



THE NEW CLUSTER

SENTARUM



A New Affordable Living



Introducing the newest cluster at ASYA.
Sentarum is the new beginning of harmonious living.
Coming home with a selection of 2 or 3 storey houses
beautifully designed only for you and your family.

Sentarum offer you the simple, minimalist, and luxury
concept of residence. Where comfort is priority living
for your family right here.



- 1 SENTARAH
- 2 Icha Lake Villas
- 3 Landed Residences
- 4 Mutiara Cluster
- 5 Serayu Cluster
- 6 Marjaya Cluster
- 7 Condominiums
- 8 Cluster Facilities
- 9 Commercial
- 10 Childrens/Marketing Gallery
- 11 Upcoming Mayapada Hospital
- 12 Al ON Mall
- 13 Food Garden
- 14 Global Mandiri School
- 15 BGA

S E N T A R U M

House Type	Standard	Corner
6	6x14m (2B & 3B)	-
7	7x14m (3B)	10x14m (3B)
8	8x14m (3B)	12x14m (3B)
9	9x14m (3B) 9x17m (3B)	13x14m (3B) 13x17m (3B)

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FEATURES

SENTARUM



DOUBLE HEIGHT VOLUME



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DOUBLE HEIGHT VOLUME

Separation of service bedroom at 2nd floor for maximum space at Ground floor. Bedrooms are partitioned to give privacy.

Family room at 2nd floor as second living room connected to Main Living room at GP (TB and TP)



SENTARUM

SURROUNDING BY GARDEN

Your houses surrounding by garden at Frontyard and backyard. The Garden will optimize the natural lighting and ventilation.



Separation of service bedroom
on 2nd floor for privacy,
space at Ground Floor

SENTARUM

SMART DIGITAL LOCK



Security that works for you in terms of convenience of a few taps on the door. Practical and yet ensures you off the best and highest level of security and protection.



SENTARUM



CCTV IN LIVING ROOM & ENTRANCE ROOM

An extra mile of protection to make your life better. You deserve to feel at ease with the security of your home. Supervise your home on the comfort of your phone.



SENTARUM



WATER PUMP & WATER TANK

Reliable water pumps and tanks to cater to all your household daily uses. Providing 2 pumps and 2 tanks (ground tank & roof tank) for constant flow of water to any other areas of your home that you need.



SENTARUM



ACCESS TO CLUBHOUSE WITH FACE RECOGNITION

Feel secure as your feature in the clubhouse. Face recognition technology is applied in our clubhouse to ensure you the best experience and security as you relax.



BLINDING PERSONS ONLY

THE FACILITIES

MAGNIFICENT SURROUNDINGS

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





THE CONSULTANT

ASYA IS BROUGHT TO LIFE BY THE
IMPECCABLE WORK OF THE EXPERTS



- ARCHITECT -

Tom Elliot

pai

"Daiso Sentarari's house units were designed with elegance, exclusiveness, and modernity in mind. These are reflected on the facade which are derived from classical style, but with a touch of strong simple and lush modern character."

"The houses' layout arrangement centres around creating spaciousness and vastness within the houses. This is what the residents will experience when living therein. At the same time, attention is also paid to creating a sense of intimacy. Family members will feel they are never too distant from each other. These are houses that will fit modern, vibrant people."

- LANDSCAPE -

Oemardi Zain OZ

Providing Arja Gentlemen's landscape that's comfortable, safe, and fun. Each green zone and garden line-up to greet you with joy. Modern, contemporary, or tropical landscape is designed not only to create a greener and beautiful scenery but also to push the residents to create a healthy lifestyle, boost their creativity, and make a healthy and strong social life.

Outdoor spaces are designed visually attractive and useful for the residents. Interesting facilities are built for the residents to use the outdoor space and initiate healthy lifestyle apart from recreation purposes.



- INTERIOR -

Alex Bayu

G

Having founded Gertles Lot with his business partner in 2007, listing a statement for his working experience in a design firm based in New York and Singapore. Gertles Lot has expanded to 6 cities in Asia, including Jakarta. Gertles Lot caters to residential, commercial lots, offices, and more, from interior to architecture to graphic design projects.

Alex Bayu and Ayu have won awards in categories such as, Best Housing Interior Design (Kota) and Best Housing Development (Kota) awarded on Asia Property Awards 2019 by Property Guru.



T-8 INTERIOR CONCEPT

MODERN BARCELONA INSPIRED INTERIOR

MODERN & MINIMALISM LINE COME TOGETHER WITH EARTHY TONE, RUSTIC TEXTURE AND BOLD COLOUR, AUTHENTICALLY MEDITERRANEAN LOOK & FEEL.





T-8 INTERIOR CONCEPT

WASHED PARISIAN MODERN INTERIOR

THE FRENCH FAMOUS FOR THEIR EFFORTLESS STYLE. ITS ABILITY
CREATE BALANCE BETWEEN SOPHISTICATION A VARIETY OF DIFF-
ERENT STYLES, THE SOPHISTICATION OF INCORPORATING THE
OLD WITH THE NEW AND LETTING UNIQUE PIECES COMPLEMENT
ONE ANOTHER AND STAND TOGETHER.





