



mahogany

NATURALLY LUXURIOUS



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Redefines luxury with a unique blend of modern elegance and nature's touched beauty. Step into a world where every day feels like a vacation and every corner radiates tranquility.





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, Grand Batam Mall with gross floor area of 100.000m, an international standard apartment; Oakwood Hotels & Apartment Grand Batam managed by Ascott Indonesia, integrated commercial-real estates; Tunas Regency covering 52 Ha and Garden Avenue Residence covering 42 Ha land area.





THE CONTINUATION OF THE PRESTIGIOUS PROJECT

A 42-hectare modern integrated residential development designed for a joyful lifestyle. Garden Avenue is where modern living meets natural beauty, offering a perfect blend of comfort, convenience, and community.



MAIN GATE

One Gate System with 24 Hours Security.

CLUSTER ROSEWOOD

The first cluster with Modern minimalist concept for millennials.



COMMERCIAL AREA

The West Wing area has been built Garden Avenue Square (Shophouses) & FnB standalone.

CLUSTER TEAKWOOD

A Cluster with a tropical modern design that support prestige life in wellness living.



EAST WING WALK

The East Wing WALK is a authentic commercial & entertainment destination for living a joyful lifestyle.



EAST WING WALK



A PRIVILEGED LIFESTYLE, EXPLORE THE SURROUNDINGS

Mahogany is more than just a home; it's a community of like-minded individuals who value privacy, luxury, and the beauty of the natural world. Enjoy the exclusive benefits of a gated community with top-tier security and personalized services.





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.



Garden Avenue Club



Swimming Pool



Main Bridge



Mini Futsal



River Stream



Open Garden



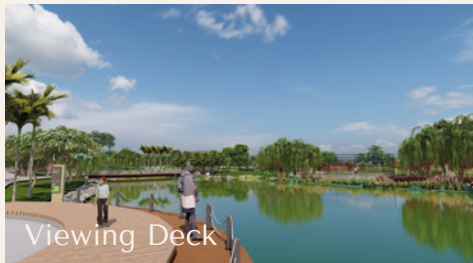
Kids Playground



BBQ Pit



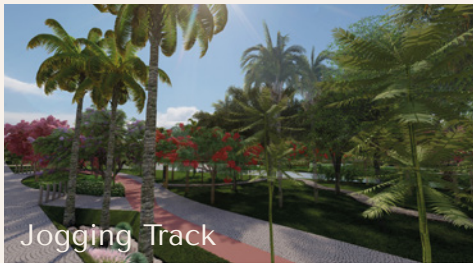
Skate Park



Viewing Deck



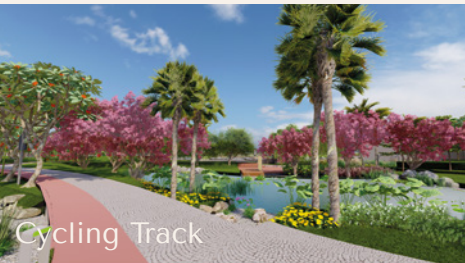
Dog Park



Jogging Track



Pedestrians



Cycling Track



Sand Playground



Mini Golf



Viewing Deck



River Stream



Lake View



Forest Walk



Basketball Court



AT YOUR
DOORSTEP LIES
GARDEN AVENUE PARK

YOUR NATURALLY LUXURIOUS LIFE AWAITS



Born from a vision to harmonize luxury living with nature's grandeur. Our homes are designed to elevate your living experience, allowing you to enjoy both the comforts of modern artistic design and the serenity of lush surroundings.

SITEPLAN



BLOOM



SIENNA





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BLOOM

Building Area
275 m²

Land Area
250 m²

BLOOM offers a spacious and functional layout, perfect for families. Its modern design maximizes natural light and ventilation, creating a warm and cozy atmosphere. Featuring premium finishes and earthy tones, BLOOM offers a harmonious blend of luxury and warmth, perfect for nurturing cherished family moments.

FLOOR PLAN

BLOOM B. 275m² | L. 250m²



1st Floor



2nd Floor

4 
Bedroom

1 
Living Room

1 
Dining Room

4 
Bathroom

2 
Kitchen

1 
Service Area

1 
Foyer

1 
Courtyard

2 
Carport



The interiors reflect timeless elegance, with bespoke designs that cater to the most discerning tastes. Spacious living areas, gourmet kitchens, and private retreats are all designed to offer the ultimate in comfort and style.



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SIENNA

Building Area
722 m²

Land Area
561 m²

SIENNA redefines opulence with its grand architectural finesse. Boasting expansive living spaces, terrace gardens, and seamless indoor-outdoor connection. Meticulously crafted with exquisite finishes, SIENNA offers the ultimate sanctuary for those who value sophistication and tranquility.



