



CENDANA
ICON

URBAN CHIC DESIGNER HOMES.





CENDANA
ICON



A NEW FRESH
VIBRANT CHAPTER



• Sekolah Dian Harapan

Cisadane River

to Tang

Cyber Park

Cyber Park

JI Provinsi Future Connection

JI Provinsi Future Connection

LV NORTH

Toll Gate

COMMERCIAL DISTRICT

Underpass to Cendana Peak



JAKARTA MERAK TOLL ROAD

Future MRT Balaraja - Cikarang

LV CBD





CENDANA
ICON

URBAN CHIC HOMES
BY WORLD-CLASS DESIGNER

Alex Bayu

GENIUS LOCI

ARCHITECT & INTERIOR DESIGNER OF CENDANA ICON



Karl Princic

INTARAN DESIGN

LANDSCAPE DESIGNER OF CENDANA ICON







PURITY

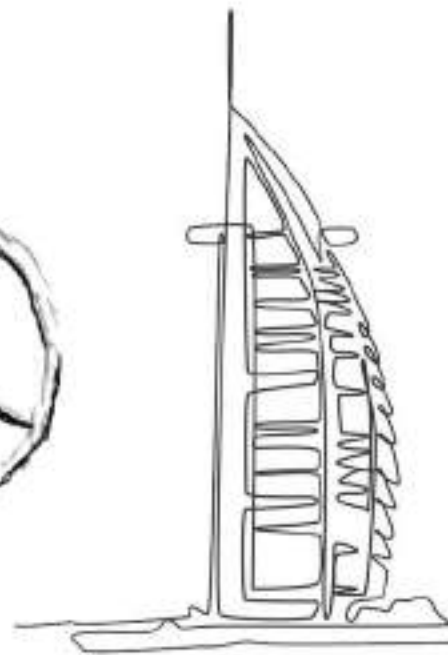
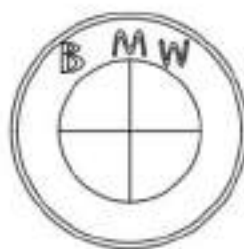


