



# Giantara Serpong City



## GIANTARA GROUP

Established in 1988, Giantara Group started as a Cisauk based sand mining company by Mr. Teddy Giantara before he moved on to Land Banking not very long after. It was around early 1990s that the company shifted its focus and investments on the lands were put in place.

The venture went towards property development started in 2017, Giantara Group began to work on its own housing complex This project was built in Serpong area and was named Gyan Serpong Residence. The housing complex was started in early 2018 was then launched in late 2019.

We thrive to deliver the best quality of products to our customers, by taking what we are doing with passion and strong belief. Thus, our creation could be the answer to the ideal investment for you and generations to come.

*Didirikan pada tahun 1988, Giantara Group pada awalnya adalah perusahaan tambang pasir di daerah Cisauk yang diprakarsai oleh Teddy Giantara sebelum beliau bergerak ke bidang perbankan tanah tidak lama setelahnya. Sekitar tahun 1990-an, perusahaan mulai memindahkan focus perusahaan dan memulai investasi pada lahan-lahan di area tersebut.*

*Pergerakan usaha ke arah pengembangan properti dimulai pada tahun 2017, Giantara Group mulai mengerjakan proyek kompleks perumahan. Proyek ini dibangun di daerah Serpong dan dinamakan Gyan Serpong Residence. Kompleks perumahan yang mulai dibangun di awal tahun 2018 ini akhirnya diselesaikan dan diluncurkan pada publik pada akhir tahun 2019.*

*Kami berkembang untuk selalu memberikan produk yang terbaik untuk konsumen kami, dengan mengerjakan apa yang kami kerjakan dengan semangat dan keyakinan yang kuat. Sehingga, produk yang kami hasilkan akan menjadi investasi ideal bagi Anda, keluarga dan generasi yang akan datang.*

## ABOUT GSC

The ideal choice for young families looking for both a life of quality and productivity, Giantara Serpong City is a brand new development by Giantara Group. It will have multiple features that will support a wholesome and efficient living such as shophouses, modern market, an outdoor mall, and community spaces. Not only that, because GSC is designed with the comfort of commuting in mind, we have the most comfortable segregated walkability and cyclability infrastructures for short distances in the GSC area.

Pilihan ideal untuk keluarga muda yang mencari kehidupan yang berkualitas dan produktif, Giantara Serpong City adalah pengembangan baru dari Giantara Group. Ini akan memiliki beberapa fitur yang akan mendukung kehidupan yang sehat dan efisien seperti ruko, pasar modern, mal luar ruangan, dan ruang komunitas.







Not only that, because GSC is designed with the comfort of commuting in mind, we have the most comfortable segregated walkability and cyclability infrastructures for short distance in GSC area. We believe that a city designed with pedestrian oriented in mind is the best choice for the residents to have modest lifestyle and achieve well-being. Here, walking is readily available for the residents as a safe, connected, accessible and pleasant activity. Above all else, GSC is built to ensure the very best value for you and the next generations to come.

Tidak hanya itu, karena GSC dirancang dengan mempertimbangkan kenyamanan perjalanan, kami memiliki infrastruktur walkability dan cyclability terpisah yang paling nyaman untuk jarak pendek di area GSC. Kami percaya bahwa kota yang dirancang dengan orientasi pejalan kaki adalah pilihan terbaik bagi penghuninya untuk memiliki gaya hidup sederhana dan mencapai kesejahteraan. Di sini, jalan kaki sudah tersedia bagi penghuninya sebagai aktivitas yang aman, terhubung, mudah diakses, dan menyenangkan. Di atas segalanya, GSC dibangun untuk memastikan nilai terbaik bagi Anda dan generasi mendatang.





**109 Ha**

*Wholesome & Integrated Living*



## LUXURIOUS DESIGN TOUCH BY

Airmas Asri is a leading multi-disciplinary firm based in Jakarta, focusing in large scale buildings throughout Indonesia and international.

One of the most important factors in its success is the ability to provide architectural services for a diverse range of projects in widely varying sectors.

Airmas believes that architecture is not merely about designing beautiful and impressive buildings, but also about creating physical environments that provides the maximum possible added value for the clients and improves the lives of end users. To achieve that goal, Airmas always have a deep concern in sustainability and environment issues in the designs.



