

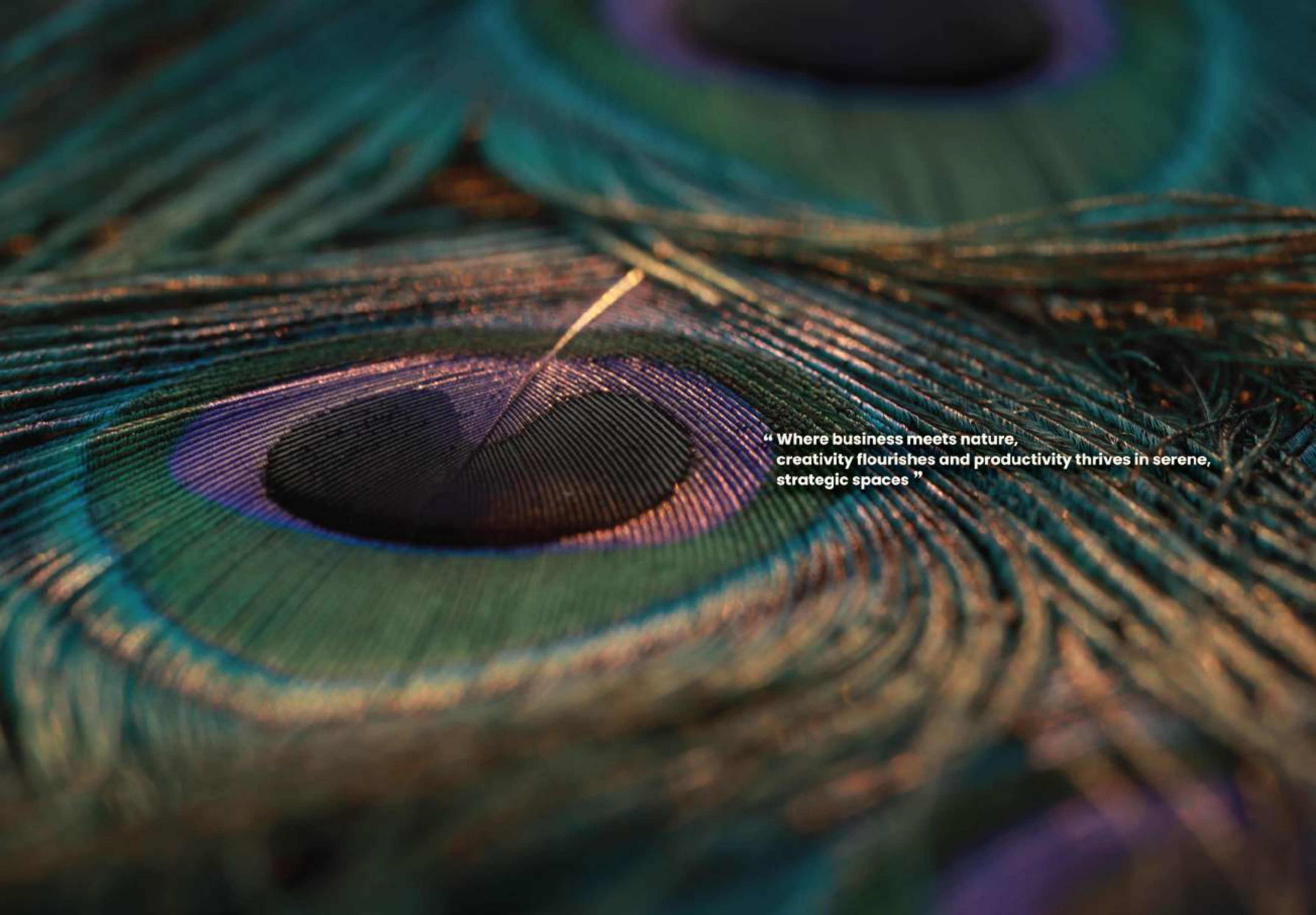


MAGGIORE

Signature

Premium Business, Natural Vibes





**“ Where business meets nature,
creativity flourishes and productivity thrives in serene,
strategic spaces ”**



PARAMOUNT LAND

Building homes and people with heart

GADING SERPONG

Berlokasi sekitar 18 kilometer di sisi Barat Jakarta, Paramount Gading Serpong merupakan kota mandiri yang telah menjadi *new economic hub* sekaligus hunian bagi lebih dari 120.000 orang penduduk. Kota ini terletak di lokasi emas yang sangat strategis, dikelilingi pengembangan kawasan besar lainnya, serta terhubung ke tol Jakarta-Merak, tol Serpong-Balaraja, dan tol JORR 2 Jakarta-Serpong, dengan akses langsung ke Jakarta, Bandara internasional Soekarno-Hatta, Pelabuhan Merak, dan kota-kota besar Jabodetabek lainnya.

