



**PARAMOUNT LAND**

Building homes and people with heart



**11 LAGO STUDIO LOFT**



**OFFICIAL PRODUCT  
KNOWLEDGE**

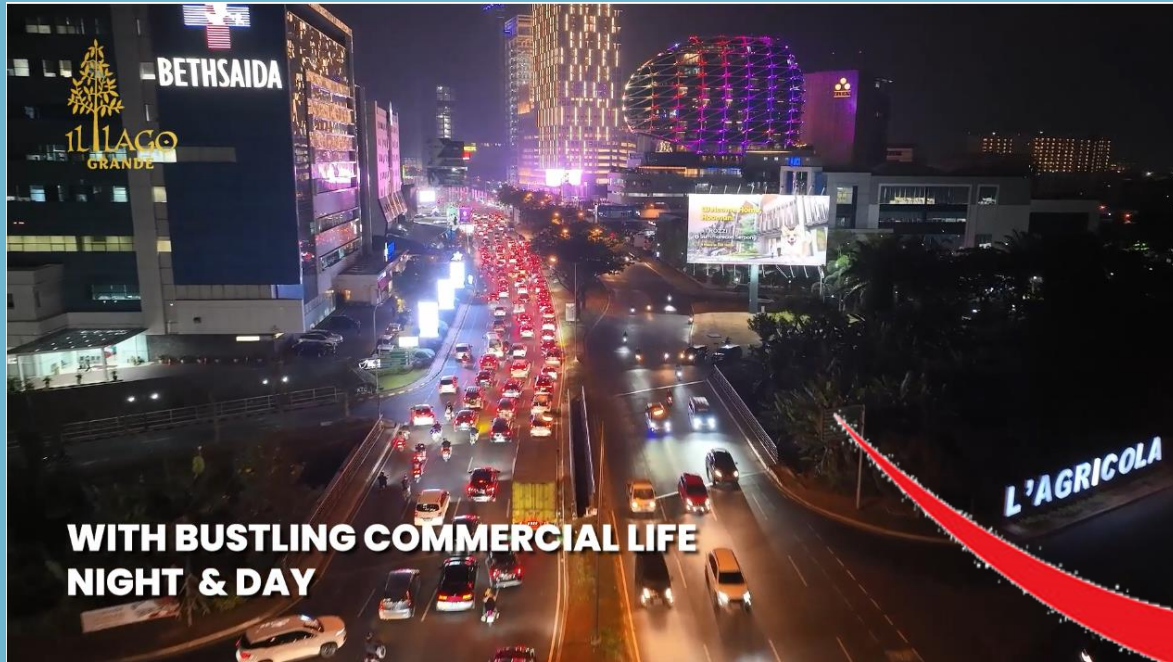
**MARCH 2024**

**ELEVATE YOUR BUSINESS**

*#BusinessGetEasy*



# A BRAND NEW DEVELOPMENT @ Gading Serpong





# COMMERCIAL & BUSINESS DISTRICT @ Gading Serpong

UMN  
CAMPUS

EPISODE  
HOTEL

GRAHA  
ANABATIQ

KCU  
BCA

JHL  
HOTEL

BETHSAIDA  
*Hospital with Heart*

PARAMOUNT ESTATE  
MANAGEMENT OFFICE

BEZwalk

G-TOWN  
SQUARE



BEZ Auto Center

A Ext

A

C

SAN LORENZO



BELLANO VILLAGE



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**SOLD**  
**REGULAR**  
TYPE

**SOLD**  
**ALFRESCO**  
TYPE

**STUDIO LOFT**  
TYPE

**STUDIO LOFT**  
TYPE



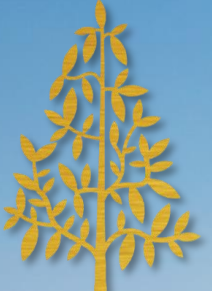
**PARAMOUNT LAND**  
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**The Most Iconic Spot**  
**In Gading Serpong**

*#BusinessGetsEasy*



# *Presenting The Newest Premium Type* **STUDIO LOFT**

  
**11 LAGO**  
STUDIO LOFT



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# Business with Beautiful Scenery