FLOOR PLAN

SIENNA B. 722m² | L. 561m²



1st Floor



2nd Floor



3rd Floor

5+1



Bedroom

1



Living Room

1



Dining Room

8



Bathroom

3



Kitchen

1



Service Area

1



Foyer

1



Courtyard

4



Carport

1



Lift



Combine contemporary elegance with functional design. Every room is thoughtfully planned to maximize comfort and style, with luxurious finishes, modern amenities, and plenty of room for the entire family to thrive.

BUILDING SPECIFICATION

BLOOM

- Foundation :
Preloading System + Mini Pile
- Structures :
Reinforced Concrete
- Interior Wall Finishes :
General Wall : Plaster and Paint
Master Bathroom : Homogenous Tiles
Bathroom : Homogenous tiles
Maid's Toilet : Homogenous Tiles
- Exterior Wall Finishes :
Plaster and Paint
Homogenous Tiles
Artificial Timber Cladding
- Floor Finishes :
Terrace : Homogenous Tile
Living & Dining : Imported Marble
Common Corridor 1st Floor : Conwood
Common Corridor 2nd Floor : Imported Marble
Main Staircase : Imported Marble
Master Bathroom : Imported marble
Bathroom : Homogenous Tiles
Bedroom : Laminate Flooring
Maid's Toilet : Homogenous Tiles

- Ceiling :
Gypsum Board in Paint Finish
Conwood
- Door & Window :
Main Door : Solid Engineering Wood with Smart Door Lock
Interior Door : Engineering Wood
Window : Alumunium Frame With Glass
- Roof :
Ceramic Roof Tiles with Lightweight Steel Structure
Corrugated UPVC Roof for Car Porch Canopy
- Sanitary :
Kohler / Equivalent
- Kitchen Provisions :
Wet Kitchen : Storage Cabinet System with Solid Surface Countertop and Kitchen Sink
Cooking stove & Cooker Hood : Modena / Equivalent
- Electricity :
13.200 VA
- Water :
Ground Water Tank Capacity 5 M³

SIENNA

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- Interior Wall Finishes :
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Master Bathroom : Imported Marble
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Maid's Toilet : Homogenous Tiles
- Exterior Wall Finishes :
Plaster and Paint
Homogenous Tiles
Articial Timber Cladding
- Floor Finishes :
Terrace : Homogenous Tile & Conwood
Living & Dining : Imported Marble
Common Corridor & Main Staircase : Imported Marble
Master Bathroom : Imported marble
Bathroom : Homogenous tiles
Bedroom : Laminate Flooring
Maid's Toilet : Homogenous Tiles

- Ceiling :
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Window : Alumunium Frame With Glass
- Roof :
Ceramic Roof Tiles with lightweight Steel Structure
Corrugated UPVC Roof for Car Porch Canopy
- Sanitary :
Kohler / Equivalent
- Kitchen Provisions :
Dry Kitchen : Storage Cabinet System with Solid Surface Countertop and Kitchen Sink
Cooking stove & Cooker Hood : Modena / Equivalent
- Lift :
Kone, Capacity 6 person for 450 kg
- Electricity :
16.500 VA
- Water :
Ground Water Tank Capacity 8 M³



LUXURY IS NOT A PLACE, IT'S A LIFESTYLE, AND IT'S YOURS.

Living at Mahogany is a dream come true. Every day feels like a retreat, and the connection to nature has truly enriched your lives. From the architecture to the community, Mahogany is the epitome of luxury living.

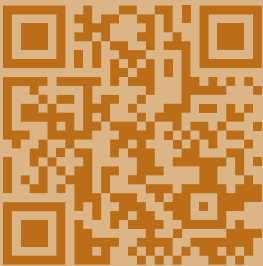




STRATEGIC LOCATION

In The Heart of Batam City.

- 3 MIN
SEKOLAH MONDIAL
- 3 MIN
PASAR PASIR PUTIH
- 5 MIN
PELABUHAN FERRY INTERNASIONAL
- 5 MIN
PUSAT PEMERINTAHAN
- 5 MIN
MASJID AGUNG
- 5 MIN
MAHA VIHARA DUTA MAITREYA
- 7 MIN
SEKOLAH YOS SUDARSO
- 10 MIN
GRAND BATAM MALL
- 15 MIN
UNIVERSITAS INTERNASIONAL BATAM
- 25 MIN
BANDARA INTERNASIONAL HANG NADIM



Scan For Location





Developed by:



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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Find your sanctuary in a place
where luxury feels like nature, and every day
is a cherished moment with family.



