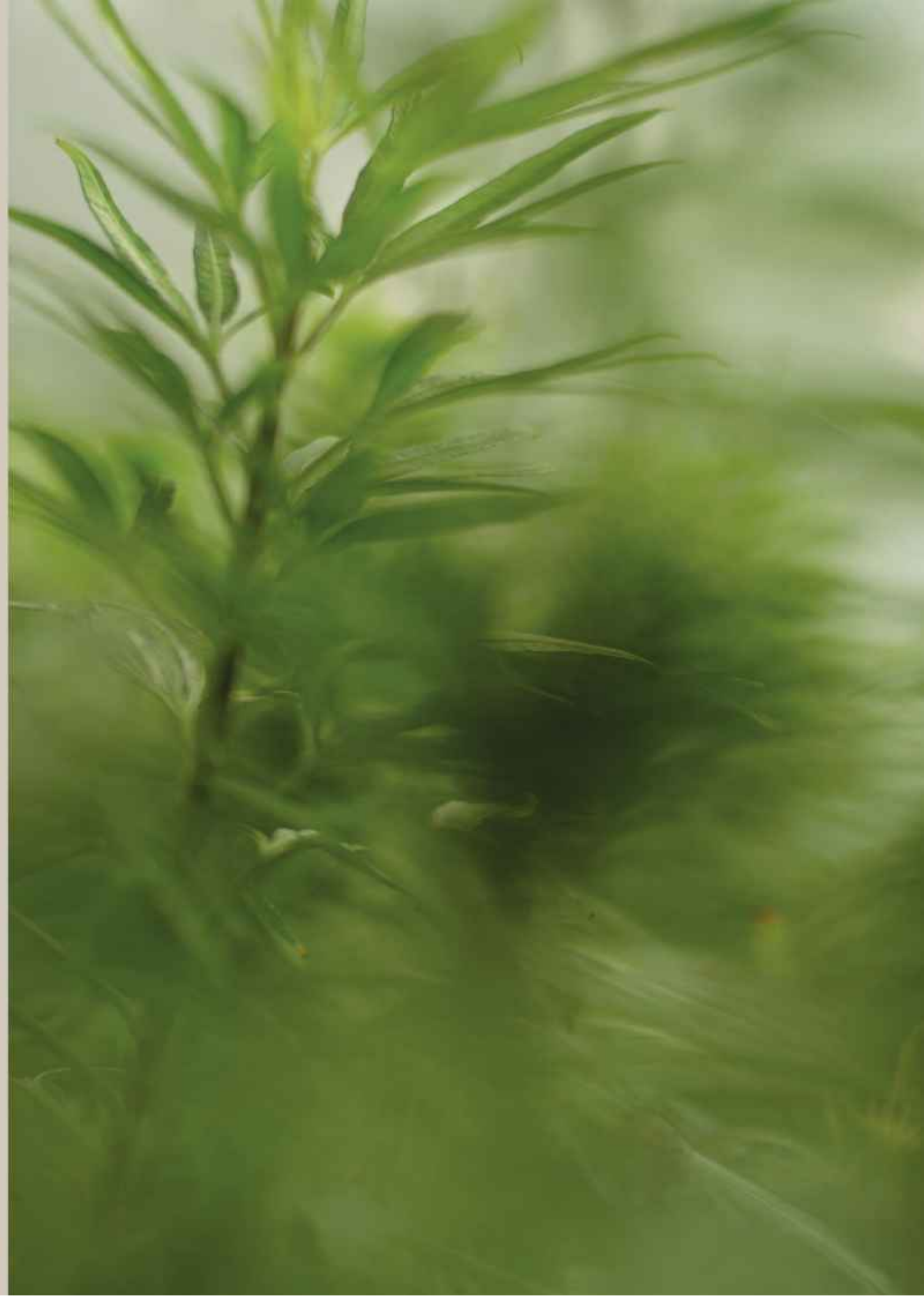




THE KAIA  
YARA





Elevate Living





Grand Wisata is delighted to introduce The Kaia, a new upscale residential district that seamlessly combines modern architecture with nature, providing an unparalleled living experience and an elevated standard of living.





