THE FLORITZ

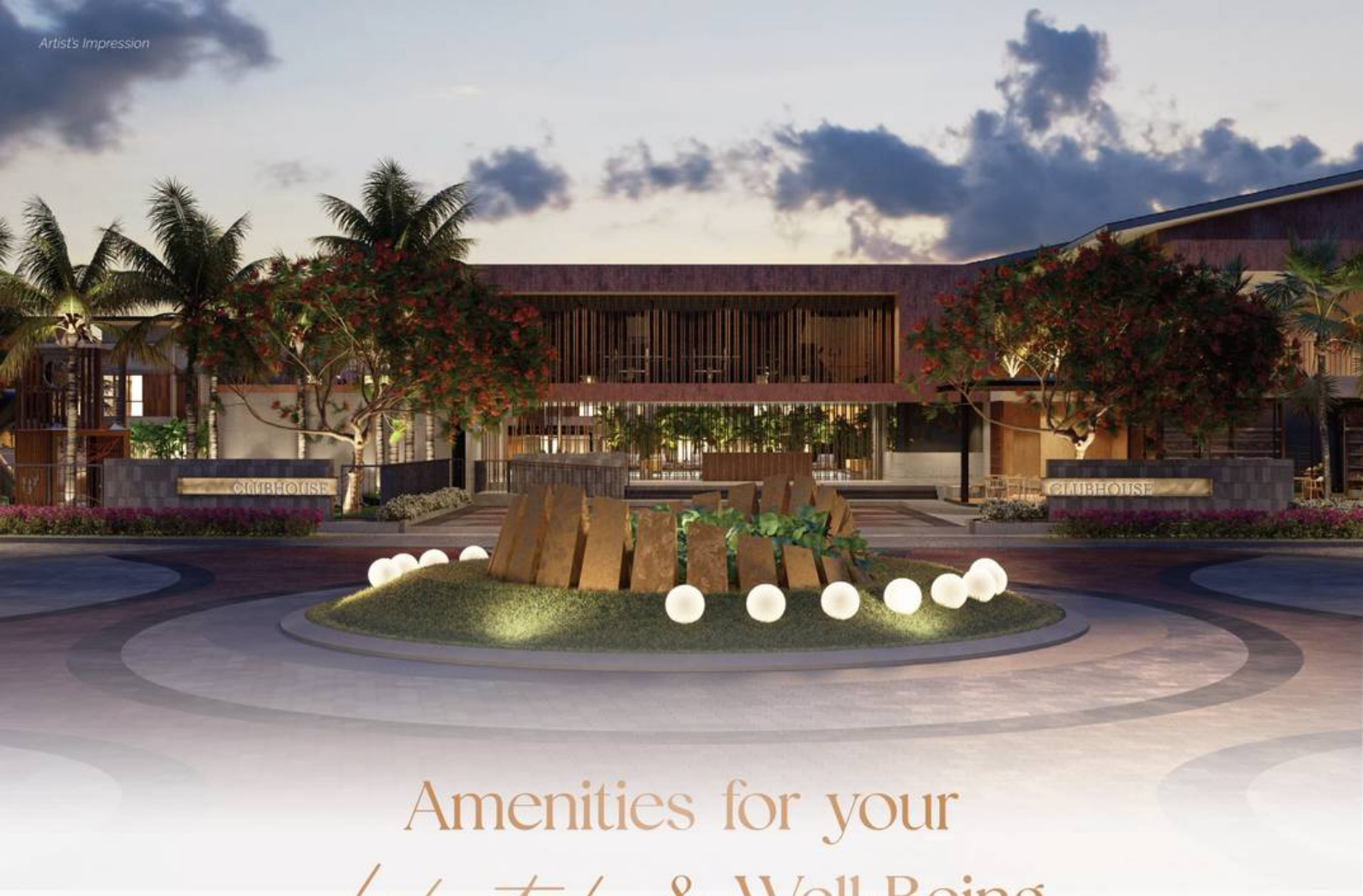
ALLUREA

Modern Living meets
Nature's *Beauty*

ASTHARA GROUP

Nestled within The Floritz, Allurea offers tropical-inspired homes where the harmony of modern elegance and natural beauty allures. This sanctuary is designed for your better living. From the moment you step inside, your senses will be charmed, inspiring you daily with goodness and positivity.

