

# PREMIER PROMENADE



YOUR TRULY HOME

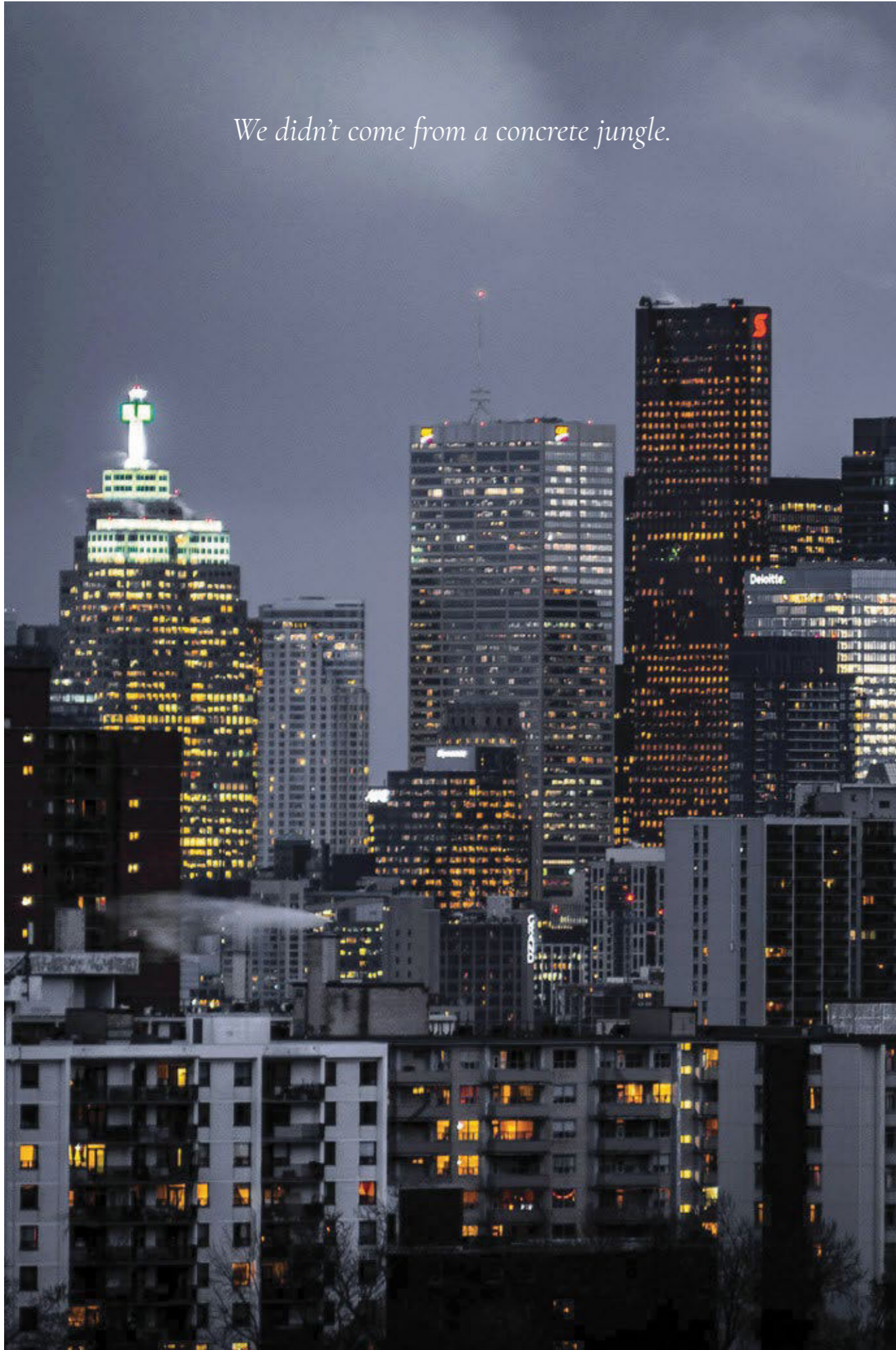




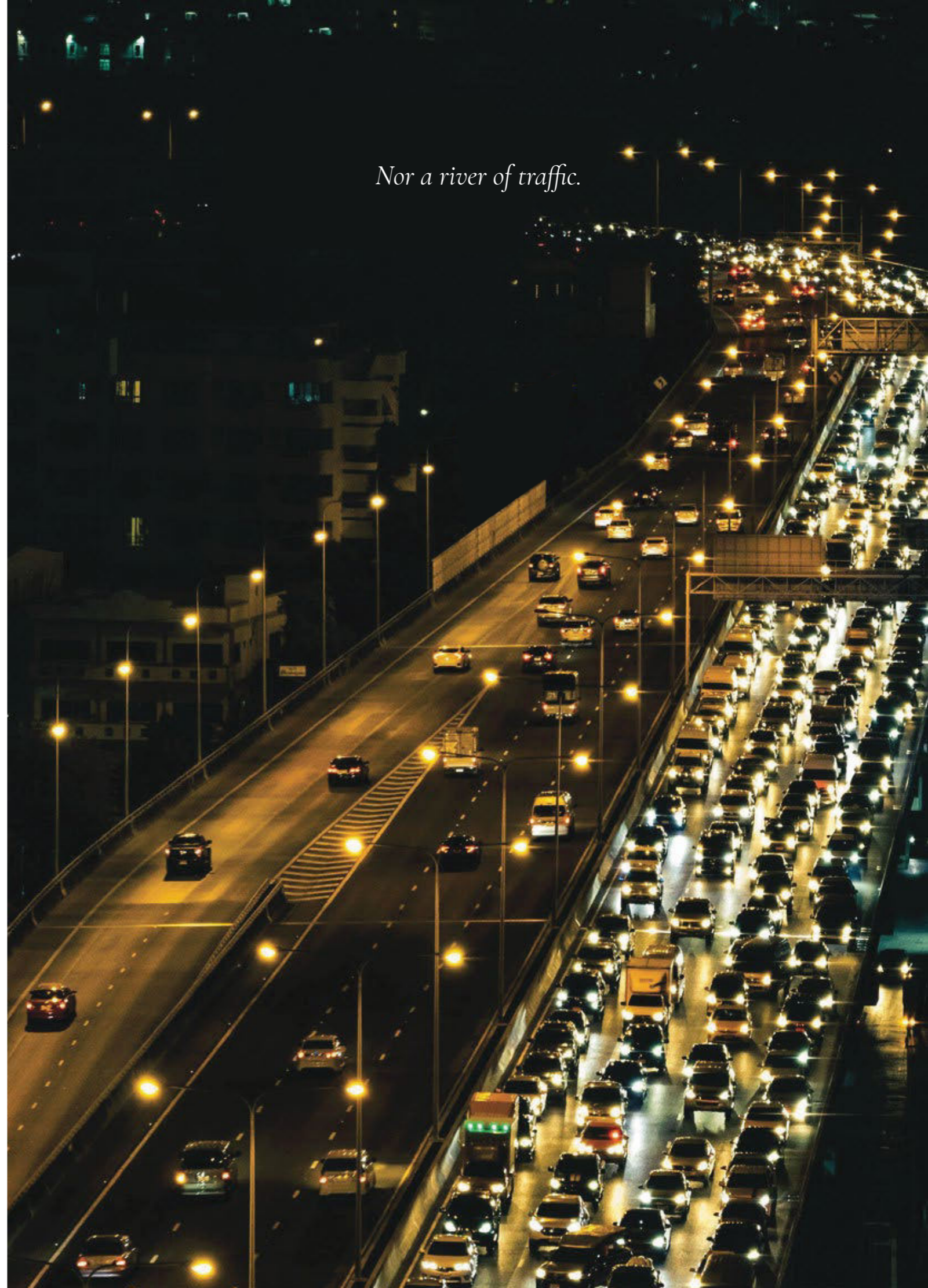



WHERE  
DO WE COME  
FROM?

