



MAGGIORE

Signature
West

Signature Lifestyle Destination



“Destinations
are defined
by experience,
not distance.”

Joseph Pine



PARAMOUNT GADING SERPONG

Everything *&* Here

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 Paramount Gading Serpong, 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 business epicentrum in Tangerang Raya, covering an area of 22 hectares.

Paramount Land is developing Paramount Gading Serpong 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.'



- BEST TOWNSHIP DEVELOPER (ASIA) 2025 • BEST TOWNSHIP DEVELOPER (INDONESIA) 2025 • BEST BOUTIQUE LUXURY HOUSING DEVELOPMENT (GREATER JAKARTA) 2025
- SUSTAINABLE RESIDENTIAL DEVELOPMENT INDONESIA 2025 • INNOVATIVE COMMERCIAL PROJECT OF THE YEAR 2025 • BEST TOWNSHIP DEVELOPMENT PROJECT 2025
- TOP TEN DEVELOPERS 2025 • DEVELOPER OF THE YEAR 2025
- 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 •



MAGGIORE

Signature West

Welcome to Maggiore Signature West—the newest commercial destination by Paramount Gading Serpong, crafted to deliver a refined and thematic business experience. Located within the already vibrant Maggiore district, this development further strengthens the area's appeal as a modern and profitable commercial hub.

Set along Boulevard Mtera ROW 28, Maggiore Signature West enjoys seamless access to Paramount Gading Serpong's premium residential clusters, especially Mtera Residences, providing a strong catchment with high purchasing power and consistent foot traffic.

Beyond its design and prime positioning, Maggiore Signature West stands out as a high-value investment. With strong growth potential and escalating demand in the area, it offers investors a compelling opportunity for long-term capital appreciation.

Maggiore Signature West — where businesses grow, visibility strengthens, and investment potential rises.



The Best Surroundings

Surrounded by established premium residential clusters and thriving commercial nodes, Maggiore Signature West is positioned at the heart of the vibrant Maggiore district. With close proximity to key developments such as Maggiore Junction, Maggiore Grande, and Verona Junction, the area offers steady foot traffic and a strong, high-value customer base.

Amid this dynamic environment, Maggiore Signature West emerges as the newest commercial destination, designed with a modern open-corridor concept that enhances Maggiore's identity as a growing business hub. Its strategic location near Matera Signatures, one of Paramount Land's premium residential clusters, further elevates its investment potential.

Maggiore Signature West—an exceptional location where businesses thrive and investment value grows.



CIHUNI LAKE

MAGGIORE HILLS PARK



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Y.O.S.E.C.A

(Your Own Style Expandable Commercial Area)

Maggiore Signature West redefines the Alfresco concept into a flexible creative commercial space where every unit is free to stand out. Beyond a standard outdoor dining area, each shophouse becomes a canvas for brand expression—allowing owners to shape their façade, ambience, and visual identity without rigid limitations. The result is a vibrant, visually distinctive environment that naturally attracts attention, increases foot traffic, strengthens brand presence, and delivers stronger long-term commercial value.

Modern
Italianate
Architecture

Combining a classic Italianate façade with modern touches to create an elegant, premium, and contemporary appearance.





Alfresco
Balcony

Direct
Parking

Spacious
Terrace

Expandable Awning

Alfresco Balcony

Expandable Awning

The Expandable Awning, designed to extend and retract as needed, adds substantial value to each unit. It ensures the alfresco terrace remains comfortable and usable throughout the day—whether under strong sunlight or light rain. This flexibility allows owners to adjust the coverage according to operational needs and customer preferences, enhancing comfort, functionality, and the overall commercial appeal of the space.

Plaza Signature

A vibrant commercial and public open space that brings people together in a green and welcoming environment. Plaza Signature integrates retail, dining, and social activities within a landscaped open-air setting. With natural elements, comfortable pedestrian paths, and flexible gathering areas, it creates an inviting destination that encourages social interaction, community engagement, and longer visits—where commerce, culture, and everyday life connect naturally.

