

PARK SERPONG
Another Township Development by LippoLand



LIVIN

Modern Courtyard Homes



LIVIN

Modern Artistic Homes

PARK SERPONG



EDUCATION

UMN - 5 min
BPK Penabur - 6 min
SDH Park Serpong (Soon)



HEALTHCARE

Siloam Hospitals - 3 min
Mitra Keluarga - 3 min
Bethsaida - 5 min



SHOPPING

SMS - 6 min
Grand Lucky - 10 min
Eastvara - 10 min
The Barn - 10 min



BUSINESS & M.I.C.E

Anabatic - 5 min
ICE BSD - 15 min
NOBU HQ - 15 min



HOTEL & RECREATION

JHL Solitaire - 5 min
Episode Hotel - 5 min
Cimory Dairyland - 15 min



TRANSPORT HUB

Future MRT - 15 min
Intermoda BSD - 15 min

Modern Courtyard Homes



LIVIN

Deluxes Class of **FUNTASTIC FOUR**



Type Q15 | Type Q22 | Type Q23 | Type Q25

Modern Artistic Homes

XYZ
LIVIN

Originals Class of **FUNTASTIC FOUR**

Type Z6 | Type Z6 B | Type X7

TYPE

Q15

STANDARD

3.3 x 12 m

LT 39.6 m²

LB 36.7 m²

CORNER

4.3 (+var) x 12 m

LT 51.6 m²

LB 44.5 m²

 1+M Bedroom
 1 Bathroom
 1 Carport
 Courtyard

(+var) 1 m

3.3 m

CORNER

STANDARD



12 m

1st Floor

(+var) 1 m

3.3 m

CORNER

STANDARD



2nd Floor

TYPE

Q22

STANDARD

3.3 x 13 m

LT 42.9 m²

LB 48.6 m²

CORNER

4.3 (+var) x 13 m

LT 55.9 m²

LB 57.4 m²

	2	Bedroom
	2	Bathroom
	1	Carport
		Courtyard

(+var) 1 m 3.3 m
CORNER STANDARD



1st Floor

(+var) 1 m 3.3 m
CORNER STANDARD



2nd Floor

TYPE

Q23

STANDARD

3.6 x 13 m

LT 46.8 m²

LB 52.4 m²

CORNER

4.6 (+var) x 13 m

LT 59.8 m²

LB 61.2 m²

	2	Bedroom
	2	Bathroom
	1	Carport
		Courtyard

(+var) 1 m

CORNER

3.6 m

STANDARD



13 m

1st Floor

(+var) 1 m

CORNER

3.6 m

STANDARD



2nd Floor

TYPE

Q25

STANDARD

3.3 x 16 m

LT 52.8 m²

LB 55.7 m²

CORNER

4.3 (+var) x 16 m

LT 68.8 m²

LB 55.7 m²

-  2 Bedroom
-  2.5 Bathroom
-  2 Carport
- Courtyard

(+var) 1 m

3.3 m

CORNER

STANDARD



16 m

1st Floor

(+var) 1 m

3.3 m

CORNER

STANDARD



2nd Floor

TYPE



STANDARD

3.3 x 9.5 m

LT 31.4 m²

LB 33.7 m²

CORNER

4.6 (+var) x 9.5 m

LT 43.7 m²

LB 37 m²

-  1 Bedroom
-  1.5 Bathroom
-  1 Carport

1 m
(+var) 30 cm

CORNER

3.3 m

STANDARD



9.5 m

1 m
(+var) 30 cm

CORNER

3.3 m

STANDARD



1st Floor

2nd Floor

TYPE



STANDARD

3.3 x 11.4 m

LT 37.6 m²

LB 39.5 m²

CORNER

4.6 (+var) x 11.4 m

LT 52.4 m²

LB 42.9 m²

-  1 Bedroom
-  1.5 Bathroom
-  1 Carport
- Backyard

1 m
(+var) 30 cm

3.3 m

CORNER

STANDARD



11.4 m

1st Floor

1 m
(+var) 30 cm

3.3 m

CORNER

STANDARD



2nd Floor

TYPE X7

STANDARD

5 x 12.5 m

LT 62.5 m²

LB 64.8 m²

CORNER

7 (+var) x 12.5 m

LT 87.5 m²

LB 64.8 m²

-  3 Bedroom
-  2.5 Bathroom
-  2 Carport
- Backyard

(+var)

