



WISTERIA

A sanctuary of warmth and comfort.
A safe haven where you lay your roots.
A legacy for generations to come.

MORE THAN JUST A HOME.



An aerial architectural rendering of a modern building complex. The scene is viewed from a high angle, showing a central courtyard area with a circular structure that appears to be a courtyard or a small park. The buildings are multi-story with large windows and balconies. The overall atmosphere is dark and moody, with a focus on the geometric forms and spatial layout of the architecture. The text "EXTRAORDINARY CONCEPT" is overlaid in the center of the image.

EXTRAORDINARY CONCEPT



Lush manicured landscapes all around the estate.
Colourful flowering trees and big green spaces.

MODERN GARDEN HOMES CONCEPT



IKEA Cakung | 3min



Global Mandiri School | 2min



AEON MALL Cakung | 3min



Mayapada Hospital | 2min



WISTERIA
QUALITY
DESIGN

OVER 8,000 SQM

**GREEN
AREA**



WISTERIA

QUALITY
DESIGN

NEIGHBORHOOD
GATED 24HR

SECURITY

RFID

ACCESS CARD



WISTERIA
QUALITY
DESIGN

9 METER WIDTH
260 METER

**LINEAR
PARK**

LINKED TO
CLUBHOUSE



WISTERIA
QUALITY
DESIGN

**CLUB
HOUSE**

LINKED TO PICNIC
LAWN



WISTERIA
QUALITY
DESIGN

GYM

AT CLUBHOUSE



WISTERIA
QUALITY
DESIGN

**PICNIC
LAWN**

LINKED TO
CLUBHOUSE



WISTERIA FACILITIES

1. WISTERIA LINEAR PARK
2. WISTERIA AMPHITHEATRE
3. CLUB HOUSE
 - GYM + YOGA DECK
 - BBQ DECK
 - F&B + MINIMART
 - EVENT HALL
4. SWIMMING+KIDS POOL
5. KIDS PLAYGROUND
6. OUTDOOR FITNESS AREA
7. EVENTS CORRIDOR

An aerial architectural rendering of a modern residential development. The scene is viewed from a high angle, showing several multi-story buildings with large windows and balconies. A central courtyard features a circular green space with a paved walkway and a few people walking. A white car is parked in a designated area. The overall atmosphere is dark and moody, with the text 'UNIT TYPES' overlaid in the center.