*We didn't come from a concrete jungle.*



*Nor a river of traffic.*



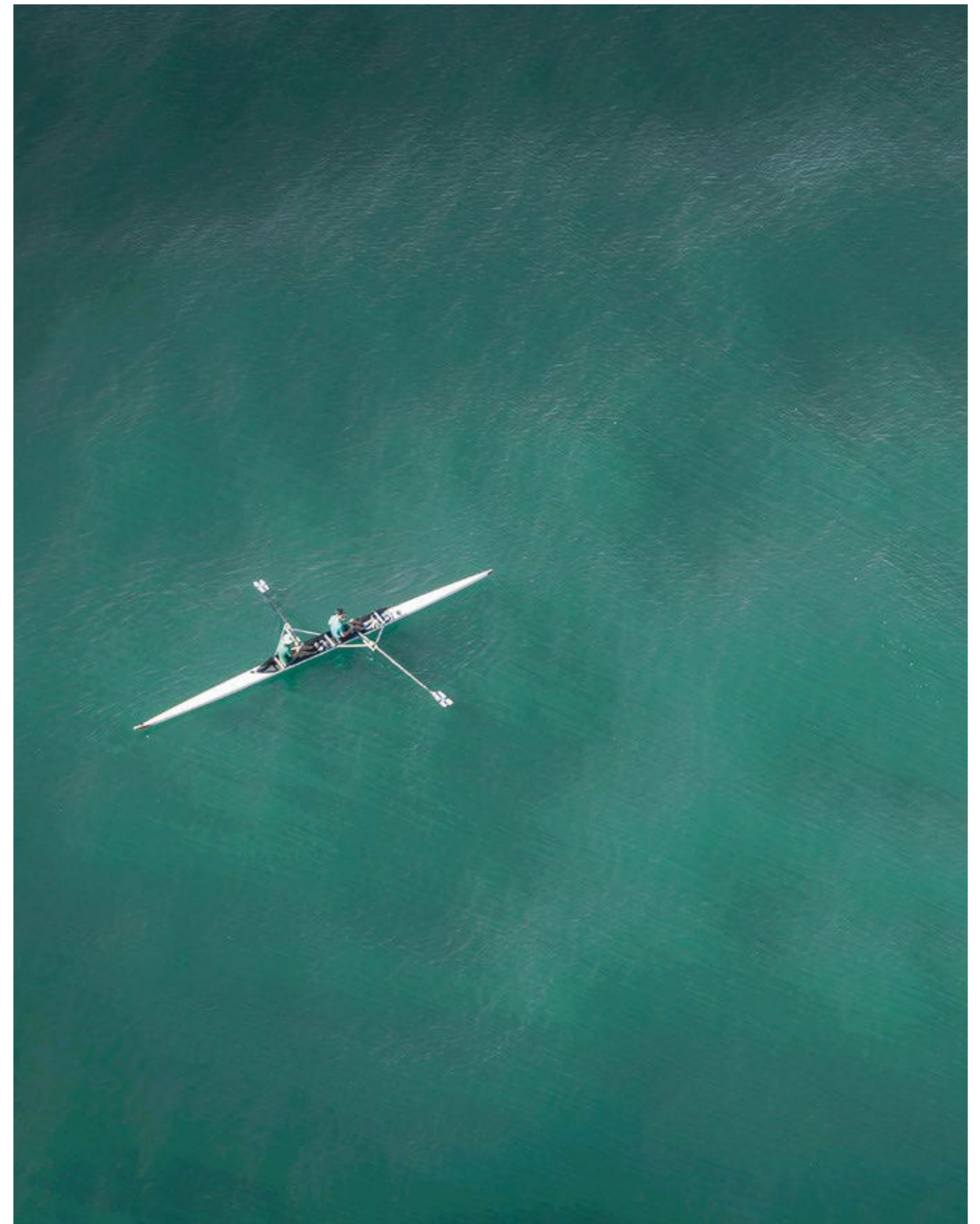


*This is where we come from,  
THE EARTH.*


WE COME  
FROM NATURE.



*No wonder every time our toes touch the earth,  
they signal home.*



*No wonder we feel at ease looking at  
a pristine body of water.*



*Because these are the things that  
remind us of our true origin,  
where we truly belong.*



SO WE  
BUILD HOMES.





*Designed to be your true home with hectares of greeneries,  
combined with the green spine.*



