

CASSIA

Ayodhya⁺
by Alam Sutera

CASSIA

The name **Cassia** draws its essence from the star constellation, reflecting its status as a radiant universe and a universal symbol of brilliance. Just as stars illuminate the night sky, Cassia shines as a beacon of inviting living for all. This cosmic allure, paired with its enchanting story, fuels the inspiration behind our house cluster, **Cassia**. Within this unique haven, beauty, tranquility, and harmony unite, offering a captivating living experience to all who call it home.

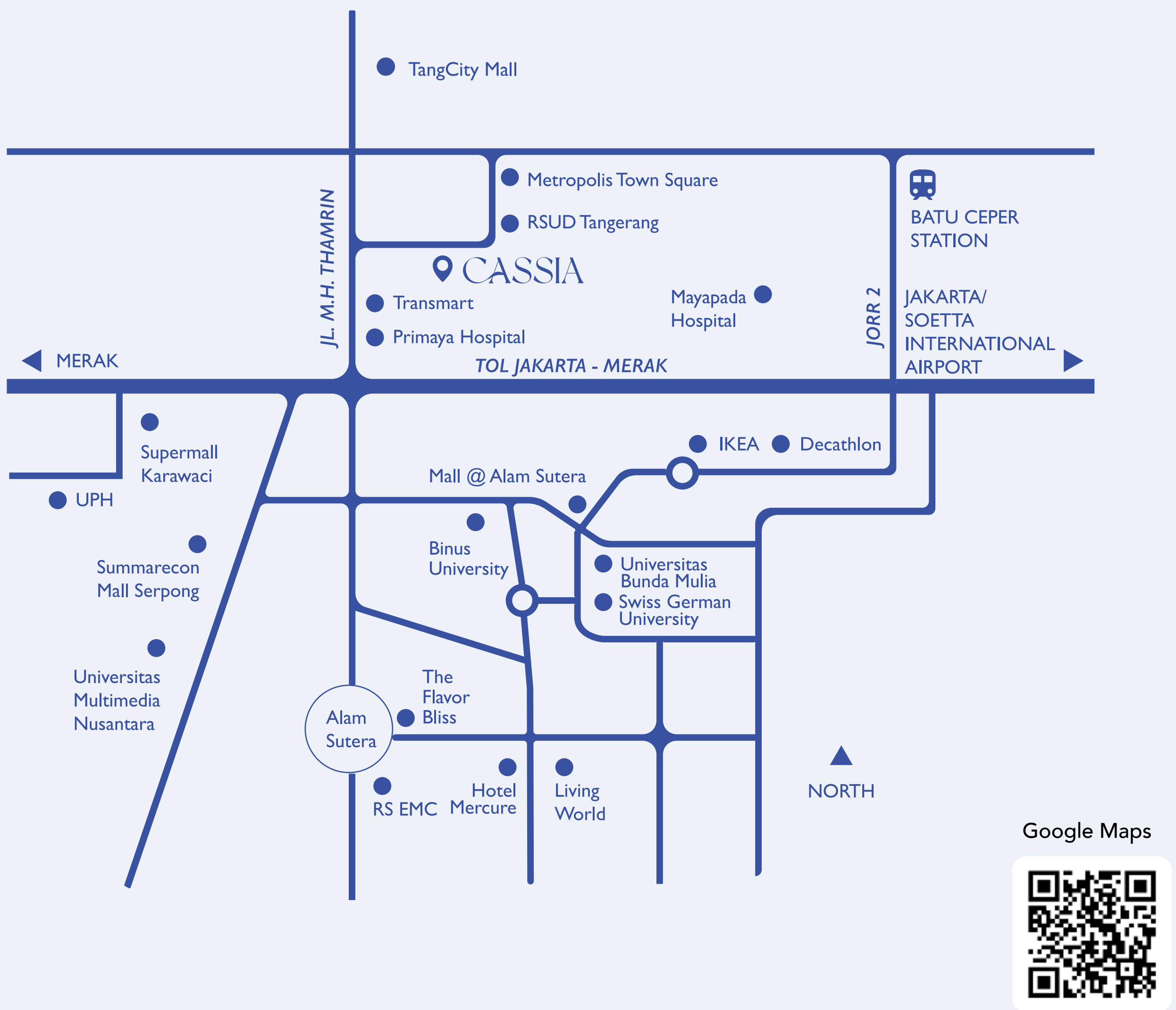




YOUR GATEWAY TO HARMONIOUS LIVING

Welcome to Cassia, a delightful and charming cluster designed to redefine your idea of a perfect home. Nestled in a serene and picturesque location, Cassia offers a harmonious blend of modern living and natural beauty. With its thoughtfully crafted architecture and premium amenities, Cassia promises to be your sanctuary of comfort and joy.





THE IDEAL LOCATION

In the heart of Tangerang, lies an oasis which blends city living with surroundings that allow you to pursue your many passions. In just minutes, Cassia connects you with quality schools and universities, health care, sports facilities, entertainment, shopping, and the Soekarno-Hatta International Airport. Its prime site means time-saving conveniences, so you can create more special moments with loved ones.



SERENE LOCATION

Cassia is ideally located amidst lush greenery and peaceful surroundings, providing a tranquil escape from the hustle and bustle of city life. Enjoy the beauty of nature right at your doorstep.



MODERN ARCHITECTURE

Each house in Cassia is meticulously designed, reflecting contemporary aesthetics and practicality. The cluster exhibits a seamless integration of modern architecture while respecting the environment and its surroundings.



SPACIOUS INTERIOR

Embrace spacious living with well-designed floor plans that maximize space utilization. Experience an open and airy atmosphere, allowing natural light and ventilation to flow through every corner of your home.



