



SUVARNA SUTERA
RESIDENTIAL & BUSINESS COMMUNITY

FLAVIO

THE GUIDE OF YOUR DREAM HOME
...a true Modern Italian Style



A Member of *Alam Sutera* Group

9 | ADVANTAGES OF LIVING IN SUVARNA SUTERA

BEST INFRASTRUCTURE



- Wide right of way (ROW)
- Best road quality
- Good environmental governance

REPUTABLE DEVELOPER

- Alam Sutera is the Top 10 Developers in Indonesia who have a good environment
- Awards:
 - i. Indonesia Property Awards 2016
 - ii. Infobank 100 Fastest Growing Company Awards 2017

GOOD ACCESSIBILITY

- Direct toll access from Jakarta – Merak Toll Road
- 15 minutes to Alam Sutera
- 25 minutes to Jakarta
- 40 minutes to Bandara International Soekarno-Hatta

VALUES OF FUTURE DEVELOPMENT

- Newly developed city of 2.600 hectares

GOLF COURSE FACILITY

- Kedaton Golf Country Club with 18 holes field
- Banquet Room (50-300 guests)
- Open Air Dining Restaurant



HIGH INVESTMENT RETURN

- Strategic Location
- An exclusive and ever-expanding area
- Big captive market
- Future development of Toll JORR 3 and MRT/LRT



- Fiber optic services are ready to use
- 24-hour security system with Double Gate Cluster system
- CCTVs are installed on all sides the road
- Underground utilities system

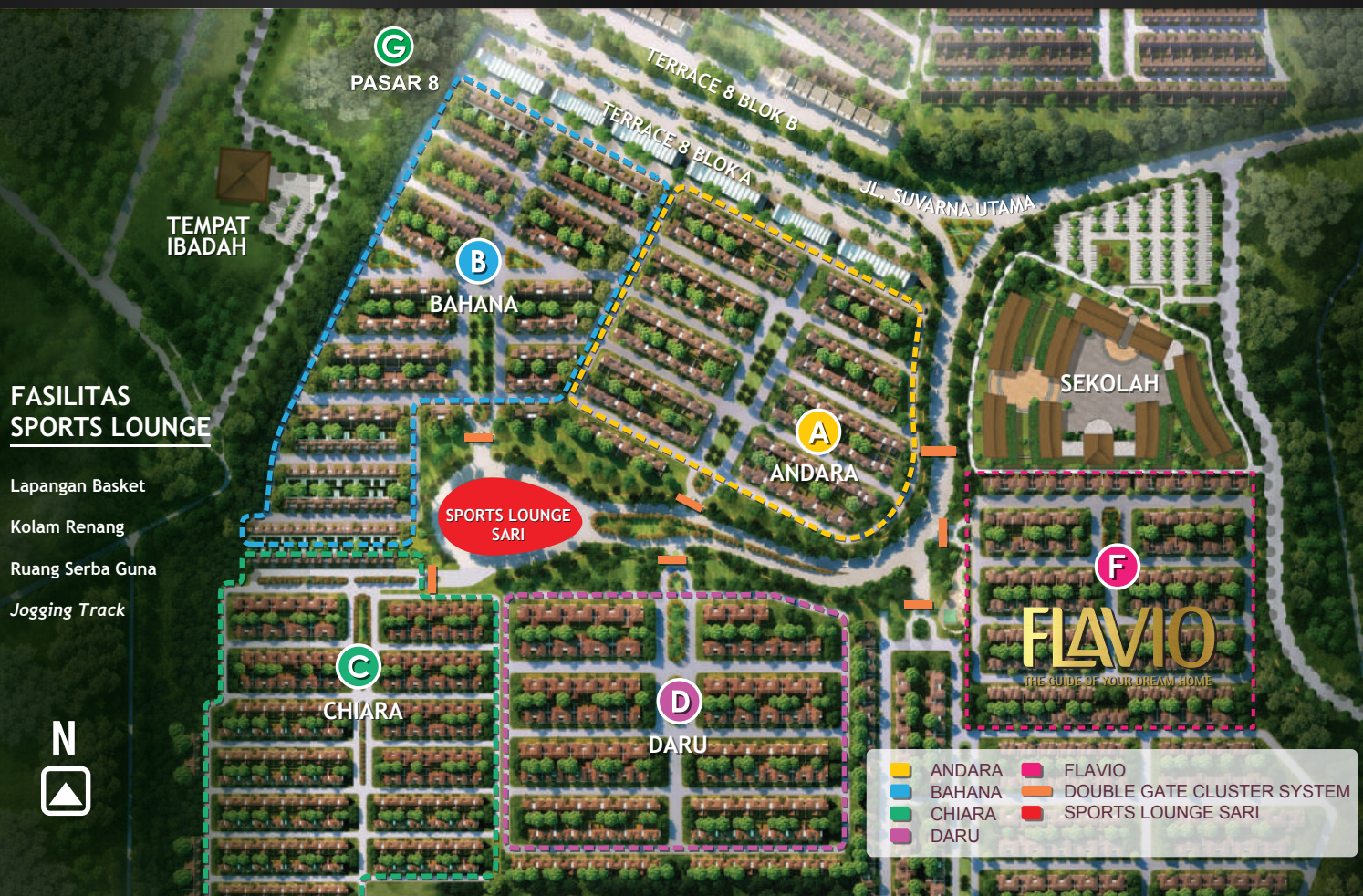
GREEN DEVELOPMENT

- Biological septic tank
- Solar Water Heater
- Rainwater harvesting
- Houses facing north or south to maximize the utilization of sunlight
- Lustful greeneries area along main roads and in clusters