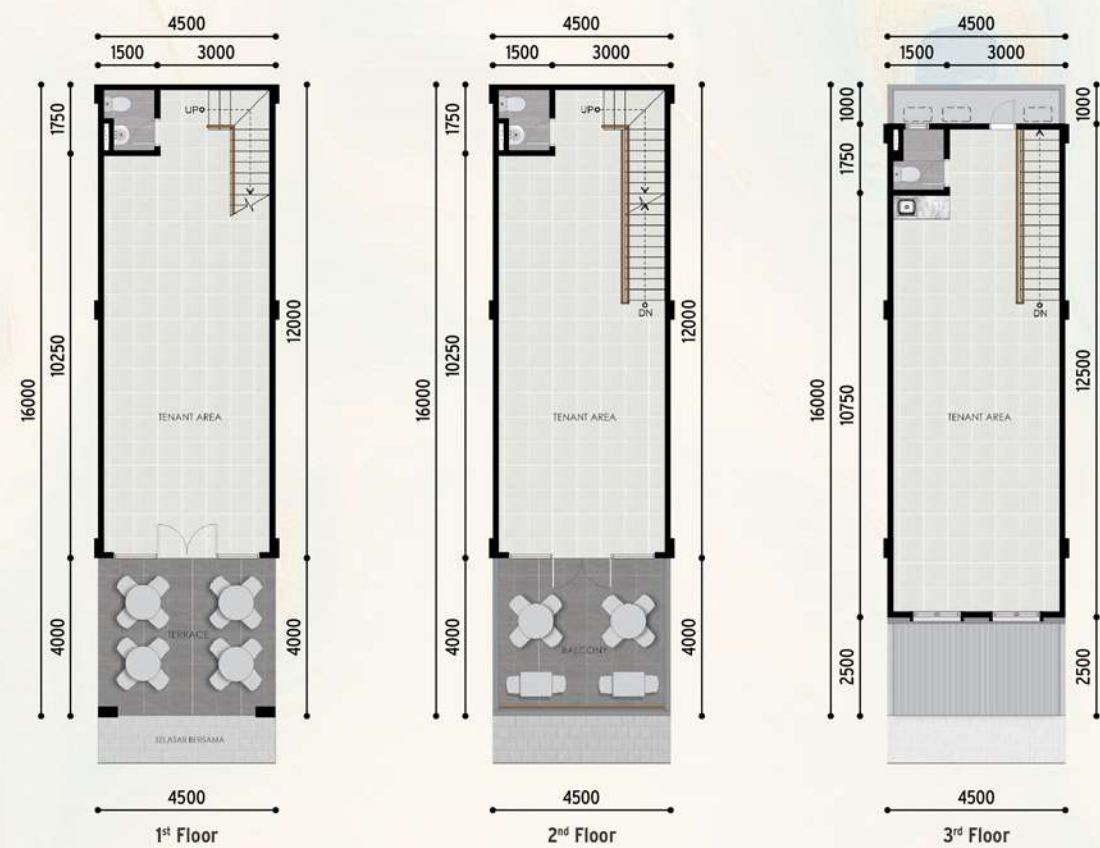


MAGGIORE
Signature
West

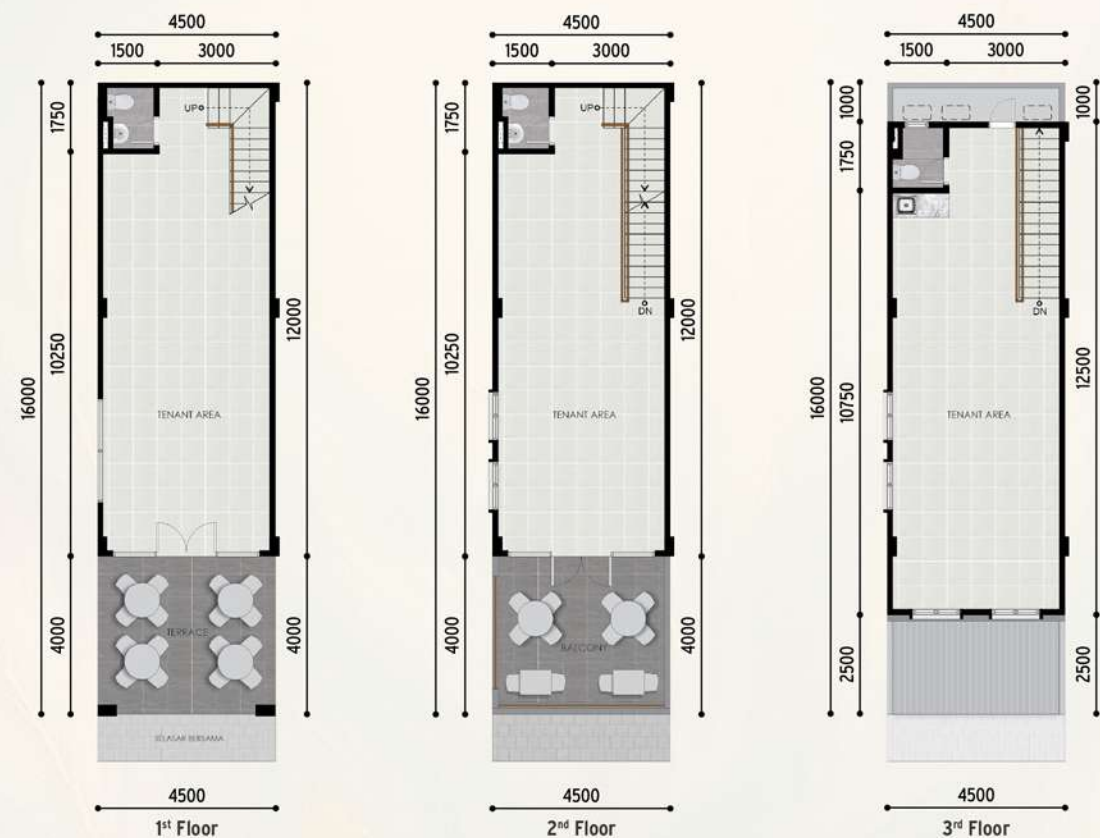
Floor Plan ➤
Shophouse | Studio Loft

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Shophouse Floor Plan

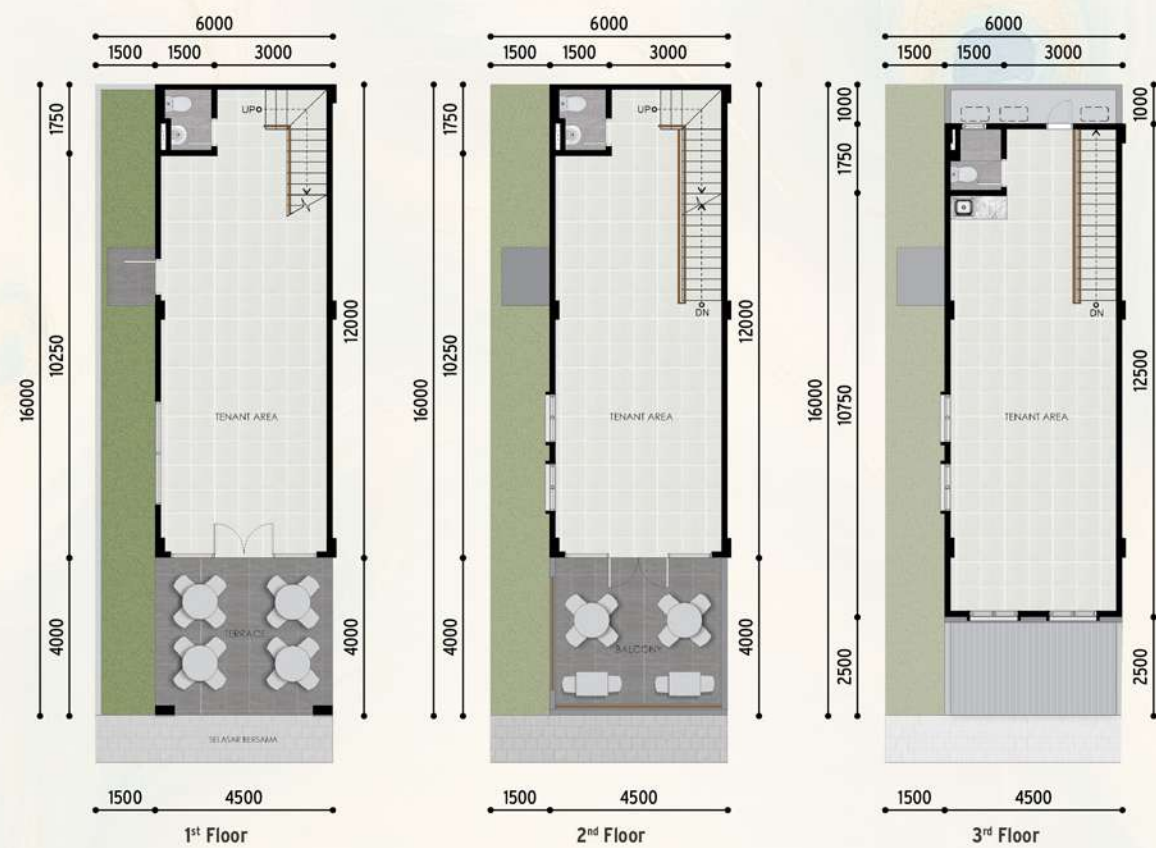


4,5x16 Standard - Alfresco
Land Area: 72 m² | Building Area: 199 m²



4,5x16 Corner - Alfresco
Land Area: 72 m² | Building Area: 199 m²

Shophouse Floor Plan



4,5x16+ Corner - Alfresco
Land Area: 96 m² | Building Area: 200 m²

Shophouse Section



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Studio Loft Floor Plan



5x16 Standard - Studio Loft
Land Area: 80 m² | Building Area: 298 m²



5x16 Corner - Studio Loft
Land Area: 80 m² | Building Area: 298 m²

Studio Loft Floor Plan

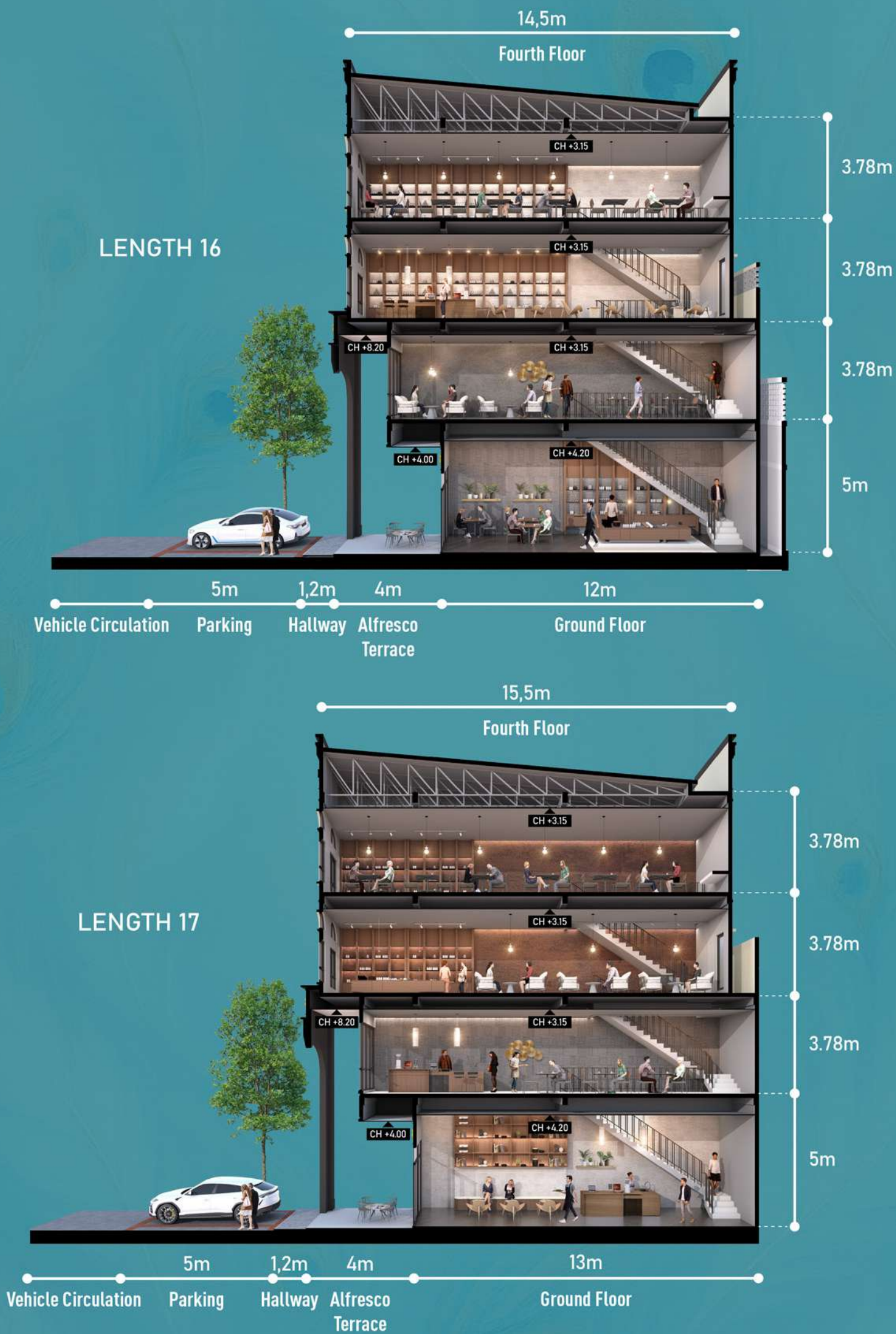


5x17 Standard - Studio Loft
Land Area: 85 m² | Building Area: 318 m²



6x17 Corner - Studio Loft
Land Area: 102 m² | Building Area: 380 m²

Studio Loft Section



