

LAVIA

LIVING

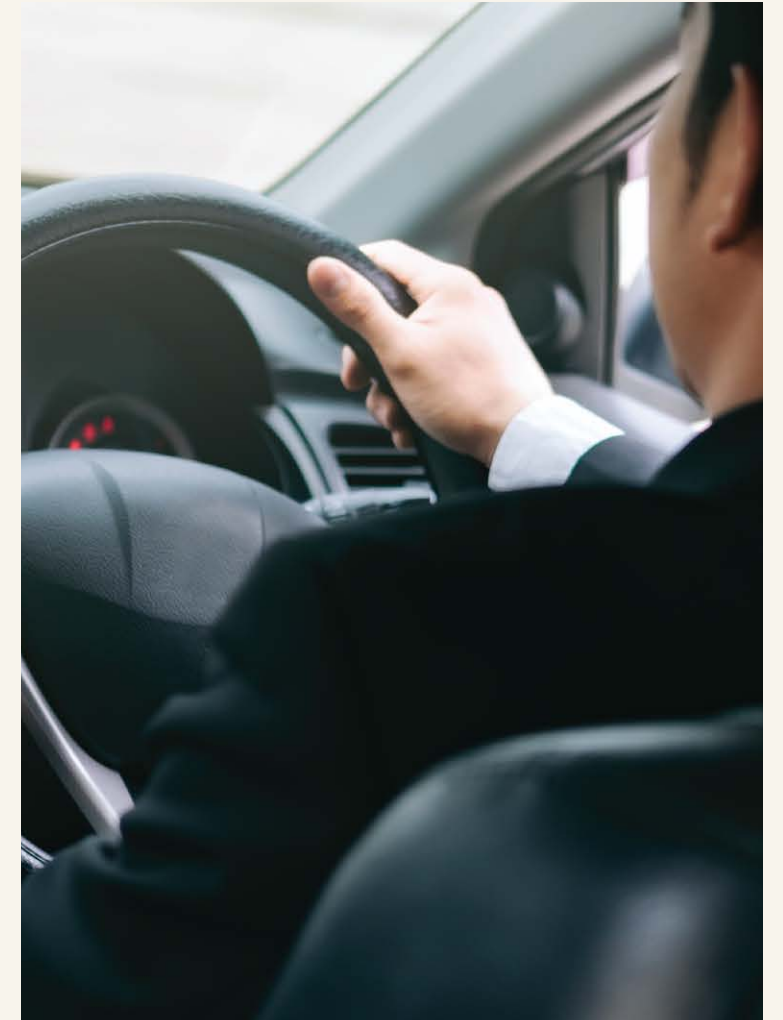
LAVIA LIVING

WHERE LUXURY GREETSS EVERY ARRIVAL

Established as the epitome of luxury living, Lavia Living warmly embraces every arrival with a seamless blend of lavishness and tranquillity. From the sleek interiors to the carefully crafted amenities and breathtaking views of lush surroundings, every corner of Lavia Living immerses you in a rejuvenating indulgence.



LAVIA LIVING



THE LOCATION

Nestled within the esteemed Aeroworld 8 development by Ciputra, Lavia Living epitomizes absolute connectivity. Residents relish easy access to Soekarno - Hatta international airport, schools, hospitals, commercial center, and senior living care.

LUXURY OF CONNECTIVITY

CONNECTED TO

HIGH ACCESSIBILITY

Powered by robust infrastructure, we transform every journey into a seamless and pleasurable experience.

Toll Road Access:

5 minutes to JORR 2

10 minutes to Prof Dr. Sedyatmo Airport Toll

20 minutes to JORR 1



10 minutes driving to Soekarno-Hatta International Airport

20 minutes driving to Pantai Indah Kapuk

25 minutes driving to Puri Indah

30 minutes driving to Serpong Area





COMPLETED WITH

ESTABLISHED SURROUNDINGS OF CITRAGARDEN CITY

Bask in the embrace of an established surrounding community, where prestigious amenities abound. Experience a heightened sense of luxury and exclusivity.



