

HELIMUTU

AT ASYA

Beautiful Life, Beautiful Living





AstraLand Indonesia

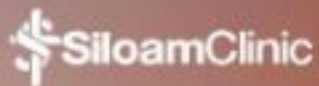
Astra Property | Hongkong Land

Established on 14 October 2018, PT Astra Land Indonesia (ALI) is a property development & investment company that is joint ventured between Astra Property (PT Menara Astra) and Hongkong Land, with share ownership composition of 50% each. Hongkong Land is a member of Jardine Matheson Group and a leading property group engaged in property investment, management and development in key Asian cities, principally in Hong Kong, Singapore, Beijing and Jakarta. PT Astra Land Indonesia oversees the residential development of Astra Property group. Its current business portfolio consists of the luxury apartment project Anandamaya Residences on Jalan Jenderal Sudirman, the township project Asya in Jakarta Garden City, East Jakarta, and the premium apartment project Anandamaya Residences in TB Simatupang area.

PT Astra Land Indonesia has a vision to become the most diverse and trusted property development and investment company in Indonesia. In the future, PT Astra Land Indonesia has a vision to expand its portfolio to include in the development of mixed-use areas, public facilities or public open space.



Other Facilities:



FOODGARDEN



THE MASTERPLAN

- | | |
|-----------------------------------|---|
| 1 Gondia | 9 Kelimutti Cluster |
| 2 Clubhouse/
Marketing Gallery | 10 Global Mandarin School |
| 3 Toba Lake Villas | 11 Food Garden |
| 4 Future Development | 12 AEON Mall |
| 5 Matana Cluster | 13 IKEA |
| 6 Samayang Cluster | 14  SIS <small>School of International Studies</small> |
| 7 Mahinju Cluster | 15 <i>Vilo</i> |
| 8 Sendarum Cluster | |





THE HOME THAT FITS YOU

KELIMUTU

• ASYA

KELIMUTU

Kelimutu brings you the new experience of harmonious living, with spacious design, vast opening, and double height ceiling design concept, which allows the facade to look magnificent & luxurious.

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.



KELIMUTU

Features

Kelimutu is equipped with:

- ~ Double height ceiling concept
- ~ Smart Digital Door Lock
- ~ CCTV in Living Room & Main Entrance
- ~ Dual Entrance Access
- ~ Balcony at The Living Room
- ~ Multipurpose Room



KELIMUTU

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

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



KELIMUTU

Architecture Consultant



Nataneka is an innovative architectural consulting firm providing services in the fields of architectural design, interior design, urban design, Landscape design.

Since it was founded in 1999 by Sukendro Sukendar and Jeffry Sandy, Nataneka is always consistent in efforts to produce the excellent works to contribute Indonesian architecture. The Works of Nataneka give special attention to created fantastic space and to designs that enhance function and practicality. Nataneka has won several awards and competitions, a results of our consistence in Indonesia's architectural scene. In 2006, Nataneka won an IAI Award for Small Urban House, in 2009 for Furniture House and in 2012 for Gelagah House*.

Interior design

metaphor
INTERIOR ARCHITECTURE

Metaphor Interior Architecture is a Jakarta based interior design consultant firm serving globally.

Metaphor specializes in retail interior design, commercial interior design, restaurant design, bar cafe interior design, hospitality interior architecture, and office interior design projects.

SITEPLAN

- | | |
|---|---|
|  Tipe 6X15 - 35 |  Tipe 9x15 PREMIUM CORNER - 35 |
|  Tipe 7X15 - 25 |  Tipe 9x17 DELUXE CORNER - 35 |
|  Tipe 7X15 STANDARD - 35 |  Tipe 9 LUXURY - 35 |
|  Tipe 7X15 PREMIUM - 35 |  Tipe 9 LUXURY CORNER- 35 |
|  Tipe 7x 17 LUXURY - 35 |  Tipe 9+ PREMIUM |
|  Tipe 9x15 PREMIUM - 35 |  Tipe 9+ PREMIUM CORNER |
|  Tipe 9x17 DELUXE - 35 | |