UNIT TYPES



WISTERIA TYPE

A

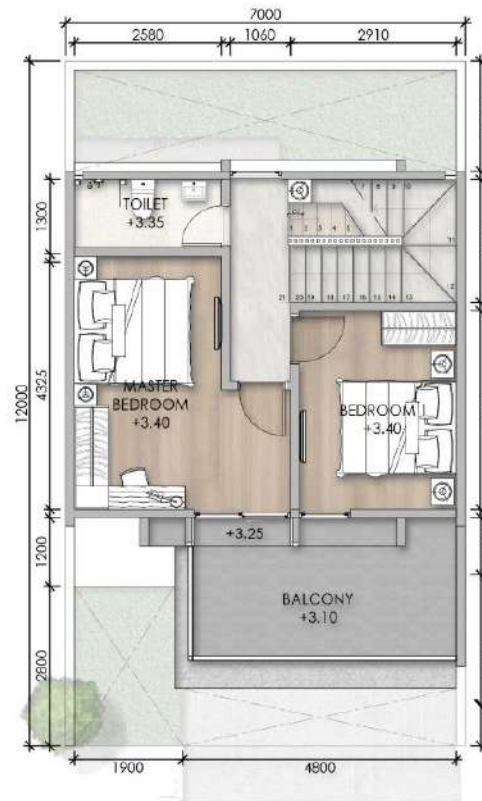
7 x 12 m

LAND AREA
84 sqm

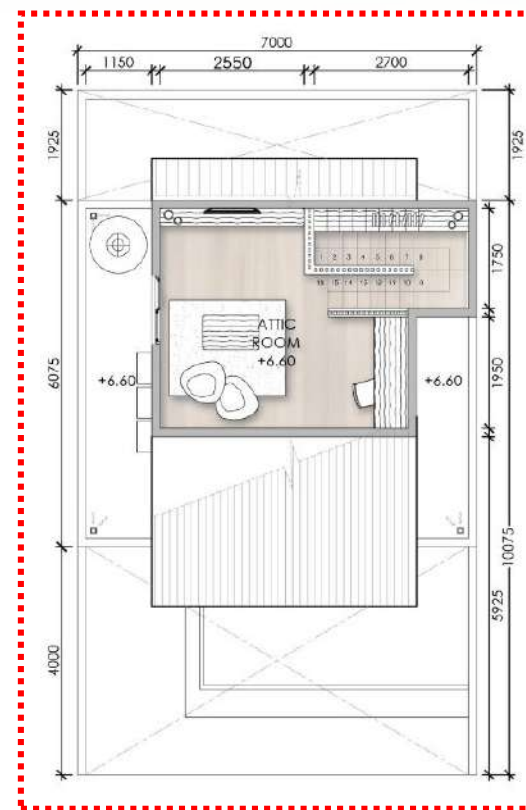
BUILDING AREA
79 sqm



1 GROUND FLOOR
Scale 1 : 100



2 1st FLOOR
Scale 1 : 100



PREMIUM OPTION

3 ATTIC FLOOR
