



MELROSE

Grand
DUTA GARDEN
AMAZING CITY SPLENDOR



W E L C O M E T O

G R A N D D U T A G A R D E N





Never Compromise Since 1983

One of the largest and most trusted developers in Indonesia since 1983. Founded by experts collaborating to construct properties ranging from residential homes to high-rise buildings.

Until now, Duta Putra Land has consistently developed 38 projects, including residential areas, offices, apartments, superblocks, and new townships. We nurture and invest in the new generation with intelligent talents that will continue to set standards for space design and human-centered creativity.

MORE THAN 40 YEARS, 38 PROJECTS

Duta Putra Land

OFFICE TOWER



DEA TOWER, JAKARTA



TALAVERA OFFICE PARK, JAKARTA

SUPER BLOCK



WEST ONE CITY



CIBIS

APARTMENT



LAVIE ALL SUITES APARTMENT, JAKARTA



BINTARO PARK VIEW APARTMENT, JAKARTA



GADING ICON APARTMENT, JAKARTA

NEW TOWNSHIP



GRAND WISATA



HARVEST CITY

RESIDENTIAL



BUKIT GOLF, CIBUBUR



DUTA GARDEN, JAKARTA



GRAND DUTA CITY, BEKASI



Grand Duta City South of Jakarta (200 Hectares)

Together with Grand Duta City South of Jakarta, own the future dream residence. Located in a strategic location, with a refreshing natural atmosphere, and built with modern concepts and features, Grand Duta City South of Jakarta will be the perfect answer to meet your current and future housing needs for you and your family.



Grand Duta City Bekasi (200 Hectares)

Grand Duta City is located on Babelan Main Street, which serves as the main route between West Bekasi and North Bekasi, with additional upcoming access connecting Tanjung Priok and Bekasi (Tanjung Priok - Cibitung Toll, JORR 2). Considering the ease of access and the strategic location near the center of Bekasi City, this area has the potential to become a prime district in Bekasi.



Our Partners



Why Choose Grand Duta Garden?

01



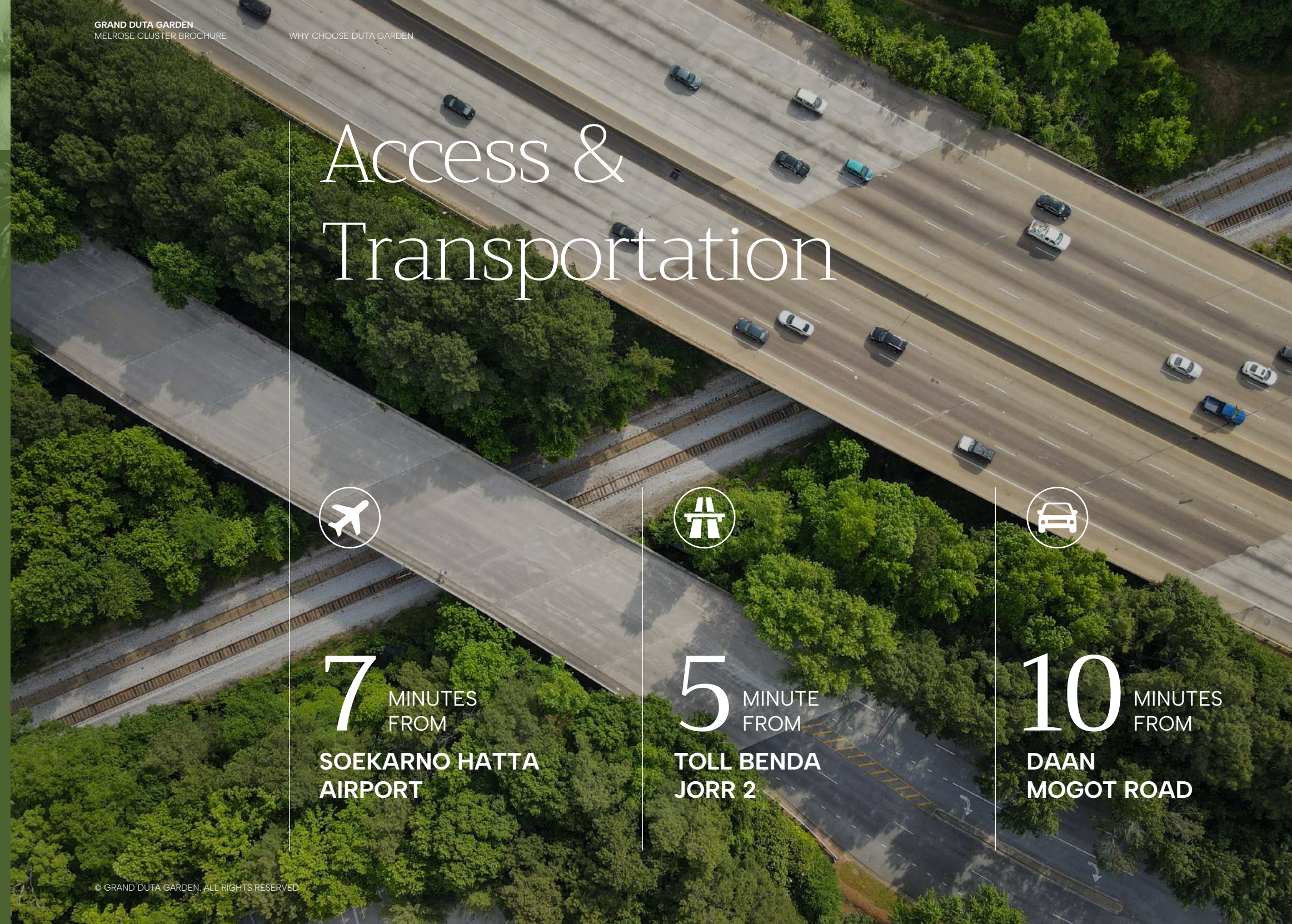
NEARBY
Hospitals, Schools
& Entertainment