The Beauty of *Good Living* Starts Here



Artist's Impression

Amenities for your *Lifestyle* & Well-Being

Enter a home entwined with greenery
where your days are filled by joyful moments.
A balance of vibrant community
and spacious environment that complements
all your needs and leads you to flourish.
Here is a simplicity that charms you.

Multi Sport Court

Semi Olympic Swimmingpool
with Kids Pool

Thematic Children Playground

Premium Fitness Center

Barbeque Deck Connected
with Function Hall & Swimmingpool

Multifunction Room

Adored *Living*

Step into a home where joy and convenience intertwine. Experience the warmth of a welcoming space, thoughtfully designed to effortlessly cater to your needs. Embrace a life of comfort and fulfillment surrounded by verdant beauty, where simplicity exudes its timeless charm.

Type A

LAND SIZE : 60 m²
BUILDING SIZE : 67 m²

3 Bedrooms
2 Bathrooms/ Powder Room
1 Living Room
1 Kitchen
1 Carport

1F

2F

Type B

LAND SIZE : 72 m²
BUILDING SIZE : 86 m²

4 Bedrooms
2 Bathrooms/ Powder Room
1 Living Room
1 Kitchen
1 Carport

1F

2F

Awe-Inspiring *Sanctuary*

Welcome to the elegant sanctuary where you can grow and prosper in the embrace of captivating verdant. Every corner is designed intricately with modern sophistication and finest craftsmanship, elevating you to a better quality of living.

Type C

LAND SIZE : 96 m²
BUILDING SIZE : 107 m²

- 1 Ensuite Bedroom
- 2+1 Bedrooms
- 1 Ensuite Bathrooms
- 3 Bathrooms/ Powder Room
- 1 Living Room
- 2 Wet & Dry Kitchen
- 2 Carport

1F

2F

Type D

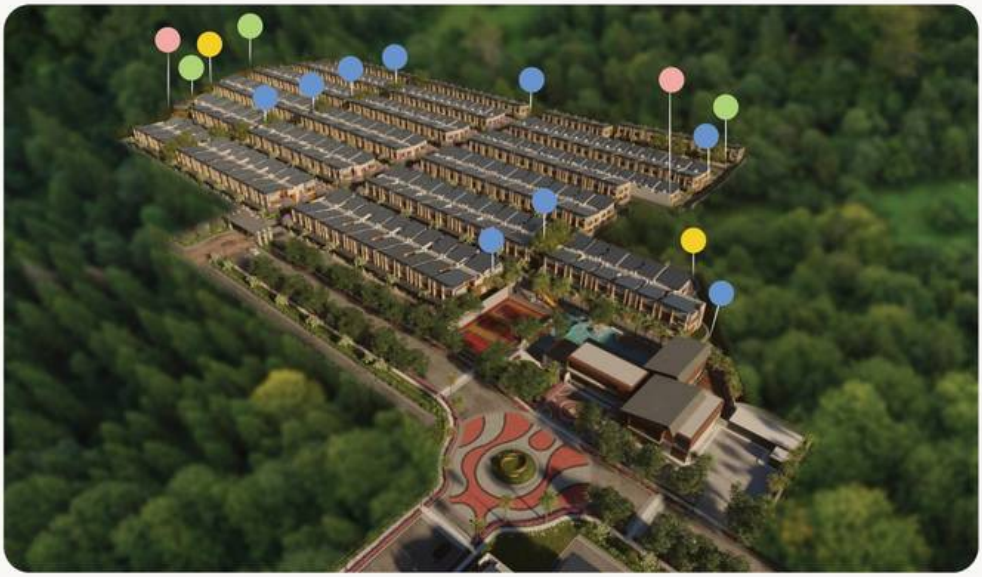
LAND SIZE : 128 m²
BUILDING SIZE : 154 m²

