



VALAVA  
RESIDENCE



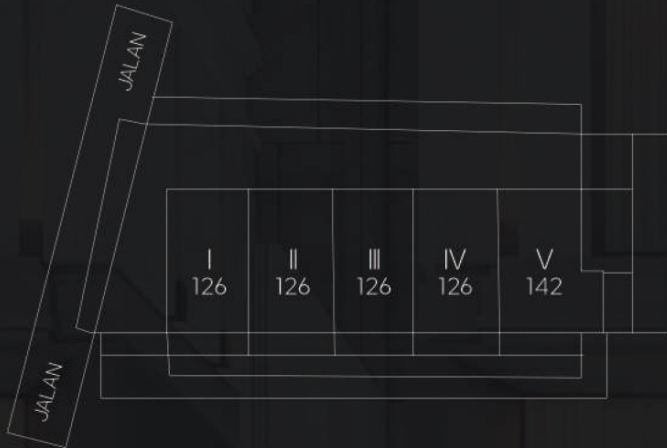
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# THE SITEPLAN



# SPECIFICATION



*Foundation*  
Footplate Combined with River stone

*Superstructure*  
Reinforced Concrete

*Roof*  
Steel Construction and UPVC Alderon Roof  
Carport & Skylight: Hollow Steel with Tempered Glass

*Walls*  
Interior: Cement Plaster with Emulsion Paint  
Bathrooms: Homogeneous Tiles Marble Look  
Exterior: Cement Plaster with Textured Paint, Andhesite Stone  
Railing: Tempered Glass  
Services: Concrete Roster

*Floor*  
Carport & Hardscape: Cement Plaster, Andhesite Stone  
Services: Ceramic Tile 30x30  
Foyer, Bedroom 1, Living & Dining Room: Homogenous Tile Granite Look 100x100  
Master Bedroom, Bedroom 2 & 3: Vinyl SPC Parquet Look flooring  
Bathrooms: Homogenous Tile Marble Look 60x60  
Rooftop: Andhesite Stone

*Ceiling*  
Interiors: Gypsum Board with Emulsion Paint  
Exteriors: Conwood Lath 4" Cut

*Doors*  
Main Entrance: Solid Timber Pivot with Smartlock System  
Bedroom: Solid Timber  
Bathroom: Aluminium with Sunblast Glass

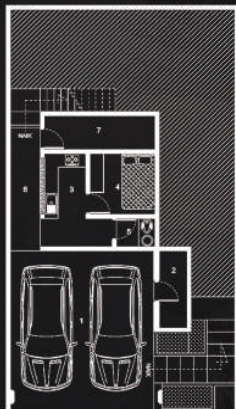
*Windows*  
Glass with Aluminium Frame Casement Window

*Kitchen*  
Countertop Table & Island: Granite  
Sink: Stainless steel

*Sanitary Ware*  
Closet: Toto or Equivalent  
Shower & Others: Toto or Equivalent

*Water Installation*  
Hot & Cold: Shower, Wastafel, Dry Kitchen

*Additional Items*  
Smart home System  
Cable TV & WiFi Network  
CCTV  
Biofil Septic Tank  
Central Water Heater  
Swimming Pool



