



CELADON
SURABAYA





RETREAT
TO AN
URBAN
CULTURE



MAGNA
 ONE

REBORN TO BE GLAMOROUS

MAGNA ONE sets new standards in terms of design, quality, connectivity and sustainability to be the most prestigious corporate address in the city. A vibrant lifestyle destination, it combines : **WORK - LIVE - PLAY.**

Tower I low zone for Office & Hi-zone for Service Apartment. Lifestyle retail - Podium comprises of curated dining, shop and socialising spaces to take connected.

MAGNA ONE



A

TOWER I
OFFICE LOW-ZONE
SERVICE APARTMENT HIGH-ZONE

B

THE LOFT

C

LIFESTYLE RETAIL

D

CELADON (APARTMENT)

the CONNECTIVITY



3-Minute Drive
Mayjen HR Muhammad Road
Toll Satelit
Darmo Park



10-Minute Drive
Darmo Permai III Road



20-Minute Drive
Kupang Raya Road
Bukit Darmo Golf

CELADON
SURABAYA

A
SANCTUARY
CRAFTED
FOR YOUR
SENSES

Meet the abode for those who refuse to settle
for anything less than exceptional.

START WITH THE COVETED
FREEHOLD ADDRESS IN
PRIME NEIGHBORHOOD
OF SURABAYA.

Add a rare vantage point, overlooking Bukit
Darmo Road and near Toll road to airport.
Then there's the matter of pedigree, courtesy of
Greenwood Sejahtera TBK. It all makes for so
much more than a home.

CAPTIVATING VIEWS OF THE CITY

the **PULSE** and **ENERGY**
of downtown Surabaya.

The city alive even as the sun sets over the iconic skyline. A luxurious space lets you take your time pampers with the city skyline views.



Located in an impeccable neighbourhood of distinction, With the city's major shopping belt, international hotels, medical centres, cafes and restaurants, Celadon is a stone's throw to all the sophistication and excitement of Main Road.

CIAO

THE ARRIVAL



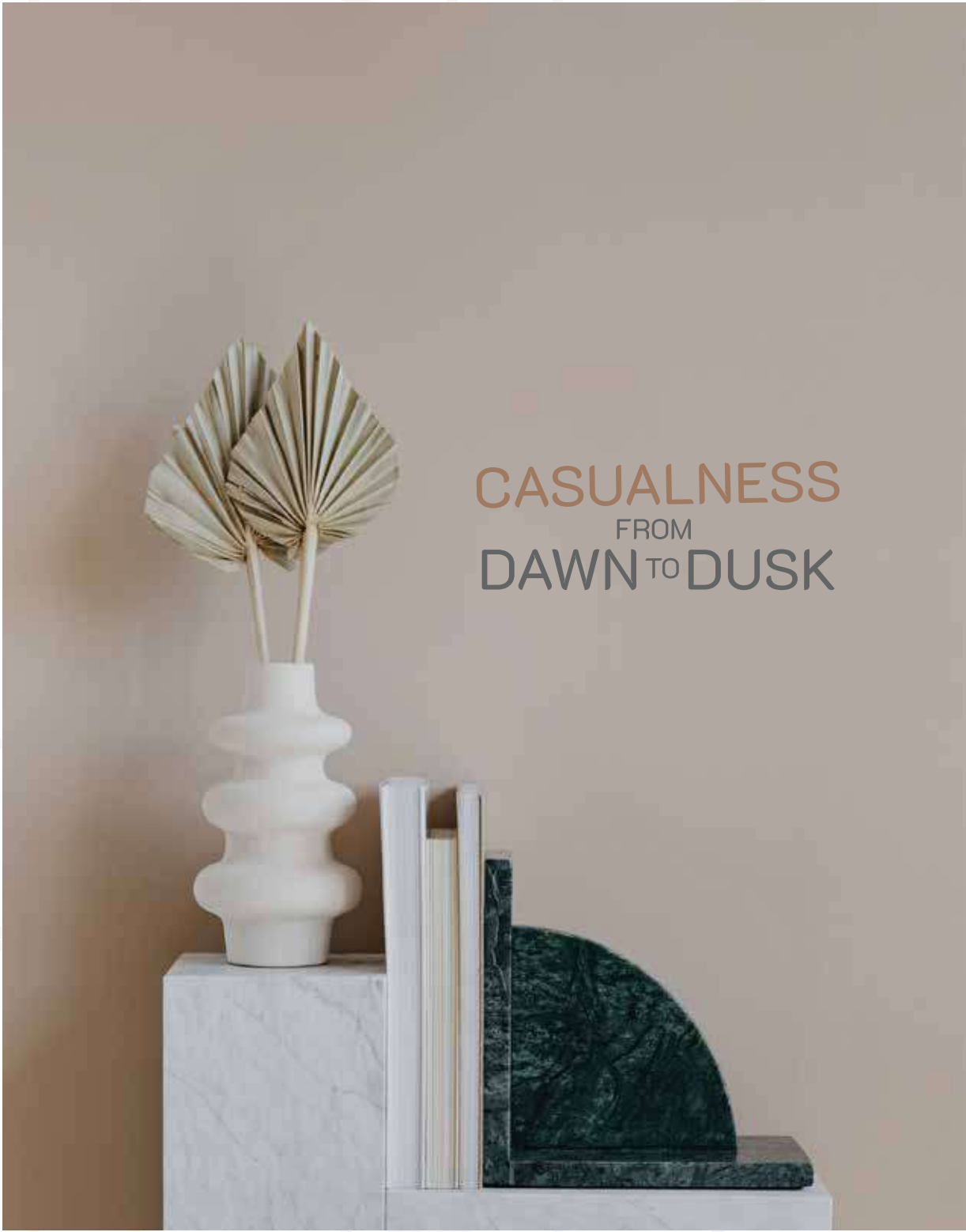
From the moment of arrival, the scene is set for elevated living. Sleekly detailed with luxe verdant accents,

Arrival Lobby
is a **TANTALISING**
hint of what awaits
within.



Timelessness

is rooted in the
balance of form,
function & quality.



CASUALNESS
FROM
DAWN^{TO}DUSK

CURATED A LUSH LANDSCAPE



Sky Pool

8 am

Enjoy morning coffee in peaceful garden roof top. With its many sublime spaces for exercise, recreation and relaxation.



Sky gym

9 am

Curated facilities set amidst a lush landscape brings wellness into everyday living.



Jacuzzi

10 am

Listen to your inner being
and feel comfortable in the
space around you.



Yoga room

WELLNESS
and
ABSOLUTE
PEACE
OF MIND.

When you are one with
nature, you enjoy health,
wellness and absolute
peace of mind.

