



HH

HERITAGE


RESIDENCE



Experience The Full Richness of Living at Puri 11


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Indonesia is a truly marvelous country, a paradise of many wondrous islands studded along the equator, and home to a lush tropical rainforest stretching majestically from mountain tops to deep valleys. The land of the world's most numerous and diverse flora and fauna, many of which are not found elsewhere.

Blessed with pristine beauty and diverse culture, Indonesia sure is a treasure. There're so many serene living places hidden among the alluring view of greeneries imbued with magical ambience and unparalleled convenience.



Every corner of Indonesia is a sanctuary of diverse charming cultures that sure are mesmerizing. This invaluable cultural heritage birthed from a long, rich history, along with its blissful way of life, are the soul that makes it such a unique place to live in, a place to call home.

The Richness of Living at Puri 11



Designed to be a place where life stories will live on forever, Puri II is a sanctuary where your legacy starts, a home that not only you, but also your future generations, can take pleasure and pride in. It is home meticulously conceived as a legacy that you can leave behind for the next generations to come.



The Richness of Tropical Living

Like Indonesia itself, Puri 11 is a land rich in stories and heritage. From Royal Residence to Penthouse Residence – the first landed houses sold in Puri 11 – each of its clusters is infused with unique character and carefully crafted to tell a wonderful story and delightful journey in life.



The Richness of Accessibility

10 minutes to Soekarno Hatta Airport
20 minutes to SCBD
15 minutes to South Jakarta

JALAN TOL SUNGKALINGGAR
SARAWAN POLYTA
POLYTA HOSPITAL (2017)

WEST JAKARTA

CENTRAL JAKARTA

BANTEN JAKARTA

SOUTH JAKARTA

JALAN TOL SUNGKALINGGAR
SARAWAN POLYTA
POLYTA HOSPITAL (2017)

JALAN TOL SARDIAN

SOEKARNO-HATTA INTERNATIONAL AIRPORT

RSKO TROPICANA

TRIGATI HOTEL JAKARTA

GRAND MERIDIAN JAKARTA KEDIRAWAN

CATON MERIDIAN HOSPITAL

NATIONAL MONUMENT

HONDA INDAH PURE BICARA HOSPITAL

LEON MALL PURI

CENTRAL PARK

WISATA 27 TOWER 2

ALTAIR GENERAL MALL

JALAN TOL SUNGKALINGGAR
SARAWAN POLYTA
POLYTA HOSPITAL (2017)

HERITAGE

MERCU BUANA UNIVERSITY

PELIAM HOSPITAL MEDICAL BUILDING

IRMA NUSANTARA

PLAZA SUNI-SUNI

WISATA 76

PELIAM HOSPITAL

ABDI WALEDDI HOSPITAL

JALAN TOL SUNGKALINGGAR
SARAWAN POLYTA
POLYTA HOSPITAL (2017)

