



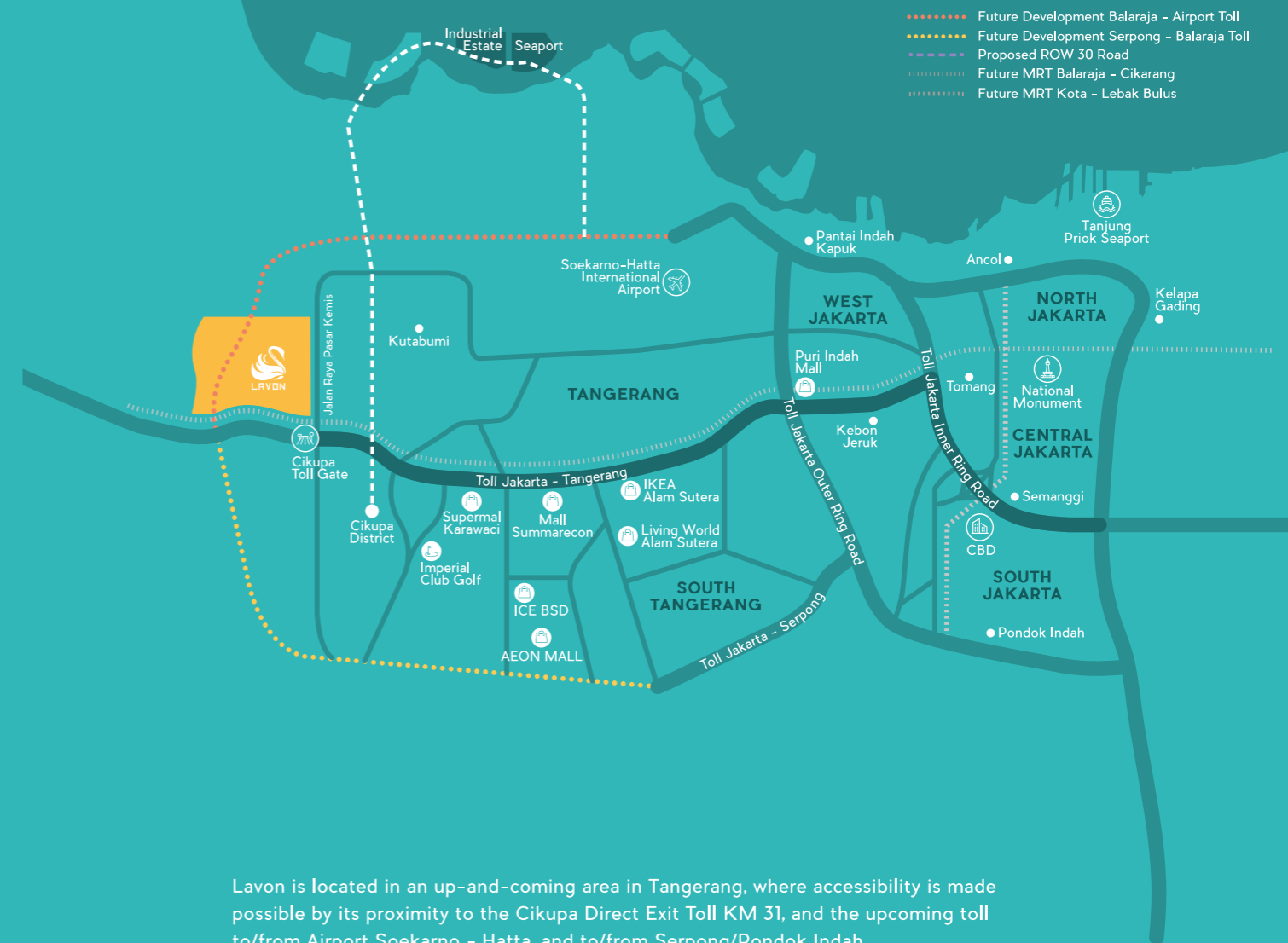
LAVON



GRAVITAS

@LAVON

A THRIVING LOCALE



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.

THE HUB OF
**MORE THAN
10,000
POPULATION**

Being located near the main entrance of Lavon makes the shophouses a premium hotspot for businesses. Combined with the spacious sizes of the shophouses and with its limited units, Gravitas is primed to create a community that people will gravitate to, thus inspiring its name - to fulfill the vision of Lavon's commercial component.





