

Lyndon  
at NAVAPARK



SOME SAY THERE IS A HOME  
INSIDE A PRIVATE PARK





## THE CENTER OF ATTENTION

Lyndon resides at the heart of NAVAPARK  
— the most iconic development with vast greeneries.

- A. LYNDON RESIDENCES
- B. NAVAPARK COUNTRY CLUB
- C. BOTANIC PARK
- D. MARIGOLD APARTMENTS
- E. LANCEWOOD RESIDENCES
- F. LAKEWOOD RESIDENCES
- G. NORTHPOINT

THE CENTER OF  
CONVENIENCE

- A. LYNDON GATE
- B. NAVAPARK COUNTRY CLUB
- C. NAVAPARK WEST GATE
- D. NAVAPARK NORTH GATE (2021)





AN AFTERNOON STROLLING AT LYNDON PROMENADE

ARTIST'S IMAGINATION

## A VISION FOR HEALTHY LIVING

Healthy living is started with healthy environment; fresh air quality, lush greeneries with view of water are always good for mind, body and soul. Introducing Lyndon Promenade, a waterfront park facing to the country club — a good healthy ambiance for afternoon strolling and relaxing.



## TYPE 12

Land parcel: 12 m x 33 m  
5 bedrooms with en-suite bathrooms  
2 powder rooms  
Double height entrance foyer  
Private lift  
Spacious backyard