ACTIVE ENVIRONMENT WITH
Restaurants, Supermarket,
Banks & Pharmacies

FULLY-EQUIPPED
Sport Center

ESTABLISHED COMMUNITY
With Over 2000 Families

DISTANCE FROM MAJOR ROADS
10 Minutes



Access & Transportation



7 MINUTES FROM
SOEKARNO HATTA AIRPORT



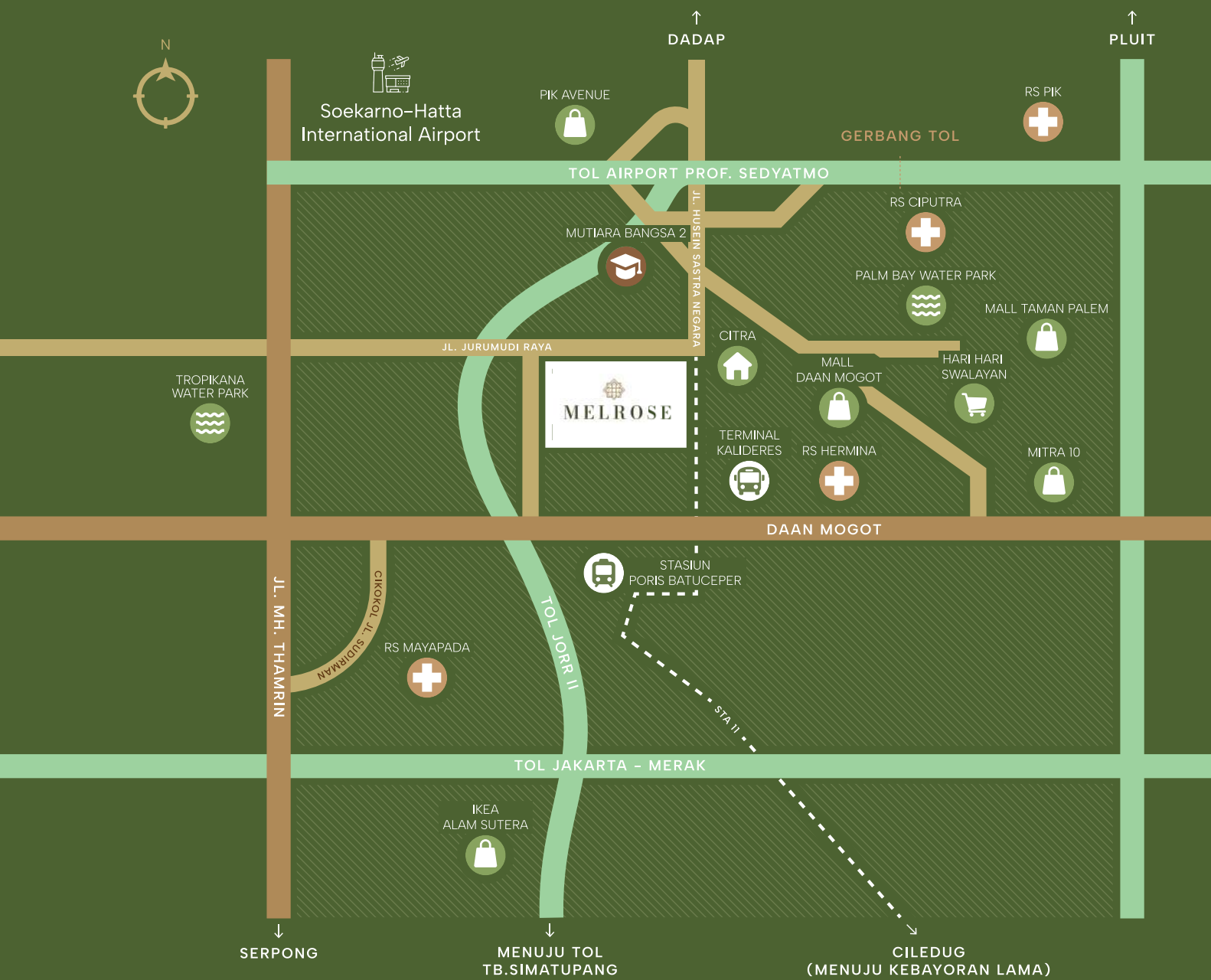
5 MINUTE FROM
TOLL BENDA JORR 2



10 MINUTES FROM
DAAN MOGOT ROAD

GRAND DUTA GARDEN

Surrounding Area



4 HOSPITAL

8 LIFESTYLE & ENTERTAINMENT CENTER

2 TRANSPORTATION HUB

1 EDUCATION CENTER

■ Jalan Tol ■ Jalan Besar
■ Jalan Biasa

GRAND DUTA GARDEN

Site Plan

105 Ha

OVER 2000 KK

OVER 2000 HOUSES BUILT

OVER 300 SHOPHOUSES BUILT



GRAND DUTA GARDEN

Food & Beverage

Cafe

Kopi Janji Jiwa	Pros Coffee
Kong Djie Coffee	Starbucks
Haus	

Grocery

Pasar Duta Gardens	Indomaret
Alfamart	

Restaurant

McDonalds
KFC
Solaria

Banks

BCA	BRI
BNI	BTN



GRAND DUTA GARDEN FACILITIES

Sports Center



Gym

Making excellent facilities accessible to help you achieve all your health goals.



Football Field

The perfect place to train, have fun, and build community is on the pitch.



Swimming Pool

A family's favourite place to exercise together and make memories with a splash.



Badminton Court

Relieve your stress with fun competition at the badminton court.

INTRODUCING OUR
LATEST MASTERPIECE



MELROSE

A truly idyllic haven that embodies the perfect blend of tranquility and convenience. Nestled amidst lush greenery and gently rolling hills, this community offers a serene escape from the bustling city while remaining conveniently located for the modern family.





ARCHITECTURE

Paramita Abirama Istasadhya (PAI)

Led by Thomas Elliot, PAI Design was first established in 1985. Since then, PAI is responsible for a diverse range of projects, including master planning for commercial and residential development throughout Indonesia.



