

MENTENG  
GRAND

## GADING SERPONG

Gading Serpong is an urban township situated some 18 km west of Indonesia's capital city Jakarta. Set in a green environment with an abundance of natural lakes, the township is strategically located along the Jakarta-Merak toll road with close proximity to the country's main International Airport, in addition to being easily accessible from Serang, Cilegon and the popular tourist destination of Anyer.

The township is also in close proximity to other modern suburban areas with Lippo Karawaci to the west, BSD City to the south, Alam Sutera to the east, and Puri Indah to the northeast. Through our expertise in urban planning, project and construction management, town and estate management, Paramount Land has developed first-class infrastructure and facilities to provide greater convenience for its residents.

This modern, self-contained city now covers 1,200 ha and consists of landed houses, shophouses, and condominiums, in addition to hospitals, schools, universities, hotels, commercial areas and lifestyle center. Furthermore, we have incorporated green public spaces and a large variety of recreational areas from restaurants to golf courses, resulting in an increase in total population in a short time.

With so much to offer, Gading Serpong is now home to over 100,000 people, growing at 5% year-on-year. The diverse and culturally rich community consists of a combination of families, young professionals, students, investors and both local and international tourists.

Paramount Land will continue to focus on property at its flagship township and is also planning to develop several new townships in other strategic locations looking further west and south of Jakarta, including in the cities of Tangerang and Bogor.



# MENTENG GRAND

*Urban Resort Living*



# MENTENG GRAND

Menteng Grand, an elegant address situated in the exclusive Menteng Cluster in the heart of the IL Lago neighborhood. This premium neighborhood provides access to shopping malls, entertainment venues, educational institutions, and universities while being only 500 meters from Gading Serpong Boulevard. In this distinguished environment, encounter the ideal combination of serenity and urban vibrancy. Menteng Grand offers a sanctuary that expresses your excellent taste and desire for the best in life with its timeless architecture and luxurious design. At Menteng Grand, elevate your way of life and embrace the height of sophistication.



Main Gate

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Step into the Exquisite Modern Tropical Living of Menteng Grand, where neutral colors and artificial nature stone come together, creating an ambience of sophistication and tranquility while the stunning pyramid roofs, accompanied by wood pattern on the ceiling, add a touch of opulence to every space. Experience the beautiful play of natural light through skylight canopies, infusing the ambience with a relaxing glow, as you enjoy the biophilic architecture that seamlessly integrates inner court, establishing a deep and profound relationship with nature. Menteng Grand is the essence of exquisite living, where luxury and the tranquillity of the tropics coexist peacefully.