# PROJECT VISION

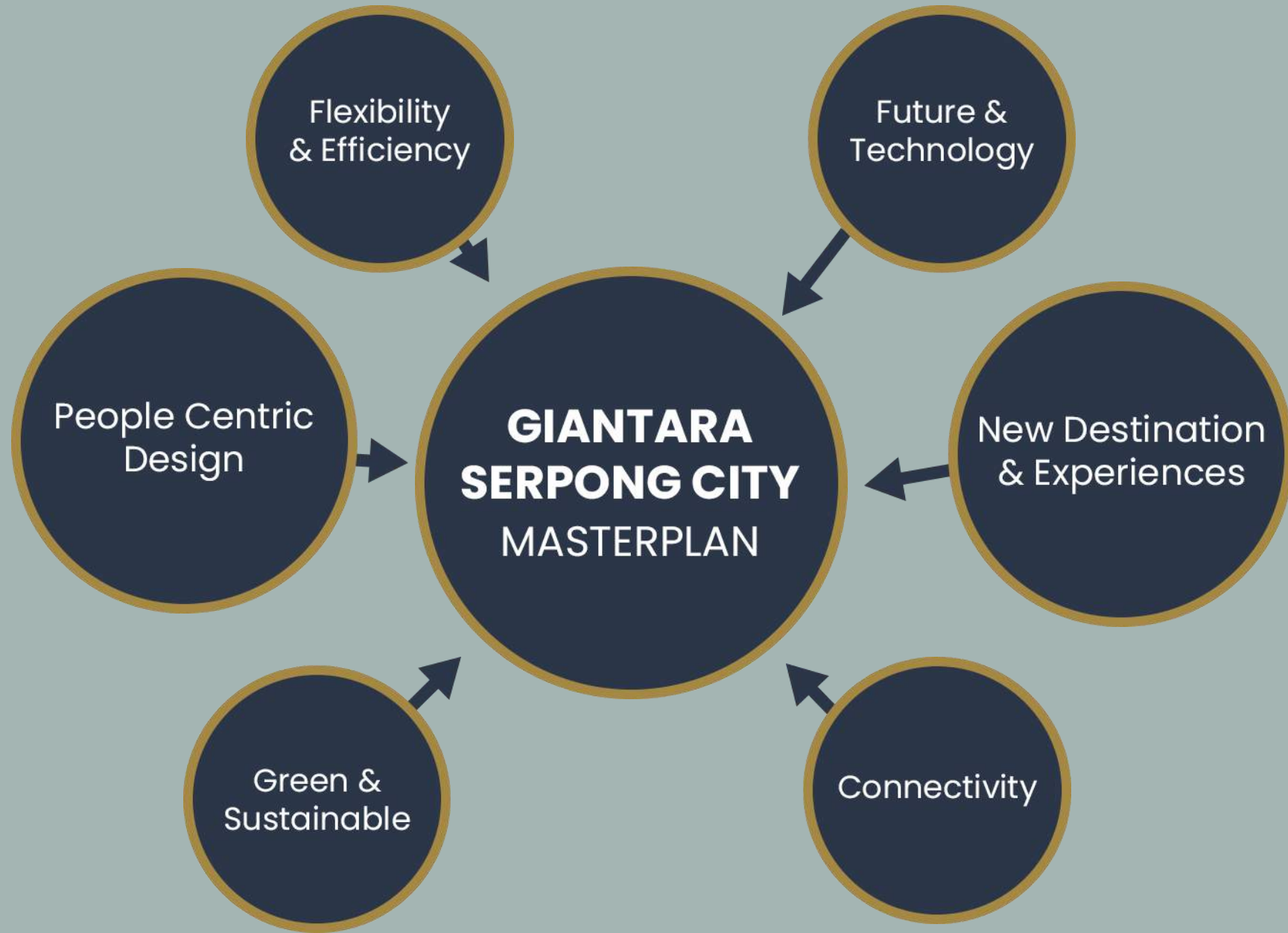
## THE VISION

- Create a new township development in this area that blend the most exciting elements of urban living together, commercial shopping, urban plaza, pedestrian friendly, walkable township and integrated mass transportation
- Potential synergy between train station and development creating integrated pedestrian walkway to embrace activity and community living
- Create new destination and attraction to this area that encourage resident to work, lift and play in this area.
- Incorporating technology to enhance the modern city life and the experience.
- Create a sustainability environment with a lot of green and water element

