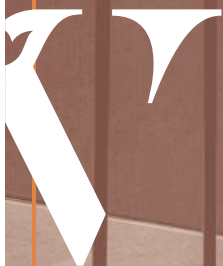




Living Your Finest Dream Here
The New Wallace

Sutera
WINONA
Home in Bloom



Type Wallace & Wallace Corner



From the very moment you step into your new home, Sutera Winona brings an alluring feel of a beautiful lakeside residence. Nestled in such an idyllic setting, bounded by lush, tropical gardens and the serenity of its breath-taking surroundings, this exclusive cluster promises the ultimate living experience in Alam Sutera. Embracing the best of both worlds, this is where modern comforts meets the charm of nature.

Have The Best of Everything

Spacious 3-storey Design

3-Storey House
 Highrise Feel & Views
 Maximized Building Size
 American Classic Architecture
 High Specification



Family-friendly Neighborhood

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



Easy Access

Jakarta-Tangerang Toll Access
 6 Main Access
 Suteraloop Shuttle Bus



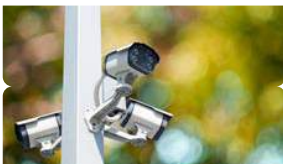
Vibrant City Living

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



Smart Cluster Living

One Gated 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





Swimming Pool ▲



▲ *Sport Lounge Playground*



Half Basketball Court ▲

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.



Home Studio



Kitchen Set TOTO



Living Room



Master Bedroom



Bathroom



Kids Bedroom

Wallace

TYPE 8 x 18

Compared to its typical house selection, the Wallace Suite also comes with luxury features, such as an ensuite bath and option for private elevator, but with added benefits in terms of space and position. As the largest and most prestigious residence in the cluster, these suites are very limited and well-positioned within its row, reserving the finest houses for families who seeks for the very best of living.



LAND SIZE

144 sqm

BUILDING SIZE

277 sqm

BEDROOM

5 + 1

BATHROOM

4 + 1

POWDER ROOM

2

CARPORT

2 cars



1st FLOOR



2nd FLOOR



3rd FLOOR

Wallace Corner

TYPE 11 x 18

Compared to its typical house selection, the Wallace Suite also comes with luxury features, such as an ensuite bath and option for private elevator, but with added benefits in terms of space and position. As the largest and most prestigious residence in the cluster, these suites are very limited and well-positioned within its row, reserving the finest houses for families who seeks for the very best of living.



LAND SIZE

198 sqm

BUILDING SIZE

287 sqm

BEDROOM

5 + 1

BATHROOM

4 + 1

POWDER ROOM

2

CARPORT

3 cars



1st FLOOR



2nd FLOOR



3rd FLOOR

Siteplan



SUTERA WINONA

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

DISCLAIMERS : THE DATA IS SUBJECT TO CONSTANT CHANGE AND ITS ACCURACY CANNOT BE GUARANTEED. ERROR OR OMISSIONS ARE POSSIBLE AND USER IS HEREBY ADVISED OF THAT POSSIBILITY. THIS DATA SHOULD NOT BE CONSIDERED AUTHORITATIVE FOR NAVIGATIONAL, ENGINEERING, LEGAL, OR OTHER SITE SPECIFIC USES

Specifications



Structure	Foundation	Concrete: Pile Foundation + Concrete Sloop		
	Top Structure	Reinforced Concrete		
Wall	Main Building	Red Brick / Red Brick / Light Brick Neat-Plastered		
	Back Wall	Red Brick / Light Brick Plastered / Neat-Plastered & Painted		
	Divider Wall	Double Wall		
Finishing	Exterior	Weatherproof Paint		
	Accent/Variation	Homogeneous Tile Marble/Granite Motive		
	Interior	Emulsion Paint		
Floor	Main Room & Stairs	Local Marble Slab	Homogeneous Tile 100x100 (All Types)	
	Bedroom	Local Marble Slab	Homogeneous Tile Wood Motive 15x60 (All Types)	
	Terrace/Service	Ceramic Ex Local		
	Carport	Ceramic + Brushed Pebble Stone		
	Roof	Flat Concrete Tile & Concrete Dak (Inside Area)		
Door & Window Frame	Outside	Black Coated Aluminum Powder		
	Inside/Bedroom	Solid Engineering Wood		
Door Leaf	Main (Front)	Coated Engineering Wood + Smart Electronic Lock		
	Inside/Bedroom	Engineering + Honeycomb		
	Back Door	Aluminum + Glass		
Ceiling	Overhang Roof & Toilets	Gypsum Board WB 9 mm Metal Framework		
	Interior	Gypsum Board 9 mm Metal Framework		
Toilet + Sanitary	Main Toilet	Homogeneous Tile on Floor & Wall		
	Children Toilet	Ceramic Tile / Homogeneous Tile on Floor & Wall		
		Hand Shower Ex Toto + Glass Shower Screen		
		Seating Toilet & Lavatory ex TOTO / Equal		
	Service Toilet	Ceramic Tile on Floor & Wall		
Pantry	Kitchen Set	Ex TOTO / Equal		
	Wall	Homogenous Tile 60x120		
Kitchen	Concrete Table Finishing	Granite Slab		
	Wall	Homogenous Tile 60x60		
	Kitchen Sink	Stainless Steel Ex Korea/Equal		
ME/P	Clean Water	PDAM Standard (Pvc Pipe Installation Ex Praion) + 1000 L - Ground Tank		
		3500 Va For Alder/Luciola		
	Electrical Power	5500 VA For Wallace/Wallace Corner		
		All Bedrooms (Excluding Maid Room)		
	Air Conditioner	4 CCTV Points / IP Camera		
	Security	AC Switch for Master Bedrooms		
		Lamp Switch for Living Room, Front & Back Terrace		
	Multimedia	Quad Play Ready		
	Solar Water Heater	All Bathrooms (Excluding Maid Bathroom)		
	Lamp Points	Armatur + LED Lights in Main Rooms		
	Septic Tank	Biotech Septic Tank		
	Carport Pergola	Framework	Concrete	
		Roof	Roof Tile Combined with Laminated Glass 10 mm	
	Environment	Electrical Cable & FO	Underground Cable System	
Environment Drainage		Closed Channel		
Security		24 Hours + CCTV		
Home Lift	Only Available for Wallace & Wallace Corner (Optional)			

*Specification and Material can change without any further notice.

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Alam Sutera
RESIDENTIAL & LIFESTYLE COMMUNITY

Sutera
WINONA
Home in Bloom