INTERIOR DESIGNER

AEDI Interior

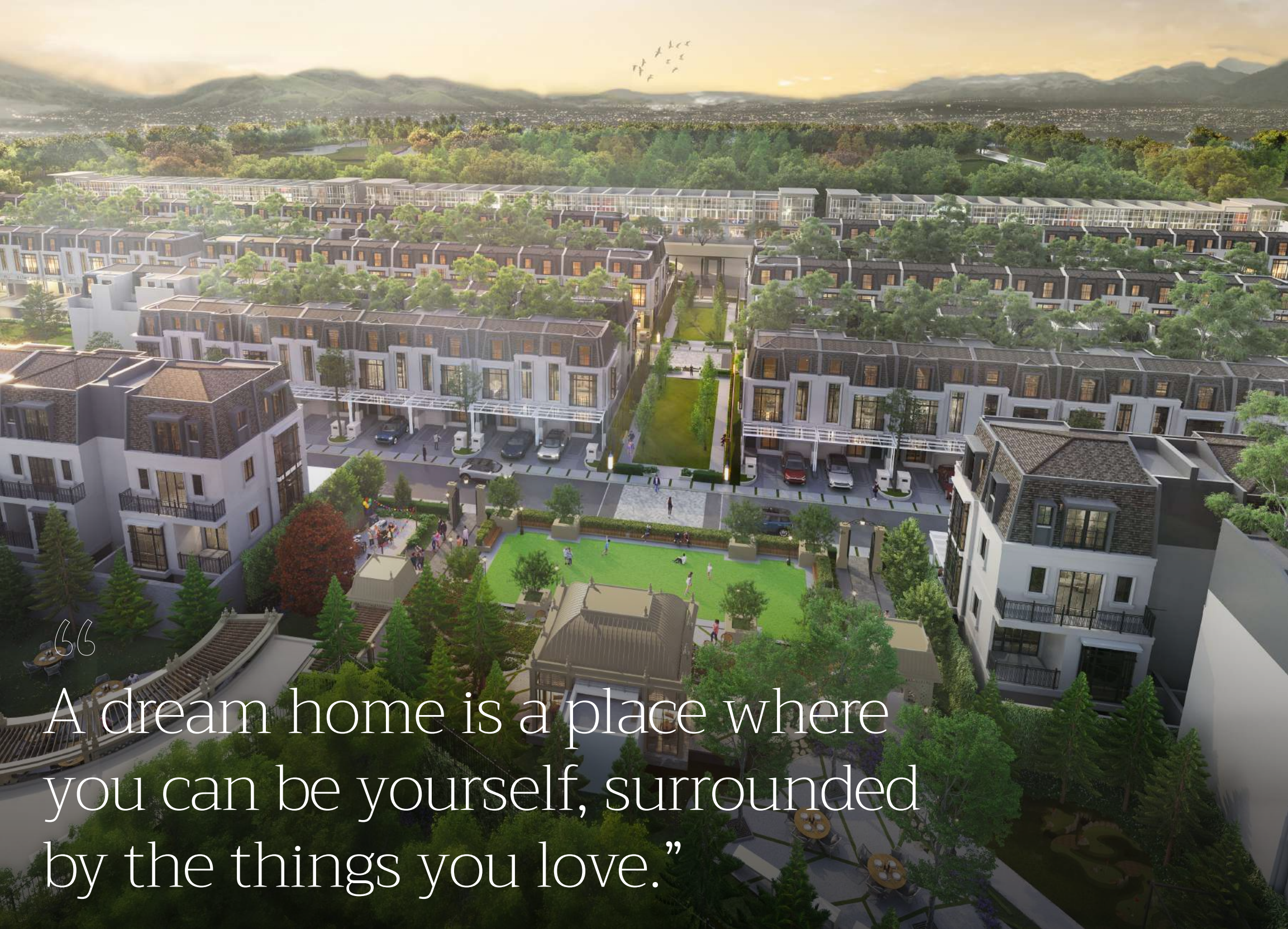
AEDI has aimed to enhance design innovation by blending artistry, functionality, and layout efficiency. They continually seek broader inspiration to broaden our visual horizons. When we merge these factors with a deep understanding of human behavior and needs, we create the key elements of excellent design.

GRAND DUTA GARDEN FACILITIES

Offering Every Variety for Any Lifestyle

Experience a world of limitless possibilities in this area designed to cater to every lifestyle. With an emphasis on offering a wide range of facilities, this place is a haven for individuals seeking versatility and choice.





“A dream home is a place where you can be yourself, surrounded by the things you love.”



MELROSE



02

MELROSE

Entrance Gate

An entrance gate exuding elegance and sophistication, with lush greenery, luxurious lighting, and an imposing wrought-iron gate. Security is paramount, with a dedicated security team and system, offering residents top-tier security and sophistication.



A 10 meter width main boulevard at Melrose





Melrose Cluster Site Plan

- | | |
|---------------------------------------|--------------------------------------|
| 01 Front Courtyard | 08 The Terrace |
