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G I V A

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AT THE KAIA





# THE KAIA

ELEVATE LIVING

WELCOME TO THE EPITOME OF ELEGANCE

Where Premium Living Meets Prime Land. Located in the heart of the city, renowned for its dynamism, bustling rhythm, and pulse, emerges a haven of tranquility and luxury, KAIA represents a philosophy, a commitment to elevating every aspect of life.







## YOUR SANCTUARY AWAITS : LUXURIOUS LIVING REDEFINED

At The Kaia, we prioritize your comfort and security. The grand entrance, beautifully captured in the image, is just the beginning of your journey into a world of refined living. The meticulously landscaped grounds, cutting-edge amenities, and architectural excellence ensure that every moment spent here is nothing short of extraordinary.



PREMIERE CLUB HOUSE FACILITIES  
AWAITS YOUR DISCOVERY



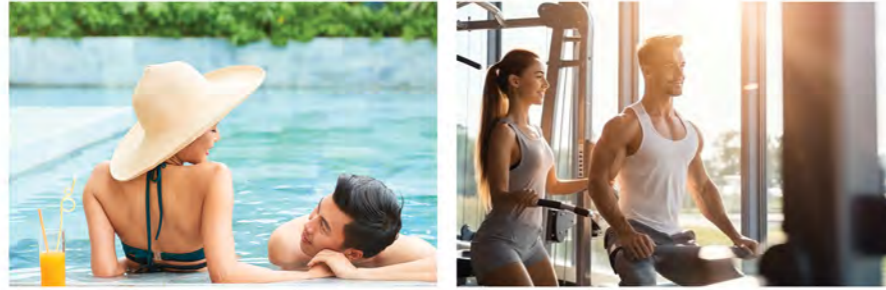




AN INVITATION FOR YOU  
TO EXPERIENCE  
THE HEIGHT OF ELEGANCE  
AND COMFORT CLUBHOUSE



Our wellness retreat is a sanctuary for the senses, designed for those seeking balance and inner peace in the midst of life's hustle. From the meditative calm of our yoga pavilions to the revitalizing energy of water in our pools, every detail is crafted to restore harmony to your body, mind, and soul. Experience the luxury of wellness in an oasis where every breath and movement brings you closer to your center.







WELCOME HOME  
WHERE LUXURY GREET'S YOU  
AT THE GATE



# GIVA 10




1ST F



2ND F

LAND AREA **220M<sup>2</sup> (10x22) & 250M<sup>2</sup> (10x25)**  
BUILDING AREA **260M<sup>2</sup>**

 2  5+1  4+1





A SYMPHONY OF LIGHT AND SPACE  
CREATE A MODERN ELEGANCE  
IN EVERY CORNER





EXPERIENCE THE EPITOME OF  
MODERN COMFORT IN OUR  
SIGNATURE RESIDENCES



# GIVA 9



1<sup>ST</sup> F

LAND AREA **180M<sup>2</sup> (9x20)** & **198M<sup>2</sup> (9x22)**  
 BUILDING AREA **195M<sup>2</sup>**



