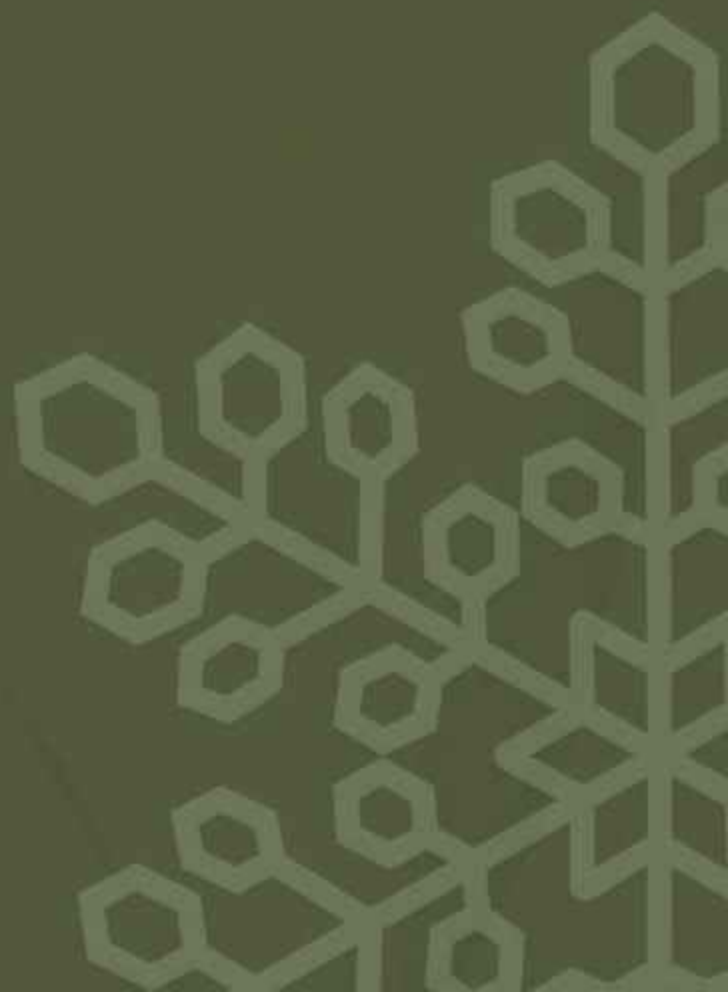


Khione

A Sanctuary for Your Mind and Soul





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.



109 Ha
Wholesome and Integrated Living





CREAT CROWD PULLER & DESTINATION



INTEGRATED WITH MASS TRANSPORTATION



BUILD URBAN QUALITY OF LIFE WITH WALKABLE NEIGHBOURHOODS



DESIGN WITH SMART CITY DEVELOPMENT SYSTEM



ECO DEVELOPMENT SURROUNDED BY NATURE (WATER & GREEN)



