



ALTÉA  
*BLVD*

# ALTÉA

Derived from the word "*healer*", symbolizes the concept of healing and well being. It represents a sense of tranquility and rejuvenation.

*WELLNESS | HEALING*

# BLVD

BLVD represents the typical *boulevard* with beautiful landscape that embodies the beating heart of a destination. It creates the cohesion between urban environment with nature in stylish and modern fashion.

*COSMOPOLITAN | SOCIAL | CONNECTION*





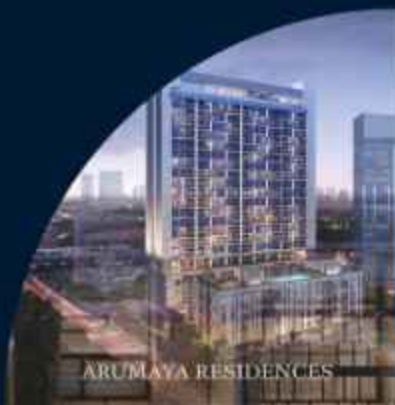
*Developer*  
LEGACY



# Astra Land INDONESIA

Astra Land is a world-class collaboration between Astra Property and Hongkong Land. With a vision to be the most trustworthy diversified property investment and development company in Indonesia, Astra Land also has a mission to enrich lives by providing the highest quality developments. It continues their innovation in property development to be one of Indonesia's most prominent property developers.

The residential portfolio of Astra Land Indonesia includes the Anandamaya Residences premium apartment project located on Jenderal Sudirman, the township project called Asya located in Jakarta Garden City (JGC), the exclusive Arumaya Residences apartment project in the TB Simatupang area, the Ammaia Ecoforest township project in the Tangerang area, as well as the newest township project in the Cibubur area.



## Sinar Mas Land

Sinar Mas Land aims to be the leading property developer in Southeast Asia, trusted by customers, employees, communities, and stakeholders. With over 50 mega projects across Indonesia, Singapore, Malaysia, Australia, China, the UK, and the USA, Sinar Mas Land is committed to maintaining its position as an industry front-runner and continuing to build a better future.

Sinar Mas Land owns various strategic land assets characterized by scale and long-term horizons, enabling it to capture growth potential, mitigate risks, and capitalize on

opportunities throughout the property cycle. The company has developed 5 cities and townships, 20 residential estates, 27 shopping malls and trade centers, and more.

With more than 50 years of visionary excellence, Sinar Mas Land is a beacon of innovation as a diversified property developer. Renowned for crafting iconic developments, the company's commitment to innovation has redefined sustainable and green living. Leveraging a pioneering spirit, Sinar Mas Land creates communities that embrace harmony and compassion.



