



MATERA  
LAKESIDE

A New Genre of Lakeside Luxury



# PARAMOUNT GADING SERPONG

Everything *is* Here

Located approximately 18 kilometers on the western side of Jakarta, Paramount Gading Serpong is an independent city that has become a new economic hub and a residence for over 120,000 residents. This city is positioned in a highly strategic location, surrounded by large development areas, and is connected to the Jakarta-Merak toll road, Serpong-Balaraja toll road, and JORR 2 Jakarta-Serpong toll road, providing direct access to Jakarta, Soekarno-Hatta International Airport, Merak Port, and other major cities in Jabodetabek.

Paramount Land, one of the main developers of Paramount Gading Serpong, professionally manages this area covering approximately 1,000 hectares and develops residential, commercial, and recreational facilities, along with city infrastructure and a variety of other amenities ranging from educational facilities such as schools and universities to hotels and hospitals. The increasing value of the city is reflected in the rapid growth rate of Gading Serpong, which has reached 15% (YoY).

Based on comprehensive and up-to-date research, Paramount Gading Serpong continuously presents a variety of property products that meet the interests and needs of the community over time. To date, there are more than 40 inhabited clusters for middle to upper-class communities, equipped with the best utilities, infrastructure, and amenities. Matera Residences, Pasadena Grand Residences, Grand Pasadena Village, Altadena Residences and Menteng Grand are some of the exclusive residential projects by Paramount Gading Serpong that have received a positive response from the public.

High connectivity and accessibility have significantly boosted the development of commercial and business areas in Gading Serpong, positioning it as a preferred destination for the Tangerang Raya and Greater Jakarta (Jabodetabek) communities. Paramount Gading Serpong plays a pivotal role in shaping vibrant culinary and business hubs across its key districts, including Maggiore District, Victoria Central District, and other established commercial areas. The southern commercial zone, known as "The Most Vibrant Commercial" in Gading Serpong, features more than 250 businesses across developments such as Maggiore, Sorrento, Pisa Grande, Mendrisio, and surrounding areas. In addition, Manhattan District is being developed as one of the prominent business districts in the area.

As part of its continued expansion, Paramount Gading Serpong is also developing Pasadena Central District, a landmark mixed-use development spanning approximately 40 hectares, strategically located along the main boulevard of Gading Serpong—positioned as the largest central district hub that integrates commercial and residential environments within the township.

Paramount Land, as the developer, continues to develop Paramount Gading Serpong as a one-stop destination that fulfills a wide range of daily needs, from living, working, and conducting business to recreation and investment. Through Paramount Estate Management, the city is professionally managed, organized, and sustainably maintained, while continuously fostering community harmony through various flagship programs.

This reflects Paramount Land's commitment to growing together with the community, in line with its corporate tagline, "Building Homes and People with Heart." As a township, Paramount Gading Serpong delivers a complete and integrated living environment—where everything is here.



- BEST TOWNSHIP DEVELOPER (ASIA) 2025 • BEST TOWNSHIP DEVELOPER (INDONESIA) 2025 • BEST BOUTIQUE LUXURY HOUSING DEVELOPMENT (GREATER JAKARTA) 2025
- SUSTAINABLE RESIDENTIAL DEVELOPMENT (INDONESIA) 2025 • INNOVATIVE COMMERCIAL PROJECT OF THE YEAR 2025 • BEST TOWNSHIP DEVELOPMENT PROJECT 2025
- TOP 10 DEVELOPERS 2025 • DEVELOPER OF THE YEAR 2025
- BEST TOWNSHIP DEVELOPER (ASIA) 2024 • BEST TOWNSHIP DEVELOPER 2024 • BEST HOUSING ARCHITECTURAL DESIGN 2024 • BEST SMART HOME DEVELOPMENT 2024
- BEST WELLNESS RESIDENTIAL DEVELOPMENT 2024 • BEST HOUSING LANDSCAPE DESIGN 2024 • BEST CHOICE HOME DESIGN 2024 • BEST LIFESTYLE ARCHITECTURAL DESIGN
- BEST ECO-FRIENDLY HOUSING DEVELOPMENT • BEST HIGH-END HOUSING DEVELOPMENT
- BEST COMMERCIAL DEVELOPER (INDONESIA) 2023 • BEST INNOVATIVE COMMERCIAL PROJECT 2024 • BEST COMMERCIAL DEVELOPER 2023
- BEST HIGH-END HOUSING DEVELOPMENT (GREATER JAKARTA) 2023 • THE MOST INNOVATIVE COMMERCIAL DEVELOPMENT 2023
- DEVELOPER OF THE YEAR 2022 • TOP 10 DEVELOPERS 2022 • FAVORITE HOUSING PROJECT 2022 • BEST ECO-FRIENDLY HOUSING 2022 • BEST LOW-RISE COMMERCIAL 2022
- BEST PREMIUM HOUSING PROJECT 2022



# MATERA

LAKESIDE

Matera Lakeside is a luxurious residence in an exclusive and strategic location, with a variety of complete facilities for the comfort and convenience of meeting your needs. It is surrounded by lively commercial areas, shopping centers, education, offices, hospitals, and so on, making Matera Lakeside an area with high connectivity and easy access.

