



MAXIM *Square*

Victoria Central District





PARAMOUNT LAND
Building homes and people with heart

GADING SERPONG

Located approximately 18 kilometers on the western side of Jakarta, Paramount Gading Serpong is an independent city that has become a new economic hub and a residence for over 120,000 residents. This city is positioned in a highly strategic location, surrounded by large development areas, and is connected to the Jakarta-Merak toll road, Serpong-Balaraja toll road, and JORR 2 Jakarta-Serpong toll road, providing direct access to Jakarta, Soekarno-Hatta International Airport, Merak Port, and other major cities in Jabodetabek.

Paramount Land, one of the main developers of Gading Serpong City, professionally manages this area covering approximately 1,000 hectares and develops residential, commercial, and recreational facilities, along with city infrastructure and a variety of other amenities ranging from educational facilities such as schools and universities to hotels and hospitals. The increasing value of the city is reflected in the rapid growth rate of Gading Serpong, which has reached 15% (YoY).

Based on comprehensive and up-to-date research, Paramount Land continuously presents a variety of property products that meet the interests and needs of the community over time. To date, there are more than 40 inhabited clusters for middle to upper-class communities, equipped with the best utilities, infrastructure, and amenities. Matera Residences, Pasadena Grand Residences, and Menteng Grand are some of the exclusive residential projects by Paramount Land that have received a positive response from the public.

High connectivity and accessibility have boosted the development of commercial and business areas in Gading Serpong, which has become a favorite destination for the Tangerang Raya community and Jabodetabek. Paramount Land plays a significant role in developing culinary and business centers, including the commercial area in the southern part known as 'The Most Vibrant Commercial' in Gading Serpong, featuring over 250 businesses, from Maggiore, Sorrento, Pisa Grande, Mendrisio, and surrounding areas. Paramount Land is also developing the Manhattan District, the largest commercial epicenter in Tangerang Raya, covering an area of 22 hectares.

Paramount Land is developing Gading Serpong City as a one-stop solution for fulfilling daily needs, ranging from living, working, conducting business, recreation, to investment. Through Paramount Estate Management, Paramount Land also professionally manages, organizes, and maintains the city sustainably, serving and upholding community harmony in Gading Serpong through various flagship programs. This reflects Paramount Land's commitment to continue growing together with the community, in line with the company's tagline, 'Building Homes and People with Heart.'

DISTINGUISHED ACHIEVEMENTS OF PARAMOUNT LAND



BEST COMMERCIAL DEVELOPER
PROPERTYGURU ASIA PROPERTY AWARD 2023

BEST TOWNSHIP DEVELOPER (ASIA)
PROPERTYGURU ASIA PROPERTY AWARD 2024

BEST TOWNSHIP DEVELOPER
INDONESIA PROPERTY AWARD 2024

- BEST TOWNSHIP DEVELOPER (ASIA) 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





Victoria Central District

Victoria Central District is the newest commercial hub located in the prime area of Gading Serpong. Designed with a modern, classy, and eye-catching architectural style, this 6-hectare area serves as a new growth center at the heart of the city. It combines aesthetic design with functional spaces to support diverse business activities.

The district offers a variety of unit types including Business Loft, Studio Loft, Alfresco Shophouse, Regular Shophouse, and Double Façade Shophouse—providing a complete solution for businesses and investors alike.

Strategically located and surrounded by supporting facilities, Victoria Central District is not only ideal for business activities but also reflects a modern lifestyle and a highly promising investment opportunity.



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The Most Prestigious and Business-Ready District
on Gading Serpong's Main Boulevard

Strategic
Location

Prime location on the 45-meter ROW boulevard of Gading Serpong, with high traffic flow-making it the perfect choice for both business and investment.

On Gading Serpong
Main Boulevard
with New Access to BSD

6 Ha
Land Development

Surrounded
by more than 20 clusters

High-traffic
Location with over 1,000 vehicles passing hourly

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Welcome to MAXIM Square

Elevate your business to the highest level in the prime location of Gading Serpong, surrounded by the most prominent and expansive business centers in the area. Maxim Square is a premium commercial space designed for business, leisure, and lifestyle.

