



ARYANA

KARAWACI

THE VIBRANT ART OF LIVING

 **LJ Hooker**
GADING SERPONG



PROPERTY
LOUNGE
#Let'sTalkProperty



INDONESIA PROPERTY AWARD 2023
BEST AFFORDABLE HOUSING
DEVELOPMENT

BEST
DEVELOPER



16TH ANNUAL INDONESIA
PROPERTY & BANK AWARD

39
Years

11
Projects

20K
Units

PT. PURINUSA JAYAKUSUMA HAS BEEN INVOLVED IN THE PROPERTY BUSINESS FOR MORE THAN 30 YEARS IN VARIOUS STRATEGIC AREA SUCH AS TANGERANG KARAWACI, TANGERANG TIGARAKSA, DEPOK SERUA, BOGOR AND JAKARTA.

OPTIMISTIC ABOUT DEVELOPING THE MILLENNIUM AREA IN TANGERANG NAMELY ARYANA KARAWACI WITH VARIOUS ENVIRONMENTAL FACILITIES.



BOGOR
MONTE VISTA



PURI PERMAI
TIGARAKSA



PURI ASRI
SERUA DEPOK



ARYANA
KARAWACI



INDONESIA PROPERTY AWARD 2023
BEST AFFORDABLE HOUSING
DEVELOPMENT

7 Tahun

30 Ha

8 Cluster

± 1600
Sold Unit

90%
Occupancy



16TH ANNUAL INDONESIA
PROPERTY & BANK AWARD



 PT Purinusa Jayakusuma

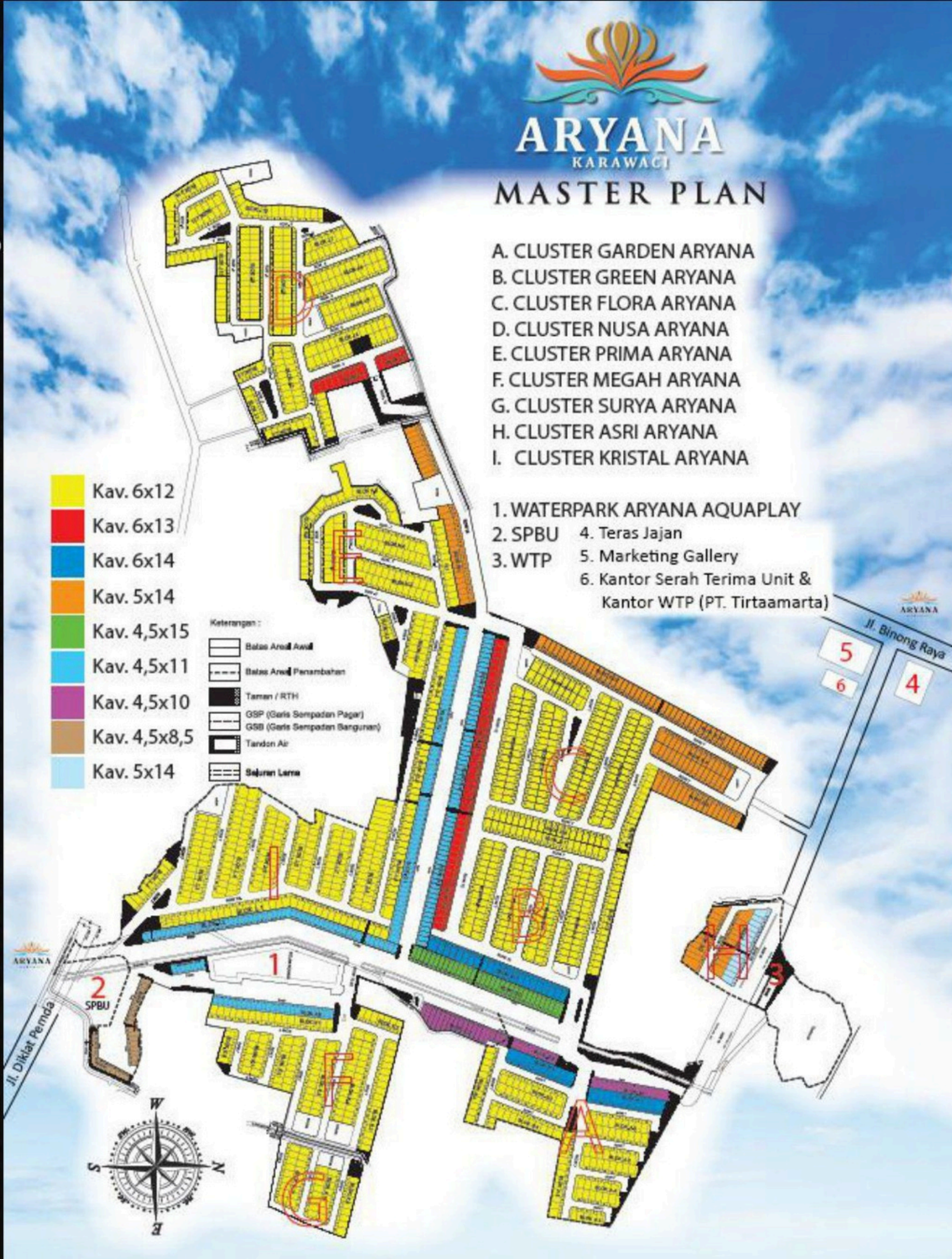


INDONESIA PROPERTY AWARD 2022
BEST AFFORDABLE HOUSING
DEVELOPMENT

BEST
PRODUCT



16TH ANNUAL INDONESIA
PROPERTY & BANK AWARD



1. CLUSTER GARDEN: 174 UNIT

SOLD OUT

2. CLUSTER GREEN: 259 UNIT

SOLD OUT

3. CLUSTER FLORA: 345 UNIT

SOLD OUT

4. CLUSTER NUSA: 256 UNIT

SOLD OUT

5. CLUSTER PRIMA: 212 UNIT

SOLD OUT

6. CLUSTER MEGAH: 151 UNIT

SOLD OUT

7. CLUSTER SURYA: 43 UNIT

SOLD OUT

8. CLUSTER ASRI: 36 UNIT

WHAT NEXT ?

