Austin

Residence

PARAMOUNT
GADING SERPONG
Everything *is* Here



A LEGACY OF EXCELLENCE

Award-Winning Township where **everything is here**

Our commitment to creating value through innovation, quality, and sustainable **development** has earned **Paramount Land** numerous national and international awards, **where Paramount Gading Serpong serving as its flagship township.**

1,000+
HECTARES
Integrated Township

40+
RESIDENTIAL & COMMERCIAL CLUSTERS
For Modern Living

15+
SCHOOLS & EDUCATIONAL INSTITUTIONS
Nurturing Future Generations

15+
SHOPPING & LIFESTYLE DESTINATIONS
Everything Within Reach



2025

• BEST TOWNSHIP DEVELOPER (ASIA) — PROPERTYGURU ASIA PROPERTY AWARDS 2025 • BEST TOWNSHIP DEVELOPER (INDONESIA) — PROPERTYGURU INDONESIA PROPERTY AWARDS 2025 • BEST BOUTIQUE LUXURY HOUSING DEVELOPMENT (GREATER JAKARTA) — MATERA SIGNATURE @ PARAMOUNT GADING SERPONG, PROPERTYGURU INDONESIA PROPERTY AWARDS 2025 PROPERTY OF THE YEAR — PASADENA SQUARE, GOLDEN PROPERTY AWARDS 2025 • INNOVATIVE COMMERCIAL PROJECT OF THE YEAR — PASADENA SQUARE, GOLDEN PROPERTY AWARDS 2025 • BEST TOWNSHIP DEVELOPMENT PROJECT — GOLDEN PROPERTY AWARDS 2025 • TOP 10 DEVELOPERS — HUBEXO ASIA AWARDS 2025 • DEVELOPER OF THE YEAR 2025 — INDONESIA PROPERTY & BANK AWARD 2025 • DEVELOPER OF THE YEAR - INDONESIA — REAL ESTATE ASIA AWARDS 2025 • SUSTAINABLE RESIDENTIAL DEVELOPMENT FOR INDONESIA — MATERA RESIDENCES, ASIA PACIFIC PROPERTY AWARDS 2025 • MASTER PLAN FOR INDONESIA — PARAMOUNT PETALS, ASIA PACIFIC PROPERTY AWARDS 2025

2024

• BEST TOWNSHIP DEVELOPER (ASIA) — PROPERTYGURU ASIA PROPERTY AWARDS 2024 • BEST TOWNSHIP DEVELOPER (INDONESIA) — PROPERTYGURU INDONESIA PROPERTY AWARDS 2024 • BEST TOWNSHIP MASTERPLAN DESIGN (INDONESIA) — PARAMOUNT PETALS, PROPERTYGURU INDONESIA PROPERTY AWARDS 2024 • TOP 10 DEVELOPERS — BCI ASIA AWARDS 2024 • DEVELOPER OF THE YEAR — INDONESIA PROPERTY & BANK AWARD 2024 • THE STAND OUT DEVELOPER — PROPERTI INDONESIA AWARDS 2024 • LUXURY HOUSING — SILVER WINNER — PASADENA GRAND RESIDENCES, FIABCI INDONESIA-REI EXCELLENCE AWARDS 2024 • THE HIGHLY COMMENDED TOWNSHIP DEVELOPMENT IN TANGERANG — PARAMOUNT PETALS, PROPERTI INDONESIA AWARDS 2024 • BEST CHOICE HOME DESIGN — MATERA RESIDENCES, GOLDEN PROPERTY AWARDS 'THE PEOPLE'S CHOICE' 2024 • ESG RECOGNIZED COMMITMENT — ESG AWARDS BY INVESTOR DAILY 2024 • DIGITAL CAMPAIGN OF THE YEAR — MATERA RESIDENCES, MARKETEERS EDITOR'S CHOICE AWARD 2024

2022

• BEST ECO-FRIENDLY HOUSING DEVELOPMENT — PASADENA GRAND RESIDENCES, PROPERTYGURU INDONESIA PROPERTY AWARDS 2022 • BEST LOW-RISE COMMERCIAL DEVELOPMENT — MAGGIORE BUSINESS LOFT, PROPERTYGURU INDONESIA PROPERTY AWARDS 2022 • FAVOURITE HOUSING PROJECT — GOLDEN PROPERTY AWARDS 2022 • TOP 10 DEVELOPERS — BCI ASIA AWARDS 2022 • DEVELOPER OF THE YEAR — INDONESIA PROPERTY & BANK AWARD 2022 • BEST PREMIUM HOUSING PROJECT WITH GREENERY ENVIRONMENT IN TANGERANG — INDONESIA MYHOME AWARD 2022


A Home Where
Love Grows and
Every Day
Brings Joy.

