



THE
VENETIAN

RESIDENCES AT ALAM SUTERA



THE FIRST
Smart LOFT

A JOINT DEVELOPMENT OF EXTINGUISHED
DEVELOPERS IN INDONESIA AND HONG KONG



**KINGLAND
AVENUE**

RESIDENCES AT
ALAM SUTERA

A JOINT DEVELOPMENT OF EXTINGUISHED
DEVELOPERS IN INDONESIA AND HONG KONG



KINGLAND

building homes with pride and passion



GROWTH STEEL
GROUP



AlfaLand
Group

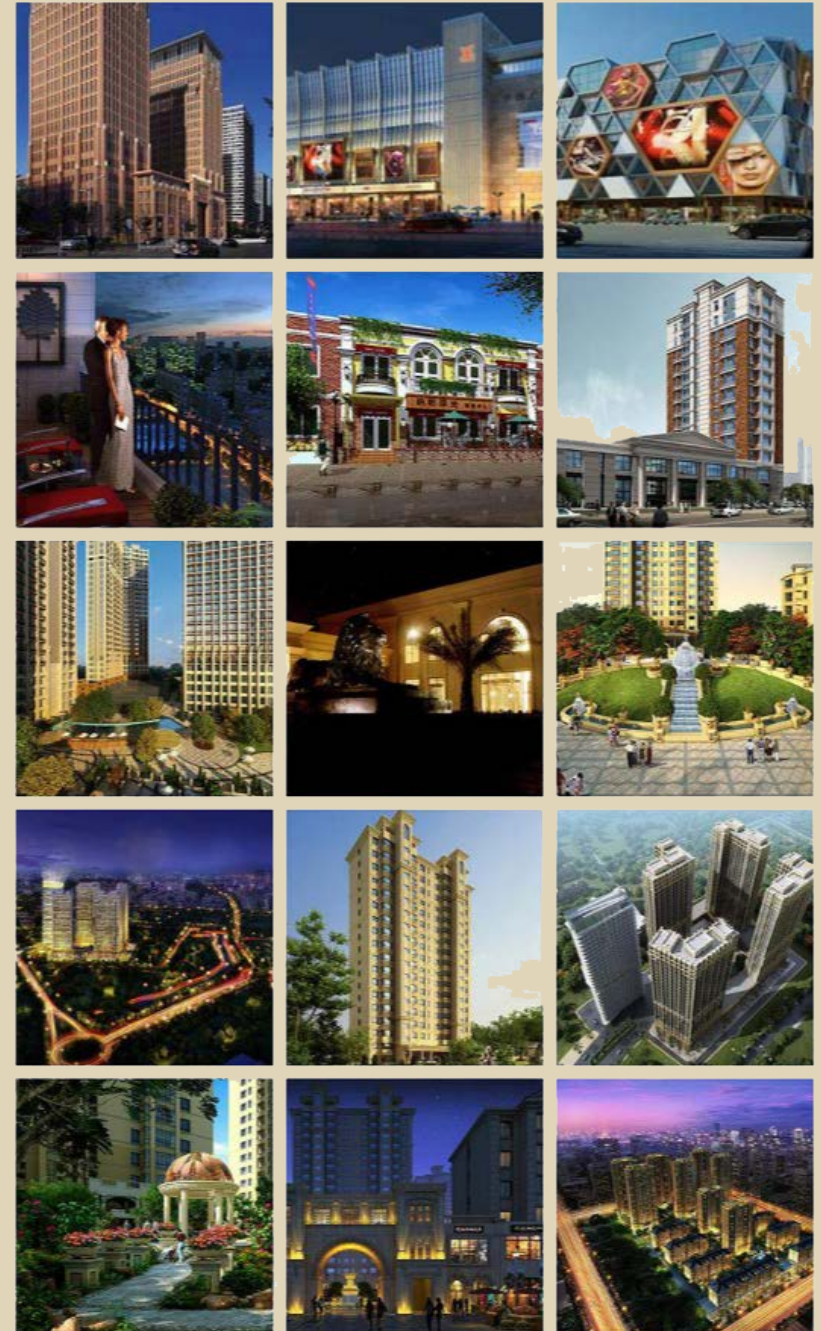
a subsidiary of ALFA GROUP



KINGLAND

building homes with pride and passion

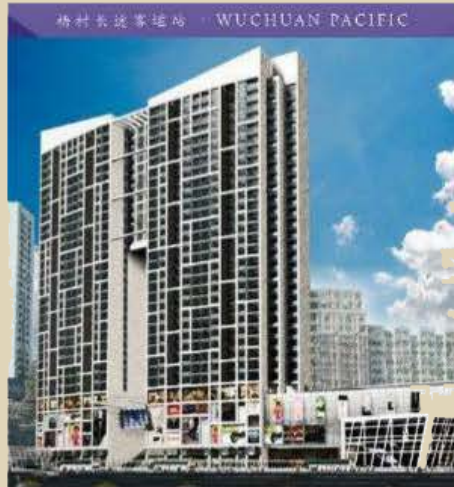
- Founded in year 2000
- Headquarter based in Hong Kong
- Specialized in real estate development & property management
- Numerous residential & commercial projects
- Total Development 800,000 m² of Gross Floor Area
- 1.5 Million GFA is expected to complete by year 2020