Maxim Square is the newest commercial district offering some of the most prestigious business addresses. Strategically located in the heart of South Tangerang's golden triangle along the iconic Gading Serpong main boulevard, it is the only commercial district with easy access to Gading Serpong, BSD City, and Alam Sutera.

Boasting a modern and sophisticated design, Maxim Square has quickly become the new focal point in Gading Serpong – a high-potential investment asset. With dual access routes that enhance mobility from multiple directions, its key features include premium materials, multi-tenancy options, videotron-ready facades, rooftop areas, elevators, mezzanine floors, and double-volume ceilings.





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*Seamless
Connectivity*
Endless Possibilities

Prestigiously located in the heart of South Tangerang's golden triangle on the iconic Gading Serpong main road, Maxim Square is the only commercial district with easy access to Gading Serpong, BSD City, and Alam Sutera

Ultra Modern Office Design

Modern and classy architectural design takes centre stage from every vantage point

Videotron Ready Facade

Facade design prepared for business branding placement with alternative signage or videotron



Skyview Lounge

A Skyview Lounge area that can be used for various outdoor activities

Gateless Entrance On Street Parking

Parking area directly in front of the unit facilitates the mobility of tenant owners and visitors

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Floor Plan



Floor Plan

Studio Loft Type



7x14 (Corner) 4 Floors

Land Area: 116m² Building Area: 451m²



7x15 4 Floors

Land Area: 105m² Building Area: 406m²



7x18 4 Floors

Land Area: 126m² Building Area: 490m²

Floor Plan

Studio Loft Type



Floor Plan
Studio Loft Type

Floor Plan
Studio Loft Type



Dedendum: Segala daya upaya telah dilakukan dalam mempersiapkan materi promosi ini. Namun demikian, pihak pengembang, PT Paramount Enterprise Internasional beserta seluruh agennya bertanggung jawab atas segala informasi, data dan gambar yang disajikan dalam bentuk gambar atau foto-foto yang merupakan hasil rekam dengan menggunakan alat-alat elektronik.



8x16 (Corner) 4 Floors

Land Area: 128m² Building Area: 483m²



8x17 (Corner) 4 Floors

Land Area: 136m² Building Area: 513m²

Floor Plan

Studio Loft Type

Floor Plan

Studio Loft Type



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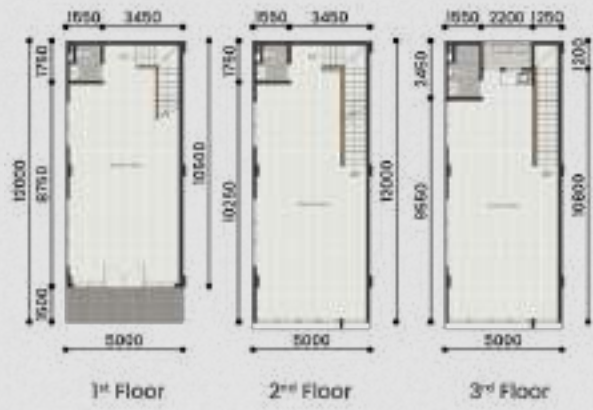


