



THE ONLY LAKE TOWNSHIP  
IN EAST JAKARTA

Developed by

**AstraLand  
Indonesia**  
Since 1999, 21 Hopping Lake

# THE CONCEPT

A NEW PLACE TO BE DISCOVERED,  
THAT REDEFINES COMMUNITY LIVING



THE ONLY  
LAKE  
TOWNSHIP  
IN  
EAST  
JAKARTA

An aerial photograph of a modern residential development. A large, calm lake occupies the left side of the frame. To the right, a dense cluster of multi-story houses with grey roofs is visible, interspersed with green lawns and trees. Several swimming pools are scattered throughout the development. The overall scene is bright and clear, suggesting a sunny day.

15  
HECTARE  
LAKE

WITH LAKE SIDE GARDEN

# THE LOCATION

A NEW LAKE TOWNSHIP RESIDENTIAL  
ADDRESS

## ASYA LOCATION




### EASY ACCESS TO:

-  Kelapa Gading  
10 Minutes
-  Soekarno-Hatta  
45 Minutes
-  Halim Airport  
25 Minutes
-  TB Simatupang  
30 Minutes
-  Sudirman / Monas  
30 Minutes
-  Bekasi  
10 Minutes

# THE MASTERPLAN

DISCOVER THE EXPANSIVE, IMPECCABLY  
DESIGNED TOWNSHIP

# MASTERPLAN

- |                                      |   |
|--------------------------------------|---|
| 1. Loba Lake Villas                  | 10. Global Mandiri School   |
| 2. Clubhouses /<br>Marketing Gallery | 11. Food Garden   |
| 3. Genova                            | 12. AEON Mall   |
| 4. Future Development                | 13. IKEA  |
| 5. Matana Cluster                    | 14.  |
| 6. Somayang Cluster                  | 15. <i>Vito</i>   |
| 7. Maninjau Cluster                  |   |
| 8. Sentaram Cluster                  |   |
| 9. Kelimutu Cluster                  |   |





# THE FACILITIES

EXQUISITE FACILITIES WITHIN  
THE NEIGHBORHOOD

## THE FACILITIES



# SURROUNDING FACILITIES



# THE SERVICES

THE REMARKABLE SERVICE SYSTEM  
ADAPTED TO ASSIST EVERY RESIDENT



DOUBLE GATE - ASYA & CLUSTER GATE

## SECURITY SYSTEM



SMART DIGITAL DOORLOCK



INFRARED CCTV - COVERED 100% AREA



CLUB HOUSE WITH FACE RECOGNITION



PLATE LICENSE IDENTIFICATION



SMART HOME SYSTEM

## FEATURES IN EVERY CLUSTERS



SMART DIGITAL DOORLOCK



INFRARED CCTV - COVERED 100% AREA



PARQUET FLOORING



SEWAGE DRAIN SYSTEM

# THE CONSULTANT

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

# GL

INDONESIA



SHERATON SURABAYA  
HOTEL & TOWERS



PARADISE DYNASTY  
HONG KONG

# ECOPLAN

SINGAPORE LTD

SINGAPORE



KENT RIDGE HILL RESIDENCES SINGAPORE



PARC ESTA SINGAPORE



PAT GROUP

SINGAPORE



TWIN VIEW  
SINGAPORE



NOVA PARK  
MACAU





THE WINNER OF  
BEST HOUSING DEVELOPMENT  
(JAKARTA)

# SENTARUM

THE MOST FOREFRONT CLUSTER

DESIGNED BY TOM ELLIOT

DOUBLE HEIGHT CEILING  
UP TO 6 METER

SMART DIGITAL DOOR LOCK

# *GATE TO HARMONIOUS LIVING*

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



# *FACILITIES*

\*Shared facilities with other clusters

Asya offers you quality of living, when it comes to facility. One of our best versions, to provide above standard convenience to all its residents.

- Swimming Pool
- Kids Pool
- Multipurpose Court
- Outdoor Fitness
- BBQ Area
- Yoga Area
- Outdoor Seatings



# FEATURES

Sentarum offers you features to guarantee a harmonious life by providing you a more comfortable and convenient life for the residents.

- Double Height Volume
- Smart Digital Door Lock
- CCTV in Living Room and Entrance
- Water Pump and Water Tank
- Access to Clubhouse with Face Recognition



