

THE
Terrace
AT Ayodhya Garden



A Place Where *Your Story Begins*

Discover the exceptional urban lifestyle tucked near the city centre. The Terrace at Ayodhya Garden is perfect to start your new wondrous journey of city life in the Tangerang area. Dive into the vibrant urban experience with a modern residential concept—making

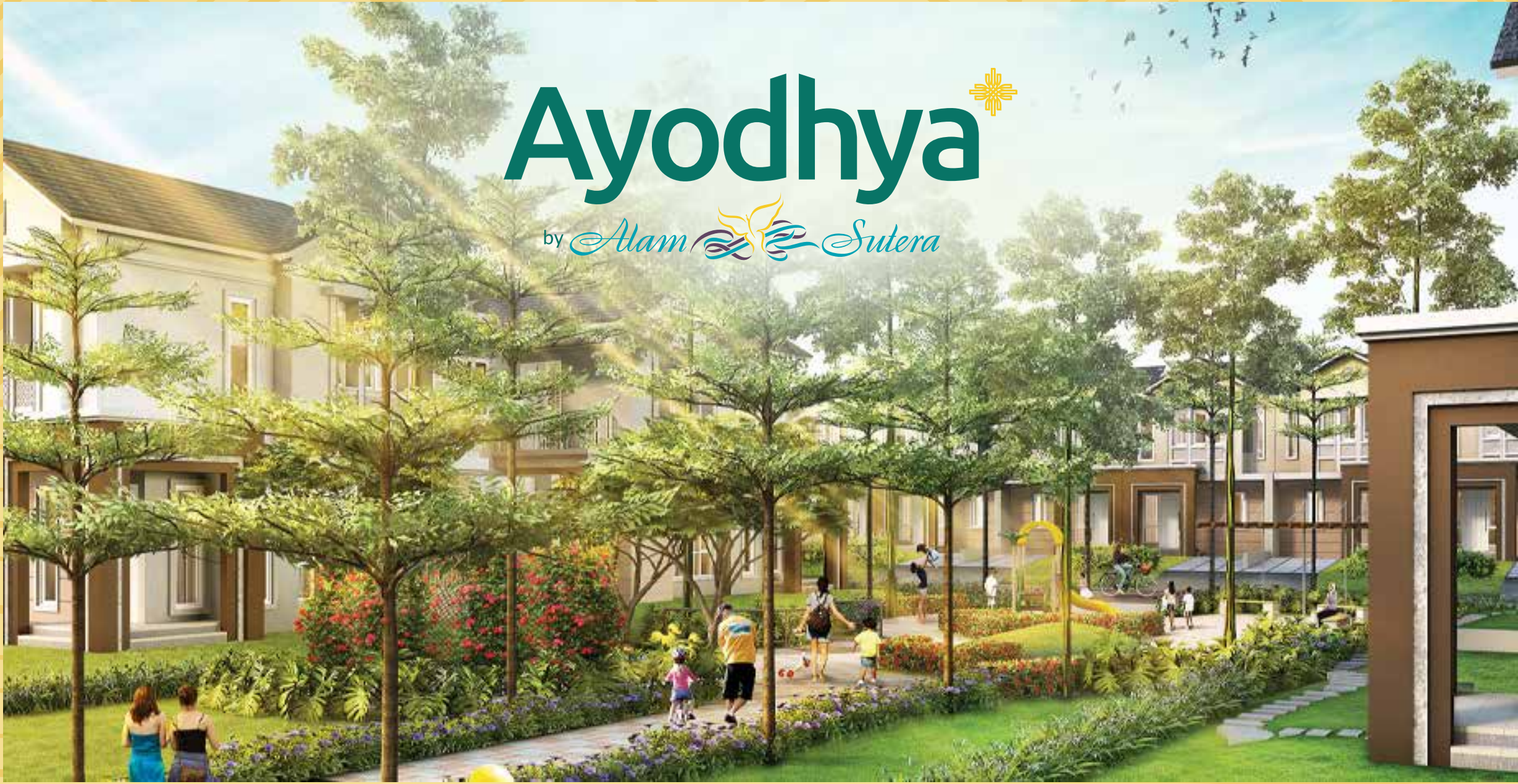
The Terrace at Ayodhya Garden the right choice for families who seek a living space. This is where a new life begins, supported by the tranquil environment that helps your family to thrive and easy connectivity to the surrounding neighbourhood.



