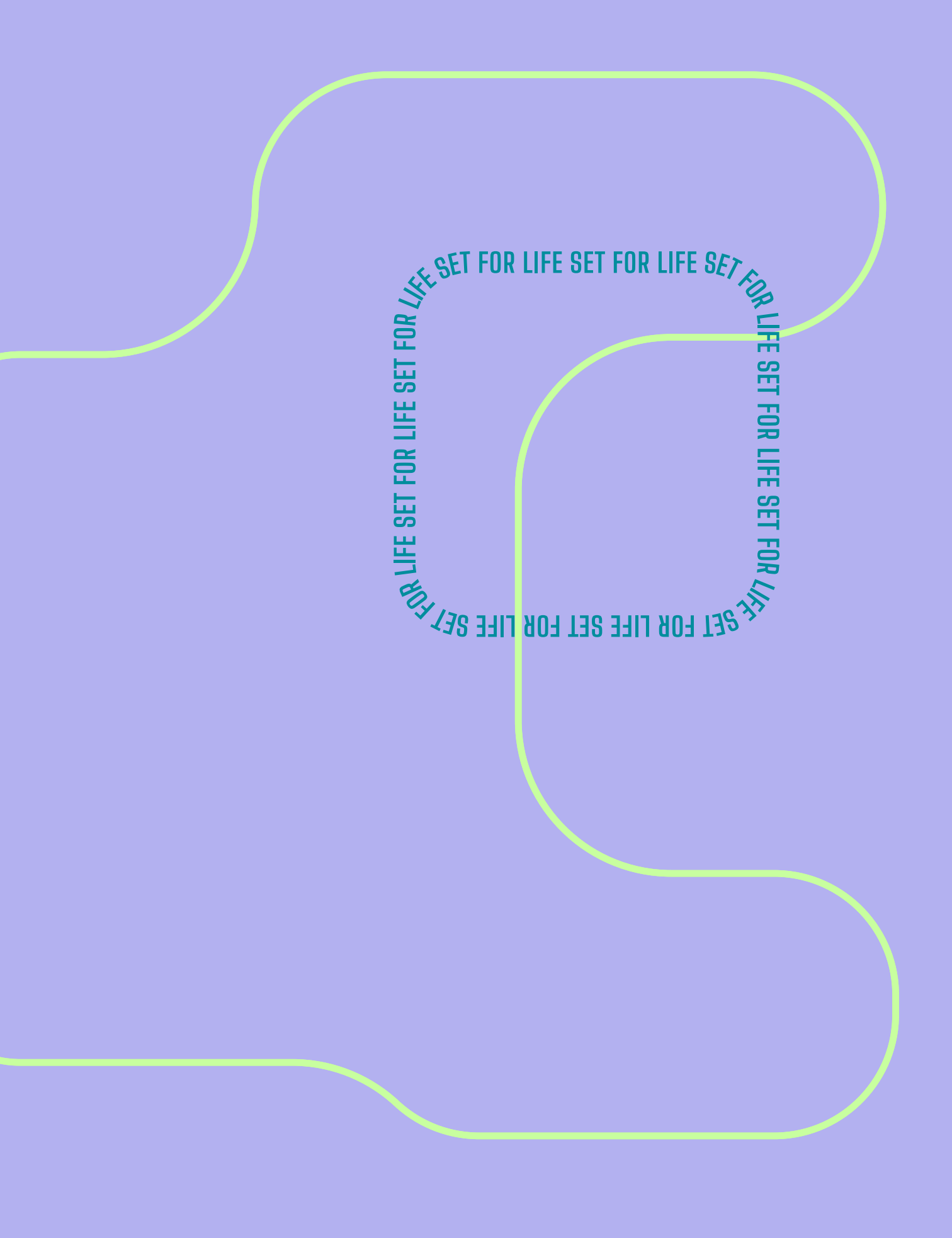


BY *Alam Sutera*

The Vola logo features the word "Vola" in a large, white, sans-serif font centered on a teal circular background. A yellow-green arc follows the top inner edge of the circle, containing the repeated phrase "FOR LIFE SET FOR LIFE SET FOR LIFE SET" in a small, uppercase, sans-serif font. The entire graphic is set against a purple-to-teal gradient background.



