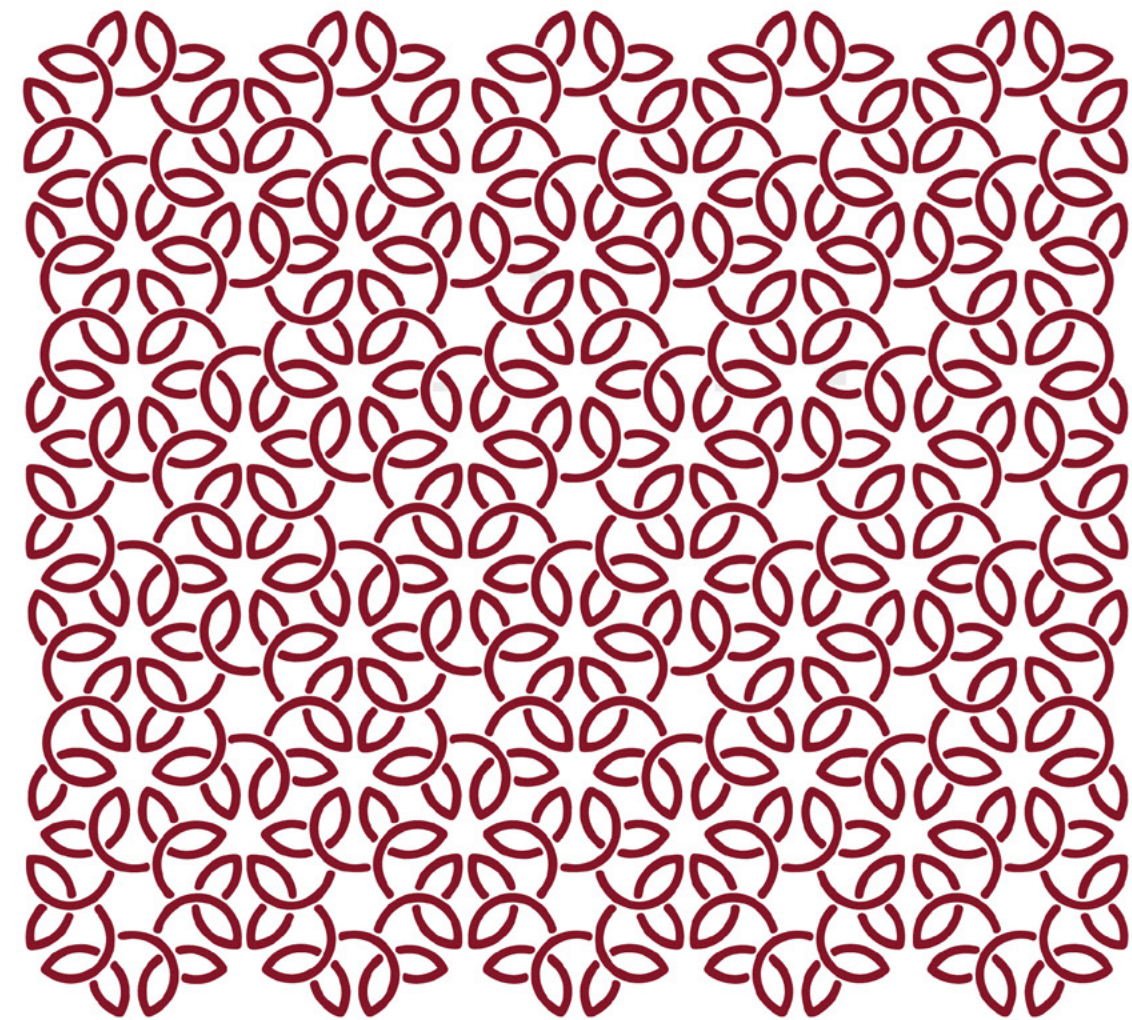


GRAND BOULEVARD  
**ANIVA**  
STUDIO LOFT



The Most Happening Commercial  
in Gading Serpong



**PARAMOUNT LAND**  
Building homes and people with heart

**PARAMOUNT PLAZA** Jl. Boulevard Raya Gading Serpong Kav. 1, Gading Serpong, Tangerang - 15810

[www.paramount-land.com](http://www.paramount-land.com) [@officialparamountland](https://www.instagram.com/officialparamountland) [Paramount Land](https://www.youtube.com/ParamountLand) [Paramount Land](https://www.facebook.com/ParamountLand)

