



CLUSTER 1

ALLURA

@LAVON





The Lavon masterplan's vision is to produce an outstanding development to live, work, and play in secure surroundings that folks from all walks of life can enjoy.

WELCOME TO
**A NEW
 LIVING
 STANDARD**

The vision is to offer luxurious homes that are affordable and easily accessible, yet distinguished enough to set a lifestyle standard of their own.



- Most Premium Location
- Golf Course
- Eco Corridor with Connectivity & Child Friendly Facility
- Fascinating 4.8Ha Retail Concept and Lifestyle
- 4Ha Clubhouse with 5-star Facilities
 Multi-purpose Hall | Indoor and Outdoor Children Playground |
 Gym Room | Yoga Room | Entertainment Room |
 Karaoke Room | Reading Room
- National Plus School (2018)
- Double-gated Community
- FTTH (Fiber To The Home)
- Best Estate Management System
- Future Development Potential with Green Development Township

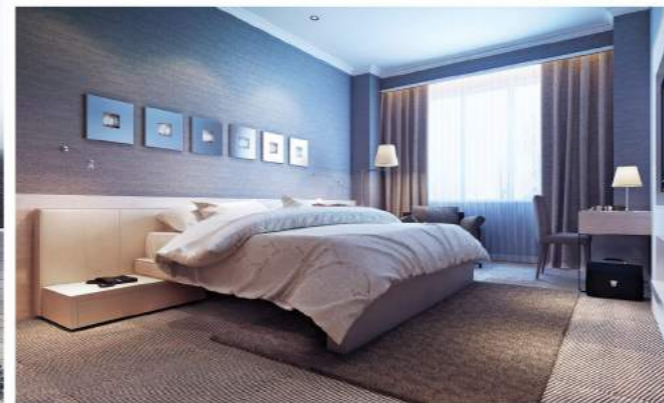


THE
**Eco
 CORRIDOR**

Endless possibilities of engaging activities around the development await you. With ample space and avenues in the Eco Corridor for all age groups, bond with your loved ones in nature's welcoming embrace.



STYLISH LIVING FROM WITHIN



TYPE A SERIES

Archways, ornamental ironwork and wooden doors dominate the Spanish-inspired homes for a more charming environment.

TYPE B SERIES

Composition of volumes, integration of traditional materials and large windows are more apparent in the Spanish-inspired homes, where sleek lines and wooden columns take centre stage as main features.



Game Room



Eco Corridor

BLOSSOMING LIFE IN EVERY CORNER

Experience luxury at its prime with Lavon's impressive array of facilities and amenities including the Golf Course, the much-anticipated Eco Corridor that allows seamless connectivity throughout the development, and child-friendly facilities. One of Lavon's main highlights is the 4Ha Clubhouse with 5-star facilities such as the multi-purpose hall, an indoor and outdoor children playground, a gym, yoga room, entertainment room, karaoke room and a reading room to top it all off.

Lavon boasts a double-gated community that ties in with the best estate management system heralded by the esteemed developer, Swan City itself. Aiming to create a wholesome journey for its residents and visitors, the future development township caters to a wide range of interests and lifestyle ventures for optimum enjoyment.



Clubhouse



TYPE A SERIES

Land Area 66 sq.m.
Building Area 79 sq.m.

