

WYNWARD





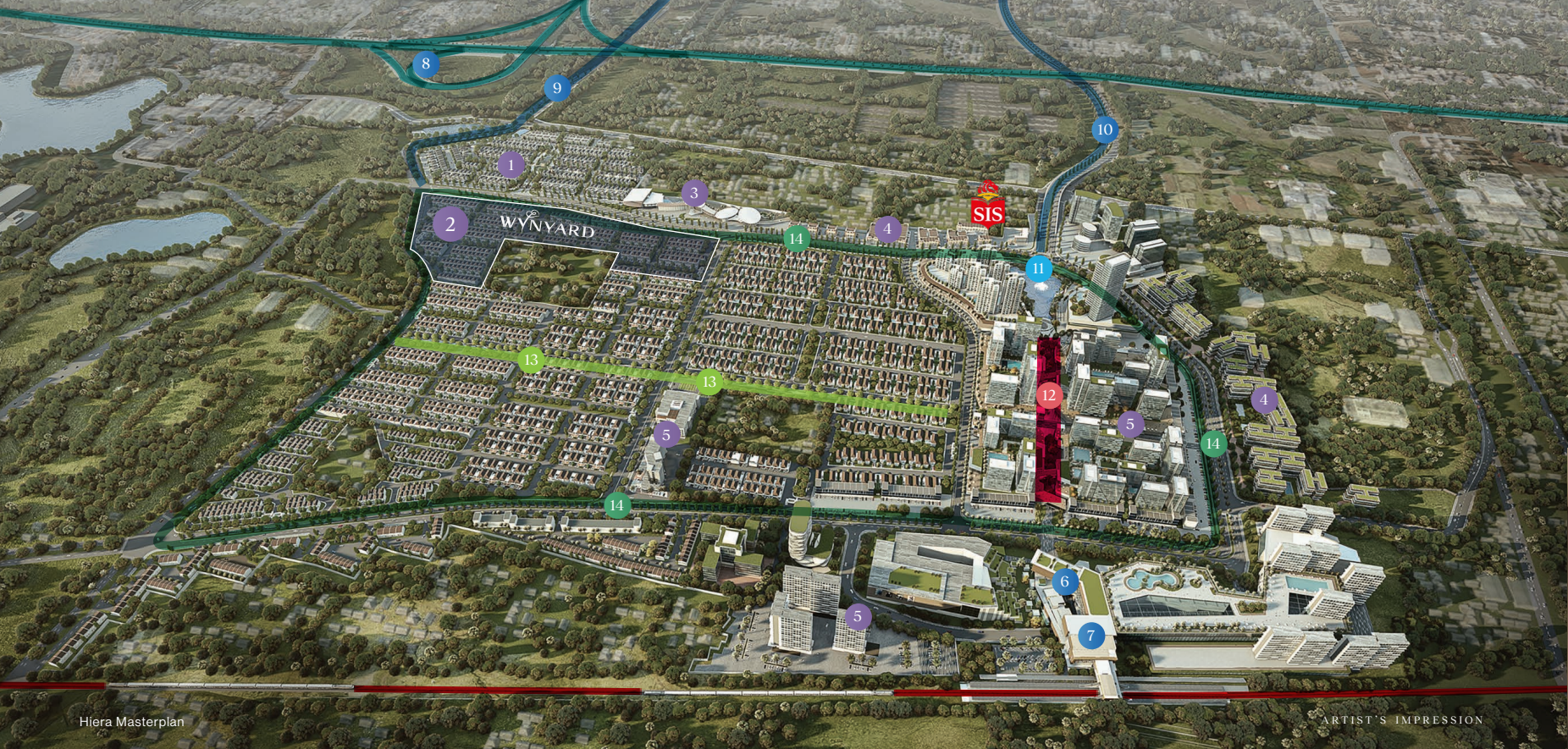
HIERA
The *Heartland* of BSD City

A HEARTFELT LIFE AWAITS

To live is to find peace in the everyday, within ourselves,
others, and all the things around us.

From this vision and the passion to bring it to life,
a heartfelt life blossoms. Hiera blooms from the mind
of three expert developers, combining expertise and culture
from Singapore, Japan, and Indonesia to create a legacy
unlike any other.