| 02 Yoga Sanctuary | 09 The Terrace Garden & BBQ Pavilion |
| 03 Central Courtyard | 10 Children's Playground |
| 04 The Plaza | 11 Relaxing Garden |
| 05 Mini Driving Range & Putting Green | 12 Exercise Garden |
| 06 BBQ Pavilion | 13 Picnic Garden |
| 07 The Pavilion | |



TYPE BANGUNAN :

- Type 5 DELUXE
- Type 6 DELUXE
- Type 6 PREMIUM
- Type 8 PREMIUM



Savor The Simple Joys Of Life In The Park With Loved Ones



Hone Your Focus



The Pavillion

The Pavillion stands as a symbol of connection and camaraderie in our housing complex. This versatile space in our housing complex hosts everything from morning yoga sessions to evening socials. With its modern design and scenic surroundings.

The Pavilion – Interior

This versatile space in our housing complex hosts everything from morning yoga sessions to evening socials. With its modern design and scenic surroundings, the Pavilion is a highly usable space for all your community needs.



Children's Playground

An established entertainment center for your love ones one step away.



MELROSE

An Outdoor Haven



Open Plaza / Yoga Sanctuary

Surrounded by lush greenery & manicured lawn, providing a peaceful sanctuary for residents to practice yoga or come together for group gatherings.