Nestled strategically at the heart of Grand Wisata,  
The Kaia ensures true comfort for your daily activities.





Supported by major infrastructures, modern transportations and top-notch facilities, The Kaia is surely becoming the number one choice to elevate living.



The Kaia is surrounded by top-notch facilities





- JORR I
- JORR II
- TOL DALAM KOTA
- TOL CIKAMPEK
- LRT FROM JAKARTA TO EAST BEKASI
- KERETA CEPAT JAKARTA - BANDUNG
- JALAN PROTOKOL

DISTANCE

To LRT Jati Mulya	10 mins
To Jakarta	15 mins
To Stasiun Kereta Cepat Halim	20 mins
To Bandara Halim	20 mins
To Bandara Soekarno Hatta	45 mins
To Cipali Toll	1 hour
To Bandung	1.5 hours

FACILITIES



**Education**  
 Sekolah Islam Al-Azhar  
 IPEKA  
 Notre Dame



**Health**  
 Eka Hospital  
 RS Hermina



**Entertainment**  
 Go! Wet Waterpark



**Mall**  
 Living World



**Market**  
 Pasar Modern



**Sport**  
 Premium Clubhouse



**Automotive**  
 GW Auto Center



**Shop & Dining**  
 Cafe Walk



**Gas Station**  
 Shell  
 BP



Peace Inside Out





Stroll along the Grand Boulevard of The Kaia and experience the refreshing embrace of nature, a serene escape in the middle of the vibrant heartbeat of Grand Wisata.



The grand boulevard of The Kaia



Behind secure gates and amid lush landscapes, residents find solace in The Kaia—an exclusive and private neighborhood.



Kaia's private and exclusive cluster



The Kaia Clubhouse serves as the ultimate hangout spot, fostering community connections and relaxation for residents.



Kaia's exclusive cluster premium clubhouse



The Kaia Clubhouse is facilitated with outdoor swimming area, kid's pool, and futsal, as well as multi-function rooms for community gathering.





New Age of Luxury Living





Yara is our first premium development inside The Kaia. Located at the forefront of The Kaia's gate to ensure easy access and security.



Yara's main gate



# The next level of luxury development.

## SECURITY



### Double Security Gate

The premise is guarded by two main portals, the Kaia gate and the Yara gate.



### 24H Surveillance

Round-the-clock surveillance provide residents with heightened safety measures and peace of mind.



### Smart Home System

Every house is connected to a Smart Home System which enable you to monitor through your mobile phone, included Smartdoor, IP Camera, Light Switch, and Door Monitor.

## FACILITIES



### The Kaia Clubhouse

Each residents are entitled to use The Kaia Clubhouse serves as an ultimate hangout spot.



### The Kaia Boulevard

Enjoy afternoon walk or ride your bicycle around The Kaia Boulevard with verdant greeneries.



### Living World Mall

The new Living World shopping mall will be located within a short distance from Yara.

## ARCHITECTURE



### Prominent Design

Designed by Hadi Vincent, one of the Indonesian prominent architect with a concept that embrace the dynamism, interlocking and openness.



### Unique Wall Finishes

To emphasize the uniqueness of the facade, the architect combines different exterior wall finishes, such as: Sintered Stone, Textured paint, Weathercoat Paint, and Modified Clay Tile.



### Solar Panel Ready

Every house is equipped with Sunroof Sunterra 1,82 kWp that can save your electric bills and reduce carbon footprints.

## INTERIOR



### Home Lift

Enhance your lifestyle with the convenience of a residential elevator in your home, making it effortless to transition between floors.



### Luxurious Bathroom

Primary bathrooms are equipped with Kohler brand or equivalent, vanity cabinet, black granite top table and mirror.



### Multi-function Room

Yara is designed to give a flexibility for the owner to design the room that suitable for their needs.