FOR LIFE SET FOR LIFE SET FOR LIFE SET FOR LIFE SET
FOR LIFE SET FOR LIFE SET FOR LIFE SET FOR LIFE SET

WELCOME TO VOLA

WHERE LIFE
TAKES FLIGHT
AND YOUR ACTIVE
LIFESTYLE BEGINS



SET FOR EXCELLENCE

ALAM SUTERA 1

JORR 2 TOLL ROAD

**SUTERA
RASUNA**

FUTURE KUNCIRAN MRT STATION

[illegible]

SUTERA Rasuna

BY *Alam Sutera*

LOCATED IN THE NORTHERN PART OF ALAM SUTERA 1

this area marks the entrance to a bold new chapter—Alam Sutera 2, a 450-hectare masterplan designed to shape the future of modern living.

Within this expansive development, Sutera Rasuna stands out as a super cluster, offering a dynamic blend of thoughtful planning, lush surroundings, and contemporary homes tailored for the next generation.

OUR PREMIUM PROJECTS



Ayodhya⁺
by Alam Sutera



THE TOWER
STRATA TITLE OFFICE SPACE

GWK
CULTURAL PARK
Alam Sutera



SUVARNA SUTERA
by Alam Sutera

**Sutera
pexen**



AN ADDRESS

SET FOR EASY ACCESS

Perfectly located for seamless living, this prime address offers unmatched convenience. Enjoy the ease of being close to everything that matters.

