



**Metland**  
menteng

Marketing Office :

Jl. Hamengkubuwono IX - Cakung, Jakarta Timur

☎ **021-461 0702**

✉ [sales.metlandmenteng@metropolitanland.com](mailto:sales.metlandmenteng@metropolitanland.com)

Disclaimer: All statements, literature, specifications and depictions in the Material are not to be regarded as statements or representations of the fact. The developer and its agents shall not be held responsible for any inaccuracies in their contents or between the Materials and the actual unit. All information, specifications, plans, and visual representations contained in the Materials are subject to changes from time to time by the developer and/or the competent authorities and shall not form part of the offer or contract.

Anggota **GRUP METROPOLITAN**

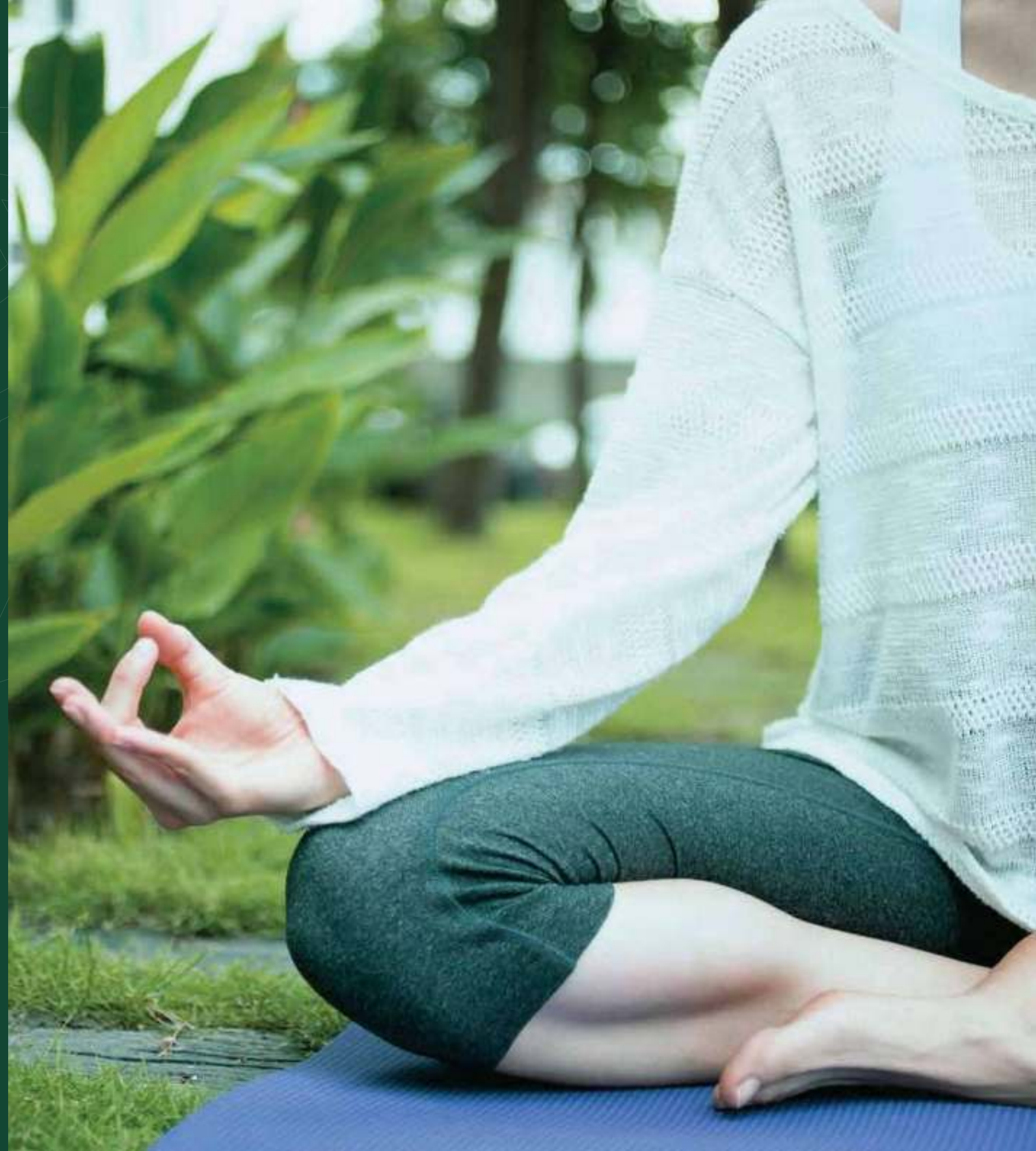


URS is a member of  
Registrar of Standards  
(Holdings) Ltd.  
**CERTIFICATE NO. 11733**





understand nature well,  
and you will have an inspired  
well-balanced life, that feeds  
not just your body,  
but also your soul