SIMPLICITY



TRUE LIVING

WHAT WILL A CHILD DRAW IF
YOU ASK THEM TO DRAW A HOUSE



SIMPLICITY IS ICONIC

ICONIC IS SIMPLICITY





GLASS

WALL

BALANCE DESIGN

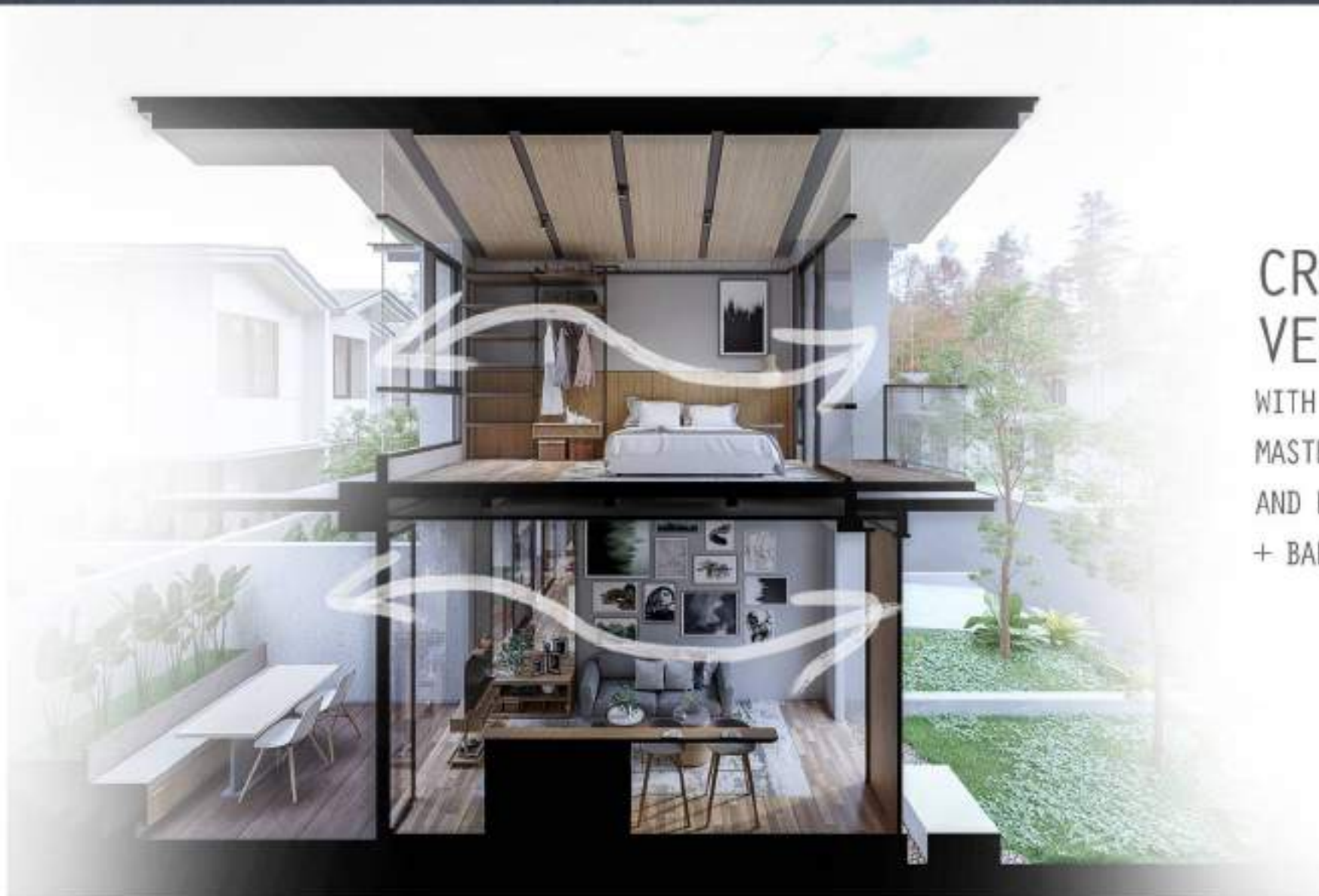
FOR THE BALANCED LIFE

THE GLASS ON ONE SIDE,
AND WALL ON THE OTHER SIDE
BRINGING SUNLIGHT AND
FRESH AIR INTO THE HOUSE



OPEN PLAN GREAT ROOM

WITH ENTRY IMPACT
MAKING THE HOME ARRIVAL
FEELING VERY GOOD



CROSS VENTILATION

WITH DOUBLE VIEW ON
MASTER BEDROOM
AND LIVING ROOM
+ BALCONY



FRONT & BACK GARDEN

ENJOY BREEZE &
OUTDOOR ACTIVITIES
IN YOUR HOME



BALCONY

A PLACE WHERE YOU CAN
ENJOY MORNING SUNSHINE,
OR UNWIND IN THE EVENING



AMPLE
HIGH
CEILING



ADD MORE ROOM
WITHOUT ADDING
BUILDING SIZE

3 BR → 4 BR

SAMPLE : 2ND FLOOR LAYOUT OF TYPE 2 CORNER



CENDANA
ICON

*Urban Chic
Designers Homes*





CENDANA
ICON

LANDSCAPE ENVIRONMENT













Icon Villa

TYPE 1
STANDARD
5 X 12 M



Icon Residence

TYPE 2
STANDARD
5,5 X 15 M



Icon Cottage

TYPE 3
STANDARD
6,5 X 15 M

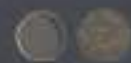
Icon Villa

TYPE 1 5 x 12 M

STANDARD

LAND BUILDING
60 M² 55 M²

- 2 BEDROOM
- 1 BATHROOM
- 1 POWDER ROOM
- 1 MAID QUARTER (OPT.)



Icon Villa

TYPE 1 **5 x 12 M**
STANDARD

LAND 60 M² BUILDING 55 M²

- 2 BEDROOM
- 1 BATHROOM
- 1 POWDER ROOM
- 1 MAID QUARTER (OPT.)



12 M



5 M

12 M



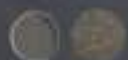
5 M

Icon Villa

TYPE 1 **5 x 12 M**
STANDARD

LAND 60 M² BUILDING 55 M²

- 2 BEDROOM
- 1 BATHROOM
- 1 POWDER ROOM
- 1 STUDY
- 1 MAID QUARTER (OPT.)



