

# Khione

A Sanctuary for Your Mind and Soul

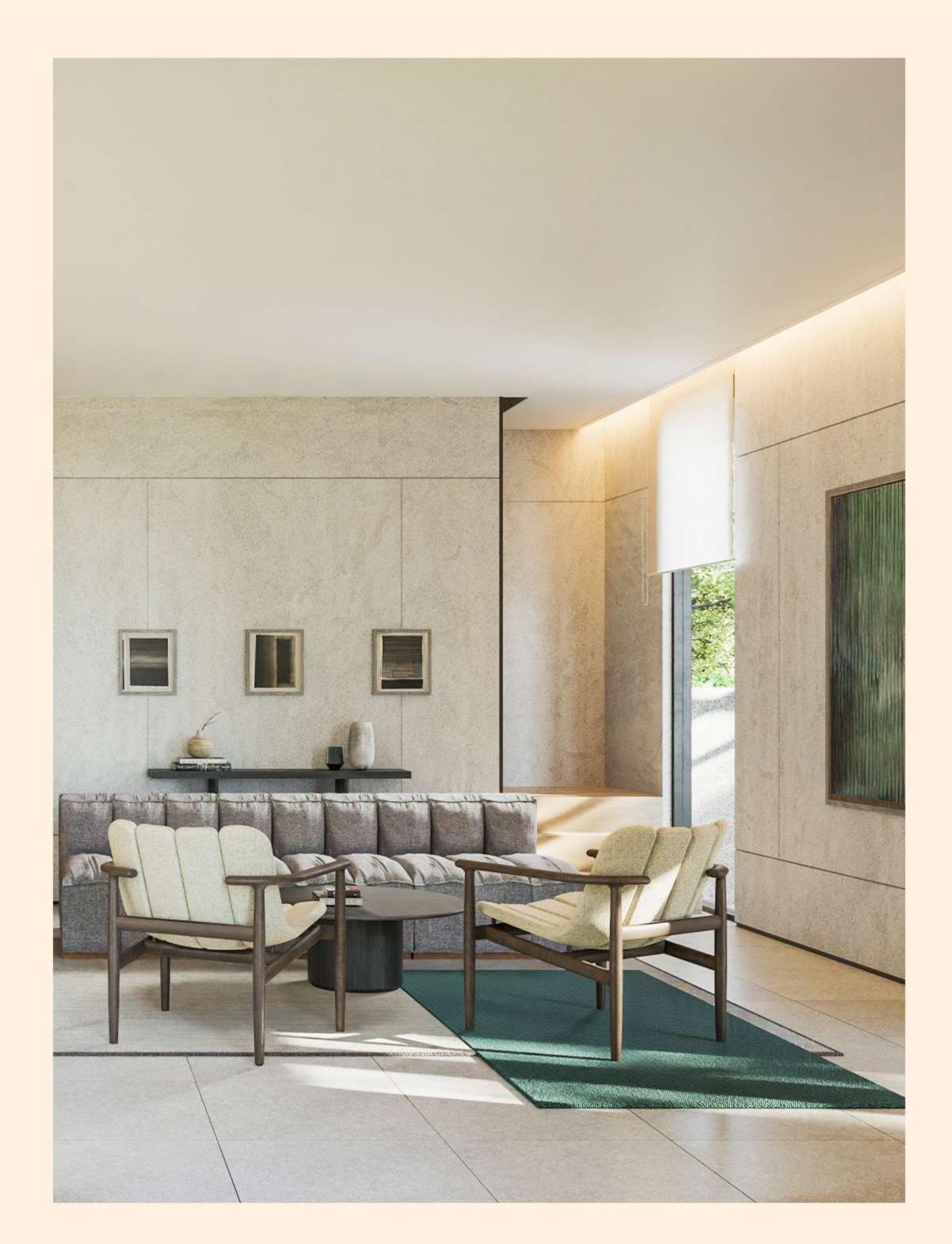
NEW 109 Ha
TRANSIT ORIENTED DEVELOPMENT
at Cicayur Station

# 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







2<sup>nd</sup> Floor

### **Type 7 x 14**

Building Area :  $126 \ m^2$ 

Land Area :  $98 m^2$ 

Open Plan Living

# 4 Bedrooms

3 Bathrooms

2 Carparks



# Elyon



1<sup>st</sup> Floor



2<sup>nd</sup> Floor

### Type 8 x 16

Building Area :  $175 \, m^2$ 

Land Area : 128 m<sup>2</sup>

Open Plan Living

## 4 + 1 Bedrooms

 $\int 4 + 1$  Bathrooms

2 Carparks







RESIDENTIAL

COMMERCIAL



**CENTRAL PARK** 

**FACILITIES** 





**CICAYUR STATION** 



TOLL SERPONG - BALARAJA



EXIT TOLL CISAUK 4 (Future Development)

**GREEN LOOP** 



MAIN GATE



MODERN MARKET

#### **FACILITIES**













#### UNIT SPECIFICATION

#### Structure

: Foot Plat / Mini Pile Foundation

#### Floor Finishes

Living, Dining and Bedroom Area

Staircase Front Terrace

Back Terrace and Balcony Bathroom

- : Homogeneous Tile 600 x 600 ex. Valentino Gress / equivalent
- : Homogeneous Tile 600 x 600 ex. Valentino Gress / equivalent
- : Conwood / equivalent
- : Homogeneous Tile 600 x 600 ex. Valentino Gress / equivalent
- : Homogeneous Tile 600 x 600 ex. Valentino Gress / equivalent with Precut Ceramics 25 x 50
- : Grohe / equivalent

#### Door and Window

Sanitary

Main Door Main Door Lock Internal Door

External Door & Window

Hardware

- : Solid Wood
- : Digital Smart Door Lock
- : Alumunium Frame ex. YKK Madela / equivalent With Engineered Wood HPL Finished
- : Clear Glass with Alumunium Frame ex. YKK Madela / equivalent
- : Dekkson / equivalent

#### Wall Finishes

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

#### Ceiling

: Gypsum Board ex. Elephant / equivalent Interior Exterior

: Moisture - Resistant Gypsum Board ex. Elephant / equivalent

#### Roof

Roof Frame : Lightweight Steel Structure

: uPVC double wall roof ex. Rooftop / equivalent Roof Finishes

Canopy : Solarflat

#### **MEP Provision**

: 4400 VA (Nyx) Electricity

: 5500 VA (Elyon)

: WTP Water Supply

#### LOCATION MAP



#### STRATEGIC LOCATION



1 Minute Cicayur Station

3 Minutes Toll Serbaraja



5 Minutes Exit Toll BSD East





9 Minutes Aeon Mall



40 Minutes Tn. Abang Station



45 Minutes Soekarno-Hatta Airport

#### SURROUNDED BY:



5 Malls



4 Hospitals



9 Schools



3 Attractions



#### SCAN OUR MAP

Marketing Gallery Giantara Serpong City Jl. Raya Kadusirung, Kel Cisauk. Kec. Cisauk,

Kab. Tangerang, Banten 15341

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