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**PARAMOUNT LAND**  
Building homes and people with heart

## GADING SERPONG

Located approximately 18 kilometers on the western side of Jakarta, Paramount Gading Serpong is an independent city that has become a new economic hub and a residence for over 120,000 residents. This city is positioned in a highly strategic location, surrounded by large development areas, and is connected to the Jakarta-Merak toll road, Serpong-Balaraja toll road, and JORR 2 Jakarta-Serpong toll road, providing direct access to Jakarta, Soekarno-Hatta International Airport, Merak Port, and other major cities in Jabodetabek.

Paramount Land, one of the main developers of Gading Serpong City, professionally manages this area covering approximately 1,000 hectares and develops residential, commercial, and recreational facilities, along with city infrastructure and a variety of other amenities ranging from educational facilities such as schools and universities to hotels and hospitals. The increasing value of the city is reflected in the rapid growth rate of Gading Serpong, which has reached 15% (YoY).

Based on comprehensive and up-to-date research, Paramount Land continuously presents a variety of property products that meet the interests and needs of the community over time. To date, there are more than 40 inhabited clusters for middle to upper-class communities, equipped with the best utilities, infrastructure, and amenities. Matera Residences, Pasadena Grand Residences, and Menteng Grand are some of the exclusive residential projects by Paramount Land that have received a positive response from the public.

High connectivity and accessibility have boosted the development of commercial and business areas in Gading Serpong, which has become a favorite destination for the Tangerang Raya community and Jabodetabek. Paramount Land plays a significant role in developing culinary and business centers, including the commercial area in the southern part known as 'The Most Vibrant Commercial' in Gading Serpong, featuring over 250 businesses, from Maggiore, Sorrento, Pisa Grande, Mendrisio, and surrounding areas. Paramount Land is also developing the Manhattan District, the largest commercial epicenter in Tangerang Raya, covering an area of 22 hectares.

Paramount Land is developing Gading Serpong City as a one-stop solution for fulfilling daily needs, ranging from living, working, conducting business, recreation, to investment. Through Paramount Estate Management, Paramount Land also professionally manages, organizes, and maintains the city sustainably, serving and upholding community harmony in Gading Serpong through various flagship programs. This reflects Paramount Land's commitment to continue growing together with the community, in line with the company's tagline, 'Building Homes and People with Heart.'

### DISTINGUISHED ACHIEVEMENTS OF PARAMOUNT LAND



• BEST TOWNSHIP DEVELOPER (ASIA) 2024 • BEST TOWNSHIP DEVELOPER 2024 • BEST HOUSING ARCHITECTURAL DESIGN 2024 • BEST SMART HOME DEVELOPMENT 2024 • BEST WELLNESS RESIDENTIAL DEVELOPMENT 2024  
• BEST HOUSING LANDSCAPE DESIGN 2024 • BEST CHOICE HOME DESIGN 2024 • BEST LIFESTYLE ARCHITECTURAL DESIGN • BEST ECO FRIENDLY HOUSING DEVELOPMENT • BEST HIGH END HOUSING DEVELOPMENT  
• BEST COMMERCIAL DEVELOPER (INDONESIA) 2023 • BEST INNOVATIVE COMMERCIAL PROJECT 2024 • BEST COMMERCIAL DEVELOPER 2023  
• BEST HIGH END HOUSING DEVELOPMENT (GREATER JAKARTA) 2023 • THE MOST INNOVATIVE COMMERCIAL DEVELOPMENT 2023 • DEVELOPER OF THE YEAR 2022 • TOP 10 DEVELOPERS 2022  
• FAVOURITE HOUSING PROJECT 2022 • BEST ECO FRIENDLY HOUSING 2022 • BEST LOW RISE COMMERCIAL 2022 • BEST PREMIUM HOUSING PROJECT 2022 •





# The Best Surroundings

On Gading Serpong's Main Boulevard,  
with New Access to BSD

Surrounded by more than 20 clusters  
with 2 premium clusters in the area

Thematic Commercial  
Concept

High-traffic location  
with over 1,000 vehicles passing hourly

High End Residentials  
with Healthy Living Concept

Conceptualized by "AEDAS"  
one of the world's leading global architecture and design practices





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**GRAND BOULEVARD**  
**ANIVA**  
 STUDIO LOFT

Grand Boulevard Aniva is the newest commercial hub in the rapidly growing heart of Aniva, featuring 3.5-story studio lofts with a modern-classic design and optional mezzanine. Strategically located on Jl. Teuku Cik Ditiro, connecting Gading Serpong and BSD, it offers high visibility, maximum traffic, and flexible layouts with a double-façade concept. Built with premium materials such as expansive glass windows and decorative accents, Grand Boulevard Aniva is a promising investment opportunity for retail, dining, and office businesses, with strong potential for value appreciation.









