



LAVON II
YOUR WORLD TO DISCOVER

PARK HOME
SERIES



WELCOME TO LAVON II,
WHERE LIFE IS EVERYWHERE.

TAKE YOUR TIME AND EXPLORE YOUR
SURROUNDINGS, BECAUSE THERE IS SO
MUCH FOR YOU TO DISCOVER. BE
INSPIRED BY THE ELEGANT FANTASY
THAT LAVON II EMBODIES, AS WE
INTRODUCE THE LITTLE TREASURES
THAT YOU WILL FIND THROUGH YOUR
PERFECT GARDEN LIVING EXPERIENCE.





NEXT TO THE CBD OF TANGERANG NEW CITY

To achieve the vision of a bigger future, Lavon II encompasses amenities that allow its residents and visitors to enjoy modern leisure effortlessly.



PRESENCE OF A TRANSIT GATEWAY

- 2 New Highways
- 2 Connected Future MRT Lines
- Bustling Commercial Area



5-STAR FACILITIES & SHOPPING OUTLETS

- Thriving F&B/Retail Shops
- Corporate Offices
- Luxury Hotels
- Comprehensive Medical Centres



CREATING THE NEW TANGERANG CBD

- Unique Man-made Lake
- Fun-filled Waterfront Recreation
- Access to Various Parks



UPCOMING INNOVATION HUB

- Industrial Park
- Selected Education Hubs
- Science Industry
- Progressive Technology Industry
- Well-rounded Creative Industry

THE CITY LIFESTYLE

THE CENTERSTAGE
OF HAPPENINGS

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THE CITY LIFESTYLE

A PLACE FOR ALL
YOUR WANTS AND NEEDS

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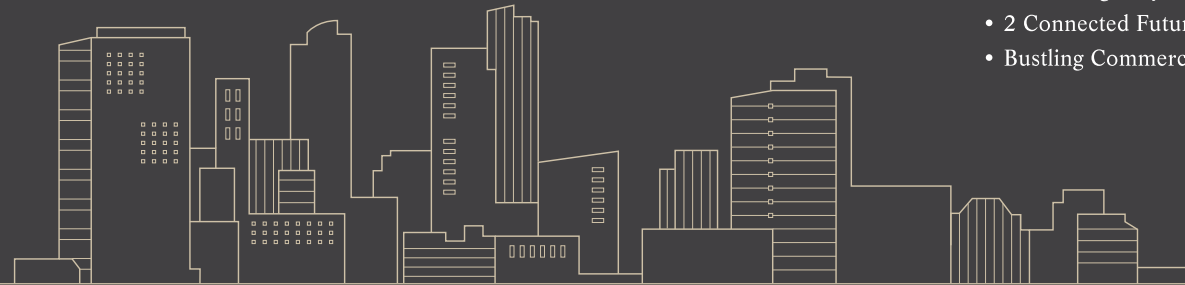
THE CITY LIFESTYLE

INDULGE IN LUXURIOUS
RETAIL EXPERIENCES



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THE CITY LIFESTYLE

BRINGING YOUR CAREER
TO NEW LEVELS

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THE CITY LIFESTYLE

QUALITY EDUCATION
HUBS FOR ALL



THE CITY IN
YOUR HANDS

SURROUNDING FACILITIES

- 01 Happy Plaza
 - Lulu Hypermarket
 - Cinema
 - F&B Outlets
- 02 Commercial Business Park
- 03 Kedaton Golf & Country Club
- 04 Commercial Center & Gas Station
- 05 Laurensia School
- 06 Modern Market
- 07 Mosque
- 08 Hospital