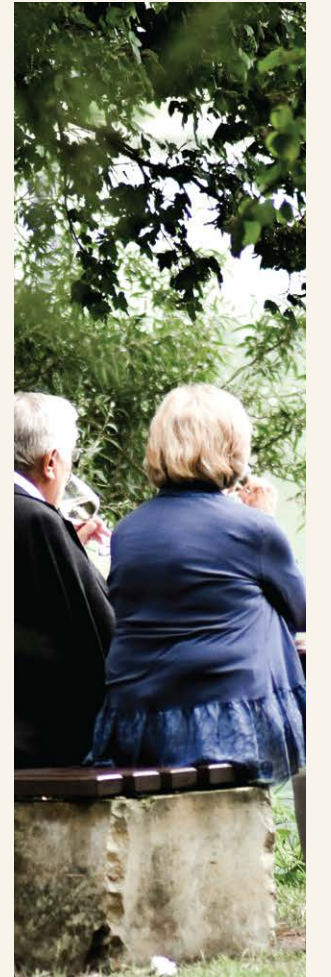
Supermarkets
& Commercial Stripes



Schools & Education
Centers



Health Centers
& Senior Living Care





5 MINUTES WALK TO

SUNSET AVENUE

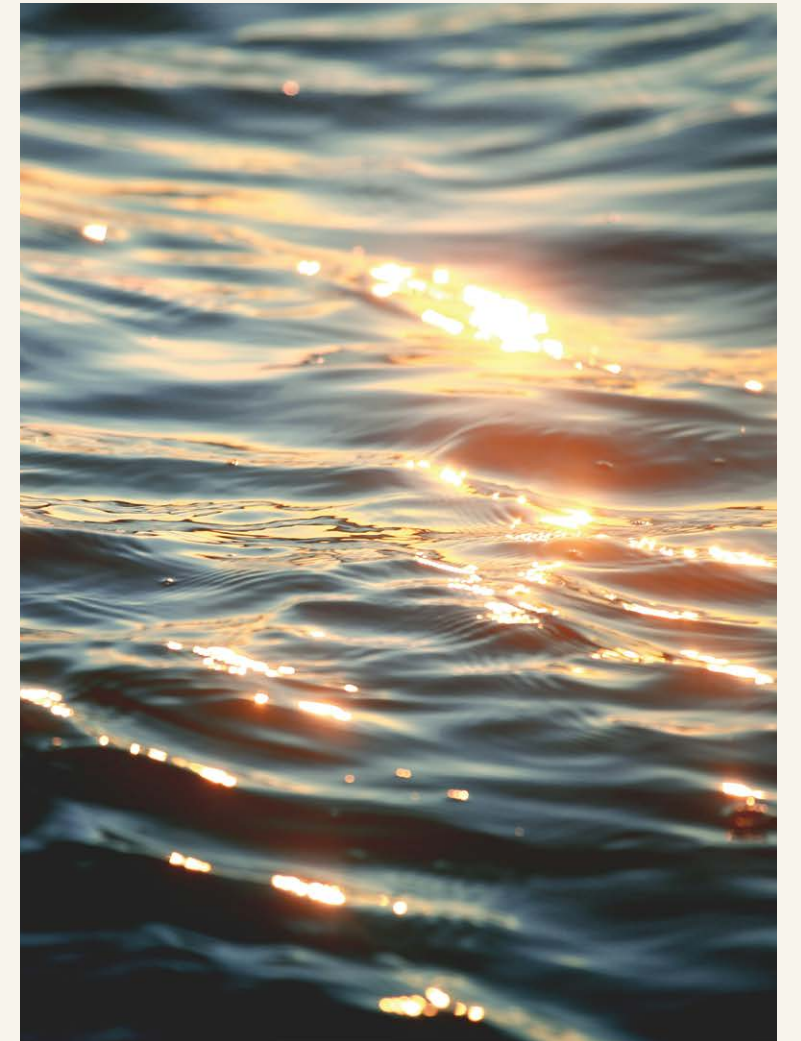
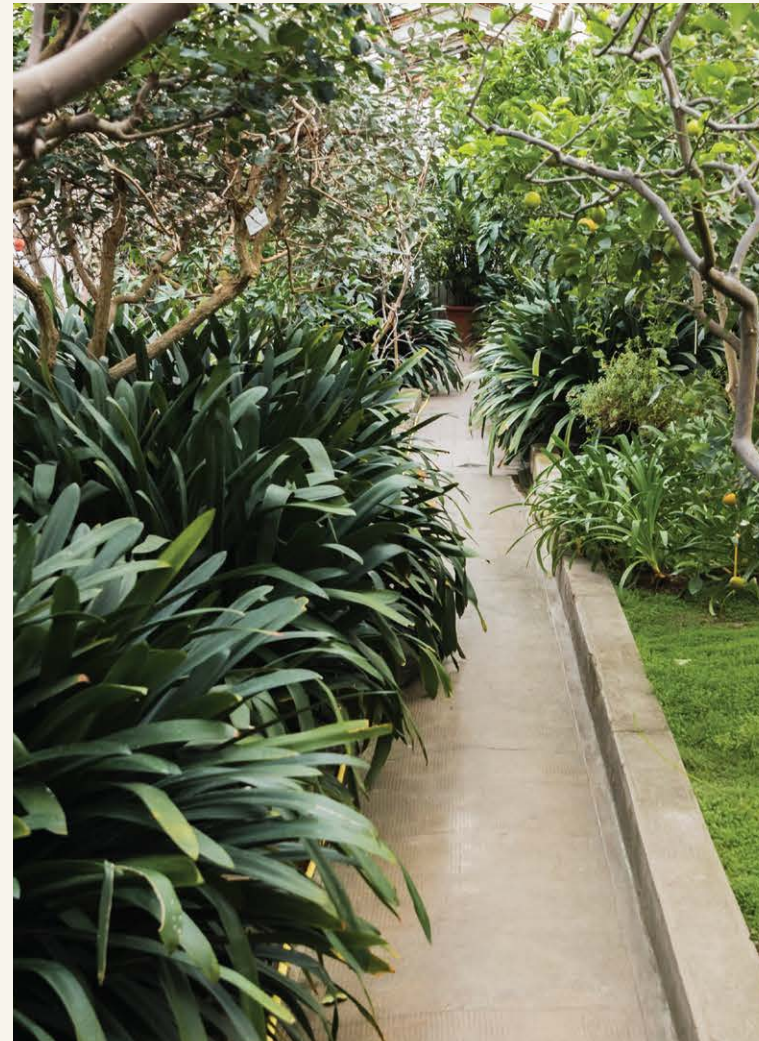
Lake-View Commercial Arcade