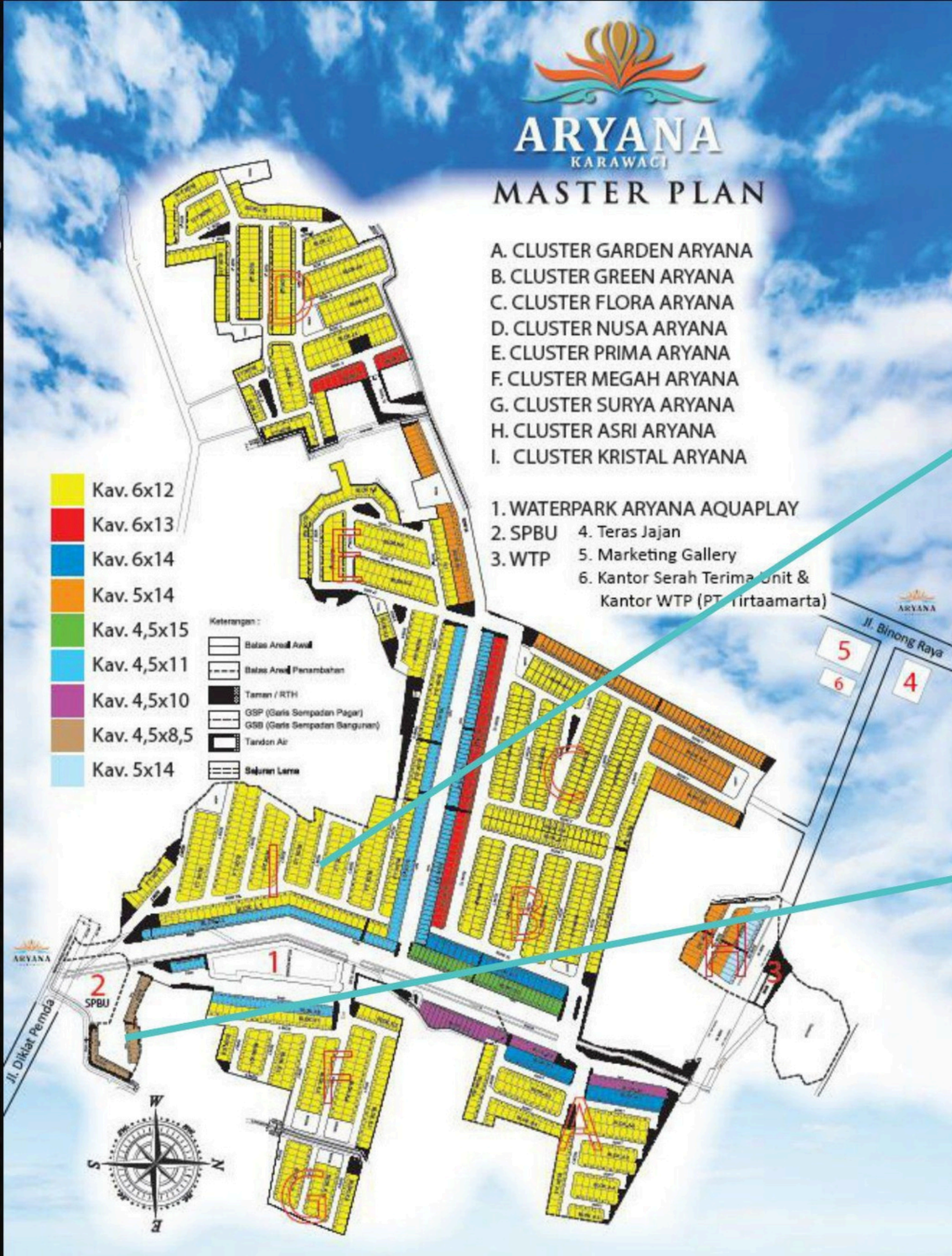


INDONESIA PROPERTY AWARD 2022
BEST AFFORDABLE HOUSING
DEVELOPMENT

BEST
PRODUCT



16TH ANNUAL INDONESIA
PROPERTY & BANK AWARD



NEW CLUSTER LAUNCHING

9. CLUSTER KRISTAL
207 UNIT
Start 1-Man

10. CLUSTER SAFIRA
444 UNIT
Start 600 JT-an

KENAPA HARUS ARYANA KARAWACI ?