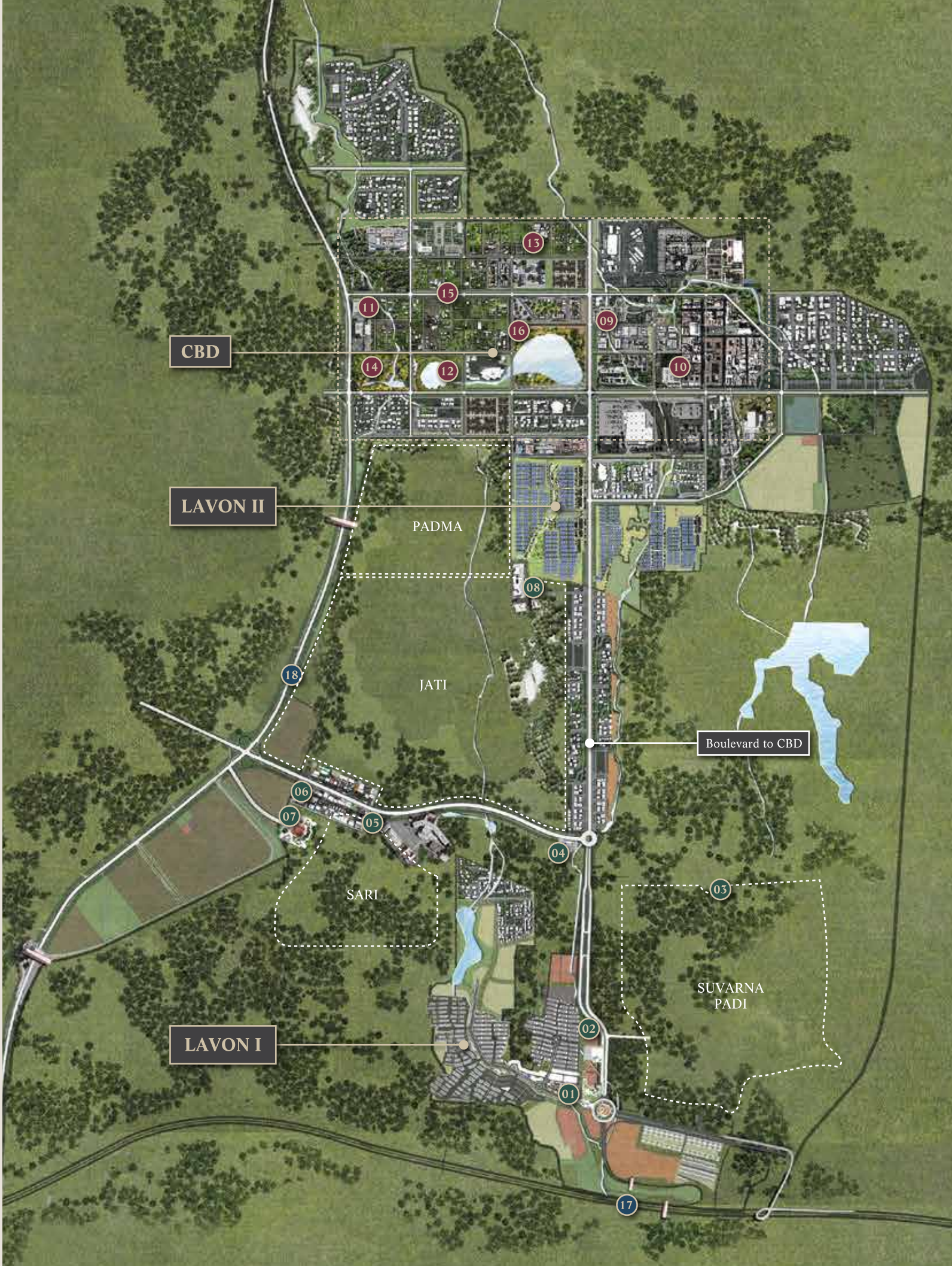
CBD FACILITIES

- 09 Shopping Mall
- 10 National/International University
- 11 Business Hotel
- 12 Grand Natural Lake
- 13 Civil Park
- 14 Waterfront Commercial Row
- 15 International-standard Hospital
- 16 Central Park

TRANSIT GATEWAY

- 17 Cikupa Interchange
- 18 Future Toll Serpong - Balaraja - Airport

Tangerang, the up-and-coming hub of Jakarta focuses on catering to the urbanites’ needs, and is gearing up to be a self-sustaining city with a vision. With amenities like the CBD, Laurensia School, and the Kedaton Golf, this area is primed for rapid growth towards the identity of a community-driven city.





