AKENO

# LIFE REALIGNED

SUVARNA SUTERA
by Alam Sutera

# A GOLDEN LIFE

at Suvarna Sutera

Suvarna Sutera embodies prosperity, refinement, and luxury, reflecting its Sanskrit name meaning 'Gold' and 'Luxury'. Developed by PT Alam Sutera Realty, Tbk—renowned since 1994 for luxurious, prioritizing green environment close to nature—Suvarna Sutera presents a harmonious fusion of modern elegance, natural tranquility, and unparalleled convenience.

Spanning 2,600 hectares in Tangerang Regency, this integrated city gracefully blends contemporary design and sophisticated facilities into a peaceful, nature-infused living environment, creating a lifestyle that surpasses expectations.

'Suvarna', dalam bahasa Sanskerta berarti 'Emas', melambangkan kejayaan, sedangkan 'Sutera' melambangkan kemewahan. Sejalan dengan nama dan pengembangnya yaitu PT Alam Sutera Realty, Tbk—yang dikenal secara konsisten menawarkan properti bernilai tinggi, mewah, dan mengedepankan lingkungan yang asri dan dekat dengan alam sejak tahun 1994.

Suvarna Sutera adalah pengembangan kota terpadu seluas 2.600 hektar di Kabupaten Tangerang dengan fasilitas mumpuni, desain modern, dan suasana alam menenangkan yang memberikan pengalaman hidup sempurna.

