

Altadena

residences



PARAMOUNT LAND
Building homes and people with heart

PARAMOUNT PLAZA Jl. Boulevard Raya Gading Serpong Kav. 1, Gading Serpong, Tangerang - 15810

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Home at last..

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GADING SERPONG

Located approximately 18 kilometers on the western side of Jakarta, Paramount Gading Serpong is an independent city that has become a new economic hub and a residence for over 120,000 residents. This city is positioned in a highly strategic location, surrounded by large development areas, and is connected to the Jakarta-Merak toll road, Serpong-Balaraja toll road, and JORR 2 Jakarta-Serpong toll road, providing direct access to Jakarta, Soekarno-Hatta International Airport, Merak Port, and other major cities in Jabodetabek.

Paramount Land, one of the main developers of Gading Serpong City, professionally manages this area covering approximately 1,000 hectares and develops residential, commercial, and recreational facilities, along with city infrastructure and a variety of other amenities ranging from educational facilities such as schools and universities to hotels and hospitals. The increasing value of the city is reflected in the rapid growth rate of Gading Serpong, which has reached 15% (YoY).

Based on comprehensive and up-to-date research, Paramount Land continuously presents a variety of property products that meet the interests and needs of the community over time. To date, there are more than 40 inhabited clusters for middle to upper-class communities, equipped with the best utilities, infrastructure, and amenities. Matera Residences, Pasadena Grand Residences, and Menteng Grand are some of the exclusive residential projects by Paramount Land that have received a positive response from the public.

High connectivity and accessibility have boosted the development of commercial and business areas in Gading Serpong, which has become a favorite destination for the Tangerang Raya community and Jabodetabek. Paramount Land plays a significant role in developing culinary and business centers, including the commercial area in the southern part known as 'The Most Vibrant Commercial' in Gading Serpong, featuring over 250 businesses, from Maggiore, Sorrento, Pisa Grande, Mendrisio, and surrounding areas. Paramount Land is also developing the Manhattan District, the largest commercial epicenter in Tangerang Raya, covering an area of 22 hectares.

Paramount Land is developing Gading Serpong City as a one-stop solution for fulfilling daily needs, ranging from living, working, conducting business, recreation, to investment. Through Paramount Estate Management, Paramount Land also professionally manages, organizes, and maintains the city sustainably, serving and upholding community harmony in Gading Serpong through various flagship programs. This reflects Paramount Land's commitment to continue growing together with the community, in line with the company's tagline, 'Building Homes and People with Heart.'

DISTINGUISHED ACHIEVEMENTS OF PARAMOUNT LAND



BEST COMMERCIAL DEVELOPER
PROPERTYGURU ASIA PROPERTY AWARD 2023

BEST TOWNSHIP DEVELOPER (ASIA)
PROPERTYGURU ASIA PROPERTY AWARD 2024

BEST TOWNSHIP DEVELOPER
INDONESIA PROPERTY AWARD 2024

- BEST TOWNSHIP DEVELOPER (ASIA) 2024 • BEST TOWNSHIP DEVELOPER 2024 • BEST HOUSING ARCHITECTURAL DESIGN 2024 • BEST SMART HOME DEVELOPMENT 2024 • BEST WELLNESS RESIDENTIAL DEVELOPMENT 2024
- BEST HOUSING LANDSCAPE DESIGN 2024 • BEST CHOICE HOME DESIGN 2024 • BEST LIFESTYLE ARCHITECTURAL DESIGN • BEST ECO FRIENDLY HOUSING DEVELOPMENT • BEST HIGH END HOUSING DEVELOPMENT
- BEST COMMERCIAL DEVELOPER (INDONESIA) 2023 • BEST INNOVATIVE COMMERCIAL PROJECT 2024 • BEST COMMERCIAL DEVELOPER 2023
- BEST HIGH END HOUSING DEVELOPMENT (GREATER JAKARTA) 2023 • THE MOST INNOVATIVE COMMERCIAL DEVELOPMENT 2023 • DEVELOPER OF THE YEAR 2022 • TOP 10 DEVELOPERS 2022
- FAVOURITE HOUSING PROJECT 2022 • BEST ECO FRIENDLY HOUSING 2022 • BEST LOW RISE COMMERCIAL 2022 • BEST PREMIUM HOUSING PROJECT 2022 •

“Family is where
life begins
and love
Never Ends”





WELCOME to
Altadena
residences

Located in the heart of Pasadena Central District, Gading Serpong, Altadena is the newest residential masterpiece by Paramount Land.