SENTARUM

2 FLOORS  
**TYPE 6 STANDARD**  
6x14m



TYPICAL BUILDING AREA 88 M<sup>2</sup>

TYPICAL LAND AREA 88 M<sup>2</sup>



SENTARUM

3 FLOORS  
**TYPE 6 STANDARD**  
6x14m



TYPICAL BUILDING AREA 319 M<sup>2</sup>

TYPICAL LAND AREA 84 M<sup>2</sup>



SENTARUM

2 FLOORS

**TYPE 6 LIMITED EDITION**

6x14m



TYPICAL BUILDING AREA: 67 M<sup>2</sup>

TYPICAL LAND AREA: 88 M<sup>2</sup>



SENTARUM

3 FLOORS  
TYPE 7 STANDARD  
7x14m



TYPICAL BUILDING AREA 120 M<sup>2</sup>

TYPICAL LAND AREA 66 M<sup>2</sup>

- 2 BATHROOM
- 2 BATHROOM
- 1 TV STATION
- 1 GARAGE
- 1 CAR PARK
- 1 CAR PARK
- 1 CAR PARK
- 1 CAR PARK
- 1 CAR PARK



SENTARUM

3 FLOORS

**TYPE 7 CORNER**

15x14m



TYPICAL BUILDING AREA 126 M<sup>2</sup>

TYPICAL LAND AREA 210 M<sup>2</sup>



SENTARUM

3 FLOORS

**TYPE 8 STANDARD**

8x14m



TYPICAL BUILDING AREA 185 M<sup>2</sup>

TYPICAL LAND AREA 112 M<sup>2</sup>



SENTARUM

3 FLOORS

**TYPE 8 CORNER**

12x14m



TYPICAL BUILDING AREA 166 M<sup>2</sup>

TYPICAL LAND AREA 168 M<sup>2</sup>



2 BEDROOM



1 BATH ROOM



1 LIVING ROOM



2 DINING ROOM



1 KITCHEN



1 STUDY ROOM



1 TERRACE  
(6.00 M<sup>2</sup>)



1 PARKING SPACE

SENTARUM

3 FLOORS  
**TYPE 9 STANDARD**  
9x14m



TYPICAL BUILDING AREA 171 M<sup>2</sup>

TYPICAL LAND AREA 126 M<sup>2</sup>



SENTARUM

3 FLOORS

**TYPE 9 CORNER**

13x14m



TYPICAL BUILDING AREA 171 M<sup>2</sup>

TYPICAL LAND AREA 182 M<sup>2</sup>



2 BEDROOM



1 BATH ROOM



1 KITCHEN



2 CARPORT



1 LIVING ROOM



1 DINING ROOM



1 LIVING ROOM WITH FIREPLACE



2 STUDY / READING ROOM

# SITEPLAN

## 2 STOREY

 TYPE 6 LIMITED EDITION


## 3 STOREY

 TYPE 6

 TYPE 7


 TYPE 8


 TYPE 9

 TYPE 7 CORNER


 TYPE 8 CORNER

 TYPE 9 CORNER

 TYPE 9 DELUXE

 TYPE 9 DELUXE CORNER

 SHOW HOUSE (SENTARUM)

 SHOW HOUSE



# *SPECIFICATION*

## **FLOOR**

Living, Dining, Stairs	Homogeneous Tile
Bedroom	Homogeneous Tile
Bathroom & Powder Room	Homogeneous Tile
Carport	Homogeneous Tile
Service Area	Ceramic Tile

## **WALL**

Interior & Exterior	Paint
Bathroom	Homogeneous Tile

## **CEILING**

Interior	Painted Gypsum Board
Exterior	Painted Gypsum WR Board

## **SANITARY WARE & FITTING**

Closet, Washbasin, Shower Set	TOTO or equivalent
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## **ROOF**

Material	Concrete Roof Tile
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## **DOOR & WINDOW**

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

## **OTHERS**

Kitchen Countertop	Homogeneous Tile
Kitchen Sink & Faucet	TEKA or equivalent
TV Outlet	ONT (Optical Network Termination) /Modem only in Living Room (by Service Provider)
AC Provision	Drain Pipe Installation only in Living Room & All Bedrooms
Hot Water Provision	Pipe Installation only in All Shower Area
CCTV	Entrance & Living Room
Electricity Power	2200 VA

SENTARUM





SENTARUM





THE WINNER OF  
BEST HOUSING DEVELOPMENT  
(JAKARTA)

# KELIMUTU

DUAL ACCESS ENTRANCE

MULTI PURPOSE ROOM AVAILABLE

180° DOUBLE BALCONY AT  
THE LIVING ROOM / DINING ROOM

DOUBLE HEIGHT CEILING  
UP TO 6 METER

## A PEACEFUL SANCTUARY TUCKED AWAY FROM THE BUSY CITY

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 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



3 FLOORS

# TYPE 6

6x15m (LT 90 M<sup>2</sup>, LB 119 M<sup>2</sup>)



3 BEDROOMS



2 BATHROOMS  
+ POWDER ROOM



DRY KITCHEN



CARPIT FOR 1 CAR



SOLAR PANEL



1<sup>st</sup> Floor



2<sup>nd</sup> Floor



3<sup>rd</sup> Floor



3 FLOORS

# TYPE 7 PREMIUM

7x15m (LT 105 M2, LB 157 M2)



3 FLOORS

# TYPE 9 REGULAR

9x15m (LT 135 M2, LB 203 M2)



4 BEDROOMS



4 ENSUITE  
BATHROOMS  
+ POWER ROOM



LIFT AND  
HOT/COLD



CARPORT  
FOR 2 CARS



LIFT AND  
WHEELCHAIR



TERRACE



LAUNDRY  
ROOM



POOL



1<sup>st</sup> Floor



2<sup>nd</sup> Floor



3<sup>rd</sup> Floor



3 FLOORS

# TYPE 9 CORNER

(LT VARY, LB 208 M2)









KELIMUTU



KELIMUTU





# maninjau

ECO LIVING HOUSING  
CONCEPT WITH SOLAR PANEL

DOUBLE HEIGHT CEILING  
UP TO 6 METER



THE WINNER OF  
PREMIUM HOUSING  
DEVELOPMENT

THE MANINJAU CLUSTER

## NEW STANDARD OF LIVING

A sanctuary tucked away on the edge of the city, coming home to Maninjau is an experience intended to inspire a whole new level of awe. Be spoilt with a selection of 2 or 3-storey houses carefully designed to suit the desires of your family. Find your dream home at Maninjau and be the envy of many.



## THE FACILITIES

At Maninjau, lush greenery, a tranquil lake, and open spaces complement exclusive club-like facilities for both adults and little ones. Now you can enjoy a leisurely swim or entertain family and friends in style while the little ones play within a safe environment conveniently located right at your doorstep.

- 1 SWIMMING POOL & KIDS POOL
- 2 PICNIC LAWN
- 3 YOGA DECK
- 4 BBQ AREA
- 5 CHILDREN PLAYGROUND
- 6 BIKES, PLAYSET & COUCH
- 7 OUTDOOR SPA



THE INTERIOR

EVERY EXPERIENCE  
IS AN EXQUISITE  
SURPRISE

As you take in the marvels of the tastefully appointed interiors, a sense of contentment washes over you – an affirmation of aesthetic compatibility and a reflection of your taste for the sublime.