TYPE 12 — ENTRANCE FOYER

ARTIST'S IMPRESSION



TYPE 12 — LIVING AREA

ARTIST'S IMPRESSION



TYPE 12 — BACKYARD

ARTIST'S IMPRESSION





GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

TYPE 12

LAND PARCEL  
12 M X 33 M

BUILDING AREA  
465 SQM

LAND AREA  
396 SQM

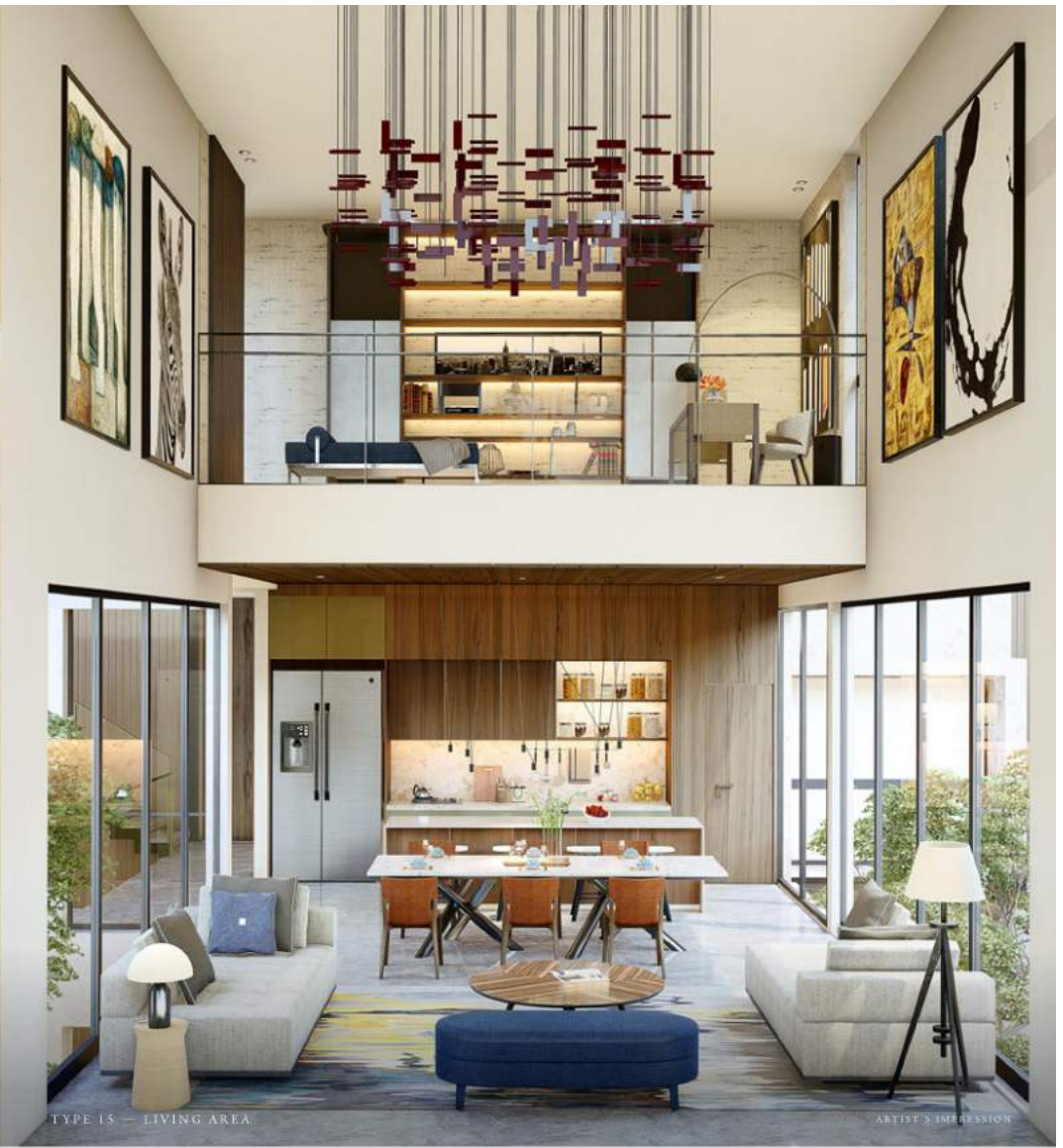


TYPE 15 — FRONT ELEVATION

ARTIST'S IMPRESSION

## TYPE 15

Land parcel: 15 m x 33 m  
5 bedrooms with en-suite bathrooms  
2 powder rooms  
Double height entrance foyer  
Study area on the second floor  
Private lift  
Spacious backyard