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Welcome To

Austin
Residence

Embracing the Modern Ranch concept rooted in Classic American architecture, Austin Residence blends clean, contemporary lines with simplified facade detailing. Sharper roof angles and a predominantly symmetrical facade give the residence a more modern character, while its overall architectural form classic Ranch-style design.



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Masterplan for a Brighter Tomorrow

Austin Residence is part of a thoughtfully planned neighborhood where homes, greenery, and surrounding destinations come together in harmony. Well-connected roads provide convenient access to the surrounding community and nearby destination, creating a setting that feels welcoming, familiar, and convenient for everyday life. With established residential areas and shared spaces close by, families can enjoy a sense of belonging while embracing the possibilities of a growing neighborhood. It is a place designed for comfortable living today and meaningful moments in the years ahead.

Inside Austin Residence, every part of the neighborhood is arranged with family life in mind. Elegant homes, landscaped streets, a welcoming entrance, and the clubhouse create a comfortable setting to return to each day. Green surroundings add a sense of calm, while shared spaces invite neighbors to come together.
Here, quiet mornings and time spent with loved ones become part of a fulfilling everyday rhythm. A place to grow, create lasting memories, and look forward to a brighter future.

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Premium Facade

Austin Residence presents a refined interpretation of classic American architecture, beautifully blending timeless elegance with modern simplicity. Distinctive rooflines, balanced proportions, and sophisticated facade details create an impressive architectural character that stands gracefully within its surroundings.
Every element is thoughtfully composed to reflect a sense of understated luxury, offering a home that feels both prestigious and welcoming. Designed for everyday living, with enduring architectural beauty and lasting value for generations to come.





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Elegance is reflected in every architectural detail. Premium asphalt bitumen roofing, beautifully defined facade profiles, and a sophisticated contrast of light and dark tones come together to create a striking yet harmonious appearance.
Inspired by classic American architecture with a modern touch, every element is thoughtfully designed to enhance the home's refined character. The result is a refined architectural design that combines lasting elegance with the warmth and comfort of a welcoming home.

Expandable Backyard



Designed to grow with your dreams, every home at Austin Residence features a flexible backyard that offers more possibilities for the future. Enjoy the beauty of a private green retreat today, with the freedom to envision additional living spaces as your family's needs evolve.

Thoughtfully planned for modern living, this adaptable outdoor area gives your home the potential to grow alongside your lifestyle, creating more room for comfort, cherished moments, and new beginnings.

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Special Characteristics

EXTERIOR

A 2-Car Carport

B Expansive Windows

C Bitumen Asphalt Roof

D Double Swing Entrance Doors





INTERIOR

E Living Room & Dining Room

F Master Bedroom

G Kids Bedroom

H Expandable Backyard

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Serene
Surrounding

At Austin Residence, serenity is woven into every corner of the neighborhood. Beautifully landscaped gardens, tree-lined streets, and inviting green spaces create a refreshing atmosphere where nature and modern living exist in harmony.
Thoughtfully designed surroundings offer a peaceful retreat from the bustle of everyday life, inviting residents to enjoy leisurely strolls, quiet moments, and meaningful time with loved ones.



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A Serene Living Environment

A charming environment where natural beauty, tranquility, and the warmth of home come together to create a more fulfilling living experience. The surrounding greenery creates a welcoming atmosphere that enhances everyday comfort and relaxation.

Exclusive Clubhouse

An Exclusive Space for Quality Time

Offers an exclusive space where residents can enjoy quality moments, build meaningful connections, and create lasting memories in a warm, welcoming, and refined atmosphere.







Discover Exclusive Amenities

- Swimming Pool: Enjoy refreshing moments with your children in a safe and inviting swimming pool.
- Children's Playground: Let your little ones explore, play, and create joyful memories in a dedicated play area.
- 3-on-3 Basketball Court: Experience the excitement of friendly competition and quality time with family and friends on the basketball court.