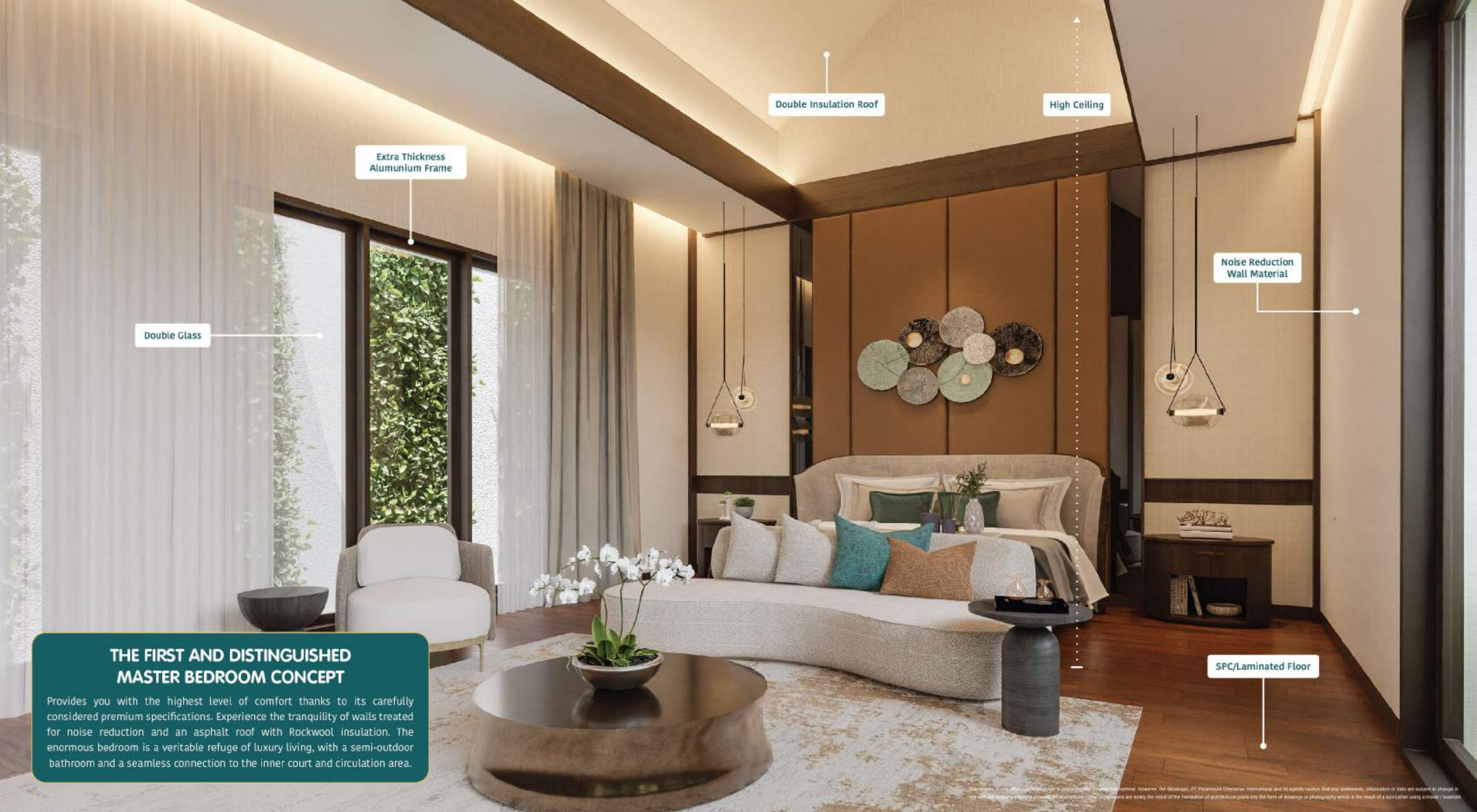




4+1 CARPORT CAPACITIES

**EXTRA LARGE PRIVATE DRIVEWAY**  
Upgrade your lifestyle with an expansive berm that goes beyond ordinary parking spaces. With room to comfortably fit two extra cars, this extra large private driveway is the ultimate solution for your parking needs. Say goodbye to the hassle of crowded streets and cramped parking lot – Menteng Grand offers a spacious and secure sanctuary for your precious vehicles. Experience convenience and elegance like never before.

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Double Insulation Roof

High Ceiling

Extra Thickness Aluminium Frame

Double Glass

Noise Reduction Wall Material

SPC/Laminated Floor

### THE FIRST AND DISTINGUISHED MASTER BEDROOM CONCEPT

Provides you with the highest level of comfort thanks to its carefully considered premium specifications. Experience the tranquility of walls treated for noise reduction and an asphalt roof with Rockwool insulation. The enormous bedroom is a veritable refuge of luxury living, with a semi-outdoor bathroom and a seamless connection to the inner court and circulation area.



Master Bedroom



Semi Open-Air Bathroom in Master Bedroom



Captivating Inner Court

Disclaimer: This is a conceptual rendering of the project. The actual project may vary from the rendering. The rendering is for informational purposes only and does not constitute an offer. The actual project may vary from the rendering. The rendering is for informational purposes only and does not constitute an offer.





