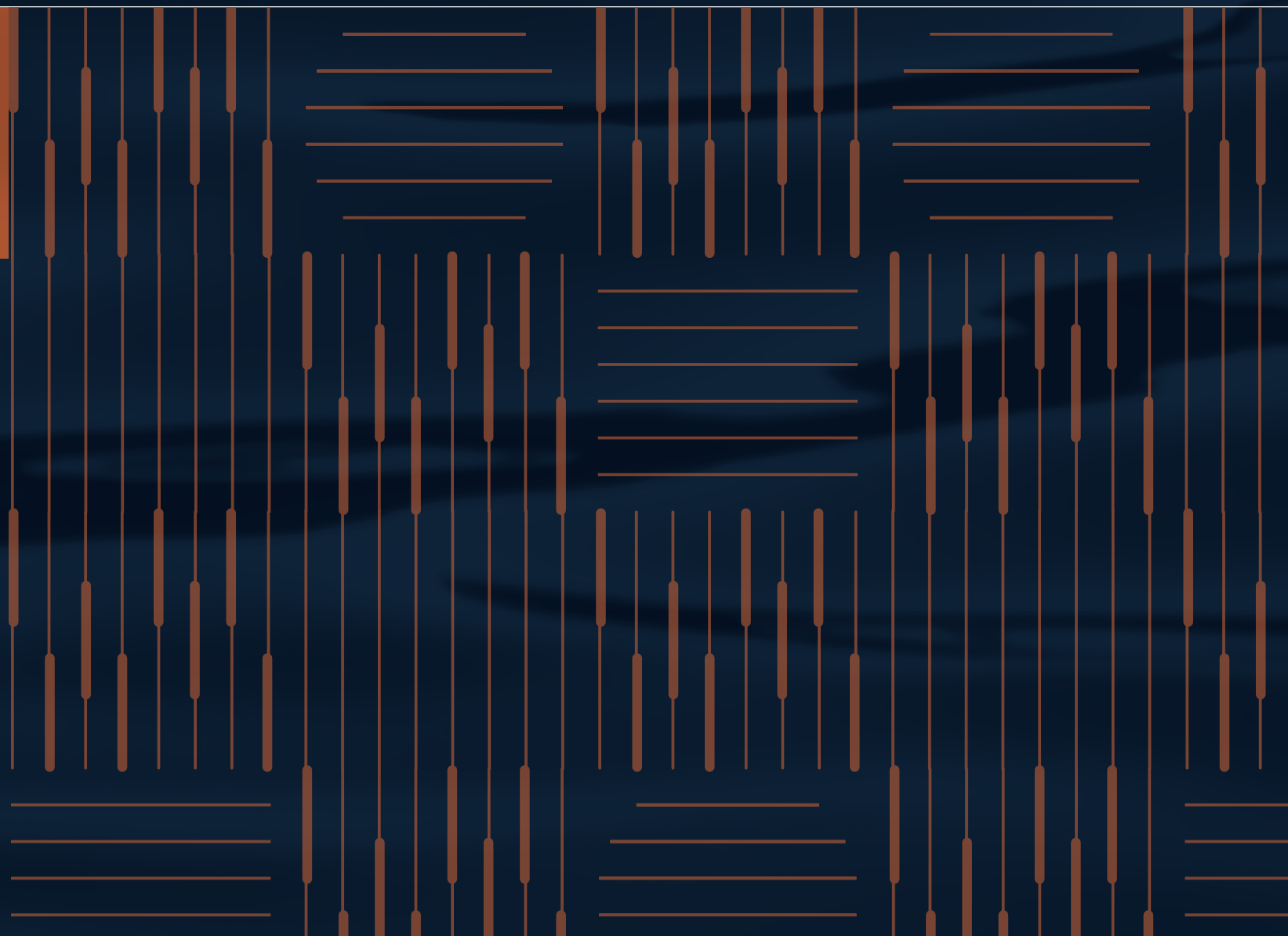


I N T R O D U C I N G

# S I E R R A

at Serenia Hills





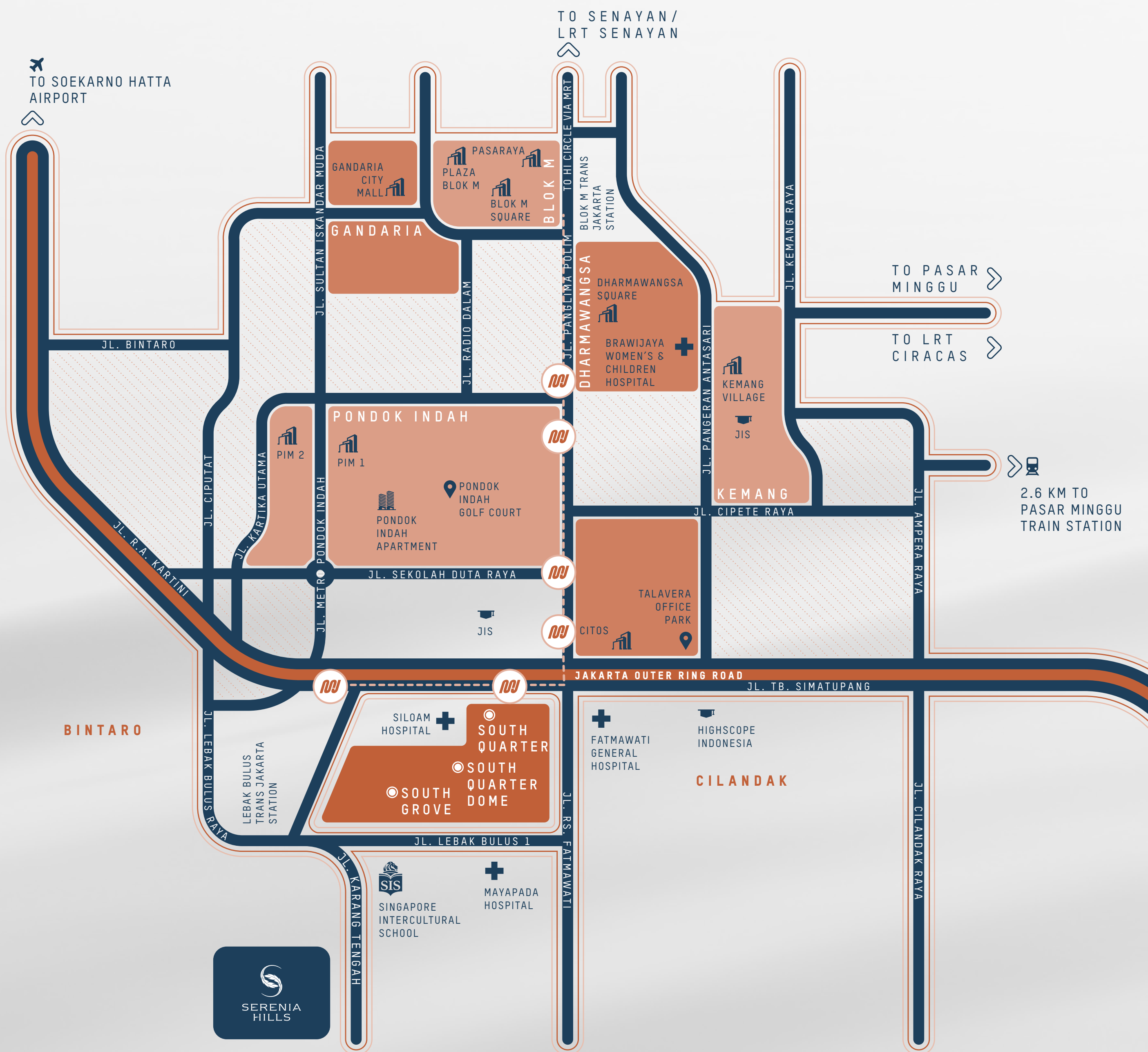


# WELCOME TO SERENIA HILLS

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Your private sanctuary in South Jakarta,  
Serenia Hills is an established residential  
community located in the prestigious  
Lebak Bulus neighborhood.





# A GREAT LOCATION



10 MINUTES TO PONDOK INDAH



7 MINUTES TO JORR TOLL



5 MINUTES TO THE TB SIMATUPANG  
BUSINESS DISTRICT



5 MINUTES TO MRT LEBAK  
BULUS STATION



4

SHOPPING  
MALLS



5

INTERNATIONAL  
SCHOOLS

4

HOSPITALS



WITH CONVENIENT  
SURROUNDINGS

Serenia Hills is surrounded by a variety of public facilities that enhance convenience for residents in their daily lives, including schools, international standard hospitals and premium shopping centers.



## TOLL JORR

**10 minutes** to Outer Ring Road



## MRT STATION

**10 minutes** to Lebak Bulus  
MRT Station

## TRANSJAKARTA PARK & RIDE

**10 minutes** to South Quarter



# GREAT CONNECTIVITY AND ACCESS

Serenia Hills is strategically located in Lebak Bulus  
with easy access to the rest of the city.





# SIERRA

SMART HOMES FOR  
EVERY GENERATION





# THE NEWEST CLUSTER AT SERENIA HILLS

Within the peace and serenity of Serenia Hills, residents of Sierra will enjoy the advantages of the well- established infrastructure, facilities and services that exist in this exclusive South Jakarta sanctuary.





# MODERN SMART HOMES

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At Sierra, you will discover modern homes close to nature that are smart, secure, comfortable, and convenient, within a beautifully landscaped private enclave.





## 3+1 BEDROOMS

The modern and clean design of the Sierra smart home allows you greater flexibility throughout your house.

With large windows for plenty of light, a modern and clean kitchen design, extra rooms, spacious master bedroom, and the Panasonic Smart Home system integrated in each house.





