



MATERA

Signature

Gading Serpong

The Ultimate Luxury Living



PARAMOUNT LAND
Building homes and people with heart

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 •





BEST HIGH END HOUSING DEVELOPMENT (GREATER JAKARTA)



BEST CHOICE HOME DESIGN (2024)



BEST SMART HOME DEVELOPMENT (2024)



BEST WELLNESS RESIDENTIAL DEVELOPMENT (2024)

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Crafted by Award-Winning Consultant Designers



SONNY SUTANTO ARCHITECTS

Sonny Sutanto Architects

An architectural consultant who has handled many projects, mostly hotels throughout Indonesia. In addition, it also handles residential projects (apartments).



hadiprana
design

Graha Cipta Hadiprana

A leading architectural and interior design consultancy. Experienced in architectural, hospitality, interior, and artwork design projects. For 60 years, it has been characterized by iconic & timeless design.



SHS
— & —
ASSOCIATES

SHS & ASSOCIATES

Interior design consultant with more than 30 years of experience in the industry. Experienced in handling various interior & architecture design projects in Indonesia, including the board of directors office of PT Puncak Keemasan Lumbung Dunia at The Plaza Tower, Jakarta.



+SCAPE

Landscape & hardscape, and gate consultant. Experienced in working on major developer projects.



Darcaniya Cinitra

Consultant for landmarks, landscape & hardscape, gates, street furniture, and clubhouse facilities. Experienced in working on major developer projects.



“A **Masterpiece** of Signature Living,
Crafted with Elegance in Every Detail.”



ROW 28

Maggioro Hills Park

Cihuni Lake

MATERA
Signature
Gading Serpong

Matera Signature is a luxurious residence in an exclusive and strategic location, with a variety of complete facilities for the comfort and convenience of meeting your needs. It is surrounded by lively commercial areas, shopping centers, education, offices, hospitals, and so on, making Matera Signature an area with high connectivity and easy access.

Being in an area with a well-planned and designed arrangement, Matera Signature carries the concept of "The Ultimate Luxury Living", both in terms of structuring the needs of complete, comfortable, and spacious interior space, selective and quality material selection, and the appearance of an elegant, magnificent and luxurious building facade.

Grand Fiore

Fiore means "Flower" in Italian. The Matera region represents "The Shining Flower Buds," symbolizing the beginning of beauty.

Ballerina

The regional landmark features an icon resembling a "Ballerina" silhouette that symbolizes timeless beauty.



Matera Diamond Gate

Welcome to Matera Signature, where a grand gate greets you. The intricate wall architecture features a diamond pattern and is made with premium materials, showcasing Matera Signature as a luxurious residential complex.



Jogging Track

Jogging Track

Matera Diamond Gate

Community Club

Facilities

ROW 28

Jl. Boulevard Matera

Jl. Raya Serpong

BSD



Luxe Jogging Haven
Thematic Park Garden

Healthy Living Environment

Experience the Matora Signature environmental garden, a luxurious landscape designed to promote a healthy lifestyle. Embrace the vibrant greenery and enjoy a serene environment where nature and comfort coexist perfectly.

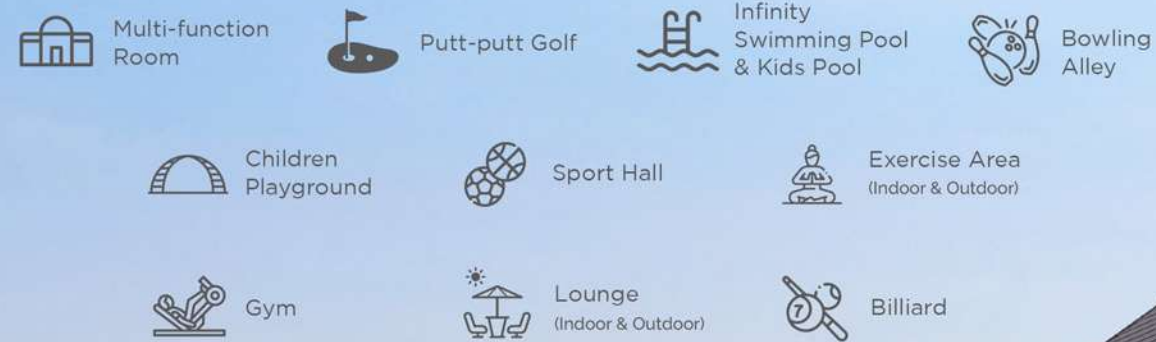
“It’s not just about the experience, but it makes you healthier as you can breathe fresh air whenever you want”



Luxury Amenities Community Club

The community club provides time and space for residents to interact socially and live more actively and recreationally in Madera Signature.