BEA ALAM SUKSES

DOOR BUANA ASH

PIRE TOWER

IRMA NUSANTARA

WISATA 76

PKS BERTI MANCANGKULAN

JAKARTA HEART CENTER

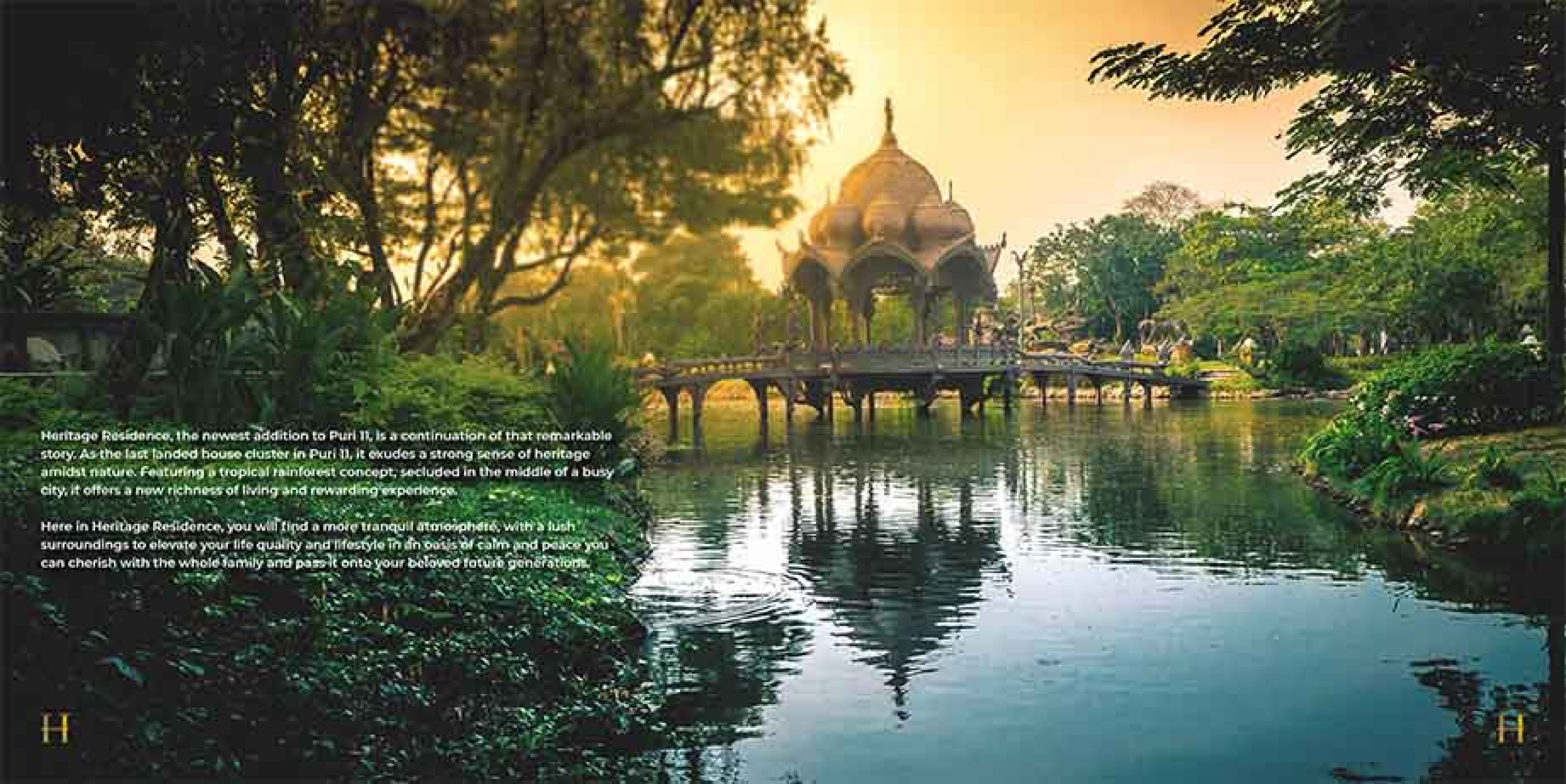
BOJ JUNCTION

BOJ TARI ANAH CUREDOR

WISATA 76

PKS BERTI MANCANGKULAN





Heritage Residence, the newest addition to Puri II, is a continuation of that remarkable story. As the last landed house cluster in Puri II, it exudes a strong sense of heritage amidst nature. Featuring a tropical rainforest concept, secluded in the middle of a busy city, it offers a new richness of living and rewarding experience.

Here in Heritage Residence, you will find a more tranquil atmosphere, with a lush surroundings to elevate your life quality and lifestyle in an oasis of calm and peace you can cherish with the whole family and pass it onto your beloved future generations.



Heritage Residence Siteplan

Located in the heart of Puri II,
Heritage Residence offers tranquility and exclusivity within your home.

-  The 7
-  The 9
-  The 7 Corner
-  The 9 Corner
-  The Designer's Collections



Heritage Residence

- A** Clubhouse
- B** Royal Residence
- C** Penthouse Residence
- D** Heritage Residence
- E** Marketing Gallery
- F** Gym
- G** Swimming Pool
- H** Basketball Court



The Richness of Complete Living

Every facet of Heritage Residence has been designed as an extension of exclusive tropical living in the middle of a city. It extends not only to different sections of the house, but also the private rooftop villa that you can personalize to your liking to suit your needs and style. The tropical landscape provides a chance for you to unwind and relax after a busy and hectic day. The house offers an escape from the hustle and bustle of the city and make you always feel like you are on a vacation every day right at home.

