

*Alam Sutera*  
RESIDENTIAL & LIFESTYLE COMMUNITY

# Tyria

@ Sutera Winona

BRINGING TRUE PRIVILEGE INTO YOUR LIFE



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Pampering all your senses with the indulgence a house ever offer  
living in style and feeling all the kindness of nature at the same time  
this is what you call the true privilege

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# Have The Best of Everything

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## ***Spacious 3-storey Design***

3-Storey House  
Lifestyle Living  
Maximized Building Size  
American Classic Architecture  
Premium Specification



## ***Family-friendly Neighborhood***

Sport Lounge  
Children Playground  
Extensive Green Area  
Spacious Row, Bike Lane & Pedestrian Walk



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## ***Easy Access***

Jakarta-Tangerang Toll Access  
6 Main Access  
Suteraloop Shuttle Bus



## ***Vibrant City Living***

Downtown Alam Sutera  
Located near numerous landmark such as  
School, Hospital, Office & Commercial Area  
Modern Lifestyle



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## ***Smart Cluster Living***

One Gted System  
Auto Barrier Cluster Gate  
24-Hour Security & CCTV  
Fiber to The Home (FTTH) with  
Quadplay Fibre Optic Cable



## ***Green Environment***

Biological Septic Tank  
LED Street Lights  
Good Drainage System  
Solar Water Heater





# Own Your Quality Time

Indulge in solitude or own your quality time with the family. Let children run in the playground and splash themselves out in the pool, watch them grow with the joy and happiness that Winonas sport lounge could bring to their childhood. It is a communal center, where the warmth of neighbors greets and friendly gatherings await, where social interaction enriched and tighten the bond between residents.



*Swimming Pool* ▲



▲ *Sport Lounge Playground*



*Half Basketball Court* ▲



# Tyria

@ Sutera Winona



## Type 7x18

LAND SIZE

126 sqm

BUILDING SIZE

231 sqm

BEDROOM

5 + 1

BATHROOM

3 + 1

POWDER ROOM

2

CARPORT

2 cars

Stylish and modern, Tyria house will suite a family of 4, or those with two kids, who requires a sizeable kitchen, living and dining areas, with comfortable bedrooms for everyone. Enjoy the luxury of space you can share and keep as your own.