2 m

5 m

CORNER

STANDARD



12.5 m

1st Floor

(+var)

2 m

5 m

CORNER

STANDARD



2nd Floor

SPECIFICATIONS

PONDASI

Beton

STRUKTUR

Beton Bertulang

DINDING

Dinding Eksterior	Bata Ringan & Mortar Finish Cat
Dinding Interior	Bata Ringan & Mortar Finish Cat
Dinding Pembatas	Dinding Ganda
Pagar Belakang	Bata Ringan & Mortar Finish Cat
Kamar Mandi	Bata Ringan Finish Keramik

PLAFON

Ruang Dalam	Gypsum Finish Cat
Kamar Mandi	Gypsum WR (Water Resistant) Finish Cat

CAT

Eksterior	Cat Dinding Weathershield / Setara
Interior	Cat Dinding Interior

SANITAIR

Closet Duduk	Ex: Toto / American Standard / Setara
Wastafel	Ex: Toto / American Standard / Setara
Shower	Ex: Toto / American Standard / Setara
Meja Dapur	Homogeneous Tile

LANTAI

Teras	Non-Slip Ceramic Tile
Lantai Utama	Homogeneous Tile
Kamar Tidur	Homogeneous Tile
Toilet	Non-Slip Ceramic Tile

ATAP

Rangka Atap
Penutup Atap Utama
Penutup Atap Belakang

Baja Ringan
Genteng Beton
Skylight Kaca (Type Z)
Spandek Pasir + Skylight Kaca (Type Q Livin')

JENDELA & PINTU

Kusen Pintu Utama & Jendela	Aluminium
Kusen Pintu Dalam	Aluminium
Daun Jendela	Aluminium + Kaca
Daun Pintu Utama	Solid Engineering
Daun Pintu Dalam	Engineering Honeycomb

INSTALASI

Air Bersih	Water Treatment Plant Kawasan
Air Kotor	Sewage Treatment Plan Kawasan
Air Panas	Tersedia Instalasi (Pipa)
AC	Tersedia Instalasi (Power Outlet, Pipa Saluran Pembuangan)
TV, Internet	Tersedia Jaringan Instalasi Luar (Fiber Optic)

INSTALASI LISTRIK

2.200 VA

SPESIFIKASI LINGKUNGAN

Kawasan Tanpa Pagar
Instalasi Jaringan Listrik Dalam Tanah



Produk viral unggulan kini hadir kembali khusus untuk Anda yang ingin mencari hunian untuk tinggal di Park Serpong, yaitu **XYZ LIVIN & Q LIVIN**. Menawarkan kesempatan untuk mewujudkan gaya hidup impian dalam lingkungan yang modern & dinamis, yang pastinya akan meningkatkan kualitas hidup Anda setiap harinya.

XYZ LIVIN & Q LIVIN adalah pilihan sempurna untuk menjadi tempat tinggal ideal Anda, baik untuk diri sendiri maupun bersama keluarga tercinta. Setelah penjualan yang sangat sukses di fase ketiga, kini produk ini dibuka kembali di fase keempat, tentunya dengan inovasi terbaru yang terus dikembangkan oleh developer khusus untuk Anda & keluarga. Lokasi sangat strategis, terletak di jantung kota Serpong tentunya sudah dikelilingi oleh fasilitas dan amenities yang lengkap dalam segala aspek.

