



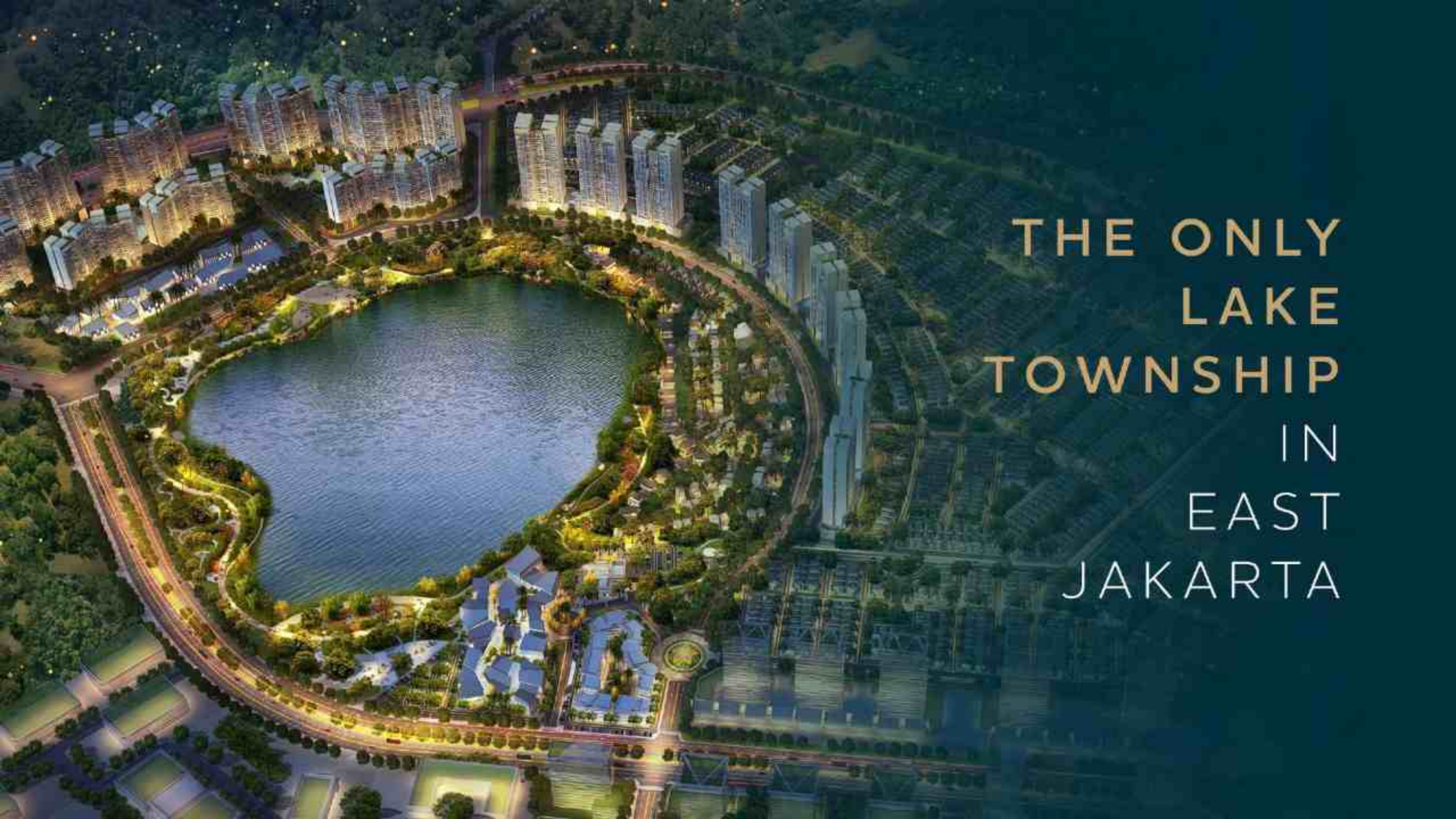
THE ONLY LAKE TOWNSHIP
IN EAST JAKARTA

Developed by

**AstraLand
Indonesia**
Astra Property | Hongkong Land

THE CONCEPT

A NEW PLACE TO BE DISCOVERED,
THAT REDEFINES COMMUNITY LIVING



THE ONLY
LAKE
TOWNSHIP
IN
EAST
JAKARTA

An aerial architectural rendering of a modern residential development. The scene features a large, calm lake on the left side, with a curved shoreline. To the right of the lake is a dense cluster of multi-story houses with grey roofs and light-colored facades. Many of these houses have private swimming pools on their balconies or terraces. The houses are interspersed with lush green trees and manicured lawns. In the background, more houses are visible, along with a road and a large open green field under a bright sky.

