



teakwood

Prestige Life in Wellness Living



Garden Avenue
RESIDENCE



An Astonishing Living

Crafted by
Tunas Group

Tunas Group is an Indonesian company that is headquartered in Batam City, specializing in industrial, commercial, and real estate development. Tunas Group continues to seek more business expansion opportunities.

Its numerous property projects are including more than 200 Ha total areas of industrial estate in Batam and Greater Jakarta; a gas turbine power plant; the mixed-development shopping centers in Batam, Plaza TOP 100 and Mall TOP 100; the largest premium shopping mall in Batam, Grand Batam Mall with gross floor area of 100.000m²; an international standard apartment, Oakwood Hotels & Apartment Grand Batam managed by Ascott Indonesia; integrated commercial-real estates, Tunas Regency covering 52 Ha and the ongoing project Garden Avenue Residence covering 42 Ha land area.





Main Gate



Cluster Rosewood



Garden Avenue Club



A Continuation of the Prestigious Project

Realize the home of your dreams at Garden Avenue Residence! A 42-hectare modern integrated residential development designed for a joyful lifestyle. Embrace the serenity of nature in our exclusive 4.5-hectare park, complete with outdoor facilities that encourage active living, relaxation, and quality time with loved ones.

Beyond the lush greenery and tranquil ambiance, enjoy the convenience of shopping and dining just steps away. Savor delicious meals at our standalone F&B restaurants and explore the largest Top 100 Supermarket in Batam. All right at your doorstep. Garden Avenue Residence is where modern living meets natural beauty, offering a perfect blend of comfort, convenience, and community.



Garden Avenue Square



Garden Avenue Park



Strategic Location

In the Heart of Batam City

3 Menit

SEKOLAH MONDIAL

3 Menit

PASAR PASIR PUTIH

5 Menit

PELABUHAN FERRY INTERNASIONAL

5 Menit

PUSAT PEMERINTAHAN

5 Menit

MASJID AGUNG

5 Menit

MAHA VIHARA DUTA MAITREYA

7 Menit

SEKOLAH YOS SUDARSO

10 Menit

GRAND BATAM MALL

15 Menit

UNIVERSITAS INTERNASIONAL BATAM

25 Menit

BANDARA INTERNASIONAL HANG NADIM



Scan For Location

*The Beginning of
New Life Story*



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Prestige Life in Wellness Living

Discover the prestige life in wellness living at Cluster TEAKWOOD. The latest exclusive cluster of Garden Avenue Residence designed to upscale your lifestyle. Cluster TEAKWOOD features a tropical modern design that offers a perfect blend of luxury and touch of nature in your home. Enjoy the utmost comfort with your beloved family here.

Tropical Modern Design

Presents the unique concept and features for refreshing tropical modern homes, with a sleek yet functional design accommodating family needs.



Wellness Living

A wellness living starts with a beautiful home and surroundings. With the lush green, outdoor facilities, complemented by an inner court to explore activities to rejuvenate the body and get peace of mind.

Prestige Life

Explore the prestige life at Cluster TEAKWOOD, where each detail is crafted to elevate your high-end living experience. Delivering a perfect harmony of exclusivity, luxury, and wellness at the house of your dream.



Siteplan



LEGEND

 Type 174/144

 Type 110/90

 Type 138/112

 Car Port



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Exclusive Leisure & Facilities

Right at Your Doorstep

Living a joyful lifestyle at Garden Avenue Residence. The next level real estate with seamless integration of modern residential, ultimate commercial area Garden Avenue Square, and **exclusive 4,5 Ha recreational Garden Avenue Park**. Imagine a home where you can relax in the midst of lush greenery and serene lakes. Breathe the fresh air to brighten up the day. Grow together in harmony and never miss any precious moment with your loved ones. Get healthier everyday with the outdoor exercise facilities. Also having the utmost convenience of daily one stop shopping next to your home.