ICONIC COMMERCIAL DEVELOPMENT

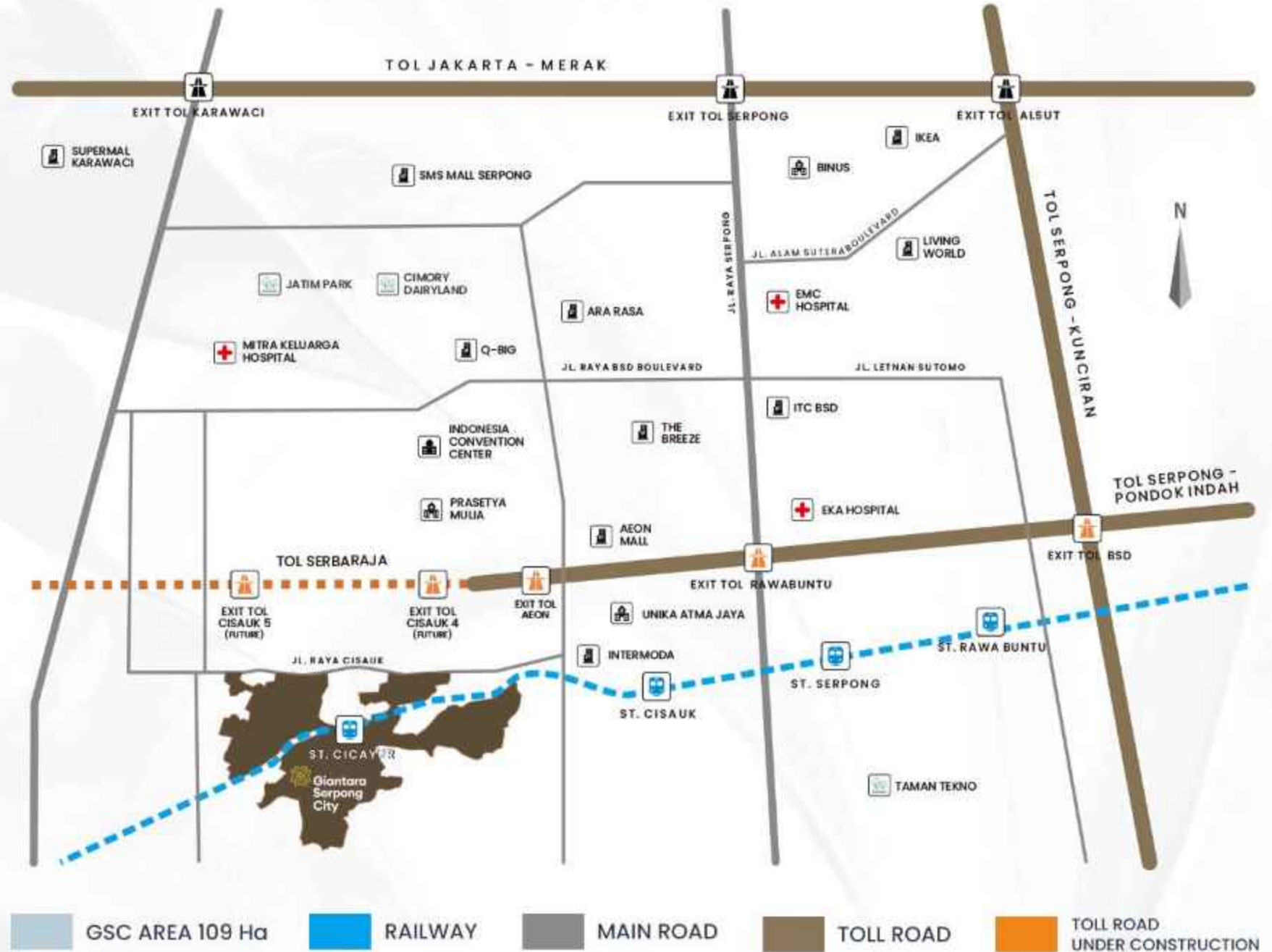


STRATEGIC LOCATION

-  1 Minute Cicayur Station
-  3 Minutes Toll Serbaraja
-  9 Minutes Aeon Mall
-  5 Minutes Exit Toll BSD East
-  9 Minutes Cimory Dairyland & Jatim Park BSD
-  40 Minutes Tn. Abang Station
-  45 Minutes Soekarno-Hatta Airport

SURROUNDED BY:

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



Strategic Location

Google Maps interface showing a route from **Jl. Bsd Grand Boulevard** to **Giantara Serpong City**. The route is highlighted in blue. Estimated travel time is **11 mnt** (4.2 km). Other transport options shown are 10 mnt by bicycle and 47 mnt on foot. The destination is labeled **to West CBD**.

Google Maps interface showing a route from **Indonesia Convention Exhibition (ICE)** to **Giantara Serpong City**. The route is highlighted in blue. Estimated travel time is **10 mnt** (4.5 km). Other transport options shown are 9 mnt by bicycle and 51 mnt on foot. The destination is labeled **to ICE**.

Google Maps interface showing a route from **Your location** to **Cimory Dairyland Farm Theme Park BSD City**. The route is highlighted in blue. Estimated travel time is **9 mnt** (5.4 km). Other transport options shown are 12 min by car, 10 min by bicycle, and 58 min on foot. The destination is labeled **to Cimory Dairyland & Jatim Park**.

Google Maps interface showing a route from **AEON Mall BSD City** to **Giantara Serpong City**. The route is highlighted in blue. Estimated travel time is **9 mnt** (4.5 km). Other transport options shown are 8 mnt by bicycle and 53 mnt on foot. The destination is labeled **to AEON Mall**.