12 M



5 M

12 M



5 M

Icon Villa

TYPE 1 **7 x 12 M**
CORNER

LAND **84 M²** BUILDING **55 M²**

- 2 BEDROOM
- 1 BATHROOM
- 1 POWDER ROOM
- 1 MAID QUARTER (OPT.)



Icon Villa

TYPE 1 7 x 12 M
CORNER

LAND 84 M² BUILDING 55 M²

- 2 BEDROOM
- 1 BATHROOM
- 1 POWDER ROOM
- 1 STUDY
- 1 MAID QUARTER (OPT.)

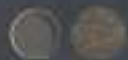


Icon Villa

TYPE 1 7 x 12 M
CORNER

LAND BUILDING
84 M² 55 M²

- 2 BEDROOM
- 1 BATHROOM
- 1 POWDER ROOM
- 1 MAID QUARTER (OPT.)



Icon Villa

TYPE 1 7 x 12 M
CORNER

LAND BUILDING
84 M² 55 M²

- 2 BEDROOM
- 1 BATHROOM
- 1 POWDER ROOM
- 1 MAID QUARTER (OPT.)









Icon Residence

TYPE 2 5.5 x 15 m
STANDARD

LAND BUILDING
82.5 m² 68 m²

3 BEDROOM
3 BATHROOM
1 MAID QUARTER (OPT.)



Icon Residence

TYPE 2 5.5 x 15 M
STANDARD

LAND BUILDING
82.5 M² 68 M²

- 3 BEDROOM
- 3 BATHROOM
- 1 MAID QUARTER (OPT.)



15 M



5.5 M

15 M



5.5 M

Icon Residence

TYPE 2 **5.5 x 15 M**
STANDARD

LAND BUILDING
82.5 m² 68 m²

- 4 BEDROOM
- 3 BATHROOM
- 1 MAID QUARTER (OPT.)



15 M



5.5 M

ADDITIONAL ROOM

15 M



5.5 M

Icon Residence

TYPE 2 CORNER 7.5 x 15 M

LAND 112.5 M² BUILDING 68 M²

- 3 BEDROOM
- 3 BATHROOM
- 1 MAID QUARTER (OPT.)



15 M



7.5 M

15 M



7.5 M

Icon Residence

TYPE 2 7.5 x 15 M
CORNER

LAND 112.5 M² BUILDING 68 M²

- 4 BEDROOM
- 3 BATHROOM
- 1 MAID QUARTER (OPT.)



15 M



7.5 M

15 M



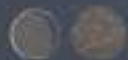
7.5 M

Icon Residence

TYPE 2 7.5 x 15 M
CORNER

LAND BUILDING
112.5 M² 68 M²

4 BEDROOM
3 BATHROOM
1 MAID QUARTER (OPT.)



Icon Residence

TYPE 2 7.5 x 15 M
CORNER

LAND BUILDING
112.5 M² 68 M²

4 BEDROOM
3 BATHROOM
1 MAID QUARTER (OPT.)









Icon Cottage

TYPE 3 6.5 x 15 M

3 STANZAS

LAND BUILDING
97.5 M² 88 M²

- 3 BEDROOM
- 3 BATHROOM
- 1 MAID QUARTER (OPT.)

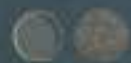


Icon Cottage

TYPE 3 6.5 x 15 M
STANZAS

LAND BUILDING
97.5 M² 88 M²

- 3 BEDROOM
- 3 BATHROOM
- 1 MAID QUARTER (OPT.)



15 M



6.5 M

15 M



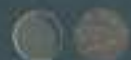
6.5 M

Icon Cottage

TYPE 3 **6.5 x 15 M**
STANZANE

LAND BUILDING
97.5 M² 88 M²

- 3 BEDROOM
- 3 BATHROOM
- 1 STUDY
- 1 MAID QUARTER (OPT.)



15 M



6.5 M

15 M



ADDITIONAL ROOM

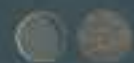
6.5 M

Icon Cottage

TYPE 3 CORNER 8.5 x 15 M

LAND 127.5 M² BUILDING 88 M²

- 3 BEDROOM
- 3 BATHROOM
- 1 MAID QUARTER (OPT.)



Icon Cottage

TYPE 3 CORNER 8.5 x 15 M

LAND 127.5 M² BUILDING 88 M²

- 3 BEDROOM
- 3 BATHROOM
- 1 STUDY
- 1 MAID QUARTER (OPT.)