Blending classic European architecture with a modern touch, Altadena is thoughtfully designed for those who desire not only comfort and style but also a lasting investment for the future.

The name Altadena, meaning “high” or “elevated”, reflects a prestigious lifestyle standard – offering an exclusive living experience that sets a new benchmark of sophistication.

Here at Altadena, every detail is crafted to represent more than just a residence – it is a symbol of modern elegance and elevated living, right in the most promising district of Gading Serpong.

Disain oleh: Bigin's Jaya sebagai mitra. Bahan-baku dalam pengembangan masterplan ini, termasuk desain, tidak sepenuhnya PT Paramount Indonesia dan timnya. Seluruh gambar adalah perancangan yang tidak mengikat. Semua ilustrasi artistik merupakan bagian dari konsep arsitektur dan tidak dapat dijadikan acuan.



Grand Pasadena Village

Children Playground

Social Clubhouse

Majestic Landmark

Amarillo Village

Jogging Track

Hypermarket and Electronic Megastore

Boulevard Pasadena Central District ROW 28

Commercial Area

ROW 28

The Best Location by the Boulevard

Connecting to Grand Pasadena Village

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European Classic Style

“Inspired by the timeless charm of classic European architecture, yet refined and adapted to meet the needs of modern living.”

Every detail is carefully crafted to harmonize classic aesthetics with contemporary comfort, creating a residence that is not only luxurious and elegant but also highly functional and practical for everyday life.

A perfect blend of tradition and modernity, offering you a home where sophistication meets comfort.



Classic Tropical Landscape



The harmony of elegant European classical architecture blends seamlessly with the warm tropical spirit. Altadena Residences presents a perfect balance of beauty and comfort, wrapped in a sleek and serene tropical landscape.

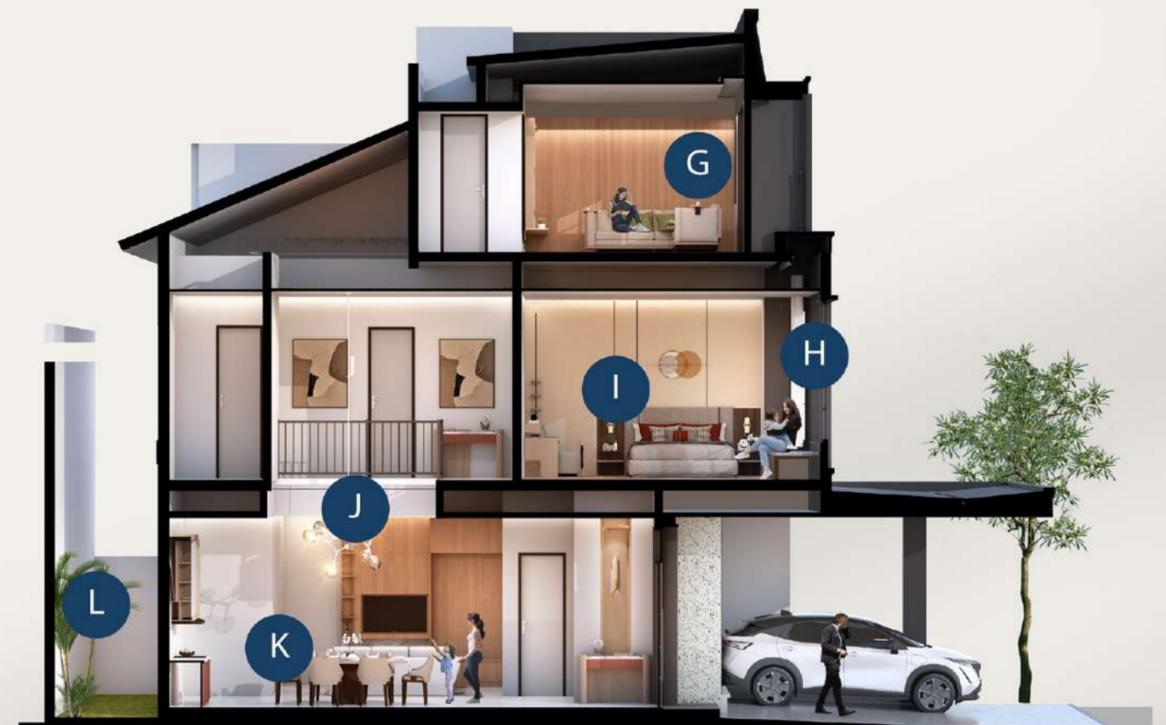
Every corner is thoughtfully designed to combine lush greenery, a tranquil atmosphere, and artistic nuances, making this residence not just a place to live but a realization of a beautiful life in harmony with nature. It is more than just open space – it becomes part of a premium living experience where aesthetics and comfort come together, creating an elegant and exclusive environment for its residents.