# simply live is as easy and as close as you are

Immersed in an Eco Living concept,  
Metland Menteng is a comfortable  
prestigious home located in a vibrant  
and strategic area in East Jakarta.

  
**jura**  
at eolla

Disclaimer: All statements, literature, specifications and depictions in the Material are not to be regarded as statements or representations of the fact. The developer and its agents shall not be held responsible for any inaccuracies in their contents or between the Materials and the actual unit. All information, specifications, plans, and visual representations contained in the Materials are subject to changes from time to time by the developer and/or the competent authorities and shall not form part of the offer or contract.





# master plan

- 750 meter** to Toll Pulogebang - Sunter - Semanan
- 5 km** to Kelapa Gading
- Next to Global Mandiri School
- 500 meter** to International Hospital
- 4.5 km** to Al Azhar School
- 700 meter** to AEON MALL and IKEA (soon)
- 1.2 ha** Land Area for Clubhouse Facility
- 1 ha** City Forest
- 32m<sup>2</sup>** Master Bedroom with **walk in wardrobe** concept\*
- 7m** high ceiling at void area

\* Only for Type C









The information, specifications and details in the Material are not to be regarded as statements or representations of the fact. The developer and its agents shall not be held responsible for any inaccuracies or omissions in the Material. All information, specifications, plans, and visual representations contained in the Materials are subject to change from time to time by the developer and/or the competent authority and shall not form part of the offer or contract.



# caressed by a stone-throw away delights & essentials

Metland Menteng is surrounded by premium lifestyle facilities to ease your daily life. Excellent favorite school, family entertainment outlets, culinary experiences, sports center, in addition to offices, banks and business hub, are available within the vicinity.

-  International Hospital
-  AEON Mall
-  Santo Yoseph School
-  Water Land
-  Sport Facilities
-  Modern Market