Icon Cottage

TYPE 3 8.5 x 15 M
CORNER

LAND BUILDING
127.5 M² 88 M²

3 BEDROOM
3 BATHROOM
1 MAID QUARTER (OPT.)











Icon Villa

TYPE 1
STANDARD
5 X 12 M

PRICE STARTS FROM

599 JT

CASH - EXCEPT



Icon Residence

TYPE 2
STANDARD
5,5 X 15 M

PRICE STARTS FROM

799 JT

CASH - EXCEPT



Icon Cottage

TYPE 3
STANDARD
6,5 X 15 M

PRICE STARTS FROM

899 JT

CASH - EXCEPT

SPECIFICATIONS

PONDASI	: TIANG PANCANG MINI PILE
STRUKTUR	: BETON BERTULANG
DINDING	: BATA RINGAN & MORTAR FINISH CAT
DINDING PEMBATA	: DINDING GANDA
PAGAR BELAKANG	: BATA RINGAN & MORTAR FINISH CAT
KAMAR MANDI	: BATA RINGAN & MORTAR FINISH KERAMIK
CAT	
Eksterior	: CAT TEMBOK WEATHERSHIELD / SETARA
Interior	: CAT TEMBOK
PLAFON	
Ruang Dalam	: GYPSUM FINISH CAT
Kamar Mandi	: GYPSUM WR (WATER RESISTANT) FINISH CAT
LANTAI	
Teras	: KERAMIK TILE
Lantai Utama	: HOMOGENEOUS TILE
Kamar Tidur	: HOMOGENEOUS TILE
Toilet	: KERAMIK TILE
Carport	: BETON DENGAN TALI AIR
ATAP	
Rangka Atap	: BAJA RINGAN
Penutup Atap	: ATAP SPANDEK PASIR

SANITAIR

Closet Duduk	: EX. TOTO / AMERICAN STANDARD / SETARA
Wastafel	: EX. TOTO / AMERICAN STANDARD / SETARA
Shower	: EX. TOTO / AMERICAN STANDARD / SETARA
Meja Dapur	: HOMOGENEOUS TILE

JENDELA & PINTU

Kusen Pintu Utama & Jendela	: ALUMINIUM
Kusen Pintu Dalam	: ALUMINIUM
Daun Jendela	: ALUMINIUM + KACA
Daun Pintu Utama	: SOLID ENGINEERING
Daun Pintu Dalam	: ENGINEERING HONEY COMB

INSTALASI

Air Bersih	: WATER TREATMENT PLANT LIPPO VILLAGE
Water Heater	: TERSEDIA (PIPA)
AC	: TERSEDIA (POWER OUTLET, PIPA, SALURAN PEMBUANGAN)
Telepon, TV, Internet	: TERSEDIA (FIBER OPTIK)

INSTALASI LISTRIK

: 2200 VA

SPEKIFIKASI LINGKUNGAN

- KAWASAN TANPA PAGAR
- INSTALASI JARINGAN LISTRIK DALAM TANAH



CENDANA
ICON

MATERIAL BOARD



1. Homogeneous Tile at Living room and Bedroom

2. Ceramic tile for Bathroom Wall

3. Ceramic Tile for Kitchen Countertop and Backsplash

4. Ceramic tile for Bathroom Floor

5. Waterproof Exterior Panel

6. Wooden Laminated Ceiling at front Facade Canopy

7. HPL for framed Door material

A man in a grey suit and glasses is looking at a tablet held in his hand. The tablet screen displays the text 'THE NEW WAY' in a stylized, purple, blocky font. He is also holding a white coffee cup with a lid. The background is a blurred office setting.

ICONPLAZA

ICON PLAZA





대한주택공사

LORDS HOME CARE

merc

BLACK BOX

OCEANA

MODOP



The background features a light beige color with a subtle, organic texture. A large, dark blue, curved shape is visible in the top left corner. On the right side, there are thin, dark blue, curved lines. In the bottom right corner, there is a yellowish-orange shape with a dark blue, cracked or marbled texture.