Hiera comes from the word 'hira' that means diamond
and precious in Sanskrit. It's also inspired by the Japanese word
heiwa that means peace. Hiera is a precious neighbourhood
that brings about peaceful living, everyday.



Hiera Masterplan

ARTIST'S IMPRESSION

Hiera The Gateway to BSD City

Connected to BSD City and beyond through the Serpong-Balaraja toll road, BSD City flyover, and the Jatake train station, the destinations to and from Hiera are endless. A quick trip will get you to places beyond your wildest dreams. A place to eat or entertain, to work or study, to shop or to relax, the only limit is your imagination.

- 1 WELTON
- 2 WYNYARD
- 3 Sport & Lifestyle Center
- 4 High-Street Retail
- 5 Lifestyle Precinct / Community Spaces
- 6 Integrated Plaza & Retail Hub
- 7 Jatake Station
- 8 Tol Serpong - Balaraja
- 9 Access Road to CBD of BSD West
- 10 Flyover to CBD of BSD West
- 11 HIERA Waterfront
- 12 Great Street
- 13 Green Belt
- 14 Green Loop



Sport & Lifestyle Center

ARTIST'S IMPRESSION



Jatake Station

ARTIST'S IMPRESSION

A Heartfelt Life to Discover

In a prime location of BSD, a new neighbourhood blooms. Hiera is the 108-Ha heart-shaped township created from the heart, strategically located with direct access to BSD and toll to Jakarta. Enjoy a myriad of lifestyle choices in BSD, from work, wellness, education to entertainment, everything is within reach.



One Step Away
to Jatake Station

<45 MINS

to Tanah Abang Station
& Soekarno-Hatta Airport



5 MINS - 10 MINS

to Toll Serpong - Balaraja
AEON Mall BSD
ICE BSD City
Eastvara
Green Office Park

The Art of a Well-Balanced Life

Derived from the Old English word “wynn” meaning joy and “yard” that signifies a neighbourhood, Wynyard encapsulates the essence of Nihon Teien (日本庭園), a Japanese Garden philosophy and craftsmanship, weaving a profound connection with nature, beauty of balance, and harmony of life.

A true artisanship in the masterpiece series of Hiera, Wynyard is a heartfelt and sophisticated neighbourhood that evokes the beauty and joy of life.



