

*Alam Sutera*  
RESIDENTIAL & LIFESTYLE COMMUNITY

LOYD



THE FIRST LOW-RISE APARTMENT IN THE HEART OF ALAM SUTERA

## IDEALY YOURS

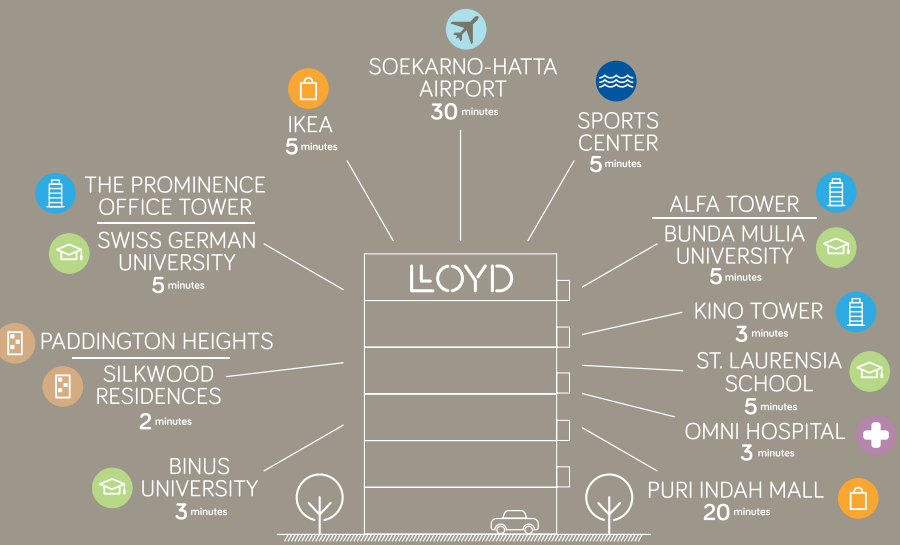
Lloyd by Alam Sutera is a new concept of elevated living, featuring a 5-storey multi residential building with a valuable connection to the ground. The brilliant space challenges the traditional highrise with unique approach that combines the landed style living with the convenience of having apartment facilities.

Designed as a versatile family home, it boasts spacious layout with generous exposure to natural light, fresh air and lush greeneries encircling the premise, conveying the touches of nature at every turn.

# LOCATION AND ACCESSIBILITY

Alam Sutera's strategic location benefits the residence from major toll roads, such as Jakarta – Tangerang Toll Road and Jakarta Outer Ring Road (JORR). It brings Lloyd closer to Jakarta city center and provides direct access to Soekarno-Hatta International Airport, allowing an easy commute for the resident.

Having a home close to the CBD with access to transport, schools and other social centers, is increasingly important for home-seekers. Lloyd is ideally situated within the fast growing business district of Alam Sutera, only a short stroll from all the very best that the township has to offer. Adding its value is the Suteraloop, an internal shuttle provided by Alam Sutera that connects all areas in the complex, from the residential area to the commercial district.



# ESTABLISHED NEIGHBORHOOD





## LEGEND

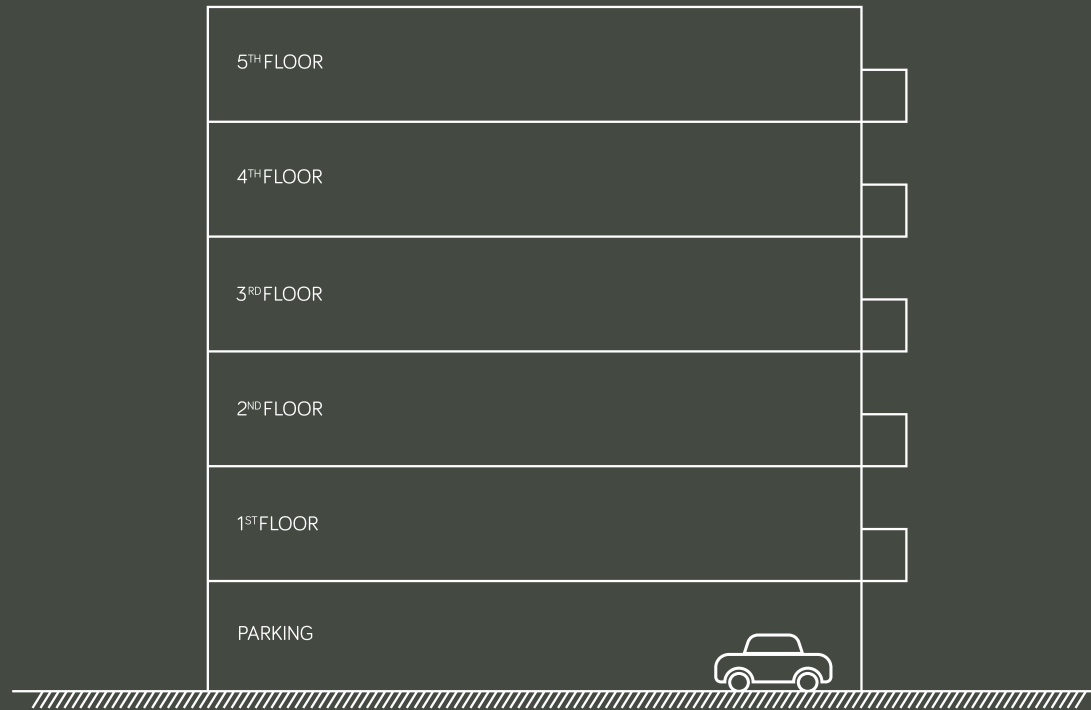
- 1 BBQ Area
- 2 Indoor Gym
- 3 Outdoor Gym
- 4 Swimming Pool
- 5 Basketball Court
- 6 Drop Off
- 7 Main Gate

