

ENCHANTÉ

RÉSIDENCE

Nice to meet you again

ENCHANTÉ
RÉSIDENT

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
IDENTITY





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

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ENCHANTÉ

RESIDENCE

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

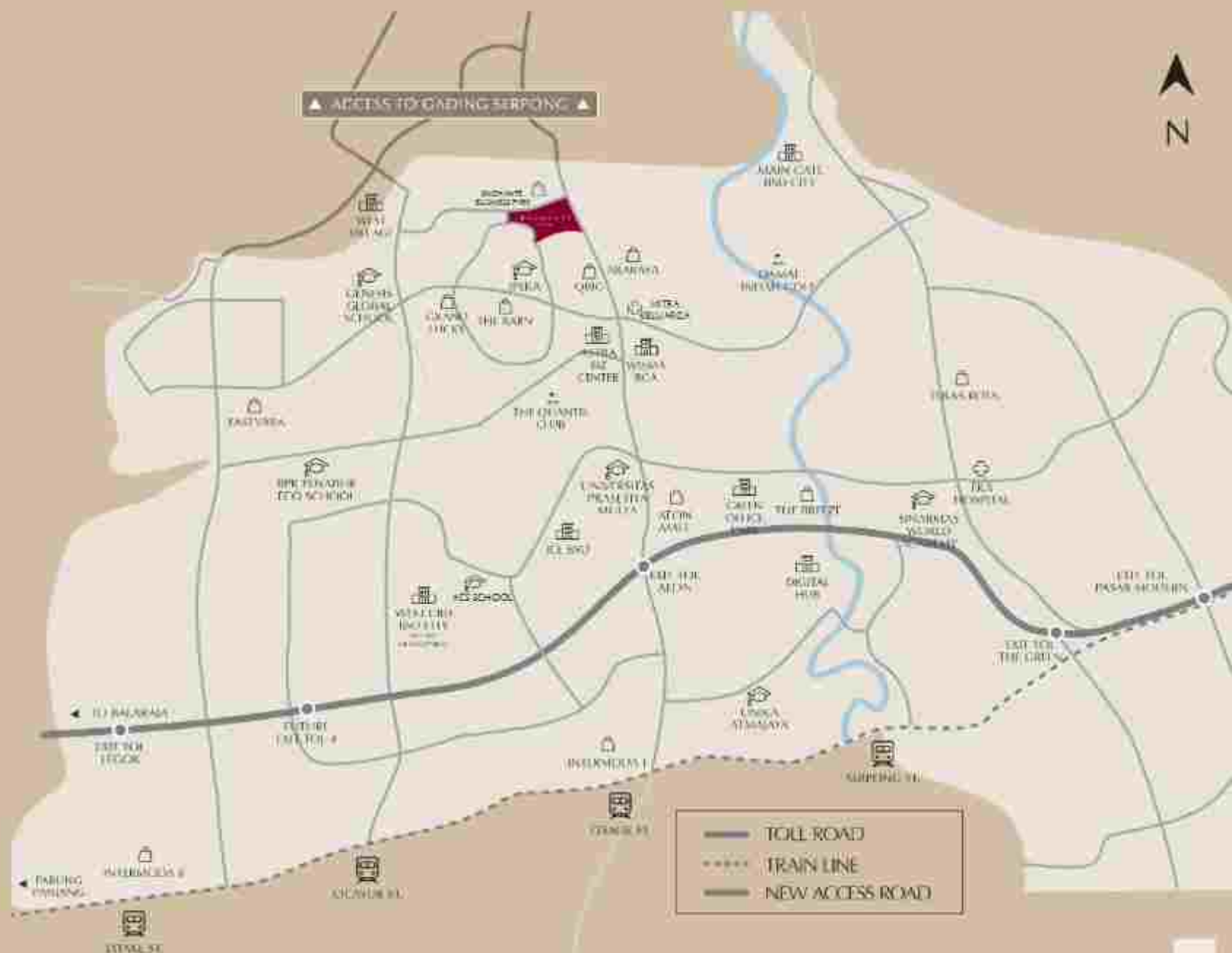
OFFICE

ASTRA BIZ CENTER
GREEN OFFICE PARK
WISMA BCA
OCBC HEAD OFFICE

HOSPITAL

MITRA KELUARGA
EKA HOSPITAL

@ Enchanteresidence.id



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

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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.



And the story continues..





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at ENCHANTÉ

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ETERNÉ

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

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

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A modern, multi-story residential building with a mix of light-colored panels and dark window frames. The building features large glass windows and balconies with metal railings. The interior lights are on, and the balconies are visible. The building is surrounded by lush greenery, including a large tree on the left and various shrubs in the foreground. The sky is a soft purple and blue, indicating dusk. The overall aesthetic is contemporary and sophisticated.

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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



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GUEST FOYER

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

ARTIST IMPRESSION

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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.

ARTIST IMPRESSION

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ENSUITE BEDROOM

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

ARTIST IMPRESSION

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GF



1F



2F

LAND PARCEL	BUILDING AREA	LAND AREA
12 M x 22 M	450 M2	264 M2 – 477 M2

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

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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**

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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

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SITE PLAN

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



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SITE PLAN

- A ENTRANCE GATE
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- D ETERNÉ



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8 UNITS
OPEN FOR SALE

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SPECIFICATION

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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



ETERNÉ

CUSTOMER BENEFIT

PERIOD 21st MAY – 20th JUNE 2025

		Additional
HARD CASH	12,5%	+ 1,5%
KPR EXPRESS DP 10%	12%	+ 1,5%
KRP EXPRESS DP 10%	Subsidi DP 10%	+ 1,5%
INSTALLMENT 12 MONTHS	7%	+ 1,5%
INSTALLMENT 24 MONTHS	0,5%	+ 1,5%

**+
CASHBACK
150.000.000**
(Limited for first 5 units)

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ETERNÉ

Contoh Simulasi HARD

CASH

ETERNE E10 / 2

LT: 264m

LB: 450m

PERIOD 21st MAY – 20th JUNE 2025

~~Rp.15.008.886.000~~

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





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sinarmas land
Building for a better future