

# VAZZA AVENUE







*Elevate Your Space. Elevate Your Life:  
Shops. Style. Shine!*







5 REASONS TO CHOOSE  
VAZZA  
AVENUE







1

## HIGH TRAFFIC AREA

Located in front of the main road where many people pass by



2

## EASY ACCESSIBILITY

Enhanced accessibility and well-established infrastructure for simple toll access and effective transportation



3

## RETURN OF INVESTMENT

Unlock prosperity at our prime location – where every investment yields exceptional returns. Experience a strategic blend of growth potential, unmatched amenities, and visionary development.



4

## CAPTIVE MARKET

Given its proximity to a residential areas, it has a large market potential and excellent rental revenue.



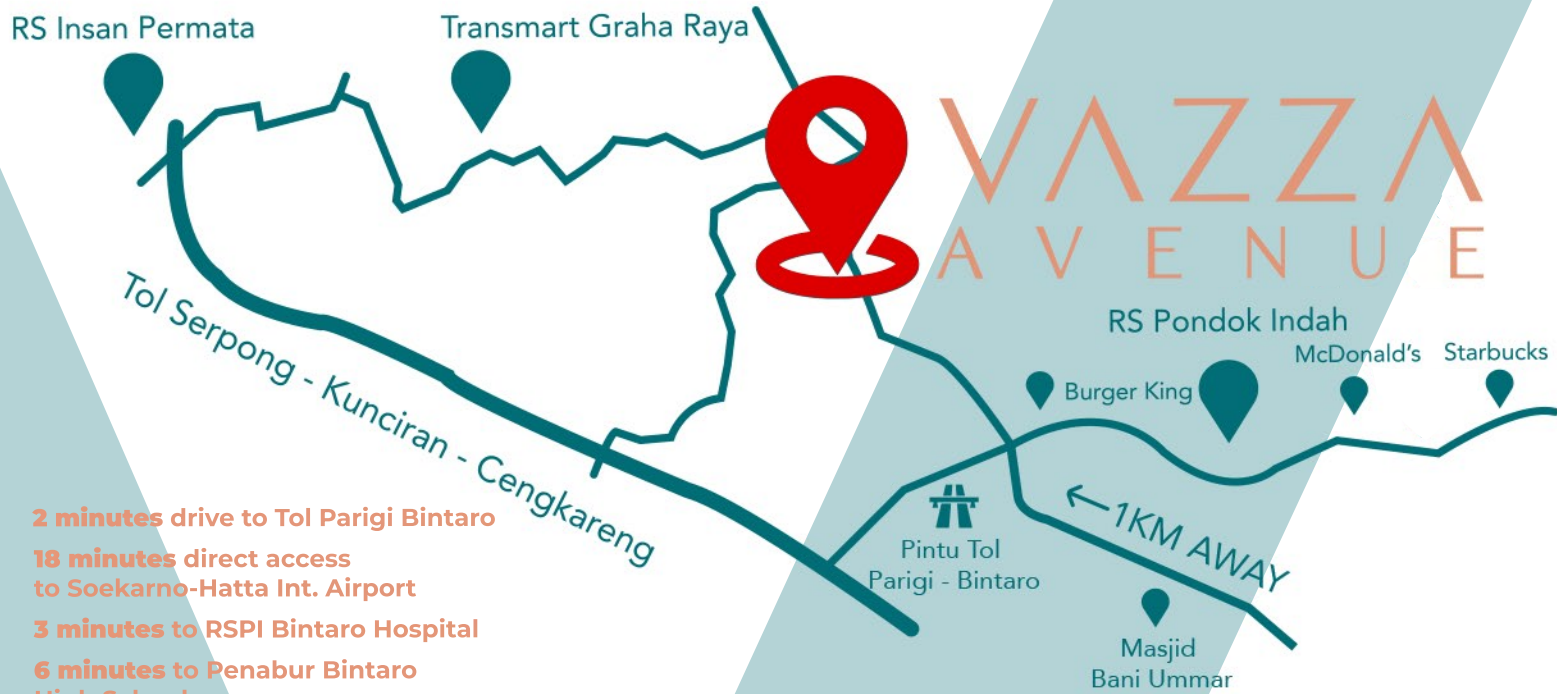
5

## LIMITED UNIT

Vazza Avenue will undoubtedly be a place with enormous economic potential because it has very few units in a great location