Luxury in Every Detail

Yara 12





## YARA 12

Yara 12 beckons you to a realm of sophistication and comfort with its sprawling land area of 240 square meters. Boasting four bedrooms, five bathrooms, and a dedicated garage, Yara 12 is a residence that encapsulates luxury in every detail. From the carefully curated interiors to the thoughtfully designed spaces, this home is a testament to exquisite living. Immerse yourself in the pinnacle of elegance and functionality at Yara 12 – where luxury is woven into every aspect. Welcome to a residence where opulence meets meticulous detailing.



Facade of Yara 12

Land Area	12x20 (240 m <sup>2</sup> )
Building Area	328 m <sup>2</sup>
Bedroom	4
Bathroom	5
Wet Kitchen	1
Maid Bedroom	1
Maid Bathroom	1
Carport	4



Create a modern garage space where you can park up to 4 cars inside and outside, store your tools or convert into something special.



At the ground floor, you can experience a gym room facing to the garden, designed to optimize your workout without the hassle of going out.





YARA 12

The dining and living area is thoughtfully designed with ample space to ensure everyday comfort that blends with garden or swimming pool of your choice.



Dining and living area



A multi-function room at the second floor can be utilized as a guest bedroom or an entertainment room.





Immerse yourself in the master bedroom that exudes a sophisticated ambiance of luxurious living.



Master bedroom



GF



2F



3F



**SPECIFICATION**

Foundation: Concrete Pile  
 Main Structure: Reinforced Concrete  
 Railing: Metal with Paint Coat Finish, Engineering Wood Handle Paint Finish  
 Ceiling: Gypsum Board with Paint Finish  
 Window: Aluminium Frame YKK Nexsta (or equivalent)  
 Roof: Concrete Tile Roof Cisangkan (or equivalent); UPVC Roof  
 Electrical Hardware: Simons (or equivalent)  
 Floor Finish: Homogenous Tile (60x120) & (60x60)  
 Home Lift

**Wall**  
 Bathroom Wall: Homogenous Tile (60x120) & (60x60)  
 Exterior Wall Finishes: Sintered Stone Quadra (or equivalent); Textured Paint; Weathercoat Paint; Modified Clay Tile Phomi/Flexitile (or equivalent)  
 Interior Wall Finishes: Plaster with Paint Finish

**Door**  
 Door: Solid Engineering Door with Architrave, with HPL Finish  
 Garage Door: Metal Door  
 Bathroom Door: Solid Engineering Door, with HPL Finish  
 Door Hardware: Wallsby (or equivalent)

**Carport**  
 Carport Canopy Structure: Steel Structure  
 Carport Canopy Roof: UPVC Roof  
 Carport Canopy Ceiling: UPVC

**Bathroom**  
 Sanitary: Kohler (or equivalent)  
 Free Standing Bathtub  
 Vanity Cabinet: HPL finish, Blockmin interior  
 Top Table: Granite (Black)  
 Mirror: Included

**Wet Kitchen**  
 Top Table: Solid Surface  
 Backsplash: Homogenous Tile 60x60  
 Cabinet: HPL finish, Blockmin interior  
 Sink: Modena (or equivalent)  
 Kitchen Faucet: Modena (or equivalent)

**Smart Home System**  
 KEND (or equivalent)  
 Smartdoor: 1 Pcs  
 IP Camera: 4 Pcs  
 Light Switch: 2 Pcs  
 Door Monitor: 1 Pcs  
 Motion Sensor: 2 Pcs  
 Smoke Detector: 1 Pcs  
 Google Nest (or equivalent): 1 Pcs

**Solar Panel**  
 Sunterra (or equivalent): 5 Panel @550 Wp (2,750 Wp)

**Electricity Wattage**  
 11,000 Kwh



A Resonance of Joy

Yara 10





## YARA 10

Yara 10 invites you to discover a home that echoes with joy and comfort. With a spacious land area of 220 square meters, four bedrooms, five bathrooms, and a multi-function room, Yara 10 is crafted for a harmonious living experience. This residence seamlessly blends modern design with thoughtful features, creating a space where joy and functionality coexist. Welcome to Yara 10 – where your living experience resonates with happiness and fulfillment.



