

THE
VENETIAN

SMART LOFT
FINE LIVING



AREBI EXPO



Handover
Q4 2021

Mulai Dari

800

Juta-an

Booking Fee

10JT

KPA Express
Discount

10%

The first true smart loft living in Serpong

Built with elegance and opulence, The Venetian is an exclusive residential that promotes an open and spacious design

Our 5 design philosophy behind smart loft, smart living

- 1 Circulation Every room have inflow air and natural light
- 2 Efficient Every space is utilize for functionality and storage
- 3 Spacious Compact unit yet grand interior space
- 4 Flexibility Rooms and space can be easily converted into other functions
- 5 Value Maximizing Usage area in each unit is at least 90% from semi-gross



CLUB HOUSE & SWIMMING POOL



GOURMET PAVILION



SUNKEN PAVILION



INDOOR SPORTS CLUB



JOGGING TRACK



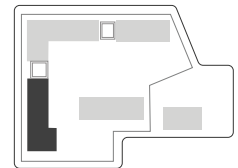
OUTDOOR YOGA



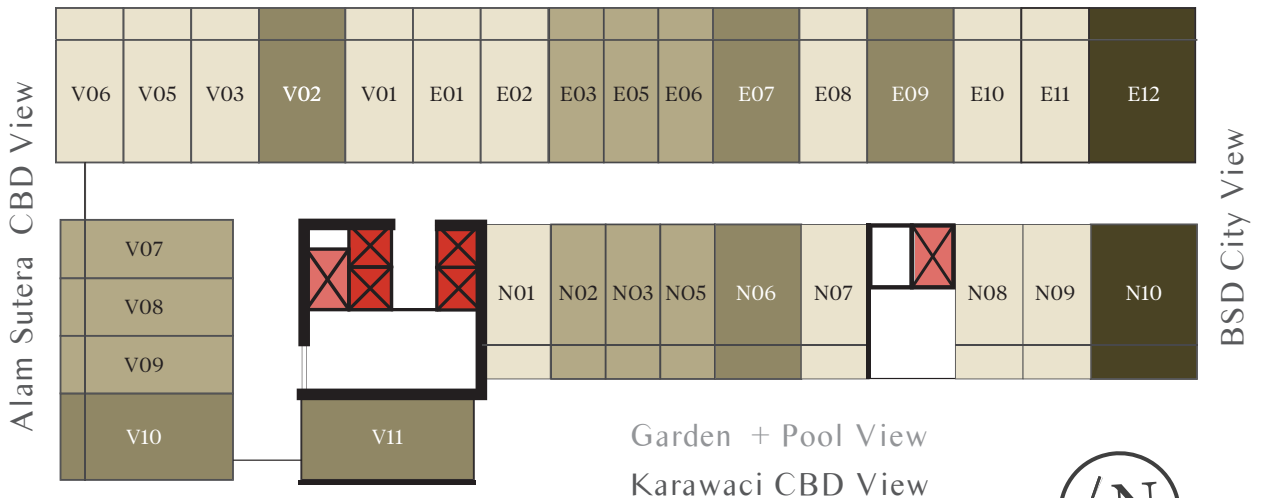
KIDS POOL



Floor Plan



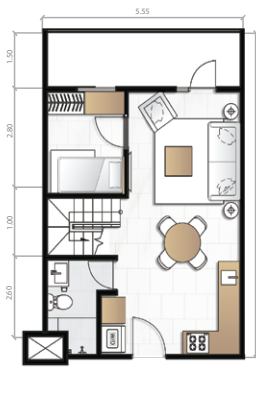
Alam Sutera CBD View



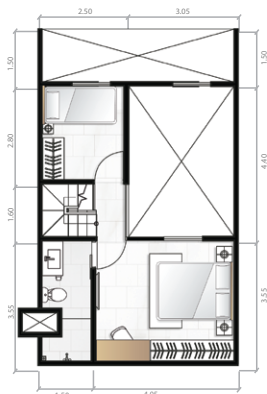
- PASSENGER LIFT (4 UNITS)
- SERVICE LIFT (2 UNIT)



