



ELDORA

YOUR FUTURE STARTS HERE

No home does it better

9 KEUNGGULAN SUVARNA SUTERA

GOOD ACCESSIBILITY

- Akses Langsung menuju Tol Jakarta-Merak
- 15 menit menuju Alam Sutera
- 25 menit menuju Jakarta
- 40 menit menuju Bandara Internasional Soekarno – Hatta



SMART TOWNSHIP

- Fiber Optik (Internet, TV, Phone, CCTV)
- Sistem Keamanan 24 Jam
- CCTV Kawasan
- *Double Gate Cluster System*
- Utilitas Bawah Tanah



BEST INFRASTRUCTURE



- ROW Jalan Lebar
- Kualitas Jalan Terbaik
- Tata Kelola Lingkungan yang Baik



VALUES OF FUTURE DEVELOPMENT

- Pengembangan Kota Baru seluas 2.600 Ha



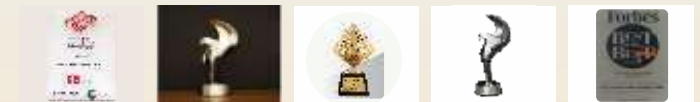
GREEN DEVELOPMENT

- *Biological Septic Tank*
- Pemanas Air Tenaga Surya
- *Rainwater Harvesting*
- Arah rumah Utara – Selatan untuk Memaksimalkan Pemanfaatan Sinar Matahari
- Penghijauan di Sepanjang Jalan Utama dan Cluster Hunian



REPUTABLE DEVELOPER

- Alam Sutera merupakan 10 Pengembang Besar di Indonesia yang Memiliki Perencanaan Kawasan yang Baik
- Penghargaan :
 - Properti Indonesia Awards 2016
 - Infobank 100 Fastest Growing Company Awards 2017



GOLF COURSE FACILITY

- Kedaton Golf Country Club dengan 18 Holes
- *Banquet Room (50-300 Guests)*
- *Open Air Dining Restaurant*



HIGH INVESTMENT RETURN

- Lokasi Strategis
- Kawasan Eksklusif yang Terus Berkembang
- *Captive Market* yang Besar



HIGH AFFORDABILITY

- Lengkap dengan Area Komersial seperti Pasar Modern dan Ruko
- Tersedia Sekolah
- Ukuran Rumah Luas
- *Sports Lounge*





Eldora, which has the meaning of Gold in Spanish and has the true meaning Gift of the Sun is the sixth cluster in Sari supercluster in Suvarna Sutra. It is located close to Laurensia school and commercial district Terrace 8, providing convenience for family activity. Eldora is equipped not only with double gate system, but also has a 3,000 sqm Sports Lounge which has a variety of facilities such as basketball court, swimming pool, jogging track and multi-purpose hall, all of which will help promote a healthy lifestyle, foster social interaction and a sense of togetherness.

CLUSTER GATE

SITE PLAN PHASE I

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	TYPE	LAND SIZE	BUILDING SIZE
	ELODEA	8 x 20	190
	ERCILLA	10 x 20	233
	EVERNIA	12 x 20	286
	EVERNIA+	12 x 25	286
	KAVLING		
	SOLD OUT		
	SOLID WALL		
	SEE-THROUGH WALL		



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TYPE EVERNIA

TYPE EVERNIA

LAND AREA : 240 SQM (12 x 20 M)
BUILDING AREA : 286 SQM

TYPE EVERNIA +

LAND AREA : 300 SQM (12 X 25 M)
BUILDING AREA : 286 SQM



1ST FLOOR

🏠 1 🚗 2 🛏 1 🚿 1



2ND FLOOR

🛏 3 + 1 🚿 3 + 1 🚿 1

Luxurious with lustful greeneries

Eldora designed with the concept of home resort, where the house is united with nature. Eldora also feature expansive layouts with ceiling void between first floor and second floor, and garden from the main door, so that it will bring the lustful greeneries and luxurious impression to this spacious house. Eldora designed with a large backyard to improve air quality into the room, it also provides visual freshness for residents of the house, releasing fatigue from daily routine.



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TYPE ERCILLA

TYPE ERCILLA

LAND AREA : 200 SQM (10 x 20 M)
BUILDING AREA : 233 SQM



1ST FLOOR

🏠 1 🚗 1 🛏 1 🚿 1



2ND FLOOR

🛏 3 + 1 🚿 2 + 1 🚿 1

Spacious Living Space

Eldora layouts are designed effectively, which refers to modern architecture where room dividers are minimized so as to provide a sense of spaciousness in the house. Each room has enough natural lighting and ventilation, relatively large windows also help provide a broad sense of extension effect in the room. Eldora also uses an overhang, is one of the features tropical residence used to protect the wall from extreme weather or to prevent too much sun exposure.



