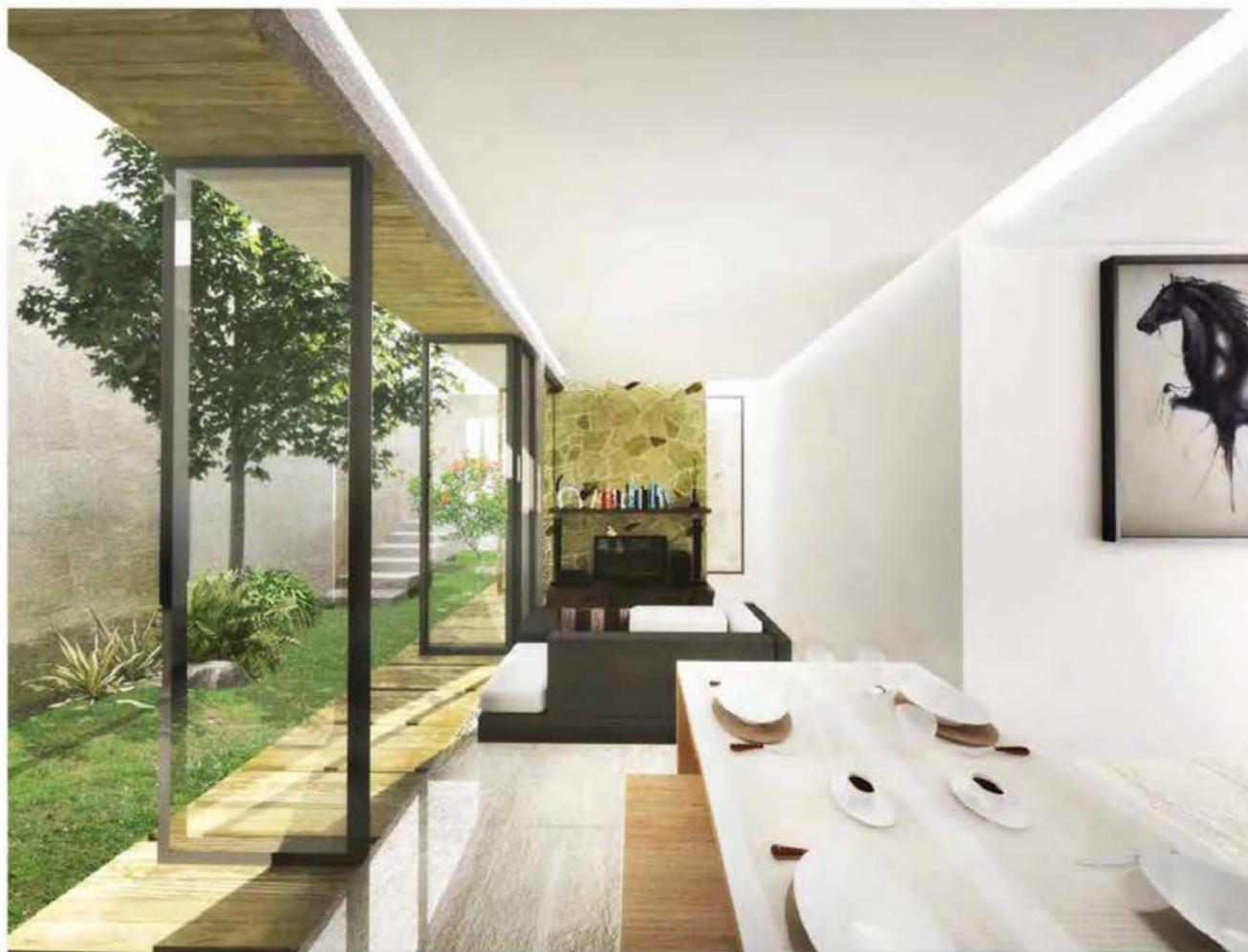
Year : 2015

Function : Residential - Housing

Collaborators : Dany Nugroho Dwiantoro,  
Hastito Rahmadhika,  
Aldy Manggala Putra (Architects)

Status : On Going





Dago Tree Village was inspired by nature, by utilizing Dago Pine Forrest environment, this building could maximize development on contoured land to produce an optimized view while blending with nature. Program was arranged by placing gardes as connecting area between levels. We implement a Tree House concept, where programs are arranged vertically and separately between lving, private, and semi-public areas. This building Facade were inspired by a local authentic Batik pattern combined with Pine Forrest illustration.