ENDLESS
POSSIBILITIES
ON EXTENSIVE
GROUNDS



FACILITIES

- 01 40m Boulevard
- 02 35m Boulevard
- 03 Grand Entrance
- 04 Commercial Area
- 05 Signature Roundabout
- 06 Main Clubhouse
- 07 Cluster Clubhouse

ECO CORRIDOR

- 08 Kids Playground
- 09 Outdoor Gym
- 10 Tree House
- 11 Performance Stage
- 12 Recreational Lake

With lush greenery and meticulous landscaping that leads you further into the development, find your breath taken away by the wonders that the secret gardens of Lavon II hold for you, may it be big or small. Facilities are abound and await your exploration, as you and your loved ones create unforgettable moments together.





PARK HOME

AT LAVON II



An inviting environment awaits your presence,
where the grass is greener and the air is cleaner.

WHOLE SOME DUAL-LEVEL
HOMES FOR ALL

The Park Home units were built with specific intentions in mind: to provide the perfect home for you. With all your future needs and wants taken into consideration, detailed touches were incorporated into the design of the masterplan and each individual unit to make your life that much easier.

VEHICLE-FREE
AREA

TRAFFIC
SEGREGATION

VERDANT
LANDSCAPES

IMMACULATE
SURROUNDINGS

AMPLE
LANES

SMART
FACILITIES

SMART
DESIGN

4 | THE UNIQUE PARK HOME





VEHICLE-FREE AREA



JOURNEY WITH YOUR BOUNDLESS IMAGINATION

One of the key features of Lavon II's Park Home cluster is the traffic segregation that effectively implements pedestrian and vehicular separation. This ensures all vehicles are directed into the ground level of the development, leaving the entire Level 1 safe for community interaction and family activities.