LAND SIZE

126sqm

BUILDING SIZE

231sqm

BEDROOM

1

POWDER ROOM

1

CARPORT

2 cars



## 1<sup>st</sup> FLOOR

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LAND SIZE

126sqm

BUILDING SIZE

231sqm

BEDROOM

1

BATHROOM

1

POWDER ROOM

1



## 2<sup>nd</sup>FLOOR

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LAND SIZE

126sqm

BUILDING SIZE

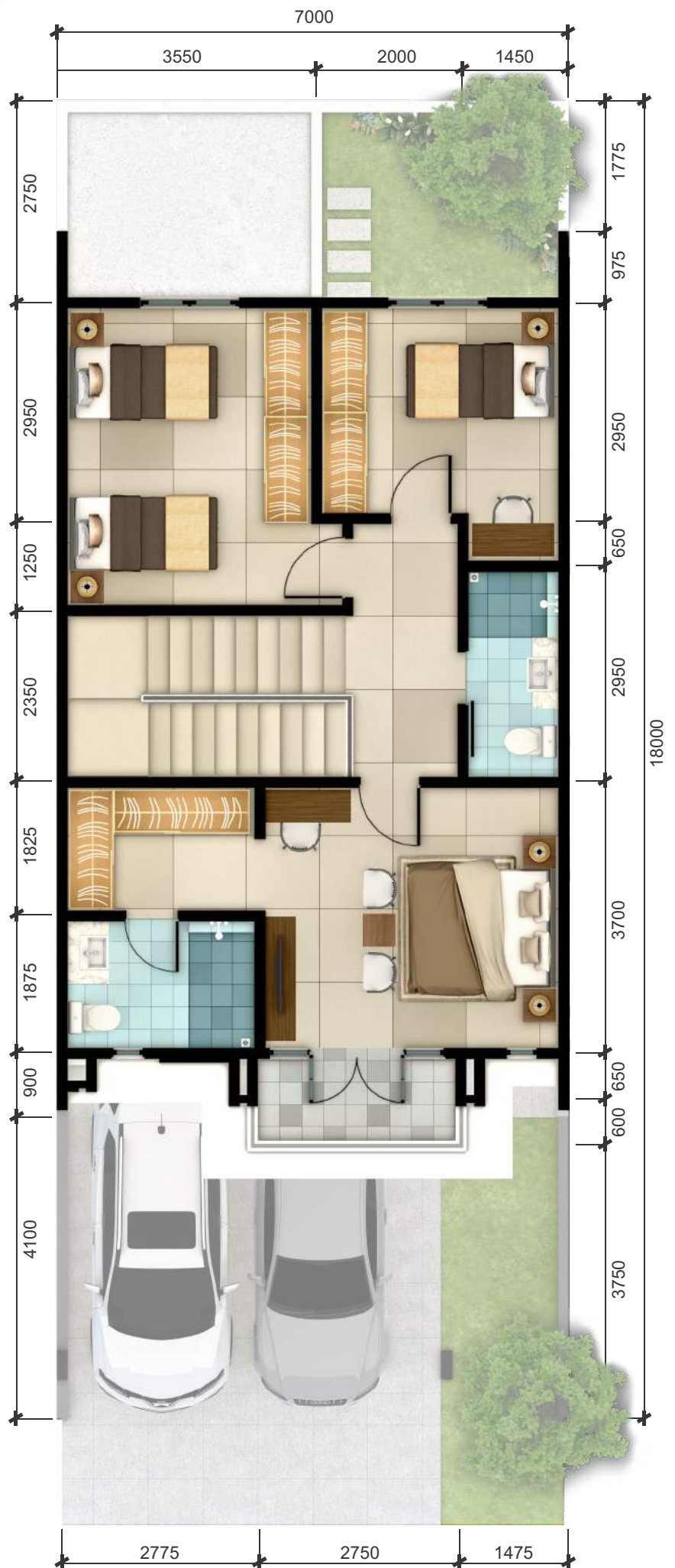
231sqm

BEDROOM

3

BATHROOM

2



## 3<sup>rd</sup> FLOOR

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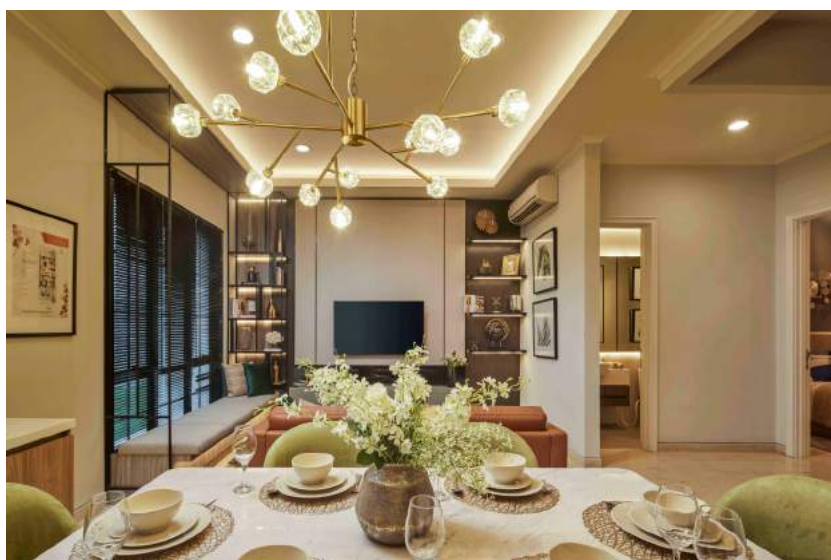
**What's  
new**