Master Bedroom Type 8, Aira

ARTIST'S IMPRESSION

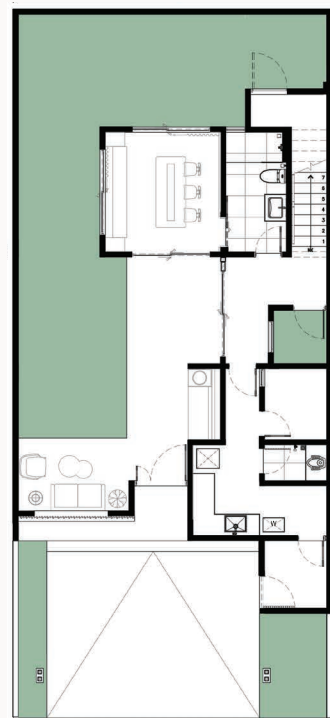


Tea Room Type 8, Aira

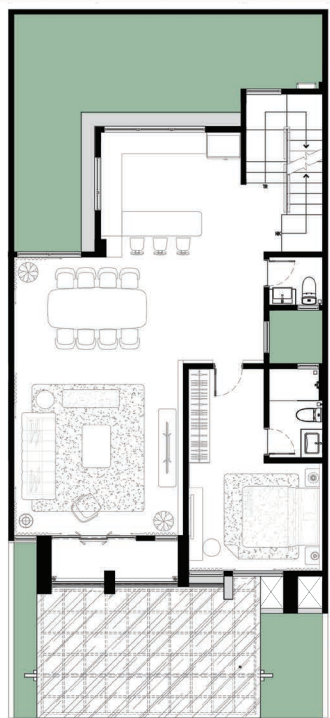
ARTIST'S IMPRESSION



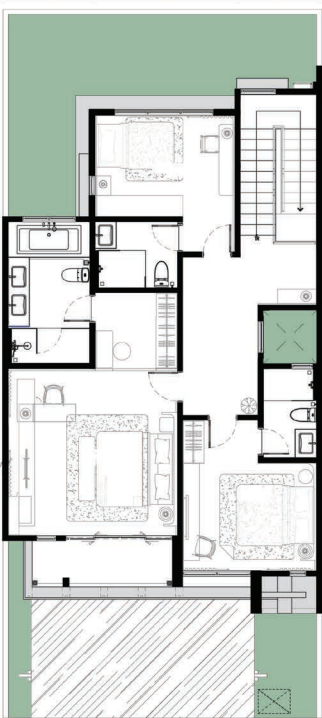
ARTIST'S IMPRESSION



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

TYPE 9 YUGA

TYPICAL
LAND SIZE

180 SQM (9X20)
198 SQM (9X22)

TYPICAL
BUILDING SIZE

285 SQM
285 SQM

5+1 Bedroom

5+1+1 Bathroom

Lift Space
Ready

1+1 Kitchen

Multi Purpose
Area

2 Carport



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

TYPE 9 KAIKA

TYPICAL
LAND SIZE

162 SQM (9X18)

TYPICAL
BUILDING SIZE

285 SQM

5+1 Bedroom

5+2+1 Bathroom

Lift Space
Ready

1+1 Kitchen

Multi Purpose
Area

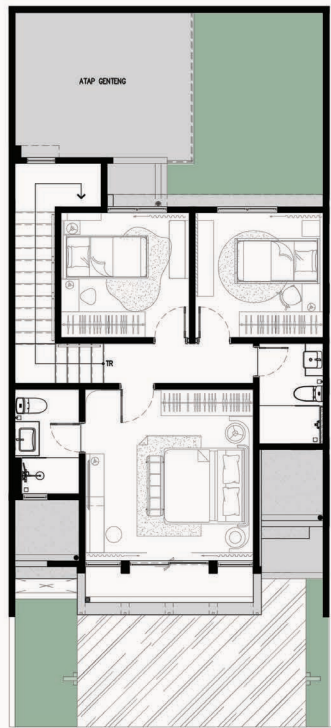
2 Carport



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

TYPE 8 DENTO

TYPICAL
LAND SIZE