TYPE **8m x 14m**

2 FLOORS

TYPICAL BEDROOM AREA 10m<sup>2</sup>  
 TYPICAL LIVING AREA 11m<sup>2</sup>



3 BEDROOM



3 STORAGE CUPBOARD



1 BATHROOM



1 WHEELCHAIR ACCESSIBLE BATHROOM



2 CARSPACE



1 PARKING SPACE



1 TERRACE



01 Ground



02 First





TYPE **8m x 14m**

3 FLOORS

TYPICAL BUILDING AREA 76m<sup>2</sup>  
TYPICAL GARAGE AREA 110m<sup>2</sup>



4 BEDROOM



3 BATHROOM



1 DETACHED



1 MAIN BEDROOM & STUDY



2 CARPORT



1 LOUNGE ROOM



1 DINING FAMILY ROOM



1 DINING ROOM



FLOOR PLAN



FLOOR PLAN



FLOOR PLAN





TYPE 10m x 14m

2 FLOORS

TYPICAL BUILDING AREA 138 m<sup>2</sup>  
TYPICAL GARDEN AREA 50 m<sup>2</sup>



4 BEDROOMS



3 BATHROOMS



1 LIVING ROOM



1 HALLWAY



3 CARPORTS



1 LIVING ROOM



1 DINING ROOM





TYPE 10m x 14m

3 FLOORS

TYPICAL BUILDING AREA 90 m<sup>2</sup>  
TYPICAL GARAGE AREA 30 m<sup>2</sup>



4 BEDROOM



4 STORAGE  
2 CLOSET



1 ENTRANCE



1 CAR GARAGE  
1 STORAGE



3 CARS  
2 STORAGE



1 LIVING ROOM



2 LIVING ROOM  
1 HALLWAY



1 LIVING ROOM



TYPE 1



TYPE 2



TYPE 3





TYPE 10m x 17m

3 FLOORS

TYPICAL BUILDING AREA 218m<sup>2</sup>  
TYPICAL LAND AREA 173m<sup>2</sup>



4 BEDROOMS



4 BATHROOMS



2 LIVING AREAS  
& 1 STUDY ROOM



1 WHEELCHAIR  
ACCESSIBLE  
BEDROOM



3 CAR SPACES



1 LIVING ROOM



2 TOILETS &  
1 STUDY ROOM



1 TERRACE ROOM





TYPE **12m x 17m**

3 FLOORS

TYPICAL BUILDING AREA 107 m<sup>2</sup>  
TYPICAL LANDAREA 304 m<sup>2</sup>



4 BEDROOMS



4 BATHROOMS



2 FULL KITCHENS



1 BICYCLE ROOM



2 CAR SPACES



1 LIVING ROOM



1 DINING ROOM



1 FULL KITCHEN



Type A



Type B



Type C





TYPE 14m x 14m

3 FLOORS

TYPICAL BUILDING AREA 190m<sup>2</sup>  
TYPICAL LAND AREA 190m<sup>2</sup>



4 BEDROOM



4 BATHROOM



1 DINING TABLE



1 LIVING AREA



3 CARS



1 LIVING ROOM



2 LIVING & FAMILY ROOM



1 DINING ROOM



TYPE 14m x 14m



TYPE 14m x 14m



TYPE 14m x 14m





TYPE 14m x 17m

3 FLOORS

TYPICAL BUILDING AREA 227 m<sup>2</sup>  
TYPICAL LAND AREA 130 m<sup>2</sup>



4 BEDROOM



4 BATHROOM



2 LIVING ROOM



1 TERRACE



3 CARS



1 LIVING ROOM



2 BEDROOM



1 LIVING ROOM



TYPE 1



TYPE 2



TYPE 3





# māninjau

WINDOW AT BOTH FACADE  
TO MAXIME NATURAL LIGHTING  
TO EVERY ROOM.

CROSS VENTILATION  
AT LIVING-DINING ROOM  
AND HIGH CEILING TO BRING  
IN THERMAL COMFORT.





māninjaū

## SOLAR PANEL SYSTEM

AS RENEWABLE ENERGY SYSTEM  
TO PROVIDE YOUR ENERGY NEEDS  
AND ENHANCE THE RELIABILITY  
THAT REDUCE POWER OUTRAGES,  
WHICH CONSTANTLY PLACE A  
BURDEN ON YOUR HOME LIFE  
AND BUSINESS PROFITS.



## SITEPLAN

- TYPE 8m x 14m
- TYPE 10m x 14m
- TYPE 14m x 14m
- TYPE 15.5m x 14m
- TYPE 16.5m x 14m
- TYPE 10m x 17m
- TYPE 12m x 17m
- TYPE 14m x 17m
- 3 STOREYS



# THE SPECIFICATION

## FLOOR

External Terrace  
Lobby, Dining, Bar  
Bedrooms  
Bathroom  
Terrace Area  
Carpet

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

## WALL

Master Wall  
Bathroom  
External Terrace

Paint  
Homogeneous Tile  
Paint  
Homogeneous Tile

## CEILING

External

Painted Gypsum Board

## GLAZING

Glass  
Weathered all bedrooms

TOTO or equivalent  
TOTO or equivalent

## DOORS

Weathered Teak  
Bath & Shower - Cer  
Antimicrobial  
Kitchen Panel

TOTO or equivalent  
TOTO or equivalent  
TOTO or equivalent  
Skimco or equivalent

## ROOF

External

Pitched roof with lightweight structure  
Concrete Tile Roof

## DOOR & WINDOW

Master Entrance Door  
Internal Door  
Sliding Door  
Window

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

## UTILITY

Kitchen  
Hot Water  
Air Conditioning  
CCTV  
Electricity  
Solar Panel

Countertop with Kitchen Sink  
Provision for Installation of all Bathroom & Kitchen  
Provision for installation for living rooms & all bedrooms.  
Installed at front entrance & living room  
2000 GB  
Provided



# SEMAYANG & MATANA

TROPICAL MODERN HOUSE

CCTV INSTALLED AT THE FRONT  
ENTRANCE & LIVING ROOM

HIGH CEILING UP TO 4.3 METER

SMART DIGITAL DOORLOCK WITH  
PIN, CARD & FINGERPRINT



# FACILITIES

- Swimming Pool
- Kids Pool
- Multipurpose Court
- Outdoor Fitness
- BBQ Deck
- Yoga Deck
- Outdoor Seatings



TYPICAL BUILDING AREA : 147 m<sup>2</sup>

TYPICAL LAND AREA : 188 m<sup>2</sup>





TYPICAL BUILDING AREA : 146 m<sup>2</sup>  
TYPICAL LAND AREA : 126 m<sup>2</sup>







TYPICAL BUILDING AREA : 115 m<sup>2</sup>  
 TYPICAL LAND AREA : 98 m<sup>2</sup>





TYPICAL BUILDING AREA : 177 m<sup>2</sup>  
TYPICAL LAND AREA : 304 m<sup>2</sup>



20000000



18000000



17420000





TYPICAL BUILDING AREA : 180 m<sup>2</sup>  
 TYPICAL LAND AREA : 155 m<sup>2</sup>