*Where we can be ourselves, reconnect with the origins  
and rediscover our true nature.*

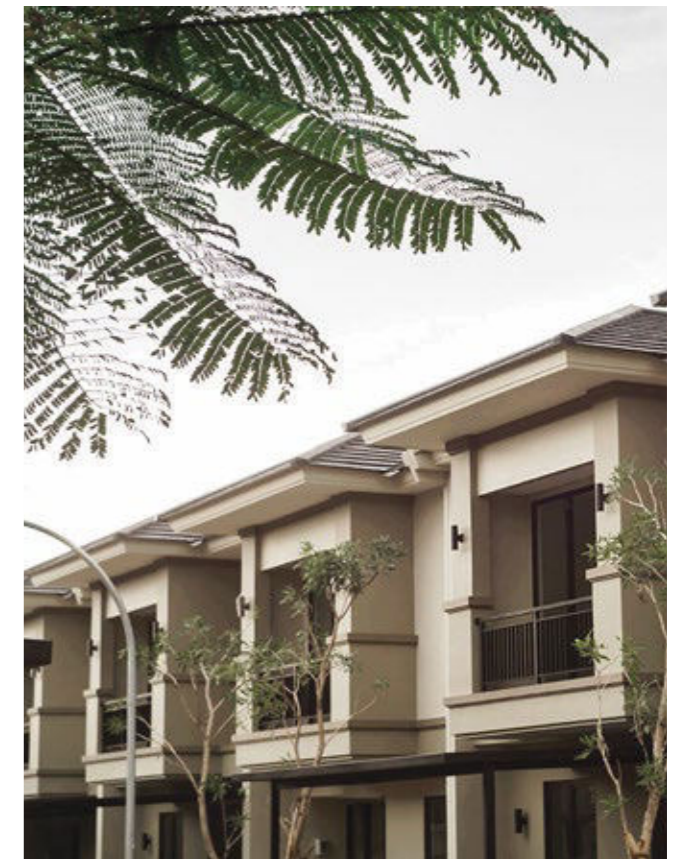
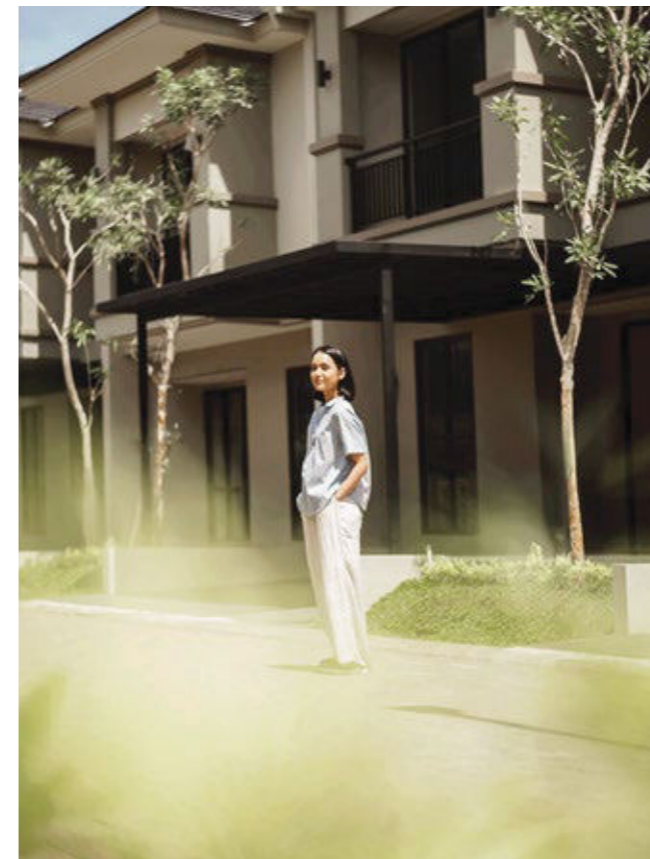


*Make coming home, a homecoming to  
where we truly come from,  
THE NATURE.*



*This is*  
**YOUR  
TRULY HOME**

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# THE PHILOSOPHY

*Our story begins with a deep desire to  
rekindle our connection with the natural world.*

Established as a tranquil vision of serene summers, Premier Promenade offers a sanctuary where one can rediscover a sense of peace and belonging.

