

PARK SERPONG
Another Township Development by LippoLand



Modern Courtyard Homes



Modern Artistic Homes

PARK SERPONG



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EDUCATION

UMN - 5 min
BPK Penabur - 6 min
SDH Park Serpong (Soon)



HEALTHCARE

Siloam Hospitals - 3 min
Mitra Keluarga - 3 min
Bethsaida - 5 min



SHOPPING

SMS - 6 min
Grand Lucky - 10 min
Eastvara - 10 min
The Barn - 10 min



BUSINESS & M.I.C.E

Anabatic - 5 min
ICE BSD - 15 min
NOBU HQ - 15 min



HOTEL & RECREATION

JHL Solitaire - 5 min
Episode Hotel - 5 min
Cimory Dairyland - 15 min



TRANSPORT HUB

Future MRT - 15 min
Intermoda BSD - 15 min

Modern Artistic Homes

XYZ
LIVIN

Originals Class of **FUNTASTIC FOUR**



Type Z6 | Type Z6 B | Type X7

TYPE **Z6**

STANDARD
3.3 x 9.5 m

LT 31.4 m²
LB 33.7 m²

CORNER

4.6 (+var) x 9.5 m

LT 43.7 m²
LB 37 m²

-  1 Bedroom
-  1.5 Bathroom
-  1 Carport

1 m
(+var) 30 cm 3.3 m

CORNER STANDARD



9.5 m

1 m
(+var) 30 cm 3.3 m

CORNER STANDARD



1st Floor

2nd Floor

TYPE



STANDARD

3.3 x 11.4 m

LT 37.6 m²
LB 39.5 m²

CORNER

4.6 (+var) x 11.4 m

LT 52.4 m²
LB 42.9 m²

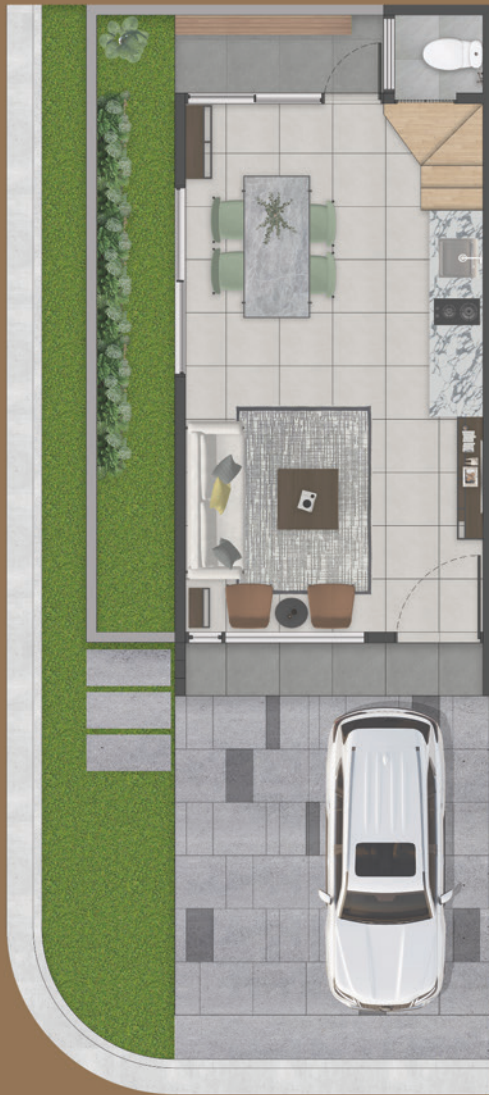
- 1 Bedroom
- 1.5 Bathroom
- 1 Carport
- Backyard

1 m
(+var) 30 cm

3.3 m

CORNER

STANDARD



1st Floor

1 m
(+var) 30 cm

3.3 m

CORNER

STANDARD



2nd Floor

TYPE **X7**

STANDARD

5 x 12.5 m

LT 62.5 m²




LB 64.8 m²

CORNER

7 (+var) x 12.5 m

LT 87.5 m²

LB 64.8 m²

-  3 Bedroom
-  2.5 Bathroom
-  2 Carport
- Backyard

(+var) 2 m

5 m

CORNER

STANDARD



1st Floor

(+var) 2 m

5 m

CORNER

STANDARD



2nd Floor



LIVIN



LIVIN

SPECIFICATIONS

PONDASI

Beton

STRUKTUR

Beton Bertulang

DINDING

Dinding Eksterior	Bata Ringan & Mortar Finish Cat
Dinding Interior	Bata Ringan & Mortar Finish Cat
Dinding Pembatas	Dinding Ganda
Pagar Belakang	Bata Ringan & Mortar Finish Cat
Kamar Mandi	Bata Ringan Finish Keramik

PLAFON

Ruang Dalam	Gypsum Finish Cat
Kamar Mandi	Gypsum WR (Water Resistant) Finish Cat

CAT

Eksterior	Cat Dinding Weathershield / Setara
Interior	Cat Dinding Interior

SANITAIR

Closet Duduk	Ex: Toto / American Standard / Setara
Wastafel	Ex: Toto / American Standard / Setara
Shower	Ex: Toto / American Standard / Setara
Meja Dapur	Homogeneous Tile

LANTAI

Teras	Non-Slip Ceramic Tile
Lantai Utama	Homogeneous Tile
Kamar Tidur	Homogeneous Tile
Toilet	Non-Slip Ceramic Tile

ATAP

Rangka Atap	Baja Ringan
Penutup Atap Utama	Steng Beton
Penutup Atap Belakang	Skylight Kaca (Type Z) Spandek Pasir + Skylight Kaca (Type Q Livin)

JENDELA & PINTU

Kusen Pintu Utama & Jendela	Aluminium
Kusen Pintu Dalam	Aluminium
Daun Jendela	Aluminium + Kaca
Daun Pintu Utama	Solid Engineering
Daun Pintu Dalam	Engineering Honeycomb

INSTALASI

Air Bersih	Water Treatment Plant Kawasan
Air Kotor	Sewage Treatment Plan Kawasan
Air Panas	Tersedia Instalasi (Pipa)
AC	Tersedia Instalasi (Power Outlet, Pipa Saluran Pembuangan)
TV, Internet	Tersedia Jaringan Instalasi Luar (Fiber Optic)

INSTALASI LISTRIK

2.200 VA

SPEKIFIKASI LINGKUNGAN

Kawasan Tanpa Pagar
Instalasi Jaringan Listrik Dalam Tanah