8x18 4 Floors | Land Area: 144m² | Building Area: 562m²

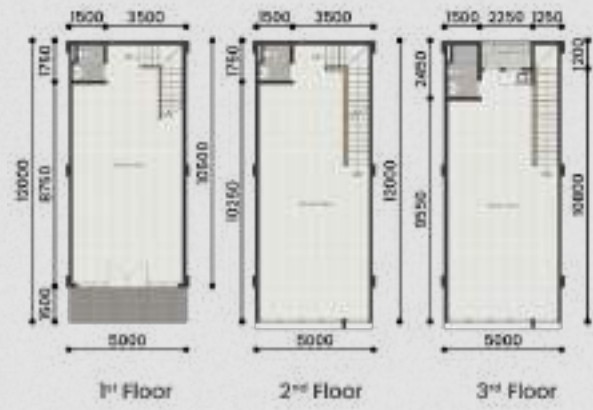


8x20 (Corner) 4 Floors | Land Area: 160m² | Building Area: 605m²

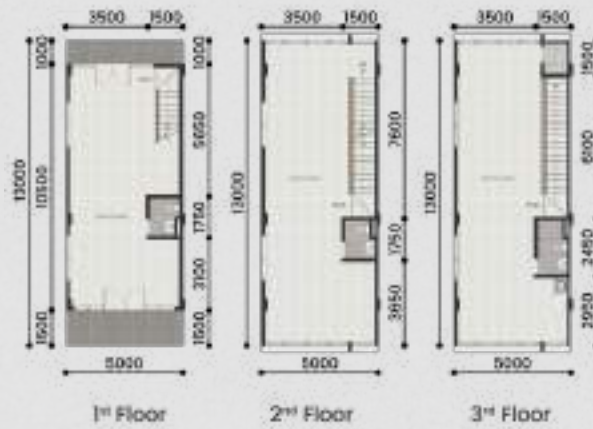
Floor Plan Regular Type



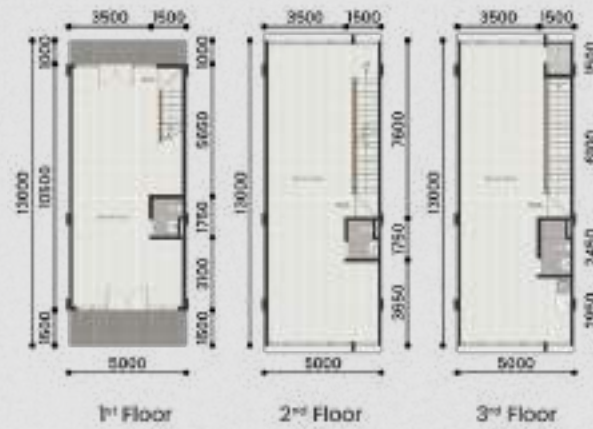
5x12 (Corner) | Land Area: 60m²
3 Floors | Building Area: 179m²



5x12 | Land Area: 60m²
3 Floors | Building Area: 179m²



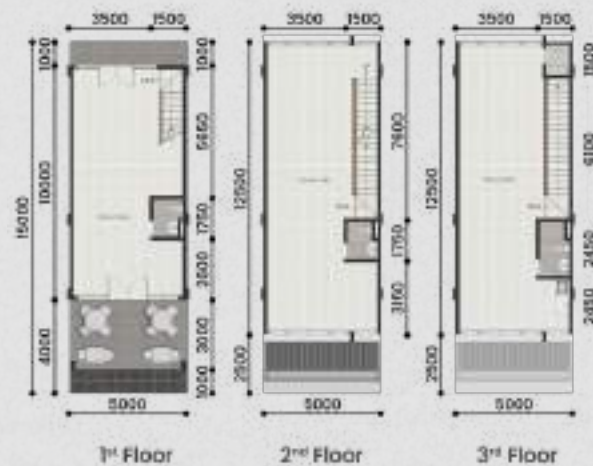
5x13 (Corner) | Land Area: 65m²
3 Floors | Building Area: 195m²



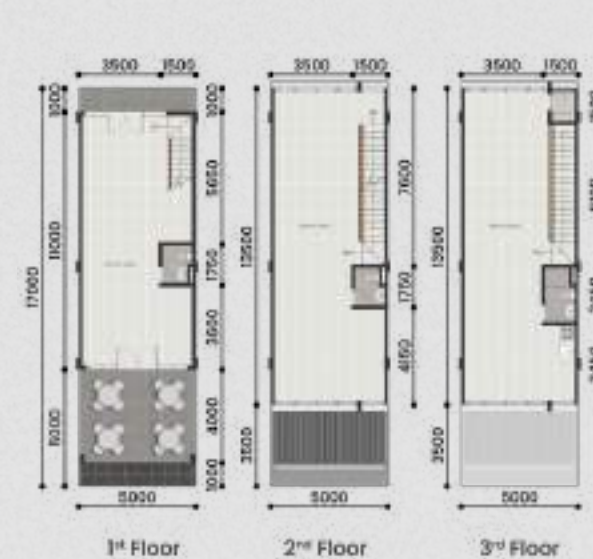
5x13 | Land Area: 65m²
3 Floors | Building Area: 195m²