For a healthier lifestyle, pedestrian pathways and pocket gardens are also provided, allowing residents to enjoy morning exercise while still experiencing the beauty and elegance of the surrounding environment.

Special Characteristics

Exterior

- A Skydeck (Type L10)
- B Bay Window
- C Canopy
- D Entrance with Dual Swing Door
- E Homogeneous Tiles Accent Facade
- F 3 Cars Capacity (Type L10) and 2 Cars Capacity (Type L8)



Interior

- G 3rd Floors
- H Bay Window
- I Spacious Master Bedroom
- J Open Layout with Void*
- K Spacious Living Room
- L Spacious Backyard

Type 8x15

Standard & Corner



Standard | Type 8x15 | 3 Floors



Land Area: 120 m² | Building Area: 180 m²



Living Room



Bedroom



Study Room

Corner | Type 8x15 | 3 Floors



Land Area: Var | Building Area: 180 m²

Standard



Corner



* Concrete countertops and kitchen set are not included, the installation has been provided

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Type 8x16

Standard & Corner



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Standard | Type 8x16 | 3 Floors



Land Area: 128 m² | Building Area: 181 m²



Corner | Type 8x16 | 3 Floors



Land Area: 158 m² | Building Area: 181 m²

Standard



Corner



* Concrete countertops and kitchen set are not included, the installation has been provided

