



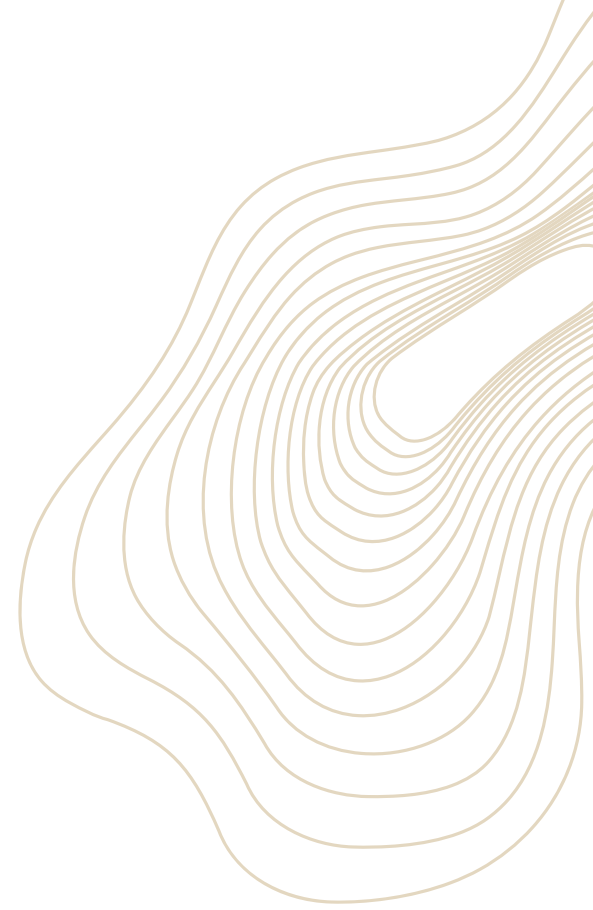
Grand Padjajaran

Residence





Exclusive
Resort Living
AT THE HEART OF BOGOR



Resort Living

The latest from one of Bogor's own trusted developers, Grand Padjajaran Residence is the luxury residence created with a Resort Living concept to fully embrace the wealth of culture and atmosphere that is the green Bogor City right outside your doorstep. Come check out our unbeatable location at the highest elevation within the heart of Bogor City, with a majestic mountain as your backdrop.

With a cluster designed around our Iconic Resort Living hub complete with its Inspiration Garden, a Mood Pool, Sky Gym, restaurants, and dedicated jogging tracks, Grand Padjajaran Residence is your very own home resort within your own community. The One-Gate System further ensures the safety of your property and loved ones, leaving you to fully enjoy your new life at Bogor's newest deluxe residence.

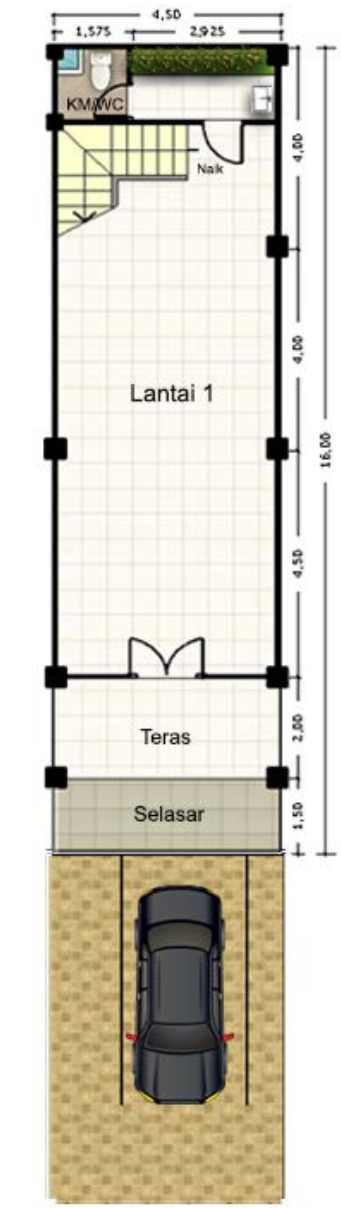
COMMERCIAL AREA
of Grand Padjajaran Residence