PREMIUM AMENITIES

Cassia offers a range of premium amenities to enhance your lifestyle. Enjoy a state-of-the-art clubhouse with a fitness center, swimming pool, and recreational facilities. Immerse yourself in a holistic living experience.



SECURITY AND PRIVACY

Your safety is our top priority. Cassia is equipped with advanced security features, including CCTV surveillance and gated access, ensuring a secure and peaceful living environment for you and your loved ones.



COMMUNITY LIVING

Experience the joy of community living at Cassia. Foster strong bonds with your neighbors through various community events and activities, creating lasting memories for you and your family.



PROXIMITY TO KEY AREAS

Cassia is strategically located with easy access to major transportation routes, schools, hospitals, shopping centers, and entertainment hubs. Enjoy the convenience of urban living while residing in a serene locale.



SPORTS CLUB

Elevate your active lifestyle at Cassia's Sports Club – a haven for fitness enthusiasts and recreational indulgence. Embrace a lifestyle where vitality and camaraderie flourish, making every day at Cassia a celebration of holistic well-being.



CHILDREN PLAYGROUND

Step into the heart of family living at Cassia, where our enchanting Children's Playground becomes a canvas for shared moments and boundless joy. From vibrant slides to interactive play areas, Cassia's playground is a cornerstone of family togetherness.

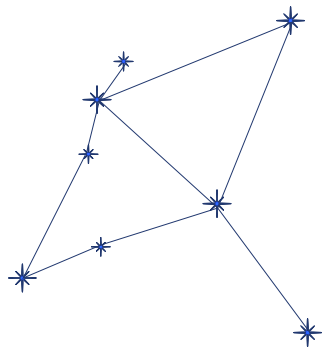




THOUGHTFULLY DESIGNED TO MAKE THE MOST OF EVERY SQUARE FOOT

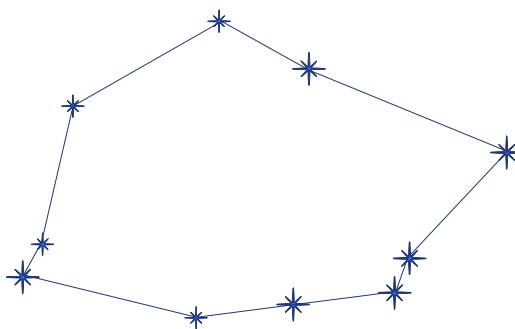
Open-concept living areas create a sense of spaciousness, while smart space-saving solutions ensure that each room serves a specific purpose without feeling cramped. Multi-functional furniture, built-in storage solutions, and modular design elements contribute to the efficient use of space.

