



BAYLEAF

Lift
Into New
Living

Uplift Your
**LIVING
QUALITY**



Find Your WAY HOME

Discover a life that's connected in every direction. Bayleaf is part of the **Suvarna Sutura Township**, a smart and sustainable city by **PT Alam Sutura Realty Tbk**, one of Indonesia's most trusted developers since 1994.

Located just 500 meters from the Cikupa/Pasar Kemis Toll Exit (KM 31.5), Bayleaf connects you seamlessly to Alam Sutura, Jakarta, and Soekarno-Hatta International Airport.

It's the perfect home base — peaceful, yet close to everywhere you need to be.

Tinggal di tempat yang terhubung ke mana saja. Bayleaf merupakan bagian dari kota mandiri **Suvarna Sutura**, pengembangan terpadu oleh **PT Alam Sutura Realty Tbk**, developer terpercaya sejak 1994.

Hanya 500 meter dari Gerbang Tol Cikupa/Pasar Kemis KM 31.5, Bayleaf menghadirkan kemudahan akses menuju Alam Sutura, Jakarta, hingga Bandara Soekarno-Hatta.

Hunian yang tenang, strategis, dan mudah dijangkau — tempat ideal untuk memulai hidup yang lebih baik.



 **Alam Sutura**
20 Mins

 **Jakarta**
30 Mins

 **Soekarno-Hatta Airport**
40 Mins

A Prime Location in TANGERANG

Right where opportunity grows and life moves forward, Bayleaf sits at the heart of Tangerang's fast-rising corridor, part of a 2,600-hectare integrated development built for the future.

With the upcoming JORR III access, LRT/MRT expansion, and a direct 8-lane boulevard, every destination feels closer, and every commute feels easier. Here, location isn't just about convenience — it's about progress.

Tepat di titik tumbuhnya peluang dan kemajuan. Bayleaf berada di kawasan koridor berkembang Tangerang, bagian dari kota mandiri seluas 2.600 hektar yang dirancang untuk masa depan.

Dengan rencana pengembangan JORR III, jalur LRT/MRT, dan akses boulevard delapan lajur, semua terasa lebih dekat dan lebih mudah dijangkau. Di sini, lokasi menghadirkan kemudahan dan konektivitas.



MASTERPLAN



SUPERCLUSTER

- 1 Padi Golf Estate
- 2 Sari
- 3 Cemara
- 4 Jati
- 5 Padma
- 6 Respati



MARKETING OFFICE SUVARNA SUTERA



FACILITIES & COMMERCIALS

- | | |
|-----------------------------------|-----------------------------------|
| A Kedaton Golf | N Nur Suvarna Sutera Mosque |
| B Padi Sports Center | O Pasar 8 Suvarna Sutera |
| C Samanea Market Indonesia | P Shuttle Bus Stop |
| D Public Service Mall | Q Evergreen Shophouses |
| E Suvarna Hub Business Center | R Terrace 8 Shophouses |
| F Happy Walk | S Terrace 9 Shophouses |
| G Tunas Suvarna Hospital | T Fedora Shophouses |
| H Flavor Bliss Suvarna Sutera | U Sigma Terrace Shophouses |
| I Shell Gas Station | V Retirement Center (Future Plan) |
| J Reservoir | W University (Future Plan) |
| K Laurensia Suvarna Sutera School | X Ashta Arcade Shophouses |
| L Alfamidi Super Store | Y Pasar Kemis Police Station |
| M Sari Sport Lounge | |



BAYLEAF PHILOSOPHY

Lift Into NEW LIVING

Rise to a better way of life.

At Bayleaf, every corner is designed to lift your mood, your moments, and your lifestyle. Smart layouts bring function and flow into daily living, while natural surroundings keep your mind refreshed.

*It's where home feels brighter, lighter, and more inspiring — a perfect blend of comfort and optimism. **Because at Bayleaf, living well means living lifted.***

Naik ke level hidup yang lebih baik.