Jangan lewatkan kesempatan untuk memiliki **XYZ LIVIN & Q LIVIN** sekarang jug!

SURROUNDING AMENITIES



KUNJUNGI SHOW UNIT KAMI



CUSTOMER X-PERIENCE CENTRE
PARK SERPONG



@PARKSERPONG

Phone/ WA: 0812 100 200 88

LippoLand



THE WINNER OF
THE BEST CHOICE
HOUSING PROJECT
KABUPATEN TANGERANG

THE WINNER OF
THE BEST CHOICE
MILLENNIAL HOME DESIGN

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Suites Class of *FANTASTIC* FOUR



CENDANA
GRAND SUITES

PARK SERPONG

Another Township Development by LippoLand

Stylish Suite Living

Stylish Suite Living



The One & Only!
3 Bedroom with 3 Ensuite Bath
under 1 Billion in Serpong

Miliki hunian impian keluarga Anda dengan 3 Kamar Tidur dan 3 Kamar Mandi Dalam, yang akan membawa kemewahan seakan tinggal di Hotel Suite dalam keseharian Anda. Dilengkapi dengan Resort-like Backyard yang luas untuk keluarga Anda.

Type 5

Standard
5 x 13.5 m

LT 67.5 m² • LB 79.5 m²

Corner

7(+VAR) x 13.5 m

LT 94.5 m² • LB 79.5 m²

3 Bedroom • 3.5 Bathroom • 2 Carport



1st Floor

2nd Floor

Type 5.5

Standard
5.5 x 14.5 m

LT 79.8 m² • LB 90.1 m²

Corner

7.5(+VAR) x 14.5 m

LT 108.8 m² • LB 90.1 m²

3 Bedroom • 3.5 Bathroom • 2 Carport



1st Floor

2nd Floor

Specifications

Pondasi	: Beton
Struktur	: Beton Bertulang
Dinding	: Bata Ringan & Mortar Finish Cat
Dinding Pembatas	: Dinding Ganda
Pagar Belakang	: Bata Ringan & Mortar Finish Cat
Kamar Mandi	: Bata Ringan Finish Homogenous Tile
Plafon	
Ruang Dalam	: Gypsum Finish Cat
Kamar Mandi	: Gypsum WR (Water Resistant) Finish Cat
Cat	
Eksterior	: Cat Dinding
Interior	: Cat Dinding Interior
Sanitair	
Closet Duduk	: Ex. Toto / American Standard / Setara
Wastafel	: Ex. Toto / American Standard / Setara
Shower	: Ex. Toto / American Standard / Setara
Meja Dapur	: Beton Finish Homogenous Tile
Lantai	
Teras	: Non-slip Homogenous Tile
Lantai Utama	: Non-slip Homogenous Tile
Kamar Tidur	: Non-slip Homogenous Tile
Toilet / Kamar Mandi	: Non-slip Homogenous Tile
Carport	: Non-slip Homogenous Tile
Atap	
Rangka Atap	: Baja Ringan
Penutup Atap	: Genteng Beton
Jendela & Pintu	
Kusen Pintu Utama & Jendela	: Aluminium
Kusen Pintu Dalam	: Aluminium
Daun Jendela	: Aluminium + Kaca
Daun Pintu Utama	: Solid Engineering
Daun Pintu Dalam	: Engineering Honeycomb
Instalasi	
Air Bersih	: Water Treatment Plant Kawasan
Air Kotor	: Sewerage Treatment Plant Kawasan
Air Panas	: Tersedia Instalasi (Pipa)
AC	: Tersedia Instalasi (Stop Kontak, Pipa Saluran Pembuangan)
TV, Internet	: Tersedia Jaringan Instalasi Luar (Fiber Optic)
Instalasi Listrik	: 2.200 VA
Spesifikasi Lingkungan	: Kawasan Tanpa Pagar Instalasi Jaringan Listrik Bawah Tanah



