



RESIDENCES



TECHNOLOGY, SHARING ECO-FRIENDLY COMMUNITY

Experience the highest level of elevated living with our best in class technology and integrated sharing eco-friendly community with unique lifestyle experience.

L Residence is located in an up-and-coming area in Tangerang, where accessibility is made possible by World Class connectivity :

- 3 Toll Access within the city
- Golden Cross : 2 Eight Lane Main Boulevard
- 1 LRT Station.



TANGERANG NEW INDUSTRY CITY PLAN

TRANSPORTATION :

1. GOLDEN CROSS :
2 EIGHT- LANE MAIN BOULEVARD
2. TOLL ROAD
3. TOLL ACCESS WITHIN THE CITY
4. EXIT TOLL ACCESS
5. TOD MIX CENTER
6. LRT STATION
7. AIRPORT

MALL :

8. SAMANEA TRADING MALL PHASE 1
9. TRADING MALL PHASE 2
10. TOD MALL
11. CBD LAKE MALL

COMMERCIAL :

12. HAPPY WALK
13. HAPPY PLAZA
14. SHOPHOUSE COMMERCIAL STREET
15. OUTLET COMMERCIAL STREET
16. LAKE SIDE COMMERCIAL STREET

EDUCATION :

17. UNIVERSITY @ CBD - 18HA
18. UNIVERSITY@ INDUSTRY - 50HA
19. INTERNATIONAL SCHOOL @ CBD
20. SINGAPORE KINDERWORLD KINDERGARTEN
21. LAURENSIA SCHOOL
(KINDERGARTEN UNTIL SENIOR HIGH SCHOOL)

INNOVATION BUSINESS CENTER :

22. WAHANA OFFICE TOWER
23. TANGERANG BUSINESS CENTER
24. INNOVATION CORRIDOR
25. INDUSTRY ZONE

HOTEL & HOSPITAL :