Paramount Land, salah satu pengembang utama Kota Gading Serpong, mengelola kota seluas ±1.000 hektar ini secara profesional dan mengembangkan hunian, area komersial dan fasilitas rekreasi, berikut infrastruktur kota dan beragam fasilitas lainnya mulai dari fasilitas pendidikan berupa sekolah dan universitas, hotel, hingga rumah sakit. *Value* kota yang terus meningkat dapat dilihat dari laju pertumbuhan Kota Gading Serpong yang sangat pesat hingga 15% (YoY).

Berdasarkan riset yang aktual dan komprehensif, Paramount Land terus menghadirkan beragam produk properti sesuai minat dan kebutuhan masyarakat pada masanya. Hingga saat ini, terdapat lebih dari 40 klaster terhuni bagi masyarakat kelas menengah hingga atas, yang dilengkapi utilitas, infrastruktur dan fasilitas terbaik. *Matera Residences*, *Pasadena Grand Residences* dan *Menteng Grand*, adalah beberapa hunian eksklusif Paramount Land yang mendapatkan respons positif dari masyarakat.

Konektivitas dan aksesibilitas yang tinggi turut mendorong perkembangan kawasan komersial dan bisnis di Gading Serpong, di mana kota ini telah menjadi destinasi favorit masyarakat Tangerang Raya dan Jabodetabek. Paramount Land berperan besar dalam mengembangkan pusat kuliner dan bisnis, salah satunya area komersial di sisi selatan yang dijuluki *'The Most Vibrant Commercial'* di Gading Serpong, dengan lebih dari 250 bisnis yang tersebar dari *Maggiore*, *Sorrento*, *Pisa Grande*, *Mendrisio*, hingga sekitarnya. Paramount Land juga mengembangkan *Manhattan District*, commercial epicentrum terbesar di Tangerang Raya dengan luas 22 hektar.

Paramount Land mengembangkan Kota Gading Serpong sebagai *one-stop solution* dalam hal pemenuhan kebutuhan sehari-hari, mulai dari tinggal, bekerja, berbisnis, rekreasi hingga berinvestasi. Melalui Paramount Estate Management, Paramount Land juga mengelola, menata, merawat kota secara profesional dan berkesinambungan, serta melayani dan menjaga keharmonisan warga Gading Serpong dengan sekitarnya melalui beragam program unggulan. Hal ini merupakan wujud komitmen Paramount Land untuk terus bertumbuh bersama masyarakat, sejalan dengan tagline perusahaan, yaitu *'Building Homes and People with Heart'*



DISTINGUISHED ACHIEVEMENTS OF PARAMOUNT LAND



BEST COMMERCIAL DEVELOPER
PROPERTYGURU ASIA PROPERTY AWARD 2023

BEST TOWNSHIP DEVELOPER
INDONESIA PROPERTY AWARD 2024

• BEST TOWNSHIP DEVELOPER 2024 • BEST HOUSING ARCHITECTURAL DESIGN 2024 • BEST SMART HOME DEVELOPMENT 2024 • BEST WELLNESS RESIDENTIAL DEVELOPMENT 2024 • BEST HOUSING LANDSCAPE DESIGN 2024
• BEST LIFESTYLE ARCHITECTURAL DESIGN • BEST ECO FRIENDLY HOUSING DEVELOPMENT • BEST HIGH-END HOUSING DEVELOPMENT
• BEST COMMERCIAL DEVELOPER (INDONESIA) 2023 • BEST INNOVATIVE COMMERCIAL PROJECT 2024 • BEST COMMERCIAL DEVELOPER 2023
• BEST HIGH-END HOUSING DEVELOPMENT (GREATER JAKARTA) 2023 • THE MOST INNOVATIVE COMMERCIAL DEVELOPMENT 2023 • DEVELOPER OF THE YEAR 2022 • TOP 10 DEVELOPERS 2022
• FAVOURITE HOUSING PROJECT 2022 • BEST ECO FRIENDLY HOUSING 2022 • BEST LOW-RISE COMMERCIAL 2022 • BEST PREMIUM HOUSING PROJECT 2022



INTRODUCING



MAGGIORE

Signature

Welcome to Maggiore Signature – the latest commercial hub by Paramount Land, offering a unique thematic experience. Located in a **Premium Strategic** spot near the Main Boulevard ROW 36 with seamless access to BSD, Maggiore Signature stands out with its **Street Gallery Open Corridor** concept, **Blending Vibrant Retail Spaces** with refreshing outdoor vibes. Plus, the proximity to **Maggiore Hills Park** adds a touch of natural serenity, creating a dynamic and inviting atmosphere for both businesses and visitors.