Communal space



12 pm

Setting the privacy of its residents as priority. Facility area is designed to be create comfort and spacious for family.

EXTENDED
TIME FOR
RE-
CREATION





Barbeque Terrace



Host a party or gather your friends and family for a casual cookout.

EXTENDED
TIME FOR
RE-
CREATION

Indoor kids
Playground



4 pm

A safe space for playing, exploring and learning. Enjoy quality time for your little one.



Outdoor kids
Playground



Indoor games room

5 pm

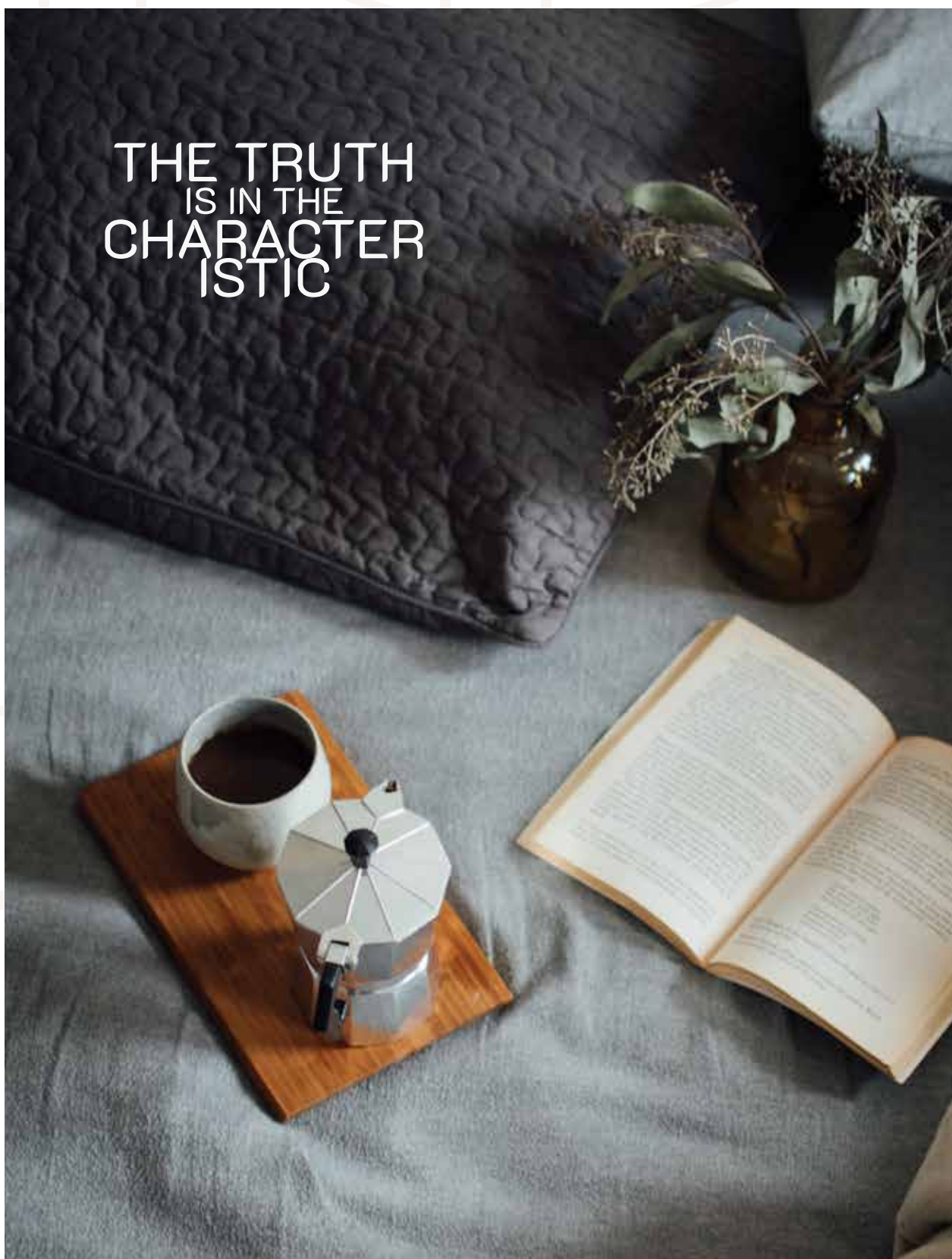
Escape to this tranquil spot when you need respite from the world, book in one hand and cup of tea in the other.

FEELING
COZYNESS



Library

THE TRUTH
IS IN THE
CHARACTER
ISTIC



DISPLAY SUITE

2 BEDROOM +1



Behind the minimalist sophistication of the interiors lie depth of thought and impeccable attention to every detail, combining all the luxurious accoutrements of modern living with the assurance of timeless value.



DISPLAY SUITE

2 BEDROOM +1



The truth is in the details. From the premium quality finishes to the world-leading brands of home fittings and appliances in kitchens, bedrooms and bathrooms, every unit showcases form and function in effortless equilibrium.

DISPLAY SUITE

2 BEDROOM +1



THE TRUTH
IS IN THE
DETAIL.

DISPLAY SUITE

2 BEDROOM +1



DISPLAY SUITE
A18 | 2 Bedrooms
97.3 m²

DISPLAY SUITE

3 BEDROOM



An exquisite collection of three bedroom apartments await your pleasure, with your choice of views towards the city.



DISPLAY SUITE

3 BEDROOM



DISPLAY SUITE

3 BEDROOM



Savour an uncommon spaciousness with thoughtful layouts, and a generously sized balcony which extends from the living area and lends it an open, airy ambience.