## IL Lago Lake Park in the Center of Gading Serpong

*#BusinessGetsEasy*



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IL LAGO  
STUDIO LOFT

4 WAY INTERSECTIONS

IL LAGO LAKE PARK





# Elevate Your Business

**BOULEVARD ROW 30**

**DOUBLE ROW PARKING SPACE**



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**IL LAGO**  
STUDIO LOFT



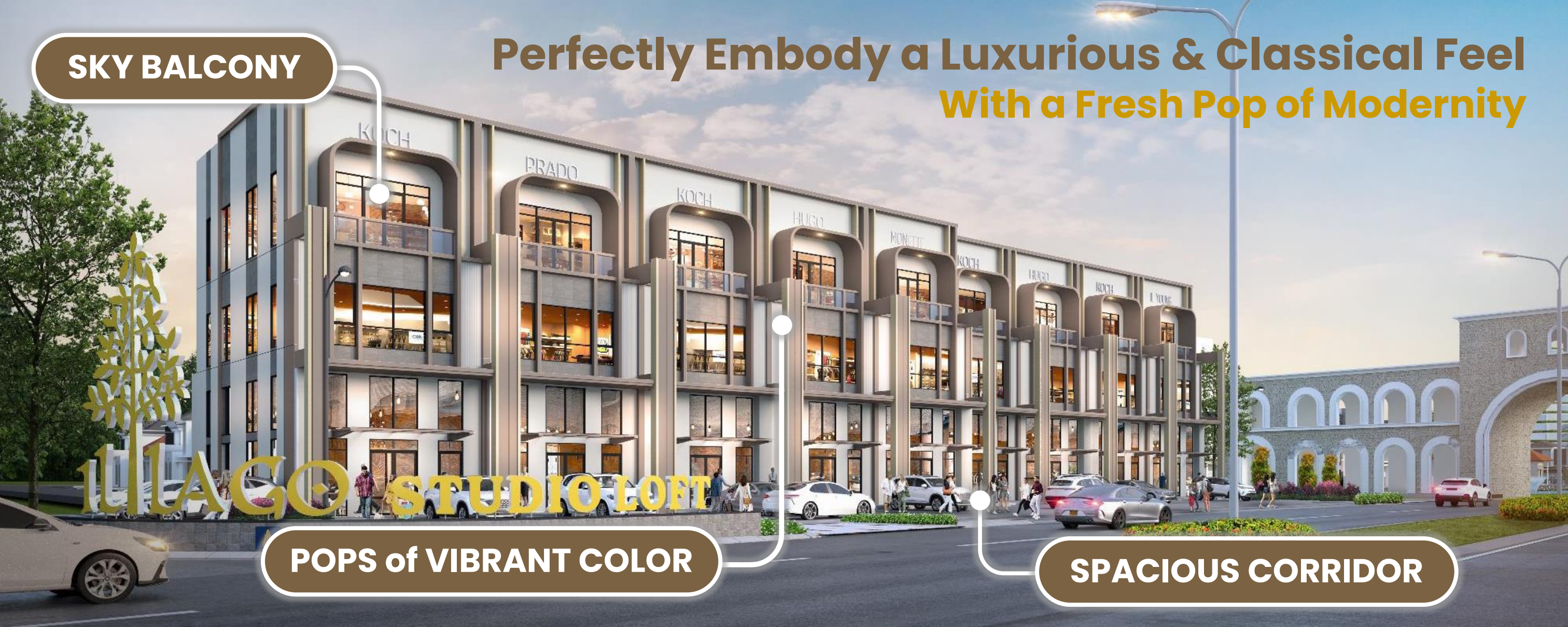
**SKY BALCONY**

**Perfectly Embody a Luxurious & Classical Feel  
With a Fresh Pop of Modernity**

**LAGO STUDIO LOFT**

**POPS of VIBRANT COLOR**

**SPACIOUS CORRIDOR**







**SEPARATED ACCESS  
TO UPPER FLOORS**

**MULTI TENANTS  
CONCEPT**