# LOCATION



**2 minutes** drive to Tol Parigi Bintaro

**18 minutes** direct access to Soekarno-Hatta Int. Airport

**3 minutes** to RSPI Bintaro Hospital

**6 minutes** to Penabur Bintaro High School

**9 minutes** to Bintaro Xchange Mall

**9 minutes** to Stasiun Jurang Mangu

**Surrounded by more than 2.500 families.**

# FACILITIES



**Shuttle Bus Graha Raya**



**Tol Simbang Susun Parigi**



**Driving Range Bintaro**



**RS. Pondok Indah Bintaro**



**Univ. Pembangunan Jaya**



**Bintaro Xchange Mall**

# VAZZA AVENUE



1. Continuous Pedestrian Ways To Bintaro Jaya
2. On Street Parking Area
3. Alfresco Area
4. Spacious Backyard
5. Semi Outdoor Balcony



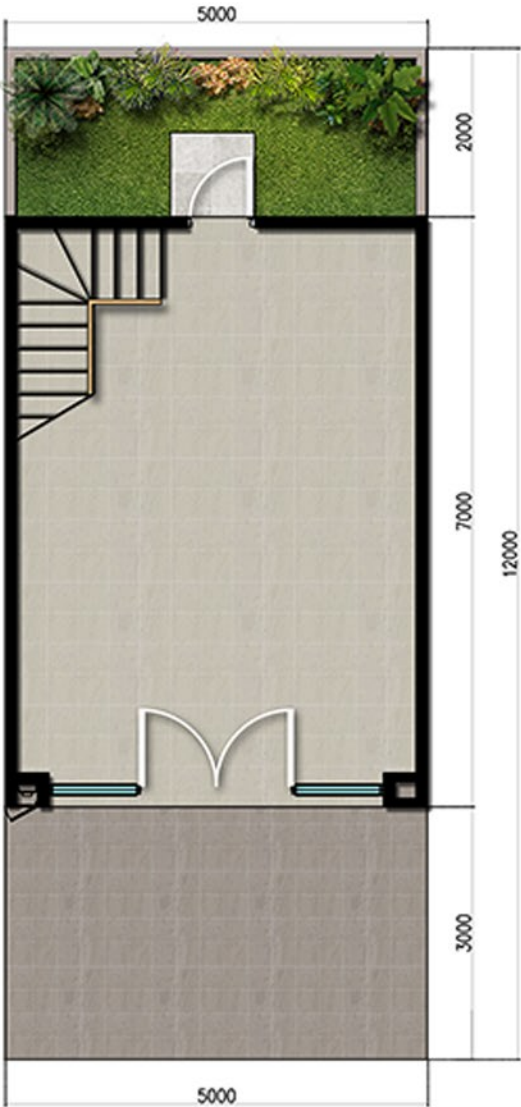


