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## Elevate Living

Grand Wisata is delighted to introduce The Kaia, an upscale residential district that seamlessly combines modern architecture with nature, providing an unparalleled living experience and an elevated standard of living.

Positioned strategically in the heart of Grand Wisata, The Kaia ensures true comfort for your daily activities. Whether it's commuting to Jakarta via the toll road, accessing high-ranking schools, world-class hospitals, or exploring the upcoming Grand Wisata, everything is conveniently within a 15-minute drive or less.



# The New Age of Luxury Living

Within The Kaia, you'll discover our first premium residential development, Yara, designed by Hadi Vincent with top-tier specifications and stylish features. Surrounded by verdant landscapes, Yara offers a tranquil environment, complemented by a clubhouse where you can unwind with family or focus on maintaining a healthy mind, body, and soul.

#### FEATURES

#### Security

Double Security Gate 24H Surveillance Smart Home System

## Architecture

Interior

Prominent Design Unique Wall Finishes Installed with Solar Panels

Luxurious Bathroom

Multi-function Room

### Facilities

The Kaia Clubhouse The Kaia Boulevard Living World Mall

# A Home That Has Everything

Yara 8 is more than just a house; it's a home that has everything you need. With a spacious land area of 128 square meters, four bedrooms, a versatile multi-purpose room, and four bathrooms, Yara 8 is designed for modern living. Experience the perfect blend of elegance and comfort, where every detail is carefully considered. This is your invitation to a home that truly has it all – welcome to Yara 8.

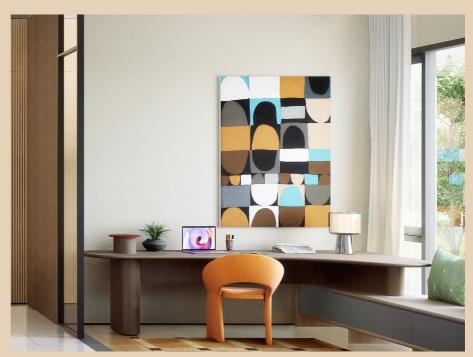


Distinctive facade



Elegant dining & living area

Personalized home office



## YARA 10 New Type A Resonance of Joy

Yara 10 invites you to discover a home that echoes with joy and comfort. With a spacious land area of 160 square meters, four bedrooms, five bathrooms, and a multi-function room, Yara 10 is crafted for a harmonious living experience. This residence seamlessly blends modern design with thoughtful features, creating a space where joy and functionality coexist. Welcome to Yara 10 – where your living experience resonates with happiness and fulfillment.



Contemporary facade



Chic dining & living area



## LAYOUT YARA 8 New Type

Land Area: 8x16 (128 m<sup>2</sup>) Building Area: 185 m<sup>2</sup> Bedroom: 4 Bathroom: 4 Multi-function Room: 1 Maid Bedroom: 1 Maid Bathroom: 1 Carport: 2



GF

2F





3F

#### SPECIFICATION

Foundation: Concrete Pile Main Structure: Reinforced Concrete Railing: Metal with Paint Coat Finish, Engineering Wood Handle Paint Finish Ceiling: Gypsum Board with Paint Finish Window: Aluminium Frame YKK Nexsta (or equivalent)

Roof: Concrete Tile Roof Cisangkan (or equivalent); UPVC Roof Electrical Hardware: Simons (or equivalent) Floor Finish: Homogenous Tile (60x120) & (60x60)

#### Wall

Bathroom Wall: Homogenous Tile (60x120) & (60x60) Exterior Wall Finishes: Sintered Stone Quadra (or equivalent); Textured Paint; Weathercoat Paint; Modified Clay Tile Phomi/Flexitile (or equivalent) Interior Wall Finishes: Plaster with Paint Finish

#### Door

Door: Solid Engineering Door with Architrave, with HPL Finish Bathroom Door: Solid Engineering Door, with HPL Finish Door Hardware: Wallaby (or equivalent)

Carport Carport Canopy Structure: Steel Structure

Carport Canopy Roof: UPVC Roof Carport Canopy Ceiling: UPVC

#### Bathroom

Sanitary: Kohler (or equivalent) Vanity Cabinet: HPL finish, Blockmin interior Top Table: Granite (Black) Mirror: Included

**ure:** Steel Structure UPVC Roof g: UPVC

#### Smart Home System

KEND (or equivalent) Smartdoor: 1 Pcs IP Camera: 4 Pcs Light Switch: 2 Pcs Door Monitor: 1 Pcs Motion Sensor: 2 Pcs Smoke Detector: 1 Pcs Google Nest (or equivalent): 1 Pcs

Solar Panel Sunterra (or equivalent): 4 Panel @550 Wp (2,200 Wp)

Electricity Wattage 5.500 Kwh

### LAYOUT YARA 10 New Type

Land Area: 10x16 (160 m<sup>2</sup>) Building Area: 246 m<sup>2</sup> Bedroom: 4 Bathroom: 5 Multi-function Room: 1 Wet Kitchen: 1 Maid Bedroom: 1 Maid Bathroom: 1 Carport: 2



2F





#### SPECIFICATION

#### Foundation: Concrete Pile

Main Structure: Reinforced Concrete Railing: Metal with Paint Coat Finish, Engineering Wood Handle Paint Finish Ceiling: Gypsum Board with Paint Finish Window: Aluminium Frame YKK Nexsta (or equivalent) Roof: Concrete Tile Roof Cisangkan

(or equivalent); UPVC Roof Electrical Hardware: Simons (or equivalent) Floor Finish: Homogenous Tile (60x120) & (60x60)

#### Wall

Bathroom Wall: Homogenous Tile (60x120) & (60x60) Exterior Wall Finishes: Sintered Stone Quadra (or equivalent); Textured Paint; Weathercoat Paint; Modified Clay Tile Phomi/Flexitile (or equivalent) Interior Wall Finishes: Plaster with Paint Finish

#### Door

Door: Solid Engineering Door with Architrave, with HPL Finish Bathroom Door: Solid Engineering Door, with HPL Finish **Door Hardware:** Wallaby (or equivalent)

#### Carport

Carport Canopy Structure: Steel Structure Carport Canopy Roof: UPVC Roof Carport Canopy Ceiling: UPVC

#### Bathroom

Sanitary: Kohler (or equivalent) Vanity Cabinet: HPL finish, Blockmin interior **Top Table:** Granite (Black) Mirror: Included

3F

16000-



#### Wet Kitchen

Top Table: Solid Surface Backsplash: Homogenous Tile 60x60 Cabinet: HPL finish, Blockmin interior Sink: Modena (or equivalent) Kitchen Faucet: Modena (or equivalent)

#### Smart Home System

KEND (or equivalent) Smartdoor: 1 Pcs IP Camera: 4 Pcs Light Switch: 2 Pcs Door Monitor: 1 Pcs Motion Sensor: 2 Pcs Smoke Detector: 1 Pcs Google Nest (or equivalent): 1 Pcs

Solar Panel Sunterra (or equivalent): 4 Panel @550 Wp (2,200 Wp)

**Electricity Wattage** 5.500 Kwh



## Contact (021)29088000

### The Kaia Marketing Boutique

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Α	GATE KAIA	TIPE 8x16	TIPE 10x16	TIPE 8x16 VAR	TIPE 10x16 VAR
В	GATE YARA	🔥 GARDU	🗲 PANEL	► PJU	





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