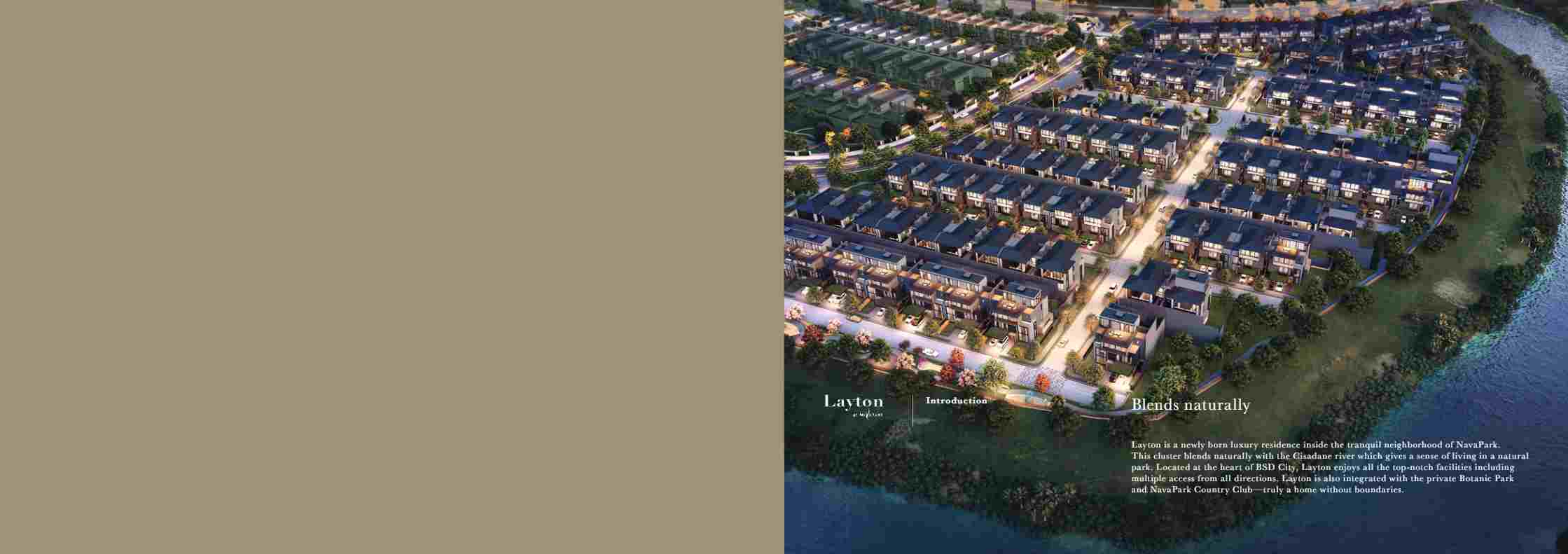


Layton

EL NAVAPARK





Layton
by NavaPark

Introduction

Blends naturally

Layton is a newly born luxury residence inside the tranquil neighborhood of NavaPark. This cluster blends naturally with the Glisadane 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.



Entrance Foyer

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



The Mezzanine

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



Dining and Living Areas

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



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

Layton
in signature

Type 13

Build-in 13 x 25 sqm and 13 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.



Layton
in signature

Type 13



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.



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.

LAND PLOT:
15 x 25 m | 15 x 26 m

LAND AREA:
375 sqm | 390 sqm

BUILDING AREA:
544 sqm



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

THIS LAYOUT MAKES USE OF A 15 X 26 M LAND AREA



- TYPE 12 (12x25)
- TYPE 15 (15x25) + PANORAMIC SUITE
- TYPE 15 (15x25) CORNER + PANORAMIC SUITE
- TYPE 15 (15x25)
- TYPE 15 (15x25)
- TYPE 15 (15x25) CORNER + PANORAMIC SUITE
- TYPE 15 (15x25,5)
- TYPE 15 (15x25,5) + PANORAMIC SUITE
- TYPE 15 (15x25,5) CORNER + PANORAMIC SUITE



Connected with the best establishments

NayaPark 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.