**HIGH CEILING  
DESIGN**



**IL LAGO  
STUDIO LOFT**

**6 Meter**

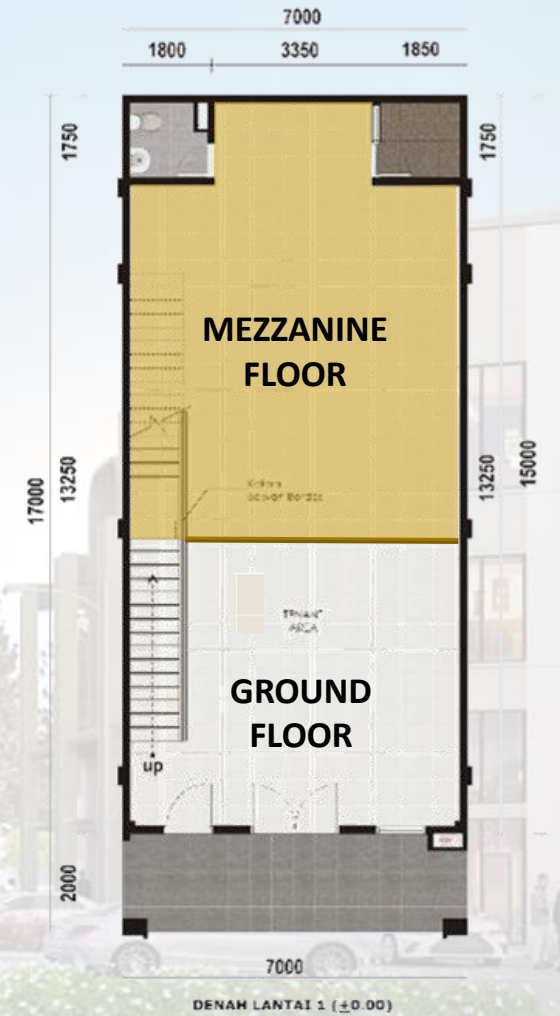


# MORE SPACE FOR YOUR BUSINESS !

## MEZZANINE FLOOR AREA

- ❑ Type 5 X 15 = Approx. 29 m<sup>2</sup>
- ❑ Type 7 X 15 = Approx. 43 m<sup>2</sup>
- ❑ Type 7 X 17 = Approx. 57 m<sup>2</sup>
- ❑ Type 5 X 18 = Approx. 44 m<sup>2</sup>
- ❑ Type 6 X 18 = Approx. 54 m<sup>2</sup>

**MEZZANINE READY**



**TYPE 7 X 17**



# FAÇADE DESIGN

BLOK A



BLOK A EXT





# INTERIOR SECTION

## STUDIO LOFT

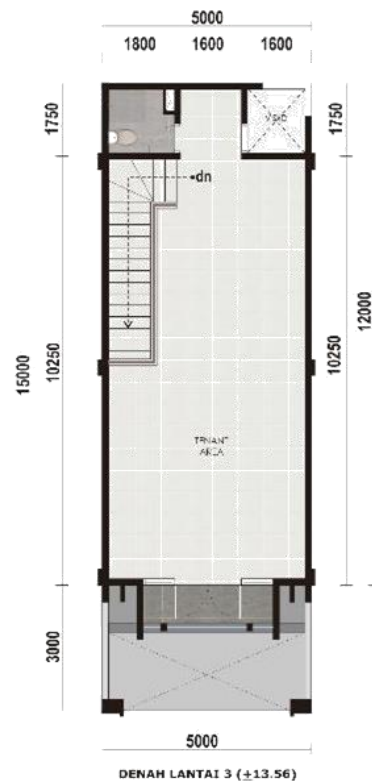
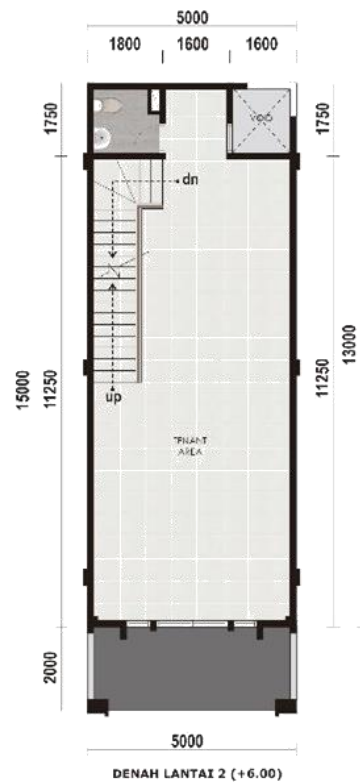
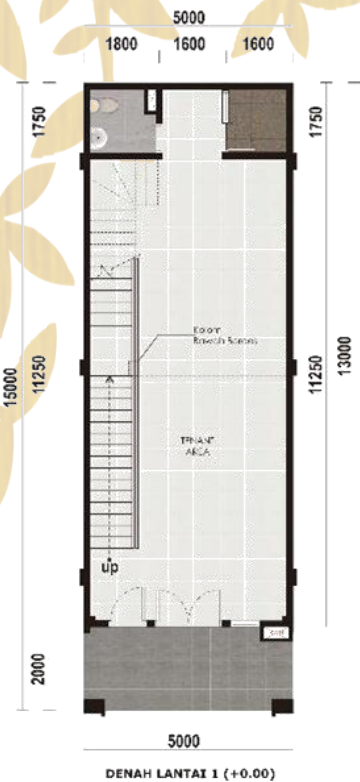
Panjang = 17-18 Meter



