

ALLUREA

Modern Living meets
Nature's *Beauty*



ASTHARA
GROUP



Nestled within The Floritz, Allurea offers tropical-inspired homes where the harmony of modern elegance and natural beauty allures. This sanctuary is designed for your better living. From the moment you step inside, your senses will be charmed, inspiring you daily with goodness and positivity.



The Beauty of
Good Living
Starts Here



Amenities for your *Lifestyle & Well-Being*

Enter a home entwined with greenery
where your days are filled by joyful moments.

A balance of vibrant community
and spacious environment that complements
all your needs and leads you to flourish.

Here is a simplicity that charms you.



Multi Sport Court



Semi Olympic Swimmingpool
with Kids Pool



Thematic Children Playground



Premium Fitness Center



Barbeque Deck Connected
with Function Hall & Swimmingpool



Multifunction Room



Adored Living

Step into a home where joy and convenience intertwine. Experience the warmth of a welcoming space, thoughtfully designed to effortlessly cater to your needs.

Embrace a life of comfort and fulfillment surrounded by verdant beauty, where simplicity exudes its timeless charm.



LAND SIZE : 60 m²

BUILDING SIZE : 67 m²

Type A

3
Bedrooms

2
Bathrooms/
Powder Room

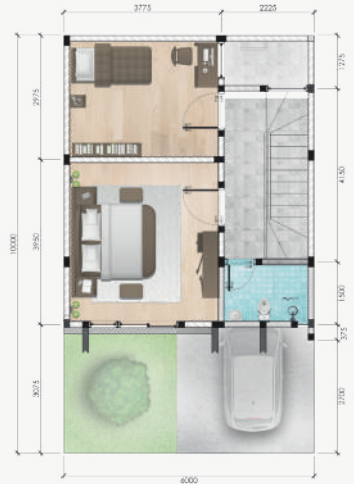
1
Living Room

1
Kitchen

1
Carport



1F



2F

LAND SIZE : 72 m²

BUILDING SIZE : 86 m²

Type B

4
Bedrooms

2
Bathrooms/
Powder Room

1
Living Room

1
Kitchen

1
Carport



1F



2F



Artists Impression

Awe-Inspiring Sanctuary

Welcome to the elegant sanctuary where you can grow and prosper in the embrace of captivating verdant. Every corner is designed intricately with modern sophistication and finest craftsmanship, elevating you to a better quality of living.

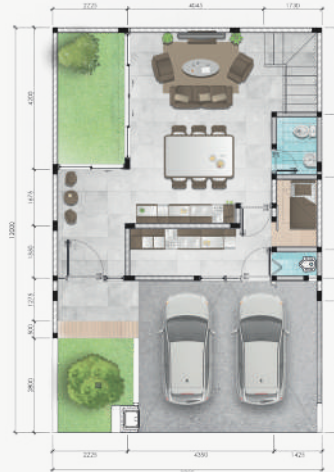


LAND SIZE : 96 m²

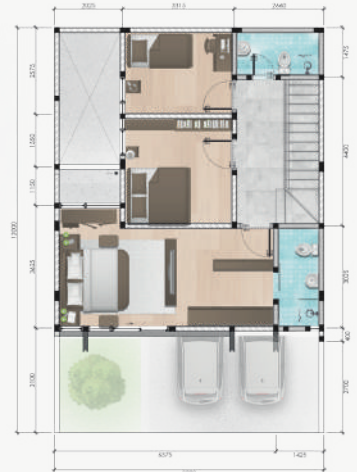
BUILDING SIZE : 107 m²

Type C

- 1 Ensuite Bedroom
- 2+1 Bedrooms
- 1 Ensuite Bathrooms
- 3 Bathrooms/ Powder Room
- 1 Living Room
- 2 Wet & Dry Kitchen
- 2 Carport



1F



2F

LAND SIZE : 128 m²

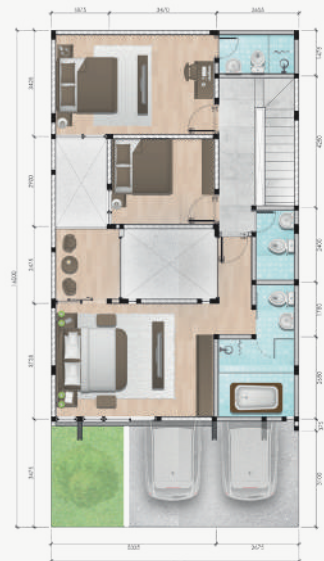
BUILDING SIZE : 154 m²

Type D

- 2 Ensuite Bedroom
- 2+1 Bedrooms
- 2 Ensuite Bathrooms
- 3 Bathrooms/ Powder Room
- 1 Living Room
- 2 Wet & Dry Kitchen
- 2 Carport

