



SERENIA  
HILLS

VENTURE



*more than*  
**20 ha**  
*in South Jakarta*



## Masterplan

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Stretching immensely in a tranquil area of South Jakarta, an unspoiled piece of land is given a new breath of life. Serenia Hills is established within the pristine surroundings, featuring a collection of exquisite residences for you and family. Serving a new measure of quality living, Serenia Hills is where a woven of great memories and happiness are formed.





# VENTURE

Amongst the prestigious collections of Serenia Hills, Venture is a well-appointed residence that is ideal to grow a family. Set amidst an expansive rich green space, Venture incorporates the revitalizing elements of nature into modern and elegant design that ensures a serene, healthy and complementing living in natural settings.





LT 144 m<sup>2</sup>  
LB 165 m<sup>2</sup>

TYPE  
LAUREL

# GROUND FLOOR



# 1<sup>ST</sup> FLOOR





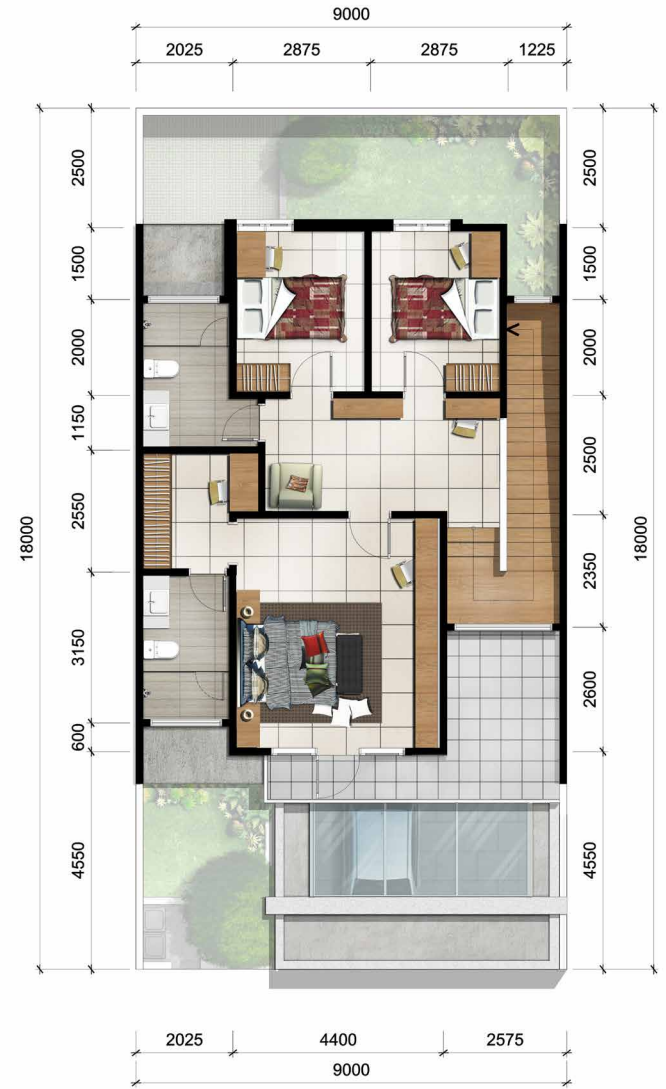
LT 162 m<sup>2</sup>  
LB 188 m<sup>2</sup>