ROOM
TO GROW

You'll have the option to choose from either a 2-storey or 3-storey shophouse to launch your new business. With ample space and an abundance of natural lighting for you to work with, inspiration will know no limit here.



Strategic Location



Retail Area



Limited Units



Generator Set Facility



Customizable Floorplan



Available For 2 Or 3 Floors



4 Different Facade

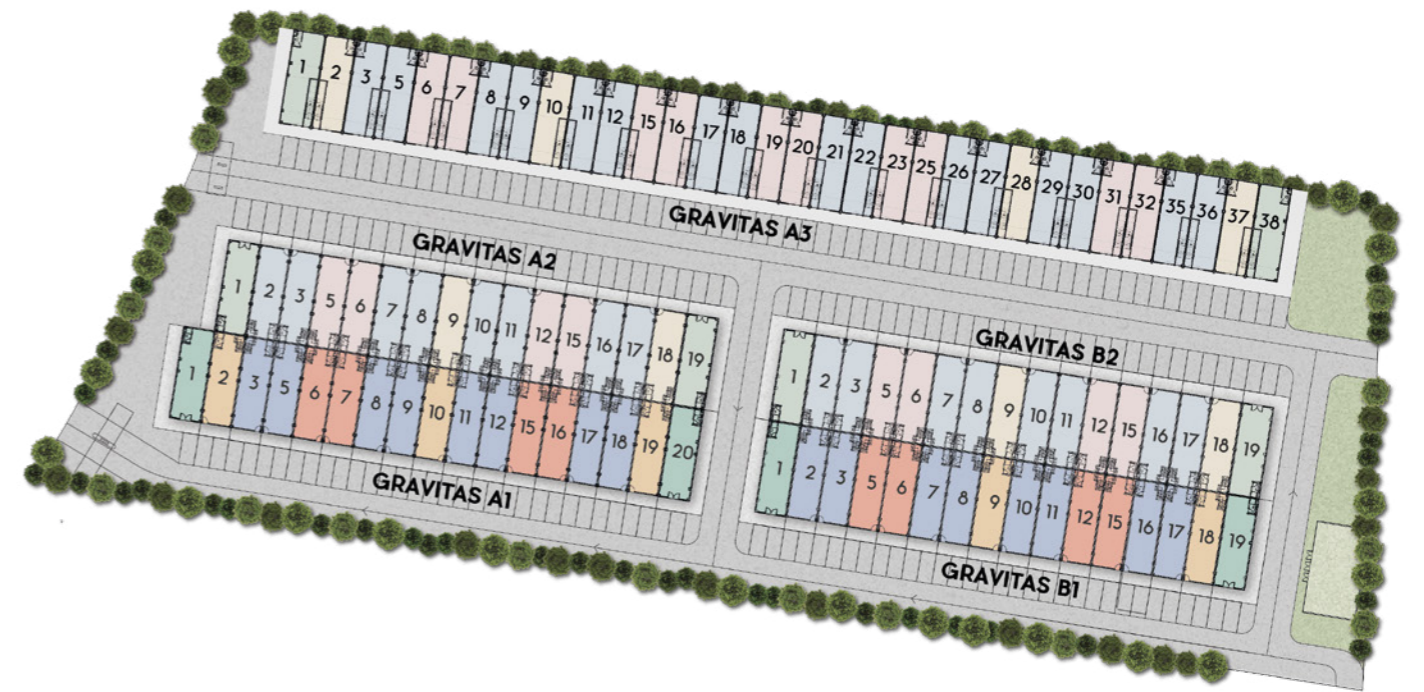


Prominent Display

PART OF
THE RHYTHM



Here at Lavon we envision an exciting retail experience for every individual to partake in. Expand your promising business with us and contribute to maintain the exuberant lifestyles abundant here in our residences.