PRESENTS



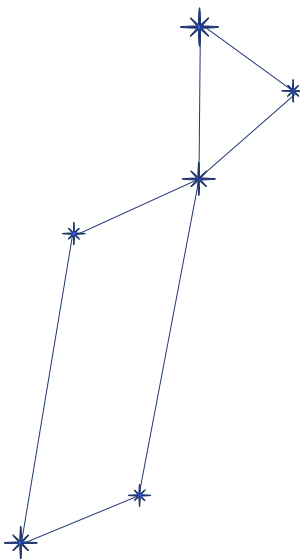
AQUILA

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VELA

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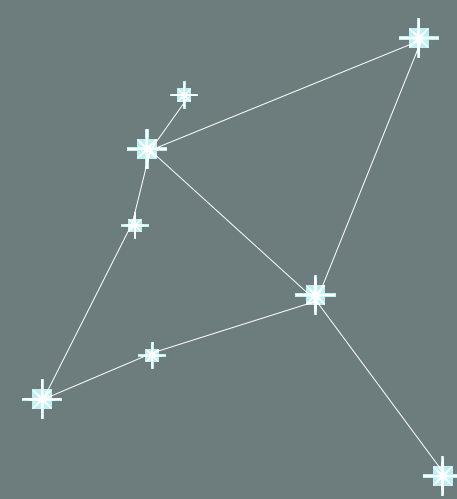
LYRA

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AQUILA

6X14



Aquila is a type of living that has been meticulously designed to cater to the preferences of young adult professionals seeking a blend of compact living and exceptional comfort. It is to provide a living space that maximizes both functionality and aesthetics, offering a lifestyle that is both practical and extraordinary.

SPECIFICATION

LAND SIZE

84sqm

BUILDING SIZE

85sqm

3  BEDROOMS

3  BATHROOMS



1st FLOOR



2nd FLOOR

A COZY HAVEN

A welcoming entryway sets the tone for comfort, with a carefully designed exterior that beckons residents and guests alike. As you approach, the sight of a charming porch creates an immediate sense of warmth. The architectural details, from the elegantly framed doorway to the thoughtfully chosen color palette, contribute to an exterior that doesn't just stand as a structure but unfolds as an invitation into a cozy haven.



OPEN LIVING ROOM & COMFORT BEDROOM

The family room is a true expansive oasis, boasting an open and airy design that envelops the space in natural light, creating a bright and inviting atmosphere. As you step into this room, the seamless integration of windows enhances the sense of spaciousness, allowing daylight to dance across room.

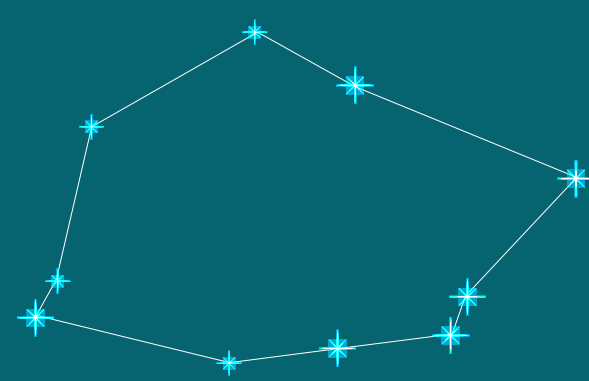
Every detail has been considered for cozy living. The layout is intelligently designed to maximize comfort, with ample space for movement and thoughtful placement of furniture to enhance functionality.





VELA

6X16



Vela presents an everlasting home designed to cater to the aspirations of young couples in pursuit of an ideal living environment for both themselves and their children. The concept behind Vela is to provide a residence that fosters a sense of comfort, growth, and togetherness, offering a space that nurtures familial bonds.

