

Nerin

More Than Meets The Eye

NEW 109 Ha
TRANSIT ORIENTED DEVELOPMENT
at CICALYUR STATION



1 Minute
to Cicalyur Station



3 Minutes
Exit Toll Cisauk

CICILAN MULAI

6

JUTA-an*



Architect:

6 TOLL SERPONG - BALARAJA



MASTERPLAN 109 Ha

Wholesome and Integrated Living

- 1 RESIDENTIAL
- 2 COMMERCIAL
- 3 FACILITIES
- 4 CENTRAL PARK
- 5 CICAYUR STATION
- 6 TOLL SERPONG - BALARAJA
- 7 EXIT TOLL CISAUK 4 (Under Construction)
- 8 CANAL & EPICENTRUM
- 9 GREEN LOOP
- 10 MAIN GATE
- 11 MODERN MARKET



MAIN GATE



CENTRAL PARK



Nerin

More Than Meets The Eye

Simplicity does not always mean making do with less; at least that's what you'll come to find at Nerin. The unique yet modest facade is paired with remarkable interiors and excellent facilities in the surrounding environmentally friendly neighborhood, making the houses at Nerin to be something that really more than meets the eye.

KLAIA | 5X12 MAIRA | 6X12



Klaia

Type
5x12

Luas Tanah :
60 m²

Luas Bangunan :
66 m²

FLOORPLAN



1st Floor

2nd Floors

STANDARD



1st Floor

2nd Floors

HOOK ULTIMATE

CROSS SECTION

5x12



 Open Plan Living

 2 Bedrooms

 2 Bathrooms

 1 Carpark



OPEN PLAN LIVING

MASTER BEDROOM

KIDS BEDROOM

Maira

Type
6x12

Luas Tanah :