2 mins

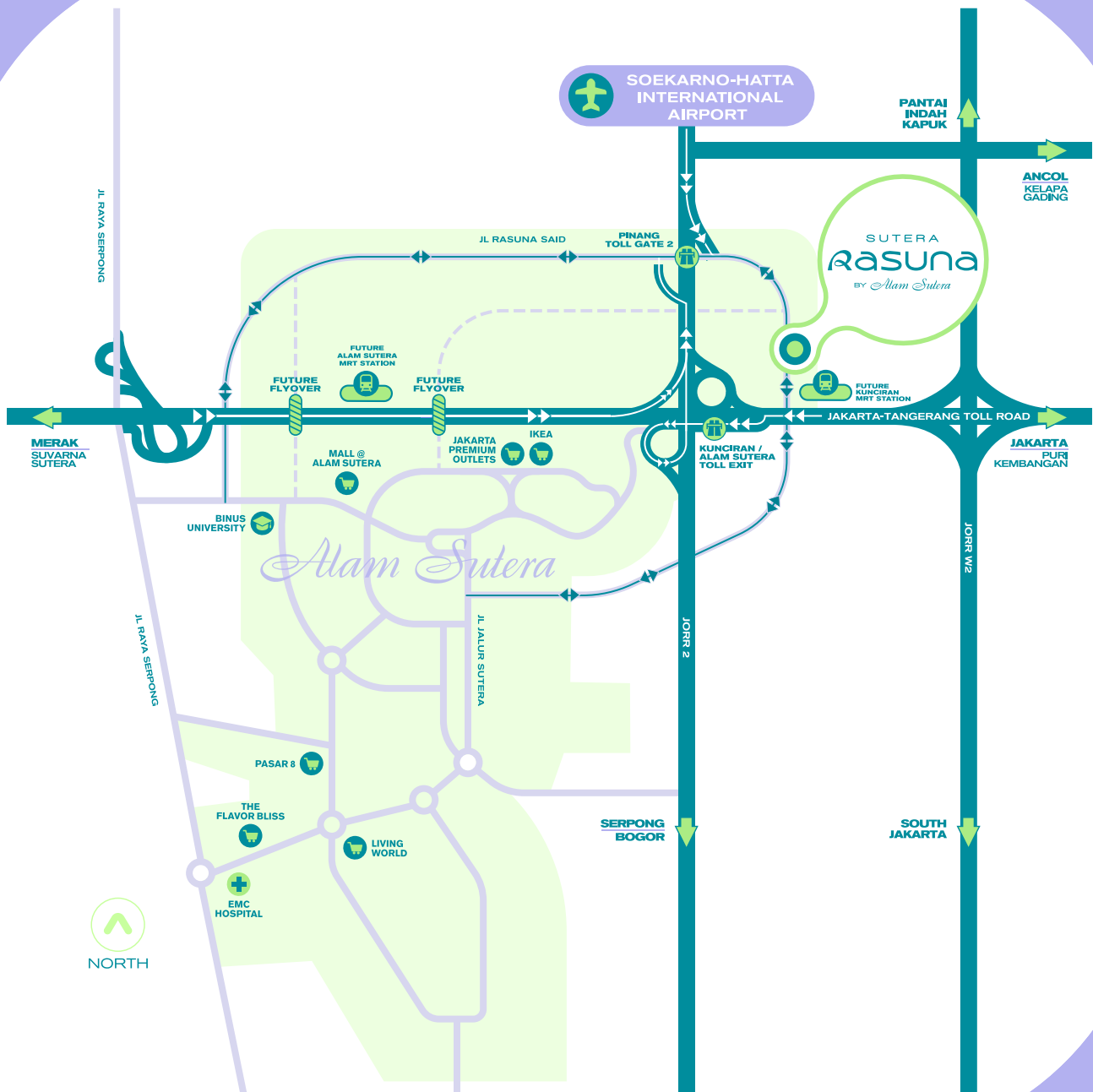
TO FUTURE KUNCIRAN
MRT STATION




5 mins



TO PINANG
TOLL GATE 2

20 mins

TO SOEKARNO-HATTA
INTERNATIONAL AIRPORT



-  ALAM SUTERA
-  MAIN ROAD
-  TOLL ROAD

-  FUTURE MRT STATION
-  FUTURE FLYOVER

-  UNIVERSITY
-  HOSPITAL
-  SHOPPING CENTER

-  AIRPORT
-  TOLL GATE

ALL THE BEST NEARBY

Jakarta Premium Outlets
Mall @ Alam Sutera
Ikea Alam Sutera
Living World
AEON Store
One District Puri

SHOPPING & LIFESTYLE



Binus University
Bunda Mulia University
Swiss German University
St. Laurensia School
BPK Penabur School
Harapan Bangsa School

EDUCATION CENTER



SUTERA
Rasuna
BY *Alam Sutera*

10 KM RADIUS

HEALTHCARE CENTER



EMC Alam Sutera Hospital
Mayapada Hospital
Brawijaya Hospital
Primaya Hospital
RSUD Tangerang
Mandaya Royal
Hospital Puri

BUSINESS CENTER



Synergy Building
The Prominence
Office Tower
Kino Tower
Alfa Tower
The Mahitala
Menara Top Food



EMC ALAM SUTERA HOSPITAL



ST. LAURENSIA SCHOOL



IKEA ALAM SUTERA



JAKARTA PREMIUM OUTLETS



Experience our vibrant parks
and facilities, perfect for your
active lifestyle filled with sports
and outdoor fun