MAGGIORE Signature

The Best Surroundings

surrounded by a dynamic blend of premium residential areas and thriving commercial developments, including **Maggiore Junction**, **Maggiore Grande**, and **Verona Junction**. At the center of this vibrant landscape is **Maggiore Business Loft**, the only business loft in Gading Serpong, making this location exceptionally strategic and a high-value investment opportunity. **Maggiore Signature** is poised to become a bustling hub for businesses and residents



Cihuni Lake

ROW 20

Sentosa

daily

ROW 28

MAGGIORE
JUNCTION
(SOLD OUT)

MAGGIORE
Business Loft

ROW 36

Jl. Boulevard Gading Serpong

BSD

Premium Business, Natural Vibes

Maggiore Signature features the innovative "Street Gallery" Open Corridor concept, offers a premium shopping experience. With 7-meter-wide pedestrian corridor which enhances connectivity and maximizes visibility for businesses, this spacious corridor invites shoppers to explore. Inspired by the elegant American Classic style of Matera Residential, thoughtfully designed pathways and lush landscapes create a refreshing atmosphere, Maggiore Signature become the ideal destination for visitors and ambitious business owners





Street Gallery



Maggiore Hills Park

Balcony Terrace



Balcony Terrace

Double Facade

Featuring dual access from the main road and the open corridor, Maggiore Signature enhances convenience and visibility for businesses. This strategic layout ensures easy navigation for visitors, making it effortless for customers to discover and engage with various retail offerings.



Alfresco Terrace with Lakeside View

On the east side of Maggiore Commercial East, experience a vibrant alfresco setting framed by majestic pine trees and overlooking a tranquil lakeside. Spanning 750 meters of park areas, this will be the perfect spot for relaxation, dining, and entertainment. Complemented by thematic stores which offers a wide range of retail options a diverse range of retail options, this serene atmosphere enhances the shopping experience, making it an ideal destination for both leisure and business.



Balcony Terrace

Cihuni Lake

Alfresco Terrace

Drop Off

Maggiore Hills Park encompasses 227 hectares of beautifully landscaped grounds that seamlessly blend with the surrounding premium commercial area. With a tranquil jogging track framed by graceful pine trees, inviting thematic stores, a child-friendly playground, and a versatile amphitheater, our park creates a serene environment for visitors. Whether you seek to invigorate your senses with exercise, relax in nature, enjoy artistic performances, or uplift precious moments with family, Maggiore Hills Park offers a tranquil haven that enhances the natural charm of the Maggiore commercial area.