1<sup>st</sup> Floor



Dining Room



2<sup>nd</sup> Floor

### Spacious Double Living Room

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Functional Space



Bedroom

# 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** Circulation Space Area



Extra Large Private Driveway

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## POCKET GARDEN

The lovely Pocket Garden at Menteng Grand welcomes you, encompassing an immense 400m<sup>2</sup> space and conveniently located near to the entrance gate. It's more than simply a garden; it's a bustling environment where social interaction thrives, forming enduring bonds with neighbors and friends. Feel the immense expanse of nature that surrounds you, providing a pleasant getaway from the hectic city. Breathe in the fresh, exhilarating air as you workout outside, revitalizing both your body and mind. This exquisite sanctuary provides more than just a garden; it's a place where cherished memories are built and the beauty of nature blends effortlessly with your daily life.

MENTENG  
GRAND



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## COMMUNITY CLUB

Discover the dynamic and modern architectural concept of Menteng Grand, defined by captivating geometric shapes. The Club House features an impressive, tall-designed gate, exuding a sense of grandeur. Moreover, residents can enjoy comfort at the Community Club, complete with a private infinity pool, offering the ultimate luxury and relaxation.



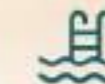
3 on 3  
Basketball



Children  
Playground



Gym  
Area



Private  
Infinity Pool



Foolsball  
Area



Lounge



Community Club Gate

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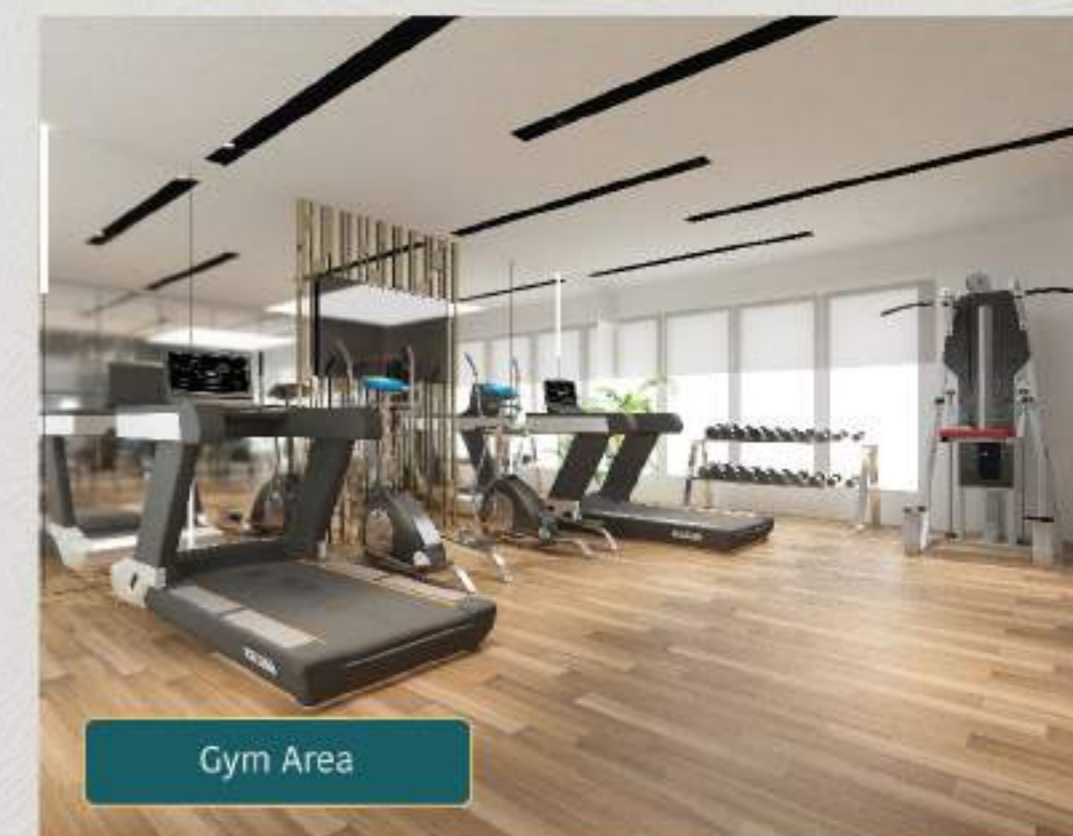
Lounge