# On Going **Bangbayang Guest House**

Year : 2019

Function : Residential - Boarding House

Collaborators : Dany Nugroho Dwiantoro, Hastito Rahmadhika,  
Aldy Manggala Putra, Marsha Ramadanti

Status : On Going





This building implements compact modern living concepts to answer an active urban community needs, while maximizing room utilizations in limited area by still put comfort and healthy building as priority. Every rooms and corridors implement natural lighting and ventilation for energy efficiency. Modern concept were also reflected in fabricated materials, neutral shades, and diffuse light techniques.



ARMALA

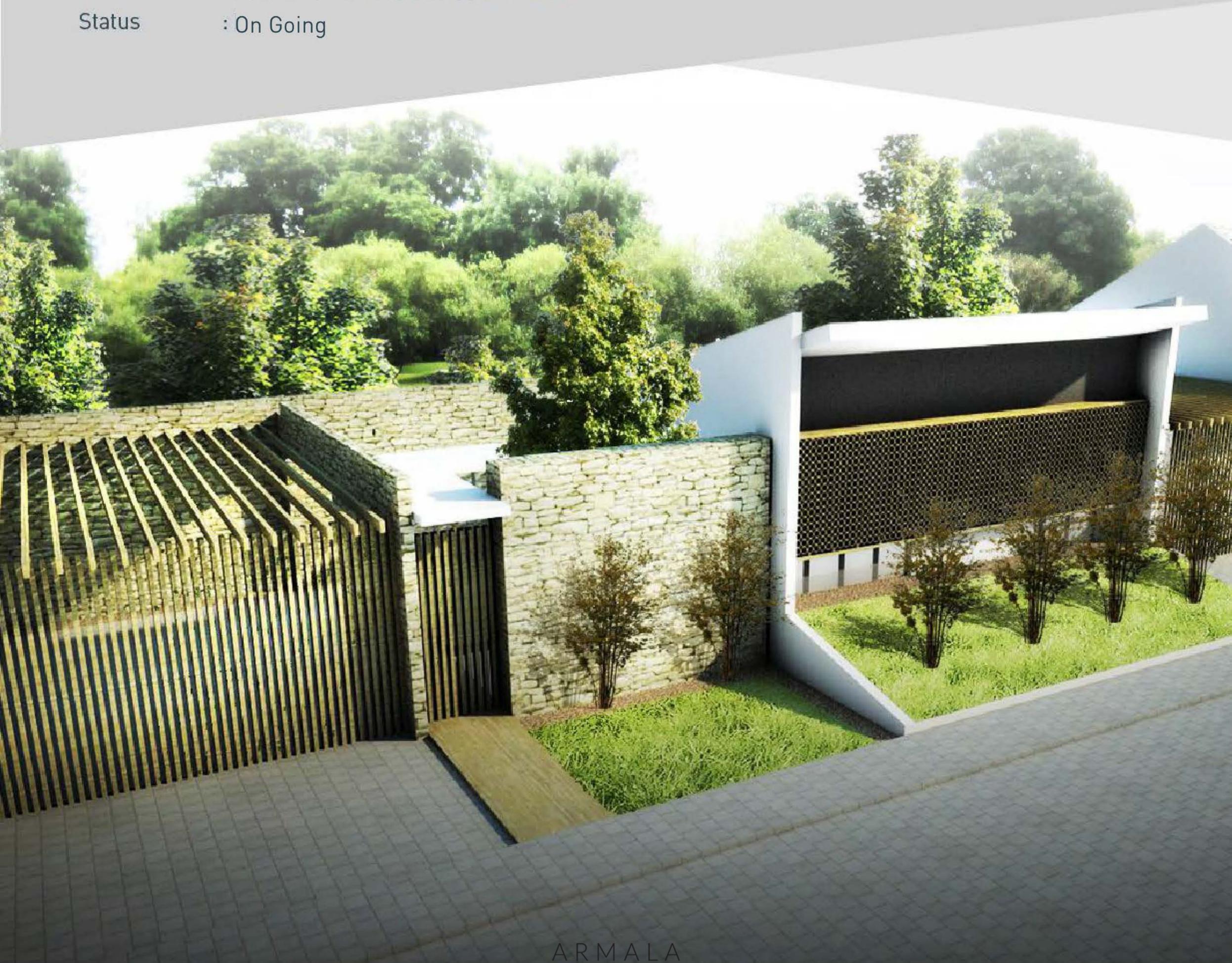
# On Going **Tugu Laksana Garden House**