Immersing themselves in the beauty of nature both outdoor and within the house, every aspect of our endeavour is infused with perfection. From the design phase to the execution, we attend to every need of our residents with exquisite attention to detail.

Inspired by the esteemed craftsmanship spirit of Japanese Kodawari and the expertise-oriented savoir-faire of French tradition, our approach embodies global excellence. This fusion serves as our guiding light, illuminating the path towards a home that radiates healing, wellness, and unparalleled quality.



# WASTU CITRA

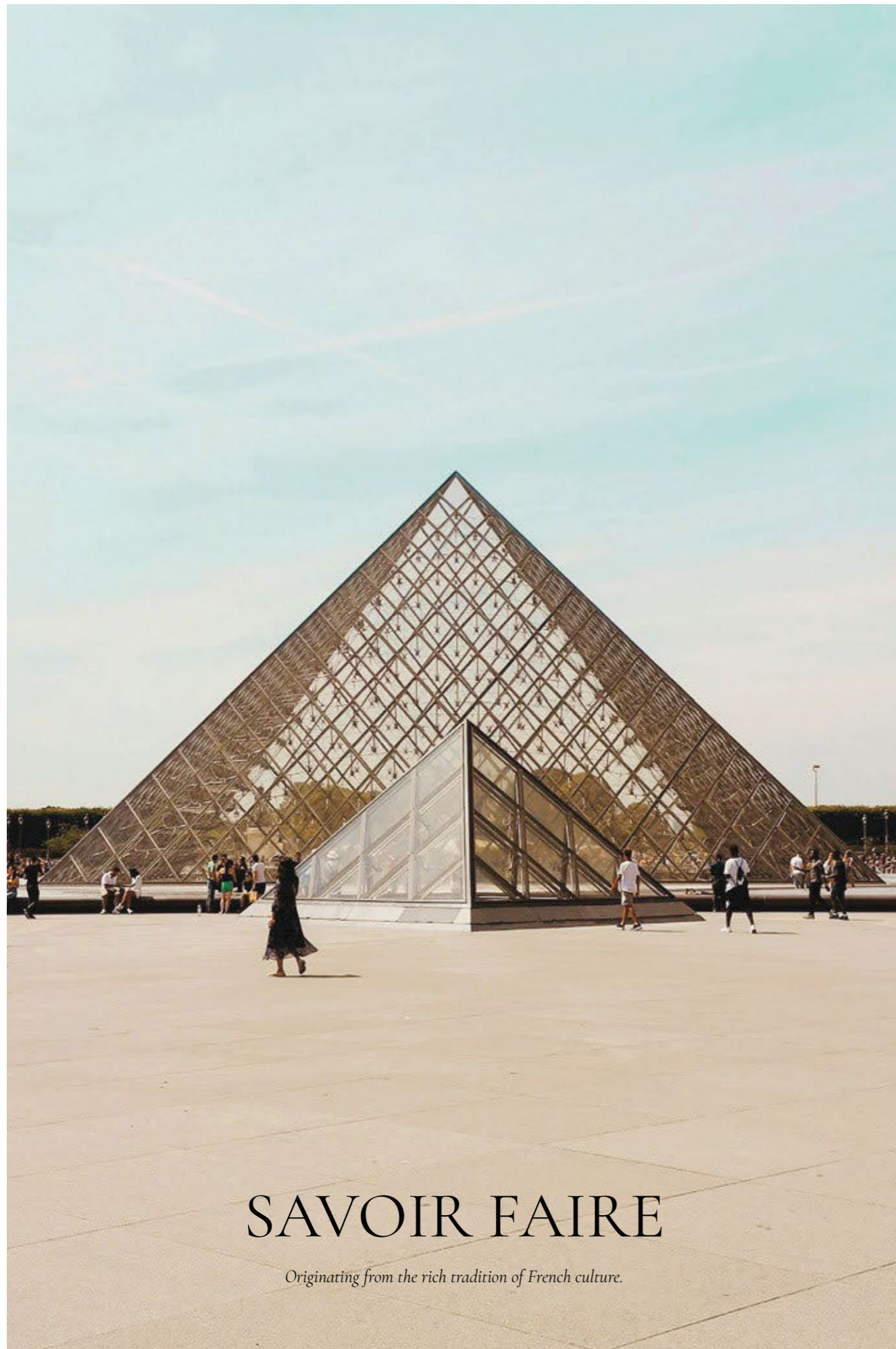
*Where every space is a reflection of the people  
who dwell within it.*



**BOMBY FEBRIANTORO**  
*Project General Manager  
Premier Qualitas Indonesia*

Conceived by the visionary architect Mangunwijaya, Wastu Citra is a celebration of humanity's intrinsic connection to the spaces we inhabit. According to this philosophy, architecture is not merely about constructing physical spaces but about imbuing these spaces with the essence of human experience and emotion.

In Premier Promenade, each structure becomes a living entity, carrying the spirit and stories of its creators and inhabitants, transforming it into a meaningful and soulful haven.



# SAVOIR FAIRE

*Originating from the rich tradition of French culture.*



**BENOIT GIROUX**  
*Director*  
*Premier Qualitas Indonesia*

Savoir-Faire embodies a unique and essential skill-set and knowledge, elevating life to a sophisticated standard marked by grace and finesse.

Like a dance of elegance and expertise, Savoir-Faire serves as our principle in achieving proficiency in design, hospitality, and the art of luxurious living.

