

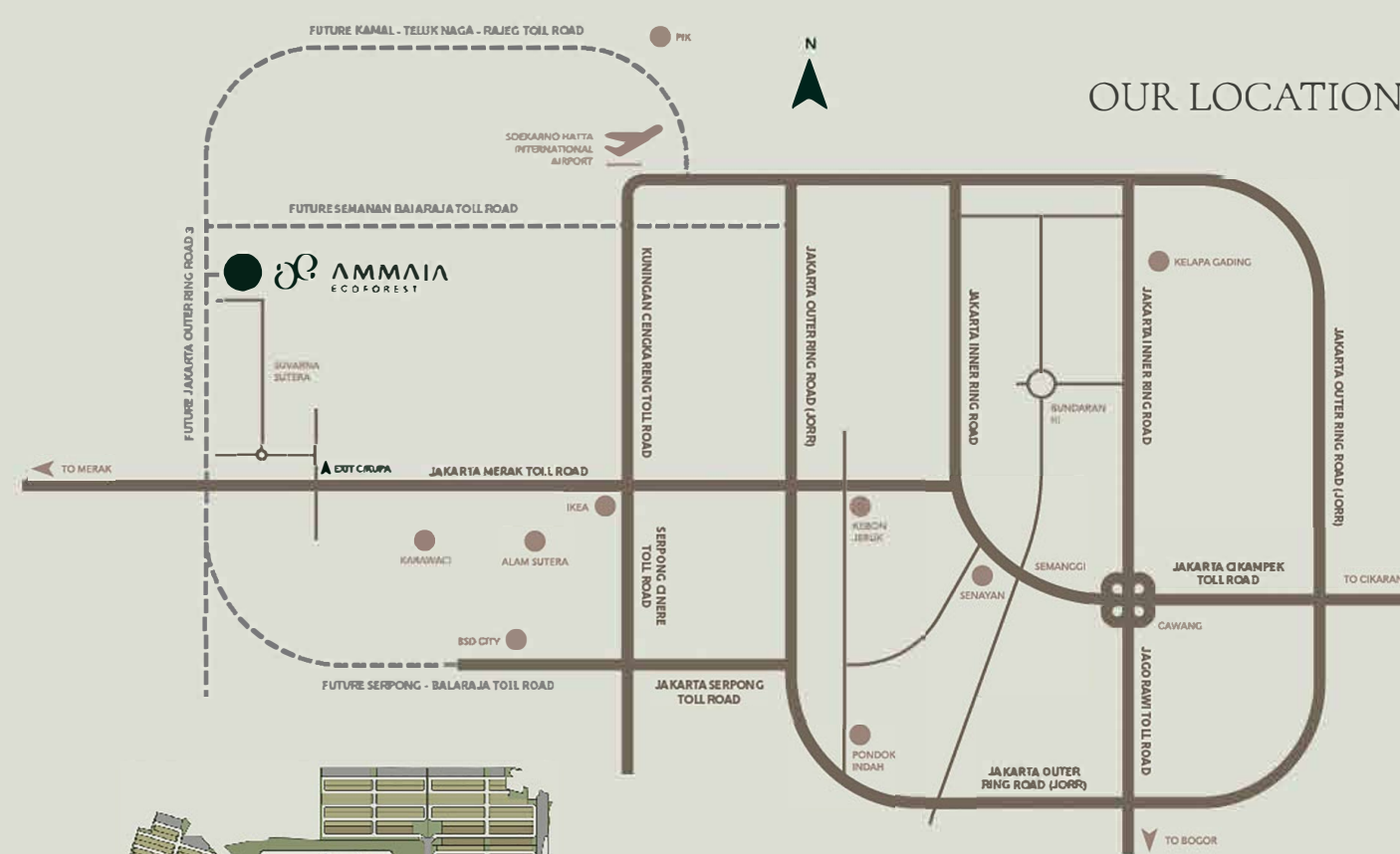


Lavatera Vibrant Avenue



Community Garden

The study corner at Lavatera offers private seated pergolas surrounded by a lush garden, creating an ideal place to read and relax. The community garden in the middle of the park provides opportunities for planting hobbies. The large children's playground at the south end offers many interactive games for kids to enjoy.