Facade of Yara 10

Land Area	10x18 (180 m <sup>2</sup> )
Land Area	10x20 (200 m <sup>2</sup> )
Land Area	10x22 (220 m <sup>2</sup> )
Building Area	260 m <sup>2</sup>
Bedroom	4
Bathroom	5
Multi-function Room	1
Wet Kitchen	1
Maid Bedroom	1
Maid Bathroom	1
Carport	2



YARA 10

A comfortable living space for dining and relaxing facing directly to the outdoor space, best for fresh air circulation.



Dining and living area



The kids' bedroom is an interactive space crafted to ignite creativity and nurture imagination.



Boost productivity with our dedicated home office space, perfect for remote work, freelancing, studying, or personal tasks.





Discover the expansive sanctuary of the master bedroom, offering a tranquil retreat that seamlessly blends comfort and luxury.



Master bedroom



An extra multi-function room at the top floor is a perfect space to spend a quality time with your loved ones for entertainment or hobby.





GF



2F



3F



**SPECIFICATION**

Foundation: Concrete Pile  
 Main Structure: Reinforced Concrete  
 Railing: Metal with Paint Coat Finish, Engineering Wood Handle Paint Finish  
 Ceiling: Gypsum Board with Paint Finish  
 Window: Aluminium Frame YKK Nexsta (or equivalent)  
 Roof: Concrete Tile Roof Cisangkan (or equivalent); UPVC Roof  
 Electrical Hardware: Simons (or equivalent)  
 Floor Finish: Homogenous Tile (60x120) & (60x60)  
**Wall**  
 Bathroom Wall: Homogenous Tile (60x120) & (60x60)  
 Exterior Wall Finishes: Sintered Stone Quadra (or equivalent); Textured Paint; Weathercoat Paint; Modified Clay Tile Phomi/Flextile (or equivalent)  
 Interior Wall Finishes: Plaster with Paint Finish

**Door**  
 Door: Solid Engineering Door with Architrave, with HPL Finish  
 Bathroom Door: Solid Engineering Door, with HPL Finish  
 Door Hardware: Wallsby (or equivalent)  
**Carport**  
 Carport Canopy Structure: Steel Structure  
 Carport Canopy Roof: UPVC Roof  
 Carport Canopy Ceiling: UPVC  
**Bathroom**  
 Sanitary: Kohler (or equivalent)  
 Vanity Cabinet: HPL finish, Blockmin interior  
 Top Table: Granite (Black)  
 Mirror: Included

**Wet Kitchen**  
 Top Table: Solid Surface  
 Backsplash: Homogenous Tile 60x60  
 Cabinet: HPL finish, Blockmin interior  
 Sink: Modena (or equivalent)  
 Kitchen Faucet: Modena (or equivalent)

**Smart Home System**  
 KEND (or equivalent)  
 Smartdoor: 1 Pcs  
 IP Camera: 4 Pcs  
 Light Switch: 2 Pcs  
 Door Monitor: 1 Pcs  
 Motion Sensor: 2 Pcs  
 Smoke Detector: 1 Pcs  
 Google Nest (or equivalent): 1 Pcs

**Solar Panel**  
 Sunterra (or equivalent): 4 Panel @550 Wp (2,200 Wp)

**Electricity Wattage**  
 5.500 Kwh



A Home That Has Everything

Yara 8





## YARA 8

Yara 8 is more than just a house; it's a home that has everything you need. With a spacious land area of 144 square meters, four bedrooms, a versatile multi-purpose room, and four bathrooms, Yara 8 is designed for modern living. Experience the perfect blend of elegance and comfort, where every detail is carefully considered. This is your invitation to a home that truly has it all – welcome to Yara 8.