With Savoir-Faire as our muse, every moment in your sanctuary is an expression of authentic living.



# KODAWARI

*A beacon of inspiration that defines our approach  
to refined quality living.*



**YOSUKE IGAWA**  
*Deputy General Manager  
Premier Qualitas Indonesia*



**TOMOAKI KINOSHITA**  
*Director  
Premier Qualitas Indonesia*

Kodawari is more than a philosophy; it's an inspirational spark that ignites our pursuit of remarkable craftsmanship. For the Japanese, it represents an enduring commitment and refusal to compromise on craftsmanship. For Premier Promenade, Kodawari is both our expression and identity. It resonates with our passion, persistence, and keen eye for detail, guaranteeing every finer thing in your life.

# THE GREEN CONCEPT

*As the concrete jungle expands, so too does the longing  
for a connection to nature.*

Every remarkable sanctuary allows its resident to elevate their life experience. Our green concept represents a symbiotic relationship between architecture and nature that fosters a sense of balance and well-being.

From tranquil gardens to scenic walking trails, our outdoor spaces are designed to be your loyal companions, offering a calming atmosphere and introducing a serene nuance in one spectacular sweep.





2600 m<sup>2</sup> Green Space

## GARDENIA AVENUE

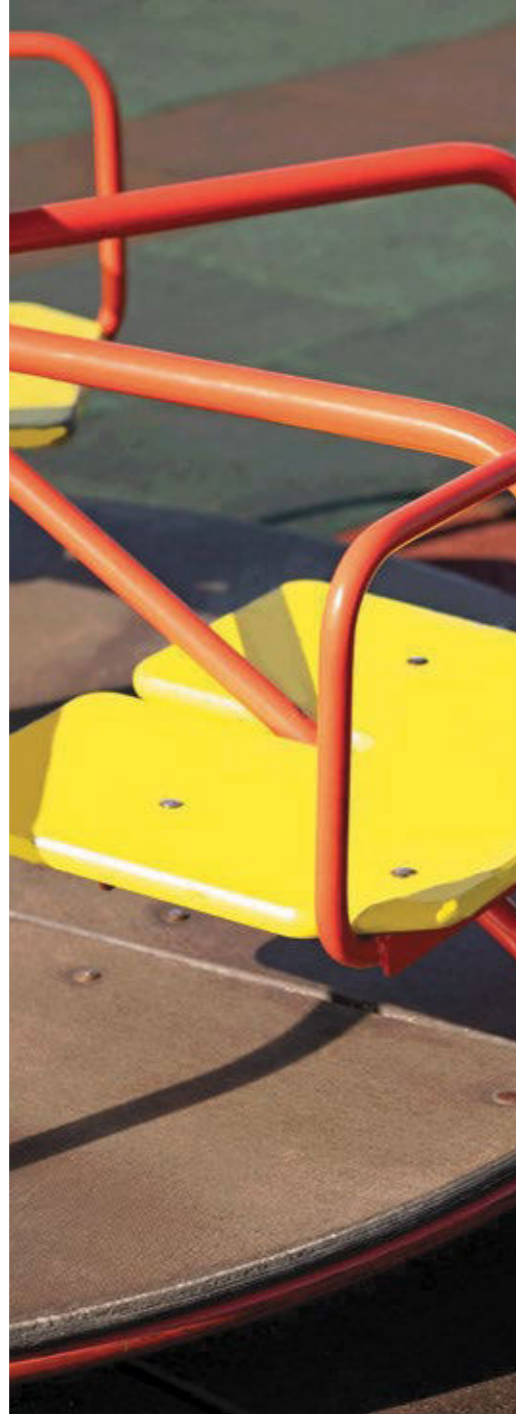
*By intentionally crafting spaces of pure tranquility, we  
prioritize moments of calm in your daily routines.*

This inspired us to create a green spine that stretched across  
the development, allowing you to nurture both body and soul.

Whether you prefer to walk, jog, or cycle, you can stay fit and  
active while enjoying the fresh air and natural scenery. With our  
focus on nature, we foster a sense of connection and well-being.



JOGGING TRACK



KIDS PLAYGROUND



MEDITATION GARDEN



CLUB HOUSE



SUNSET DECK



BBQ AREA

# THE DESIGN

*Privileging the use of natural light and harnessing the flow of fresh air,  
each house is a true essence of tropical rejuvenation.*

From the exterior, our exterior strikes a chord of timeless elegance with its earthy accent facade - a nod to the tropical landscape that surrounds it. Within, a seamless transition awaits. A small garden at the heart of each house invites sunlight and gentle breezes to flow inward.

Prioritizing the efficient use of space, we seamlessly blend form and function to maximize comfort and convenience. It is these subtle details that make luxury feel like a reality, where sophistication meets serenity.



WILLOW CLUSTER  
UNIT TYPE

## LAVENDER

*Step inside, feel the openness of the expansive living area, and appreciate how every detail enhances the sense of spaciousness and comfort.*









# LAVENDER

Willow Cluster  
at Premier Promenade

Land Area 9x12 / VAR

Building Area 140 sqm



First Floor



Second Floor



4 + 1 Bedrooms



3 + 1 Bathrooms



2 Cars

KLAUSUL SANGGAHAN: Sekalipun segala kehati-hatian diterapkan dalam menyiapkan katalog ini, pengembang dan/atau agennya tidak bertanggung jawab dalam hal ketidakakuratan. Sekalipun pernyataan ini adalah benar, namun tidak dapat dijadikan pernyataan atau acuan dari fakta yang ada. Seluruh informasi dan spesifikasi (yang dicantumkan) adalah yang berlaku pada saat ini dan dapat berubah sewaktu-waktu serta tidak dapat dianggap sebagai bagian dari penawaran atau perjanjian. Semua perencanaan tunduk kepada persetujuan dari instansi berwenang yang terkait.