HIGH AFFORDABILITY

- Completed with commercial area such as modern market and shop-houses
- Facilities: Laurensia School, Gas Station, Hospital and Places of Worship
- Spacious land and building size
- Sports lounge in clusters or superclusters

Flavio, an Italian-inspired name which has the meaning of Gold, is the fifth cluster in Sari supercluster in Suvarna Sutera. It is located next to Santa Laurensia school and commercial district Terrace 8, providing convenience for family activity. Flavio is equipped not only with double gate system, but also has a 3,000 sq.m Sports Lounge which has a variety of facilities such as children playground, 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.



FLAVIO

is where your future begins



TYPE
FIORE

Design by : Nataneka Architect

LAND AREA : 135 sqm (9 x 15)

BUILDING AREA : 157 sqm

Bold and Modern

Design inspired by the true beauty of Modern Italian House.

Flavio home plan is influenced by Italian beauty modern architecture. Flavio has a bold and modern design which makes use of distinctive materials such as brick-red, glass, and white walls that gives an element of warm feeling and creates a beautiful tropical Italian residential identity.

FLAVIO



1ST FLOOR



2



1 + 1



1 + 1

TYPE FIORE



2ND FLOOR



3



2

FLAVIO

is a Home that Awaits You



TYPE
FIONA
Design by : Nataneka Architect

LAND AREA : 120 sqm (8 x 15)

BUILDING AREA : 134 sqm

Smart living in lustful greeneries.

Flavio, a two-storey house that is designed to optimize room space and it has a tendency to focus on the association between interior and the exterior without putting aside the lustful greeneries. The insides of Flavio house plans feature a spacious floor plan with two green garden areas which help rejuvenate you and your family. An inner patio becomes the central focal point of this Italian house design, connecting the home top two floors with its underground level. And also the green outdoor spatial can be an extension to the inner space, gives the effect of vast space and brings green shades of trees into the room.

FLAVIO



1ST FLOOR



2



1+1



1+1

TYPE FIONA



2ND FLOOR



2



2



2

FLAVIO

a Smart and Healthy Home
that We Care the Most



TYPE
FAIRY

Design by : Nataneke Architect

LAND AREA : 105 sqm (7 x 15) **BUILDING AREA** : 116 sqm

Integrated outdoor and indoor space with Italian tropical approach.

Tropical modern Italian home plans is a concept adopted by Flavio, that is supported by various well-planned aspects such as overhangs. Overhang is one of the features tropical residence has that is used to protect the wall from extreme weather or to prevent too much sun exposure. Moreover, Flavio provides ample brightness and cross ventilation, as well as the exterior use of fins designed to give enough privacy and shade into the room.

