



ENCHANTÉ

RÉSIDENCE



Nice to meet you again

ENCHANTÉ
RÉSIDENCE



What has been happening since we first met,

ENCHANTÉ
RÉSIDENCE



We have completed
Construction of
95 units*

Handed Over
64 units*

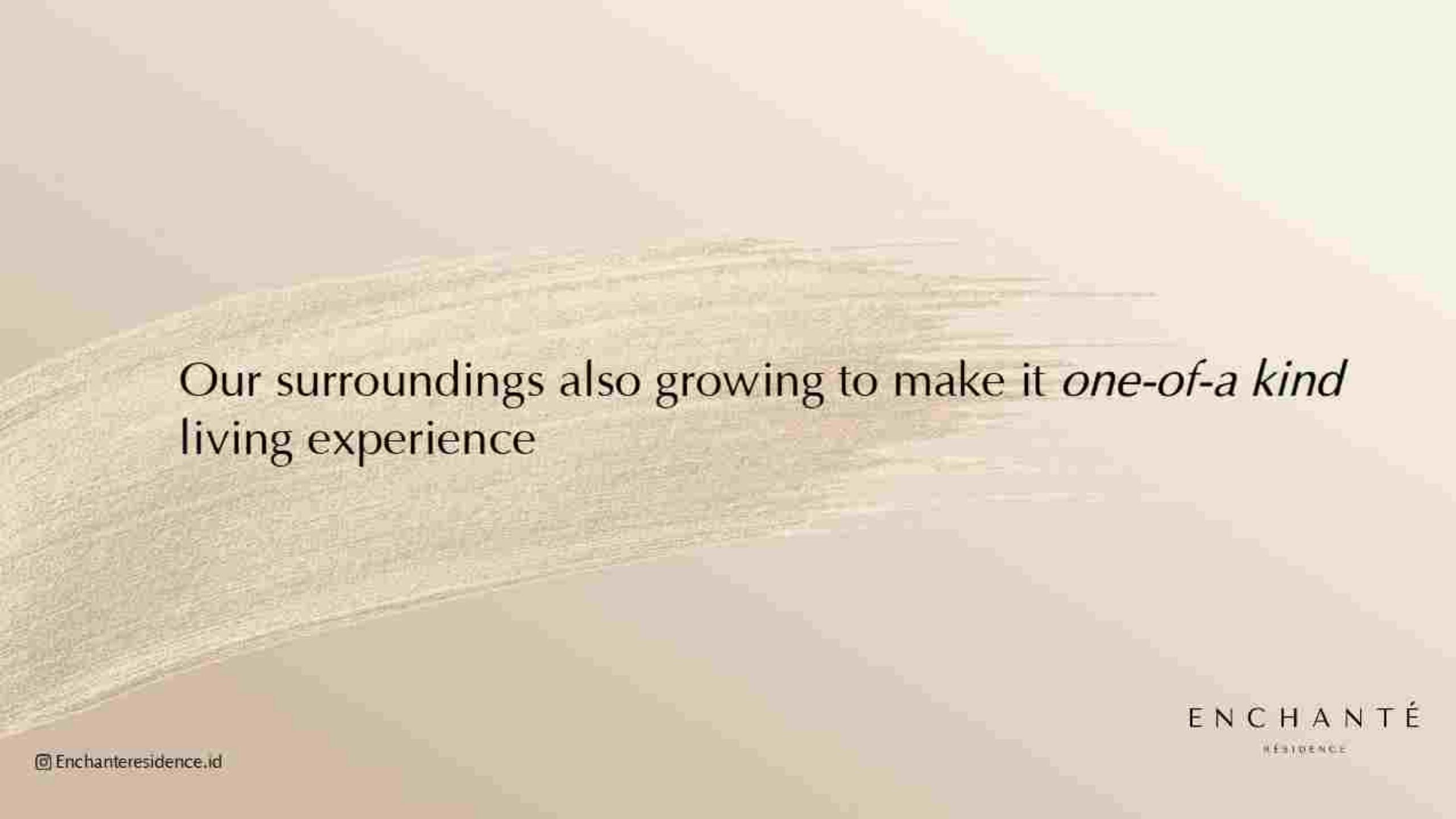
ENCHANTÉ
RESIDENCE

**data until May 2025*

ENCHANTÉ
RESIDENCE







Our surroundings also growing to make it *one-of-a kind* living experience

