

MONARD

of THE ARMONT

WELCOME TO BSD CITY



A large, illuminated 3D sign spelling 'BSD CITY' in blue and orange, situated on a grassy hill at night. The sign is composed of thick, hollow letters. The background shows a dark sky and some trees.



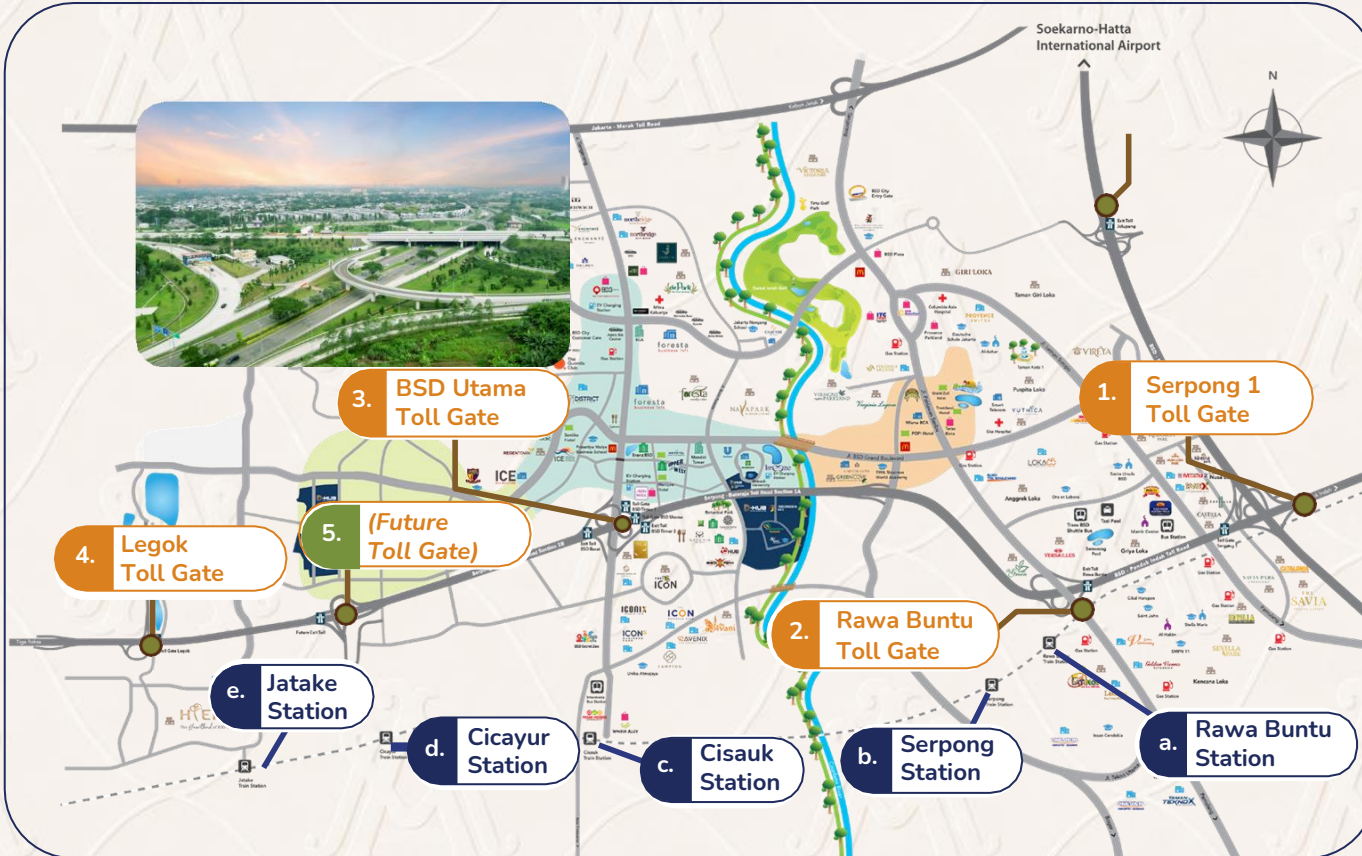
A traffic sign structure at night. The top sign is red and white with the text 'CBD KIN RMITI' and 'ZONA PENYEBERANGAN'. Below it are two green directional signs. The left sign lists 'Indonesia Convention Exhibition (ICE)', 'Sudirman, Uluwatu, Prambanan, Maliy', 'Central Business District', and 'MGCC Mall'. The right sign lists 'Q City', 'Pondok Rekreasi LRT', 'Green Office Park, The Bridge, Nava Park', and 'Central Urban Grid'. The road below has light trails from cars.