- 2 Ensuite Bedroom
- 2+1 Bedrooms
- 2 Ensuite Bathrooms
- 3 Bathrooms/ Powder Room
- 1 Living Room
- 2 Wet & Dry Kitchen
- 2 Carport

1F

2F

Site Plan



ALLUREA
AT THE FLORITZ

- PLAYGROUND
- OUTDOOR GYM
- REFLEXIOLOGY
- SEATING POCKET / PAVILLION

Specifications

FOUNDATION	Mini Pile
STRUCTURE	Reinforced Concrete
WALL	Autoclaved Aerated Concrete, Plastered and Paint Finish
WALL FINISHING	**EXTERIOR:** Weathershield Paint combined with Fiberkote Paint **INTERIOR:** Wall Paint **BATHROOM:** Homogenous Tile (HT) 60x60 **MAID TOILET:** Ceramic Tile 60x30
CEILING	Gypsum Board, Paint Finish
ROOF	Lightweight Steel Structure with Corrugated Roof
DOOR	**MAIN ENTRANCE:** Solid Engineering Door with PVC Sheet **BEDROOM/BATHROOM:** Engineering Door with PVC Sheet **DOOR FRAME:** Alluminium, Powder Coating Finish
WINDOW	Alluminium, Powder Coating Finish with Glass
FLOOR	**MAIN FLOOR:** Homogenous Tile (HT) 60x60 (Allurea Type A & B) 80x80 (Allurea Type C & D) **BEDROOM:** Allurea Type A & B Homogenous Tile (HT) 1st Floor Stone Polymer Composite (SPC) 2nd Floor Allurea Type C & D Stone Polymer Composite (SPC) **BATHROOM:** Homogenous Tile (HT) 60x60 **TERRACE:** Homogenous Tile (HT) 60x60 **CARPORT:** Pebble Stone **WET KITCHEN:** Homogenous Tile (HT) 80x80 (for Allurea Type C & D) **MAID TOILET:** Ceramic Tile 30x30 (for Allurea Type C & D) **MAID ROOM:** Ceramic Tile 40x40 (for Allurea Type C & D)
RAILING	**STAIR:** Hollow Steel Fin. Paint & Steel Plate (Allurea Type A & B) **STAIR:** Hollow Steel Fin. Paint & Tempered Glass (Allurea Type C & D) **BALCONY:** Hollow Steel Fin. Paint & Temperred Glass (Allurea Type D)
SANITARY	TOTO or Equivalent
WATER	WTP
ELECTRICITY	Allurea Allurea Type A & B: 2200 Watt / EV add by Customer Allurea Type C & D: 4400 Watt / EV add by Customer
MEP PROVISIONS	Water pump: Available Roof Tank: Type A & B 500 Liters Type C & D 1000 Liters Ground Tank: 1000 Liters
INSTALLATION	AC, Telephone, Network, Water Heater
CANOPY	Hollow Steel, Steel Plate Fin. Paint with PVC Roof

Smart Features for a Better Living *Quality*

Smart and secure home system for ease and convenience inside, live surrounded by intelligent facilities in and outside the house.