welcome to Jura ...  
a well-balanced life  
in East Jakarta

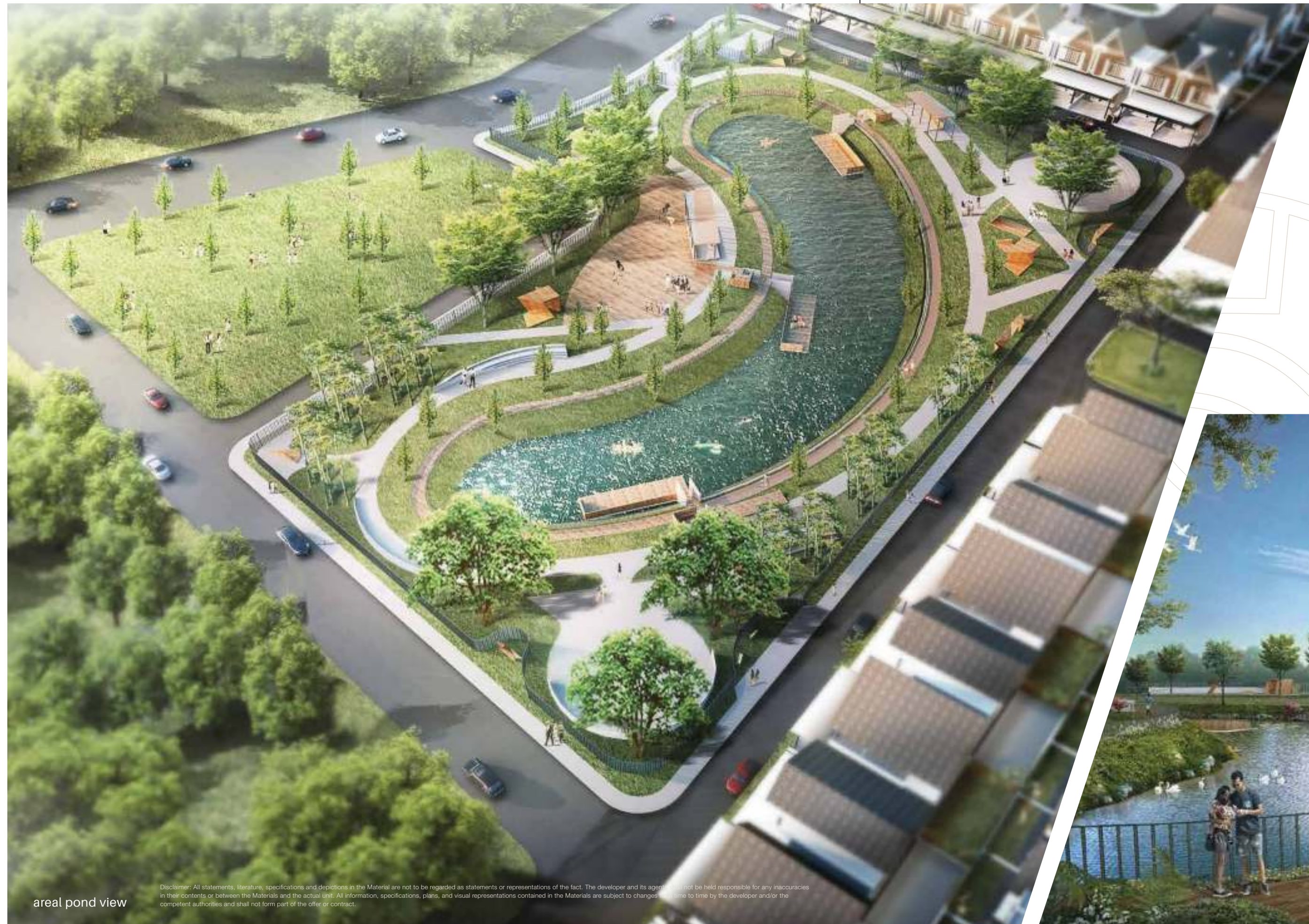


Disclaimer: All statements, literature, specifications and depictions in the Material are not to be regarded as statements or representations of the fact. The developer and its agents shall not be held responsible for any inaccuracies in their contents or between the Materials and the actual unit. All information, specifications, plans, and other representations contained in the Materials are subject to changes from time to time by the developer and/or the competent authorities and shall not form part of the offer or contract.



# fostering a sense of living with nature

Drawing inspiration from the beautiful space of nature around the pond, the green space will invite interaction and foster a sense of community, while offering a welcome respite from the hustle and bustle of the city.



areal pond view

Disclaimer: All statements, literature, specifications and depictions in the Material are not to be regarded as statements or representations of the fact. The developer and its agent shall not be held responsible for any inaccuracies in their contents or between the Materials and the actual unit. All information, specifications, plans, and visual representations contained in the Materials are subject to changes from time to time by the developer and/or the competent authorities and shall not form part of the offer or contract.



pond







a good  
neighbourhood  
creates a lively &  
healthy sanctuary



Disclaimer: All statements, literature, specifications and depictions in the Material are not to be regarded as statements or representations of the fact. The developer and its agents shall not be held responsible for any inaccuracies in their contents or between the Materials and the actual unit. All information, specifications, plans, and visual representations contained in the Materials are subject to changes from time to time by the developer and/or the competent authorities and shall not form part of the offer or contract.



... and promote a relaxing & soothing atmosphere of respite

swimming pool

Disclaimer: All statements, literature, specifications and depictions in the Material are not to be regarded as statements or representations of the fact. The developer and its agents shall not be held responsible for any inaccuracies in their contents or between the Materials and the actual unit. All information, specifications, plans, and visual representations contained in the Materials are subject to changes from time to time by the developer and/or the competent authorities and shall not form part of the offer or contract.



peace of mind and  
warm social interactions  
that brings  
the community  
as a whole