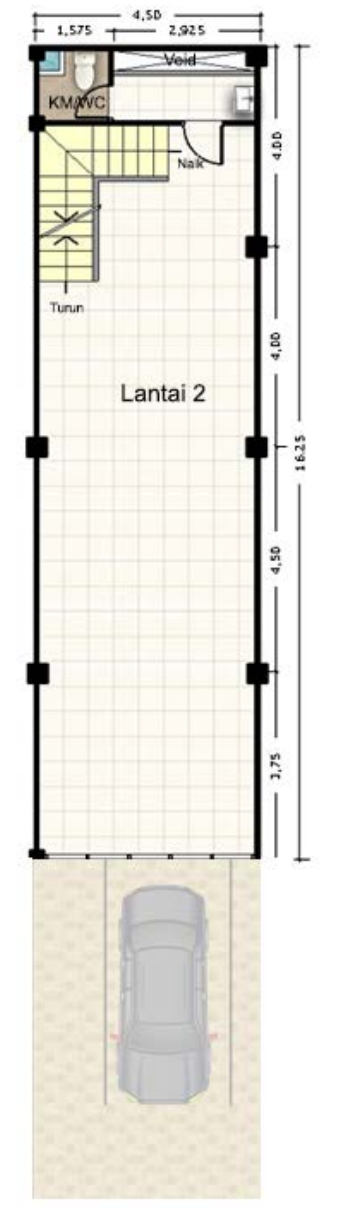
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Ruko Type LIFESTYLE SHOP



