



Khione

A Sanctuary for Your Mind and Soul

NEW 109 Ha
TRANSIT ORIENTED DEVELOPMENT
at Cicayur Station

Khione

A Sanctuary for Your Mind and Soul



Tailored for Timeless Living



Generously Sized

Live requires space to thrive. Khione offers homes that are generously sized, providing your family with the room to breathe and grow. One of our features include an over 40 m² Master Bedroom; allowing ample space for comfort and luxury. These expansive layouts ensure that everyone has their own sanctuary, making it the ideal place to create lasting memories in a spacious and comfortable environment.

Thoughtful Details

Craving a touch of sophistication in your home? Khione homes feature premium interior details that add an element of elegance and refinement. From carefully chosen materials to stylish finishes, every detail is curated to elevate your living experience.

Open Plan Concept

The open plan concept at Khione encourages a seamless flow between living areas, fostering better interaction and connection among family members. This thoughtful design enhances both the social and functional aspects of your daily living, making your home life more cohesive and enjoyable.

Built To Last

Annoyed with constant renovations and upgrades? With high-quality materials and superior craftsmanship, Khione homes are built to last. This ensures that you can enjoy a luxurious lifestyle without the hassle of ongoing maintenance and improvements.

Abundant Natural Light

Where there is light, there is life. Khione homes are designed with ample natural lighting to create bright and welcoming spaces. This not only enhances the aesthetic appeal but also promotes a cozy, uplifting atmosphere that boosts productivity and well-being.

Nyx



1st Floor



2nd Floor

Type 7 x 14

Building Area : 126 m²

Land Area : 98 m²

 Open Plan Living

 4 Bedrooms

 3 Bathrooms

 2 Carparks



Elyon



1st Floor



2nd Floor

Type 8 x 16

Building Area : 175 m²

Land Area : 128 m²

 Open Plan Living

 4 + 1 Bedrooms

 4 + 1 Bathrooms

 2 Carparks



6

TOLL SERPONG - BALARAJA



MASTERPLAN

109 Ha

Wholesome and Integrated Living

- | | | | | |
|----------------------|-----------------------|----------------------------------|--|-------------------------|
| 1 RESIDENTIAL | 4 CENTRAL PARK | 5 CICA YUR STATION | 7 EXIT TOLL CISAUK 4 <i>(Future Development)</i> | 9 MAIN GATE |
| 2 COMMERCIAL | 3 FACILITIES | 6 TOLL SERPONG - BALARAJA | 8 GREEN LOOP | 10 MODERN MARKET |

FACILITIES



Club House



Outdoor Gym



Gazebo & Therapeutic Path



Swimming Pool



Sitting Area



Kids Playground

UNIT SPECIFICATION

Structure

Foundation : Foot Plat / Mini Pile

Floor Finishes

Living, Dining and Bedroom Area : Homogeneous Tile 600 x 600 ex. Valentino Gress / equivalent
 Staircase : Homogeneous Tile 600 x 600 ex. Valentino Gress / equivalent
 Front Terrace : Conwood / equivalent
 Back Terrace and Balcony : Homogeneous Tile 600 x 600 ex. Valentino Gress / equivalent
 Bathroom : Homogeneous Tile 600 x 600 ex. Valentino Gress / equivalent with Precut Ceramics 25 x 50

Sanitary

: Grohe / equivalent

Door and Window

Main Door : Solid Wood
 Main Door Lock : Digital Smart Door Lock
 Internal Door : Aluminium Frame ex. YKK Madela / equivalent With Engineered Wood HPL Finished
 External Door & Window : Clear Glass with Aluminium Frame ex. YKK Madela / equivalent
 Hardware : Dekkson / equivalent

Wall Finishes

Interior : Interior Paint ex. Propan Paint / equivalent
 Exterior : Weather Shield Paint ex. Propan Paint / equivalent

Ceiling

Interior : Gypsum Board ex. Elephant / equivalent
 Exterior : Moisture - Resistant Gypsum Board ex. Elephant / equivalent

Roof

Roof Frame : Lightweight Steel Structure
 Roof Finishes : uPVC double wall roof ex. Rooftop / equivalent
 Canopy : Solarflat

MEP Provision

Electricity : 4400 VA (Nyx)
 : 5500 VA (Elyon)
 Water Supply : WTP

