

# CASTILO

AT TERRA<sup>IA</sup>

Classic Essence,  
Within *Reach*



# TERRAVIA

*From “future  
living through  
sustainability”*

Terravia Adora & Belova was positioned around **how to live** better —emphasizing sustainability, green habits, and future-forward features like hybrid energy (solar panels). It appealed to buyers driven by lifestyle innovation and environmental consciousness.



*to “timeless value  
through design,  
persona, and  
attainability.”*

**The All-New Terravia Castilo** focus on **how you feel**, what you own and represent. It is all about embracing value — combining timeless American Classic design, functional layouts, and a strong sense of understated prestige, all at an attainable price. The emphasis moves from eco-living to persona, design, and accessibility, supported by a highly strategic location. Terravia is now a complete package.



Tagline 

# Classic Essence, Within *Reach*

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*Back to The Timeless Classic*

# Classic Essence

Live Timeless & Practical,  
The Smartest Upgrade with  
Terravia



**TIMELESS  
IN STYLE**

*American Classic Design*



**PERSONA  
UPGRADE**

*Without Budget Upgrade*



**PRACTICAL  
LAYOUT**

*Two Floors Housing*

# Within *Reach*

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Exceptional value through  
design and strategic location  
at an attainable price point.

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# Within *Reach*

Terravia is located in one of the most attractive locations. Situated at the West of BSD City's development area and bordering the commercial hub of Gading Serpong. Just across Greenbelt Pathway and less than 5 minutes away from key facilities: Eastvara Mall, Grand Lucky, Maranatha University, BPK Penabur, internationally accredited schools Genesis & ACS, as well as access to Legok toll gate.





BPK PENABUR  
ANGLO CHINESE SCHOOL  
COMMUNITY HUB  
CBD BSD

MARANATHA UNIVERSITY

TOLL GATE LEGOK

EASTVARA MALL

GENESIS SCHOOL  
GRAND LUCKY  
IPEKA  
QBIG

MAIN GATE  
TERRAVIA

GREENBELT  
PATHWAY

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT  
CENTRA COMMERCIAL

CASTILO  
by TERRAVIA

TERRAVIA

FUTURE DEVELOPMENT

COMMUNITY  
LOUNGE

GADING SERPONG



## HIGHLIGHT SURROUNDING FACILITIES

1. Greenbelt Pathway
2. Eastvara Leisure Mall & Aeon Supermarket
3. Grand Lucky & The Barn
4. Anglo Chinese School
5. Genesis School
6. Toll Gate Legok

- Upcoming
7. BPK Penabur
  8. Maranatha University

*Welcome to*

CASTILO 

AT TERRA  IA

*Meaning :*

Derived from the Spanish word for “castle” or “fortress,” Castilo symbolizes a refined sanctuary designed with enduring value—a home that feels secure, elegant, and timeless, offering a sense of understated luxury that remains warm, approachable, and within reach.

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# Masculine Presence, Effortless Elegance

Solid forms & structured design subtly communicate safety and comfort, secured with a single-gate access.