Central Garden

This meticulously maintained garden provides a picturesque setting for residents to take leisurely strolls or simply enjoy the beauty of nature right at their doorstep.



BBQ Area

A dedicated barbecue oasis within the housing cluster, this open space is tailored for family enjoyment.

It's complete with well-maintained grills and seating making it the perfect setting for families to bond over grilled feasts, laughter, and quality time.

Mini Putting Green

This charming space offers residents the opportunity to hone their putting skills while enjoying a leisurely game with family and friends it's a wonderful spot for relaxation and friendly competition.



MELROSE

Build A Foundation
Of Love & Well-being
In Your Family

Exercise Garden

Wake up and seize the day at our Exercise Garden in Melrose. This outdoor exercise space is designed for residents to embrace the fresh air and engage in personalized morning fitness routines.

Embrace the sunshine and elevate your fitness routine in the heart of our community.



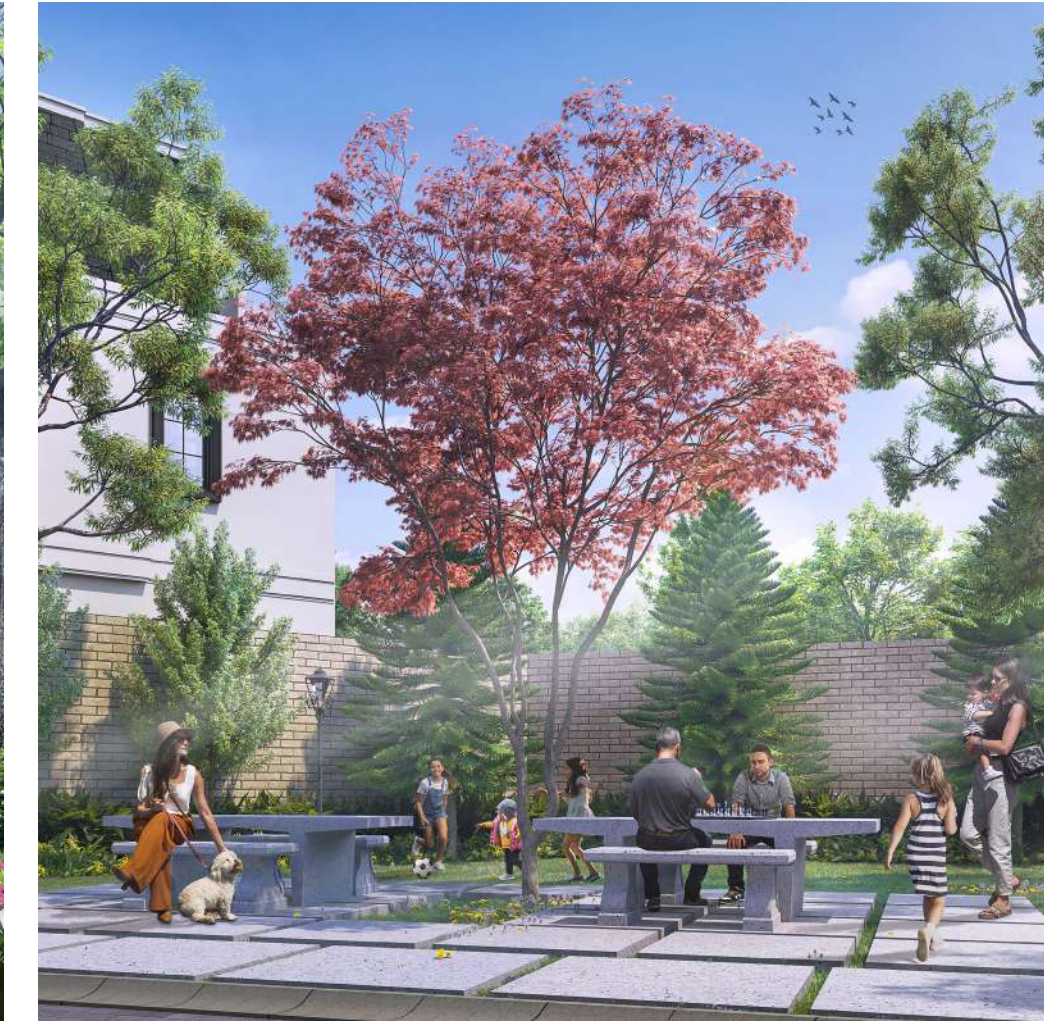
Relaxation Garden

Find solace in a hidden gem in our housing complex designed for relaxation and connection. Amidst blooming flowers and shaded nooks, residents can gather with family and friends to escape the hustle and bustle.