OPEN SPACES

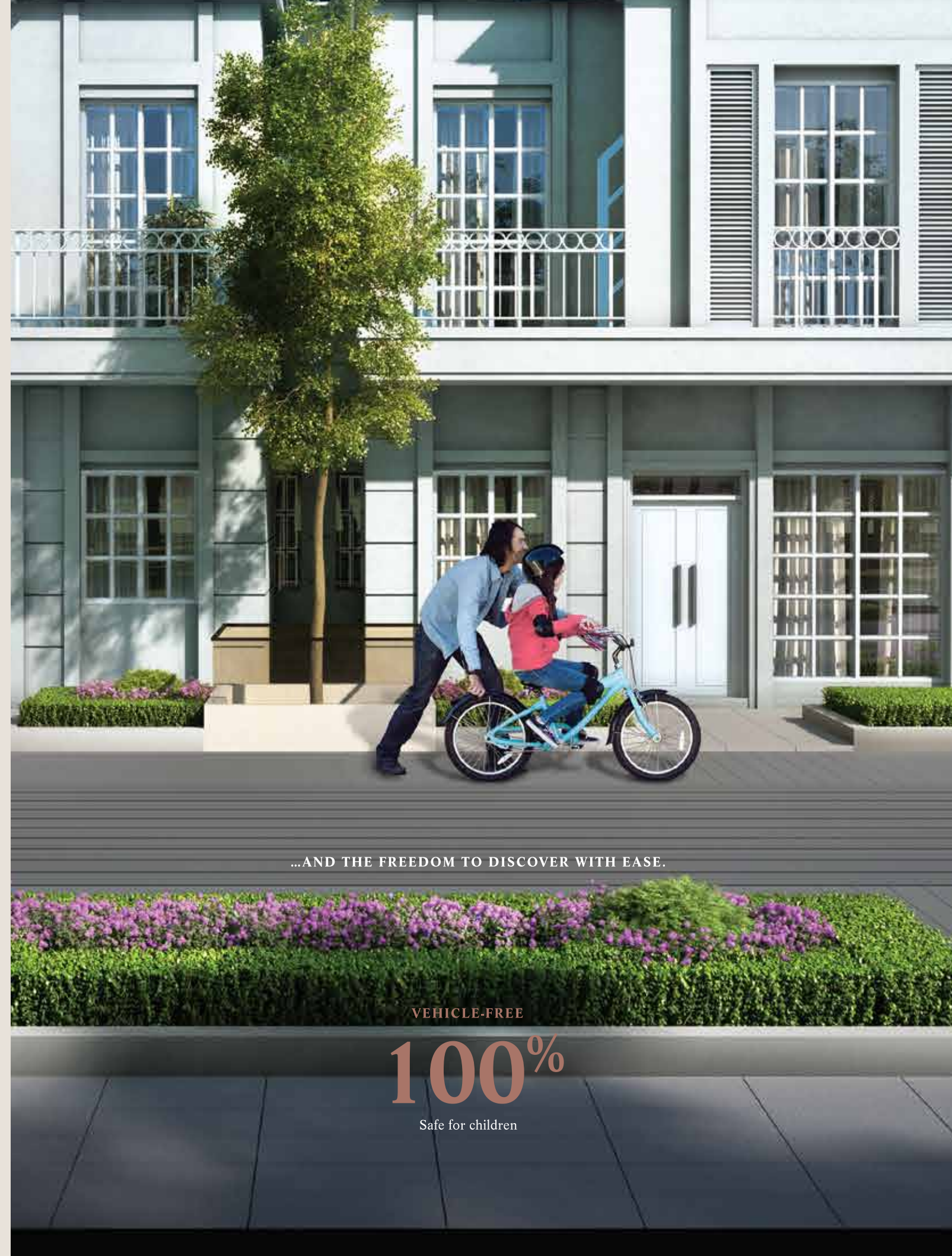
44%

Increase in social skills & interaction amongst children

VERDANT SURROUNDINGS

73%

Increase in air quality



...AND THE FREEDOM TO DISCOVER WITH EASE.

VEHICLE-FREE

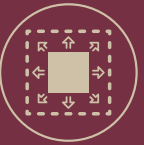
100%

Safe for children



VERDANT LANDSCAPES

AMPLE LANES



18 | THE UNIQUE PARK HOME



19 | THE UNIQUE PARK HOME

7

MAZE GARDENS
Make every weekend
an adventurous one

16

POCKET GARDENS
For your sweet escape into nature

more than
100

LINEAR PARKS
There will always be a space
for some me-time

50%
more

LUSH GREENERY
Enjoy clean air with reduced pollution



BASK IN NATURE'S OFFERINGS

At Lavon II, the world is truly your oyster. Endless avenues lie in store for your discovery – it's time to get wonderfully lost in Mother Nature's open arms.



BONDING MOMENTS WITH COMMUNITIES

Get to know your neighbours at the designated pockets that are built into Lavon II, and enjoy the camaraderie and sense of community that follows.



VAST SPACE
For various outdoor activities

15%
more

PRIVATE GARDEN
For your own pursuits

1

SENSE OF COMMUNITY
Reach out to your neighbours
in emergencies

2x
more

MEET-UP POINTS
For more gatherings with
your loved ones

43%
more



TRAFFIC SEGREGATION

BE SHELTERED FROM THE ELEMENTS

Leave your worries behind as you drive into the underground carpark that shelters you from the elements, and keeps your belongings safe from water.

130 days

OF RAIN A YEAR IN JAKARTA
Underground carpark provides shelter

20%

REDUCED WEAR & TEAR
Extend the longevity of your car exterior



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SMART FACILITIES



21 | THE UNIQUE PARK HOME

WELL-INTEGRATED ADVANCEMENTS

Featuring a smart home system that includes digital locks, internal CCTVs and home automation programme, the Park Home units offer you a living experience unlike any other. With multiple lift access points to transport you to your home, the elderly of your family will now be able to return home in a safe and efficient manner, putting your mind at ease.

INCREASED CONVENIENCE
Multiple access points for
maximised efficiency

50%

NO. OF ACCESSIBILITY LIFTS
For the elderly and ease of access

7

**TYPES OF PEOPLE WITH
SPECIALISED NEEDS**
Elderly, Disabled, Pregnant Women

3

SMART DESIGN

WELL-PLANNED
WHOLESOME SPACES

GROUND FLOOR

- 01 2 Covered Carparks
- 02 Private Yard for Laundry
- 03 Separated Maid's Room from Living Area

1ST FLOOR

- 04 Exclusive Garden
- 05 Living Room
- 06 Maximised Space Efficiency
- 07 Smart Home Features (including CCTV)
- 08 Parents' Room
- 09 Floor to Ceiling Height of 3.2m
- 10 C-shaped Closed Kitchen

2ND FLOOR

- 12 Large Window for Ample Light
- 13 Laminate Wood as Bedroom Flooring
- 14 Walk-in Wardrobe
- 15 Ensuite Bathroom

Lavon II's aim is to develop aesthetically pleasing and highly functional homes, and this has been achieved by careful details like a C-shaped closed kitchen that offers privacy, and smart home features for a seamless living experience.





