



**PARAMOUNT LAND**

Building homes and people with heart

# MENTENG GRAND

Urban Resort Living

## Highlights

Located in Menteng Village,  
Premium Cluster at The Heart of Il Lago

Extra Large  
Private Driveway

Spacious Double  
Living Room

Captivating  
Inner Court

Resort-Style  
Master Bedroom

Semi Open-Air Bathroom  
in Master Bedroom

Ensuite Bathroom  
in Every Bedroom

## Location Highlights



**500m** menuju Pusat Kuliner Gading Serpong (Pisa Grande & Sorrento)



**700m** dari Boulevard Gading Serpong



**15 menit** menuju pusat pendidikan mulai dari sekolah hingga universitas.



**MENTENG  
GRAND**



Berlokasi di Menteng Village, Kawasan Premium Il Lago



**10 menit** menuju Bethesda Hospital

# Location



## LEGEND

### ● Medical Center

1. Bethsaida Hospital

### ● Hotels

1. Atria Hotel
2. Vega Hotel
3. Fame Hotel
4. JHL Solitaire
5. Episode Hotel
6. Ibis Hotel
7. Qubika Boutuque Hotel

### ● Educational Institutions

1. Multimedia Nusantara Polytechnic
2. Universitas Multimedia Nusantara
3. Praditya University

### ● Mall & Eatery

1. Bez Walk

### ● Commercial

1. Pasar Modern Paramount
2. L'Agricola
3. Pisa Grande
4. Sorrento Junction
5. Sorrento Square
6. Ruko Alicante
7. Verona Junction
8. Ruko Mendrisio
9. Ruko Maggiore Square

### ● Residential

1. Magnolia Village
2. Bellano Village
3. San Lorenzo
4. Menteng Village
5. Menaggio Village
6. Fiordini
7. Alicante
8. Omaha Village
9. Amalfi Village





## Location

# MENTENG GRAND

LESS THAN 1 MINUTE TO  
CBD BOULEVARD GOING SERPONG

TO  
SORRENTO - MENDRISO - BSD

MENTENG  
GRAND

**A** MENTENG VILLAGE **B** MENTENG STUDIO LOFT **C** BELLANO

# In The Heart of Il Lago

Disclaimer: Every effort has been made in preparing this promotional material. However, the developer, PT Paramount Enterprise International and its agents caution that any statements, information or data are subject to change in line with the ongoing planning process. All illustrations / artist impressions are solely the result of the translation of architectural plans into the form of drawings or photography which is the result of a fabrication using a mix



