

TRÉSOR

EXQUISITE MAJESTY



“RESERVED ONLY FOR THE FEW”

CELEBRATE YOUR JOURNEY WITH ULTRA-LIMITED TREASURES
EACH PIECE A CHAPTER, YOUR STORY IN UNPARALLELED EXCLUSIVITY

TRÉSOR
Exquisite Majesty

01



TRÉSOR

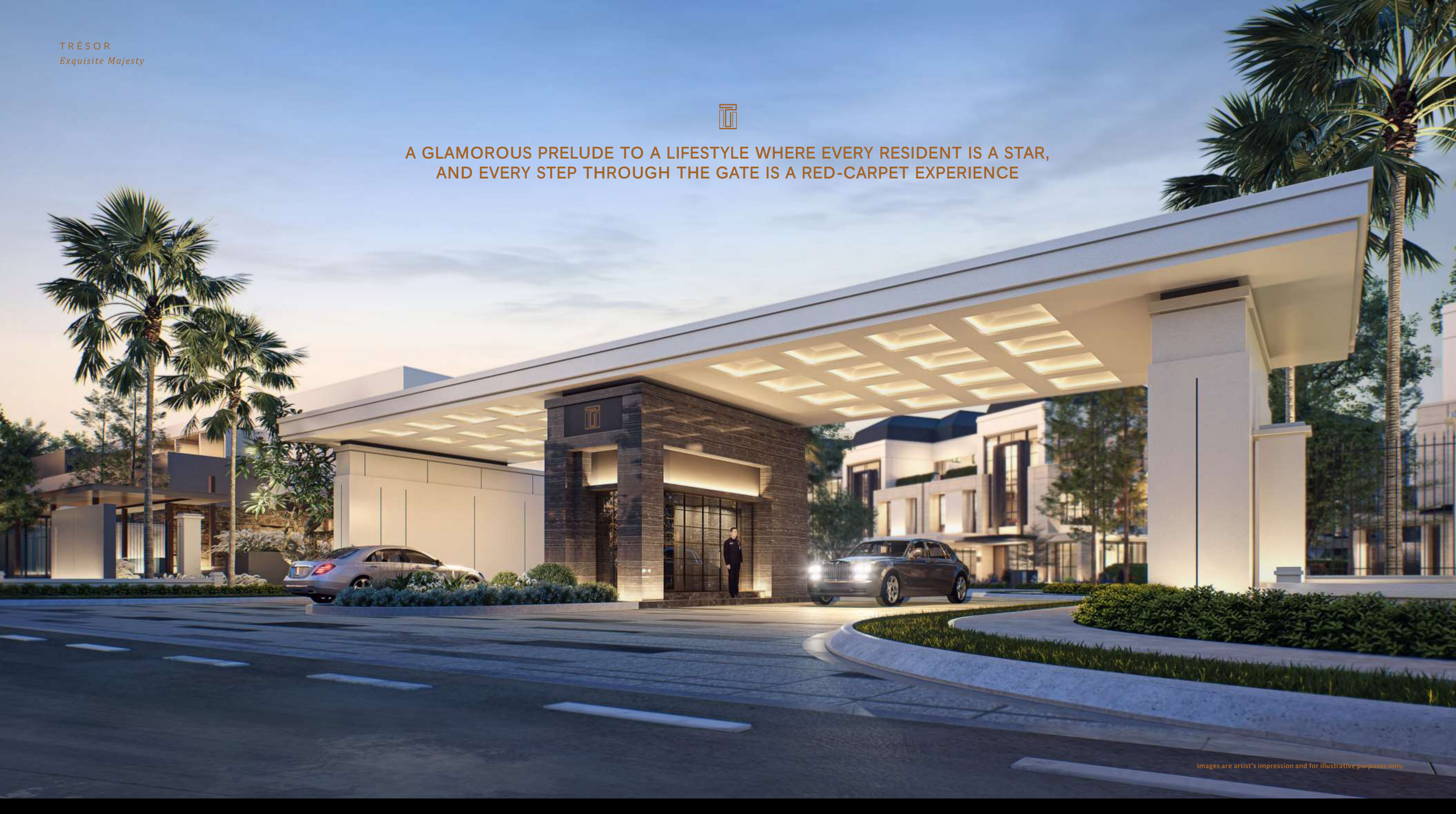
EXQUISITE MAJESTY

Embark on the journey of success, where accomplishments take you around the globe and extraordinary experiences become the norm. In the tapestry of the uncommon, reward yourself with exclusivity. Our limited present awaits, a treasure unattainable by the ordinary – a symbol of your unique journey, where every step echoes the exceptional path you've paved. Indulge in the extraordinary, for those who achieve greatness deserve a reward beyond the commonplace."