DISCOVER YOUR TOWNSHIP FOR LIFE

The extensive Lavon II masterplan is made up of five exclusive clusters, with artfully designed landscapes and facilities that cater to residents from all walks of life. Every day is an adventure for you right here, at Lavon II – your world to discover.

5

CLUSTERS

More privacy and space for the residents.

4

UNIT TYPES

Residents have more options to choose from, to begin their lives at Lavon II.

3

TYPES OF SECURITY

Ensured safety with the main entrance, a cluster entrance and a CCTV in your surrounding area.

2

PREMIUM ELECTRICITY SERVICES

First development in Indonesia supported by 2 electricity feeders to ensure no power outage.

1

CONCIERGE SERVICE

Provides convenience and peace of mind to the residents.



THE UNIQUE INTERIOR



THE FINEST DETAILS IN EVERY CORNER

Each individual aspect of a Lavon II home is meticulously designed with comfort, functionality, and flexibility in mind to ensure a seamless transition for its residents. From windows in every room to high-volume ceilings, these unique attributes make the Viridia home a dream to come back to.




VIRIDIA
PARK HOME SERIES

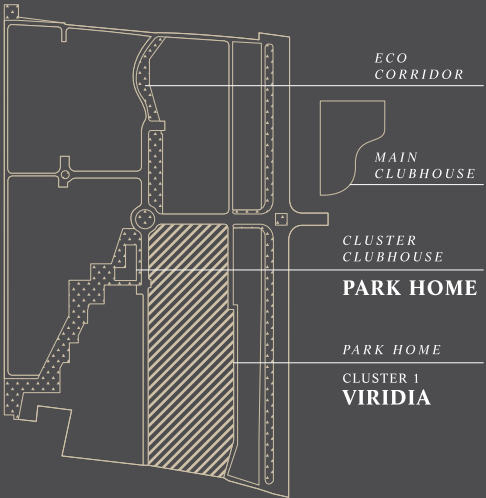





INTRODUCING YOUR
NEW STANDARD OF LIVING



The Lavon II homes are largely inspired by Western architecture design, seen throughout the various types of houses in the master plan. Viridia aims to project the identity of a well-structured home, where the design is made up of a composition of volumes, integration of traditional materials and large windows.

