

S e m a y a n g

AT ASYA

THE ONLY LAKE TOWNSHIP IN EAST JAKARTA

Experience the 70-hectare lakefront lifestyle, at your pleasure.

A harmonious rendition of lush beauty, tranquility, and scenic lake set in the heart of East Jakarta. ASYA offers a vibrant lake township concept with integrated facilities and infrastructure that will bring every resident's dream home to reality, thus inspire us to be thankful in every aspect of our life. At ASYA, you can feel like you are appreciated and valued.



15 HECTARES
OF LAKE WITH
LAKESIDE GARDEN



NEXT TO
THE BIGGEST
AEON MALL
IN INDONESIA



5 KM TO
KELAPA GADING



SURROUNDED BY
INTERNATIONAL
SCHOOLS & HOSPITALS



FREE SHUTTLE
TO THE NEAREST LRT



EASY ACCESS
VIA JAKARTA OUTER
RING ROAD (JORR)



SMART DIGITAL
DOOR LOCK
(CARD & FINGERPRINT)



4.35M HEIGHT OF
LIVING ROOM
3.9M HEIGHT OF
MASTER BEDROOM



REJUVENATE AT
2 CLUBHOUSES

MASTER PLAN



1. Semayang Cluster
2. Lake Villas
3. Landed Residences
4. Condominiums
5. Cluster Facilities
6. Commercial
7. Clubhouse
8. Upcoming Mayapada Hospital
9. AEON Mall
10. Food Garden
11. Global Mandiri School
12. Future Retail Outlet Store

SITE PLAN



- TYPE 7
- TYPE 9
- TYPE 9 DELUXE
- TYPE CORNER HOUSE
- TYPE CORNER HOUSE DELUXE
- ★
 CLUSTER FACILITY



TYPE 9 DELUXE

9 × 17m

Artist's Impression

GROUND LEVEL



UPPER GROUND LEVEL



1ST & 2ND LEVEL



4 BEDROOM

1 STUDY ROOM

4 BATHROOM (3 EN-SUITE)

1 DRY KITCHEN

1 WET KITCHEN

1 MAID ROOM & BATH

2 CARPORT

TYPICAL BUILDING AREA : 180 m²
 TYPICAL LAND AREA : 153 m²



TYPE CORNER DELUXE HOUSE

12 x 17m

Artist's Impression

GROUND LEVEL

UPPER GROUND LEVEL

1ST & 2ND LEVEL



4 
BEDROOM

4 
BATHROOM
(3 EN-SUITE)

1 
DRY KITCHEN

1 
WET KITCHEN

1 
MAID ROOM
& BATH

2 
CARPORT

1 
CORNER
GARDEN

TYPICAL BUILDING AREA : 177 m²
TYPICAL LAND AREA : 204 m²



Artist's Impression

TYPE
7

7 x 14m

GROUND LEVEL

UPPER GROUND LEVEL

1ST & 2ND LEVEL



3 
BEDROOM

3 
BATHROOM
(3 EN-SUITE)

1 
POWDER
ROOM

1 
DRY KITCHEN

1 
MAID ROOM
& BATH

2 
CARPORT

TYPICAL BUILDING AREA : 115 m²
TYPICAL LAND AREA : 98 m²



Artist's Impression

TYPE
9
9 x 14m

GROUND LEVEL



UPPER GROUND LEVEL



1ST & 2ND LEVEL



4  BEDROOM

4  BATHROOM
(3 EN-SUITE)

1  DRY KITCHEN

1  MAID ROOM
& BATH

2  CARPORT

TYPICAL BUILDING AREA : 146 m²
TYPICAL LAND AREA : 126 m²



Artist's Impression

TYPE
CORNER
HOUSE
12 x 14m

GROUND LEVEL

UPPER GROUND LEVEL

1ST & 2ND LEVEL



4 
BEDROOM

4 
BATHROOM
(3 EN-SUITE)

1 
DRY KITCHEN

1 
MAID ROOM
& BATH

2 
CARPORT

1 
CORNER
GARDEN

TYPICAL BUILDING AREA : 147 m²
TYPICAL LAND AREA : 168 m²

FACILITIES



- ✓ Swimming Pool
- ✓ Kids Pool
- ✓ Multipurpose Court
- ✓ Outdoor Fitness
- ✓ BBQ deck
- ✓ Yoga deck
- ✓ Outdoor Seatings

SPECIFICATIONS

Floor Finishes

- Entrance Terrace : Homogeneous Tile
- Living, Dining, Stair : Homogeneous Tile
- Bathroom & Powder Room : Homogeneous Tile
- Bedroom : Laminated Wood Texture
- Service Area : Ceramic Tile
- Service Toilet : Ceramic Tile
- Carpark : Anti Slip Homogeneous Tile

Wall Finishes

- Interior Wall : Paint
- Bathroom & Powder Room : Homogeneous Tile
- Exterior Facade : Paint + Homogeneous Tile

Ceiling

- Interior : Painted Gypsum Board

Ceiling Heights

- Living Room : 4,35 meter
- Master Bedroom : 3,9 meter

Sanitary Wares

- Closet : TOTO or equivalent
- Wash Basin of Master Bathroom : TOTO or equivalent with Marble Counter Top
- Wash Basin of other Bathrooms and Powder Room: TOTO or equivalent

Fittings

- Wash Basin Faucet : TOTO or equivalent
- Bath & Shower Set : TOTO or equivalent
- Accessories : TOTO or equivalent
- Kitchen Faucet : Blanco or equivalent

Roof

- Exterior : - Pitched Roof with Lightweight Steel Structure
- Concrete Flat Roof

Doors and Windows

- Main Entrance Door : Solid Engineered Wood with Digital Finger Print Door Lock
- Interior Door : Engineered Wood
- Sliding Door : Aluminium Frame with Glass
- Window : Aluminium Frame with Glass

Other Provisions

- Kitchen : Countertop with Kitchen Sink
- TV Outlet : Living Room & All Bedrooms
- Telephone Outlet : Living Room & Master Bedroom
- Hot Water : Provisions for installation at all bathrooms & kitchens
- Air Conditioning : Provisions for all living rooms & bedrooms
- CCTV : Installed at Front Entrance & Living Room
- Electricity : 3,500 VA

LOCATION



Marketing Gallery

Jl. Asya Boulevard, Jakarta Garden City
East Jakarta

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Developed by



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