THE HEART of CICAYUR

Largest Township Development
Commercial and Destination Center



Where Tranquility Meets Home





Balance and Harmonious Life



The Ideal Choice for Young Families

TOD

Transit Oriented
Development



1 Minutes
Cicayur Station



3 Minutes
Future Access Toll
Cisauk 5



POD

Pedestrian Oriented
Development



SUPER WIDE PEDESTRIAN WALKWAY

6.00 M

3.00 M

3.00 M

6.00 M



UNDERPASS



6

TOLL SERPONG - BALARAJA

JL. RAYA CISAUK

7
EXIT TOLL CISAUK 4
(Under Construction)

5
CICAYUR STATION

ASTERA

MASTERPLAN

109 Ha

Wholesome and Integrated Living

- | | | | |
|---|---|---|---|
|  RESIDENTIAL |  CENTRAL PARK |  EXIT TOLL CISAUK 4 (Under Construction) |  MAIN GATE |
|  COMMERCIAL |  CICAYUR STATION |  CANAL & EPICENTRUM |  MODERN MARKET |
|  FACILITIES |  TOLL SERPONG - BALARAJA |  GREEN LOOP | |



Main Gate

Giantara Serpong City



Main Gate
By BYO Living
Fusion between Indonesian culture and architecture

Main Gate



Central Park
Various Type of Green Open Spaces



Sitting Area

An aerial architectural rendering of a modern residential development. The scene features several multi-story apartment buildings with prominent green roofs, interspersed with rows of townhouses. The complex is surrounded by dense tropical landscaping, including palm trees and flowering plants. A large, winding waterway flows through the area, with a smaller pond in the foreground. The overall atmosphere is one of a lush, green, and modern living environment.