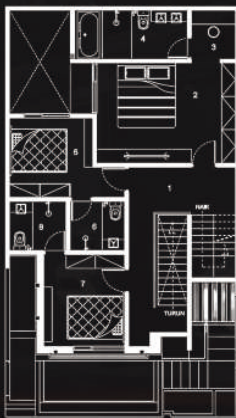
### GROUND FLOOR LEGEND

1. CARPORT
2. MECHANICAL ROOM
3. WET KITCHEN
4. BEDROOM SERVANT
5. BATHROOM SERVANT
6. FOYER
7. STORAGE



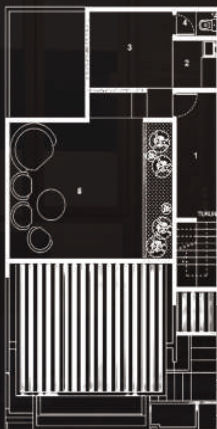
### 1<sup>st</sup> FLOOR LEGEND

1. ENTRANCE
2. LIVING ROOM
3. BALCONY
4. DINING ROOM
5. DRY KITCHEN
6. BEDROOM 1
7. POOL DECK
8. POOL
9. BATHROOM



### 2<sup>nd</sup> FLOOR LEGEND

1. FOYER
2. MASTER BEDROOM
3. WARDROBE
4. MASTER BATHROOM
5. BEDROOM 3
6. BATHROOM 3
7. BEDROOM 4
8. BATHROOM 4



### ROOFTOP

1. FOYER
2. WASHING ROOM
3. DRY ROOM
4. BATHROOM
5. ROOFTOP

## WHY VALAVA RESIDENCE?

- Productive Investment
- Green House
- Best Investment
- Strategic Location
- Luxury Concept
- Smart Living Home
- Private Pool (additional)
- One Gate System
- Security System
- Smart Home Technology



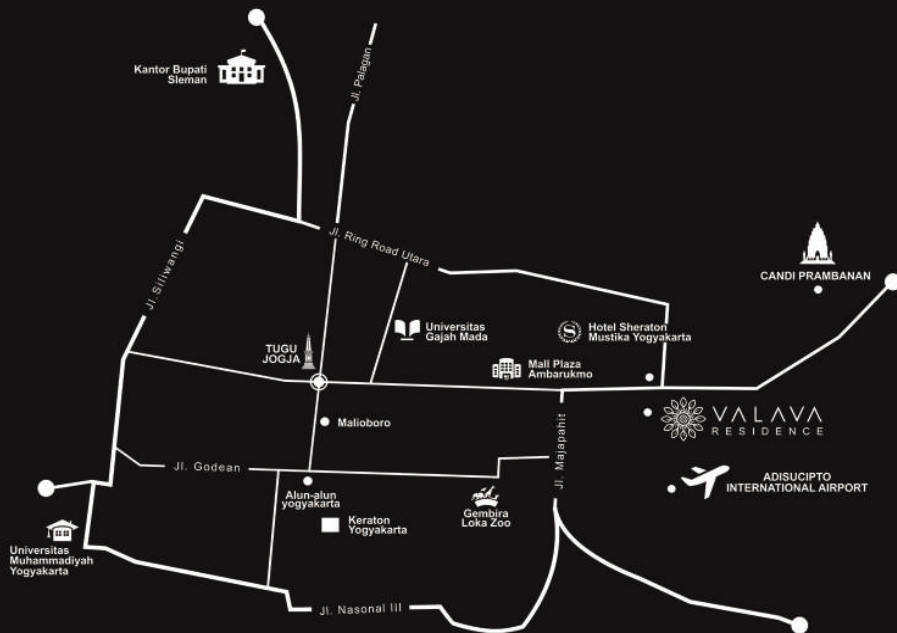


## VILLA WITH LUXURY ETHNIC MODERN CONCEPT IN YOGYAKARTA

Pairing each living aspects with the concept of harmony, VALAVA Residence is a Villa Concept House in Sleman Yogyakarta has a blend of ethnic and Modern concepts presents a lifestyle which speaks the essence of serenity.

Built with refined architecture quality and enchanting interior design, residents would wake up the poetic morning scenery, run their day amongst tranquil atmosphere, and finally close the day with a soothing view of clear night sky. this sense, harmony is manifested all round – across each living space and corridor, enhancing residents' joy and wellbeing.

Sierad Mujaddid - Architect



## Our Location

- 5 minutes from Adisucipto Golf Course
- 3 minutes from Sheraton Mustika Hotel Yogyakarta
- 10 Minutes from Ambarukmo Plaza Mall
- 10 Minutes from Adisucipto International Airport
- 15 Minutes from Gajah Mada University
- 15 Minutes from Prambanan Temple
- 15 Minutes from Monument Tugu Yogyakarta



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