And as the pandemic has profoundly changed the way we live and work, we have also reimagined a space to further accommodate future lifestyle trend, which will hinge on remote working. As such, we go the extra mile to build a residential project that is hi-tech, future-proof and wellness-oriented with excellent fiber optic infrastructure to make the work-from-home experience more seamless and enjoyable.



Private Pantry



Private Gym



Library



Private Office

The Richness of Personalization

7



Floor Plan

Land Area: 88 m²

Building Area: 158 m²

THE 7



Meticulously designed by our experienced team of architects, The 7 is here to make you feel like you're constantly on vacation. Every room is designed with the modern way of living in mind. Adorned with a full rooftop and various types of plants, The 7 feels more like a resort than a home. We also believe that every house needs to create a strong sense of belonging. That's why we offer the option to personalise your façade with a wide variety of marble and Batik pattern.

- 4+1 Bedroom
- 3+1 Bathroom
- 2 Cars Parking Area
- Sterilization Box
- Open Plan Living-Dining-Pantry
- 1 Service Chamber

- Private Sky Villa :
- Sky Gallery
 - Sky Deck
 - Sky Garden
 - Covered Sky Lounge



The Richness of Serenity

THE 9



Floor Plan

Land Area: 122 m² Building Area: 220 m²

THE 9



Level 1



Level 2



Level 3



Rooftop

Designed for those who favor spacious living environment, The 9 is here to give you and your family more room to live, work, and play. Experience a more exclusive and prestigious living in stylish and sophisticated ambience. Refresh your mind every day every time you wake up with the sound of nature. And with the option to personalize your facade, The 9 will surely make it possible for you to own the home you've always dreamt of.

-  4+1 Bedroom
-  3+1 Bathroom
-  2 Cars Parking Area
-  Sterilization Box
-  Open Plan Living-Dining-Pantry
-  1 Service Chamber

- Private Sky Villa:
-  Sky Gallery
 -  Sky Deck
 -  Sky Garden
 -  Covered Sky Lounge



The Richness of Uniqueness

7
THE
CORNER



Floor Plan

Land Area: 113 m² Building Area: 164 m²

7
THE
Corner



Level 1



Level 2



Level 3



Rooftop

Experience better living spaces on a prominent corner type, with more exterior features so you can beautify your home with decorative details and enjoy 180-degree view from the rooftop overlooking the scenic verdant tropical landscape that makes you feel like living completely surrounded by the beauty of nature.

- 4+1 Bedroom
- 3+1 Bathroom
- 2 Cars Parking Area
- Sterilization Box
- Open Plan Living-Dining-Pantry
- 1 Service Chamber
- Side Terrace

- Private Sky Villa :
- Sky Gallery
 - Sky Deck
 - Sky Garden
 - Covered Sky Lounge



The Richness of Sophistication

9
THE
Corner



Floor Plan

Land Area: 147 m² Building Area: 225 m²



Level 1



Level 2



Level 3



Rooftop

Expansive living spaces for families or those who value more privacy, The 9 Corner, receives more sunlight and offers more plentiful spaces, while featuring extra landscaping. Everything is designed down to the finest details for the enjoyment and comfort along with the functionality that makes your life more wonderful and rewarding.