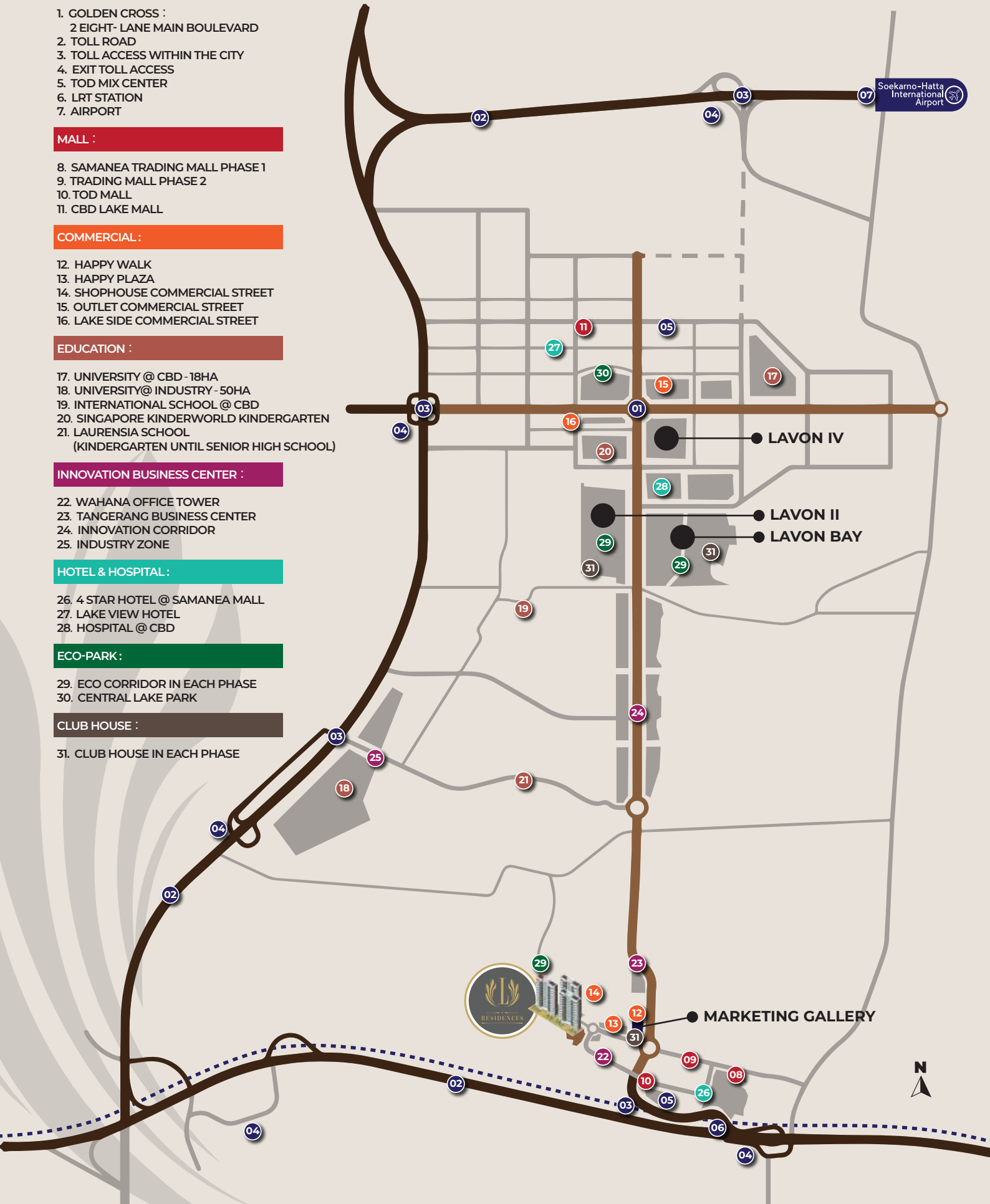
26. 4 STAR HOTEL @ SAMANEA MALL
27. LAKE VIEW HOTEL
28. HOSPITAL @ CBD

ECO-PARK :

29. ECO CORRIDOR IN EACH PHASE
30. CENTRAL LAKE PARK

CLUB HOUSE :

31. CLUB HOUSE IN EACH PHASE





NEXT TO THE CBD OF
TANGERANG NEW INDUSTRY CITY



WORLD-CLASS FACILITIES
COVERING EVERY ASPECT OF
YOUR LIFE

1. BASKETBALL COURT
2. JOGGING TRAIL TO ECO-CORRIDOR
3. GYM
4. ADULT POOL
5. WADING POOL
6. SUN DECK
7. SHOWER STAND
8. SHOWER ROOM

9. CHILDREN PLAYGROUND
10. BBQ PIT
11. TEPPANYAKI PIT
12. HERB GARDEN
13. REFLEXOLOGY
14. OUTDOOR GYM
15. YOGA DECK

- A. APARTMENT TOWER 1
- B. APARTMENT TOWER 2
- C. APARTMENT TOWER 3
- D. SHOPHOUSES
- E. MULTI STOREY CAR PARK



COOL SCHEME



WARM SCHEME



FIX UNIT PLAN

Studio

Gross : 20,43 sqm
 Nett : 17,62 sqm



FIX UNIT PLAN

Studio
 (with Terrace)

Gross : 27,38 sqm
 Nett : 23,62 sqm



FIX UNIT PLAN

1 Bedroom
 (* Corner)

Gross A : 27,48 sqm
 Nett A : 23,70 sqm
 Gross B* : 30,04 sqm
 Nett B* : 25,91 sqm