TRÉSOR
Exquisite Majesty



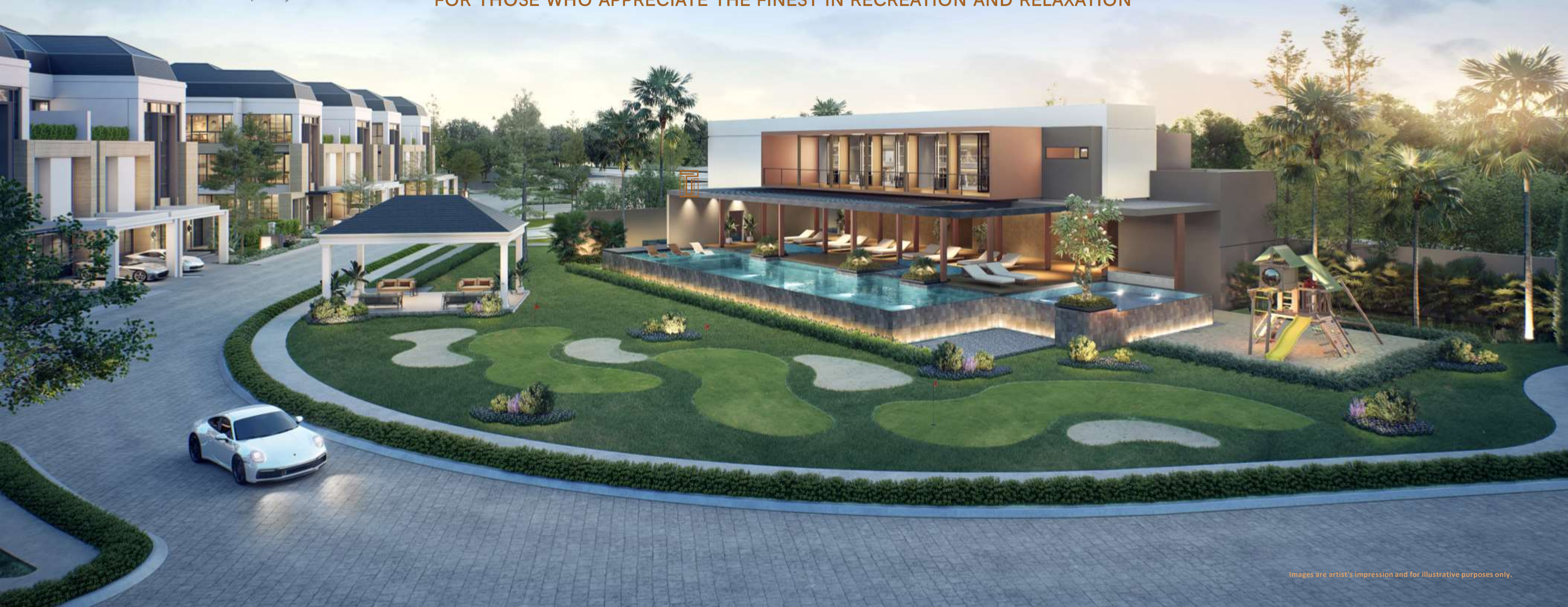
A GLAMOROUS PRELUDE TO A LIFESTYLE WHERE EVERY RESIDENT IS A STAR,
AND EVERY STEP THROUGH THE GATE IS A RED-CARPET EXPERIENCE



Images are artist's impression and for illustrative purposes only.



IMMERSE YOURSELF IN THE EXCLUSIVITY OF A PRIVATE SPORT CLUB, UNWIND BY THE OPEN SWIMMING POOL, PERFECT YOUR GOLF SKILLS AT THE PUTTING GREEN, TAKE A LEISURELY JOG ALONG THE DEDICATED TRACK, AND FIND SERENITY IN THE CHARMING GAZEBOS SCATTERED THROUGHOUT – A CURATED LIFESTYLE DESIGNED FOR THOSE WHO APPRECIATE THE FINEST IN RECREATION AND RELAXATION





INDULGE IN ULTRA EXCLUSIVE SANCTUARY. IMMERSE YOURSELF IN OPULENCE AS YOU SOAK AMID THE LUSH GREENERY, A SYMPHONY OF PETALS DANCING IN THE BREEZE.