## VISI

- Membuat pengembangan kotapraja baru di area ini yang berbau paling seru elemen kehidupan kota bersama, perbelanjaan komersial, alun-alun kota, ramah pejalan kaki, kota yang bisa dilalui dengan berjalan kaki dan transportasi massal terintegrasi.
- Potensi sinergi antar stasiun kereta api dan pengembangan menciptakan terintegrasi jalur pejalan kaki untuk merangkul aktivitas dan kehidupan masyarakat.
- Buat tujuan dan daya tarik baru daerah ini yang mendorong penduduk untuk bekerja, mengangkat, dan bermain di area ini.
- Memasukkan teknologi untuk meningkatkan kehidupan kota modern dan pengalaman.
- Menciptakan lingkungan yang berkelanjutan dengan banyak elemen hijau dan air.









**CREAT CROWD PULLER & DESTINATION**



**INTEGRATED WITH MASS TRANSPORTATION**



**ECO DEVELOPMENT SURROUNDED BY NATURE (WATER & GREEN)**

**GIANTARA SERPONG CITY MASTERPLAN**



**DESIGN WITH SMART CITY DEVELOPMENT SYSTEM**

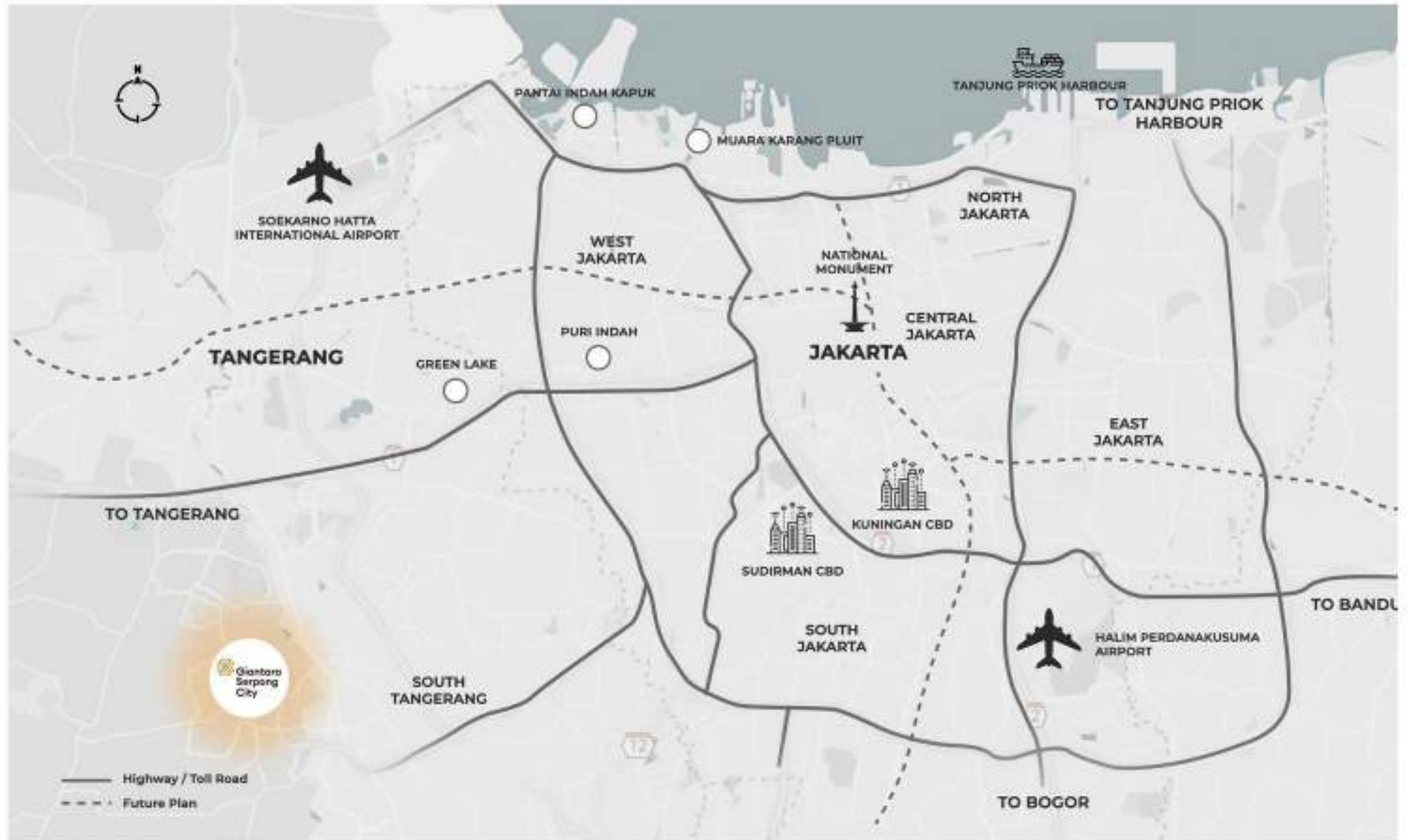


**BUILD URBAN QUALITY OF LIFE WITH WALKABLE NEIGHBOURHOODS**



**ICONIC COMMERCIAL DEVELOPMENT**

AN INTEGRATED  
TOWNSHIP  
IN SOUTH OF JAKARTA







## STRATEGIC LOCATION

- 1 Minute Toll Serbaraja
- 1 Minute Cicayur Station
- 5 Minutes Exit Toll BSD East
- 45 Minutes Soekarno-Hatta Airport
- 40 Minutes Tn. Abang Station
- 7 Minutes Aeon Mall

## SURROUNDED BY:

- 4 Hospitals
- 9 Schools
- 5 Malls
- 3 Attractions



# STRATEGIC LOCATION

Navigation app interface showing a route from **Jl. Bsd Grand Boulevard** to **Giantara Serpong City**. The route is highlighted in blue on the map. Estimated travel time is **11 mnt** (4,2 km) to West CBD. Other transport options shown: 10 mnt by motorcycle, 47 mnt by walking.

