



# RAINBOW SPRINGS

CONDOVILLAS

Where life grows







A naturally  
perfect home  
A place to live and grow with  
nature

Beautiful new naturally inspired homes located in the prestigious  
"The Springs" Summarecon Serpong,  
The World Gold Winner of FIABCI World Prix d'Excellence Awards for  
Residential (Low Rise) Category, 2015.







“The CondoVilla combines  
a stylish spacious home design with a  
contemporary tropical villa concept,  
creating more space, natural light,  
beautiful green garden views and  
enhanced privacy.”



*Saya menyukai rumah yang setiap  
bangunannya bisa terang oleh cahaya alami*

*Agung*  
Ir. Adi Purnomo  
Arsitek



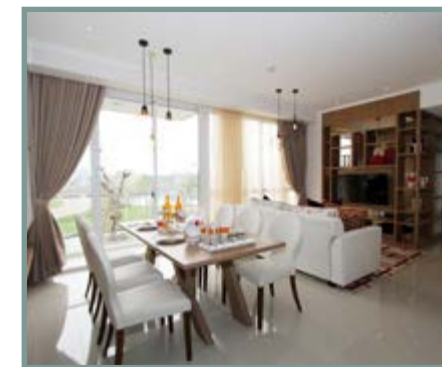
## Introducing the CondoVilla

*A new home for a better way of living*

A natural innovation from Summarecon the CondoVilla is a revolutionary advance in dwelling design meticulously bonding the spacious layout of a house with the single level convenience and simplicity of modern villa style living.

Each “CondoVilla ” home occupies its own floor of our stylishly designed low-rise buildings and overlooks the beautifully landscaped courtyard gardens and enjoys the first class facilities of the greater estate and surroundings.

This iconic concept has been masterfully crafted both inside and out and offers an experience of a new art of living, choreographing nature, leisure and architecture in groundbreaking ways to create the perfect harmonious living experience. These bright, spacious homes boasts a superb specification and exceptional quality of finish. Dedicated underground parking, and a master plan that balances the privacy discretion with community and neighborhood spirit add to the appeal of these dynamic new homes.



## Architecture of health

*The architect’s vision for natural living and leisure*

Rainbow Spings CondoVillas have been designed with health, fitness and wellness at the forefront with integrated facilities throughout the 3.2 hectares of rolling space and gardens seamlessly overlapping to create a healthier, happier home for all the family.



# Designed for better living

*Natural, smarter design, landscape and architecture*



## Design highlights

### Crafted by nature

1. Dedicated parking
2. Private balcony
3. Discreet service area
4. Natural cross ventilation
5. Garden and lakeside views
6. Pedestrian zones
7. Bigger, brighter layout
8. Multiple gardens
9. Low-rise convenience
10. Sports and wellness facilities

## Sports & Wellness



Catering for all ages and all residents our carefully planned estate features amenities for jogging, outdoors pursuits, meditation and contemplation as well as residents clubhouse, indoor and outdoor gym, basketball, skate park.

## Smarter living



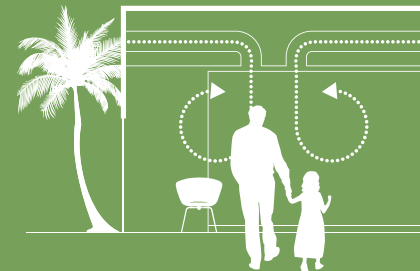
With the unique low-rise design the units maintain the uncrowded and uncompressed feeling of landed house allowing residences to enjoy the garden views and greater privacy from within their own homes.

## Garden living



Our thematic gardens and natural master plan create the perfect habitat to blossom grow in a healthy, sporty, outdoor atmosphere.

