



Garden Residence

at EMERALDA GOLF



BRINGING YOUR
FAMILY TOGETHER

BELIEVING IN THE QUALITY OF LIFE

Garden Residence's core value is to put our residents' priorities to enjoy life and enticing their well-being. We provide only high-quality homes and facilities.

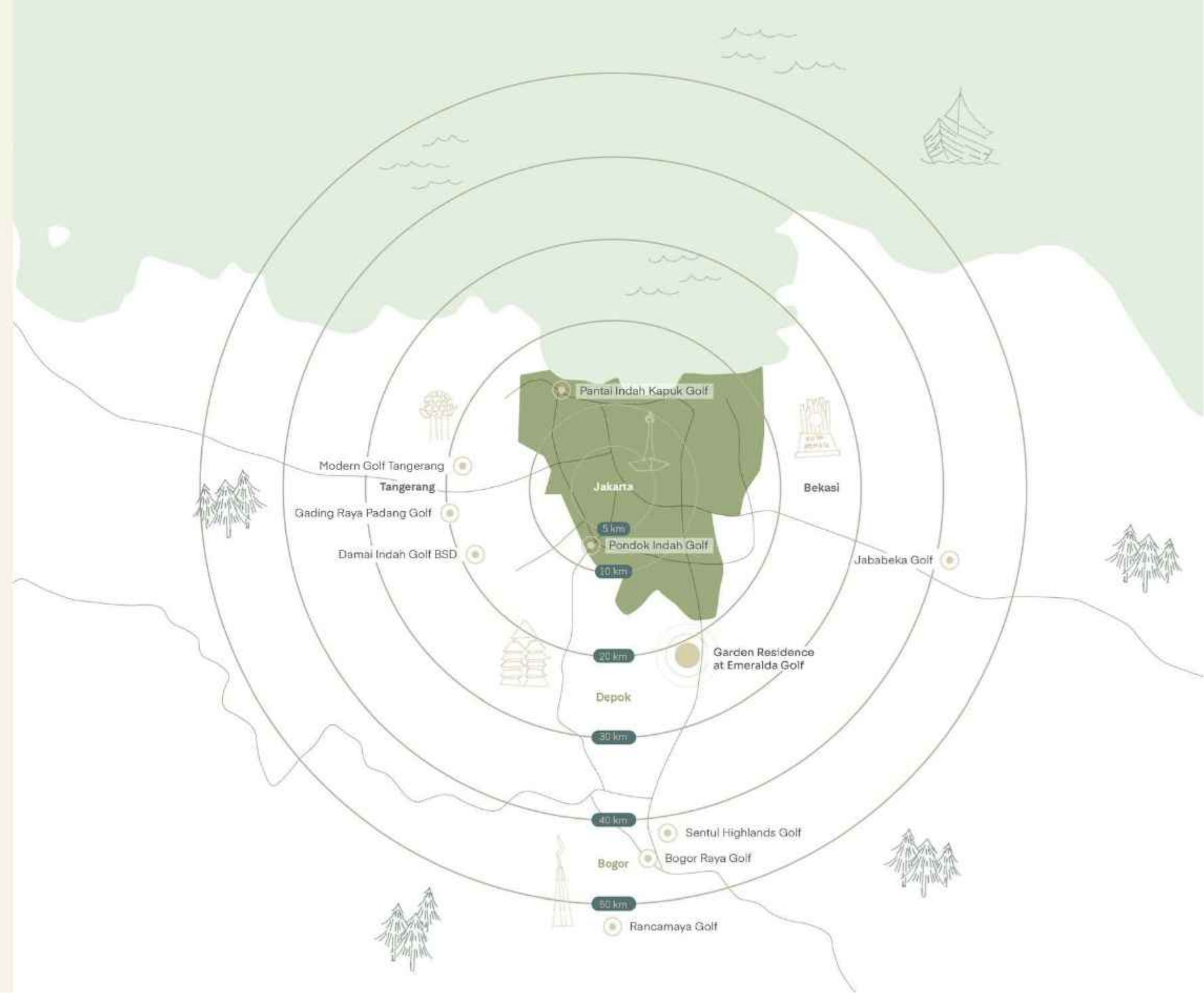
Precisely positioned at the front row of Emeraldal Golf Club and side by side with the astounding hole 8, Garden Residence is a step away from the Emeraldal Golf Club House.



STRATEGICALLY LOCATED

Located 20 km South of Jakarta, Garden Residence is 15 minutes away from the Capital City. Furthermore, Garden Residence allows you to travel with ease, with a nearby toll of Jagorawi (Cimanggis Toll Gate).

