



INTRODUCING



# THE KAI A

E L E V A T E L I V I N G

THE HEART OF GRAND WISATA



A new upscale residential district  
to elevate your living





  
**THE KAIA**  
ELEVATE LIVING

Grand living  
with nature





  
**THE KAIA**  
ELEVATE LIVING



**Green livable  
environment**





  
THE KAIA  
ELEVATE LIVING

Outdoor community center  
to connect each other



GERBANG TOL  
SETU UTARA (JORR II)

EAST GATE

GO! WET  
WATERPARK

LIVING WORLD  
MALL

WEST GATE

GELAR MARKETING  
WAROENG OFFICE

NORTH  
GATE

LRT  
STATION

TO JAKARTA (PD INDAH)

JORR II

QBITUNG INTERCHANGE

TO BANDUNG  
TO JAKARTA

KCIC

ELEVATED TOLL

FUTURE LRT

TO JAKARTA (KLP GADING)

Convenient  
connectivity

# Surrounded by complete facilities



## Education

Sekolah Islam Al-Azhar  
IPEKA  
Notre Dame



## Health

Eka Hospital, RS Hermina  
RS Mitra keluarga



## Mall

Mall Living World



## Entertainment

Go! Wet Waterpark



## Market

Pasar Modern



## Sport

Premium Club House



## Automotive

GW Auto Center



## Shop & Dining

Cafe Walk  
Gelar Waroeng



## Gas Station

Shell  
BP (coming soon)