Experience The Beauty
of Green Area



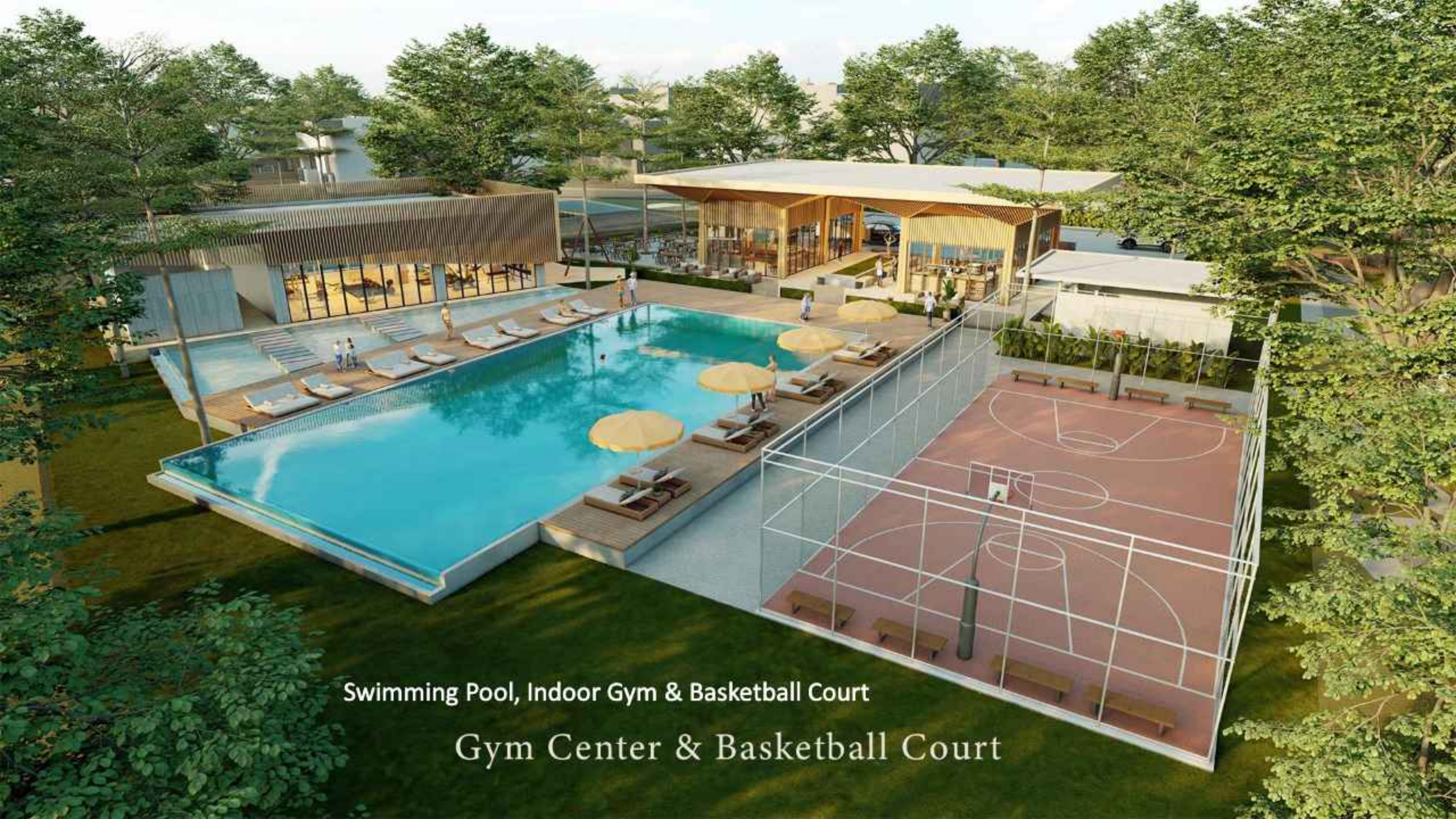
Low Rise



Outdoor Lifestyle Mall
Great Crowd Puller & Destination



Club House



Swimming Pool, Indoor Gym & Basketball Court

Gym Center & Basketball Court

Khione

SITEPLAN



Khione

SITEPLAN

- TYPE 7
- TYPE 8





Why Khione ?

Generously Sized

Life requires space to thrive. Khione offers homes that are generously sized, providing your family with the room to breathe and grow. One of our features include an over 40m² Master Bedroom; allowing ample space for comfort and luxury. These expansive layouts ensure that everyone has their own sanctuary, making it the ideal place to create lasting memories in a spacious and comfortable environment.

Thoughtful Details

Craving a touch of sophistication in your home? Khione homes feature premium interior details that add an element of elegance and refinement. From carefully chosen materials to stylish finishes, every detail is curated to elevate your living experience.

Open Plan Concept

The open plan concept at Khione encourages a seamless flow between living areas, fostering better interaction and connection among family members. This thoughtful design enhances both the social and functional aspects of your daily living, making your home life more cohesive and enjoyable.

Built To Last

Annoyed with constant renovations and upgrades? With high-quality materials and superior craftsmanship, Khione homes are built to last. This ensures that you can enjoy a luxurious lifestyle without the hassle of ongoing maintenance and improvements.

Abundant Natural Light

Where there is light, there is life. Khione homes are designed with ample natural lighting to create bright and welcoming spaces. This not only enhances the aesthetic appeal but also promotes a cozy, uplifting atmosphere that boosts productivity and well-being.