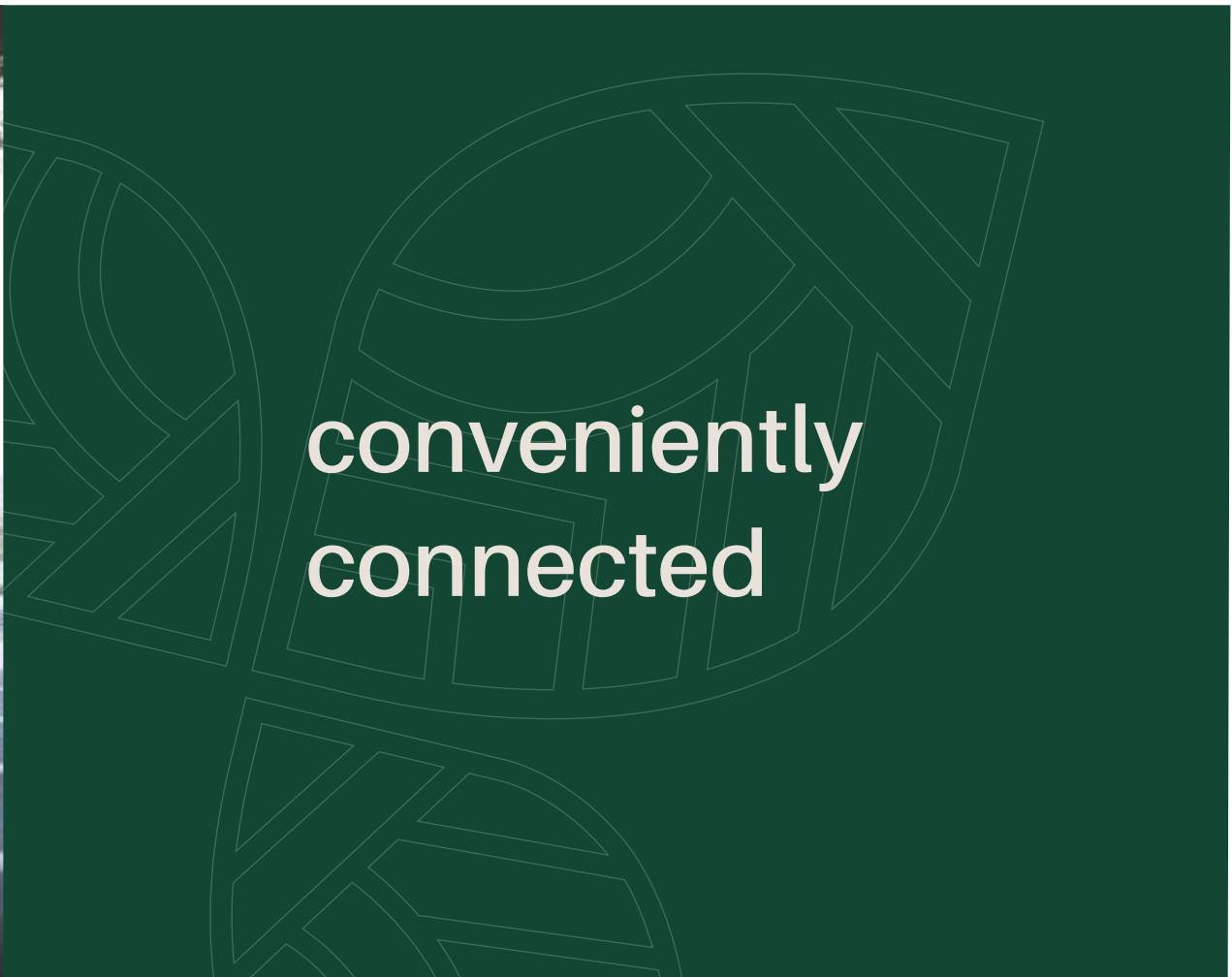
Disclaimer: All statements, literature, specifications and depictions in the Material are not to be regarded as statements or representations of the fact. The developer and its agents shall not be held responsible for any inaccuracies in their contents or between the Materials and the actual unit. All information, specifications, plans, and visual representations contained in the Materials are subject to changes from time to time by the developer and/or the competent authorities and shall not form part of the offer or contract.



# SITE PLAN







Disclaimer: All statements, literature, specifications and depictions in the Material are not to be regarded as statements or representations of the fact. The developer and its agents shall not be held responsible for any inaccuracies in their contents or between the Materials and the actual unit. All information, specifications, plans, and visual representations contained in the Materials are subject to changes from time to time by the developer and/or the competent authorities and shall not form part of the offer or contract.



# TYPE A

LB 69m<sup>2</sup>

LT 96m<sup>2</sup>



Disclaimer: All statements, literature, specifications and depictions in the Material are not to be regarded as statements or representations of the fact. The developer and its agents shall not be held responsible for any inaccuracies in their contents or between the Materials and the actual unit. All information, specifications, plans, and visual representations contained in the Materials are subject to changes from time to time by the developer and/or the competent authorities and shall not form part of the offer or contract.