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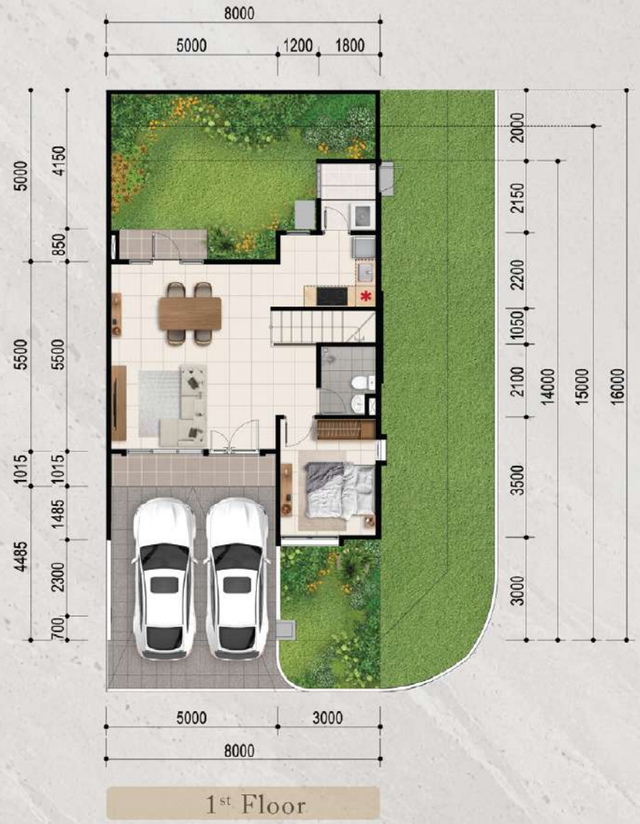
8x14/15/16 Type

CORNER



FLOOR PLAN



1st Floor



2nd Floor

Land Area

Var

Building Area

119 m²

3 3 1 2

*Concrete countertops and kitchen sets are not included, but installation provisions are provided.

8 Type x14/16

STANDARD



FLOOR PLAN



1st Floor



2nd Floor

Land Area

112/128 m²

Building Area

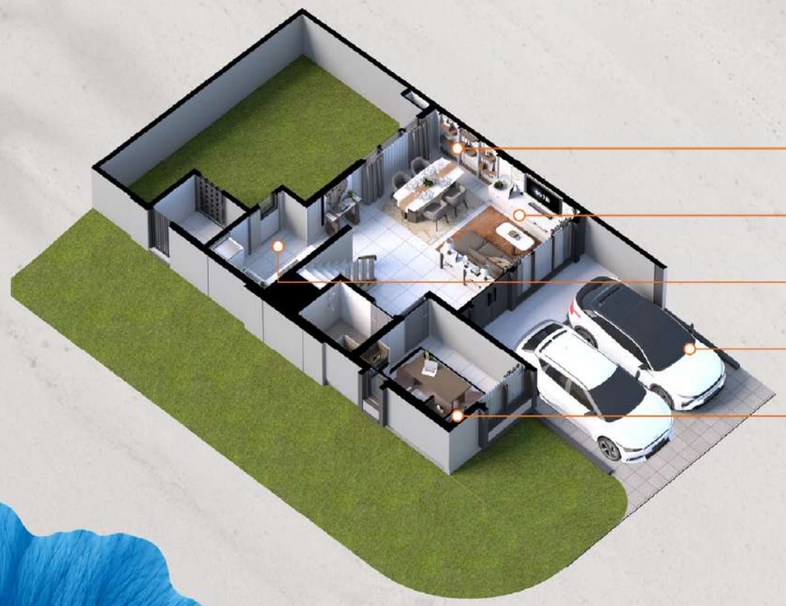
119 m²

3 3 1 2

*Concrete countertops and kitchen sets are not included, but installation provisions are provided.