Facade of Yara 8

Land Area	8x18 (144 m <sup>2</sup> )	Land Area	8x16 (128 m <sup>2</sup> )
Building Area	195 m <sup>2</sup>	Building Area	182 m <sup>2</sup>
Bedroom	4	Bedroom	4
Bathroom	4	Bathroom	4
Multi-function Room	1	Multi-function Room	1
Maid Bedroom	1	Maid Bedroom	1
Maid Bathroom	1	Maid Bathroom	1
Carport	2	Carport	2



Indulge in a healthier lifestyle as abundant sunlight and fresh air grace the dining and living area.



Dining and living area



The spacious master bedroom is a peaceful retreat after a long day outside.



Master bedroom



The teenage bedroom seamlessly integrates contemporary design with functionality and offers intelligent storage solutions.



A dedicated space within the house is designed as a home office, offering abundant natural light and serene surroundings.





GF  
(8x18)



GF  
(8x16)



2F  
(8x18)  
(8x16)



3F  
(8x18)  
(8x16)



**SPECIFICATION**

Foundation: Concrete Pile  
 Main Structure: Reinforced Concrete  
 Railing: Metal with Paint Coat Finish;  
 Engineering Wood Handle Paint Finish  
 Ceiling: Gypsum Board with Paint Finish  
 Window: Aluminium Frame YKK Nexsta  
 (or equivalent)  
 Roof: Concrete Tile Roof Cisangkan  
 (or equivalent); UPVC Roof  
 Electrical Hardware: Simons (or equivalent)  
 Floor Finish: Homogenous Tile  
 (60x120) & (60x60)  
**Wall**  
 Bathroom Wall: Homogenous Tile  
 (60x120) & (60x60)  
 Exterior Wall Finishes: Sintered Stone Quadra  
 (or equivalent); Textured Paint; Weathercoat  
 Paint; Modified Clay Tile Phomi/Flexitile  
 (or equivalent)  
 Interior Wall Finishes: Plaster with Paint Finish

**Door**  
 Door: Solid Engineering Door with Architrave,  
 with HPL Finish  
 Bathroom Door: Solid Engineering Door, with  
 HPL Finish  
 Door Hardware: Wallaby (or equivalent)  
**Carport**  
 Carport Canopy Structure: Steel Structure  
 Carport Canopy Roof: UPVC Roof  
 Carport Canopy Ceiling: UPVC  
**Bathroom**  
 Sanitary: Kohler (or equivalent)  
 Vanity Cabinet: HPL finish; Blockmin interior  
 Top Table: Granite (Black)  
 Mirror: Included

**Smart Home System**  
 KEND (or equivalent)  
 Smartdoor: 1 Pcs  
 IP Camera: 4 Pcs  
 Light Switch: 2 Pcs  
 Door Monitor: 1 Pcs  
 Motion Sensor: 2 Pcs  
 Smoke Detector: 1 Pcs  
 Google Nest (or equivalent): 1 Pcs

**Solar Panel**  
 Sunterra (or equivalent): 4 Panel @550 Wp  
 (2,200 Wp)

**Electricity Wattage**  
 5.500 Kwh



Make Yourself A Home







- A GATE KAIA
- B GATE YARA
- TIPE 8x16
- TIPE 8x18
- TIPE 10x18
- TIPE 10x20
- TIPE 10x22
- TIPE 12x20
- TIPE 8x16 VAR
- TIPE 8x18 VAR
- TIPE 10x18 VAR
- TIPE 10x20 VAR
- TIPE 10x22 VAR
- TIPE 12x20 VAR
- GARDU
- PANEL
- PJU



Sinarmas Land is the largest and most diversified property developer in Indonesia. The company manages 10,000 Ha of strategic landbank. It comprises of 2 listed subsidiaries in the Jakarta Stock Exchange with combined market capitalization in excess of USD 2.5 Billion.







# THE KAIA

RESIDENCE

## The Kaia Marketing Boutique:

Grand Wisata Bekasi  
Jl. Sunrise Avenue,  
Lembangjaya, Tambun Selatan,  
Bekasi,  
Jawa Barat 17510, Indonesia

[grandwisetabekasi.com](http://grandwisetabekasi.com)



Member of



**sinarmas land**

Building for a better future

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