Being in an area with a well-planned and designed arrangement, Matera Lakeside carries the concept of "A New Genre of Lakeside Luxury", which perfectly structures the needs of spacious interior space, selective quality materials, and an elegant building facade. This luxury is now seamlessly enhanced by four exclusive enclaves: Lakeview, a prestigious waterfront retreat offering serene, uninterrupted views; Main Boulevard, featuring a vibrant streetscape and private backyards for alfresco living; Green Tunnel, an immersive and shaded natural retreat; and Curvilinear, a resort-like setting with gracefully winding roads for slow, intentional living.





# Prestige Residences

Positioned along the grand boulevard, this enclave presents a vibrant and distinguished streetscape enhanced by a lush landscaped median. Residences feature thoughtfully designed private lifestyle backyards that support alfresco living and intimate gatherings. It offers a perfect balance between prominence, connectivity, and refined living.



Main Gate



# Dual Panoramic Balcony

A prestigious waterfront retreat where residences are thoughtfully oriented to embrace the beauty of the lakeside setting, offering a serene and refined living experience. Introducing the signature Dual Panoramic Balcony—a distinctive architectural concept that extends living spaces into two expansive outdoor areas, enhancing openness, natural light, and spatial flexibility. Whether overlooking the lake or lush surroundings, it creates a seamless connection to the environment. Layered landscaping ensures privacy and security, completing an enclave defined by tranquil luxury.



# Verdant Retreat

Defined by a signature green tunnel corridor, this enclave immerses residents in a shaded, lush environment framed by continuous tree canopies. The rear boundary transforms into a living landscape, creating a sense of intimacy and natural retreat. It is an ideal setting for those seeking privacy, calm, and an immersive connection with nature.



## Serenity Enclave

Characterized by gracefully winding roads, this enclave fosters a sense of slow, intentional living within a resort-like setting. The curvilinear layout enhances safety, privacy, and a dynamic spatial experience through ever-changing perspectives. It offers a tranquil and exclusive environment where spatial elegance defines everyday living.



# Luxury Amenities Community Club

The Matera Community Club is thoughtfully designed as a vibrant social hub where residents can connect, unwind, and embrace an active, well-balanced lifestyle. It serves as a dynamic space that encourages interaction, recreation, and meaningful everyday experiences.

Set on an expansive area of approximately 5,000 sqm, the club is crafted with a spacious layout and a strong emphasis on comfort and openness. Every detail is curated to create an environment that reflects the refined character and elevated living experience of the Matera community.

More than just a facility, the Matera Community Club stands as a central lifestyle destination that brings the community together, shaping a harmonious and enriched way of living.

-  Multi-function Room
-  Putt-putt Golf
-  Infinity Swimming Pool & Kids Pool
-  Bowling Alley
-  Children Playground
-  Sport Hall
-  Exercise Area (Indoor & Outdoor)
-  Gym
-  Lounge (Indoor & Outdoor)
-  Billiard



# Type 8

Corner & Standard



## 8 x 16 CORNER

Land Area  
Var

Building Area  
226 m<sup>2</sup>



## 8 x 16 STANDARD

Land Area  
128 m<sup>2</sup>

Building Area  
226 m<sup>2</sup>





Hobbies Room



Working Room

3<sup>rd</sup> Floor



2<sup>nd</sup> Floor



2<sup>nd</sup> Floor Living Room

Kid's Bedroom

Balcony

Master Bedroom

Panoramic Glass Canopy

1<sup>st</sup> Floor



Dining Room, Kitchen

Foyer

Living Room

Bedroom

Carport

# Type 9

Corner & Standard



## 9 x 18 CORNER

Land Area  
Var

Building Area  
278 m<sup>2</sup>

4+1

5+1

1

2



\*Flooring installation only  
 \*\*Backyard access position is according to the site plan

## 9 x 18 STANDARD

Land Area  
162 m<sup>2</sup>

Building Area  
278 m<sup>2</sup>

4+1

5+1

1

2



\*Flooring installation only  
 \*\*Backyard access position is according to the site plan

# Type 9

Corner & Standard

LINEAR



## 9 x 18 CORNER LINEAR

Land Area  
Var

Building Area  
279 m<sup>2</sup>

4+1

5+1

1

2



\*Flooring installation only  
\*\*Backyard access is provided according to the site plan