ENCHANTÉ
RÉSIDENCE

ACCESSABILITY

PROXIMITY ACCESS TO SERPONG AREAS 3 MAIN TOLL ACCESSES

F&B & LIFESTYLE CENTER

ENCHANTE BUSINESS PARK
DEL REY
Q-BIG
GRAND LUCKY

THE BARN
EASTVARA
WEST VILLAGE

EDUCATION

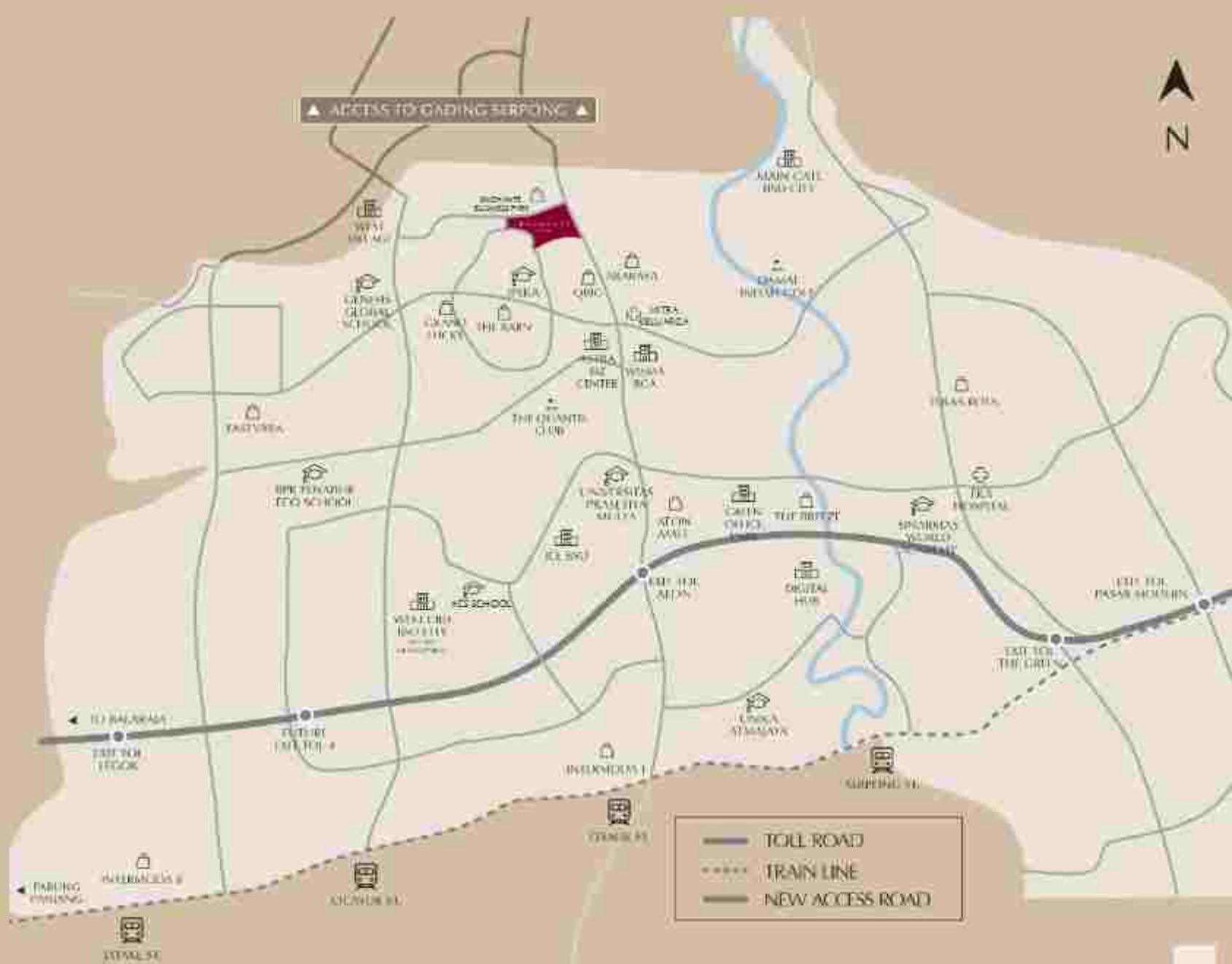
IPEKA PLUS BSD CITY
JAKARTA NANYANG SCHOOL
BPK PENABUR ECO SCHOOL
ACS SCHOOL BSD
GENESIS GLOBAL SCHOOL
SINARMAS WORLD ACADEMY