2<sup>ND</sup> F

2 4+1 4+1





CRAFTED PERFECTION,  
THE INTERSECTION OF ART AND LIVING







MODERN COMFORT  
STYLISH BEDROOMS  
FOR EVERY FAMILY



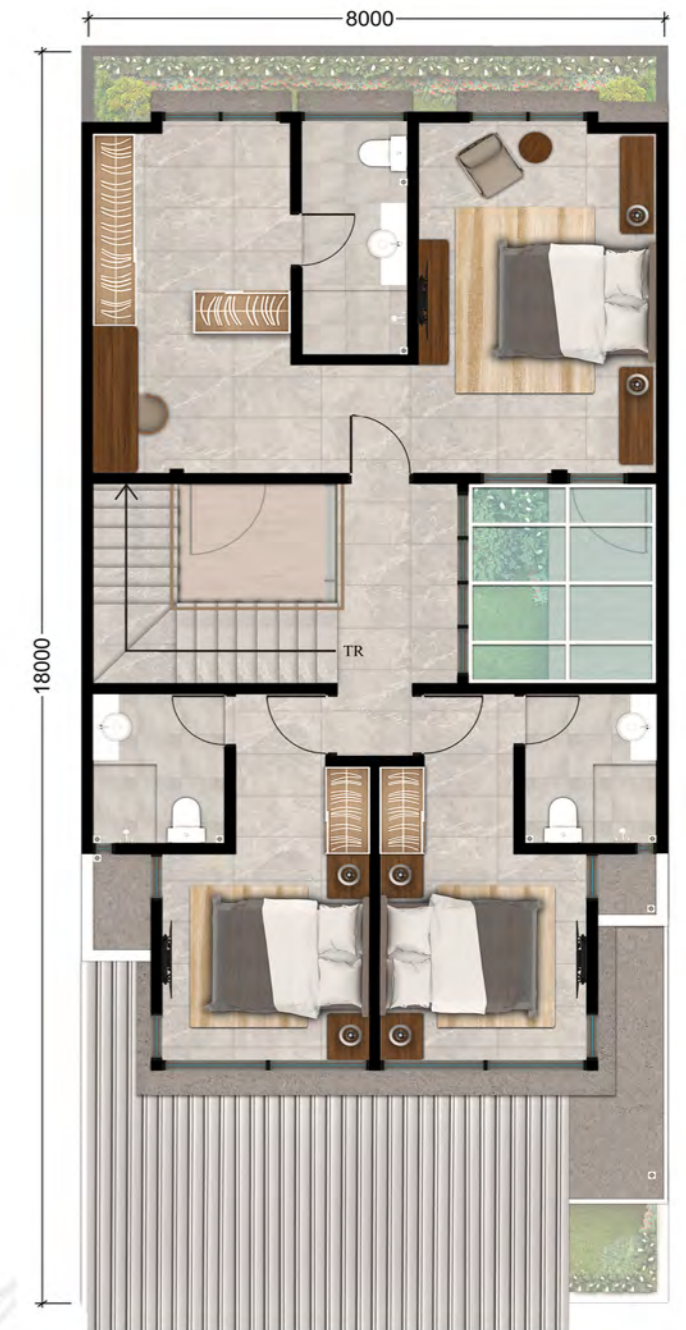


# GIVA 8



1<sup>ST</sup> F

LAND AREA **144M<sup>2</sup> (8x18)**  
 BUILDING AREA **185M<sup>2</sup>**



2<sup>ND</sup> F

2 4+1 4+1





LUXURIOUS MODERN LIVING  
AT ITS FINEST



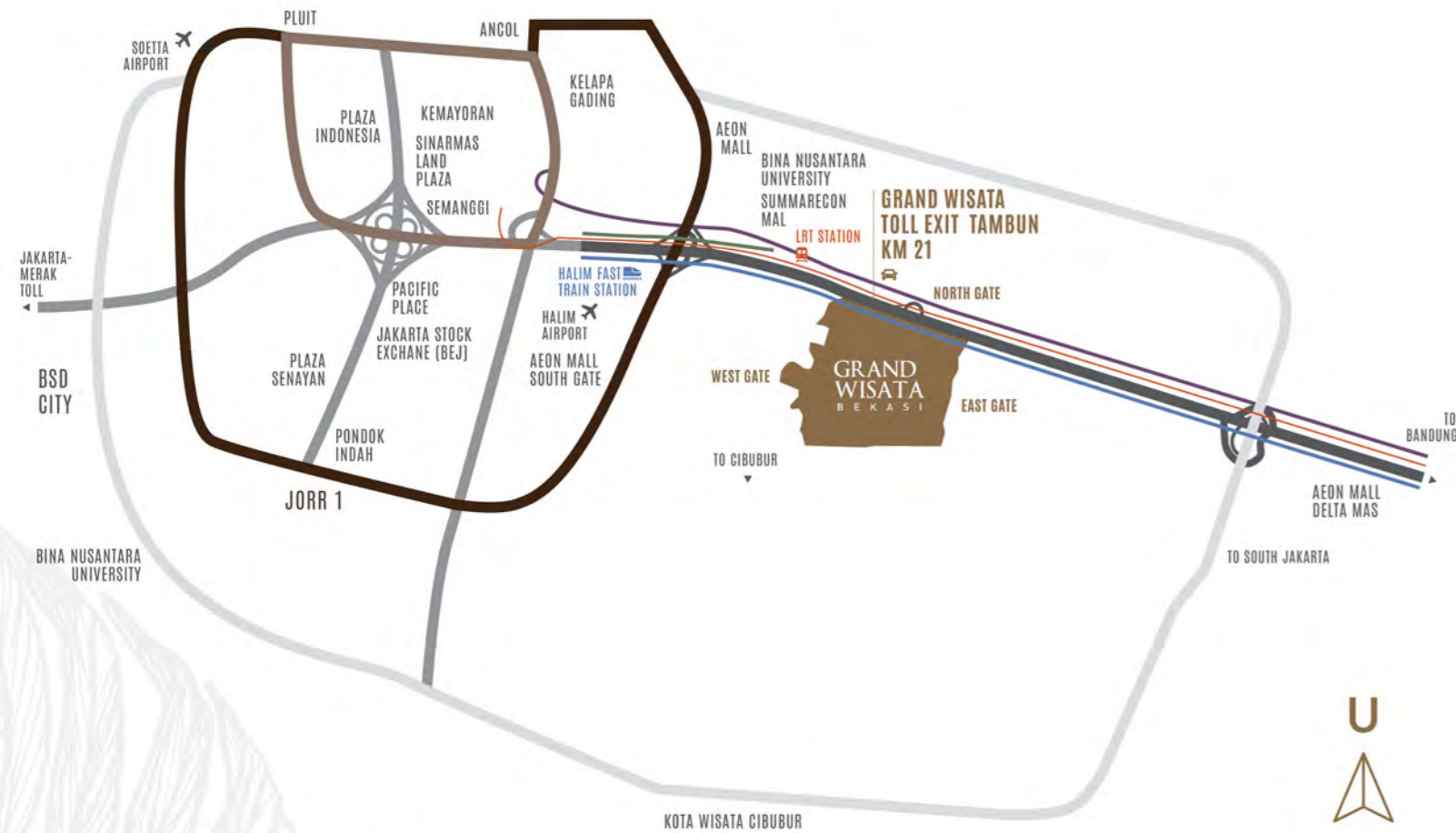


CHIC SERENITY  
A SHOWCASE OF  
CONTEMPORARY BEDROOM DESIGN





# PRIVATE TOLL ACCESS



15 MINUTES TO JAKARTA,  
SURROUDED BY GREAT FACILITIES

Grand Wisata is the only urban city situated between two major toll road access points, namely the Jakarta-Cikampek Toll Road and the Jakarta Outer Ring Road II (Tol JORR II) on the eastern side of Jakarta. With just a 15-minute drive to DKI Jakarta, Grand Wisata is strategically located in close proximity to Jakarta. It offers the best transportation facilities, including the LRT (Light Rail Transit), high-speed train, and an extensive bus network serving the Jabodetabek area.



- JORR 1
- JORR 2
- BECAKAYU TOLL
- INNER RING ROAD
- ELEVATED TOLL
- JAKARTA TO EAST BEKASI - LRT LINE
- JAKARTA TO BANDUNG - HIGH SPEED
- TRAIN
- CIKAMPEK TOLL
- CITY STREET