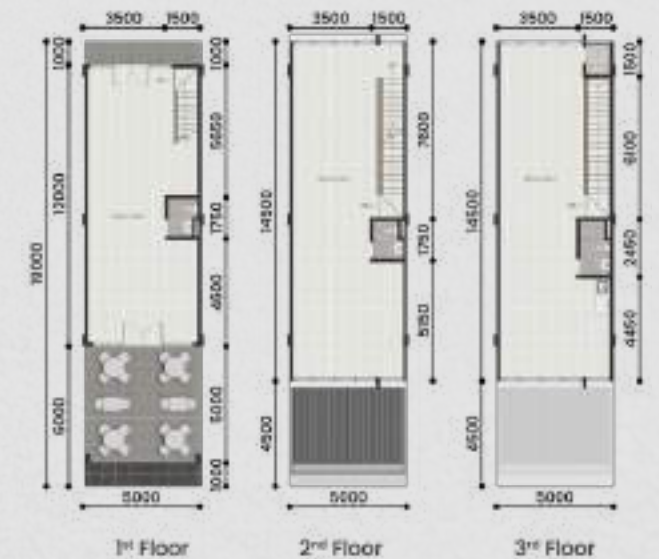
5x15 (Corner) | Land Area: 75m²
3 Floors | Building Area: 194m²



5x15 | Land Area: 75m²
3 Floors | Building Area: 194m²



5x17 | Land Area: 85m²
3 Floors | Building Area: 212m²



5x19 | Land Area: 95m²
3 Floors | Building Area: 229m²

Floor Plan Regular Type



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3 2 1
BLOK - C 5 3 2 1
BLOK - B 2 1
BLOK - A



