

TOBA
LAKE VILLAS

*"Look deep into the nature,
and you will understand it better."*

Astra Land Indonesia is a world class collaboration between Astra Property and Hongkong Land

An alliance of world class developers that will bring a new standard in quality living.

Welcome to ASTA, a home of appreciation developed by a collaboration of two well-established property developers in Indonesia and Hong Kong with years of experience and a proven track record of delivering outstanding new communities. Astra Mandiri Land prides itself on creating innovative residential communities and township with an emphasis on beautiful lake, lush greenness, and outstanding facilities within the community.

With dedication to quality and craftsmanship, the company has received top awards for excellence, and partners closely with award winning, world-renowned architects, designers and consultants.

Introducing you to ASTA, the result of a world-class collaboration, come to call home and see that we're extremely proud of.



astahongkong.com







Astra always designs fully considered to maintain its business sustainability and change processes to become the pride of Indonesia, therefore Astra entered the property sector to strengthen Astra Group business value chain through establishment of ASTRA Property.

Astra Property started its business in 2019 as a Division of Property of Astra International Tbk, before it separated into its own legal entity and launched on the 1st business office in 2020. As of December 2021, ASTRA Property has formed two subsidiaries, associated company and joint controlled entity operating in property development, management and institutional segments.

ASTRA Property will always commit to provide the standard quality of properties in its every class as contribution to the society enhancement quality of life and this is reflected from its existing projects. As of December 2021, ASTRA Property had created portfolio including International Grade A Ultra Tower with Green Mark Platinum Standard by Building & Construction Authority of Singapore, exclusive & premium high rise apartment, and a vibrant lake township with integrated facilities & property management services, which emphasize on the operational & service excellence.





20. Singapore New Edition Apartment





Hongkong Land is a listed real estate company involved in management and development work. The Group owns and manages more than 850,000 sq. m. of prime office and luxury retail property in key Asian cities, principally in Hong Kong, Singapore and Beijing. The Group also has a number of high-quality residential, commercial, and mixed-use projects under development in office areas, Greater China and Southeast Asia. In Singapore, its subsidiary, WCL Land, is a well-established residential developer.

Hongkong Land Holdings Limited is listed and traded on the Stock Exchange and has a secondary listing on the London Stock Exchange, with secondary listings in Germany and Singapore. The Group's assets and developments are managed from Hong Kong by Hongkong Land Limited. Hongkong Land is a member of The Jardine Matheson Group.







*Experience the
Marvelous Lakefront
Lifestyle, at your pleasure*



Asya Appreciates You

ASPD gives residents familiarity and tranquility for both the resident's body and mind. ASPD is not just a place, but a community living with scenic views, lush green areas and welcoming homes. We provide a secure and comfortable feeling and makes you see life into the neighborhood.

It is just place we choose and we experience the serenity.

Asya Values Nature

By providing a scenic view that acts as an 'oasis' in the middle of the city and multiple lush green spaces, creating a healthy and exceptional quality of life for both the residents. All of these special spaces are further enhanced with paths that carries you to the surrounding ASPD landscapes and amenities.





Asya Treasures Your Family

Carefully designed around a series of parks and greenways and stunning scenic lake in the center of it all, ASYA builds a community that emphasizes on you and your family's peace of mind and well-being.

The parks will also be the perfect spot for family picnics, with barbecue areas and children's playground to explore. ASYA understands that a healthy body and a healthy mind equal to a happy family.





Redefined East Jakarta, Exclusive Lake Township Lifestyle is found in the Heart of Asya

In one of Jakarta's thriving locations, ASYA is next to ASION Mall and MIA, Jakarta Garden City. It is also only minutes away from Kelapa Gading, ASYA offers unmatched lifestyle opportunities and excellent convenience.