● Jogging Track

## MASTERPLAN

Covering a total area of 4 Ha, the project assembles a few housing units within one tower building. Each tower is composed of 5 stories with each floor has 4 units only. Up to 70% of the complex is allocated for green open space. The resident of Lloyd, therefore, can benefit from the flexibility where they are continually drawn to the green yard in the foreground, as well as being able to enjoy the 5-star facilities of a vertical living. Breaking away from a common apartment, Lloyd is envisioned as a better solution towards the scarcity of landed houses in Alam Sutera.

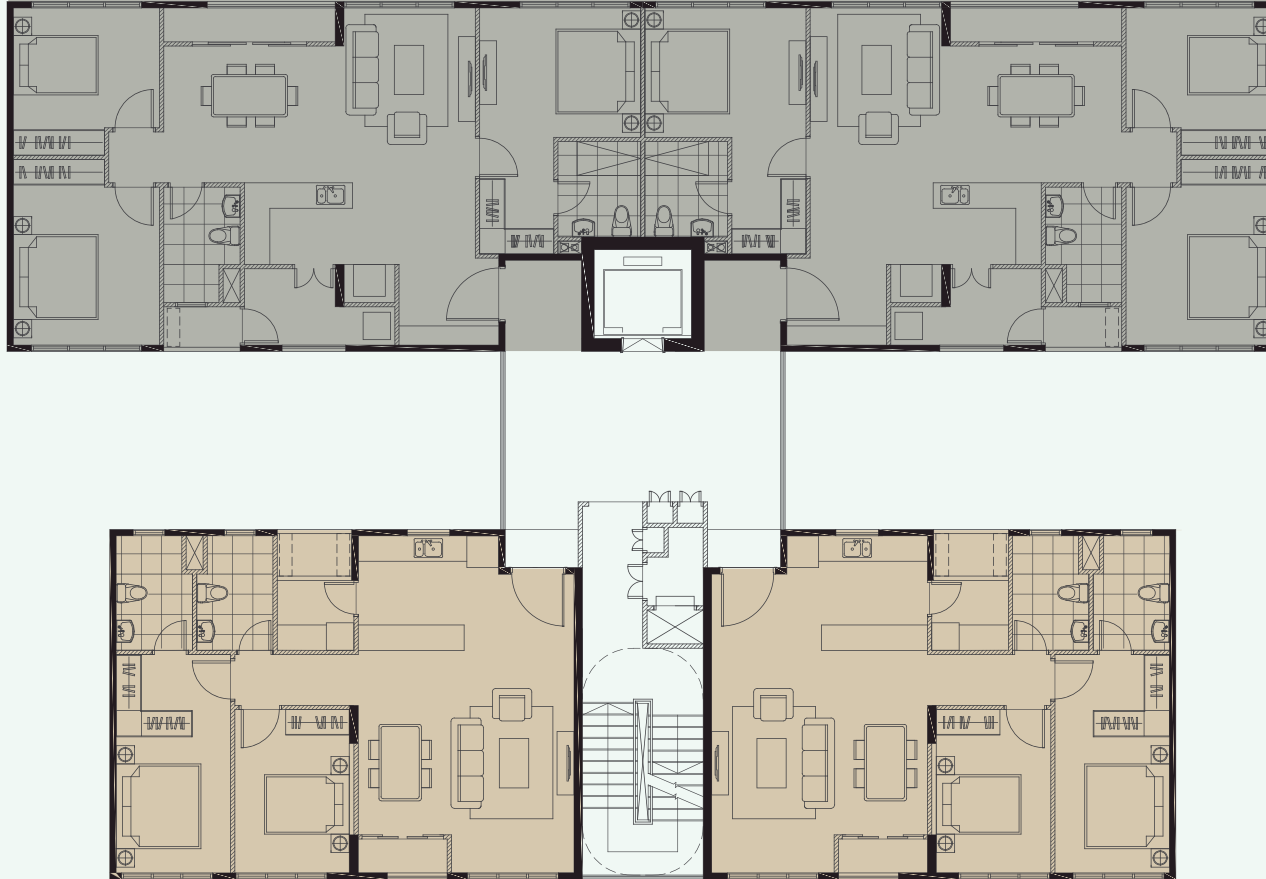
# LOW-RISE RESIDENTIAL



Structurally furnished with high-quality specifications, the low-rise residence has a semi-private lift in every tower and a reserved parking at semi-basement