Outdoor Gym

Experience the synergy of nature and fitness at an outdoor gym in Melrose. Surrounded by trees and open spaces, residents can engage in a holistic approach to health.



Picnic Garden

Discover a vibrant picnic garden in Melrose where families and neighbors come together for joyous gatherings. Shaded by blossoming trees, this idyllic space invites residents to unwind with picnics, storytelling, and leisurely afternoons.



FLOOR 1



FLOOR 2

UNIT SPECIFICATIONS

2+1  BED ROOM

2  BATH ROOM

1  CAR PORT

LAND SIZE 5x11 M² | BUILDING SIZE 68 M²



MELROSE

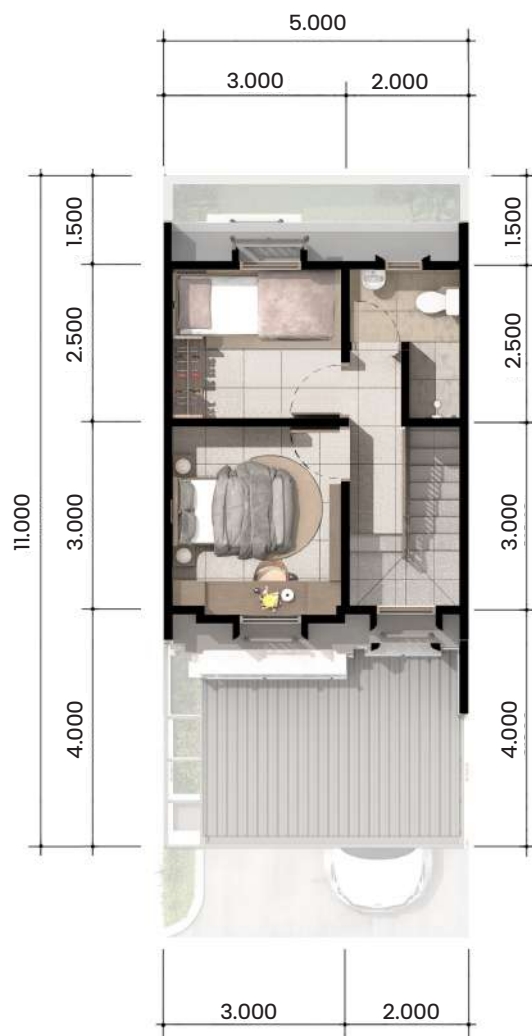
Lily Signature



FLOOR 1



FLOOR 2



FLOOR 3

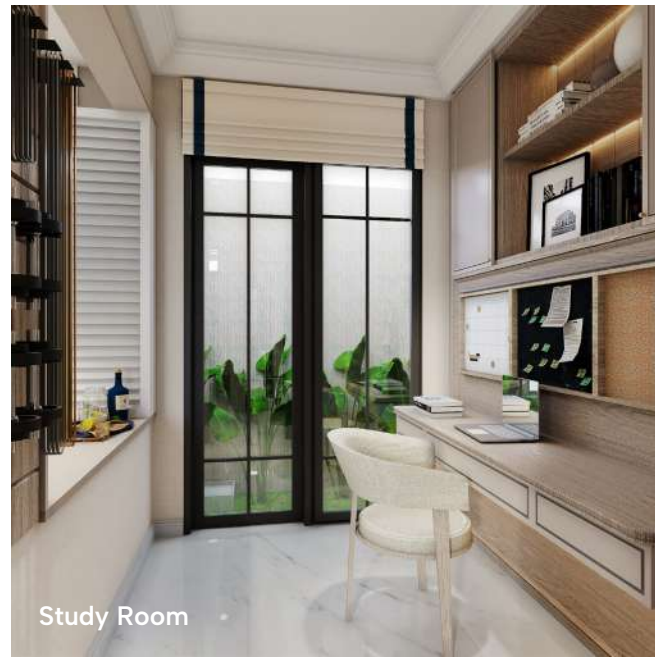
UNIT SPECIFICATIONS

3+1 BED ROOM

3 BATH ROOM

1 CAR PORT

LAND SIZE 5x11 M² | BUILDING SIZE 98 M²



Study Room



Living Room



Master Bedroom



Kid's Bedroom



MELROSE
Rose Suite



UNIT SPECIFICATIONS

2+1 BED ROOM

3 BATH ROOM

2 CAR PORT

1 MAID ROOM

LAND SIZE
6x11 M²
6x12 M²
6x13 M²
6x14 M²

BUILDING SIZE
83 M²
84 M²
86 M²
89 M²



MELROSE
**Rose
Signature**



FLOOR 1



FLOOR 2

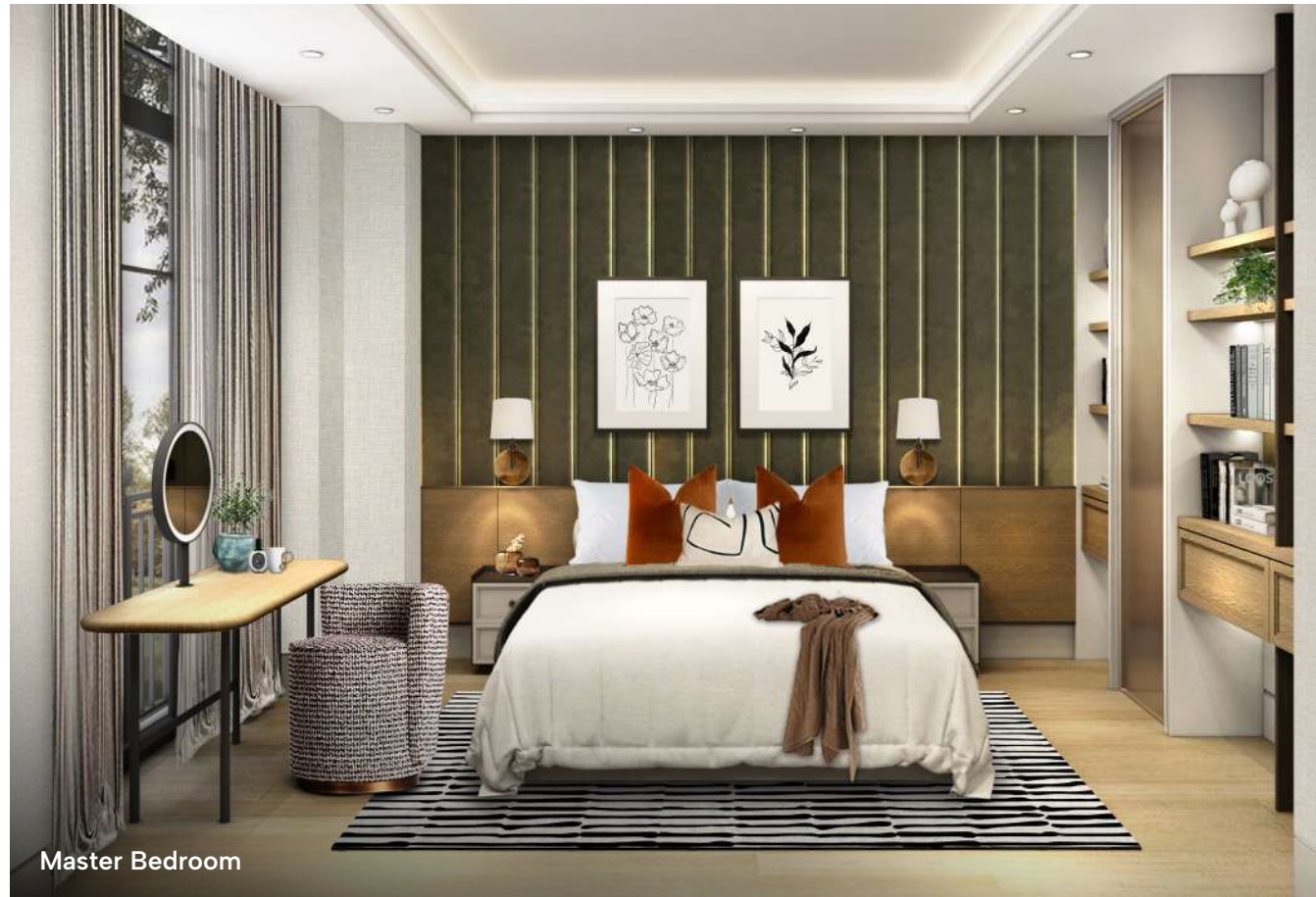


FLOOR 3

UNIT SPECIFICATIONS

4⁺¹ BED ROOM |
 4 BATH ROOM |
 2 CAR PORT |