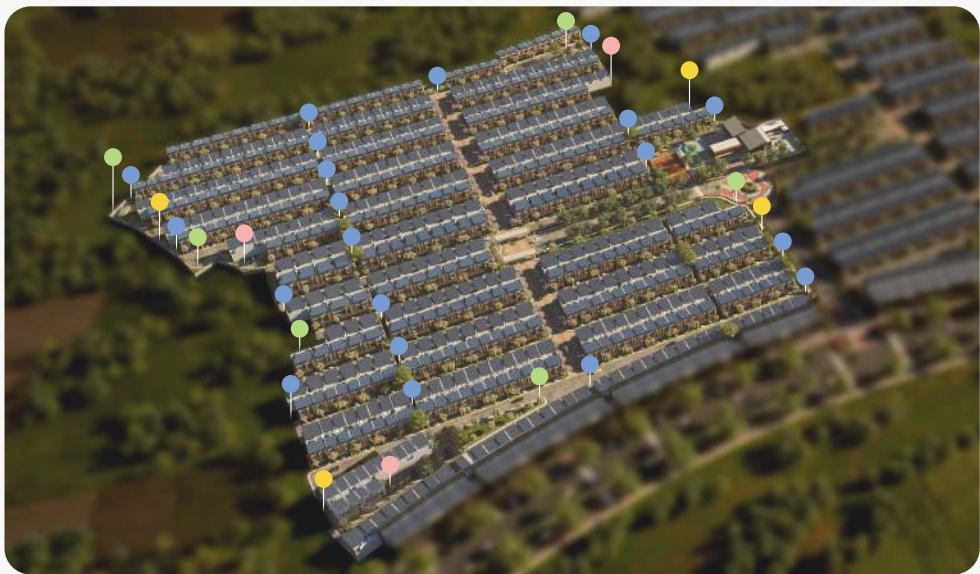


1F



2F

Site Plan



ALLUREA
AT THE FLORITZ

- PLAYGROUND
- OUTDOOR GYM
- REFLEXIOLOGY
- SEATING POCKET / PAVILLION

Specifications

FOUNDATION	Mini Pile
STRUCTURE	Reinforced Concrete
WALL	Autoclaved Aerated Concrete, Plastered and Paint Finish
WALL FINISHING	EXTERIOR: Weathershield Paint combined with Fiberkote Paint INTERIOR: Wall Paint BATHROOM: Homogenous Tile (HT) 60x60 MAID TOILET: Ceramic Tile 60x30
CEILING	Gypsum Board, Paint Finish
ROOF	Lightweight Steel Structure with Corrugated Roof
DOOR	MAIN ENTRANCE: Solid Engineering Door with PVC Sheet BEDROOM/BATHROOM: Engineering Door with PVC Sheet DOOR FRAME: Alluminium, Powder Coating Finish
WINDOW	Alluminium, Powder Coating Finish with Glass
FLOOR	MAIN FLOOR: Homogenous Tile (HT) 60x60 (Allurea Type A & B) 80x80 (Allurea Type C & D) BEDROOM: Allurea Type A & B Homogenous Tile (HT) 1st Floor Stone Polymer Composite (SPC) 2nd Floor Allurea Type C & D Stone Polymer Composite (SPC) BATHROOM: Homogenous Tile (HT) 60x60 TERRACE: Homogenous Tile (HT) 60x60 CARPORT: Pebble Stone WET KITCHEN: Homogenous Tile (HT) 80x80 (for Allurea Type C & D) MAID TOILET: Ceramic Tile 30x30 (for Allurea Type C & D) MAID ROOM: Ceramic Tile 40x40 (for Allurea Type C & D)

RAILING	STAIR: Hollow Steel Fin. Paint & Steel Plate (Allurea Type A & B) STAIR: Hollow Steel Fin. Paint & Tempered Glass (Allurea Type C & D) BALCONY: Hollow Steel Fin. Paint & Tempered Glass (Allurea Type D)
SANITARY WATER	TOTO or Equivalent WTP
ELECTRICITY	Allurea Type A & B: 2200 Watt / EV add by Customer Allurea Type C & D: 4400 Watt / EV add by Customer
MEP PROVISIONS	Water pump: Available Roof Tank: Type A & B 500 Liters Type C & D 1000 Liters Ground Tank: 1000 Liters
INSTALLATION CANOPY	AC, Telephone, Network, Water Heater Hollow Steel, Steel Plate Fin. Paint with PVC Roof

Smart Features for a Better Living *Quality*

Smart and secure home system for ease and convenience inside, live surrounded by intelligent facilities in and outside the house.