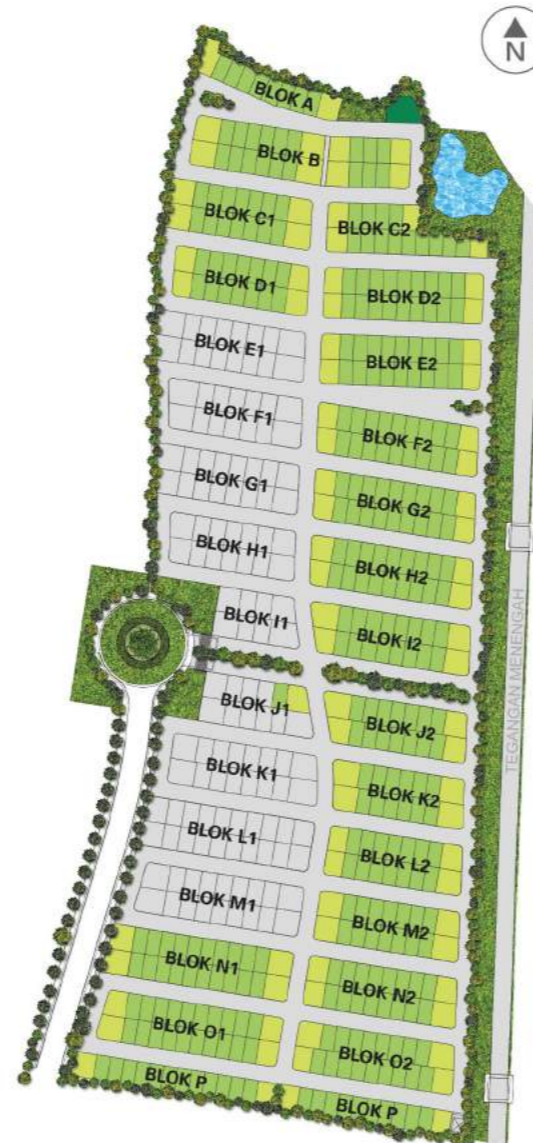
1st Floor	2nd Floor
1 Bedroom	2 Bedrooms
1 Bathroom	1 Bathroom



1st FLOOR



2nd FLOOR



■ A series ■ A series (CORNER)



LEGEND

- A series
- A series (CORNER)
- B series
- B series (CORNER)

Development by:



LAVON MARKETING GALLERY

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TYPE B SERIES

Land Area 77 sq.m.
Building Area 93 sq.m.

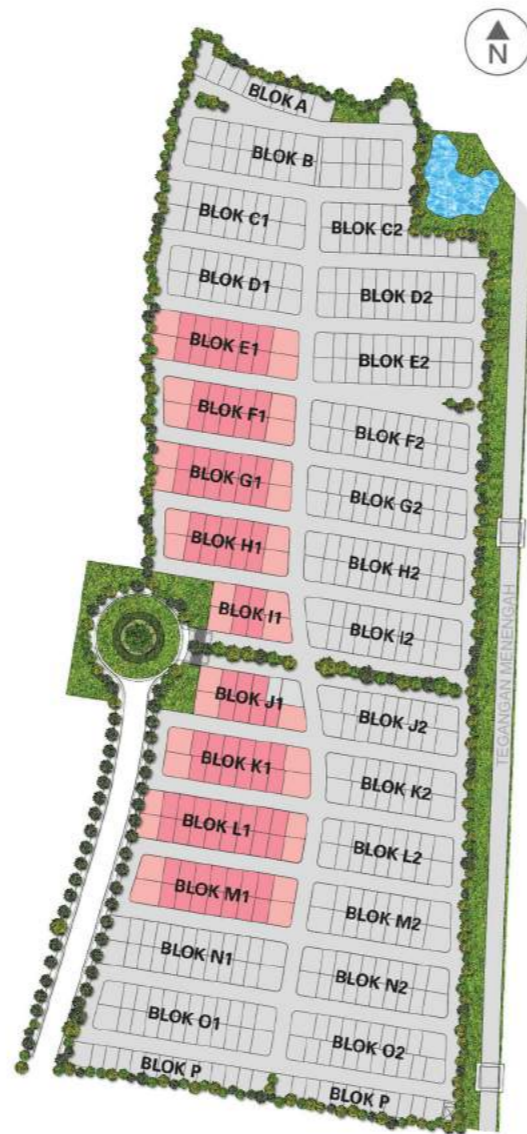
- | | |
|------------------|------------------|
| 1st Floor | 2nd Floor |
| 1 Bedroom | 3 Bedrooms |
| 1 Bathroom | 2 Bathrooms |



1st FLOOR



2nd FLOOR



■ B series ■ B series (CORNER)



LEGEND

- A series
- A series (CORNER)
- B series
- B series (CORNER)

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SPECIFICATIONS

STRUCTURE	: Reinforced Concrete
WALL	: Light Break Wall
ROOF	: Concrete Roof Tile
CEILING	: Gypsum Board for Dry Area Water Resistant Gypsum Board for Wet Area
WINDOWS	: Aluminium Frame
DOORS	
Main Entrance	: Solid Engineering Wood
Bedrooms	: Honeycomb Engineering Wood
Bathrooms	: Honeycomb Engineering Wood
FLOORING	
Living & Dining	: Homogenous Tile 60 x 60 cm
Bedrooms	: Homogenous Tile 60 x 60 cm
Kitchen	: Homogenous Tile 60 x 60 cm
Bathrooms	: Ceramic Tile
WALL FINISHING	
External	: Weathershield Paint
Internal	: Paint Finish
Bathroom	: Ceramic Tile
SANITARY INSTALLATION	: TOTO or equivalent
Water	: PAM
Electrical	: 2.200 Watt