9
BLOK - A 16 15
BLOK - B 10
BLOK - C



1 5 6 7 8 9 10
BLOK - C



9 8 7 6 5 3 2
BLOK - A



1 3 5 6 7 8 9
BLOK - A



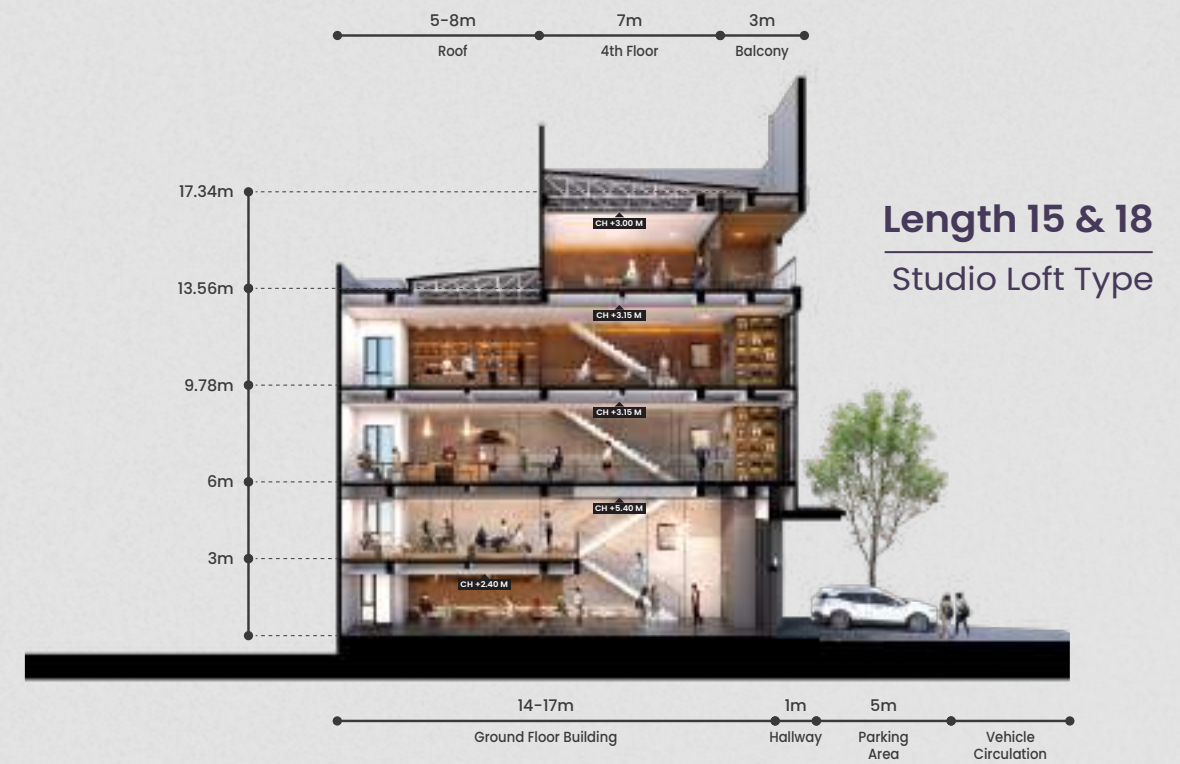
1 25 23 22 21 20 19 18 17 16
BLOK - B



15 12 11 10 9 8 7 6 5
BLOK - B



10 9 8 7 6 5 3
BLOK - C



Siteplan

REGULAR TYPE

- 5x12 3 Floors
- 5x13 3 Floors
- 5x15 3 Floors
- 5x17 3 Floors
- 5x19 3 Floors

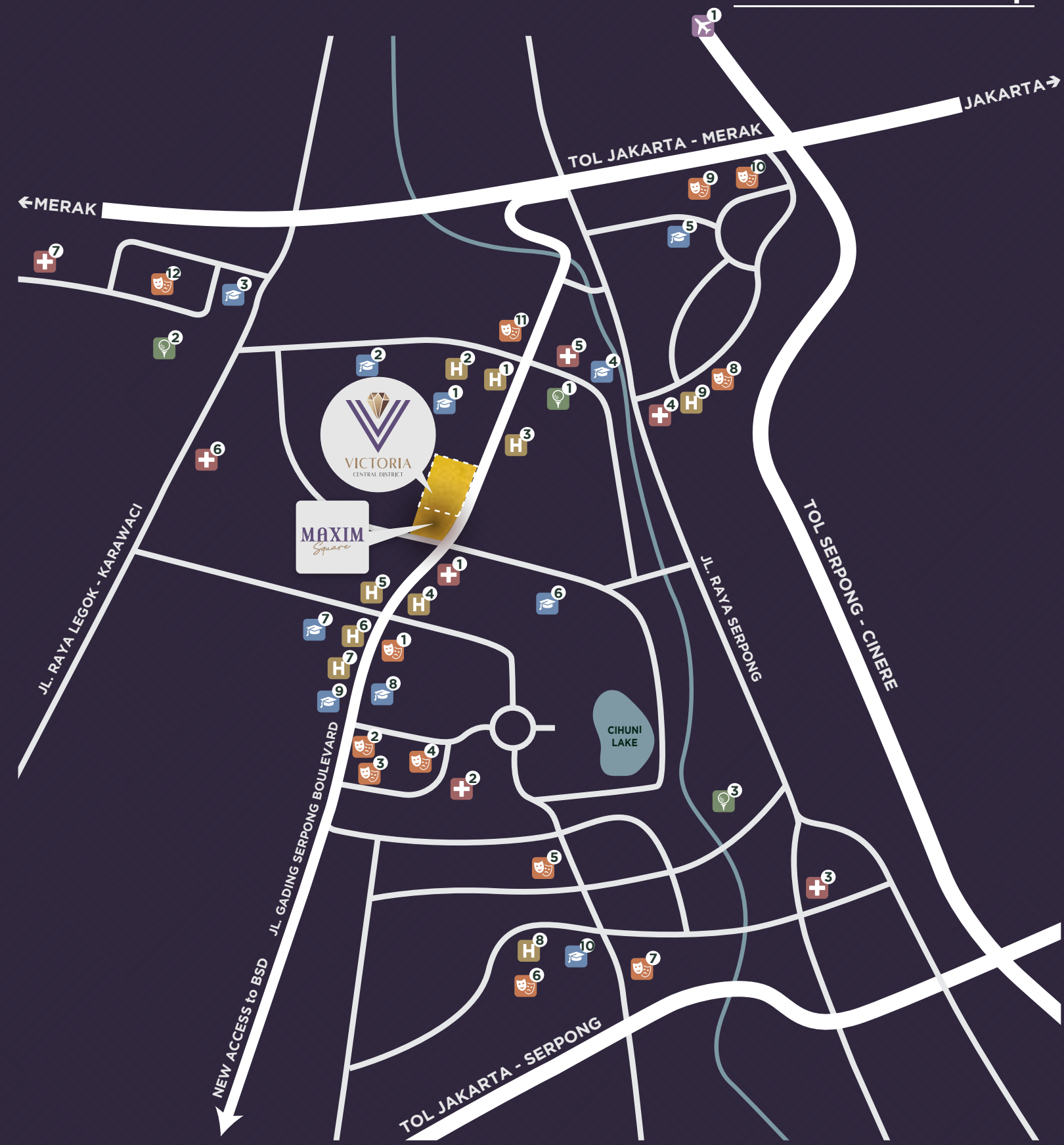
STUDIO LOFT TYPE

- 7x14 4 Floors
- 7x15 4 Floors
- 7x18 4 Floors
- 8x16 4 Floors
- 8x17 4 Floors
- 8x18 4 Floors
- 8x20 4 Floors

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



Orientation Map



Material Specification

Foundation	Mini Pile	Pantry Table	Concrete Table with Homogeneous Tile 60x60 Finish (Shophouse)
Main Structure, Column, Beam, Slab Sloof, Ring Beams, Stairs	Reinforced Concrete	Balcony Railing	Hollow Steel + Tempered Glass + Hollow Steel Handrail (Studio Loft)
Roof Frame	Lightweight Steel Frame (Zincalum)	Stairs Railing	Hollow Steel + Steel Plate + Wood Handrail
Roof	Metal Roof (Zincalum) with Aluminium Foil Concrete Roof (for gutter & rooftop)	Mezzanine Railing	Glass + Steel Plate + Wood Handrail (Studio Loft)
Main Flooring	Homogenous Tile 80x80 (Studio Loft) Homogenous Tile 60x60 (Shophouse)	Fasade Ornament	Decorative Panel (Studio Loft)
Terrace Flooring	Homogenous Tile 60x60 Anti Slip	Terrace Canopy	Aluminium Composite Panel + Steel Frame & Hollow + Wood Plastic Composite Ceiling (Studio Loft)
