



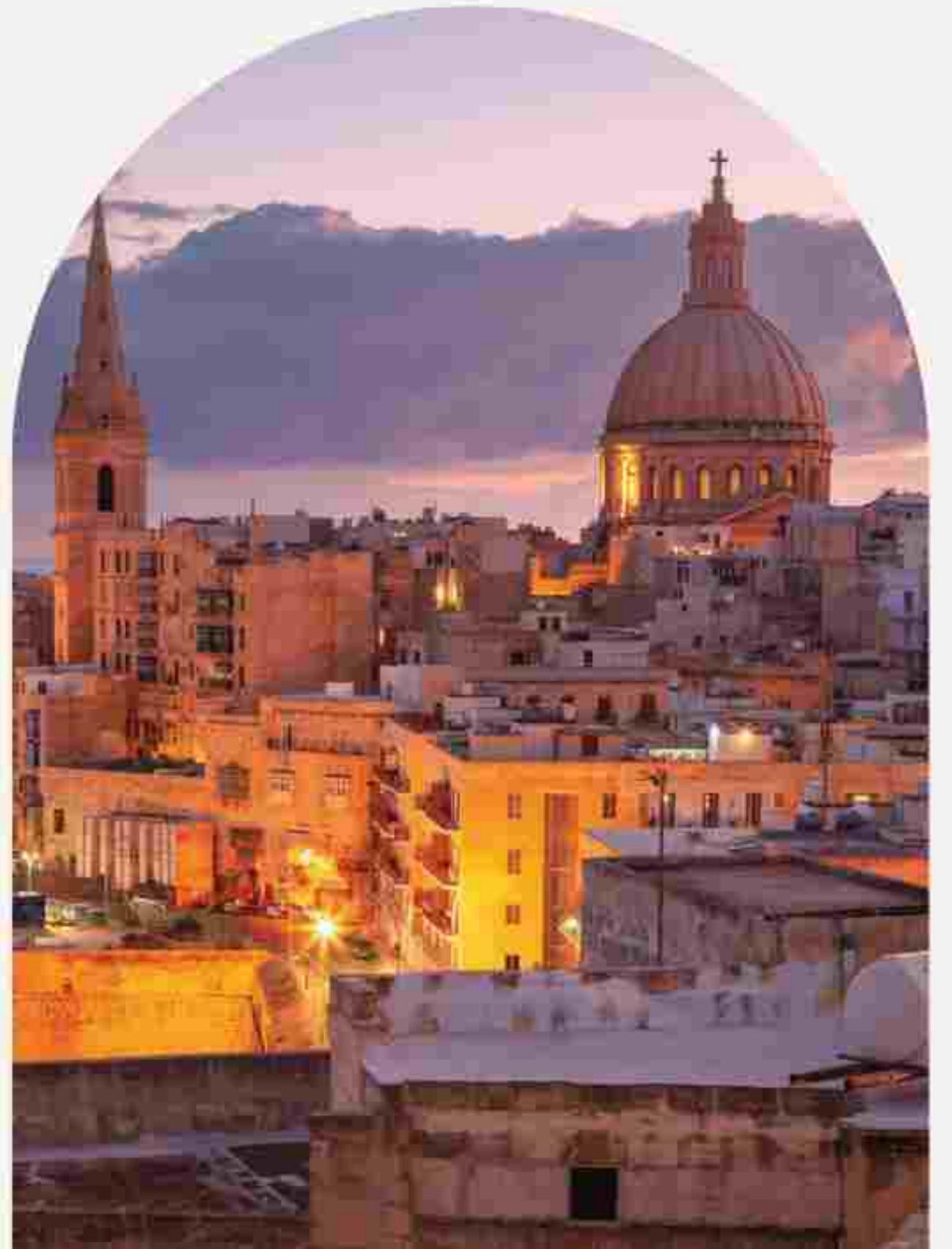
**MALTA**

LUXURY MEDITERRANEAN HOMES

# An Endless Mediterranean Retreat



Inspired by the warmth of coastal towns and the rustic allure of sun-soaked landscapes, Malta offers a tranquil daily immersion of traditional Mediterranean living. A fresh chapter within the Aeroworld 8 establishment, the project belongs to those who yearn for the charm of a classic European retreat, with a modern twist that feels inviting and refreshing.