3 on 3 Basketball



Infinity Pool



Gym Area



**HOEK**

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

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

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1<sup>st</sup> Floor



2<sup>nd</sup> Floor



**Hoek**

Land Parcel  
**12 x 25**

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

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

- 4+1
- 4+1
- 1
- 2
- 2+1

Peraturan & syarat lainnya dapat berubah sewaktu-waktu tanpa pemberitahuan sebelumnya. Untuk informasi lebih lanjut, silakan hubungi kami di nomor telepon yang tertera di atas atau kunjungi situs web kami. Semua gambar dan spesifikasi adalah untuk tujuan referensi saja dan tidak dimaksudkan untuk menggantikan gambar teknik yang sebenarnya. © 2024 PT. HOEK GROUP. Semua hak cipta dilindungi undang-undang.



## STANDARD

Land Area : 300 m<sup>2</sup>  
Building Area : 328 m<sup>2</sup>

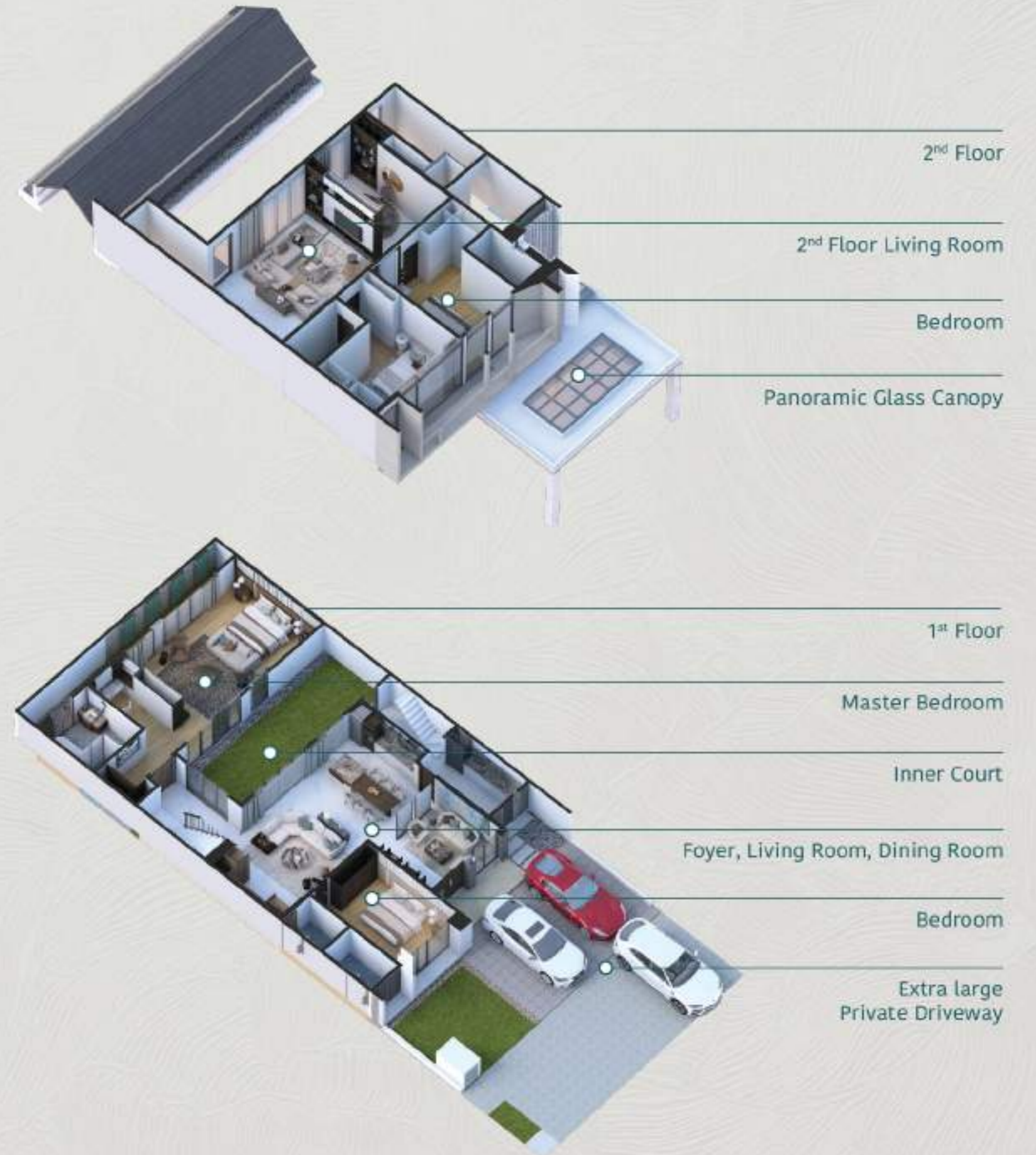
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1<sup>st</sup> Floor