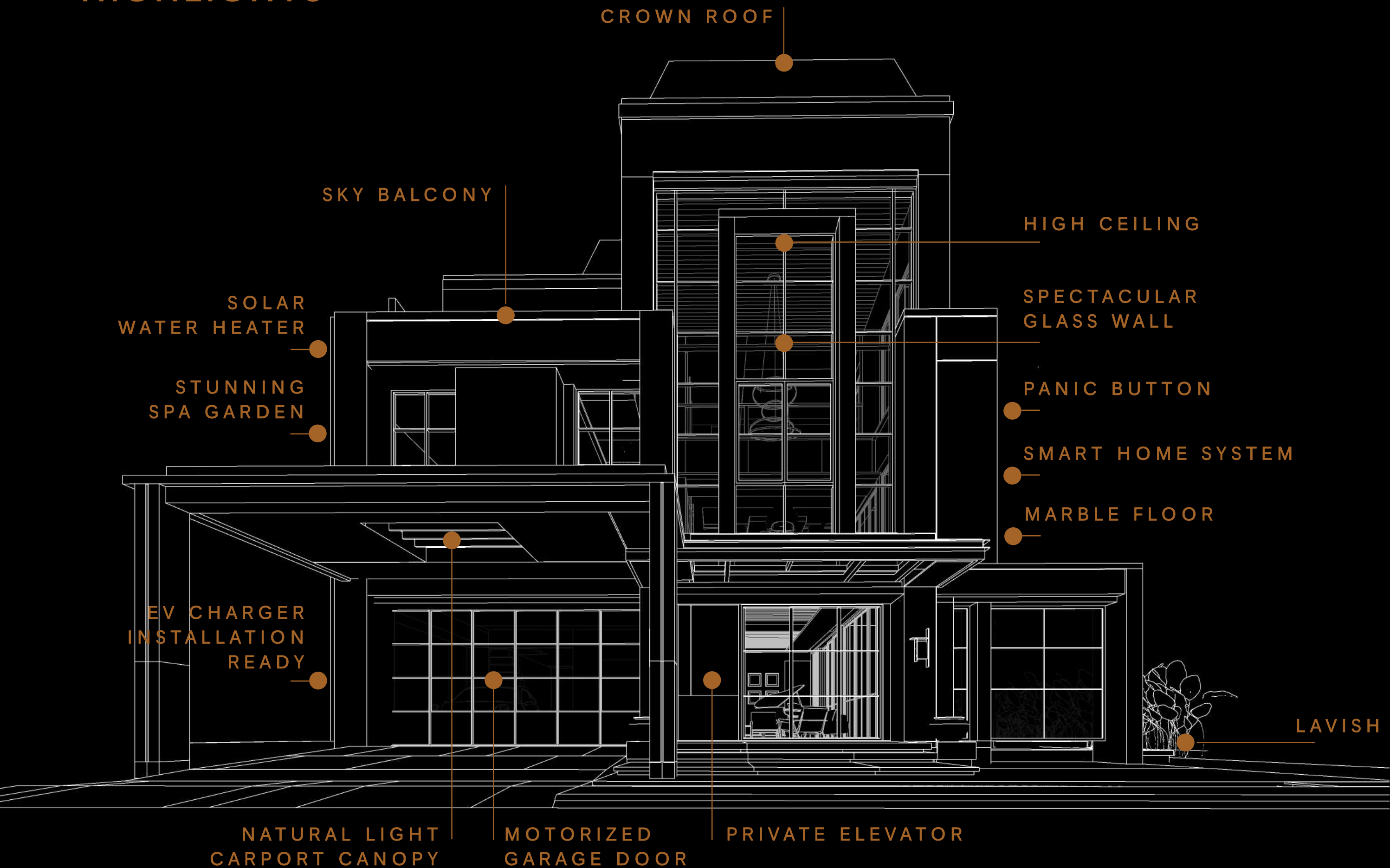
WELCOME TO A
COMMUNITY WHERE
EVERY MOMENT IS
ELEVATED TO AN
EXTRAORDINARY
EXPERIENCE



A SYMBOL OF SOPHISTICATION FOR THOSE WHO REDEFINE ACHIEVEMENT



HIGHLIGHTS



MAJESTIC
VISUAL PRESENCE

Gracefully dominating the landscape, the facade that commands attention with a captivating visual presence. A symphony of architectural brilliance, its grandeur unfolds in every meticulously crafted detail. Majestic and inviting, the exterior of this home is not merely a structure but a poetic expression of luxury, welcoming you with open arms into a world where aesthetics meet grandeur.

RADIANT LIVING SPACE

Characterized by soaring ceilings and expansive wall-to-wall glass windows, offering a bright and airy haven bathed in natural light. Casting an ethereal glow on the expanse within, becomes a portal to natural splendor. Ascend through each level of the house and witness the world below from the sky balcony; a private garden retreat elevated above the surrounding.