TYPE  
MELIA

# GROUND FLOOR



# 1<sup>ST</sup> FLOOR





LT 216 m<sup>2</sup>  
LB 230 m<sup>2</sup>

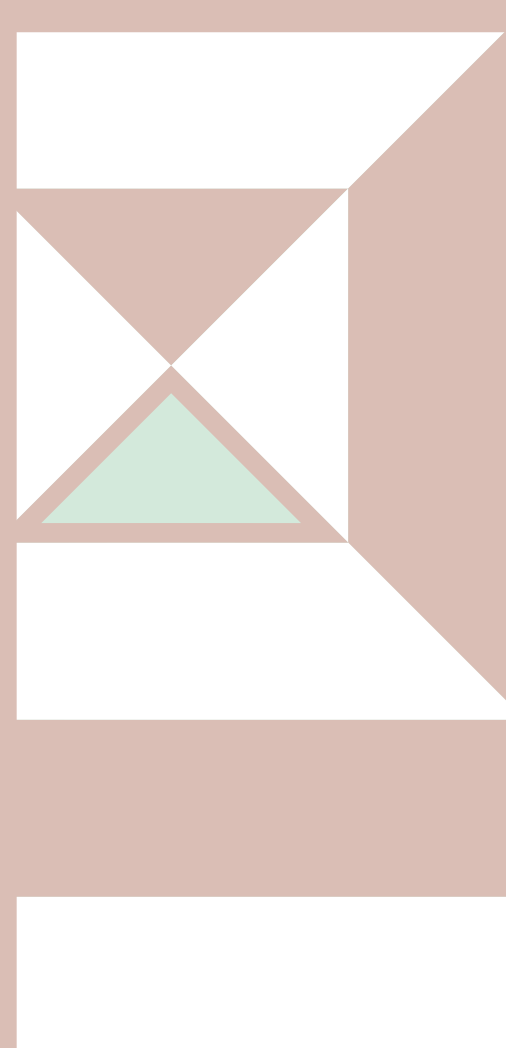
TYPE  
NYSSA

GROUND FLOOR



1<sup>ST</sup> FLOOR





*Standard*

LT 105 m<sup>2</sup>  
LB 120 m<sup>2</sup>

*Optional*

LT 105 m<sup>2</sup>  
LB 136 m<sup>2</sup>

TYPE  
OLIVE

Standard

GROUND FLOOR



Standard

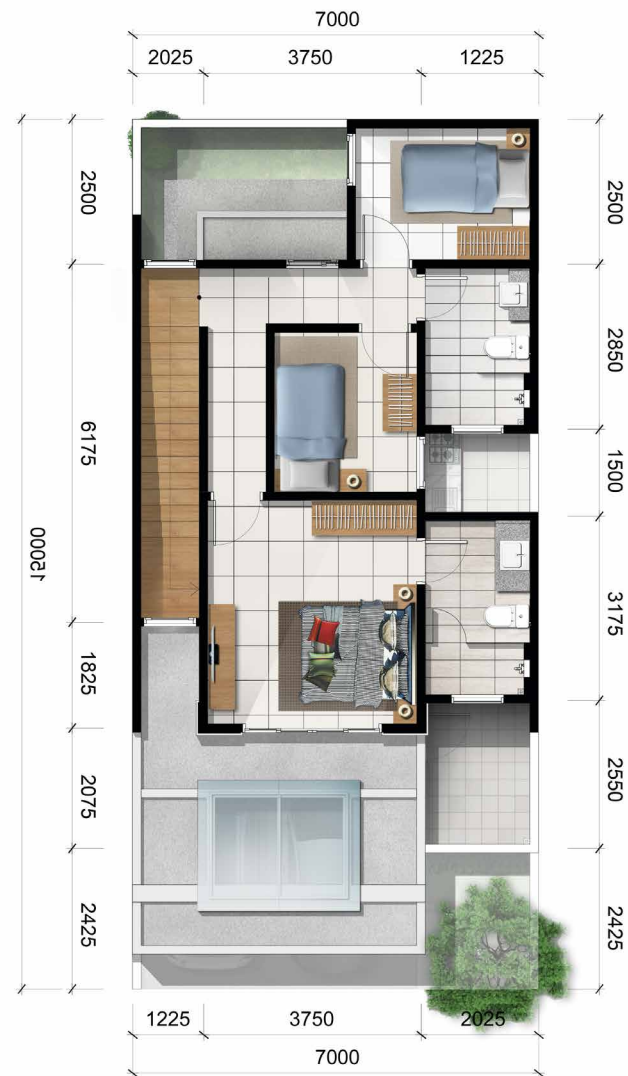
1<sup>ST</sup> FLOOR



*Optional*  
GROUND FLOOR



*Optional*  
1<sup>ST</sup> FLOOR





LT 150 m<sup>2</sup>  