MORE THAN 40 YEARS BUILDING AWARD WINNING TOWNSHIPS



BEST CITY DEVELOPMENT  
BEKASI AND SURROUNDING AREAS



HALIM FAST TRAIN STATION



LRT STATION - BEKASI TIMUR



BECAKAYU TOLL



JAKARTA-CIKAMPEK  
ELEVATED TOLL



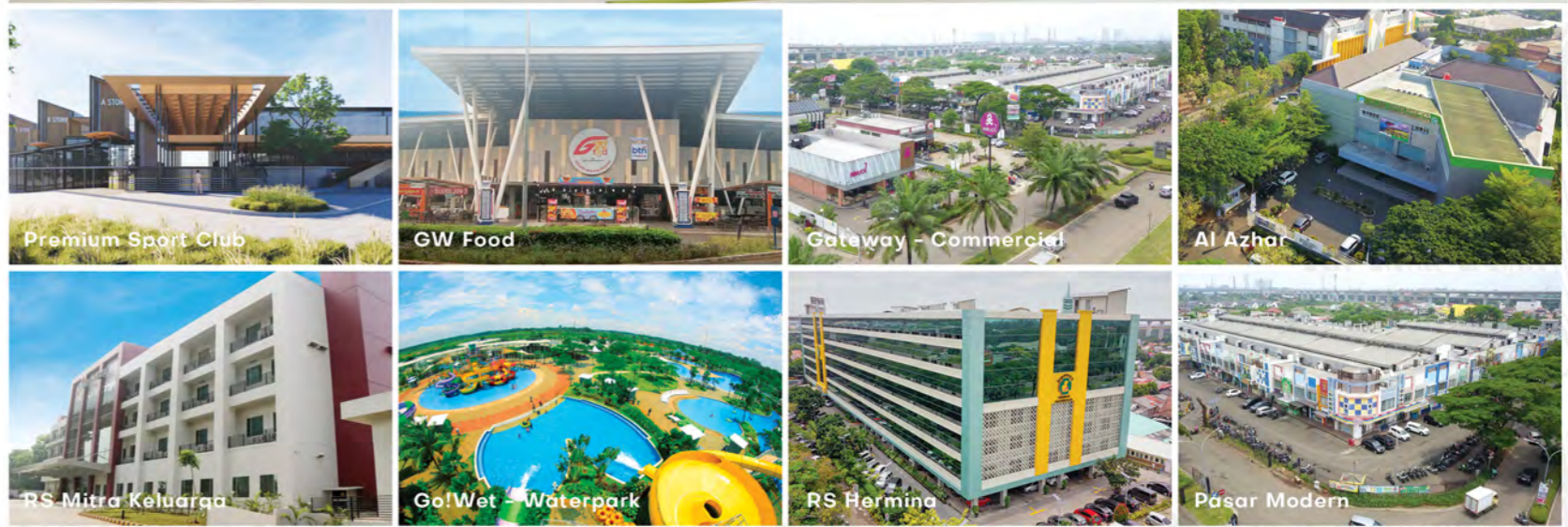
NORTH SETU TOLL EXIT



**THE KAIA**  
ELEVATE LIVING



- 1 Kaia North Gate
- 2 Kaia West Main Gate
- 3 Kaia South Gate
- A Access to Toll Cikampek
- B Marketing Boutique & Commercial
- C Kaia Club House
- D Mall Living World Grand Wisata



LIFESTYLE & LEISURE



MODERN MARKET



EDUCATION CENTRE



HEALTH CARE





# SITEPLAN



## TECHNICAL SPECIFICATION

		GIVA 10	GIVA 9	GIVA 8
FOUNDATION	CONCRETE PILE	●	●	●
MAIN STRUCTURE	REINFORCED CONCRETE	●	●	●
RAILING	METAL WITH PAINT COAT FINISH, ENGINEERING WOOD HANDLE PAINT FINISH	●	●	●
CEILING	GYPSUM BOARD WITH PAINT FINISH	●	●	●
WINDOW	ALUMINIUM FRAME YKK NEXSTA (OR EQUIVALENT)	●	●	●
ROOF	BITUMEN ROOF TILE	●	●	●
FLOOR FINISH	HOMOGENOUS TILE (60X120) & (60X60)	●	●	●
<b>WALL</b>				
BATHROOM WALL	HOMOGENOUS TILE (60X120) & (60X60)	●	●	●
EXTERIOR WALL FINISHES	MODIFIED CLAY TILE PHOMI/FLEXITILE (OR EQUIVALENT)	●	●	●
INTERIOR WALL FINISHES	PLASTER WITH PAINT FINISH	●	●	●
<b>DOOR</b>				
DOOR	SOLID ENGINEERING DOOR WITH ARCHITRAVE, WITH HPL FINISH	●	●	●
BATHROOM DOOR	SOLID ENGINEERING DOOR, WITH HPL FINISH	●	●	●
DOOR HARDWARE	WALLABY (OR EQUIVALENT)	●	●	●
<b>CARPOT</b>				
CARPOT CANOPY STRUCTURE	STEEL STRUCTURE	●	●	●
CARPOT CANOPY ROOF	UPVC ROOF	●	●	●
CARPOT CANOPY CEILING	UPVC	●	●	●
<b>BATHROOM</b>				
SANITARY	KOHLER (OR EQUIVALENT)	●	●	●
MIRROR	INCLUDED	●	●	●
<b>WET KITCHEN</b>				
TOP TABLE	HOMOGENOUS TILE 60X60	●	○	○
BACKSPLASH	HOMOGENOUS TILE 60X60	●	○	○
CABINET	HPL FINISH, BLOCKMIN INTERIOR	●	○	○
SINK	MODENA (OR EQUIVALENT)	●	○	○
KITCHEN FAUCET	MODENA (OR EQUIVALENT)	●	○	○
<b>SMART HOME SYSTEM</b>				
AKUBELA (OR EQUIVALENT)		●	●	●
SMARTDOOR	1 PC	●	●	●
IP CAMERA	3 PCS	●	●	●
LIGHT SWITCH	1 PC	●	●	●
WALL PAD	1 PC	●	●	●
<b>SOLAR PANEL</b>				
SUNTERRA (OR EQUIVALENT):	4 PANEL @550 WP	●	●	●

**Disclaimer:** All data, illustrations, sizes, and spesifications listed in this brochure are based on situations and conditions during the preparation period. Changes can occur at any time and the full rights of the developers. All information in this brochure does not form part of an offer or other written agreement.





Sinarmas Land is the largest and most diversified property developer in Indonesia. The company manages 10,000 Ha of strategic landbank. It comprises of 2 listed subsidiaries in the Jakarta Stock Exchange with combined market capitalization in excess of USD 2.5 Billion.

MULTI AWARD WINNING DEVELOPER



Best Developer  
2022



Brand of The Year  
2021



Top Developer  
2021



Grand Wisata  
Best Township Development  
2021



Golden Property Awards 2023  
Best City Development  
Bekasi and Surrounding Areas



**BEST CHOICE**  
HOUSING PROJECT  
Bekasi and Surrounding











Marketing Gallery  
Jl. Celebration Boulevard Kav.1  
Tambun Selatan, Bekasi  
Jawa Barat 17510  
Indonesia

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