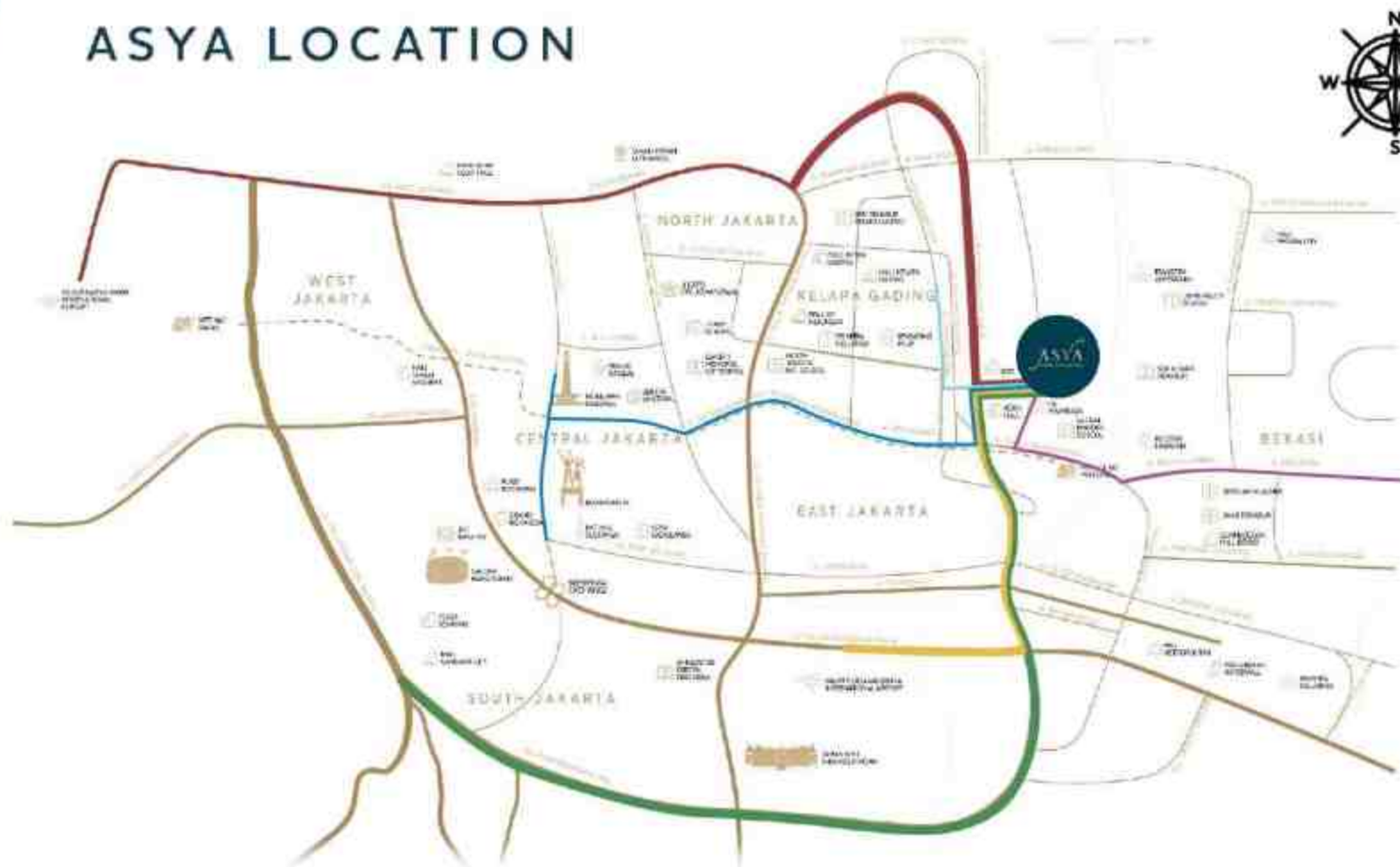
15
HECTARE
LAKE

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. Toba Lake Villas | 10. Global Mandiri School |
| 2. Clubhouses / Marketing Gallery | 11. Food Garden |
| 3. Genova | 12. AEON Mall |
| 4. Future Development | 13. IKEA |
| 5. Matana Cluster | 14.  SIS <small>Cartoon Cloning</small> HEALTHY CHILD SOLUTIONS |
| 6. Semayang Cluster | 15. <i>Vilo</i> |
| 7. Maninjau Cluster | |
| 8. Sentarum 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



SECURITY SYSTEM





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



INDONESIA



SHERATON SURABAYA
HOTEL & TOWERS



PARADISE DYNASTY
HONG KONG



SINGAPORE



KENT RIDGE HILL RESIDENCES SINGAPORE



PARC ESTA SINGAPORE



SINGAPORE



TWIN VEW
SINGAPORE



NOVA PARK
MACAU

SENTARUM

THE MOST FOREFRONT CLUSTER

DESIGNED BY TOM ELLIOT

DOUBLE HEIGHT CEILING
UP TO 6 METER

SMART DIGITAL DOOR LOCK



THE WINNER OF
BEST HOUSING DEVELOPMENT
(JAKARTA)



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 80 M²

TYPICAL LAND AREA 84 M²

-  2 BEDROOM
-  3 BATHROOM (2 EN-SUITE)
-  1 DRY KITCHEN
-  1 CARPORT
-  1 LIVING ROOM
-  1 DINING ROOM

SENTARUM

