



THE MASTERPLAN

- 1 Toba Lake Villas
- 2 Landed Residences
- 3 Matana Cluster
- 4 Semayang Cluster
- 5 **maninjau**
- 6 Future Development
- 7 Cluster Facilities
- 8 Commercial
- 9 Marketing Gallery
- 10 Upcoming Mayapada Hospital
- 11 AEON Mall
- 12 Food Garden
- 13 Global Mandiri School
- 14 IKEA

*This site plan is not to scale



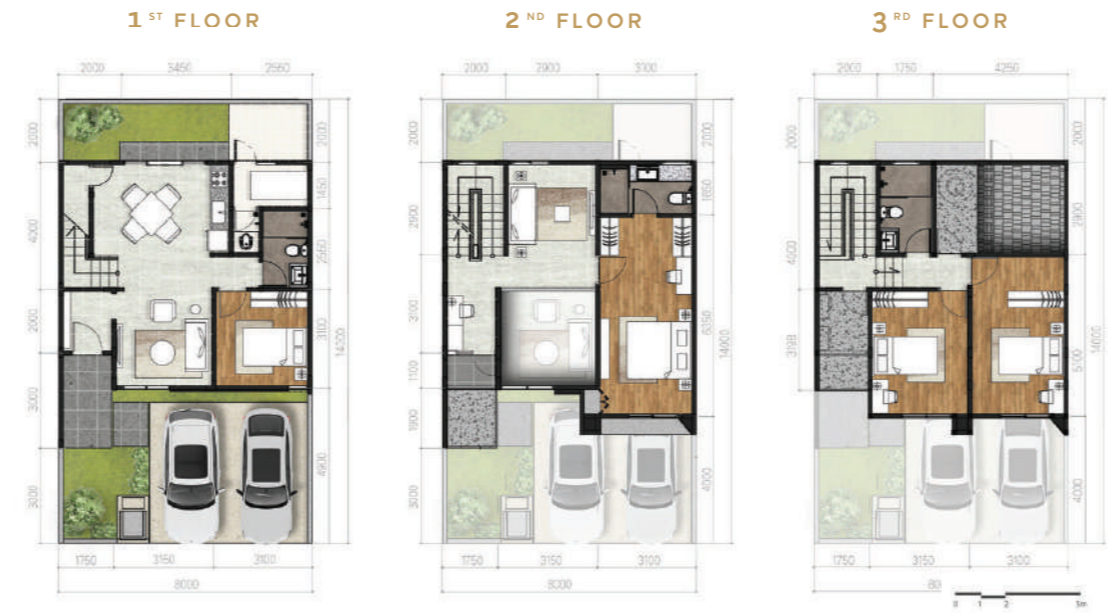
maninjau
THE SITEPLAN

- TYPE 8m x 14m
- TYPE 10m x 14m
- TYPE 14m x 14m
- TYPE 13.5m x 14m
- TYPE 14.5m x 14m
- TYPE 10m x 17m
- TYPE 12m x 17m
- TYPE 14m x 17m
- 2 STOREYS

*This site plan is not to scale



TYPE 8m x 14m 3 FLOORS



- 4 BEDROOM
- 3 BATHROOM (1 EN-SUITE)
- 1 DRY KITCHEN
- 1 MAID BEDROOM & BATHROOM
- 2 CARPORT
- 1 LIVING ROOM
- 1 STUDY / FAMILY ROOM
- 1 DINING ROOM

TYPICAL BUILDING AREA : 156 m²
TYPICAL LAND AREA : 112 m²

TYPE 8m x 14m 2 FLOORS



- 3 BEDROOM
- 3 BATHROOM (2 EN-SUITE)
- 1 DRY KITCHEN
- 1 MAID BEDROOM & BATHROOM
- 2 CARPORT
- 1 LIVING ROOM
- 1 DINING ROOM

TYPICAL BUILDING AREA : 105 m²
TYPICAL LAND AREA : 112 m²

SPECIFICATIONS

FLOOR	Entrance Terrace	: 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 Wall	: Paint
	Bathroom	: Homogeneous Tile
	Exterior Façade	: Paint Homogeneous Tile
CEILING	Interior	: Painted Gypsum Board
SANITARY	Closet	: TOTO or equivalent
	Washbasin all bathrooms	: TOTO or equivalent
FITTING	Washbasin 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 Structure Concrete Flat Roof
DOOR & WINDOW	Main Entrance Door	: Solid Engineered Wood with Digital Fingerprint Door Lock
	Interior Door	: Engineered Wood
	Sliding Door	: Aluminium Frame with Glass
	Window	: Aluminium Frame with Glass
OTHER	Kitchen	: Countertop with Kitchen Sink
	Hot Water	: Provision for installation at all Bathroom & Kitchen
	Air Conditioning	: Provision for installation for living rooms & all bedrooms
	CCTV	: Installed at front entrance & living room
	Electricity	: 3500 VA
	Solar Panel	: Provided