À PRESTIGE SHOWCASE

For the elite connoisseurs who revel in showcasing their treasures, the innovative see-thru garage seamlessly integrates your prized possession into the living space, putting your collection on display. This is where the fusion of automotive passion and refined living reaches new heights.



STUNNING SPA GARDEN

Indulge in a sanctuary of tranquility where the allure of water meets the enchantment of nature. Our master bathtub, strategically positioned to unveil a private garden vista, transforms every moment into a poetic escape.



WELCOME TO TRÉSOR,
WHERE LIFE ARE CURATED WITH
A TOUCH OF MAGIC,
TRANSFORMING YOUR DAILY
ROUTINE INTO A GLAMOROUS
AFFAIR, AND EVERY EXPERIENCE
IS A SPARKLING ODE TO LUXURY



GALLANT

A radiant haven with elevated ceilings and vast glass walls, where the seamless fusion of brightness and openness transforms your living space into a celestial retreat. Each facet of the roof exudes an air of sophistication, transforming the house into a modern palace where luxury meets architectural artistry.

GALLANT

BEDROOM ENSUITE	4
RESTROOM	4
POWDER ROOM	2
LIVING ROOM	1
MULTIFUNCTION ROOM	1
DINING ROOM + PANTRY	1
WET KITCHEN	1
TERRACE	1
GUEST AREA + LIFT HALL	1
PRIVATE ELEVATOR	1
SKY BALCONY	1
SPA GARDEN	1
STORAGE ROOM	3
GARAGE	2
CARPORT	2
MAID ROOM + TOILET	1
MAID KITCHEN	1
DRIVER TOILET	1
LAUNDRY AREA	1



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DISCOVER THE ART OF MAXIMIZING LUXURY AND NATURE, AS EVERY INCH OF YOUR GARDEN BECOMES A REFLECTION OF YOUR REFINED LIFESTYLE, WHERE THE POSSIBILITIES ARE AS EXPANSIVE AS THE LANDSCAPE.

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INDULGE YOUR GUESTS IN A HAVEN OF EXCLUSIVITY, BOASTING PRIVATE GARDENS THAT OFFER A SERENE SANCTUARY AWAY FROM THE HUSTLE AND BUSTLE, ENSURING AN UNFORGETTABLE STAY

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EXPERIENCE THE WARMTH OF SPACIOUS LIVING
FLOODED WITH BRIGHT NATURAL LIGHT – WHERE EVERY
ACTIVITY IS BATHED IN SUNSHINE AND SERENITY





 CREATE CHERISHED MEMORIES WITH EVERY FAMILY MEMBER, WHERE COMFORT, WARMTH,
AND TOGETHERNESS CONVERGE TO NURTURE MOMENTS THAT LAST A LIFETIME

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DISCOVER THE EPITOME OF ABUNDANT LIVING WITH THE EXPANSIVE
MASTER BEDROOM, WHERE INDULGENCE MEETS FUNCTIONALITY

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STEP INTO SPACIOUS
LUXURY WITH WALK-
IN CLOSETS – WHERE
EVERY OUTFIT FINDS
ITS PERFECT HOME



GALLANT
TYPICAL & CORNER

LAND PARCEL
15 M X 27 M / VAR.