LUXURIOUS MASTER BEDROOM





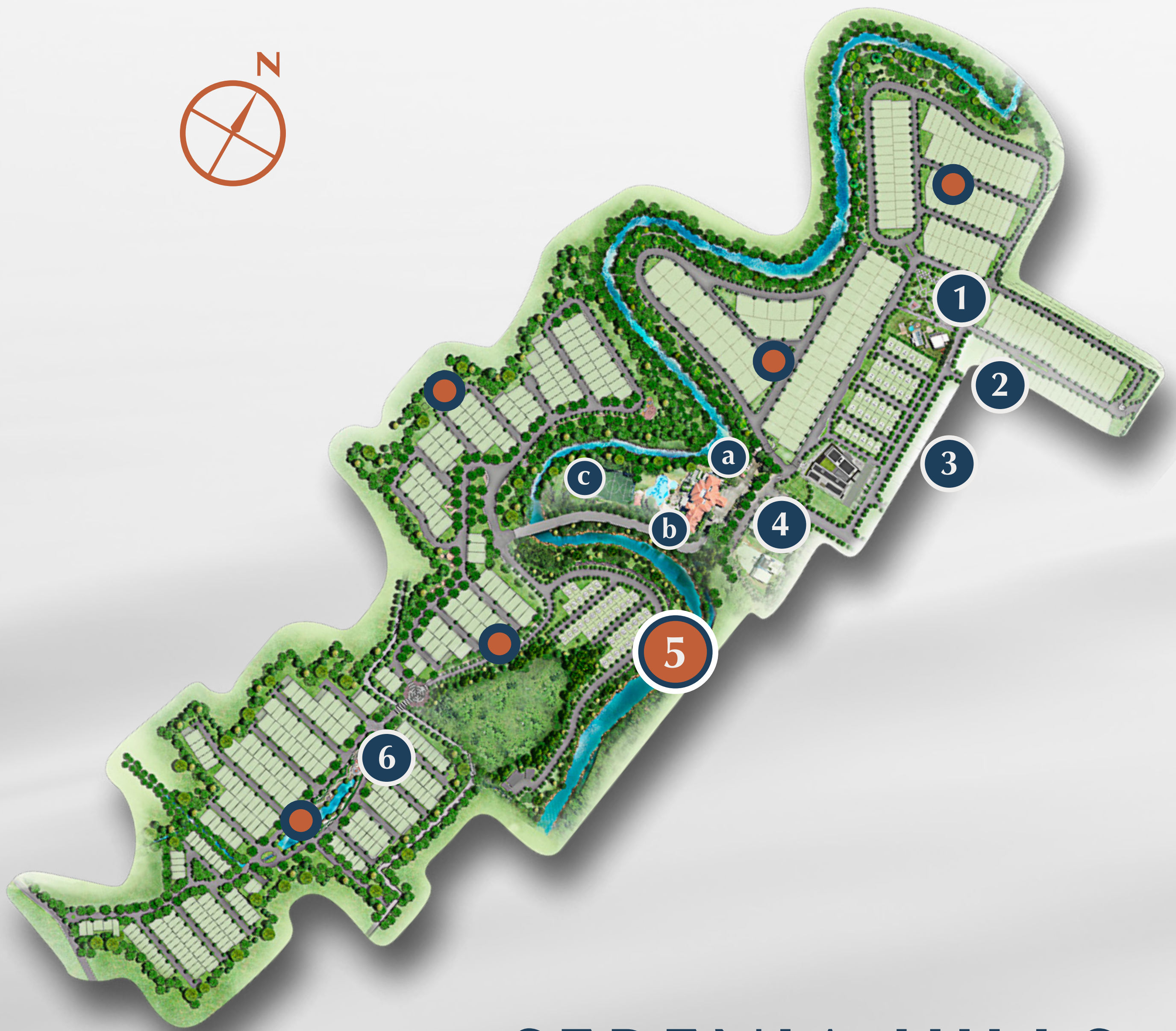
# SPACE FOR YOUR GROWING FAMILY, CLOSE TO NATURE

The carefully maintained landscapes of Serenia Hills are designed to be inspiring.

Offering residents space to immerse themselves in nature and create memorable moments.

Enjoy the advantages of an award-winning housing estate in balance with nature.





# SERENIA HILLS MASTER PLAN

1. Active Park
  2. Zenith
  3. Serenia Park
  4. Serenia Club Mansion
    - a. Club House
    - b. Swimming Pool
    - c. Mini Soccer Field
  5. Sierra
  6. Outdoor Children Playground
- Other Clusters



Residents private amenities include a clubhouse, outdoor communal spaces, jogging and bicycling track, children's playground, swimming pools, basketball and soccer.