ASYA is accessible via

- Jakarta River Bridge Road (Jabodetabek) / Paksi Toll Crossing Road
- Jakarta Outer Ring Road (JORR) / Paksi Expressway / Paksi Toll Crossing Road
- Kelapa Gading Road (to ASYA via Jalan Raya Kelapa)
- Kelapa Gading (RTM) via Jalan Raya Kelapa
- Kelapa Gading (RTM) via Jalan Tol Kelapa Gading / Paksi Kelapa

Nearest Facilities :



- ASION Mall
- Kelapa Gading Mall
- Mall of Indonesia
- Jalan Kelapa Mall
- MIA



- United Nations School
- ISI Kelapa Gading
- KIKI Pondok Kelapa Gading
- North Jakarta International School
- KIKI Pondok Kelapa Gading
- KIKI Pondok Kelapa Gading
- Jalan Kelapa School



- Kelapa Gading Hospital
- Mitra Kelapa Gading
- Cika Kelapa Gading



*Discover the Luxury,
Impeccably Designed
Township Living*

- 1 TORAY GOLD ESTATE
- 2 Customized Marketing Strategy
- 3 Service
- 4 Future Development
- 5 Interior Custer
- 6 Sanyang Custer
- 7 Hanyou Custer
- 8 Sanyang Custer
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- 100 Sanyang Custer



Infinity Swimming Pool

Immerse yourself with the luxury designed infinity swimming pool and unwind to the sounds of nature and running beyond waterfall that seems to go on forever in a serene world, pure serenity.





Clubhouses at Asya

With 3 Fitness clubhouses per month, making health and fitness a part of your daily life. The equipped recreational facilities include a Fitness centre, pool, spa, sauna, and sports courts, housed under an elegantly designed building.





Outdoor Activities

The outdoor area has lush greeneries and open spaces supported with playground facilities for both adults and kids and features have been designed to create opportunities for different uses, whether relaxing as a family or friends. The strategic and numerous facilities and views will ensure that the space is well-loved and used by the community.





Lakeside Green Area

Enjoy the vast green space at the edge of the lake that provides a perfect recreational space for people, running, playing, and relaxing. Surrounded with freshly green trees and trees making the lake look even more majestic.







Define the New Meaning of Purity Yet Luxury Living

Meet Lake Lake Villa, your new luxury residence in 2020.

We've not just another place to live. It's a living destination within East Jakarta. Lake Lake Villa features luxuriously designed residences with everything you would ever imagine right at your doorstep. We share elegant, modern spaces. With its unique architecture, Lake Lake Villa adds a whole new dimension to the city. From breathtaking views and spacious balconies through you to breathtaking views with the feature that instantly make you feel like you're in a great, like you, like home, and more. Modern amenities, great design and the ultimate in style make Lake Lake Villa's simply nothing else like it.







*The Ultra-Luxury
Private Residences
within City's Sanctuary*

The attention to even the smallest of details is so exquisite, that every inch speaks tales of luxury.

Serenity, luxury and life itself gets a new meaning at Toba Lake Villa. Enjoy the ultimate exquisite living with state-of-the-art amenities, breathtaking lake view and proximity to the city are just few of the features that make Toba Lake Villa one of the most sought after properties in town.



Secluded Garden Residence with Marvellous Lakeview

Discover the location, impossible designed township. Crafted in its finest details, Lake Lake Villas offers a well-planned and exclusive space for the residents.

Facilities

- 1 Infirmary Room by the Lake
- 2 Children Playground
- 3 Lakeview Lawn
- 4 Outdoor Gym



Perfection in Every Details

Spaces as these wide Villas are artfully detailed as embody the look of a masterpiece. It includes some and retain authentic patterns. Luxurious large spaces that exude a true sense of elegance and the look of a single unit, with one sleek, elegant individualized space to create a harmonious living.









Indonesia, Interior Design Consultant

Gensai Loo partners has over 28 years of experience in the field of interior and architecture designs. One of the earlier project milestones include, was being part of the team that did a design proposal for Korea Airport in Japan.

The other milestone was the start up of Gensai Loo Pte Ltd with Benjamin Joseph Kien partner; Aka Supriatna, who is now the managing partner for Indonesia in the accomplishment of the varied track record profile, one of the partners was trained in learning by the late Hansrickent Aoki (Singapore), for the implementation for its own corporate identity called the dual terminal and total driving experience.