3 FLOORS
TYPE 6 STANDARD
6x14m



TYPICAL BUILDING AREA 119 M²

TYPICAL LAND AREA 84 M²



3 BEDROOM

3 BATHROOM
(TEN-SUITE)

1 DRY
KITCHEN



1 CARPORT



1 LIVING
ROOM



1 DINING
ROOM

SENTARUM

2 FLOORS

TYPE 6 LIMITED EDITION

6x14m



TYPICAL BUILDING AREA 87 M²

TYPICAL LAND AREA 84 M²

- 3 BEDROOM
- 2 BATHROOM (1 EN-SUITE)
- 1 DRY KITCHEN
- 1 POWDER ROOM
- 1 LIVING ROOM
- 1 DINING ROOM
- 2 CARPORT

SENTARUM

3 FLOORS
TYPE 7 STANDARD
7x14m



TYPICAL BUILDING AREA 126 M²

TYPICAL LAND AREA 98 M²

- 3 BEDROOM
- 3 BATHROOM (1 EN-SUITE)
- 1 DRY KITCHEN
- 2 CARPORT
- 1 LIVING ROOM
- 1 DINING ROOM
- 1 MAID BEDROOM & BATHROOM
- 1 STUDY ROOM

SENTARUM

3 FLOORS

TYPE 7 CORNER

15x14m



0 1 2 5m

TYPICAL BUILDING AREA 126 M²

TYPICAL LAND AREA 210 M²



3 BEDROOM



3 BATHROOM
(1 EN-SUITE)



1 DRY
KITCHEN



2 CARPORT



1 LIVING
ROOM



1 DINING
ROOM



1 MAID BEDROOM
& BATHROOM



1 STUDY
ROOM

SENTARUM

3 FLOORS

TYPE 8 STANDARD

8x14m



TYPICAL BUILDING AREA 165 M²

TYPICAL LAND AREA 112 M²

-  4 BEDROOM
-  4 BATHROOM (3 EN-SUITE)
-  1 DRY KITCHEN
-  2 CARPORT
-  1 LIVING ROOM
-  1 DINING ROOM
-  1 MAID BEDROOM & BATHROOM
-  1 STUDY / FAMILY ROOM