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Facade Design



Siteplan



Shophouse Material Specification

Foundation	Mini Pile
Main Structure, Column, Beam, Slab, Stair	Reinforced Concrete
Roof Structure	Lightweight steel roof frame (Zincalume)
Roof Covering	Zincalume metal roofing with aluminium foil insulation Reinforced concrete roof slab (for gutters and water tank placement)
Main Flooring	Homogeneous tiles 60×60 cm
Terrace Flooring	Homogeneous tiles 60×60 cm, anti-slip
Toilet Flooring	Ceramic tiles 30×30 cm, anti-slip
Toilet Walls	Ceramic tiles 30×60 cm
Internal Walls	Lightweight bricks with plaster and interior paint
External Walls	Lightweight bricks with plaster and weather resistant paint
Internal Ceiling	Gypsum board
External Ceiling	Water-resistant gypsum
Sanitary Fixtures	Toto or equivalent
Main Doors & Windows	Clear glass with aluminium frames, powder-coated finish
Secondary Doors & Windows	Clear glass with aluminium frames, powder-coated finish
Toilet Door	Aluminium panel doors with aluminium frames
Pantry Countertop	Concrete countertop finished with homogeneous tiles 60×60cm
Balcony Railing	Hollow steel railing with 10 mm tempered glass
Staircase Railing	Hollow steel + steel plate with wooden handrail
Balcony Canopy	Expandable awning

INSTALLATION

Electricity	PLN power supply 5,500 VA
Telephone	Fiber optic installation
Water Supply	Perumdam supply (PDAM) + water tank 550 L
Waste Water	Biofil septic tank capacity 1,000 L
Grease Trap	Portable grease trap, capacity 30 L

Special Features



Air Conditioner



CCTV

Studio Loft Material Specification

Foundation	Mini Pile
Main Structure, Column, Beam, Slab, Stair	Reinforced Concrete
Roof Structure	Lightweight steel roof frame (Zincalume)
Roof Covering	Zincalume metal roofing with aluminium foil insulation Reinforced concrete roof slab (for gutters and water tank placement)
Main Flooring	Homogeneous tiles 80×80 cm
Terrace Flooring	Homogeneous tiles 60×60 cm, anti-slip
Toilet Flooring	Homogeneous tiles 60×60 cm, anti-slip
Toilet Walls	Homogeneous tiles 60×60 cm
Internal Walls	Lightweight bricks with plaster and interior paint
External Walls	Lightweight bricks with plaster and weather resistant paint
Internal Ceiling	Gypsum board
External & Bathroom Ceiling	Water-resistant gypsum
Sanitary Fixtures	Toto or equivalent
Main Doors & Windows	Clear glass with aluminium frames, powder-coated finish
Secondary Doors & Windows	Clear glass with aluminium frames, powder-coated finish
Toilet Door	Aluminium panel doors with aluminium frames
Pantry Countertop	Concrete countertop finished with homogeneous tiles 60×60 cm
Staircase Railing	Hollow steel + steel plate with wooden handrail

INSTALLATION

Electricity	PLN power supply 16,500 VA – 3 Phase
Telephone	Fiber optic installation
Water Supply	Perumdam supply (PDAM) + ground water tank 1,000 L transfer pump + roof water tank 1,000 L
Waste Water	Biofil septic tank capacity 2,000 L
Grease Trap	Portable grease trap, capacity 50 L