Khione

Main Gate Cluster

Nyx

Type 7

Building Area : 126 m²

Land Area : 98 m²





 Open Plan Living

 4 Bedrooms

 3 Bathrooms

 2 Carparks

Nyx
Type 7 x 14

Nyx

Hook Type 7





Open Plan Living



Living Area



Dining Area



Kitchen Area



1st Floor Bedroom



Bathroom



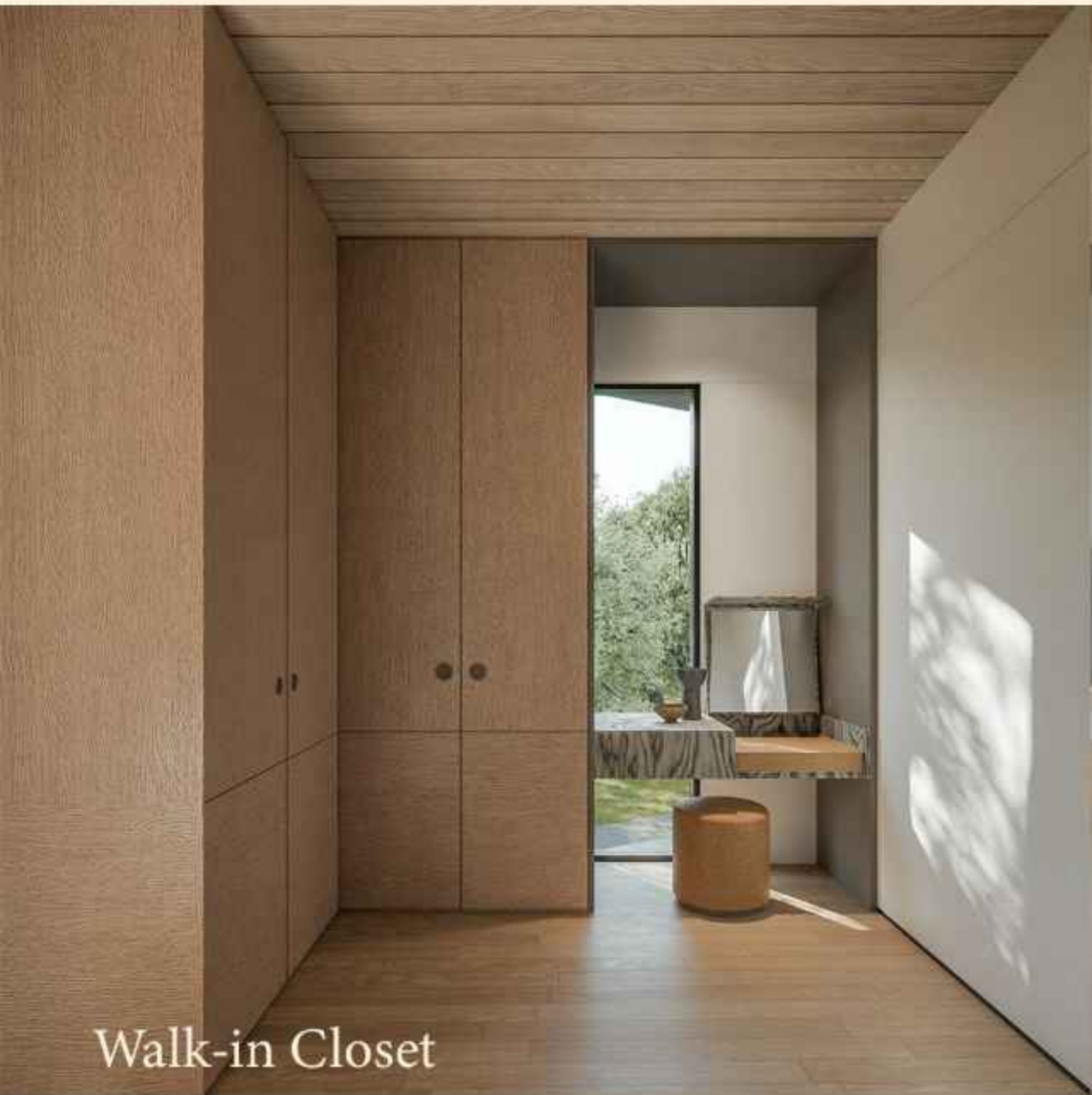
Reading Corner



Master Bedroom



Master Bedroom



Walk-in Closet



Master Bathroom



Bedroom 1



Bedroom 2

Bathroom



Elyon

Type 8

Building Area: 175 m²

Land Area: 128 m²





1st Floor



2nd Floor

 Open Plan Living

 4 + 1 Bedrooms

 4 + 1 Bathrooms

 2 Carparks

Elyon
Type 8 x 16

Elyon

Hook Type 8 x 16





Open Plan Living



Dining Area



Living Room



Powder Room



Second
Master Bedroom

Second
Master Bathroom





Family Area



Master Bedroom



Master Bedroom



Walk in Closet



Master
Bathroom

Bedroom 1





Bedroom 2



Bathroom



Facilities Area



Kids Playground



Outdoor Gym



Gazebo & Therapeutic Path



Sitting Area



Kids Playground

UNIT SPECIFICATION

Structure

Foundation : Foot Plat / Mini Pile

Floor Finishes

Living, Dining and Bedroom Area : Homogeneous Tile 600 x 600 ex. Valentino Gress / equivalent
Staircase : Homogeneous Tile 600 x 600 ex. Valentino Gress / equivalent
Front Terrace : Coriwood / equivalent
Back Terrace and Balcony : Homogeneous Tile 600 x 600 ex. Valentino Gress / equivalent
Bathroom : Homogeneous Tile 600 x 600 ex. Valentino Gress / equivalent
with Precut Ceramics 25 x 50

Sanitary

: Grohe / equivalent

Door and Window

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

Wall Finishes

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

Ceiling

Interior : Gypsum Board ex. Elephant / equivalent
Exterior : Moisture – Resistant Gypsum Board ex. Elephant / equivalent

Roof

Roof Frame : Lightweight Steel Structure
Roof Finishes : uPVC double wall roof ex. Rooftop / equivalent
Canopy : Solarflat

MEP Provision

Electricity : 4400 VA (Nyx)
: 5500 VA (Elyon)
Water Supply : Standard PDAM / WTP / Ground Water

SERAH TERIMA
24 BULAN +
LANGSUNG AJB