**SHORT
INDENT**



**LOKASI
STRATEGIS**



**FASILITAS
LENGKAP**



**PROGRAM
SPECIAL**

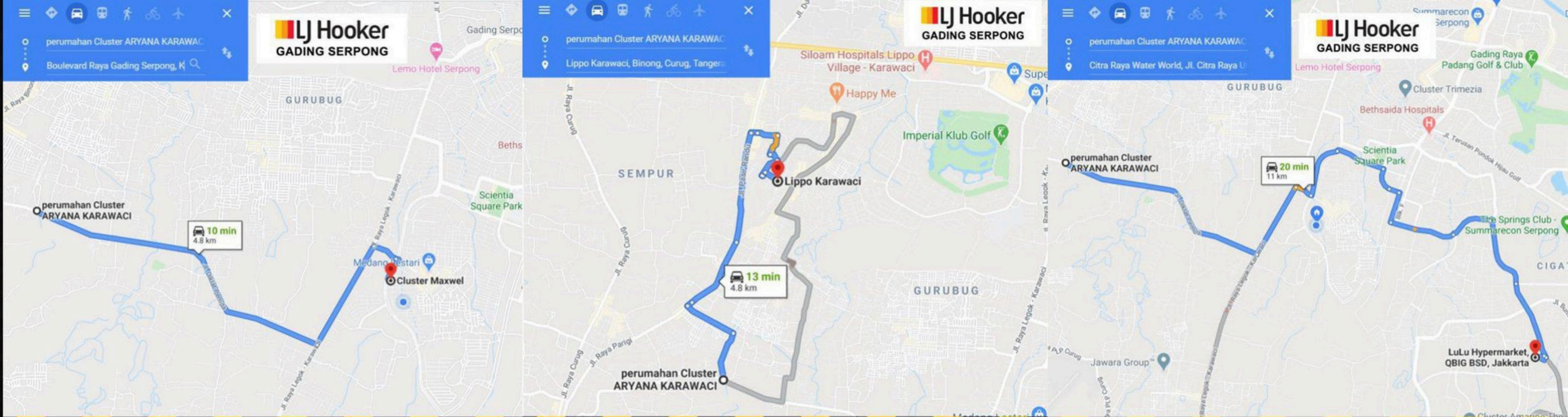


INDONESIA PROPERTY AWARD 2023
BEST AFFORDABLE HOUSING
DEVELOPMENT

BEST
LOCATION



16TH ANNUAL INDONESIA
PROPERTY & BANK AWARD



10 MENIT KE GADING SERPONG **13 MENIT** KE LIPPO KARAWACI **20 MENIT** KE BSD CITY





SPBU ARYANA

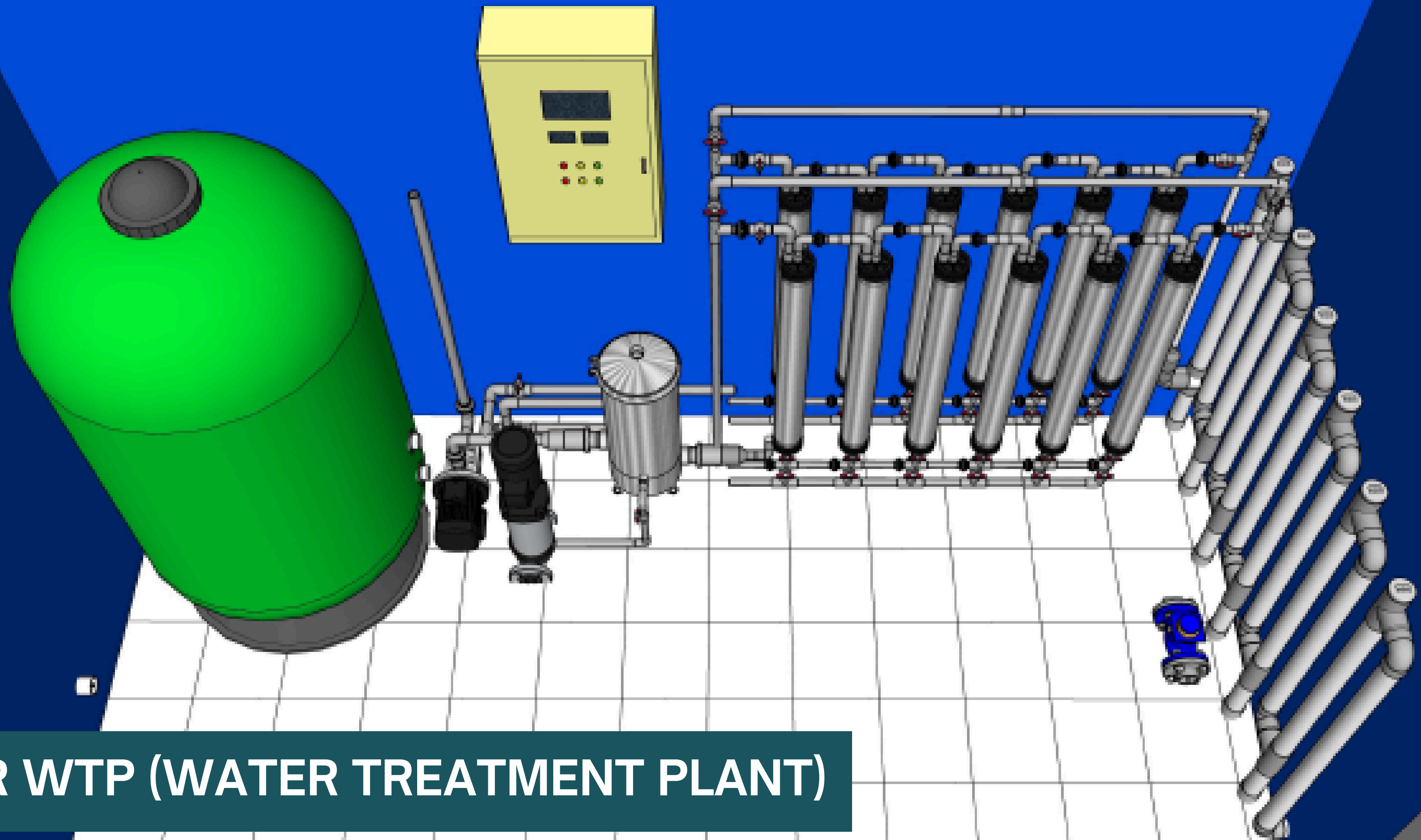
FASILITAS SPBU ARYANA



FASILITAS ARYANA AQUAPLAY

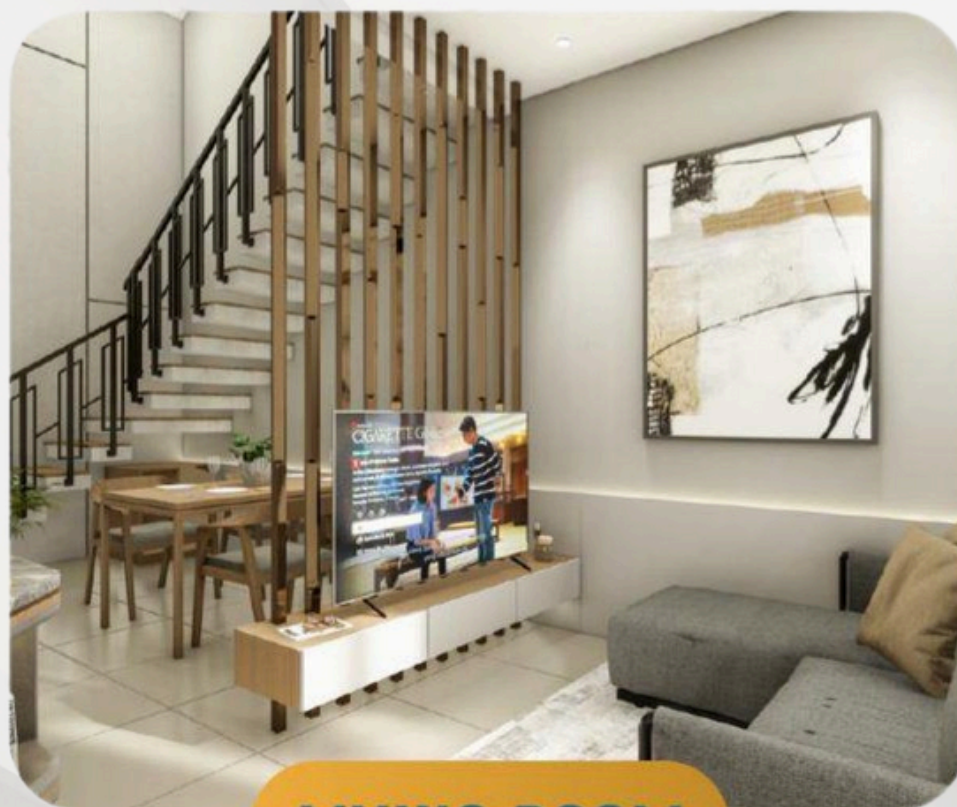


FOOD COURT ARYANA KARAWACI



AIR WTP (WATER TREATMENT PLANT)

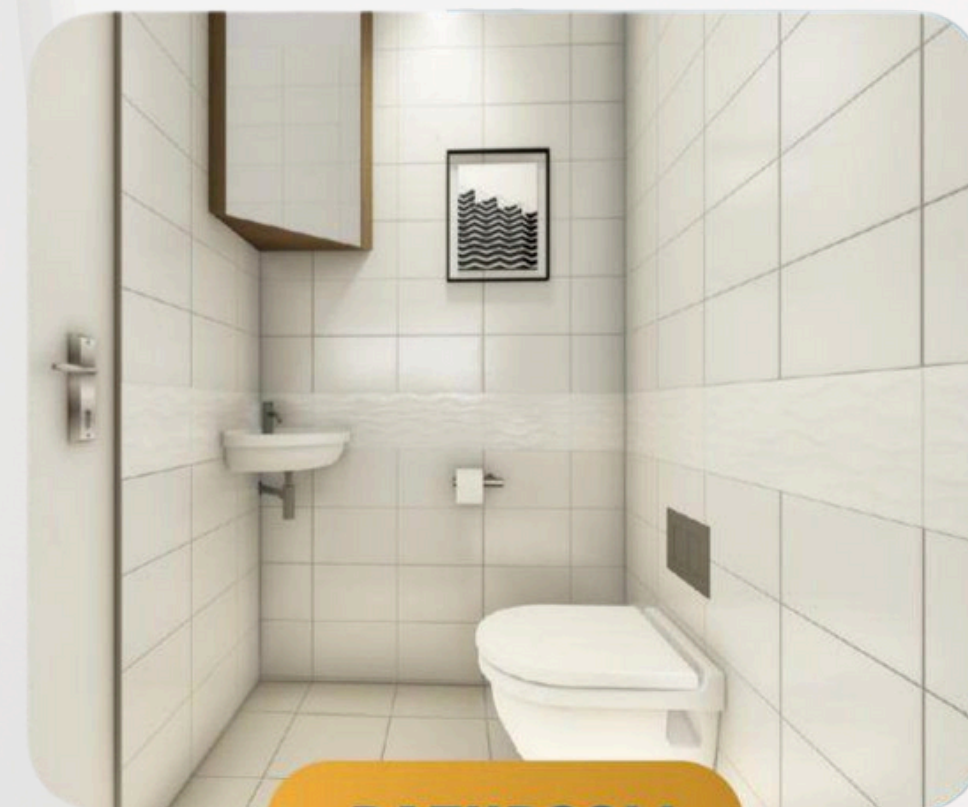
CLUSTER KRISTAL



LIVING ROOM



BEDROOM



BATHROOM

207 UNIT



Update : 17 MEI 2024

TERJUAL : 83 UNIT

SUDAH AKAD : 33 UNIT

BELUM AKAD : 50 UNIT

KET :

HIJAU : SHOW UNIT

MERAH : BELUM AKAD

BIRU : SUDAH AKAD

SISA 124 UNIT





LANTAI 1



LANTAI 2

FLOOR PLAN

6 x 12

LB = 77 M² | LT = 72 M²

4 KT | 2KM | 1 CARPORT

SMART DOORLOCK

CANOPY COR BETON

START 1 M-an

SERAH TERIMA JUNI 2024

SPESIFIKASI BANGUNAN

Pondasi	: Batu Kali Sloof Beton
Dinding	: Double Hebel Plester + Cat
Lantai	: Granite Tile
Kusen	: Aluminium
Atap	: Rangka Baja Ringan Genteng Beton Warna
Plafon	: Gypsum Rangka Hollow
Sanitair	: Kloset + Shower + Keramik
Sumber Air	: WTP (Water Treatment Plant) Toren Tanam & Pompa Pendorong
Listrik	: PLN 2.200 Watt (Jaringan Bawah Tanah) Realisasi Penyambungan Sepenuhnya dari PLN