144 SQM (8X18)

TYPICAL
BUILDING SIZE

205 SQM



5+1 Bedroom



4+1 Bathroom



1+1 Kitchen



Multi Purpose
Area



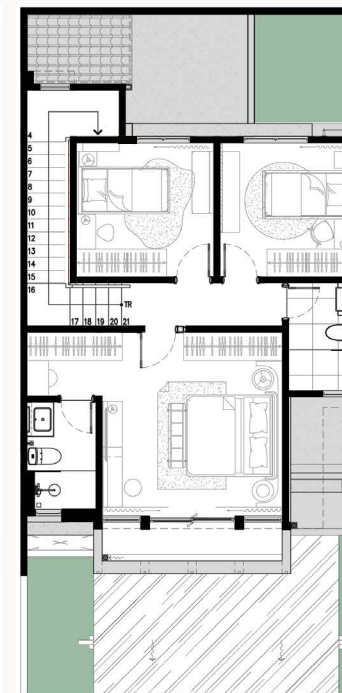
2 Carport



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

TYPE 8 AIRA

TYPICAL
LAND SIZE

128 SQM (8X16)

TYPICAL
BUILDING SIZE

205 SQM



5+1 Bedroom



4+1+1 Bathroom



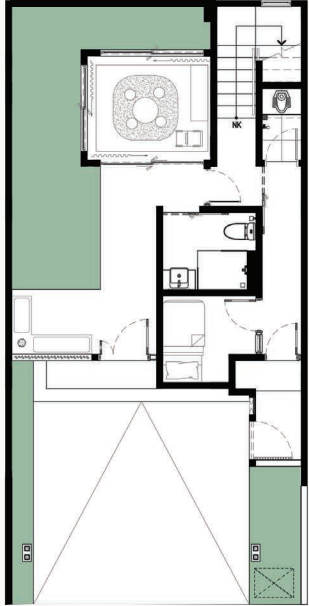
1+1 Kitchen



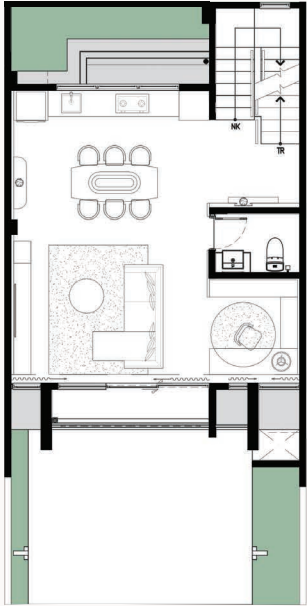
Multi Purpose
Area



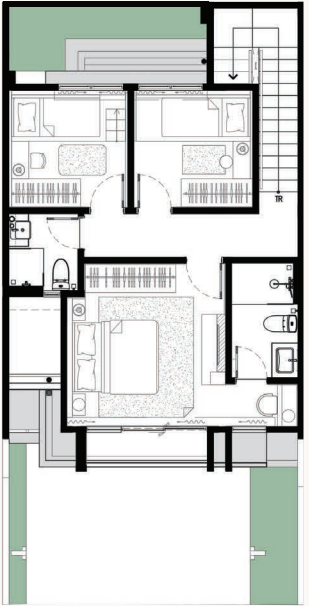
2 Carport



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

TYPE 7
MUZI

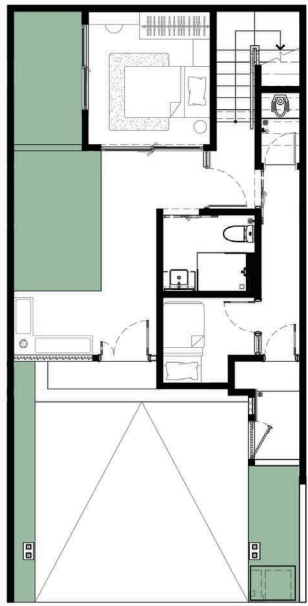
TYPICAL
LAND SIZE

98 SQM (7X14)

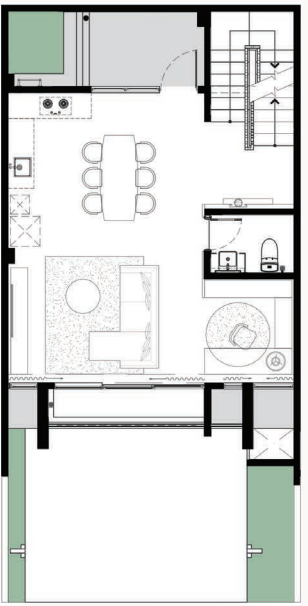
TYPICAL
BUILDING SIZE

160 SQM

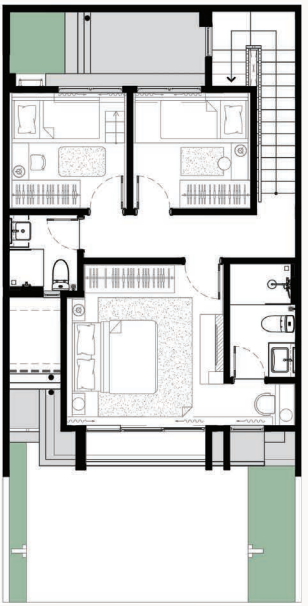
- 4+1+1 Bedroom
- 3+1+1 Bathroom
- 1 Kitchen
- Multi Purpose Area
- 2 Carport