-  4+1 Bedroom
-  3+1 Bathroom
-  2 Cars Parking Area
-  Sterilization Box
-  Open Plan Living-Dining-Pantry
-  1 Service Chamber
-  Side Terrace

- Private Sky Villa :
-  Sky Gallery
 -  Sky Deck
 -  Sky Garden
 -  Covered Sky Lounge



Choose Your
Own Sintered
Stone &
Batik Facade



Dark Color
Stone



Medium Color
Stone



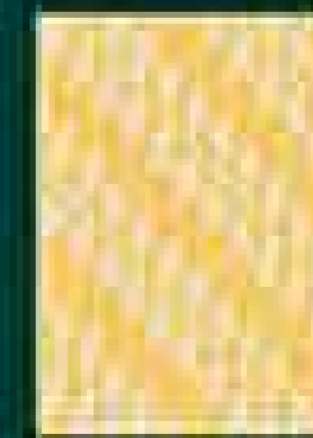
Gray Color
Stone



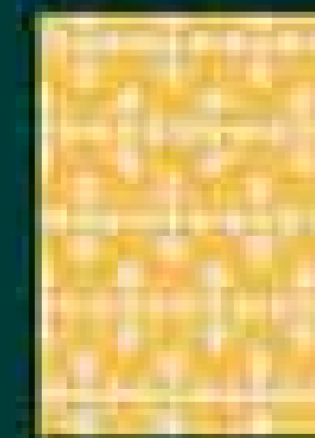
Light Color
Stone



Batik Kawung



Batik Pawang



Batik Sogan



Batik Anyam



The Richness of Exclusivity

Immerse yourself in the height of tropical living completely surrounded by breathtaking natural beauty. The Designer's Collection is specifically designed for those who fancy a home with a more sophisticated and stylish ambience. With only four units available, The Designer's Collection is extremely limited, super exclusive and beautifully designed to create an elevated sense of warmth and belongings for its select residents.

In Celebration of 48 Years of Goldland

We Proudly Present to You

The Designer's Collection



Nordic Zen Style

Brazilian Style

Featuring a modern minimalist look, the Nordic Zen style @The 7 is about finding the right balance, taking the best of both Scandinavian minimalism and Japanese simplicity to create a warm and inviting living space while remaining sleek and sophisticated at the same time. Strongly accentuated by different shades of light colour in grey tone, the Nordic Zen style @The 7 breathes life and personality into a space to elevate its aesthetic.

The Brazilian style @The 7 represents the blurring boundaries between the inside and outside, featuring exposed structural and heavy wood work and greenery. The choice of bold colour hues, drawing inspiration from water, grass and earth, elegance that permeates everywhere in the interior. The Brazilian style @The 7 is filled to not just Brazil's natural wonder but also its wealth of culture and art scene.

Modern Italian Style



The Modern Italian style @The 9 is an embodiment of the modern luxury, sophistication and glamour down to the smallest details. The use of natural stone like marble which blends effortlessly with wood and metal accent makes your living space look fabulous and feel cozy. The interior is further refined with dazzling pieces of sleek designer furniture and a clever lighting to make the interior appear bright, spacious and airy.

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Ethnic Style



Ethnic style @The 9 is one of our interior design masterpieces featuring the timeless elegance, minimalist ambience with the clever use of earthy accent palettes, natural wooden materials, eye-catching tribal motifs with dark monochromatic colours all mix harmoniously to create a cool and vibrant living space rooted in traditional refinement and rustic beauty. Thoughtful accessories are carefully chosen to further add perfection to the room.

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UNIT SPECIFICATIONS

STRUCTURE

Foundation	Concrete Pile
Upper Structure	Reinforced Concrete

WALL

Autoclaved Aerated Concrete (AAC) (Wick Area)
Conventional Pressed Red Brick (Wall Area)

WALL FINISH

Exterior	Finished Elastomeric Paint
Double Skin Facade	Precast Concrete Decorative Panel & Tinted Stone Slat (20x240)
Interior	Emulsion Paint
Master Bathroom	Homogenous Tile 60x90
Children Bathroom	Homogenous Tile 60x60
Service Bathroom	Ceramic Tile

FLOOR FINISH

Main Hall	Homogenous Tile 60x120 (The T)
	Homogenous Tile 60x90 (The S)
Bedroom	Laminated Vinyl Flooring
Service Area	Ceramic Tile
Carport	Asphalt Stone
Master Bathroom	Homogenous Tile 60x120
Children Bathroom	Homogenous Tile 60x60
Service Bathroom	Ceramic Tile

ROOF

Roof Frame	Lightweight Steel Rooftruss
Main Building	Concrete Roof Tile
3rd Floor Hall	Asphalt Roof Tile