AMMAIA ECOFOREST MASTERPLAN

Lavatera Cluster is a development with a vibrant theme ecoforest along the development site. Its bold color and imaginative and diverse plant species will bring the compound much energy.

- 1. CLUSTER GATE
- 2. STUDY CORNER
- 3. OUTDOOR PAVILLION



ECOFOREST GALLERY
Jl. Suvarna Sutra Boulevard Blok 18
Cikupa, Tangerang, Banten 15560

www.ammaia.id

DISCLAIMER
Neither the Developer nor its agents will be held responsible for any inaccuracies or omissions in the information contained in this brochure. The Developer does not accept responsibility for any errors or omissions or for any losses suffered by any person or legal entity resulting from the use of the information contained in this brochure, however caused. The statements, visual representations, models, show units, displays and illustrations, photographs, art renderings, and other graphic representations and references are intended to port by only artistic impressions of the development and decor. They cannot be regarded as accurate representations of fact. All areas and other measurements are approximate and subject to change and final survey. All plans and models are not to scale unless explicitly stated and are subject to amendment.
The Conditional Sale and Purchase Agreement (CSPA, also known as PPJB) shall form the entire agreement between the Developer and the Purchaser and shall supersede all statements, representations, or promises made prior to the signing of the CSPA and shall not be modified by any statements, representations or promises made by us or our agents which are not embodied in the CSPA. Whether before or after the signing of the CSPA, all information, special features, renderings, visual representations, measurements, and plans are subject to change as we and/or the relevant authorities may require. Any explanation concerning the CSPA and the development is for information purposes only, and it is recommended that potential Purchasers seek independent legal advice regarding the proposed purchase.



Cluster gate at Lavatera

Lavatera, the first cluster of the Ammaia Ecoforest, offers a vibrant living experience with a diverse landscape of colorful plants, trees, and flowers that promote regional biodiversity and cleaner air.

The cluster gate and beautiful floral plaza at the entry welcome you to Vibrant Avenue, surrounded by green connectivity and gathering spaces. Lavatera Community Plaza across Vibrant Avenue provides a perfect spot for a chat or tea with family and friends.