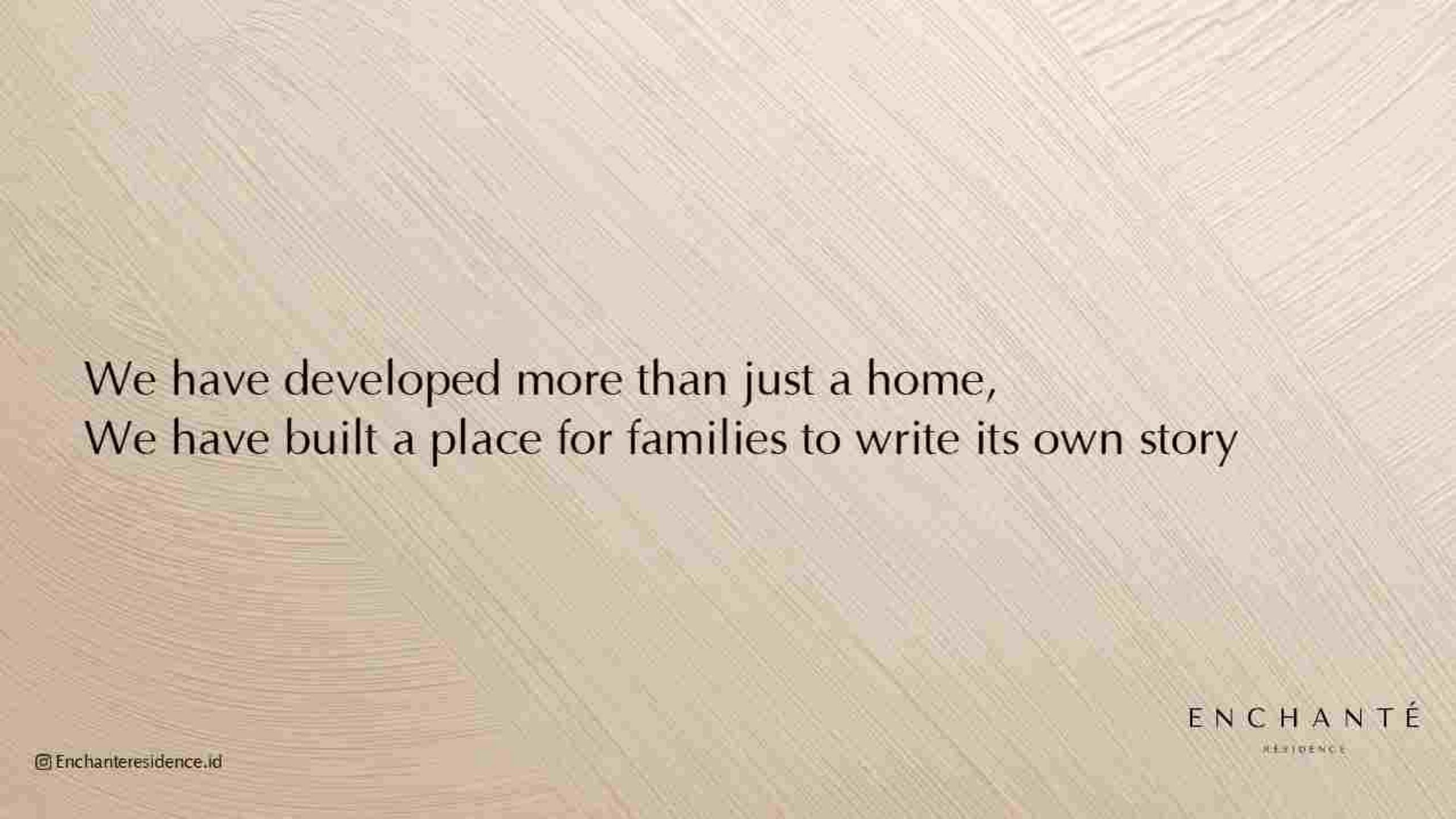
OFFICE

ASTRA BIZ CENTER
GREEN OFFICE PARK
WISMA BCA
OCBC HEAD OFFICE

HOSPITAL

MITRA KELUARGA EKA HOSPITAL





We have developed more than just a home,
We have built a place for families to write its own story

ENCHANTÉ
RESIDENCE



dr. Yuliwaty, M.Biomed, Sp. DVE
Dermatologist at Skin's Essential Clinic BSD

ENCHANTE memenuhi kriteria idaman sebuah tempat tinggal. Lokasi yang strategis mempermudah akses ke tempat aktifitas.