# FLOOR PLAN TYPE A



1st Floor



2nd Floor

## TYPE A

LB / LT 69m<sup>2</sup> / 96m<sup>2</sup>



1 Master Bedroom  
1 Standard Bedroom



1 Ensuite Bathroom  
1 Standard Bathroom



1 Wet  
Kitchen



2 Carport

- **entrance terrace** homogeneous tile • **living, dining** homogeneous tile
- **stair** wood composit • **bedroom** wood parquet • **service area** ceramic tile
- **car port** natural concrete
- **interior** wall paint • **bathroom** homogeneous tile • **exterior** façade weather shield paint, texture paint, wood composit
- **interior** gypsum painted board
- **closet** toto or equivalent • **water** fittings toto or equivalent
- **wash basin** master bedroom toto or equivalent with counter top
- **main entrance** door solid engineering wood with wood composit
- **interior door** engineering wood • **folding door / sliding door** aluminium frame with glass
- **windows** aluminium frame with glass
- **exterior** concrete flat roof • **car port** canopy UPVC
- **kitchen** counter top with kitchen sink
- **TV / telephone** outlet living room & bedrooms
- **hot water** provisions for installation • **air conditioning** provisions for installation
- **electricity** 2.200 va / 3.500 va



# TYPE B

LB 69m<sup>2</sup>

LT 112m<sup>2</sup>



Disclaimer: All statements, literature, specifications and depictions in the Material are not to be regarded as statements or representations of the fact. The developer and its agents shall not be held responsible for any inaccuracies in their contents or between the Materials and the actual unit. All information, specifications, plans, and visual representations contained in the Materials are subject to changes from time to time by the developer and/or the competent authorities and shall not form part of the offer or contract.



# FLOOR PLAN TYPE B



1st Floor

2nd Floor

## TYPE B

LB / LT 69m<sup>2</sup> / 112m<sup>2</sup>



1 Master Bedroom  
1 Standard Bedroom



1 Ensuite Bathroom  
1 Standard Bathroom



1 Wet Kitchen



2 Carport

- **entrance terrace** homogeneous tile • **living, dining** homogeneous tile
- **stair** wood composit • **bedroom** wood parquet • **service area** ceramic tile
- **car port** natural concrete
- **interior** wall paint • **bathroom** homogeneous tile • **exterior** façade weather shield paint, texture paint, wood composit
- **interior** gypsum painted board
- **closet** toto or equivalent • **water** fittings toto or equivalent
- **wash basin** master bedroom toto or equivalent with counter top
- **main entrance** door solid engineering wood with wood composit
- **interior door** engineering wood • **folding door / sliding door** aluminium frame with glass
- **windows** aluminium frame with glass
- **exterior** concrete flat roof • **car port** canopy UPVC
- **kitchen** counter top with kitchen sink
- **TV/telephone** outlet living room & bedrooms
- **hot water** provisions for installation • **air conditioning** provisions for installation
- **electricity** 2.200 va / 3.500 va



# TYPE C

LB 146m<sup>2</sup>

LT 200m<sup>2</sup>



Disclaimer: All statements, literature, specifications and depictions in the Material are not to be regarded as statements or representations of the fact. The developer and its agents shall not be held responsible for any inaccuracies in their contents or between the Materials and the actual unit. All information, specifications, plans, and visual representations contained in the Materials are subject to changes from time to time by the developer and/or the competent authorities and shall not form part of the offer or contract.



# FLOOR PLAN TYPE C



1st Floor



2nd Floor

## TYPE C

LB / LT 146m<sup>2</sup> / 200m<sup>2</sup>



1 Master Bedroom  
2 Standard Bedroom  
1 Maid Bedroom



1 Ensuite Bathroom  
2 Standard Bathroom  
1 Maid Bathroom



1 Dry Kitchen  
1 Wet Kitchen



3 Carport  
Gated

- **entrance terrace** homogeneous tile • **living, dining** homogeneous tile
- **stair** wood composit • **bedroom** wood parquet • **service area** ceramic tile
- **car port** natural concrete
- **interior** wall paint • **bathroom** homogeneous tile • **exterior** façade weather shield paint, texture paint, wood composit
- **interior** gypsum painted board
- **closet** toto or equivalent • **water** fittings toto or equivalent
- **wash basin** master bedroom toto or equivalent with counter top
- **main entrance** door solid engineering wood with wood composit
- **interior door** engineering wood • **folding door / sliding door** aluminium frame with glass
- **windows** aluminium frame with glass
- **exterior** concrete flat roof • **car port** canopy UPVC
- **kitchen** counter top with kitchen sink
- **TV / telephone** outlet living room & bedrooms
- **hot water** provisions for installation • **air conditioning** provisions for installation
- **electricity** 2.200 va / 3.500 va