CLUSTER SAFIRA



**3D BIRD EYE
SAFIRA ARYANA**



255 UNIT
243 (5X12) + 12 (5X14)

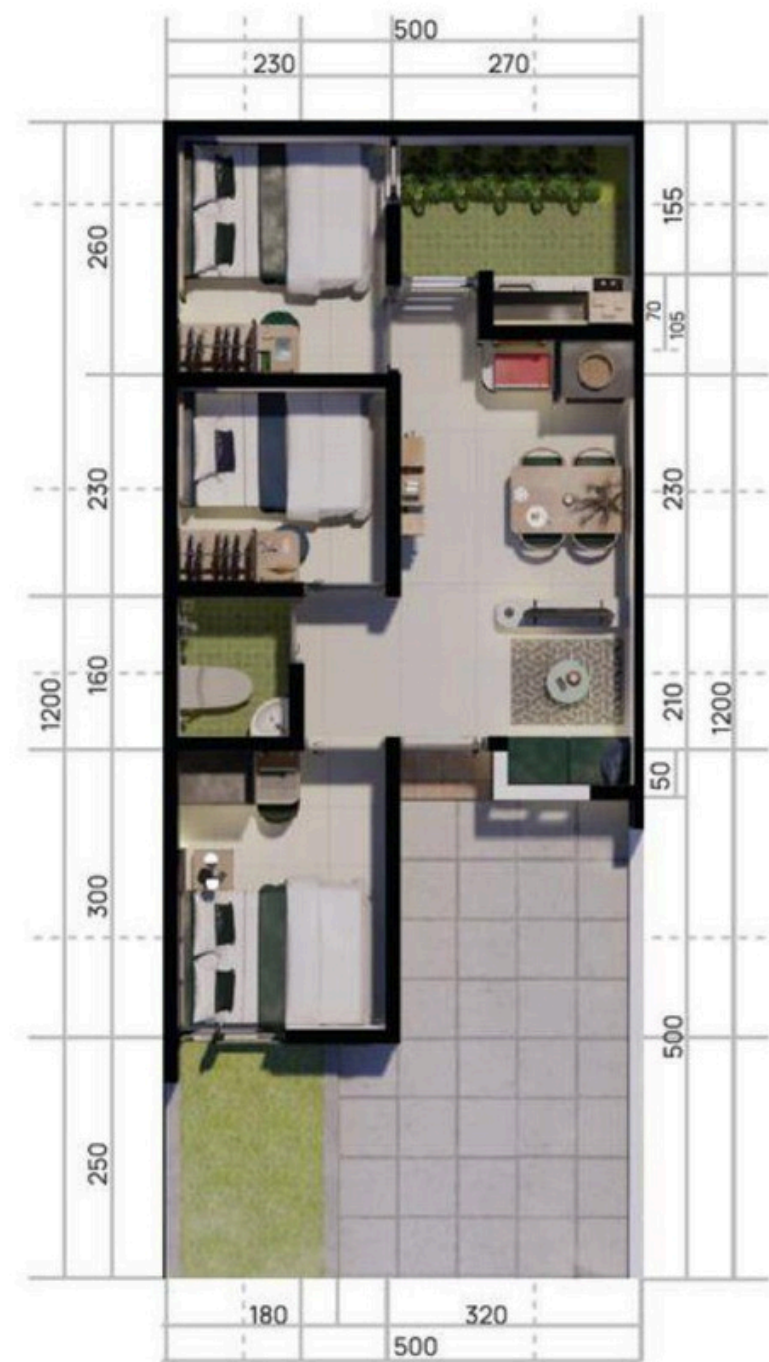
CITA SAFIRA

-  1 Lantai
-  2 Kamar Tidur
-  1 Kamar Mandi
-  1 Carport



CANTI SAFIRA

- 1 Lantai
- 3 Kamar Tidur
- 1 Kamar Mandi
- 1 Carport



113 UNIT
109 (5X12) + 4 (5X14)

Update : 17 MEI 2024

TERJUAL : 79 UNIT
SUDAH AKAD : 8 UNIT
BELUM AKAD : 71 UNIT

KET :
HIJAU : SHOW UNIT
MERAH : BELUM AKAD
BIRU : SUDAH AKAD



RUKO KRISTAL



52 UNIT



Update : 17 MEI 2024

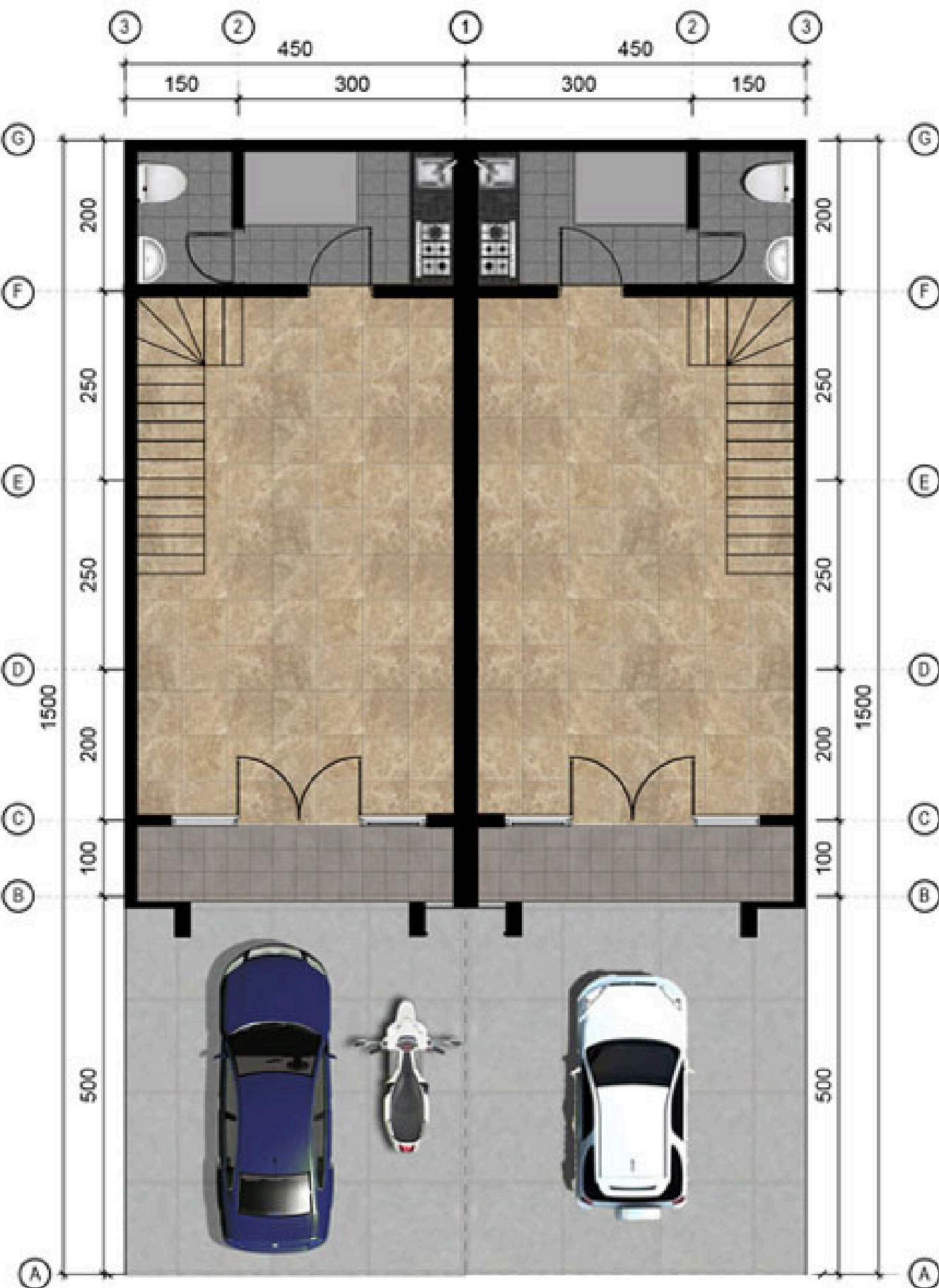
TERJUAL : 22 UNIT
SUDAH AKAD : 4 UNIT
BELUM AKAD : 18 UNIT