**Connecting Nature
And Commercial Area**





Balcony
Terrace

Drop Off

Alfresco
Terrace



MAGGIORE

Signature

Floor Plan

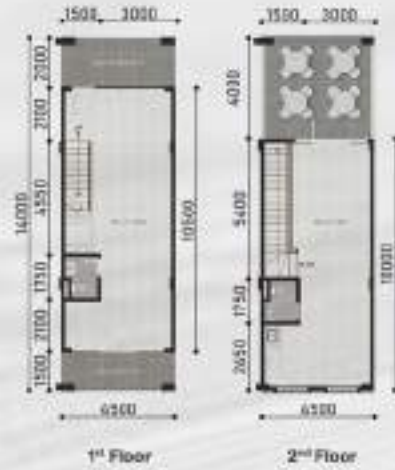


DOUBLE FACADE

REGULAR TYPE - STREET GALLERY

4,5x14
2 Floors

Land Area: 63m²
Building Area: 119m²



4,5x16
2 Floors

Land Area: 72m²
Building Area: 144m²



6x14
2 Floors

Land Area: 84m²
Building Area: 159m²



ALFRESCO TYPE

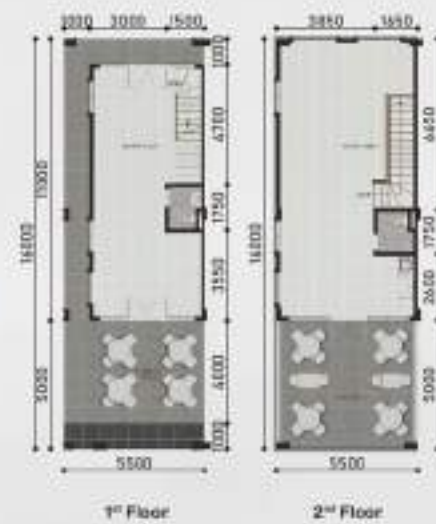
4,5x16 2 Floors

Land Area: 72m² | Building Area: 135m²



5,5x16 Corner - 2 Floors

Land Area: 88m² | Building Area: 165m²



SINGLE FACADE

REGULAR TYPE

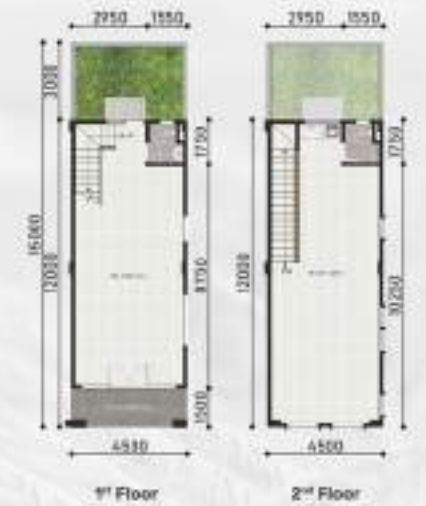
4,5x15 2 Floors

Land Area: 67,5m² | Building Area: 109m²



4,5x15 Corner - 2 Floors

Land Area: 67,5m² | Building Area: 109m²



5,5x15 Corner - 2 Floors

Land Area: 82,5m² | Building Area: 134m²

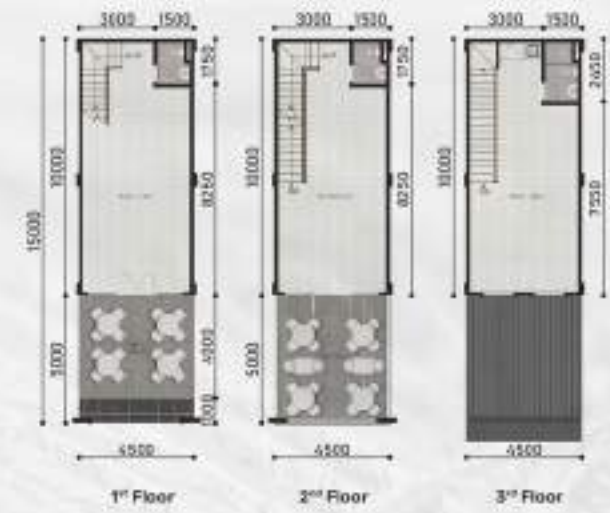
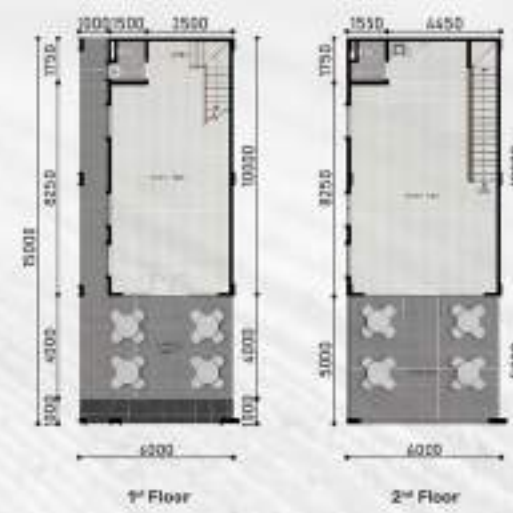
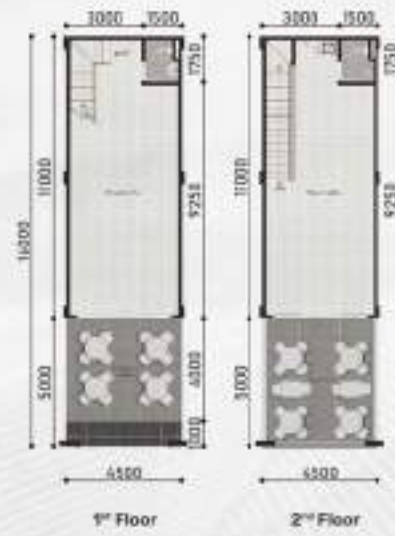
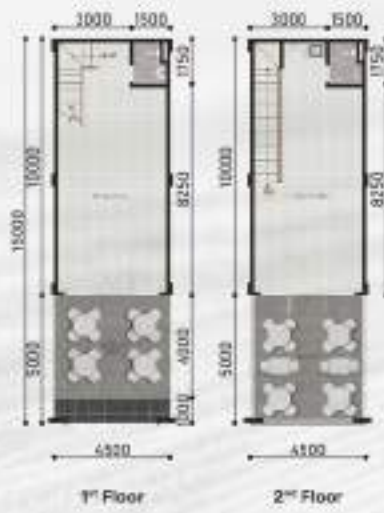