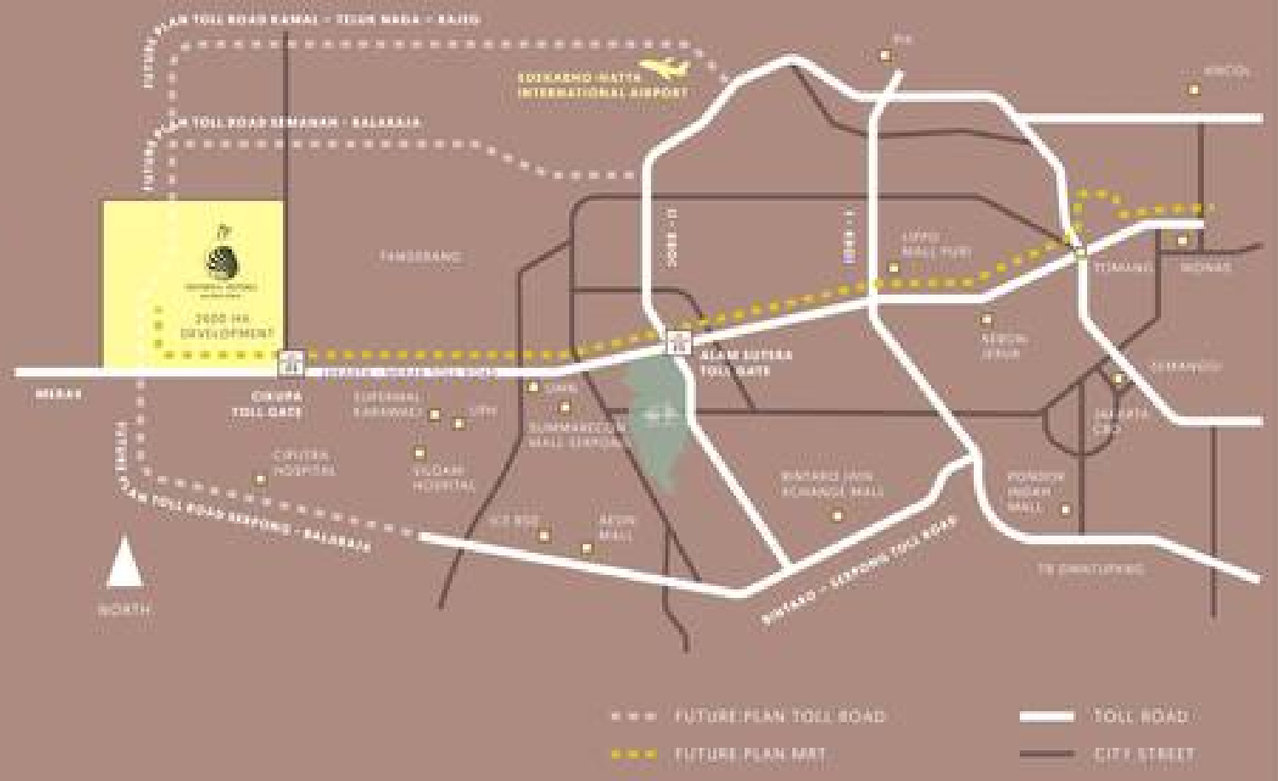
# WHERE YOUR JOURNEY TRULY BEGINS

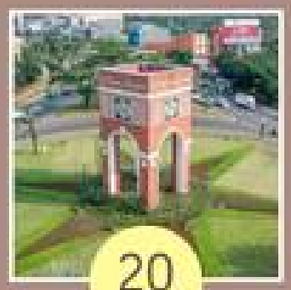
Suvarna Sutera is located in a prime location along the key Jakarta-Merak trade corridor, with direct toll access just 500 meters from the Cikupa/Pasar Kemis Exit at KM 31.5.

Looking ahead, Suvarna Sutera is set to become even more accessible and dynamic. Government plans for the JORR III will provide direct access to the airport and new alternative routes to North and South Jakarta. Additional infrastructure such as the LRT/MRT expansion and a direct toll road leading into Suvarna Sutera's eight-lane boulevard will further solidify its role as a future-forward, integrated township.

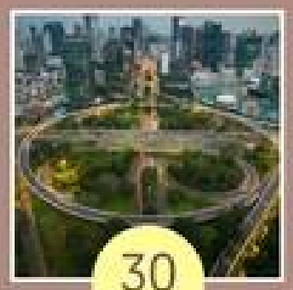
*Suvarna Sutera berada di lokasi strategis di koridor perdagangan utama Jakarta–Merak, dengan akses langsung ke jalan tol hanya 500 meter dari Gerbang Tol Cikupa/Pasar Kemis di KM 31.5.*

*Ke depannya, Suvarna Sutera akan menjadi semakin mudah diakses dan dinamis. Rencana pemerintah untuk JORR III akan membuka akses langsung ke bandara serta jalur alternatif menuju Jakarta Utara dan Selatan. Infrastruktur tambahan seperti perluasan LRT/MRT dan jalan tol langsung menuju bulevar delapan lajur Suvarna Sutera akan semakin memperkuat posisinya sebagai [redacted] dan siap menyambut masa depan.*




TO
ALAM SUTERA




TO
JAKARTA

TO
SOEKARNO-HATTA
INTERNATIONAL
AIRPORT

# MASTERPLAN

**PHASE 1**
**900-HECTARE**

## SUPERCLUSTER

| | |
|---|---|
| 1 | PADI GOLF ESTATE |
| 2 | SARI |
| 3 | CEMARA |
| 4 | JATI |
| 5 | PADMA |
| 6 | RESPATI |

MARKETING OFFICE

MARKETING OFFICE
SUVARNA SUTERA

## FACILITIES & COMMERCIALS

| | |
|---|---|
| A | KEDATON GOLF |
| B | PADI SPORTS CENTER |
| C | SAMANEA MARKET INDONESIA |
| D | PUBLIC SERVICE MALL |
| E | SUVARNA HUB BUSINESS CENTER |
| F | HAPPY WALK |
| G | TUNAS SUVARNA HOSPITAL |
| H | FLAVOR BLISS SUVARNA SUTERA |
| I | SHELL GAS STATION |
| J | RESERVOIR |
| K | LAURENSIA SUVARNA SUTERA SCHOOL |
| L | ALFAMIDI SUPER STORE |
| M | SARI SPORTS LOUNGE |

| | |
|---|---|
| N | NUR SUVARNA SUTERA MOSQUE |
| O | PASAR 8 SUVARNA SUTERA |
| P | SHUTTLE BUS STOP |
| Q | EVERGREEN SHOPHOUSES |
| R | TERRACE 8 SHOPHOUSES |
| S | TERRACE 9 SHOPHOUSES |
| T | FEDORA SHOPHOUSES |
| U | SIGMA TERRACE SHOPHOUSES |
| V | RETIREMENT CENTER |
| W | UNIVERSITY |
| X | ASTHA ARCADE SHOPHOUSES |
| Y | PASAR KEMIS POLICE STATION |

| | |
|---|---|
| 1 MINS | TO EVERGREEN SHOPHOUSES |
| 1 MINS | TO PASAR 8 SUVARNA SUTERA |
| 3 MINS | TO LAURENSIA SUVARNA SUTERA SCHOOL |
| 8 MINS | TO PADI SPORTS CENTER |
| 10 MINS | TO KEDATON GOLF |
| 20 MINS | TO UPH |
| 20 MINS | TO SUPERMALL KARAWACI |
| 25 MINS | TO SILOAM HOSPITAL |
| 30 MINS | TO UMN |
| 30 MINS | TO CIPUTRA HOSPITAL |