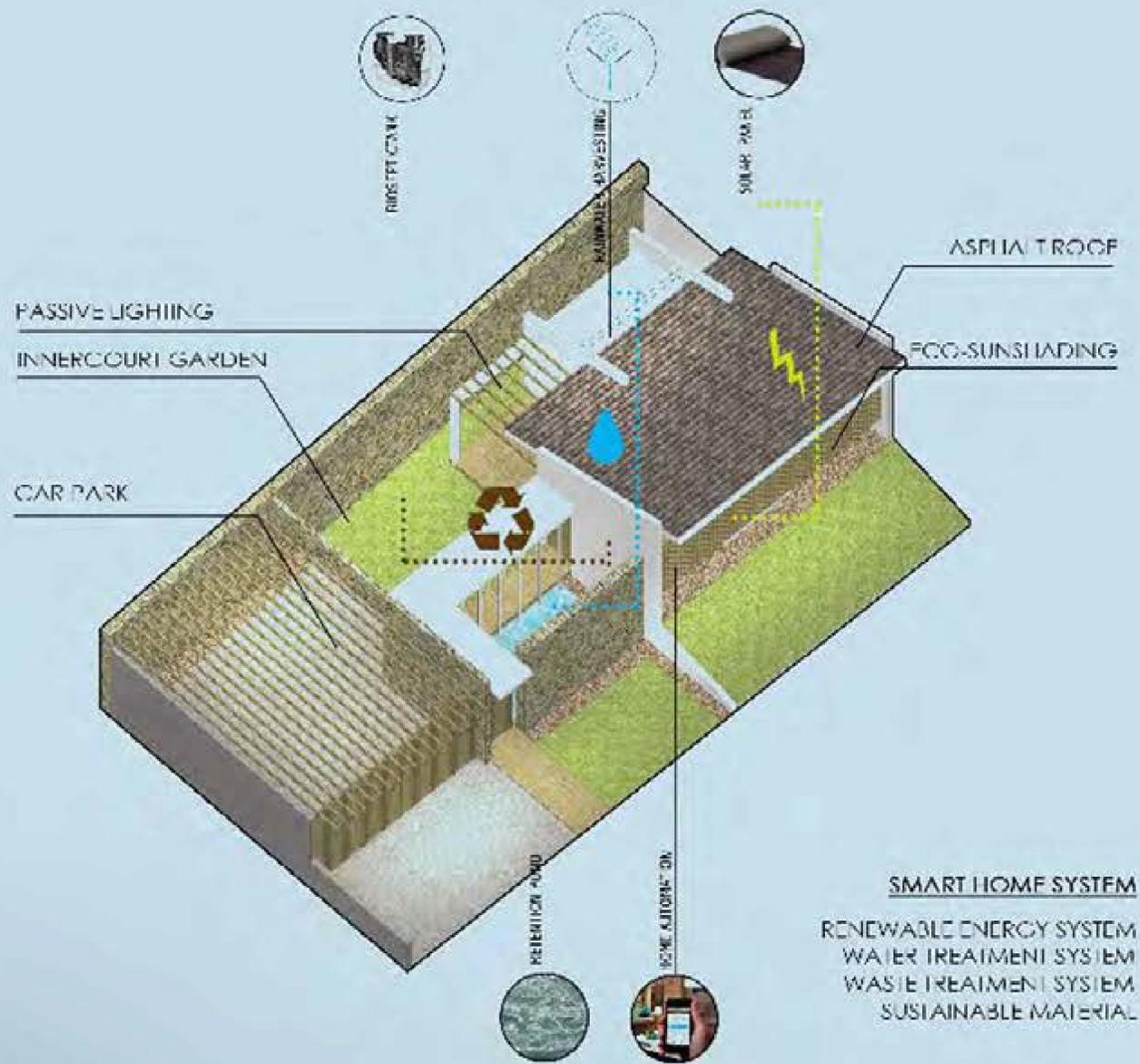
Year : 2015

Function : Residential - Housing

Collaborators : Dany Nugroho Dwiantoro, Hastito  
Rahmadhika, Aldy Manggala Putra

Status : On Going





Tugu Laksana Garden House  
 Implementing garden house  
 concept to answer environment  
 needs around Dago area, a  
 small and simple housing  
 concepts were chosen to  
 create a humble  
 house-environment  
 atmosphere. By utilizing  
 natural lighting, ventilation,  
 and smart house design, make  
 Tugu Laksana Garden House  
 as a sustainable housing.