LAND AREA
405 - 480 SQM

BUILDING AREA
527 SQM



GROUND FLOOR



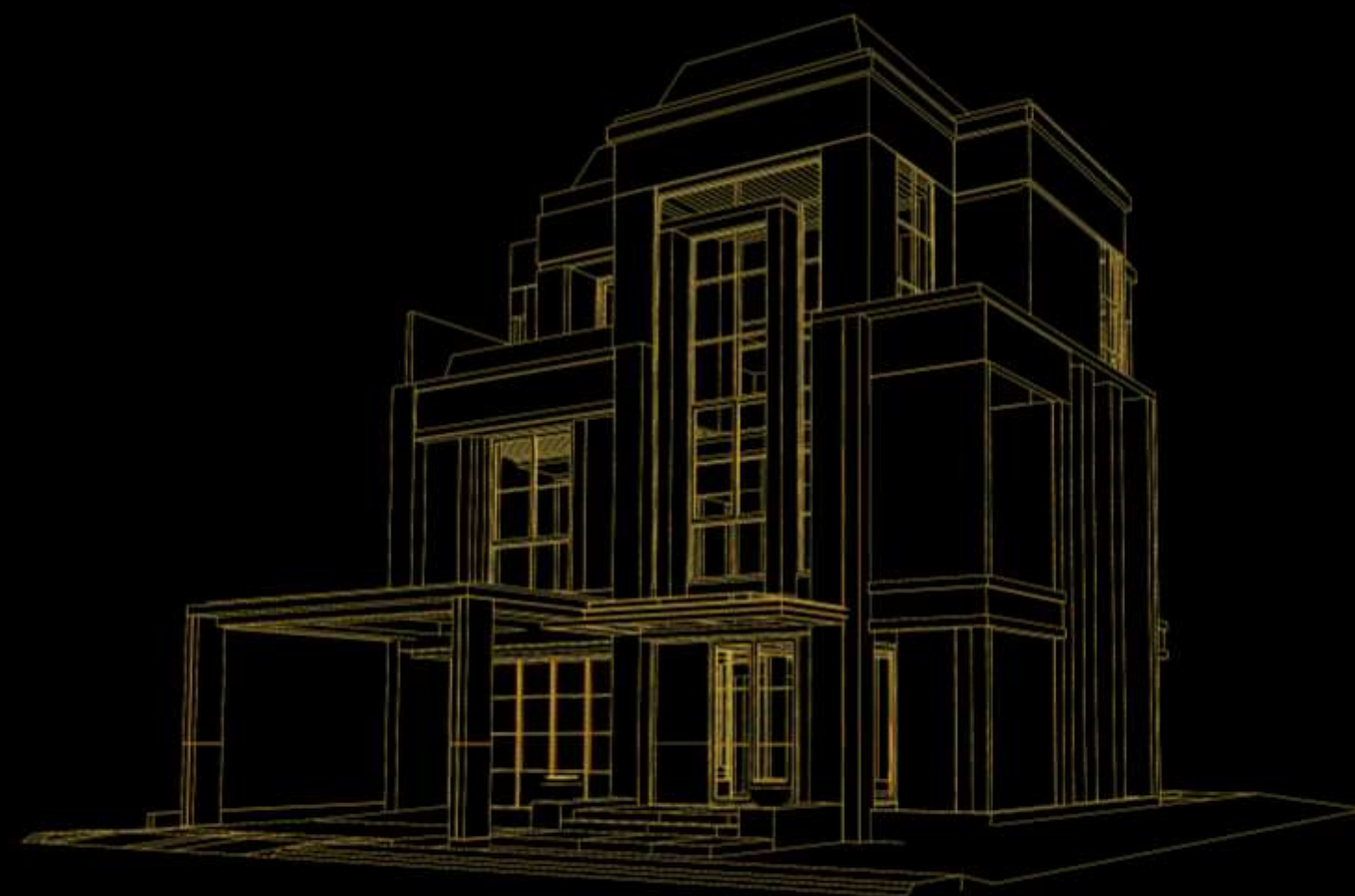
FIRST FLOOR



SECOND FLOOR

House layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. House areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. All terrace/balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

■ Subject to planning.



MONTEZ

Its contours mimic the majestic elegance of a crown, adorned with glistening materials that catch the sunlight. As if crafted by the hands of royalty, the intricate details and luxurious finishes seamlessly blend into a coronet of grandeur, crowning the dwelling with an undeniable sense of prestige.

MONTEZ

BEDROOM ENSUITE	4
RESTROOM	4
POWDER ROOM	2
LIVING ROOM	1
MULTIFUNCTION ROOM	1
STUDY ROOM	1
DINING ROOM + PANTRY	1
WET KITCHEN	1
TERRACE	1
GUEST AREA + LIFT HALL	1
PRIVATE ELEVATOR	1
SKY BALCONY	1
STORAGE ROOM	2
GARAGE	2
CARPORT	2
MAID ROOM + TOILET	1
MAID KITCHEN	1
DRIVER TOILET	1
LAUNDRY AREA	1





EXPAND YOUR HORIZONS WITHIN MONTEZ SPACIOUS AND
AIRY LIVING, WHERE AMPLE SUNLIGHT INVITES LUSH PLANTS
TO FLOURISH, ADDING A TOUCH OF NATURE'S TRANQUILITY
TO YOUR DAILY LIFE



TRÉSOR
Exquisite Majesty



THE SEAMLESS LIVING
AND DINING ROOM
PROVIDES THE PERFECT
BACKDROP FOR
STYLISH ENTERTAINING
AND HARMONIOUS
RELAXATION



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SECLUDED GUEST ROOMS, WHERE TRANQUILITY AND COMFORT HARMONIZE TO
CREATE AN UNFORGETTABLE RETREAT FOR YOUR ESTEEMED GUESTS



BATHE IN BLISS WITH OUR TUBS OFFERING ENCHANTING
OUTDOOR VIEWS, WHERE EVERY DIP IS A MOMENT OF
RELAXATION ACCOMPANIED BY THE SOOTHING SIGHTS
OF NATURE'S SPLENDOR







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FEEL THE COZY EMBRACE
YOUR ROOMS, WHERE
WARMTH PERMEATES
EVERY CORNER, INVITING
YOU TO UNWIND AND
RELAX IN A COMFORTING
ATMOSPHERE

MONTEZ
CORNER

LAND PARCEL
12 M X 20 M / VAR.