FIX UNIT PLAN

2 Bedroom

Gross : 51,42 sqm
 Nett : 44,35 sqm



FLEXIBLE UNIT PLAN

2 Bedroom
(Studio + Studio)

Gross : 40,88 sqm
 Nett : 35,29 sqm



FLEXIBLE UNIT PLAN

3 Bedroom
(1 BR + 2 BR)

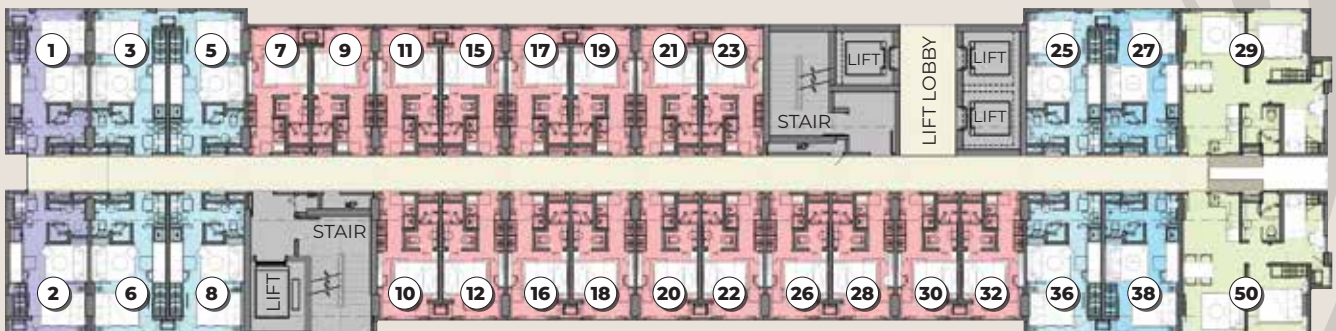
Gross : 78,91 sqm
 Nett : 68,08 sqm



TYPICAL FLOOR PLANS



3rd Floor - 17th Floor



1 Bedroom B
 1 Bedroom A
 Studio
 2 Bedroom

10 REASONS WHY YOU SHOULD BUY

1 Superblock which surrounded by commercial districts such as 4 Shopping Malls and shop houses.

2 The first high rise building in Cikupa with strategic location near Future LRT Station and Transit Oriented Development

3 Smart Architectural design adaptive to energy saving.

4 Eco friendly community just one step away from Lavon Phase 1 Eco Corridor.



5 World Class Facilities at your door step.

6 Sharing community with various share services concept such as Public Charging Stations, WiFi at Lobby, Bike Sharing area and Co-Working Space.

7 Offering a broad range of services similar to five-star hotel class.

8 Flexible concept in combining units and adaptive color scheme to ensure your comfort for an elevated living experience.

9 Choices of furnish packages crafted special for you.



10 Door of opportunities for golden investment with world class city planning concepts.



SPECIFICATION



STRUCTURE

General	Reinforced Concrete
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FACADE

General	Light Weight Brick Wall + Skimcoat + Weathershield Paint Aluminium Glass Window Aluminium Grille/strips
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WALL

General	Light Weight Brick Wall
Living Room	Skimcoat + Paint Finish (2 Options : Warm or Cool scheme)
Bedroom	Skimcoat + Paint Finish
Bathroom	Ceramic tiles (2 Options : Warm or Cool scheme)

CEILING

Interior	Gypsum Plastered Board Finished with Emulsion Paint
Bathroom	Moisture Resistant Gypsum Board with Emulsion Paint

FLOOR

Living Room, Kitchen, Bedroom, Bathroom	Ceramic Tiles
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DOOR

Main Entrance	Timber Door
Bedroom	Honeycomb Engineering Door
Bathroom	Solid Frame Water Resistant Door

INSTALLATION

Water Supply	PDAM
Electrical	Conduit & cable from external distribution board to the position of main distribution board
Telephone	
Data & TV	

	BASIC PACKAGE	ADVANCE PACKAGE
Air Conditioner (supply only)	Brand Panasonic or Equivalent Studio : 1 Unit 1 BR : 1 Unit 2 BR : 2 Units	Brand Panasonic or Equivalent Studio : 1 Unit 1 BR : 1 Unit 2 BR : 2 Units
Water Heater	✓	✓
International Socket	✓	✓
Kitchen	High Pressure Laminate Bottom Cabinet (2 Options : Warm or Cool scheme)	High Pressure Laminate Top & Bottom Cabinet (2 Options : Warm or Cool scheme)
Kitchen Counter Top	Homogeneous Tile or Equivalent	Homogeneous Tile or Equivalent
Wardrobe	X	For All Bedrooms
Electrical Appliances	Digital Lock	Local Brand Hood and Hob Fridge Microwave Oven Digital Lock