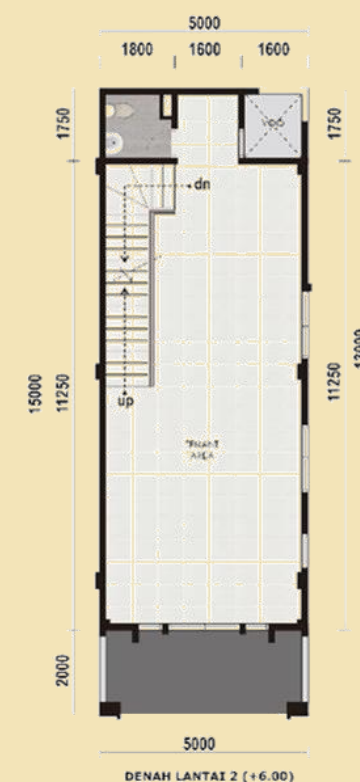
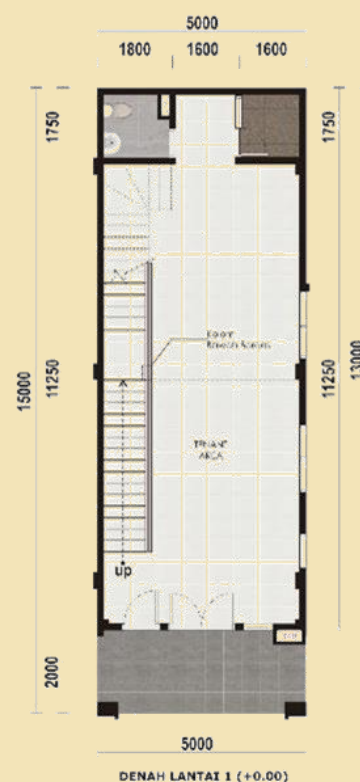