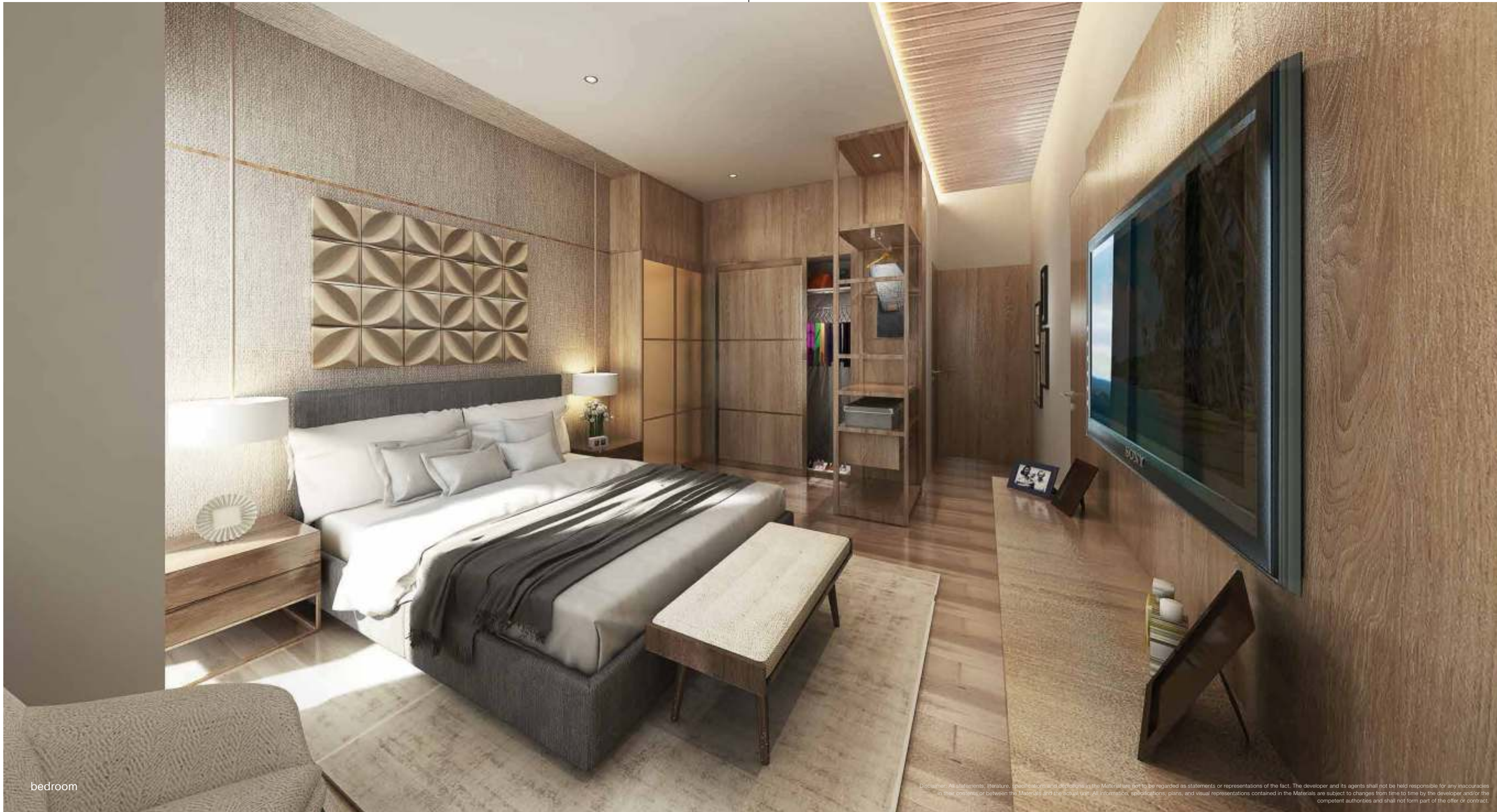


a modern take on  
an iconic setting and  
impeccable style

livingroom

Disclaimer: All statements, literature, specifications and depictions in the Material are not to be regarded as statements or representations of the fact. The developer and its agents shall not be held responsible for any inaccuracies in their contents or between the Materials and the actual unit. All information, specifications, plans, and visual representations contained in the Materials are subject to changes from time to time by the developer and/or the competent authorities and shall not form part of the offer or contract.