LAND AREA
240 - 400 SQM

BUILDING AREA
412 SQM



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

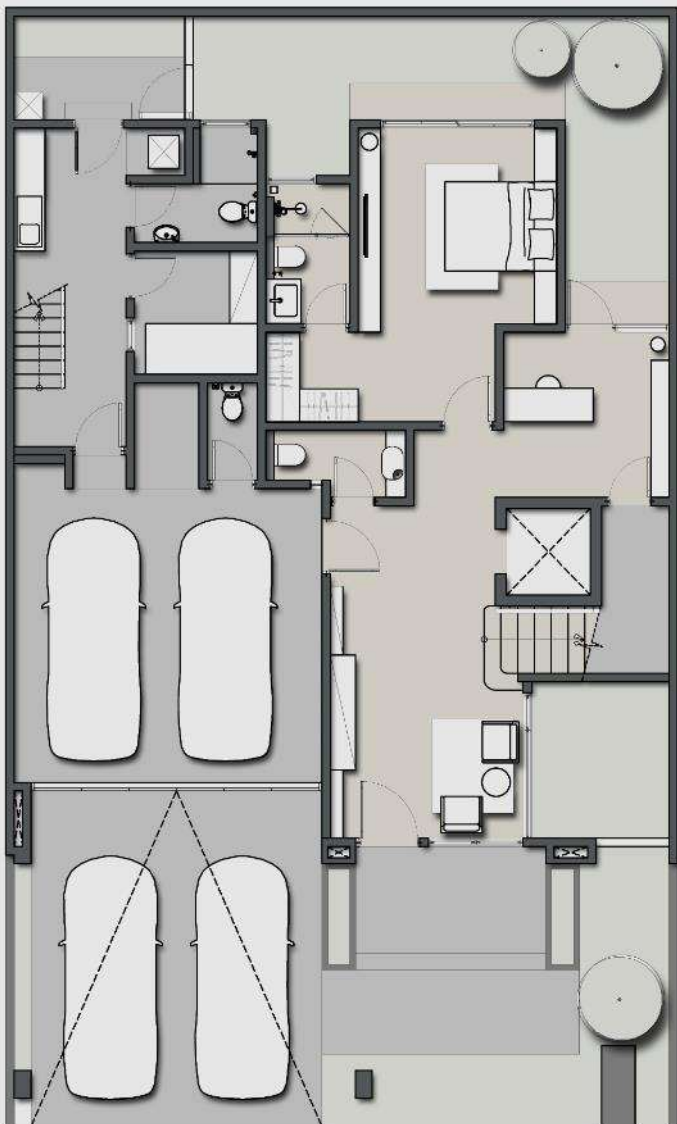
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■ Subject to planning.

