



Nestled within The Floritz, Allurea offers tropical-inspired homes where the harmony of modern elegance and natural beauty allures. This sanctuary is designed for your better living. From the moment you step inside, your senses will be charmed, inspiring you daily with goodness and positivity.

8 Min

To Soekarno-Hatta  
International Airport

25 Min

To Puri

20 Min

To Pantai Indah Kapuk

35 Min

To Central Jakarta

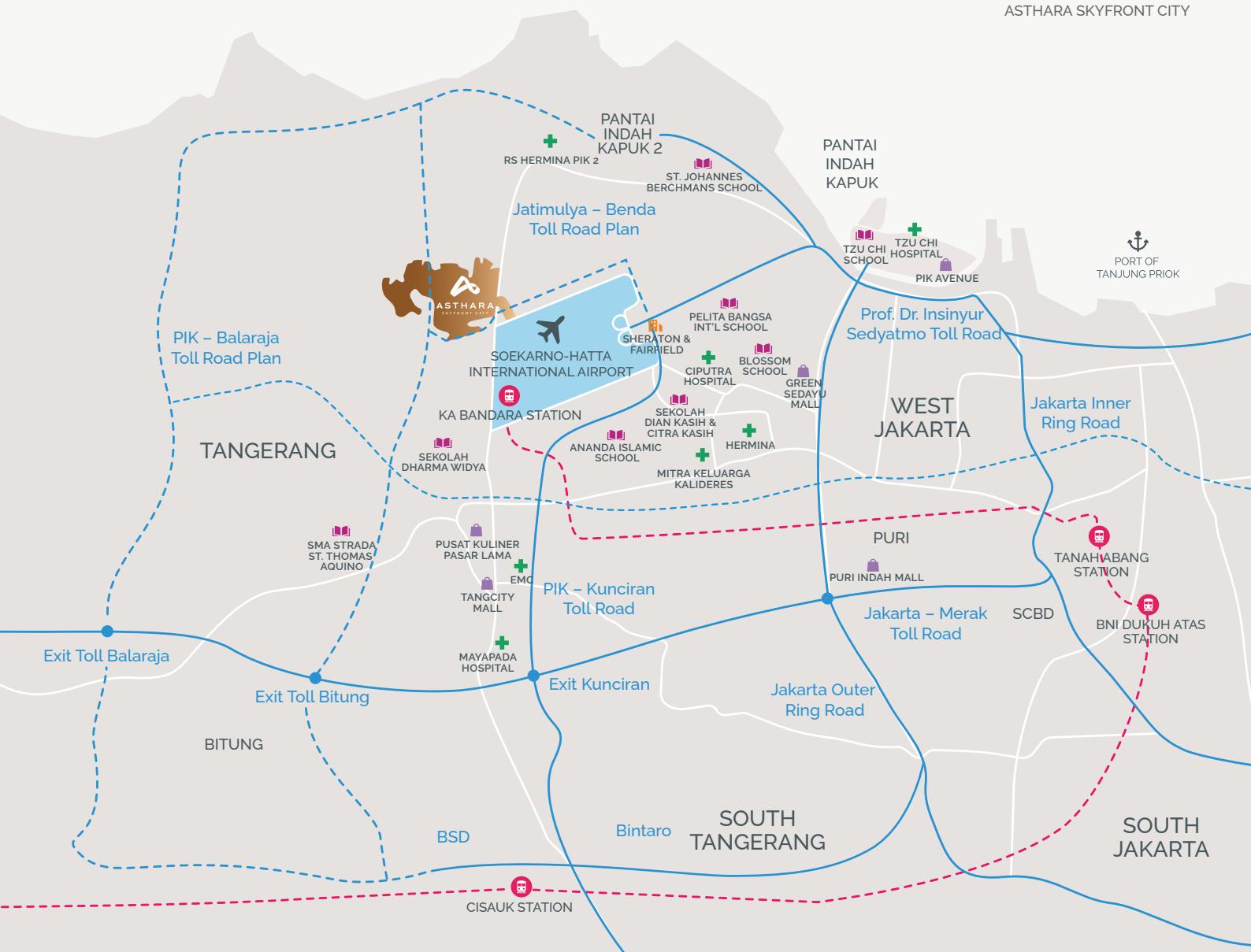


TOLL ROAD

FUTURE TOLL ROAD

COMMUTER LINE & RAIL LINK

DIRECT ACCESS TO  
ASTHARA SKYFRONT CITY



THE  
**FLORIZT**



ASTHARA  
SKYFRONT CITY

MARKETING GALLERY

ASTHARA GRAND BOULEVARD NO. 8 PERIMETER UTARA, SELAPAJANG JAYA,  
KOTA TANGERANG, BANTEN 15127

TELP. [REDACTED]

[WWW.ASTHARA.ID](http://WWW.ASTHARA.ID)

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# ALLUREA

Modern Living meets  
Nature's *Beauty*





The Beauty of  
*Good Living*  
Starts Here



# Amenities for your *Lifestyle & Well-Being*

Enter a home entwined with greenery  
where your days are filled by joyful moments.