 1 MAID ROOM

LAND SIZE	BUILDING SIZE
6x11 M ²	119 M ²
6x12 M ²	119 M ²
6x13 M ²	122 M ²
6x14 M ²	124 M ²



Master Bedroom



Living Room



Nurse



Kid's Bedroom



MELROSE
**Orchid
Signature**



UNIT SPECIFICATIONS

5 **BED ROOM** |
 4 **BATH ROOM** |
 2 **CAR PORT** |
 1 **MAID ROOM**

LAND SIZE	6x12 M ²	BUILDING SIZE	175 M ²
	6x13 M ²		171 M ²
	6x14 M ²		171 M ²



Kitchen Area



Living Room



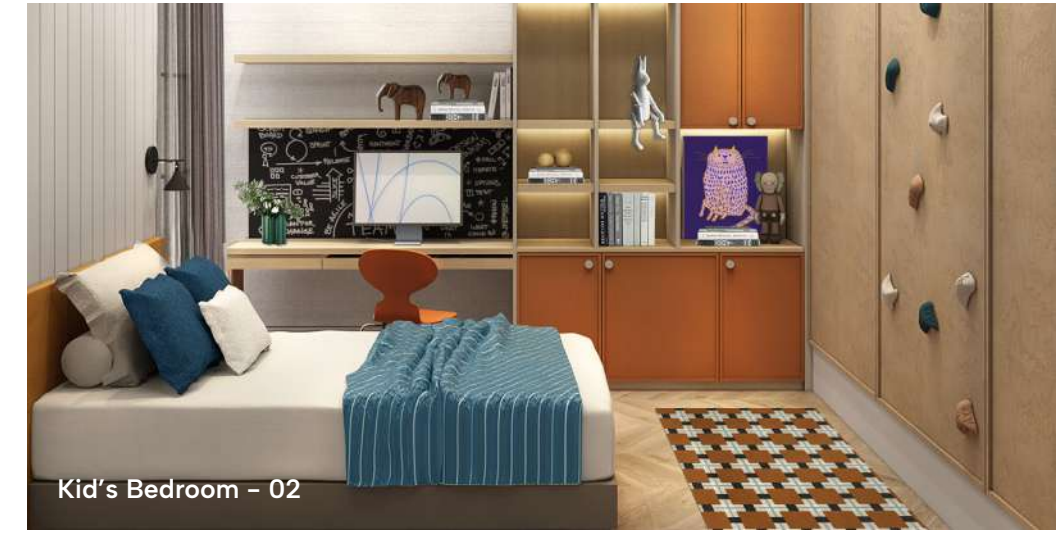
Study Room



Master Bedroom



Kid's Bedroom - 01



Kid's Bedroom - 02



MELROSE
**Peony
Signature**



FLOOR 1



FLOOR 2



FLOOR 3



FLOOR 4

UNIT SPECIFICATIONS

5 BED ROOM

4 BATH ROOM

4 CAR PORT

1 MAID ROOM

LAND SIZE 8x15 M²

BUILDING SIZE 261 M²





Specification

Foundation

1. Tiang Pancang

Structure

1. Beton Bertulang

Water

1. PDAM

Electricity

1. 2200 VA (Lily Deluxe & Rose Deluxe)
2. 3500 VA (Lily Signature, Rose Signature)
3. 4400 VA (Orchid Signature, Peony Signature)

Flooring

1. Homogenous Tile
2. Kamar Mandi: Keramik

Walls

1. Bata Merah diplester dan dicat
2. Double Dinding antar Rumah

Sanitary

1. TOTO/Setara

Roof

1. Rangka Atap Baja Ringan
2. Penutup Atap Metal & Bitumen

Fence

1. Belakang - Dinding Bata diplester & di cat