KINGLAND

building homes with pride and passion



梧村美域客站 · WUCHUAN PACIFIC

2004

Wuchuan Pacific
Xiamen, China



南汇商业中心 · MIDTOWN PLAZA

2007

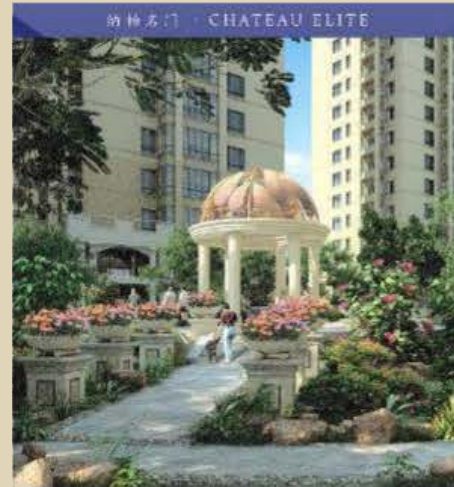
Midtown Plaza
Shenyang, China



纳帕阳光 · NAPA GROVE

2009

Napa Grove
Shenyang, China



纳帕苏门 · CHATEAU ELITE

2012

Chateau Elite
Shenyang, China



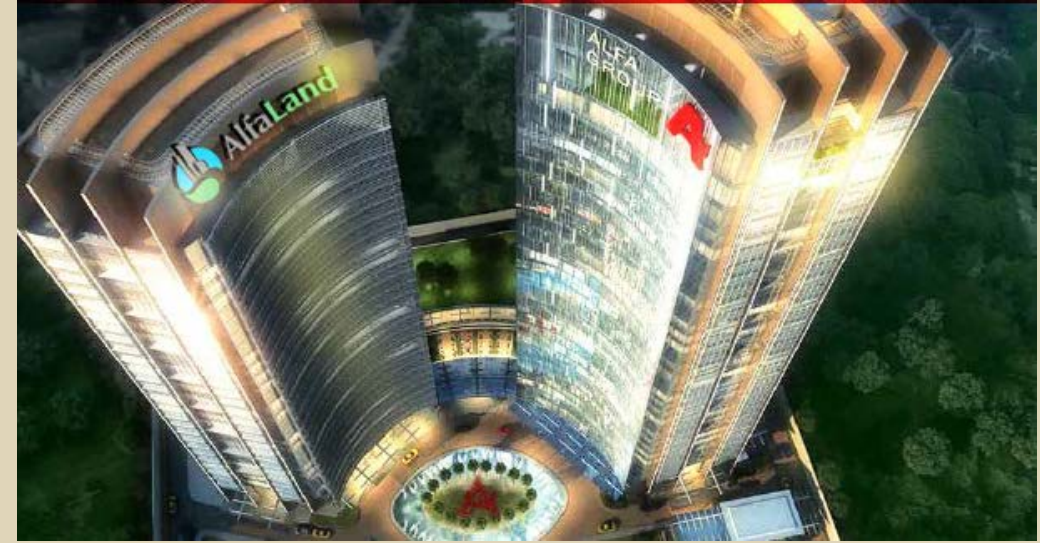
中街广场 · GINZA PLAZA

2015

Ginza Plaza
Shenyang, China



Founded by Alfamart's Mr. Djoko Susanto, Alfoland Group is one of the rapidly growing company and is engaging in Commercial, Residential & Hospitality in major cities throughout Indonesia.



GROWTH STEEL GROUP

The Growth Steel Group was founded in 1970, and supplies steel products for construction, mining and re-rollers throughout the Middle East, South East Asia, Australia, Africa, South America. It quickly grew and provided the foundations for a diverse group of companies that now delivers product worldwide.



CONSULTANTS

Developer **PT Hong Kong Kingland**

Joint Ventures **Kingland Holding**
Alfaland

Growth Steel Group

Architecture **PT Megatika International**

Façade & Landscape **OLBN (USA)**

Construction Budgeting **PT Langdon & Seah**

Mechanical & Electrical **OLBN (USA)**

Structure **OLBN (USA),**
Suyandra & Partner

Interior Design **OLBN (USA)**

Soil Investigation **Sofoco**



A JOINT DEVELOPMENT OF EXTINGUISHED
DEVELOPERS IN INDONESIA AND HONG KONG





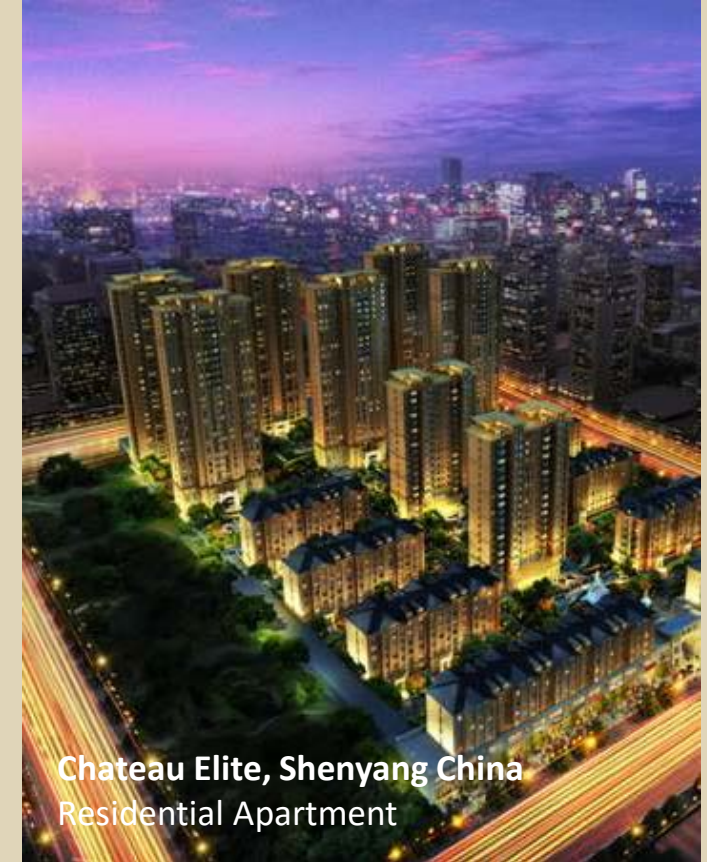
International Architect Consultant



MICHAEL KIERZKOWSKI



The White House, Washington DC, USA
Interior Renovation



Chateau Elite, Shenyang China
Residential Apartment



KINGLAND AVENUE
RESIDENCES AT ALAM SUTERA

A JOINT DEVELOPMENT OF EXTINGUISHED
DEVELOPERS IN INDONESIA AND HONG KONG



KINGLAND
building homes with pride and passion



**GROWTH STEEL
GROUP**



**AlfaLand
Group**
a subsidiary of ALFA GROUP



Da Vinci Tower, Jakarta



Tzu Chi, Pantai Indah Kapuk



Mall Alam Sutera



The Belleza

7

Reasons
to Invest

- 1. Best Location**
- 2. Best Access**
- 3. Best Facilities & Services**
- 4. Best Quality**
- 5. Best Price**
- 6. Best Payment Terms**
- 7. Best Investment**