Main Gate

MENTENG  
GRAND



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# Modern Tropical Design





## Modern Tropical Design





## Extra Large Private Driveway

4+1 CARPORT  
CAPACITY

4,5m





1st Floor



2nd Floor

## Spacious Double Living Room

# Ensuite Bathroom in Every Bedroom





# The First and Distinguished Master Bedroom Concept

Double Insulation Roof

High Ceiling

Noise Reduction  
Wall Material

Extra Thickness  
Alumunium Frame

Double Glass

SPC/Laminated  
Floor

## The First and Distinguished Master Bedroom Concept



Semi Open-Air Bathroom in Master Bedroom



Captivating Inner Court



## Special Characteristics

**A** Extra Large Private Driveway

**B** Panoramic Glass Canopy

**C** Geometrical Facade Accent

**D** Kids Bedroom with Balcony

**E** Carport

**F** 2<sup>nd</sup> Floor Living Room with Inner Court View

**G** Living Room Next to Inner Court

**H** Captivating Inner Court

**I** Unique High Ceiling Design

**J** Resort-style Master Bedroom

**K** Air Circulation Area





# Pocket Garden





# Community Club



Community Club Gate



Lounge



3 on 3 Basketball



Infinity Pool



Gym Area



# Floorplan

## Hoek

Land Parcel  
**12 x 25**

Land Area  
**375 m<sup>2</sup>**

Building Area  
**331 m<sup>2</sup>**



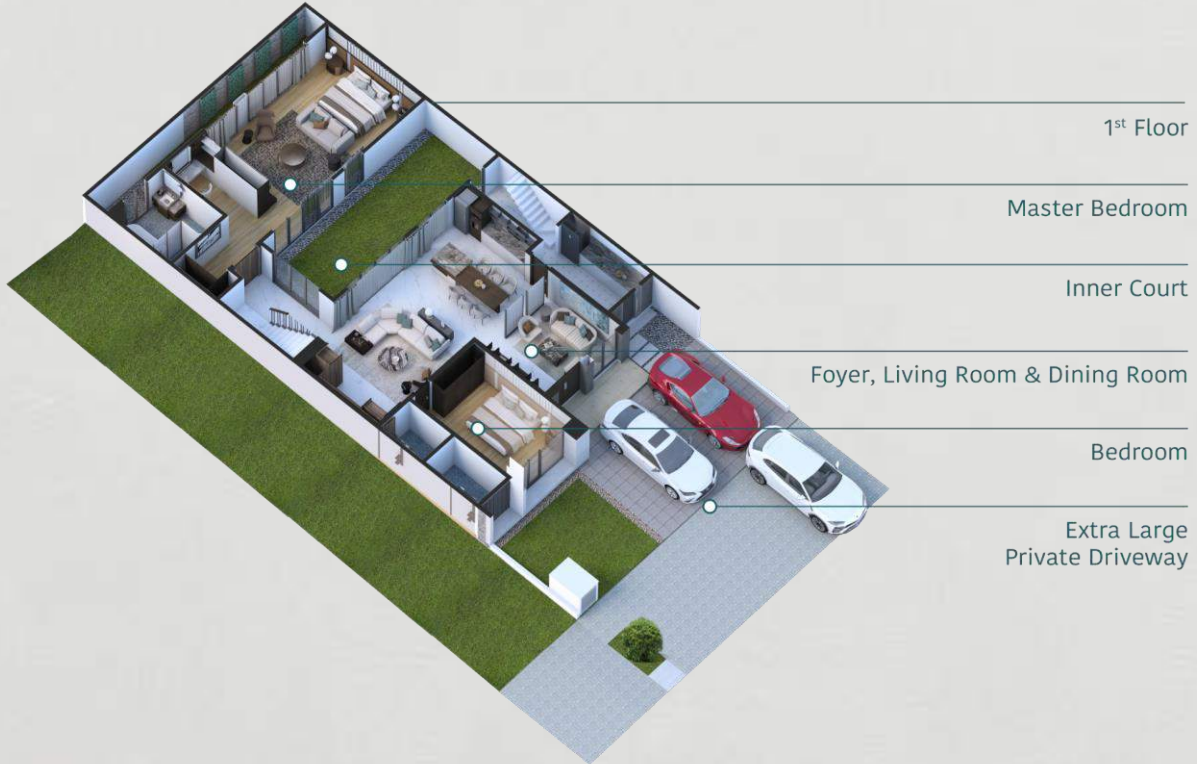
1st Floor



2nd Floor



# Denah Potongan



# Floorplan

## Standard

Land Parcel  
**12 x 25**

Land Area  
**300 m<sup>2</sup>**

Building Area  
**328 m<sup>2</sup>**



1<sup>st</sup> Floor



2<sup>nd</sup> Floor



# Denah Potongan



# Siteplan





## Special Features



Solar Water Heater



Smart Door Lock with Camera



Smart Home System



Air Conditioner in Every Bedroom,  
1<sup>st</sup> & 2<sup>nd</sup> Floor Living Room



Potable Water System

# Specification

## General Specifications

### Exterior

Facade	: Finish Cat ex Mowilex, Dinding Akses Dekoratif (Artificial Stone)
Lantai Carport	: Homogeneous Tile ex. Roman Granite (Type Hardrock)

### Interior

Lantai Utama	: High Quality Homogeneous Tile 120x120
Lantai Ruang Tidur	: SPC / Laminated Floor
Lantai Kamar Mandi	: Homogeneous Tile ex. Roman Granit 60x60
Dinding Kamar Mandi	: Homogeneous Tile ex. Roman Granit 60x60
Lantai Ruang Service	: Keramik 40x40
Lantai Teras	: Homogeneous Tile 60x60
Dinding	: Finish Cat ex Mowilex
Kusen	: Alumunium ex. YKK (Perimeter Luar Nexsta)
Daun Pintu	: Utama Pintu Double (Solid Wood) Finishing Cat Ducco Spray Pintu Ruang Dalam Solid Engineering Door Finishing Ducco Spray (Terdapat Architrave) (Kecuali Sisi Dalam Kamar Mandi)
Daun Pintu Kaca dan Jendela	: Khusus Area Kamar Utama, Untuk Pintu Kaca Maupun Jendela Berupa Laminated Double Lapis PVB Tebal 6+6mm
Hardware / Ironmongery	: Dekkson atau Setara (Pintu Utama Smart Doorlock Integrated Camera) ex Hyundai
Sanitary	: Ruang Utama (KOHLER) / Ruang Service (TOTO)
Plafond	: Gypsum Fin. Cat dengan List Shadowline (indoor)
Fitting Lampu	: Downlight LED

## Technical Specifications

Pondasi	: Tiang Pancang	Penutup Atap	: Genteng Asphalt dengan Insulasi Ganda
Dinding	: Bata Merah (Dinding Luar) & Bata Ringan (Dinding Dalam)	Listrik	: 5.500 Watt
Struktur	: Beton Bertulang	Air	: PDAM
Rangka Atap	: Baja Ringan	Smart Home System	: Dekkson



# MENTENG GRAND

Urban Resort Living