## 9 x 18 STANDARD LINEAR

Land Area  
162 m<sup>2</sup>

Building Area  
279 m<sup>2</sup>

4+1

5+1

1

2



\*Flooring installation only  
\*\*Backyard access is provided according to the site plan



Master Bedroom



Living Room



Dining Room



3<sup>rd</sup> Floor



2<sup>nd</sup> Floor

- Master Bedroom
- Kid's Bedroom
- 2<sup>nd</sup> Bedroom
- Balcony
- Panoramic Glass Canopy



1<sup>st</sup> Floor

- Dining Room, Kitchen
- Living Room
- Foyer
- Bedroom
- Carport

# Type 10

Corner & Standard

LINEAR



## 10 x 18 CORNER LINEAR

Land Area  
Var  
Building Area  
316 m<sup>2</sup>

4+1  
5+1  
1  
2



\*Working condition only  
\*\*Backyard access is provided according to the site plan

## 10 x 18 STANDARD LINEAR

Land Area  
180 m<sup>2</sup>  
Building Area  
316 m<sup>2</sup>

4+1  
5+1  
1  
2



\*Working condition only  
\*\*Backyard access is provided according to the site plan

## 10 x 18 CORNER

Land Area  
Var  
Building Area  
313 m<sup>2</sup>

4+1 5+1  
1 2



## 10 x 18 STANDARD

Land Area  
180  
Building Area  
313 m<sup>2</sup>

4+1 5+1  
1 2



## 10 x 20 22/24 CORNER

Land Area  
Var  
Building Area  
316 m<sup>2</sup>

4+1 5+1  
1 2



\*Flooring installation only  
\*\*Backyard access is positioned according to the site plan

**10 x 20**  
22/24  
**STANDARD**

Land Area  
**200 m<sup>2</sup>**  
Building Area  
**316 m<sup>2</sup>**



**10 x 24**  
**CORNER**

**LINEAR**

Land Area  
**Var**  
Building Area  
**320 m<sup>2</sup>**



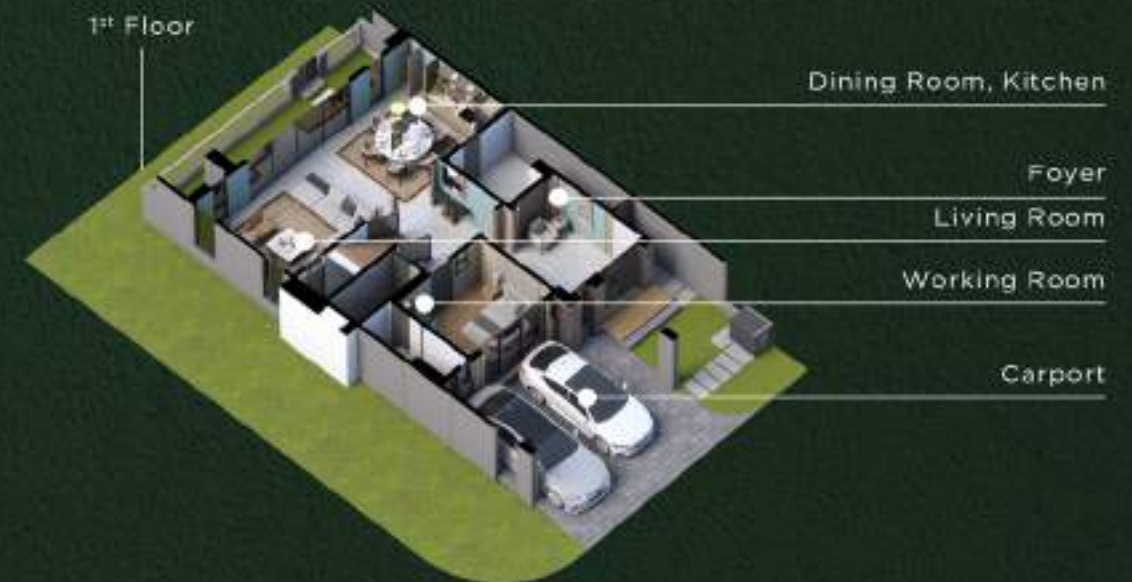
**10 x 20**  
22/24  
**STANDARD**

**LINEAR**

Land Area  
**Var**  
Building Area  
**320 m<sup>2</sup>**



\*Flooring installation only  
\*\*Backyard cover is positioned according to the site plan



# Material Specification

# Site plan

## GENERAL SPECIFICATIONS

### EXTERIOR

- Façade**
  - Weathershield Exterior Paint Finish with Sintered Stone (Front Façade)
  - Weathershield Exterior Paint (Back Façade)
- Terrace Floor**
  - Homogeneous Tile 15x90 cm with Wood Pattern
- Carport**
  - Hardrock Homogeneous Tile 30x30 cm, Thickness 20 mm
- Carport Canopy**
  - Concrete + Skylight Laminated Glass with Aluminium Frame
- Viewing Deck (L9 & L10 Type)**
  - Homogeneous Tile 15x90 cm with Wood Pattern
- Balcony Railing**
  - 10 mm Tempered Glass with Metal Plate, Paint Finish