Singapore, Landscape Consultant

ECOPAL Landscape Architects & Planners is a professional firm which provides landscape architectural planning and design services to clients in both the public and private sectors.

As project size and public awareness of the environment grow, more development projects require site planners and landscape architects. We are a group of innovative landscape architects and planners who work very closely with architects, engineers and quantity surveyors forming an interrelation consulting team, each contributing to the planning, design and construction of any development project.



Singapore, Architects

PST Group is one of the largest international architectural and engineering practices in the world with more than 1,000 employees. The PST Group has offices in Hong Kong, Singapore, China, Vietnam, Taiwan, Indonesia, Malaysia, Thailand, Dubai, Abu Dhabi, Moscow and others. Under the present organizational structure, each office is managed by a separate Board of Directors, offering an independent, confidential and personal service.

PST Consultants Pte Ltd of Singapore is part of the P&T Group. The Singapore office was established as PST Architects in 2010. The practice has expanded rapidly over the years to meet the growing demand for professional architectural design services in the fast developing city-state and the Asian region.



Developed by



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TORALAND

THE FINEST
RESIDENCES
IN THE
HARTLAND DISTRICT

THE FINEST
RESIDENCES
IN THE
HARTLAND DISTRICT



The Prominent Villas at Jishi

Plot Information



4B 4C 1A 3B 1B 1C 1D 1E

Legend

Specification Details

1. Villa Type	1. Villa Type
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TORALANE

Autism Land
Development



The Prominent Villas at Jibre

Full Service Villas



4BR 4BA 1A 3P 186 sqm
 4BR 4BA 1A 3P 186 sqm
 4BR 4BA 1A 3P 186 sqm
 4BR 4BA 1A 3P 186 sqm

100%
 100%
 100%

Specification Details

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4. 100% 100% 100%	4. 100% 100% 100%	4. 100% 100% 100%	4. 100% 100% 100%
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6. 100% 100% 100%	6. 100% 100% 100%	6. 100% 100% 100%	6. 100% 100% 100%
7. 100% 100% 100%	7. 100% 100% 100%	7. 100% 100% 100%	7. 100% 100% 100%
8. 100% 100% 100%	8. 100% 100% 100%	8. 100% 100% 100%	8. 100% 100% 100%
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TORALAND

THE FUTURE OF
LIVING

THE FUTURE OF
LIVING



References



Summary of Findings

List of the 100 most common words in English		List of the 100 most common words in English	
the	1	and	11
of	2	to	12
a	3	in	13
an	4	is	14
that	5	it	15
he	6	you	16
she	7	we	17
but	8	or	18
by	9	on	19
at	10	from	20
with	21	as	21
be	22	so	22
are	23	if	23
was	24	which	24
were	25	and	25
do	26	the	26
is	27	of	27
are	28	in	28
was	29	to	29
were	30	it	30
do	31	you	31
is	32	we	32
are	33	or	33
was	34	on	34
were	35	from	35
do	36	with	36
is	37	as	37
are	38	so	38
was	39	if	39
were	40	which	40
do	41	and	41
is	42	the	42
are	43	of	43
was	44	in	44
were	45	to	45
do	46	it	46
is	47	you	47
are	48	we	48
was	49	or	49
were	50	on	50
do	51	from	51
is	52	with	52
are	53	as	53
was	54	so	54
were	55	if	55
do	56	which	56
is	57	and	57
are	58	the	58
was	59	of	59
were	60	in	60
do	61	to	61
is	62	it	62
are	63	you	63
was	64	we	64
were	65	or	65
do	66	on	66
is	67	from	67
are	68	with	68
was	69	as	69
were	70	so	70
do	71	if	71
is	72	which	72
are	73	and	73
was	74	the	74
were	75	of	75
do	76	in	76
is	77	to	77
are	78	it	78
was	79	you	79
were	80	we	80
do	81	or	81
is	82	on	82
are	83	from	83
was	84	with	84
were	85	as	85
do	86	so	86
is	87	if	87
are	88	which	88
was	89	and	89
were	90	the	90
do	91	of	91
is	92	in	92
are	93	to	93
was	94	it	94
were	95	you	95
do	96	we	96
is	97	or	97
are	98	on	98
was	99	from	99
were	100	with	100