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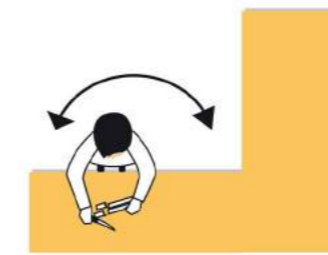
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FEATURES

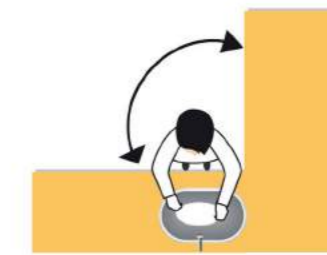


GOLDEN 90-DEGREE ANGLE

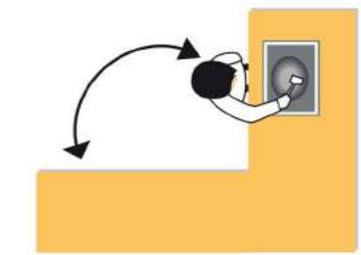
This golden 90-degree angle in the kitchen ensures that all activities such as prepping, cooking, and washing are all done effectively. With proper ventilation, the cooker hood isn't necessary, saving cost for owners.



Prepping



Washing

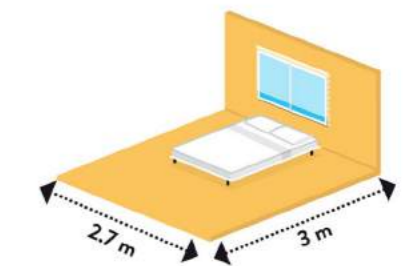


Cooking



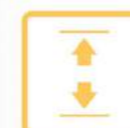
SPACIOUS COMFORT

Despite its compact size, the bedrooms' comfort levels are kept optimal. Every bedroom is designed so that they each enjoy unique views, natural lighting and ventilation.



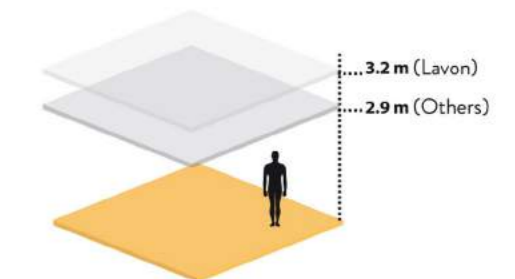
BRIGHT & FRESH

Good air circulation and natural light is the main focus of our bathroom designs, so that damp air and odour is lifted to prevent molding.



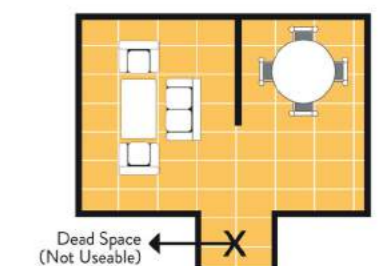
VERTICAL VOLUME ADVANTAGES

Differing from the industry standard, Lavon's ceiling design was made higher to allow for endless possibilities; bedroom storage, more kitchen cabinets and more toilet space, just to name a few.



MAXIMISED EFFICIENCY

The living room, dining room and transition room all boast designs that allow natural light to flood in. Lavon homes are also designed with maximum efficiency without any dead space, resulting in savings for home buyers all around.



A THRIVING LOCALLE



Lavon is located in an up-and-coming area in Tangerang, where accessibility is made possible by its proximity to the Cikupa Direct Exit Toll KM 31, and the upcoming toll to/from Airport Soekarno Hatta, and to/from Serpong/Pondok Indah.

The development is also based in the intersection of 2 tollways, which are the Jakarta - Merak tollway, and the Serpong - Balaraja - Airport tollway. The future Balaraja - Cikarang MRT line also enables easy travelling into and out of the area, making it the next residential hotspot.

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