

# Layton

at NAVAPARK



*A home without boundaries*



Layton  
at NAVA PARK

Introduction

## Blends naturally

Layton is a newly born luxury residence inside the tranquil neighborhood of NavaPark. This cluster blends naturally with the Cisadane river which gives a sense of living in a natural park. Located at the heart of BSD City, Layton enjoys all the top-notch facilities including multiple access from all directions. Layton is also integrated with the private Botanic Park and NavaPark Country Club—truly a home without boundaries.

- RESIDENCES
- A** LAYTON
- B** LAUREL
- C** LYNDON
- D** LAKEWOOD
- E** LANCEWOOD
  
- APARTMENT
- F** MARIGOLD
  
- FACILITIES
- BP** BOTANIC PARK
- CC** COUNTRY CLUB
  
- COMMERCIAL
- NP** NORTHPOINT
- NP2** NORTHPOINT TWO
  
- ACCESS
- W** WEST GATE
- N** NORTH GATE
- S** SOUTH GATE





## Home is a reflection of elegance

Expanding the previous great success story, NavaPark has chosen to adopt a similar aesthetic for Layton, as they have with the other clusters within the development. Layton is more than simply a place to live; it is a way of life, a representation of elegance and sophistication that was unparalleled in the area.



**Autumn Pavillion**

Designed for people to sit and enjoy the natural environment, surrounded by trees, shrubs, and other foliage.



**Spring Garden**

Showcasing the beauty of the spring season, with flowers, and other plants that bloom.



### Summer Terrace

A summer-themed landscape garden with a children's playground and a contoured garden makes this the ideal place to spend the afternoon.



### Winter Promenade

The natural open space with a winter atmosphere, offering a pleasant area surrounded by green landscapes, providing an ideal place to enjoy the outdoors.