TYPE 15 — BACKYARD

ARTIST'S IMPRESSION



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

TYPE 15

LAND PARCEL  
15 M X 33 M

BUILDING AREA  
545 SQM

LAND AREA  
495 SQM

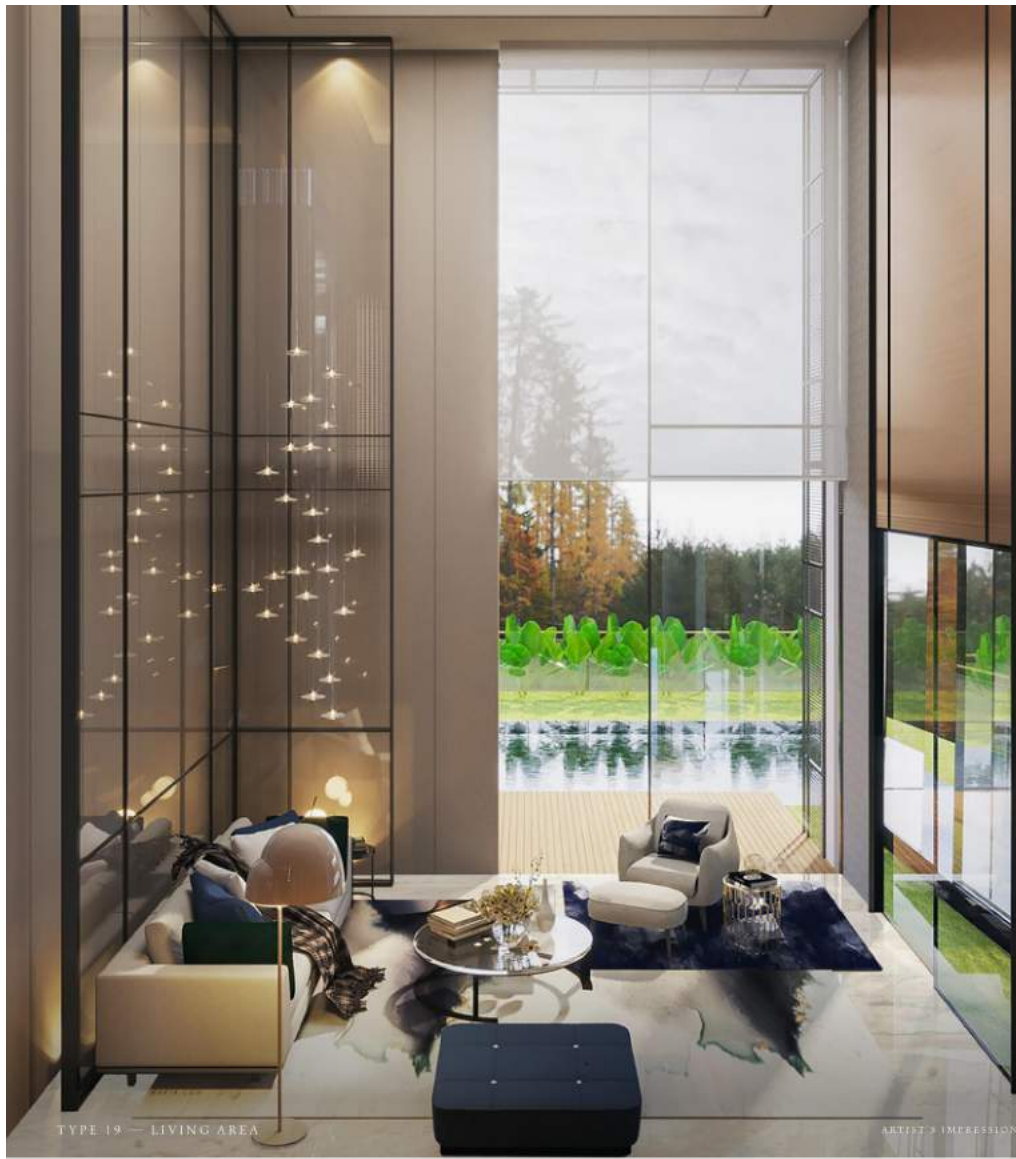


TYPE 19 - FRONT ELEVATION

ARTIST'S IMPRESSION

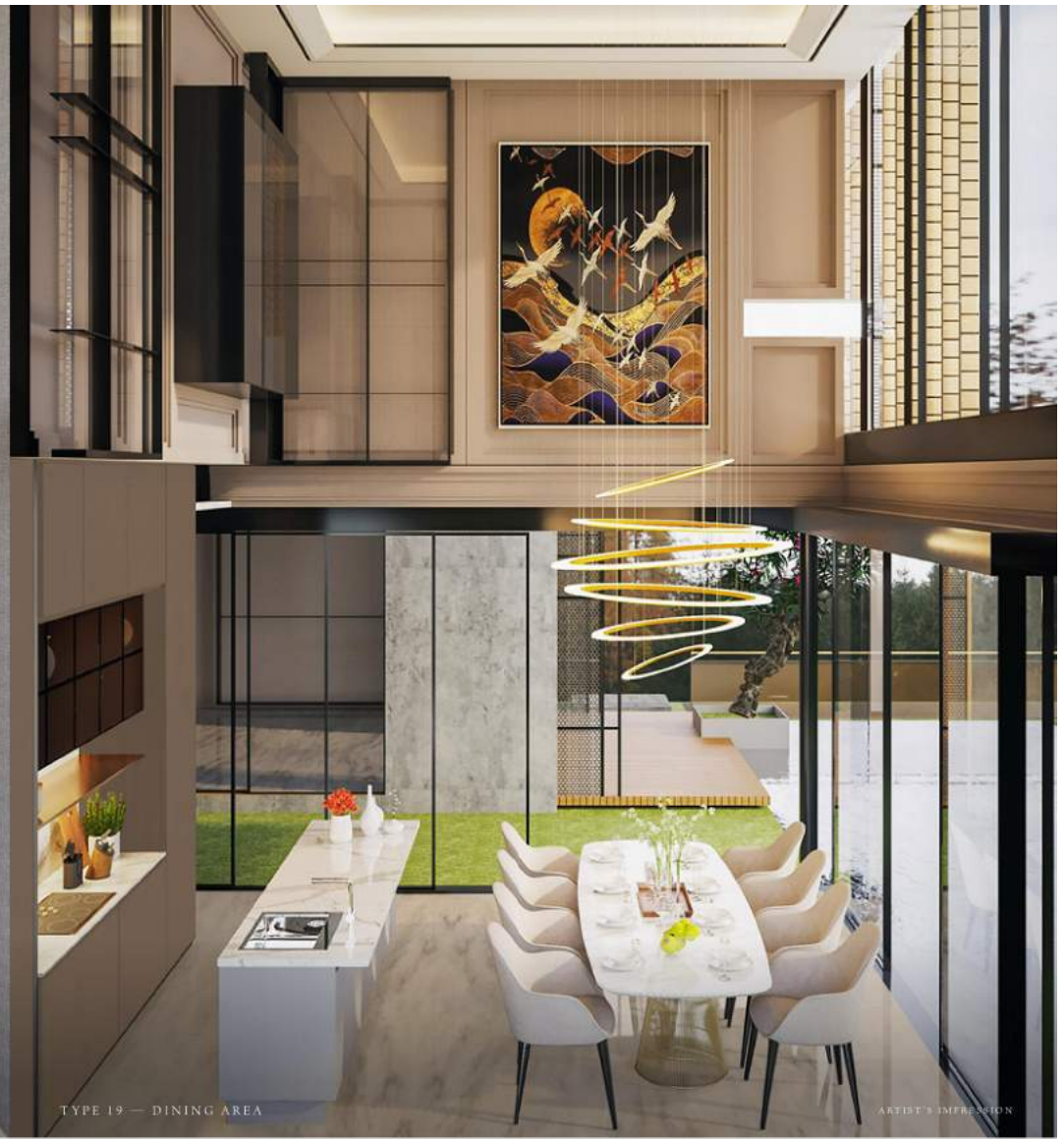
## TYPE 19

Land parcel: 19 m x 35 m  
5 bedrooms with en-suite bathrooms  
A powder room  
Double height entrance foyer  
Spacious walk-in closet & master bathroom  
Private lift  
Spacious backyard  
Direct access to promenade area



TYPE 19 — LIVING AREA

ARTIST'S IMPRESSION



TYPE 19 — DINING AREA

ARTIST'S IMPRESSION



TYPE 19 — BACKYARD

ARTIST'S IMPRESSION





GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

TYPE 19

LAND PARCEL  
19 M X 35 M

BUILDING AREA  
601 SQM

LAND AREA  
665 SQM

# A collaboration between two world-class developers in building a better future.



Founded in 1889, Hongkong Land is a leading property investment, management and development group in Asia. It owns and manages more than 800000 sqm in key Asian cities. Hongkong Land is currently managing residential projects in cities across Greater China and Southeast Asia. It is on standard listing in the London Stock Exchange. Hongkong Land is a member of Jardine Matheson Group.



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.