DISPLAY SUITE

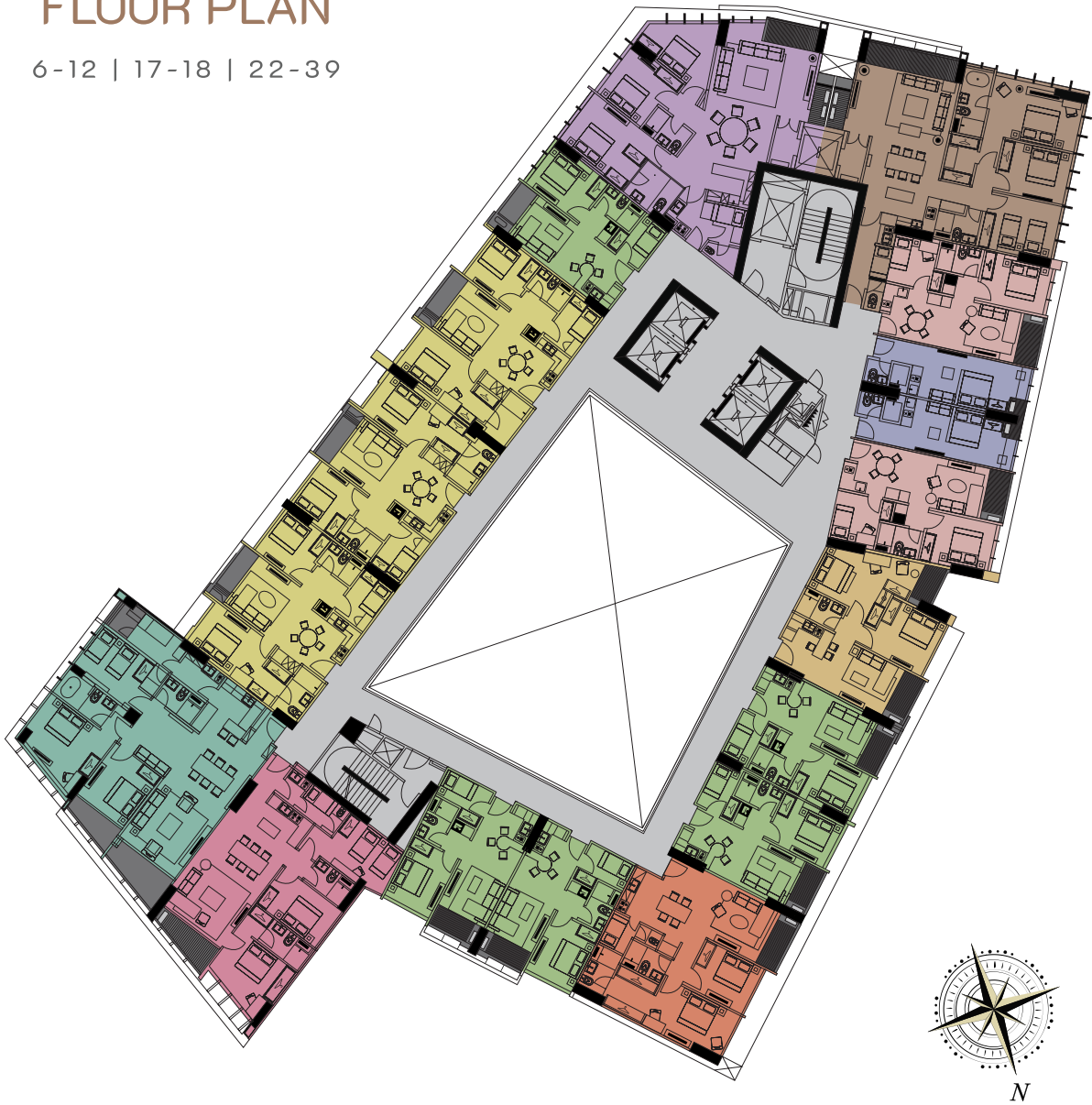
3 BEDROOM



DISPLAY SUITE
D02 | 3 Bedrooms
175.8 m²

FLOOR PLAN

6-12 | 17-18 | 22-39



A	3 Bedrooms	97.3 m ²	G	2 + 1 Bedrooms	108.1 m ²
B	2 Bedrooms	61.5 m ²	H	3 + 1 Bedrooms	136.0 m ²
C	3 + 1 Bedrooms with private lift	166.0 m ²	I	3 + 1 Bedrooms	177.0 m ²
D	3 + 1 Bedrooms with private lift	175.8 m ²	J	2 Bedrooms	69.9 m ²
F	2 Bedrooms	83.3 m ²	K	1 Bedrooms	33.9 m ²