FACILITIES AHEAD

# AKENO

## WELCOME TO YOUR FRESH START

More than a residence—AKENO is your place of renewal. Inspired by the radiant energy of the sun and thoughtful Japanese living, AKENO blends timeless aesthetics, nature's harmony, and functional modernity, inviting you to rediscover life's simplicity and warmth each day.

Lebih dari sekadar tempat tinggal—AKENO adalah ruang untuk pembaharuan diri. Terinspirasi oleh energi matahari yang hangat dan gaya hidup Jepang yang penuh makna, AKENO memadukan estetika yang tak lekang oleh waktu, harmoni alam, dan fungsionalitas modern, mengajak Anda untuk kembali menemukan kesederhanaan dan kehangatan hidup setiap hari.

# THE PHILOSOPHY

## ASA

Embrace every day with optimism. Like the sunrise illuminating your mornings, AKENO homes invite abundant natural light, energizing your daily routines and nurturing positivity.

*Sambut setiap hari dengan optimisme. Seperti matahari terbit yang menerangi pagi Anda, rumah AKENO dipenuhi cahaya alami yang melimpah, memberikan energi pada rutinitas harian dan menumbuhkan semangat positif.*

## KANSO

Guided by the Japanese value of living simply and purposefully, AKENO embraces clean, open spaces and natural elements. Peaceful inner courtyards and minimalist aesthetics encourages clarity of mind, balance in daily life, and a deeper connection to what truly matters.

*Terinspirasi dari nilai budaya Jepang untuk hidup secara sederhana dan penuh tujuan, AKENO menghadirkan ruang yang mengharmonikan kejernihan, terbuka, dan dipenuhi elemen alami. Halaman dalam yang tenang dan estetika minimalis mendorong kejernihan pikiran, keseimbangan hidup sehari-hari, serta keterikatan yang lebih dalam dengan makna sejati.*

## NAGARE

Spaces designed for smooth transitions—from indoors to outdoors, room to room, and person to person. The traditional Genkan entryway symbolizes a respectful pause, marking a mindful transition to enter a peaceful space.

*Ruang-ruang dirancang untuk peralihan yang lancar—dari dalam ke luar, antarruang, hingga antarindividu. Area masuk rumah dengan sentuhan tradisional Genkan melambangkan jeda yang penuh makna, memaknai setiap langkah sebagai transisi menuju ruang yang damai.*

# THOUGHTFUL AMENITY DESIGN

From a peaceful Zen garden and gentle walking paths, our community amenities are crafted with the spirit of Omotenashi—Japanese hospitality—and a focus on mindful living.

*Dari taman Zen yang tenang hingga jalur pejalan kaki yang nyaman, fasilitas komunitas kami dirancang dengan semangat Omotenashi—keramahtamahan khas Jepang—dan berfokus pada hidup yang bermakna.*

## 1 HIGH-TECH SERENITY

Intelligent safety systems and smart controls blend seamlessly to protect and serve, so you can live with confidence and peace of mind.

*Sistem keamanan cerdas dan kontrol pintar berpadu secara mulus untuk melindungi dan melayani Anda, agar dapat hidup dengan tenang dan penuh kepercayaan.*

## 2 ACTIVE COMPANION

Purposefully designed fitness trails and communal exercise areas invite you to move in harmony with nature and neighbors.

*Pusat kebugaran dan area olahraga komunal yang dirancang untuk mendorong Anda untuk bergerak selaras dengan alam dan tetangga sekitar.*

## 3 SAVVY COMFORT

Integrated smart-home features anticipate your needs, making everyday life effortless and intuitive.

*Fitur rumah pintar yang terintegrasi merespons kebutuhan Anda, menjadikan kehidupan sehari-hari lebih mudah dan intuitif.*

## 4 EASE OF BLISS LIVING

Thoughtful layouts and communal lounges create calm spaces for relaxation and connection, embodying the art of simple, joyful living.