CHAPTER — 1

Carve Out A Great Life with Alam Sutera

The Terrace at Ayodhya Garden, developed by Alam Sutera Group, offers unparalleled comfort. The award-winning developer has earned its reputation for renowned previous projects through upscale townhouses, apartments, and lifestyle hubs. Alam Sutera is committed to ensuring that The Terrace at Ayodhya Garden is excellently carved with world-class quality to assure you and your family’s comfort.





Welcome to

THE Terrace

AT Ayodhya Garden

Embracing the charm of the ideal sanctuary, The Terrace at Ayodhya Garden invites you to discover an excellent collection of two-storey house residential, meticulously designed around a leafy communal surrounding and perfectly nestled in a gated community with complete facilities for its residents, this is where it all begins.





Perfectly Located

Enjoy incredible access to the Alam Sutera has to offer. This superb location, just minutes away from Tangerang and Jakarta’s greater area, is an excellent place surrounded by great educational institutions, hospitals, dining, and lifestyle options.



LEGEND

-  Airport
-  Healthcare
-  Education
-  Lifestyle

COMMUTER LINE



Estimated Travel Time
from Batu Ceper Station

- 10 mins** Soetta International Airport
- 30 mins** Sudirman Station

TRAVEL TIME BY CAR



Prime Address to Connect

A well-connected township with a short driving distance to Jakarta, The Terrace is suited for both individual and growing families, offering great accessibility and amenity for healthy living. Renowned for its strategic location, it is a remarkable place to live, with incredible proximity to a vast array of f&b establishments, transports and lifestyle hubs.

Urban Life at *Its Best*

Strategic Location



- 1 Located on the Jl. M.H. Thamrin protocol road. Thamrin - Tangerang, only one step away to:
- Alam Sutera
 - RSUD Tangerang
 - Mayapada Hospital
 - Jakarta - Merak Toll
 - Batu Ceper Station
 - Soekarno - Hatta International Airport
 - Bina Nusantara University
 - Multimedia Nusantara University
 - Bunda Mulia University

Green Cluster



- 2
- Front garden
 - The Green Alley
 - Biotech septic tank
 - Infiltration well
 - Excellent drainage
 - Dual flush closet with eco washer
 - Fresh air and water

Safe Environment



- 3
- Single gate cluster system
 - 24-hour security system, equipped with CCTV
 - Managed by a professional township management

Smart Cluster



- 4
- FTTH (Fiber To The Home) network available
 - Triple Play service available (Home Internet + Home TV + Telephone)

Developed by Trusted Developer,
Alam Sutera Group

Complete Facilities



- 5
- Developed by an excellent developer in Indonesia who already has a series of impressive awards.



- 6
- Gym
 - Swimming pool
 - Badminton court
 - 3 on 3 basketball court
 - Children's play area
 - Multipurpose room

Curated Experiences

Settle into the perfect city lifestyle you have dreamt of. From great outdoor facilities to a secure gated community to brilliant internet connectivity, you can support your daily activities. Dive into a neighbourhood that is thoughtfully designed for your family to grow.



The Green Alley



Swimming Pool



Sports Lounge & Badminton Court

Site Plan



LEGEND



Oak



Pine



Ayodhya Garden



Oak Corner



Pine Corner



▲ Dining Room

Thoughtfully Designed

Seamlessly connecting the kitchen, dining and living, each house is designed to complete the modern lifestyle. The Terrace house’s dining and living room open plan layouts will deliver exceptional comfort and livability.



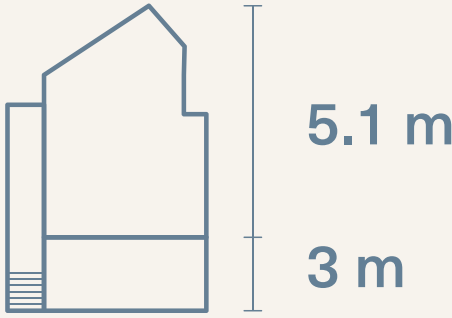
▲ Living Room





A Sense of Homeliness

The Terrace homes deliver the ultimate modern lifestyle for living, playing and relaxing. A great choice for one that seeks a convenient and efficient space to live yet its modern design adds a stunning impression to spoil the viewer visually—specially designed to inspire a peaceful and uncomplicated lifestyle. The high ceiling adds a plus value for this house. Also, this feature can be used as a mezzanine that creates the sense of spaciousness inside the room.