LUXURY OF WELL-BEING

LAVIA LIVING

THE FACILITIES

Offering an array of premium facilities and amenities right at your doorstep, each day at Lavia Living is imbued with absolute convenience.





MASTER PLAN

- 1** Lavia Living
- 2** Main Gate
- 3** Clubhouse
- 4** Green Spine
- 5** Aeroprime Commercial Stripe
- 6** Sunset Avenue Commercial Arcade
- 7** Lake

MAIN GATE

A secure entry point imbued with privacy and peace of mind.





EXCLUSIVE

CLUBHOUSE

Fulfil your lifestyle needs with our life-enhancing facilities.

CLUBHOUSE

Whether taking a dip in our pool or hitting the gym, the relaxing nuance elevates your experience.



ICONIC

GREEN SPINE

Retreat to nature's embrace with
Lavia's serene green spine.





GREEN SPINE

Nestled behind the clubhouse, we provide a tranquil escape for you to unwind and rejuvenate.



VIBRANT

NEIGHBORHOOD

Residents are poised to flourish amidst a vibrant social bond.

LUXURY OF ELEGANCE

THE DESIGN

In the design ethos of Lavia Living, lavishness finds its expression in every artfully constructed detail.

From the sleek architectural lines to the thoughtfully curated interiors, every element is honed to perfection.





