

ELEGANCE



MEGA CLUSTER EXTENSION

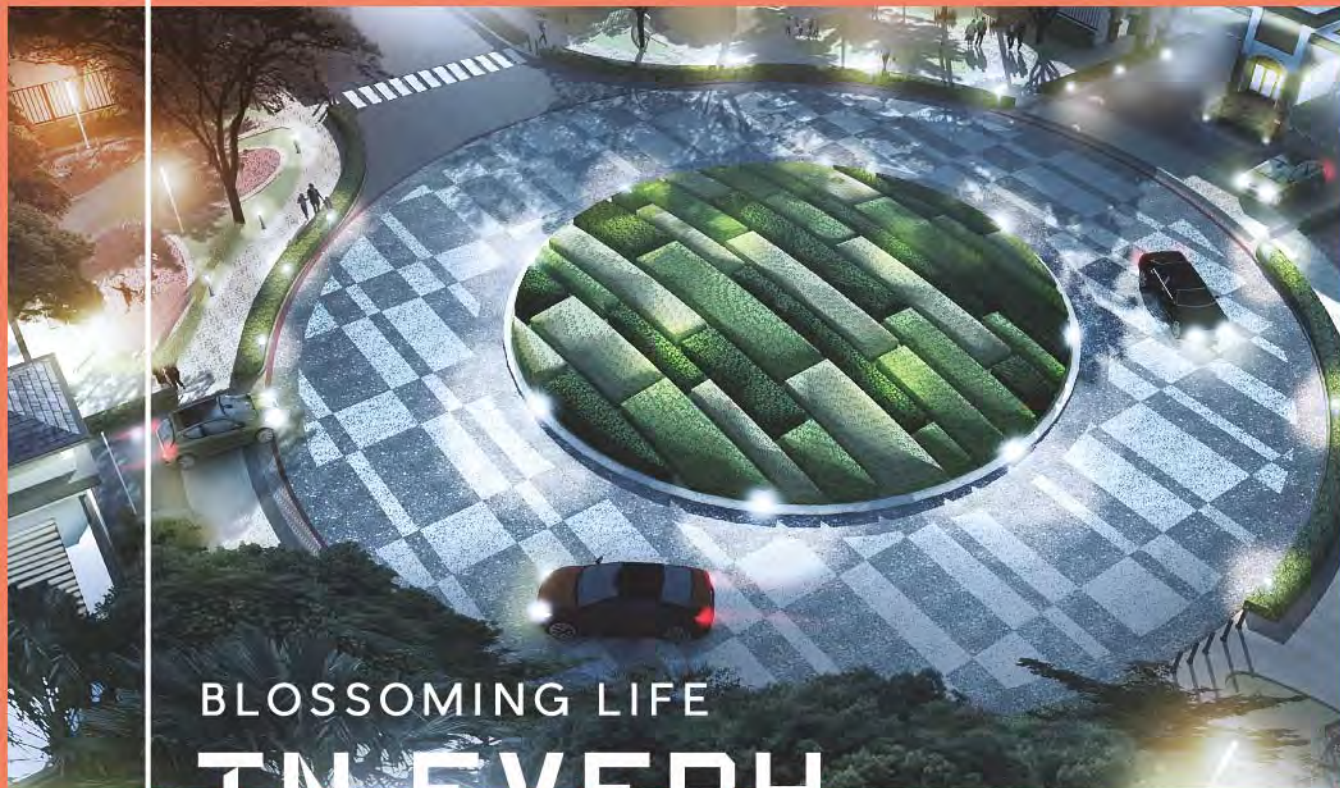
**GRACIA**

@LAVON

THE

HOME





# BLOSSOMING LIFE IN EVERY CORNER

As a part of the Mega Cluster Extension, Gracia offers facilities and amenities that serve to integrate residents and visitors with a unique lifestyle experience. The Clubhouse is at your disposal, for any form of entertainment that you may seek, alongside an array of retail lots to ease your day's stress away.