### INTERIOR

- General Wall**
  - Interior Paint Finish
- General Floor**
  - Homogeneous Tile 120x120 cm
- Bedroom Floor**
  - SPC / Laminated Wood Flooring
- Bathroom Wall**
  - Homogeneous Tile 60x120 cm with Mosaic Accent
- Bathroom Floor**
  - Homogeneous Tile 60x60 cm, Anti-slip
- Attic Floor**
  - Homogeneous Tile 120x120 cm
- Service Area Floor**
  - Ceramic Tile 40x40 cm
- Service Bathroom Floor**
  - Ceramic Tile 30x30 cm
- Service Bathroom Wall**
  - Ceramic Tile 30x60 cm
- Doors & Windows Façade Frame**
  - Aluminium (ex. YKK Nexsta) with Low-E Glass
- Main Door**
  - Solid Engineering Wood with Duco Finish; WPC Frame
- Interior Door**
  - Engineering Wood, Paint Finish; WPC Frame
- Door Ironmongery**
  - Main Entrance Smart Door Lock (ex. Onassis/Equivalent)
  - Interior Door ex. Onassis/Equivalent
- Ceiling**
  - Gypsum Ceiling, Paint Finish with Shadow Line
- Lighting**
  - LED Downlight (Paramount Standard)
- Sanitaryware**
  - ex. KOHLER with Intelligent Closet & Double Vanity (Master Bathroom)
  - Bathtub (Master Bathroom - L10 Type only)
- Stairs**
  - Main Stairs: 12 mm Tempered Glass, Solid Wood Handrail
  - Service Stairs: Galvanized Metal, Paint Finish

## TECHNICAL SPECIFICATIONS

- Foundation**
  - Mini Pile
- Walls**
  - Red Brick (Exterior & Interior)
- Structure**
  - Reinforced Concrete
- Roof Covering**
  - Ceramic Roof Tile (All Types)
  - Bitumen Asphalt Shingle Roof (2nd Roof at L8)
- Electricity**
  - 10,600 VA
- Water Supply**
  - PERUMDAM



### Legend

- Type 8x16
- Type 9x18
- Type 10x18
- Type 10x20
- Type 10x22
- Type 10x24
- Show Unit

- Electrical Panel
- Street lights
- Power House
- Lightning Rod
- Elevation



## Special Features

"Experience exclusive lakeside living with boundless panoramic views—meticulously crafted to unite comfort and luxury in perfect harmony, and enhanced by exceptional features that elevate your everyday living."



EV Charging 3 Phase



Solar Panel System with Battery



Smart Home System



Solar Water Heater



Canopy with Skylight



Electric Socket + USB Socket



Grease Trap Capacity 50L



Dimmer



Smart Door Lock



CCTV



Gas Detector



Smoke Detector



## Orientation Map



### LEGEND

#### Golf Course

1. Gading Raya Padang Golf & Club
2. Imperial Klub Golf
3. Damai Indah Golf

#### Medical Center

1. Bethesda Hospital
2. Bethesda Clinic
3. Eka Hospital
4. EMC Healthcare
5. St. Carolus Hospital
6. Mitra Keluarga Hospital
7. Siloam Hospitals

#### Mall & Eatery

1. BEZ Walk
2. Hampton Square
3. Black Owl
4. Popaya
5. Qbig
6. ICE BSD
7. AEON
8. Living World
9. Mall @ Alam Sutera
10. IKEA
11. Sunmarecon Mall Serpong
12. Supermall Karawaci

#### Educational Institutions

1. Matana University
2. Sekolah Tarakanita
3. Universitas Pelita Harapan
4. Sekolah Pahaia
5. Binus University
6. Syafana Islamic School
7. Universitas Multimedia Nusantara
8. Multimedia Nusantara Polytechnic
9. Pradita University
10. Universitas Prasetya Mulya

#### Hotels

1. Abria Hotel
2. Vega Hotel
3. Ibis Hotel
4. Fame Hotel
5. J&S Saitama
6. Episode Hotel
7. Qubika Boutique Hotel
8. Hotel Santika Premiere
9. Mercure Hotel

#### Airport

1. Soekarno-Hatta International Airport



**PARAMOUNT**  
**GADING SERPONG**  
Everything & Here

Developed by



**PARAMOUNT LAND**  
Building homes and people with heart

**PARAMOUNT PLAZA** Jl. Boulevard Raya Gading Serpong Kav. 1, Gading Serpong, Tangerang - 15810



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