

WYNYARD





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 HIERA Sport & Wellness Club
- 4 High-Street Retail
- 5 Lifestyle Precinct / Community Spaces
- 6 Integrated Recreation & 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



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.



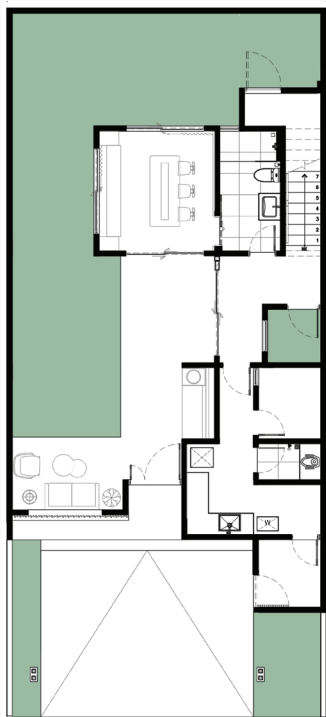
- 
One Step Away to Jatake Station
- <45 MINS**
 to Tanah Abang Station & Soekarno-Hatta Airport
- 
5 MINS - 10 MINS
 to Toll Serpong - Balaraja
 AEON Mall BSD
 ICE BSD City
 Eastvara
 Green Office Park

The Art of a Well-Balanced Life

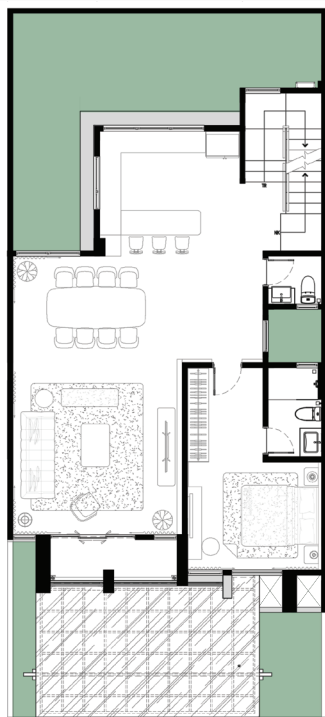
Derived from the Old English word “wynn” meaning joy and “yard” that signifies a neighbourhood, Wynyard encapsulates the essence of Nihon Teien (日本庭園), a Japanese Garden philosophy and craftsmanship, weaving a profound connection with nature, beauty of balance, and harmony of life.