Layout rumah yang spacious serta lingkungan yang private membuat ENCHANTE sangat nyaman menjadi rumah tempat melanjutkan cerita keluarga kami.

ENCHANTÉ
RÉSIDENCE



And the story continues..



ETERNÉ

at ENCHANTÉ

RÉSIDENCE



É T E R N É

FROM THE FRENCH WORD **ÉTERNEL**
MEANING **ETERNAL**,

ÉTERNE is a beautiful sanctuary where beauty endures, sweet memories lingers, and happiness feels infinite. Here is where life's finest chapters unfold, because true luxury isn't fleeting—it stays with you.

ENCHANTÉ
RESIDENCE

ETERNÉ

at ENCHANTÉ

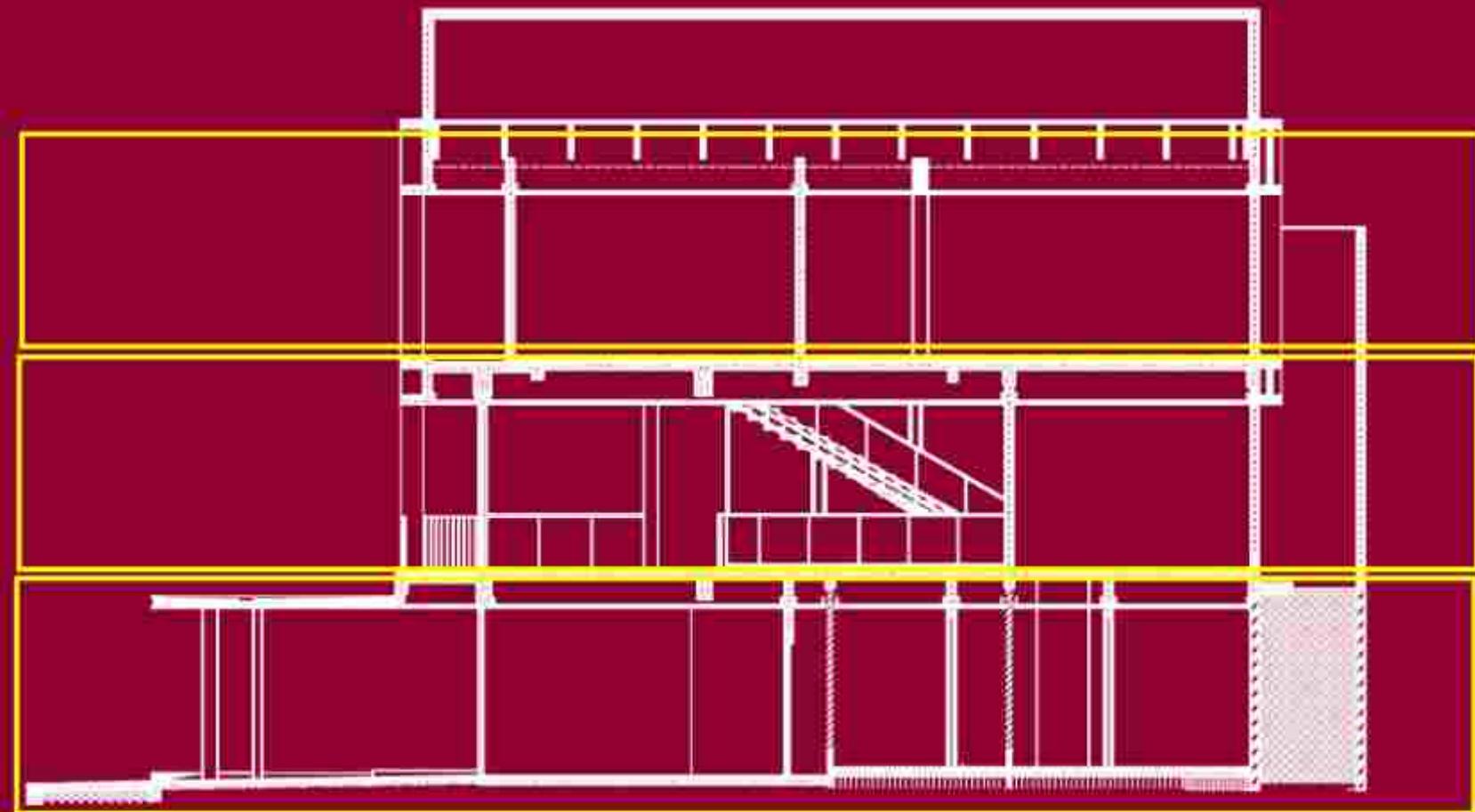
RESIDENCE



ARTIST IMPRESSION

DESIGN CONCEPT

3-storey living



Grand Master Bedroom as well as kids bedroom, all ensuite at the most private and comfortable area

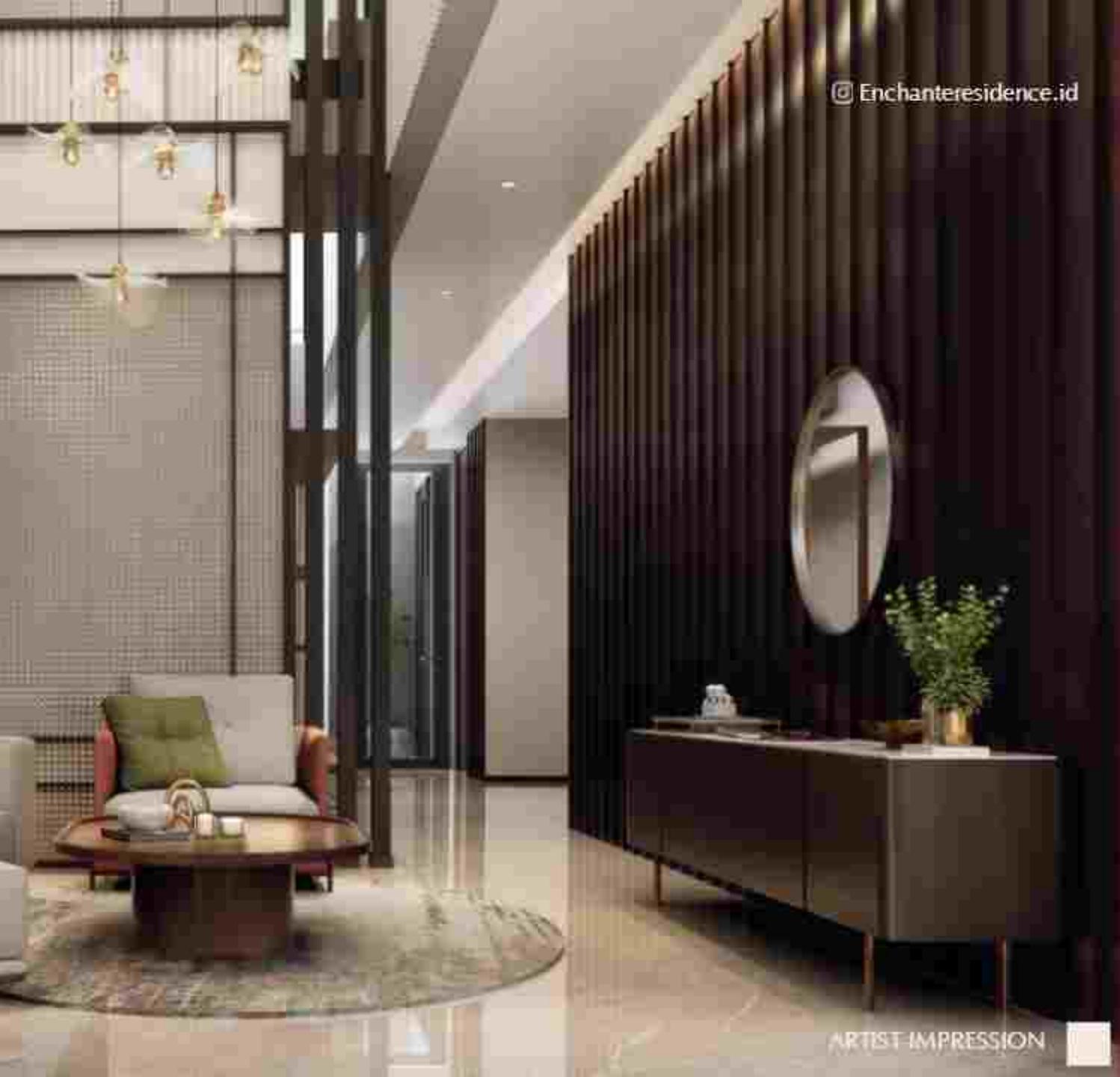
Main living – dining area, for family and relatives to gather completed with balcony and backyard with access to pedestrian path