FLOOR PLAN

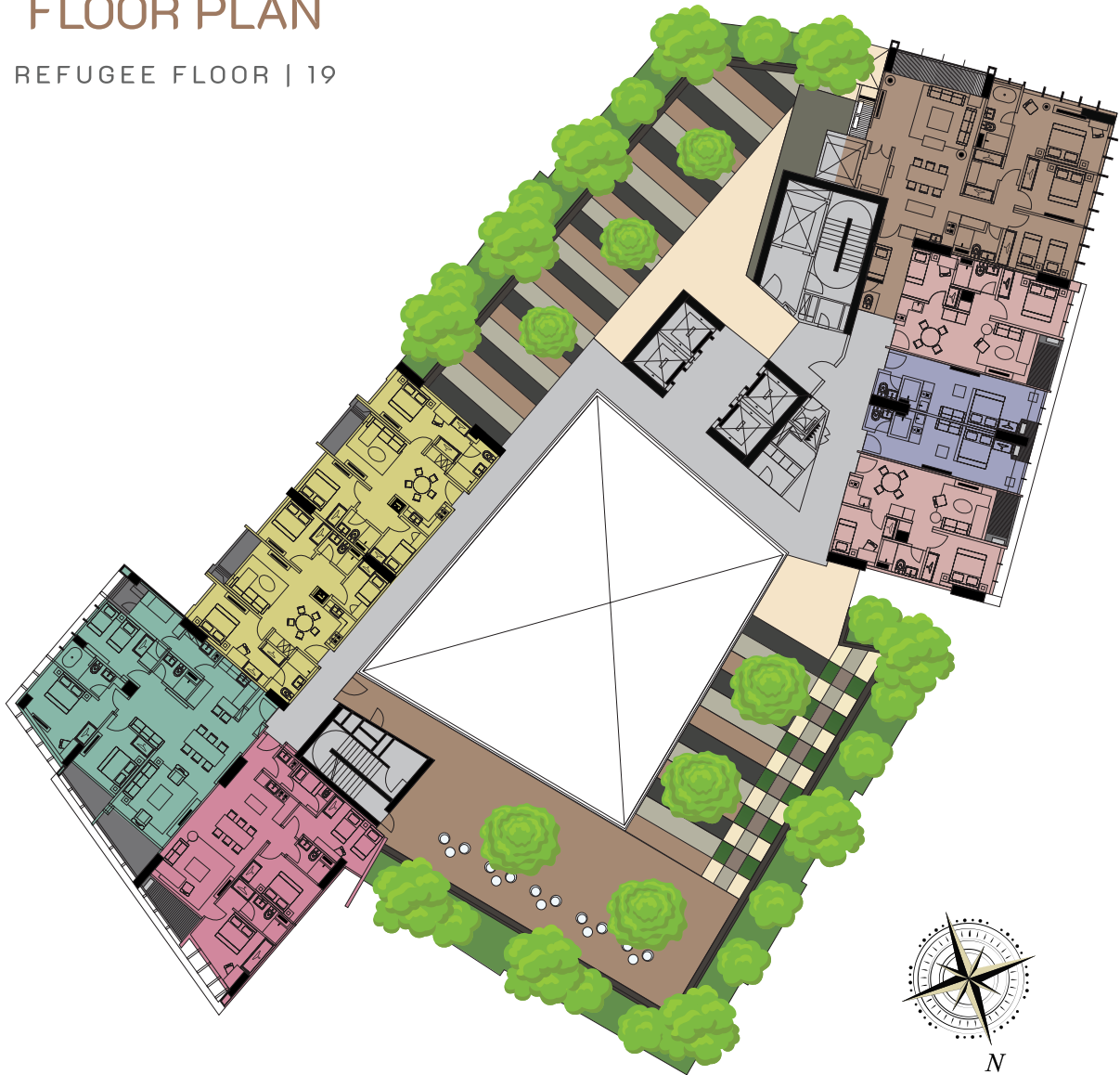
15 - 16



A	3 Bedrooms	97.3 m ²	F	2 Bedrooms	83.3 m ²
B	2 Bedrooms	61.5 m ²	G	2 + 1 Bedrooms	108.1 m ²
C	3 + 1 Bedrooms with private lift	166.0 m ²	H	3 + 1 Bedrooms	136.0 m ²
D	3 + 1 Bedrooms with private lift	175.8 m ²	I	3 + 1 Bedrooms	177.0 m ²
E	3 Bedrooms	104.4 m ²			

FLOOR PLAN

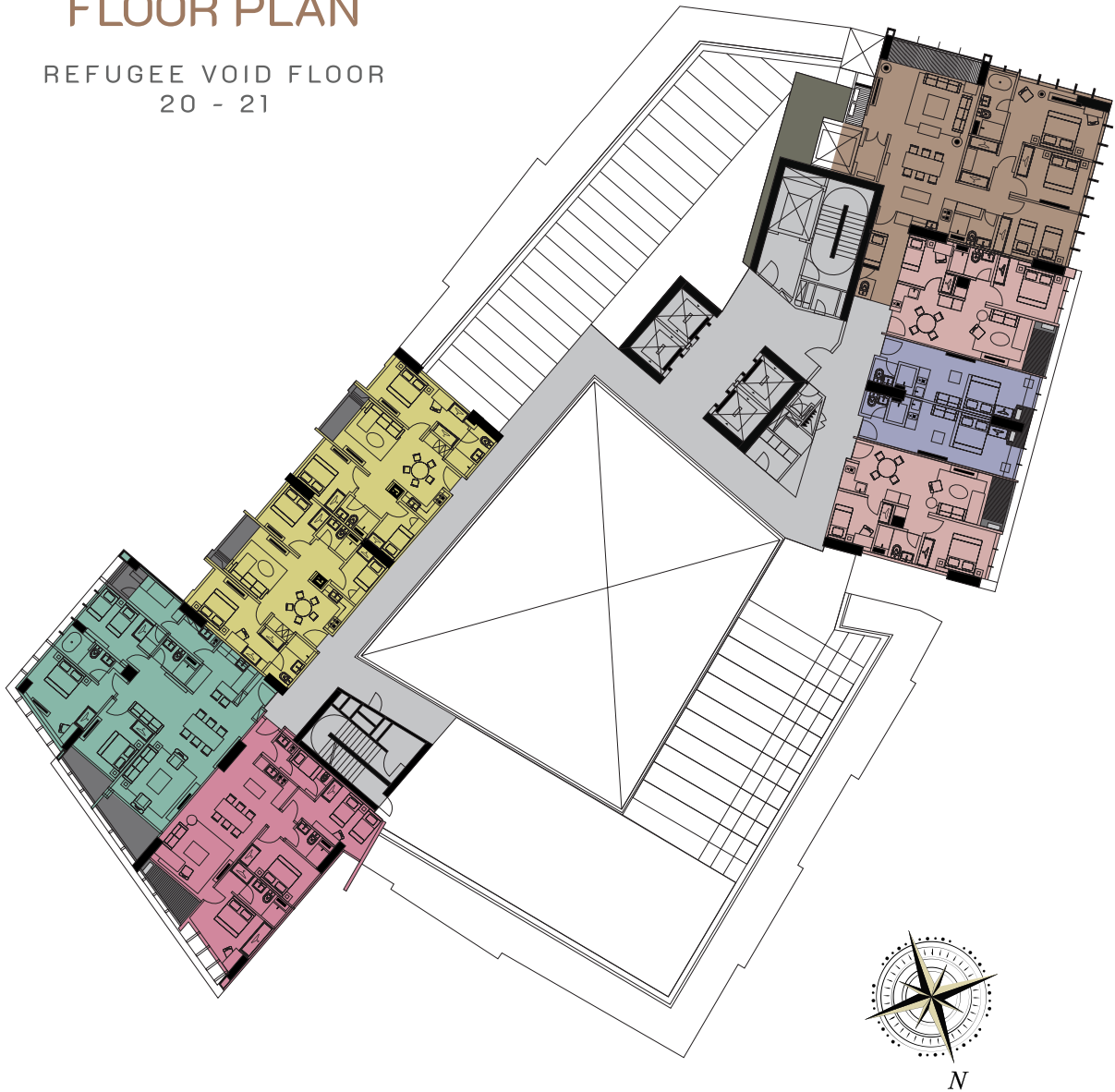
REFUGEE FLOOR | 19



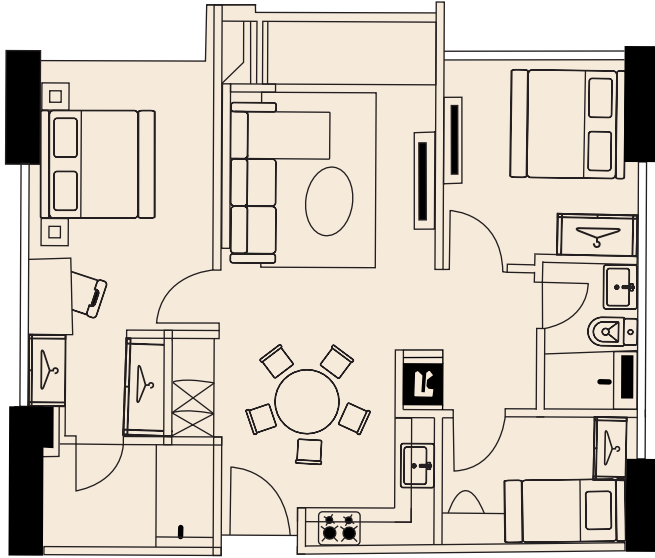
- A 3 Bedrooms 97.3 m²
- D 3 + 1 Bedrooms with private lift 175.8 m²
- H 3 + 1 Bedrooms 136.0 m²
- I 3 + 1 Bedrooms 177.0 m²
- J 2 Bedrooms 69.9 m²
- K 1 Bedrooms 33.9 m²