WELCOME TO  
Your Luxury Mediterranean Homes



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## A Lively Neighborhood with European Charm

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## The Warmth of Breathtaking Sunset Mood

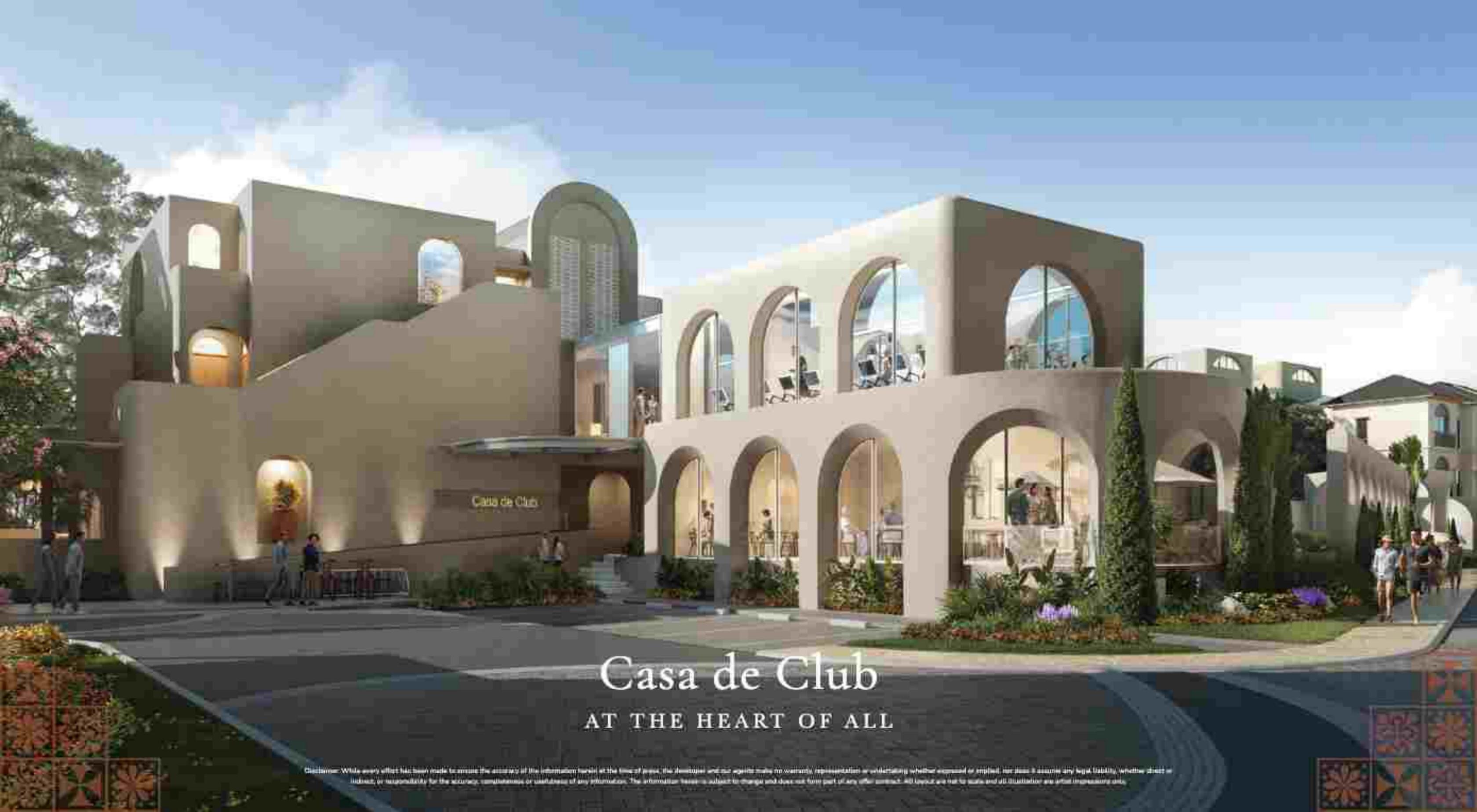
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# A Lifestyle Made Seamless



Our Santorini-inspired clubhouse serves as the heart of the community, seamlessly blending relaxation and convenience. From here, residents enjoy direct access to Sunset Avenue, a vibrant commercial strip, lined with renowned brands and lakeside seating areas perfect for unwinding as the sun dips below the horizon.