The community club at Madera Signature was established on an area of 35,000 m². It was designed with a spacious layout and consideration for comfort so as to create the impression that it "Reflects the glorious personality of the surrounding environment."







Indoor Exercise Area



Indoor Lounge



Children Playground



Outdoor Lounge



Putt-putt Golf



Bowling Area



Gym Area

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Type 12x20

Corner & Standard



CORNER

Land Parcel
12 x 20

Land Area
Var

Building Area
347 m²

4 + 1 4 + 1 1 3



STANDARD

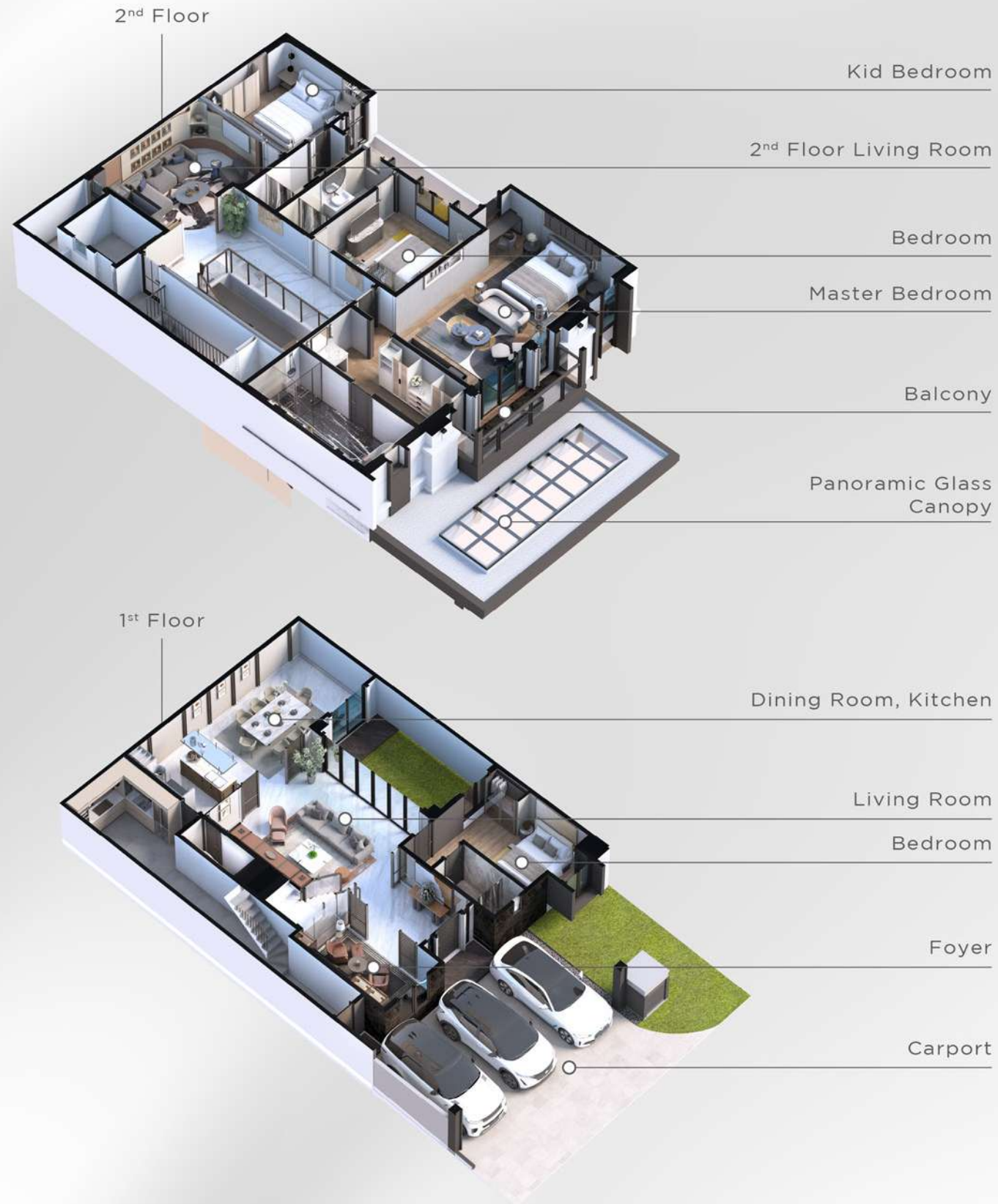