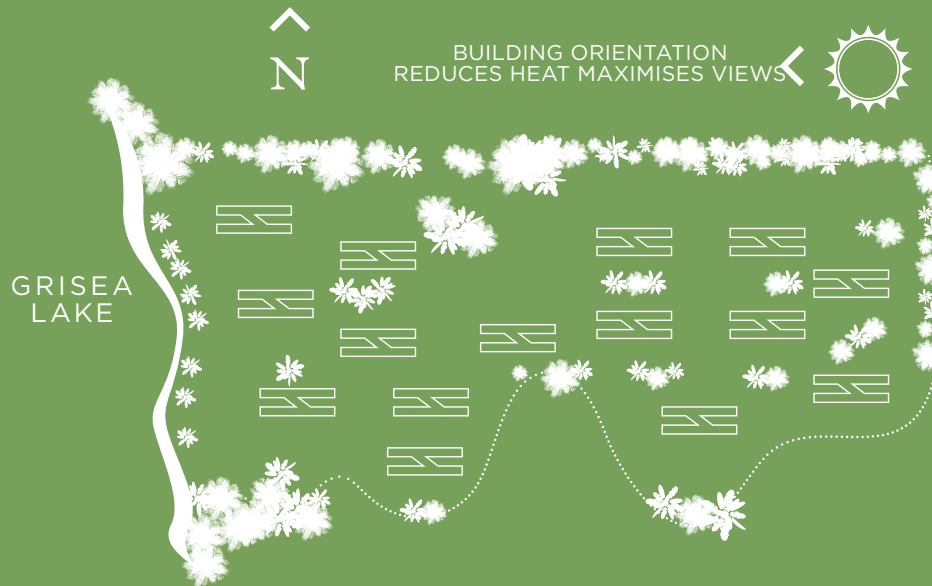
## Healthy Home



Inspired by nature our CondoVilla design ensures more naturally light in the home, cross ventilation and a altogether cleaner, fresher living environment.

## Masterplanned perfection

### Designed for efficiency, privacy and growth







LIVING & DINING ROOM | **4 BEDROOM UNIT** | SHOW UNIT



MASTER BEDROOM | **3 BEDROOM UNIT**

## Bring the outside in

Rainbow Springs CondoVillas are designed not only to create a larger more spacious living environment for all the family but they also blend seamless with the natural beauty of the Rainbow Springs estate and gardens.

From the moment you enter a CondoVilla, large windows, balconies and specially designed layout allow you to make the most of the nature outside

from inside your home, creating more natural light, cross ventilation and awe inspiring views of the surrounding natural beauty.

So whether you are in the dining room, or waking in the morning our uniquely CondoVilla provide a holistic, natural experience where life grows, both inside and out.





# Eight reasons in one home

## *Naturally the better choice*

### Privacy and security

CondoVillas are designed to occupy a quadrant of each building meaning no direct neighbour, single entrance to each unit and 24 hours security system with CCTV and access card.

### Simple life

Simple, convenient and efficient, the one floor approach to living creates a contemporary environment that is conducive to all especially families with young children, older residences and those seeking the chic approach to linear house design.

### More amenities

Catering for all ages and all residents our carefully planned estate features many natural amenities for jogging, outdoors pursuits, meditation and contemplation as well as residents clubhouse, indoor and outdoor gym, basketball, skate park and adventure playground.

### More space

More efficient use of space in the CondoVilla maximizes the living space available on the property, creating expansive living and efficient maximization of space owned, put simply more usable space per your money.

### Natural gardens

Our thematic gardens and natural master plan create the perfect habitat to blossom grow in a healthy and sporty outdoor atmosphere.

### Perfect location

With best in class local facilities, close proximity malls, restaurants and direct Toll access from West and South of Jakarta and the surrounding area are in a very short distance

### Management

When you invest in a CondoVilla maintenance and management of the building, amenities, and gardens is taken care of for you so that you can concentrate on enjoying the experience and the things that matter in life.

### Low-rise convenience

With the unique low-rise design the units maintain the uncrowded and uncompressed feeling of landed living where all residences can enjoy the garden views and privacy from within their own homes.







## Lakeside living

*Enjoy fresh air, cool lakeside walks and expansive views of the Lake*

The unique lakeside living experience offers fresh air and a cleaner lifestyle, stroll along the lakeside, run, cycle and enjoy the outdoors as the gardens blend into the beautiful lakeside setting.

A broad promenade featuring a running track for walkers and cyclists cuts along the lakeside, the walk will be softened and enriched by swathes of varied planting, from mature trees to swaying grasses.