Casa de Club

# Casa de Club

AT THE HEART OF ALL

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Swim, Stretch, Lift, Lounge—Your Everyday Retreat

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**Exclusive Access to Vibrant Shophouses and Sunset Avenue**

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# Sunset Avenue

*The Commercial Arcade Spanning  
Alongside The Picturesque Lake*

Sunset Avenue is a haven for foodies and coffee lovers, boasting a lineup of renowned brands that will tantalize your taste buds. Indulge in creamy treats at Vilo Gelato, savor the tangy delights of Sour Sally Green, or fuel up with expertly brewed cups from Tomoro Coffee and December Coffee, and many more exciting eateries and cafes to explore.

MALTA

The Lake

Sunset Avenue

# Master Plan

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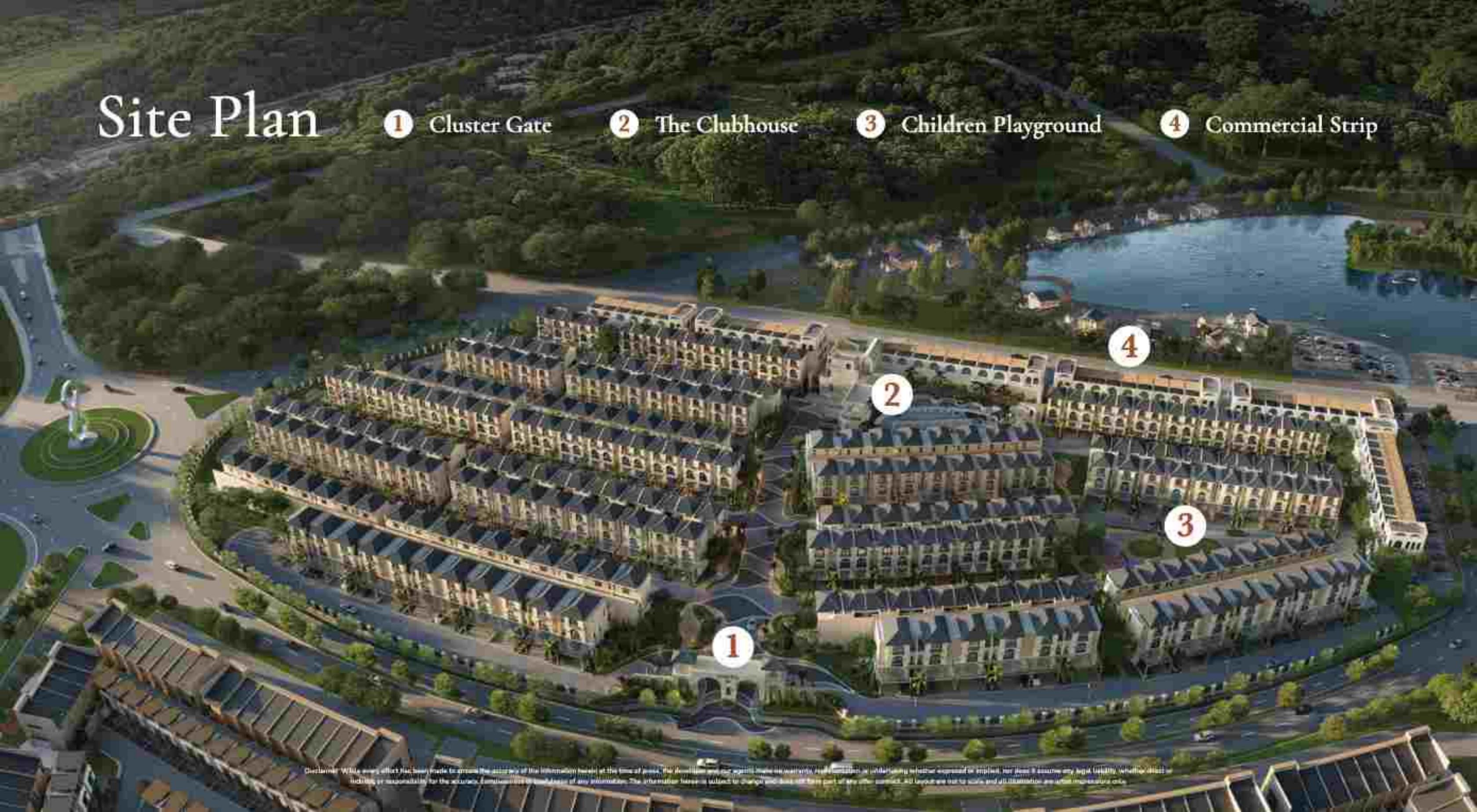
# Site Plan

1 Cluster Gate

2 The Clubhouse

3 Children Playground

4 Commercial Strip



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# A Design Made Timeless



Our homes capture the iconic charm of Mediterranean allure, where every detail evoke a warm, sun-kissed aesthetic. The façade features a natural beige palette complemented by textured natural stone and refined stucco finishes, evoking the timeless elegance of old European architecture.



