



Giantara  
Serpong  
City



Architect :

 **AIRMAS ASRI**  
ARCHITECTURE  
LANDSCAPE  
INTERIOR



350 m  
Exit Toll Cisauk 4



1 Minute  
to Cicayur Station

# Nerin

CICILAN MULAI DARI

**6** JUTA-an\*

NEW  
**TRANSIT ORIENTED DEVELOPMENT**  
at CICALYUR STATION 109 Ha

6 TOLL SERPONG - BALARAJA



# MASTERPLAN 109 Ha

## Wholesome and Integrated Living

# ASTERA

- 1 RESIDENTIAL
- 2 COMMERCIAL
- 3 FACILITIES
- 4 CENTRAL PARK
- 5 CICAYUR STATION
- 6 TOLL SERPONG - BALARAJA
- 7 EXIT TOLL CISAUK 4 (Under Construction)
- 8 CANAL & EPICENTRUM
- 9 GREEN LOOP
- 10 MAIN GATE
- 11 MODERN MARKET



MAIN GATE



CENTRAL PARK



# Klaia

Type  
**5x12**

Luas Tanah :  
**60 m<sup>2</sup>**

Luas Bangunan :  
**66 m<sup>2</sup>**



## FLOORPLAN



1<sup>st</sup> Floor

2<sup>nd</sup> Floors

**STANDARD**







1<sup>st</sup> Floor

2<sup>nd</sup> Floors

**HOOK ULTIMATE**

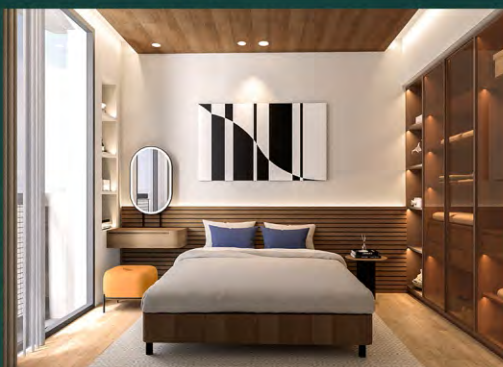
## CROSS SECTION 5x12



-  Open Plan Living
-  2 Bedrooms
-  2 Bathrooms
-  1 Carpark



OPEN PLAN LIVING



MASTER BEDROOM



KIDS BEDROOM

# Maira

Type  
**6x12**

Luas Tanah :  
**72 m<sup>2</sup>**

Luas Bangunan :  
**89 m<sup>2</sup>**







## FLOORPLAN



## CROSS SECTION

6x12



-  Open Plan Living
-  3 Bedrooms
-  3 Bathrooms
-  2 Carparks



OPEN PLAN LIVING



MASTER BEDROOM



STUDY ROOM

# UNIT SPECIFICATION

## Structure

Foundation : Foot Plat

## Floor Finishes

Living, Dining and Bedroom Area : Homogeneous Tile 600 x 600 ex. Roman Granit / equivalent  
 Staircase : Homogeneous Tile 600 x 600 ex. Roman Granit / equivalent  
 Front Terrace : Homogeneous Tile 600 x 150 ex. Roman Granit / equivalent  
 Back Terrace and Balcony : Ceramic Tile 300 x 300 ex. Roman / equivalent  
 Bathroom : Ceramic Tile 400 x 400 ex. Roman / equivalent

## Sanitary

: American Standard / equivalent

## Door and Window

Main Door : Solid Engineered Wood  
 Main Door Lock : Digital Smart Door Lock  
 Internal Door : Aluminium Frame ex. YKK Filitly / equiivalent with Engineered Wood HPL Finished  
 External Door & Window Hardware : Clear Glass with Aluminium Frame ex. YKK Filitly / equivalent : Dekkson / equivalent

## Wall Finishes

Interior : Interior Paint ex. Propan / equivalent  
 Exterior : Weather Shield Paint ex. Propan / equivalent

## Ceiling

Interior : Gypsum Board ex. Jayaboard / equivalent  
 Exterior : Moisture-Resistant Gypsum Board ex. Jayaboard / equivalent

## Roof

Rangka Atap : Lightweight Stell Structre  
 Penutup Atap : UPVC double wall roof ex. Rooftop / equivalent

## MEP Provision

Electricity : 2200 VA (Klaia)  
 : 3500 VA (Maira)  
 Water Supply : Ground Water / Standard PDAM

# FACILITIES



MAIN GATE



MAIN ROW 10 Meters



THERAPEUTIC PATH



CLUBHOUSE



OUTDOOR GYM



URBAN FARMING



KIDS PLAYGROUND



GREEN LANE

## Unique Features

### Open Plan Living

Harmony is something we strive to offer through our projects, and our Open Plan living area specifically aims to provide just that. With seamless flow from the dining/living area to the adjacent outdoor garden, this concept works well with the needs of modern families by allowing ease of access between areas and promotes family interactions.

### Natural Light

The access to natural light presents a calming and positive vibe in a home to ensure its residents get that warm and comfortable feeling one should have in a home.

### Energy Saving

Not only for aesthetic purposes, the access to natural light also allows the residents to conserve energy. With strategically placed openings, Nerine homes will have adequate illumination in each room.

### Maximizing Space

Bowled by its minimalism and mid-century modern design, Nerine homes optimizes space at every possible opportunity to function as storage or display spots and ensures the homeowners a super functional home.