Enjoy the playground at Lavatera



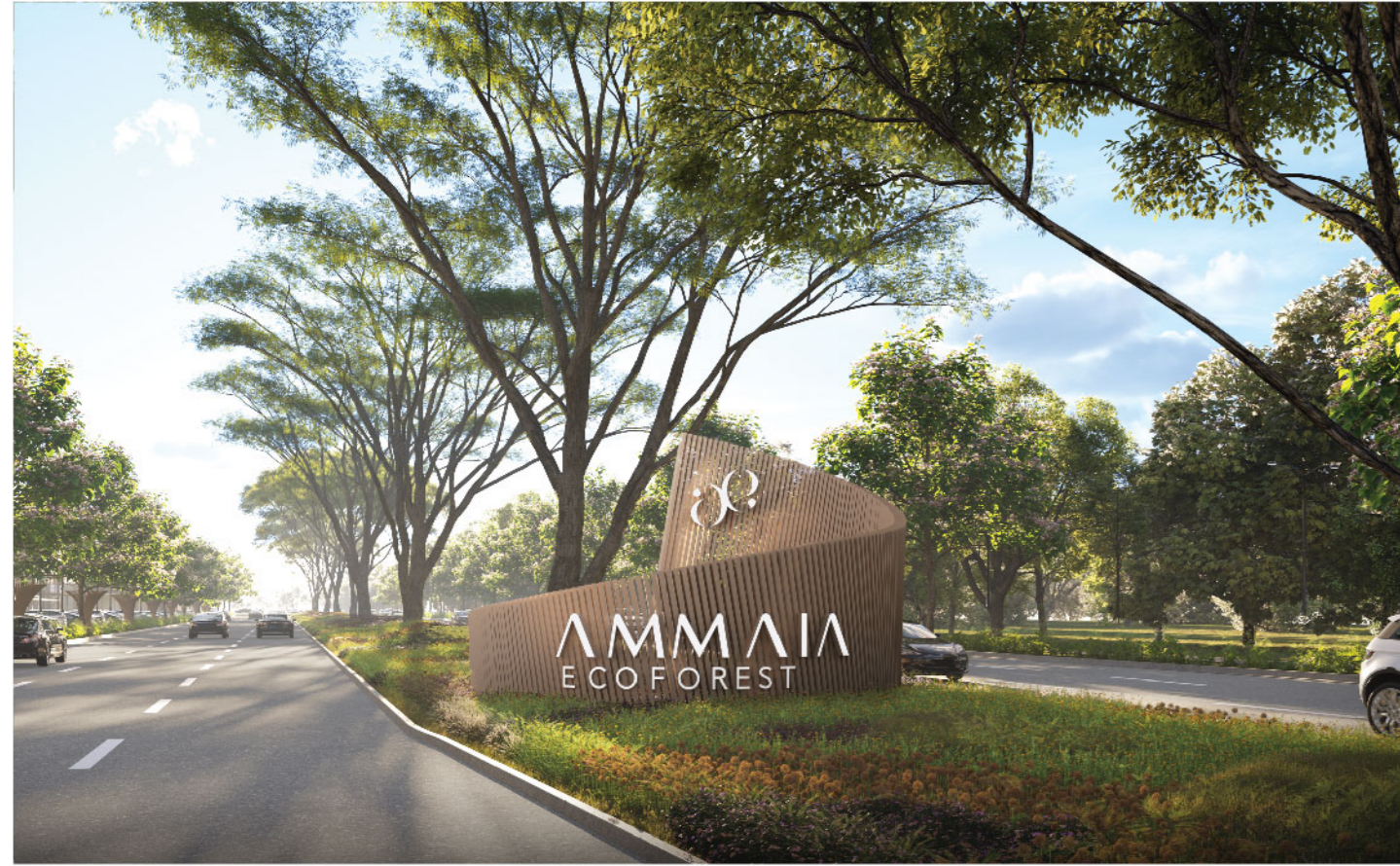
The beautiful scenery of Floral Plaza



LAVATERA

DISCOVER VIBRANT
and
SUSTAINABLE LIVING

DEVELOPED BY **ASTRALAND**
INDONESIA
ASTRA PROPERTY - HONGKONG LAND



LAVATERA 7

LAND SIZE : 84 - 126 SQM
 BUILDING : 110 SQM
 3 Bedroom
 2 Bathroom



LAVATERA 8

LAND SIZE : 144 - 231 SQM
 BUILDING : 201 SQM
 4 Bedroom
 3 Bathroom



SPECIFICATIONS

FLOOR	
ENTRANCE & FOYER (T7 & T8 ONLY)	Homogeneous Tile
LIVING, DINING, STAIRS	Homogeneous Tile
BEDROOM	Homogeneous Tile
BATHROOM & POWDER ROOM	Homogeneous Tile
CARPORT	Homogeneous Tile
BALCONY (T8 ONLY)	Homogeneous Tile
SERVICE AREA	Ceramic Tile
WALL	
INTERIOR & EXTERIOR	Paint
BATHROOM	Homogeneous Tile
CEILING	
INTERIOR	Painted Gypsum Board
EXTERIOR	Painted Gypsum WR Board
SANITARY WARE & FITTING	
CLOSET, WASHBASIN, SHOWER SET	TOTO or equivalent
BATHTUB (T8 ONLY)	TOTO or equivalent
ROOF	
MATERIAL	Concrete Roof Tile
DOOR & WINDOW	
MAIN ENTRANCE	Solid Engineered Wood with Digital Door Lock
INTERIOR	Engineered Wood
SLIDING DOOR	Aluminum Frame with Glass
WINDOW	Aluminum Frame with Glass
MAID'S TOILET	PVC
OTHERS	
KITCHEN COUNTERTOP	Homogeneous Tile
KITCHEN SINK & FAUCET	TEKA or equivalent
TV OUTLET	ONT (Optical Network Termination)/Modem only in Living Room (by Service Provider)
AC PROVISION	Drain Pipe Installation only in Living Room & All Bedrooms (excluding Maid's Bedroom)
HOT WATER PROVISION	Pipe Installation only in All Shower Area (excluding Maid's Toilet)
CCTV	Entrance & Living Room
ELECTRICITY POWER	2200 VA (T6 & T7), 3500 VA (T8)
SMART HOME	Provided
CARPORT CANOPY	Provided