A balance of vibrant community  
and spacious environment that complements  
all your needs and leads you to flourish.

Here is a simplicity that charms you.



Multi Sport Court



Semi Olympic Swimmingpool  
with Kids Pool



Thematic Children Playground



Premium Fitness Center



Barbeque Deck Connected  
with Function Hall & Swimmingpool



Multifunction Room



## Adored Living

Step into a home where joy and convenience intertwine. Experience the warmth of a welcoming space, thoughtfully designed to effortlessly cater to your needs.

Embrace a life of comfort and fulfillment surrounded by verdant beauty, where simplicity exudes its timeless charm.



LAND SIZE : 60 m<sup>2</sup>

BUILDING SIZE : 67 m<sup>2</sup>

## Type A



1F

2F

LAND SIZE : 72 m<sup>2</sup>

BUILDING SIZE : 86 m<sup>2</sup>

## Type B



1F

2F



## Awe-Inspiring Sanctuary

Welcome to the elegant sanctuary where you can grow and prosper in the embrace of captivating verdant. Every corner is designed intricately with modern sophistication and finest craftsmanship, elevating you to a better quality of living.



## Type C

LAND SIZE : 96 m<sup>2</sup>

BUILDING SIZE : 107 m<sup>2</sup>

1	Ensuite Bedroom	2+1	Bedrooms	1	Ensuite Bathrooms
3	Bathrooms/ Powder Room			1	Living Room
2	Carport				
2	Wet & Dry Kitchen				



1F



2F

## Type D

LAND SIZE : 128 m<sup>2</sup>

BUILDING SIZE : 154 m<sup>2</sup>

2	Ensuite Bedroom	2+1	Bedrooms	2	Ensuite Bathrooms
3	Bathrooms/ Powder Room			1	Living Room
2	Carport				
2	Wet & Dry Kitchen				



1F



2F

# Site Plan



**ALLUREA**  
AT THE FLORIZT

- PLAYGROUND
- OUTDOOR GYM
- REFLEXIOLOGY
- SEATING POCKET / PAVILLION

## Specifications

<b>FOUNDATION</b>	Mini Pile
<b>STRUCTURE</b>	Reinforced Concrete
<b>WALL</b>	Autoclaved Aerated Concrete, Plastered and Paint Finish
<b>WALL FINISHING</b>	<b>EXTERIOR:</b> Weathershield Paint combined with Fiberkote Paint <b>INTERIOR:</b> Wall Paint <b>BATHROOM:</b> Homogenous Tile (HT) 60x60 <b>MAID TOILET:</b> Ceramic Tile 60x30
<b>CEILING</b>	Gypsum Board, Paint Finish
<b>ROOF</b>	Lightweight Steel Structure with Corrugated Roof
<b>DOOR</b>	<b>MAIN ENTRANCE:</b> Solid Engineering Door with PVC Sheet <b>BEDROOM/BATHROOM:</b> Engineering Door with PVC Sheet <b>DOOR FRAME:</b> Alluminium, Powder Coating Finish
<b>WINDOW</b>	Alluminium, Powder Coating Finish with Glass
<b>FLOOR</b>	<b>MAIN FLOOR:</b> Homogenous Tile (HT) 60x60 (Allurea Type A & B) 80x80 (Allurea Type C & D) <b>BEDROOM:</b> Allurea Type A & B Homogenous Tile (HT) 1st Floor Stone Polymer Composite (SPC) 2nd Floor  Allurea Type C & D Stone Polymer Composite (SPC)
	<b>BATHROOM:</b> Homogenous Tile (HT) 60x60 <b>TERRACE:</b> Homogenous Tile (HT) 60x60 <b>CARPORT:</b> Pebble Stone <b>WET KITCHEN:</b> Homogenous Tile (HT) 80x80 (for Allurea Type C & D) <b>MAID TOILET:</b> Ceramic Tile 30x30 (for Allurea Type C & D) <b>MAID ROOM:</b> Ceramic Tile 40x40 (for Allurea Type C & D)

### RAILING

**STAIR:** Hollow Steel Fin. Paint & Steel Plate (Allurea Type A & B)

**STAIR:** Hollow Steel Fin. Paint & Tempered Glass (Allurea Type C & D)

**BALCONY:** Hollow Steel Fin. Paint & Tempered Glass (Allurea Type D)

TOTO or Equivalent

WTP

Allurea Allurea Type A & B: 2200 Watt / EV add by Customer  
Allurea Type C & D: 4400 Watt / EV add by Customer

### MEP PROVISIONS

Water pump: Available

Roof Tank: Type A & B 500 Liters

Type C & D 1000 Liters

Ground Tank: 1000 Liters

### INSTALLATION

#### CANOPY

AC, Telephone, Network, Water Heater

Hollow Steel, Steel Plate Fin. Paint with PVC Roof

## Smart Features for

## a Better Living *Quality*

Smart and secure home system for ease and convenience inside, live surrounded by intelligent facilities in and outside the house.



SMART  
DOOR LOCK



CCTV



24-HOUR  
SECURITY



ONE-GATE SYSTEM