bedroom

Disclaimer: All statements, literature, specifications and depictions in the Material are not to be regarded as statements or representations of the fact. The developer and its agents shall not be held responsible for any inaccuracies in their contents or between the Materials and the actual unit. All information, specifications, plans, and visual representations contained in the Materials are subject to changes from time to time by the developer and/or the competent authorities and shall not form part of the offer or contract.



# location map





# SPESIFIKASI TEKNIS

entrance terrace	: homogeneous tile
living, dining	: homogeneous tile
stair	: wood composit
bedroom	: wood parquet
service area	: ceramic tile
carport	: natural concrete
interior	: wall paint
bathroom	: homogeneous tile
exterior	: facade weather shield paint, texture paint, wood composit
interior	: gypsum painted board
closet	: toto or equivalent
water	: fittings toto or equivalent
wash basin	: master bedroom toto or equivalent with counter top
main entrance	: door solid engineering wood with wood composit
interior door	: engineering wood
folding door / sliding door	: aluminium frame with glass
windows	: aluminium frame with glass
exterior	: concrete flat roof
car port	: canopy UPVC
kitchen	: counter top with kitchen sink
TV / telephone	: outlet living room & bedrooms
hot water	: provisions for instalation
air conditioning	: provision for installation
electricity	: 2.200 va / 3.500 va




Developed by :

**Metland  
menteng**

PT Metropolitan Land Tbk

Marketing Gallery : Jl. Hamengku Buwono IX Kav.26 Cakung - Jakarta Timur

[www.metlandmenteng.co.id](http://www.metlandmenteng.co.id)

 Metland Menteng  @metlandjakarta  metlandmenteng

 **021 461 0702**

Tipe **A** LITE



  
**jura**  
at eolia

a well-balanced life in Jakarta





Khusus Tipe A lite : Single Carport





Phase 2  
NEW LAYOUT  
Jura B-Plus



TYPE **B-plus** | LB 70m<sup>2</sup> LT 112m<sup>2</sup>  
LB 85m<sup>2</sup> attic



1st Floor

2nd Floor

Attic\*  
(\*optional)

1 Master Bedroom  
2 Standard Bedroom

2 Standard Bathroom

1 Wet Kitchen

2 Carport

TYPE **C** | LB 146m<sup>2</sup> LT 200m<sup>2</sup>



1st Floor

2nd Floor

1 Master Bedroom  
2 Standard Bedroom  
1 Maid Bedroom

1 Endsuite Bathroom  
2 Standard Bathroom  
1 Maid Bathroom

1 Dry Kitchen  
1 Wet Kitchen

3 Carport  
Gated



# SITE PLAN



**Metland**  
menteng

# Grand Mezzano

Developed by :

**Metland**  
menteng

PT Metropolitan Land Tbk

Marketing Gallery : Jl. Hamengku Buwono IX Kav.26 Cakung - Jakarta Timur

[www.metlandmenteng.co.id](http://www.metlandmenteng.co.id)

[f Metland Menteng](#) [t @metlandjakarta](#) [i metlandmenteng](#)

**021 461 0702**





LT. 200 / LB. 69

## SPESIFIKASI TEKNIS

Pondasi : Strauss Pile

Dinding : Bata Merah

Dinding KM : Keramik

Dinding Dapur : HT 60X60

Lantai : Homogeneous Tile

Kusen : Alumunium (Coating)

Pintu Utama : Solid Engineering

Jendela : Alumunium Powder Coating

Plafond : Gypsum

Atap : Rangka atap baja ringan

Genteng : Beton

Cat : Interior & Eksterior

Sanitair : TOTO

Dapur : Kitchen Zink

Listrik : 2200 Watt

Air Bersih : PAM

Carpot & canopy : Double



DENAH LT DASAR



DENAH LT ATAS

3 | 2 | 2