DENAH LANTAI 1

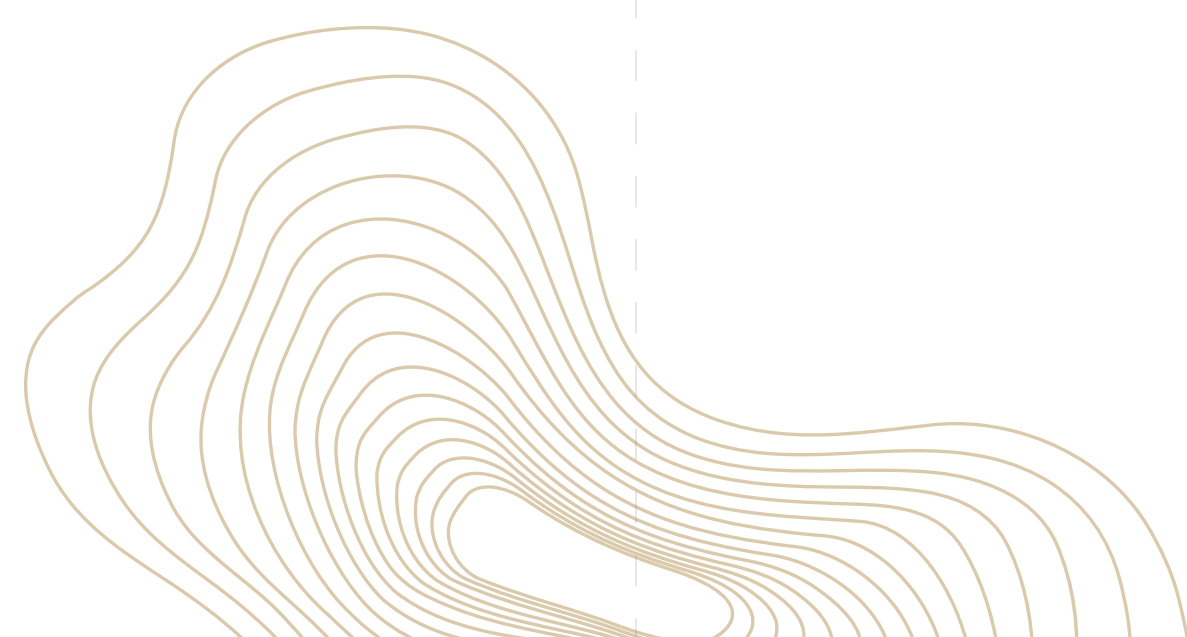


DENAH LANTAI 2

COMMERCIAL AREA Site Plan



Available Parking Area for



Building Specifications

WALLS: RED BRICK PLASTER ACI

FOUNDATION: STRAUSS PILE

SLOOF: REINFORCED CONCRETE

ROOF: DAK CONCRETE FINISHED WATERPROOFING

PLAFOND: GYPSUM PLAFOND 9MM

FACADE: ALUMINIUM FRAME EX. ALEXINDO POWDER COATING,
STOPSOL GLASS 8MM

EXTERIOR FACADE: STOPSOL GLASS ASAHI

DOOR AND WINDOW FRAME: ALUMINIUM EX. ALEXINDO
POWDER COATING / COMPARABLE

FLOOR: GRANITE TILE 60x60 EX. VALENTINO GRESS / COMPARABLE

BATHROOM WALL AND FLOOR: CERAMIC

SANITARY: EX. TOTO

LIGHTING: PANASONIC

PAINT: MOWILEX / COMPARABLE

PLUMBING: PVC PIPES WAVIN / COMPARABLE

PLN: 3500 KWH

WATER: PAM



While all reasonable care has been taken in the preparation of this brochure, the developer and its agent(s) shall not be held responsible for any inaccuracies or omissions. The statements, information and depictions in the Collaterals shall not be regarded relied upon as statements or representations of fact, and they are not intended to form any part of the contract for the sale of the housing units. Visual representations including models, drawing illustrations, photographs, pictures, art rendering portray artistic impressions only, and are not taken as representations of fact. All plans and models are not to scale unless expressly stated and are subject to amendments as may be required by the developer or as may be required or approved by the relevant authorities. The brand, color, and model of all materials, fittings, equipment, materials, fittings, finishes, installations and appliances supplied shall be provided subject to the Developers architect's selector, market availability and the sole discretion of the Developer. All information contained in the Collaterals, including equipment, materials, fittings, finishes, installations and appliances description, plans and specifications are current at the time of printing, and are subject to such changes as are required by the developer or the relevant authorities. The floor area stated in the brochure are approximate measurements and subject to final survey. The Sale and Purchase Agreement shall form the entire agreement between the developer and the purchaser and shall in no way be modified by any statements or representations (whether contained in this brochure or otherwise).





HOUSING AREA

of Grand Padjajaran Residence



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TIPE 93 STANDARD



DENAH LANTAI 1



DENAH LANTAI 2

Land Area: 7x16m (112m²)

Building Area: 93m²

- 3 
BEDROOM
- 1 
LIVINGROOM
- 2 
BATHROOM
- 1 
CARPORT

Additional: Canopy carport, Kitchen island, Flooring at inner courtyard



TIPE 93 HOEK



DENAH LANTAI 1



DENAH LANTAI 2

Land Area: 7x16m (112m²)

Building Area: 93m²

- 3 
BEDROOM
- 1 
LIVINGROOM
- 2 
BATHROOM
- 1 
CARPORT

Additional: Canopy carport, Kitchen island, Flooring at inner courtyard



TIPE 130 STANDARD



DENAH LANTAI 1



DENAH LANTAI 2

Land Area: 8x18m (144m²)

Building Area: 130m²

- 3+1
BEDROOM
- 1
LIVINGROOM
- 3+1
BATHROOM
- 1
CARPORT

Additional: Canopy carport, Kitchen island, Flooring at inner courtyard



TIPE 130

HOEK



DENAH LANTAI 1



DENAH LANTAI 2

Land Area: 8x18m (144m²)