Navigation app interface showing a route from **ÆON Mall BSD City** to **Giantara Serpong City**. The route is highlighted in blue on the map. Estimated travel time is **9 mnt** (4,5 km) to AEON Mall. Other transport options shown: 8 mnt by motorcycle, 53 mnt by walking.

Navigation app interface showing a route from **Indonesia Convention Exhibition (ICE)** to **Giantara Serpong City**. The route is highlighted in blue on the map. Estimated travel time is **10 mnt** (4,5 km) to ICE. Other transport options shown: 9 mnt by motorcycle, 51 mnt by walking.

Navigation app interface showing a route from **Branchsto BSD** to **Giantara Serpong City**. The route is highlighted in blue on the map. Estimated travel time is **13 mnt** (6 km) to Branchsto. Other transport options shown: 12 mnt by motorcycle, 1 jam 2 by walking.





## **THE HEART of CICAYUR**

Largest Township Development  
Commercial and Destination Center

Balance and  
Harmonious Life





A young child with dark hair, wearing a white t-shirt and blue denim overalls, is shown from the chest up. The child is looking towards the camera with a slight pout and has their right hand extended, reaching towards a cluster of colorful, iridescent bubbles. Several other bubbles are floating in the air around the child. The background is a soft-focus outdoor scene with green foliage and a bright, hazy sky. In the bottom left corner, there is a stylized, golden-brown graphic element consisting of overlapping, leaf-like shapes.