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Type 10x16

Standard & Corner



Standard | Type 10x16 | 3 Floors



Land Area: 160 m² | Building Area: 240 m²



Bedroom



Living Room

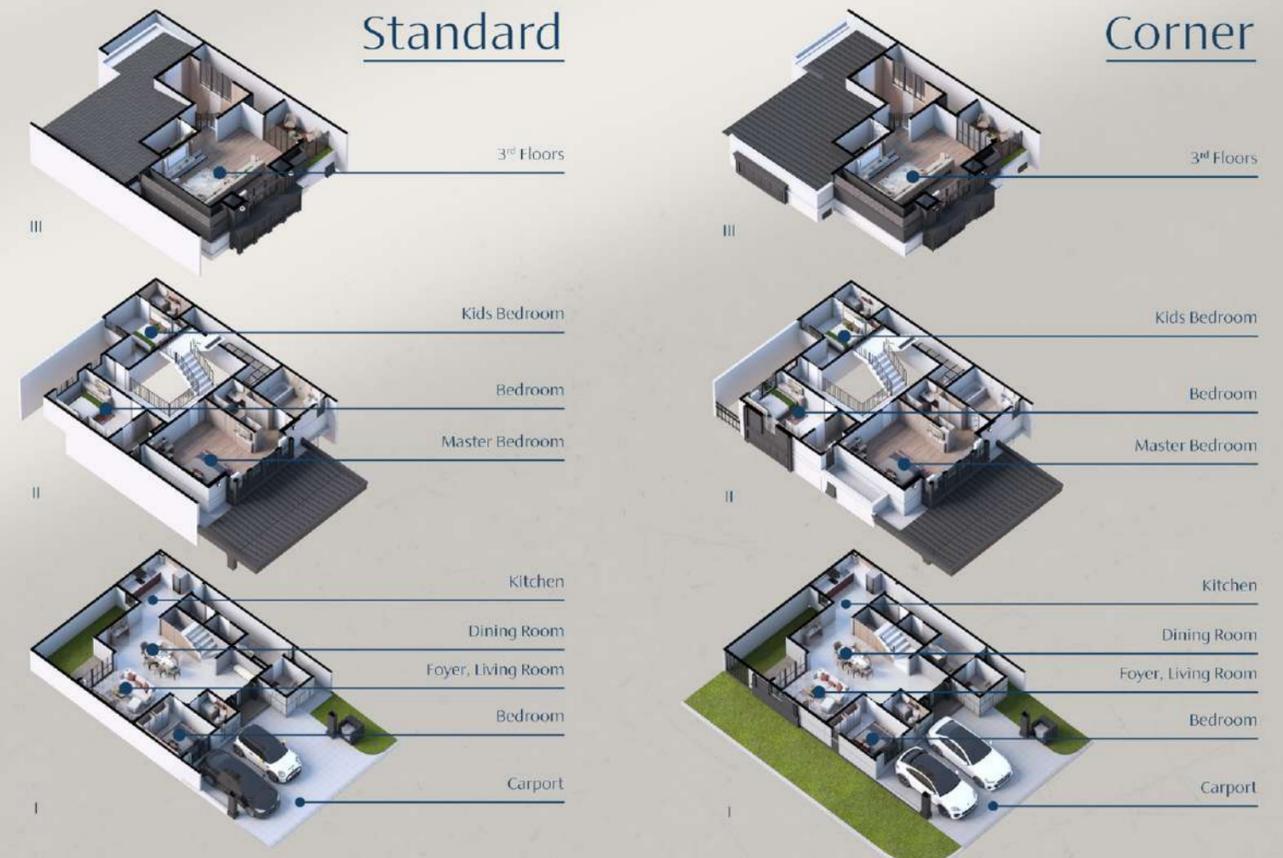


Attic Room

Corner | Type 10x16 | 3 Floors



Land Area: Var | Building Area: 240 m²



* Concrete countertops and kitchen set are not included, the installation has been provided



Material Specification

GENERAL SPECIFICATIONS

Exterior Facade	: Weathershield Exterior Paint Finish with Homogenous Tile as an Accent and Bitumen Asphalt Single Roof
Terrace Floor	: Ceramic Tile 40x40
Carport	: Ceramic Tile 40x40
Carport Canopy	: Metal Roof + PVC Ceiling
Skydeck (Only at L10 Type)	: Homogenous Tile 15x60 with wood pattern

Interior

General Wall	: Interior Paint Finish
General Floor & Kids Bedroom	: Homogeneous Tile 80x80
Master Bedroom Floor	: SPC / Laminated Wood Flooring
Master Bathroom Wall	: Homogeneous Tile 60x60
Master Bathroom Floor	: Homogeneous Tile 60x60
Attic Floor	: Homogenous Tile 15x60 with wood pattern
Service Area Floor	: Ceramic Tile 40x40
Kids & Service Bathroom Floor	: Ceramic Tile 30x30
Kids Bathroom Wall	: Ceramic Tile 30x60
Service Bathroom Wall	: Ceramic Tile 30x30
Door & Window Frame	: Aluminum
Main Door	: Solid engineering Door in Paint Finish
Interior Door	: Engineering Wood in Paint Finish
Door Ironmongery	: Main Entrance - Smart Door Lock ex. Onassis/equivalent, Interior Door - ex. Onassis/equivalent

General Ceiling	: Gypsum in Paint Finish with Shadow Line
Light Fitting	: LED Downlight (Paramount Standard)
Sanitaryware	: ex. American Standard (Indonesia Certificate)
Foundation	: Mini Pile
Walls	: Bricks with Plaster and Paint
Structure	: Reinforced Concrete
Roof Covering	: Concrete Tile & Sand Metal Roof
Electricity	: 5500 VA / EV Ready Installation
Water Supply	: PERUMDAM