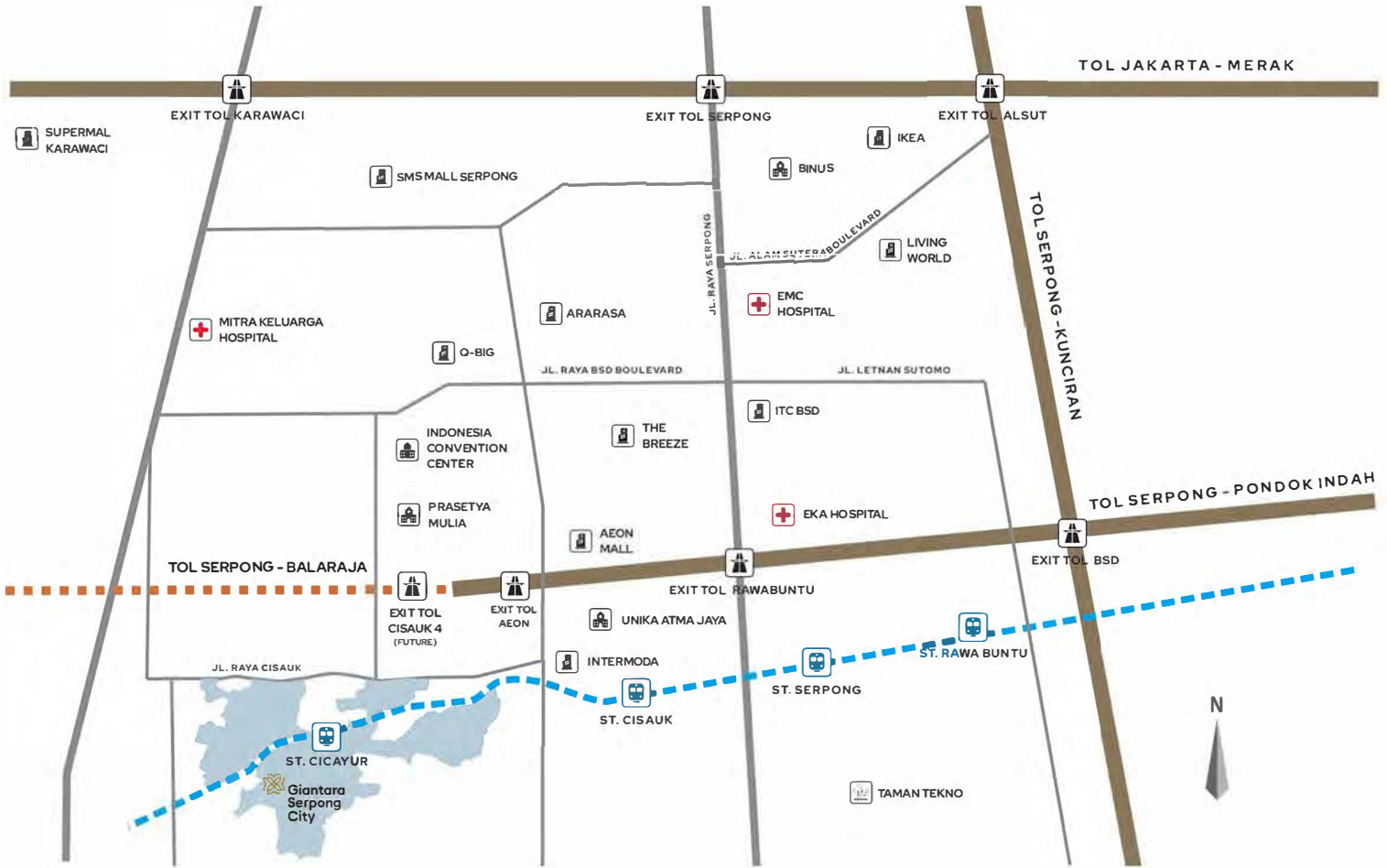
### Air Circulation

With openings in all rooms, Nerine ensures proper air circulation for its residents. This way, you can always breathe easily and relax in your own home.

### Unique Facade

If you're concerned about uniqueness, you can rest easy knowing that Nerine homes are designed with remarkably unique facades to provide a more lavish and artistic impression even from the first glance. Not prioritizing fashion over function, this detailed facade design also works as sun shades and creates shadows and forms interior spaces for the homeowners.

# LOCATION MAP









## LEGENDS

-  GSC AREA 109 Ha
-  RAILWAY
-  MAIN ROAD
-  TOLL ROAD
-  TOLL ROAD UNDER CONSTRUCTION

## SURROUNDED BY:

-  5 Malls
-  4 Hospitals
-  9 Schools
-  3 Attractions

## STRATEGIC LOCATION

-  1 Minute Toll Serbaraja
-  5 Minutes Exit Toll BSD East
-  1 Minute Cicayur Station
-  40 Minutes Tn. Abang Station
-  45 Minutes Soekarno-Hatta Airport
-  7 Minutes Aeon Mall



## SCAN OUR MAP

Marketing Gallery Giantara Serpong City

Jl. Raya Cisauk - Legak, kec. Cisauk,  
Kab Tangerang, Banten 15341

[www.giantaraserpongcity.com](http://www.giantaraserpongcity.com)



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Member of:



Architect :