Layton  
at NAVAPARK

Type 12

Envisioned for the future







ARTIST'S IMPRESSION

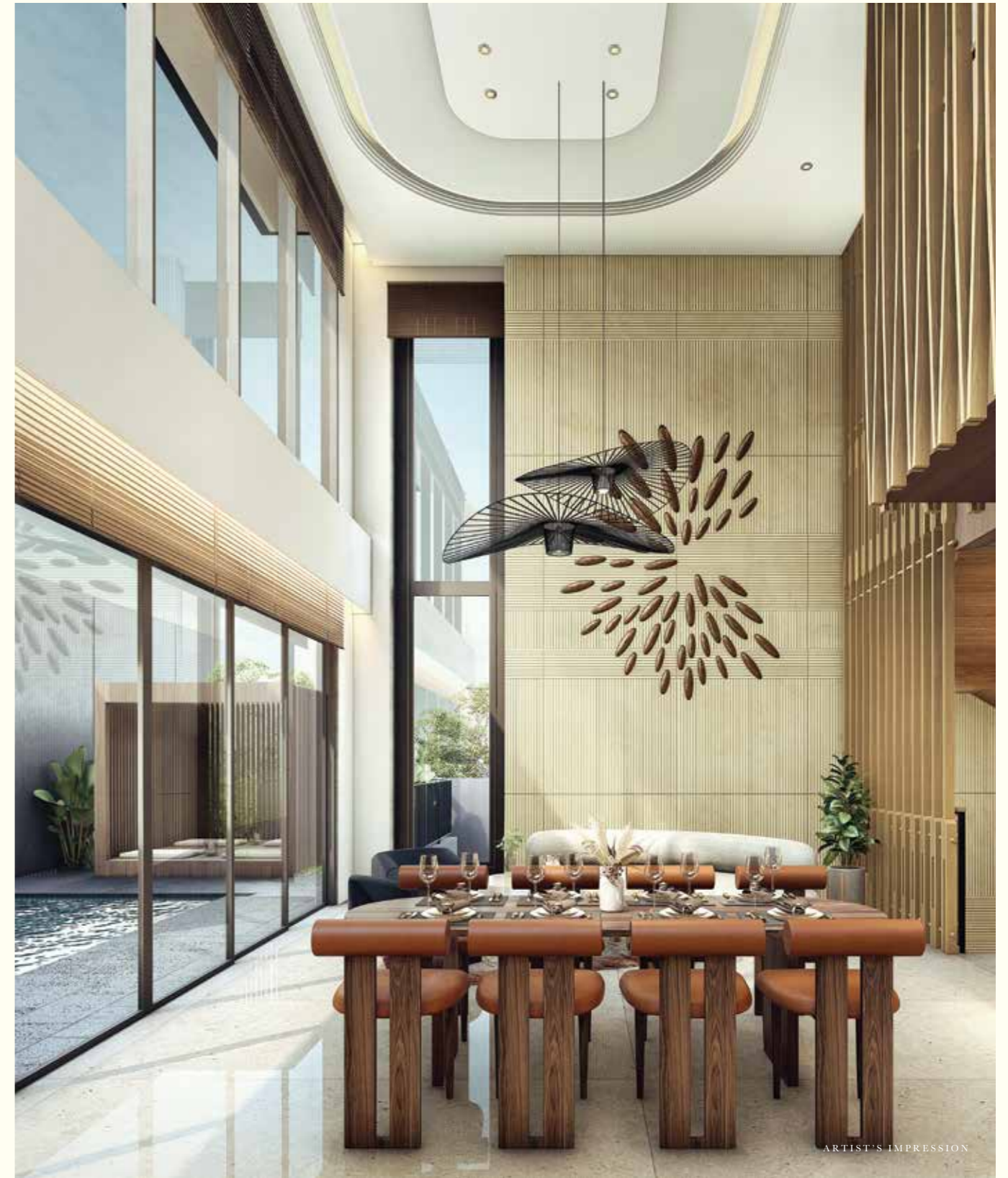
**Type 12**

Built-in 12x25 sqm of land with a new dynamic interlocking space concept, a house of 5 ensuite bedrooms with a private lift and spacious backyard.



**Entrance Foyer**

Welcome to a grandeur space with a double-height entrance foyer which allows better air circulation and brighter natural lighting.



**Dining and Living Areas**

Embrace a healthier lifestyle where abundant sunlights and fresh air circulate through glass windows and direct opening to the garden area.



**The Mezzanine**

Extra space on the upper level close to the children's bedroom may be used for creativity and leisure.



**Ensuite Bedrooms**

A total of four bedrooms are located on the upper level and one on the ground level dedicated to the guest or elderly, all with bathrooms inside.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Layton  
at NAVAPARK