# On Going **Sindanglaya**

Year : 2015

Function : Residential - Housing

Collaborators : Dany Nugroho Dwiantoro, Hastito  
Rahmadhika, Aldy Manggala Putra  
Yedi Supriadi, Budi Purwanto (Developer)

Status : On Going





Houses in Sindanglaya Resort Residence emphasize the concept of urban resort to address the issue of urban house. The house is designed with a compact size with resort-like atmosphere. The design implement natural lighting and natural ventilation to achive a comfortable and healthy house. The facade using natural materials to emphasize the impression and natural feeling of a resort.

# On Going Cijambe

Year : 2015

Function : Residential - Housing

Collaborators : Dany Nugroho Dwiantoro, Hastito  
Rahmadhika, Aldy Manggala Putra  
Yedi Supriadi, Budi Purwanto (Developer)

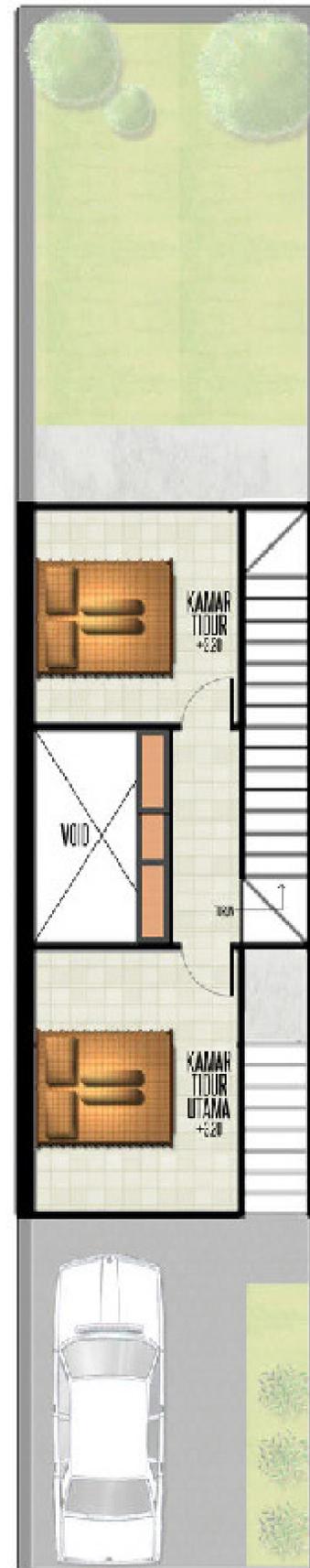
Status : On Going





**DENAH LT. DASAR**

0 1 3m



**DENAH LT. 2**

0 1 3m

# On Going **Green Caraka Resicence Rebranding**

Year : 2018

Function : Residential - Housing

Collaborators : Dany Nugroho Dwiantoro, Hastito  
Rahmadhika, Aldy Manggala Putra,  
Zahra Balqis (Architect)

Status : On Going





ARMALA

# On Going **Sesetan Business Hub**

Year : 2016

Function : Mixed Use

Collaborators : Dany Nugroho Dwiantoro, Hastito Rahmadhika,  
Aldy Manggala Putra, Silvia Anugrah D. (Architect)