CBD KIN RMITI
ZONA PENYEBERANGAN

Indonesia Convention Exhibition (ICE)
Sudirman, Uluwatu, Prambanan, Maliy
Central Business District
MGCC Mall

Q City
Pondok Rekreasi LRT
Green Office Park, The Bridge, Nava Park
Central Urban Grid

EASE OF ACCESS



30 minutes
from Soekarno Hatta International Airport

TOLL ROAD ACCESSES



1. Serpong 1 Toll Gate
2. Rawa Buntu Toll Gate
3. BSD Utama Toll Gate
4. Legok Toll Gate
5. *(Future Toll Gate)*

TOLL ROAD ACCESSES



- a. Rawa Buntu Station
- b. Serpong Station
- c. Cisauk Station
- d. Cicayur Station
- e. Jatake Station

Public Transportation

- Feeder Transjakarta Mangga Dua, Pasar Baru, Ratu Plaza
- Transjakarta Harmoni – BSD City
- Executive Train BSD City-Sudirman

Integrated transportation



Railway connection Jakarta area

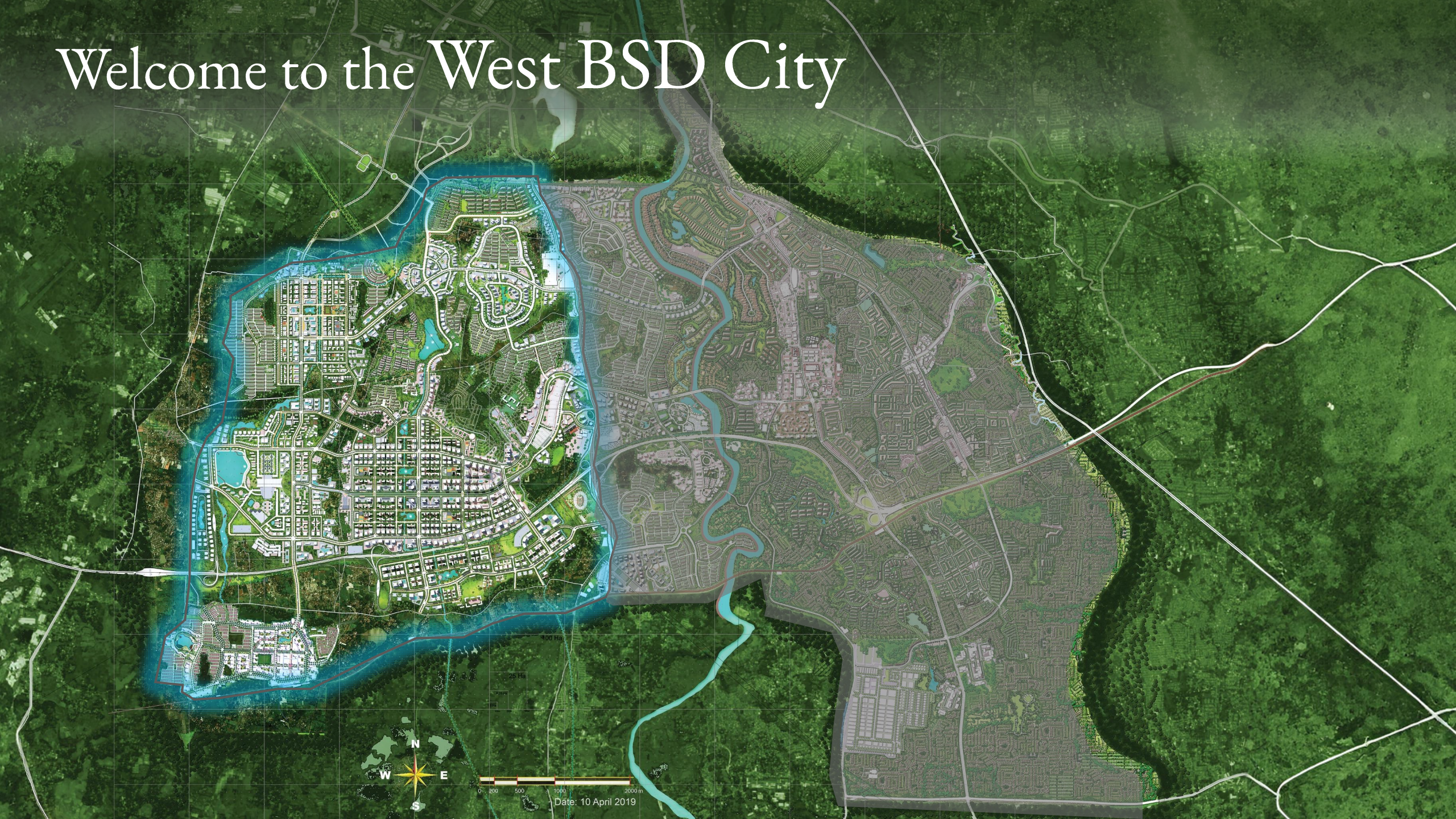


Well-connected roads and toll ramps



Direct train to other cities

Welcome to the West BSD City



Welcome to the West BSD City



Welcome to the West BSD City



Green Beltway



WEST BSD CBD



World Class School



Sports areas

**The Banten International Education,
Technology, and Health Special Economic
Zone**



BSDCITY

Big City. Big Opportunity

Direct access to
Gading Serpong

GREEN PATHWAY

M

Tanakayu

Genesis Global School

Tresor

Enchante

IPEKA Plus
BSD City

Grand
Lucky

The Barn

QBIG

Eastvara

Vanya Park

The Quantis Club

Universitas
Kristen Maranatha

IZZU BSD City

BPK Penabur
BSD City

MYZA

OCBC NISP

ICE BSD

ACS School

←
TOLL GATE
LEGOK

Future
Digital Hub

JL. BSD GRAND BOULEVARD

↓
FUTURE
EXIT TOLL