LEGEND

- Commercial A series - 3 Storey
- Commercial B series - 3 Storey
- Commercial C series - 3 Storey
- Commercial D series - 3 Storey
- Commercial A series - 2 Storey
- Commercial B series - 2 Storey
- Commercial C series - 2 Storey
- Commercial D series - 2 Storey

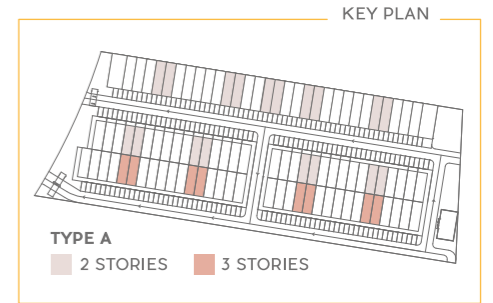
THE ONLY SHOPHOUSE
IN LAVON

Strategically located at the Lavon Main boulevard entrance as well as being within the Tangerang New City township, these contemporary shophouses gain instant attraction from incoming guests. The charming location also features a prominent retail area, adding an unmistakable appeal that visitors and residents alike are sure to gravitate towards.

With 68 shophouse units with 2,600 houses and approximately 7,600 Lavon township residences, you are sure to find your fit here.



TYPES OF UNIT PLANS

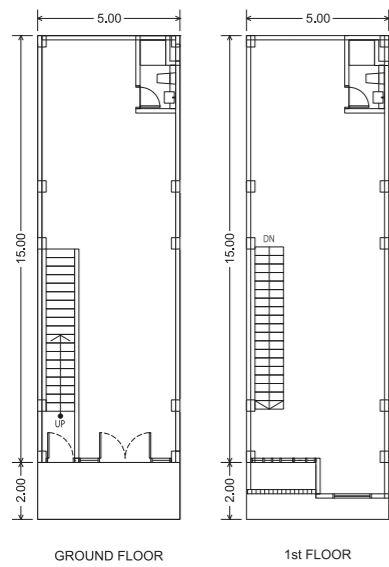


COMMERCIAL A SERIES (2 STORIES)

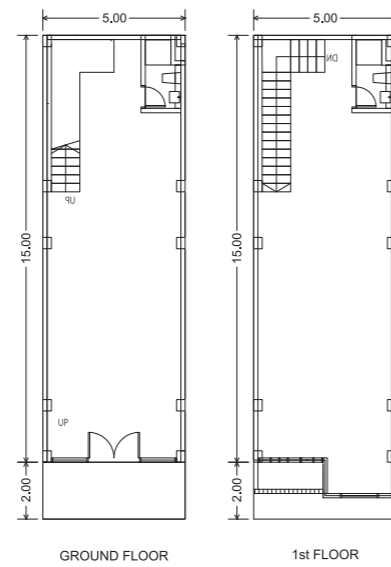
Land Area 85 sq.m.
 Building Area 162.73 sq.m.

COMMERCIAL A SERIES (3 STORIES)

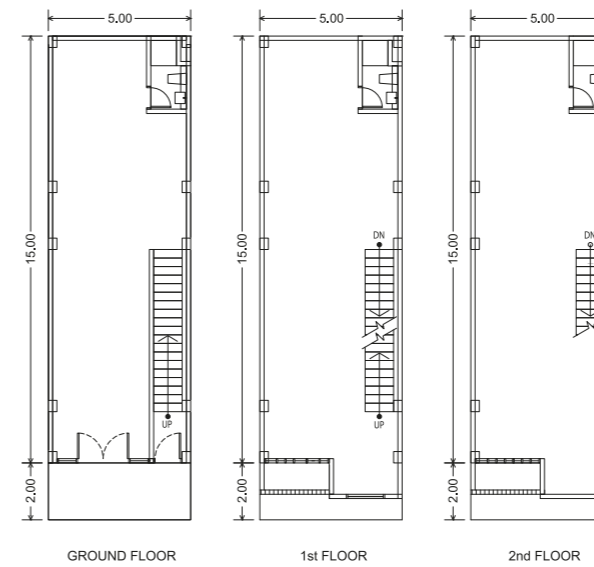
Land Area 85 sq.m.
 Building Area 240.57 sq.m.