KINGLAND AVENUE
RESIDENCES AT ALAM SUTERA

A JOINT DEVELOPMENT OF EXTINGUISHED
DEVELOPERS IN INDONESIA AND HONG KONG





Reasons to Invest

1. Best Location

in the heart of Serpong
The Golden Triangle

- Alam Sutera
- Summarecon
- BSD City



KINGLAND AVENUE
RESIDENCES AT ALAM SUTERA

A JOINT DEVELOPMENT OF EXTINGUISHED DEVELOPERS IN INDONESIA AND HONG KONG



7

Reasons to Invest

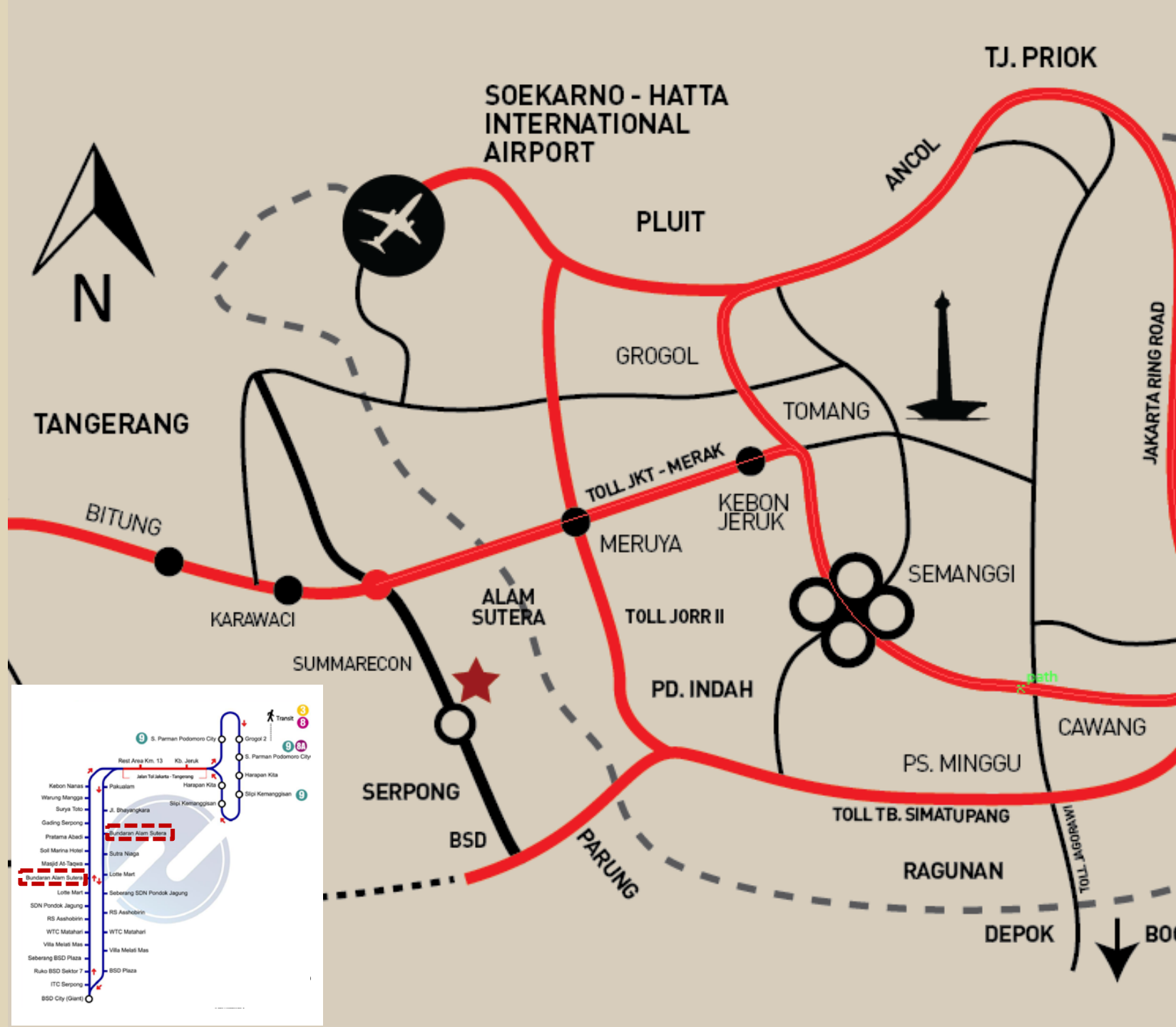
2. Best Access

- 5 mins from Jakarta-Merak
- 15 mins from BSD Toll Road
- 5 mins from Future Outer Ring Road (JORR 2)
- 24 hours Public Transportation
- Trans Jakarta Network



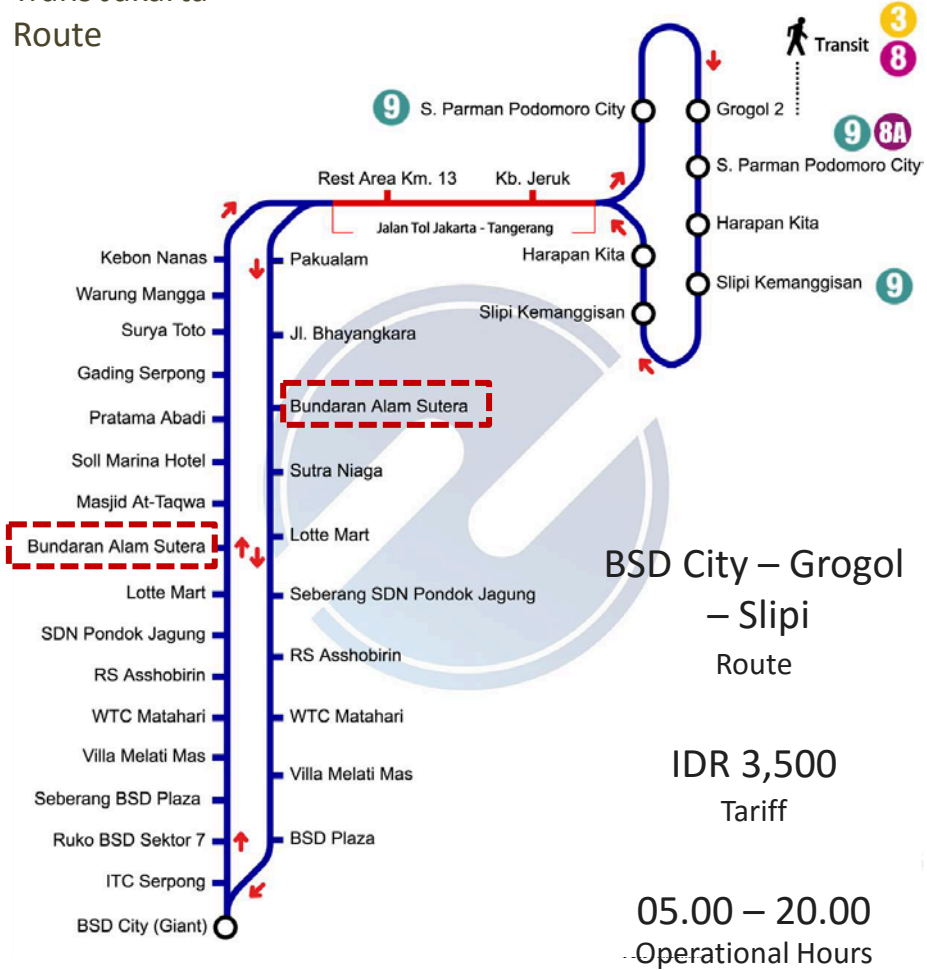
KINGLAND AVENUE
RESIDENCES AT ALAM SUTERA