KET :
HIJAU : SHOW UNIT
MERAH : BELUM AKAD
BIRU : SUDAH AKAD

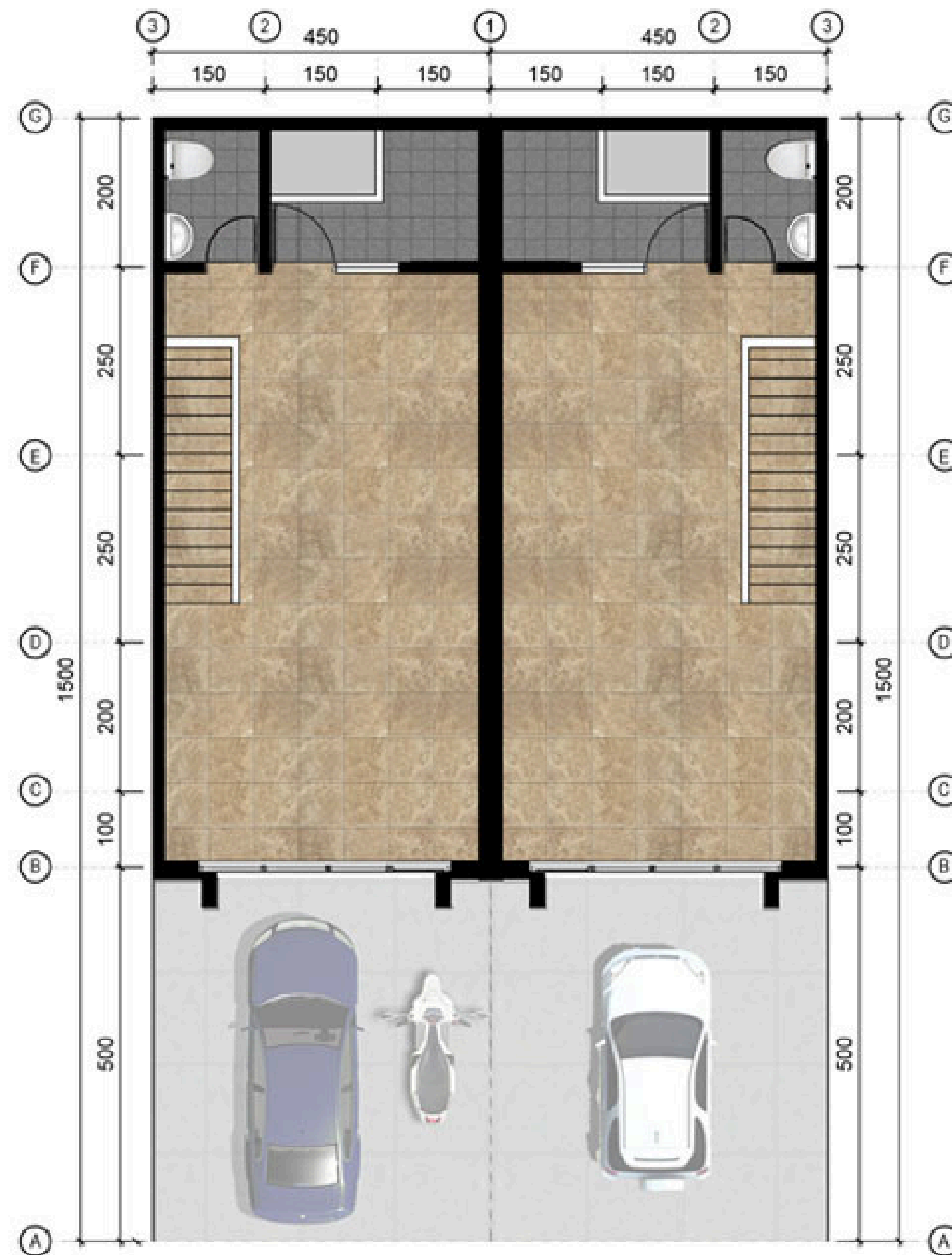
SISA 30 UNIT



- LEGENDA :**
- [Green Box] = RUMAH CONTOH
 - [Blue Box] = KRISTAL POOL
 - [Yellow Box] = RUMAH 2 LANTAI T77/72 = 207 UNIT
 - [Red Box] = RUKO KRISTAL LT 54 = 52 UNIT
 - [Grey Box] = NON KRISTAL ARYANA