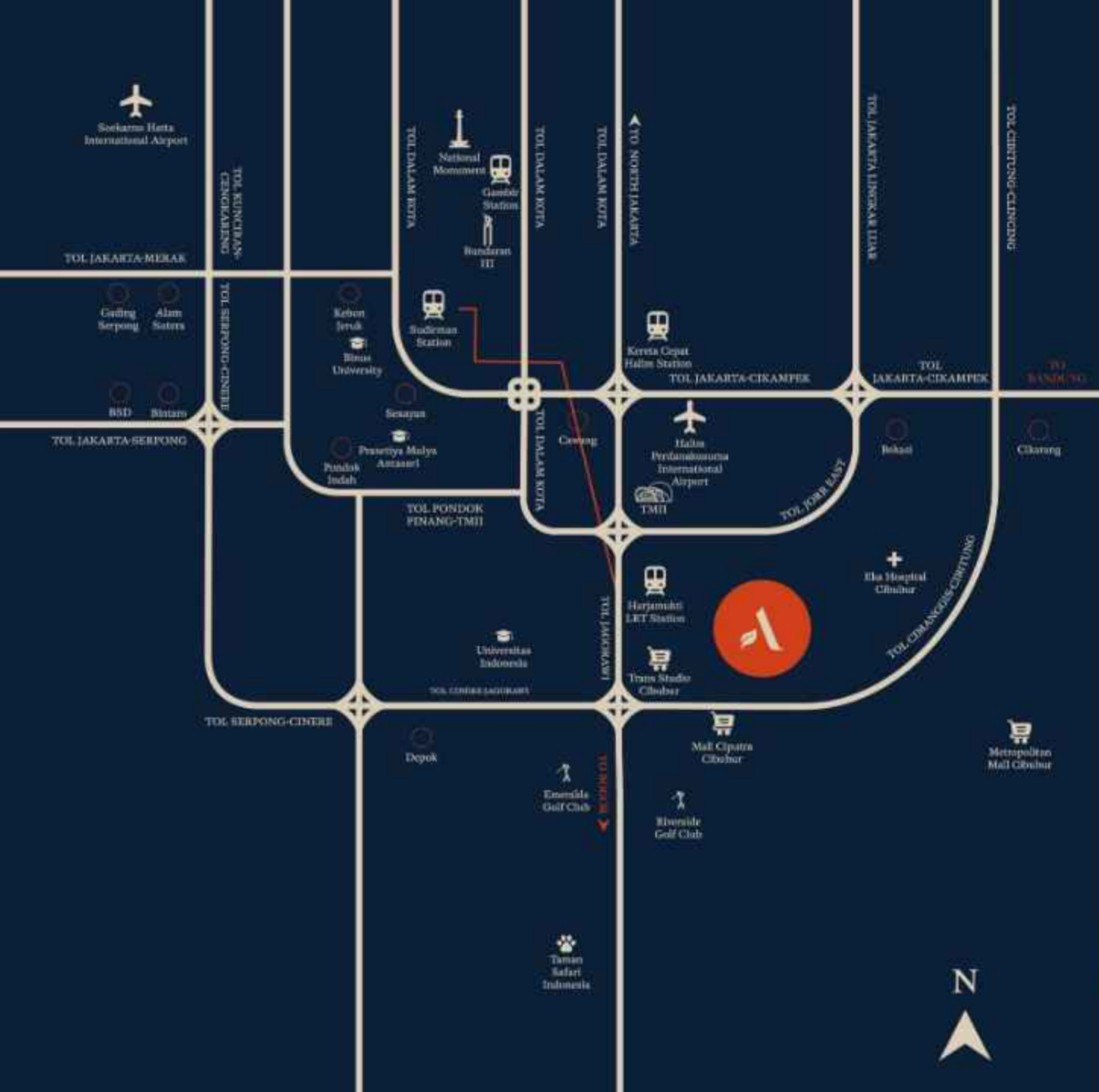
*The Jewel of*  
CIBUBUR





# Explore CIBUBUR

Cibubur is well connected to convenient amenities such as shopping malls, education and healthcare facilities as well as entertainment centers via toll roads and public transportation.



**3 Mins**  
SHOPPING MALL  
Distance: < 1 km



**5 Mins**  
HARJAMUKTI LRT STATION  
Distance: 3.1 km



**15 Mins**  
EKA HOSPITAL CIBUBUR  
Distance: 3.6 km



**20 Mins**  
EDUCATION CENTERS  
Distance: 23 km



**30 Mins**  
BUNDARAN HOTEL INDONESIA  
Distance: 23 km



**50 Mins**  
SOEKARNO HATTA INTERNATIONAL AIRPORT  
Distance: 40 km





CLUB HOUSE & CENTRAL  
LAKE COMMERCIAL

FIRST  
CLUSTER

SOUTH LAKE  
COMMERCIAL

MARKETING  
VILLAGE

EXIT TOLL  
JATIKARYA



ALTEA

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BLVD





# Nature Inspired LIVING



## *Movement &* CONNECTIVITY

- Connected Area
- Pedestrian Network & Facilities
- Walkway Design Strategy

The Riverside Green serves as a continuous central spine with a pedestrian walkway and jogging track throughout the development.



## *Water Management &* CONSERVATION

- Wastewater Management
- Stormwater Management
- Water Schematic

Sustainable water conservation and management efforts are essential to ensure the availability of this vital resource for future generations



## *Wellbeing Strategy for* COMMUNITY

- Social and Economic Benefits
- Mixed Use Neighborhood
- Community Awareness

Community wellbeing strategies encompass comprehensive initiatives to enhance the overall quality of life for individuals and groups within a particular area



**PLATINUM**  
*GreenShip Certification from*  
**GREEN BUILDING COUNCIL INDONESIA (GBCI)**



## Our PARTNERS



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URBAN+



GREENSHIP  
GREEN BUILDING COUNCIL  
INDONESIA



ARCHITECTURE CONSULTANT  
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LANDSCAPE CONSULTANT  
OEMARDI ZAIN



SIGNAGE CONSULTANT  
NEWMAN



INTERIOR DESIGN  
CONSULTANT  
2ND EDITION

# RIVARA

ALTÉA BLVD

A fusion of "Rivus"; "Rivara" project images of serene riverbanks and the harmonious balance between land and water





RIVARA



# *Types of RIVARA*



<i>Rivara 6 2S</i>	<b>6 × 12 m   2 Floors</b> Land Area : 72 m <sup>2</sup>   Building Area : ± 88 m <sup>2</sup>
<i>Rivara 6</i>	<b>6 × 12 m   3 Floors</b> Land Area : 72 m <sup>2</sup>   Building Area : ± 123 m <sup>2</sup>
<i>Rivara 7</i>	<b>7 × 12 m   3 Floors</b> Land Area : 84 m <sup>2</sup>   Building Area : ± 143 m <sup>2</sup>
<i>Rivara 8</i>	<b>8 × 14 m   3 Floors</b> Land Area : 112 m <sup>2</sup>   Building Area : ± 192 m <sup>2</sup>
<i>Rivara 8 Villa</i>	<b>10 × 17 m   3 Floors</b> Land Area : 170 m <sup>2</sup>   Building Area : ± 192 m <sup>2</sup>