A JOINT DEVELOPMENT OF EXTINGUISHED DEVELOPERS IN INDONESIA AND HONG KONG



STRATEGIC LOCATION

Trans Jakarta Route



7

Reasons to Invest

3. Best Facilities & Services

- 3 min from Flavor Bliss, Mall Living World, Mall Alam Sutera, **Binus University**, Santa Laurensia, **IKEA**
- 1 min from OMNI Hospital
- 2 mins from Hotel Mercure
- Flood FREE



KINGLAND AVENUE
RESIDENCES AT ALAM SUTERA

A JOINT DEVELOPMENT OF EXTINGUISHED DEVELOPERS IN INDONESIA AND HONG KONG



Mall Alam Sutera



Mall Living World



IKEA Alam Sutera



Binus International School



Flavor Bliss



Hotel Mercure

7

Reasons to Invest

4. Best Facilities

- Indoor Sporting Hall
- Futsal, Tennis, Badminton, Basketball, Table-Tennis
- 5 Stars Private Clubhouse
- Massage rooms with Jacuzzi, Fitness Center, Sauna & Steam rooms, Library
- Jogging Track
- Grand Semi-Olympic Swimming Pool
- Exclusive Concierge & Butler Service
- Call-in Medical Service and Maid Service



KINGLAND AVENUE
RESIDENCES AT ALAM SUTERA



KINGLAND
building homes with pride and passion



GROWTH STEEL
GROUP



AlfaLand
Group
a subsidiary of ALFA GROUP

7

Reasons to Invest

5. Best Price

- Approx. 16 juta/m²

6. Best Payment Terms

- CASH PRICE to be installed 12x
- Spectacular Installments starts from ONLY 5 juta/bulan for 48x
- CASH BACK for Hard Cash only

7. Best Investment

- Certificate Strata Title
- High Capital Gain
- High Rental Yield



TRANS SUMATERA & BOJONEGORO



Source: Sekretariat Kabinet Republik Indonesia

President Joko Widodo with MPR Zulkifli Hasan dan Minister of PUPR investigated the progress of Trans-Sumatera Highway March 2016

5 in 1

2.2 Ha
TOTAL AREA

200,000 m²
SGA

IDR 5 T

LUXURIOUS INTEGRATED
DEVELOPMENT

LUXURIOUS INTEGRATED DEVELOPMENT

A JOINT DEVELOPMENT OF NUMBER
ONE DEVELOPERS IN INDONESIA AND HONG KONG



KINGLAND

building homes with pride and passion



**GROWTH STEEL
GROUP**



AlfaLand
Group

a subsidiary of ALFA GROUP

LUXURIOUS RESIDENTIALS

1

Kingland Avenue is a boutique residential high-rise in the epicenter of Alam Sutera's fastest growing metropolitan neighborhood, located on the entrance of Alam Sutera Avenue.



KINGLAND AVENUE
RESIDENCES AT ALAM SUTERA



KINGLAND
building homes with pride and passion



AlfaLand
Group
a subsidiary of ALFA GROUP

PREMIUM OFFICE

The brilliant new hub connecting West and South Jakarta with elegant skylines where creativity and innovation start.

2



KINGLAND AVENUE
RESIDENCES AT ALAM SUTERA



KINGLAND
building forward with pride and passion



NEW CONDOTEL

3

The Condotel is the luxurious gem nestled in the prestigious area. Emphasizing on 5-star hospitality services, no detail is overlooked to ensure a comfortable and carefree stay for your guests. When leisure and investment blend perfectly



KINGLAND AVENUE
RESIDENCES AT ALAM SUTERA



ALFRESCO DINING EXPERIENCE

Indulge in the finest mouthwatering cuisines at the new alfresco-dinning in town, aiming to please the high taste of local and international upscale clientele.

4



KINGLAND AVENUE
RESIDENCES AT ALAM SUTERA



KINGLAND
building homes with pride and passion



GROWTH STEEL
GROUP



AlfaLand
Group
a subsidiary of ALFA GROUP

GREEN LUSH GARDEN

5

Located on top of Shopping center, this Royal Garden extends the public realm in a lush open sky gardens surrounded by spectacular city sceneries.



KINGLAND AVENUE
RESIDENCES AT ALAM SUTERA



KINGLAND
building homes with pride and passion



GROWTH STEEL
GROUP



AlfaLand
Group
a subsidiary of ALFA GROUP

1. The Venetian (R)
2. Orisini (R)
3. Tuscany (R)
4. Condotel (H)
5. Empire Tower (O)

R: Residential
O: Office
H: Hotel



THE VENETIAN

RESIDENCES AT ALAM SUTERA

8 Features

1. World Class Security
2. Private Drop-Off
3. Private Club House
4. Concierge & Butler Services
5. Official Realtor
6. Call-in Doctor Services
7. Maid Services
8. Grande-Loft Concept

Residential



KINGLAND AVENUE
RESIDENCES AT ALAM SUTERA



KINGLAND
building homes with pride and passion



GROWTH STEEL
GROUP



AlfaLand
Group
a subsidiary of ALFA GROUP

PRIVATE LUXURIOUS LOBBY



KINGLAND AVENUE
RESIDENCES AT ALAM SUTERA



A JOINT DEVELOPMENT OF EXTINGUISHED
DEVELOPERS IN INDONESIA AND HONG KONG



PRIVATE CLUB HOUSE

1. Fitness Center
2. Massage & Spa Rooms with Jacuzzi
3. Sauna & Steam Rooms
4. Kickboxing & Yoga Studio
5. Library



KINGLAND AVENUE
RESIDENCES AT ALAM SUTERA



SEMI OLYMPIC SIZE SWIMMING POOL



KINGLAND AVENUE
RESIDENCES AT ALAM SUTERA



SPORT FACILITIES

1. Badminton Court
2. Basketball Court
3. Futsal Arena
4. Table Tennis
5. Tennis Court

SMART LOFT TYPES

LOFT A
(±81.70m²)

LOFT C
(±45-49m²)

LOFT B
(±68-73m²)

LOFT D
(±38-42m²)

PRESIDENTIAL TYPES

GARDEN SUITE
(±123.46m²)

PENTHOUSE
(±127.13m²)