Special Features



Air Conditioner in Each Bedroom



Electric Water Heater in Master Bedroom



Smart Door Lock

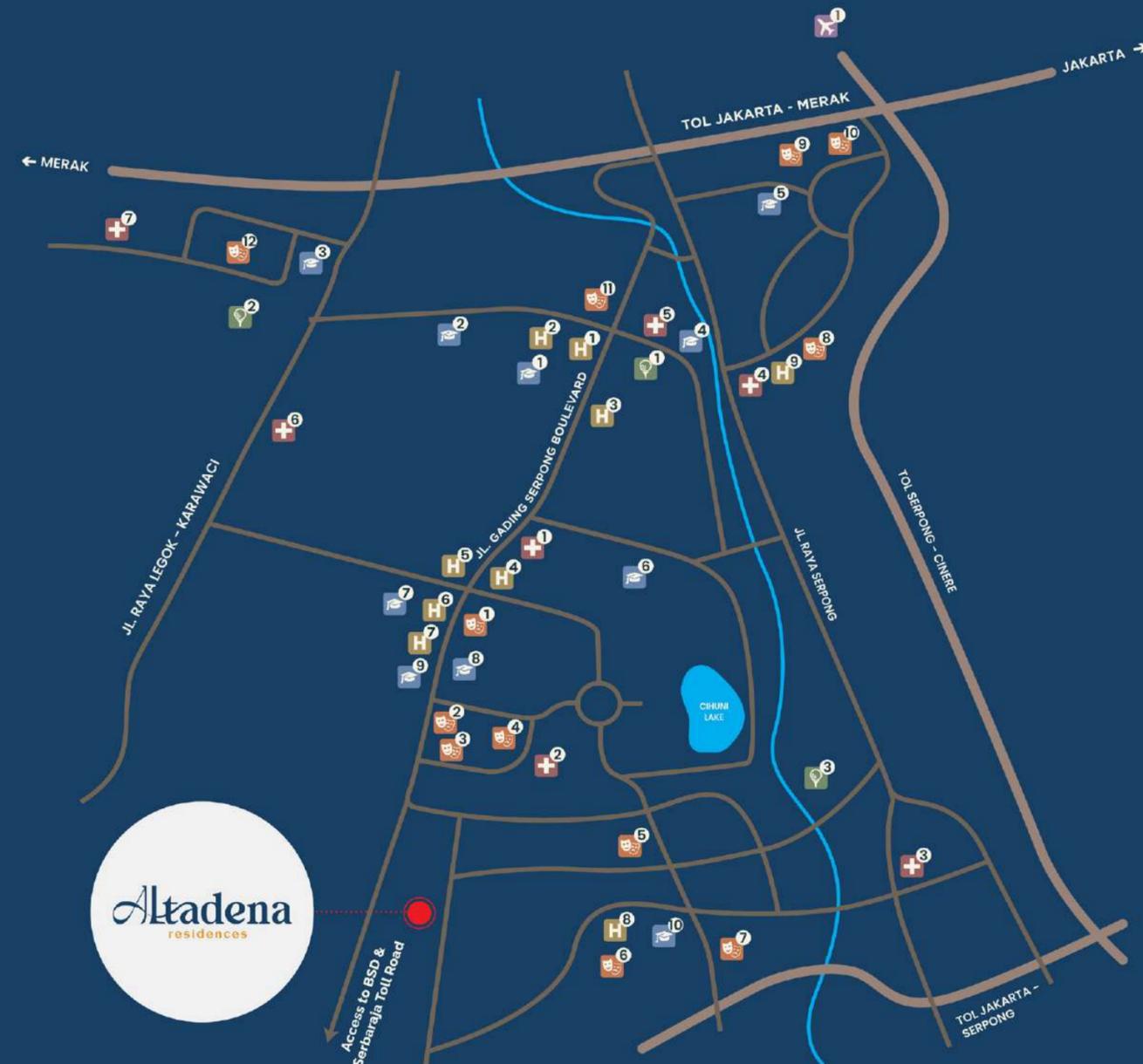


Canopy



EV Ready Installation

Orientation Map



LEGEND

Golf Course

1. Gading Raya Padang Golf & Club
2. Imperial Klub Golf
3. Damai Indah Golf

Medical Center

1. Bethsaida Hospital
2. Bethsaida Clinic
3. Eka Hospital
4. EMC Healthcare
5. St. Carolus Hospital
6. Mitra Keluarga Hospital
7. Siloam Hospitals

Mall & Eatery

1. BEZ Walk
2. Hampton Square
3. Black Owl
4. Papaya
5. Qbig
6. ICE BSD
7. AEON
8. Living World
9. Mall @ Alam Sutera
10. IKEA
11. Summarecon Mall Serpong
12. Supermal Karawaci

Educational Institutions

1. Matana University
2. Sekolah Tarakanita
3. Universitas Pelita Harapan
4. Sekolah Pahoa
5. Binus University
6. Syaafana Islamic School
7. Universitas Multimedia Nusantara
8. Multimedia Nusantara Polytechnic
9. Pradita University
10. Universitas Prasetiya Mulya

Airport

1. Soekarno-Hatta International Airport

Hotels

1. Atria Hotel
2. Vega Hotel
3. Ibis Hotel
4. Fame Hotel
5. JHL Solitaire
6. Episode Hotel
7. Qubika Boutique Hotel
8. Hotel Santika Premiere
9. Mercure Hotel