

THE NEXT GENERATION OF

*Alam Sutera*  
RESIDENTIAL & LIFESTYLE COMMUNITY

*Sutera*  
**nexen**



**byte**  
CLUSTER

WELCOME TO  
**byte**

A CLUSTER IN  
*Sutera* nexen

**A modern living space designed for today's lifestyle.  
This exclusive residential cluster combines sleek  
design with smart living.**

With security as a top priority, Byte features a One Gated System, 24/7 security, and CCTV coverage, giving you peace of mind to focus on what matters most. More than just a home, Byte supports your growth and lifestyle. Whether you're working, socializing, or pursuing your passions, you'll find a secure environment to thrive.



UNIT TYPE

# KILO

6x12 m

Say hello to smart living with **Kilo**! This compact yet cool unit gives you flexibility with a multifunction room, so whether it's work or chill, there's room for it all.



UNIT TYPE

# KILO

6x12 m



1<sup>ST</sup> FLOOR



2<sup>ND</sup> FLOOR

▪ LAND SIZE ▪

▪ BUILDING SIZE ▪

72<sub>SQM</sub>

60<sub>SQM</sub>

▪ BEDROOM ▪

▪ BATHROOM ▪

▪ POWDER ROOM ▪

2

1

1

UNIT TYPE

# MEGA

6x14 m

Step into a new dimension of living with **Mega**! This spacious unit offers a perfect blend of comfort and innovation, featuring a larger layout for extra flexibility. With dedicated zones for work, rest, and play, Mega adapts to your lifestyle—whether you're focusing on productivity or unwinding after a long day. More space, more options, and all the room you need to live life your way.



UNIT TYPE

# MEGA

6x14 m



1<sup>ST</sup> FLOOR

2<sup>ND</sup> FLOOR

▪ LAND SIZE ▪      ▪ BUILDING SIZE ▪

84<sub>SQM</sub>

74<sub>SQM</sub>

▪ BEDROOM ▪      ▪ BATHROOM ▪      ▪ POWDER ROOM ▪

3

2

1

**UNIT TYPE**

# GIGA

7x14 m

Struggling to find a space that keeps up with your lifestyle?

**Giga** is here to solve that. Whether you're chasing deadlines, unwinding after a busy day, or hosting epic hangouts, this unit adapts to your needs. No more compromising—Giga flexes with your flow, letting you create the perfect vibe for every moment.



