



# Khione

A Sanctuary for Your Mind and Soul

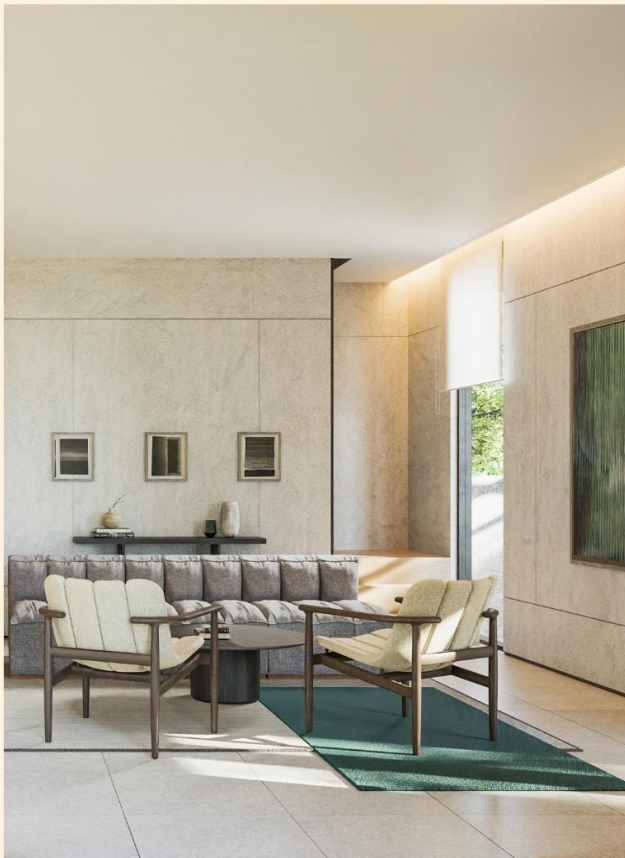
NEW 109 Ha  
**TRANSIT ORIENTED DEVELOPMENT**  
at Cicayur Station

# Khione

A Sanctuary for Your Mind and Soul



## Tailored for Timeless Living



### Generously Sized

Live requires space to thrive. Khione offers homes that are generously sized, providing your family with the room to breathe and grow. One of our features include an over 40 m<sup>2</sup> Master Bedroom; allowing ample space for comfort and luxury. These expansive layouts ensure that everyone has their own sanctuary, making it the ideal place to create lasting memories in a spacious and comfortable environment.

### Thoughtful Details

Craving a touch of sophistication in your home? Khione homes feature premium interior details that add an element of elegance and refinement. From carefully chosen materials to stylish finishes, every detail is curated to elevate your living experience.

### Open Plan Concept

The open plan concept at Khione encourages a seamless flow between living areas, fostering better interaction and connection among family members. This thoughtful design enhances both the social and functional aspects of your daily living, making your home life more cohesive and enjoyable.

### Built To Last

Annoyed with constant renovations and upgrades? With high-quality materials and superior craftsmanship, Khione homes are built to last. This ensures that you can enjoy a luxurious lifestyle without the hassle of ongoing maintenance and improvements.

### Abundant Natural Light

Where there is light, there is life. Khione homes are designed with ample natural lighting to create bright and welcoming spaces. This not only enhances the aesthetic appeal but also promotes a cozy, uplifting atmosphere that boosts productivity and well-being.



Nyx



1<sup>st</sup> Floor



2<sup>nd</sup> Floor

## Type 7 x 14

Building Area : 126 m<sup>2</sup>

Land Area : 98 m<sup>2</sup>

- Open Plan Living
- 4 Bedrooms
- 3 Bathrooms
- 2 Carparks





# Elyon



1<sup>st</sup> Floor



2<sup>nd</sup> Floor

## Type 8 x 16


Building Area : 175 m<sup>2</sup>

Land Area : 128 m<sup>2</sup>

 Open Plan Living

 4 + 1 Bedrooms

 4 + 1 Bathrooms

 2 Carparks







- 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

## FACILITIES



## UNIT SPECIFICATION

<b>Structure</b>	
Foundation	: Foot Plat / Mini Pile
<b>Floor Finishes</b>	
Living, Dining and Bedroom Area	: Homogeneous Tile 600 x 600 ex. Valentino Gress / equivalent
Staircase	: Homogeneous Tile 600 x 600 ex. Valentino Gress / equivalent
Front Terrace	: Conwood / equivalent
Back Terrace and Balcony	: Homogeneous Tile 600 x 600 ex. Valentino Gress / equivalent
Bathroom	: Homogeneous Tile 600 x 600 ex. Valentino Gress / equivalent with Precut Ceramics 25 x 50
<b>Sanitary</b>	
	: Grohe / equivalent
<b>Door and Window</b>	
Main Door	: Solid Wood
Main Door Lock	: Digital Smart Door Lock
Internal Door	: Aluminium Frame ex. YKK Madela / equivalent With Engineered Wood HPL Finished
External Door & Window	: Clear Glass with Aluminium Frame ex. YKK Madela / equivalent
Hardware	: Dekkson / equivalent

<b>Wall Finishes</b>	
Interior	: Interior Paint ex. Propan Paint / equivalent
Exterior	: Weather Shield Paint ex. Propan Paint / equivalent
<b>Ceiling</b>	
Interior	: Gypsum Board ex. Elephant / equivalent
Exterior	: Moisture - Resistant Gypsum Board ex. Elephant / equivalent
<b>Roof</b>	
Roof Frame	: Lightweight Steel Structure
Roof Finishes	: uPVC double wall roof ex. Rooftop / equivalent
Canopy	: Solarflat
<b>MEP Provision</b>	
Electricity	: 4400 VA (Nyx)
	: 5500 VA (Elyon)
Water Supply	: WTP



LOCATION MAP



LEGENDS

- GSC AREA 109 Ha
- MAIN ROAD
- RAILWAY
- TOLL ROAD
- TOLL ROAD UNDER CONSTRUCTION

STRATEGIC LOCATION

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

SURROUNDED BY:

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



SCAN OUR MAP

Marketing Gallery Giantara Serpong City

Jl. Raya Kadusirung, Kel Cisauk, Kec. Cisauk,  
Kab. Tangerang, Banten 15341

For more information, please contact us at:

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