SWIMMING POOL

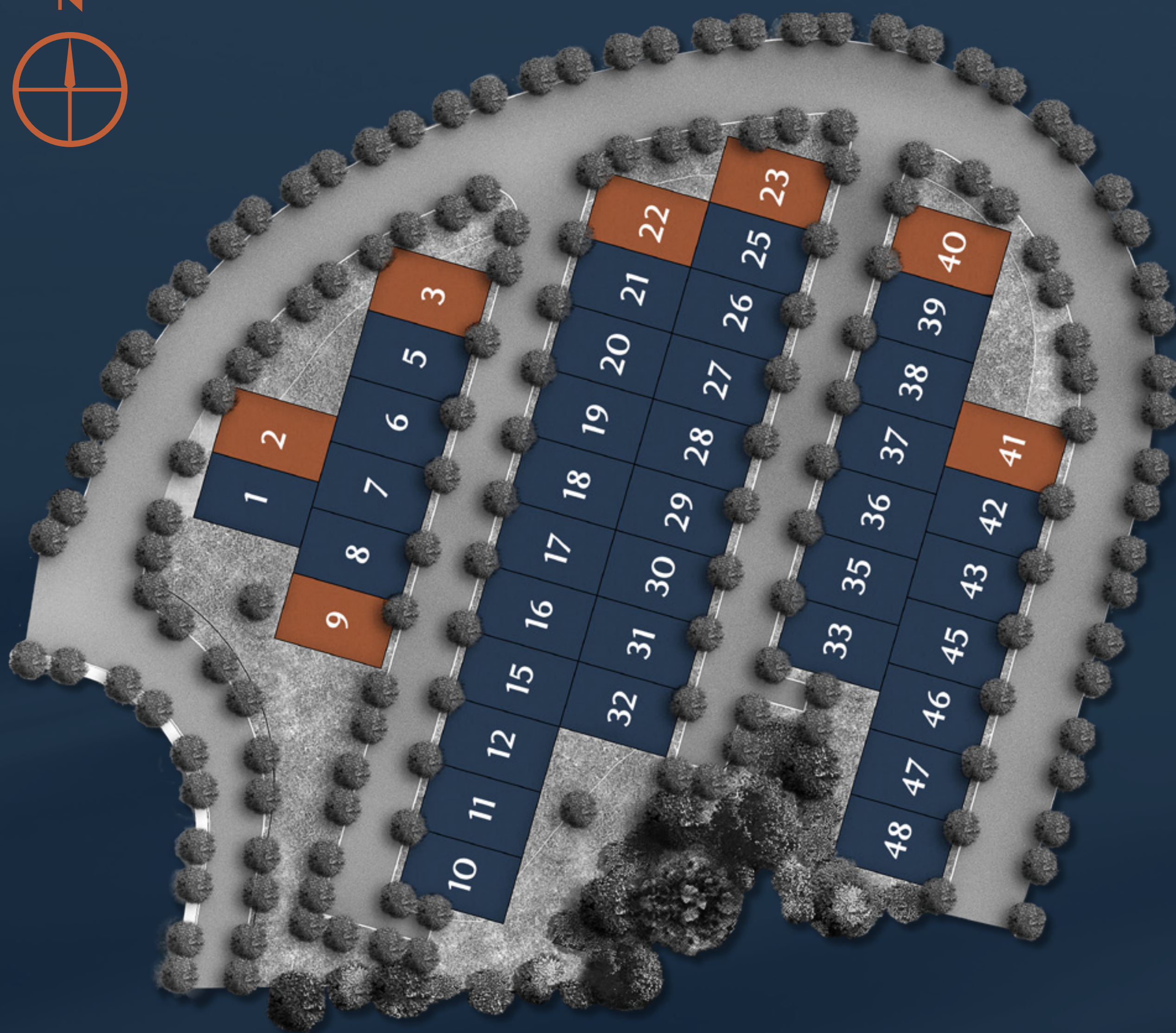


MINI SOCCER FIELD



CLUB SERENIA  
MANSION





# THE SIERRA CLUSTER

at Serenia Hills

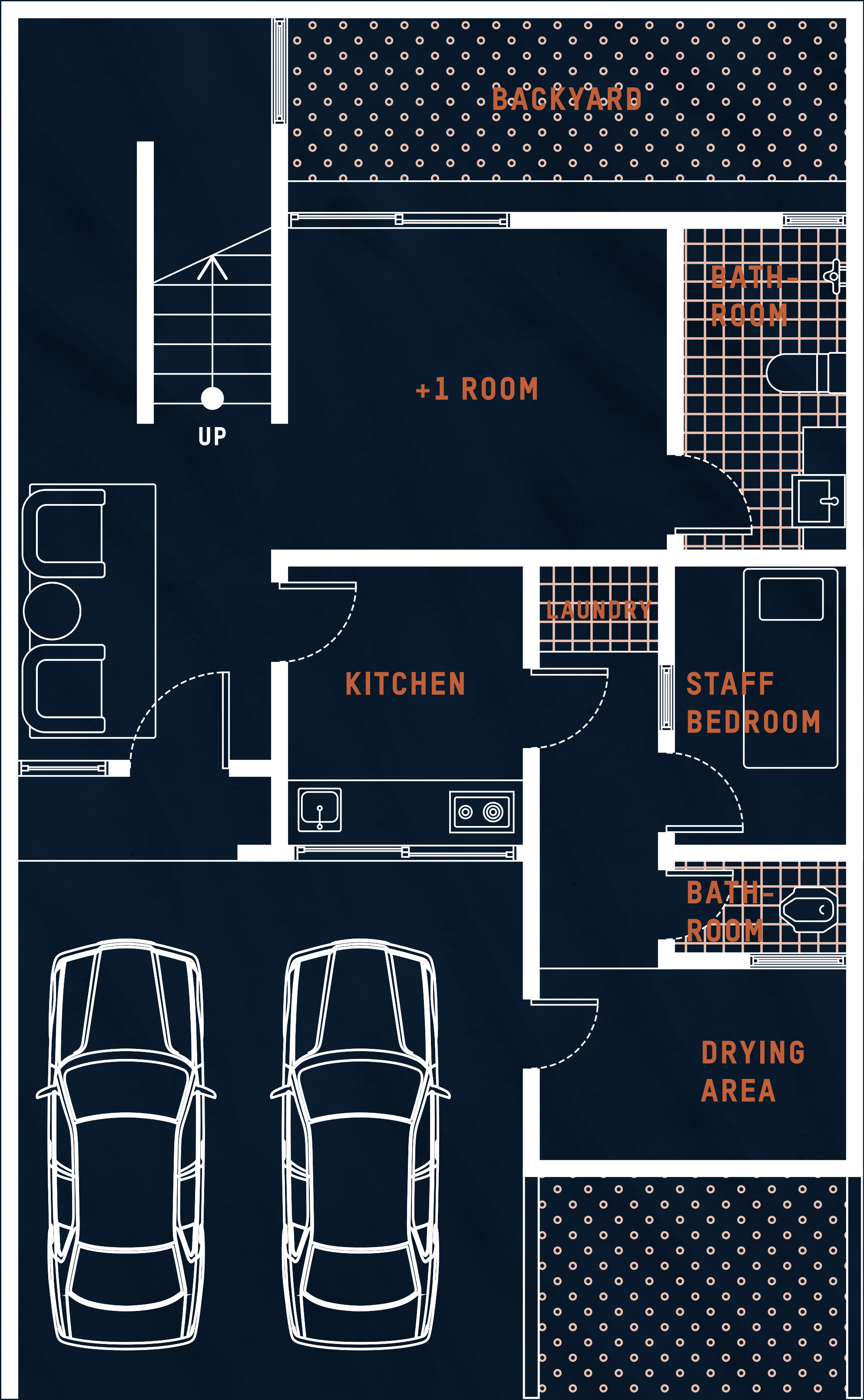
# 42 EXCLUSIVE HOMES

■ Avana

■ Brava



1<sup>ST</sup> FLOOR



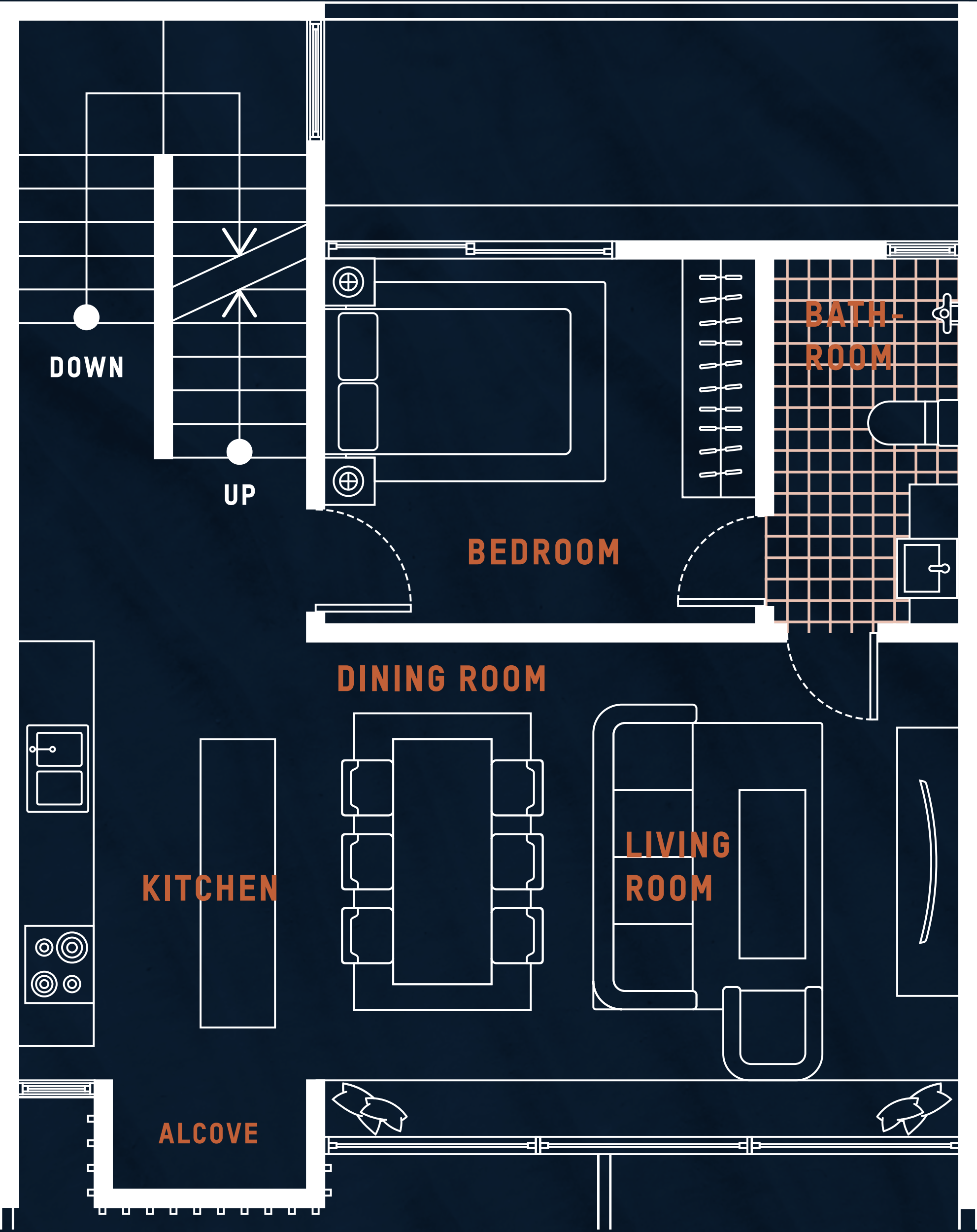
AVANA

BUILDING SIZE : 204M<sup>2</sup>

LAND SIZE : 104M<sup>2</sup>



2<sup>ND</sup> FLOOR



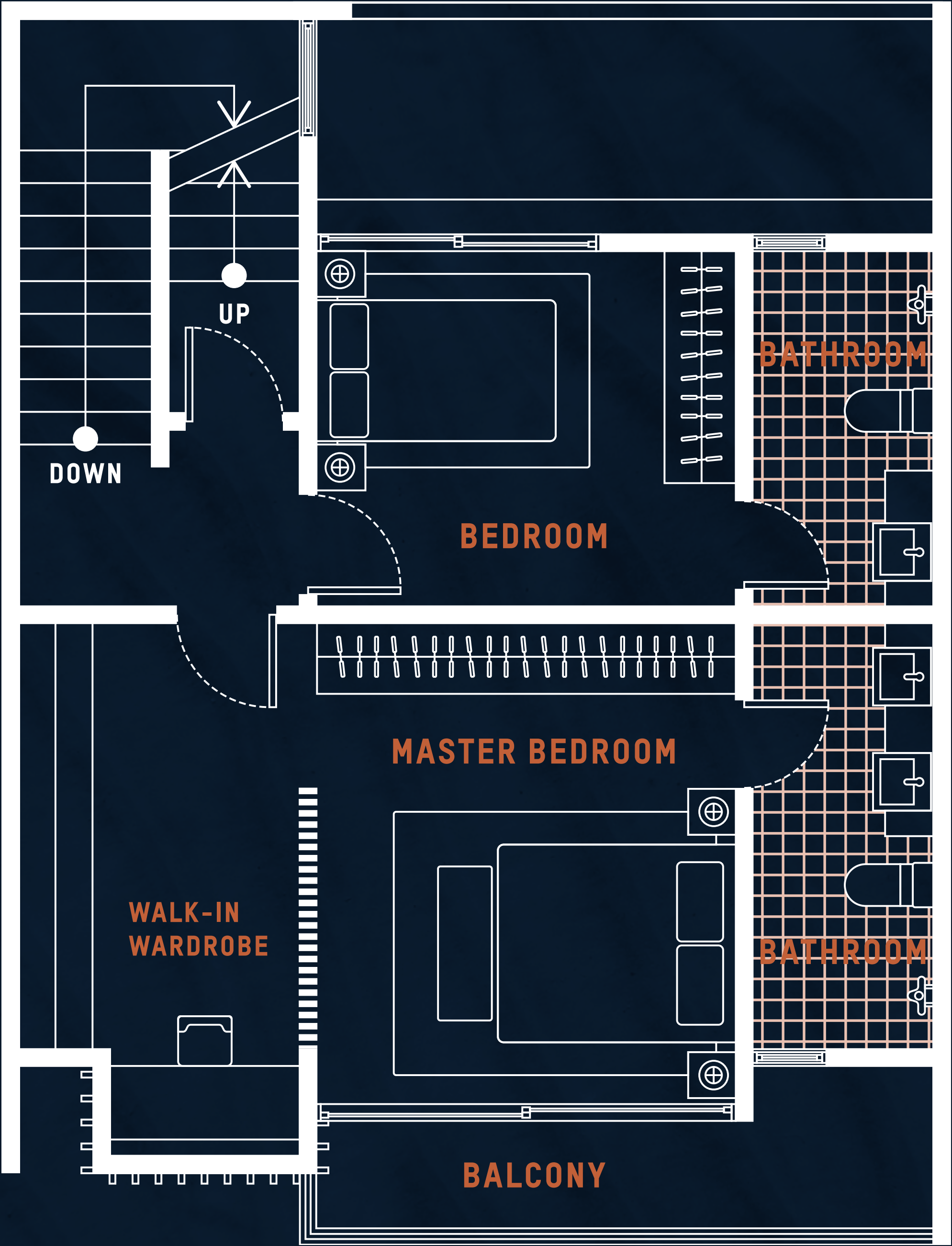
AVANA

BUILDING SIZE : 204M<sup>2</sup>

LAND SIZE : 104M<sup>2</sup>



3<sup>RD</sup> FLOOR



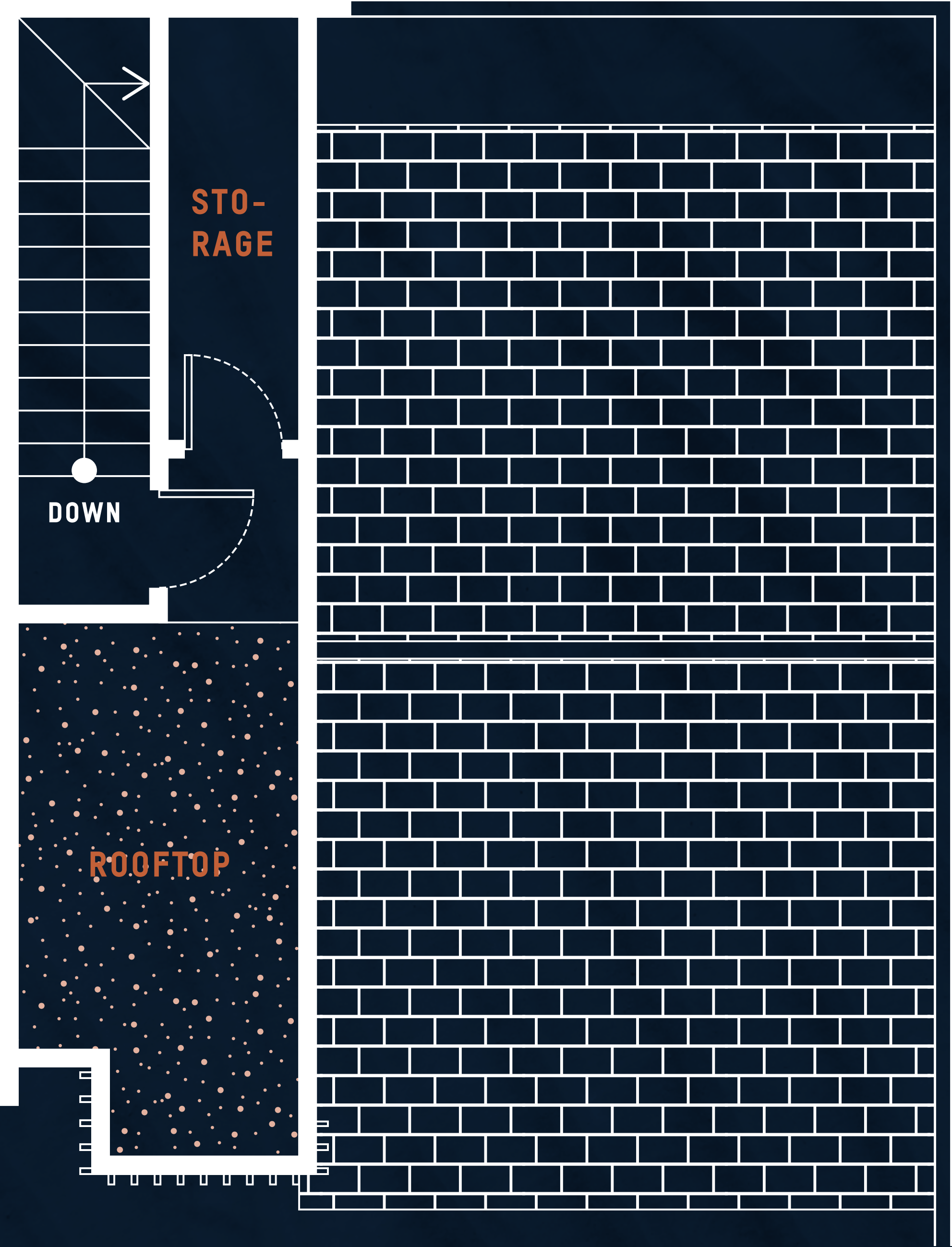
AVANA

BUILDING SIZE : 204M<sup>2</sup>

LAND SIZE : 104M<sup>2</sup>



# ROOFTOP



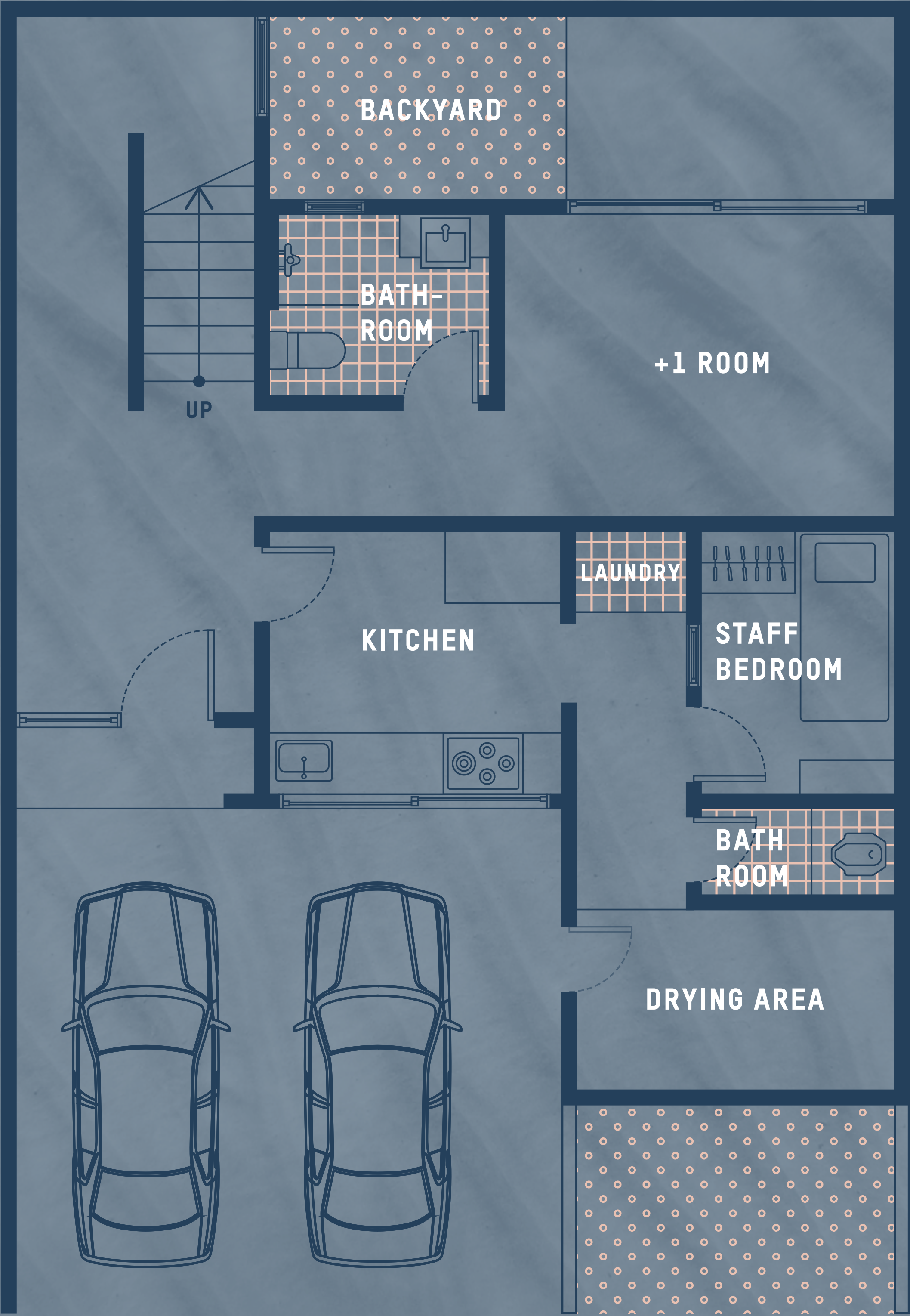