Disclaimer
The mezzanine level is not the final product, only an artist's impression.



A PEACEFUL SANCTUARY

A beauty made in 63 m² building size perfected with the sense of tranquillity in every corner. The transition from the hustle and bustle of the city to the peacefulness begins the moment you step into the inviting space of our Oak house.

oak

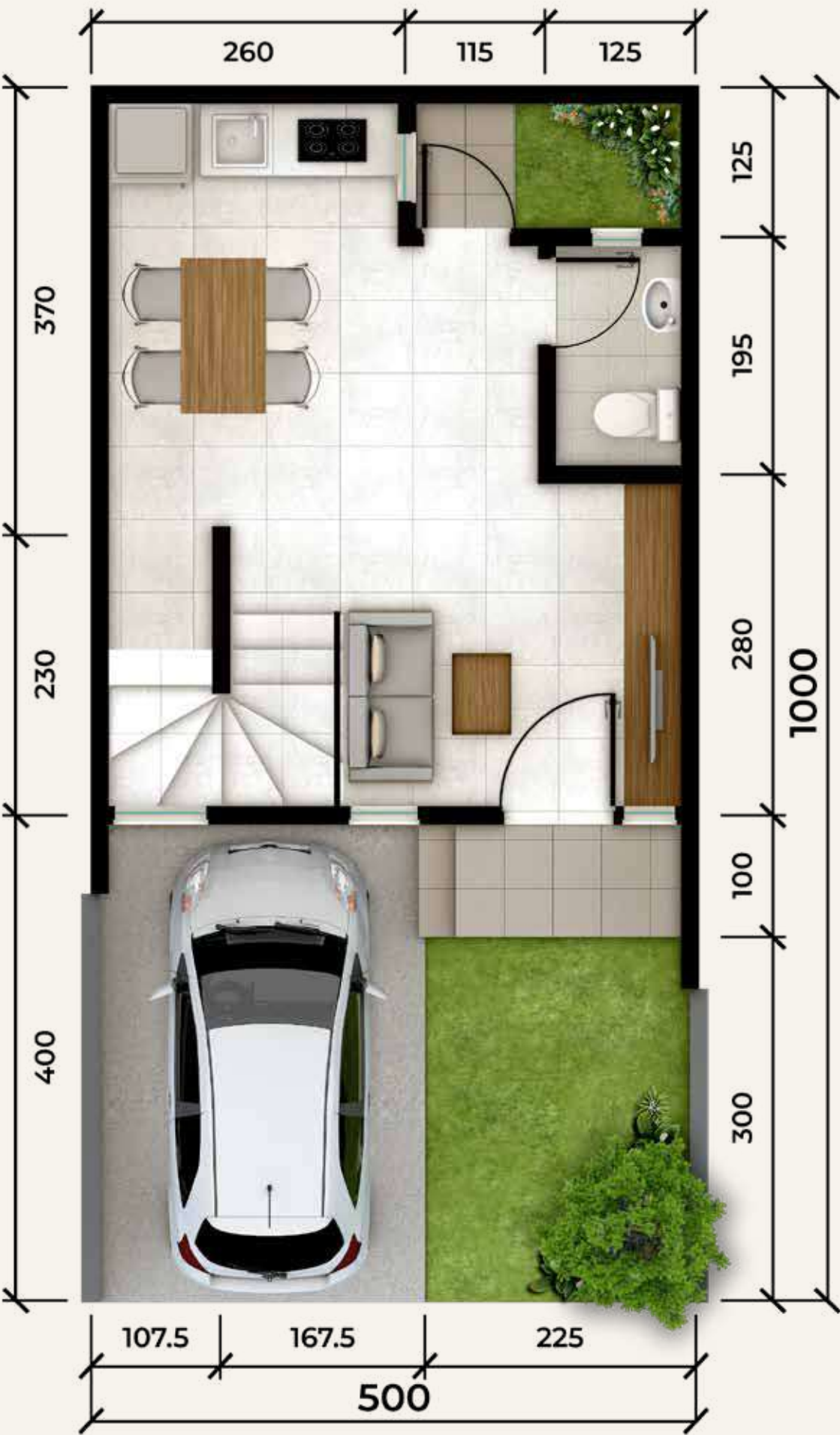
TYPE 5 X 10



oak

TYPE 5 X 10

A Serene Domain
Tailored for You



1ST FLOOR



2ND FLOOR

2

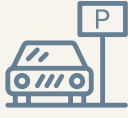


BEDROOM

50 m²

LAND SIZE

1



CARPORT

1



BATHROOM

63 m²

BUILDING SIZE

TAILORED TO YOUR NEEDS

Featuring spacious living space and access to nature-inspired outdoor living. The exquisite, light, and airy reception area of the spread over two-storey has been built to provide a natural flow from indoor to outdoor that will welcome you to a beautiful place to relax, unwind and let the tension of everyday city life fade away.