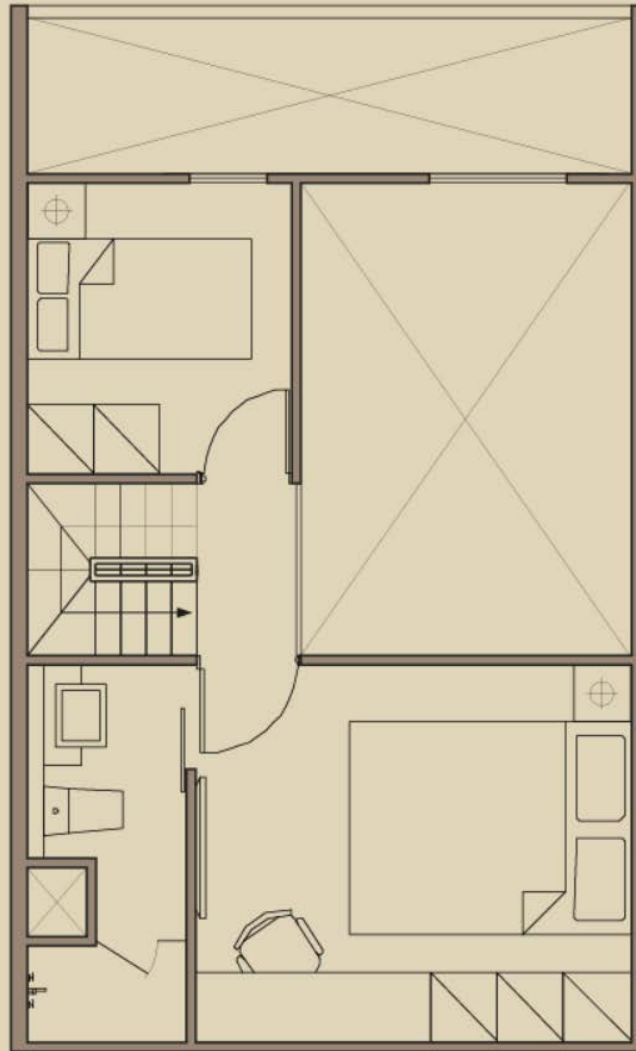
3BR LOFT A

±81.70m²

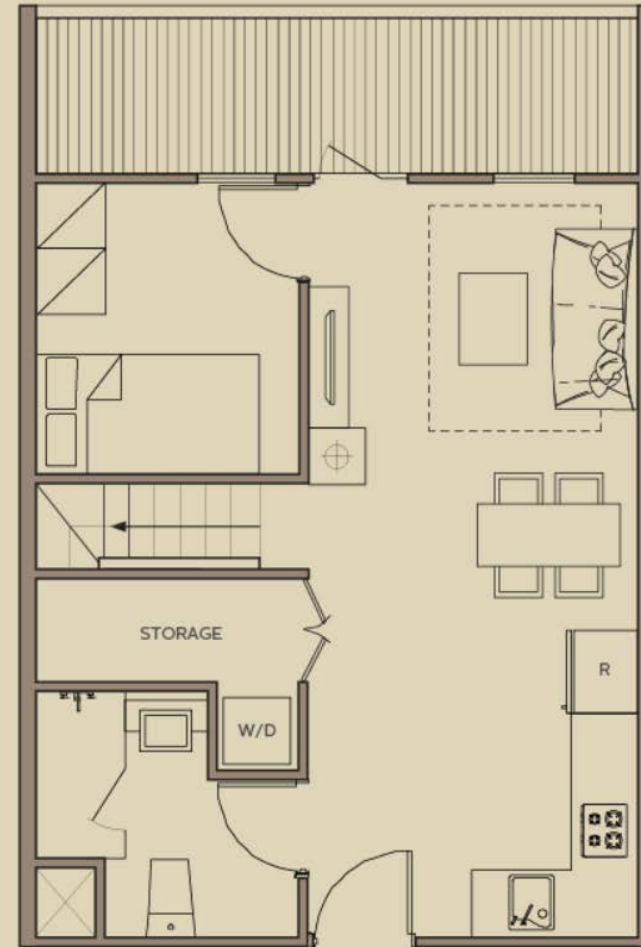
3 bedrooms
2 bathrooms
living and dining
kitchen
balcony
storage

PREMIUM Specification
As Standard

- solid wood mezzanine
- steel staircase railings
- homogeneous tiles 60x60
- glass mezzanine railings