DEVELOPED BY



Foundation

- Concrete Pile

Main Structure

- Reinforced Concrete

Interior Wall Finishes

- General Wall: *plaster @ joint*
- Junior Master & Master Bathroom: *impacted marble for feature wall and hallway/entry line for general wall*
- Powder Room & Common Bathroom: *homogeneous tile*
- Wet Kitchen: *plaster @ joint with homogeneous tile highlight*
- Dry Kitchen: *impacted marble highlight*
- Master's Bathroom: *homogeneous tile*

Exterior Wall Finishes

- Plaster & Paint: *smooth & textured*
- Artificial timber cladding and homogeneous tiles at facade

Ceiling

- Gypsum board in paint finish

Roof

- Hip Roof: *asphalt shingle GAF GAF Lightstep™ dual-surface*
- Carport Canopy: *metal roof and insulation covered with artificial grass*
- Roof Garden: *metal roof with circulation*

Door

- Main Entrance Door: *solid engineered wood with digital door lock*
- Interior Door: *aluminum reinforced wood*
- Sliding Door: *aluminum frame system with glass*
- Garage Door: *insulated metal frame sliding door*
- Master's Bathroom Door: *UPVC*

Window

- Aluminum Frame with glass

Railing

- Tempered Glass at void steps and balconies

Floor Finishes

- Terrace: *homogeneous tile*
- Living & Dining, Common Corridor & Main Staircase: *impacted marble*
- Bedrooms: *impacted laminated flooring*
- Entry room on the 1st floor unit with a panoramic view only: *impacted laminated flooring*
- Junior Master & Master Bathroom: *impacted marble*
- Other Bathrooms & Powder Room: *homogeneous tile*
- Garage, Wet Kitchen & Service Area: *homogeneous tile*
- Master's Bathroom: *homogeneous tile*

Fittings

- Bathroom Fitter: *Antler/guanabana*
- Bath/Shower Seat: *Kubler/guanabana*
- Accessories: *Kubler/guanabana*

Sanitary Wares

- Master Bathroom: *free standing bathtub or Touch/guanabana*
- Junior Master Bathroom: *undermount bathtub or Kubler/guanabana*
- Water closet in Bathrooms & Powder Room: *Kubler/guanabana*
- Hand Wash Basin: *Kubler/guanabana*
- Water closet in Master's Bathroom: *Touch/guanabana*

Kitchen Provisions

- Dry Kitchen: *strong cabinet system @ island system with impacted marble countertop*
- Wet Kitchen: *strong cabinet system with solid surface countertop*
- Cooking range & cooker hood: *Franks/guanabana*
- Oven: *Franks/guanabana*
- Kitchen sink: *Franks/guanabana*
- Kitchen Fitter: *Touch/guanabana*

Other Provisions

- Bathroom: *excess cabinet with mirror for all bathrooms, except for Master's Bathroom*

Smart Home System

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

Lift

- Passenger Lift for 100kg capacity, 8 people, with vision glass

Electricity

- 10,500 VA

MEP Provisions

- All Conditioners: *split type AC for living and dining, Type 12; Living & Dining: 6 PK, Type 15; Living & Dining: 6 PK*
- Solar panels on the roof provided
- Recycled light fitting & LED lamps in all rooms
- Telephone data outlet in the living area
- Master bedrooms and junior master bedroom
- Electric Water Heater (hot/cold) in all bedrooms except for the powder room and a study's bathroom
- Roof tank with booster pump

Car Parking

- 2 parking lot in outdoor car-porch
- 2 parking bay in the garage

Security

- Electric Door Lock at the main door
- CCTV
- Video intercom and panic button connected to guardhouse

¹ For more work purposes visit: [Terms and Conditions apply](#)

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NavuPark Marketing Gallery

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