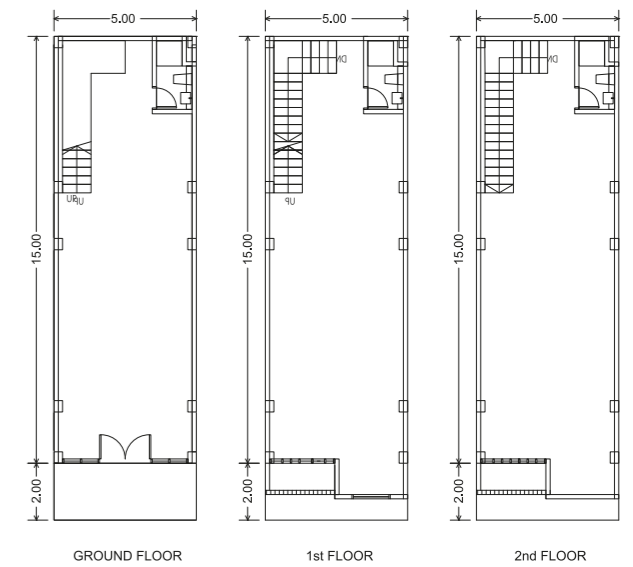
STAIRS OPTION 1



STAIRS OPTION 2

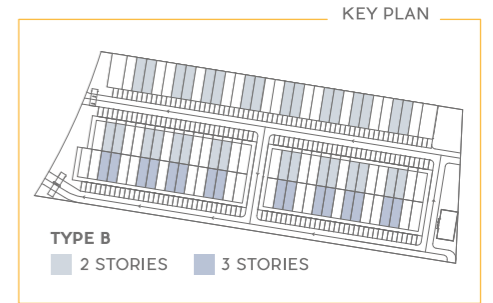


STAIRS OPTION 1



STAIRS OPTION 2

TYPES OF UNIT PLANS

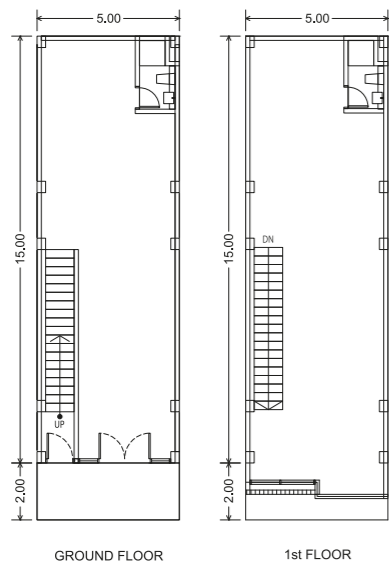


B COMMERCIAL SERIES (2 STORIES)

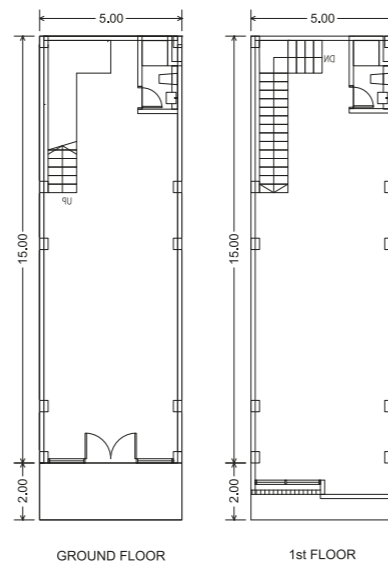
Land Area 85 sq.m.
 Building Area 164.68 sq.m.

B COMMERCIAL SERIES (3 STORIES)

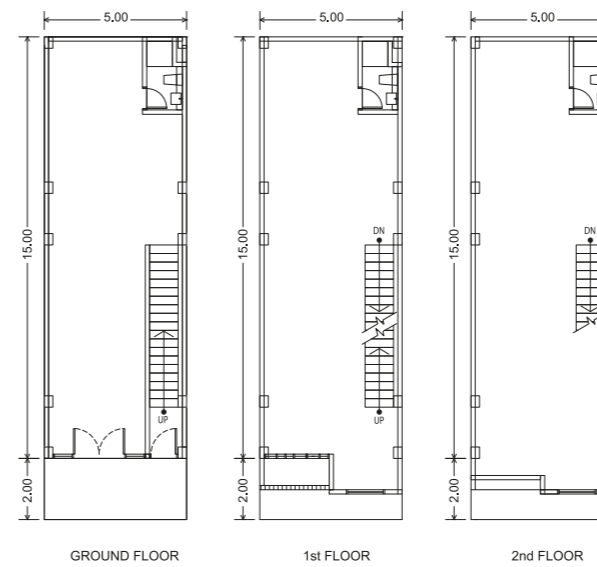
Land Area 85 sq.m.
 Building Area 242.37 sq.m.