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

TYPE 7
LUMI

TYPICAL
LAND SIZE

98 SQM (7X14)

TYPICAL
BUILDING SIZE

160 SQM

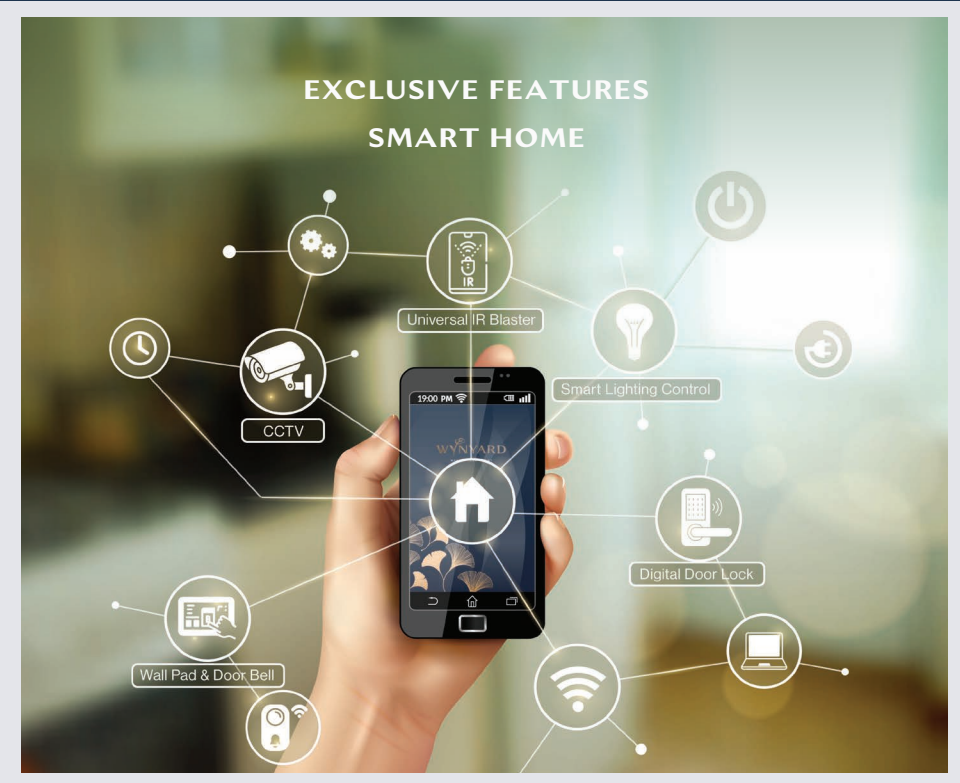
- 4+1+1 Bedroom
- 3+1+1 Bathroom
- 1 Kitchen
- Multi Purpose Area
- 2 Carport

An Exquisite World at Your Doorstep

Your home wakes to nature's morning serenade.
The sun bathes the gardens in golden light.
Every step in Wynyard is a heartfelt embrace.
A poetry of life where nature's beauty transcends.



- 1 Chaya Pavilion
- 2 Hikari Pavilion
- 3 Mizu Hallway
- 4 Matsu Yard
- 5 Kiku Pathway
- 6 Ayame Pathway
- 7 Yugi Garden
- 8 Zen Garden
- 9 Iki Iki Garden
- 10 Tsuki Pocket Garden
- 11 Higashi Forest Walk
- 12 Nishi Forest Walk



Specifications

FOUNDATION

Mini Piles

WALL FINISHES

- EXTERIOR
- INTERIOR

Bricks (Bata) + Plaster with Exterior Paint
Bricks (Bata) + Plaster with Interior Paint

FLOOR FINISHES

- LIVING & DINING AREA
- INTERNAL STAIRCASE
- BEDROOM
- BATHROOM
- GARAGE & CARPORT
- SERVICE AREA

Marble (Local)
Marble (Local)
Laminated Wood
Homogeneous Tile
Homogeneous Tile
Homogeneous Tile

ROOF

- MAIN ROOF
- CARPORT CANOPY

Lightweight Steel Structure & Concrete Roof Tiles
Hollow Steel Structure & Solid Polycarbonate

DOOR & WINDOW

- MAIN DOOR
- EXTERNAL DOOR & WINDOW
- INTERNAL DOOR & SERVICE DOOR
- MAID'S BATHROOM DOOR

Solid Engineered Wood
Tinted Glass with Aluminium Frame
Engineered Wood
PVC

CEILING

- INTERIOR
- EXTERIOR & BATHROOM*

Gypsum Board with Paint Finish
Moisture-resistant Gypsum Board with Paint Finish

SANITARY

- BATHROOM

Grohe/equivalent
(American Standard/equivalent service area only)

- SHOWER SCREEN

Fixed Glass Partition

SPECIAL FEATURES

Top & Bottom Kitchen Cabinet
Cooking stove & cooker hood
Kitchen Sink & Faucet
Vanity Cabinet with Standard Mirror (all
Bathrooms except Maid's Bathroom)