Status : On Going





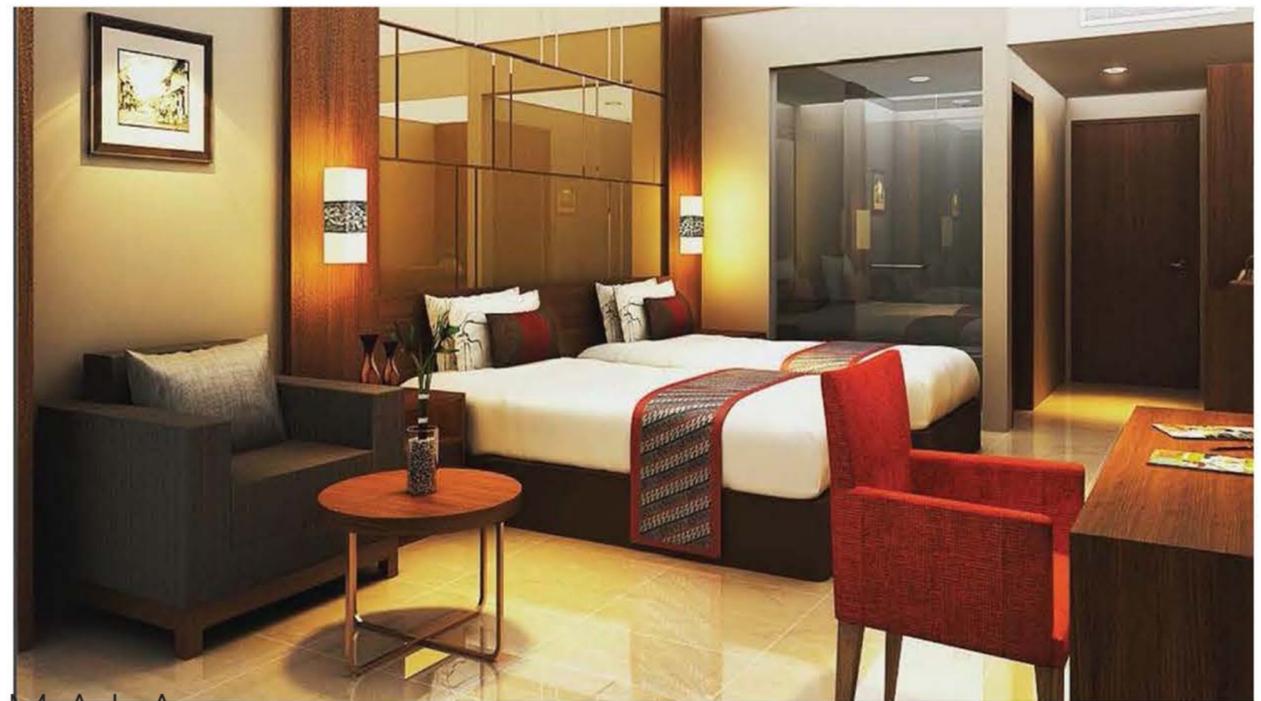
Sesetan is a 739 hectare village located within the district of Denpasar Selatan, Denpasar, Bali, Indonesia. Its origin can be traced back to the 15th century when the villagers from Peduwungan relocated to the eastern farmlands, naming their initial settlement Kesetan which means a fraction (of Peduwungan).