As well as this abundant, colorful border, the lakeside walk will provide seating, small play facilities and outdoor fitness equipment, creating a space that's an enjoyable destination in itself.





## Inspired by gardens Naturally the better choice

Rainbow Springs CondoVillas are a unique network of properties spanning 3.2 hectares of rolling open space, thematic gardens and lush natural settings. Stylish contemporary CondoVillas blend harmoniously with the garden surrounds offering spectacular garden and lakeside views to upper floor homes and direct access to ground level homes.

## 7 Activity gardens Facilities for all ages

The leisure and health of our residents is important to us and amongst this urban oasis are hosted the world class members club, gym and swimming pools and youth village with its activity park and 3 on 3 basketball court.



**Blooming  
Oasis  
Garden**



**Lakefront  
Esplanade  
Garden**



**Woodland  
Quest  
Garden**



**Contemplating  
Sanctuary  
Garden**



**Gymnastic  
Quarter  
Garden**



**Eco  
Village  
Garden**



**Leisure  
Escapade  
Garden**







## An active hub

At the heart of the Rainbow Springs CondoVillas lies the living garden Leisure Escapade, an area surrounded by lush tropical beauty. Enjoy a swim in our resort style swimming pool, or take your toddlers to splash in our kiddie pool, or take them to play in children play area at Leisure Escapade. Stay healthy and fit by take a brisk walk or long run on one of our running tracks facility.

The Clubhouse is the perfect gathering place for residents to socialise, meet the neighbours and build a strong sense of community through activities such as sports, book club, games and events.

This garden oasis with its unique facilities and the amenities has something for everyone making it the ideal place for all to meet new friends, relax, unwind, and rejuvenate.





# Unit floor plans



\* Balcony and windows position refer to building facade.  
\* Units compositions, elevator, stairs positions and connection bridge on the floor plan subject to the siteplan.

Disclaimer: All the data contained in this brochure is based on the circumstances at the time of preparation, changes may occur at any time and are full right of the developer.

## Technical specifications

EXTERIOR	
Wall	Light Brick
Window	Powder coating aluminium frame with clear glass
Roof	Reinforced Concrete
INTERIOR	
Floor	Homogeneous Tiles 60x60
Door	Engineering Door
Wall	Light Brick
Ceiling	Gypsum Board
TOILET	
Floor	Ceramic Tile 30x30
Wall	Light Brick & Ceramic Tiles
Ceiling	Gypsum Board
Sanitary	ex TOTO
SERVICE YARD	
Floor	Ceramic Tiles 30x30
Wall	Light Brick
Ceiling	Exposed painted finish
BALCONY	
Floor	Ceramic Tiles 30x30
Railing	Glass
Door & Frame	Clear glass with aluminium frame
POWER SUPPLY	
2BR	2200 W
3BR	3500 W
4BR	4400 W



LIVING ROOM | 2 BEDROOM UNIT



# Siteplan



\* Balcony and windows position refer to building facade.



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## Typical block layout & unit number