FLAVIO

TYPE FAIRY



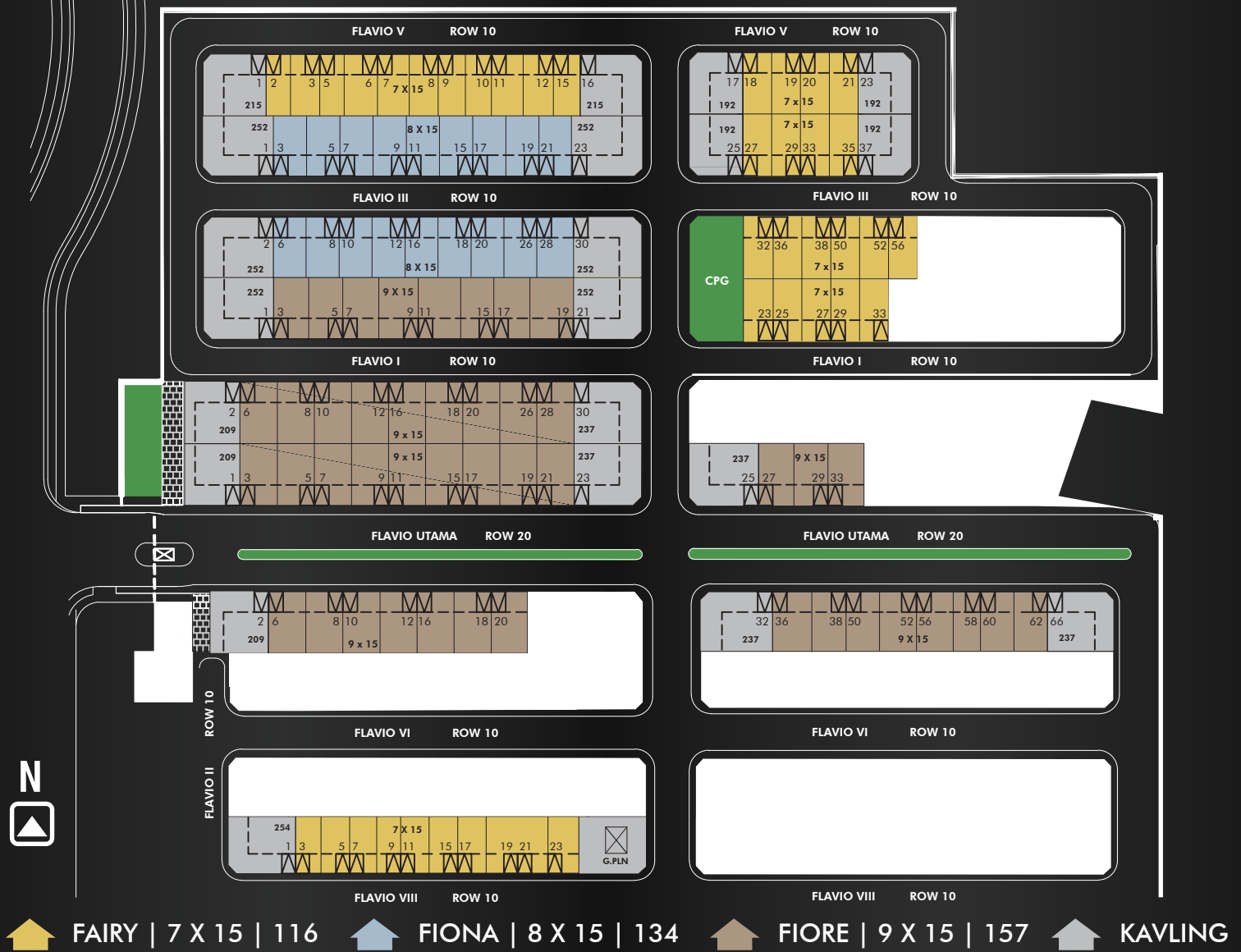
1ST FLOOR



2ND FLOOR



SITEPLAN PHASE 2



SPECIFICATION

ITEM / RUANG		TYPE / MATERIAL	ITEM / RUANG		TYPE / MATERIAL
Struktur	Pondasi Struktur Atas	Tiang pancang + sloop beton Beton Bertulang	Toilet + Sanitary	TOILET Utama & Anak	Lantai & Dinding keramik full plafond Hand shower ex. TOTO / setara Closet Duduk & Washtafel ex. TOTO / setara Lantai & Dinding keramik Closet Jongkok ex. Lokal
Dinding	Bangunan Utama Pagar Belakang Pembatas	Bata ringan / bata merah dipleser & aci Bata ringan / bata merah dipleser & aci Double dinding		TOILET Service	
Finishing	Exterior Variasi Interior	Cat Weatherproof Flexi Tile motif bata & GRC board Fin. Cat Cat Emulsion	Dapur	Kitchen Zink Dinding & Meja Beton	Stainless Steel Homogeneous Tile 60 x 60
Lantai	Ruang Utama Ruang Tidur Teras / Area Service Carport	Homogeneous Tile 60 x 60 Homogeneous Tile motif kayu 15 x 60 Keramik Rabat Beton	Instalasi	Air Standar PAM Daya Listrik Air Condition CCTV Control Multimedia Solar Water Heater	Pipa PVC ex Pralon 2200 VA Pipa Sparring / Pipa drain / Power 3 Titik IP Camera Quad Play Ready Untuk Toilet Utama & Anak
Atap	Rangka Atap Penutup	Baja Ringan Genteng beton flat	Armature Lampu	Ruang - ruang Utama	Downlight
Kusen	Luar Dalam Utama (Depan) Dalam / K Tidur Pintu Belakang	Alumunium Powder Coating Kayu Engineering laminated Pintu Kayu Engineering laminated Double Tripleks / Flush Door Alumunium + Kaca	Septictank		Biotech Septictank
Daun Pintu			Lingkungan	Kabel Listrik & FO Drainase Security	Bawah Tanah Saluran Penutup 24 jam + CCTV
Plafond	Overstek Exterior Interior	Gypsum board WR 9mm Rangka metal Gypsum board 9mm Rangka metal			

*spesifikasi material dapat berubah tanpa pemberitahuan terlebih dahulu

Flavio is not only about a residential building, but a modern lifestyle in the future in accordance with the vision of the company to be the best developer that provides innovation to improve the ideal quality of living. There are two carports to give an extra space for your daily mobility, three bedrooms, two green garden areas and solar water heater.

Superiority of Suvarna Sutera

Setelah berpengalaman lebih dari 23 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 yang 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 pengebangan 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.