Designed for guest entrance and guest and service area, which also have bedroom ensuite with garden view



GUEST FOYER

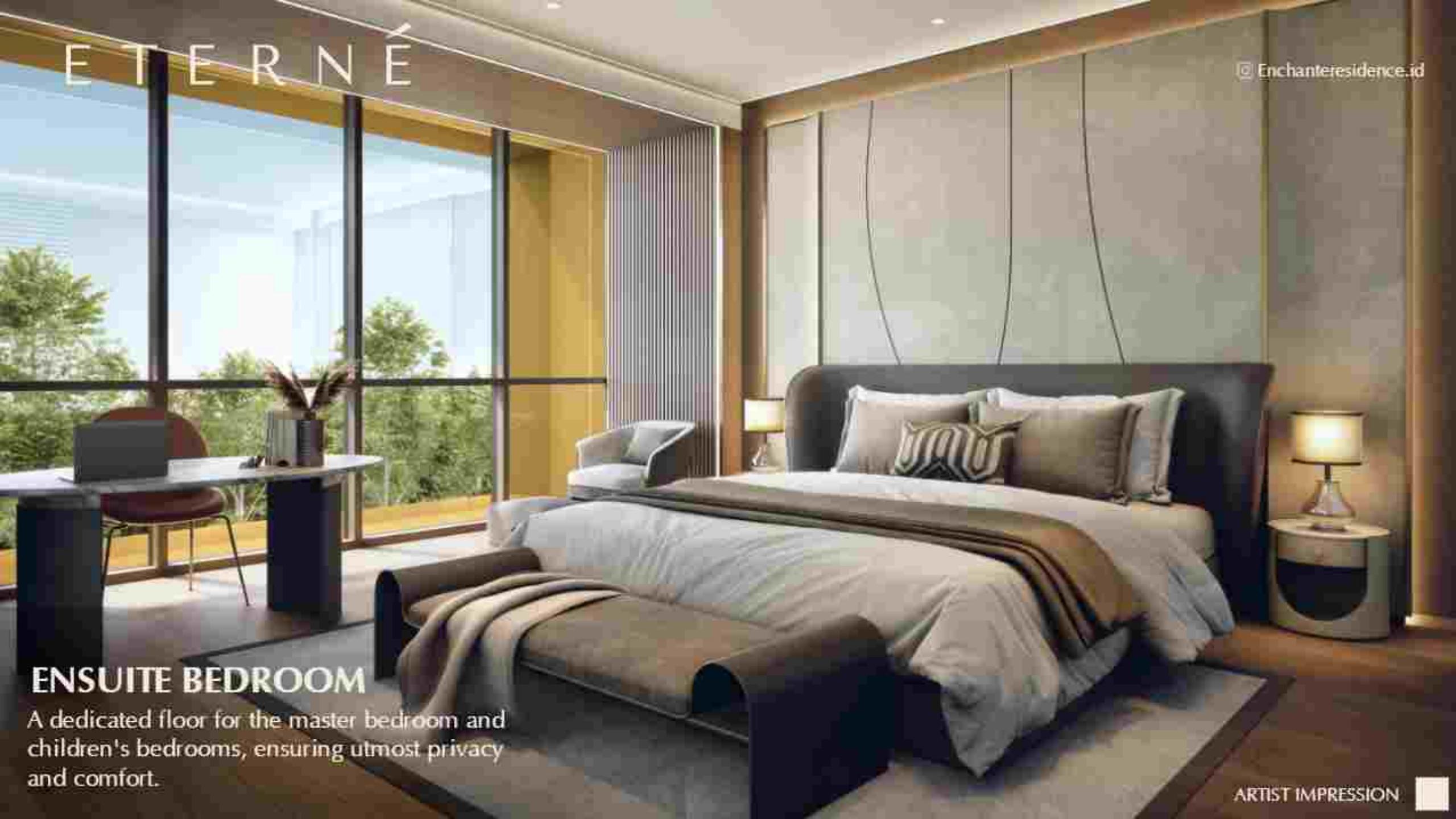
A delightful welcome with an open layout ground floor. Connecting interactions with your loved ones and relatives.