TYPICAL BUILDING AREA : 158 m<sup>2</sup>

TYPICAL LAND AREA : 180 m<sup>2</sup>



4 BEDROOM



4 BATHROOM



1 LIVING AREA



1 KITCHEN



2 CARSPACE



1 OUTDOOR AREA

GROUND LEVEL



UPPER FLOOR LEVEL



2<sup>ND</sup> FLOOR LEVEL



PERUMAHAN BLOK



- TYPE 7
- TYPE 9
- TYPE 12 CORNER HOUSE
- TYPE 13 CORNER HOUSE
- TYPE 9 DELUXE HOUSE
- TYPE CORNER HOUSE DELUXE
- TYPE 7 LIMITED EDITION
- TYPE 8 LIMITED EDITION
- TYPE 9 LIMITED EDITION
- TYPE 12 CORNER HOUSE LIMITED EDITION
- CLUSTER FACILITY

# SPECIFICATIONS

## Floor Finishes

- Entrance Lobby
- Living, Dining, Hall
- Bathroom & Powder Room
- Bedroom
- Service Area
- Service Toilet
- Closets

- Homogeneous Tile
- Homogeneous Tile
- Homogeneous Tile
- Laminated Wood Texture
- Ceramic Tile
- Ceramic Tile
- Anti-Slip Homogeneous Tile

## Wall Finishes

- Interior Wall
- Bathroom & Powder Room
- Exterior Facade

- Paint
- Homogeneous Tile
- Paint & Homogeneous Tile

## Ceiling

- Living

- Painted Gypsum Board

## Ceiling Heights

- Living Room
- Master Bedroom

- 2.95 Meter
- 3.05 Meter

## Sanitary Wares

- Toilet
- Wash Basin of Master Bathroom
- Wash Basin of other Bathroom and Powder Room

- TOFO or equivalent
- TOFO or equivalent with Marble Counter Top
- TOFO or equivalent

## Fittings

- Wash Basin Faucet
- Bath & Shower Faucet
- Accessories
- Kitchen Faucet

- TOFO or equivalent
- TOFO or equivalent
- TOFO or equivalent
- Brass or equivalent

## Roof

- Terrace

- Pitched Roof with Lightweight Steel Structure
- Concrete/Tile Roof

## Doors and Windows

- Main Entrance Door
- Interior Door
- Sliding Door
- Window

- Solid Ring main Entrance with Digital Finger Print Door Lock
- Engineered Wood
- Aluminum Frame with Glass
- Aluminum Frame with Glass

## Other Provisions

- Kitchen
- TV Outlet
- Telephone Outlet
- Hot Water
- Air Conditioning
- CCTV
- Electricity

- Countertop with Kitchen Sink
- Living Room & Bedroom
- Living Room & Master Bedroom
- Provisions for insulators at all bedrooms & kitchen
- Provisions for air conditioning & bedrooms
- Insulated or Frame Structure & Living Room
- 2,000 VA

# TOBA & LAKE VILLAS

LUXURY PRIVATE RESIDENCES

—  
INFINITY POOL BY THE LAKE

—  
LAKEVIEW WATERFALL  
& WATERDECK

—  
SMART HOME SYSTEM

—  
SOLAR PANEL



THE WINNER OF  
BEST HOUSING LANDSCAPE  
ARCHITECTURAL DESIGN



*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.

Simply luxury isn't it, but gets even better in *THE CITY*. Stay the ultimate executive living with the best amenities, just living in a view, very nearby to the city and just like all the features that make *THE CITY* one of the most sought after residences in town.




# *Secluded Garden Residence with Marvellous Lakeview*

Discover the luxurious, impeccable designed township. Crafted in its finest details, Toba Lake Villas offers a well-planned and cohesive home for the residents.

## *Facilities*

- 1 Infinity Pool by the Lake
- 2 Lakeside Lawn
- 3 Children Playground
- 4 Cascading Waterfall





## *Perfection in Every Details*

Spaces at The Lake Villa are artfully designed to embody the idea of a masterpiece in the finest sense and remain utterly perfect. Located large spaces flow seamlessly into each other, celebrating the idea of multiple use, while also creating superior, sophisticated rooms to create a remarkable living.

# TOBA

LAKE VILLAS

*The Prominent Villas  
at Toba*

1200



# The Prominent Villas at Toba

LAND AREA : 200 m<sup>2</sup>  
BUILDING AREA : 220 m<sup>2</sup>

## 1200 Specifications

LOWER GROUND LEVEL



GROUND LEVEL



UPPER GROUND LEVEL



ROOF PLAN



4

4 BEDROOMS

4

4 BATHROOMS  
& 1 GUEST BATHROOM

1

1 SWIMMING  
POOL

3

3 CARPETS  
& 1 GARAGE

1

1 OFFICE

1

1 KITCHEN

1

1 LIVING ROOM

1

1 TERRACE

## Specification Selection

### Accessories

• Backlight System	3
• Camera	3
• Memory	3
• Storage Expansion Slot	3
• Keyboard	3
• Mouse/Trackball	3
• Power Adapter	3
• System Expansion	3
• System Protection	3
• Webcam	3
• Wireless	3

### Chassis

• Cabinet Style	3
• Color	3
• Dimensions	3
• Mounting Options	3
• System Protection	3

### Display

• Screen Format	3
• Size	3

### Input/Output

• FireWire	3
• Parallel Port	3
• Serial Port	3
• USB	3
• Video	3

### Network & IP

• Ethernet Adapter	3
• Network Switch	3

### Power & Cooling

• Power	3
• Cooling Fans	3
• Power Supply	3

### Special

• Expansion	3
• GPU	3
• Hard Drive	3
• RAM	3
• SATA	3
• Sound Card	3
• Storage	3
• Video	3
• Wireless	3
• Webcam	3