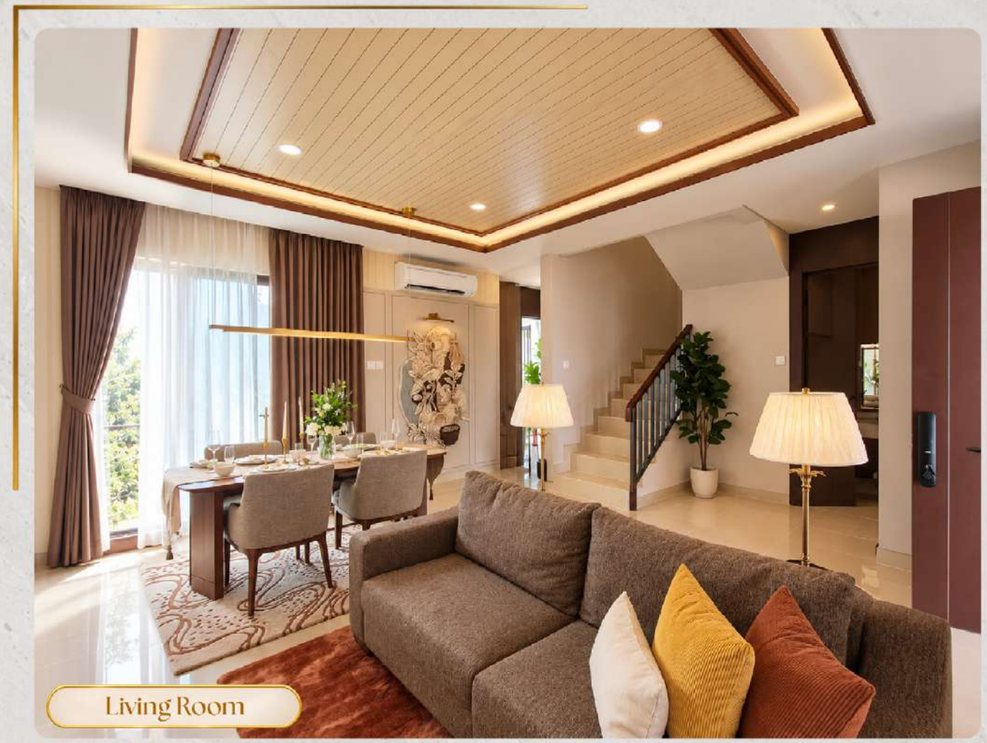
AXONOMETRIC





A Home Designed for

Meaningful Moments







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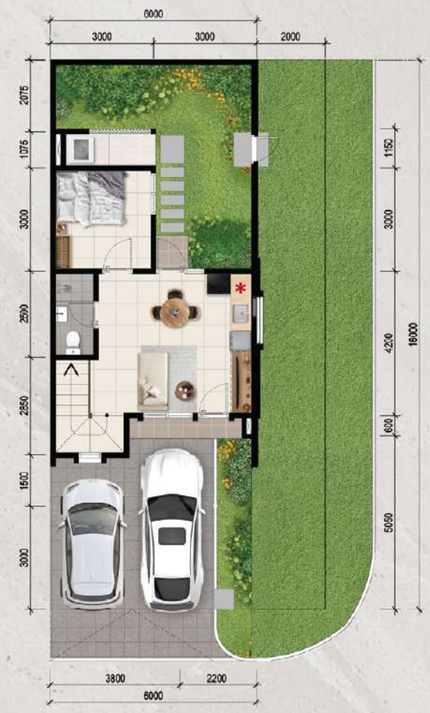
Type 6 x16

CORNER



FLOOR PLAN



1st Floor



2nd Floor

Land Area

Var

Building Area

86 m²

3 2 1 2

*Concrete countertops and kitchen sets are not included, but installation provisions are provided.