Scale 1 : 100





TYPE A – 7x12



TYPE A - 7x12



TYPE A LIVING ROOM



TYPE A MASTER BEDROOM



WISTERIA

TYPE

B

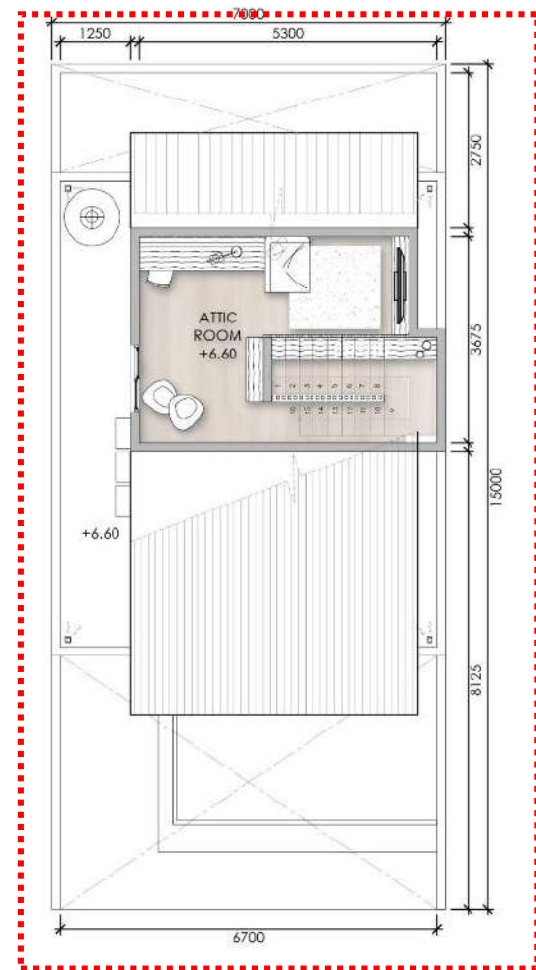
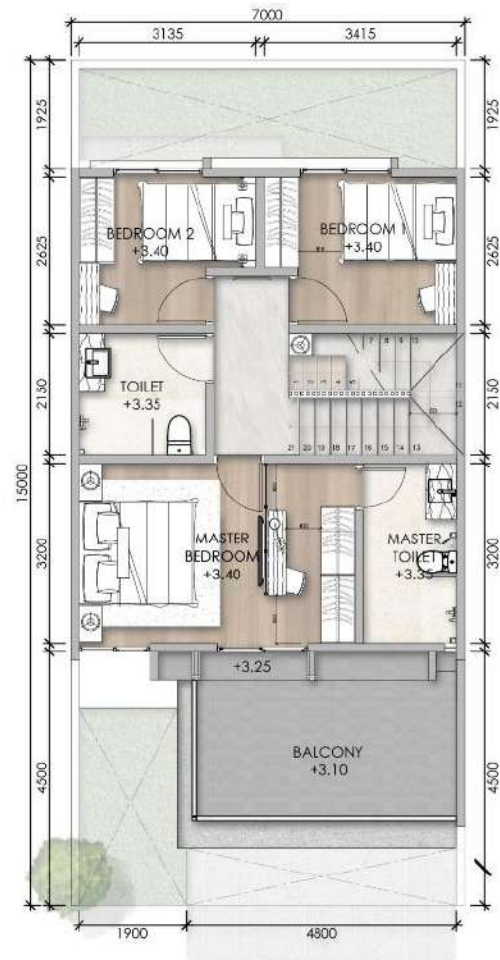
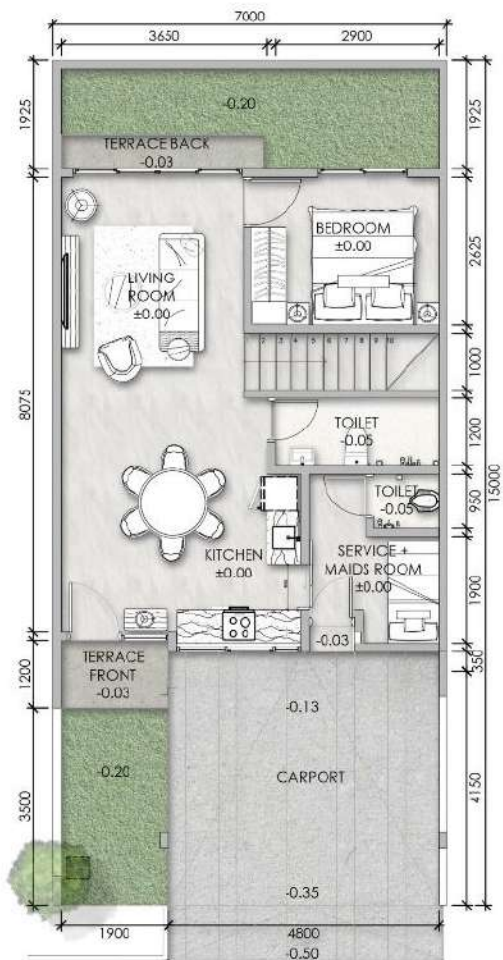
7x15/16m