# PRODUCT DETAILS & SPECIFICATION

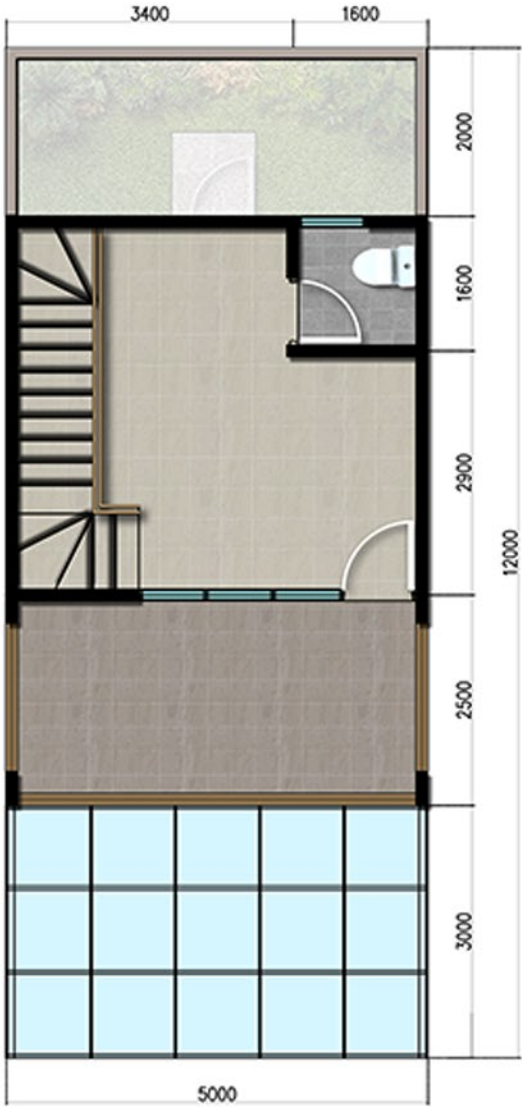


VAZZA  
AVENUE

# FLOOR PLAN



First Floor



Second Floor

VAZZA  
AVENUE

AVENUE 5

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

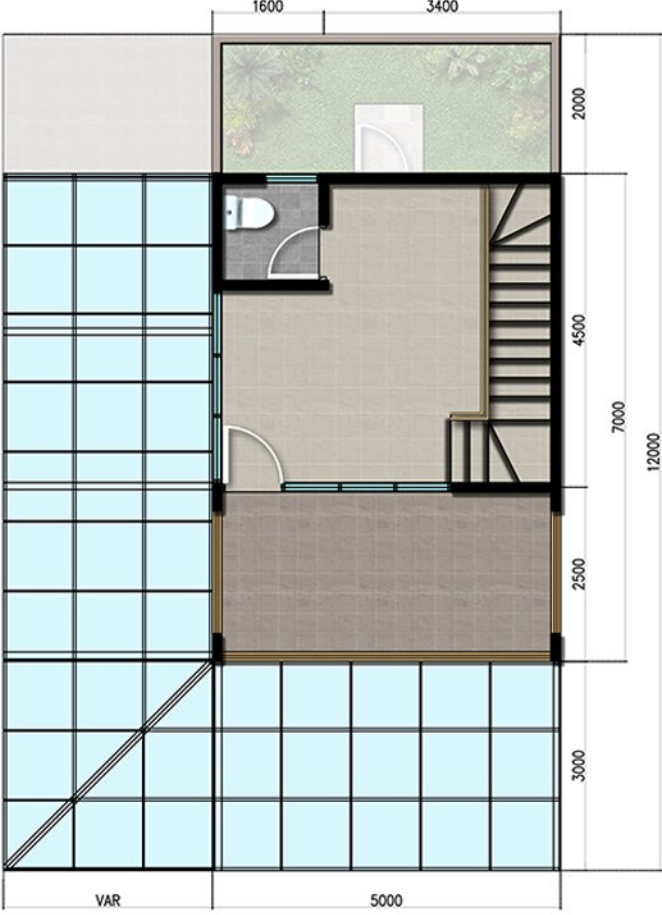
Building Area  
78 m<sup>2</sup>



# FLOOR PLAN



First Floor



Second Floor

VAZZA  
AVENUE

AVENUE 5 CORNER

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

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



# SPECIFICATION

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## **FOUNDATION**

Mini Pile

## **WALL**

Brick / Aerated Autoclaved  
Concrete (AAC) with Plaster and Emulsion Paint

## **CEILING**

Gypsum Board with Paint