Land Parcel
12 x 20

Land Area
240 m²

Building Area
345 m²

4 + 1 4 + 1 1 3

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Type 10x20

Corner & Standard



CORNER

Land Parcel
10 x 20

Land Area
Var

Building Area
297 m²

4 + 1 4 + 1 1 3



STANDARD

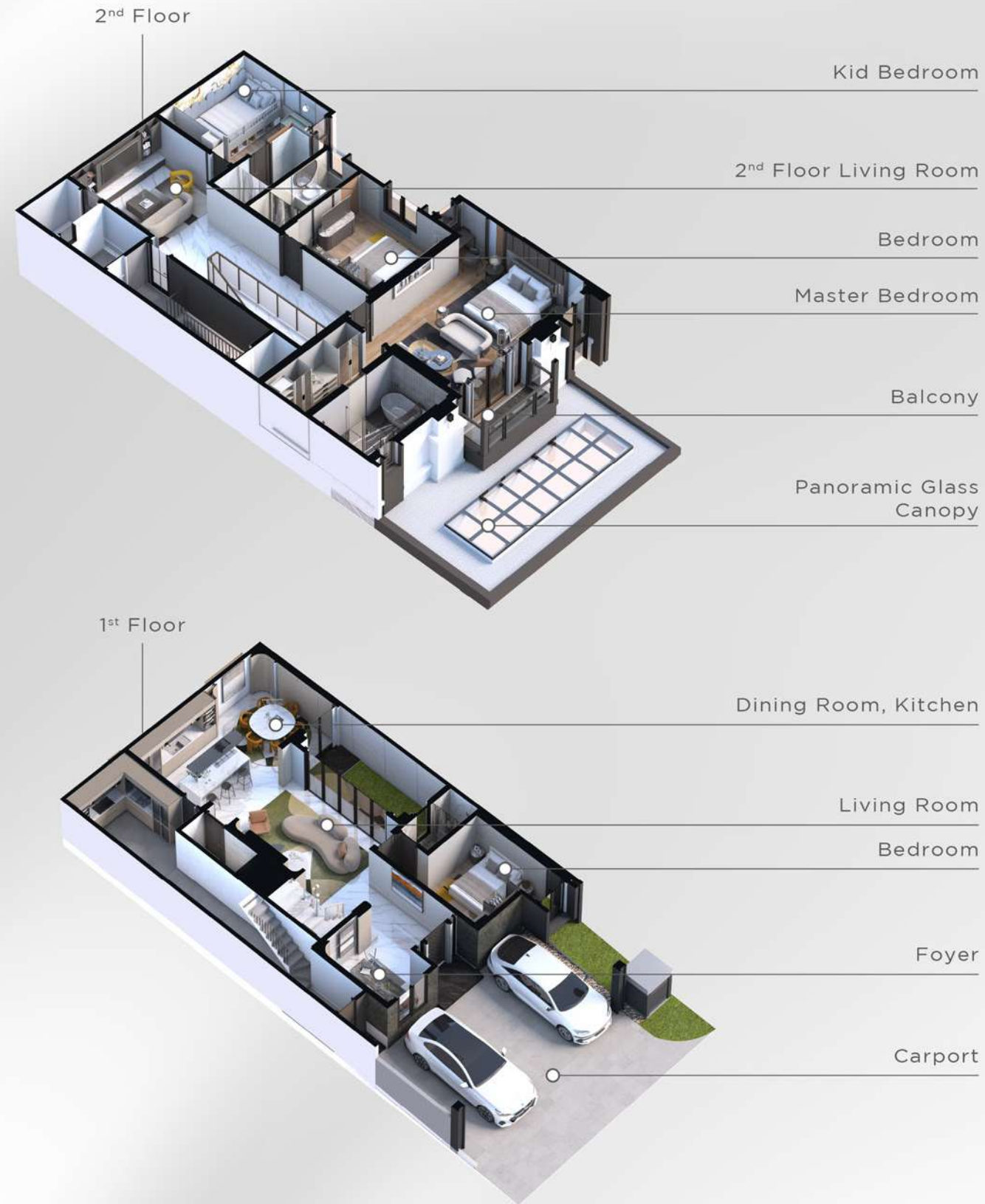
Land Parcel
10 x 20

Land Area
200 m²

Building Area
295 m²

4 + 1 4 + 1 1 3

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Special Characteristics

- A** Spacious Carport with Skylight
- B** Foyer
- C** Living Room
- D** Dining Room, Kitchen
- E** 2nd Floor Communal Space