LAND AREA

105/112sqm

BUILDING AREA

116sqm



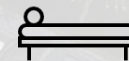
BEDROOM

4



BATHROOM

3



SKY BALCONY

1



CARPORT

2



TYPE B - 7x15/16



WISTERIA

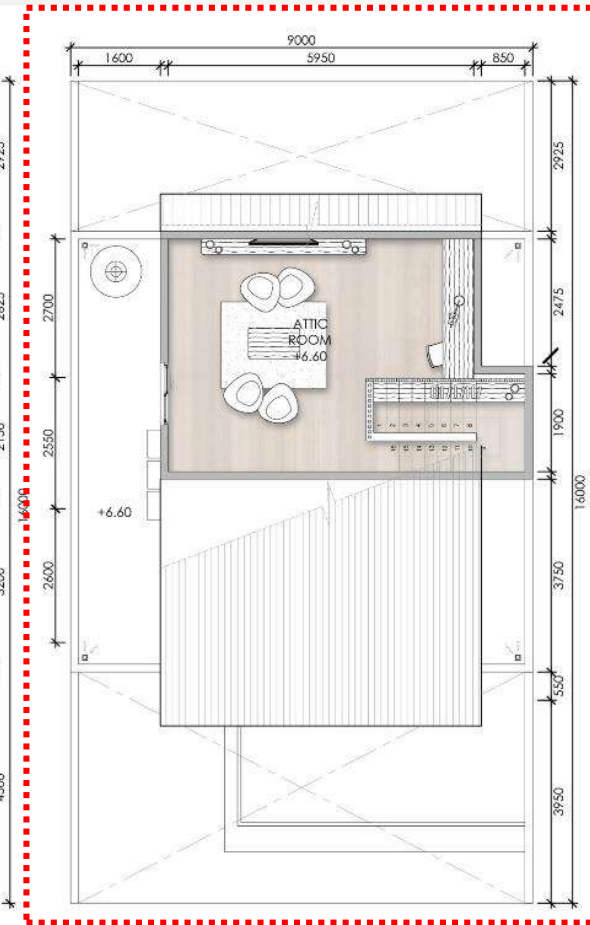
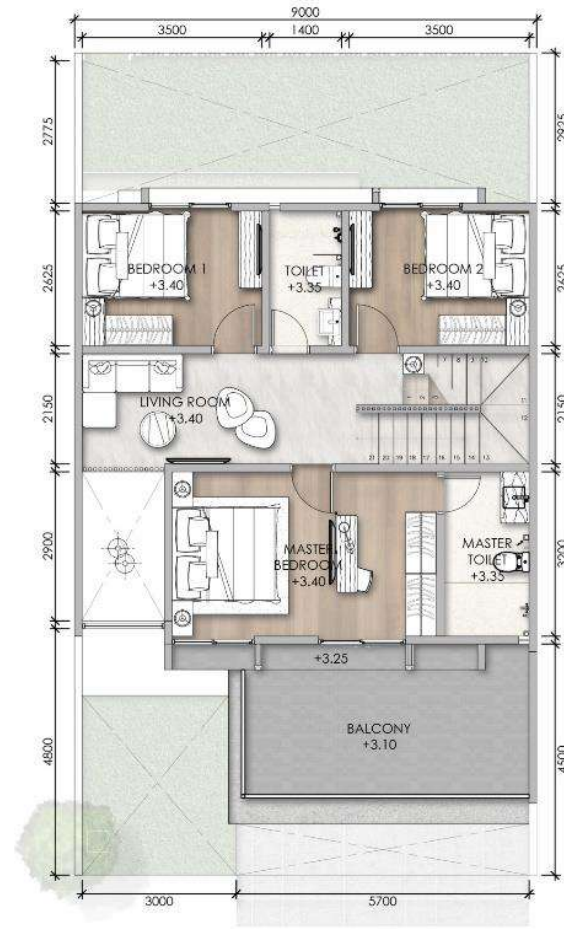
TYPE