# Azura T5



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# Azura

5x12 LA: 60 m<sup>2</sup> BA: 104 m<sup>2</sup>



3+1 Bedrooms



2+1 Bathrooms



1 Powder Room



1 Carport



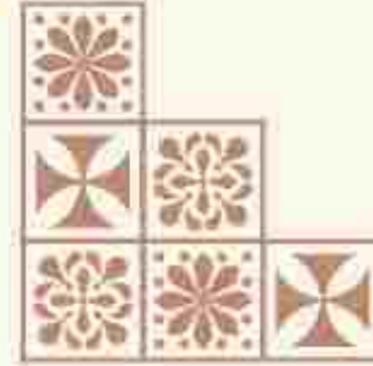
First Floor



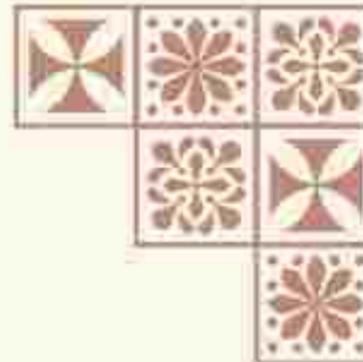
Second Floor



Third Floor



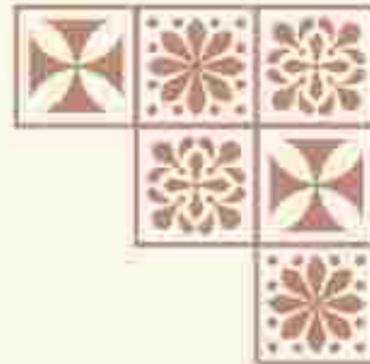
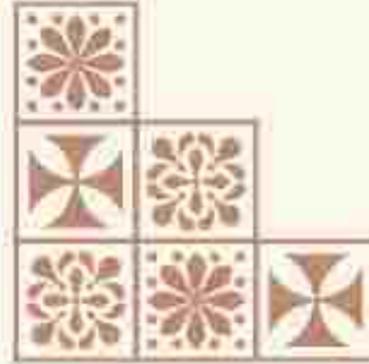
## *Living and Dining Room*



A seamless blend of elegance and comfort, the living and dining area invites warmth into every gathering.



# Children Bedroom 1



A playful yet serene space where imagination thrives and dreams take flight.