Everything you need  
is here

LRT STATION

WHOOSH

ELEVATED TOLL

Direct access  
to the toll road





LOCATION

THE KAIA  
ELEVATE LIVING

Located strategically  
at the heart of Grand Wisata

to bandung  
to jakarta



LOCATION

TOLL ACCESS

One step to  
toll road access

EAST GATE GRAND WISATA

GERBANG TOL SETU UTARA

GERBANG TOL SETU UTARA

3 Minutes  
to Toll JORR II



Enjoy Go! Wet Waterpark  
within 3 minutes drive

  
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ELEVATE LIVING





# Short distance to the Living World Mall

  
THE KAIA  
ELEVATE LIVING





THE KAIA  
ELEVATE LIVING

SOUTH GATE THE KAIA

Living World Mall  
Ready Q4 2024





# Double security gate

  
THE KAIA  
ELEVATE LIVING



THE KAIA  
ELEVATE LIVING





# Complete facilities with private club house

  
THE KAIA  
ELEVATE LIVING







# Club House The KAIA

  
THE KAIA  
ELEVATE LIVING





# Club House The KAIA

  
THE KAIA  
ELEVATE LIVING





# A hang-out place & a healthy place

  
THE KAIA  
ELEVATE LIVING



# Complete healthy facilities at private club house



Swimming pool



Futsal



Mini Golf



Basket 3 on 3



Tennis Court



Exclusive Fitness Facility



# Green energy with solar panel



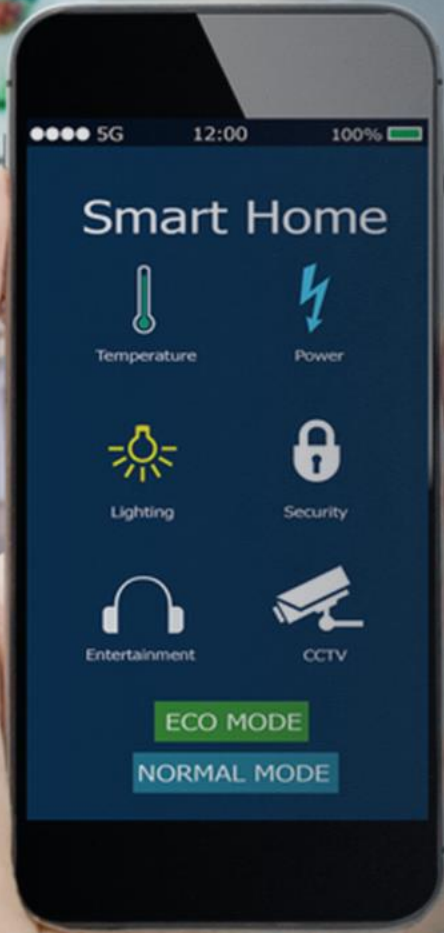


  
**THE KAIA**  
ELEVATE LIVING

**1st Premium Project Using  
Renewable Energy at Grand Wisata**



# Smart Home System Integrate with Google Nest



Smoke detector

Smart home kend



CCTV

Smart lamp switch



# YARA

AT THE KAIA





Located at the forefront of The Kaia's gate  
to ensure easy access and security

YARA  
AT THE KAIA

Toll Gate Jakarta - Cikampek

LOCATION

Marketing Gallery Boutique





# YARA

Yara is our first premium development inside The Kaia.





# A Home that Defines Luxury

YARA  
AT THE KAIA





# New Age of Luxury Living

YARA  
AT THE KAIA





# Yara 12

YARA  
AT THE KAIA





DINING & LIVING AREA



MASTER BEDROOM



GYM ROOM





CHILL & RELAX AREA



GARAGE SPACE

# FLOOR PLAN

## Yara 12 (Standard)



1st Floor



2nd Floor



3rd Floor

Luas Area :  
12 x 20 (220 m<sup>2</sup>)

Luas Bangunan :  
328 m<sup>2</sup>



4+1



5+1



4



# A Home that Resonates Joy

YARA  
AT THE KAIA





# Yara 10

YARA  
AT THE KAIA





DINING & LIVING AREA

MASTER BEDROOM



## KIDS BEDROOM & HOME OFFICE





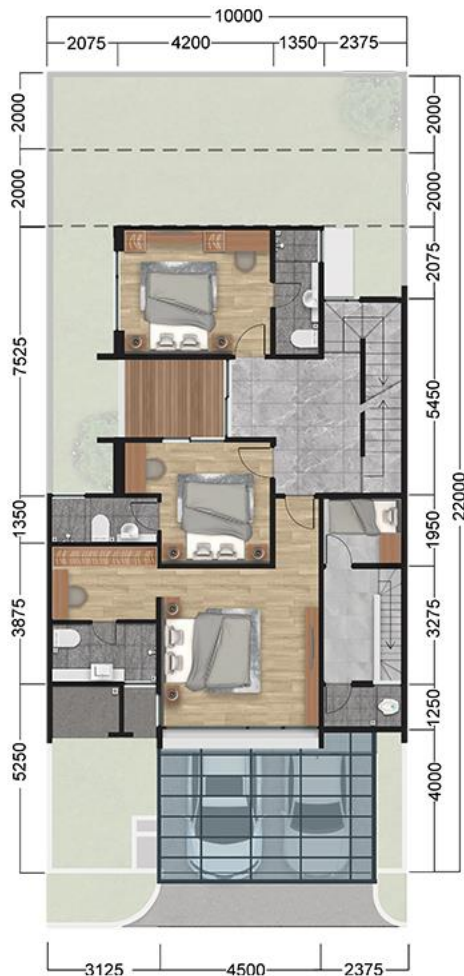
FAMILY ROOM

# FLOOR PLAN

## Yara 10 (Standard)



1<sup>st</sup> Floor



2<sup>nd</sup> Floor



3<sup>rd</sup> Floor

Luas Area :  
 10 x 22 (220 m<sup>2</sup>)  
 10 x 20 (200 m<sup>2</sup>)  
 10 x 18 (180 m<sup>2</sup>)