Type 6 x16

STANDARD



FLOOR PLAN



1st Floor



2nd Floor

Land Area
96 m²

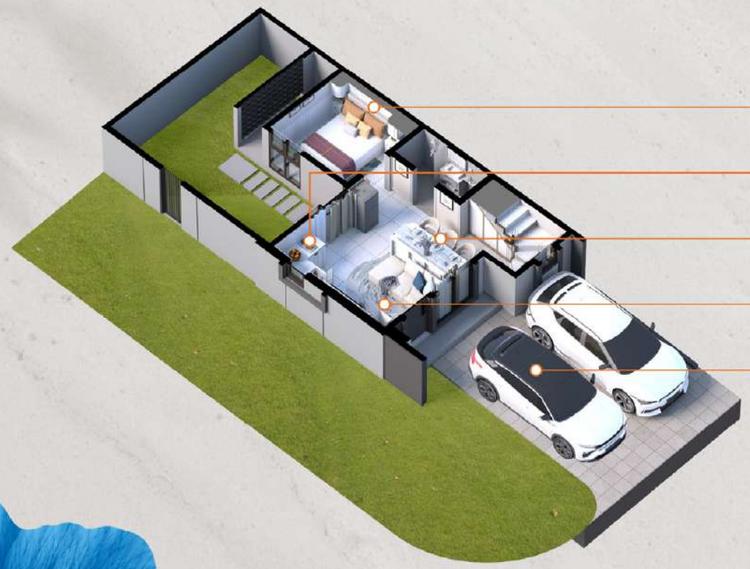
Building Area
86 m²

3 | 2 | 1 | 2

*Concrete countertops and kitchen sets are not included, but installation provisions are provided.

AXONOMETRIC





A Home Designed for
Meaningful Moments


Master Bedroom


Kids Bedroom


Dining Room

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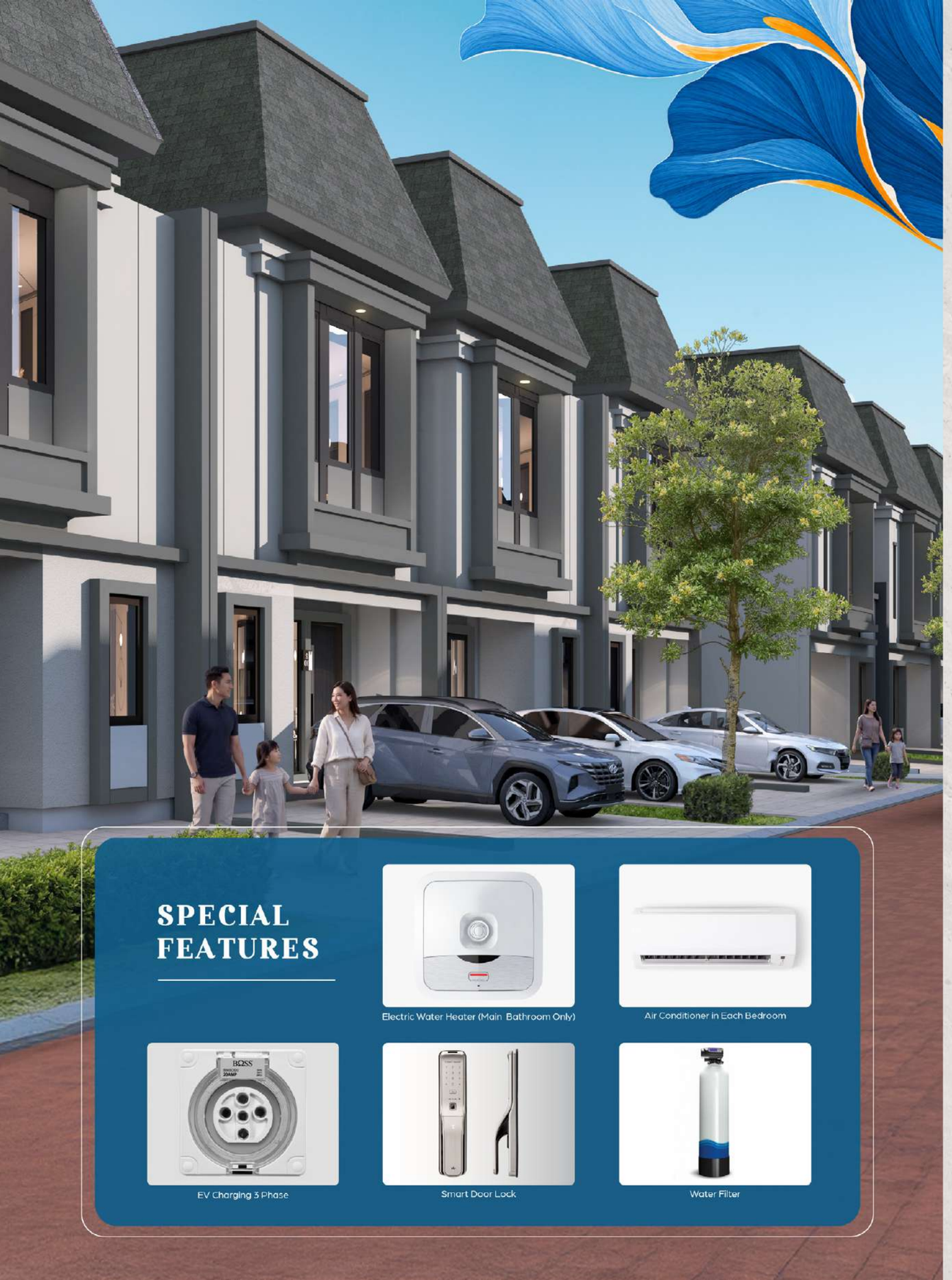