- F** Master Bedroom
- G** Spacious Balcony
- H** Skylight Glass Canopy
- I** Artistic Shade



Material Specification

GENERAL SPECIFICATIONS

EXTERIOR

Facade	: Weathershield Exterior Paint Finish with Artificial Stone (ex.Quadra/equivalent), included Wall Lamp.
Decorative Shade	: Acrylic with Metal Galvanized Frame in Paint Finish.
Terrace/Balcony	: Sintered Stone Slab ex.Quadra/Equivalent.
Carport	: Homogeneous Tile ex.Roman Granit Hardrock/Equivalent.
Carport Canopy	: Reinforced Concrete With Skylight (Hollow Frame Laminated Glass).
Outdoor Ceiling	: Gypsum WR in Paint Finish.
Balcony Railing	: Railing Frame Metal Galvanized in Paint Finish with Tempered Glass.
Window Glass	: Low-E Glass

INTERIOR

General Wall	: Interior Paint Finish.
General Floor	: Sintered Stone Slab ex.Quadra/Equivalent.
Bedroom Floor	: SPC (Stone Plastic Composite).
Bathroom Wall	: Sintered Stone Slab ex.Quadra/Equivalent (Mosaic at Guest & Child Bathroom).
Bathroom Floor	: Sintered Stone Slab ex.Quadra/Equivalent.
Service Area Floor	: Homogeneous Tile.
Service Bathroom Wall	: Ceramic.
Service Bathroom Floor	: Ceramic.
Door & Window Frame	: Aluminum ex.YKK/equivalent (Outside: Nexsta; Inside: Fility) with Architrave, except Service & Toilet Area.
Door Panel	: Main Entrance Solid Engineering Wood with decorative pattern in Paint Finish, Interior Door - Solid Engineering Wood in Paint Finish.
Door Ironmongery	: Main Entrance Smart Door Lock. Accessories Dekkson/Equivalent, Interior Door - ex.Dekkson/Equivalent.
General Ceiling	: Gypsum in Paint Finish with Shadow Line.
Light Fitting	: LED Downlight.
Sanitaryware	: ex.KOHLER/Equivalent with Intelligent Toilet for Master Bathroom, except Service Area. Included Shower Partition Glass (Moru Glass with Metal Galvanized Stainless Frame).
Main Stairs	: Solid Wood Handrail in Melamine Spray with Satin Finish + Tempered Glass. Main Stair Flooring with Sintered Stone Slab ex.QUADRA/Equivalent.
Service Stairs	: Reinforced Concrete, with Metal Galvanized in Paint Finished Balustrade/Raling.
Kitchen	: Sink ex.Franke/Equivalent, Top Table ex.QUADRA/Equivalent (Included Appliance: Kitchen Cabinet, Stove, Cooker Hood, PYUA Potable Water & Grease Trap) excluding Refrigerator.

TECHNICAL SPECIFICATIONS

Foundation	: Piles.
Walls	: Red Brick.
Structure	: Reinforced Concrete.
Roof Frame	: Light Steel ex. Bluescope/Equivalent.
Roof Covering	: Bitumen Asphalt Tile.
Electricity	: 6.600 Va = L10. 10.500 Va = L12. Solar Panel with Battery.
Solar water Heater	: ex. Solahart/Equivalent.
Smart Home	: Smart Home (CCTV, Wall Pad, Alarm, Smart Remote, Leak Detector, Dimmer, Bedroom Phone, Wireless touch Switch, Voice Control, Usb Socket In Every Bedroom).
Water Supply	: PERUMDAM.

Siteplan



Legend

- Type 12x20
- Type 10x20
- Show Unit

- Electrical Panel
- Street Lights
- Power House
- Lightning Rod
- Elevation

Special Features



EV Charging 3 Phase



Potable Water



Solar Panel System with Battery



Smart Home System



Solar Water Heater



Canopy with Skylight



Electric Socket + USB Socket



Grease Trap Capacity 50L



Smart Door Lock



CCTV



Leak Detector



Smoke Detector

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. Supermal Karawaci
11. Summarecon Mall Serpong
12. IKEA

Educational Institutions

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



PARAMOUNT LAND

Building homes and people with heart

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