



PASADENA CENTRAL DISTRICT

Discover **Pasadena Central District**, a meticulously planned 40-hectare destination where luxury homes blend seamlessly with prime commercial spaces. Here, **premium residences**, **thematic shophouses**, and **elegant studio lofts** are designed to inspire a vibrant and sophisticated lifestyle.

Strategically located along the **main boulevard**, **Pasadena Central District** redefines convenience with the **10-minute city concept**, ensuring everything you need is always within reach. Adding to its charm, **Pasadena Walk** boasts a bustling supermarket and an expansive 10,000 m² electronic megastore, offering a seamless blend of everyday practicality and urban vibrancy.

Conceptualized by the world-renowned AEDAS, Pasadena Central District draws inspiration from the world's finest districts—blending **modern design** with **green living**. It is the epitome of **premium urban development**.

ON GADING SERPONG'S
MAIN BOULEVARD,
with New Access to BSD

THEMATIC
COMMERCIAL
Concept

SURROUNDED BY
MORE THAN 20 CLUSTERS
with 2 premium clusters in the area

HIGH-TRAFFIC LOCATION
with over 1,000 vehicles
passing hourly

HIGH END RESIDENTIALS
with Healthy Living Concept

CONCEPTUALIZED BY "AEDAS"
one of the world's leading global architecture
and design practices



Orientation Map



PASADENA SQUARE SOUTH

LEGEND

GOLF COURSE

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

MEDICAL CENTER

1. Bethesda Hospital
2. Bethesda Clinic
3. Eka Hospital
4. EKO Healthcare
5. St. Carolus Hospital
6. Mitra Keluarga Hospital
7. Salom Hospital

MALL & EATERY

1. BE2 Walk
2. Hampton Square
3. Block 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. Tarakanita School
3. Pelita Harapan University
4. Panna School
5. BINUS University
6. Syafana Islamic School
7. Multimedia Nusantara University
8. Multimedia Nusantara Polytechnic
9. Prodia University
10. Prasetya Nulya University