Di Bayleaf, setiap sudutnya dirancang untuk mengangkat suasana dan kualitas hidupmu. Tata ruang yang cerdas menghadirkan kenyamanan dan fleksibilitas, sementara lingkungan hijau memberi kesegaran setiap hari.

Hunian yang terang, ringan, dan inspiratif — tempat ideal untuk tumbuh bersama keluarga dan impianmu. **Karena di Bayleaf, hidup lebih baik berarti hidup yang terangkat lebih tinggi.**





Welcome to BAYLEAF

Step in and feel the difference.

Bayleaf welcomes you with homes that balance style and substance — modern yet warm, simple yet thoughtful. It's a place that fits your rhythm, grows with your dreams, and keeps your life moving upward.

Here, your every day isn't just another routine — it's a new beginning.

Langkahkan kaki, rasakan bedanya.

Bayleaf menghadirkan keseimbangan antara desain modern dan kehangatan rumah. Tempat yang pas dengan ritme hidupmu, mendukung aktivitasmu, dan membuat setiap harimu terasa lebih bermakna.

Di sini, setiap hari bukan sekadar rutinitas — tapi awal yang baru untuk hidup yang terus meningkat.

Uplift Your LIVING QUALITY

Built on vision, designed for your future.

As part of the Suvarna Sutra masterplan, Bayleaf residents enjoy all the advantages of a future-ready, sustainable township:

Dibangun dengan visi, dirancang untuk masa depanmu.

Sebagai bagian dari masterplan Suvarna Sutra, penghuni Bayleaf menikmati keunggulan kota mandiri modern yang lengkap dan berkelanjutan:

BEST INFRASTRUCTURE

*Wide roads, reliable utilities, and quality facilities.
Jalan lebar, utilitas andal, dan fasilitas berkualitas.*



SMART TOWNSHIP

*Digital infrastructure and organized urban planning.
Infrastruktur digital dan tata kota terencana.*

GOOD ACCESSIBILITY

*Seamless toll and city connections.
Terhubung langsung ke tol dan pusat kota.*



HIGH AFFORDABILITY

*A lifestyle upgrade that fits your plan for the future.
Gaya hidup naik kelas dengan harga yang bersahabat.*

FUTURE VALUE GROWTH

*Proven developer track record and rising investment potential.
Kawasan yang terus bertumbuh dan terpercaya.*

GREEN DEVELOPMENT

*Fresh air, greener streets, and healthier spaces.
Udara segar dan lingkungan asri.*



*Here, every aspect of the township is designed to uplift your living quality,
— today and for years ahead.*

*Setiap elemen dirancang untuk meningkatkan kualitas hidupmu,
— hari ini dan di masa depan.*





Spaces That Lift
YOUR EVERYDAY



Facilities made for joy, play, and everyday balance. Bayleaf offers more than just homes — it's a lifestyle community where everyone has room to thrive:

- **Swimming Pool** – Cool down, relax, or play the day away
- **Playground** – A safe, fun world for the little ones
- **Mini Court** – Stay active, stay connected, stay happy

Because life feels better when your surroundings lift you up.

Aktif, seru, dan seimbang setiap hari. Bayleaf menghadirkan fasilitas lengkap untuk mendukung gaya hidup aktif dan keluarga modern:

- **Kolam Renang** – Waktu santai dan segar untuk semua
- **Taman Bermain** – Area aman dan menyenangkan bagi si kecil
- **Halaman** – Ruang olahraga dan kebersamaan setiap hari

Karena hidup terasa lebih baik saat lingkunganmu ikut mengangkatmu.