# Case Study Luxton Hotel Bandung & Cirebon

Collaborators : Balinara Living

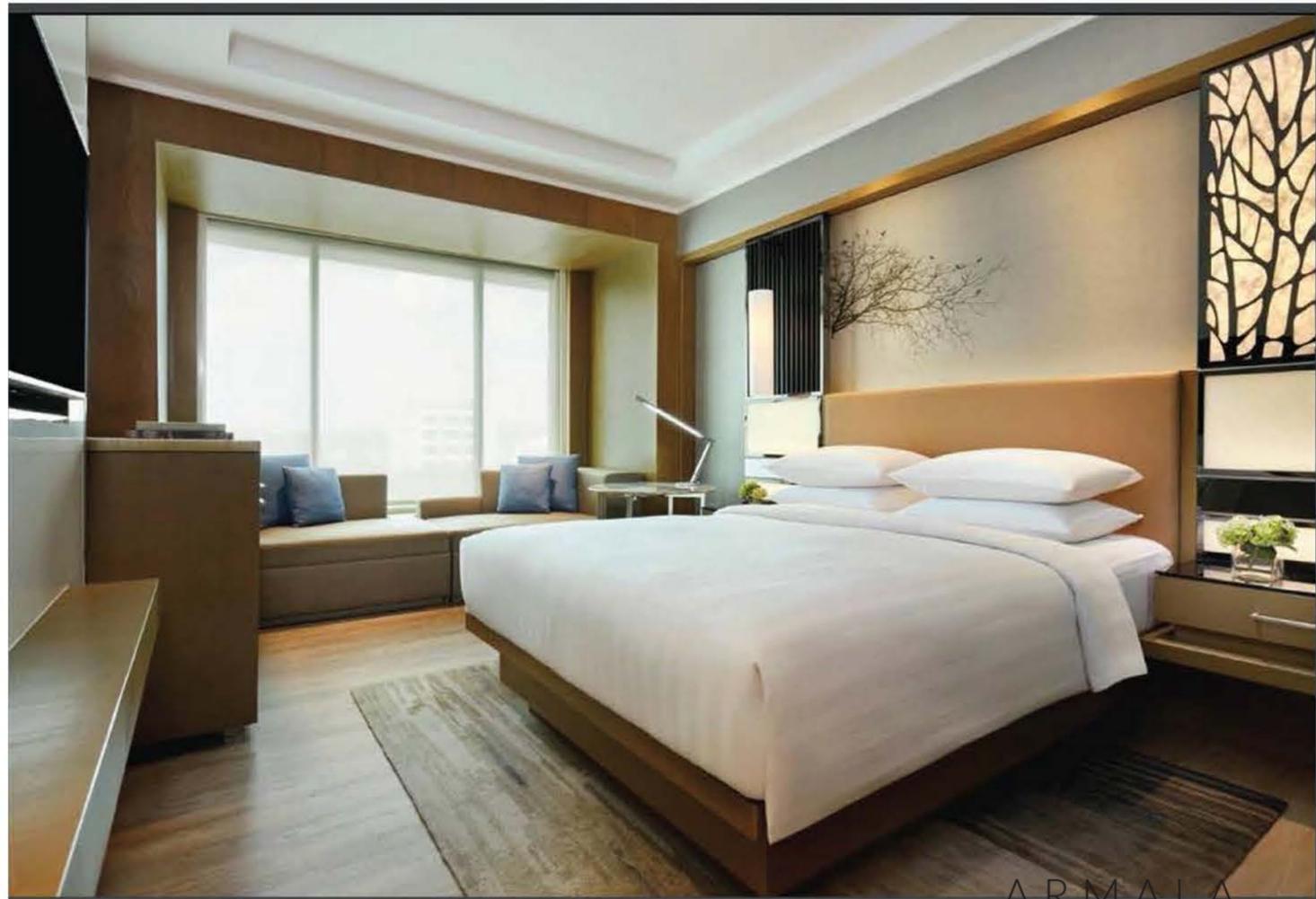
Status : Built



# Built Courtyard Marriott Hotel Bandung

Collaborators : Balinara Living

Status : Built



# Built Santika Hotel Bandung

Collaborators : Balinara Living

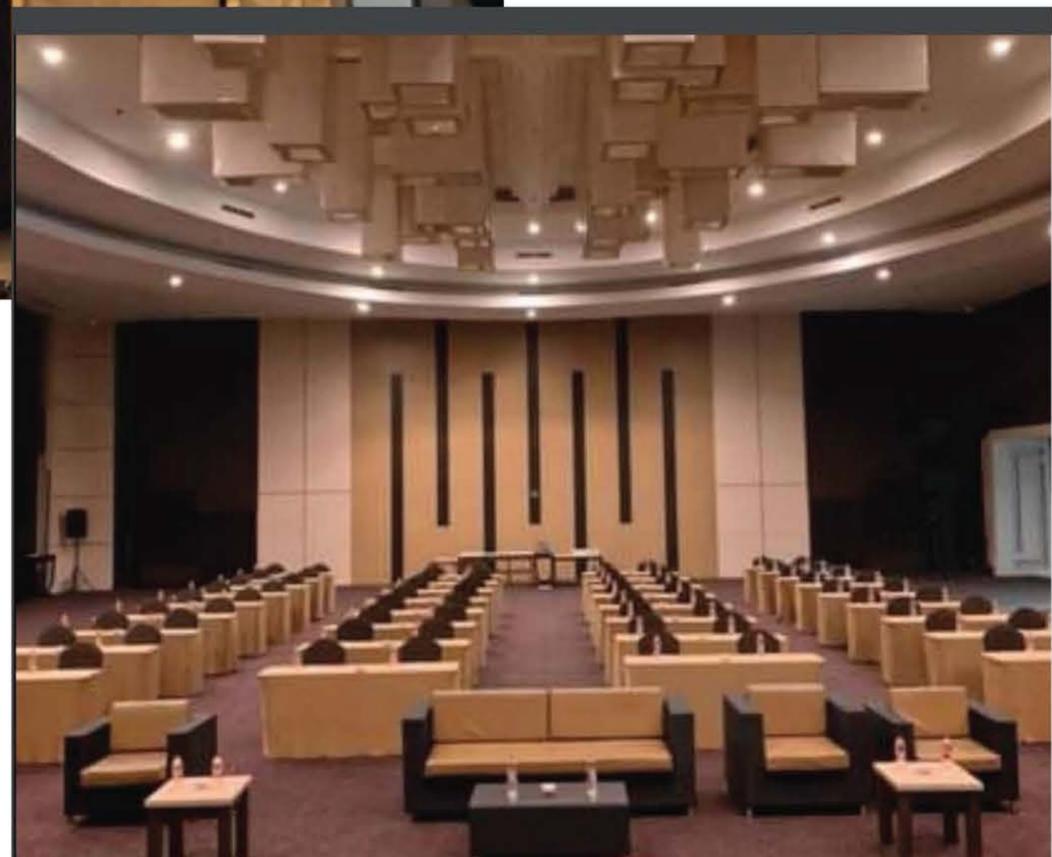