AVANA

BUILDING SIZE : 204M<sup>2</sup>

LAND SIZE : 104M<sup>2</sup>



1<sup>ST</sup> FLOOR



BRAVA

BUILDING SIZE : 235M<sup>2</sup>

LAND SIZE : 117M<sup>2</sup>



2<sup>ND</sup> FLOOR



BRAVA

BUILDING SIZE : 235M<sup>2</sup>

LAND SIZE : 117M<sup>2</sup>



3<sup>RD</sup> FLOOR



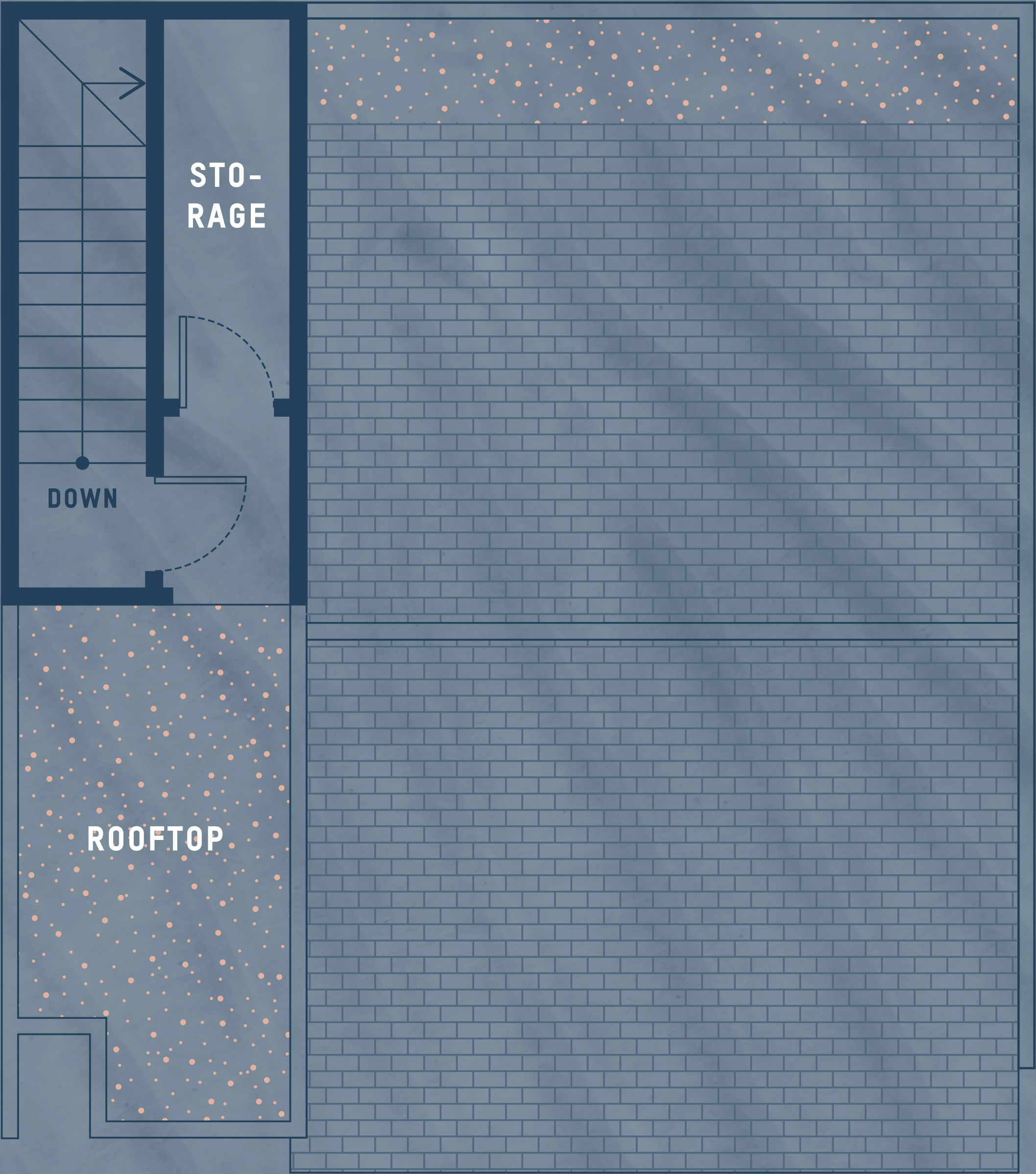
BRAVA

BUILDING SIZE : 235M<sup>2</sup>

LAND SIZE : 117M<sup>2</sup>



4<sup>TH</sup> FLOOR

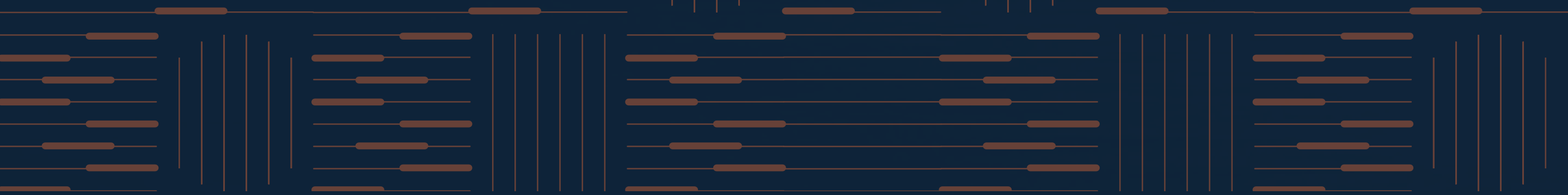


BRAVA

BUILDING SIZE : 235M<sup>2</sup>

LAND SIZE : 117M<sup>2</sup>





# SPECIFICATIONS

STRUCTURE	Pile Foundation, Concrete
FLOOR	Homogeneous Tile & Ceramic, Laminated Wood