C

9 x 16 m

LAND AREA
144 sqm

BUILDING AREA
144 sqm



PREMIUM OPTION



4
BEDROOM



3
BATHROOM



1
SKY BALCONY



2
CARPORT



TYPE C - 9x16



TYPE C LIVING ROOM



TYPE C LIVING ROOM



TYPE C COMMON BEDROOM



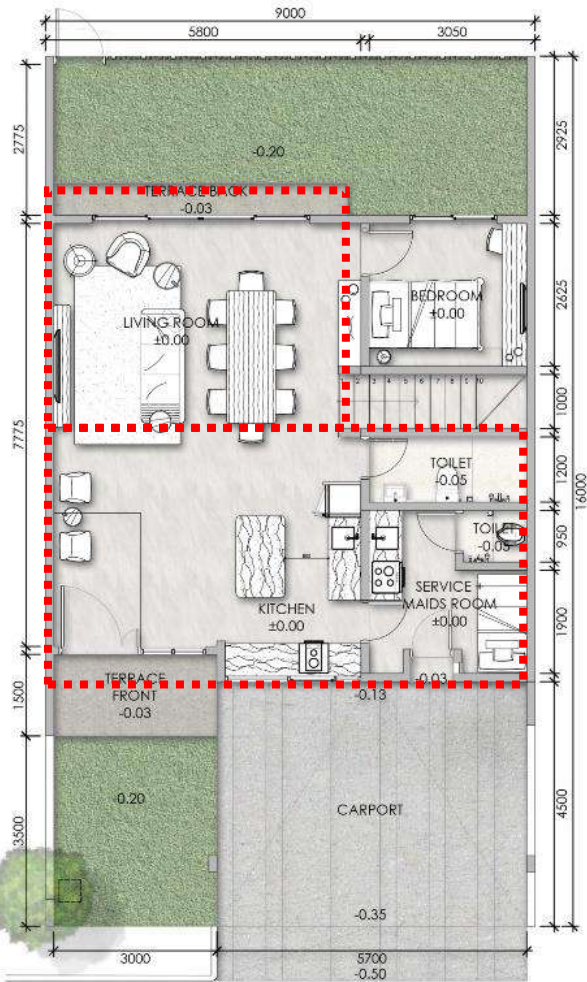
T Y P E C C O M M O N B A T H R O O M



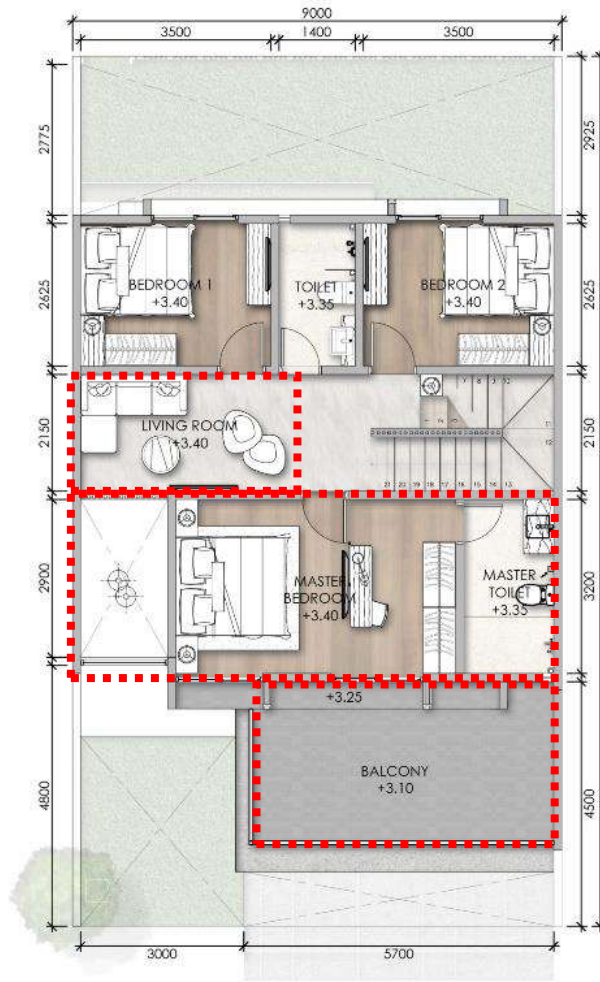
TYPE B / C MASTER BEDROOM



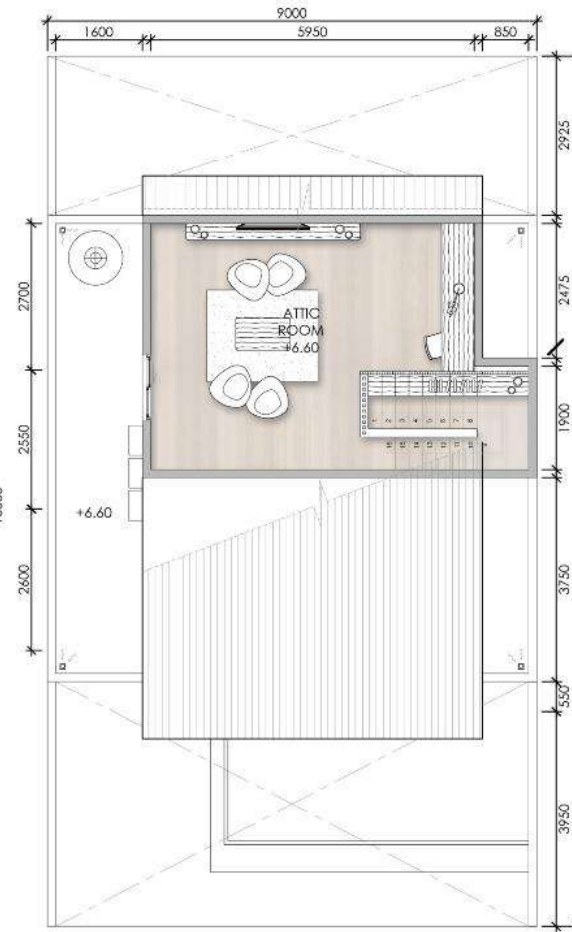
TYPE C FAMILY ROOM



1 GROUND FLOOR
A1-101 Scale 1 : 100



2 1st FLOOR
A1-101 Scale 1 : 100



3 ATTIC FLOOR
A1-102 Scale 1 : 100

- 1) Side entrance for helper to utility area
- 2) Fully configurable kitchen layout
- 3) Spacious Living Room with configurable extend option
- 4) Void and double volume (9x16)
- 5) Family Room at 2nd floor
- 6) Spacious Master Bedroom with sky balcony and flexibility to design with walk-in wardrobe concept (~3m x 9m)