MEP PROVISIONS

- ELECTRICITY

Type 7: 4400 VA
Type 8: 4400 VA
Type 9: 5500 VA

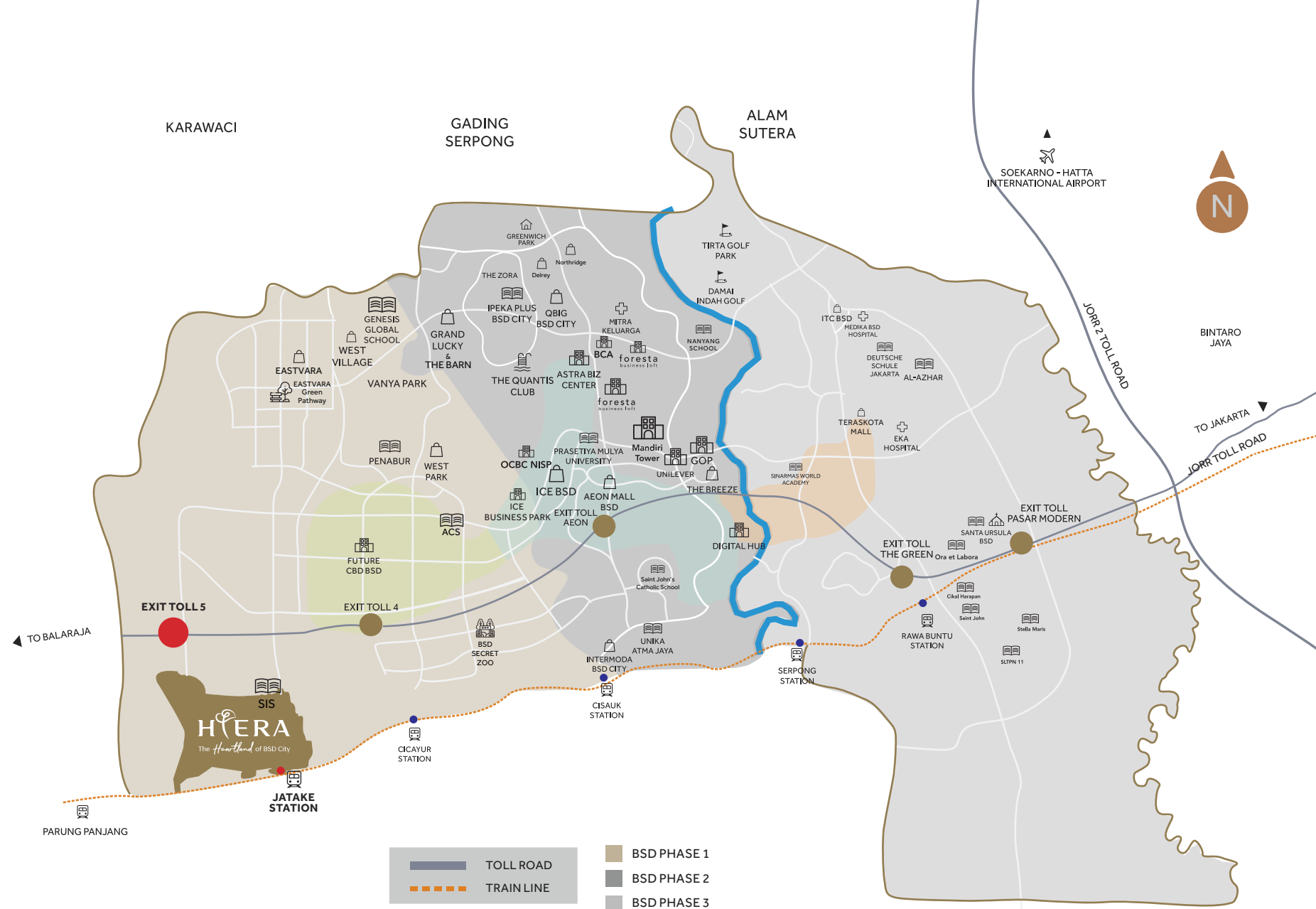
- WATER SUPPLY

Standard PDAM

- OTHERS

Roof Water Tank with Booster Pump





WA. 088 9999 0 9988
TL. 021 5051 9988

HieraBSD

www.hiera.co.id

HIERA MARKETING GALLERY

THE BREEZE UNIT L. 03

JL. BSD GRAND BOULEVARD, SAMPORA, BSD CITY,
KABUPATEN TANGERANG, BANTEN 15345

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MITBANA

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