LIVING ROOM

Designed for exclusive family gatherings. It includes a sky balcony at the front and a backyard that connects to the ENCHANTE's pedestrian path.



ENSUITE BEDROOM

A dedicated floor for the master bedroom and children's bedrooms, ensuring utmost privacy and comfort.



GF



1F



2F

LAND PARCEL	BUILDING AREA	LAND AREA
12 M x 22 M	450 M ²	264 M ² – 477 M ²
ENSUITE BEDROOM	4	
MULTI PURPOSE ENSUITE	1	
POWDER ROOM	2	
LIVING ROOM	3	
DINING ROOM WITH PANTRY	1	
GUEST AREA / FOYER	1	
WET KITCHEN	1	
DEDICATED STORAGE	2	
LIFT	1	
GARAGE	2 cars	
CARPORT	2 cars	
MAID ROOM + TOILET	1	
DRIVER TOILET	1	
MAID KITCHEN	1	



ETERNÉ



ARTIST IMPRESSION

UNIT FEATURES



MAIN GATE WITH RFID



SMART DOOR LOCK



VIDEO DOOR
CAMERA



WALL PAD WIRELESS TO
GUARDHOUSE



SMART LIGHTING



SMART TOILET



ELECTRIC GARAGE DOOR



VOICE COMMAND



PRIVATE ELEVATOR



SOLAR PANEL WATER
HEATER



IMPORTED MARBLE*

KOHLER

BATHROOM &
FITTINGS BY**

ENCHANTÉ
RESIDENCE

ETERNÉ



ARTIST IMPRESSION

CLUSTER FEATURES



24 HOURS SECURITY
AND CCTV



GUEST PARKING



GOLF CART
FOR GUEST



JOGGING TRACK



SWIMMING POOL



GYM



CHILDREN
PLAYGROUND



INDOOR KID'S
AREA



LOUNGE AREA





SITE PLAN

- A ENTRANCE GATE
- B CLUBHOUSE
- C PARKING AREA
- D ETERNE

ETERNÉ



ETERNÉ

8 UNITS
OPEN FOR SALE

ENCHANTÉ
RESIDENCE



SPECIFICATION

ENCHANTÉ

RESIDENCE

Foundations

Mini piles.

Main structures

Reinforced concrete.

Interior Wall Finishes

General wall: plaster & paint.

Master bathroom: marble.

Powder room, kids & guest bathroom: homogenous tiles.

Wet kitchen: solid surface and mirror backsplash.

Maid's & driver's toilet: ceramic tiles.

Exterior Wall Finishes

Plaster & paint.

Ceiling

Gypsum board in paint finish.

Roof

Concrete roof tiles with lightweight steel structure for pitched roof.

Corrugated Zincalume/metal roof with insulation for canopy.

Concrete flat roof.

Window

Aluminum frame with glass.

Door

Main entrance door: solid engineered wood with digital door lock.

Interior door: engineered wood.

Sliding door: aluminum frame with glass.

Garage door: motorized metal framed system.

Floor Finishes

Terrace: homogenous tiles.

Living & dining, common corridor & main stair case: marble.

Master bathroom: marble.

Bathroom & powder room: homogenous tiles.

Bedroom: laminate flooring.

Garage, wet kitchen, & service area: homogenous tiles.

Maid's & driver's toilet: ceramic tiles.

Sanitary wares

Floor-standing intelligent water closet in master bathroom: Kohler/Equivalent.

Water closet in other bathroom & powder room: Kohler/Equivalent.

Wash basin in bathroom & powder room:

Kohler/Equivalent.

Maid's and/or driver's toilet(s): TOTO/Equivalent.

Fittings

Bathroom faucet: Kohler/Equivalent.

Bath & shower set: Kohler/Equivalent.