## **ROOF**

Zincalume / Metal Roof

## **DOOR & WINDOW**

### **Main Door**

Aluminium Frame with Glass

### **Window**

Aluminium Frame with Glass

## **FACADE**

Aluminium Frame with Glass  
Paint Combine with Aluminium Composite Panel

## **FLOOR**

### **Terrace**

Non-Slip Ceramic Tile

### **Indoor Area**

Homogeneous Tile

### **Toilet**

Non-Slip Ceramic Tile

## **SANITARY**

American Standard / Equivalent

## **ELECTRICITY**

3500 VA

## **INTERNET NETWORK**

Fiber Optic

## **WATER SUPPLY**

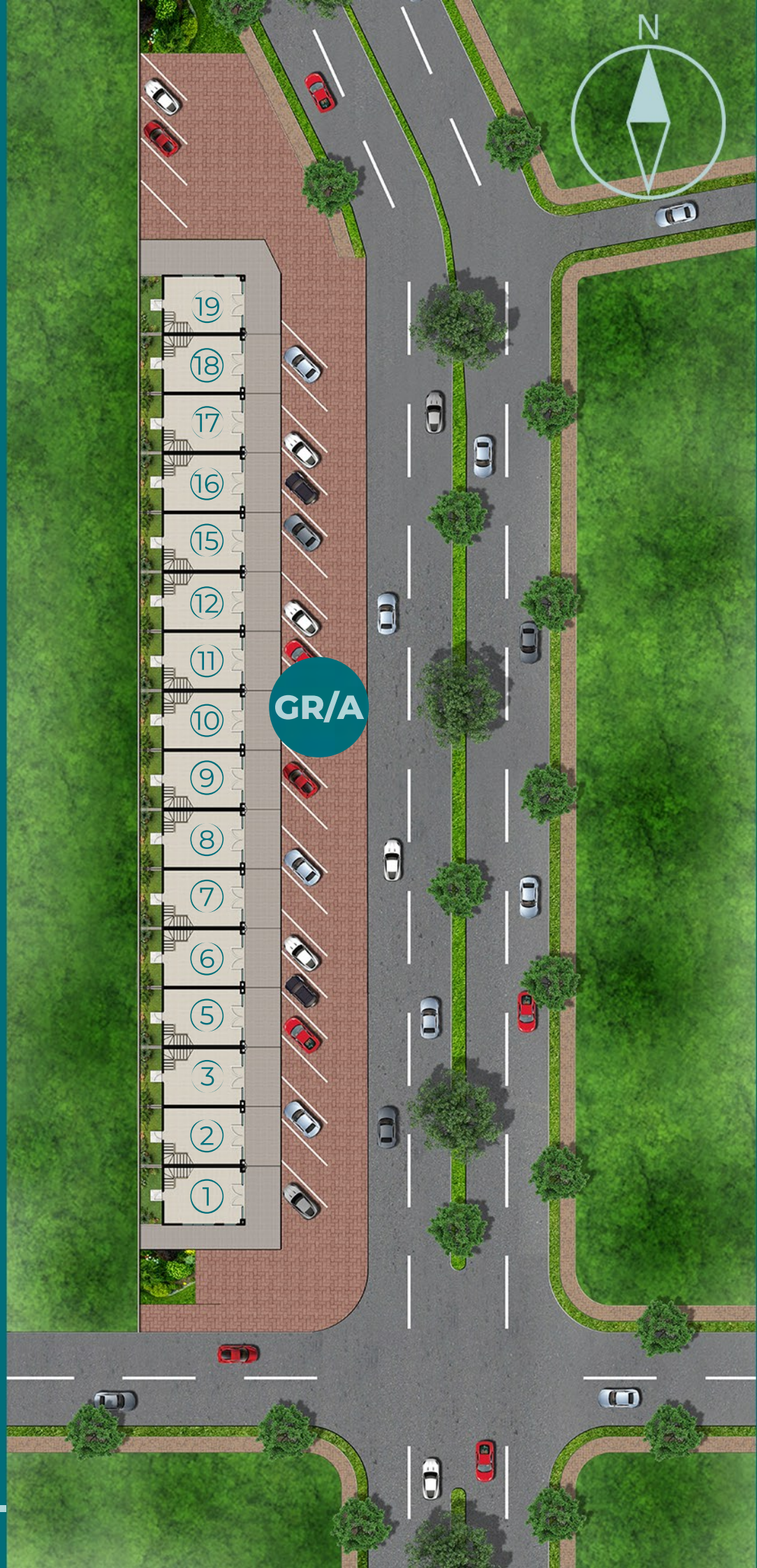
PAM



# SITE PLAN

**Avenue 5**  
14 Units

**Avenue 5 Corner**  
2 Units



**VAZZA**  
AVENUE



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