## SPECIFICATIONS

<b>STRUCTURE</b>	: Reinforced Concrete
<b>WALL</b>	: Light Brick Wall
<b>ROOF</b>	: Concrete Roof Tile
<b>CEILING</b>	: Gypsum Board for Dry Area Water Resistant Gypsum Board for Wet Area
<b>WINDOWS</b>	: Aluminium Frame
<b>DOORS</b>	
Main Entrance	: Solid Engineering Wood
Bedrooms	: Honeycomb Engineering Wood
Bathrooms	: Honeycomb Engineering Wood

<b>FLOORING</b>	
Living & Dining	: Homogenous Tile 60 x 60 cm
Bedrooms	: Homogenous Tile 60 x 60 cm
Kitchen	: Homogenous Tile 60 x 60 cm
Bathrooms	: Ceramic Tile
<b>WALL FINISHING</b>	
External	: Weathershield Paint
Internal	: Paint Finish
Bathroom	: Ceramic Tile
<b>SANITARY</b>	: TOTO or equivalent
<b>INSTALLATION</b>	
Water	: PAM
Electrical	: 2.200 Watt



# SMART FEATURES



## GOLDEN 90-DEGREE ANGLE

This golden 90-degree angle in the kitchen ensures that all activities such as prepping, cooking, and washing are all done effectively. With proper ventilation, the cooker hood isn't necessary, saving cost for owners.



## SPACIOUS COMFORT

Despite its compact size, the bedrooms' comfort levels are kept optimal. Every bedroom is designed so that they each enjoy unique views, natural lighting and ventilation.



## BRIGHT & FRESH

Good air circulation and natural light is the main focus of our bathroom designs, so that damp air and odour is lifted to prevent molding.



## VERTICAL VOLUME ADVANTAGES

Differing from the industry standard, Lavon's ceiling design was made higher to allow for endless possibilities; bedroom storage, more kitchen cabinets and more toilet space, just to name a few.



## MAXIMISED EFFICIENCY

The living room, dining room and transition room all boast designs that allow natural light to flood in. Lavon homes are also designed with maximum efficiency without any dead space, resulting in savings for home buyers all around.





# WELCOME TO A NEW LIVING STANDARD



Get ready for a world of waterscape adventures at the central lagoon, where you and your loved ones can enjoy hours of active leisure. Allow your family to seek excitement within their own comfort zones, for the central lagoon offers activities and avenues that cater to all age groups at the same time.







TYPE  
**FLOOR**  
**PLAN**



**TYPE A SERIES**

Land Area 66 sq.m.  
 Building Area 79 sq.m.

**1st Floor**

-  1 Bedroom
-  1 Bathroom

**2nd Floor**

-  2 Bedrooms
-  1 Bathroom





# ES OF DOOR AN



1st FLOOR





2nd FLOOR



### TYPE B SERIES

Land Area 77 sq.m.  
Building Area 93 sq.m.

#### 1st Floor

-  1 Bedroom
-  1 Bathroom

#### 2nd Floor

-  3 Bedrooms
-  2 Bathrooms



# SITE PLAN



CLUSTER 2  
**GRACIA**  
BLAYON



## LEGEND

- A series
- A series (CORNER)
- B series
- B series (CORNER)

# A THRIVING LOCALE



- ..... Future Development Balaraja - Airport Toll
- ..... Future Development Serpong - Balaraja Toll
- ..... Proposed ROW 30 Road

- ..... Future MRT Balaraja - Cikarang
- ..... Future MRT Kota - Lebak Bulus

Lavon is located in an up-and-coming area in Tangerang, where accessibility is made possible by its proximity to the Cikupa Direct Exit Toll KM 31, and the upcoming toll to/from Airport Soekarno - Hatta, and to/from Serpong/Pondok Indah.

The development is also based in the intersection of 2 tollways, which are the Jakarta - Merak tollway, and the Serpong - Balaraja - Airport tollway. The future Balaraja - Cikarang MRT line also enables easy travelling into and out of the area, making it the next residential hotspot.

Development by:



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Leading Startup in Property Technology

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