2<sup>nd</sup> Floor



2<sup>nd</sup> Floor

2<sup>nd</sup> Floor Living Room

Bedroom

Panoramic Glass Canopy

1<sup>st</sup> Floor

Master Bedroom

Inner Court

Foyer, Living Room, Dining Room

Bedroom

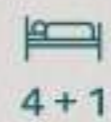
Extra large Private Driveway

Standard

Land Parcel  
**12 x 25**

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

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



4+1



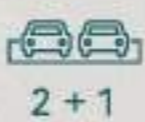
4+1



1



2



2+1





## Frontal View



## General Specifications

### Exterior

Facade	: Finish Cat ex Mowilex, Dinding Aksan 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	: Aluminium 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

## 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

## Location



## LEGEND

### Residential

1. Atlanta Village
2. Arcadia Village
3. Virginia Village
4. Trimezia
5. Magnolia Village
6. Bellano Village
7. Montana Village
8. Omaha Village
9. The Lavender
10. Amalfi Village
11. Alicante
12. San Lorenzo
13. Menteng Village
14. Menaggio Village
15. Fiardini
16. Nara Village
17. Milano Village
18. Latigo Village
19. Malibu Village
20. Amarillo Village
21. Pasadena Grand Residences
22. Sektor 7A
23. Bohemia Village
24. Sektor 7C

### Commercial

1. Solvang Arcade
2. Ruko Blitz
3. Ruko Glaze
4. Ruko Vienna
5. Pasar Modern Paramount
6. L'Agricola
7. Pisa Grande
8. Sorrento Junction
9. Sorrento Square
10. Ruko Alicante
11. Verona Junction
12. Ruko Mendrisio
13. Maggiore Square
14. Ruko Bavaria
15. New Santa Monica
16. New Santa Anna
17. Menteng Studio Loft

### Medical Center

1. Bethesda Hospital
2. Bethesda Clinic
3. Mitra Keluarga Hospital
4. St. Carolus Hospital
5. BMC Healthcare

6. Siloam Hospitals Kelapa Dua
7. Eka Hospital

### Hotels

1. Atria Hotel
2. Vega Hotel
3. Fame Hotel
4. JHL Solitaire
5. Episode Hotel
6. Ibis Hotel
7. Qubika Boutique Hotel
8. Mercure Hotel
9. Hotel Santika Premiere

### Mall & Eatery

1. BEZ Walk
2. Supermal Karawaci
3. IKEA
4. Summarecon Mall Serpong
5. Qbig
6. ICE BSD
7. AEON
8. Living World
9. Mali @ Alam Sutera

### Educational Institutions

1. Matana University
2. Universitas Pelita Harapan
3. Sekolah Tarakanita
4. Sekolah Pahoa
5. Syafana Islamic School
6. Binus University
7. Universitas Multimedia Nusantara
8. Multimedia Nusantara Polytechnic
9. Pradita University
10. Universitas Prasetya Mulya
11. Sekolah Penabur
12. Stella Maris International School

### Golf Course

1. Gading Raya Padang Golf & Club
2. Imperial Klub Golf
3. Damai Indah Golf

### Airport

1. Soekarno-Hatta International Airport





**PARAMOUNT PLAZA**  
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