FLOOR PLAN

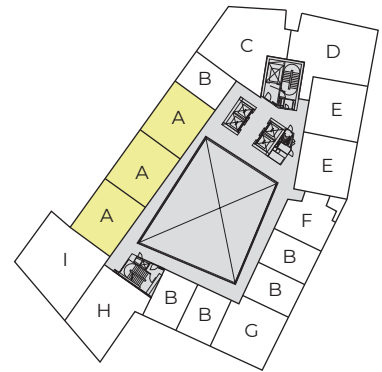
REFUGEE VOID FLOOR
20 - 21



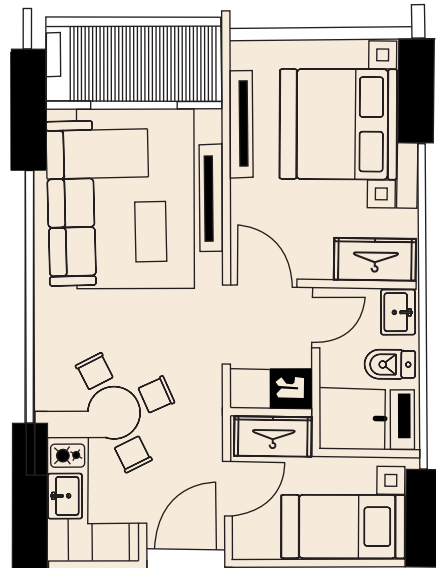
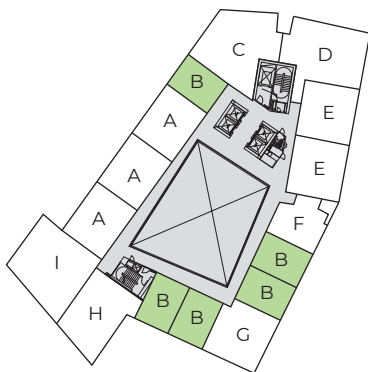
- A** 3 Bedrooms 97.3 m²
- D** 3 + 1 Bedrooms with private lift 175.8 m²
- H** 3 + 1 Bedrooms 136.0 m²
- I** 3 + 1 Bedrooms 177.0 m²
- J** 2 Bedrooms 69.9 m²
- K** 1 Bedrooms 33.9 m²

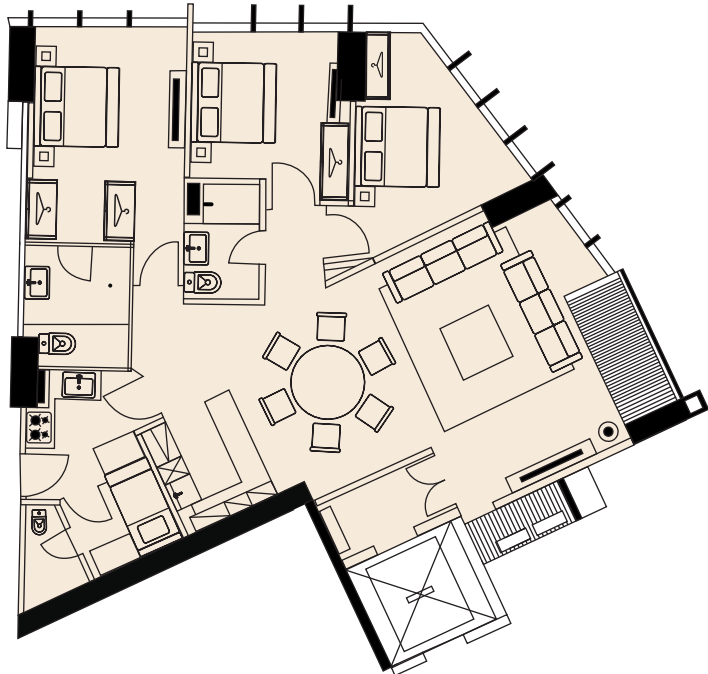


A 3 Bedrooms
97.3 m²

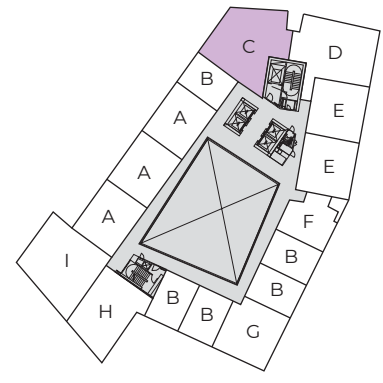


B 2 Bedrooms
61.5 m²

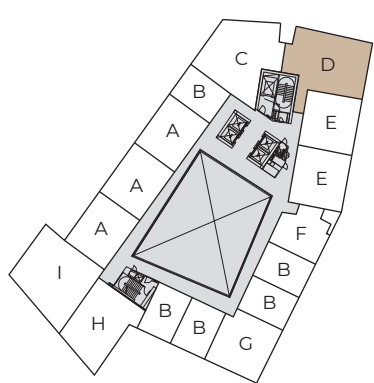
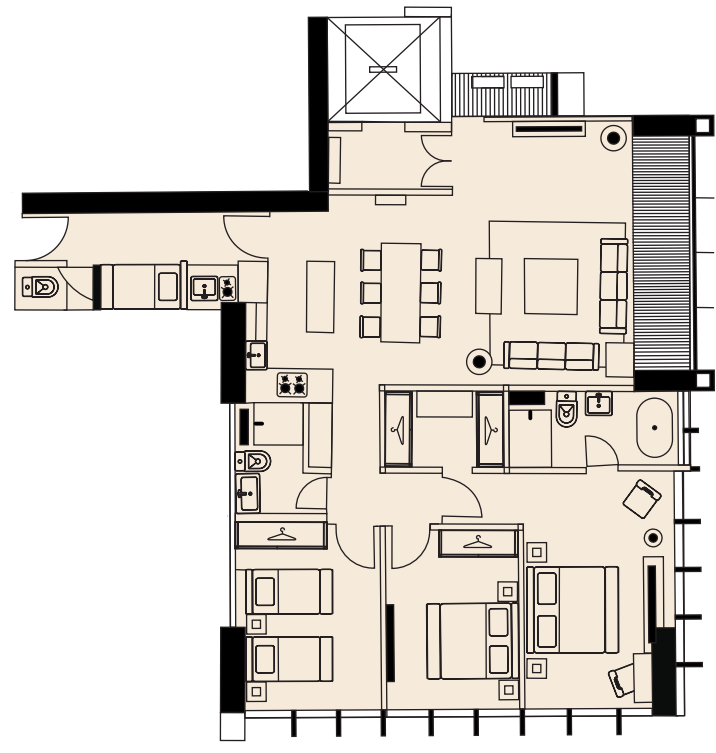