SET FOR ACTIVE LIFESTYLE





SMART BUY
PRIME SPOT
MOVE & PLAY
LONG-TERM VALUE

7 COOL THINGS
In Sutera Rasuna

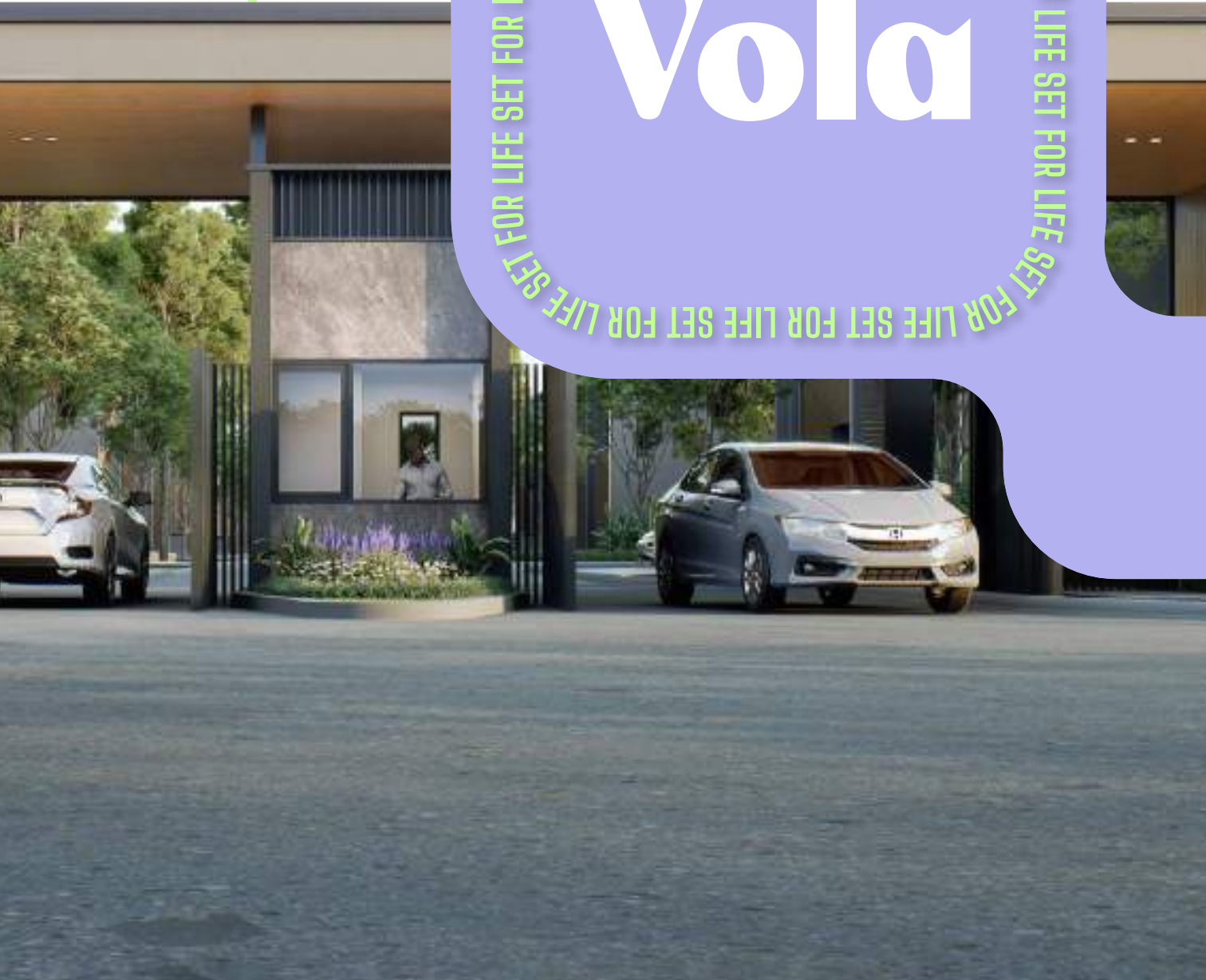
GOOD VIBES ONLY
STYLE ON POINT
STAY CONNECTED

Our first cluster: **VMMA**, our second cluster: **KOZA**, took off in no time, proving this is the place to set your roots and thrive. With demand soaring, our newest cluster introduces fresh innovations for a future-ready lifestyle, ensuring you're truly set for life.