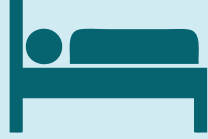
SPECIFICATION

LAND SIZE

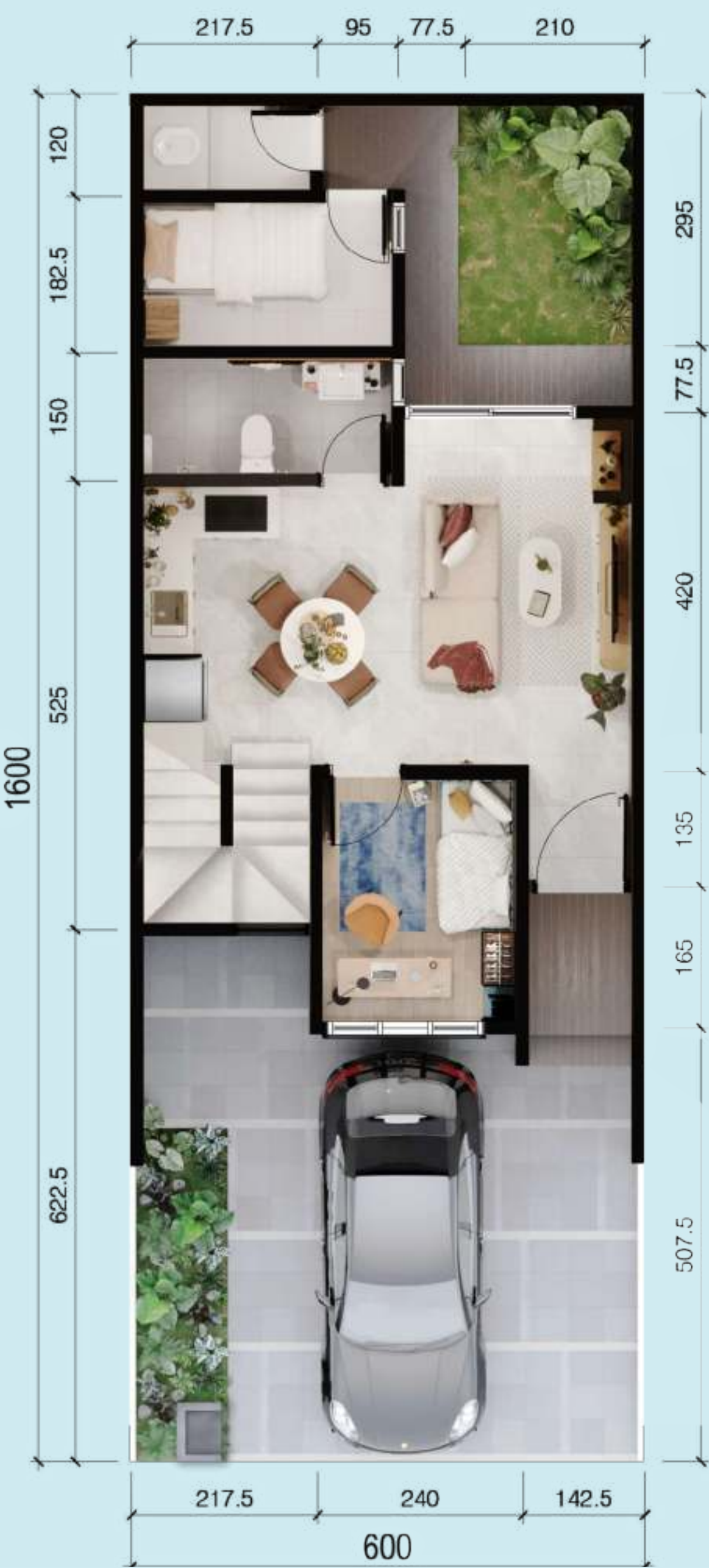
96_{SQM}

BUILDING SIZE

103_{SQM}

3+1  BEDROOMS

3+1  BATHROOMS



1st FLOOR



2nd FLOOR

DISCOVER YOUR FAMILY LIVING

Welcome to a home designed with the needs and aspirations of a young family in mind. Our property is more than just a residence; it's a haven where comfort intertwines with the joy of creating cherished family memories. Perfectly suited for a small young family, every corner is an invitation to celebrate the journey of parenthood and the joy of shared moments.