The Ideal Choice For  
Young Families

**A Precious Legacy  
For The Future Generation**



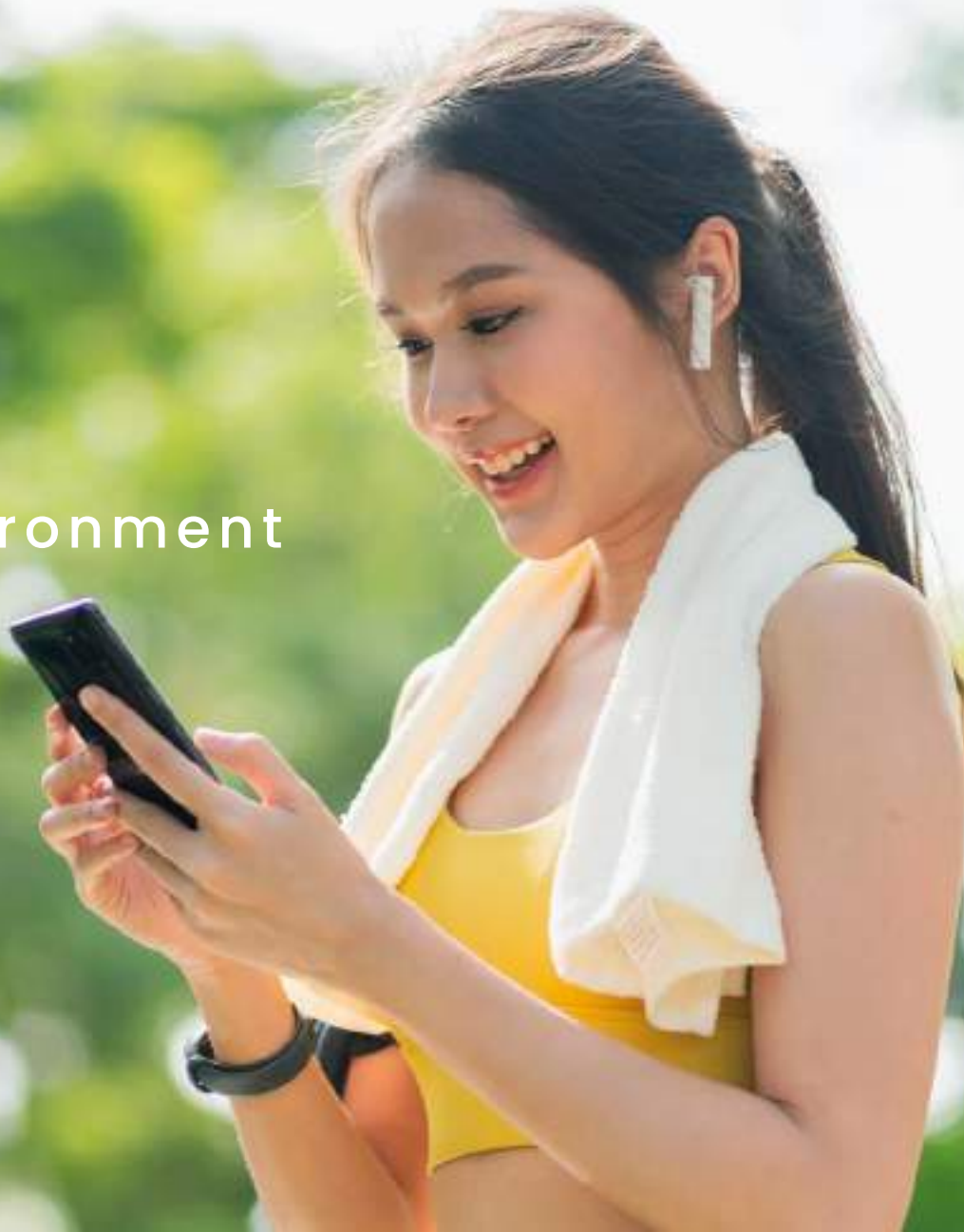


Nature as The Main  
Development Feature





Refined Living  
Through Healthy Environment







1 MINUTES  
Future Access Toll



1 MINUTE  
Cicayur Station





An architectural rendering of a modern transit-oriented development. The scene features a multi-story building with a glass facade on the right, a pedestrian walkway with palm trees and people, and a road with cars. A large, stylized yellow logo is overlaid in the bottom right corner. The sky is clear and blue.

# Transit Oriented Development

Integrated With Mass Transportation





# Pedestrian Oriented Development

Build urban quality of life with  
walkable neighbourhoods







# ASTERA

- 1 RESIDENTIAL
- 2 COMMERCIAL
- 3 FACILITIES
- 4 CENTRAL PARK
- 5 CICAYUR STATION
- 6 TOLL SERPONG - BALARAJA
- 7 EXIT TOLL CISAUK 4 (Under Construction)
- 8 CANAL & EPICENTRUM
- 9 GREEN LOOP
- 10 MAIN GATE





# A Contemporary Living Style

A Unique Hang Out Places Get Connected  
Compact and Smart Home





# Iconic Commercial Development







**OUTDOOR LIFE STYLE MALL**  
**Create Crowd Puller & Destination**

Future Development





An aerial rendering of a modern residential development. The complex features several multi-story buildings with green roofs, interspersed with lush landscaping, including palm trees and flowering plants. A winding waterway or canal flows through the site, and a large, irregularly shaped pond is visible in the foreground. The overall scene is vibrant and green, emphasizing a sustainable and nature-integrated living environment.