SINGLE FACADE

SINGLE FACADE

ALFRESCO TYPE

ALFRESCO TYPE



● **4,5x15** 2 Floors

Land Area: 67.5m² | Building Area: 126m²

● **4,5x16** 2 Floors

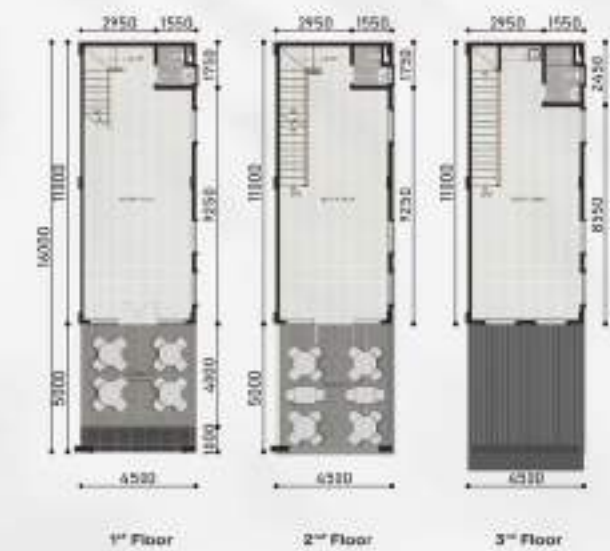
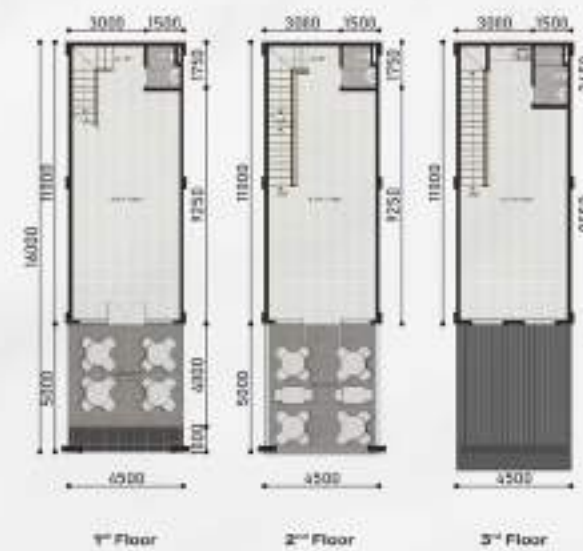
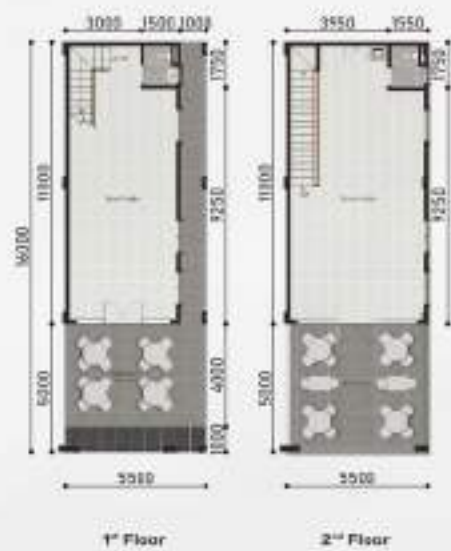
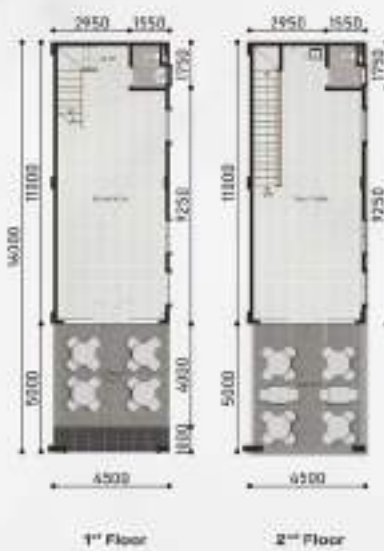
Land Area: 72m² | Building Area: 135m²