MAIN GATE  
TERRAVIA

Main Access to Community Lounge 

MAIN GATE  
TERRAVIA

COMMUNITY  
LOUNGE



# Intimate Community Space *for Meaningful Connections*









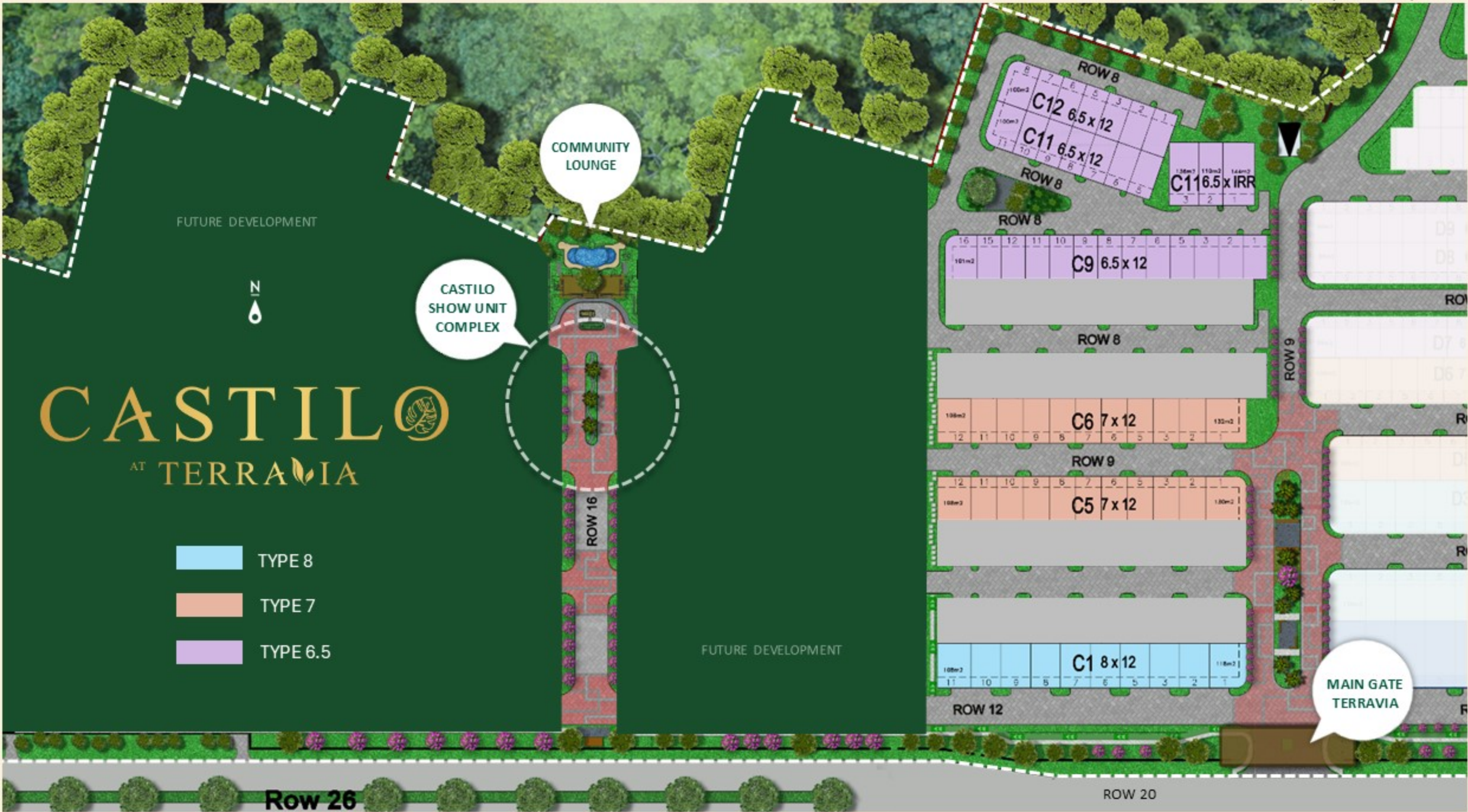
# Beyond *Aesthetics*

More than just visual appeal—the minimalist American Classic design with a hipped roof creates a sense of timeless comfort and understated prestige, bringing an elegant first impression that never feels excessive. Its minimalist interpretation makes the design cleaner, more relevant, and easier to maintain, while still preserving the warmth and sophistication associated with classic homes.

Beyond aesthetics, it also delivers practical advantages: better protection against heat and heavy rain, improved airflow, and a more balanced structure ideal for tropical living.







# Type 6.5

FACADE 



# CASTILO

AT TERRAVIA

## Type 6.5

Building Area **89 m<sup>2</sup>**  
 Land Area **78 m<sup>2</sup>**  
 Land Dimension **6.5 x 12 m**  
**6.5 x IRR m (HOOK)**

-  **3**
-  **3**
-  **2**



GROUND FLOOR



UPPER FLOOR



At Castilo, every space is designed with purpose — not excessive, not lacking, but thoughtfully enough for the way modern families truly live.

Type 7 FACADE 




# CASTILO


AT TERRAIA

## Type 7

Building Area **110 m<sup>2</sup>**  
 Land Area **84 m<sup>2</sup>**  
 Land Dimension **7 x 12 m**  
**7 x IRR m (HOOK)**

 **4 + 1**

 **3 + 1**

 **2**



GROUND FLOOR



UPPER FLOOR



With a smart two-story layout, Castilo offers the perfect balance between comfort, functionality, and efficiency.



Type 8 FACADE 






# CASTILO

AT TERRAVIA

## Type 8

Building Area **129 m<sup>2</sup>**  
 Land Area **96 m<sup>2</sup>**  
 Land Dimension **8 x 12 m**  
**8 x IRR m (HOOK)**

-  **4 + 1**
-  **3 + 1**
-  **2**



GROUND FLOOR



UPPER FLOOR



Castillo type 8 offers efficient living spaces that feel refined, spacious, and comfortable — offering a modern lifestyle with enduring charm and understated prestige.



# CASTILO Specification

AT TERRAVIA 

## FOUNDATION

: Mini Pile

## FLOORING

General Room

: Homogeneous Tiles

Stair

: Homogeneous Tiles

Bedroom

: Homogeneous Tiles

Bathroom

: Homogeneous Tiles

Terrace & Balcony

: Homogeneous Tiles

Carport

: Homogeneous Tiles

Service Area

: Ceramic Tiles

## ROOF

Main Roof

: Lightweight Steel Frame, Concrete Roof Tiles

Carport Roof

: Steel Frame + UPVC Roofing

## WALLS

: Full System Lightweight Bricks, Painted Finish

## FINISHING

Exterior Walls

: Weathercoat Paint Finish

Bathroom Walls

: Homogeneous Tiles

Service Bathroom Walls

: Ceramic Tiles

## DOOR

Main Door

: Solid Engineered Wood Door

Interior Bathroom Doors

: Engineered Wood Door

Interior Bedroom Doors

: Engineered Wood Door

## DOOR & WINDOW FRAMES

Aluminium Frames with Powder Coating

## CEILING

Interior

: Gypsum Board, Painted Finish

Eaves Ceiling

: Water-resistant Gypsum, Painted Finish

## SANITARY

Local Sanitary Ware / Equivalent

## WATER SUPPLY

Standard PDAM

## ELECTRICITY

4400 watts ( Type 7 & 8 )

2200 watts ( Type 6.5 )

# Classic Essence, Within *Reach*

- Design Classic Timeless
- Persona Upgrade
- Practical Layout
- Close To Anywhere
- Affordable



Classic  
Essence,  
Within  
*Reach*



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