WALL	Brick, Plaster, Paint Finishing
DOORS/WINDOWS	Double Plywood, Alumunium Frame
CEILING	Gypsum xw
ROOF	Bitumen
ROOF FRAME	Light Steel Construction
SANITAIR	Toto/Setara
ELECTRICAL SUPPLY	5,500 VA
WATER SUPPLY	Ground Water





# SERENIA HILLS COMMUNITY

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At Serenia Hills, we strive to create a community of people and homes that live in harmony in the midst of the busy city. The neighborhood is a secure space for you and your loved ones to enjoy everyday activities, build a community, and experience the serenity of nature.



# ESTATE MANAGEMENT

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24-hour security and well-trained security personnel, CCTV, card-operated bump gates, the state-of-the-art amenities of the clubhouse, and the dedicated services of the estate management team.





# QUALITY CONSTRUCTION AND FINISHING

---

- Well Established Estate
- Secure Housing Cluster
- 1 Year Construction Warranty

## QUANTUM

Smart homes connected  
to nature



## ULTIMATE

Spacious homes with  
green surroundings

## SIGNATURE

Carefully engineered and  
constructed homes







# AWARD WINNING DEVELOPER

**THE 2018 BEST HOUSING DEVELOPMENT  
(INDONESIA)**

INDONESIA PROPERTY AWARDS 2018  
PROPERTYGURU

---

**THE 2018 BEST HIGH-END HOUSING  
DEVELOPMENT (JAKARTA)**

INDONESIA PROPERTY AWARDS 2018  
PROPERTYGURU

---

**THE COUNTRY WINNER-BEST HOUSING/  
LANDED DEVELOPMENT (INDONESIA)**

THE 2018 ASIA PROPERTY AWARDS  
PROPERTYGURU

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Intiland is a trusted developer with a focus on quality of life. Intiland's diversified real estate portfolio includes residential townships, office towers, high-rise apartments, hospitality, industrial estates as well as sports and golf club management.







# SIERRA

at Serenia Hills

MARKETING GALLERY

Jl. Karang Tengah Raya No. 9,  
Lebak Bulus, Cilandak, Jakarta Selatan

T (62-21) 7666 143

**[www.sereniahills.co.id](http://www.sereniahills.co.id)**