Type 15

Embrace a new chapter in your life



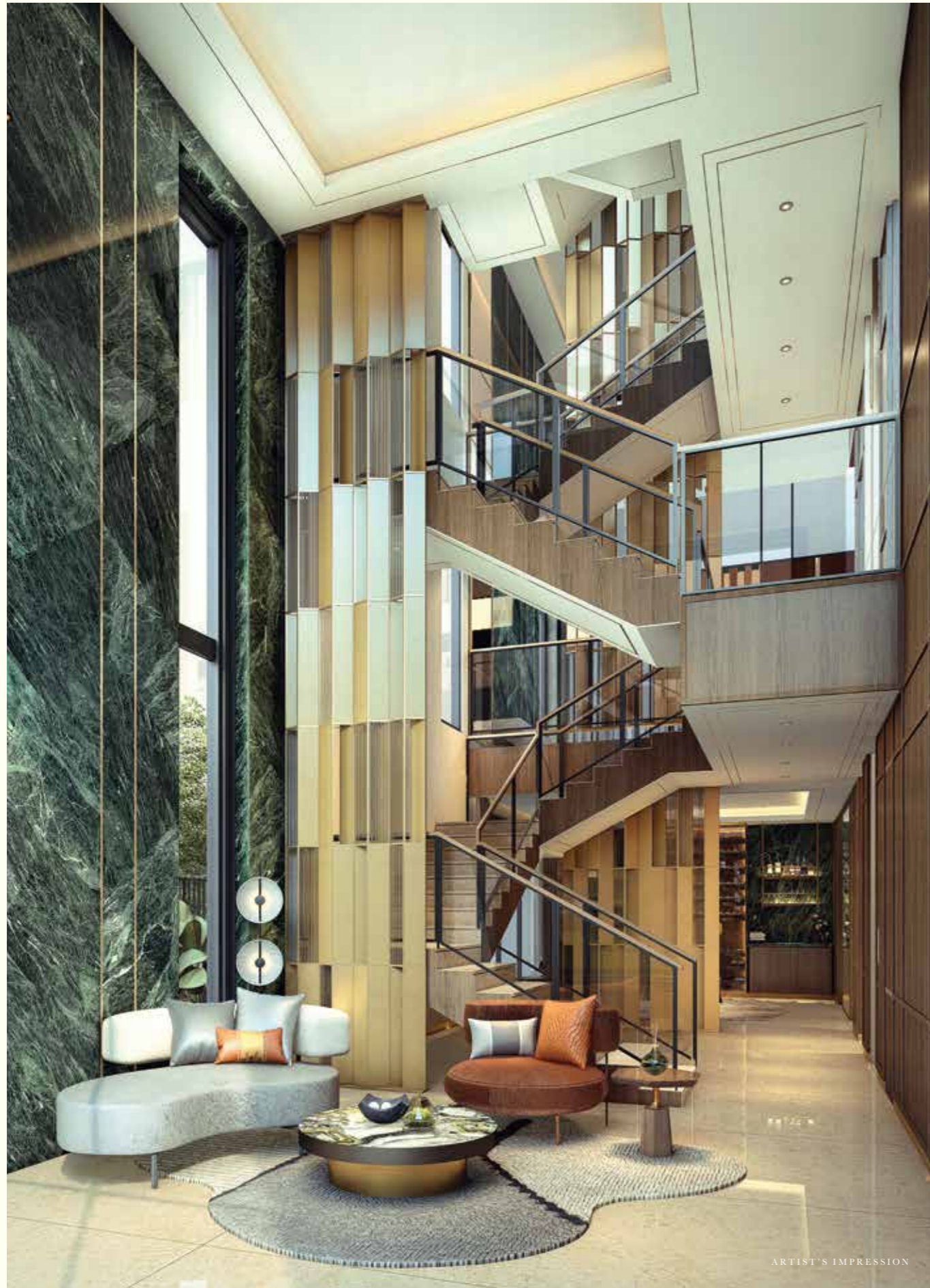


ARTIST'S IMPRESSION

**Type 15**

Built-in 15 x 25 sqm and 15 x 26 sqm of land are meant to reflect the essence of modern living. Some units have a panoramic suite, providing a refined and elevated experience.





**The Elevated Foyer**

The high ceiling and striking exposed stairway create a charming first impression when entering the house.



**Dining and Living Areas**

The large glass windows and direct openings to the garden area will allow natural light to enter the room, as well as provide a good air circulation.



ARTIST'S IMPRESSION

**Grand Master Bedroom**

A spacious room for you and your loved one, with an additional area for a private lounge. Expansion includes a huge walk-in closet and a luxurious master bath.



**The Mezzanine**

The extra area with the open view to the Living and Dining room may be turned into a creative or working space for family members.

**The Transformed Sitting Area**

The ground level sitting space may be ingeniously transformed into an entertainment center or a leisure area room for your invited guests.



**Panoramic Suite**

Type 15 features floor-to-ceiling windows, offering breathtaking panoramic views of the surrounding landscape, it also has an al-fresco area, allowing you to enjoy the fresh air and natural sights.

ARTIST'S IMPRESSION



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR





GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

Layton  
at NAYAPARK

Botanic Park

## Closer to the private Botanic Park

It's your own backyard which consists of 1,200 trees from over 100 species, a 2.5 km jogging & cycling track, a Jungle Walk, an Outdoor Gym, an Adventure Park, a Spider Web, a Picnic Site, and tunnel access to The Breeze.



Layton  
at NAVA PARK

Country Club

## The club for every occasion

Whether you are celebrating a special day or just meeting with old friends, NavaPark Country Club has more to offer; it is the center for gastronomy, wellness as well as entertainment with facilities such as the MayStar restaurant, sports halls, a gym, an aqua pool, mini cinema, and more.





## Surrounded by natural beauty

NavaPark BSD City is Indonesia's first mixed-use residential area to get Greenship Neighborhood certification with a Platinum rating from the Green Building Council Indonesia (GBCI). Greenship Neighborhood Certification focuses on places that are being developed as well as those that have already been established. To obtain this certification, NavaPark underwent a series of assessments and requirements covering a wide range of topics, including Land Ecological Enhancement, Movement and Connectivity, Water Management and Conservation, Solid Waste and Materials, Community Wellbeing Strategy, Building and Energy, Innovation and Future Development.



### **P&T Singapore**

*Architectural Consultant*

P&T Group has been one of the world's largest international architectural and engineering practices since 1868. The group has received the BCI Top 10 Awards for many years, and numbers of design awards. P&T Singapore has been involved in various major projects such as Asya Residential Development at Jakarta Garden City and Navapark Landed Residential Development at BSD.



### **via. Architect Ltd HongKong**

*Interior Consultant*

via. established in 2009, is one of Hong Kong's most coveted design firms, with an award-winning portfolio of various projects. The company's creator and owner, Frank Leung, has over 25 years of experience and was trained in the United States. His works are marked by a global sophistication and consideration of cultural nuances. Some of their projects include Yishè at Atrium House and House of Madison.