LB 185 m<sup>2</sup>

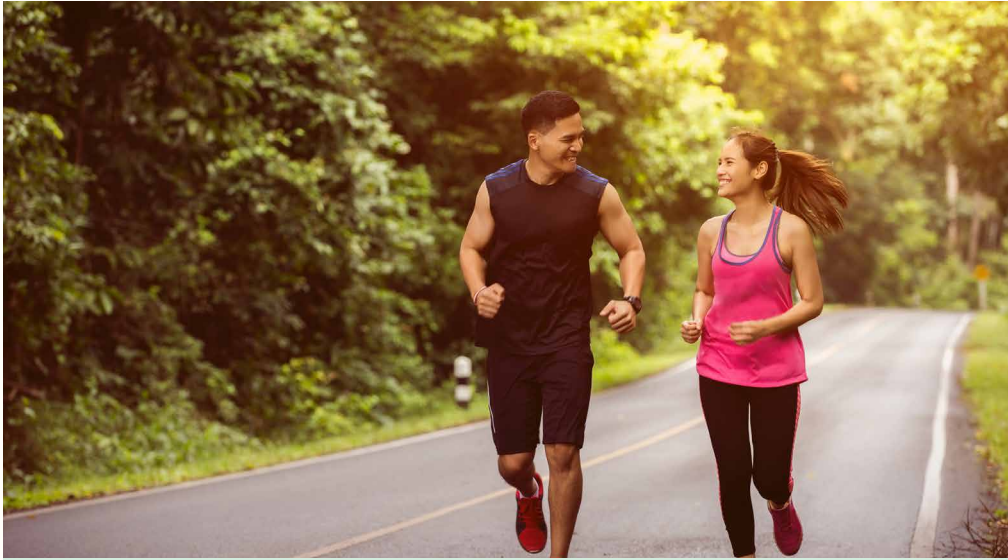
TYPE  
PANSY

GROUND FLOOR



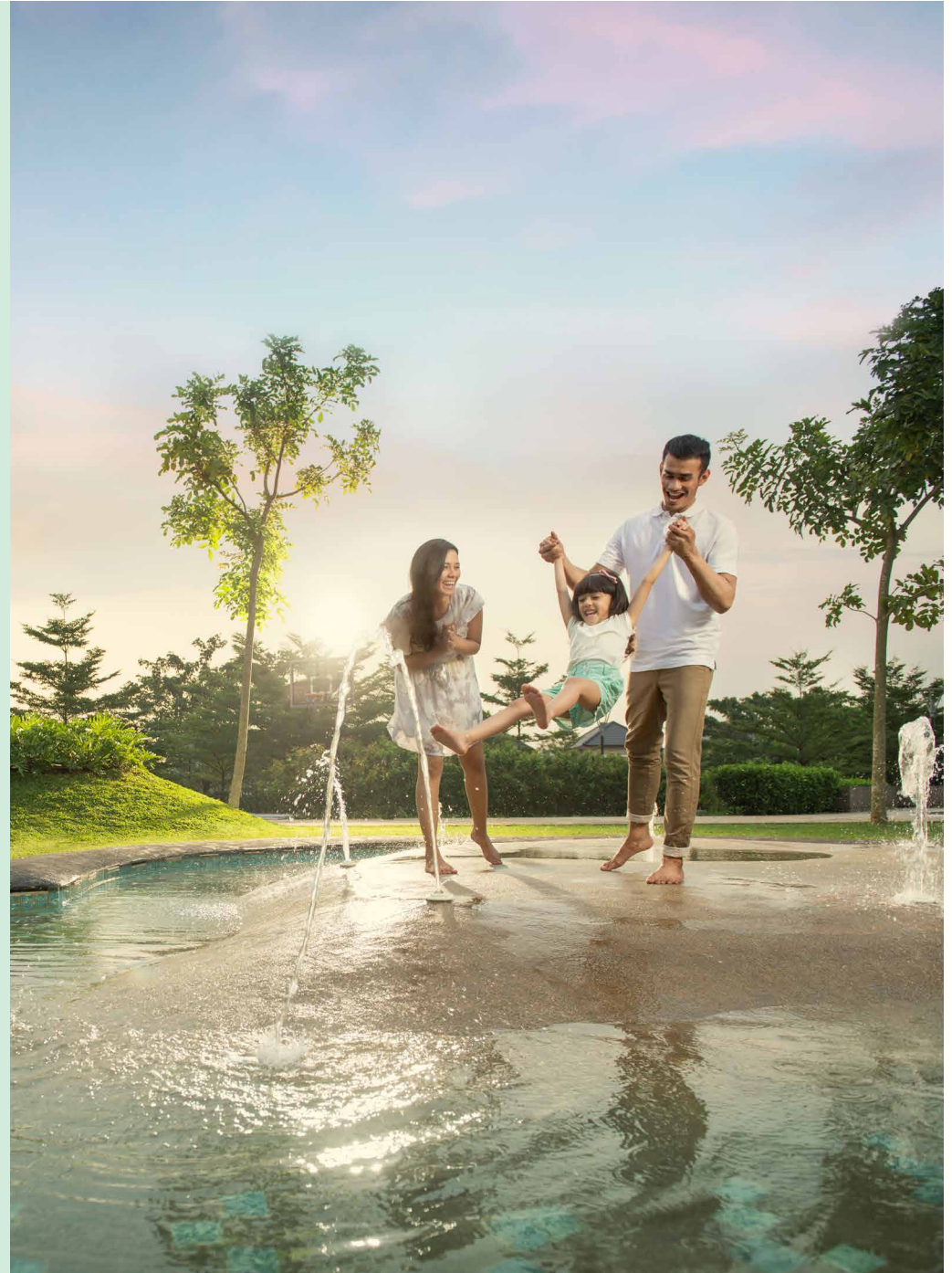
1<sup>ST</sup> FLOOR





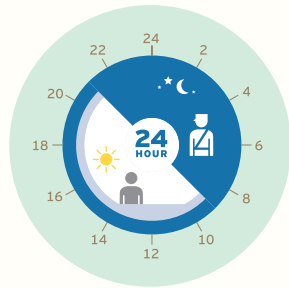
### AMENITIES

- Active Park • Basket Ball • Kid Pool •
- Children's Playground • Jogging Track •
- Bicycle Track • Relaxing Area • WIFI Hotspot •
- CCTV • Security 24 Hours •

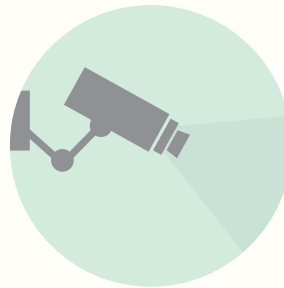


## Security with **SECOM**

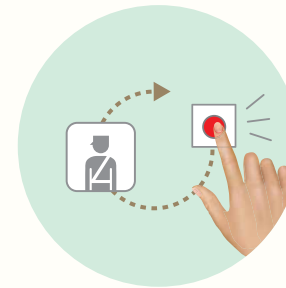
For your peace of mind, Serenia Hills offers protection for your family by adopting advanced security system from SECOM, including:



- 1** | **24-HOUR SECURITY**  
Trained Security Guards on 24/7 basis to control and monitor physical access to your property.



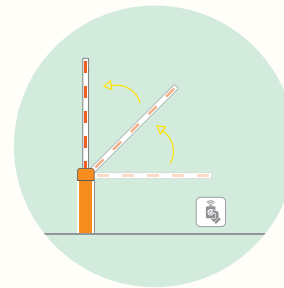
- 2** | **CCTV**  
The area is equipped with CCTV monitoring and security system under 24 hour surveillance.



- 3** | **PANIC BUTTON**  
Pressing the Panic Button will send a distress signal to SECOM for emergency assistance.