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

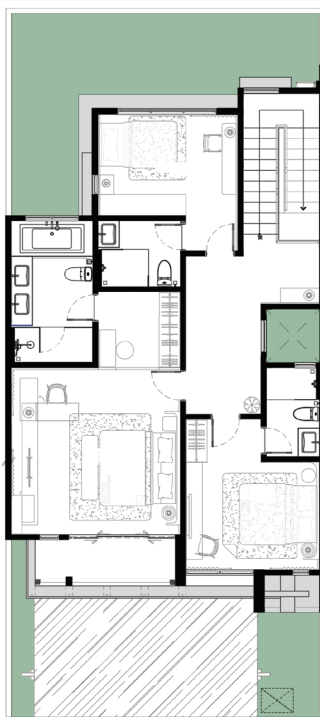




FIRST FLOOR



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



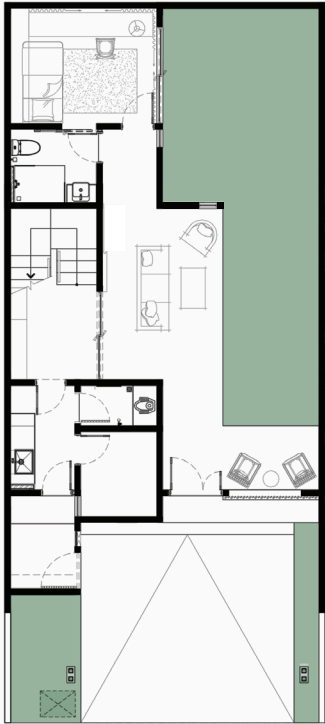
1+1 Kitchen



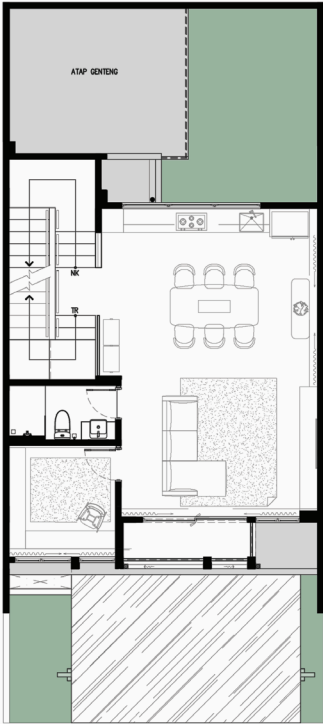
Multi Purpose
Area



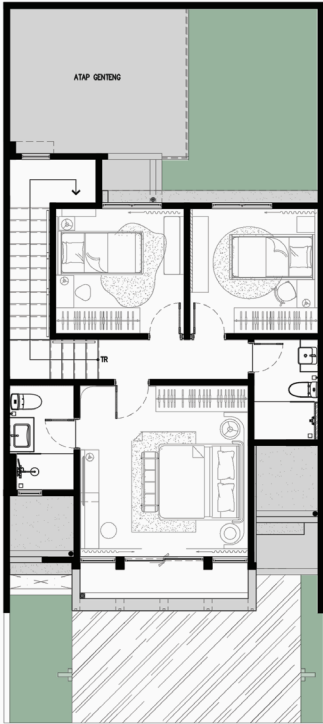
2 Carport



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

TYPE 8 DENTO

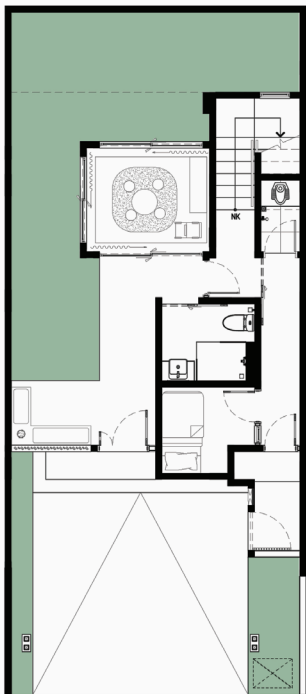
TYPICAL LAND SIZE
144 SQM (8X18)

TYPICAL BUILDING SIZE
205 SQM

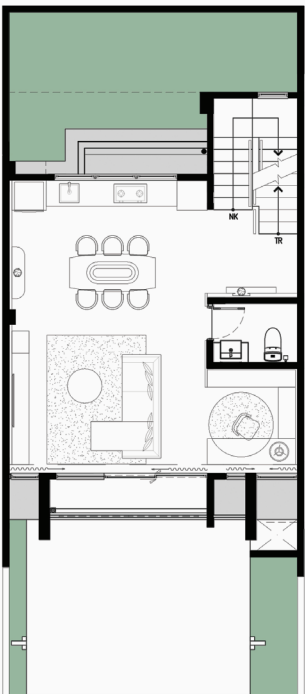
- 5+1 Bedroom
- 4+1 Bathroom
- 1+1 Kitchen
- Multi Purpose Area
- 2 Carport