SMART
DOOR LOCK



CCTV



24-HOUR
SECURITY



ONE-GATE SYSTEM

8 Min

To Soekarno-Hatta
International Airport

25 Min

To Puri

20 Min

To Pantai Indah Kapuk

35 Min

To Central Jakarta

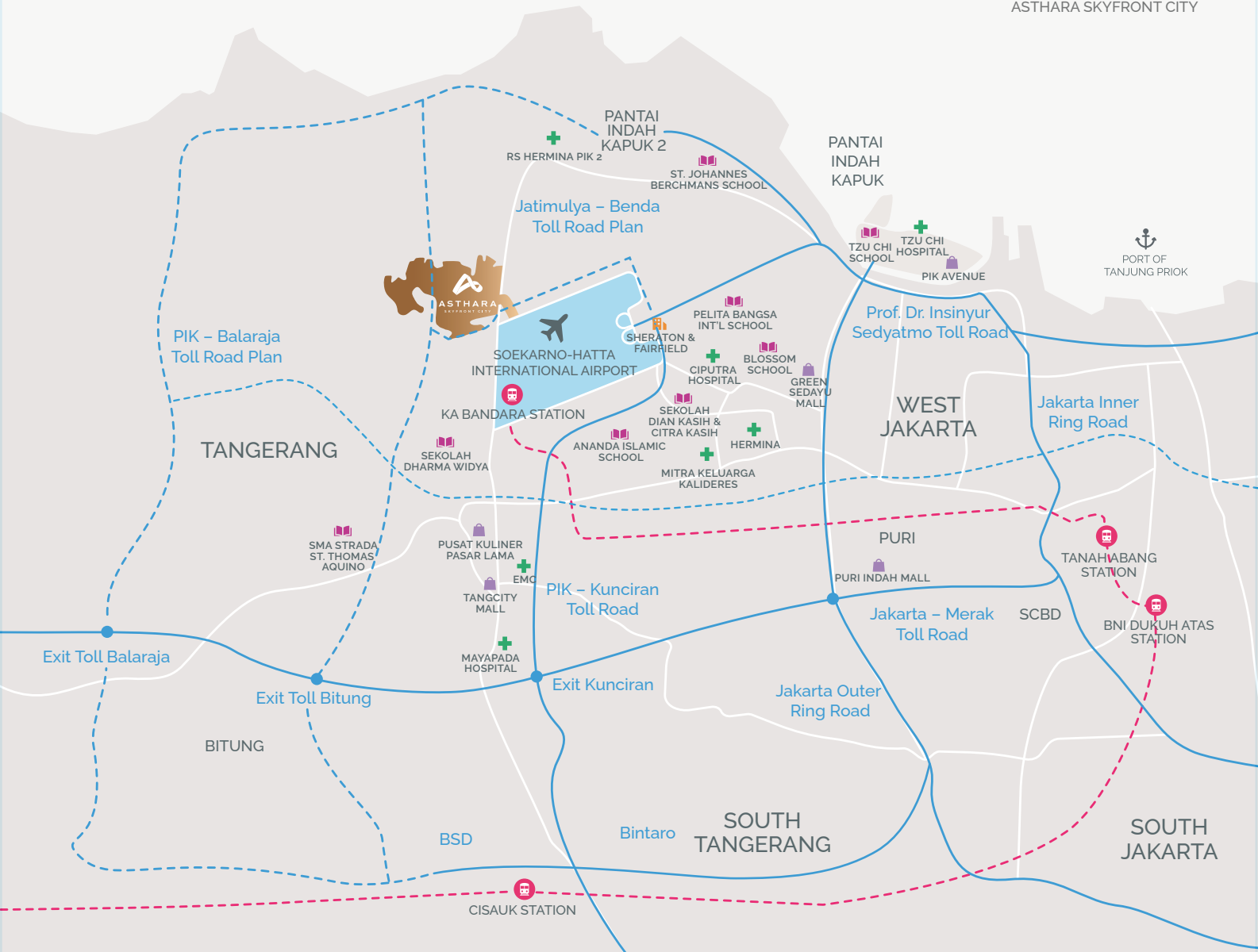


TOLL ROAD

FUTURE TOLL ROAD

COMMUTER LINE & RAIL LINK

DIRECT ACCESS TO
ASTHARA SKYFRONT CITY



THE
FLORITZ



ASTHARA
SKYFRONT CITY

MARKETING GALLERY

ASTHARA GRAND BOULEVARD NO. 8 PERIMETER UTARA, SELAPAJANG JAYA,
KOTA TANGERANG, BANTEN 15127

TELP. + 62 811-8000-888

WWW.ASTHARA.ID

DISCLAIMER: THE DEVELOPER AND ITS AGENTS DO NOT ACCEPT RESPONSIBILITY FOR ANY INACCURACIES OR OMISSIONS IN THE INFORMATION CONTAINED IN THIS CATALOGUE. THE DEVELOPER IS NOT LIABLE FOR ANY ERRORS, EMISSIONS, OR LOSSES INCURRED BY ANY INDIVIDUAL OR LEGAL ENTITY RESULTING FROM THE USE OF THE INFORMATION CONTAINED HEREIN. HOWSOEVER CAUSED, THE STATEMENTS, VISUALS, REPRESENTATIONS, MODELS, SHOW UNITS, DISPLAYS, ILLUSTRATIONS, ART RENDERINGS, AND OTHER GRAPHIC REPRESENTATIONS AND REFERENCES ARE INTENDED AS ARTIST IMPRESSIONS OF THE DEVELOPMENT AND DECOR, AND SHOULD NOT BE REGARDED AS FACTUAL REPRESENTATIONS.