





SUVARNA SUTERA
RESIDENTIAL & BUSINESS COMMUNITY

A MEMBER OF *Alam Sutera* GROUP

AREA
PENGEMBANGAN



FUTURE TOLL ROAD TO AIRPORT / SOUTH JAKARTA

ELDORA
YOUR FUTURE STARTS HERE

JAKARTA - MERAK TOLL ROAD

BALARAJA TIMUR
TOLL EXIT

Central
Business
District

JL. RAYA PASAR KEMIS

JL. RAYA PASAR KEMIS

MARKETING
OFFICE

SAMANEA

CIKUPA/PS KEMIS
TOLL/EXIT KM 31.5

TO JAKARTA

KLAUSUL SANGGAHAN : Segala daya upaya telah dilakukan dalam mempersiapkan materi promosi ini. Namun demikian, pihak pengembang, PT Delta Mega Persada dan PT Delta Realindo Jaya beserta seluruh agennya menggunakan bahwa setiap penyediaan informasi maupun data dapat mengalami perubahan dengan proses perencanaan arsitektur yang berkembang. Semua ilustrasi, artikel, informasi adalah semata hasil terjemahan dari rencana arsitektur ke dalam bentuk gambar atau fotografi adalah hasil rekaman dengan menggunakan model / contoh dan merupakan standar bentuk bangunan jadi yang ditawarkan.

RESIDENTIAL :

Padi, Golf Estate

- A PURI AYU
- B MAHONI
- C CEMPAKA
- D AKASIA
- E PURI AGUNG
- F PONDOK DAMAR
- G PONDOK MERANTI
- H PONDOK CENDANA

Jati

- A ALAM
- B BAYU
- C CITRA
- D DHANA
- E ELYSIA
- F FEDORA
- FP FEDORA PARK
- G GIRI
- H HELIOS
- I INDIRA

Sari

- A ANDARA
- B BAHANA
- C CHIARA
- D DARU
- E ELDORA
- F FLAVIO

Padma

- A ABIRA
- B BIANCA
- C CATRIONA
- D DAKOTA

FACILITIES

- A KEDATON GOLF
- B PADI SPORTS LOUNGE
- C COMMERCIAL CENTER & GAS STATION
- D LAURENSIA SCHOOL
- E SARI SPORTS LOUNGE
- F TERRACE 8 SHOPHOUSES
- G PASAR 8
- H MOSQUE
- I TERRACE 9 SHOPHOUSES
- J HOSPITAL
- K RUKO FEDORA

ELDORA

YOUR FUTURE STARTS HERE

Let Us Show Your Family the Way Home

SUVARNA SUTERA

Suarva Sutera is a newly developed city of 2.600 hectares in Tangerang by Alam Sutera Group, that comes with integrated residential and commercial area, a promising investment for your future home. Suarva Sutera is designed to give the ideal quality of living through its various facilities.

MAPS



9 KEUNGGULAN SUVARNA SUTERA

GOOD ACCESSIBILITY

- Akses Langsung menuju Tol Jakarta-Merak
- 15 menit menuju Alam Sutera
- 30 menit menuju Jakarta
- 30 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
- Rencana LRT/MRT
- Rencana JORR III



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
 - Gold Champion of Indonesia WOW Brand 2019 Category Residential Developer
 - BCI Asia Awards 2021

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, Modern Market 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.

ELDORA

YOUR FUTURE STARTS HERE

SITE PLAN PHASE II



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



ELDORA

YOUR FUTURE STARTS HERE

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.



ELDORA

YOUR FUTURE STARTS HERE

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.



ELDORA

YOUR FUTURE STARTS HERE

TYPE ELODEA

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

TYPE ELODEA+

LAND AREA : 196 - 210 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.



Sari Sports Lounge



Sari Sports Lounge

ELDORA
YOUR FUTURE STARTS HERE

SARI SPORTS LOUNGE

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



Eldora Sports Lounge



Eldora Sports Lounge

ELDORA SPORTS LOUNGE

- Swimming Pool
- Multi Purpose Room

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 mengikuti ketersediaan pada saat pembangunan

SUPERIORITY OF SUVARNA SUTERA



Setelah berpengalaman sejak tahun 1994 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 YKK & 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
- » 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.



SUVARNA SUTERA

RESIDENTIAL & BUSINESS COMMUNITY



KEDATON GOLF

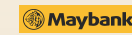


PASAR 8



LAURENSIA SCHOOL

BANK PARTNERS



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