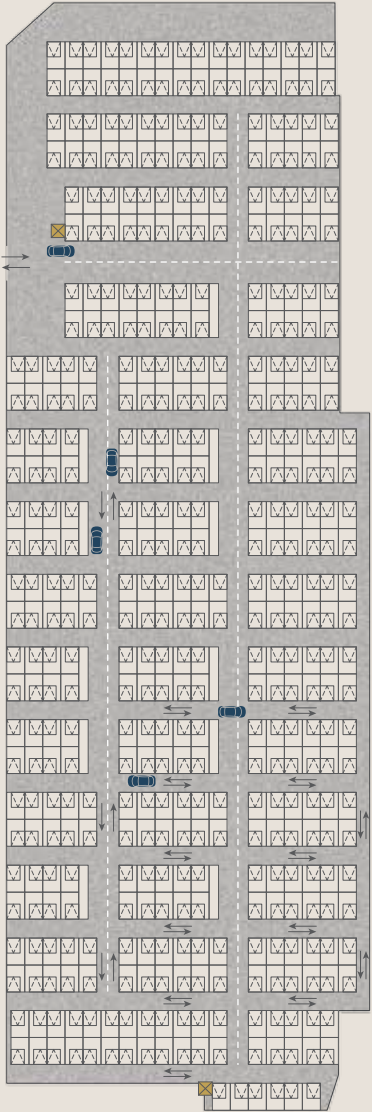


A HOST
OF CHOICES

Cluster 1 - Viridia Site Plan

LEGEND

- TYPE F | 6x9
- LIFT



GROUND FLOOR



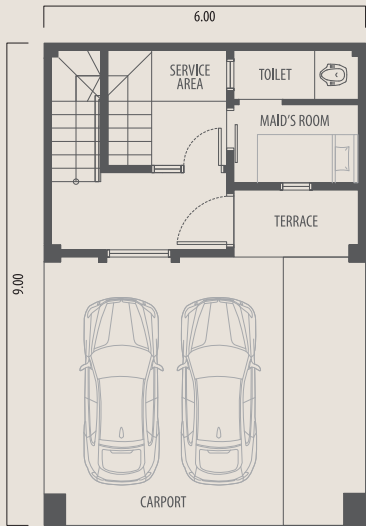
1ST FLOOR

FLOOR PLAN

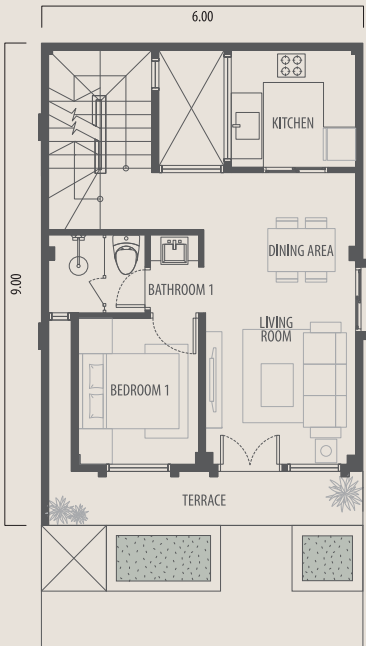


F SERIES

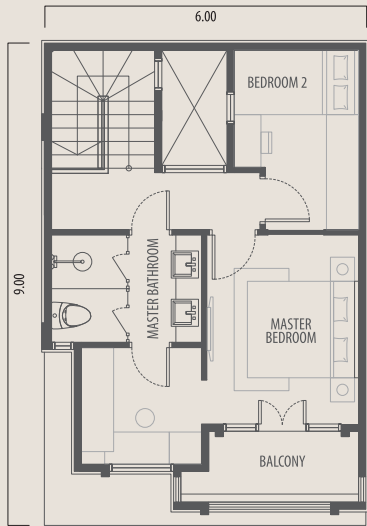
BUILDING AREA	LAND AREA	TOTAL STOREYS
124.5sq.m.	54sq.m.	2.5



1 Bedroom 1 Bathroom



1 Bedroom 1 Bathroom



2 Bedrooms 1 Bathroom

TYPE F
THE UNIQUE INTERIOR



COVERED CARPARK

Each unit is equipped with 2 parking lots in the covered parking area, sheltering your vehicles from the elements.



PARENTS' ROOM

Located on Level 1 to ease mobility for the elderly, and to ensure that everything is within close reach.



C-SHAPED CLOSED KITCHEN

Built to ensure maximised efficiency and comfortable cooking space for all.



PRIVATE LAUNDRY YARD

A designated indoor laundry area for the privacy of inhabitants.



MAID'S ROOM

Enjoy the privacy of your own home with the maid's room located on the Ground Level.



PRIVATE GARDEN

Enjoy your very own private garden for you to plant your favourite plants, to maintain the luxurious feel of the estate.



NATURAL LIGHTING

Windows in every unit provide natural daylight, thus reducing electricity costs.



ENGINEERED LAMINATE WOOD FLOORING

Engineered hardwood floors in the bedrooms are resistant to changes in temperatures and humidity.



WALK-IN WARDROBE

A specialised space dedicated to your fashion needs.



NATURAL DAYLIGHT FOR TOILET AREA

Presence of a window in the toilet allows for natural daylight to flow in.

A Prestigious Development by



SPECIFICATIONS

STRUCTURE Reinforced Concrete	WALL Light Brick Wall	ROOF Roof Tile	WINDOWS Aluminium Frame
CEILING Gypsum Board for Dry Area Water Resistant Gypsum Board for Wet Area			
DOORS <i>Main Entrance</i> Solid Engineered Wood <i>Bedrooms</i> Honeycomb Wood <i>Bathrooms</i> Water Resistant Door			
FLOORING <i>Living & Dining</i> Homogenous Tile <i>Bedrooms</i> Laminate Flooring <i>Kitchen</i> Homogenous Tile <i>Bathrooms</i> Homogenous Tile			
WALL FINISHING <i>External</i> Paint Weathershield <i>Internal</i> Plaster + Skimcoat			
SANITARY Grohe, Toto or Equivalent			
INSTALLATION <i>Water</i> PAM <i>Electrical</i> 2.200 Watt			

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