# FLOOR PLAN

## STUDIO LOFT TYPE P.15



**TYPE 5 X 15** LT : 75 m<sup>2</sup> | LB : 190 m<sup>2</sup>



**TYPE 5 X 15 CORNER** LT : 75 m<sup>2</sup> | LB : 190 m<sup>2</sup>



# FLOOR PLAN STUDIO LOFT TYPE P.15



**TYPE 7 X 15** LT : 105 m<sup>2</sup> | LB : 268 m<sup>2</sup>



**TYPE 7 X 15 CORNER** LT : 105 m<sup>2</sup> | LB : 268 m<sup>2</sup>



# FLOOR PLAN STUDIO LOFT TYPE P.17



**TYPE 7 X 17** LT : 119 m<sup>2</sup> | LB : 310 m<sup>2</sup>



**TYPE 7 X 17 CORNER** LT : 119 m<sup>2</sup> | LB : 310 m<sup>2</sup>



# FAÇADE DESIGN

## BLOK C





# INTERIOR SECTION

## STUDIO LOFT

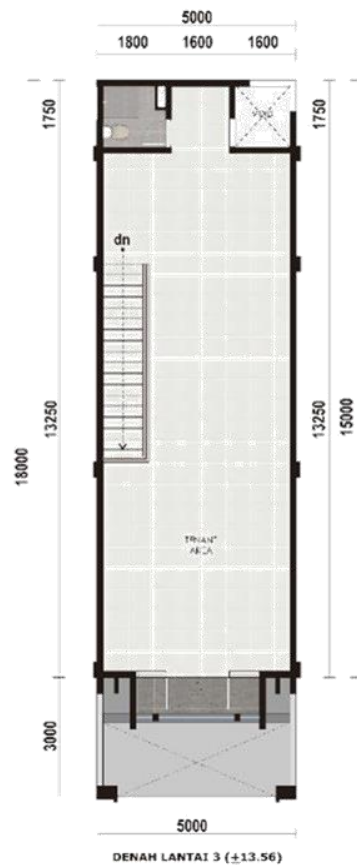
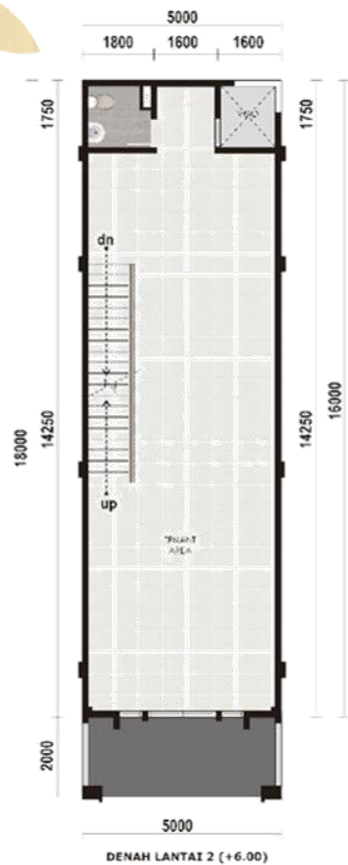
Panjang = 15 Meter



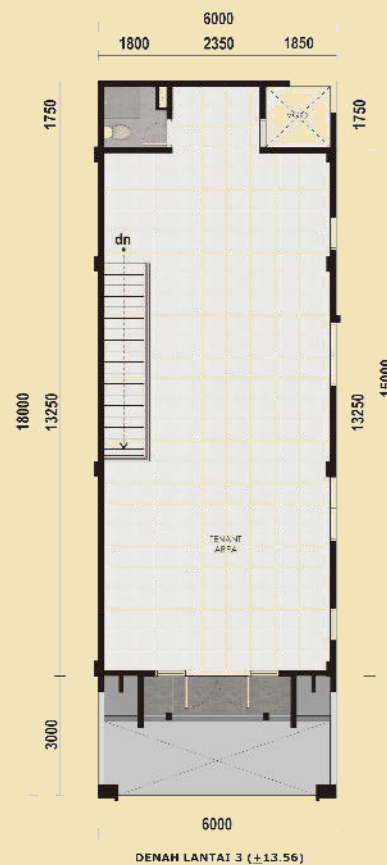
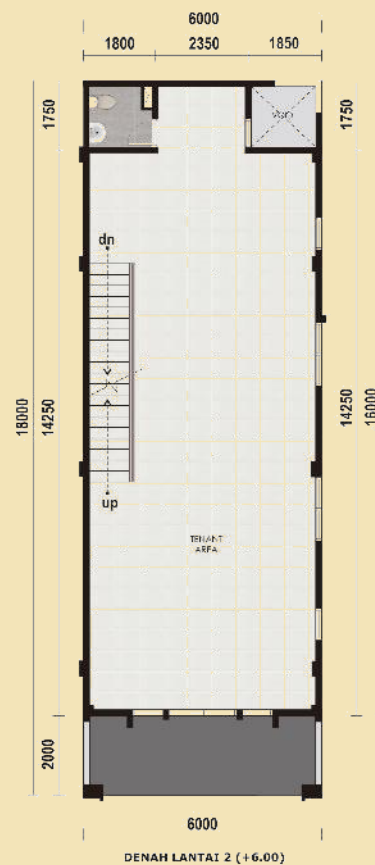
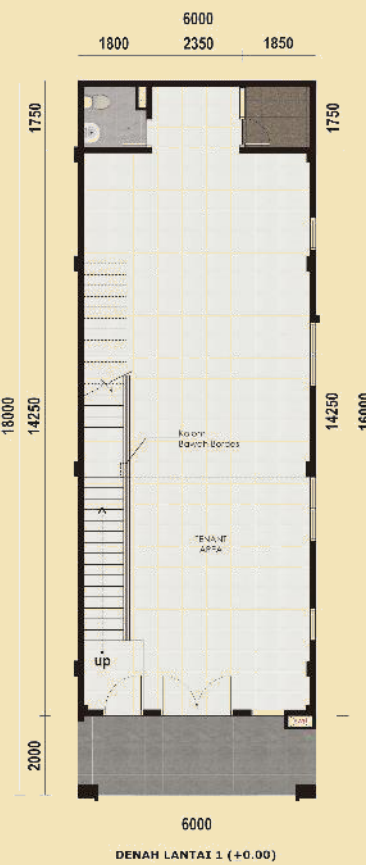