*Tata ruang yang dipikirkan dengan saksama dan lounge komunal menciptakan ruang tenang untuk bersantai dan terhubung mewujudkan seni hidup sederhana yang penuh kebahagiaan.*

# ELEGANCE IN SIMPLICITY

Akeno's exterior radiates minimalist charm through clean architectural lines, warm earthy tones and refined textures. Natural stone highlights effortless beauty, shaping a serene and welcoming ambiance—ideal for younger families.

*Tampilan luar AKENO memancarkan pesona minimalis melalui garis arsitektur yang rapi, warna-warna hangat alami, dan tekstur yang elegan. Batu alam menonjolkan keindahan alami yang sederhana, membentuk suasana yang tenang dan hangat—sempurna untuk keluarga muda.*

# INNER PEACE BY DESIGN

Enter into a space designed for calm. Balanced interiors, natural palettes, and airy layouts enhance your sense of serenity. From the Genkan entryway that maintains clarity and cleanliness, to spacious inner courtyards, each feature promotes mindful, clutter-free living.

*Masuki ruang yang dirancang untuk menenangkan jiwa. Interior yang seimbang, palet warna alami, dan tata letak yang lapang memperkuat rasa damai. Mulai dari area Genkan yang menjaga kebersihan dan ketertiban, hingga halaman dalam yang luas—setiap elemen mendukung gaya hidup yang bermakna dan terorganisir.*

# AOI

7 X 15

1st FLOOR

2nd FLOOR

**LAND SIZE**

105 SQM

**BUILD SIZE**

100 SQM

| | |
|---|---|
| | 3 |
| | 3 |
| | 2 |

## OPEN & INTIMATE

First floor layout with kitchen set apart from the living area for added comfort. Wide open space allows for flexible, multi-functional use.

Tata ruang lantai satu dengan dapur yang terpisah dari area keluarga untuk menjaga kenyamanan. Ruang terbuka yang luas memungkinkan penggunaan yang fleksibel dan multi-fungsi.

# AOI SUDUT

7⁺ X 15

1ST FLOOR

2ND FLOOR

**LAND SIZE**
135 SQM

**BUILD SIZE**
111 SQM

| | |
|---|---|
| | 3 |
| | 3 |
| | 2 |

## OPEN & INTIMATE

Two-level home with a thoughtfully separated kitchen for added privacy. Positioned as a corner unit, this layout feels naturally open and bright, offering flexibility for every kind of family activity.

*Hunian dua lantai dengan dapur yang dirancang terpisah untuk menjaga privasi. Berada di unit hoek yang lebih terbuka dan terang, tata ruang ini memberikan keleluasaan bagi berbagai aktivitas keluarga.*

# AKARI

8 X 15

1st FLOOR

2nd FLOOR

**LAND SIZE**

120 SQM

**BUILD SIZE**

124 SQM

| | |
|---|---|
| | 3+1 |
| | 3+1 |
| | 2 |

## PRACTICAL COMFORT

Distinctive Genkan entry leads to an upper-level family hub, enhanced by expanded practical service areas.

Masuk melalui Genkan khas Jepang menuju area keluarga di level berbeda, dilengkapi dengan area servis yang lebih luas dan fungsional.

# AKARI SUDUT

8⁺ X 15

1ST FLOOR

2ND FLOOR

**LAND SIZE**

150 /208 SQM

**BUILD SIZE**

137 SQM

| | |
|---|---|
| 3+1 | |
| 3+1 | |
| 2 | |

## PRACTICAL COMFORT

Enter through a distinct Genkan foyer that leads to an upper-level family space, complemented by extended service zones for everyday ease. The corner unit adds extra breathing room and an effortless sense of flow throughout the home.

*Masuk melalui Genkan khas Jepang menuju area keluarga di lantai atas, dilengkapi dengan area servis yang luas dan fungsional. Unit hoek memberikan ruang gerak lebih lega dan aliran sirkulasi yang nyaman di seluruh rumah.*

# AOZUKI

9 X 15

1st FLOOR

2nd FLOOR

**LAND SIZE**

135 SQM

**BUILD SIZE**

147 SQM

| | |
|---|---|
| 4+1 | |
| 3+1 | |
| 2 | |

## SPACIOUS SERENITY

Generous inner courtyard complemented by airy hallways, creating openness and tranquility, while enabling flexible and multi-functional use.