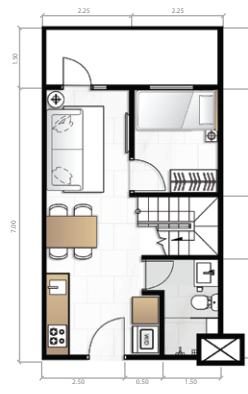
Club House *Amenities*



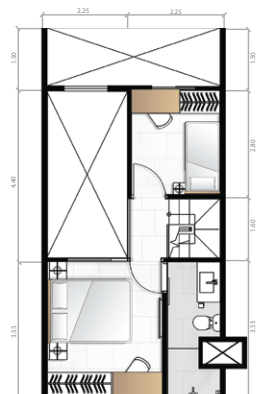
floor level



mezzanine level



floor level

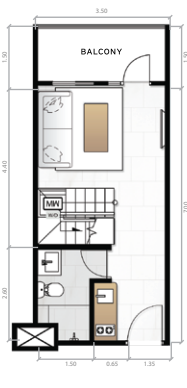


mezzanine level

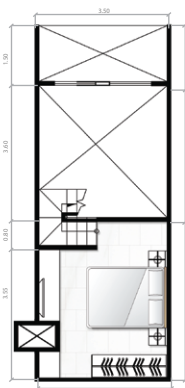
Loft A | 82.85 - 83.88 m²



Loft B | 68.63 - 73.54 m²



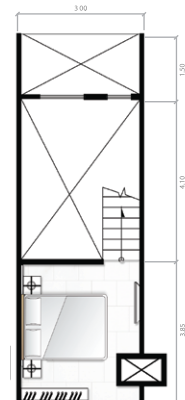
floor level



mezzanine level



floor level



mezzanine level

Loft C | 46.49 - 51.61 m²



Loft D | 40.60 - 44.37 m²





Double Glazed Windows

No delamination & bubbling · Non Corrosive · Easy to clean · Wind resistance
 Sound insulation · Rain barrier · Engineered security · Fire retardant · Welded Joints · Thermal Break Reduces Electricity Cost