ELYSIA

5X12

LT: 60 m²

LB: 95 m²



FIRST FLOOR

LIVING & DINING AREA

FIRST FLOOR

GUEST BEDROOM





SECOND FLOOR

MASTER BEDROOM



SECOND FLOOR

CHILDREN'S BEDROOM



THIRD FLOOR

CHILDREN'S BEDROOM

(OPTIONAL)

ELYSIA

3 Storeys
LT: 60 m² LB: 95 m²



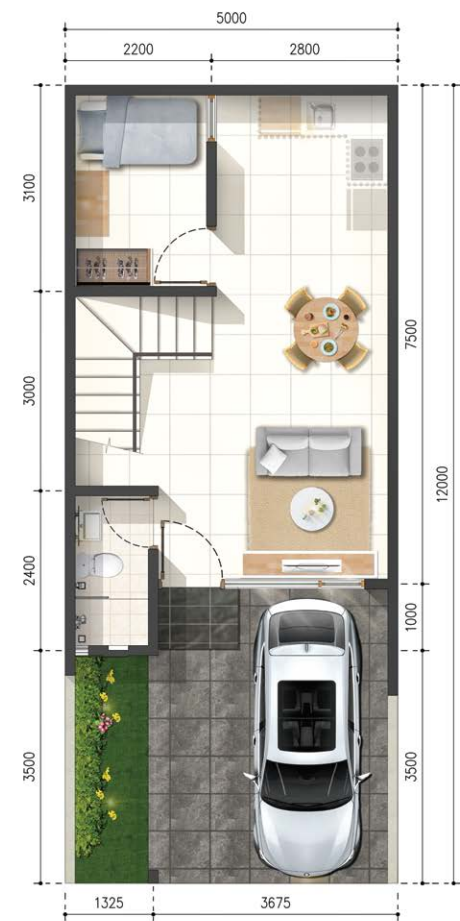
4 Bedrooms



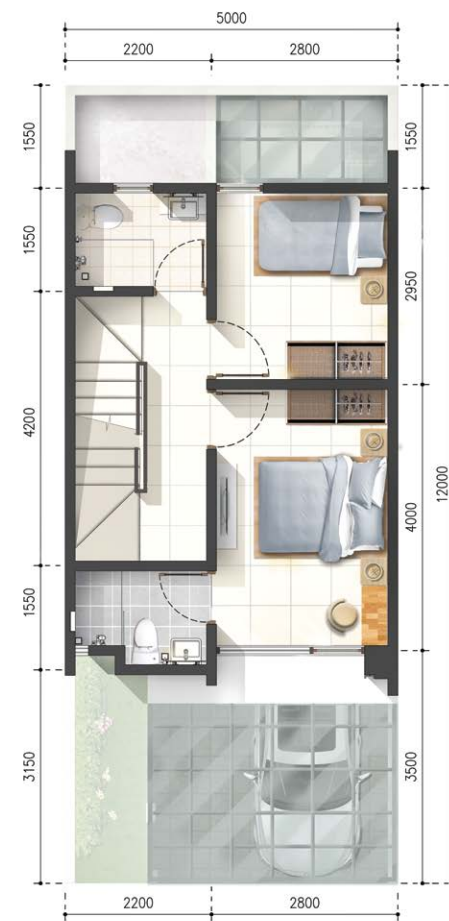
3 Bathrooms



1 Carport



First Floor



Second Floor



Third Floor



6X12

LT: 72 m²
LB: 120 m²

GRACIA



FIRST FLOOR

LIVING ROOM & KITCHEN



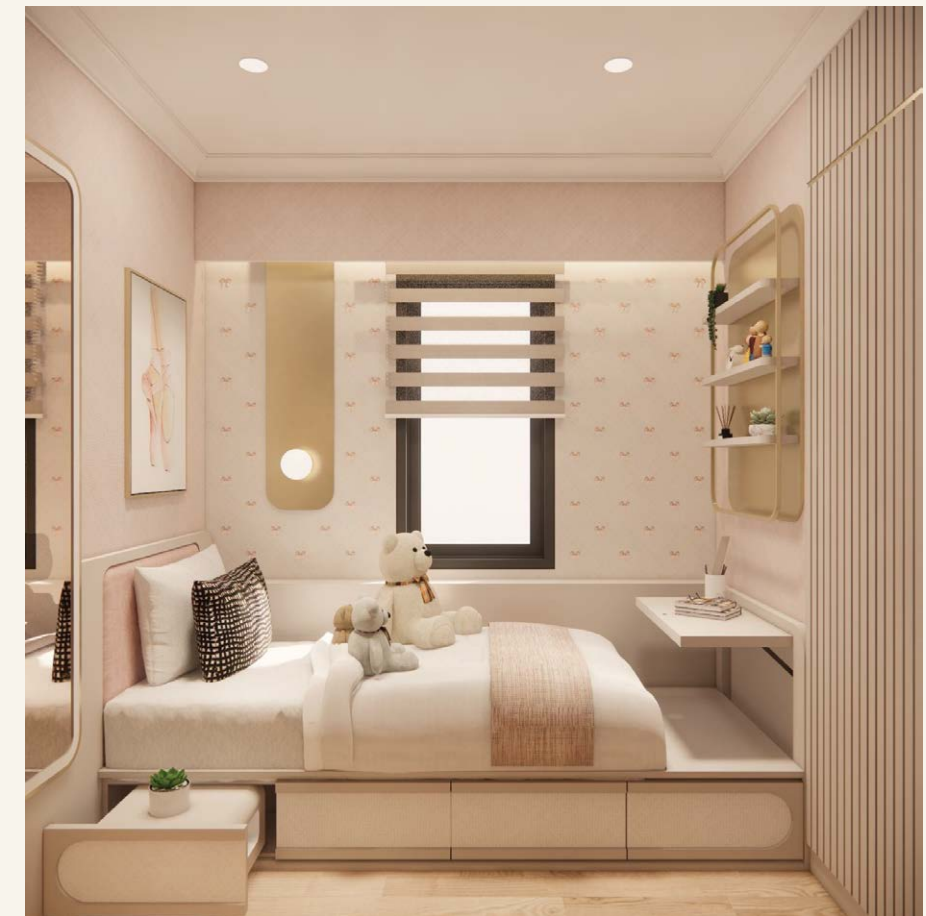
FIRST FLOOR

DINING ROOM



SECOND FLOOR

MASTER BEDROOM



SECOND FLOOR
CHILDREN'S BEDROOM



THIRD FLOOR

CHILDREN'S BEDROOM

(OPTIONAL)

GRACIA

STANDARD - 3 Storeys
LT: 72 m² LB: 120 m²



4 Bedrooms



4 Bathrooms



2 Carports



First Floor



Second Floor



Third Floor



8X12

LT: 96 m²
LB: 154 m²

LUXIA



FIRST FLOOR

FOYER & DINING ROOM



FIRST FLOOR

LIVING
ROOM

FIRST FLOOR
KITCHEN





SECOND FLOOR

MASTER BEDROOM



SECOND FLOOR

CHILDREN'S BEDROOM

SECOND FLOOR

LAUNDRY AREA





THIRD FLOOR

CHILDREN'S BEDROOM

(OPTIONAL)