AIRPORT

1. Soekarno-Hatta International Airport



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

paramount-land.com

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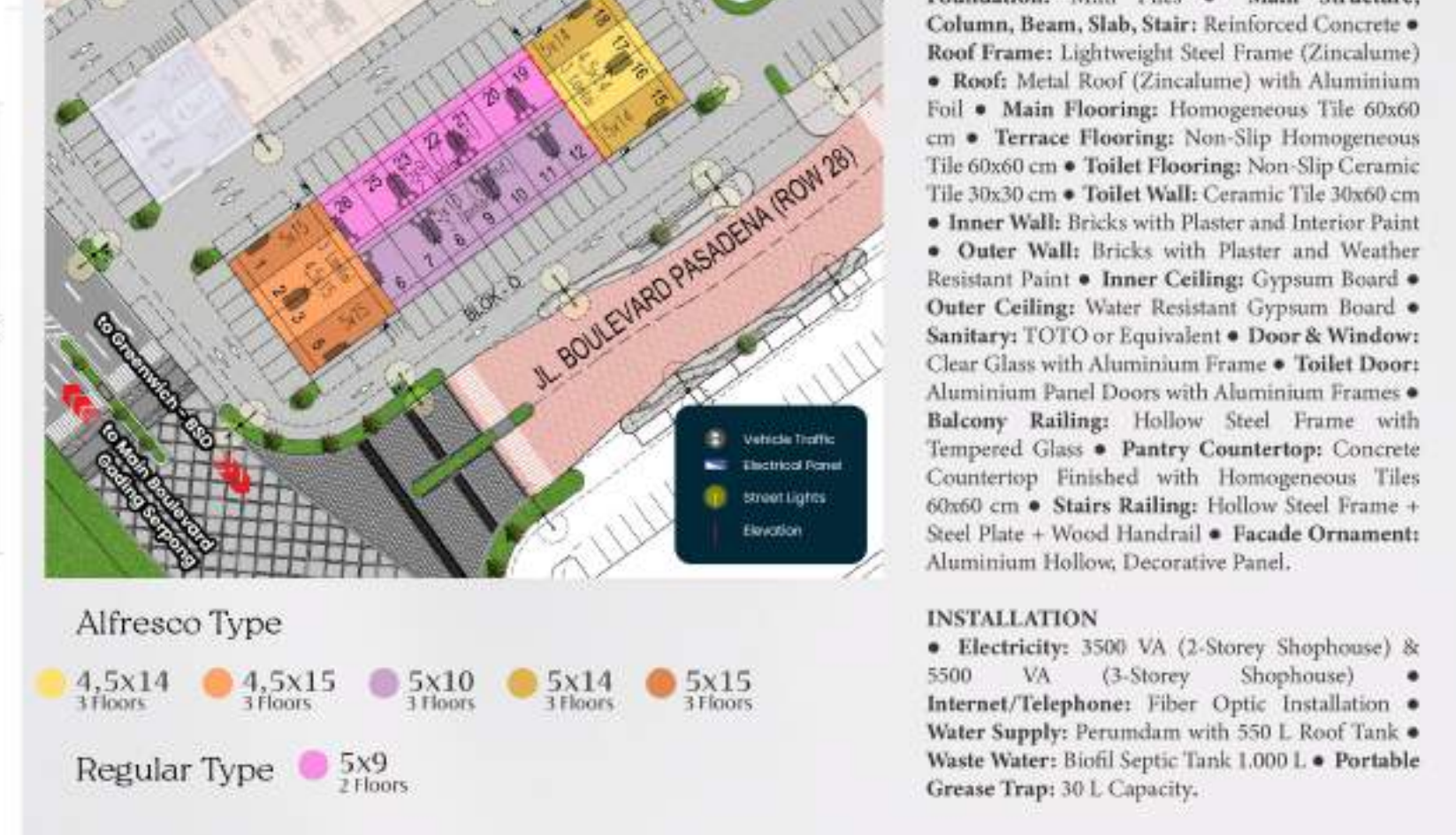
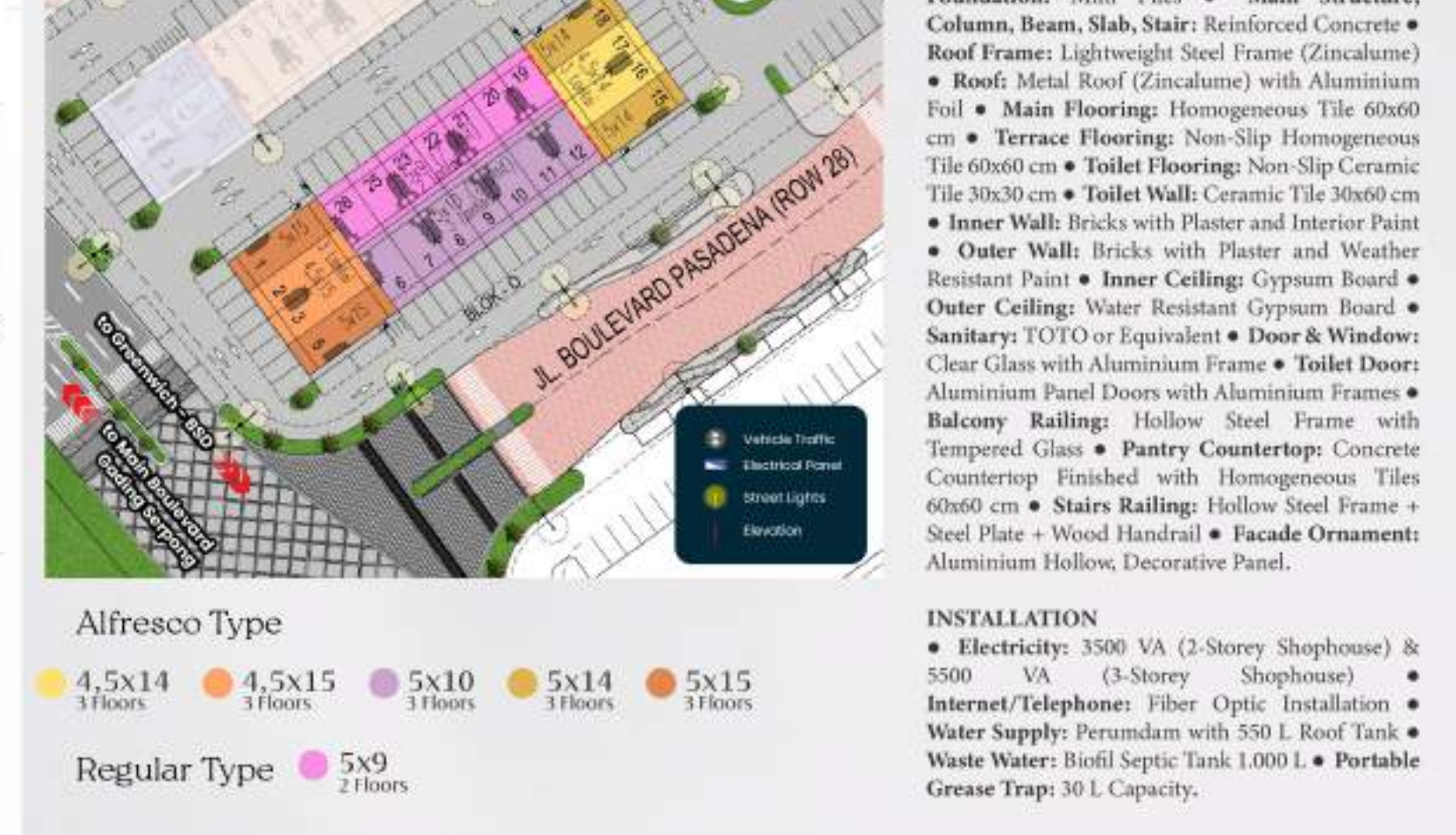
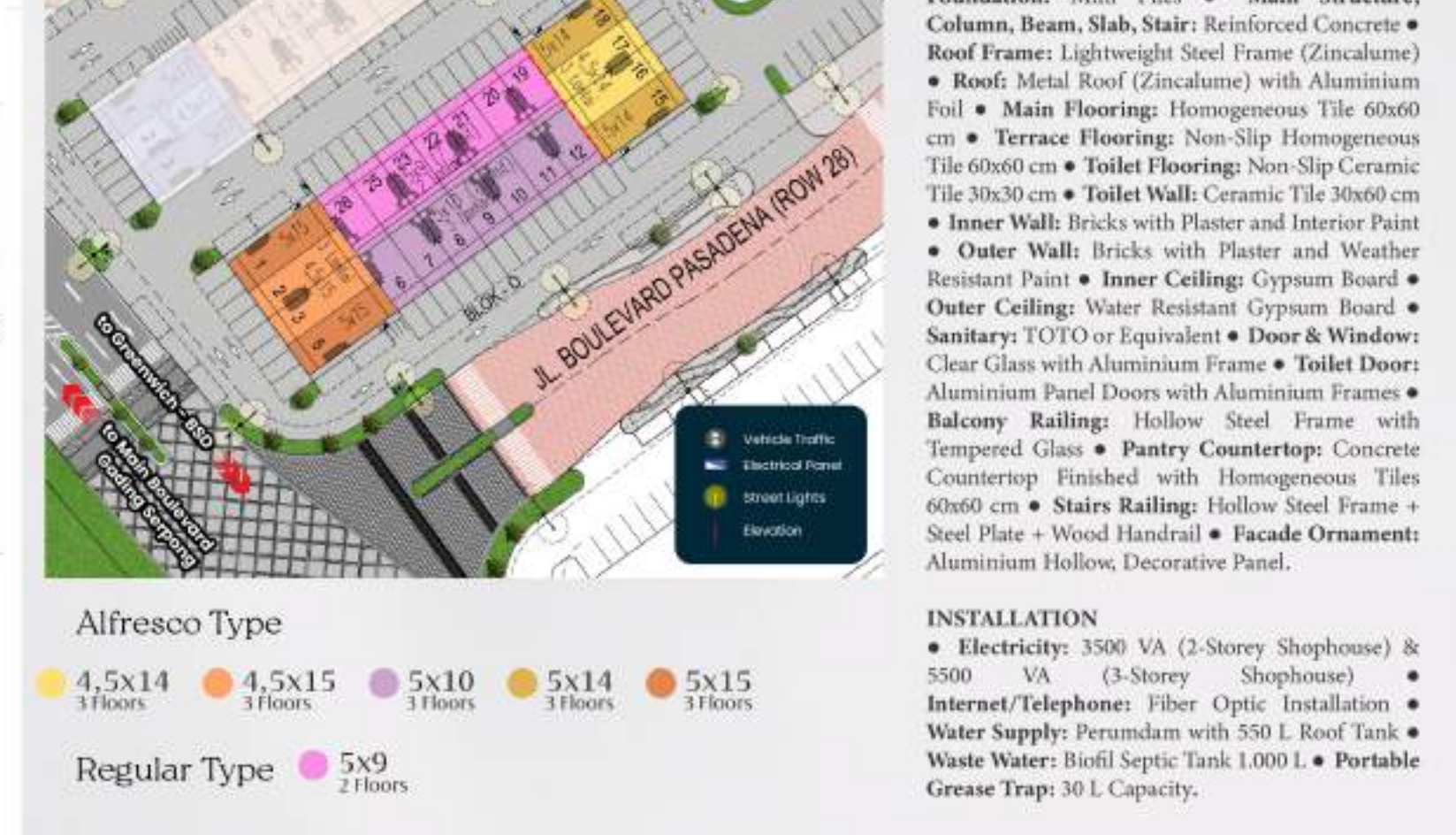
PASADENA SQUARE SOUTH