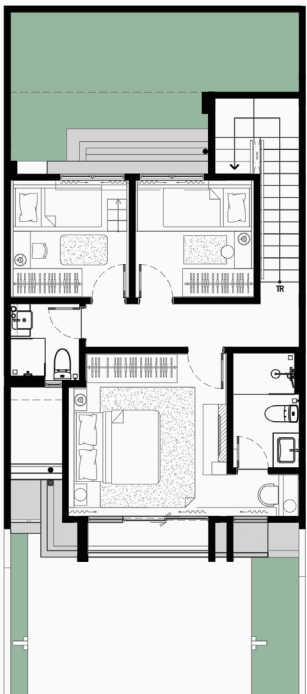
ARTIST'S IMPRESSION



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

TYPE 7 MUZI

TYPICAL
LAND SIZE

98 SQM (7X14)
112 SQM (7X16)

TYPICAL
BUILDING SIZE

160 SQM
160 SQM



4+1+1 Bedroom



3+1+1 Bathroom



1 Kitchen



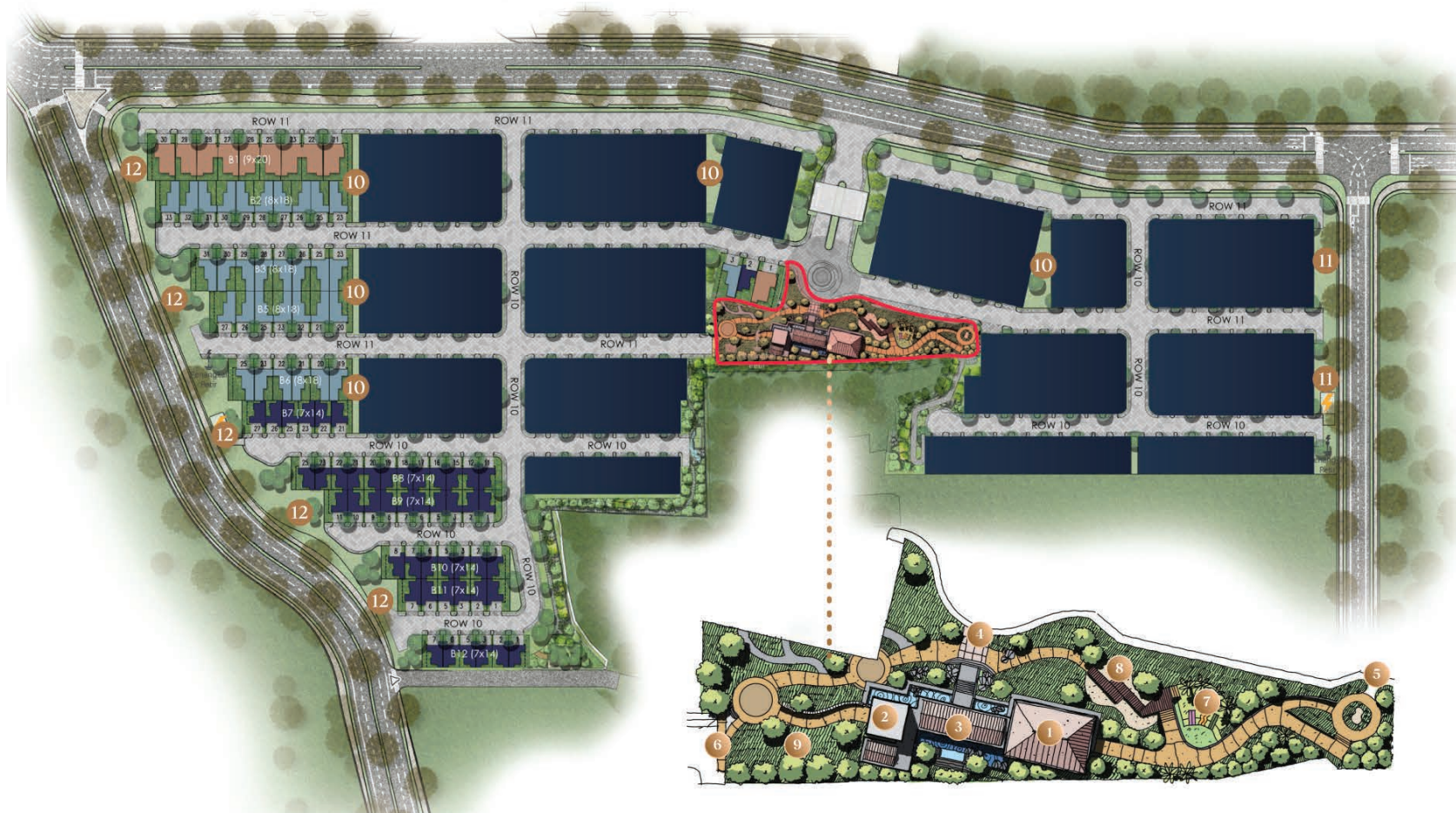
Multi Purpose
Area



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 HEARTFUL EMBRACE.
A POETRY OF LIFE WHERE NATURE'S BEAUTY TRANSCENDS.



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





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
- SHOWER SCREEN

Grohe/equivalent
(American Standard/equivalent service area only)
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
- WATER SUPPLY
- OTHERS

Type 7: 4400 VA
Type 8: 4400 VA
Type 9: 5500 VA
Standard PDAM
Roof Water Tank with Booster Pump



TOLL ROAD

FUTURE TOLL ROAD

TRAIN LINE

- BSD PHASE 1
- BSD PHASE 2
- BSD PHASE 3



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sinar mitbana mas