Floor Level



Mezzanine Level

THE
VENETIAN
RESIDENCES AT ALAM SUTERA

**NUP VALID UNTIL
AUGUST 31**

- FREE KITCHEN CABINET WITH MARBLE TOP
- FREE KITCHEN APPLIANCES

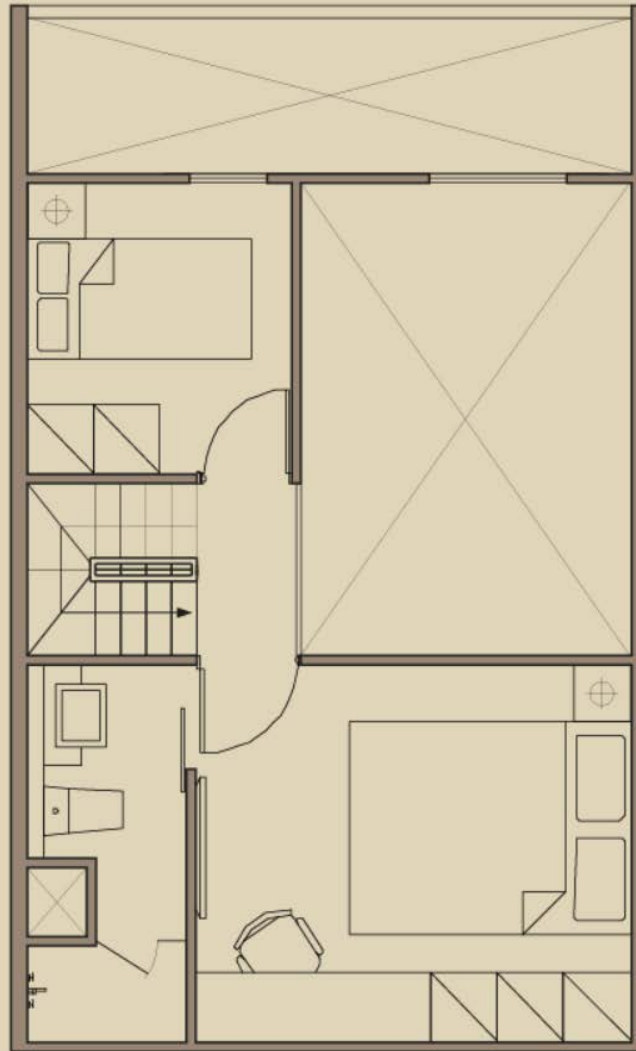
3BR LOFT B

±68 - 73m²

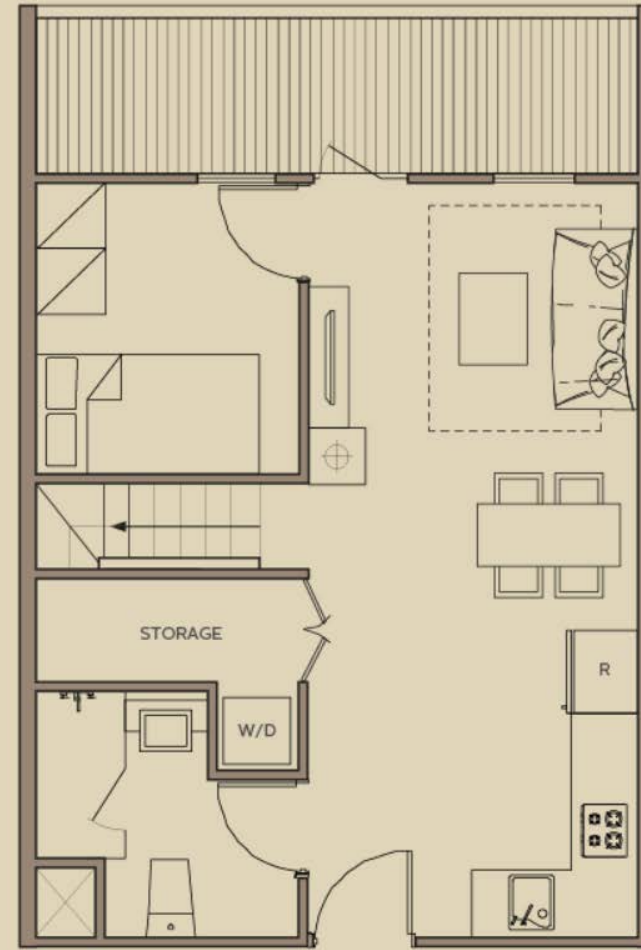
3 bedrooms
2 bathrooms
living and dining
kitchen
balcony
storage

PREMIUM Specification
As Standard

- solid wood mezzanine
- steel staircase railings
- homogeneous tiles 60x60
- glass mezzanine railings



Floor Level



Mezzanine Level

**NUP VALID UNTIL
AUGUST 31**

- FREE KITCHEN CABINET WITH MARBLE TOP
- FREE KITCHEN APPLIANCES

1BR LOFT C

±45 - 49 m²

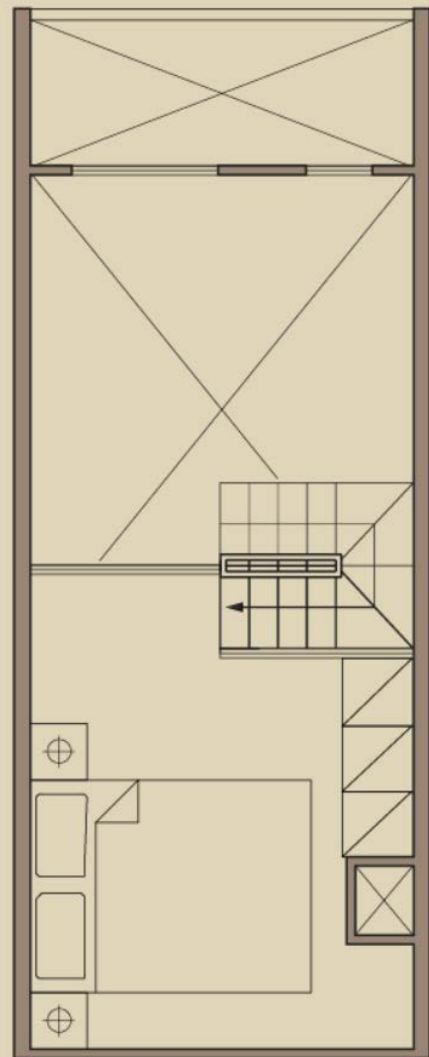
- 1 bedroom
- 1 bathroom
- living and dining
- kitchen
- balcony

PREMIUM Specification
As Standard

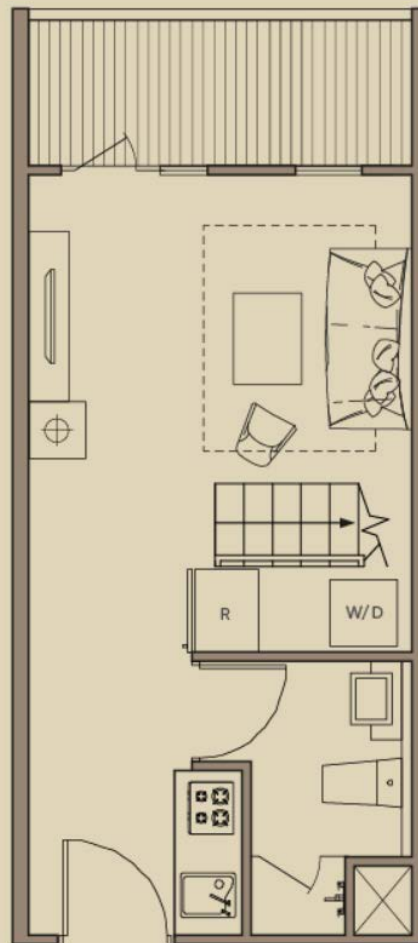
- solid wood mezzanine
- staircase steel railings
- mezzanine glass railings

VALID UNTIL AUGUST 31

- FREE GLASS RAILING
STAIRCASE



Floor Level



Mezzanine Level



THE
VENETIAN
RESIDENCES AT ALAM SUTERA

1BR LOFT D

±38 - 42 m²

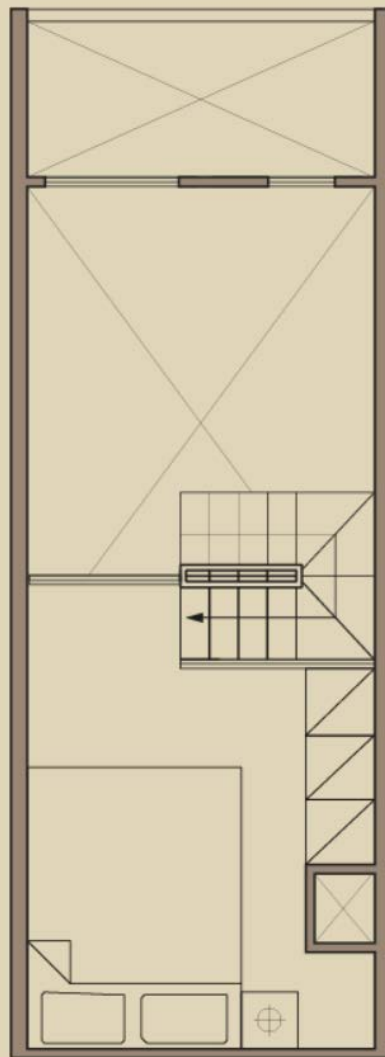
- 1 bedroom
- 1 bathroom
- living and dining
- kitchen
- balcony