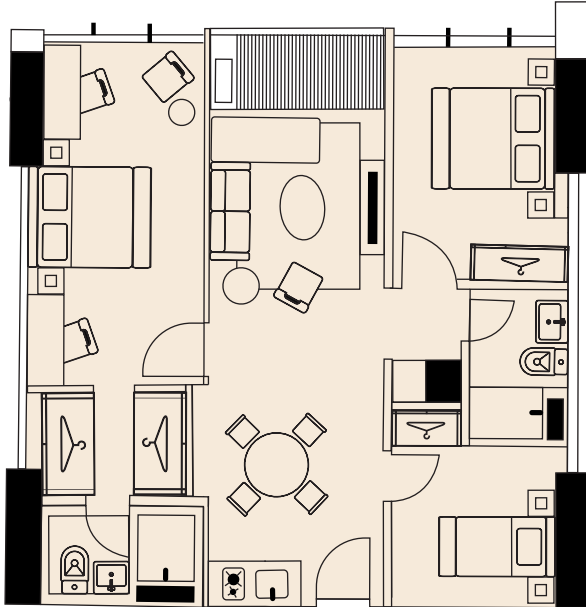


C 3 + 1 Bedrooms
with private lift
166 m²

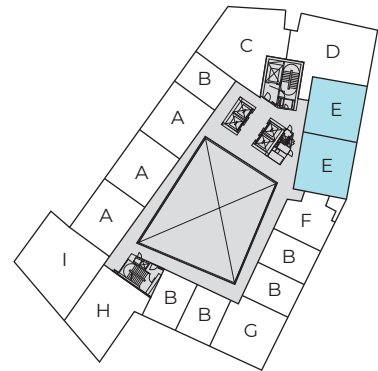


D 3 + 1 Bedrooms
with private lift
175.8 m²

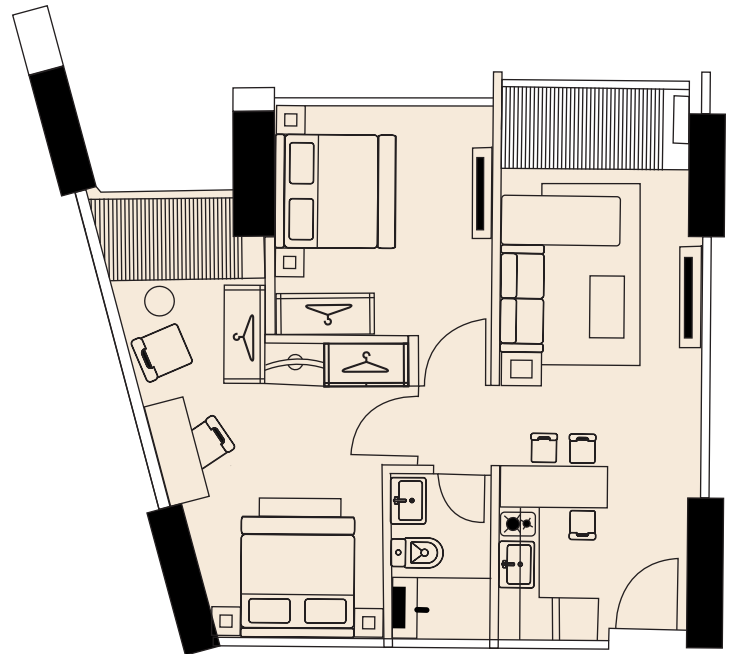
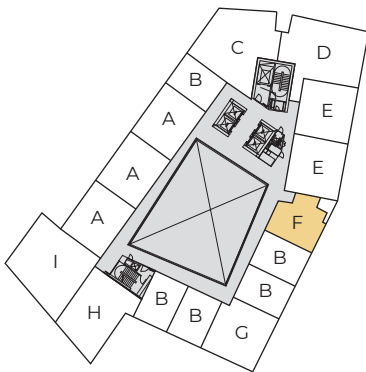


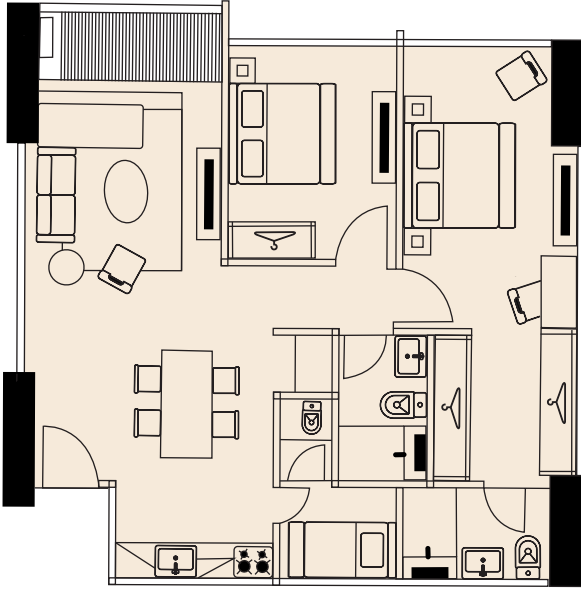


E 3 Bedrooms
104.4 m²

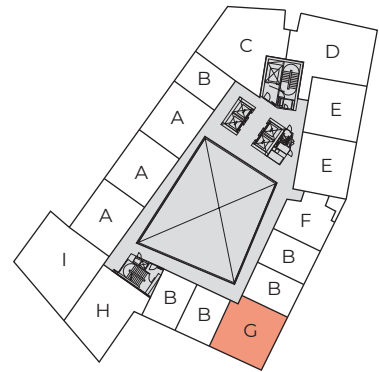


F 2 Bedrooms
83.3 m²

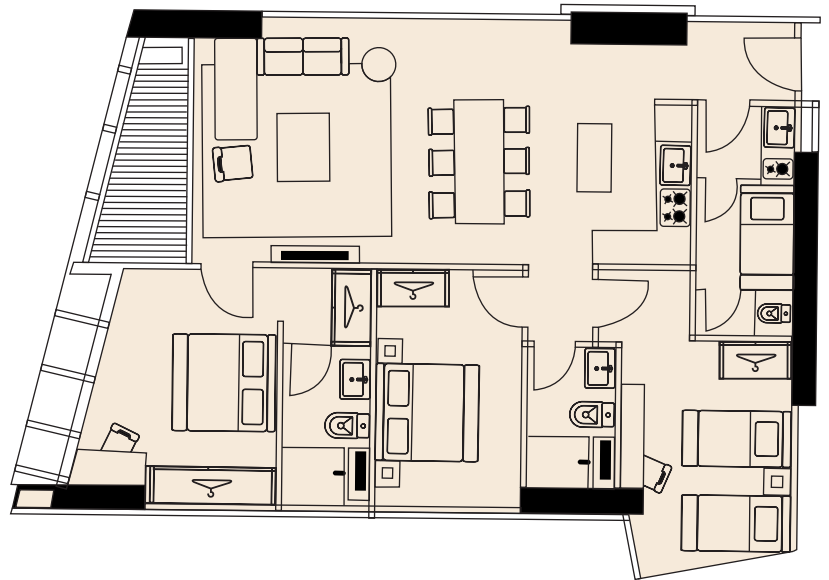
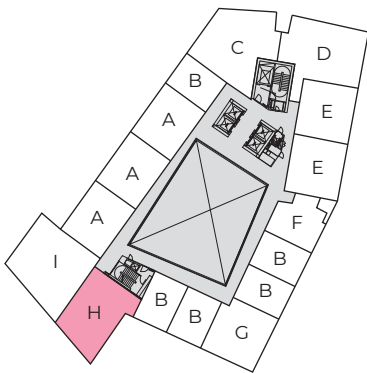