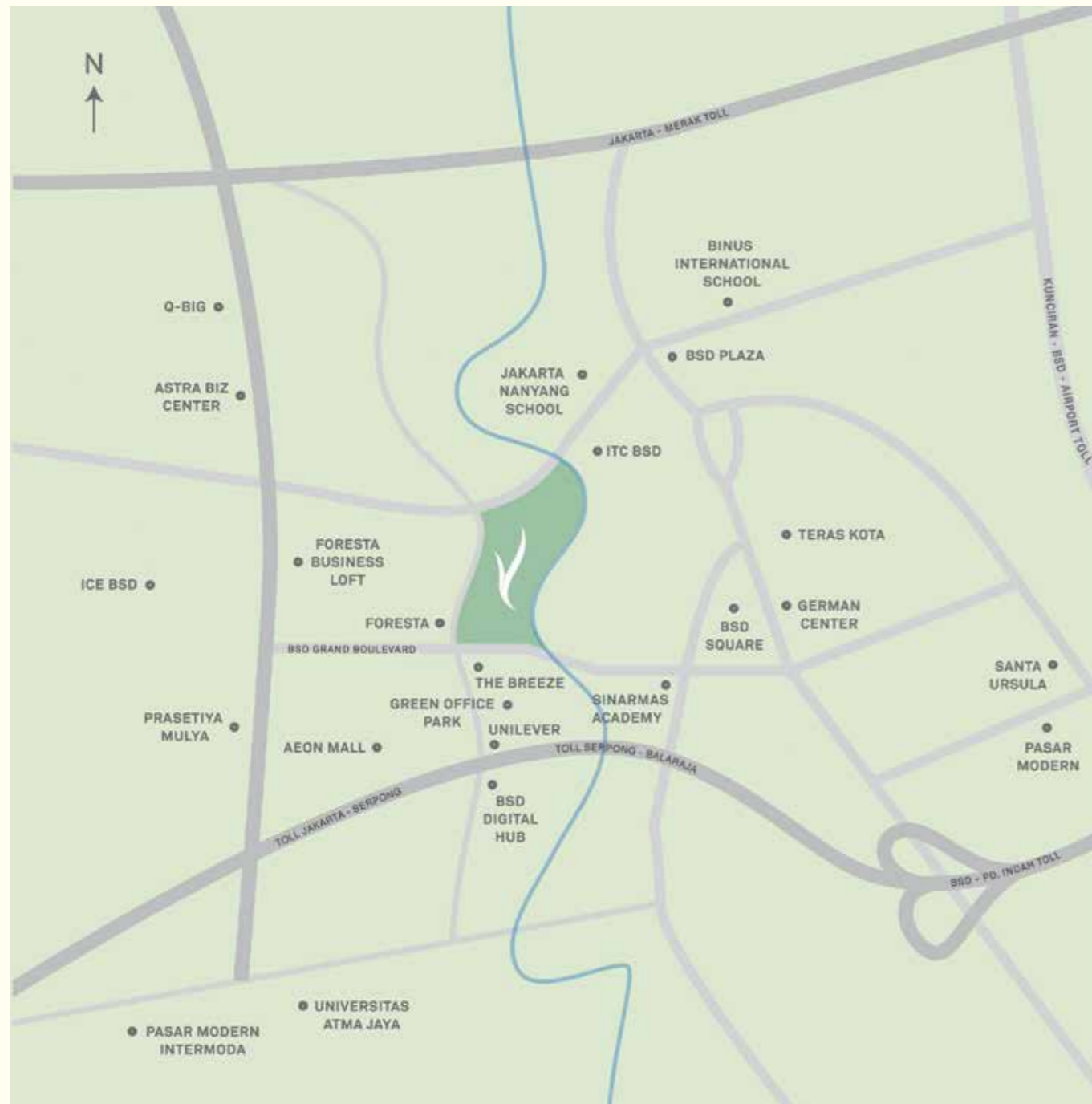
### **Siura Studio Singapore**

*Landscape Consultant*

Siura Studio is a Singapore-based award-winning landscape architectural firm. They focus on urban resilience and innovative landscapes of natural systems, and an award-winning series including Jakarta's Ragunan Zoo Revitalisation competition in 2019 and Tebet Eco Park in Jakarta.

## Connected with the best establishments

NavaPark is connected with all of the best establishments that BSD City has to offer, namely, ICE BSD where some of the world-class events are held, AEON mall, international schools, and hospitals, and the new toll road Serbaraja which gives you easy access to Jakarta and, the airport.