The Finest Commercial Selection

New Type

STARTS FROM
2.3BIO
★ Best Value ★



Material Specifications

- Foundation:** Mini Piles
- Main Structure, Column, Beam, Slab, Stair:** Reinforced Concrete
- Roof Frame:** Lightweight Steel Frame (Zincalume)
- Roof:** Metal Roof (Zincalume) with Aluminium Foil
- Main Flooring:** Homogeneous Tile 60x60 cm
- Terrace Flooring:** Non-Slip Homogeneous Tile 60x60 cm
- Toilet Flooring:** Non-Slip Ceramic Tile 30x30 cm
- Toilet Wall:** Ceramic Tile 30x60 cm
- Inner Wall:** Bricks with Plaster and Interior Paint
- Outer Wall:** Bricks with Plaster and Weather Resistant Paint
- Inner Ceiling:** Gypsum Board
- Outer Ceiling:** Water Resistant Gypsum Board
- Sanitary:** TOTO or Equivalent
- Door & Window:** Clear Glass with Aluminium Frame
- Toilet Door:** Aluminium Panel Doors with Aluminium Frames
- Balcony Railing:** Hollow Steel Frame with Tempered Glass
- Pantry Countertop:** Concrete Countertop Finished with Homogeneous Tiles 60x60 cm
- Stairs Railing:** Hollow Steel Frame + Steel Plate + Wood Handrail
- Facade Ornament:** Aluminium Hollow, Decorative Panel.

INSTALLATION

- Electricity:** 3500 VA (2-Storey Shophouse) & 5500 VA (3-Storey Shophouse)
- Internet/Telephone:** Fiber Optic Installation
- Water Supply:** Perumdam with 550 L Roof Tank
- Waste Water:** Biofil Septic Tank 1,000 L
- Portable Grease Trap:** 30 L Capacity.