

virtu IN *Sutera Nexen*

Alam Sutera
RESIDENTIAL & LIFESTYLE COMMUNITY

NEW AGE LIVING



WELCOME TO
virtu IN *Sutera nexen*

Experience the smart side of modern living with Virtu. Designed for the way you live today, this exclusive cluster combines sleek architecture with integrated security and lifestyle-focused features.

At Virtu, safety is a priority—thanks to the One Gated System, 24/7 security presence, and full CCTV coverage. It's the perfect place to live, work, and recharge in a space that's designed to evolve with you.

369

▪ TOTAL UNITS ▪



UNIT TYPE

PIXEL

6x12



We know what you're looking for, a place that just gets you. Say hello to Pixel!
 A smart, compact unit with a multifunction room that lets you work, chill, and do your thing, all in one place.

NEW AGE LIVING



LIVING ROOM



BEDROOM



KIDS BEDROOM

First Floor

Second Floor



LAND SIZE

72 sqm

BUILDING SIZE

60 sqm

BATHROOM

1

BEDROOMS

2

POWDER ROOM

1

SUTERA NEXEN

UNIT TYPE

VOXEL

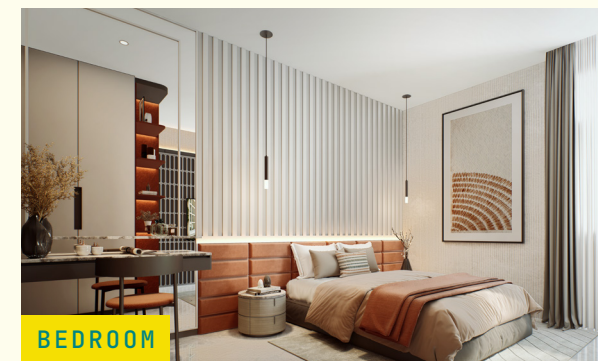
6x14

Voxel is that spot your friend keeps hyping up, saying it's totally your vibe! Spacious and easygoing, it's got all the right zones for working, relaxing, and just doing your thing. Whether you're sharing the space or claiming it all to yourself, Voxel makes room for the lifestyle you love.

NEW AGE LIVING



LIVING ROOM



BEDROOM



KIDS BEDROOM

First Floor

Second Floor



LAND SIZE

84 sqm

BUILDING SIZE

74 sqm

BATHROOMS

2

BEDROOMS

3

POWDER ROOM

1

SUTERA NEXEN

UNIT TYPE

TEXEL

7x14



It's time for you to upgrade to a space that adapts to your lifestyle, with plenty of room to thrive. Texel is perfect for when you're grinding during the day, unwinding at night, and everything else life throws your way. It's your space, your rules.

NEW AGE LIVING



LIVING ROOM



BEDROOM



KIDS BEDROOM

■ First Floor ■

■ Second Floor ■



■ LAND SIZE ■

98 sqm

■ BUILDING SIZE ■

99 sqm

■ BATHROOMS ■

3+1

■ BEDROOMS ■

3+1

SUTERA NEXEN

VIRTU-ALLY CONNECTED, GENUINELY LIVING

Get ready for something epic!
Join a community of like-minded
visionaries who share your passion
and creativity, and watch your living
experience soar to new heights.

Your dream home is just a heartbeat away,
waiting for you to make it yours!

TYPE	LAND SIZE (sqm)	BUILDING SIZE (sqm)
Pixel (6x12)	72 sqm	60 sqm
Voxel (6x14)	84 sqm	74 sqm
Texel (7x14)	98 sqm	99 sqm

DISCLAIMER : Whilst all reasonable care has been taken in providing this promotional material, PT Delta Mega Persada and its agents remind that changes may be made during further planning or development stages of any development and dimensions, fittings, finishes and ongoing architectural specifications. All illustration / artist's impressions is for illustration purposes only translated to the architectural planning in the form of drawings or photography based on model / example and standard form of building offered in this material. This data should not be considered authoritative for navigational, engineering, legal or other site-specific uses.

HOUSE SPECIFICATION

NO	ITEM	TYPE / MATERIAL	
1	Structure	Foundation	Pile foundation
		Top Structure	Reinforced concrete
2	Walls	Main Building	Red Brick / Lightweight Concrete, plastered, skim coated & painted
		Backyard	Lightweight Concrete/Cement Plaster Finish
		Unit Divider	Double wall
	Wall Finishes	Exterior	Weather Resistant Paint
	Façade Variation	Local Ceramic Tile	
		Interior	Acrylic Emulsion Paint
3	Floor Finishes	Main Room	Homogeneous Tile 60 x 60 cm
		Bedroom	Homogeneous Tile 60 x 60 cm
		Terrace/ Service Area	Local Ceramic Tile
		Carport	Local Ceramic Tile
4	Roof	Perimeter & Front Door	Powder Coated Aluminium
		Interior	WPC (Wood Plastic Composite)
5	Door & Window Frame	Outside	Aluminium powder coating
		Inside	WPC (Wood Plastic Composite)
	Door Leaf	Main (Front)	Engineered wood + honeycomb + smart doorlock
		Interior	Engineered wood + honeycomb
	Back Door	Powder Coated Aluminium + Glass	
6	Ceiling	Exterior & Interior	9 mm gypsum board with metal frame
7	Bathroom & Sanitary	Main & Children's Toilet	Floors & Walls Covered with Ceramic Tiles
			Hand Shower: ex. TOTO or Equal
			Closed Coupled Toilet: ex. TOTO or Equal
			Lavatory: ex. TOTO or Equal
8	Kitchen	Kitchen Sink	Single Bowl Stainless Steel Sink ex. Local
		Wall & Concrete Table	Homogeneous Tile 60 x 60 cm
9	Installation	Clean Water	PDAM Standard (PVC pipes, ex. Pralon)
		Electrical Power	2200 VA (PIXEL Only) & 3500 VA (VOXEL, TEXEL, RESEL, & RESEL PRIME)
		Air Conditioning	2-inch PVC pipe spare for refrigerant and electrical power in the main bedroom, children's bedroom, and living room
		Water Heating System	Solar Water Heater
		Smart Home System	Voice command device/smart speaker (1 unit), smart switches (2 units: one in the family room and one in the main bedroom), 1 CCTV point, and 1 IR
10	Septic tank		Biotech septic tank
11	Environment	Electrical Cable	Underground
		Environment Drainage	Subsurface Drainage System
		Security	24-hours + CCTV

*Material specifications may change without prior notice based on availability during construction.

SUTERA NEXEN



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DEVELOPMENT BY

Alam Sutera
RESIDENTIAL & LIFESTYLE COMMUNITY

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CONTACT INFO