SERPONG - BALARAJA TOLL ROAD

EXIT TOLL
BSD BARAT

BSD Secret Zoo

N

IN THE CENTER OF THE CITY

THE ARMONT is located right in the center of BSD CITY development. It removes all the hassle of travel and preserve your precious time, only for what truly matters.

THE ARMONT RESIDENCES

With the Royal Garden living experience, THE ARMONT has now approached its 2nd chapter of the story.

The Family Grows, The Legacy Continues

Just like a flower, as time goes by, the flowers
grew and begins its next chapter.



THE ARMONT

Royalty Experience

Total 7,120 sqm facilities exclusively provided for The Armont's residents. Extended from two grand gardens and a one-of-a kind clubhouse.



Artist Impression



Artist Impression

Le Gran Clubhouse

Artist Impression

1,125 sqm of exclusive club house for The Armont's residents, will be located right in the center of The Armont's development. With swimming pool, playground, gym, multifunction room and lounge, *Le Gran club house* will complete the Royalty Living experience in The Armont Residences.

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MONARD
of THE ARMONT

Le Gran Clubhouse

Artist Impression

Swimming Pool and Kids Pool together with Playground are designed to elevate the living experience at THE ARMONT RESIDENCES

MONARD

of The **ARMONT**

Monard of The Armont is a modern European royal retreat where timeless elegance meets contemporary comfort. Surrounded by lush green landscapes and complemented by exclusive amenities, it offers a refined lifestyle designed for those who seek both prestige and tranquility.