ICONPLAZA

DESIGN BY AWARDS WINNING

ARCHITECT & INTERIOR DESIGNER

ALEX BAYU

ICON PLAZA



10 ICONIC FEATURES

1. DOUBLE ENTRANCE
2. DOUBLE SIDE PARKING
3. MULTI TENANTS POTENTIAL:
 - SHOP 1ST FLOOR
 - OFFICE 2ND FLOOR
 - HOME 3RD FLOOR
4. OPEN PLAN
5. CROSS VENTILATION
6. BALCONY
7. BIG GLASS FACADE FOR NATURAL LIGHT
8. HIGH SLOPE CEILING AT 3RD FLOOR
9. UPPER WINDOW & AC LEDGE AT 3RD FLOOR
10. OPTIONAL ADDITIONAL BEDROOMS & BATHROOMS



















ICON PLAZA

5 x 22.2 M

111 M² LAND

231 M² BUILDING

DOUBLE FACADES & PARKING

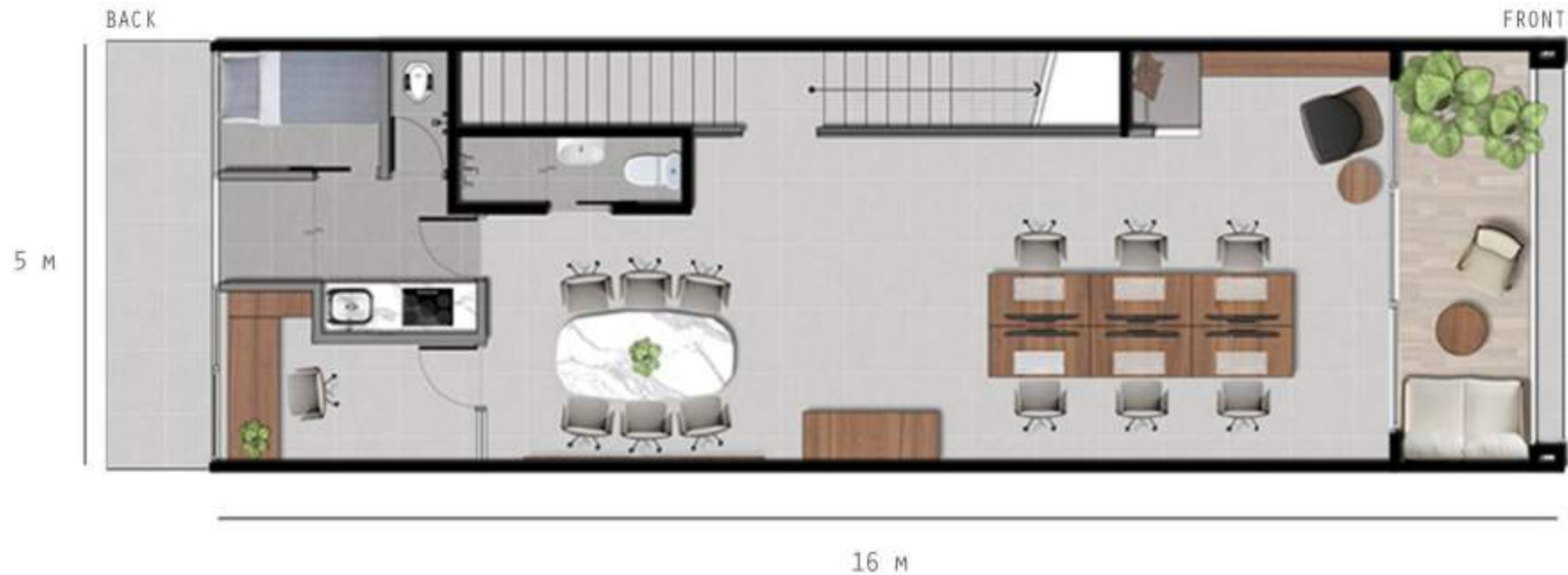
3 STOREY (SEPARATE ACCESS)

