

NEW 109 Ha  
**TRANSIT ORIENTED DEVELOPMENT**  
at CICALYUR STATION

# Nerin

More Than Meets The Eye







- 1 RESIDENTIAL
- 2 COMMERCIAL
- 3 FACILITIES
- 4 CENTRAL PARK
- 5 CICAYUR STATION
- 6 TOLL SERPONG - BALARAJA
- 7 EXIT TOLL CISAUK 4 (Future Development)
- 8 GREEN LOOP
- 9 MAIN GATE
- 10 MODERN MARKET



## Nerin

More Than Meets The Eye

Simplicity does not always mean making do with less; at least that's what you'll come to find at Nerin. The unique yet modest facade is paired with remarkable interiors and excellent facilities in the surrounding environmentally friendly neighborhood, making the houses at Nerin to be something that really more than meets the eye.

KLAIA | 5X12

MAIRA | 6X12





# Klaia

Type  
**5x12**

Luas Tanah :  
**60 m<sup>2</sup>**

Luas Bangunan :  
**66 m<sup>2</sup>**

 2 Bedrooms

 2 Bathrooms

 Open Plan Living

 1 Carpark

## FLOORPLAN







# Maira

Type  
**6x12**

Luas Tanah :  
**72 m<sup>2</sup>**

Luas Bangunan :  
**89 m<sup>2</sup>**

 3 Bedrooms

 3 Bathrooms

 Open Plan Living

 2 Carparks

## FLOORPLAN



**STANDARD**



**HOOK**



# UNIQUE FEATURES

## Open Plan Living

Harmony is something we strive to offer through our projects, and our Open Plan living area specifically aims to provide just that. With seamless flow from the dining/living area to the adjacent outdoor garden, this concept works well with the needs of modern families by allowing ease of access between areas and promotes family interactions.

## Natural Light

The access to natural light presents a calming and positive vibe in a home to ensure its residents get that warm and comfortable feeling one should have in a home.

## Energy Saving

Not only for aesthetic purposes, the access to natural light also allows the residents to conserve energy. With strategically placed openings, Nerin homes will have adequate illumination in each room.

## Maximizing Space

Bowled by its minimalism and mid-century modern design, Nerin homes optimizes space at every possible opportunity to function as storage or display spots and ensures the homeowners a super functional home.

## Air Circulation

With openings in all rooms, Nerin ensures proper air circulation for its residents. This way, you can always breathe easily and relax in your own home.

## Unique Facade

If you're concerned about uniqueness, you can rest easy knowing that Nerin homes are designed with remarkably unique facades to provide a more lavish and artistic impression even from the first glance. Not prioritizing fashion over function, this detailed facade design also works as sun shades and creates shadows and forms interior spaces for the homeowners.