MONARD

of The **ARMONT**

The design of MONARD homes is based on the needs of modern families with dynamic lifestyle yet longing for timeless moments.

With Two-Stories homes, with *The Armont* signature façade design, MONARD is the home of your choice for now and for the legacy ahead.



Artist Impression

MONARD
of The **ARMONT**

MONARD 9

Designed for an aspiring family of legacies. MONARD 9 offers a spacious living homes with large openings from the first impression up to the years of memories written within.

With 4 ensuite bedrooms and inner courtyard, MONARD 9 will be give you an endless joy of living at THE ARMONT for decades and generations ahead.



Artist Impression

Grand Living Room

With grand ceiling height on the 1st floor,
an uncompromised living space for decades

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of THE ARMONT

Artist Impression

Master Bedroom

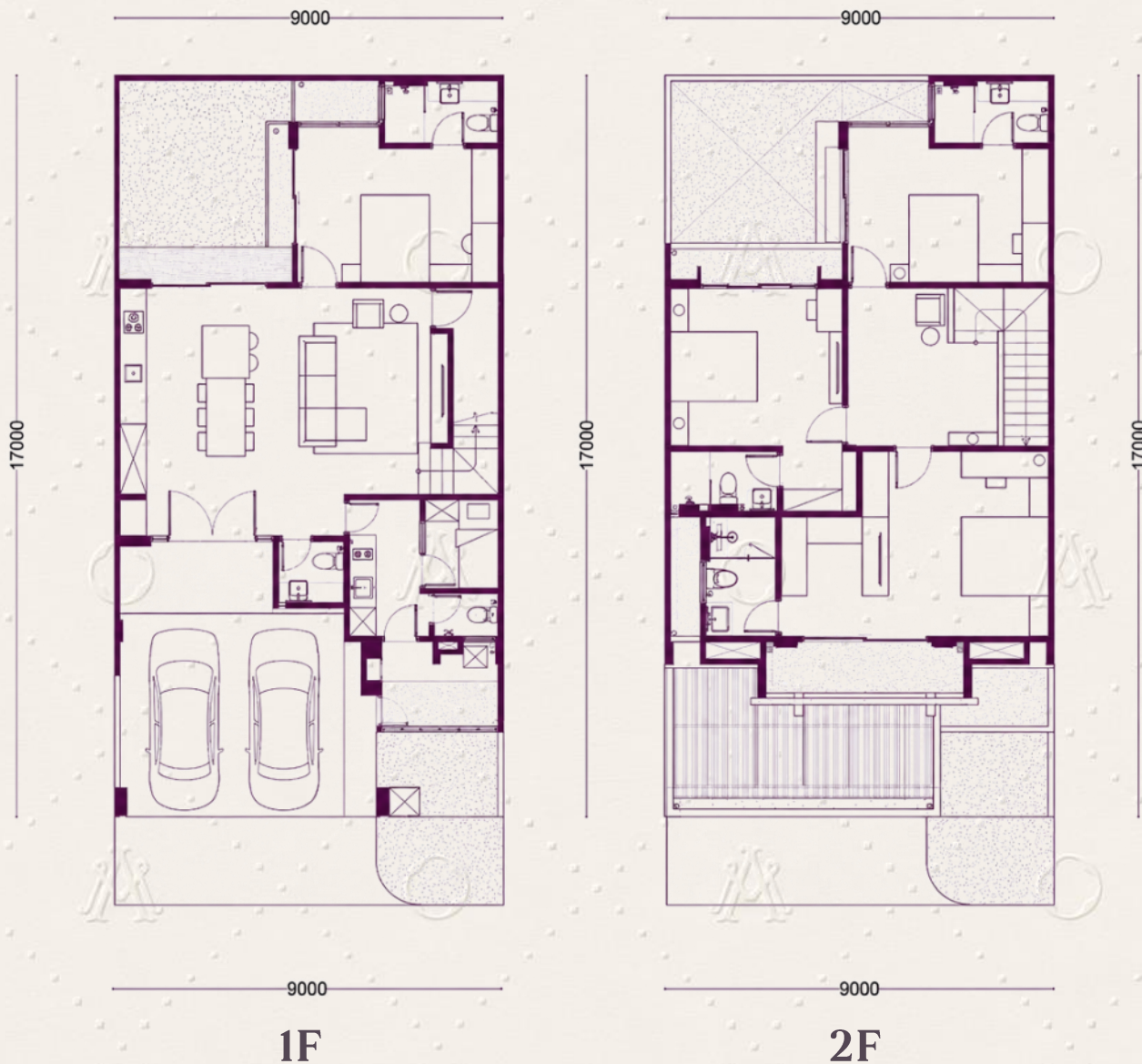
Marvelous master bedroom layout, enabling both intimate moments with outdoor natural light.