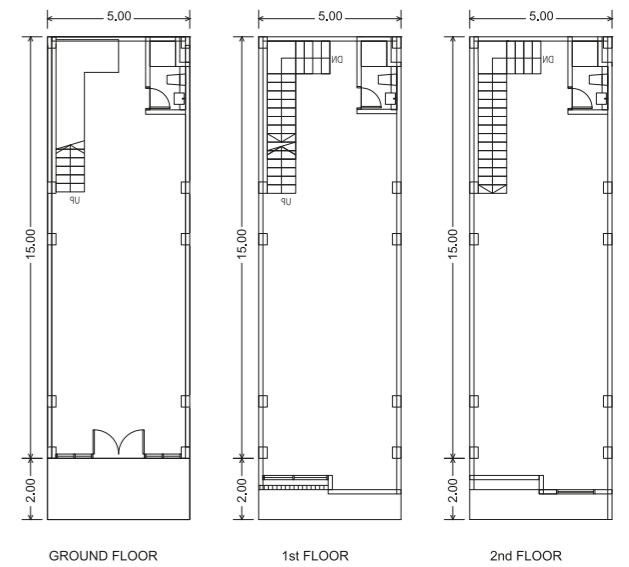
STAIRS OPTION 1



STAIRS OPTION 2

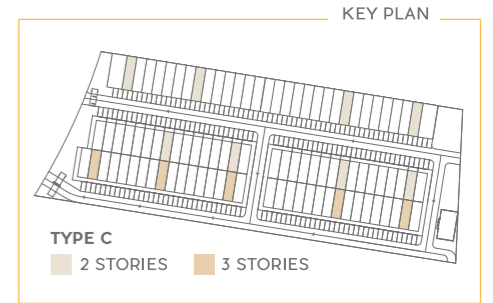


STAIRS OPTION 1



STAIRS OPTION 2

TYPES OF UNIT PLANS

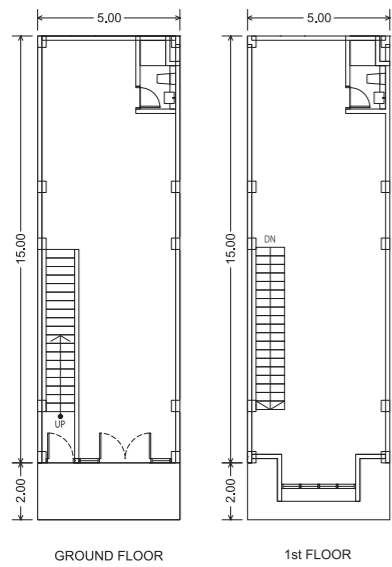


COMMERCIAL SERIES (2 STORIES)

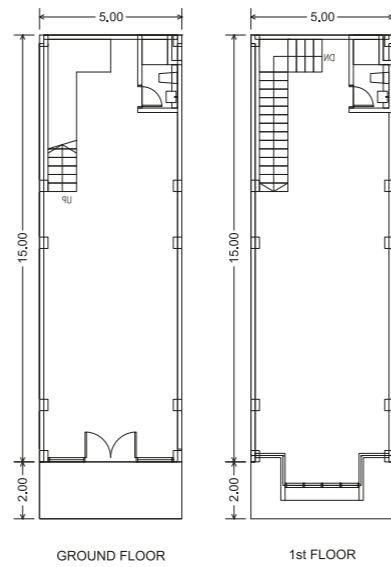
Land Area 85 sq.m.
 Building Area 161.77 sq.m.

COMMERCIAL SERIES (3 STORIES)

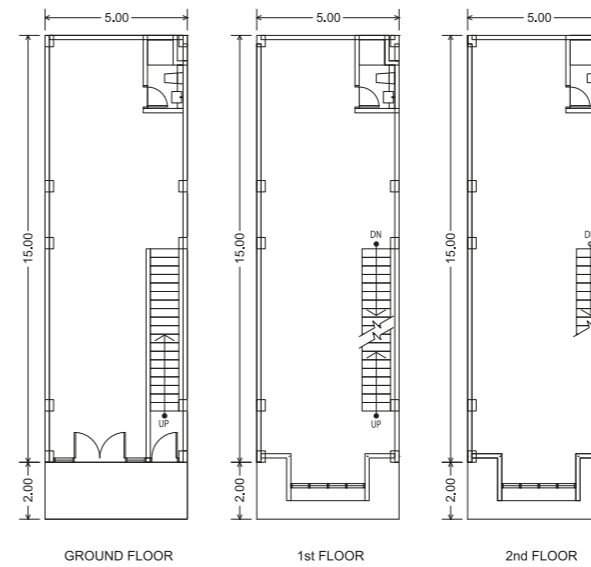
Land Area 85 sq.m.
 Building Area 238.53 sq.m.