# Terra T7



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# Terra

7x12 LA: 84 m<sup>2</sup> BA: 135 m<sup>2</sup>

7x14 LA: 98 m<sup>2</sup> BA: 135 m<sup>2</sup>



4+1 Bedrooms



3+1 Bathrooms



2 Carports



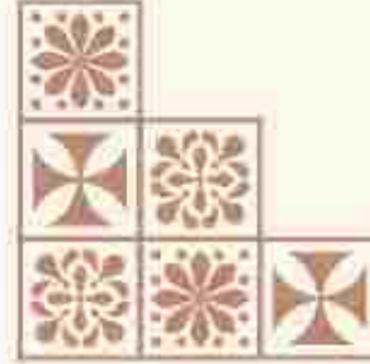
First Floor



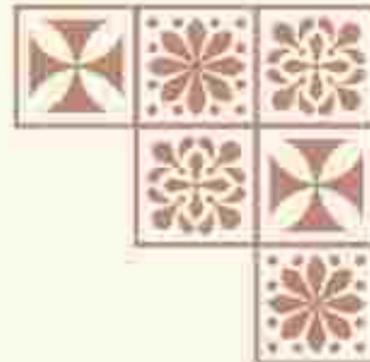
Second Floor



Third Floor

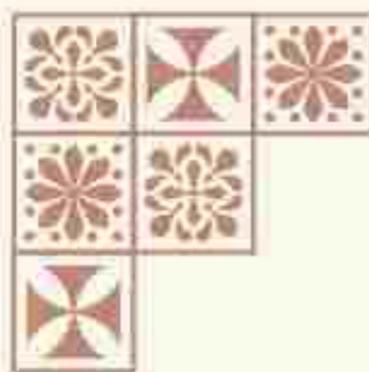
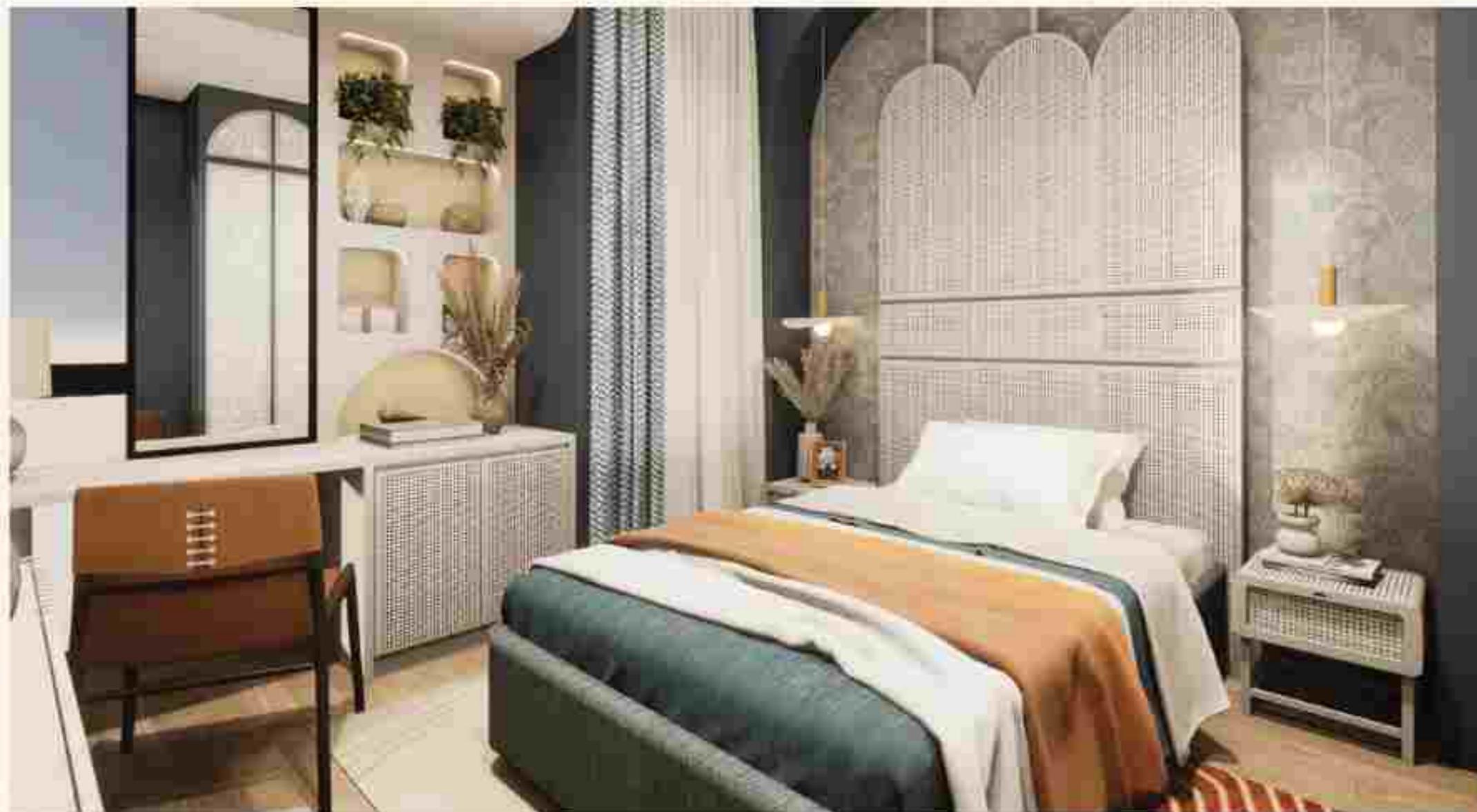


## Master Bedroom



Soft palettes and refined textures create a haven of restful sophistication.