# FACILITIES



MAIN GATE



MAIN ROW 10 Meters



THERAPEUTIC PATH



CLUBHOUSE



OUTDOOR GYM



URBAN FARMING



KIDS PLAYGROUND



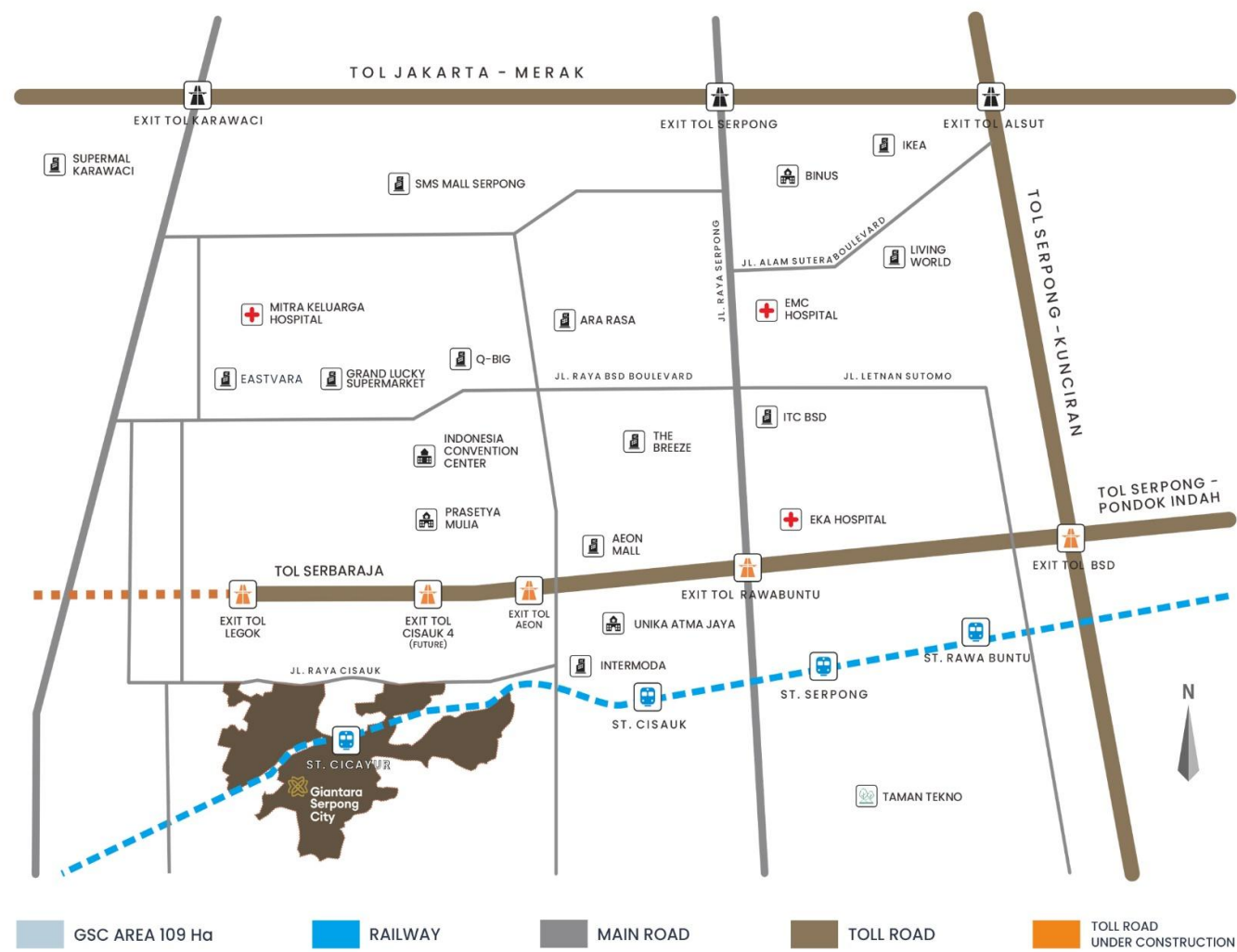
GREEN LANE

# UNIT SPECIFICATION

Structure		Wall Finishes	
Foundation	: Foot Plat	Interior	: Interior Paint ex. Propan / equivalent
Floor Finishes		Exterior	: Weather Shield Paint ex. Propan / equivalent
Living, Dining and Bedroom Area	: Homogeneous Tile 600 x 600 ex. Valentino Gress / EQ	Ceiling	
Staircase	: Homogeneous Tile 600 x 600 ex. Valentino Gress / EQ	Interior	: Gypsum Board ex. Jayaboard / equivalent
Front Terrace	: Homogeneous Tile 600 x 150 ex. Roman Granit / EQ	Exterior	: Moisture-Resistant Gypsum Board ex. Jayaboard / equivalent
Back Terrace and Balcony	: Ceramic Tile 300 x 300 ex. Roman / EQ	Roof	
Bathroom	: Ceramic Tile 400 x 400 ex. Roman / EQ	Rangka Atap	: Lightweight Stel Structre
Sanitary		Penutup Atap	: UPVC double wall roof ex. Rooftop / equivalent
Door and Window		MEP Provision	
Main Door	: Solid Engineered Wood	Electricity	: 2200 VA (Klaia)
Main Door Lock	: Digital Smart Door Lock		: 3500 VA (Maira)
Internal Door	: Alumunium Frame ex. YKK Fility / EQ with Engineered Wood HPL Finished	Water Supply	: Ground Water / Standard PDAM
External Door & Window	: Clear Glass with Alumunium Frame ex. YKK Fility / EQ		
Hardware	: Dekkson / EQ		



LOCATION MAP



SURROUNDED BY:

- 5 Malls
- 4 Hospitals
- 9 Schools
- 3 Attractions

STRATEGIC LOCATION

- 3 Minutes Toll Serbaraja
- 1 Minute Cicayur Station
- 5 Minutes Exit Toll BSD East
- 45 Minutes Soekarno-Hatta Airport
- 40 Minutes Tn. Abang Station
- 7 Minutes Aeon Mall



SCAN OUR MAP

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