# TOBA

LAKE VILLAGES

*The Prominent Villas  
at Toba*

*1200 Laurel Estates*



# The Prominent Villas at Toba

LAND AREA : 200 m<sup>2</sup>  
BUILDING AREA : 220 m<sup>2</sup>

1200 Limited Edition Specifications



- 4 BEDROOMS
- 4 BATHS
- 1 GARAGE
- 3 CARPETS
- 1 KITCHEN
- 1 OFFICE
- 1 LIVING ROOM
- 1 HALLWAY





# TOBA

LAKE VILLAS

*The Prominent Villas  
at Toba*

1300



# The Prominent Villas at Toba

LAND AREA : 1400  
BUILDING AREA : 337 sqf

## 2300 Specification

LOWER GROUND LEVEL


GROUND LEVEL

UPPER GROUND LEVEL

ROOF PLAN



4   
4 GARAGES

4   
3 BATHROOMS (GUESTS)  
& 1 GUEST BATHROOM

1   
3 BEDROOMS  
& 1 BATHROOM

4   
4 GARAGES  
& 12 GARAGES

1   
1 GARAGE

1   
1 KITCHEN

1   
1 LIVING ROOM  
1 DINING ROOM

1   
1 LIVING ROOM

1   
1 LIVING ROOM

## Specification Selection

### Construction

Construction Method	Precast concrete
Columns	Cast-in-place
Beams	Precast concrete
Slab-on-grade deck	Cast-in-place
Reinforcement/Bar	Cast-in-place reinforcement
Rebar	Cast-in-place
Formwork	Cast-in-place
Formwork Release	Cast-in-place
Formwork System	Cast-in-place
Formwork Material	Cast-in-place
Formwork Use	Cast-in-place
Formwork	Cast-in-place

### Other

Construction	Cast-in-place concrete
Columns	Cast-in-place
Formwork	Cast-in-place reinforcement
Formwork	Cast-in-place
Formwork Release	Cast-in-place
Formwork System	Cast-in-place

### Other

Construction	Cast-in-place concrete
Columns	Cast-in-place

### Construction

Construction Method	Cast-in-place concrete
Columns	Cast-in-place
Beams	Cast-in-place
Slab-on-grade deck	Cast-in-place
Reinforcement/Bar	Cast-in-place
Rebar	Cast-in-place
Formwork	Cast-in-place

### Other

Construction	Cast-in-place concrete
Columns	Cast-in-place
Formwork	Cast-in-place
Formwork Release	Cast-in-place
Formwork System	Cast-in-place

### Other

Construction	Cast-in-place concrete
Columns	Cast-in-place
Formwork	Cast-in-place
Formwork Release	Cast-in-place
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### Other

Construction	Cast-in-place concrete
Columns	Cast-in-place
Beams	Cast-in-place
Slab-on-grade deck	Cast-in-place
Reinforcement/Bar	Cast-in-place
Rebar	Cast-in-place
Formwork	Cast-in-place
Formwork Release	Cast-in-place
Formwork System	Cast-in-place

TOBA

LAKE VILLAS

*The Prominent Villas  
at Toba*

1500



# The Prominent Villas at Toba

LAND AREA  
BUILDING AREA

1047  
563 m<sup>2</sup>

## 1500 Specifications

LOWER GROUND LEVEL



GROUND LEVEL



UPPER GROUND LEVEL



ROOF PLAN



4

STAIRCASE

5

4 BATHROOMS (2 TOILET & 2 SHOWER BATHROOM)

1

OFFICE/CLUB

1

WET KITCHEN

1

SWIMMING POOL

1

LIFT

2

SWIMMING & SUNBATHERS

4

2 CARPORTS & 2 GARAGES

1

ENTERTAINMENT ROOM

1

TRAMPOLINE PLAZA

1

SWIMMING POOL

## Specification Selection

### Basic Specifications

#### General Information

Manufacturer/Part No.	} Standard/Code
Code Part	
Material	

#### Physical Properties

Material Weight	Area Weight
Maximum Weight	Maximum Weight/Length
Maximum Diameter	Maximum Length
Minimum	Minimum Diameter

#### Chemical

Material Grade	Chemical Analysis
----------------	-------------------

#### Surface

- 1. Coating
- 2. Polishing
- 3. Passivation
- 4. Anodizing
- 5. Lightly
- 6. Oil
- 7. Heat Treat
- 8. Bore Bore

#### Forming

- 1. Straight
- 2. Straight
- 3. Straight
- 4. Straight
- 5. Straight
- 6. Straight
- 7. Straight
- 8. Straight

#### Surface Treatment

- 1. Anodizing
- 2. Anodizing
- 3. Anodizing
- 4. Anodizing
- 5. Anodizing
- 6. Anodizing
- 7. Anodizing
- 8. Anodizing

#### Heat Treatment

- 1. Annealing
- 2. Annealing
- 3. Annealing
- 4. Annealing

- 1. Anodizing
- 2. Anodizing
- 3. Anodizing
- 4. Anodizing
- 5. Anodizing
- 6. Anodizing
- 7. Anodizing
- 8. Anodizing

#### Other Information

- 1. Material
- 2. Material
- 3. Material
- 4. Material
- 5. Material
- 6. Material
- 7. Material
- 8. Material

### Advanced Specifications

#### General Information

Manufacturer/Part No.	} Standard/Code
Code Part	
Material	

#### Physical Properties

Material Weight	Area Weight
Maximum Weight	Maximum Weight/Length
Maximum Diameter	Maximum Length
Minimum	Minimum Diameter

#### Chemical

Material Grade	Chemical Analysis
Material Weight	Maximum Weight/Length
Maximum Diameter	Maximum Length
Minimum	Minimum Diameter

#### Surface

- 1. Coating
- 2. Polishing
- 3. Passivation
- 4. Anodizing

#### Forming

- 1. Straight
- 2. Straight
- 3. Straight
- 4. Straight

#### Surface Treatment

- 1. Anodizing
- 2. Anodizing
- 3. Anodizing
- 4. Anodizing

#### Heat Treatment

- 1. Annealing
- 2. Annealing
- 3. Annealing
- 4. Annealing

- 1. Anodizing
- 2. Anodizing
- 3. Anodizing
- 4. Anodizing
- 5. Anodizing
- 6. Anodizing
- 7. Anodizing
- 8. Anodizing

- 1. Annealing
- 2. Annealing
- 3. Annealing
- 4. Annealing

#### Surface Treatment

- 1. Anodizing
- 2. Anodizing
- 3. Anodizing
- 4. Anodizing
- 5. Anodizing
- 6. Anodizing
- 7. Anodizing
- 8. Anodizing

#### Chemical

- 1. Material
- 2. Material
- 3. Material
- 4. Material
- 5. Material
- 6. Material
- 7. Material
- 8. Material

- 1. Material
- 2. Material
- 3. Material
- 4. Material
- 5. Material
- 6. Material
- 7. Material
- 8. Material

- 1. Anodizing
- 2. Anodizing
- 3. Anodizing
- 4. Anodizing
- 5. Anodizing
- 6. Anodizing
- 7. Anodizing
- 8. Anodizing