DENAH LANTAI 1 RUKO KRISTAL ARYANA
1 : 100



DENAH LANTAI 2 RUKO KRISTAL ARYANA
1 : 100

FLOOR PLAN

4,5 X 10

LB = 83 M²

LT = 45 M²

START 1 M-an

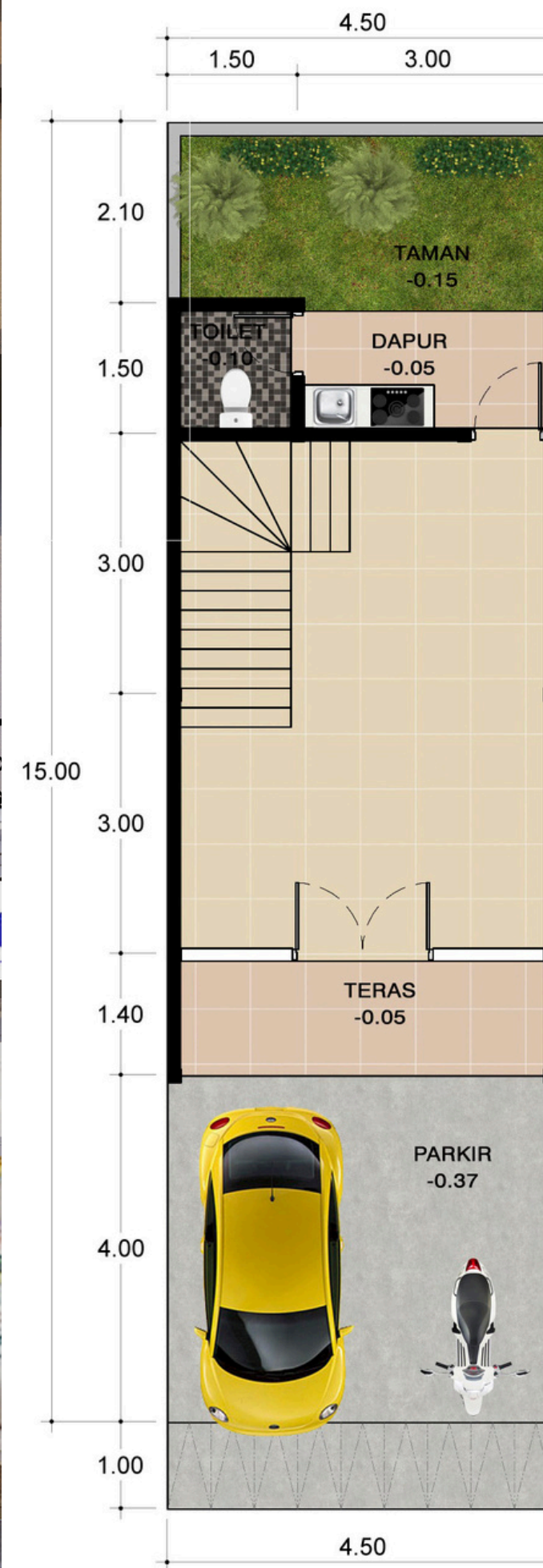
**SERAH TERIMA
DESEMBER 2024**

SPESIFIKASI BANGUNAN

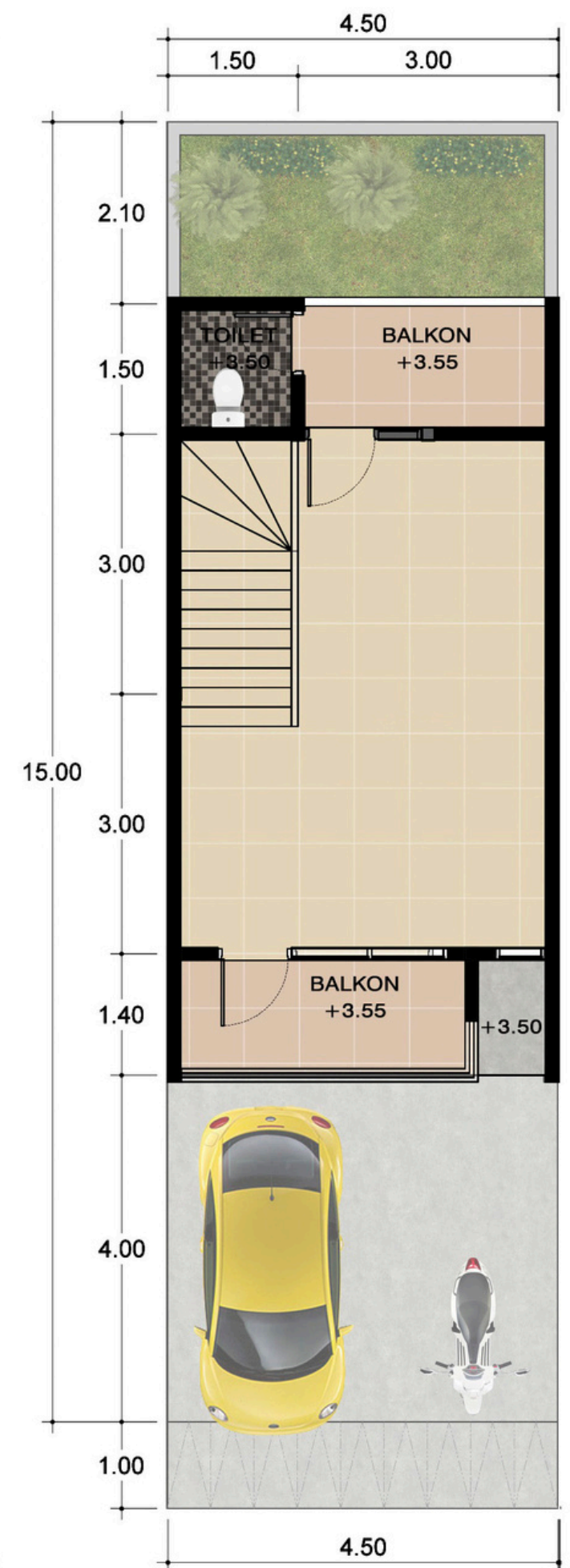
Pondasi	: Tiang Pancang, Sloof Beton
Dinding	: Double Hebel Plester + Cat
Lantai	: Granite Tile
Kusen	: Aluminium + Kaca
Atap	: Rangka Baja Ringan + Alderon
Plafon	: Gypsum Rangka Hollow
Dapur	: Meja Granite Tile, Sink + Kran
Sanitair	: Kloset, Shower, Wastafel
Balkon Atas	: Ruang Cuci Jemur
Sumber Air	: WTP (Water Treatment Plant)
Listrik	: Kabel Atas PLN 2.200 Watt
(Realisasi Penyambungan sepenuhnya dari PLN)	