MODERN FEATURES



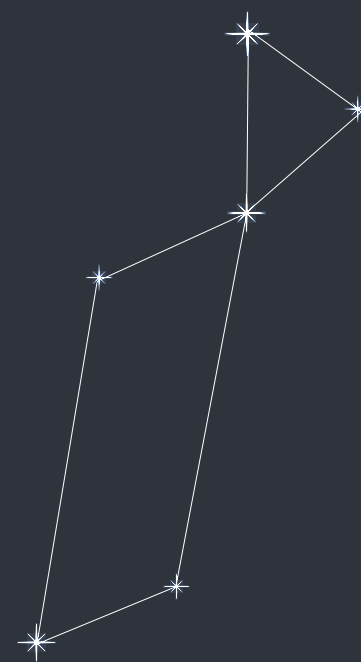
This home embraces modern living with features that anticipate the needs of a growing family. From energy-efficient appliances to smart home technology that simplifies daily tasks, every detail has been considered to ensure that this property evolves with your family.





LYRA

7X14



Lyra is a residential concept that prioritizes maximum comfort and flexibility for families by offering broader living spaces. This design approach aims to create a harmonious living environment that accommodates the diverse needs of families while providing a sense of openness and versatility.

SPECIFICATION

LAND SIZE

98_{SQM}

BUILDING SIZE

115_{SQM}

3+1  BEDROOMS

3+1  BATHROOMS



1st FLOOR



2nd FLOOR

GRAND LIVING SPACE



This place is more than just a house; it's your laid-back haven of comfort. Picture a family room that's all about chill vibes and versatile hangouts – whether it's movie nights, dance-offs, or impromptu theater performances, this spot is ready for it all. The natural light flooding in through big windows gives the whole place a warm and inviting feel, making every day a sunlit adventure. With a no-fuss elegance, the stylish comfort here is built for real-life living, where you can kick back, relax, and create lasting memories. It's not just a room; it's your chill zone, your family hub, and the place where comfort and style collide effortlessly. Schedule a laid-back tour, kick off your shoes, and see how this cozy oasis could be the perfect fit for your family.

THE HEART OF HOME

This space isn't just a room; it's a haven where bedtime stories become adventures, and quiet moments turn into treasured memories. As you enter, picture the joy of sharing laughter on cozy bedtimes, the warmth of snuggling up for a story in a plush reading nook, and the magic of crafting together in a creative corner designed just for your little one.



CASSIA SPECIFICATION

LYRA / AQUILA / VELA

STRUCTURE	Foundation	Concrete pile
	Upper Structure	Reinforced concrete
WALL	Perimeter & Interior	Brick / lightweight concrete Cement plaster finish
WALL FINISHES	Exterior	Weather resistant paint
	Variation	Modified clay material
	Interior	Acrylic emulsion paint
	Bathroom	Local ceramic tile up to ceiling
	Service Bathroom	Local ceramic tile
FLOOR FINISHES	Main Room	Homogeneous tile 80 x 80 cm
	Bedroom	Homogeneous tile / ceramic 15 x 60 (wood pattern)
	Bathroom	Local ceramic tile
	Terrace/service	Local ceramic tile
	Carport	Local ceramic tile
ROOF COVER	Roof Frame	Lightweight steel
	Roof Cover	Flat concrete tile
DOOR & WINDOW FRAME	Perimeter	Powder coated aluminum
	Front Door Interior	Wood Plastic Composite (WPC)

* Note: the material specifications are subject to change without prior notice depending on availability at the time of construction.

CASSIA SPECIFICATION

LYRA / AQUILA / VELA

DOOR	Front Door	Engineered wood + smart lock
	Interior	Engineered wood door, Alumunium + glass
CEILING	Exterior	9 mm water-resistant gypsum board, with metal frame
	Interior	9 mm gypsum board with metal frame
SANITARY	Main & Children Bathroom	Hand shower ex. TOTO / equal
		Closed coupled toilet & lavatory ex. TOTO / equal + wall mirror
	Service Toilet <small>(Lyra & Vela only)</small>	Squatting toilet ex. local
KITCHEN	Wall	Homogenous tile 60 x 60 cm
	Kitchen Sink	Single bowl stainless steel sink
	Table	Concrete table + solid surface
	Stove	2 burner gas stove (built-in)
ME/P	Clean Water	PDAM Standard
	Eletrical Power	3500 VA
	Security	3 CCTV Point / IP Camera
	Multimedia	Quad play ready
	Solar Water Heater	Connect to main & children bathrooms
	Air Conditioning	2 inch PVC pipe spare for refrigerant, drain pipe & electrical power in all bedrooms