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LIVING



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The Premium Living
in India

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The Prominent Villas at Jibre

Phase 2



4 BDR	5 BDR	4 BDR	4 BDR	4 BDR	4 BDR
2 A	4 A	1 A	1 A	1 A	1 A
2 A	4 A	1 A	1 A	1 A	1 A

Specification Schedule

Room	Area	Area	Area	Area
Living Room	1000	1000	1000	1000
Dining Room	1000	1000	1000	1000
Kitchen	1000	1000	1000	1000
Bedroom	1000	1000	1000	1000
Bathroom	1000	1000	1000	1000
Pool	1000	1000	1000	1000
Garage	1000	1000	1000	1000
Storage	1000	1000	1000	1000
Office	1000	1000	1000	1000
Study	1000	1000	1000	1000
Playroom	1000	1000	1000	1000
Breakfast Room	1000	1000	1000	1000
Laundry	1000	1000	1000	1000
Wardrobe	1000	1000	1000	1000
Entrance	1000	1000	1000	1000
Exit	1000	1000	1000	1000

TORA AVE

Autism Land
Development



The Prominent Villas at Jibre

Fast design development



400	500	400	480	400	400
2.0	4.0	1.0	1.0	1.0	1.0
1.0	1.0	1.0	1.0	1.0	1.0

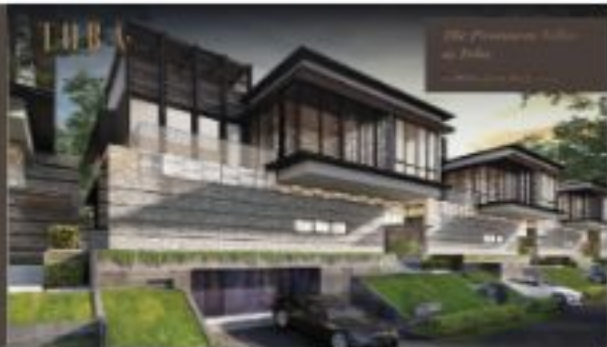
Specification Tables

Room	Area	Material	Color	Finish	Notes
Living Room	30.0	Marble	White	Polished	
Dining Room	20.0	Marble	White	Polished	
Kitchen	10.0	Marble	White	Polished	
Bedroom	15.0	Wood	Dark	Stained	
Bathroom	5.0	Marble	White	Polished	
Pool	10.0	Concrete	Blue	Smooth	
Garage	10.0	Concrete	Grey	Smooth	
Storage	5.0	Concrete	Grey	Smooth	
Entrance	5.0	Marble	White	Polished	
Corridor	5.0	Wood	Dark	Stained	
Staircase	5.0	Wood	Dark	Stained	
Roof	10.0	Concrete	Grey	Smooth	
Wall	10.0	Concrete	Grey	Smooth	
Floor	10.0	Concrete	Grey	Smooth	
Window	10.0	Aluminum	White	Smooth	
Door	10.0	Wood	Dark	Stained	
Lighting	10.0	LED	White	Smooth	
Plumbing	10.0	Copper	White	Smooth	
Electrical	10.0	Copper	White	Smooth	
Paint	10.0	Acrylic	White	Smooth	
Tile	10.0	Ceramic	White	Smooth	
Roofing	10.0	Concrete	Grey	Smooth	
Foundation	10.0	Concrete	Grey	Smooth	
Structure	10.0	Concrete	Grey	Smooth	
Exterior	10.0	Concrete	Grey	Smooth	
Interior	10.0	Concrete	Grey	Smooth	
Overall	10.0	Concrete	Grey	Smooth	

TORALAND

THE NEW
AUTOWASH
DISCOVERY

THE NEW
AUTOWASH
DISCOVERY



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THE FUTURE OF
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THE FUTURE OF
LIVING



The Prominent Villas at Jishi

Plot layout (top view)



4 Beds	5 Beds	4 Beds	4 Beds	4 Beds	1 Bed
2 Baths	4 Baths	2 Baths	2 Baths	1 Bath	1 Bath

Specification Selection