2 Floors

Type 6 Limited Edition

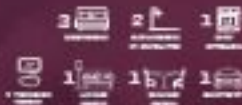
6x14m

TYPICAL BUILDING AREA :

87 m²

TYPICAL LAND AREA :

84 m²





1st FLOOR



2nd FLOOR



2 Floors

Type 6 Limited Edition

6x14m

TYPICAL BUILDING AREA :

87 m²

TYPICAL LAND AREA :

84 m²





3 Floors

Type 6 Standard

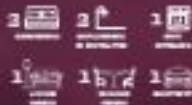
6x14m

TYPICAL BUILDING AREA :

119 m²

TYPICAL LAND AREA :

84 m²





1ST FLOOR



2ND FLOOR



3RD FLOOR



3 Floors

Type 6 Standard

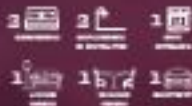
6x14m

TYPICAL BUILDING AREA :

119 m²

TYPICAL LAND AREA :

84 m²





3 Floors

Type 7 Standard

7x14m

TYPICAL BUILDING AREA :

126 m²

TYPICAL LAND AREA :

98 m²





3 Floors

Type 7 Standard

7x14m

TYPICAL BUILDING AREA :

126 m²

TYPICAL LAND AREA :

98 m²





3 Floors

Type 7 Corner

15x14m

TYPICAL BUILDING AREA :

126 m²

TYPICAL LAND AREA :

210 m²





1st FLOOR

2nd FLOOR

3rd FLOOR



3 Floors

Type 7 Corner

15x14m

TYPICAL BUILDING AREA :

126 m²

TYPICAL LAND AREA :

210 m²





3 Floors

Type 8 Standard

8x14m

TYPICAL BUILDING AREA :

165 m²

TYPICAL LAND AREA :

112 m²





1st FLOOR

2nd FLOOR

3rd FLOOR



3 Floors

Type 8 Standard

8x14m

TYPICAL BUILDING AREA :

165 m²

TYPICAL LAND AREA :

112 m²





3 Floors

Type 8 Corner

12x14m

TYPICAL BUILDING AREA :

165 m²

TYPICAL LAND AREA :

168 m²





1st FLOOR

2nd FLOOR

3rd FLOOR



3 Floors

Type 8 Corner

12x14m

TYPICAL BUILDING AREA :

165 m²

TYPICAL LAND AREA :

168 m²





3 Floors

Type 9 Standard

9x14m

TYPICAL BUILDING AREA :

171 m²

TYPICAL LAND AREA :

126 m²





1st FLOOR

2nd FLOOR

3rd FLOOR

3 Floors

Type 9 Standard

9x14m

TYPICAL BUILDING AREA :

171 m²

TYPICAL LAND AREA :

126 m²





3 Floors

Type 9 Corner

13x14m

TYPICAL BUILDING AREA :

171 m²

TYPICAL LAND AREA :

182 m²





1st FLOOR

2nd FLOOR

3rd FLOOR



3 Floors

Type 9 Corner

13x14m

TYPICAL BUILDING AREA :

171 m²

TYPICAL LAND AREA :

182 m²





3 Floors

Type 9 Deluxe

9x17m

TYPICAL BUILDING AREA :

171 m²

TYPICAL LAND AREA :

153 m²





1st FLOOR



2nd FLOOR



3rd FLOOR



3 Floors

Type 9 Deluxe

9x17m

TYPICAL BUILDING AREA :

171 m²

TYPICAL LAND AREA :

153 m²





3 Floors

Type 9 Deluxe Corner

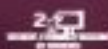
13x17m

TYPICAL BUILDING AREA :

171 m²

TYPICAL LAND AREA :

221 m²





1st FLOOR

2nd FLOOR

3rd FLOOR



3 Floors

Type 9 Deluxe Corner

13x17m

TYPICAL BUILDING AREA:

171 m²

TYPICAL LAND AREA:

221 m²



THE SPECIFICATION

FLOOR

Entrance Terrace	Homogeneous Tile
Living, Dining, Stairs	Homogeneous Tile
Bathroom	Homogeneous Tile
Bedroom	SPC Flooring
Service Area	Ceramic Tile
Carport	Anti-Slip Homogeneous Tile

WALL

Interior Wall	Paint
Bathroom	Homogeneous Tile
Exterior Facade	Paint
	Homogeneous Tile

CEILING

Interior	Painted Gypsum Board
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SANITARY

Closet	TOYO or equivalent
Washbasin all bathrooms	TOYO or equivalent

FITTING

Washbasin Faucet	TOYO or equivalent
Bath & Shower Set	TOYO or equivalent
Accessories	TOYO or equivalent
Kitchen Faucet	Blanco or equivalent

ROOF

Exterior	Pitched roof with Lightweight Structure Concrete Flat Roof
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DOOR & WINDOW

Main Entrance Door	Solid Engineered Wood with Digital Door Lock
Interior Door	Engineered Wood
Sliding Door	Aluminium Frame with Glass
Window	Aluminium Frame with Glass

OTHER

Kitchen	Countertop with Kitchen Sink
TV Outlet	Living Room
Hot Water	Provision for installation at all Bathroom & Kitchen
Air Conditioning	Provision for installation for living rooms & all bedrooms
CC/TV	Installed at front entrance & living room
Electricity	2000 VA
Water Pump	Provided, 2 Pumps
Water Tank	Provided, 2 Tanks
Solar Panel	