# FLOOR PLAN

## STUDIO LOFT TYPE P.18



**TYPE 5 X 18** LT : 90 m<sup>2</sup> | LB : 235 m<sup>2</sup>



**TYPE 6 X 18 CORNER** LT : 108 m<sup>2</sup> | LB : 282 m<sup>2</sup>





# SITE PLAN

### Site Plan

|                     |               |            |
|---------------------|---------------|------------|
| Sirkulasi Kendaraan | Titik PJU     | Panel SKTR |
| Penangkal Petir     | Gardu Listrik | Elevasi    |

## Legend

### STUDIO LOFT

- Type 7 x 17
- Type 7 x 17 (Hoek)
- Type 7 x 15
- Type 7 x 15 (Hoek)
- Type 6 x 18
- Type 5 x 18
- Type 5 x 15



# TECHNICAL SPECIFICATION

|                                                         |                                                                                                  |
|---------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| • Pondasi                                               | : Tiang pancang (Mini pile)                                                                      |
| • Struktur kolom, balok, dak, sloof, ring balok, tangga | : Beton bertulang                                                                                |
| • Rangka atap                                           | : Rangka baja ringan (Zincalum)                                                                  |
| • Penutup atap                                          | : Atap metal (Zincalum), alumunium foil<br>Atap dak beton (bagian belakang untuk talang & toren) |
| • Lantai utama                                          | : Homogenous tile 80x80                                                                          |
| • Lantai teras                                          | : Homogenous tile 60x60 anti slip                                                                |
| • Lantai KM/WC                                          | : Homogenous tile 60x60 anti slip                                                                |
| • Dinding KM/WC                                         | : Homogenous tile 60x60                                                                          |
| • Dinding dalam                                         | : Bata ringan dipleser + aci fin acrylic emulsion paint                                          |
| • Dinding luar                                          | : Bata ringan dipleser + aci finish cat weather resistant paint                                  |
| • Sanitary                                              | : Toto                                                                                           |
| • Pintu/Jendela utama                                   | : Kaca clear + frame aluminium fin powder coating                                                |
| • Plafond dalam                                         | : Gypsumboard                                                                                    |

|                         |                                                   |
|-------------------------|---------------------------------------------------|
| • Plafond luar          | : Gypsum water resistant                          |
| • Pintu/Jendela lainnya | : Kaca clear + frame aluminium fin powder coating |
| • Pintu KM/WC           | : Panel dan kusen UPVC                            |
| • Railing tangga        | : Besi hollow + besi plat + handrail kayu         |
| • Railing balkon        | : Besi hollow + kaca tempered 10mm                |
| • Ornamen facade        | : Decorative panel                                |
| • Canopy kaca           | : Frame baja & hollow + kaca laminate 5+5         |

## INSTALASI

|              |                                  |
|--------------|----------------------------------|
| • Listrik    | : Suplai PLN daya 16.500 VA      |
| • Telepon    | : Instalasi fiber optic          |
| • Air bersih | : Suplai Perumdam + Toren 1.000L |
| • Air kotor  | : Septictank biofil 2.000L       |

## SPECIAL FEATURES

AIR CONDITIONER



IP CCTV







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# Thank You

***Disclaimer :** Segala daya upaya telah dilakukan dalam mempersiapkan materi promosi ini. Namun demikian, pihak pengembang, PT Paramount Enterprise International beserta seluruh agennya mengingatkan bahwa setiap pernyataan, informasi maupun data dapat mengalami perubahan sejalan dengan proses perencanaan yang berkesinambungan. Semua ilustrasi / artist impression adalah semata hasil terjemahan dari rencana arsitektur ke dalam bentuk gambar atau fotografi yang merupakan hasil rekaan dengan menggunakan model / contoh.*