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TYPE ELODEA

LAND AREA : 160 SQM (8 x 20 M)
BUILDING AREA : 190 SQM



1ST FLOOR

🚗 2 🏠 1 🚿 1



2ND FLOOR

🏠 3 + 1 🚿 2 + 1 🚿 1

Go beyond its fresh look with White

The material on the facade is designed by combining luxury look with natural look of white, making the facade of this house immortal and timeless. Fresh white exterior from clapboard to modern stucco, providing a crisp and clean first impression. White also creates an exceptional backdrop for contrasting architectural details, and go beyond its fresh look.



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SPORTS LOUNGE

- Basketball Court
- Swimming Pool
- Multi Purpose Hall
- Jogging Track

SPESIFIKASI*

ITEM / RUANG		TIPE / MATERIAL
Struktur	Pondasi Struktur Atas	Tiang pancang + sloof beton Beton Bertulang
Dinding	Bangunan Utama Pagar Belakang Pembatas	Bata ringan / bata merah dipleser & aci Bata ringan / bata merah dipleser & aci Double dinding
Finishing Dinding	Exterior Variasi Interior	Cat Weatherproof Clay Material Cat Emulsion
Lantai	Ruang Utama Ruang Tidur Teras Dapur / Garasi Carport	Homogeneous Tile 80x80 Homogeneous Tile 15x60 motif Kayu Keramik motif Kayu Keramik Rabat beton + Koral Sikat
Atap	Rangka Atap Penutup	Baja Ringan Genteng beton flat
Kusen	Luar Dalam	Aluminium Powder Coating Kayu Engineering laminated
Daun Pintu	Utama (Depan)	Smart Lock & Pintu kayu engineering laminated
	Dalam / K Tidur Pintu Belakang	Double tripleks / Flush Door Aluminium + Kaca

ITEM / RUANG		TIPE / MATERIAL
Plafond	Overstek Exterior Interior	Gypsum board WR 9 mm rangka metal Gypsum board 9mm rangka metal
Toilet + Sanitary	TOILET Utama & Anak	Lantai & Dinding keramik full plafond Hand shower ex. TOTO / setara Closet Duduk & Washtafel ex. TOTO / setara
	TOILET Service	Lantai & dinding keramik Closet Jongkok ex. Lokal
Dapur "Kotor"	Kitchen Zink Dinding & Meja Beton	Stainless Steel Homogeneous Tile 60x60
Instalasi	Air Standar PAM Daya Listrik Air Condition	Pipa PVC ex Pralon 3500 VA Pipa Sparing / Pipa drain / Power di semua K. Tidur
	CCTV Control Multimedia Solar Water Heater	3 titik IP Camera Smart Home & Quad Play Ready Untuk Toilet Utama & Anak
Armature Lampu	Ruang-ruang utama	Downlight
Septictank		Biotech septictank
Lingkungan	Halaman Depan Kabel Listrik & FO Drainase Security	Taman Tanpa Pagar Bawah Tanah Saluran tertutup 24 jam + CCTV

* spesifikasi material dapat berubah tanpa pemberitahuan terlebih dahulu



SUVARNA SUTERA
RESIDENTIAL & BUSINESS COMMUNITY

SUPERIORITY OF SUVARNA SUTERA

Setelah berpengalaman lebih dari 25 tahun menjadi pengembang kawasan perkotaan, Alam Sutera Group selalu mengedepankan kesempurnaan baik dari material, kualitas, dan fitur-fitur pendukung gaya hidup modern dan ramah lingkungan yang menjadikan hunian lebih nyaman, sehat dan bernilai.

Suvarna Sutera merupakan pengembangan kawasan hunian dan komersial di bawah naungan Alam Sutera Group, memberikan kualitas hunian terbaik seperti:

- » Desain rumah modern kontemporer tanpa mengesampingkan aspek tropis & cross ventilation
- » Lantai dicor Beton sehingga keramik tidak Popping
- » Kusen Aluminium & Rangka Atap Baja Ringan (*Green Environment*)
 - Menghindari penebangan hutan
 - Tidak terpapar bahan kimia anti rayap
 - Tidak berkarat
- » Bebas rembes dinding dengan inovasi teknis, menghindari kapilaritas air tanah
- » Pondasi menggunakan tiang pancang sehingga struktur rumah tidak mengalami penurunan
- » *Sparing AC, Drain & Power Ready*, memudahkan pemasangan AC tanpa perlu pembobokan dinding
- » CCTV 3 titik pada rumah sebagai fitur kontrol keamanan tambahan
- » Solar Water Heater
 - Kapasitas 180 liter dengan sistem tabung gelas (pemanasan lebih optimal)
 - Mengurangi pembebanan biaya listrik/gas
 - Bebas perawatan karena sistem kerja yang sederhana
 - Air yang dihasilkan bersih dari kerak
 - Sistem operasional yang mudah
- » Fiber Optik (*Quad Play*)
 - Jaringan nirkabel yang siap untuk mengakomodir kebutuhan teknologi terkini: IP Phone, TV Kabel, Internet dan CCTV tanpa terganggu oleh cuaca buruk
 - Akses menuju *high technology definition*

Suvarna Sutera is a consistent form of integrated residential area development which is continuously conducted by trusted developer, Alam Sutera, which always prioritizes great building materials, healthy living, easy access and high investment returns.