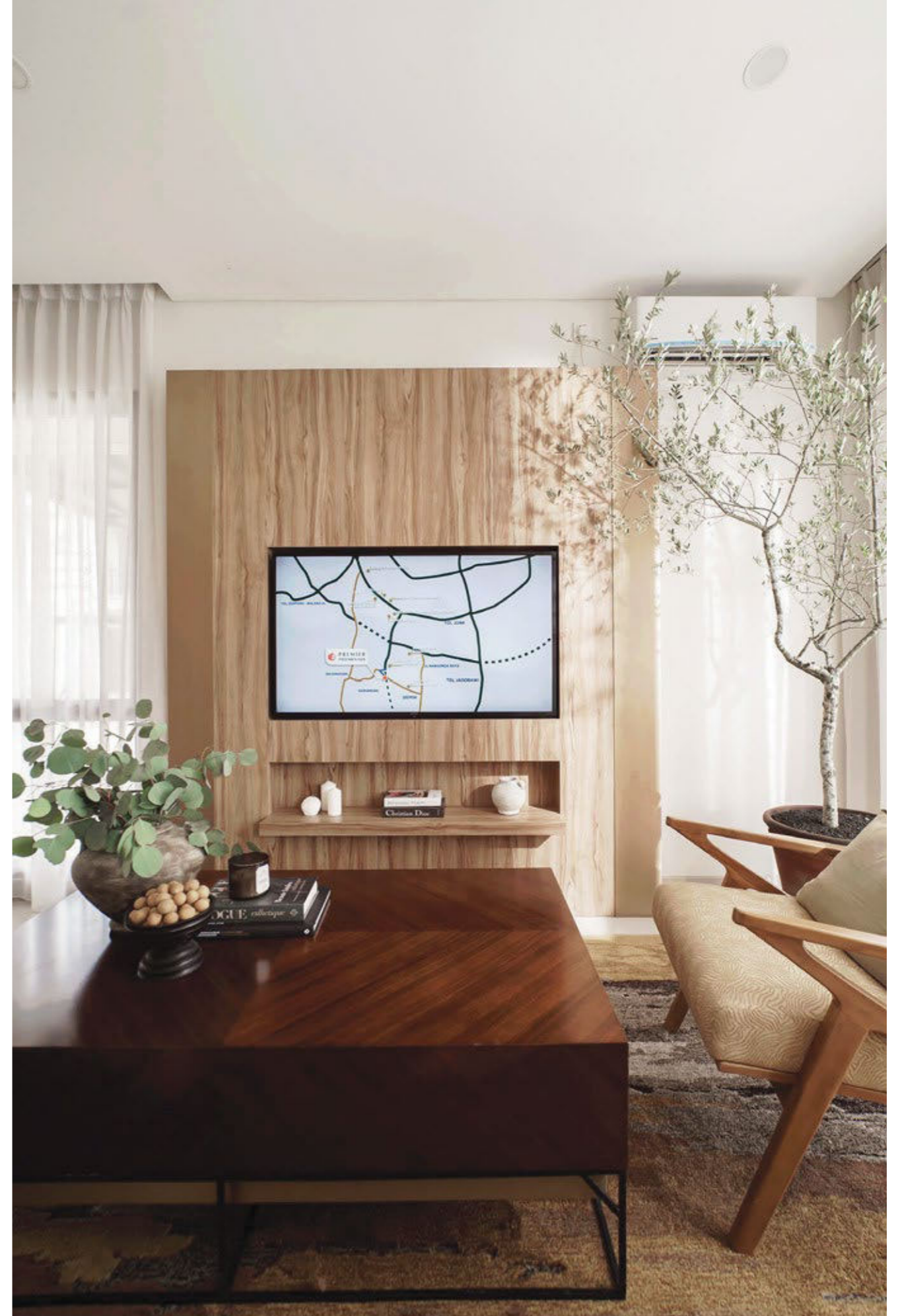




WILLOW CLUSTER  
UNIT TYPE

## TULIP

*Walk through the hallway, revel in the abundance of natural light streaming through the oversized windows, and enjoy the feeling of freedom and relaxation.*







# TULIP

Willow Cluster  
at Premier Promenade

Land Area 8x12 / VAR

Building Area 124 sqm



First Floor



Second Floor



4 + 1 Bedrooms



3 + 1 Bathrooms



2 Cars

KLAUSUL SANGGAHAN: Sekalipun segala kehati-hatian diterapkan dalam menyiapkan katalog ini, pengembang dan/atau agennya tidak bertanggung jawab dalam hal ketidakakuratan. Sekalipun pernyataan ini adalah benar, namun tidak dapat dijadikan pernyataan atau acuan dari fakta yang ada. Seluruh informasi dan spesifikasi (yang dicantumkan) adalah yang berlaku pada saat ini dan dapat berubah sewaktu-waktu serta tidak dapat dianggap sebagai bagian dari penawaran atau perjanjian. Semua perencanaan tunduk kepada persetujuan dari instansi berwenang yang terkait.