MONTEZ
TYPICAL

LAND PARCEL
12 M X 20 M

LAND AREA
240 SQM

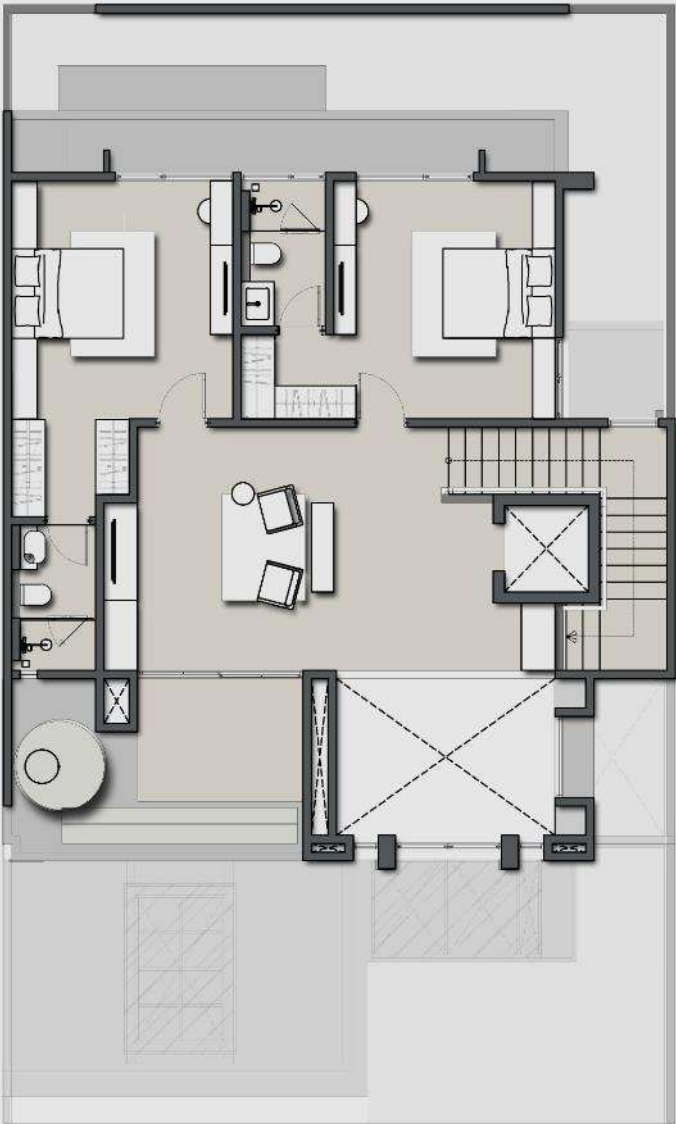
BUILDING AREA
412 SQM



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

House layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. House areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. All terrace/balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

■ Subject to planning.

SURROUNDED BY A TAPESTRY OF PREMIUM RESIDENCES

Strategically nestled in the heart of exclusivity, a statement of refined living. Here, every glance reveals the elegance of your surroundings, setting the stage for a lifestyle where luxury is not just a choice but an immersive experience. Welcome to a community where premium meets perfection, and every address is a testament to elevated living.



SITEPLAN

ENTRANCE	A
CLUBHOUSE	B
PUTTING GOLF	C
GAZEBOS	D
SUNKEN PLAZA	E
GARDEN PAVILLION	F
PEDESTRIAN TRACK	G
GALLANT	■
MONTEZ	■



SURROUNDING

-  HOSPITAL

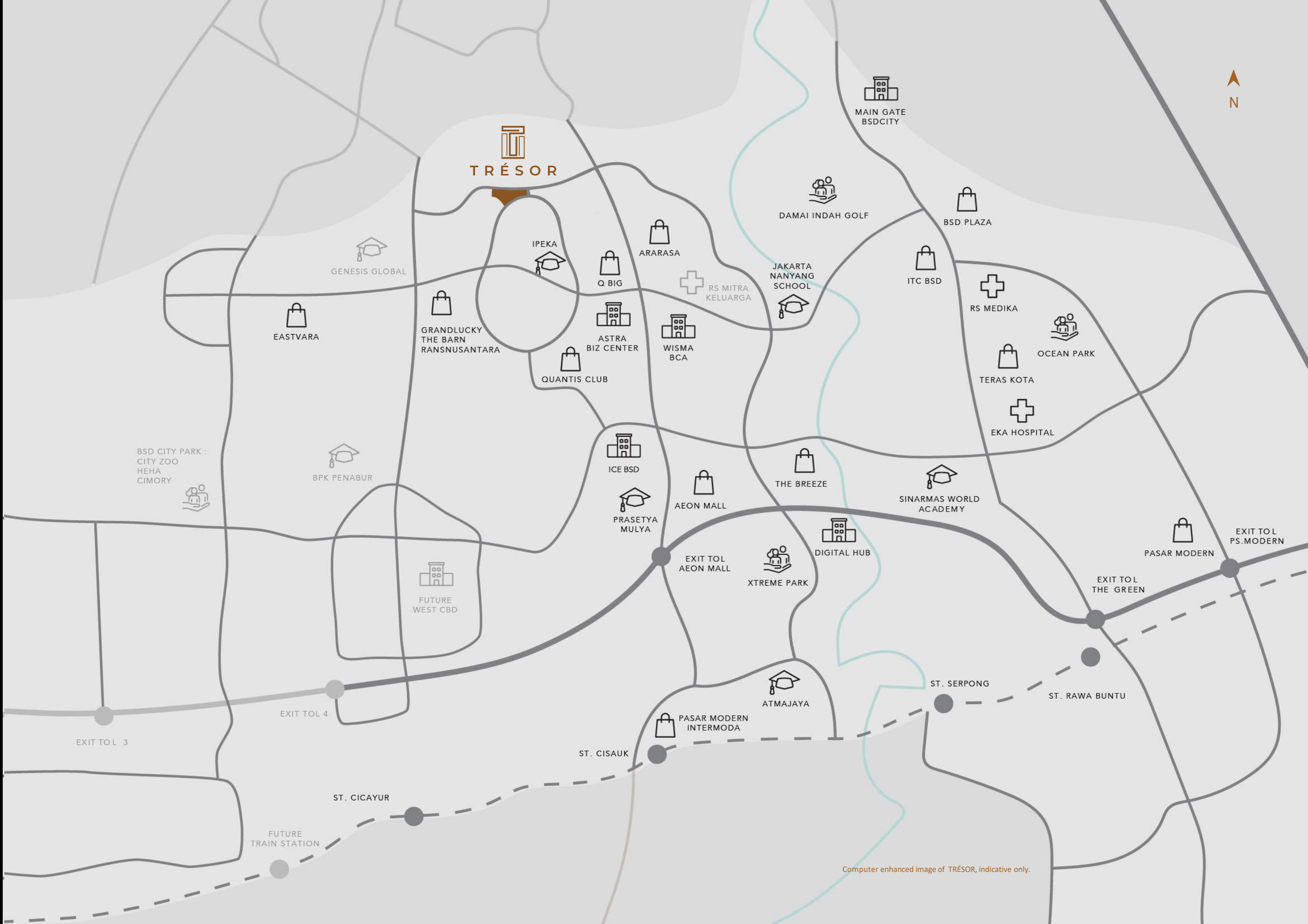
EKA HOSPITAL
RS MITRA KELUARGA
RS MEDIKA
-  SHOPPING