*Halaman dalam yang lapang dipadukan dengan koridor yang lega, menciptakan suasana terbuka dan menenangkan, sekaligus memungkinkan penggunaan yang fleksibel dan multi-fungsi.*

# AOZUKI SUDUT

9⁺ X 15

1ST FLOOR

2ND FLOOR

**LAND SIZE**

165 /180 /208 SQM

**BUILD SIZE**

156 SQM

| | |
|---|---|
| | 4+1 |
| | 3+1 |
| | 2 |

## SPACIOUS SERENITY

Centered around a generous inner courtyard with broad Engawa decks and breezy corridors, this corner unit embraces natural light and calm—where openness becomes a daily luxury.

Berpusat pada halaman dalam yang lapang dengan dek Engawa yang luas dan koridor yang terbuka, unit hoek ini menghadirkan cahaya alami dan ketenangan — menjadikan keterbukaan sebagai kemewahan sehari-hari.

LEGEND

| | |
|---|---|
| SU | SHOW UNIT |
| CPG | CHILDREN PLAYGROUND |

| TYPES | LAND SIZE | BUILD SIZE |
|---|---|---|
| AOI | 7 X 15 | 100 sqm |
| AKARI | 8 X 15 | 124 sqm |
| AOZUKI | 9 X 15 | 147 sqm |
| AOI SUDUT | 135 | 111 sqm |
| AKARI SUDUT | 150/208 | 137 sqm |
| AOZUKI SUDUT | 165/180/208 | 156 sqm |