SENTARUM

3 FLOORS

TYPE 8 CORNER

12x14m



0 1 2 5m

TYPICAL BUILDING AREA 165 M²

TYPICAL LAND AREA 168 M²



4 BEDROOM



4 BATHROOM
(3 EN-SUITE)



1 DRY
KITCHEN



2 CARPORT



1 LIVING
ROOM



1 DINING
ROOM



1 MAID
BEDROOM
& BATHROOM



1 STUDY
/ FAMILY
ROOM

SENTARUM

3 FLOORS

TYPE 9 STANDARD

9x14m



0 1 2 5m

TYPICAL BUILDING AREA 171 M²

TYPICAL LAND AREA 126 M²



4 BEDROOM



4 BATHROOM
(3 EN-SUITE)



1 DRY
KITCHEN



2 CARPORT



1 LIVING
ROOM



1 DINING
ROOM



1 MAID
BEDROOM
& BATHROOM



2 STUDY
/ FAMILY
ROOM

SENTARUM

3 FLOORS

TYPE 9 CORNER

13x14m



TYPICAL BUILDING AREA 171 M²

TYPICAL LAND AREA 182 M²



4 BEDROOM



4 BATHROOM
(3 EN-SUITE)



1 DRY
KITCHEN



2 CARPORT



1 LIVING
ROOM



1 DINING
ROOM



1 MAID
BEDROOM
& BATHROOM



2 STUDY
/ FAMILY
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 |
|-------------------------------|--------------------|

ROOF

| | |
|----------|--------------------|
| Material | Concrete Roof Tile |
|----------|--------------------|

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 M², LB 119 M²)



3 BEDROOMS



2 BATHROOMS
+ POWDER ROOM



DRY KITCHEN



CARPORT
FOR 1 CAR



SOLAR
PANEL



1st Floor



2nd Floor



3rd Floor



3 FLOORS

TYPE 7 PREMIUM

7x15m (LT 105 M2, LB 157 M2)



-  3 BEDROOMS
-  2 EN-SUITE BATHROOMS + POWDER ROOMS
-  DRY KITCHEN
-  CARPORT FOR 2 CARS
-  1 MAID BEDROOM AND TOILET
-  1 MULTI-PURPOSE ROOM
-  1 LAUNDRY ROOM
-  SOLAR PANEL



1st Floor

2nd Floor

3rd Floor



3 FLOORS

TYPE 9 REGULAR

9x15m (LT 135 M2, LB 203 M2)



4 BEDROOMS



4 EN-SUITE
BATHROOMS
+ POWDER ROOM



1 DRY AND
WET KITCHEN



CARPORT
FOR 2 CARS



1 MAID
BEDROOM
AND TOILET



1 MULTI
PURPOSE ROOM



1 LAUNDRY
ROOM



SOLAR
PANEL



1st Floor

2nd Floor

3rd Floor



3 FLOORS

TYPE 9 CORNER

(LT VARY, LB 208 M2)



-  4 BEDROOMS
-  4 EN-SUITE BATHROOMS + POWDER ROOM
-  1 DRY AND WET KITCHEN
-  GARPOIT FOR 2 CARS
-  1 MAID BEDROOM AND TOILET
-  1 MULTI PURPOSE ROOM
-  1 LAUNDRY ROOM
-  SOLAR PANEL



1st Floor

2nd Floor

3rd Floor



SITEPLAN



- Tipe 6 - 2S
- Tipe 6
- Tipe 7 - 2S
- Tipe 7 Standart
- Tipe 7 Premium
- Tipe 7 D
- Tipe 9