GRAND BOULEVARD  
**ANIVA**  
STUDIO LOFT

**PHASE 6**

ARTISTIC ORNAMENT

FACADE MODERN CLASSIC

PREMIUM SPECIFICATIONS

DIRECT PARKING

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## More Space For Your Business

### 1 Secondary Skin Façade Ornament

Using secondary skin ornaments (decorative panels with laser cutting) that adds to the aesthetics of the building.

### 2 Crown (Corner Unit)

The bold and eye-catching crown design creates a distinctive focal point, reinforcing the visual identity and commercial appeal of the exterior.

### 3 Double Volume Ceiling

Maximizes natural lighting and improves air circulation, creating a spacious and premium interior atmosphere — ideal for boutique showrooms and restaurants.

### 4 Mezzanine (Optional)

Offers additional multifunctional space and flexibility for offices, meeting rooms, or restaurants.

### 5 Spacious Terrace

It features a wide terrace, with a 2-meter front terrace and a 1-meter back terrace.

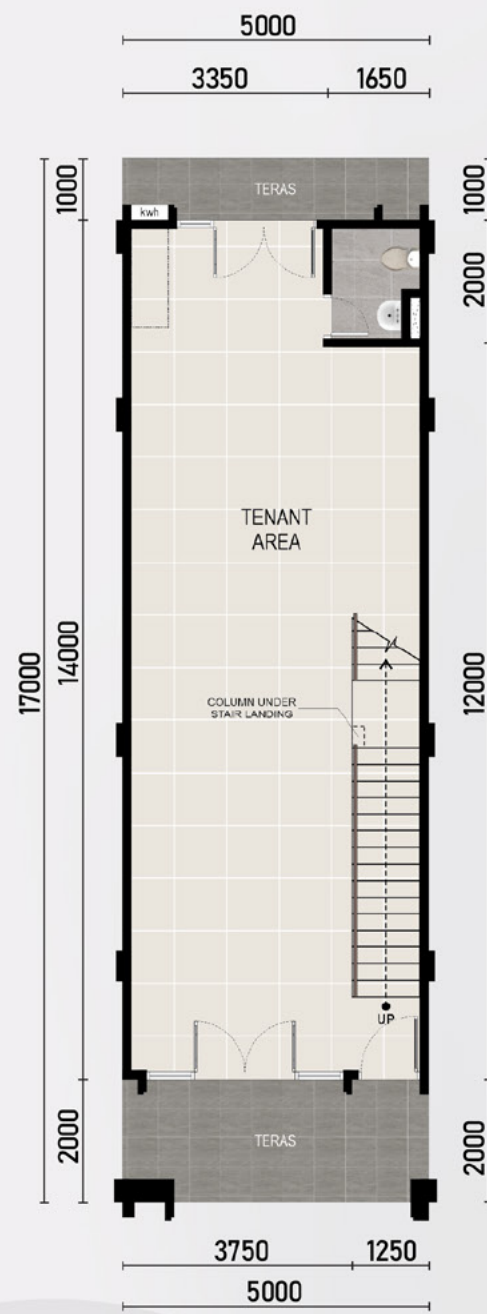




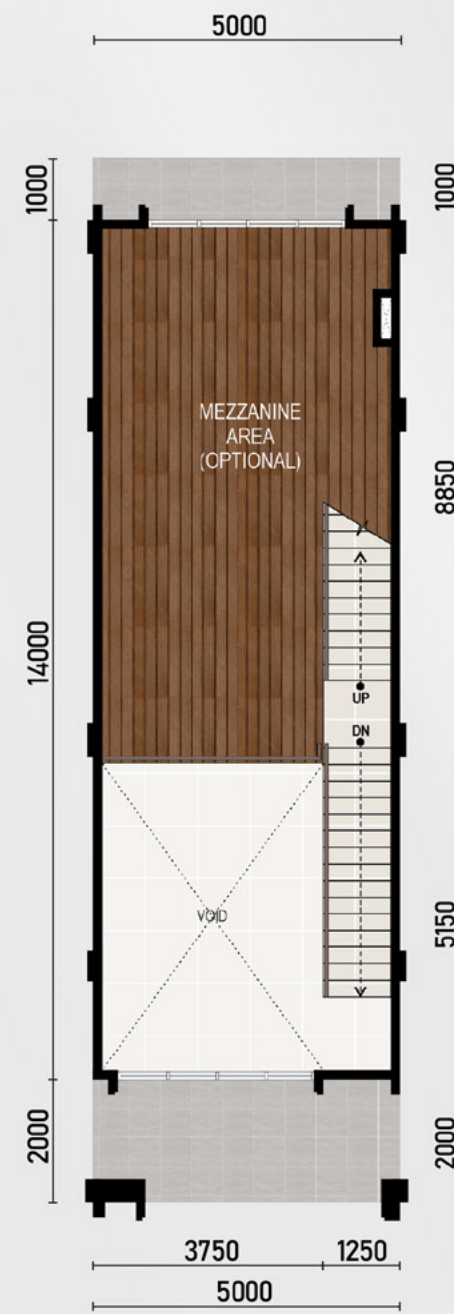
# Floor Plan



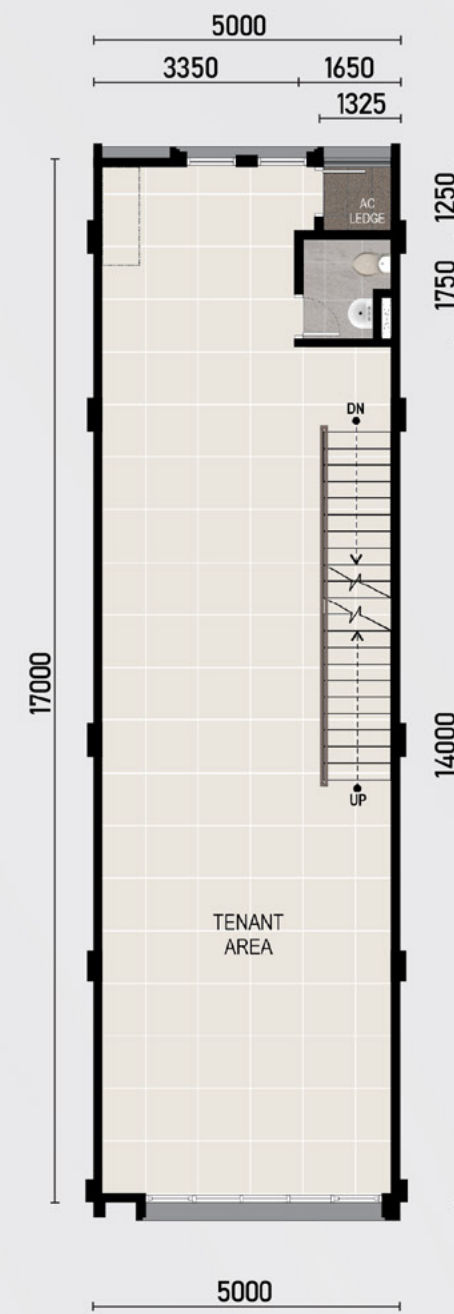




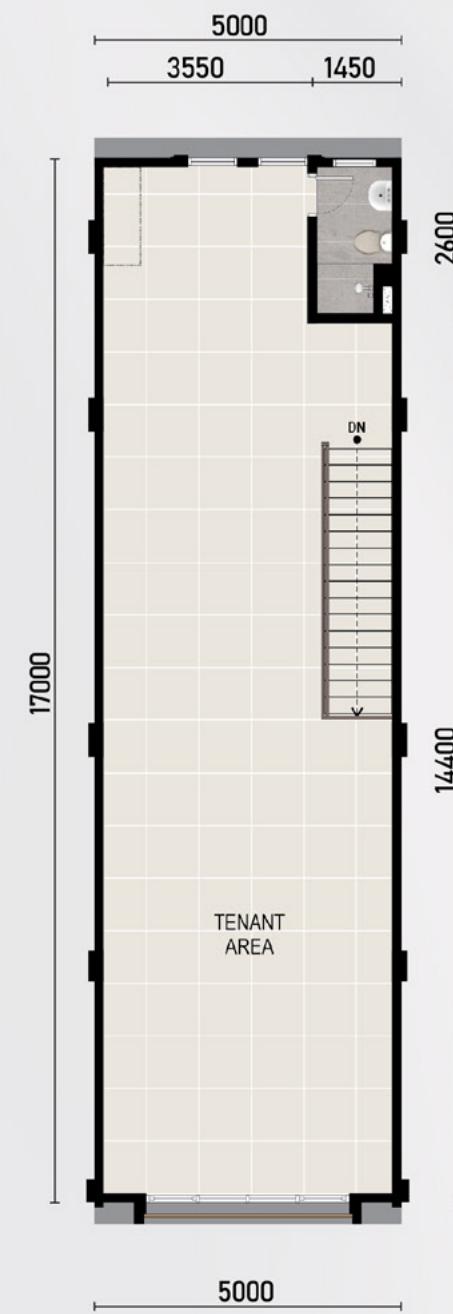
1<sup>st</sup> Floor



Mezzanine Floor



2<sup>nd</sup> Floor



3<sup>rd</sup> Floor

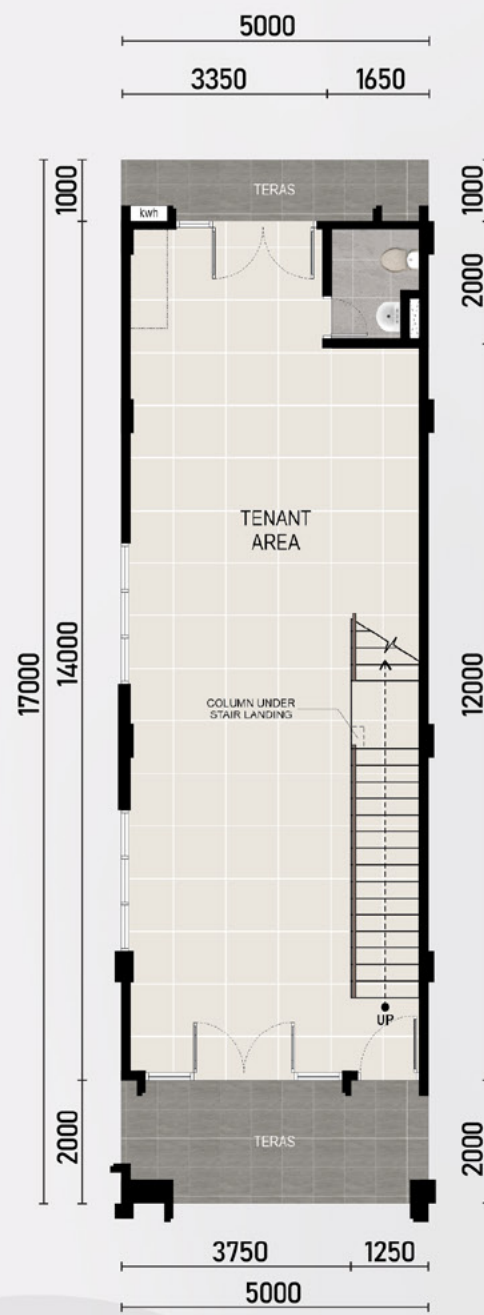


# 5x17

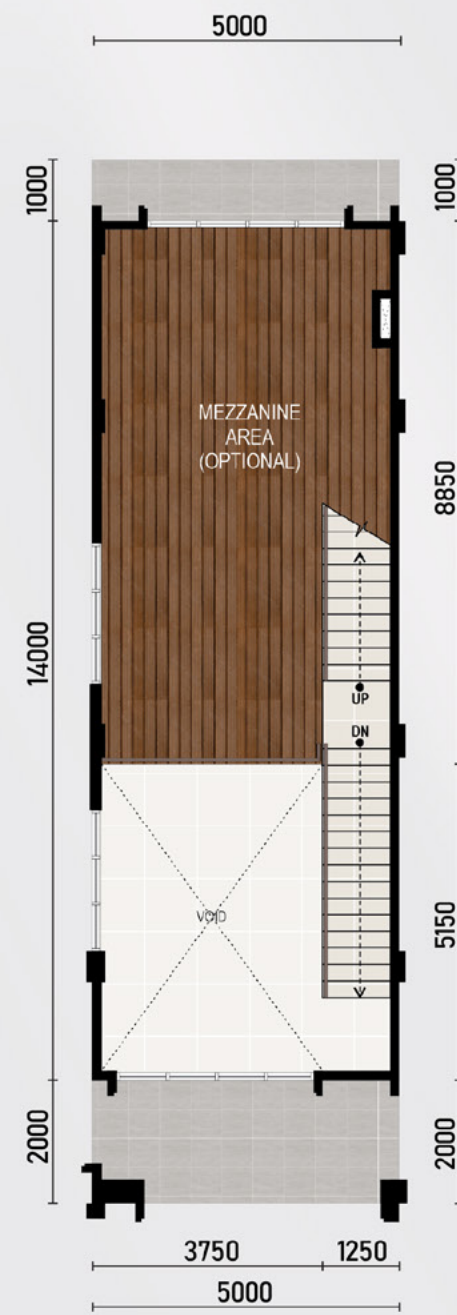
Regular - Double Facade

Land Area: 85 m<sup>2</sup> | Building Area: 255 m<sup>2</sup> | Mezzanine Area: 45 m<sup>2</sup>