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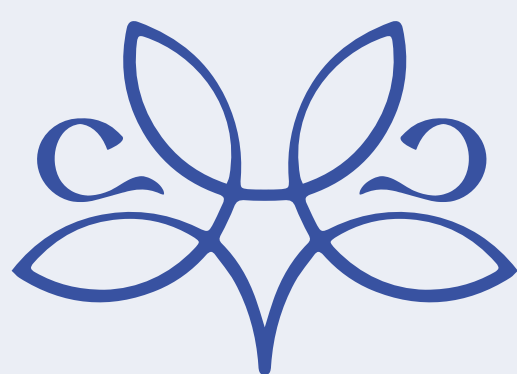
LIGHT ARMATURE	Main Rooms	Downlight
SEPTIC TANK		Biotech septic tank
ENVIRONMENT	Electrical & FO Cable	Underground
	Environment Drainage	Subsurface drainage system
	Security	24 hours + CCTV
	Front Yard	Without fence

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CREATE A LIFETIME CHERISHED MEMORIES

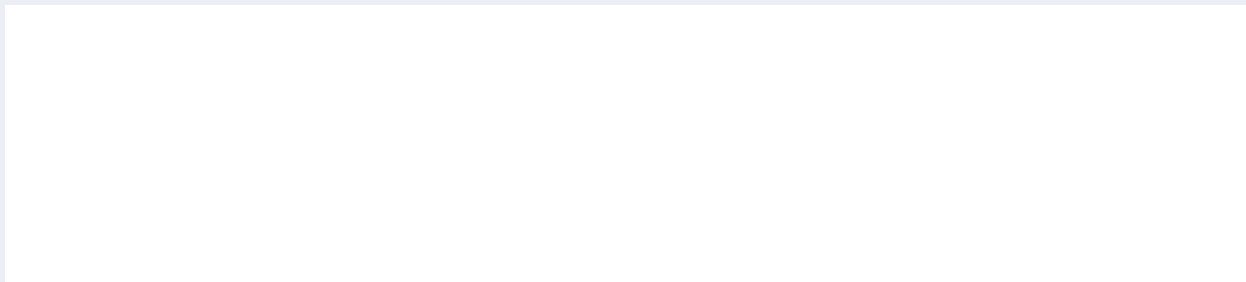
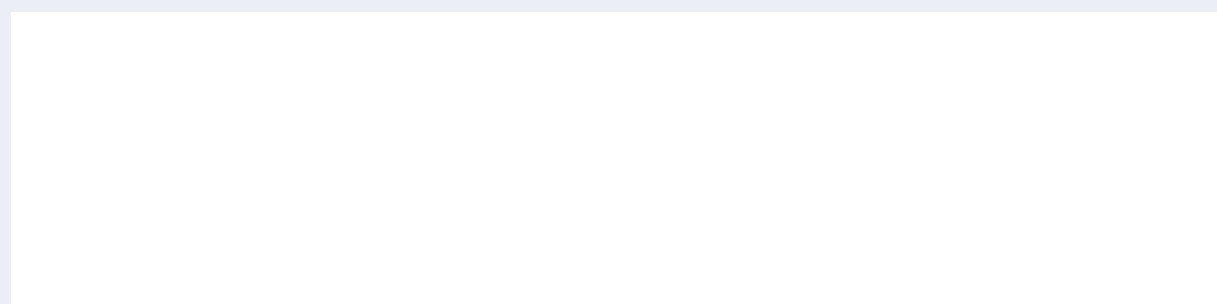
Don't miss the opportunity to be a part of the Cassia community and embrace a life of comfort, luxury, and harmony. Come and experience the charm of Cassia - where dreams come to life.





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by Alam Sutera



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