Main Bridge



Mini Golf



BBQ Pit



Lake Park



Basketball Court



River Stream



Open Garden



Viewing Deck



Mini Futsal



Outdoor Gym



Sand Playground



Kids Court



Jogging & Cycling track



Amphitheater



Dog Park



Forest & Palm Garden



One Gate System (24 Hours Security)



Clubhouse (Garden Avenue Club)



The Biggest Top 100 Supermarket in Batam



Integrated with Garden Avenue Square & FnB Zone



2,6 km Interconnected Walkway (Pedestrians)

*Come back home
with comfort everyday
Relax after hectic day*





Type 110/90





Living Room



Dining Area & Kitchen



Master Bedroom

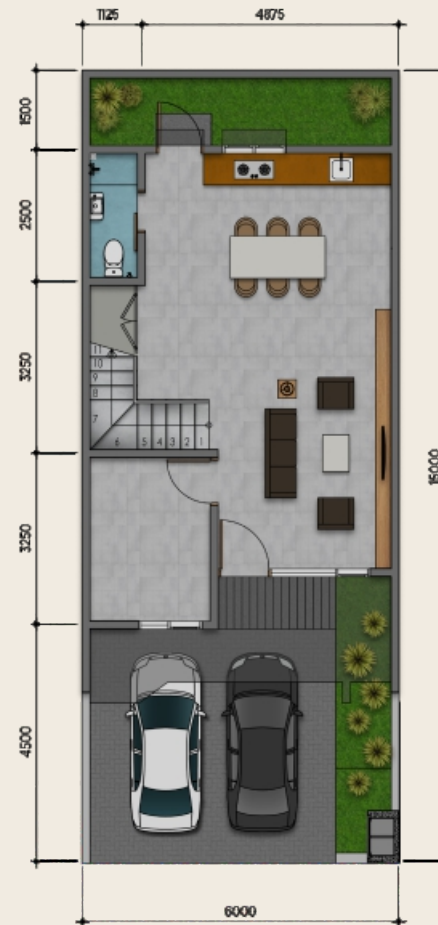


Standard Bedroom

Floorplan

Type **110/90**

Dimensi 6 x 15 m



1st Floor



2nd Floor



Type 138/112





Living Room



Dining Area & Kitchen



Master Bedroom



Standard Bedroom

Floorplan

Type **138/112**

Dimensi 7 x 16 m



1st Floor



2nd Floor



Type 174/144





Living Room



Dining Area & Kitchen



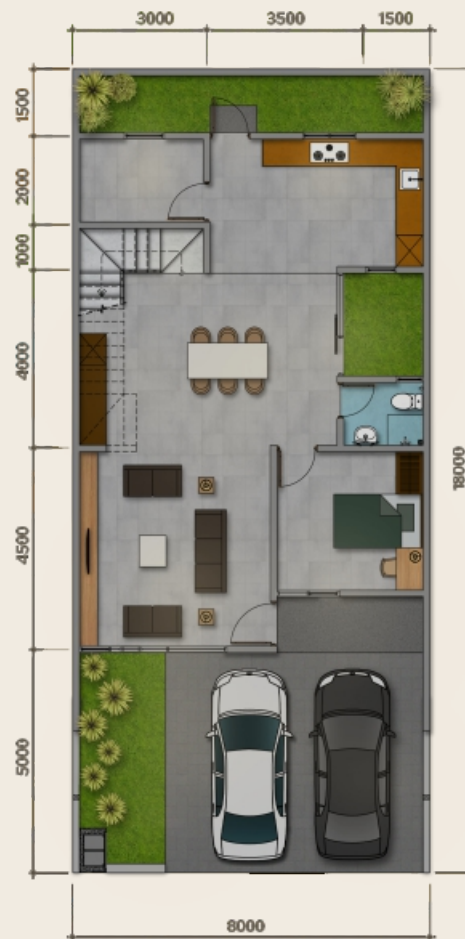
Master Bedroom



Standard Bedroom

Floorplan

Type **174/144** Dimensi 8 x 18 m



1st Floor



2nd Floor

- 4
- 1
- 1
- 1
- 1
- 3
- 1
- 2

Building Specification

Foundation	: Preloading System + Mini Pile
Structures	: Reinforced Concrete
Wall	: General Wall; Plaster and Paint
Flooring	: Main Floor; Homogenous Tile : Other Area; Ceramic
Ceiling	: Gypsum Board
Door & Window	: Main Door; Engineering Wood : Window; Aluminium Frame with Glass
Roof Truss	: Light Weight Steel Structure
Roof Covering	: Bitumen (Shingles Roof)
Sanitary	: American Standard / Setara
Electricity	: 3.500 VA



More than just a home
It's a gateway to the remarkable future.





Developed by:



TUNAS GROUP

PT RANCHA PROPERTINDO

Head Office:
Kawasan Industri Tunas Bizpark
Blok 10J, Belian, Kec. Batam Kota,
Kota Batam, Kepulauan Riau, Indonesia.

Marketing Gallery:
Bypass Batam Centre - Bengkong,
Kel. Sadai, Kec. Bengkong, Kota Batam,
Kepulauan Riau, Indonesia.



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