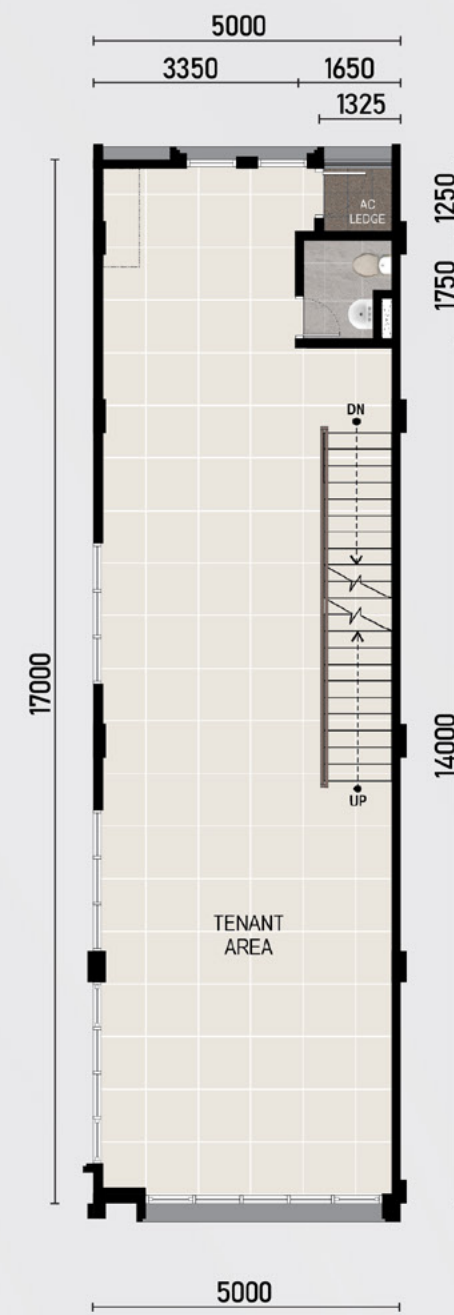




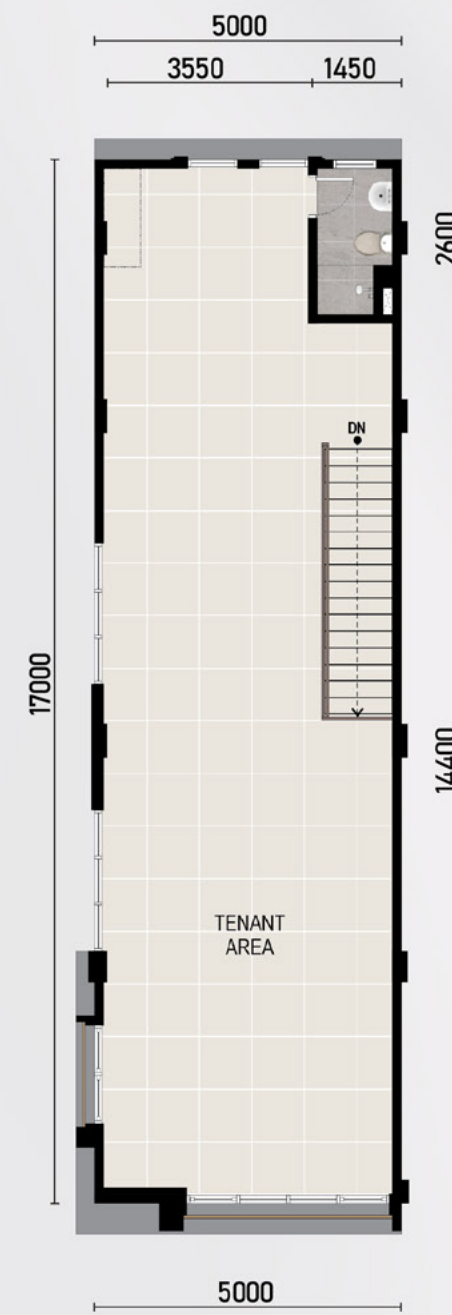
1<sup>st</sup> Floor



Mezzanine Floor



2<sup>nd</sup> Floor



3<sup>rd</sup> Floor

# 5x17

Corner - Double Facade

Land Area: 85 m<sup>2</sup> | Building Area: 255 m<sup>2</sup> | Mezzanine Area: 45 m<sup>2</sup>









Facade Design

Front



Back



Material Specification

Foundation	Mini Pile	Stairs Railing	Hollow Steel Frame + Steel Plate and Wood Handrail
Main Structure, Column, Beam, Slab, Sloof, Ring Beams, Stairs	Reinforced Concrete	Facade Ornament	Decorative Panel with Laser Cutting
Roof Frame	Lightweight Steel Frame (Zincalume)	INSTALLATION	
Roof	Metal Roof (Zincalume) with Aluminium Foil	Electricity	16,500 Va, 3 Phase
Main Flooring	Homogeneous Tile 80x80	Telephone	Fiber Optic
Mezzanine Flooring (Optional)	Stone Plastic Composite Flooring	Water Supply	Perumdam Supply + GWT1.000 L + Pump + Roof Tank 1.000 L
Toilet Flooring	Non-Slip Homogeneous Tile 60x60	Wastewater	Septic Tank Biofil 2.000 L
Toilet Wall	Homogeneous Tile 60x60	Portable Grease Trap	50 L Capacity
Inner Wall	Light Weight Bricks with Plaster and Interior Paint		
Outer Wall	Light Weight Bricks with Plaster and Weather Resistant Paint		
Inner Ceiling	Gypsum Board		
Outer & Toilet Ceiling	Water Resistant Gypsumboard		
Sanitary	Ex. Toto		
Main Door & Window	Clear Glass with Aluminium Frame		
Other Doors & Windows	Clear Glass with Aluminium Frame		
Toilet Door	UPVC Door Panel + UPVC Frame		