#### Chemical

- 1. Material
- 2. Material
- 3. Material
- 4. Material
- 5. Material
- 6. Material
- 7. Material
- 8. Material

- 1. Material
- 2. Material
- 3. Material
- 4. Material
- 5. Material
- 6. Material
- 7. Material
- 8. Material

# TOBA

LAKE VILLAS

*The Prominent Villas  
at Toba*

*1500 Bsq Terrace*



# The Prominent Villas at Toba

LAND AREA : 1000  
BUILDING AREA : 489 m<sup>2</sup>

## T306 Design A (Roof Terrace) Specification





## Specification Selection

### Best Specification

#### Light Fixtures

• Ambient Light	] Ambient Light
• Task Light	
• Accent Light	Task Light

#### Light Controls

• Ambient Light	Dimmer Switch
• Task Light	On/Off Switch + dimmer
• Accent Light	On/Off Switch
• Control	Integrated dimmer

#### Colors

• Ambient Light	White color
-----------------	-------------

#### Controls

• Ambient Light	] Ambient
• Task Light	
• Accent Light	Dimmer switch
• Control	On/Off Switch
• Ambient Light	On/Off Switch
• Task Light	On/Off Switch
• Accent Light	On/Off Switch

#### Light & Controls

• Ambient Light	] Ambient
• Task Light	
• Accent Light	Dimmer switch
• Control	On/Off Switch

#### Light Controls

• Ambient Light	Dimmer switch
• Task Light	On/Off Switch + dimmer
• Accent Light	On/Off Switch

#### Light & Controls

• Ambient Light	] Ambient
• Task Light	
• Accent Light	Dimmer switch
• Control	On/Off Switch

### Product Specifications

#### Light Fixtures

• Ambient Light	] Ambient Light
• Task Light	
• Accent Light	Task Light

#### Light Controls

• Ambient Light	Dimmer Switch
• Task Light	On/Off Switch + dimmer
• Accent Light	On/Off Switch
• Control	Integrated dimmer

#### Colors

• Ambient Light	White color
• Task Light	White color + dimmer
• Accent Light	On/Off Switch
• Control	On/Off Switch

#### Controls

• Ambient Light	White color
• Task Light	White color + dimmer

#### Light & Controls

• Ambient Light	] Ambient
• Task Light	
• Accent Light	Dimmer switch
• Control	On/Off Switch

#### Light Controls

• Ambient Light	Dimmer switch
• Task Light	On/Off Switch + dimmer
• Accent Light	On/Off Switch

#### Light & Controls

• Ambient Light	] Ambient
• Task Light	
• Accent Light	Dimmer switch
• Control	On/Off Switch

#### Light & Controls

• Ambient Light	] Ambient
• Task Light	
• Accent Light	Dimmer switch
• Control	On/Off Switch

#### Colors

• Ambient Light	] Ambient
• Task Light	
• Accent Light	Dimmer switch
• Control	On/Off Switch

# TOBA

LAKE VILLAS

*The Prominent Villas  
at Toba*

*1500 Design B (Roof Terrace)*



# The Prominent Villas at Toba

LAND AREA 1 UNIT  
BUILDING AREA 489 sq'

## T500 (Design B (Roof Terrace) Specification

LOWER GROUND LEVEL


GROUND LEVEL

UPPER GROUND LEVEL

ROOF PLAN



4   
GARAGES

5   
1 BATHROOM, 2 BEDROOMS  
& 1 SUITE BATHROOM

1   
KITCHEN

1   
LIVING ROOM

1   
LIVING ROOM

1   
OFFICE

2   
BATHROOMS  
& BATHROOMS

4   
1 CORNER  
& 3 BEDROOMS

1   
KITCHEN

1   
LIVING ROOM

1   
LIVING ROOM

1   
OFFICE

## Specification Selection

### Basic Specification

#### Construction

Minimum Panel	] Standard
Max. Size	
Material	Composite

#### Performance

Impact Res.	None
Impact Mod.	Medium (2000 ft-lb)
Impact Energy	1000 ft-lb
Weight	Composite

#### Options

Appearance	Standard
------------	----------

#### Options

• UV	] Standard
• Molded	
• Edge Finish	
• Grip/Tact	Standard
• Lighting	None
• Lock	Standard
• Max. Weight	Standard
• Max. Size	Standard

#### Lock & Handle

• Control Type	Standard
• Control Material	Standard
• Max. Weight/Load	Standard
• Weight	Standard

#### Panel Material

• Material	UV or approved
• Material Thickness	UV or approved
• Panel Color	See panel color chart

#### Mount & Finish

• Mount	Standard
• Max. Weight	Standard
• Surface	Standard
• Panel Size	Standard

### Process Specification

#### Construction

Minimum Panel	] Standard
Max. Size	
Weight/Strength	Standard
Material	Composite

Impact Res.	None
Impact Mod.	Medium (2000 ft-lb)
Impact Energy	1000 ft-lb
Weight	Composite

Appearance	Standard
Material	Composite

#### Performance

Impact Res.	None
Impact Mod.	Medium (2000 ft-lb)
Impact Energy	1000 ft-lb
Weight	Composite

#### Options

Appearance	Standard
Material	Standard

#### Lock & Handle

• Control Type	Standard
• Control Material	Standard
• Max. Weight/Load	Standard
• Weight	Standard
• Max. Weight	Standard
• Max. Size	Standard

#### Panel Material

• Material	UV or approved
• Material Thickness	UV or approved
• Panel Color	See panel color chart

#### Mount & Finish

• Mount	Standard
• Max. Weight	Standard
• Surface	Standard
• Panel Size	Standard

#### Options

• UV	] Standard
• Molded	
• Edge Finish	
• Grip/Tact	Standard
• Lighting	None
• Lock/Handle	Standard
• Lock	Standard
• Max. Weight	Standard
• Max. Size	Standard

# TOBA

LAKE VILLAS

*The Prominent Villas  
at Toba*

*1500 Desupa C (Roof Terrace)*



# The Prominent Villas at Toba

LAND AREA : 1000  
BUILDING AREA : 800 sq'