THIRD FLOOR
BALCONY



LUXIA

STANDARD - 3 Storeys
LT: 96 m² LB: 154 m²



4+1 Bedrooms



4+1 Bathrooms



2 Carports



First Floor



Second Floor



Third Floor

SITE PLAN



2nd
PHASE

-  Elysia 5x12
-  Gracia 6x12
-  Luxia 8x12

SPECIFICATIONS

	ELYSIA (LA 60 m ² BA 95 m ²)	GRACIA (LA 72 m ² BA 120 m ²)	LUXIA (LA 96 m ² BA 154 m ²)
FOUNDATION	Mini Pile	Mini Pile	Mini Pile
STRUCTURE	Reinforced Concrete	Reinforced Concrete	Reinforced Concrete
WALL	Bricks, Wall Plastered	Bricks, Wall Plastered	Bricks, Wall Plastered
ROOF	Lightweight Steel Structure with Bitumen Roof	Lightweight Steel Structure with Bitumen Roof	Lightweight Steel Structure with Bitumen Roof
CEILING	Gypsum Board, Finishing Paint	Gypsum Board, Finishing Paint	Gypsum Board, Finishing Paint
FLOOR			
<i>Main Floor & Bedroom</i>	Homogenous Tiles 60 x 60	Homogenous Tiles 60 x 60	Homogenous Tiles 60 x 120
<i>Master Bathroom</i>	Homogenous Tiles 30 x 30	Homogenous Tiles 60 x 60	Homogenous Tiles 60 x 60
<i>Stairs</i>	Homogenous Tiles 60 x 60	Homogenous Tiles 60 x 60	Homogenous Tiles 60 x 120
<i>3rd Floor</i>	Vinyl	Vinyl	Vinyl
<i>Roof Terrace</i>	-	Homogenous Tile Wood Surface 15 x 60	Homogenous Tile Wood Surface 15 x 60
<i>Terrace</i>	Homogenous Tiles 30 x 60	Homogenous Tiles 30 x 60	Homogenous Tiles 30 x 60
<i>Carport</i>	Homogenous Tiles 60 x 60	Homogenous Tiles 60 x 60	Homogenous Tiles 60 x 60
<i>Service Area</i>	-	-	Homogenous Tiles 60 x 60, Ceramics 30 x 30
WALL FINISHING			
<i>Exterior</i>	Weathershield Paint Combine with Wood Cladding & Homogenous Tile Travertine	Weathershield Paint Combine with Wood Cladding & Homogenous Tile Travertine	Weathershield Paint Combine with Wood Cladding & Homogenous Tile Travertine
<i>Interior</i>	Wall Paint	Wall Paint	Wall Paint
<i>Bathroom</i>	Homogenous Tile 30 x 60	Homogenous Tile 60 x 60	Homogenous Tile 60 x 120
DOOR	Engineering Wood Door	Engineering Wood Door	Engineering Wood Door
WINDOW	Alumunium Powder Coating Frame with Clear Glass	Alumunium Powder Coating Frame with Clear Glass	Alumunium Powder Coating Frame with Clear Glass
RAILING			
<i>Stairs</i>	Steel with Wood Handrail	Steel with Wood Handrail	Steel with Tempered Glass with Wood Handrail
<i>Balcony</i>	-	-	Stainless Steel with Tempered Glass
SANITARY	TOTO or Equal	TOTO or Equal	TOTO or Equal
WATER	PDAM	PDAM	PDAM
ELECTRICAL	2200 Watt	3500 Watt	4400 Watt
FEATURE			
<i>Air Conditioner</i>	Panasonic (For Each Bedroom)	Panasonic (For Each Bedroom)	Panasonic (For Each Bedroom)
<i>Water Purification System</i>	Panasonic	Panasonic	Panasonic
<i>Water Pump</i>	Panasonic	Panasonic	Panasonic
<i>Installation</i>	AC, Telephone, TV, Network	AC, Telephone, TV, Network	AC, Telephone, TV, Network
<i>Carport Canopy</i>	Hollow Steel with SolarTuff	Hollow Steel with SolarTuff	Hollow Steel with SolarTuff
<i>Smart Home System</i>	Onassis or Equal	Onassis or Equal	Onassis or Equal
	<i>Door Lock T62 Pro, Indoor & Outdoor CCTV, Switch Double, Door Sensor, Sirine, Universal IR Remote, Google Nest</i>	<i>Door Lock T62 Pro, Indoor & Outdoor CCTV, Switch Double, Door Sensor, Sirine, Universal IR Remote, Google Nest</i>	<i>Door Lock K10 Pro, Indoor & Outdoor CCTV, Switch Double, Door Sensor, Sirine, Universal IR Remote, Google Nest</i>



CITRAGARDEN CITY

MARKETING GALLERY

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