



Kelimutu offers you the simple, minimalist, and luxury concept of residence, where comfort living is priority for your family.

- Swimming Pool and Kids Pool
- Seating Hall
- Yoga Deck
- 3 on 3 Basketball Court
- Children Playground
- Outdoor Gym



SPECIFICATION

FLOOR	
Entrance	Homogeneous Tile
Living, Dining, Stairs	Homogeneous Tile
Bathroom	Homogeneous Tile
Bedroom	Composite Wood Texture Flooring
Service Area	Ceramic Tile
Carport	Anti Slip Homogeneous Tile
WALL	
Interior	Paint
Bathroom	Homogeneous Tile
Exterior Facade	Paint
	Homogeneous Tile
CEILING	
Interior	Painted Gypsum Board
Exterior	GRC
SANITARY WARE & FITTING	
Closet	TOTO or Equivalent
Washbasin all bathrooms	TOTO or Equivalent
Bathtub	TOTO or Equivalent (Tg Master Bathroom)
Washbasin Faucet	TOTO or Equivalent
Bath & Shower Set	TOTO or Equivalent
Accessories	TOTO or Equivalent
ROOF	
Exterior	Pitched Roof with Lightweight Steel Structure
DOOR & WINDOW	
Main Entrance	Solid Engineered Wood with Card & Fingerprint Digital Door Lock (1st Floor Only)
Interior	Engineered Wood
Sliding	Aluminium Frame with Glass
Window	Aluminium Frame with Glass
OTHER	
Kitchen Faucet	Franke or Equivalent
Kitchen	Countertop with Kitchen Sink
TV Outlet	Using ONT (Optical Network Termination)/ Modem only in Living Room
Air Conditioning Provision	Provisions for Installation (Drain Pipe & Electricity only) at All Living Rooms & All Bedrooms
Hot Water	Pipe Provisions at All Bathrooms and All Kitchens
CCTV	Installed at Front Entrance & Living Room
Electricity	3500 VA
Solar Panel	Provided only for T6x15 - 3S, T7x15 Premium - 3S, T7x17 - 3S & T9 All Types
Smart Home	Provided

KELIMUTU
AT ASVA
Beautiful Life. Beautiful Living.



- 5 KM TO KELAPA GADING
- NEAR TO BEON MALL & RISA JAKARTA GARDEN CITY
- EASY ACCESS VIA JAKARTA OUTER & INNER RING ROAD (JORR)
- 15 HECTARS OF LAKE WITH LAKE-SIDE GARDEN
- SURROUNDED BY INTERNATIONAL SCHOOLS
- REJUVENATE AT TOWNSHIP CLUBHOUSES
- COVID FRIENDLY HOUSING CONCEPT
- DUAL ACCESS ENTRANCE (ONE ACCESS WITH SMART DIGITAL DOOR LOCK CARD & FINGERPRINT)
- CCTV INSTALLED AT MAIN ENTRANCE AND LIVING ROOM
- 100-150 CM CEILING HEIGHT OF FAMILY ROOM
- 3M CEILING HEIGHT OF BEDROOMS
- BALCONY AT FAMILY ROOM
- MULTI PURPOSE ROOM AVAILABLE
- SOLAR PANEL
- SMART HOME SYSTEM



A PEACEFUL SANCTUARY TUCKED AWAY FROM THE BUSY CITY

Spaces at Kelimutu Houses are artfully detailed to embody the idea of a masterpiece in a truest sense. Functional spaces with natural lighting and air circulation flow seamlessly into each other, celebrating the idea of multiple use, while also creating expansive individualized spaces to create a harmonious living.