● **6x15** Corner - 2 Floors

Land Area: 90m² | Building Area: 168m²

● **4,5x15** 3 Floors

Land Area: 67.5m² | Building Area: 171m²



● **4,5x16** Corner - 2 Floors

Land Area: 72m² | Building Area: 135m²

● **5,5x16** Corner - 2 Floors

Land Area: 88m² | Building Area: 165m²

● **4,5x16** 3 Floors

Land Area: 72m² | Building Area: 185m²

● **4,5x16** Corner - 3 Floors

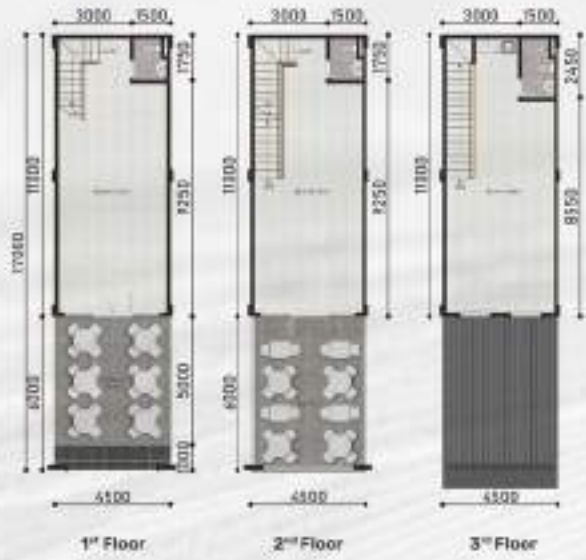
Land Area: 72m² | Building Area: 185m²

SINGLE FACADE

SINGLE FACADE

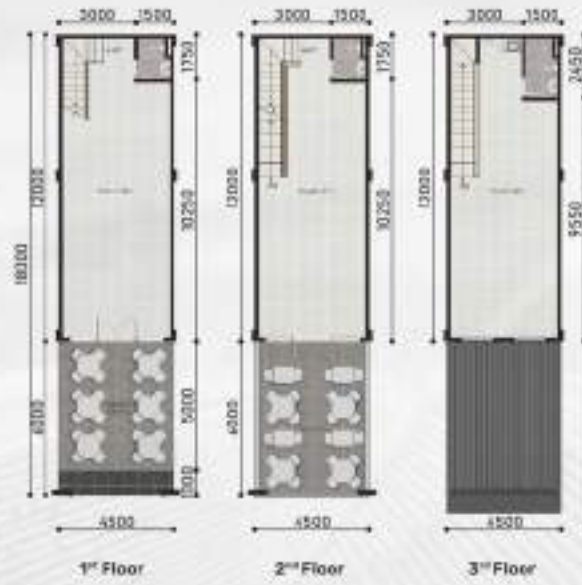
ALFRESCO TYPE

ALFRESCO TYPE



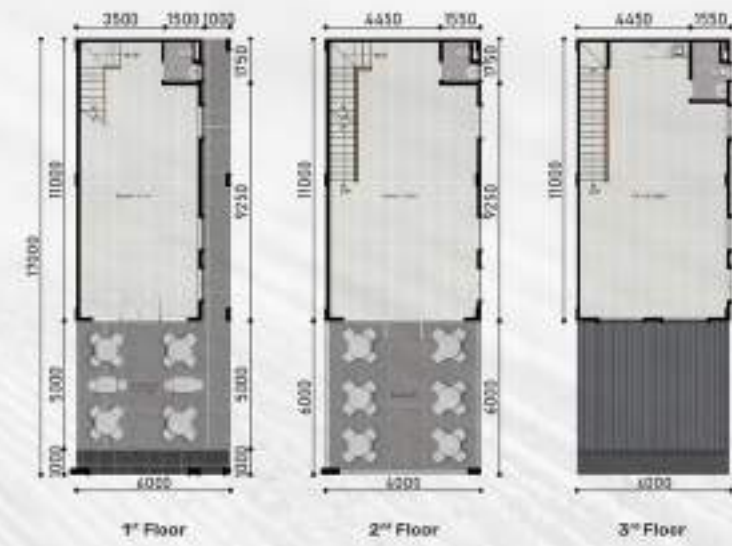
● **4,5x17** 3 Floors

Land Area: 76,5m² | Building Area: 192m²



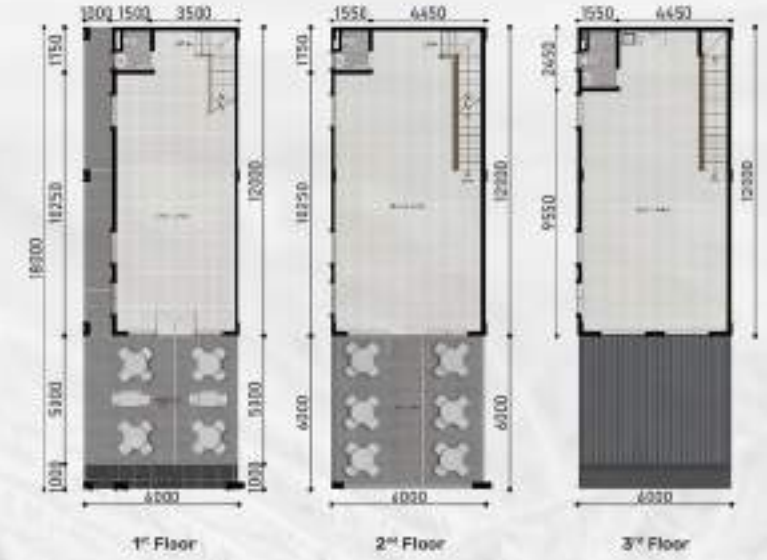
● **4,5x18** 3 Floors

Land Area: 81m² | Building Area: 206m²



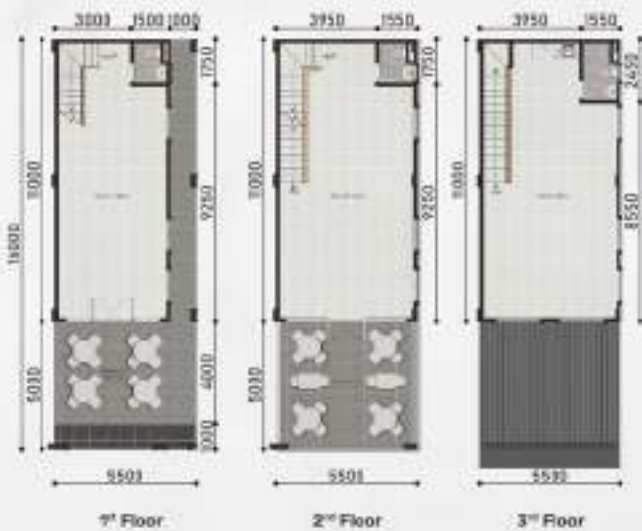
● **6x17** Corner - 3 Floors

Land Area: 102m² | Building Area: 256m²



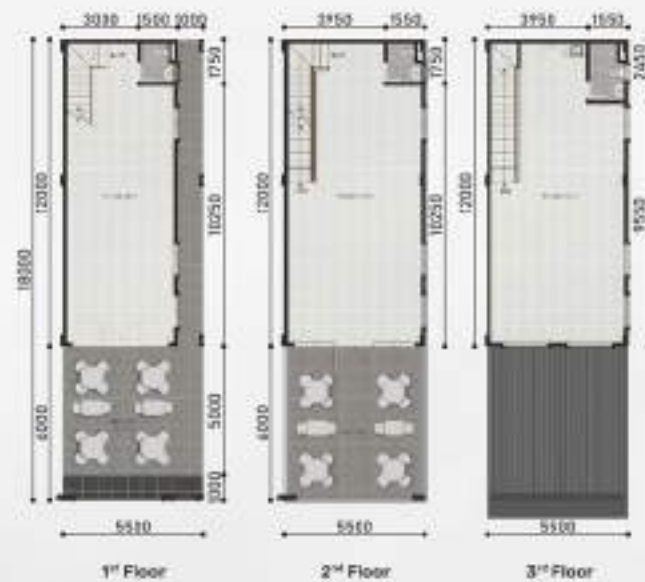
● **6x18** Corner - 3 Floors

Land Area: 108m² | Building Area: 274m²



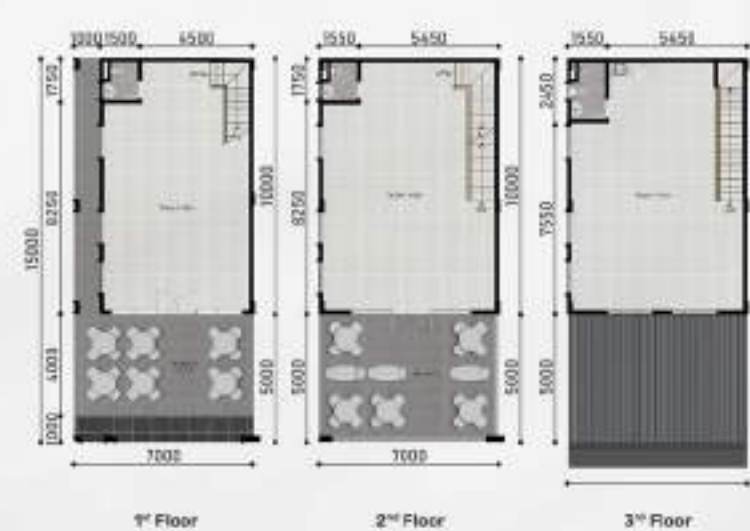
● **5,5x16** Corner - 3 Floors

Land Area: 88m² | Building Area: 226m²



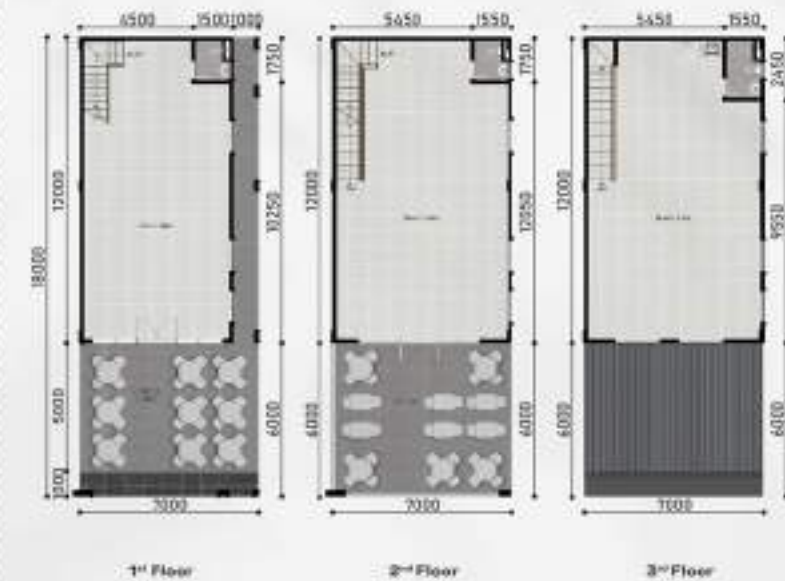
● **5,5x18** Corner - 3 Floors

Land Area: 99m² | Building Area: 251m²



● **7x15** Corner - 3 Floors

Land Area: 105m² | Building Area: 266m²



● **7x18** Corner - 3 Floors

Land Area: 126m² | Building Area: 320m²

DOUBLE FACADE

REGULAR TYPE
STREET GALLERY
Length 16



REGULAR TYPE
STREET GALLERY
Length 14



ALFRESCO TYPE