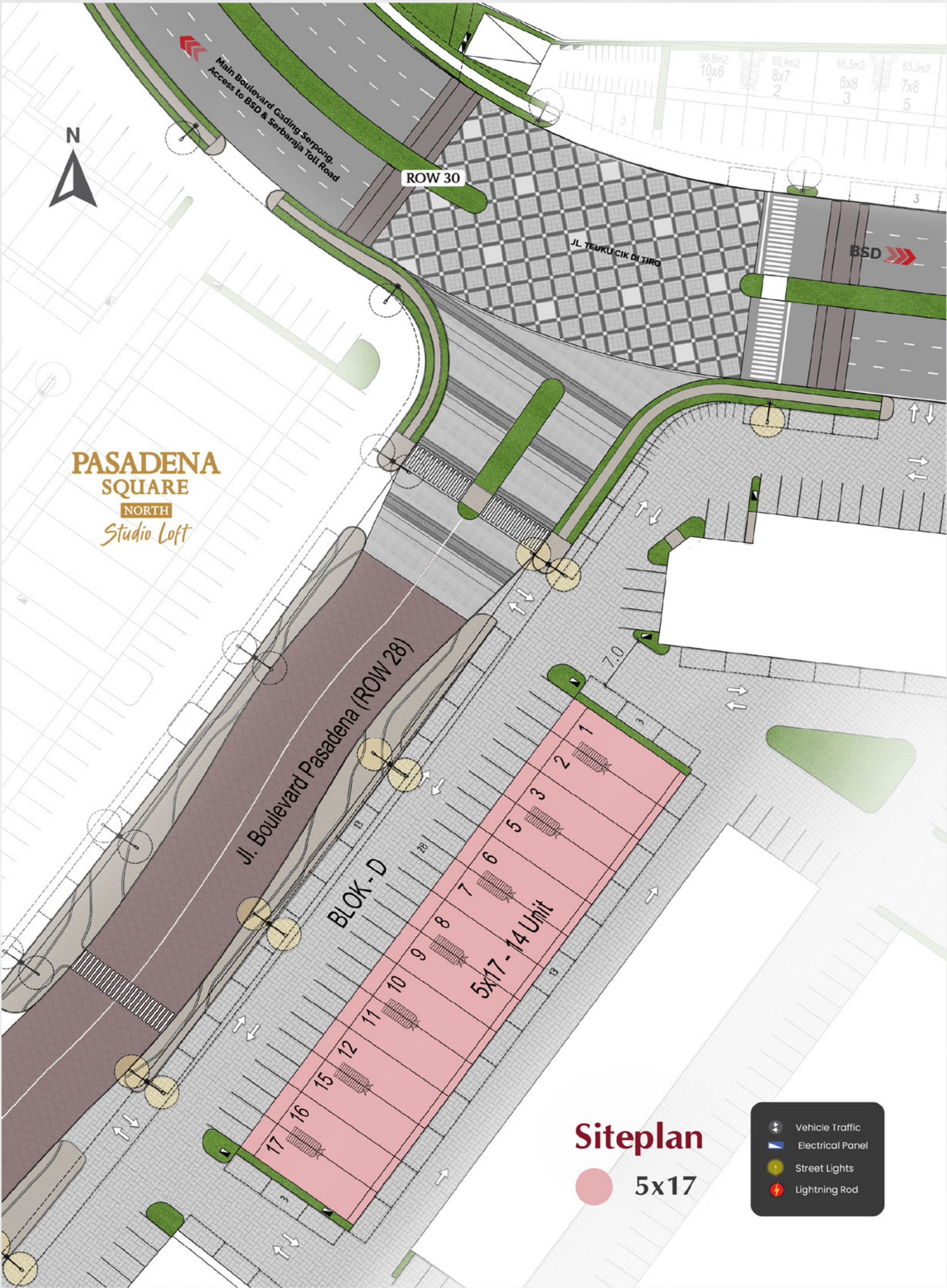
Special Features



Air Conditioner



CCTV



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Orientation Map



LEGEND

- Golf Course
  - 1. Gading Raya Padang Golf & Club
  - 2. Imperial Klub Golf
  - 3. Damai Indah Golf
- Medical Center
  - 1. Bethsaida Hospital
  - 2. Bethsaida Clinic
  - 3. Eka Hospital
  - 4. EMC Healthcare
  - 5. St. Carolus Hospital
  - 6. Mitra Keluarga Hospital
  - 7. Siloam Hospitals
- Mall & Eatery
  - 1. BEZ Walk
  - 2. Hampton Square
  - 3. Black Owl
  - 4. Papaya
  - 5. Qbig
  - 6. ICE BSD
  - 7. AEON
  - 8. Living World
  - 9. Mall @ Alam Sutera
  - 10. IKEA
  - 11. Summarecon Mall Serpong
  - 12. Supermal Karawaci
- Educational Institutions
  - 1. Matana University
  - 2. Sekolah Tarakanita
  - 3. Universitas Pelita Harapan
  - 4. Sekolah Pahoa
  - 5. Binus University
  - 6. Syafana Islamic School
  - 7. Universitas Multimedia Nusantara
  - 8. Multimedia Nusantara Polytechnic
  - 9. Pradita University
  - 10. Universitas Prasetya Mulya
- Hotels
  - 1. Atria Hotel
  - 2. Vega Hotel
  - 3. Ibis Hotel
  - 4. Fame Hotel
  - 5. JHL Solitaire
  - 6. Episode Hotel
  - 7. Qubika Boutique Hotel
  - 8. Hotel Santika Premiere
  - 9. Mercure Hotel
- Airport
  - 1. Soekarno-Hatta International Airport