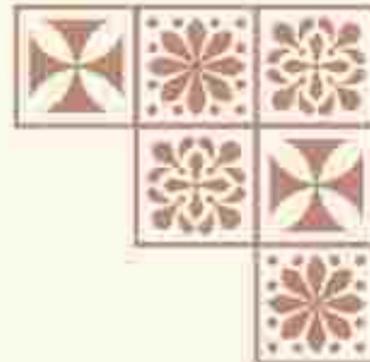
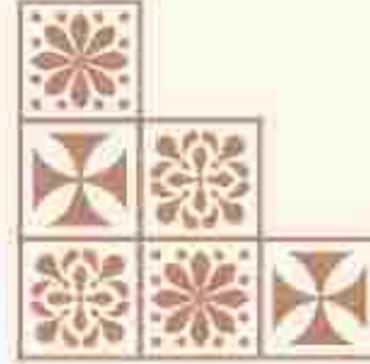
# Children Bedroom 1



Cozy corners and vibrant accents create  
a joyful retreat for young minds.



## Children Bedroom 2



A warm, welcoming space designed  
for both rest and adventure.

# Zephira T8



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# Zephira

8x15 LA: 120 m<sup>2</sup> BA: 196 m<sup>2</sup>



4+1 Bedrooms



3+1 Bathrooms



2 Carports



First Floor



Second Floor



Third Floor

# Zephira Gran

8x16 LA: 128 m<sup>2</sup> BA: 216 m<sup>2</sup>

8x18 LA: 144 m<sup>2</sup> BA: 216 m<sup>2</sup>



4+1 Bedrooms



3+1 Bathrooms



2 Carports



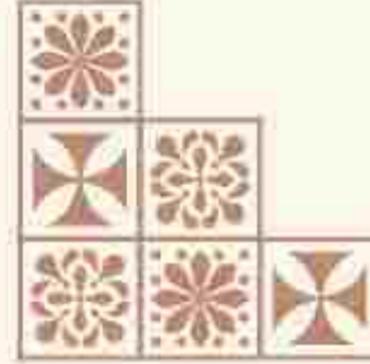
First Floor



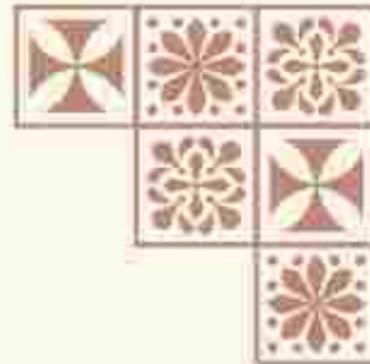
Second Floor



Third Floor

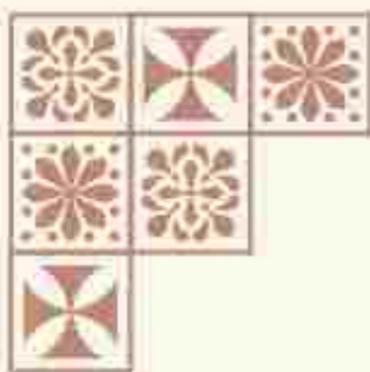


## Living and Dining Room

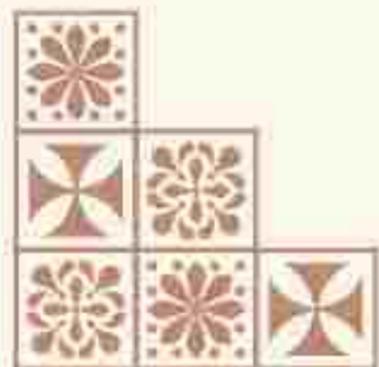


An open, airy ambiance enriched with natural tones, perfect for intimate dinners and lively conversations.

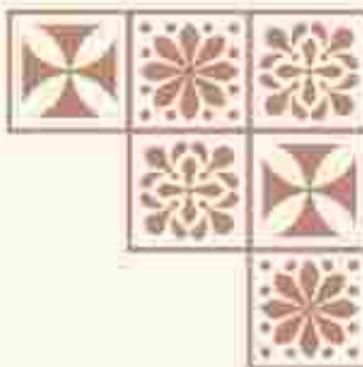
## Guest Bedroom



Thoughtfully designed to offer both comfort and sophistication, making every stay unforgettable.

