

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.

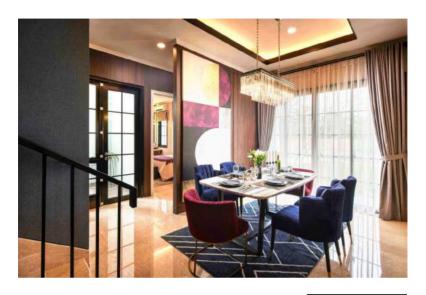




Home Studio



Kitchen Set TOTO



Living Room



Master Bedroom





Bathroom



Kids Bedroom

Wallace

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

BUILDING SIZE

BEDROOM

 $144 \text{ sqm} \quad 277 \text{ sqm}$

5 + 1

BATHROOM

POWDER ROOM

CARPORT

4+1

2 cars





1st FLOOR





2nd FLOOR





3rd FLOOR

Wallace Corner

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

BUILDING SIZE

BEDROOM

 $198 \, \mathrm{sqm} - 287 \, \mathrm{sqm}$

5 + 1

BATHROOM

POWDER ROOM

CARPORT

4+1

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.
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NOT BE CONSIDERED AUTHORATIVE FOR NAVIGATIONAL, ENGINEERING, LEGAL, OR OTHER SITE SPECIFIC USES

Specifications



Main Butiding Red Brick / Red Brick / Flood Brick Jught Brick Neat-Plastered Painted	Structure	Foundation	Concrete Pile Foundation + Concrete Sloof			
Buck Wall Device Plantered / Near-Plantered Pointered Device Wall Device Wa		Top Structure	Reinforced Concrete			
Divider Wall Double Wall Double Wall	Wall	Main Building	Red Brick / Red Bric	k / Light Brick Neat-Plastered		
Enterior		Back Wall	Red Brick / Light Bri	Red Brick / Light Brick Plastered / Neat-Plastered & Painted		
Accent/Variation Homogeneous Tise Marbiel/Cariste Motive		Divider Wall	Double Wall			
Floor	Finishing	Exterior	Weatherproof Paint			
Main Room 6 Stairs Local Marble Stab Homogeneous Tite 100-100 (All Typed		Accent/Variation	Homogeneous Tile Marble/Granite Motive			
Bedroom Local Marble Sabe Horrogeneous Tife Wood Motive 15x60 (All Types)		Interior	Emulsion Paint			
Terrace/Service Ceramic Ex Local	Floor	Main Room & Stairs	Local Marble Slab Homogeneous Tile 100x100 (All Types)			
Roof Roof Frame Light Steet Francis		Bedroom	Local Marble Slab	Homogeneous Tile Wood Motive 15x60 (All Types)		
Roof Frame Light Steet Roof Frame Roof Frame Roof Tile Tegoba Tile Front Façadel Fall Concrete Tile & Concrete Dat (Inside Area)		Terrace/Service	Ceramic Ex Local			
Roof Tile Tegola Tile (Front Façade) Falt Concrete Dak (Inside Area)		Carport	Ceramic + Brushed Pebble Stone			
Past Concrete Tile & Concrete Dak (Inside Area) Door & Window Frame Inside/Bedroom Sold Engineering Wood	Roof	Roof Frame	Light Steel			
Door & Window Frame	Nooi	Roof Tile				
Imide/Bedroom Solid Engineering Wood		_				
Inside / Bedroom Solid Engineering Wood	Door & Window Frame	Outside				
Door Leaf Main from Coated Engineering Honeycomb Inside/Bedroom Engineering Honeycomb Back Door Aluminum + Class Ceiling Overhang Roof & Tollets Gypsum Board WB 9 mm Metal Framework Interior Gypsum Board WB 9 mm Metal Framework Interior Gypsum Board 9 mm Metal Framework	Door & window Frame	Inside/Bedroom				
Inside/Bedroom Engineering + Honeycomb	Door Leaf	Main (Front)				
Back Door Aluminum + Glass						
Ceiling Overhang Roof 6 Tollets Gypsum Board 9 mm Metal Framework Toilet + Sanitary Main Toilet Homogeneous Tile on Roor 6 Wall Foliet + Sanitary Main Toilet Homogeneous Tile on Roor 6 Wall Hand Shower Ex Toto + Glass Shower Screen Seating Toilet 6 Lavatory ex TOTO / Equal Service Toilet Ceramic Tile on Roor 6 Wall Squatting Closet Ex Local Seating Toilet 6 Lavatory ex TOTO / Equal Pantry Kitchen Set Ex TOTO / Equal Wall Homogenous Tile 60x420 Kitchen Concrete Table Finishing Granite Slab Wall Homogenous Tile 60x420 Kitchen Sink Stainless Steel Ex Korea/Equal ME/P PDAM Standard (Picc Pipe Installation Ex Praion) + Electrical Power 3500 Va For Alder/Luciola Electrical Power 3500 Va For Wallez-(Pullace) All Bedrooms (Excluding Maid Room) Security 4 CCTV Points / IP Camera Smart Home System AC Switch for Master Bedrooms Lamp Switch for Living Room, Front & Back Terrace Multimedia Quad Play Ready Solar Water Heater All Bahrooms (Excludi		Back Door				
Interior Gypsum Board 9 mm Metal Framework Toilet - Sanitary Main Toilet Children Toilet Tile on Floor 6 Wall Hand Shower Ex Toto + Glass Shower Screen Seating Toilet 6 Lavatory ex TOTO / Equal Squatting Closet Ex Local Pantry Ritchen 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 (Picc Pipe Installation Ex Praion) + 1000 L - Ground Tank Electrical Power S500 VA For Walteac/Wallace Corner Air Conditioner All Bedrooms (Excluding Maid Room) Security 4 CCTV Points / IP Camera Smart Home System 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 Environment Environment Environment Cable & FO Underground Cable System Closed Channel Security 24 Hours + CCTV	Ceiling	Overhang Roof & Toilets				
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Hand Shower Ex Toto + Glass Shower Screen	Toilet + Sanitary		·			
Seating Toilet & Lavatory ex TOTO / Equal Service Toilet Ceramic Tile on Floor & Wall		_				
Service Toilet Ceramic Tile on Floor 6 Wall Squatting Closet Ex Local Pantry Kitchen Set Ex TOTO / Equal Kitchen Concrete Table Finishing Granite Slab Wall Homogenous Tile 60x120 ME/P Wall Homogenous Tile 60x60 ME/P Ritchen Sink Stainless Steel Ex Korea/ Equal ME/P PDAM Standard (Pxc Ppe Installation Ex Pralon) + Electrical Power 3500 Val For Wallace/Wallace Corner Air Conditioner All Bedrooms (Excluding Maid Room) Security 4 CCTV Points / IP Camera Smart Home System 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 Drainage Closed Channel Environment Drainage Closed Channel		_				
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Smart Home System						
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Environment Drainage Closed Channel Security 24 Hours + CCTV						
Security 24 Hours + CCTV	Environment	Electrical Cable & FO	Underground Cable System			
		Environment Drainage	Closed Channel			
Home Lift Only Available for Wallace & Wallace Corner (Optional)		Security	24 Hours + CCTV			
	Home Lift	Only Available for Wallace & Wallace Corner (Optional)				



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Home in Bloom