AVAILABLE UNIT

ARYANA KARAWACI



DENAH RUKO PRIMA LANTAI 1



DENAH RUKO PRIMA LANTAI 2

SITEPLAN PRIMA ARYANA-ARYANA KARAWACI

RUKO PRIMA
22 UNIT

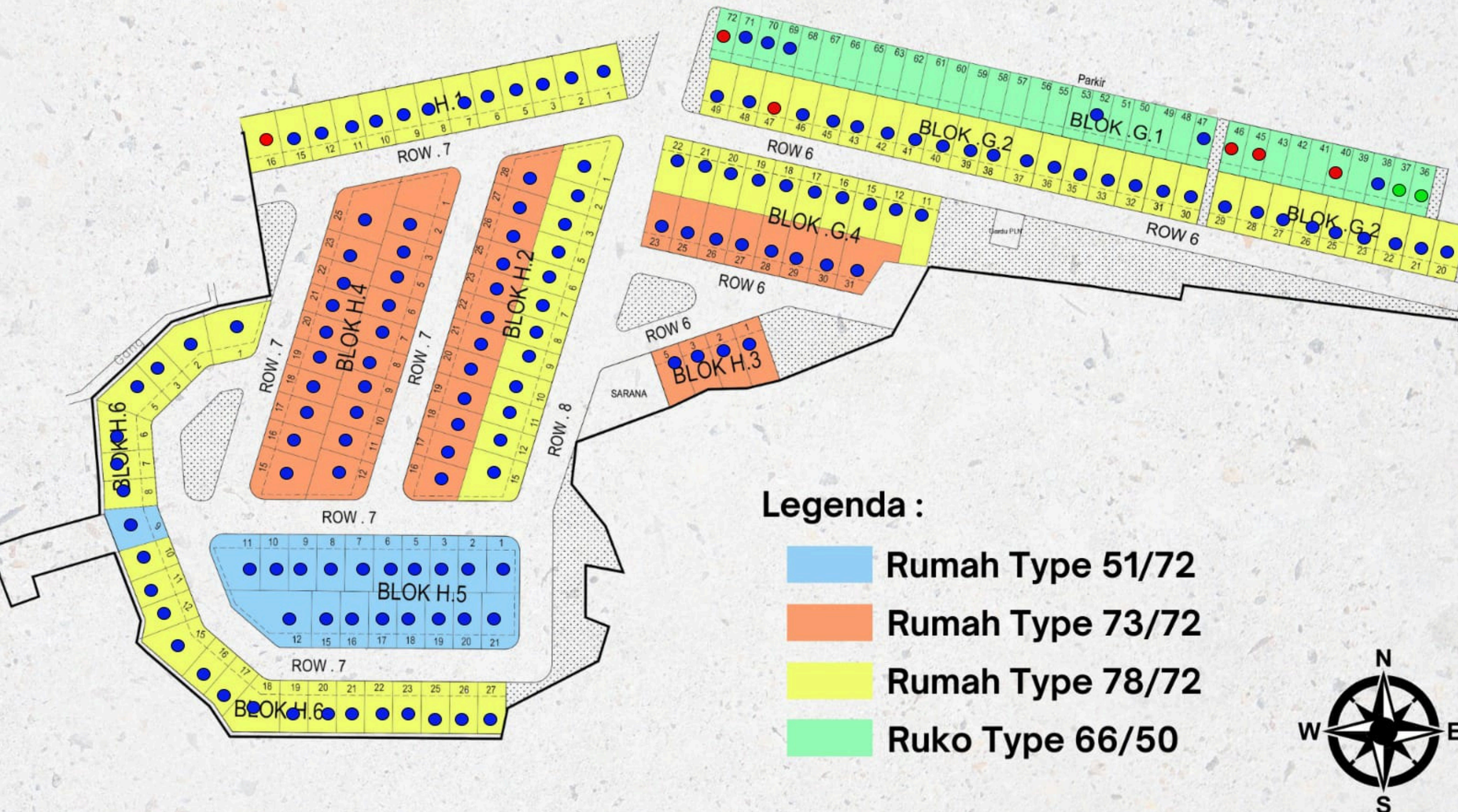
4,5 x 11

LT : 65

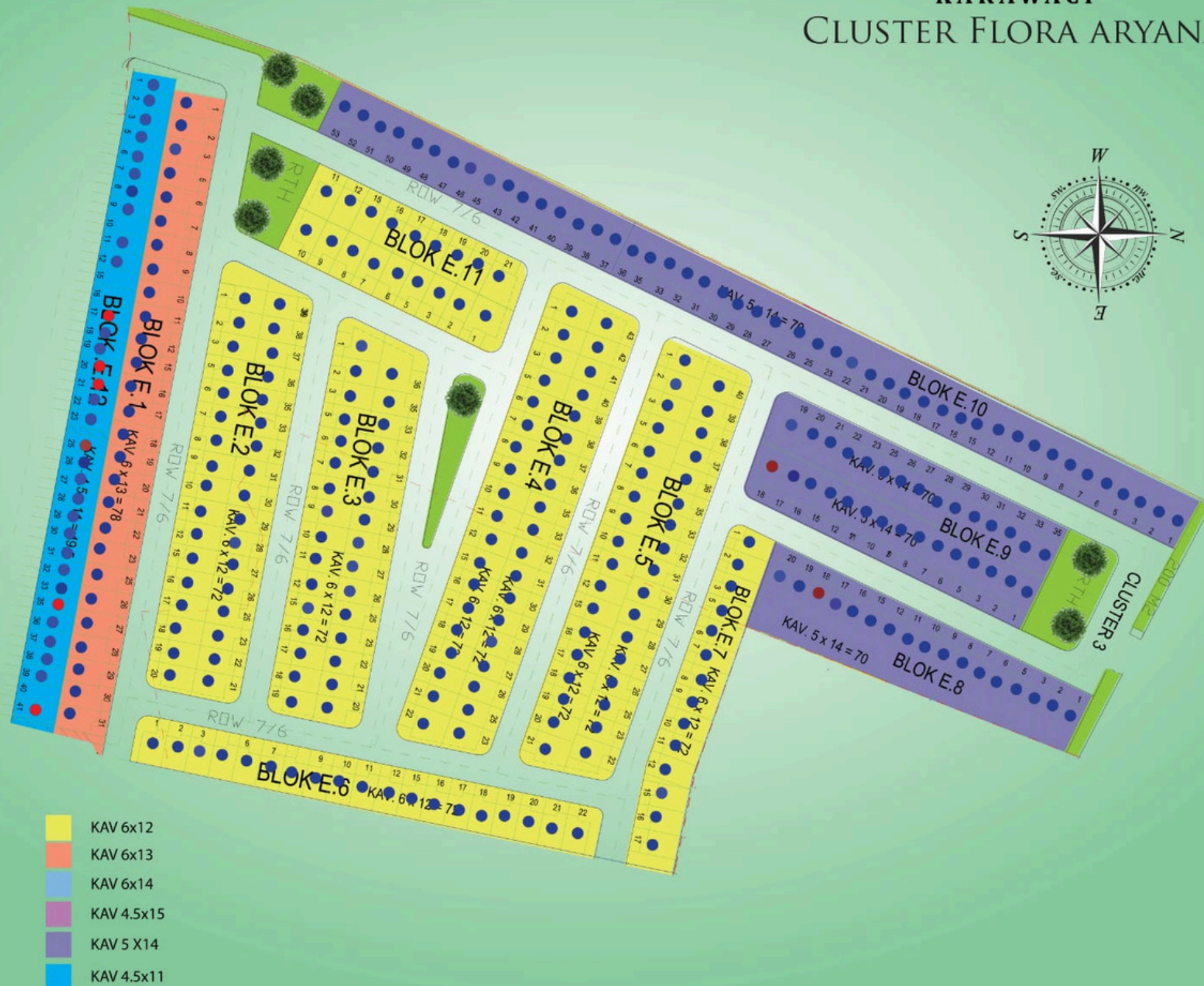
LB : 50

START 1,1 M

READY



ARYANA
KARAWACI
CLUSTER FLORA ARYANA



**RUKO FLORA
5 UNIT**

4,5 x 11

LT : 65

LB : 50

START 1 M-an

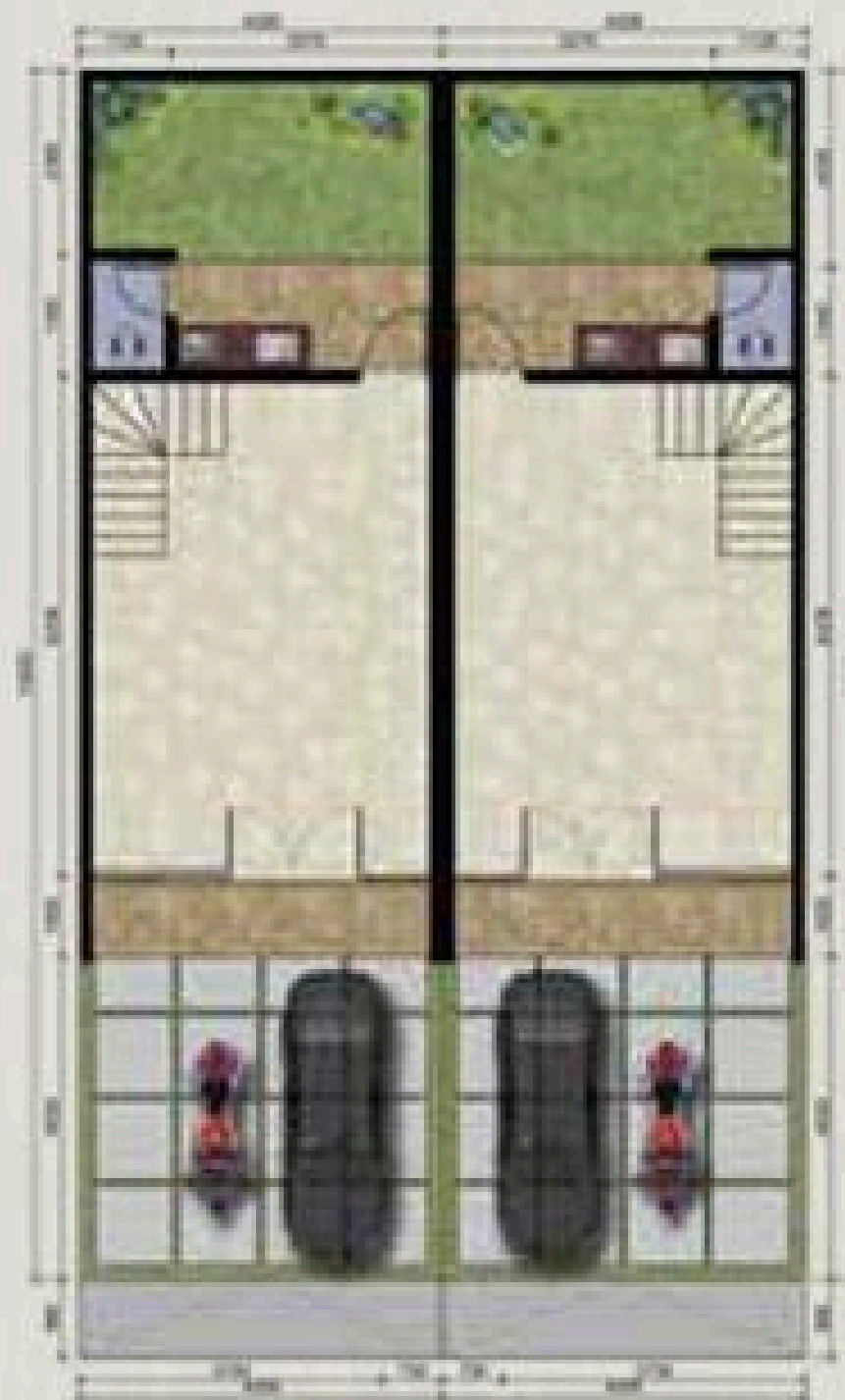
READY



RUKO GREEN

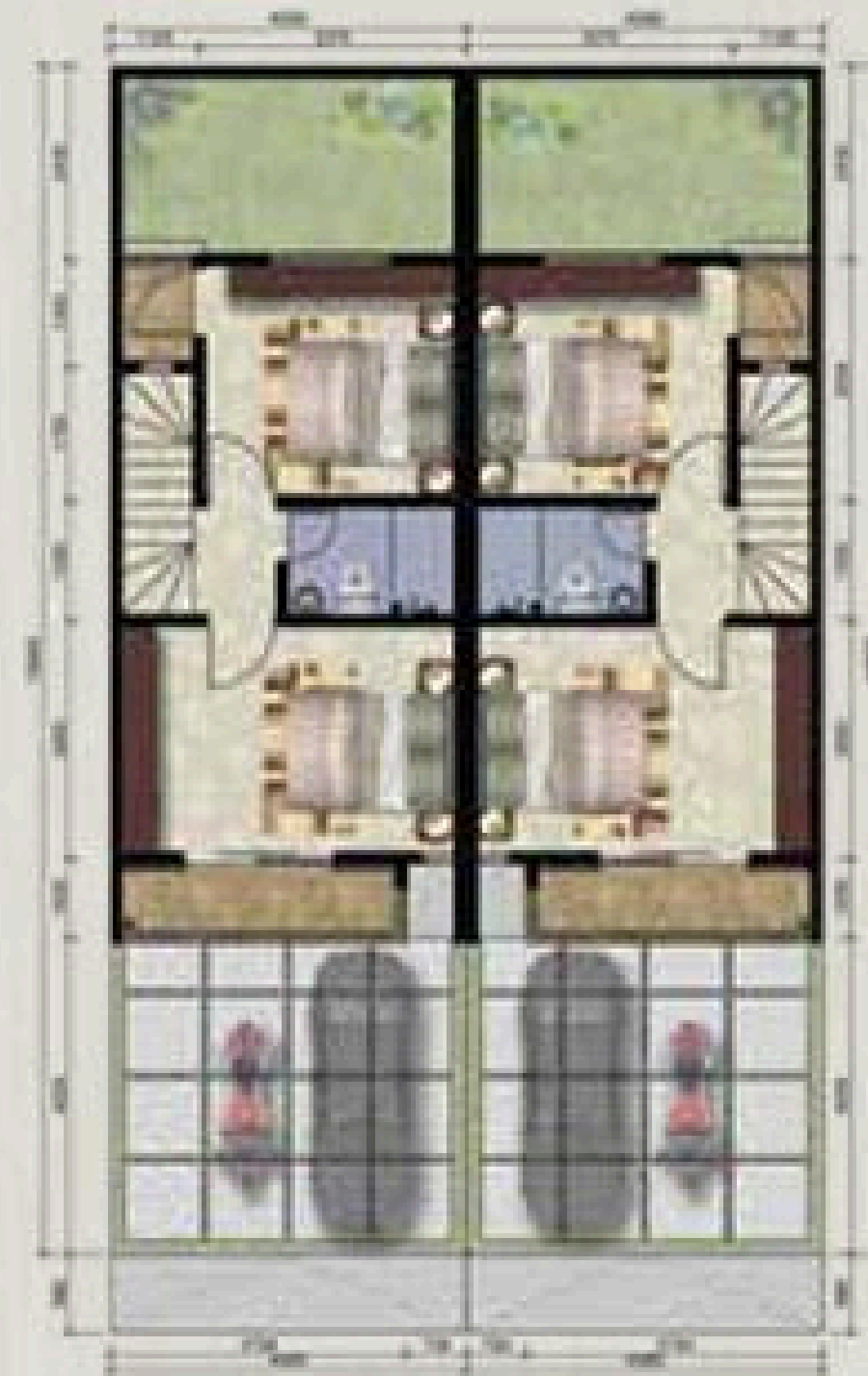
Luas Bangunan : 65 m
 Luas Tanah : 49 m (4,5x11m)
 Pondasi : Tiang Pancang
 Dinding : Double Hebel Plester + Cat
 Lantai : Granite Tile
 Kusen : Aluminium Putih
 Atap : Rangka Baja Ringan
 Genteng Beton Warna

Plafond : Gypsum Rangka Hollow
 Sanitair : Kloset + Shower + Keramik