Length 16



SINGLE FACADE

REGULAR TYPE
Length 15



ALFRESCO TYPE
Length 15 - 16



ALFRESCO TYPE
Length 15 - 16



Facade Design Type



Siteplan

DOUBLE FACADE REGULAR TYPE			DOUBLE FACADE ALFRESCO TYPE		REGULAR TYPE	
4.5x14 2 Floors	4.5x16 2 Floors	6x14 2 Floors	4.5x16 2 Floors	5.5x16 2 Floors	4.5x15 2 Floors	5.5x15 2 Floors
ALFRESCO TYPE						
7x18 3 Floors	7x15 3 Floors	6x18 3 Floors	6x17 3 Floors	6x15 2 Floors	5.5x18 3 Floors	5.5x16 3 Floors
5.5x16 2 Floors	4.5x18 3 Floors	4.5x17 2 Floors	4.5x16 3 Floors	4.5x16 3 Floors	4.5x15 3 Floors	4.5x15 2 Floors

- Vehicle Traffic
- Electrical Panel
- Street Lights
- Power House
- Lightning Rod
- Elevation



Orientation Map



LEGEND

- Golf Course**
 - Gading Raya Padang Golf & Club
 - Imperial Klub Golf
 - Damai Indah Golf
- Medical Center**
 - Bethsaida Hospital
 - Bethsaida Clinic
 - Mitra Keluarga Hospital
 - St. Carolus Hospital
 - EMC Healthcare
 - Siloam Hospitals
 - Eka Hospital
- Mall & Eatery**
 - BEZ Walk
 - Supermal Karawaci
 - KEA
 - Summarecon Mall Serpong
 - Qbig
 - ICE BSD
 - AEON
 - Living World
 - Mall @ Alam Sutera
- Airport**
 - Soekarno-Hatta International Airport
- Educational Institutions**
 - Matana University
 - Universitas Pelita Harapan
 - Sekolah Tarakanita
 - Sekolah Pahoa
 - Syafana Islamic School
 - Binus University
 - Universitas Multimedia Nusantara
 - Multimedia Nusantara Polytechnic
 - Pradita University
 - Universitas Prasetya Mulya
- Hotels**
 - Atria Hotel
 - Vega Hotel