Luas Bangunan :  
 260 m<sup>2</sup>



5+1



5+1



2



# A Home that Has Everything

  
YARA  
AT THE KAIA



 **sinar mas land**  
Building for a better future



# Yara 8

YARA  
AT THE KAIA



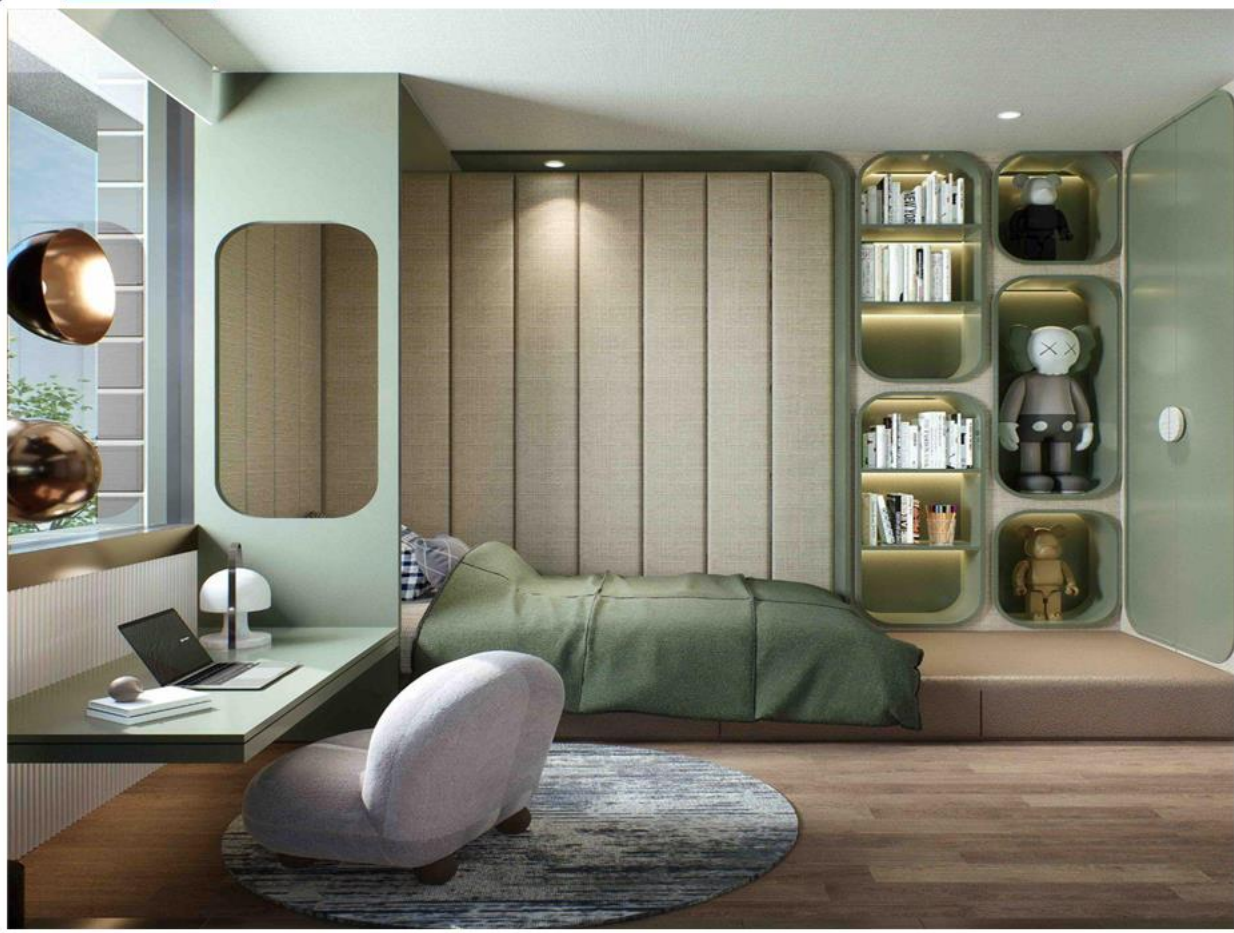


DINING & LIVING AREA



YARA  
AT THE KAIA

# MASTER BEDROOM



# TEENAGE BEDROOM & HOME OFFICE

# FLOOR PLAN

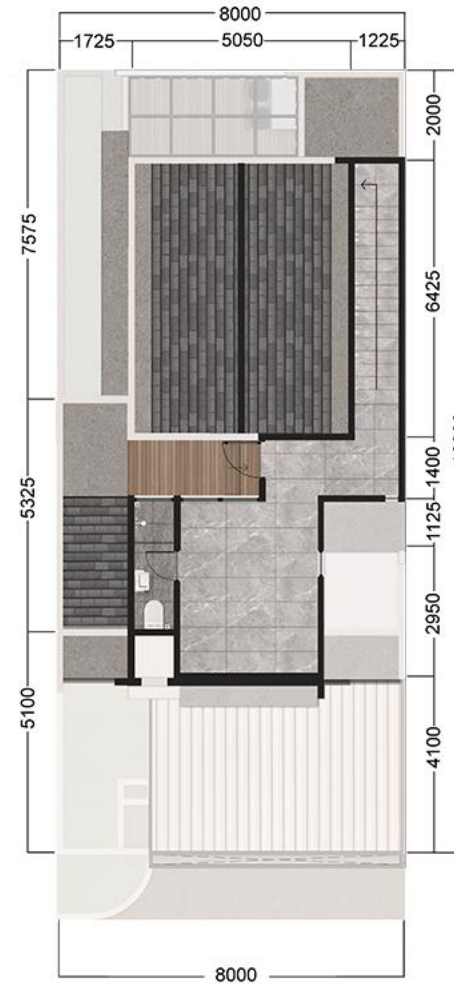
## Yara 8 (Standard)



1<sup>st</sup> Floor



2<sup>nd</sup> Floor



3<sup>rd</sup> Floor

Luas Area :  
8 x 18 (144 m<sup>2</sup>)  
8 x 16 (128 m<sup>2</sup>)

Luas Bangunan :  
195 m<sup>2</sup>  
182 m<sup>2</sup>










THE KAIA  
**YARA**

RUMAH CONTOH

Legenda

<span style="display:inline-block; width:15px; height:15px; background-color:#f8d7da;"></span> Tipe 8x16	 Gardu
<span style="display:inline-block; width:15px; height:15px; background-color:#e2e3e5;"></span> Tipe 8x18	 Panel
<span style="display:inline-block; width:15px; height:15px; background-color:#fff3cd;"></span> Tipe 10x18	 PJU
<span style="display:inline-block; width:15px; height:15px; background-color:#fff3cd;"></span> Tipe 10x20	
<span style="display:inline-block; width:15px; height:15px; background-color:#d1ecf1;"></span> Tipe 10x22	
<span style="display:inline-block; width:15px; height:15px; background-color:#d1ecf1;"></span> Tipe 12x20	