Marketing Gallery
Jl. Asya Boulevard, Jakarta Garden City
East Jakarta

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Developed by
ASTRALAND
ESTRA PROPERTY - BERKAS LANE

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TYPE 10m x 14m 3 FLOORS

TYPE 10m x 14m 2 FLOORS

THE INTERIOR



FACILITIES



- Swimming Pool
- Kids Pool
- Multipurpose Court
- Outdoor GYM
- BBQ Area
- Children Playground
- Yoga Deck
- Picnic Lawn

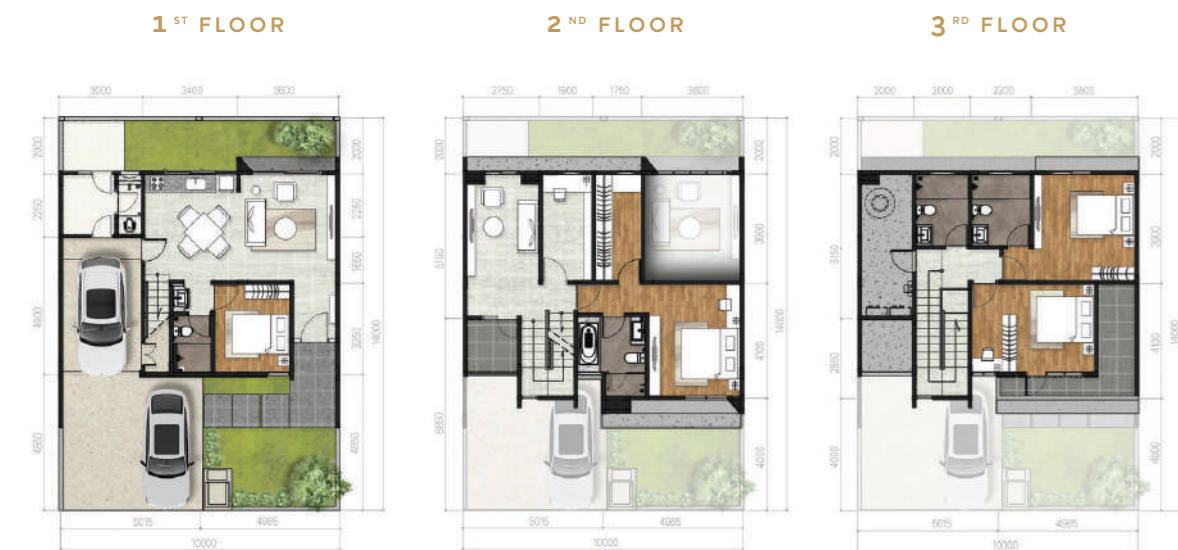
LOCATION



ASYA is accessible via:

- Jakarta Inner Ring Road (Tol Dalam Kota), Exit Toll Cakung Barat
- Jakarta Outer Ring Road/JORR (Tol Lingkar Luar), Exit Toll Cakung Timur
- Kelapa Gading / Bekasi to ASYA via Jalan Raya Bekasi
- Kelapa Gading to ASYA via Jalan Tipar Cakung
- Kelapa Gading to ASYA via Jalan Tol Kelapa Gading - Pulo Gebang

maninjau
AT ASYA



- 4 BEDROOM
- 4 BATHROOM (2 EN-SUITE)
- 1 DRY KITCHEN
- 1 MAID BEDROOM & BATHROOM
- 3 CARPORT & 1 GARAGE
- 1 LIVING ROOM
- 2 STUDY & 1 FAMILY ROOM
- 1 DINING ROOM

TYPICAL BUILDING AREA: 190 m²
TYPICAL LAND AREA : 140 m²



- 4 BEDROOM
- 3 BATHROOM (1 EN-SUITE)
- 1 DRY KITCHEN
- 1 MAID BEDROOM & BATHROOM
- 3 CARPORT & 1 GARAGE
- 1 LIVING ROOM
- 1 DINING ROOM

TYPICAL BUILDING AREA : 138 m²
TYPICAL LAND AREA : 140 m²