<p><b>Foundation</b> Mini Piles</p> <p><b>Main Structure</b> Reinforced Concrete</p> <p><b>Interior Wall Finishes</b> General wall: plaster &amp; paint Bathrooms in Type 12 &amp; 15: homogenous tiles with imperted marble accent wall Bathrooms in Type 19: imperted marble Dry Kitchen: engineered stone backplash Wet Kitchen: homogenous tile backplash Maid's &amp; Driver's Toilets: homogenous tiles</p> <p><b>Exterior Wall Finishes</b> Plaster &amp; paint Stone / artificial timber cladding</p> <p><b>Ceiling</b> Gypsum board in paint finish</p> <p><b>Roof</b> Bitumen shingles with lightweight steel structure for pitched roof Corrugated Zincalume/metal roof with insulation for canopy Concrete flat roof</p> <p><b>Door</b> Main Entrance door: solid engineered wood with digital door lock Interior door: engineered wood Sliding door: aluminium frame with glass Garage door: motorized metal framed system Maid's &amp; Driver's Toilet doors: uPVC</p> <p><b>Window</b> Aluminium frame with glass</p> <p><b>Floor Finishes</b> Terrace: homogenous tiles Living &amp; Dining, Common Corridor &amp; Main Staircase: imperted marble Bathroom &amp; Powder Room: imperted marble Bedroom: laminate flooring Garage, Wet Kitchen &amp; Service Area: homogenous tiles Maid's &amp; Driver's Toilet: homogenous tiles</p> <p><b>Sanitary Wares</b> Floor-standing intelligent water closet in Master Bathroom: Kohler / equivalent Water closet in other Bathroom &amp; Powder Room: Kohler / equivalent Wash basin in Bathroom &amp; Powder room: Kohler / equivalent Free standing bathtub in Master Bathroom: TOTO / equivalent Built-in bathtub in Junior Master Bathroom: Kohler / equivalent Maid's and /or Driver's Toilet(s): TOTO / equivalent</p>	<p><b>Fittings</b> Bathroom faucet: Kohler / equivalent Bath &amp; shower set: Kohler / equivalent Accessories: Kohler / equivalent Kitchen sink &amp; faucet: Franke / equivalent</p> <p><b>Kitchen Provisions</b> Dry Kitchen: Storage cabinet system with engineered stone countertop Sink &amp; faucet: Franke / equivalent Induction hob, cooker hood &amp; oven: Bosch / equivalent Wet Kitchen: Storage cabinet system with solid surface countertop Sink &amp; faucet: Franke / equivalent Cooking stove &amp; cooker hood: Bosch / equivalent</p> <p><b>Other Provisions</b> Bathrooms: Vanity cabinet with mirror for all bathrooms except for Maid's &amp; Driver's Toilets.</p> <p><b>Smart Home System</b> Lights control at Living Room and Car Porch Area Google voice control Video intercom with panic button connected to Guardhouse CCTV.</p> <p><b>LIFT</b> Mitsubishi, capacity for 450kg</p> <p><b>Electricity</b> 16,500 VA</p> <p><b>MEP Provisions</b> Lighting points Concealed AC for Living &amp; Dining; power connection and sleeves on wall for AC pipes routing at other area Electric water heater Roof Tank with Booster Pump Individual waste water tank</p> <p><b>Car Parking</b> 1 parking lots at outdoor Car Porch 2 parking lots in Garage</p> <p><b>Security</b> 24-hours security services CCTV Panic button connected to Guardhouse 2 guardhouses</p>
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DISCLAIMER: Neither the Developer nor its agents will be held responsible for any inaccuracies or omissions in the information contained in this brochure. The Developer does not accept responsibility for any errors or omissions or for any losses suffered by any person or legal entity resulting from the use of the information contained in this brochure, however caused. The statements, views, representations, models, show units, displays and illustrations, photographs, set renderings and other graphic representations and references are intended to provide only a visual impression of the development and does not warrant to be regarded as accurate or representative of fact. All views and other measurements are approximate measurements and are subject to change and final survey. All plans and models are not to scale unless expressly stated in the respective measurement. All information, specifications, materials, and fittings, standard representations, measurements and plans are subject to change or may be required to be and/or revised from time to time. The Sale and Purchase Agreement (SPA), also known as PPA, shall form the entire agreement between the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the SPA and shall to the extent possible make the any statements, representations or promises made by us or our agents which are not embodied in the SPA, whether before or after the signing of the SPA, for explanation concerning the SPA and the identification in the information purposes only and it is recommended that potential Purchasers seek independent legal advice in regard to the proposed purchase. Models and graphics are not to scale unless otherwise stated. There will be colour and matching issues due to the complex material composition and manufacturing capabilities. While such materials can be pre-selected before installation, this does not guarantee that the materials or graphics cannot be totally avoided. Certain files are pre-published before listing and care has been taken for their installation. Hence some differences may be felt at the point. The finality picture of enable or grants selected and finalised shall be subject to availability. Timber to ensure internal containing system and final delivery. This is not possible to achieve and consistency of colour and grain in its selection and installation. Latest location of kitchen cabinets, fan and units and electrical points are subject to Developer's safe, direction and final design. Where variations are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor shall assign to the Purchaser such variation at the time when possession of the Unit is delivered to the Purchaser. The brand and model of all equipment and appliances supplied shall be provided subject to availability. The Developer reserves the right to substitute, without prior notice, other materials of comparable quality and standard for the intended materials to be used in the development.