- 1 Exit Toll Cimanggis
- 2 Emerald Golf Club House
- 3 Taman Arcadia Mediterania
- 4 Pondok Ikan Bakar Kalimantan
- 5 Marketing Gallery Cimanggis Golf Estate
- 6 Podomoro Golf View
- 7 LRT Station





OUR SITE PLAN

- Type A
- Type B
- Type C
- Type D
- Type E





TYPE C

Land Size : 300m²

Building Size : 388m²



4 Bedrooms



Family Room



Dining Room

COMPLETED WITH

- Study area on the third floor
- Spacious walk-in closet & master bathroom
- Swimming pool
- Private elevator
- Spacious balcony



1st Floor



2nd Floor



3rd Floor



TYPE C

Land Parcel
12m x 25m

Land Size
300m²

Building Size
388m²



TYPE D

Land Size : 216m²

Building Size : 283m²



4 Bedrooms



Family Room



Dining Room

COMPLETED WITH

- Study area on the third floor
- Spacious walk-in closet & master bathroom
- Spacious balcony
- Spacious backyard



1st Floor



2nd Floor



3rd Floor



TYPE **D**

Land Parcel
12m x 18m

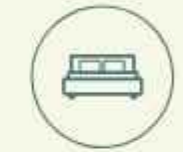
Land Size
216m²

Building Size
283m²

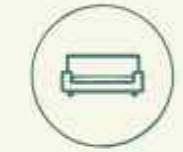


TYPE E

Land Size : 162m²
Building Size : 202m²



4 Bedrooms



Family Room



Dining Room

COMPLETED WITH

- Spacious balcony
- Spacious backyard



1st Floor



2nd Floor



3rd Floor



TYPE **E**

Land Parcel
9m x 18m

Land Size
162m²

Building Size
202m²



TYPE C,D,E SPECIFICATIONS

FOUNDATION

- Mini Pile

MAIN STRUCTURE

- Reinforced Concrete

FLOOR FINISHES

- **Main Floor**
Marble (Only for Type C & D)
Homogeneous Tile (Only for Type E)
- **Bedroom**
Laminated Floor
- **Bathroom**
Homogeneous Tile
- **Wet Kitchen & Service Area**
Homogeneous Tile
- **Garage (Only for Type C & D)**
Homogeneous Tile

WALL FINISHES

- **Interior**
Plaster & Paint
- **Bathroom**
Homogeneous Tile

DOORS & WINDOWS

- **Main Door**
Solid Engineered Wood Door
with Digital Door Lock System
- **Interior Door**
Engineered Wood Door
- **Garage Door (Only for Type C & D)**
Metal Framed System
- **Windows**
High Quality Aluminium Frames

SANITARY

- **Bathroom & Pantry**
KOHLER / Equivalent
- **Service Area**
TOTO / Equivalent

KITCHEN & PANTRY

- Storage Cabinet System
with Countertop, Sink,
Faucet, & Stove
(Only for Type C & D)

ROOF

- Concrete Flat Roof
- Concrete tile with Lightweight Steel
Structure for Pitched Roof

CEILING

- Gypsum Board in Paint Finish

ELECTRICITY

- 16.500 Watt

OTHERS

- Private Elevator (Only for Type C)
- Hot Water with Solar Panel





EXPERIENCE LIFETIME HAPPINESS RIGHT HERE

Surrounded by high level amenities that will continue to be developed,
Garden Residence offers the finest services for its residents.



- Community hall : play room, library, open entertaining kitchen, barbeque area
- Serenity garden
- Swimming pool

- Healthy corner: gym, meditation room, sanctuary gazebo, reflexology path
- Jogging track
- Basketball court

- Single gate entrance security 24/7
- Children playground



- Exclusive club house
- Surrounded by beautiful garden and scenery
- Prioritizing your privacy

- Strategic location
- A residence with golf view
- Luxurious home design
- Premium building quality

DISCOVER THE JOY
OF YOUR OWN HOME





LUXURY AWAITS



“

METICULOUS PLANNING IN BUILDING
QUALITY AND CREATIVE HOUSING AND
LIFE, SO THAT IT CAN INSPIRE OTHERS

”

ATERALAND Group is an association of companies engaged in property development. It was founded in 1995 by a leading group of entrepreneurs in Indonesia in the energy and automotive sector.

Since then, ATERALAND Group has developed more than 4,500 quality housing units in Cibubur and Depok, and will continue to develop property projects in other areas in Indonesia.

PROJECTS:



Pasal Sanggahan: Seluruh gambar, keterangan, informasi, data dan spesifikasi dalam materi promosi ini bukan bagian dari kontrak jual beli, namun hanya merupakan kondisi terakhir hasil terjemahan dari RENCANA ARSITEKTUR ke dalam bentuk gambar atau fotografi hasil rekaan dengan menggunakan model/ccontoh, yang perubahannya dapat terjadi sewaktu-waktu tanpa pemberitahuan dari Pihak Developer dan/atau Pihak Lain yang menjadi sumber informasi dan data.

MARKETING GALLERY

- A.** Jl. Emerald Raya
Cimanggis Golf Estate, Depok, Indonesia
- E.** contact@gardenresidence-emeraldagolf.com
- W.** gardenresidence-emeraldagolf.com