Door & Window

1. Kusen Aluminium
2. Daun Pintu: Solid Engineering
3. Jendela Kaca Rangka Aluminium
4. Smart Lock (Pintu Utama)

Plafond

1. Rangka Hollow Galvanis,
2. Interior: Gypsum Board,
3. Exterior: Gypsum WR



Underground Electric Cable

Beauty in simplicity adalah kesan pertama yang akan Anda dapatkan begitu masuk ke cluster MELROSE.

Seluruh infrastruktur seperti jaringan listrik dan fiber optik internet kecepatan tinggi, semuanya tertanam rapi dalam tanah. Hasilnya, lingkungan hunian Anda tetap indah sekaligus simple.



Fiber Optic Ready

Kami yakin Anda sebagai calon penghuni cluster MELROSE selalu membutuhkan koneksi internet berkualitas untuk menunjang berbagai kegiatan bisnis dan entertainment Anda sekeluarga.

Karena itu, jaringan fiber optic untuk internet kecepatan tinggi telah terpasang dalam cluster MELROSE, memastikan layanan internet berkualitas segera tersedia seawal mungkin.



Smart Door Lock

Selain kenyamanan, keamanan tinggal keluarga tercinta dalam cluster MELROSE sudah pasti menjadi prioritas utama Anda. Untuk itu, rumah Anda telah dilengkapi dengan Smart Door Lock sebagai standar keamanan hunian.



DEVELOPED BY



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