- ASVA IS ACCESSIBLE VIA:
- Jakarta Inner Ring Road (Tol Dalam Kota), Exit Toll Cakung Barat
 - Kelapa Gading/Bekasi to ASVA via Jalan Raya Bekasi
 - Jakarta Outer Ring Road/JORR (Tol Lingkar Luar), Exit Toll Cakung Timur
 - Kelapa Gading to ASVA via Jalan Tigar Cakung
 - Kelapa Gading to ASVA via Jalan Tol Sunter-Pulo Gebang

MARKETING GALLERY: ASVA Call : 021 8090 8888, ASVA WA : 08 1212 880 800, www.asva.co.id, @asvajakarta

Developed by ASVA Mandiri Land



3 FLOORS
TYPE 6
6x15m (LT 90 M², LB 119 M²)

- 3 BEDROOMS
- 2 BATHROOMS + POWDER ROOM
- DRY KITCHEN
- CARPORIT FOR 1 CAR
- SOLAR PANEL



3 FLOORS
TYPE 7 PREMIUM
7x15m (LT 105 M², LB 157 M²)

- 3 BEDROOMS
- 2 EN-SUITE BATHROOMS + POWDER ROOMS
- DRY KITCHEN
- CARPORIT FOR 2 CARS
- 1 MAID BEDROOM AND TOILET
- 1 MULTI PURPOSE ROOM
- 1 LAUNDRY ROOM
- SOLAR PANEL



3 FLOORS
TYPE 9 REGULAR
9x15m (LT 135 M², LB 203 M²)

- 4 BEDROOMS
- 4 EN-SUITE BATHROOMS + POWDER ROOM
- 1 DRY AND WET KITCHEN
- CARPORIT FOR 2 CARS
- 1 MAID BEDROOM AND TOILET
- 1 MULTI PURPOSE ROOM
- 1 LAUNDRY ROOM
- SOLAR PANEL



3 FLOORS
TYPE 9 CORNER
(LT VARY, LB 208 M²)

- 4 BEDROOMS
- 4 EN-SUITE BATHROOMS + POWDER ROOM
- 1 DRY AND WET KITCHEN
- CARPORIT FOR 2 CARS
- 1 MAID BEDROOM AND TOILET
- 1 MULTI PURPOSE ROOM
- 1 LAUNDRY ROOM
- SOLAR PANEL



MASTERPLAN



- Genova
- Clubhouse/ Marketing Gallery
- Toba Lake Villas
- Future Development
- Matana Cluster
- Semayang Cluster
- Maninjau Cluster
- Sentarum Cluster
- Kelimutu Cluster
- Global Mandiri School
- Food Garden
- AECN Mall
- KEA

SITEPLAN



- Type 6x15 - 2S
- Type 6x15 - 3S
- Type 7x15 - 2S
- Type 7x15 STANDARD - 3S
- Type 7x15 PREMIUM - 3S
- Type 7x17 - 3S
- Type 9x15 - 3S
- Type 9x17 - 3S
- Type 9x15 CORNER - 3S
- Type 9x17 CORNER - 3S
- Type 9 IRREGULAR - 3S
- Type 9+ - 3S
- Type 9+ CORNER - 3S

THE HOME THAT FITS YOU
KELIMUTU





Facade

2 FLOORS

TYPE 7 PREMIUM

7x15m (LT 105 M², LB 113 M²)



3 BEDROOMS



3 BATHROOMS
(1 EN-SUITE, 1 COMMON)
+ 1 POWDER ROOM



DRY KITCHEN



CARPORT
FOR 2 CARS



1st Floor

2nd Floor



2 FLOORS

TYPE 6

6x15m (LT 90 M², LB 87 M²)



2 BEDROOMS



2 EN-SUITE BATHROOMS
+1 POWDER ROOM



DRY KITCHEN



CARPORT
FOR 1 CAR



1st Floor

2nd Floor



Facade



Facade

3 FLOORS

TYPE 7 STANDARD

7x15m (LT 105 M², LB 154 M²)



3 BEDROOMS



3 BATHROOMS
(1 EN-SUITE, 1 COMMON)
+ 1 POWDER ROOM



DRY KITCHEN



CARPOR
FOR 2 CARS



1 MAID
BEDROOM
AND TOILET



1 MULTIPURPOSE
ROOM



1st Floor

2nd Floor

3rd Floor

0 1 3 6