Experience The Beauty  
of Green Area







**CENTRAL PARK**  
Various Type of Green Open Spaces



# ASTERA



Cluster **Nerin**



# Nerin

More Than Meets The Eye

Simplicity does not always mean making do with less at least that's what you'll come to find at Nerin. The unique yet modest facade is paired with remarkable interiors and excellent facilities in the surrounding environmentally friendly neighborhood, making the houses at Nerin to be something that really more than meets the eye.







Nerin  
More Than Meets The Eye



# UNIQUE FEATURES



## Open Plan Living

Harmony is something we strive to offer through our projects, and our Open Plan living area specifically aims to provide just that. With seamless flow from the dining/living area to the adjacent outdoor garden, this concept works well with the needs of modern families by allowing ease of access between areas and promotes family interactions.



## Unique Façade

If you're concerned about uniqueness, you can rest easy knowing that Nerin homes are designed with remarkably unique facades to provide a more lavish and artistic impression even from the first glance. Not prioritizing fashion over function, this detailed facade design also works as sun shades and creates shadows and forms interior spaces for the homeowners.



## Air Circulation

With openings in all rooms, Nerin ensures proper air circulation for its residents. This way, you can always breathe easily and relax in your own home.



## Natural Light

The access to natural light presents a calming and positive vibe in a home to ensure its residents get that warm and comfortable feeling one should have in a home.



## Maximizing Space

Bowled by its minimalism and mid-century modern design, Nerin homes optimizes space at every possible opportunity to function as storage or display spots and ensures the homeowners a super functional home.



## Energy Saving

Not only for aesthetic purposes, the access to natural light also allows the residents to conserve energy. With strategically placed openings, Nerin homes will have adequate illumination in each room.