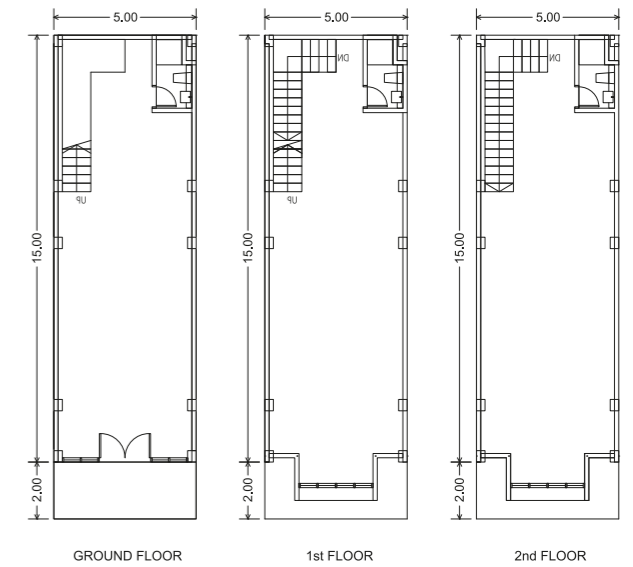
STAIRS OPTION 1



STAIRS OPTION 2



STAIRS OPTION 1



STAIRS OPTION 2

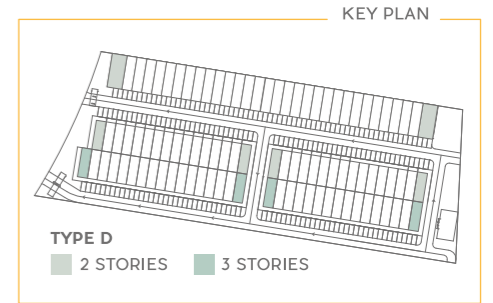
TYPES OF UNIT PLANS



COMMERCIAL D SERIES

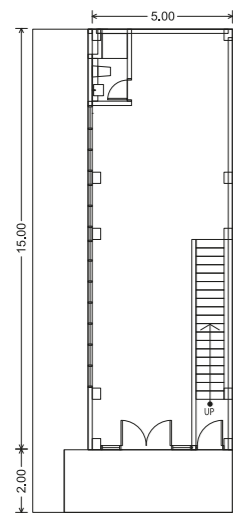
COMMERCIAL D SERIES (2 STORIES)

Land Area 127.50 sq.m.
Building Area 217.36 sq.m.

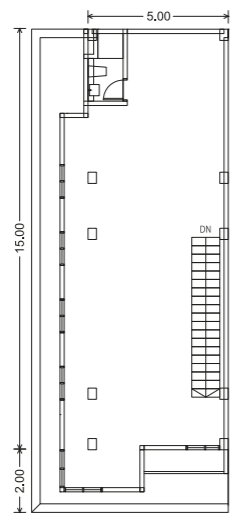


COMMERCIAL D SERIES (3 STORIES)

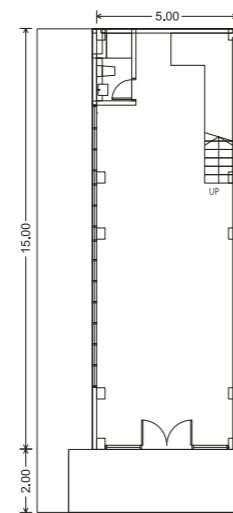
Land Area 127.50 sq.m.
Building Area 307.68 sq.m.