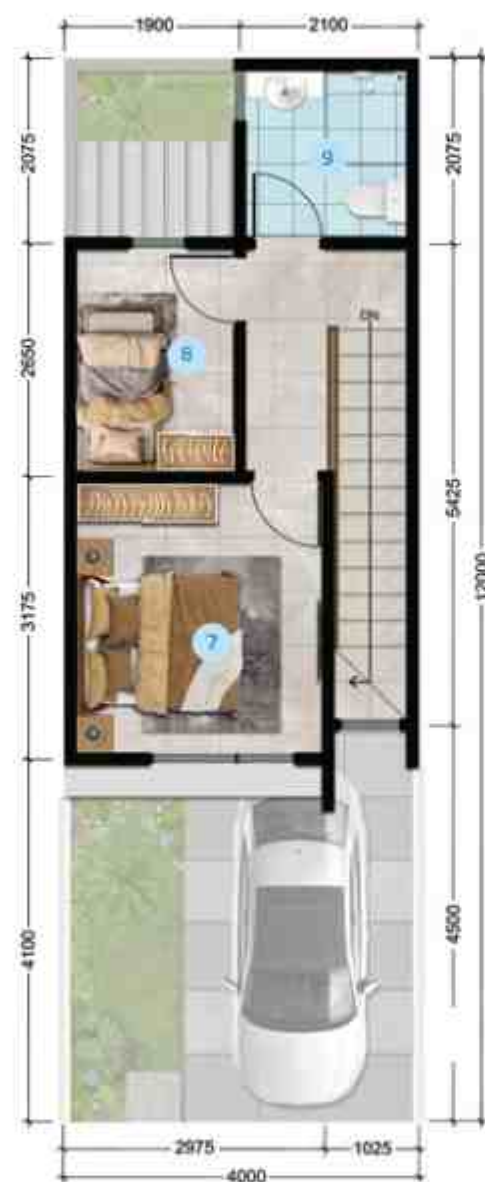


Type BRIX

BAYLEAF



1st Floor



2nd Floor



- 1 Carport
- 2 Dining Room
- 3 Master Bedroom
- 4 Terrace
- 5 Kitchen
- 6 Kids Bedroom
- 7 Living Room
- 8 Powder Room
- 9 Bathroom

Land 48 m² | Building 54 m² | **4x12**

Type BRAVA

BAYLEAF



1st Floor



2nd Floor



- 1 Carport
- 2 Dining Room
- 3 Master Bedroom
- 4 Terrace
- 5 Kitchen
- 6 Master Bathroom
- 7 Living Room
- 8 Bathroom 1
- 9 Kids Bedroom
- 10 Bathroom 2

Land 72 m² | Building 69 m² | **6 x 12**

Type BRAVA SUDUT

BAYLEAF



1st Floor

2nd Floor



- 1 Carport
- 2 Terrace
- 3 Living Room
- 4 Dining Room
- 5 Kitchen
- 6 Bathroom 1
- 7 Master Bedroom
- 8 Master Bathroom
- 9 Kids Bedroom
- 10 Bathroom 2

Land 112/114 m² |

Building 73 m² |

6+ x 12

Type BALMORE

BAYLEAF



1st Floor



2nd Floor



- ① Carport
- ② Terrace
- ③ Living Room
- ④ Dining Room
- ⑤ Kitchen
- ⑥ Bathroom 1
- ⑦ Bedroom 1
- ⑧ Master Bedroom
- ⑨ Master Bathroom
- ⑩ Kids Bedroom
- ⑪ Bathroom 2

Land 84 m²

Building 78 m²

7 x 12

Type BALMORE SUDUT

BAYLEAF



- 1 Carport
- 2 Terrace
- 3 Living Room
- 4 Dining Room
- 5 Kitchen
- 6 Bathroom 1
- 7 Bedroom 1
- 8 Master Bedroom
- 9 Master Bathroom
- 10 Kids Bedroom
- 11 Bathroom 2

Land 136 / 138 m² |

Building 86 m² |

7+ x 12

Type BARKWOOD

BAYLEAF



1st Floor



2nd Floor



3+1 2+1 1 2

- | | | |
|---------------|-------------------|-------------------|
| 1 Carport | 5 Kitchen | 8 Master Bathroom |
| 2 Terrace | 6 Powder Room | 9 Bedroom 1 |
| 3 Living Room | 7 Maid Area | 10 Bedroom 2 |
| 4 Dining Room | 11 Master Bedroom | 11 Bathroom |

