

COSMO

ESTATE



THE
FIRST PRIVATE
POOL
IN CLUSTER

LIPPO
CIKARANG



The Simplicity of Contemporary Tropical Living

- ▼ The first private swimming pool in cluster.
- ▼ Facilities inside cluster : Jogging Track and Playground.
- ▼ Tropical Modern design concept.
- ▼ Simple and Modern facades, combined with natural elements, creates tropical atmosphere.
- ▼ Strategic Location only 5 minutes from KM 34.7 Cibatu's Toll Gate.
- ▼ Within 4 minutes from integrated urban development of Orange County.
- ▼ Integrated with many commercial and entertainment area in Lippo Cikarang.



From Here To The Modernity



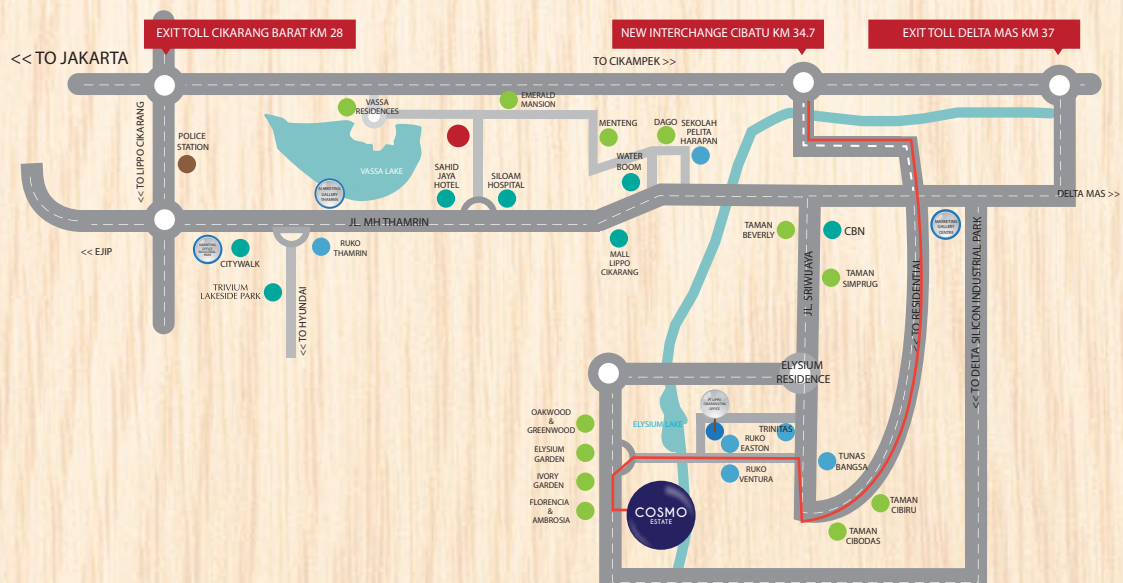
Playground



Gate



Jogging Track





AMBER

LB/LT : 87 m²/105 m² var



WILLOW

LB/LT : 96 m²/105 m² var



1st Floor



2nd Floor

AMARA

LB/LT : 106 m²/126 m² var



1st Floor



2nd Floor

SITEPLAN

SPECIFICATION



Pondasi	Tiang Pancang Mini Pile
Struktur	Beton bertulang
Dinding	Bata ringan & mortar finish cat
Rangka Atap	Rangka atap baja ringan
Penutup atap	Genteng beton Flat berwarna
Plafond	Gypsum 9 mm rangka metal furring
- R. Keluarga, R. Makan, R. Tidur, Dapur	Water proofing ceiling 4 mm rangka metal furring
- Teras (Dak beton) depan dak	GRC Rangka metal furring
- KM / WC	
Lantai Ruang	
- R. Tidur Utama	Homogeneous Tile 60 x 60 cm
- R. Tidur anak, R. Keluarga	Homogeneous Tile 60 x 60 cm
- R. Makan, Tangga	
- Teras Depan	Keramik ex Milan / setara
- Teras Belakang	Keramik ex Milan / setara
- KM /WC Utama	Keramik ex Milan / setara
- KM / WC Atas / Bawah	Keramik ex Milan / setara
Dinding	
- KM / WC Utama	Keramik ex Milan / setara
- KM / WC Atas / Bawah	Keramik ex Milan / setara
- KM / WC Tamu	Keramik ex Milan / setara
Sanitair	
- KM / WC	Monoblok ex. American Standard / setara
	Wastafel ex. American Standard / setara
	Fitting, kran dll ex. American Standard / setara
Kusen pintu & jendela	
- Kusen Pintu Utama	Aluminium powder coating (warna menyesuaikan design)
- Daun Pintu Utama	Solid Coredoor, Finishing semi Duco
- Kusen pintu Dalam	Kayu Finishing semi Duco
- Daun pintu Dalam	Solid Engineering, minimalis semi Duco
- Daun pintu KM / WC	Flash door finish Melamik
- Daun pintu dan Kusen KM / WC sevice	PVC
- Kusen dan jendela luar tampak	Aluminium powder coating (warna menyesuaikan design)
- Daun jendela	Frame + Kaca clear
Asesoris pintu dan jendela	Ex. Toyagi / Dekkson Setara
Pengecatan	
- Cat dinding R. Dalam / plafond	Cat dinding Interior
- Cat dinding luar	Cat tembok tahan cuaca
	Warna ditentukan kemudian (brosur tidak mengikat)
Pagar Belakang & Samping	Bata ringan + mortar finish cat
Carport	Lantai beton berpola Finishing Batu Andesit
Fasade	Aksen Batu alam / keramik / setara
Instalasi air bersih	Pipa Westpex, Air disuplai dari WTP
Instalasi air kotor	Pipa PVC dengan Bio septic tank
Telephone	Instalasi
Instalasi listrik semua tipe	Daya Listrik 2200 VA
Drain Indoor Unit AC	Type : 87 : 3 titik (3 kamar tidur)
	Type : 96 : 3 titik (3 kamar tidur)
	Type : 106 : 4 titik (3 kamar tidur + 1 ruang keluarga)
Instalasi Waterheater	Kamar mandi Utama



www.lippo-cikarang.com

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THE BEST PLACE TO LIVE, WORK, AND PLAY



Citywalk



Direct Tol Gate KM 34.7



Mal Lippo Cikarang



Pelita Harapan International School



Siloam Hospital



Hotel Sahid



Green Mall

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