SPECIAL FEATURES

Electric Water Heater (Main Bathroom Only)

Air Conditioner in Each Bedroom

EV Charging 3 Phase

Smart Door Lock

Water Filter

MATERIAL SPECIFICATION

GENERAL SPECIFICATIONS

Exterior

Facade	: Exterior paint finish.
Carport	: 40 × 40 cm ceramic tile.

Interior

Main Flooring	: 60 × 60 cm homogeneous tile.
Bathroom Flooring	: 30 × 30 cm ceramic tile.
Bathroom Walls	: 30 × 60 cm ceramic tile.
Service Area Flooring	: 40 × 40 cm ceramic tile with a rustic or textured finish.
Terrace Flooring	: 40 × 40 cm ceramic tile.
Interior Walls	: Interior paint finish.
Door & Window Frames	: Aluminium frames, main door (solid Engineering wood) duco spray finish.
Door Panels	: Engineered wood (duco spray finish).
Door Hardware & Ironmongery	: Onassis or equivalent. Smart door lock by Onassis.
Sanitary Fixtures	: Amstad or equivalent.
Ceilings	: Painted gypsum ceilings with shadow-line detailing (indoor areas).
Lighting Fixtures	: LED downlight.
Main Staircase	: Reinforced concrete staircase, finished with 60 × 60 cm homogeneous tile.

TECHNICAL SPECIFICATIONS

Foundation	: Bored pile or foot plate.
Walls	: Lightweight bricks.
Structural System	: Reinforced concrete.
Roof Framing	: Lightweight steel roof structure.
Roof Covering	: Bitumen asphalt roof + metal roof.
Electrical Capacity	: 3,500 VA.
Water Supply	: PERUMDAM.
Ground Water Tank (GWT)	: 500-liter fiberglass water tank + pump.
Septic Tank	: 1,000-liter biofil septic tank.

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SITE PLAN



Legend

- Type 8x16
- Type 8x15
- Type 8x14
- Type 6x16
- Show Unit
- Electrical Panel
- Street Lights
- Power House
- Lightning Rod
- Elevation

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ORIENTATION MAP



LEGEND

GOLF COURSE

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

MEDICAL CENTER

1. Bethsaida Hospital
2. Bethsaida Clinic
3. Eka Hospital
4. EMC Healthcare
5. St. Carolus Hospital
6. Mitra Keluarga Hospital
7. Siloam Hospitals
8. Rapha Signature

MALL & EATERY

1. BEZ Walk
2. Hampton Square
3. Black Owl
4. Papaya
5. Qbig
6. ICE BSD
7. AEON
8. Living World
9. Mall @ Alam Sutera
10. IKEA
11. Summarecon Mall Serpong
12. Supermal Karawaci
13. Aroem Resto & Ballrom Serpong

EDUCATIONAL INSTITUTIONS

1. Matana University
2. Tarakanita School
3. Pelita Harapan University
4. Pahoa School
5. BINUS University
6. Syafana Islamic School
7. Multimedia Nusantara University
8. Multimedia Nusantara Polytechnic
9. Pradita University
10. Prasetiya Mulya University

AIRPORT

1. Soekarno-Hatta International Airport

HOTELS

1. Atria Hotel
2. Vega Hotel
3. Ibis Hotel
4. Fame Hotel
5. JHL Solitaire
6. Episode Hotel
7. Qubika Boutique Hotel
8. Santika Premiere Hotel
9. Mercure Hotel
10. Harris Hotel