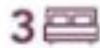
3 FLOORS

TYPE 6

6 x15m

LT 90 M²

LB 119 M²



3 BEDROOMS



2 BATHROOMS
(1 EN-SUITE BATHROOM)
+ POWDER ROOM



1 DRY KITCHEN



CARPORT
FOR 1 CAR



SOLAR PANEL



TYPE 6 - 3S



1st Floor



2nd Floor



3rd Floor

2 FLOORS

TYPE 7

7 x 15m

LT 105 M²

LB 113 M²



3 BEDROOMS



2 BATHROOMS
(1 EN-SUITE BATHROOM)
+ POWDER ROOM



1 DRY KITCHEN



CARPORT
FOR 2 CARS



TYPE 7 - 2S



1st Floor



2nd Floor

3 FLOORS

TYPE 7 STANDARD

7 x 15m

LT 105 M²

LB 154 M²



3 BEDROOMS



2 BATHROOMS
(1 EN-SUITE BATHROOM)
+ POWDER ROOM



1 DRY KITCHEN



CARPORT
FOR 2 CARS



MULTIPURPOSE
ROOM



1 MAID
BEDROOM
& TOILET



TYPE 7 STANDARD - 3S



1st Floor



2nd Floor



3rd Floor

3 FLOORS

TYPE 7 PREMIUM

7 x 15m

LT 105 M²

LB 157 M²



3 BEDROOMS



3 BATHROOMS
(2 EN-SUITE BATHROOMS)
+ POWDER ROOM



1 DRY KITCHEN



CARPORT
FOR 2 CARS



1 MAID
BEDROOM
& TOILET



MULTIPURPOSE
ROOM



SOLAR PANELS



TYPE 7 PREMIUM - 3S



1st Floor



2nd Floor



3rd Floor

3 FLOORS

TYPE 7 LUXURY

7x17m

LT 119 M²

LB 165 M²

3

3 BEDROOMS

4

2 EN-SUITE
BATHROOMS
+ POWDER ROOMS

2

1 DRY AND
1 WET KITCHEN

2

2 CARPORTS

1

1 MAID BEDROOM
AND TOILET

1

1 MULTI
PURPOSE ROOM

1

1 LAUNDRY
ROOM



SOLAR PANEL



TYPE 7 LUXURY - 3S



1st Floor



2nd Floor



3rd Floor

3 FLOORS

TYPE 9

9 x 15m

LT 135 M²

LB 203 M²



4 BEDROOMS



4 EN-SUITE
BATHROOMS
+ POWDER ROOM



1 DRY AND
1 WET KITCHEN



CARPORT
FOR 2 CARS



1 MAID
BEDROOM
& TOILET



MULTIPURPOSE
ROOM



SOLAR PANEL



TYPE 9 - 3S



1st Floor



2nd Floor



3rd Floor

3 FLOORS

TYPE 9C

9 x 15m

LT VARY

LB 208 M²



4 BEDROOMS



4 EN-SUITE
BATHROOMS
+ POWDER ROOM



1 DRY AND
1 WET KITCHEN



CARPORT
FOR 2 CARS



1 MAID
BEDROOM
& TOILET



MULTIPURPOSE
ROOM



SOLAR PANEL



TYPE 9C - 3S



1st Floor



2nd Floor



3rd Floor

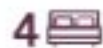
3 FLOORS

TYPE 9 DELUXE

9x17m

LT 153 M²

LB 203 M²



4 BEDROOMS



4 EN-SUITE
BATHROOMS
+ 1 POWDER ROOM



1 DRY AND
1 WET KITCHEN



2 CARPORTS



1 MAID BEDROOM
AND TOILET



1 MULTI-
PURPOSE ROOM



1 LAUNDRY
ROOM



SOLAR PANEL



TYPE 9 DELUXE - 3S



1st Floor



2nd Floor



3rd Floor

3 FLOORS

TYPE 9 LUXURY

9x19m

LT 171 M²

LB 216 M²

4

4 BEDROOMS

5

4 EN-SUITE
BATHROOMS
+ 1 POWDER ROOM

2

1 DRY AND
1 WET KITCHEN

2

2 GARAGES

1

1 MAID BEDROOM
AND TOILET

1

1 MULTI
PURPOSE ROOM

1

1 LAUNDRY
ROOM

SOLAR PANEL



TYPE 9 LUXURY - 3S



1st Floor



2nd Floor



3rd Floor

SPECIFICATION

FLOOR

Entrance	Homogeneous Tile
Living, Dining, Stair	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 & FITING

toilet	TOTO or Equivalent
Washbasin at bathrooms	TOTO or Equivalent
Kitchen	TOTO or Equivalent (Cy-Meter Bathrooms)
Washbasin Floor	TOTO or Equivalent
Bath & Shower Set	TOTO or Equivalent
Accessories	TOTO or Equivalent

ROOF

Exterior	Pitched Roof with Lightweight Steel Structure
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DOOR & WINDOW

Main Entrance	Solid Engineered Wood with Card & Fingerprint Digital Door Lock (2x Fast One)
Interior	Engineered Wood
Sliding	Aluminium Frame with Glass
Window	Aluminium Frame with Glass

OTHER

Kitchen Faucet	Faucet or Equivalent
Kitchen	Countertop with Kitchen Sink
Tv Outlet	Using ONT (Optical Network Terminal) or Modem only & Living Room
Air Conditioning Provision	Provisions for Installation (Dress Plug & Electricity) at All Living Room & All Bedrooms
Hot Water	Pipe Provisions at All Bathrooms and All Kitchens
CCTV	Installed at Front Entrance & Living Room
Electricity	2500 VA
Solar Panel	Provided only for 16K15 - 2x, 11K12, Premium - 3, 72K17 - 3x & To All Type

REKENING BANK

BANK

BANK PERMATA

CABANG

ROYAL SUNTER

NOMOR REKENING

0902 40 7979

ATAS NAMA

PT ASTRA MODERN LAND

An aerial photograph of a residential development. The houses are arranged in neat, parallel rows, featuring light-colored roofs and walls. The development is surrounded by dense green trees and landscaping. A winding path or road is visible on the left side. The overall scene is bright and sunny, suggesting a well-maintained and modern housing estate.

HAND OVER:

24 BULAN SEJAK DOWN PAYMENT 1

KELIMUTU



MARKETING GALLERY

**Jl. Asya Boulevard, Jakarta Garden City
East Jakarta**

Developed by

**AstraLand
Indonesia**

Astra Property | Singapore Land

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