oak

CORNER

TYPE 5 X 10



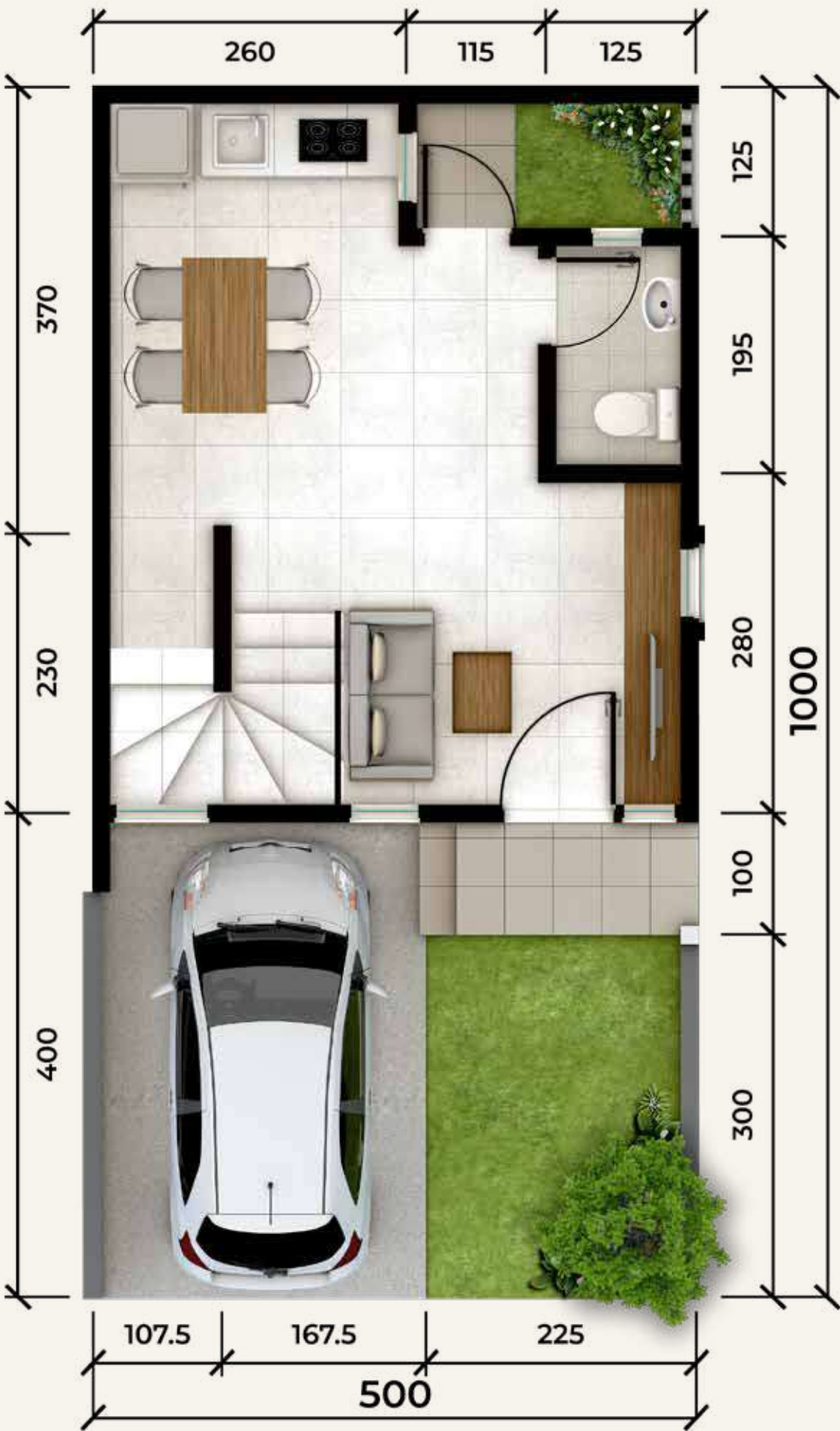
oak

CORNER

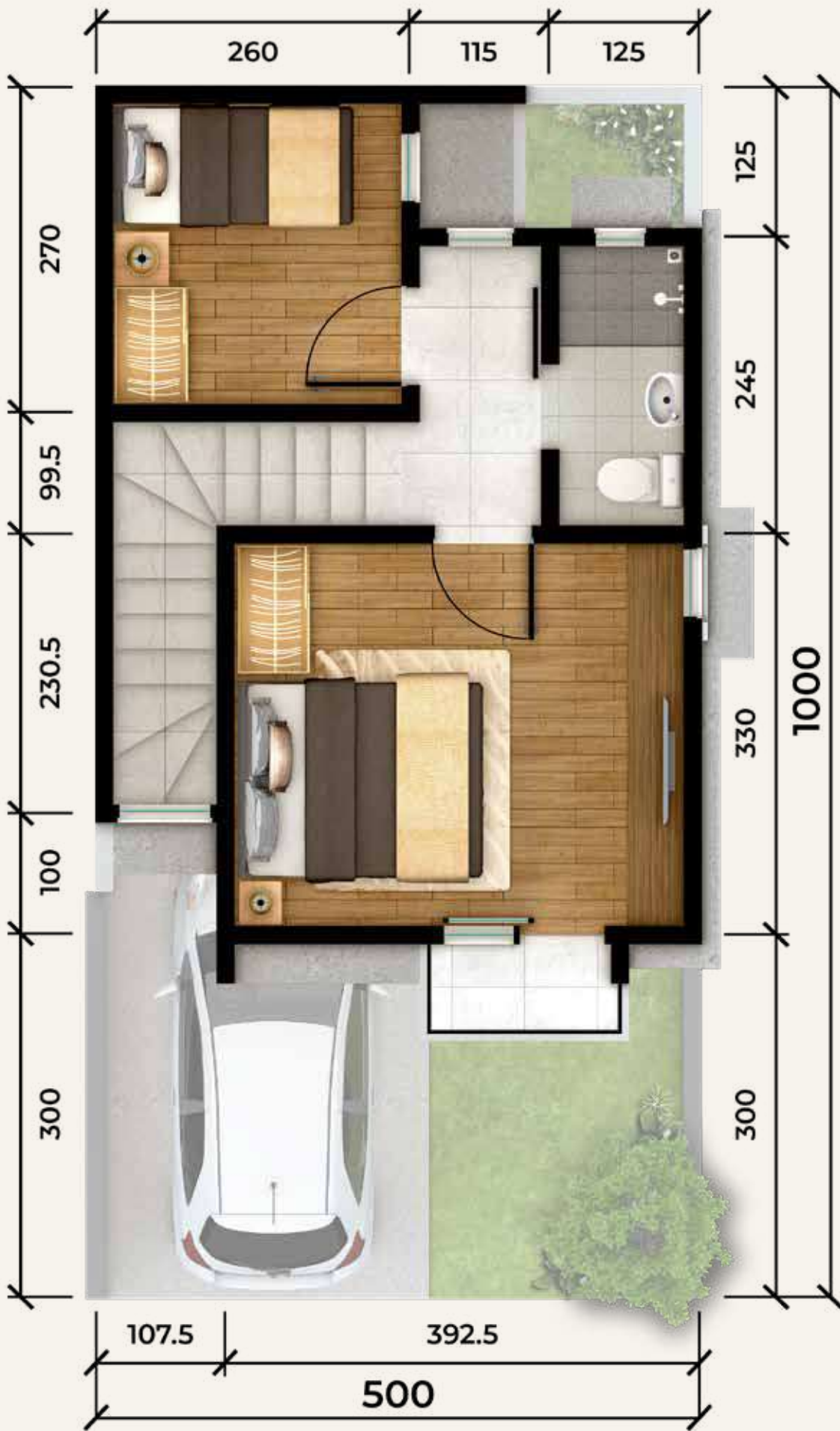
TYPE 5 X 10

The Enticing

Living Space



1ST FLOOR



2ND FLOOR

2



BEDROOM

50 m²

LAND SIZE

1



CARPORT

1



BATHROOM

63 m²

BUILDING SIZE

DESIGN FOR LIVING SPACES

With uncompromising quality and contemporary design that will redefine the way you live, the Pine house has been designed for modern comfort, allowing residents to engage with the lush surroundings.

pine

TYPE 6 X 14



pine
TYPE 6 X 14

A Sense of
Sanctuary



1ST FLOOR



2ND FLOOR

4 

BEDROOM

84 m²

LAND SIZE

2 

CARPORT

3 

BATHROOM

105 m²

BUILDING SIZE

EXTRAORDINARY LIVING SPACES

Along with our devotion to exceptional craftsmanship, you can be assured that every feature is guaranteed to be finished to the highest standard, supported by the comfortable and safe environment created for you and your loved ones.

pine

CORNER

TYPE 6 X 14



pine
CORNER

TYPE 6 X 14