ALTEA | Rivara 6  
BLVD



# Rivara 62S

6 × 12 m | 2 Floors  
Land Area : 72 m<sup>2</sup> | Building Area : ± 88 m<sup>2</sup>



1st Floor



2nd Floor

- 3 BEDROOM
- 3 BATHROOM (1 EN-SUITE)
- 1 DINING ROOM
- 1 LIVING ROOM
- 1 DRY KITCHEN
- 2 CARPORT



# Rivara 6

6 × 12 m | 3 Floors  
Land Area : 72 m<sup>2</sup> | Building Area : ± 123 m<sup>2</sup>



1st Floor



2nd Floor



3rd Floor

- |   |   |
|---|---|
| 3    | 3  |
| BEDROOM   | BATHROOM (EN-SUITE)   |
| 1    | 1  |
| WET KITCHEN   | LIVING ROOM   |
| 1    | 1  |
| DINING ROOM   | FAMILY / STUDY ROOM   |
| 1    | 1  |
| DRY KITCHEN   | MAID'S ROOM & BATHROOM  |
| 2  |   |
| CARPORT   |   |

ALTEA | Rivara 7  
BLVD



# Rivara 7

7 × 12 m | 3 Floors  
Land Area : 84 m<sup>2</sup> | Building Area : ± 143 m<sup>2</sup>



1st Floor



2nd Floor



3rd Floor

- |   |   |   |   |
|---|---|---|---|
| 3 |    | 3 |  |
|   | BEDROOM   |   | BATHROOM<br>(1EN-SUITE)   |
| 1 |    | 1 |  |
|   | WET KITCHEN   |   | LIVING ROOM   |
| 1 |    | 1 |  |
|   | DINING ROOM   |   | FAMILY /<br>STUDY ROOM  |
| 1 |    | 1 |  |
|   | DRY KITCHEN   |   | MAID'S ROOM<br>& BATHROOM   |
| 2 |  |   |   |
|   | CARPORT   |   |   |

ALTEA | Rivara 8  
BLVD



# Rivara 8

8 × 14 m | 3 Floors

Land Area : 112 m<sup>2</sup> | Building Area : ± 192 m<sup>2</sup>



1st Floor



2nd Floor



3rd Floor



BEDROOM



BATHROOM  
(2 EN-SUITE)



WET KITCHEN



LIVING ROOM



DINING ROOM



FAMILY /  
STUDY ROOM



DRY KITCHEN



MAID'S ROOM  
& BATHROOM



CARPORT

ALTEA  
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*Rivara 8 Villa*



# Rivara 8 Villa



10 × 17 m | 3 Floors  
Land Area : 170 m<sup>2</sup> | Building Area : ± 192 m<sup>2</sup>



1ST FLOOR



2ND FLOOR



3RD FLOOR

- 4 BEDROOM
- 4 BATHROOM (2 EN-SUITE)
- 1 WET KITCHEN
- 1 LIVING ROOM
- 1 DINING ROOM
- 1 FAMILY / STUDY ROOM
- 1 DRY KITCHEN
- 1 MAID'S ROOM & BATHROOM
- 2 CARPORT




# SITEPLAN



## Rivara 6

-  Rivara 6 - 2S
-  Rivara 6 - 3S

## Rivara 7

-  Rivara 7
-  Rivara 7 - Corner
-  Rivara 7 - Irregular

## Rivara 8

-  Rivara 8
-  Rivara 8 - Corner
-  Rivara 8 - Irregular

## Rivara 8 Villa

-  Rivara 8





# Price Range

<del><i>Rivara 6 23</i></del>	<del>6 × 12 m   2 Floors Land Area : 72 m<sup>2</sup>   Building Area : ± 88 m<sup>2</sup></del>	<del><i>IDR. 2,2 - 2,3 Bio</i></del>
<i>Rivara 6</i>	6 × 12 m   3 Floors Land Area : 72 m <sup>2</sup>   Building Area : ± 123 m <sup>2</sup>	<i>IDR. 2,8 - 2,8 Bio</i>
<i>Rivara 7</i>	7 × 12 m   3 Floors Land Area : 84 m <sup>2</sup>   Building Area : ± 143 m <sup>2</sup>	<i>IDR. 3,3 - 4,4 Bio</i>
<i>Rivara 8</i>	8 × 14 m   3 Floors Land Area : 112 m <sup>2</sup>   Building Area : ± 192 m <sup>2</sup>	<i>IDR. 4,5 - 6,2 Bio</i>
<i>Rivara 8 Villa</i>	10 × 17 m   3 Floors Land Area : 170 m <sup>2</sup>   Building Area : ± 192 m <sup>2</sup>	<i>IDR. 5,8 - 6,9 Bio</i>

*\*Hardcash Price & Include VAT*

# Thank You

Discover more :

 [altea.blvd](https://www.instagram.com/altea.blvd)

 [alteablvd.co.id](https://www.alteablvd.co.id)

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