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# Tyria

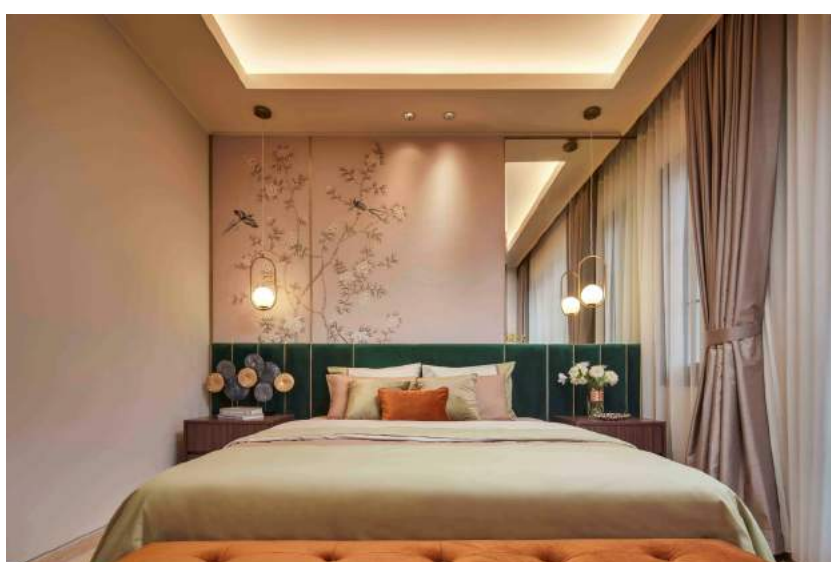
@ Sutera Winona

- ▀ wooden handrail
- ▀ all new granite facade
- ▀ compact bathroom with sliding door



Living Room

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Master bedroom

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Home Studio

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


Kids bedroom

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TIPE	TIPE BANGUNAN	UKURAN	BANGUNAN
	ALDER	6 X 18	195
	LUCIOLA	7 X 18	231
	WALLACE	8 X 18	277
	WALLACE SDT.	8+ X 18	287
	TYRIA	7 X 18	231
	KAVLING		

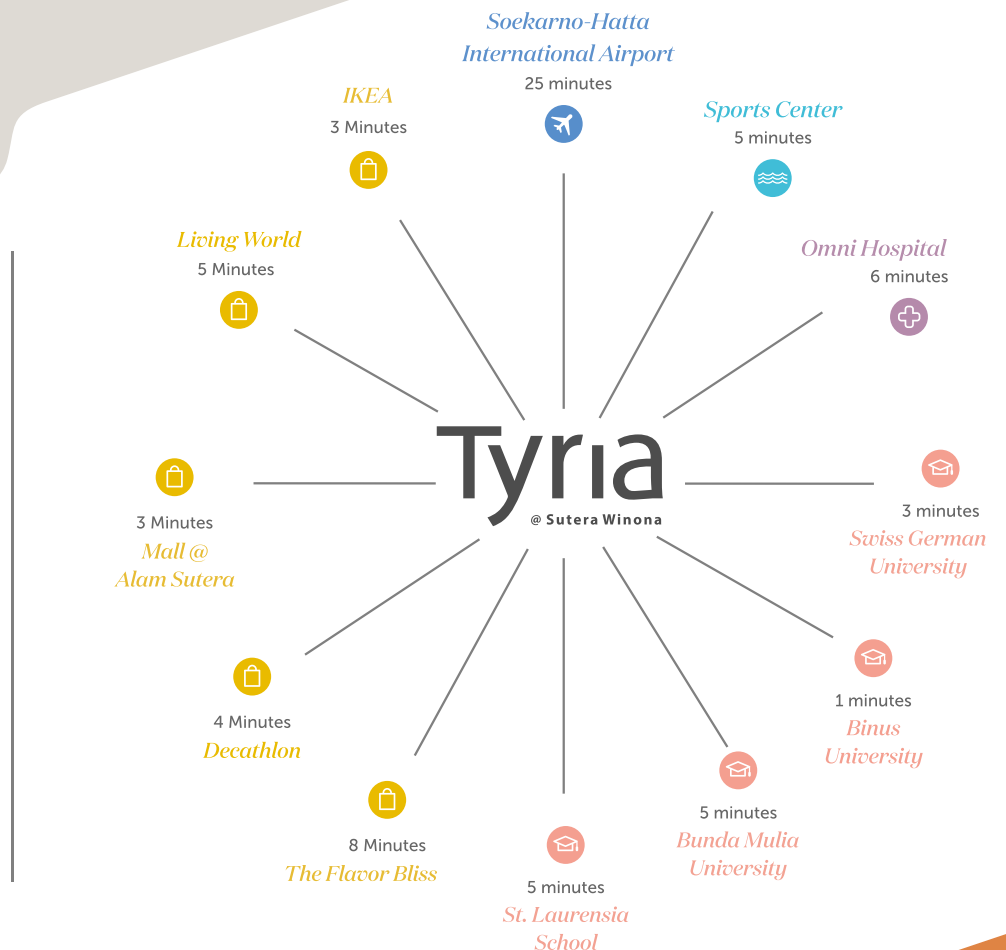
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# Live at The Heart of Alam Sutera