Unit 2	Unit 3	Unit 2	Unit 3
Unit 1	Unit 5	Unit 1	Unit 5

## CondoVilla configuration



**Blue 1**  
3BR-A/3BR-B  
3BR-A/3BR-B

**Blue 2**  
3BR-B/3BR-B  
3BR-B/3BR-B

**Blue 3**  
4BR/2BR  
4BR/2BR

**Blue 5**  
2BR/4BR  
2BR/4BR

**Blue 6**  
4BR/2BR  
4BR/2BR

**Blue 7**  
2BR/4BR  
2BR/4BR

**Blue 8**  
4BR/2BR  
4BR/2BR

**Blue 9**  
3BR-A/3BR-B  
4BR/2BR

**Blue 10**  
4BR/2BR  
4BR-A/2BR



**Green 1**  
3BR-B/3BR-B  
3BR-B/3BR-B

**Green 2**  
2BR/4BR  
2BR/4BR

**Green 3**  
4BR/2BR  
4BR/2BR

**Green 5**  
3BR-B/3BR-B  
3BR-B/3BR-B

**Green 6**  
2BR/4BR  
2BR/4BR

**Green 7**  
4BR/2BR  
4BR/2BR

**Green 8**  
4BR/2BR  
3BR-B/3BR-B

**Green 9**  
2BR/4BR  
2BR/4BR

**Green 10**  
4BR/2BR  
4BR/2BR

**Green 11**  
3BR-B/3BR-B  
3BR-B/3BR-B

**Green 12**  
2BR/4BR  
2BR/4BR

**Green 15**  
4BR/2BR  
4BR/2BR

**Green 16**  
4BR/2BR  
4BR/2BR

**Green 17**  
2BR/4BR  
3BR-B/3BR-B

**Green 18**  
4BR/2BR  
3BR-B/3BR-B

**Green 19**  
3BR-B/3BR-B  
3BR-B/3BR-B



**Orange 1**  
3BR-A/3BR-A  
3BR-A/3BR-A

**Orange 2**  
3BR-A/3BR-A  
2BR/4BR

**Orange 3**  
2BR/4BR  
2BR/4BR

**Orange 5**  
3BR-A/3BR-A  
3BR-A/3BR-A

**Orange 6**  
2BR/4BR  
2BR/4BR

**Orange 7**  
3BR-A/3BR-A  
3BR-A/3BR-A

**Orange 8**  
3BR-A/3BR-A  
3BR-A/3BR-A

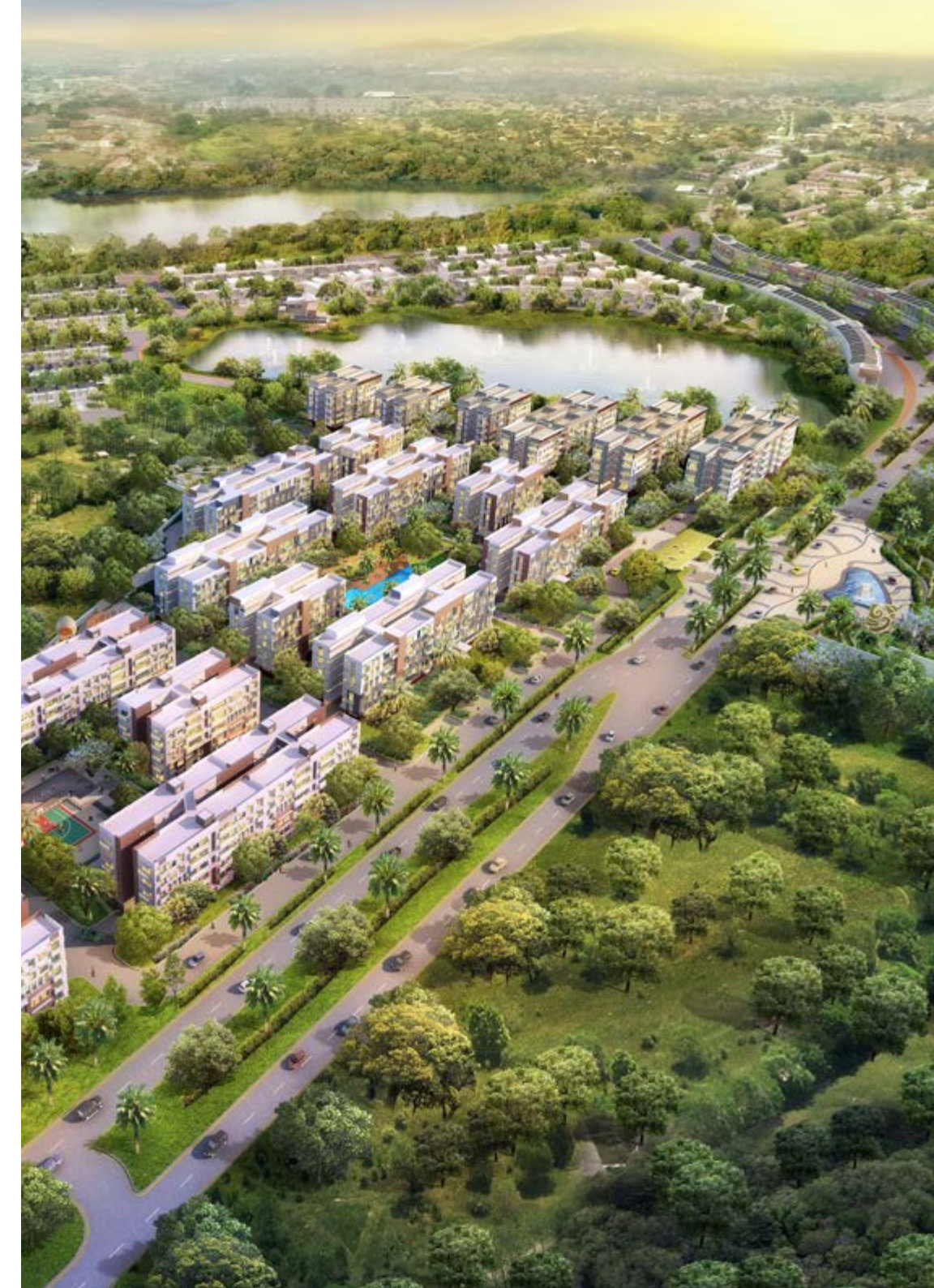
**Orange 9**  
3BR-A/3BR-A  
4BR/2BR

**Orange 10**  
4BR/2BR  
3BR-A/3BR-A

**Orange 11**  
3BR-A/3BR-A  
3BR-A/3BR-A

**Orange 12**  
3BR-A/3BR-A  
3BR-A/3BR-A

**Orange 15**  
2BR/4BR  
3BR-A/3BR-A





# Masterplan and information



## Key landmarks

- A. Pondok Hijau Golf Residential Area  
B. Scientia Garden Residential Area  
C. The Springs Residential Area  
D. Symphonia Residential Area

- |                                   |                                     |
|-----------------------------------|-------------------------------------|
| 01 Exit Tol & Inlet Tol           | 21 Ruko Graha Boulevard             |
| 02 Tugu Rotunda                   | 22 Parkland                         |
| 03 Financial Center               | 23 Bursa Mobil Summarecon Serpong   |