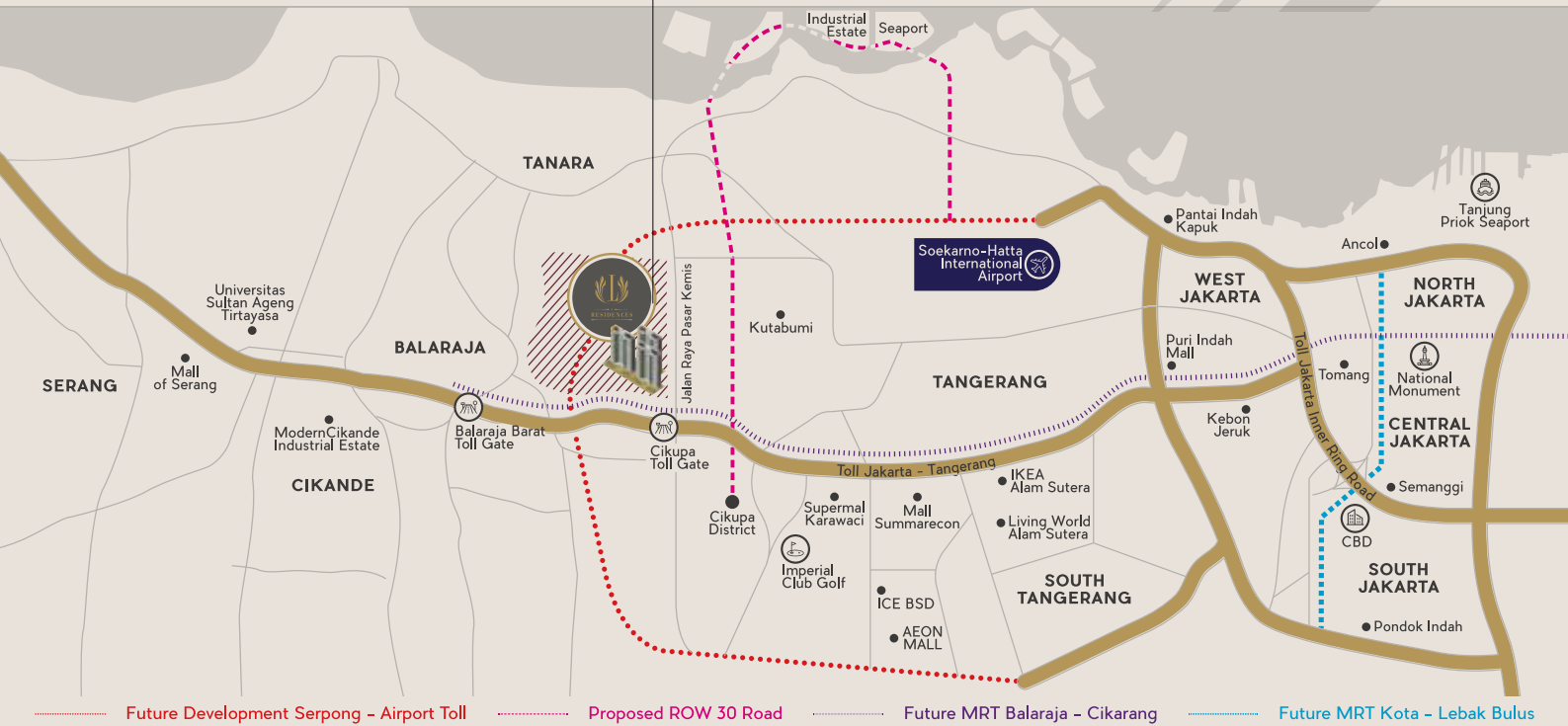
NEW CENTER OF GREATER JAKARTA

PRIME LOCATION
JAKARTA AND THE WORLD
AT YOUR DOOR STEPS



DISTANCE TO LANDMARKS

- 30 MINUTES - TO CBD / AIRPORT THROUGH JALAN MERAK
- 20 MINUTES - TO SOUTH JAKARTA / AIRPORT THROUGH 4TH RING
- 40 MINUTES - TO CBD THROUGH LRT



A Prestigious Development by



LAVON MARKETING GALLERY
Pasar Kemis - Cikupa, Tangerang

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