EVERY PART OF VOLA IS DESIGNED TO FUEL YOUR
JOURNEY TOWARD HEALTH, WELLNESS, AND GROWTH

Vola

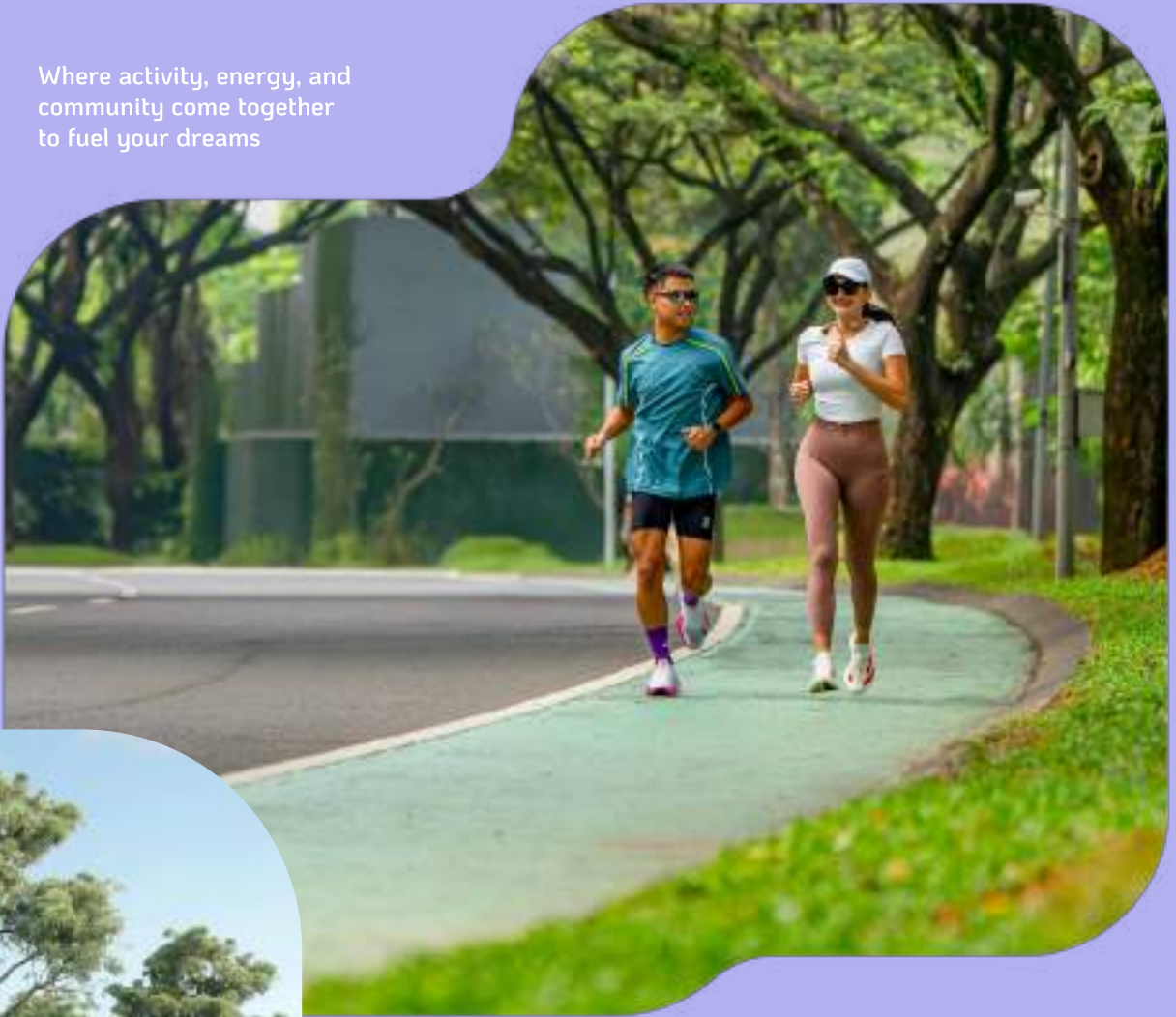




CHILDREN PLAYGROUND



Where activity, energy, and
community come together
to fuel your dreams



HERE, YOUR FUTURE IS
**SET FOR
LIFE**

SUTERA RASUNA MAIN GATE

Step outside and discover vibrant community spaces for an active lifestyle— jog scenic pathways, play basketball, or relax in outdoor fitness areas