WILLOW CLUSTER  
UNIT TYPE

## ORCHID

*Enter the foyer, feel the warmth of the cozy living room,  
and appreciate how every corner maximizes space  
for comfort.*







# ORCHID

Willow Cluster  
at Premier Promenade

Land Area 7x12

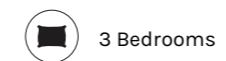
Building Area 95 sqm



First Floor



Second Floor



3 Bedrooms



2 Bathrooms



2 Cars

KLAUSUL SANGGAHAN: Sekalipun segala kehati-hatian diterapkan dalam menyiapkan katalog ini, pengembang dan/atau agennya tidak bertanggung jawab dalam hal ketidakakuratan. Sekalipun pernyataan ini adalah benar, namun tidak dapat dijadikan pernyataan atau acuan dari fakta yang ada. Seluruh informasi dan spesifikasi (yang dicantumkan) adalah yang berlaku pada saat ini dan dapat berubah sewaktu-waktu serta tidak dapat dianggap sebagai bagian dari penawaran atau perjanjian. Semua perencanaan tunduk kepada persetujuan dari instansi berwenang yang terkait.



WILLOW CLUSTER  
UNIT TYPE

## VIOLET

*Explore the living area, notice the harmonious blend of wood accents and concrete finishes, and feel instantly at ease.*





# VIOLET

Willow Cluster  
at Premier Promenade

Land Area 6x12

Building Area 82 sqm



First Floor



Second Floor

3 Bedrooms

2 Bathrooms

2 Cars

KLAUSUL SANGGAHAN: Sekalipun segala kehati-hatian diterapkan dalam menyiapkan katalog ini, pengembang dan/atau agennya tidak bertanggung jawab dalam hal ketidakakuratan. Sekalipun pernyataan ini adalah benar, namun tidak dapat dijadikan pernyataan atau acuan dari fakta yang ada. Seluruh informasi dan spesifikasi (yang dicantumkan) adalah yang berlaku pada saat ini dan dapat berubah sewaktu-waktu serta tidak dapat dianggap sebagai bagian dari penawaran atau perjanjian. Semua perencanaan tunduk kepada persetujuan dari instansi berwenang yang terkait.



WILLOW CLUSTER  
UNIT TYPE

# EDELWEISS

*Discover a space where every detail is crafted with precision and care.  
The perfect blend of modern elegance and serene simplicity invites you  
to relax and enjoy an environment that balances beauty with comfort.*

Land Area 5x12

Building Area 60 sqm



First Floor



Second Floor

3 Bedrooms

2 Bathrooms

1 Cars

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# SPECIFICATIONS

## Type Lavender & Tulip

<b>FOOTING</b>	Shallow Foundation/ Concrete Mini Pile	<b>DOOR</b>	
<b>STRUCTURE</b>	Reinforced Concrete	<b>Main Door</b>	Full Core Engineered Door
		<b>Room Door</b>	Honeycomb Engineered Door
<b>WALL</b>	Light Masonry Plaster, Wall Wash, and Paint Finish	<b>Bathroom Door</b>	Honeycomb Engineered Door
		<b>CEILING</b>	Gypsum with Paint Finish
<b>Bathroom</b>	Homogenous Tile 60 x 30	<b>ROOF</b>	Light Steel Truss Concrete Roof Tile Covering
<b>FLOOR</b>		<b>SANITARY</b>	TOTO / Equal
<b>Main Room</b>	Homogenous Tile 80 x 80	<b>ELECTRICITY</b>	4400 VA Electrical Power
<b>Bathroom</b>	Homogenous Tile 60 x 60	<b>ADDITIONAL</b>	Water Heater Installation at Main & Children Bathroom
<b>Kitchen</b>	Homogenous Tile 60 x 60		
<b>Carport</b>	Homogenous Tile 60 x 60		
<b>DOOR FRAME &amp; WINDOW</b>	Aluminium		Water Toren Carport Canopy