Status : Built



# Built Santika Hotel Tasikmalaya

Collaborators : Balinara Living

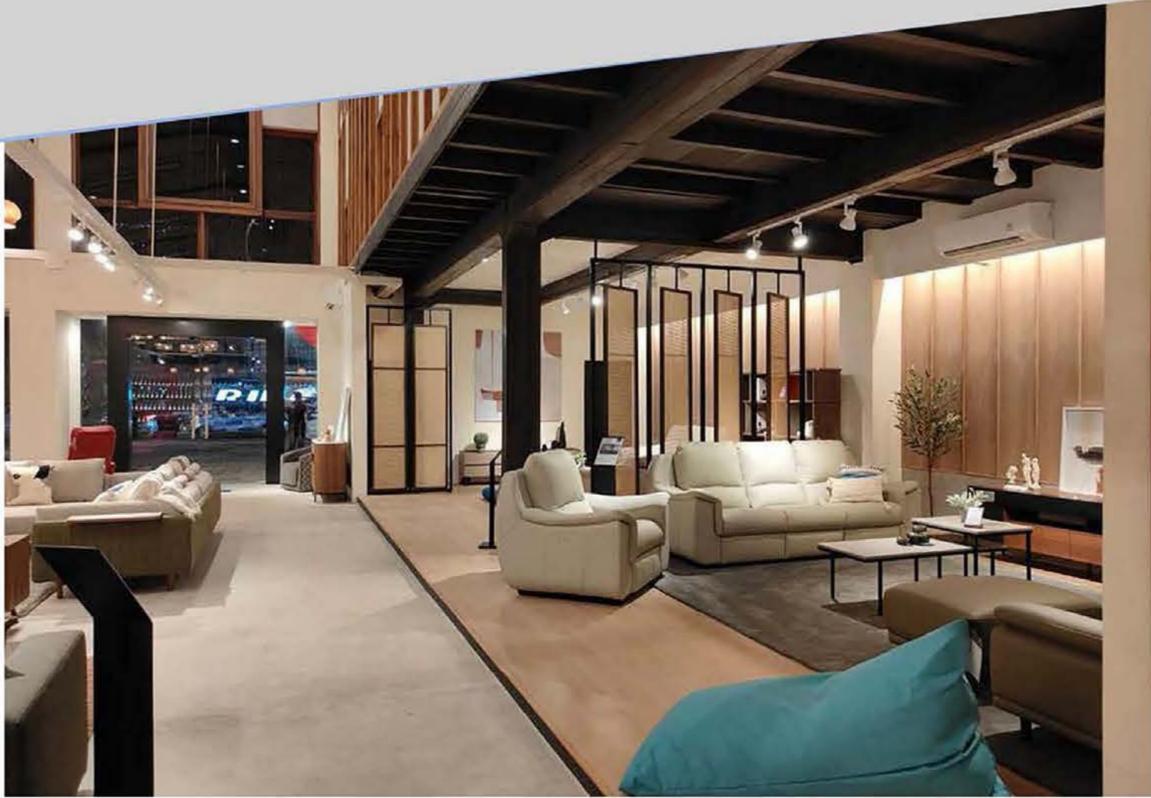
Status : Built



# Built Cellini Showroom Bali

Collaborators : Balinara Living

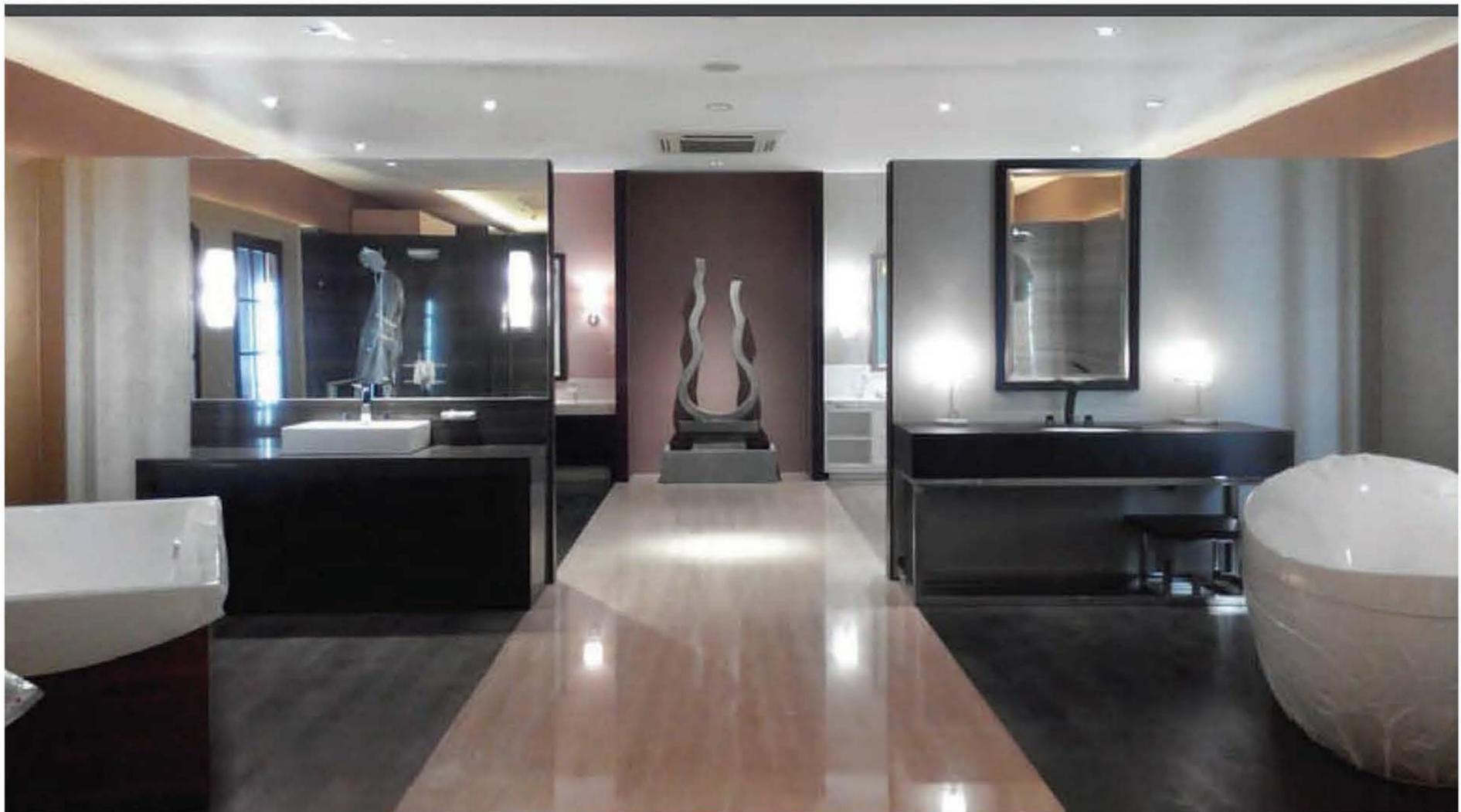
Status : Built



# Built Grohe Showroom Bali

Collaborators : Balinara Living

Status : Built



ARMALA

# ARMALA

**MVMNT**  
ARCHITECT  
More. Vision. More. Movement+

Bali Office : Jl. Gatot Subroto Barat No.419, Bali  
Bandung Office : Jl. Gandapura No.42, Bandung  
Contact Person : 087821429493 (Zen)  
Email : [project@mvmnt.co.id](mailto:project@mvmnt.co.id)  
[www.mvmnt.id](http://www.mvmnt.id)

ARMALA