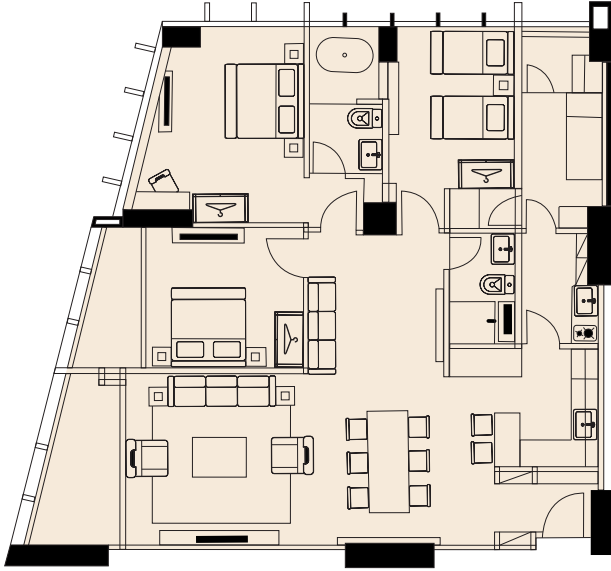


G 2 + 1 Bedrooms
108.1 m²

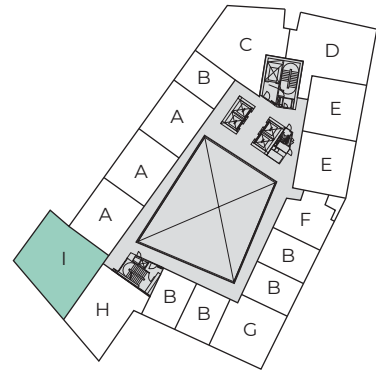


H 3 + 1 Bedrooms
136 m²

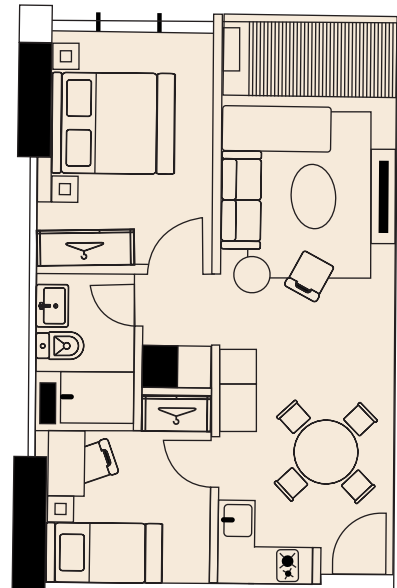
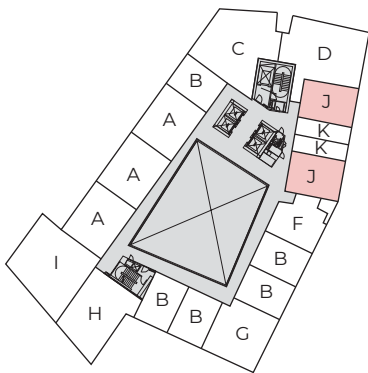


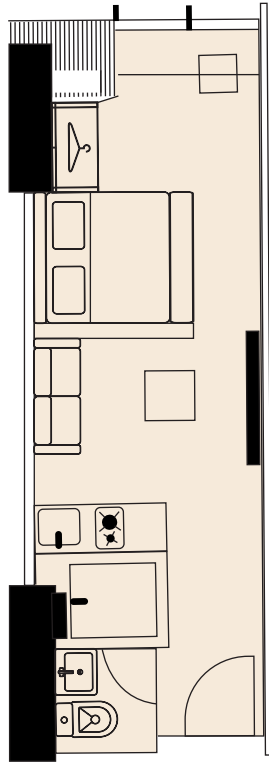


I 3 + 1 Bedrooms
177 m²

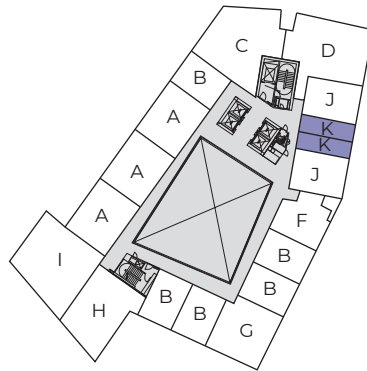


J 2 Bedrooms
69.9 m²





K 1 Bedrooms
33.9 m²



SPECIFICATIONS

FACADE	Curtain Wall & Window Wall Facade with 8mm Tinted Glass
LIFT	4 Unit Passenger Lift with Security Access Card 1 Unit Private Lift with Limited Access Card for Type 3BR+1 (Unit C&D) 1 Unit Service Lift (Fire Lift)
SECURITY	CCTV at Public Area, Corridor SYSTEM and All Lifts Video Phone for Every Unit Smart Lock at Main Door Access Card for Passenger Lift and Facilities
FLOORING	Living Room: Homogenous Tiles; Marble for Type 3BR+1 (Type C&D) Bedroom: Laminate Flooring Service Area: Ceramic Tiles Balcony: Ceramic Tiles
WALL	Painted Finish Aerated Concrete Wall
CEILING	Bedroom & Living Room: Painted Finish Gypsum Board
BATHROOM	Wall and Floor Finishes: Homogenous Tiles; Marble Stone for Type 3BR+1 Sanitary: TOTO
ELECTRICITY	1 Bedroom and 2 Bedrooms: 2.200 VA 3 Bedrooms: 4.400 VA 3 Bedrooms+1: 5.500 VA

DOOR

Main Door: Solid Wood Engineering Finish HPL
Bedroom: Wood Engineering + Honeycomb Finish HPL
Balcony: Sliding Door - Aluminium Finished Goods