VOLA KEEPS YOU MOVING

SPORT LOUNGE



THETA LIVING ROOM

DYNAMIC LAYOUTS
THAT MATCH YOUR ENERGY

A SET FOR GROWTH



KAPPA HOME OFFICE

Experience well-lit living spaces
enhanced by natural light and
contemporary design



SOLAR WATER
HEATER



SMART
DOOR LOCK



3 CCTV
POINTS



1st FLOOR



2nd FLOOR

BUILD SIZE

70 sqm

LAND SIZE

60 sqm

HOUSE DETAILS

2 BED ROOMS 

1 POWDER ROOM 

1 BATH ROOM 

1 CAR PORT 

COMFORT MEETS FUNCTION

The airy living-dining space connects effortlessly to a versatile room, giving you the freedom to create a workspace, a play area, or a relaxing retreat.

TYPE 5 x 12

THETA

Spacious Open Living
Dining Plan

Multipurpose Room



SOLAR WATER
HEATER



SMART
DOOR LOCK



3 CCTV
POINTS

6 m



1st FLOOR

6 m



12 m

2nd FLOOR

BUILD SIZE

84 sqm

LAND SIZE

72 sqm

HOUSE DETAILS

3 BED ROOMS 

2 BATH ROOMS 

1 CAR PORT 

ROOM TO GROW

A bright, inviting living-dining area extends seamlessly into the backyard, offering the ideal indoor-outdoor experience. A cozy mini library corner provides a quiet space for reading or unwinding.

TYPE 6 x 12

IOTA

Extended Living
Backyard

Mini Library Corner



SOLAR WATER
HEATER



SMART
DOOR LOCK



3 CCTV
POINTS

7 m



1st FLOOR

7 m



14 m

2nd FLOOR

BUILD SIZE

107 SQM

LAND SIZE

98 SQM

HOUSE DETAILS

3+1 BED ROOMS 

3+1 BATH ROOMS 

2 CAR PORTS 

FUNCTION MEETS FLEXIBILITY

A well-designed space featuring a dedicated room for a home office, yoga, or a reading nook. The expansive living area fosters connection, while the backyard expands your options for relaxation and entertainment.

TYPE **7 x 14**

KAPPA

+1 Spacious Multipurpose Room
(mini-library, home office,
yoga spaces)

Large Open Plan Living Room

Spacious Multipurpose
Backyard



SOLAR WATER
HEATER



SMART
DOOR LOCK



3 CCTV
POINTS

8 m



1st FLOOR

8 m



14 m

2nd FLOOR

BUILD SIZE

124 SQM

HOUSE DETAILS

3+1 BED ROOMS



3+1 BATH ROOMS



2 CAR PORTS



LAND SIZE

112 SQM

SMART SPACE

Thoughtfully crafted for convenience, this home integrates living, dining, and working areas effortlessly. A spacious ensuite bedroom provides privacy, while the backyard offers a dynamic setting for leisure or gatherings.

TYPE 8 x 14

LAMDA

+1 Spacious Multipurpose Room
(mini-library, home office,
yoga spaces)

Large Open Plan Living Room

2 en-suite Bedroom

Spacious Multipurpose
Backyard



SOLAR WATER
HEATER



SMART
DOOR LOCK



3 CCTV
POINTS

12 m

12 m

1st FLOOR

14 m

2nd FLOOR

BUILD SIZE

155 SQM

HOUSE DETAILS

4+1 BED ROOMS 3+1 BATH ROOMS 2 CAR PORTS 

LAND SIZE

166 SQM

MADE FOR MORE

A seamlessly connected living, dining, and work-friendly environment designed for effortless flow. The generous ensuite bedroom ensures maximum comfort, while the terrace deck and backyard set the stage for relaxation, activities, or social events.