DOOR & WINDOW FRAME

Exterior	Finished Good Aluminium Powder Coating
Interior	UV Engineering Wood

DOOR LEAF

Entrance Door	Solid Wood Engineering + Smart Electronic Door Lock
Interior	UV Engineering Wood + HMO Coating
Backyard Door	Aluminium Door + Glass

CEILING FINISH

Durians (Cafe) / Bathroom	Gypsum Board 9.5mm + Calcium Framework Finish Emulsion Paint
Interior	Reinforced Gypsum Board 9mm + Calcium Framework Finish Emulsion Paint
Durians 3rd Floor	Lumber Shaving Finish Natural

SANITARY

Master Bathroom	ex KOHLER
Children Bathroom	ex KOHLER
Service Bathroom	ex American Standard / TMA / Equivalent

KITCHEN

Kitchen Appliances	ex Modern
Table Top / Back Splash	Homogenous Tile / Aluminium Window
Kitchen Sink	Stainless Steel ex Modern

MEP

Clean Water	WTP (PVC pipe installation AW Class)
Electrical Power	3500 VA (The T)
	3500 VA (The M)
AC	Refrigrant Pipe & Drain Pipe + Power Outlet

PERGOLA CARPORT

Frame Work	Conventional Steel Frame
Roof	Laminated Glass 30mm
Pergola / Lattice	Fiber Cement with Wood Finish (Roof Deck Area)



Clean by Design.

BoConcept

KOHLER.



PURIFI

From Denmark To Purifi

The Richness of Lifestyle

Life is better at Puri 11





Meeting Lounge



Tennis Court



Gym



Swimming Pool



Natural Creek



Mini Forest



Clubhouse

PREMIUM LIFESTYLE FOR EVERYONE

Unwind and treat yourself to a range of services and facilities offered by our clubhouse. It comes fully equipped with a meeting lounge, gym, swimming pool, and many other superb facilities to make you and your families feel comfortable and pampered.

Here, you can indulge in a life of luxury with your family undisturbed and spend quality time in an open, yet intimate setting. Come enjoy a laid-back and refreshing life like never before.



Basketball Court



Goldland Group is a property group of companies with more than 48 years of experience, established and managed by experienced professionals, and driven by the principles of honesty, integrity, trustworthiness and good relationship. In the course of time, Goldland Group has grown to become a respected property group of companies through its strong commitment to keep creating new innovative products which offer prime quality of life for the residents.

At its core, we are a company built on dreams. Dreams which inspire us to constantly create new and innovative products to enhance the quality of life and benefit the society as a whole. We uphold the philosophy "Realization of Dream through The Power of Faith" as the ultimate way of thinking which keeps drive us forward and helps steer us towards our vision.

We draw strength from this philosophy, based on the visionary principles of our founder Budijono Widjaja. His message "Together We Can" always resonates with the minds and hearts of everyone at Goldland Group.

At Goldland Group, we constantly seek and capture new opportunities to maintain our leading edge and stay at the forefront of product and business innovation. Our success comes from our continued investment in Indonesia's future.

We are deeply grateful to all our loyal customers for the support and trust they have given us so far and we look forward to challenging ourselves to keep creating new products and services that add value to our customers' life and the society in many years to come.

MILESTONE OF GOLDLAND GROUP



1973 - Goldland Group start in Property Business



- **Taman Alfa Indah (PT. Alfa Goldland Realty)**

A fully developed 80-hectare real estate development in West Jakarta, consisted of 2,000 housing units that had been fully sold out.

- **Puri Beta (PT. Beta Goldland)**

A 46-hectare real estate development in Ciledug, Tangerang, where 1,300 units of houses and shophouses have been sold to date.

- **Goldland Karawaci**

Situated right in the exclusive area of Tangerang, with complete facilities all within the housing estate, Goldland Karawaci offers a prime quality of life for its residents.

- **Puri II**

Covering a total land area of 33 hectares, Puri II is a landmark township development that brings a lifetime of adventure. Soothed by the tranquil surroundings while enlivened by the infinite urban lifestyle, it offers unparalleled modern living experience.



Projects





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