AC

Wall Mounted Multi-Split / Split System at Living Room
& Bedroom

For Type 3BR+1: Ceiling Duct for Living and Master
Bedroom, Wall Mounted Multi Split for Other Bedrooms

KITCHEN SET

Stove Built in Gas Hob
Exhaust Filtered Cooker Hood
Cabinet Wood Engineering Panel-HPL Finish

WARDROBE

Aluminium Sliding Door with Clear Mirror Finish and
HPL Finish

WATER HEATER

1BR/2BR: 30L
2BR+1: 50L
3BR: 50L
3BR+1 (Type H) 30L + 30L
3BR+1 (Type C&D): 80L + 30L

'TOP NOTCH DEVELOPMENT TEAM'

DEVELOPER

PT TRISAKTI MAKMUR PERSADA

MAGNA ONE project is developed by PT TRISAKTI MAKMUR PERSADA. Established in 2017, PT Trisakti Makmur Persada offers real estate sales and building management services. This company is a subsidiary member of PT GREENWOOD SEJAHTERA.

GROUP DEVELOPER

PT GREENWOOD SEJAHTERA

PT. Greenwood Sejahtera, Tbk is a leading property development company based in Jakarta. The company covers many business sectors such as construction and development, investment, trade, industry, and transportation service. Established in 2010, some successful projects that have been developed by PT. Greenwood Sejahtera, Tbk are Emporium Pluit, Senayan City, and TCC Batavia. Visions of the company are to be the leader in the property development industry through innovation and continuous improvement, to have the outstanding quality value of product with excellent service standard, to maintain its profitability and to implement Good Corporate Governance. While its missions are to offer high quality and innovative products, valuable services with added values to all customers, to maintain profitability and optimum return on investment, to maximize the potential of employees including taking care of the welfare and career development of employees and to expand projects as well as to create a better environment for the public.

MAIN CONTRACTOR

PT TOTAL BANGUN PERSADA

PT TOTAL BANGUN PERSADA is one of the largest private owned construction companies in Indonesia. Established in September 4, 1970 bearing the name of PT Tjahja Rimba Kentjana, has been focusing in the field of materials and construction. Restructuring its business and changed the name into PT Total Bangun Persada in early 1981, the company has gone through professionalism process. TOTAL has been proven capable of excelling in the high-rise building sector. TOTAL operates the Company with support of strong capital and a reliable management team. The Company bears a new vision of becoming a renowned building contractor supported by pride and excellence in the construction sector. The Company is also committed to implement international standards in the field of building construction and project management within Indonesia's construction industry.

DEVELOPMENT CONSULTANTS

BLVEPRINT DESTINATIONS

BLVEPRINT Destinations is an Integrated Property Services committed to creating a better city for people to LIVE – WORK – VISIT. The Company is designed for a diverse mix of people to stimulate a creative URBAN CULTURE where the next generation of IDEAS, BUSINESS, and COMMUNITIES can take root. The company creates unique lifestyle concepts that ultimately change the way the industry thinks and strongly believe in constantly challenging itself to push the boundaries of LUXURY CONCEPT. BLVEPRINT DESTINATIONS is focused on RETAIL, LIFESTYLE, and HOSPITALITY Destinations but no limitations by essence.

ARCHITECTURAL DESIGN

DP ARCHITECTS

DP Architects Pte Ltd is an architectural practice based in Singapore. It was started as Design Partnership in 1967 and was incorporated as a private limited company in 1993. It is a multi-disciplinary design consultancy and one of the largest architectural practices in the world. It has global studios around the world including Singapore, China, India, Indonesia, Malaysia, Thailand, Turkey, UAE, and UK. DP Architects have professional experiences to design retail, hotel, resort, commercial office, residential, convention centre, technology parks, medical, religious, educational, and civic institutions, and airport and aviation-related support facilities. Driven by a strong philosophy devoted to human activity and civic quality of the city, DP Architects approach each project as the continuation of an ongoing exploration in shaping the public domain. In the pursuit to improve the lives of people in cities, DP Architects explore design techniques that inject new vitality into the city's fabric. DP Architects' projects serve as regional focal points, hubs of human activity and social space.

LOCAL ARCHITECT

PT ANGGARA ARCHITEAM

PT ANGGARA ARCHITEAM strives to conceive architectural styles that express the fresh, growing Asian cities where international movement and vernacular styles are interwoven.

Our building designs display a vibrant, cohesive image of modernism and technology in perfect balance. However, we perform more than just building. We have the experience and the knowledge to deliver well-designed sites, which meet its functional requirements, to a variety of clients. We attach importance to long-lasting, meaningful relationships that will help companies manage their real estate portfolios.

INTERIOR DESIGN

PT GENIUS LOCI (ASIA)

Residential and Public Facilities

Alex Bayusaputro is a founder and Managing Partner of Genius Loci. Company that has expanded to 6 Cities and Four Country in span of 18 years of operation.

He has honed his expertise in F&B and hospitality as well as Retails since graduating from F.I.T. and Parsons School of Design in New York City 1992 before moving to Singapore in 1997

As demonstrated by his recent portfolio, which includes Gandaria and Kota Kasablanka Shopping Mall and Hotel in Jakarta together with On Going Project in Surabaya Tunjungan Plaza and Super-mall Phase 2, Alex is skilled in developing new concept and utilising unknown spaces within mall.

With over 30 years of experience in the field of interior and architecture. The Firm has won numerous award and recognition regional and International, One of them from Designetal Design & Architecture in London and Two from Design Excellence Award and Government SME Award in Singapore. Two awards from A'Design Award in Lake Como Italy in 2017, Last Year in 2018, two of the firm project are nominated for WAF/ INSIDE award in Amsterdam.

OPEN AIR STUDIO

Commercial area (Retail)

Open Air Studio is an interior design firm based in Bangkok. It creates timeless and elegant architectural environments employing high quality materials and fine craftsmanship.

The design philosophy is to create an optimal relationship between objects and space. OpenAir, managed by Wit Chong, approaches each project considering its own spatial needs, and construct a sculptural experience through it. Each work reveals a specific connection to the room, and its occupant.

LANDSCAPE DESIGN

LAWANG IJO LANDSCAPE

STRUCTURE CONSULTANT

PT SEISMOTEC PRIMA KONSULTAN

M&E CONSULTANT

PT ARNAN PRATAMA CONSULTANT

LIGHTING CONSULTANT

PT LUMINA GROUP PRABHASVARA

QUANTITY SURVEYOR

PT KORRA ANTARBUANA

CREATIVE CONSULTANT

BLVCK EDITIONS

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MAGNA ONE

DEVELOPMENT BY PT. GREENWOOD SEJAHTERA TBK.