Nestled in a pristine corner of the township, Tyria@Sutera Winona offers the ease of a 5-minutes ride to the Toll Roads, Jl. raya Serpong, and Graha Raya with access to Bintaro and South Jakarta. Live conveniently close to Downtown Alam Sutera, surrounded with all its major amenities, from business, retail & comercial, to hospitals, school & universities simply have everything in reach.

-  Airport
-  Sports Center
-  Education
-  Shopping Center





# Specification

<b>Structure</b>	<b>Foundation</b>	Concrete Pile Foundation + Concrete Sloop	
	Top Structure	Reinforced Concrete	
<b>Wall</b>	Main Building	Red Brick / Red Brick / Light Brick Neat-Plastered	
	Back Wall	Red Brick / Light Brick Plastered / Neat-Plastered & Painted	
	Divider Wall	Double Wall	
<b>Finishing</b>	Exterior	Weatherproof Paint	
	Accent / Variation	Granite	
	Interior	Emulsion Paint	
<b>Floor</b>	Main Room & Stairs	Local Marble Slab	
	Bedroom	Local Marble Slab	
	Terrace / Service	Ceramic Ex Local	
	Carport	Ceramic Tile + Brushed Pebble Stone	
<b>Roof</b>	Roof Frame	Light Steel	
	Roof Tile	Tegola Tile (Front Facade)	
		Flat Concrete Tile & Concrete Deck (Inside Area)	
<b>Door &amp; Window Frame</b>	Outside	Black Coated Aluminum Powder	
	Inside / Bedroom	Solid Engineering Wood	
<b>Door Leaf</b>	Main (Front)	Coated Engineering Wood + Smart Electronic Lock	
	Inside / Bedroom	Engineering Wood + Honeycomb	
	Back Door	Aluminum + Glass	
<b>Ceiling</b>	Overhang Roof & Toilets	Gypsum Board WR 9 mm Metal Framework	
	Interior	Gypsum Board 9 mm Metal Framework	
<b>Toilet + Sanitary</b>	Main Toilet	Homogeneous Tile on Floor & Wall	
	Toilet	Homogeneous Tile on Floor & Wall	
		Hand Shower ex TOTO + Glass Shower Screen	
		Seating Toilet & Sink ex TOTO / Equal	
	Service Toilet	Ceramic Tile on Floor & Wall	
	Squatting Toilet ex Local		
<b>Pantry</b>	Kitchen Set	Ex TOTO / Equal, Kitchen Zink + Stove	
	Wall	Homogeneous Tile 60 x 120	
<b>Kitchen</b>	Concrete Table Finishing	Granite Slab	
	Wall	Homogeneous Tile 60 x 60	
	Kitchen Sink	Stainless Steel ex Korea / China Equal	
<b>ME/P</b>	Clean Water	PDAM Standard (PVC Pipe Installation ex Pralon) + 1000 L - Ground Tank	
	Electrical Power	3500 VA	
	Air Conditioner Installation	Sparing Refrigerant Pipe + Drainage Pipe + Electrical Power in Master Bedroom & Child Bedroom	
	Security	4 CCTV Points / IP Camera	
	Multimedia	Quad Play Ready	
	Smart Home System (remote on mobile phone)	On / Off Unit AC @ 2 Master Bedroom On / Off Unit Frontyard, Backyard & Living Room	
	Solar Water Heater	All Bathrooms (Excluding Maid Bathroom)	
	Lamp Points	Armature + LED Lights in Main Rooms	
	Septic Tank	BioTech Septic Tank	
	<b>Carport Pergola</b>	Roof	Concrete Combined with Laminated Glass 10 mm
	<b>Environment</b>	Electrical Cable & FO	Underground Cable System
Environment Drainage		Closed Channel	
Security		24 Hours + CCTV	

Bringing true privilege into your life

# Tyria

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Location

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