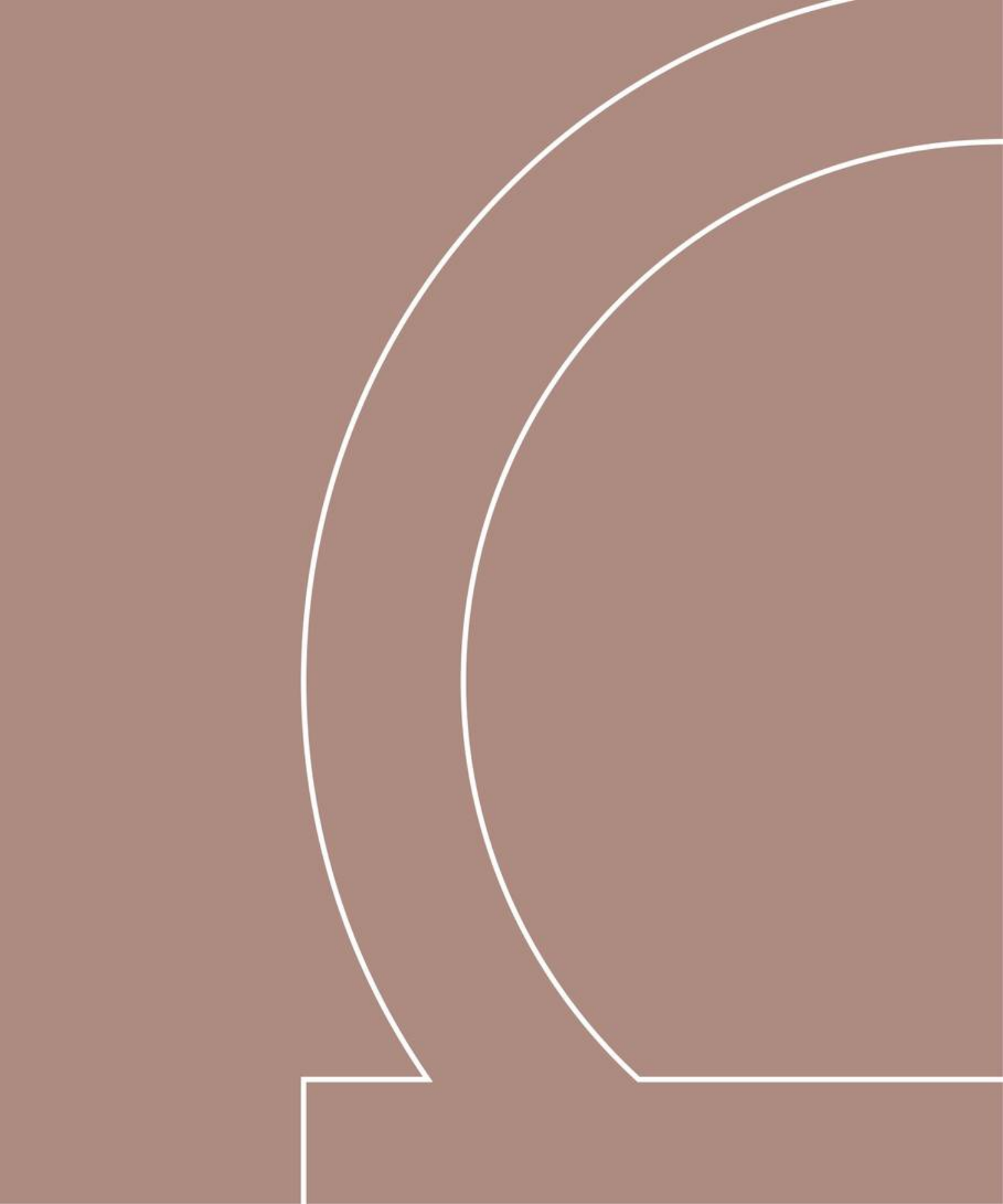
# SITEPLAN

# SPECIFICATION

| | | |
|---|---|---|
| STRUCTURE | Foundation | Concrete Pile Foundation + Concrete Slab |
| | Top Structure | Reinforced Concrete |
| WALL | Main Building | Red Brick / Light Brick Plastered |
| | Back Fence | Red Brick / Light Brick Plastered & Painted |
| | Divider Wall | Double Wall |
| WALL FINISHES | Exterior | Weatherproof Paint |
| | Interior | Emulsion Paint |
| | Accent / Variation Wall | Homogeneous Tile & Modified Clay Material |
| FINISHES | Main Room | Homogeneous Tile 80 x 80 |
| | Bedroom | Homogeneous Tile 15 x 60 (Wood Pattern) |
| | Terrace / Service | Ceramics Ex. Local |
| | Carport | Ceramics Ex. Local |
| ROOF | Roof Frame | Light Steel |
| | Roof Tile | Flat Concrete Rooftile |
| | Carport Canopy | UPVC Ex. Alderon / Equivalent |
| DOOR + WINDOWFRAME | Outside | Aluminum Powder Coating |
| | Inside | WPC (Wood Plastic Composite) |
| DOOR LEAF | Main / Front | Laminated Engineering Wood + Smart Electronic Lock |
| | Inside / Bedroom | Laminated Engineering Wood (Honeycomb) |
| | Back Door | Aluminum + Glass |
| CEILING | Toilet + Overhang Roof Exterior | Water-Resistant Gypsum Board 9mm with Metal Frame |
| | Interior | Gypsum Board 9mm with Metal Frame |
| KITCHEN | Kitchen Sink | Double Bowl Stainless Steel Sink |
| | Wall | Homogeneous Tile 60 x 60 |
| | Table | Concrete Table + Solid Surface Layer |
| | Stove | Two Burner Gas Stove (Built In) |
| TOILET + SANITARY | Main & Children's Toilet | Floor & Wall Ceramic Tile Full Ceiling |
| | | Rain Shower Ex. TOTO / Equivalent (Main Bathroom) |
| | | Hand shower ex. TOTO / Equivalent |
| | | Closed Coupled Toilet & Lavatory Ex. TOTO / Equivalent + Mirror |
| | | Tempered Glass Shower Screen (Main Bathroom) |
| | Service Toilet (Akari & Aozuki) | Floor and Ceramic Wall H=1.5 m |
| | | Squatting Toilet Ex. Local |
| ME/P | Clean Water | PDAM Standard (PVC Pipe Installation ex. Pralon) + Roof Water Tank 1000L |
| | Electrical Power | 3500 VA |
| | Air Conditioning | 2" PVC Space for Refrigerant + Drainage Pipe + Electrical Power in All Bedrooms & Living Room |
| | Multimedia | Quad Play Ready |
| | Security | 3 CCTV Points / IP Camera |
| | Solar Water Heater | Connect to Main & Children Bathrooms |
| | Septic Tank | Biotech Septic Tank |
| ARMATURE LAMP | Main Rooms | Downlight + LED Lights |
| ENVIRONMENT | Electrical Cable & FO | Underground Cable System |
| | Environment Drainage | Subsurface Drainage System |
| | Security | 24 hours + CCTV |
| | Front yard | Without Fence |

*Specifications and materials are subject to change without further notice based on construction progress and availability.

# BANK KERJASAMA



SUVARNA SUTERA
by Alam Sutera

MARKETING OFFICE

**SUVARNA SUTERA**

Jl. Suvarna Sutera Boulevard No.10
Cikupa, Tangerang

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