Balcony Flooring	Homogenous Tile 60x60 Anti Slip (Studio Loft)	Lift	Maximum Capacity 450 kg (Studio Loft)
Mezzanine Flooring	Stone Plastic Composite Flooring (Studio Loft)	Grease Trap Portable	50 Liter Capacity (Studio Loft) 30 Liter Capacity (Shophouse)
Toilet Flooring	Homogenous Tile 60x60 Anti Slip (Studio Loft) Ceramic Tile 30x30 Anti Slip (Shophouse)	INSTALLATION	
Toilet Wall	Homogenous Tile 60x60 (Studio Loft) Ceramic Tile 30x60 (Shophouse)	Electricity	16,500 VA - 3 Phase (Studio Loft) 5,500 VA (Shophouse)
Inner Wall	Lightweight Bricks with plaster and Interior Paint Finish	Telephone	Fiber Optic
Outer Wall	Lightweight Bricks with plaster and Weather Resistant Paint	Water Supply	Perumdam + GWT 1,000L + Transfer Pump + Rooftank 1,000L (Studio Loft) Perumdam + Rooftank 550L (Shophouse)
Inner Ceiling	Gypsumboard	Waste Water	Septictank Biofil 2,000L (Studio Loft) Septictank Biofil 1,000L (Shophouse)
Outer Ceiling	Water Resistant Gypsumboard	Special Features	
Sanitary	ex. Toto		
Main Door	Tempered Glass Frameless (Studio Loft) Clear Glass + Aluminium Frame with Powder Coating (Shophouse)		
Other Door & Windows	Clear Glass + Aluminium Frame with Powder Coating		
Toilet Door & Windows	UPVC Door Panel + UPVC Frame		
Pantry	Provided with clean and waste water installations (Studio Loft)		

LEGEND

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



PARAMOUNT LAND
Building homes and people with heart

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