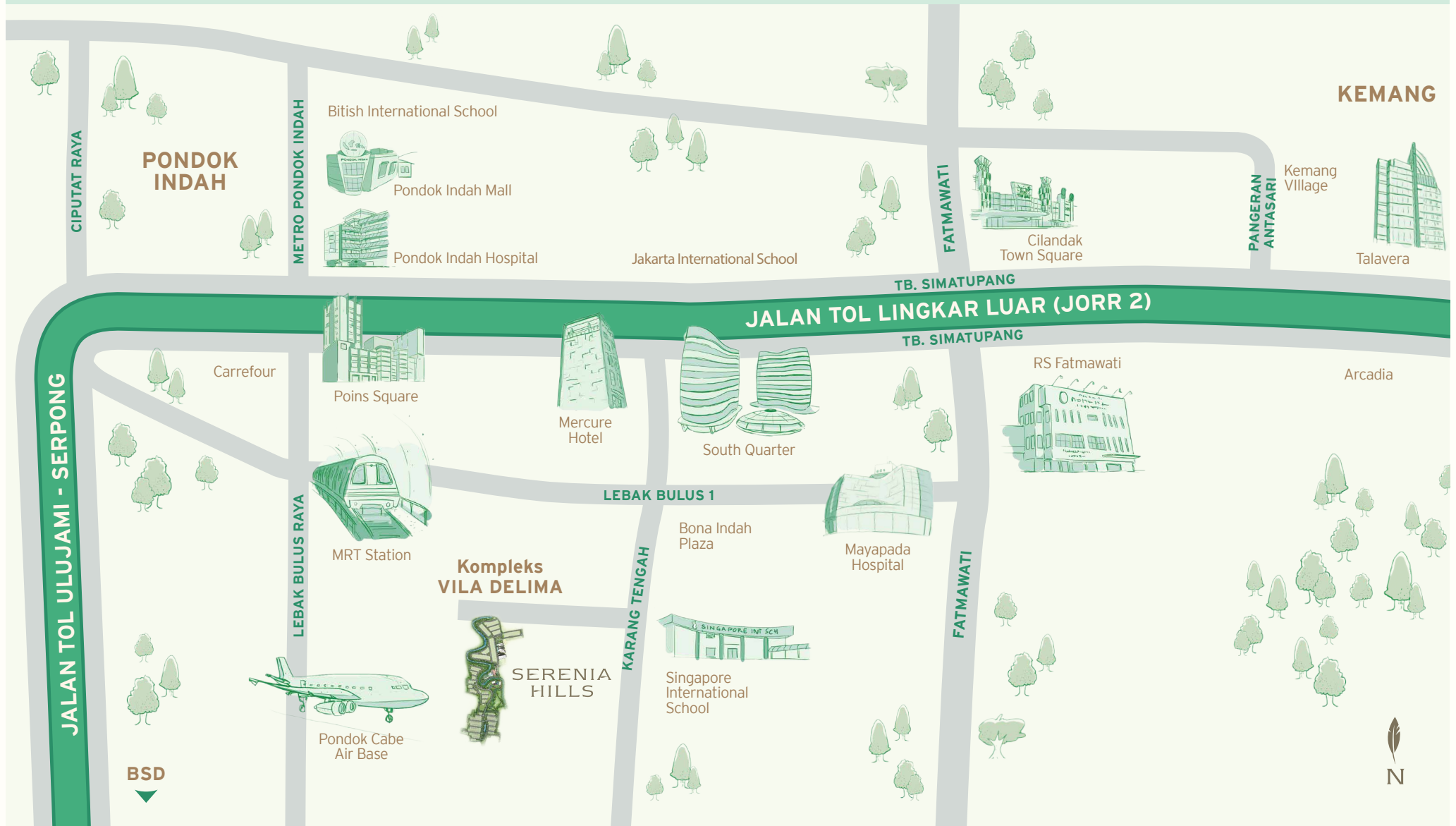
- 4** | **WELL-TRAINED SECURITY**  
SECOM strongly focuses in providing professional, disciplined and well-trained on-site security personnel.



- 5** | **BUMPGATE**  
The card-operated Automatic Bump Gate guarantees efficient and secured access to the premises.

# Access All Areas

Its unbeatable location with easy access to TB Simatupang – a central business district featuring numerous shopping, hospitals and other essential amenities – makes living in Serenia Hills so appealing and remarkable.



# SPECIFICATION

Foundation	Mini Piles
Wall	Brick, Plaster & Paint
Natural Flooring	Homogeneous Tiles 60 X 60 cm
Bathroom	Ceramic 30 X 60 cm
Terrace	Ceramic 30 X 30 cm
Service area	Ceramic 30 X 30 cm
Ceiling	Gypsum + Paint
Sanitary	TOTO / Equivalent
Sills	Alumunium
Door	Engineering Wood
Roof	Monier Concrete
Electricity	3500 watts (Laurel, Melia & Olive) 5500 watts (Nyssa & Pansy)



**PT INTI GRIA PERDANA**

SUBSIDIARY OF PT INTILAND DEVELOPMENT TBK.

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