

EACH SUNRISE BRINGS A
NEW DAY WITH NEW HOPES
FOR A NEW BEGINNING

maninjau

A photograph of a person's legs standing in shallow water at sunset. The water is calm, reflecting the legs and the warm orange light of the sky. A plastic bottle is floating in the water near the person's feet. The text "VALUE OF NATURE AND LIVING" is overlaid in the upper right corner.

VALUE OF
NATURE
AND
LIVING



THE MANINJAU CLUSTER

NEW STANDARD
OF LIVING

Developed by



ASTRA Property



Hongkong Land



MODERNLAND
CREATIVE FARMER



DISCOVER THE
LUXURIOUS, IMPECCABLY
LIVING



THE MASTERPLAN



1. **maninjau**

2. Matana Cluster

3. Semayang Cluster

4. Toba Lake Villa

5. Landed Residence

6. Condominiums

7. Cluster Facilities

8. Commercial

9. Marketing Gallery

10. Mayapada Hospital

11. Global Mandiri School

12. Food Garden

13. **AEON**

14. **IKEA**



- 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

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THE FACILITIES

- 1 SWIMMING POOL & KIDS POOL
- 2 YOGA DECK
- 3 CHILDREN PLAYGROUND
- 4 OUTDOOR GYM
- 5 PICNIC LAWN
- 6 BBQ AREA
- 7 MULTI-PURPOSE COURT



DOUBLE HEIGHT VOLUME



More spacious at living room provide intimacy between family members. Bedrooms are positioned to give privacy.

NATURAL LIGHTING & VENTILATION



Window at both facade to maximize natural lighting to every room.
Cross ventilation at living-dining room and high ceiling to bring in thermal comfort.

maninjau

SOLAR PANEL SYSTEM



As renewable energy system to provide your energy needs and enhance the reliability that reduce power outages, which constantly place a burden on your home life and business profits.

THE INTERIOR

EVERY EXPERIENCE
IS AN EXQUISITE
SURPRISE







TYPE **8m x 14m**

2 FLOORS

TYPICAL BUILDING AREA 105 m²

TYPICAL LAND AREA 112 m²

FLOORPLAN



TYPE **8m x 14m**

2 FLOORS

TYPICAL BUILDING AREA 105 m²

TYPICAL LAND AREA 112 m²

3 
BEDROOM

3 
BATHROOM
(2 EN-SUITE)

1 
DRY KITCHEN

1 
MAID BEDROOM
& BATHROOM

2 
CARPORT

1 
LIVING ROOM

1 
DINING ROOM



TYPE **8m x 14m**

3 FLOORS

TYPICAL BUILDING AREA 156 m²

TYPICAL LAND AREA 112 m²



1  DINING ROOM



TYPE **10m x 14m**

2 FLOORS

TYPICAL BUILDING AREA 138 m²
TYPICAL LAND AREA 140 m²

FLOORPLAN



TYPE **10m x 14m**

2 FLOORS

TYPICAL BUILDING AREA 138 m²

TYPICAL LAND AREA 140 m²

4 
BEDROOM

3 
BATHROOM
(1 EN-SUITE)

1 
DRY KITCHEN

1 
MAID BEDROOM
& BATHROOM

3 
2 CARPORT
& 1 GARAGE

1 
LIVING ROOM



TYPE **10m x 14m**

3 FLOORS

TYPICAL BUILDING AREA 190 m²
TYPICAL LAND AREA 140 m²

FLOORPLAN



TYPE **10m x 14m**

3 FLOORS

TYPICAL BUILDING AREA 190 m²

TYPICAL LAND AREA

140 m²





TYPE **10m x 17m**

3 FLOORS

TYPICAL BUILDING AREA 218 m²
TYPICAL LAND AREA 170 m²

FLOORPLAN



TYPE **10m x 17m**

3 FLOORS

TYPICAL BUILDING AREA 218m²

TYPICAL LAND AREA 170 m²





TYPE **12m x 17m**

3 FLOORS

TYPICAL BUILDING AREA 187 m²
TYPICAL LAND AREA 204 m²

FLOORPLAN



TYPE **12m x 17m**

3 FLOORS

TYPICAL BUILDING AREA 187 m²

TYPICAL LAND AREA 204 m²





TYPE **14m x 14m**

3 FLOORS

TYPICAL BUILDING AREA 193 m²
TYPICAL LAND AREA 196 m²

FLOORPLAN



TYPE **14m x 14m**

3 FLOORS

TYPICAL BUILDING AREA 193 m²

TYPICAL LAND AREA

196 m²



4 BEDROOM



4 BATHROOM
(2 EN-SUITE)



1 DRY KITCHEN



1 MAID BEDROOM
& BATHROOM



3 2 CARPORT
& 1 GARAGE



1 LIVING ROOM



2 1 STUDY &
1 FAMILY ROOM



1 DINING ROOM



TYPE **14m x 17m**

3 FLOORS

TYPICAL BUILDING AREA 221 m²
TYPICAL LAND AREA 238 m²

FLOORPLAN



TYPE **14m x 17m**

3 FLOORS

TYPICAL BUILDING AREA 221 m²

TYPICAL LAND AREA 238 m²



The Cluster Meninjau offers 2 and 3 floors variety. With a living room ceiling height of up to 6m, giving a luxurious and spacious impression while supporting the lighting and air circulation at home.

THE SPECIFICATION



FLOOR

Entrance Terrace
Living, Dining, Stairs
Bedroom
Service Area
Carport

Homogeneous Tile
Homogeneous Tile
Homogeneous Tile
Composite Wood Texture Flooring
Ceramic Tile
Anti Slip Homogeneous Tile

WALL

Interior Wall
Bathroom
Exterior Facade

Paint
Homogeneous Tile
Paint
Homogeneous Tile

CEILING

Interior

Painted Gypsum Board

BATHROOM

Door
Washbasin all bedrooms

TOTO or equivalent
TOTO or equivalent

KITCHEN

Washbasin Faucet
Bath & Shower Set
Accessories
Kitchen Faucet

TOTO or equivalent
TOTO or equivalent
TOTO or equivalent
Blend or equivalent

ROOF

Exterior

Pitched roof with lightweight structure
Concrete tile roof

DOOR & WINDOW

Main Entrance Door
Interior Door
Sliding Door
Window

Solid Engineered Wood with Digital Fingerprint Door Lock
Engineered Wood
Aluminium Frame with Glass
Aluminium Frame with Glass

OTHER

Kitchen
TV Outlet
Telephone outlet
Hot Water
Air Conditioning
CCTV
Electricity
Solar Panel

Countertop with Kitchen Sink
Living Room & all Bedrooms
Living Room & Master Bedroom
Provision for installation at all Bathroom & Kitchen
Provision for installation for living room & all bedrooms
Installed at front entrance & living room
2000 VA
Provided



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

maninjau

MARKETING GALLERY

Jl. Asya Boulevard, Jakarta Garden City
East Jakarta

Developed by



ASTRA Property



Hongkong Land



MODERNLAND
CREATING POSSIBILITIES