UNIT TYPE

# GIGA

7x14 m



1<sup>ST</sup> FLOOR



2<sup>ND</sup> FLOOR

▪ LAND SIZE ▪

**98** SQM

▪ BUILDING SIZE ▪

**97** SQM

▪ BEDROOM ▪

**3+1**

▪ BATHROOM ▪

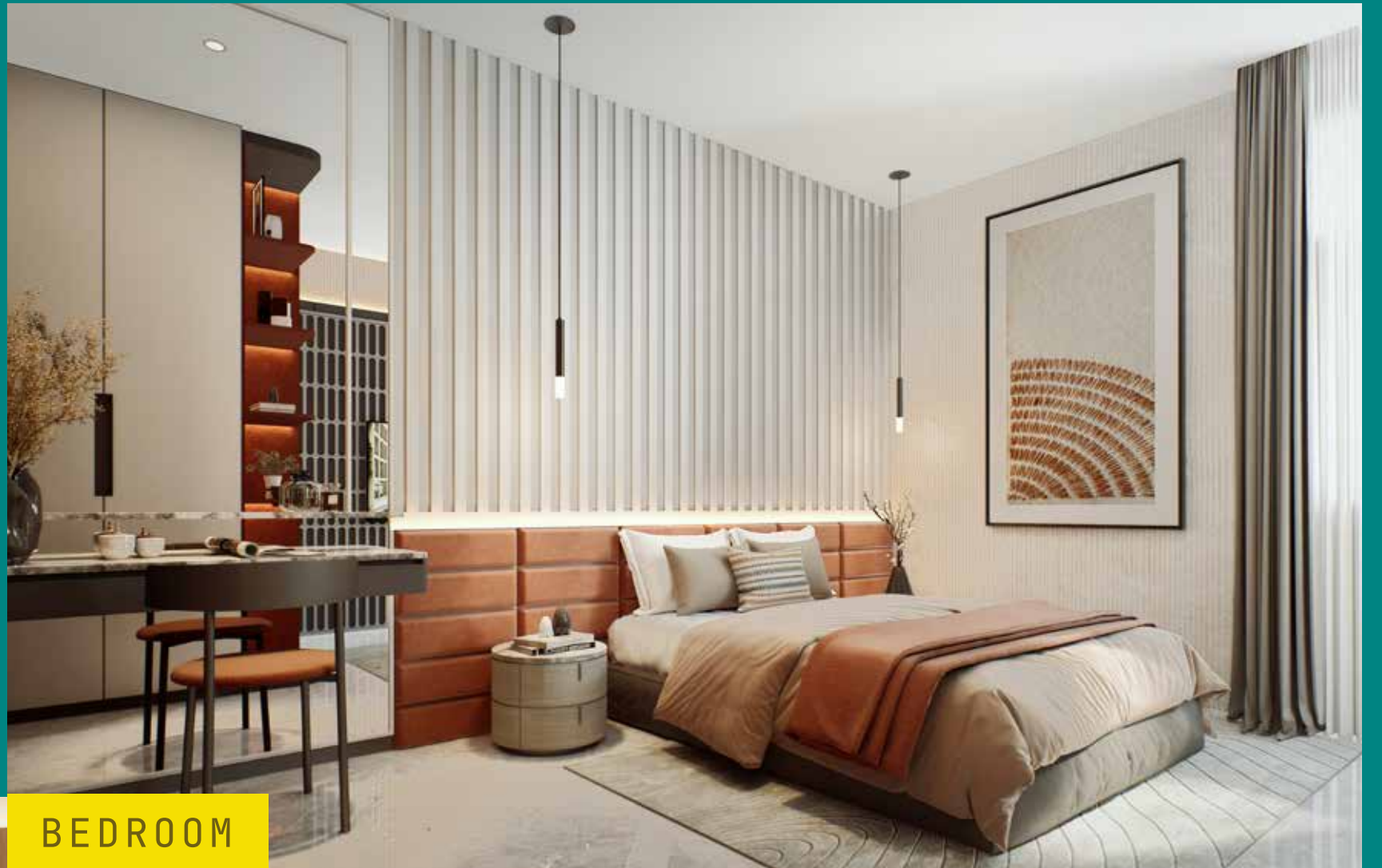
**3+1**





# COMFORT ON POINT

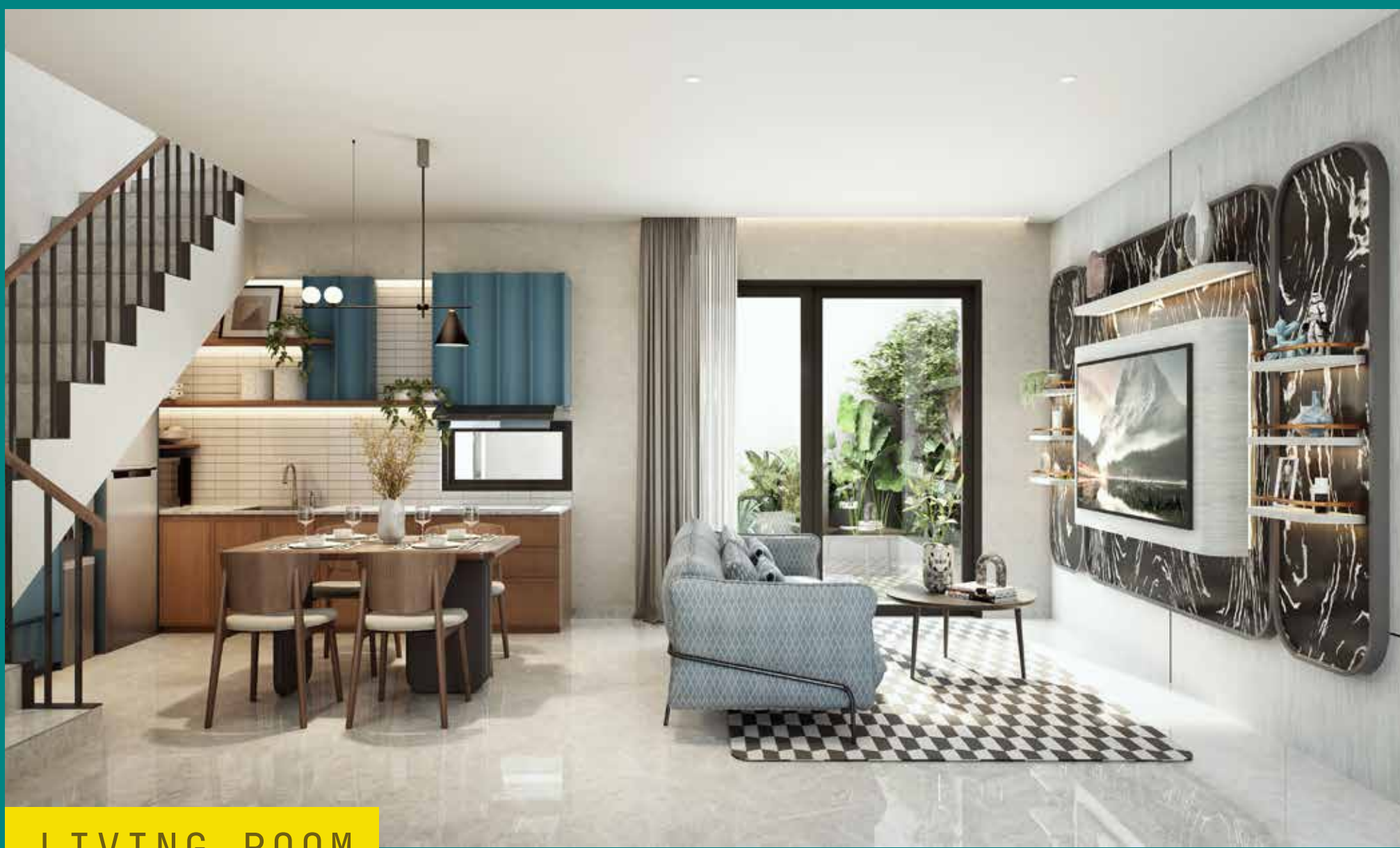
After a busy day, the bedroom's your go-to retreat.



BEDROOM



BEDROOM



LIVING ROOM



KIDS BEDROOM



KIDS BEDROOM

# YOUR ACTIVITY, YOUR CHOICE

Hi Nexenians,  
Level up your life!



MULTI-FUNCTION HALL



COMMUNAL SPACE



PODCAST STUDIO



MEETING PODS

ADAPTABLE OUTDOOR COURT



SWIMMING POOL

OPEN AIR AREA



INDOOR GYM



# NAVIGATE YOUR WAY TO FUN & FUNCTION

Our location is perfect for busy go-getters and families on the move.

## DRIVE TIME BY CAR

03 MINS

TO BALARAJA TIMUR TOLL GATE

10 MINS

TO SUVARNA SUTERA

25 MINS

GADING SERPONG

25 MINS

TO ALAM SUTERA

40 MINS

TO SOEKARNO-HATTA AIRPORT



## PT. DELTA MEGA PERSADA

Marketing Office Sutera Nexen: Jl. Raya Serang, Cibadak, Kec. Cikupa, Kabupaten Tangerang, Banten

[www.suteranexen.com](http://www.suteranexen.com)