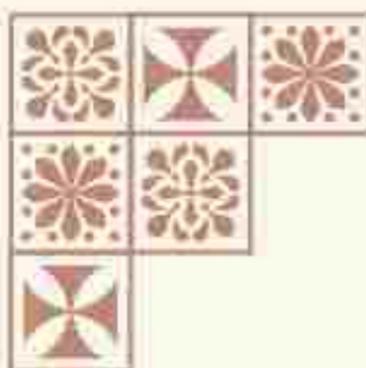
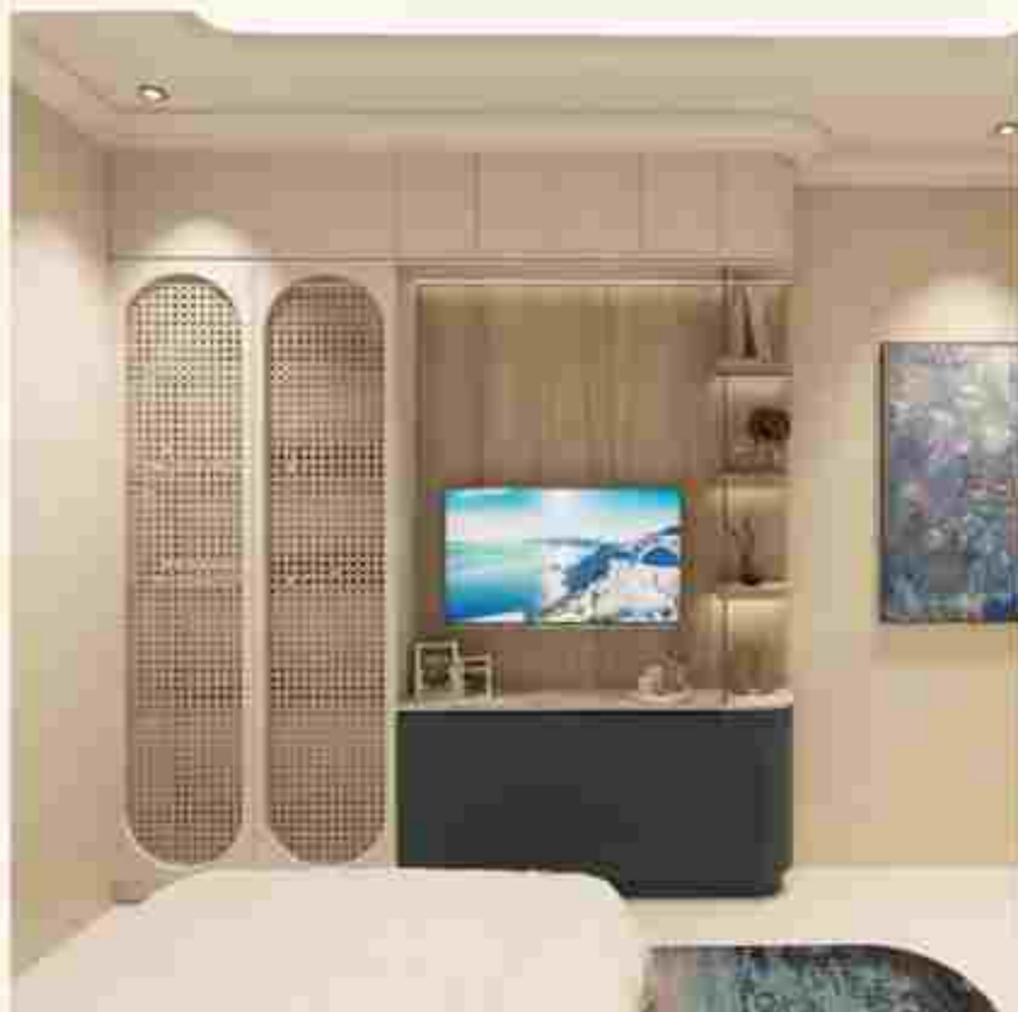


## Master Bedroom



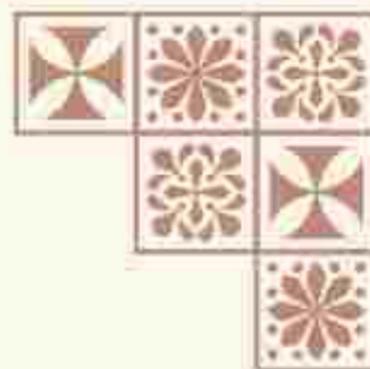
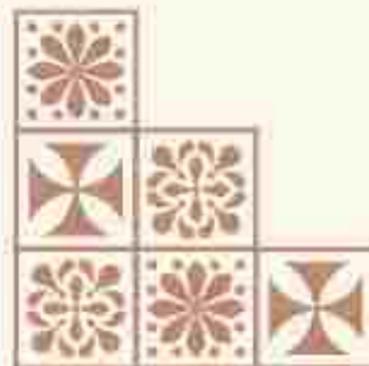
Designed for ultimate comfort, this master suite is a timeless escape from the everyday.