### Foundation

- Concrete Pile

### Main Structure

- Reinforced Concrete

### Interior Wall Finishes

- General Wall: *plaster & paint*
- Junior Master & Master Bathroom: *imported marble for feature wall and homogeneous tiles for general wall*
- Powder Room & Common Bathroom: *homogeneous tiles*
- Wet Kitchen: *plaster & paint with homogeneous tiles backsplash*
- Dry Kitchen: *imported marble backsplash*
- Maid's Bathroom: *homogeneous tiles*

### Exterior Wall Finishes

- Plaster & Paint (smooth & textured)
- Artificial timber cladding and homogeneous tiles at façade

### Ceiling

- Gypsum board in paint finish

### Roof

- Hip Roof: *Asphalt shingles roof with lightweight steel structure*
- Carporch Canopy: *metal roof with insulation covered with artificial grass*
- Roof Garden: *metal roof with insulation*

### Door

- Main Entrance Door: *solid engineered wood with digital door lock*
- Interior Door: *hollow core engineered wood*
- Sliding Door: *aluminium frame system with glass*
- Garage Door: *motorized metal frame sliding door*
- Maid's Bathroom Door: *UPVC*

### Window

- Aluminium Frame with heat glass

### Railing

- Tempered Glass at void stairs and balconies

### Floor Finishes

- Terrace: *homogeneous tiles*
- Living & Dining, Common Corridor & Main Staircase: *imported marble*
- Bedrooms: *imported laminated flooring*
- Family room on the 3rd floor (unit with a panoramic suite only): *imported laminated flooring*
- Junior Master & Master Bathroom: *imported marble*
- Other Bathrooms & Powder Room: *homogeneous tiles*
- Garage, Wet Kitchen & Service Area: *homogeneous tiles*
- Maid's Bathroom: *homogeneous tiles*

### Fittings

- Bathroom Faucet: *Kohler/equivalent*
- Bath/Shower Set: *Kohler/equivalent*
- Accessories: *Kohler/equivalent*

### Sanitary Wares

- Master Bathroom: *free standing bathtub ex Toto/equivalent*
- Junior Master Bathroom: *undermount bathtub ex Kohler/equivalent*
- Water closet in Bathrooms & Powder Room: *Kohler/equivalent*
- Hand Wash Basin: *Kohler/equivalent*
- Water closet in Maid's Bathroom: *Toto/equivalent*

### Kitchen Provisions

- Dry Kitchen: *storage cabinet system & island counter with imported marble counter top*
- Wet Kitchen: *storage cabinet system with solid surface counter top*
- Cooking stove & cooker hood: *Franke/equivalent*
- Oven: *Franke/equivalent*
- Kitchen sink: *Franke/equivalent*
- Kitchen faucet: *Toto/equivalent*

### Other Provisions

- Bathrooms: *vanity cabinet with mirror for all bathrooms, except for Maid's Bathroom*

### Smart Home System

- Lights control in Living Room and car porch area compatible for voice command smart home
- Video intercom with a panic button connected to guardhouse

### Lift

- Passenger Lift for 450kg capacity (6 people) with vision glass

### Electricity

- 16,500 VA

### MEP Provisions

- Air Conditioner: *split duct AC for living and dining; Type 12; (Living & Dining: 6 PK)*
- Type 15; (Living & Dining: 6 PK)
- Solar panels on the grid provided
- Recessed light fitting & LED lamps in all rooms
- Telephone data outlet in the living area, Master bedrooms and Junior master bedroom
- Electric Water Heater (Individual) in all bathrooms except for the powder room and a maid's bathroom
- Roof tank with booster pump

### Car Parking

- 2 parking lots at outdoor car porch
- 2 parking lots at the garage

### Security

- Electric Door Lock at the main door: *Hyundai /equivalent*
- CCTV
- Video intercom and Panic button connected to guardhouse

\* For show unit purposes only. Terms and Conditions apply.

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A collaboration between  
two world-class developers in  
building a better future



Founded in 1889, Hongkong Land is a leading property investment, management and development group in Asia. It owns and manages more than 800000 sqm in key Asian cities. Hongkong Land is currently managing residential projects in cities across Greater China and Southeast Asia. It is on standard listing in the London Stock Exchange. Hongkong Land is a member of Jardine Matheson Group.



Sinarmas Land is the largest and most diversified property developer in Indonesia. The company manages 10,000 Ha of strategic landbank. It comprises of 2 listed subsidiaries in the Jakarta Stock Exchange with combined market capitalization in excess of USD 2.5 Billion.