Accessories: Kohler/Equivalent.

Kitchen sink & faucet: Franke/Equivalent.

Kitchen Provisions

Wet kitchen: Storage cabinet system with engineered stone countertop.

Sink & faucet: Franke/Equivalent.

Other Provisions

Bathroom: vanity cabinet with mirror for all bathrooms except for maid's & driver's toilets.

Smart Home System

Light control at living room and car porch area
Google voice control

Video intercom with panic button connected to guardhouse's CCTV

Lift

Schindler, capacity: 630kg/8 persons (T12).

Electricity

T12: 16,500VA.

MEP Provisions

Lighting points.

Concealed AC for living & dining, solar panel water heater
Roof tank with booster pump

Car Parking

T12: 2 parking lots at outdoor car porch, 2 parking lot in garage.

Security

CCTV and 24-hours security services.
Wallpad connected to guardhouse

É T E R N É

CUSTOMER BENEFIT

PERIOD 21st MAY – 20th JUNE 2025

		Additional	
HARD CASH	12,5%	+ 1,5%	CASHBACK
KPR EXPRESS DP 10%	12%	+ 1,5%	150.000.000
KRP EXPRESS DP 10%	Subsidi DP 10%	+ 1,5%	(Limited for first 5 units)
INSTALLMENT 12 MONTHS	7%	+ 1,5%	
INSTALLMENT 24 MONTHS	0,5%	+ 1,5%	

ENCHANTÉ
RESIDENCE

ETERNÉ

Contoh Simulasi HARD

CASH

ETERNE E10 / 2

LT: 264m

LB: 450m

PERIOD 21st MAY – 20th JUNE 2025

~~Rp.15.008.586.000~~

DISCOUNT

12.5%

~~Rp.13.132.775.250~~

ADD DISCOUNT

1.5%

~~Rp.12.907.641.960~~

CASHBACK Rp 150 MIO

Rp.12.757.641.960

ETERNÉ

Contoh Simulasi HARD

CASH

ETERNE E10 / 2

LT: 264m

LB: 450m

PERIOD 21st MAY – 20th JUNE 2025

Rp.12.757.641.960

$$\begin{aligned}\text{PphBM 1\%} &= (\text{Nett Price} \div 1,11) \times 1\% \\ &= (\text{Rp. } 12.757.641.960 \div 1,11) \times 1\% \\ &= \text{Rp. } 116.285.062\end{aligned}$$

Payment	Rp	Schedule
Booking Fee	Rp. 50.000.000	Day 1
PphBM 1%	Rp. 116.285.062	Day 30
DP 20% - Booking Fee	Rp. 2.501.528.392	Day 31
Cash 80%	Rp. 10.206.113.568	Day 60

ENCHANTÉ

RESCENCE



ÉTERNÉ

at

ENCHANTÉ

RÉSIDENCE



DISCLAIMER: NEITHER THE DEVELOPER NOR ITS AGENTS WILL BE HELD RESPONSIBLE FOR ANY INACCURACIES OR OMISSIONS IN THE INFORMATION CONTAINED IN THIS BROCHURE. THE DEVELOPER DOES NOT ACCEPT RESPONSIBILITY FOR ANY ERRORS OR FOR ANY LOSSES SUFFERED BY ANY PERSON OR LEGAL ENTITY RESULTING FROM THE USE OF THE INFORMATION CONTAINED IN THIS BROCHURE, HOWSOEVER CAUSED. THE STATEMENTS, VISUAL REPRESENTATIONS, MODELS, SHOW UNITS, DISPLAYS AND ILLUSTRATIONS, PHOTOGRAPHS, ART RENDERINGS AND OTHER GRAPHIC REPRESENTATIONS AND REFERENCES ARE INTENDED TO PORTRAY ONLY ARTIST IMPRESSIONS OF THE DEVELOPMENT AND DECOR, AND CANNOT BE REGARDED AS ACCURATE OR REPRESENTATIONS OF FACT.

021-5315-9000 | ☎ 08111-696-223 | ☰ enchanteresidence.id

MARKETING OFFICE BSD CITY
BSD Grand Boulevard, Green Office Park Kav. 1, BSD CITY, Tangerang 15345

BSD CITY
Big City. Big Opportunity.

Member of
 **sinarmas land**
Building for a better future