- SMART DOOR LOCK
- CCTV
- 24-HOUR SECURITY
- ONE-GATE SYSTEM

8 Min
To Soekarno-Hatta International Airport

25 Min
To Puri

20 Min
To Pantai Indah Kapuk

35 Min
To Central Jakarta

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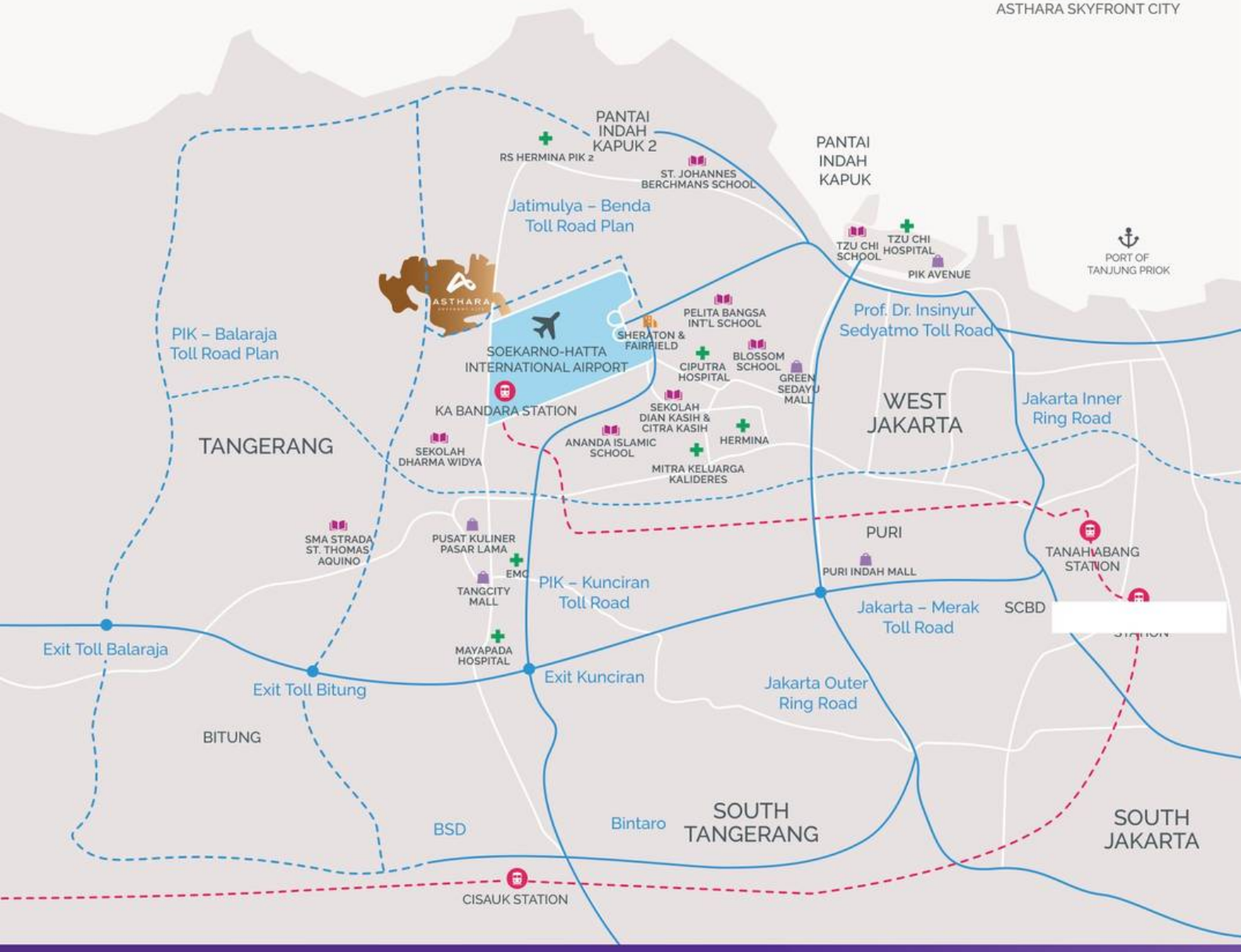
TOLL ROAD

FUTURE TOLL ROAD

COMMUTER LINE & RAIL LINK

DIRECT ACCESS TO ASTHARA SKYFRONT CITY



THE FLORITZ | ASTHARA SKYFRONT CITY

MARKETING GALLERY

ASTHARA GRAND BOULEVARD NO. 8 PERIMETER UTARA, SELAPAJANG JAYA, KOTA TANGERANG, BANTEN 15127

TELP.

WWW.ASTHARA.ID

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