| 04 Jl. Boulevard Gading Serpong   | 24 Sekolah Al Azhar                 |
| 05 Sekolah BPK penabur            | 25 Kawasan Scientia Garden          |
| 06 Sekolah Stella Maris           | 26 Universitas Multimedia Nusantara |
| 07 Sekolah Tarakanita             | 27 Scientia Square                  |
| 08 Pasar Modern Sinpasa           | - Scientia Residence                |
| 09 Summarecon Mal Serpong         | - Scientia Square Park              |
| 10 Salsa Foodcity                 | - Summarecon Digital center         |
| 11 Sekolah Tunas Bangsa           | - Garden Walk                       |
| 12 Sekolah Terpadu Pahoa          | - Sekolah Al Azhar                  |
| 13 Ruko Golden 8                  | 28 Scientia Business Park           |
| 14 TK Pahoa                       | - Pradita Institute                 |
| 15 Rumah Sakit St. Carolus        | 29 Pengolahan Biomassa              |
| 16 Gading Raya Padang Golf & Klub | 30 Kawasan Symphonia                |
| 17 Kawasan Pondok Hijau Golf      | 31 Kawasan The Springs              |
| 18 Serpong M-Town                 | 32 The Springs Club                 |
| 19 Plaza Summarecon Serpong       | 33 Emerald Cove                     |
| 20 Mitra-10                       |                                     |

## Location



- |                               |                            |
|-------------------------------|----------------------------|
| Summarecon Mal Serpong        | 0 - - 2 Minutes            |
| AEON BSD                      | 0 - - - 5 Minutes          |
| Karawaci                      | 0 - - - - 10 Minutes       |
| Toll Gate (West Jakarta)      | 0 - - - - 10 Minutes       |
| Toll Gate (South Jakarta)     | 0 - - - - - 15 Minutes     |
| Jakarta International Airport | 0 - - - - - - - 30 Minutes |
| Plaza Indonesia               | 0 - - - - - - - 35 Minutes |









# Contact us


## Marketing Gallery

Summarecon Mal Serpong Lt. 2 (sebelah cinema XXI)  
Tangerang Selatan 15310, Indonesia

## Show Unit

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YouTube Video



[bit.ly/thegreatnextdoor](https://bit.ly/thegreatnextdoor)