<span style="display:inline-block; width:15px; height:15px; background-color:#f8d7da;"></span> Tipe 8x16 VAR	
<span style="display:inline-block; width:15px; height:15px; background-color:#e2e3e5;"></span> Tipe 8x18 VAR	
<span style="display:inline-block; width:15px; height:15px; background-color:#fff3cd;"></span> Tipe 10x18 VAR	
<span style="display:inline-block; width:15px; height:15px; background-color:#fff3cd;"></span> Tipe 10x20 VAR	
<span style="display:inline-block; width:15px; height:15px; background-color:#d1ecf1;"></span> Tipe 10x22 VAR	
<span style="display:inline-block; width:15px; height:15px; background-color:#d1ecf1;"></span> Tipe 12x20 VAR	

● **SOLD**



# HARGA PERDANA



Yara 12

**7.479, M-an\***



Yara 10

**5.398, M-an\***



Yara 8

**3.850, M-an\***

**Early bird discount Rp. 25 Jt\***

# PROMO SATU HARGA

Untuk semua cara bayar

**HARD CASH** **DISKON 12,5%\***

**KPR EXPRESS** **DISKON 11%\***

**KPR EXPRESS** **SUBSIDI DP 10%\***

**DP 10% CICIL 15X\*** **DISKON 1,5%\***

**CASH BERTAHAP 20X\*** **DISKON 3%\***



THE KAIA  
ELEVATE LIVING

BOOKING FEE

Rp. **50** Jt





  
THE KAIA  
ELEVATE LIVING

# SERAH TERIMA 24 Bulan\*

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Building for a better future



Member of



**sinar mas land**

**Building** for a better **future**