# Children Bedroom 1



Gentle hues and smart storage solutions  
make this the perfect childhood sanctuary.

# Children Bedroom 2



Where every detail is designed for  
comfort, play, and peaceful nights.



ROW 8

ROW 8

ROW 8

ROW 8

ROW 8

ROW 10

ROW 8

N

# Specifications

		Azura T5	Terra T7	Zephira T8
Foundation		Mini-Pile		
Structure		Reinforced Concrete		
Wall		Bricks, Wall Plastered		
Roof		Lightweight Steel Structure with Ceramic Roof		
Ceiling		Gypsum Board, Finishing Paint		
Floor	Main Floor & Bedroom	Homogenous Tiles 60 x 60	Grande 80 x 80	
	Master Bathroom	Homogenous Tiles 60 x 60		
	Stairs	Homogenous Tiles 60 x 120		
	Balcony			Homogenous Tiles 15 x 60
	Terrace	Homogenous Tiles 60 x 60	Grande 80 x 80	
	Carport	Homogenous Tiles 60 x 60		
	Service Area	Homogenous Tiles 60 x 60 & Ceramic 30 x 30		
Wall Finishing	Exterior	Weathershield Paint Combine with Texture Paint & Natural Stone		
	Interior	Wall Paint		
	Master Bathroom	Homogenous Tiles 60 x 60	Homogenous Tiles 60 x 120	
	Bathroom	Homogenous Tiles 60 x 60		
Door		Engineering Wood Door with PVC Sheet		
Window		YKK Nexsta with PVB Laminated Glass (Sliding), YKK with PVB Laminated Glass		
Railing		Steel		
Sanitary		TOTO or Equal		
Water		PDAM		
Electrical		2200 Watt	4400 Watt	
Features	Air Conditioner	Installed 1 Unit for Each Bedroom		
	Water Pump	Available		
	Water Torrent	500 Litres		
	Ground Tank	1.5 m <sup>3</sup>		
	Installation	AC, Telephone, TV, Network, Water Heater		
	Canopy	Concrete & Steel Frame Combination with Solar Flat		
	Smart Home System	Onasis or Equal (Indoor & Outdoor CCTV, Switch Double, Door Sensor, Siren, Universal IR Remote, Google Nest)		
	Smart Digital Lock	Onasis or Equal (T62 Pro)	Onasis or Equal (K11 Pro)	

# A Journey Made Effortless



Tucked within the vibrant Aeroworld 8 on Boulevard Street, Malta's strategic location ensures residents are always close to where excitement happens, with effortless access to both business and leisure destinations.



# Prominent Location

- 10 mins** to Soekarno-Hatta International Airport
- 20 mins** to Pantai Indah Kapuk
- 25 mins** to Puri Indah
- 30 mins** to Serpong Area



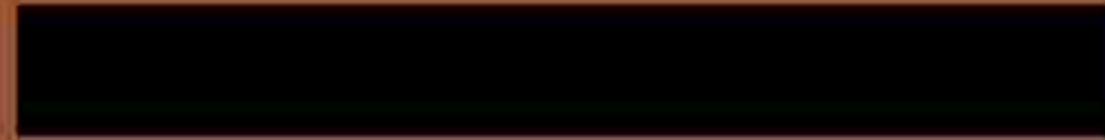
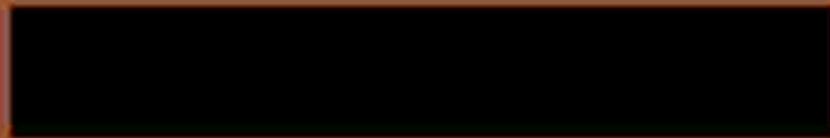


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# MALTA

LUXURY MEDITERRANEAN HOMES



## MARKETING GALLERY

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