An aerial architectural rendering of a modern residential complex. The scene is viewed from a high angle, showing several multi-story buildings with large windows and balconies. A central courtyard features a circular green space with a paved walkway and a few people walking. The overall atmosphere is dark and moody, with the text overlaid in the center.

THOUGHTFULLY-DESIGNED HOMES



WISTERIA

QUALITY
DESIGN

FREE

**SKY
BALCONY**

ALL UNITS



WISTERIA
QUALITY
DESIGN

FREE

**FULL
ATTIC**
(Phase 2)



WISTERIA

QUALITY
DESIGN

DIGITAL
DOOR LOCK

SMART

HOME SYSTEM



WISTERIA

QUALITY
DESIGN

FRONT ENTRANCE

SECURITY

IP CAMERA



WISTERIA QUALITY DESIGN

SMART HOME
SYSTEM

CONTROL

From your phone
(Phase 2)



WISTERIA

SPECIFICATIONS

FLOOR FINISHES

LIVING, DINING, STAIR,
BED ROOM (1ST FL) :

TYPE A – HT 60x60

TYPE B – HT 60x60

TYPE C – HT 60x60

BATH & POWDER ROOM:

TILES

BEDROOM 2ND FL:

LAMINATED FLOORS

ENTRANCE, SERVICE:

CERAMIC TILES

CAR PORT:

NATURAL CONCRETE

SKY BALCONY:

TILES

ROOF

EXTERIOR:

CONCRETE ROOF TILES

WALL FINISHES

INTERIOR WALL:

PAINT

BATH & POWDER ROOM:

TILES

EXTERIOR FAÇADE:

WEATHER SHIELD PAINT

CEILING

INTERIOR:

GYPSUM PAINTED BOARD

SANITARY FITTINGS

WATER CLOSET:

TOTO OR EQUIVALENT

WASH BASIN:

TOTO, EQUIVALENT

WITH COUNTER TOP

WATER FITTINGS:

TOTO, OR EQUIVALENT



WISTERIA

SPECIFICATIONS

DOORS & WINDOWS

MAIN ENTRANCE DOOR:	SOLID ENGINEERED WOOD WITH DIGITAL DOOR LOCK
SIDE ENTRANCE DOOR:	ENGINEERED WOOD
INTERIOR DOOR:	ENGINEERED WOOD
SLIDING DOOR:	ALUMINIUM FRAME WITH GLASS
WINDOW:	ALUMINIUM FRAME WITH GLASS

OTHER PROVISIONS

KITCHEN:	COUNTERTOP WITH SINK
DATA/TV/PHONE OUTLET:	LIVING ROOM AND ALL BEDROOMS
HOT WATER:	PIPING AND POWER PROVISION FOR INSTALLATION AT ALL BATHROOMS
AIR CONDITIONING:	PIPING PROVISION FOR INSTALLATION AT LIVING & ALL BEDROOMS
SECURITY IP CAMERA:	MAIN ENTRANCE TERRACE
ELECTRICITY:	TYPE A : 2,200 VA TYPE B : 3,500 VA TYPE C : 3,500 VA



WISTERIA



East Coast Mansion | Surabaya

K R E A

**PROJECT
ARCHITECT**



Double Six Hotel | Bali

 **HBA**

**INTERIOR
DESIGNER**



Nava Park | Indonesia

sheilsflynn

**LANDSCAPE
CONSULTANT**



PRICE



WISTERIA

TYPE A, Start 1.6B

TYPE B, Start 2.3B

TYPE C, Start 3.1B