Land 96 m² | Building 102 m² |

8 x 12

Type BARKWOOD SUDUT

BAYLEAF



1st Floor

2nd Floor



3+1 2+1 1 2

- 1 Carport
- 2 Terrace
- 3 Living Room
- 4 Dining Room
- 5 Kitchen
- 6 Powder Room
- 7 Maid Area
- 8 Master Bedroom
- 9 Master Bathroom
- 10 Bedroom 1
- 11 Bedroom 2
- 12 Bathroom

Land 154 / 156 m² | Building 105 m² |

8+ x 12



- 1 Barkwood exterior
- 2 Barkwood master bedroom
- 3 Brix master bedroom
- 4 Barkwood kids bedroom
- 5 Barkwood living dining room

SITEPLAN

Type	Dimensions	Land	Building
 BRIX	4 x 12 m	48 m ²	54 m ²
 BRAVA	6 x 12 m	72 m ²	69 m ²
 BALMORE	7 x 12 m	84 m ²	78 m ²
 BARKWOOD	8 x 12 m	96 m ²	102 m ²
 BALMORE SDT	7+ x 12 m	136 m ²	85 m ²
 BARKWOOD SDT	8+ x 12 m	154/156 m ²	105 m ²



SPECIFICATION

1	STRUKTUR	Pondasi Struktur Atas	Tiang pancang + sloof beton Beton bertulang
2	DINDING	Bangunan utama Pagar belakang Dinding pembatas	Bata ringan / bata merah diplester / aci & cat Bata ringan diplester / aci & cat Double dinding
	FINISHING DINDING	Exterior Variasi facade Interior	Cat weatherproof Homogeneous tile motif kayu Cat emulsion
3	LANTAI	Ruang utama & Kamar tidur Teras	Homogeneous tile 60 x 60 Keramik lokal
4	ATAP	Rangka atap Penutup	Baja ringan Atap metal + insulasi
5	KUSEN	Luar Dalam	Aluminium powder coating WPC (wood plastic composite)
	DAUN PINTU	Utama (depan) Utama (depan) Tipe Balmore Dalam Pintu belakang Toilet service Tipe Barkwood	Solid engineering laminated fin. HPL + smart lock Pintu besi variasi + smart lock Engineering + honey comb fin. HPL Aluminium + kaca PVC
6	PLAFOND	Toilet & teras Interior	Gypsum board WR 9 mm rangka metal Gypsum board 9 mm rangka metal
7	TOILET + SANITARY	Toilet utama & anak Toilet service Tipe Barkwood	Lantai & dinding keramik full plafond Hand shower ex. TOTO / setara Closet duduk & washtafel ex. TOTO / setara + cermin Lantai & dinding keramik t = 1.50 Closet jongkok ex. lokal
8	DAPUR	Meja beton & dinding Tipe Brava, Balmore, Barkwood Tipe Brix Kitchen sink	Homogeneous tile 60 x 60 Kompor gas tanam 2 tungku ex. Modena / setara Tanpa kompor 1 lubang ex. China / setara
9	INSTALASI ME / P	Air bersih Air conditioning Security Elektrik water heater	Standard PDAM (instalasi pipa PVC ex. Pralon) Roof tank 500 liter Pipa sparing sleeve refrigerant / pipa drain & power di semua kamar tidur & ruang keluarga 3 titik CCTV IP camera Quad play ready Pipa sparing untuk shower & washtafel kamar mandi utama Pipa sparing untuk shower kamar mandi anak / publik
	DAYA LISTRIK	Titik lampu ruang utama Tipe Brix & Brava Tipe Balmore & Barkwood	Armature downlight + LED bulb 2200 VA 3500 VA
10	SEPTICTANK		Biotech septictank
11	LINGKUNGAN	Halaman depan Kabel listrik & FO Drainase lingkungan Security	Tanpa pagar Bawah tanah Saluran tertutup 24 jam + CCTV

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BANK PARTNERS





Marketing Gallery

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www.suvarnasutera.com

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