Building Area: 130m²

3+1 
 BEDROOM

1 
 LIVINGROOM

3+1 
 BATHROOM

1 
 CARPORT

Additional: Canopy carport, Kitchen island, Flooring at inner courtyard

COMING SOON



TIPE 169A

LIMITED STOCK



DENAH LANTAI 1



DENAH LANTAI 2

Land Area: 10x18m (180m²)

Building Area: 169m²

4+1  | 2  | 3+1  | 1 

BEDROOM | LIVINGROOM | BATHROOM | CARPORT

Additional: Canopy carport, Kitchen island, Flooring at inner courtyard



TIPE 169B

LIMITED STOCK



DENAH LANTAI 1



DENAH LANTAI 2

Land Area: 9x20m (180m²)

Building Area: 169m²

3+1 
 BEDROOM

2 
 LIVINGROOM

3+1 
 BATHROOM

1 
 CARPORT

Additional: Canopy carport, Kitchen island, Flooring at inner courtyard



TIPE 233

LIMITED STOCK



DENAH LANTAI 1



DENAH LANTAI 2

Land Area: 12x20m (240m²)

Building Area: 233m²

4+1 
 BEDROOM

2 
 LIVINGROOM

3+1 
 BATHROOM

3 
 CARPORT

Additional: Canopy carport, Kitchen island, Flooring at inner courtyard

Building Specifications

WALL: RED BRICK PLASTER ACI

FOUNDATION: FOOTPLATE + BATU KALI

SLOOF: REINFORCED CONCRETE

DOOR FRAME: WOOD ENGINEERING

WINDOW FRAME: UPVC EX. FALKEN

PLAFOND: GYPSUM 9MM, RANGKA BESI HOLLOW GALVANIS

FLOOR: GRANITE TILE EX. VALENTINO GRESS / COMPARABLE

DOOR: ENGINEERING DOOR

PAINT: MOWILEX / COMPARABLE

BATHROOM FLOOR & WALL: CERAMIC EX. ROMAN / COMPARABLE

SANITARY: TOTO

LIGHT: DOWNLIGHT PHILIPS / COMPARABLE

ELECTRICITY: PANASONIC / COMPARABLE

ROOF: FLAT CERAMIC EX. KANMURI

PLUMBING: PIPA PVC RUCIKA

PLN: 3500 KWH

WATER: PAM

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FACILITIES

of Grand Padjajaran Residence



INSPIRATION GARDEN

Enjoy a nuanced embrace of nature at your doorstep.



MOOD POOL

Soak your troubles away and enjoy the cool of the Mood Pool.



SKY GYM

Glass enclosed, 360° gym, inspiring you to train your wings and fly.



LITTLE ITALY

Enjoy the luxe Italian cuisine just a stone's throw away from home.



“BREKKY STREET”

Start your day right with delicious dishes.



CHILDREN'S PLAYGROUND

Fun and kids-friendly playground environment for your kids.



JOGGING TRACK

Run comfortably and safely around the lush and green neighborhood.



ENCLOSED ONE-GATE SYSTEM

Prioritize your safety with only one main entry and exit.



MOSQUE

Pray peacefully anytime in your neighborhood.

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Tahap I SOLD OUT!

OPEN!

Tahap II

Site Map

- TYPE 169B KAV 9X20
- TYPE 233 KAV 12X20
- TYPE 93 KAV 7X16
- TYPE 130 KAV 8X18
- TYPE 169A KAV 10X18
- SHOPPING / COMMERCIAL AREA













Strategic Location

10 Minutes to Lingkar Bogor Highway

5 Minutes to Jagorawi Highway

1 Minutes to Bogor Selatan Highway Gate

-  HOSPITAL
-  SCHOOL
-  GOLF CLUB
-  SHOPPING MALL
-  TRAIN STATION
-  HOTEL
-  GARDEN
-  Toll Road
-  Main Road
-  Grand Padjajaran Residence Area

Marketing Gallery

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