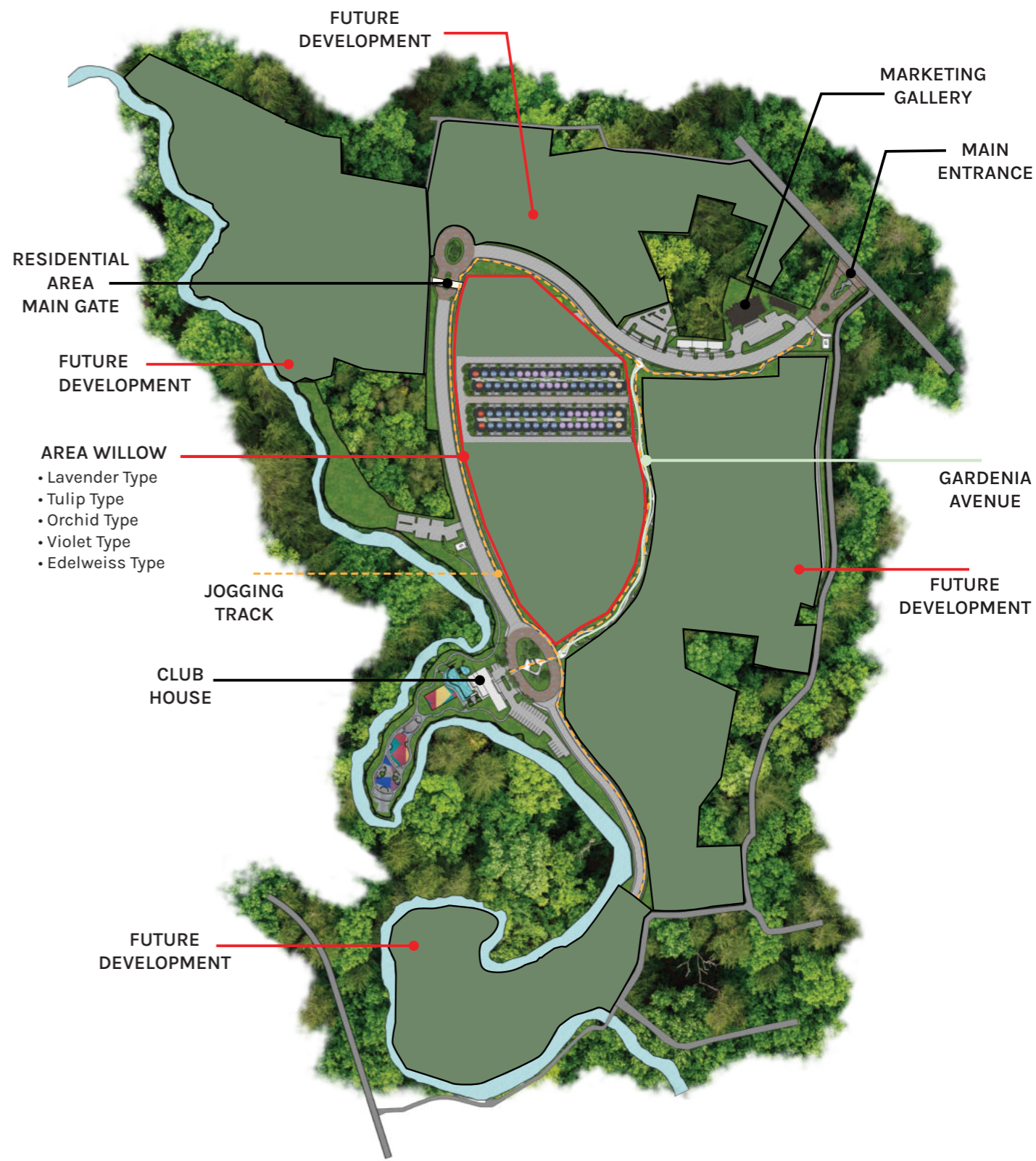
## Type Orchid & Violet

<b>FOOTING</b>	Shallow Foundation/ Concrete Mini Pile	<b>DOOR</b>	
<b>STRUCTURE</b>	Reinforced Concrete	<b>Main Door</b>	Full Core Engineered Door
		<b>Room Door</b>	Honeycomb Engineered Door
<b>WALL</b>	Light Masonry Plaster, Wall Wash, and Paint Finish	<b>Bathroom Door</b>	Honeycomb Engineered Door
		<b>CEILING</b>	Gypsum with Paint Finish
<b>Bathroom</b>	Homogenous Tile 60 x 30	<b>ROOF</b>	Light Steel Truss Concrete Roof Tile Covering
<b>FLOOR</b>		<b>SANITARY</b>	TOTO / Equal
<b>Main Room</b>	Homogenous Tile 60 x 60	<b>ELECTRICITY</b>	4400 VA Electrical Power
<b>Bathroom</b>	Homogenous Tile 60 x 60	<b>ADDITIONAL</b>	Water Heater Installation at Main & Children Bathroom
<b>Kitchen</b>	Homogenous Tile 60 x 60		
<b>Carport</b>	Homogenous Tile 60 x 60		
<b>DOOR FRAME &amp; WINDOW</b>	Aluminium		Water Toren Carport Canopy

## Type Edelweiss

<b>FOUNDATION</b>	Shallow Foundation/ Concrete Mini Pile	<b>DOOR</b>	
<b>STRUCTURE</b>	Reinforced Concrete	<b>Main Door</b>	Full Core Engineered Door
<b>WALL</b>	Light Masonry Plaster, Wall Wash, and Paint Finish	<b>Room Door</b>	Honeycomb Engineered Door
		<b>Bathroom Door</b>	Honeycomb Engineered Door
<b>Bathroom</b>	Homogenous Tile 30 x 60	<b>CEILING</b>	Gypsum with Paint Finish
<b>Kitchen</b>	Homogenous Tile 60 x 60	<b>ROOF</b>	Light Steel Truss UPVC 2 Layer Roof Covering
<b>FLOOR</b>		<b>SANITARY</b>	TOTO / Equal
<b>Main Room</b>	Homogenous Tile 60 x 60	<b>ELECTRICITY</b>	4400 VA Electrical Power
<b>Bathroom</b>	Homogenous Tile 60 x 60	<b>ADDITIONAL</b>	Carport Canopy Water Toren
<b>Kitchen Table</b>	Homogenous Tile 60 x 60		
<b>Carport</b>	Homogenous Tile 30 x 60		
<b>DOOR FRAME &amp; WINDOW</b>	Aluminium		





## SITE PLAN

DISCLAIMER  
 \*The site plan is subject to change at any time in accordance with government regulations and the developer's development plans.

- Lavender Type
- Tulip Type
- Orchid Type
- Violet Type





# ONE STEP FROM JAKARTA

SAWANGAN, INDONESIA

Located in a developing area in Sawangan, Premier Promenade is located in a high-potential area with a track record of spectacular developments such as shopping centers, hotels, and also integrated transportation facilities.

20 minutes to Jakarta Area





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Jl. Raya Keadilan, Rangkapan Jaya Baru,  
Pancoran Mas, Kota Depok, Jawa Barat 16434



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