PREMIUM Specification
As Standard

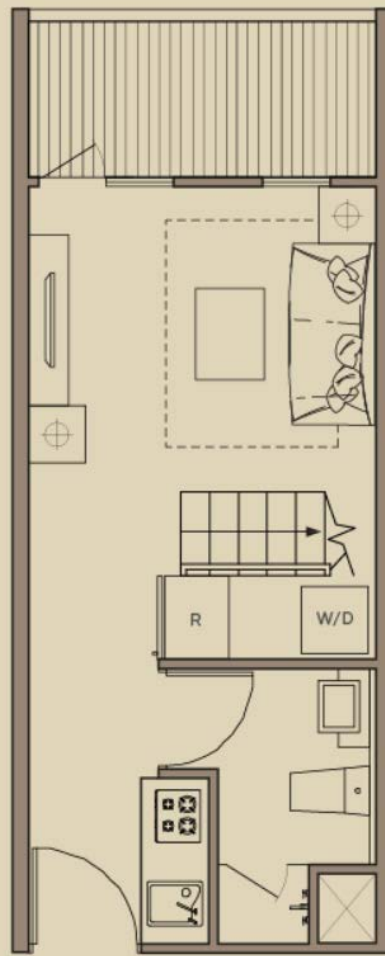
- solid wood mezzanine
- staircase steel railings
- mezzanine glass railings