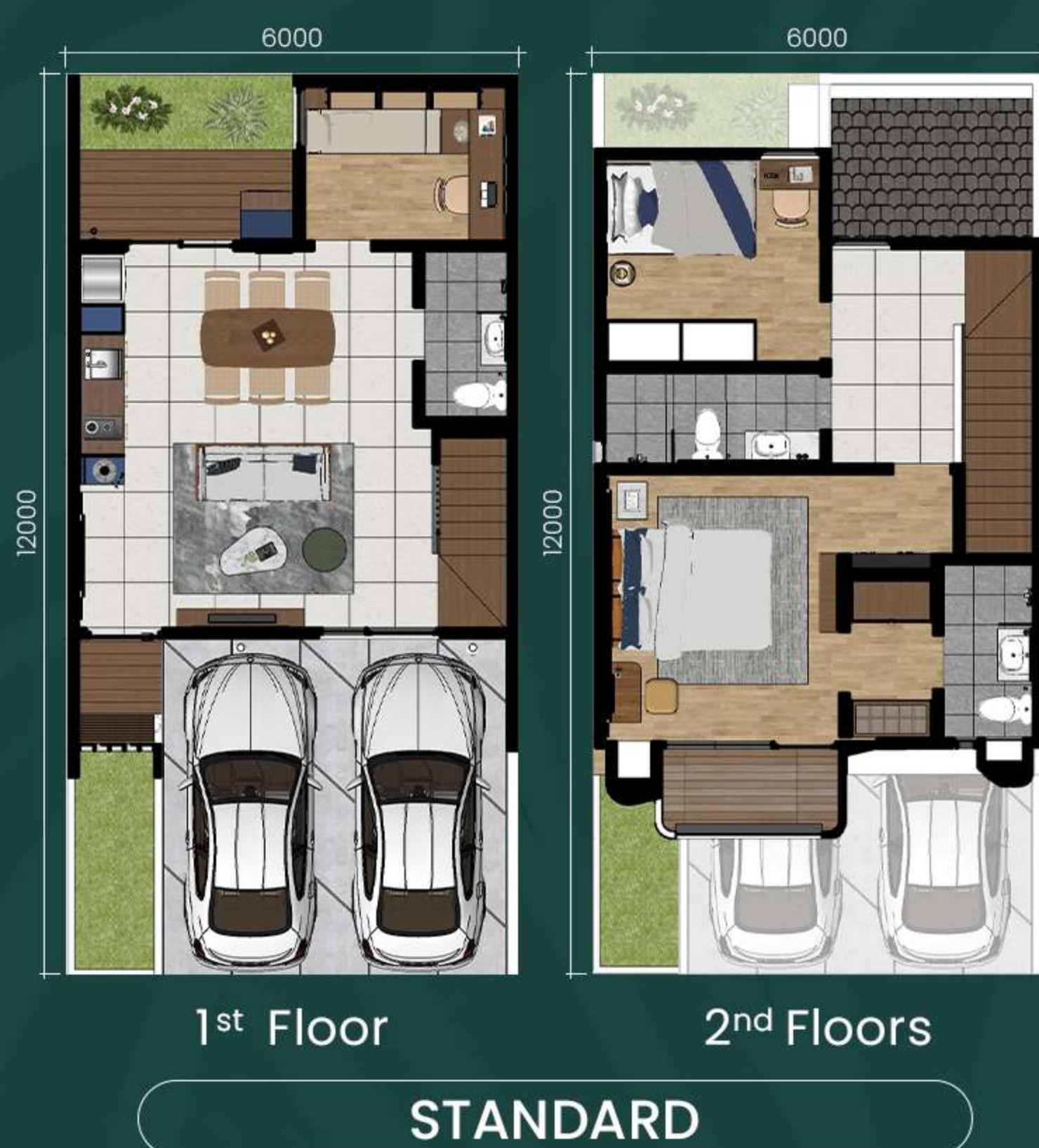
72 m²

Luas Bangunan :

89 m²



FLOORPLAN



CROSS SECTION

6x12



- Open Plan Living
- 3 Bedrooms
- 3 Bathrooms
- 2 Carparks



OPEN PLAN LIVING

MASTER BEDROOM

STUDY ROOM

UNIT SPECIFICATION

Structure

Foundation : Foot Plat

Floor Finishes

Living, Dining and Bedroom Area : Homogeneous Tile 600 x 600 ex. Roman Granit / equivalent
 Staircase : Homogeneous Tile 600 x 600 ex. Roman Granit / equivalent
 Front Terrace : Homogeneous Tile 600 x 150 ex. Roman Granit / equivalent
 Back Terrace and Balcony : Ceramic Tile 300 x 300 ex. Roman / equivalent
 Bathroom : Ceramic Tile 400 x 400 ex. Roman / equivalent

Sanitary

: American Standard / equivalent

Door and Window

Main Door : Solid Engineered Wood
 Main Door Lock : Digital Smart Door Lock
 Internal Door : Alumunium Frame ex. YKK Fility / equiualent with Engineered Wood HPL Finished
 External Door & Window : Clear Glass with Alumunium Frame ex. YKK Fility / equivalent
 Hardware : Dekkson / equivalent

Wall Finishes

Interior : Interior Paint ex. Propan / equivalent
 Exterior : Weather Shield Paint ex. Propan / equivalent

Ceiling

Interior : Gypsum Board ex. Jayaboard / equivalent
 Exterior : Moisture-Resistant Gypsum Board ex. Jayaboard / equivalent

Roof

Rangka Atap : Lightweight Stell Structre
 Penutup Atap : UPVC double wall roof ex. Rooftop / equivalent

MEP Provision

Electricity : 2200 VA (Klaia)
 : 3500 VA (Maira)
 Water Supply : Ground Water / Standard PDAM

FACILITIES



MAIN GATE



MAIN ROW 10 Meters



THERAPEUTIC PATH



CLUBHOUSE



OUTDOOR GYM



URBAN FARMING



KIDS PLAYGROUND



GREEN LANE

Unique Features

Open Plan Living

Harmony is something we strive to offer through our projects, and our Open Plan living area specifically aims to provide just that. With seamless flow from the dining/living area to the adjacent outdoor garden, this concept works well with the needs of modern families by allowing ease of access between areas and promotes family interactions.

Natural Light

The access to natural light presents a calming and positive vibe in a home to ensure its residents get that warm and comfortable feeling one should have in a home.

Energy Saving

Not only for aesthetic purposes, the access to natural light also allows the residents to conserve energy. With strategically placed openings, Nerin homes will have adequate illumination in each room.

Maximizing Space

Bowled by its minimalism and mid-century modern design, Nerin homes optimizes space at every possible opportunity to function as storage or display spots and ensures the homeowners a super functional home.

Air Circulation

With openings in all rooms, Nerin ensures proper air circulation for its residents. This way, you can always breathe easily and relax in your own home.

Unique Facade

If you're concerned about uniqueness, you can rest easy knowing that Nerin homes are designed with remarkably unique facades to provide a more lavish and artistic impression even from the first glance. Not prioritizing fashion over function, this detailed facade design also works as sun shades and creates shadows and forms interior spaces for the homeowners.

LOCATION MAP









LEGENDS

-  GSC AREA 109 Ha
-  RAILWAY
-  MAIN ROAD
-  TOLL ROAD
-  TOLL ROAD UNDER CONSTRUCTION

SOURRONDED BY:

-  5 Malls
-  4 Hospitals
-  9 Schools
-  3 Attractions

STRATEGIC LOCATION

-  3 Minutes Toll Serbaraja
-  45 Minutes Soekarno-Hatta Airport
-  1 Minute Cicayur Station
-  40 Minutes Tn. Abang Station
-  5 Minutes Exit Toll BSD East
-  7 Minutes Aeon Mall



SCAN OUR MAP

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