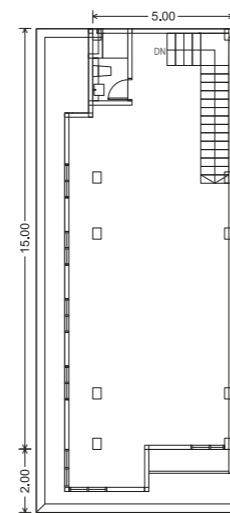
GROUND FLOOR



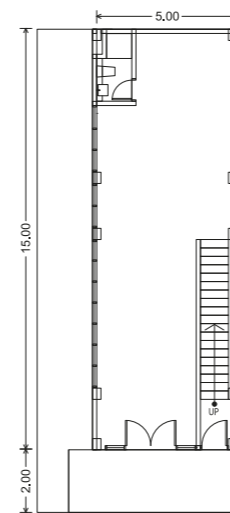
1st FLOOR



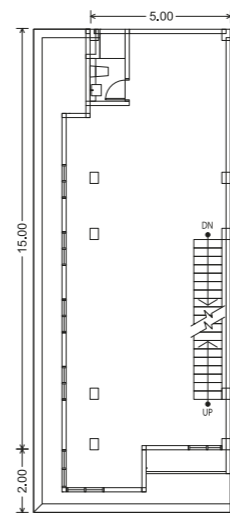
GROUND FLOOR



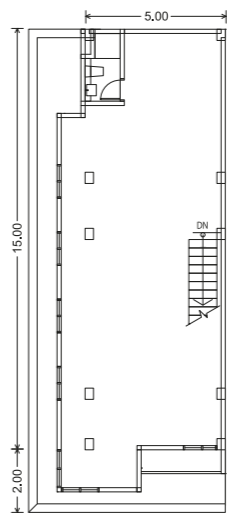
1st FLOOR



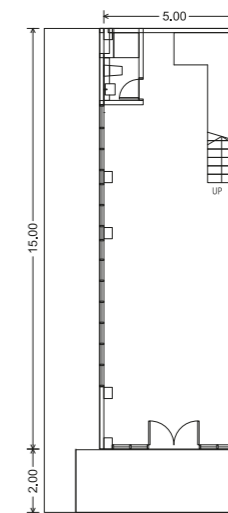
GROUND FLOOR



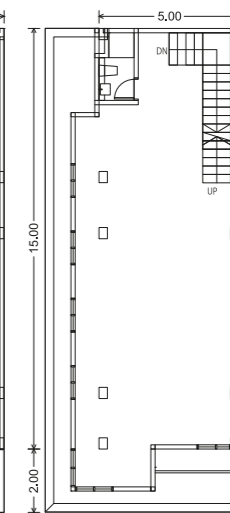
1st FLOOR



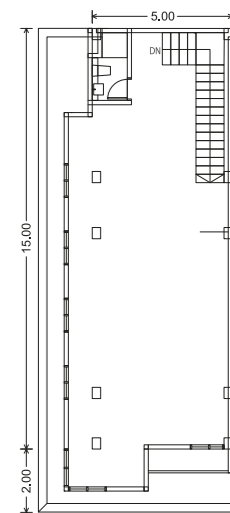
2nd FLOOR



GROUND FLOOR



1st FLOOR



2nd FLOOR

STAIRS OPTION 1

STAIRS OPTION 2

STAIRS OPTION 1

STAIRS OPTION 2

SHOPHOUSES OUTLINE SPECIFICATION

OPTION 1

FOUNDATION	: Mini Pile
STRUCTURE	: Reinforced Concrete
WALL	: Light Brick Wall
ROOF	: Corrugated Metal Roof and Concrete Deck
CEILING	
Main Area	: Bare Concrete
Toilet	: Water Resistant Gypsum Board
DOORS & WINDOWS	: Aluminium Power Coating + Clear Glass
FLOORING	
Main Area & Stairs	: Screed finished
Toilet	: Ceramic Tiles
WALL FINISHING	
External	: Weathershield Paint
Internal	: Skimcoat (without paint)
Bathrooms	: Ceramic Tiles
SANITARY	: TOTO or Equivalent
INSTALLATION	
Water	: PAM
Electrical	: 3.500 Watt

OPTION 2

FOUNDATION	: Mini Pile
STRUCTURE	: Reinforced Concrete
WALL	: Light Brick Wall
ROOF	: Corrugated Metal Roof and Concrete Deck
CEILING	
Main Area	: Gypsumboard
Toilet	: Water Resistant Gypsum Board
DOORS & WINDOWS	: Aluminium Power Coating + Clear Glass
FLOORING	
Main Area & Stairs	: Homogeneous Tile
Toilet	: Ceramic Tiles
WALL FINISHING	
External	: Weathershield Paint
Internal	: Paint
Bathrooms	: Ceramic Tiles
SANITARY	: TOTO or Equivalent
INSTALLATION	
Water	: PAM
Electrical	: 3.500 Watt

Development by:



LAVON MARKETING GALLERY

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