TYPE 12 x 14

SIGMA 4

1 Integrated Open Living,
Dining and Working Room

1 Large en-suite Bedroom

Multipurpose Terrace
Deck Backyard

Mini Library Corner

MATERIAL SPECIFICATIONS

STRUCTURE

FOUNDATION

Concrete pile and sloof

UPPER STRUCTURE

Reinforced concrete

WALLS

MAIN BUILDING

Red brick, plaster, grout and painted

BACK FENCE

Red brick, plaster, grout and painted

BARRIER WALL

Double wall

FINISHING

EXTERIOR WALL

Weatherproof paint

VARIATION FACADE

Wood-textured Panel

INTERIOR WALL

Emulsion paint

FLOOR

MAIN ROOM & STAIRS

Homogeneous tile 60x60

MAIN BEDROOM & KID'S BEDROOM

Homogeneous tile 15x60

TERRACE

Ceramic tile 40x40

CARPORT

Ceramic tile 40x40

ROOF

ROOF COVER

Concrete tile roof

FRAMES

EXTERIOR

Aluminium powder coating (black)

INTERIOR

WPC

DOOR PANELS

MAIN (FRONT)

Solid engineered door finish with textured HPL and smart electric lock

INTERIOR / BEDROOM

Engineered and honeycomb finish with textured HPL

BACK DOOR

Aluminium and glass

SERVICE TOILET (TYPE 7 & 8)

PVC

CEILING

TOILET, TERRACE, BALCONY

Gypsum WR 9 mm metal frame

INTERIOR

Gypsum Board 9 mm metal frame

BATHROOM & SANITARY

MAIN BATHROOM

Homogeneous floor tile 60x60

Main Wall ceramic tile 60x60 (Full to ceiling)

Accent Wall ceramic tile 60x60 (Shower area)

Hand shower (ex. TOTO or equivalent)

Sitting toilet and washbasin

(ex. TOTO or equivalent) and mirror

GUEST / CHILDREN'S BATHROOM

Homogeneous floor tile 60x60

Main Wall ceramic tile 60x60 (Full to ceiling)

Accent Wall ceramic tile 30x60 (Full to ceiling)

Hand shower (ex. TOTO or equivalent)

Sitting toilet and washbasin

(ex. TOTO or equivalent) and mirror

SERVICE TOILET (Type 7 & 8)

Walls and floor: ceramic tile (H: 1,50)

Squatting toilet (ex. local brand)

KITCHEN

COUNTER TABLE

Finishing Homogeneous tile 60x60

WALL / BACKSPLASH

Homogeneous tile 60x60

KITCHEN SINK

Single basin sink (ex. China or equivalent)

ME/P

CLEAN WATER

PDAM standard (PVC pipe installation ex. Pralon)

Roof Water Tank 1000 L + Booster Pump

ELECTRICAL POWER

3500 VA (TYPE 7x14, 8x14, 9x12, 10x12, 10x14, 12x14)

2200 VA (TYPE 5x12, 6x12)

AIR CONDITIONING

Sparing sleeve for refrigerant pipes / Drain pipes

& Power supply in all bedrooms + living room

SECURITY

3 units of Smart CCTV

WATER HEATER

Solar Water Heater

MULTIMEDIA

Quad play ready

LIGHTING

MAIN ROOM LIGHTING

Downlight include LED Bulb

SEPTIC TANK

SEPTIC TANK

BioTech septic tank

ENVIRONMENT

ELECTRICAL CABLE & FO

Underground

ENVIROMENTAL DRAINAGE

Covered channel

SECURITY

24 hours + CCTV

**Material and specifications are subject to change without prior notice depending on the availability at the time of construction*



MARKETING OFFICE & SHOW UNITS

SUTERA RASUNA

Jl. Rasuna Utama No.1
Kec. Pinang, Kota Tangerang

MARKETING OFFICE

THE FLAVOR BLISS

Jl. Alam Sutera Boulevard
Pakulonan, Tangerang

SUTERARASUNA.ID



Alam Sutera Realty



Alam_Sutera_Realty



Alam Sutera Group

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