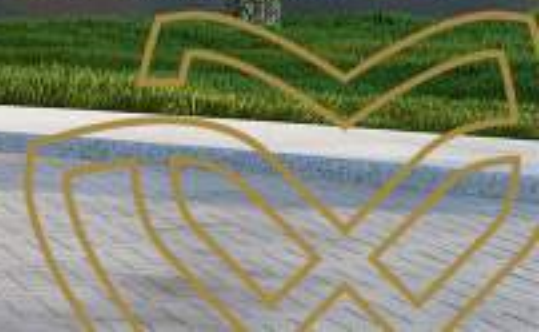


CLUBHOUSE





MAIN GATE







MAIN ROW 10 Meters





URBAN FARMING



THERAPEUTIC PATH



GREEN LANE



SPORTS FIELD



KIDS PLAYGROUND



SITTING AREA



# CORNER AREA





## KEY FEATURES



SMART DOORLOCK



CCTV



SECURITY 24 HOURS



ONE GATE SYSTEM







# Klaia

Type  
5x12



Floor Plan  
Standard

# Klaia

Type  
5x12

Luas Tanah :  
**60 m<sup>2</sup>**

Luas Bangunan :  
**66 m<sup>2</sup>**



1<sup>st</sup> Floor



2<sup>nd</sup> Floor

 Open Plan Living

 2 Bedrooms

 2 Bathrooms

 1 Carpark



Floor Plan  
Ultimate

# Klaia

Type  
5x12

Luas Tanah :  
**60 m<sup>2</sup>**

Luas Bangunan :  
**75 m<sup>2</sup>**



1<sup>st</sup> Floor



2<sup>nd</sup> Floor

 Open Plan Living

 3 Bedrooms

 2 Bathrooms

 1 Carpark



Floor Plan  
Hook

# Klaia

Type  
**5x12**

Luas Tanah :  
**84 m<sup>2</sup>**

Luas Bangunan :  
**68 m<sup>2</sup>**



1<sup>st</sup> Floor



2<sup>nd</sup> Floor

 Open Plan Living

 2 Bedrooms

 2 Bathrooms

 1 Carpark



# Klaia

Type  
**5x12**

Luas Tanah :  
**84 m<sup>2</sup>**

Luas Bangunan :  
**77 m<sup>2</sup>**



1<sup>st</sup> Floor



2<sup>nd</sup> Floor

 Open Plan Living

 3 Bedrooms

 2 Bathrooms

 1 Carpark



Cross Section

# Klaia

Type  
5x12





Type  
5x12



OPEN PLAN LIVING



Type  
5x12



MASTER BEDROOM





KIDS BEDROOM





BATHROOM



BEDROOM  
(STUDY ROOM)





# Maira

Type  
6x12



Floor Plan  
Standard

# Maira

Type  
6x12

Luas Tanah :  
**72 m<sup>2</sup>**

Luas Bangunan :  
**89 m<sup>2</sup>**



1<sup>st</sup> Floor



2<sup>nd</sup> Floor

 Open Plan Living

 3 Bedrooms

 3 Bathrooms

 2 Carparks



# Maira

Type  
6x12

Luas Tanah :  
**72 m<sup>2</sup>**

Luas Bangunan :  
**100 m<sup>2</sup>**



1<sup>st</sup> Floor



2<sup>nd</sup> Floor

 Open Plan Living

 4 Bedrooms

 3 Bathrooms

 2 Carparks



# Maira

Type  
**6x12**

Luas Tanah :  
**96 m<sup>2</sup>**

Luas Bangunan :  
**92 m<sup>2</sup>**



1<sup>st</sup> Floor



2<sup>nd</sup> Floor

 Open Plan Living

 3 Bedrooms

 3 Bathrooms

 2 Carparks



# Maira

Type  
**6x12**

Luas Tanah :  
**96 m<sup>2</sup>**

Luas Bangunan :  
**103 m<sup>2</sup>**



1<sup>st</sup> Floor



2<sup>nd</sup> Floor

 Open Plan Living

 4 Bedrooms

 3 Bathrooms

 2 Carparks



Cross Section

# Maira

Type  
6x12





Type  
6x12



OPEN PLAN LIVING



Type  
6x12



MASTER BEDROOM



Type  
6x12



KIDS BEDROOM





BATHROOM



BEDROOM  
(STUDY ROOM)





BEDROOM  
(STUDY ROOM)



CORNER AREA



# UNIT SPECIFICATION

## Structure

Foundation : Foot Plat

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## Floor Finishes

Living, Dining and Bedroom Area : Homogeneous Tile 600 x 600 ex. Roman Granit / equivalent  
Staircase : Homogeneous Tile 600 x 600 ex. Roman Granit / equivalent  
Front Terrace : Homogeneous Tile 600 x 150 ex. Roman Granit / equivalent  
Back Terrace and Balcoony : Ceramic Tile 300 x 300 ex. Roman / equivalent  
Bathroom : Ceramic Tile 400 x 400 ex. Roman / equivalent

Sanitary : American Standard / equivalent

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## Door and Window

Main Door : Solid Engineered Wood  
Main Door Lock : Digital Smart Door Lock  
Internal Door : Alumunium Frame ex. YKK Fility / equiualent  
with Engineered Wood HPL Finished  
External Door & Window : Clear Glass with Alumunium Frame ex. YKK Fility / equivalent  
Hardware : Dekkson / equivalent

## Wall Finishes

Interior : Interior Paint ex. Propan / equivalent  
Exterior : Weather Shield Paint ex. Propan / equivalent

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## Ceiling

Interior : Gypsum Board ex. Jayaboard / equivalent  
Exterior : Moisture-Resistant Gypsum Board ex. Jayaboard / equivalent

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## Roof

Rangka Atap : Lightweight Stell Structre  
Penutup Atap : uPVC double wall roof ex. Rooftop / equivalent

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## MEP Provision

Electricity : 2200 VA (Klaia)  
: 3500 VA (Maira)  
Water Supply : Ground Water / Standard PDAM





**SCAN OUR MAP**

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**Marketing Gallery Giantara Serpong City**  
Jl. Raya Cisauk - Kab. Tangerang Selatan

[www.giantaraserpongcity.com](http://www.giantaraserpongcity.com)



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