*size in SGA, Terms & Conditions Apply

ICON PLAZA







BACK

FRONT

5 M



16 M

3RD FLOOR



5 m



ROOF

SPECIFICATIONS

ICONPLAZA

PONDASI : TIANG PANCANG MINI PILE

STRUKTUR : BETON BERTULANG

DINDING : BATA RINGAN FINISH CAT

DINDING PAGAR : BATA RINGAN FINISH CAT

PLAFON

R. Tamu, R. Makan : GYPSUM

R. Tidur, R. Dapur : GYPSUM

Kamar Mandi / WC : GYPSUM

LANTAI

Ruang Dalam : HOMOGENEOUS TILE / KERAMIK

Teras Depan & Belakang : KERAMIK

Kamar Mandi / WC : KERAMIK

SANITAIR

Kamar Mandi / WC : EX. AMERICAN STANDARD / SETARA

ATAP

Rangka Atap : BAJA RINGAN

Penutup Atap : ATAP SPANDEK PASIR

KUSEN PINTU & JENDELA

Kusen Pintu Utama : ALUMINIUM

Daun Pintu Utama : GLASS DOOR

Kusen Pintu Dalam : ALUMINIUM

Daun Pintu Dalam : ENGINEERING DOOR / HONEYCOMB

Kusen & Jendela Tampak Luar : ALUMINIUM

Daun Jendela : FRAME + KACA POLOS

Aksesoris Pintu & Jendela : EX. DEKKSON / SETARA

CAT

Dinding R. Dalam / Plafon : CAT DINDING INTERIOR

Dinding Luar : CAT TEMBOK TAHAN CUACA

CARPORT : RABAT BETON DENGAN NAT

INSTALASI AIR BERSIH : PIPA PVC, AIR DISUPLAI DARI WTP

INSTALASI AIR KOTOR : PIPA PVC

INSTALASI AIR PANAS : ADA

INSTALASI TV, INTERNET : ADA

INSTALASI LISTRIK : 3500 VA

ICON PLAZA

PRICE STARTS FROM

1.899 M

CASH - EXCL PPN



CENDANA
ICON

ICON *Plaza*

18 MONTHS
+ 6 MONTHS
GRACE PERIOD
FROM PPPU
*TERMS & CONDITIONS APPLY

HANDOVER

TIPE CARA BAYAR

Hard Cash

Cash

KPR

Cicilan

TANGGAL SERAH TERIMA

18 bulan sejak pembayaran lunas 100% dengan tenggang waktu (grace period) 6 bulan

18 bulan sejak pembayaran lunas 100% dengan tenggang waktu (grace period) 6 bulan

18 bulan sejak pencairan kredit dengan tenggang waktu (grace period) 6 bulan

18 bulan sejak uang masuk 10% dengan tenggang waktu (grace period) 6 bulan

PRICE STARTS



CENDANA
ICON

599 JUTA
CASH - EXCL PPN

ICON PLAZA

1.899 M
CASH - EXCL PPN

PRIORITY PASS



REGULAR

5^{JT}

FULLY REFUNDABLE
NON TRANSFERABLE

LIMITED!

FAST LANE

10^{JT}

NON REFUNDABLE
TRANSFERABLE

PRIORITY PASS

ICON PLAZA

REGULAR
8^{JT}

FULLY REFUNDABLE
NON TRANSFERABLE

LIMITED!

FAST LANE
12^{JT}

NON REFUNDABLE
TRANSFERABLE

*TERMS & CONDITIONS APPLY

PAYMENT TERMS



- **HARD CASH**
- **CASH**
- **KPR** DP MIN
- **KPR** DP 5%, 10%
- **INSTALLMENTS 12 X - 48 X**

*Terms & Conditions Apply



CENDANA
ICON

CUSTOMER REWARDS

LIVING ROOM PACKAGE



FREE
10 UP TO MIO



CENDANA
ICON

Stylish Modern Home for Millennials

START FROM
599
JT-an

Customer Rewards

LIVING ROOM PACKAGE

FREE
10 UP TO MIO

PP Regular	PP Fastlane	Document Submission
FREE	FREE	FREE
		
1 unit AC	2 unit AC	Voucher Hypermart Sendal Rp300 Ribu

ICONPLAZA

CUSTOMER REWARDS

FREE
12 BULAN
IPKL

PP Regular

FREE



1 unit AC

PP Fastlane

FREE



2 unit AC

Document Submission

FREE

Voucher Hypermart

Senilai
Rp300
Ribu



ICONPLAZA

Vibrant Shop Office and Home

START FROM
1.889M

Customer Rewards

FREE
12 BULAN
IPKL

PP Regular

FREE



1 unit AC

PP Fastlane

FREE



2 unit AC

Document Submission

FREE



Senilai
Rp300
Ribu



CENDANA
ICON

the icon of your life

@CENDANAHOMES