Ensuite kid bedrooms

Each room are given the privilege of their own spaces of privacy and exploration. Ensuite bedrooms are designed to provide a maximum comfort for a day-to-day living experience inside the unit.

UNIT PLAN



MONARD 9

Land area : 153 sqm | Building area : 200 sqm

-  2 Carports
-  1 Living & dining
-  1 Powder room
-  1 Master bedroom
-  3 Ensuite bedrooms
-  4 Bathrooms
-  1 Inner courtyard
-  1 service bedroom
-  1 service kitchen
-  1 Service bathroom



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MONARD 8

MONARD 8 has the beauty in simplicity. The Armont signature façade design and details, harmonized with open space layout, making a long-lasting impression for moments created within the house.

Ensuite bedrooms with inner courtyard, giving privacy and nature a space to blend in daily activities for MONARD 8 home-owners.

Artist Impression

Magnificent Living Room

Expansive ceiling heights, enabling seamless living chemistry within family member

Artist Impression

Master Bedroom

Spacious master bedroom with balcony, gracefully design to embrace privacy and intimate moments.

Artist Impression

MONARD 8



Rooms to express ourselves

Ensuite bedrooms enable family member to express their interest and craft into the ensuite bedrooms.



UNIT PLAN



1F

2F

MONARD 8

Land area : 120 sqm | Building area : 158 sqm

-  2 Carports
-  1 Living & dining
-  1 Powder room
-  1 Master bedroom
-  3 Ensuite bedrooms
-  3 Bathrooms
-  1 Inner courtyard
-  1 service bedroom
-  1 Service bathroom

Unit Features

Grand ceiling height



Tropical classic facade



Integrated Smart Home System



Heat Reducing Low-E glass*



Carport Canopy



World Class Sanitary

KOHLER®

General Specifications

Foundation

Main structure

Wall

Ceiling

Roof

mini pile
reinforced concrete
lightweight bricks full system
gypsum board in paint finish
concrete roof tiles with lightweight
steel structure