## 1500 Design C (Roof Terrace) Specification



4



GARAGE

5



4 BATHROOM (CLOSET & 1-QUEEN BATHROOM)

1



3RD KITCHEN

1



WEST-EN

1



LIVING ROOM

1



1ST

2



2 BATHROOM & BATHROOM

4



2 GARAGE & 2 DRIVE

1



ENTER THROUGH REAR

1



1ST TV SPEAK ROOM

1



DRIVING ROOM

1



ROOF TERRACE

## Specification Selection

### Basic Specification

#### Minimum Requirements

Minimum System Size	] Standard	Minimum Size
Minimum Capacity		Minimum Capacity

#### Optional Features

Minimum Size	Standard
Optional Size	Minimum Capacity
Optional Capacity	Minimum Capacity
Optional	Minimum Capacity

#### Standard

Minimum Size	Standard
--------------	----------

#### Optional

Optional	] Standard	Optional
Optional		Optional
Optional	Optional	Optional
Optional	Optional	Optional
Optional	Optional	Optional

#### Optional Features

Optional	Optional
Optional	Optional
Optional	Optional
Optional	Optional
Optional	Optional

#### Optional Features

Optional	Optional
Optional	Optional
Optional	Optional
Optional	Optional

#### Optional Features

Optional	Optional
Optional	Optional
Optional	Optional
Optional	Optional

### Advanced Specification

#### Minimum Requirements

Minimum System Size	] Standard	Minimum Size
Minimum Capacity		Minimum Capacity

#### Optional Features

Minimum Size	Standard
Optional Size	Minimum Capacity
Optional Capacity	Minimum Capacity
Optional	Minimum Capacity

#### Optional Features

Minimum Size	Standard
Optional Size	Minimum Capacity
Optional Capacity	Minimum Capacity
Optional	Minimum Capacity

#### Optional

Optional	] Standard	Optional
Optional		Optional

#### Optional Features

Optional	Optional
Optional	Optional
Optional	Optional
Optional	Optional

#### Optional Features

Optional	Optional
Optional	Optional
Optional	Optional
Optional	Optional

#### Optional Features

Optional	Optional
Optional	Optional
Optional	Optional
Optional	Optional

#### Optional

Optional	] Standard	Optional
Optional		Optional
Optional	Optional	Optional
Optional	Optional	Optional

#### Optional Features

Optional	Optional
Optional	Optional
Optional	Optional
Optional	Optional





# TOBA

LAKE VILLAS



# TOBA

LAKE VILLAS





# GENOVA

MULTI TENANTS CONCEPT

PRIVATE LOBBY EVERY FLOOR

DOUBLE FRONTAGE

# LAKEFRONT PLAZA

## CHERISH THE COLLABORATION OF LAKESIDE VIEW WITH COMMERCIAL AREA

Designed with commercial and nature collaboration in mind, this commercial offers serene yet lively experience. Be recharged and completed with the range of experiences offered.

Nestled right near the lake, Geneva is the ideal place for you and your business to thrive.



3 STOREY

# BUSINESS LOFT

Land Parcel: **8m x 20m**

TYPICAL BUILDING AREA 384 M<sup>2</sup>

TYPICAL LAND AREA 160 M<sup>2</sup>



1<sup>ST</sup>FLOOR

2<sup>ND</sup>FLOOR

3<sup>RD</sup>FLOOR



3 STOREY

# BUSINESS LOFT CORNER

Land Parcel: **10m x 20m**

TYPICAL BUILDING AREA 384 M<sup>2</sup>

TYPICAL LAND AREA 200 M<sup>2</sup>



# BUSINESS LOFT

## BLOCK UNIT

### 3 STOREY



## BUSINESS LOFT SPECIFICATION

### FOUNDATION & SUPERSTRUCTURE WORK

### WALL & CEILING FINISHES WORK

### DOORS WORK

### WOOD WORKING WORK

### PLUMBING

General Work  
W.C. Fixtures  
Type of Work  
Block & Lift Lobby

### PAVING

Site Preparation Work  
Block Wall Construction & etc.

### ROOF

20mm minimum depth G.P.C. Sheet  
Treated with

Water Proof & Waterproofing  
Work on Roof Slabs

Handover Complete Work  
General Work

### JOINT WORK

General Work  
Block Wall Work  
Block Wall Work  
Waterproofing Work

### TOILET

General Work  
Type of Work  
General Work & etc.

### WATER

General Work  
Type of Work  
General Work & etc.  
W.C. Fixtures  
Lighting Fixtures  
General Work  
Block

### WATER

Handover Work  
Handover Work  
Type of Work

### WATER

General Work  
Type of Work  
General Work  
Block Wall Work  
Block Wall Work  
Block Wall Work

Handover Work & Handover  
Type of Work  
General Work  
General Work  
Handover Work  
Block Wall Work