Waterproof System
 10 Year Warranty



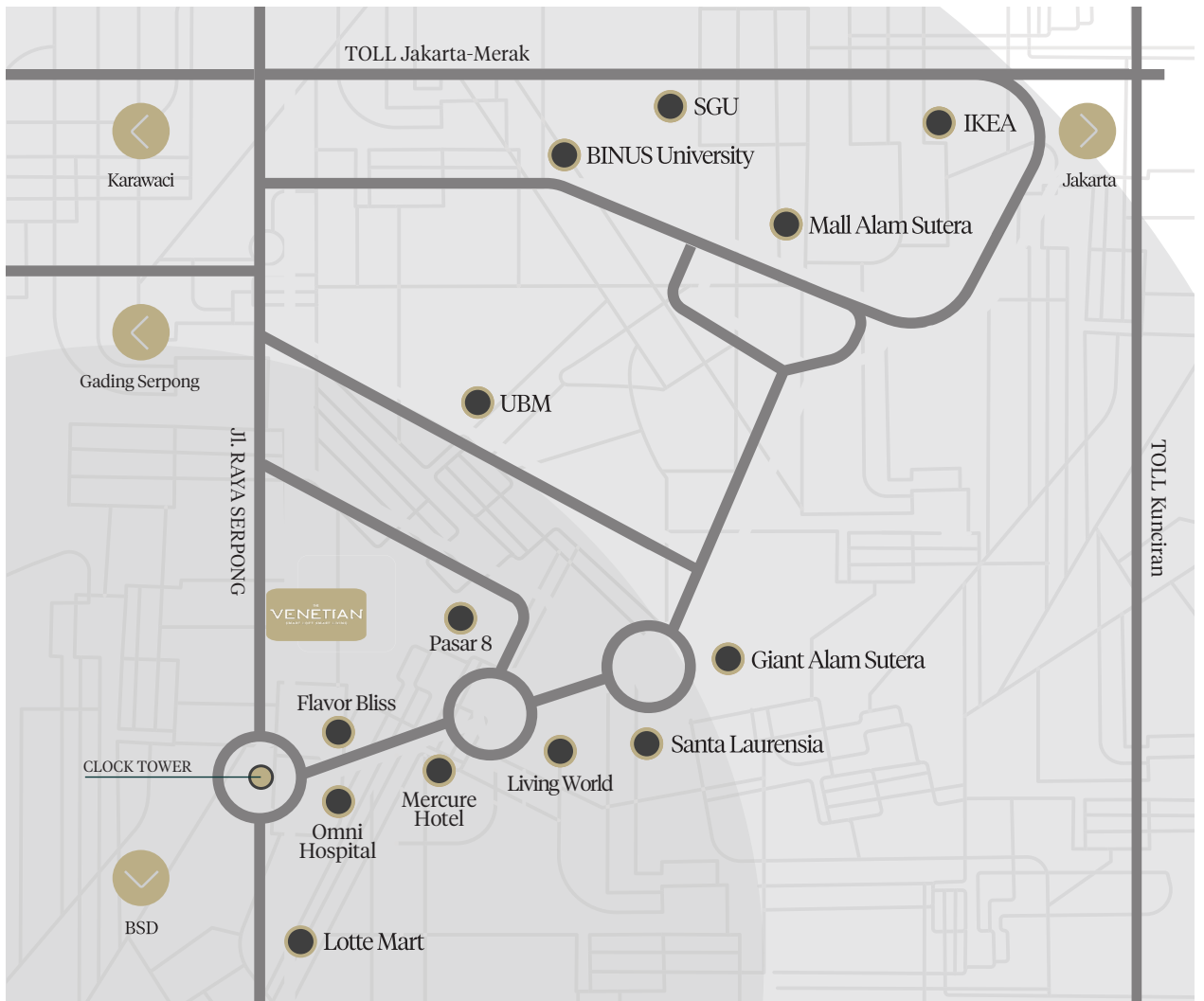
High Speed Internet



Audio Intercom

Specification

Floor	Homogenous Tile 60x60 cm (Bedroom First Floor, Living Room. Kitchen) Engineering Wood (Bedroom Mezanine Floor, Living Room) Ceramic Tile (Bathroom)
Wall	Lightweight Concrete + Ceramic Tile (Bathroom) Lightweight Concrete + Paint Finish (Living Room) Lightweight Concrete Brick + Paint Finish (Bedroom)
Ceiling	Gypsum + Paint Finish (Kitchen, Bedroom, Living Room) WR Gypsum Board + Paint Finish (Bathroom)
Door	Entrance : Engineering Door Bedroom 3BR : Engineering Door Bathroom : Engineering Door
Sanitary & F itting	Toto or equal
Electricity	Loft A&B : 4400 VA (Upgradable to 5500 VA) Loft C&D : 3500 VA (Upgradable to 4400 VA)
Intercom	Audiocom (Upgradable to Videocom)



WALKING DISTANCE

- Living World
- Pasar 8
- Flavor Bliss
- Omni Hospital
- Lotte Mart
- Halte Transjakarta



5 MIN TO

- 3 Universities (UMN, BINUS, UBM)
- Mall Alam Sutera
- IKEA
- 3 Toll Exit (Toll Kunciran, Serpong, Alam Sutera)



FUTURE DEVELOPMENT

- MRT
- Toll JORR 2 (15 Mins to Airport)



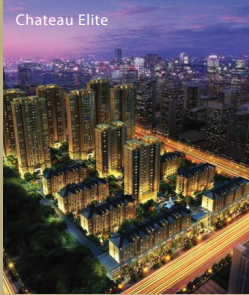
SHUTTLE BUS
to nearby universities
and shopping malls



KINGLAND

building homes with pride and passion

Founded in the year 2000, Kingland Holdings have grown from a local developer to a nationwide property management and real estate development company throughout China with a focus on residential and commercial projects. Over the years, Kingland Holdings has built a strong legacy and a reputable brand based on its unwavering commitment to always build homes with pride and passion.



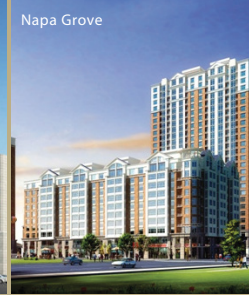
Chateau Elite



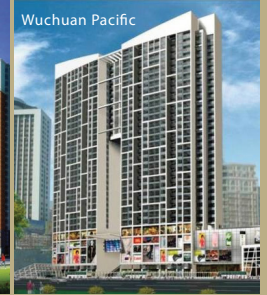
Midtown Plaza



Ginza Plaza



Napa Grove



Wuchuan Pacific

AWARDS



2017
Best Mid Condo Development
Property Indonesia Award



2016
Most Creative Developer Of The Year
Rumah.com

In Collaboration with



KPA Supported by:



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