 - Fame Hotel
 - JHL Solitaire
 - Episode Hotel
 - Ibis Hotel
 - Qubika Boutique Hotel
 - Mercure Hotel
 - Hotel Santika Premiere

Material Specification

Foundation	Mini Pile	Inner Wall	Light weight bricks with plaster and paint	Stairs Railing	Hollow Steel + Steel Plate + Wood Handrail	Waste Water	Septictank Biofil 1.000 L
Main Structure, Column, Beam, Slab, Stair	Reinforced Concrete	Outer Wall	Window wall, Brick /Light weight bricks with plaster and Weather Resistant Paint	Facade Ornament	Decorative Panel	Portable Grease Trap	30 Liter Capacity
Roof Frame	Lightweight Steel Frame (Zincalum)	Inner Ceiling	Gypsumboard	Balcony Canopy	Concrete Column and beam + metal roof + Water Resistant Gypsumboard Ceiling	Special Features	
Roof	Metal Roof (Zincalum) with aluminium foil	Outer Ceiling	Water Resistant Gypsumboard	INSTALLATION	Electricity		
Main Flooring	Homogenous Tile 60x60	Sanitary	ex. Toto	Telephone	Fiber Optic	Air Conditioner Each Floor	CCTV Each Floor
Terrace Flooring	Non Slip Homogenous Tile 60x60	Door & Window	Clear Glass + Aluminium Frame	Water Supply	Perumdam + Rooftank 550 L		
Toilet Flooring	Non Slip Ceramic Tile 30x30	Toilet Door	UPVC Door Panel + UPVC Frame				
Toilet Wall	Ceramic Tile 30x60	Balcony Railing	Hollow Steel Frame + Tempered Glass				



PARAMOUNT LAND
Building homes and people with heart

PARAMOUNT PLAZA Jl. Boulevard Raya Gading Serpong Kav. 1, Gading Serpong, Tangerang - 15810

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