Finish wall material

General area

interior paint

Wet kitchen

interior paint & homogeneous tile

General bathroom

homogeneous tile

Maid bathroom

ceramic tile

Façade

exterior paint & homogeneous tile

Smart Home system

Indoor camera

included

Smart lighting switches

included

Door phone & Wall Pad

included

Smart Door lock

included

Smart Sirine & Panic Button

included

Finish floor material

General area

homogeneous tile

Bedroom

SPC

Maid bathroom

ceramic tile

Other provisions

Wet kitchen

include bottom cabinet only

Door material

Main Entrance

solid engineering wood

Interior

engineering wood

Aluminium windows

alumunium frame with glass

Carport Canopy

included

Electrical

Electricity

3,500 VA | Post Paid system

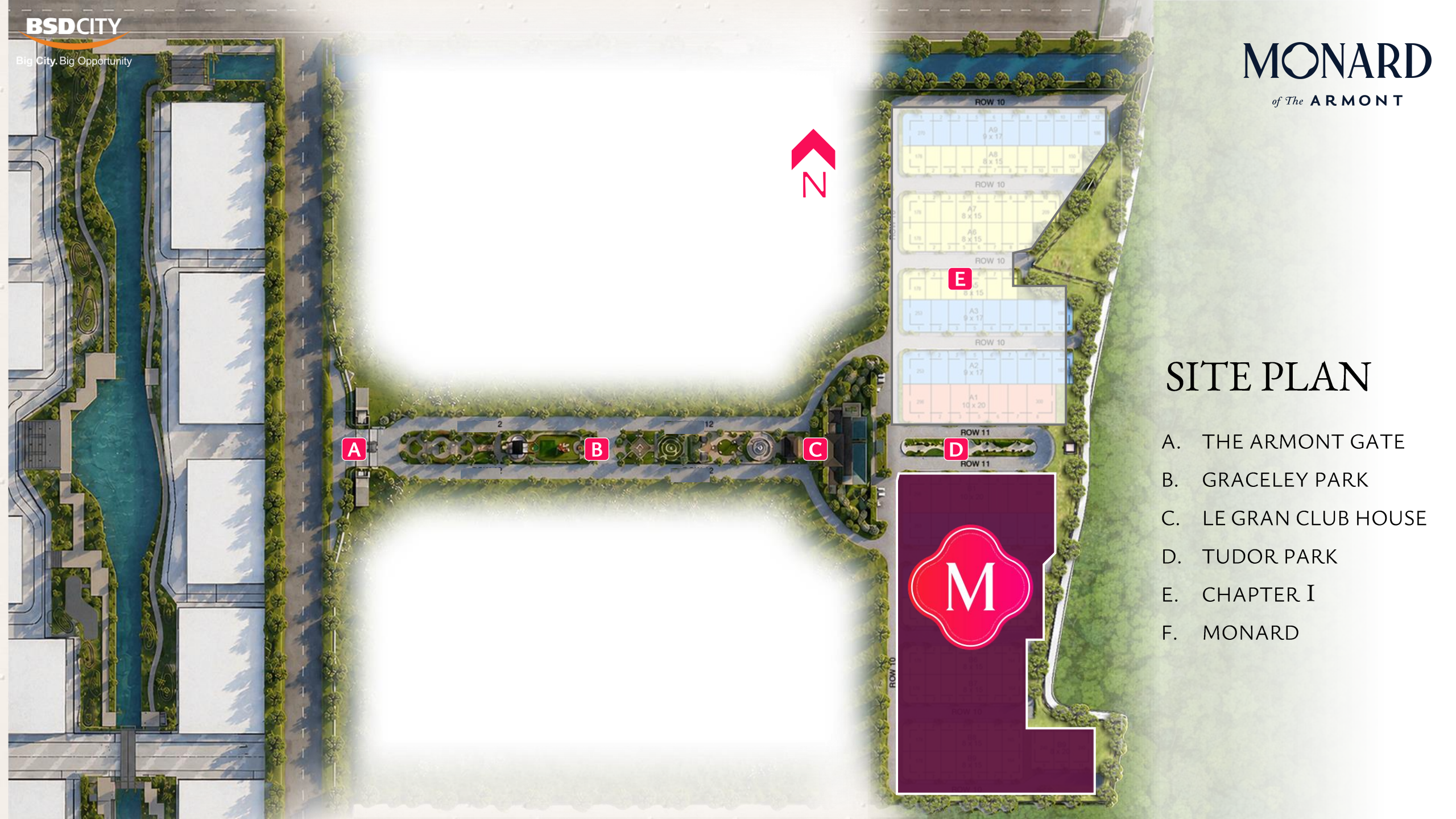
Sanitary

General bathroom

included with KOHLER / Equivalent

Service Bathroom

included with TOTO/Equivalent



SITE PLAN

- A. THE ARMONT GATE
- B. GRACELEY PARK
- C. LE GRAN CLUB HOUSE
- D. TUDOR PARK
- E. CHAPTER I
- F. MONARD



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of The ARMONT

Available Units

- Monard 9
- Monard 8

MONARD

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