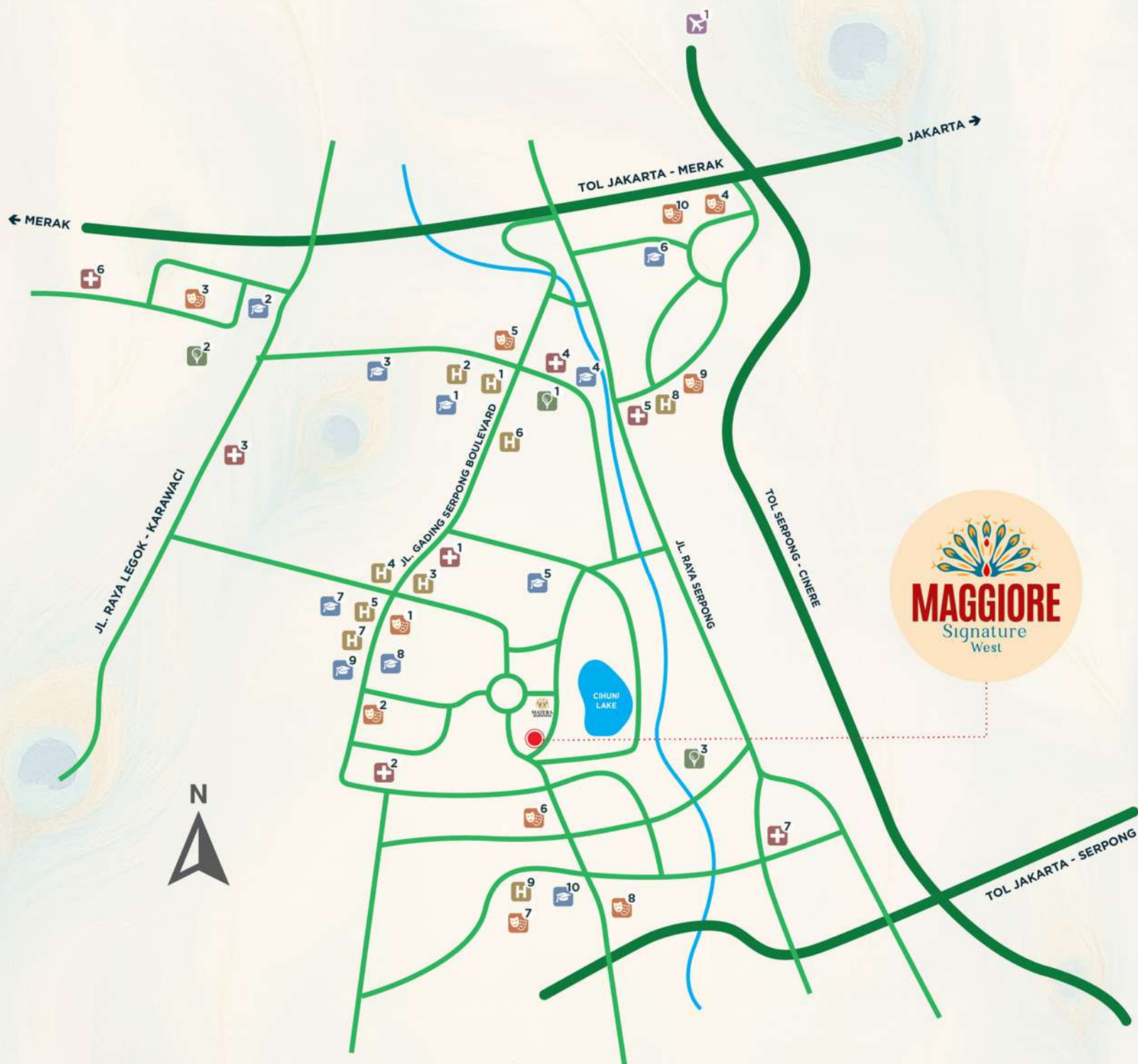


Air Conditioner



CCTV

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. Mitra Keluarga Hospital
 - 4. St. Carolus Hospital
 - 5. EMC Healthcare
 - 6. Siloam Hospitals
 - 7. Eka Hospital
- Mall & Eatery**

 - 1. BEZ Walk
 - 2. Hampton Square
 - 3. Supermal Karawaci
 - 4. IKEA
 - 5. Summarecon Mall Serpong
 - 6. Qbig
 - 7. ICE BSD
 - 8. AEON
 - 9. Living World
 - 10. Mall @ Alam Sutera
- Educational Institutions**

 - 1. Matana University
 - 2. Universitas Pelita Harapan
 - 3. Sekolah Tarakanita
 - 4. Sekolah Pahoa
 - 5. Syafana Islamic School
 - 6. Binus University
 - 7. Universitas Multimedia Nusantara
 - 8. Multimedia Nusantara Polytechnic
 - 9. Pradita University
 - 10. Universitas Prasetya Mulya
- Hotels**

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

 - 1. Soekarno-Hatta International Airport



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**PARAMOUNT
GADING SERPONG**

Everything & Here

Developed by:



PARAMOUNT LAND
Building homes and people with heart

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



www.paramount-land.com



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