VALID UNTIL AUGUST 31

- FREE GLASS RAILING
STAIRCASE



Floor Level

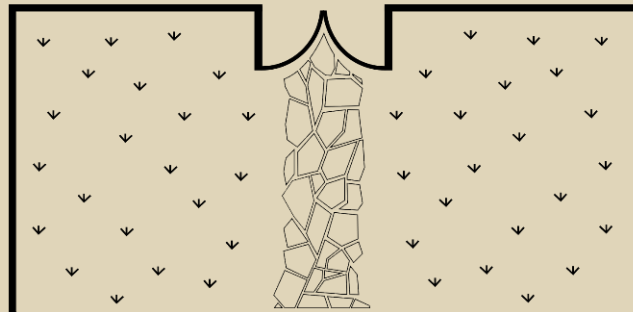


Mezzanine Level

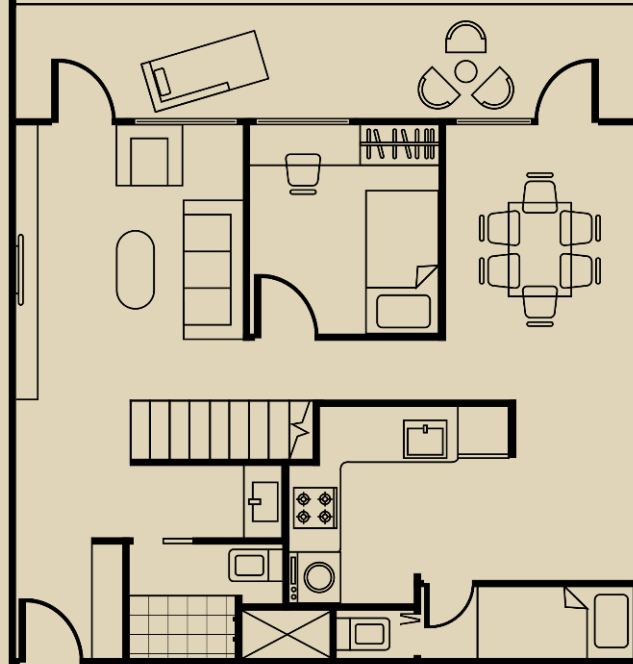


4BR GARDEN SUITE

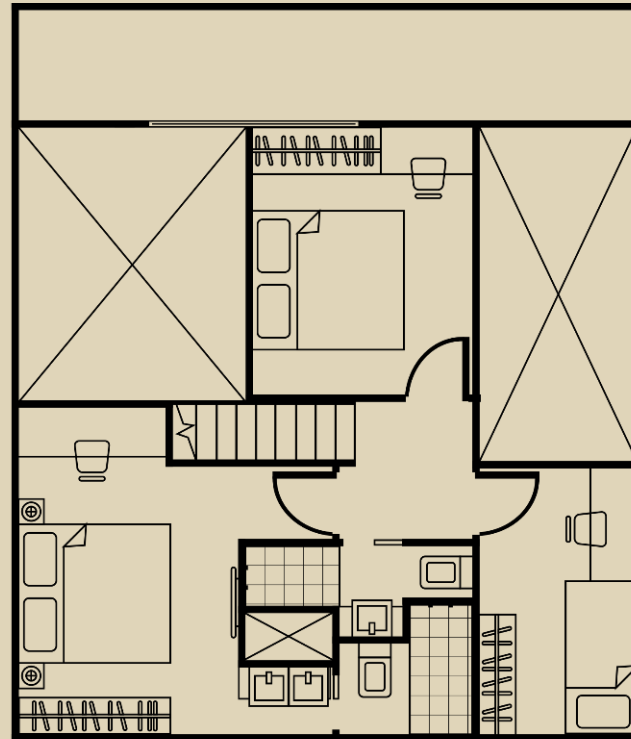
±123.46m²



*Mezzanine Level



*Floor Level



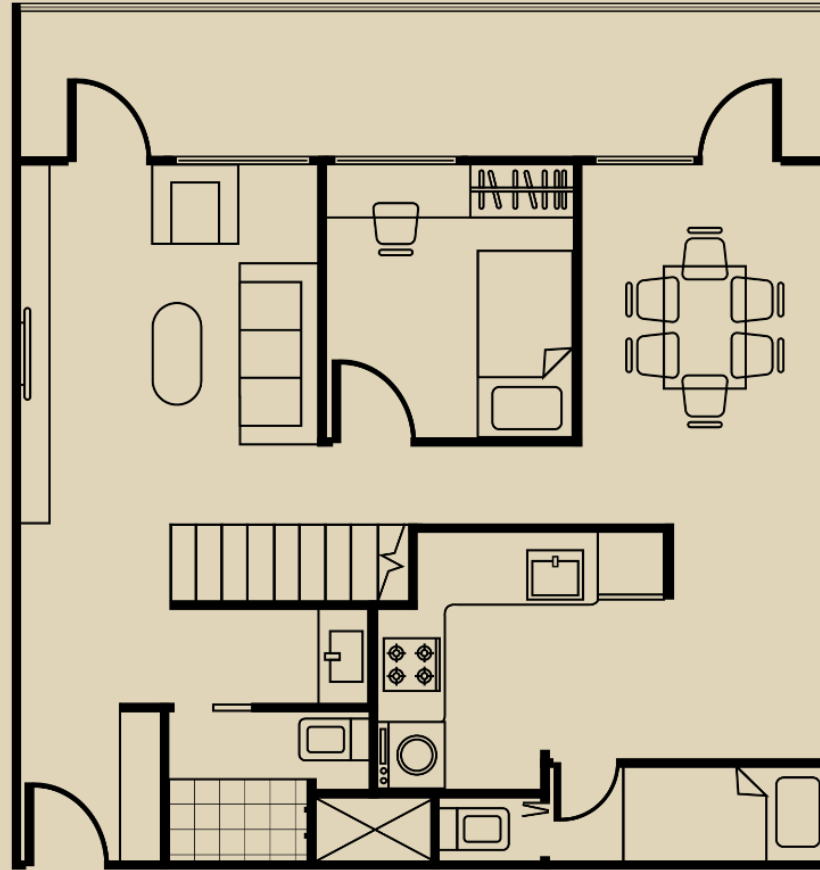
- 4 bedrooms
- 3 bathrooms
- living area
- dining area
- balcony with garden
- maid



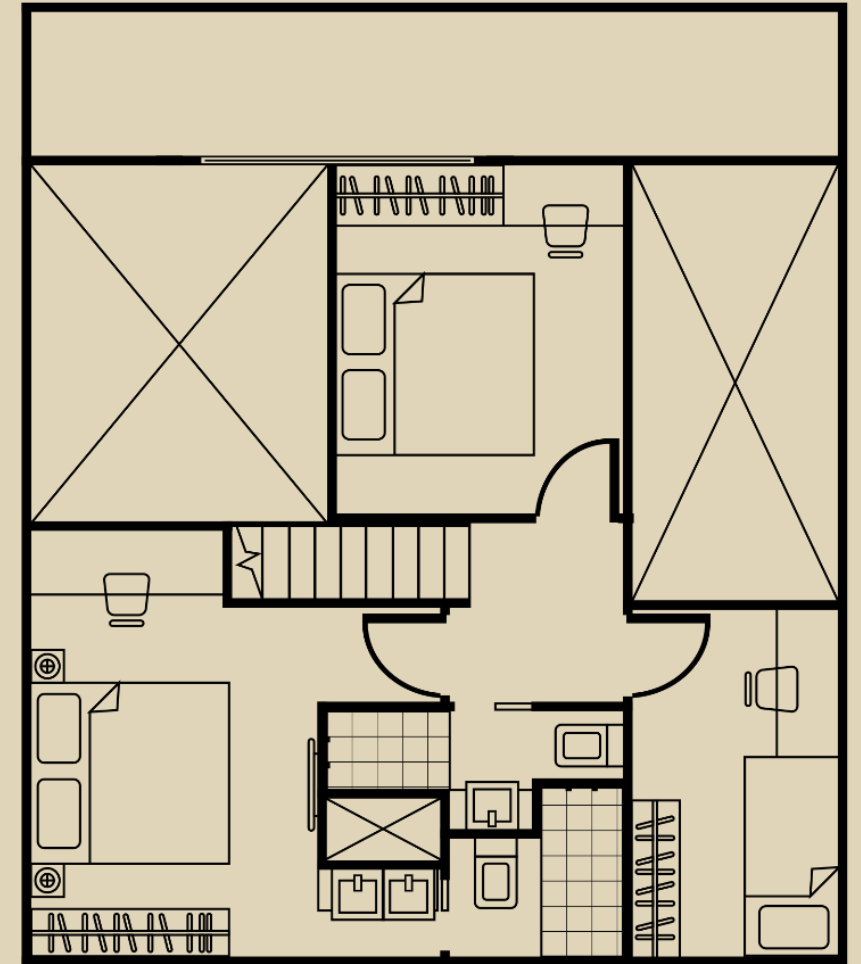
4BR PENTHOUSE

±127.13m²

- 4 bedrooms
- 3 bathrooms
- living area
- dining area
- kitchen
- balcony
- maid



Floor Level



Mezzanine Level

VIDEO INTERCOM READY



WASHING MACHINE PLACEMENT

FIBER OPTICS INTERNET





THE
VENETIAN

RESIDENCES AT ALAM SUTERA

AMAZING PRICE
±16 jt/m²
(CASH PRICE)

A JOINT DEVELOPMENT OF EXTINGUISHED
DEVELOPERS IN INDONESIA AND HONG KONG



**KINGLAND
AVENUE**

RESIDENCES AT
ALAM SUTERA



THE
VENETIAN

RESIDENCES AT ALAM SUTERA



INCREDIBLE PAYMENT OPTIONS

48x | 36x | 24x | Cash

A JOINT DEVELOPMENT OF EXTINGUISHED
DEVELOPERS IN INDONESIA AND HONG KONG



**KINGLAND
AVENUE**

RESIDENCES AT
ALAM SUTERA



THE
VENETIAN

RESIDENCES AT ALAM SUTERA



SPECIAL PROMO
Cash dicicil 12x

A JOINT DEVELOPMENT OF EXTINGUISHED
DEVELOPERS IN INDONESIA AND HONG KONG



**KINGLAND
AVENUE**

RESIDENCES AT
ALAM SUTERA



THE
VENETIAN

RESIDENCES AT ALAM SUTERA



SPECIAL PROMO
Cash 1 bulan
CASH BACK 10%

A JOINT DEVELOPMENT OF EXTINGUISHED
DEVELOPERS IN INDONESIA AND HONG KONG



**KINGLAND
AVENUE**

RESIDENCES AT
ALAM SUTERA



SPECTACULAR 48x Balloon PAYMENT

TERMS **Valid until August 31!** DP hanya 5%

UNIT TYPE	month 1 st - 12 th	month 13 th - 47 th	48 th
1BR	Rp 5,000,000	Rp 8,000,000	Lunas/KPA
3BR	Rp 8,000,000	Rp 12,000,000	Lunas/KPA

THE
VENETIAN
RESIDENCES AT ALAM SUTERA





NEW PROGRAM!

Cash Back

10%

2,5% selama 4 tahun

LAUNCHING SOON

**OCT/
NOV
2016**

THE
VENETIAN
RESIDENCES AT ALAM SUTERA