 Pagar : Belakang Keliling 2m
 Sumber Air : Pengolahan Air / WTP
 (Water Treatment Plant)
 Listrik : PLN 2200 Watt
 Realisasi penyambungan
 sepenuhnya dari PLN



Lantai 1

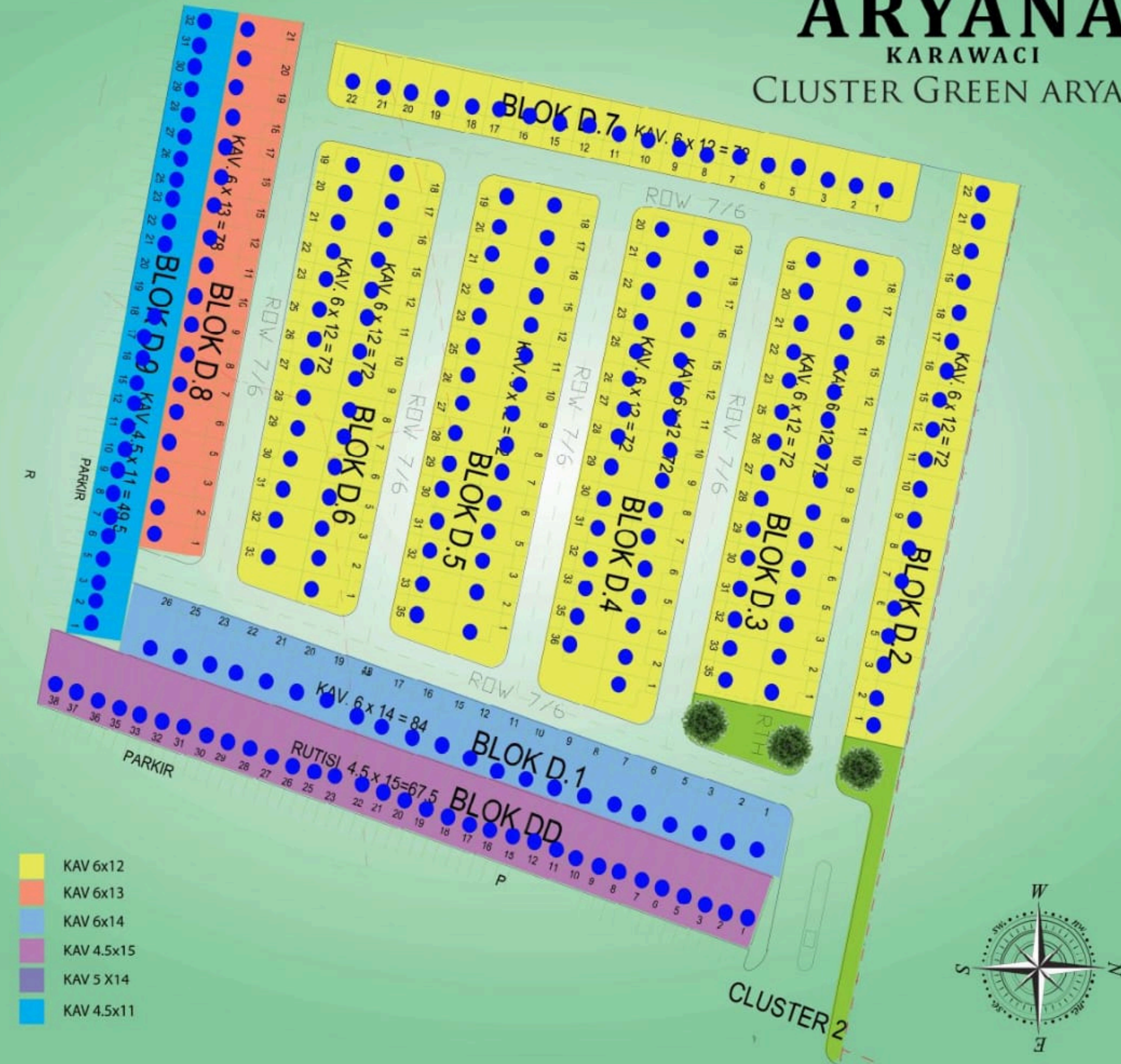
Canopy Car Port
 Carport Mobil & Motor
 Ruang Usaha & Kantor
 1 Kamar Mandi
 Dapur



Lantai 2

2 Kamar Tidur
 1 Kamar Mandi
 Balkon

ARYANA
KARAWACI
CLUSTER GREEN ARYANA



RUKO GREEN 2 UNIT

4,5 x 11

LT : 65

LB : 50

START 1 M-an

READY
D9 NO. 19 & 20

BANK PKS - ARYANA KARAWACI

KRISTAL : MANDIRI, BNI, BRI, BTN, DANAMON, BSI

SAFIRA : BNI, DANAMON

PAMERAN ARYANA KARAWACI

SUPERMALL KARAWACI : 20 MEI - 2 JUNI 2024

TANG CITY : 3 JUNI - 9 JUNI 24



ARYANA
KARAWACI

HAPPY CLOSING

 **LJ Hooker**
GADING SERPONG



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