# FLOOR PLAN



■ 2 BEDROOMS

■ 3 BEDROOMS

TYPE

## 3 BEDROOMS

128.4 sqm

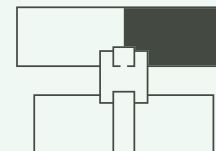
The three-bedroom prides on its maximum comfort through wider living space and premium finishings. Drenched in natural light, the contemporary living room is bright and airy with a great circulation. The master bedroom is expansive with stylish en-suite bathroom and space for walk-in dressing area.



3 BEDROOMS



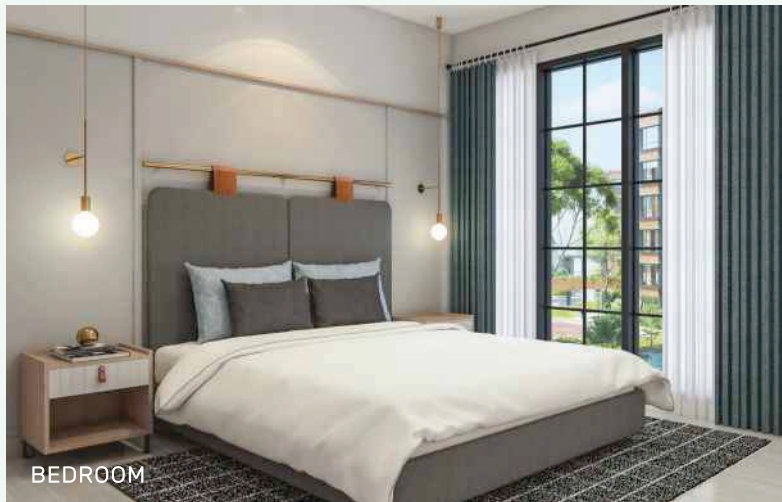
2 BATHROOMS



# 2 BEDROOMS

99.3 sqm

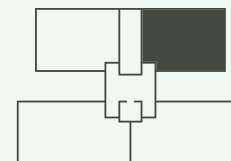
Lloyd's two-bedroom units are ideal for couples or small families alike. It has spacious living room adjacent to the open kitchen and dining area, providing the residents with flexibility. At the same time, it gives a sense of intimacy yet just enough room to breathe and rest.



2 BEDROOMS



2 BATHROOMS



# IDYLIC SETTING

In the midst of Lloyd's green open space, enjoy a wide range of health and leisure facilities, from 1km jogging track alongside the themed garden, to swimming pools and basketball court. Indulge in the luxury of having everything right at your doorstep and get the best of living in Alam Sutera.





# SPECIFICATION\*

## STRUCTURE

- Foundation | Bore Pile

## WALL

- Exterior Wall | Brick / Light Brick Weatherproof Finishing Paint
- Interior Wall | Light Brick / Finishing Paint

## FLOOR

- Main Room | Homogeneous Tile 100 x 100 cm
- Balcony | Homogeneous Tile 15 x 60 cm Ex. Niro Granite

## KITCHEN

- Kitchen Set | TOTO Kitchen

## TOILET

- Floor | Homogeneous Tile 60 x 60 cm Ex. Niro Granite
- Wall | Homogeneous Tile 60 x 60 cm Ex. Niro Granite
- Sanitary | Toilet, Shower Tap, Lavatory Ex. TOTO

## CEILING

- Main Room & Service | Gypsum Board
- Toilet | Gypsum Water Resistant

## SILLS

- Exterior | Aluminum Powder Coating Ex. YKK or equivalent
- Interior | Engineering Wood

## DOOR

- Main / Entrance | Engineering Wood
- Bedroom & Toilet | Engineering Wood

## LOCK

- Inside & Outside | Ex. Local

# FACILITIES

## ELECTRICITY

- 2 BR | 3,500 VA
- 3 BR | 5,500 VA

## AIR CONDITIONER

- 2 BR | 3 Units, Installed
- 3 BR | 4 Units, Installed

## VIDEO PHONE INSTALLATION

- Integrated

## WATER SUPPLY

- WTP

## MULTIMEDIA

- Quad Play Ready

## ELECTRIC WATER HEATER

- Installation Ready in Main Toilet & Kid Toilet

## SMART HOME

\*Specification and Material can change without any further notice.

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# Alam Sutera

RESIDENTIAL & LIFESTYLE COMMUNITY

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MALL @ ALAM SUTERA  
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FLAVOR BLISS  
Jl. Alam Sutera Boulevard

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