Evolving in
Harmony



1ST FLOOR



2ND FLOOR

4 

BEDROOM

84 m²

LAND SIZE

2 

CARPORT

3 

BATHROOM

105 m²

BUILDING SIZE

Specification

Structure	Foundation	Stack Pillar + Concrete Sloof
	Top Structure	Reinforced Concrete
Wall	Main Building	Red Brick / Light Brick Plastered
	Back Fence	Red Brick / Light Brick Plastered & Paint
	Divider Wall	Double Wall
Finishing	Exterior	Weatherproof Paint
	Interior	Emulsion Paint + Accent Wall
	Accent Wall	Artificial Brick (Pine & Pine Corner) & Conwood
Floor	Main Room	Homogeneous Tile 60 x 60
	Terrace / Service	Ceramics Ex. Local
	Carport	Pebbles + Concrete Screed
Roof	Roof Frame	Light Steel
	Roof Tile	Flat Concrete Tile
Door Frame	Outside	Aluminum Powder Coating
	Main / Inside	Engineering Solid Wood + Taco Laminated
Doorleaf	Main / Front	Engineering Wood Door + HPL
		Smart Electronic Lock
	Inside / Bedroom	Engineering Wood Door
	Back Door	Aluminium + Glass
Ceiling	Overhang Exterior	Water Resistant Gypsum Board + 9mm Metal Frame
	Interior	Gypsum Board + 9mm Metal Frame
Kitchen	Kitchen Set	Wall with Homogeneous Tile 60 x 60
		Cabinet + Stove + Sink 1 Hole For Oak & Oak Corner
		Cabinet + Stove + Sink 1 Hole & Wing For Pine & Pine Corner
Toilet + Sanitary	Main & Children's Toilet	Floor & Wall Homogeneous Tile & Ceramic Tile
		Hand Shower ex. TOTO / Equivalent
		Seated Closet ex. TOTO / Equivalent
		Lavatory ex. TOTO / Equivalent
		Shower Screen Tempered Glass
		Exhaust Fan (bathrooms without ventilation)
ME/P	Water	PDAM Standard (PVC Pipe Installation ex. Pralon)
	Electrical Power	2200 VA
	Water Heater	Electric Water Heater (Local WH)
	Security	2 CCTV Points (Connected to Handphone)
	Lamp Installation	Armature
	Septic Tank	Biotech Septic Tank
Environment	Power Cable	Underground
	Environmental Drainage	Closed Channel
	Security	24 hours + CCTV
	FTTH (Internet)	Fiber Optic Ready

**Specification and Material can change without any further notice.*

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