Q-BIG
QUANTIS CLUB
AEON MALL
THE BREEZE
PASARM MODERN
EASTVARA
-  SCHOOL & INSTITUTION

PRASETYA MULYA
ATMA JAYA
MONARCH UNIVERSITY
SINARMAS WORLD ACADEMY
GENESIS GLOBAL SCHOOL
BPK PENABUR
-  RECREATION

DAMAI INDAH GOLF
OCEAN PARK
XTREME PARK
BSD CITY PARK
-  VENUE SITE / BUILDINGS

ICE BSD
ASTRA BIZ CENTER
WISMA BCA
BSD PLAZA
CBD



Computer enhanced image of TRÉSOR, indicative only.



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SPECIFICATIONS

Foundation

Mini Piles

Main Structure

Reinforced Concrete

Wall

Lighweight Bricks Full System

Interior Wall Finishes

General wall : plaster & paint
Master Bathrooms : marble
Powder Room, Kids & Guest Bathroom : homogeneous tiles
Wet Kitchen : solid surface and homogeneous tile backsplash
Maid's & Driver's Toilet: ceramic tiles

Exterior Wall Finishes

Plaster & paint

Ceiling

Gypsum board in paint finish

Roof

Concrete roof tiles with lightweight steel structure for pitched roof
Concrete flat roof

Door

Main Entrance door: Solid engineered wood with digital door lock
Interior door: Engineered wood
Sliding door: Aluminium frame with glass
Garage door: Motorized metal framed system

Window

Aluminium frame with glass.

Floor Finishes

Terrace: Homogenous tiles
Living & Dining, Common Corridor & Main Staircase: marble
Master Bathroom : marble
Bathroom & Powder Room : homogenous tiles
Bedroom: Laminate flooring.
Garage, Wet Kitchen & Service Area: homogenous tiles
Maid's & Driver's Toilets: Ceramic tiles

Sanitary and Fitting

Master Bathroom: Kohler/equivalent,
Bathtub : Kohler/equivalent
Bathroom & Powder Room: Kohler/equivalent
Kitchen sink & faucet: Franke/equivalent

Kitchen Provisions

Wet Kitchen: Storage cabinet system with engineered stone Countertop
Sink & faucet: Franke/equivalent

Other Provisions

Bathrooms: Vanity cabinet with mirror for all bathrooms except for Maid's & Driver's Toilets.

Smart Home System

Lights control at Foyer and Car Porch Area
Video intercom with panic button connected to Guardhouse CCTV

Lift

Schindler, capacity : 320kg/4 persons

Electricity

Gallant	16,500 VA
Montez	13,200 VA

MEP Provisions

Lighting points
Concealed AC for Living & Dining
Solar water heater
Roof tank with Booster Pump

Security

CCTV and 24-hours security services
Panic button connected to Guardhouse



Sinar Mas Land – Indonesia Operation, owns around 10,000 hectares of strategic land bank (as of 2011) with projects in city development, township, residential, commercial, retail, industrial estate, and hospitality properties, including property-related services, is undoubtedly the largest and most diversified property company in Indonesia.

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TRÉSOR

EXQUISITE MAJESTY

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TRÉSOR

EXQUISITE MAJESTY

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