Multi Tenants  
Concept

Private Lobby  
Every Floor

Double  
Frontage





# Business Loft

## Ceiling Height

### Business Loft 3 Storey

1<sup>st</sup> Floor 4,2m

2<sup>nd</sup> Floor 3,2m

3<sup>rd</sup> Floor 3,2m

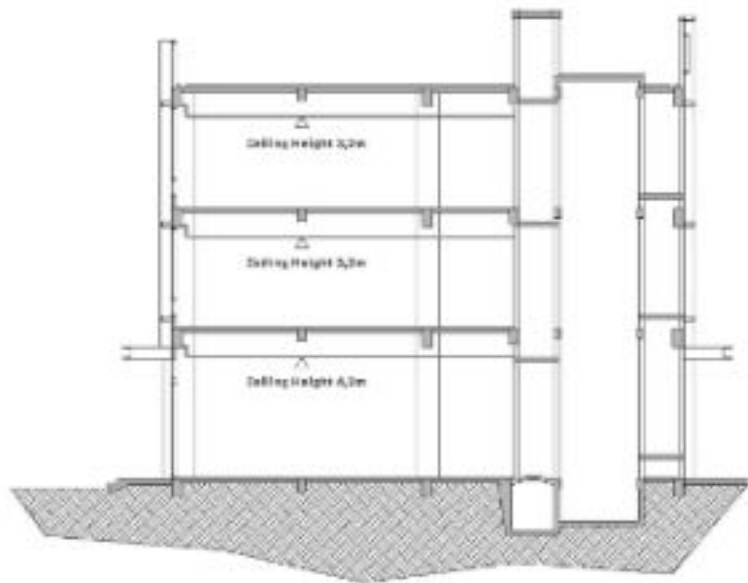
### Business Loft 4 Storey

1<sup>st</sup> Floor 4,2m

2<sup>nd</sup> Floor 3,2m

3<sup>rd</sup> Floor 3,2m

4<sup>th</sup> Floor 3,2m



2 STOREY

# SHOP HOUSE STANDARD

Land Parcel: **6m x 20m**

TYPICAL BUILDING AREA 192 M<sup>2</sup>

TYPICAL LAND AREA 120 M<sup>2</sup>



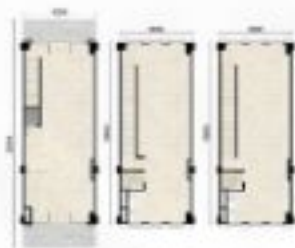
3 STOREY

# SHOP HOUSE DELUXE

Land Parcel: **6m x 20m**

TYPICAL BUILDING AREA 288 M<sup>2</sup>

TYPICAL LAND AREA 120 M<sup>2</sup>



1<sup>ST</sup> FLOOR

2<sup>ND</sup> FLOOR

3<sup>RD</sup> FLOOR



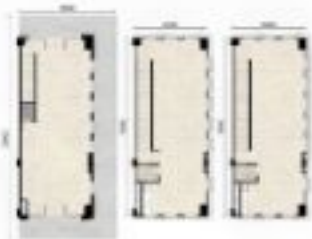
3 STOREY

# SHOP HOUSE DELUXE CORNER

Land Parcel: **8m x 20m**

TYPICAL BUILDING AREA 288 M<sup>2</sup>

TYPICAL LAND AREA 160 M<sup>2</sup>



1<sup>ST</sup> FLOOR

2<sup>ND</sup> FLOOR

3<sup>RD</sup> FLOOR



3 STOREY

# SHOP HOUSE DELUXE CORNER

Land Parcel: **10m x 20m**

TYPICAL BUILDING AREA 384 M<sup>2</sup>

TYPICAL LAND AREA 204 M<sup>2</sup>



1<sup>ST</sup> FLOOR

2<sup>ND</sup> FLOOR

3<sup>RD</sup> FLOOR



# SHOP HOUSE BLOCK UNIT

## 2 STOREY



## 3 STOREY



# SHOP HOUSE SPECIFICATION

Roofing  
Metal Decking  
40mm

WALL FINISHES  
40mm Plaster  
Base or Plaster

Cladding  
Brick

GLASS  
16mm Clear  
Laminated

W. DOOR  
Framed Floor  
40mm Ply  
15mm Glass

F.A.  
Reinforced C.P. Slabs  
Floor & Wall

Floor  
Alternative with Base Coat  
Levelled off

Roofing  
Metal Decking  
40mm Plaster

Roofing  
Timber or Steel  
Reinforced C.P.

Roofing  
Metal Decking  
Reinforced C.P.

GLASS  
16mm Clear  
Laminated  
Timber or Steel

GLASS  
16mm Clear  
Laminated  
Timber or Steel  
Reinforced C.P.  
Lighting  
15mm Glass  
Timber

GLASS

Roofing  
Metal Decking  
40mm Plaster

GLASS  
16mm Clear  
Laminated  
Timber or Steel  
Reinforced C.P.  
Lighting  
15mm Glass  
Timber

Roofing  
Metal Decking  
40mm Plaster  
Reinforced C.P.  
Lighting  
15mm Glass  
Timber

# Shop House

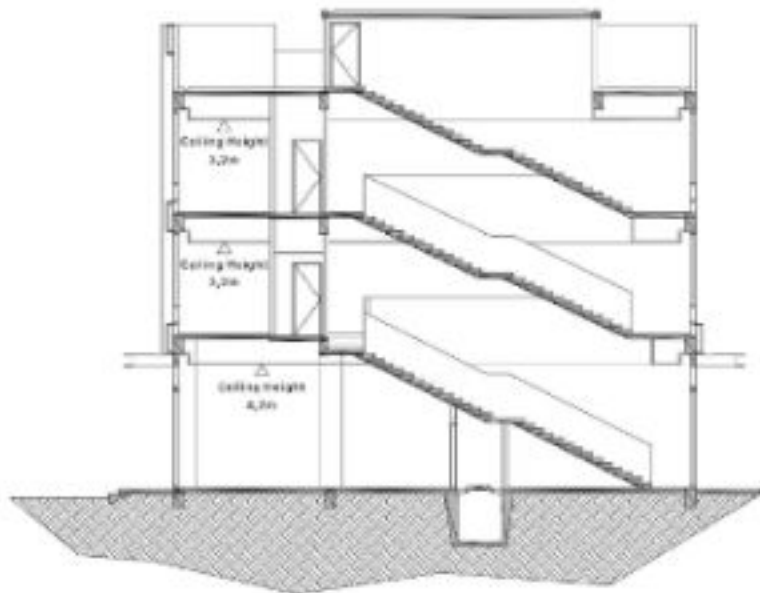
## Ceiling Height

### Shop House 2 Storey

1 <sup>st</sup> Floor	4.2m
2 <sup>nd</sup> Floor	3.2m

### Shop House 3 Storey

1 <sup>st</sup> Floor	4.2m
2 <sup>nd</sup> Floor	3.2m
3 <sup>rd</sup> Floor	3.2m



# THE SITEPLAN OF GENOVA

- PHASE 1
- PHASE 2
- PHASE 3
- BUSINESS LOFT (1 STOREY) 2 UNITS
- BUSINESS LOFT (2 STOREY) (8) UNITS
- SHOP HOUSE STANDARD (2 STOREY) 30 UNITS
- SHOP HOUSE DELUXE (3 STOREY) 27 UNITS
- SHOP HOUSE PREMIUM 7 UNITS
- GATE IN/OUT







# THE SITEPLAN OF GENOVA

PHASE 1

## Shop House

- Standard 6mx20m (2s)
- Deluxe 5mx20m (3s)
- Deluxe Corner 8mx20m (3s)
- Deluxe Corner 10mx20m (3s)

## Business Loft

- Standard 8mx20m (3s)
- Corner 10mx20m (3s)
- Corner 10mx20m (4s)

GENOVA





# THANK YOU

Marketing Gallery

Jl. Asya Boulevard, Jakarta Garden City East Jakarta

Developed by

**AstraLand  
Indonesia**  
EST. 1992 | PT. ASTRA LAND