- Tipe 9 D
- Tipe 9 C
- Tipe 9 DC
- Tipe 9 IRR
- Tipe 9+
- Tipe 9+ C



KE LIMUTU



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 doorsteps

- 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 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 BUILDING AREA 105 m²
 TYPICAL LAND AREA 112 m²



1ST FLOOR



2ND FLOOR





TYPE **8m x 14m**

3 FLOORS

TYPICAL BUILDING AREA 156 m²
 TYPICAL LAND AREA 112 m²





TYPE **10m x 14m**

2 FLOORS

TYPICAL BUILDING AREA 138 m²
 TYPICAL LAND AREA 140 m²





TYPE 10m x 14m

3 FLOORS

TYPICAL BUILDING AREA 190 m²
 TYPICAL LAND-AREA 140 m²



1st FLOOR



2nd FLOOR



3rd FLOOR





TYPE **10m x 17m**

3 FLOORS

TYPICAL BUILDING AREA 218 m²
 TYPICAL LAND AREA 170 m²





TYPE **12m x 17m**

3 FLOORS

TYPICAL BUILDING AREA 187 m²
 TYPICAL LAND AREA 204 m²



1ST FLOOR



2ND FLOOR



3RD FLOOR





TYPE **14m x 14m**

3 FLOORS

TYPICAL BUILDING AREA 193 m²
 TYPICAL LAND AREA 196 m²



BEDROOM



BATHROOM
(2 EN-SUITE)



DRY KITCHEN



MAID BEDROOM
& BATHROOM



2 CARPORT
& 1 GARAGE



LIVING ROOM



1 STUDY &
1 FAMILY ROOM



DINING ROOM



1STFLOOR



2NDFLOOR



3RDFLOOR





TYPE **14m x 17m**

3 FLOORS

TYPICAL BUILDING AREA 221 m²
 TYPICAL LAND AREA 238 m²



1ST FLOOR



2ND FLOOR



3RD FLOOR



maninjau

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.













maninjau

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 13.5m x 14m
-  TYPE 14.5m x 14m
-  TYPE 10m x 17m
-  TYPE 12m x 17m
-  TYPE 14m x 17m
- 2 STOREYS



THE SPECIFICATION

FLOOR

| | |
|------------------------|---------------------------------|
| Entrance Terrace | Homogeneous Tile |
| Living, Dining, Stairs | Homogeneous Tile |
| Bathroom | Homogeneous Tile |
| Bedroom | Composite Wood Texture Flooring |
| Service Area | Ceramic Tile |
| Carport | Anti Slip Homogeneous Tile |

WALL

| | |
|-----------------|------------------|
| Interior Wall | Paint |
| Bathroom | Homogeneous Tile |
| Exterior Façade | Paint |
| | Homogeneous Tile |

CEILING

| | |
|----------|----------------------|
| Interior | Painted Gypsum Board |
|----------|----------------------|

SANITARY

| | |
|-------------------------|--------------------|
| Closet | TOTO or equivalent |
| Washbasin all bathrooms | TOTO or equivalent |

FITTING

| | |
|-------------------|----------------------|
| Washbasin Faucet | TOTO or equivalent |
| Bath & Shower Set | TOTO or equivalent |
| Accessories | TOTO or equivalent |
| Kitchen Faucet | Blanco or equivalent |

ROOF

| | |
|----------|---|
| Exterior | Pitched roof with Lightweight Structure Concrete Flat Roof |
|----------|---|

DOOR & WINDOW

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

OTHER

| | |
|------------------|--|
| Kitchen | Countertop with Kitchen Sink |
| Hot Water | Provision for installation at all Bathroom & Kitchen |
| Air Conditioning | Provision for installation for living rooms & all bedrooms |
| CCTV | Installed at front entrance & living room |
| Electricity | 3500 VA |
| Solar Panel | Provided |



SEMAYANG & MARANA

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



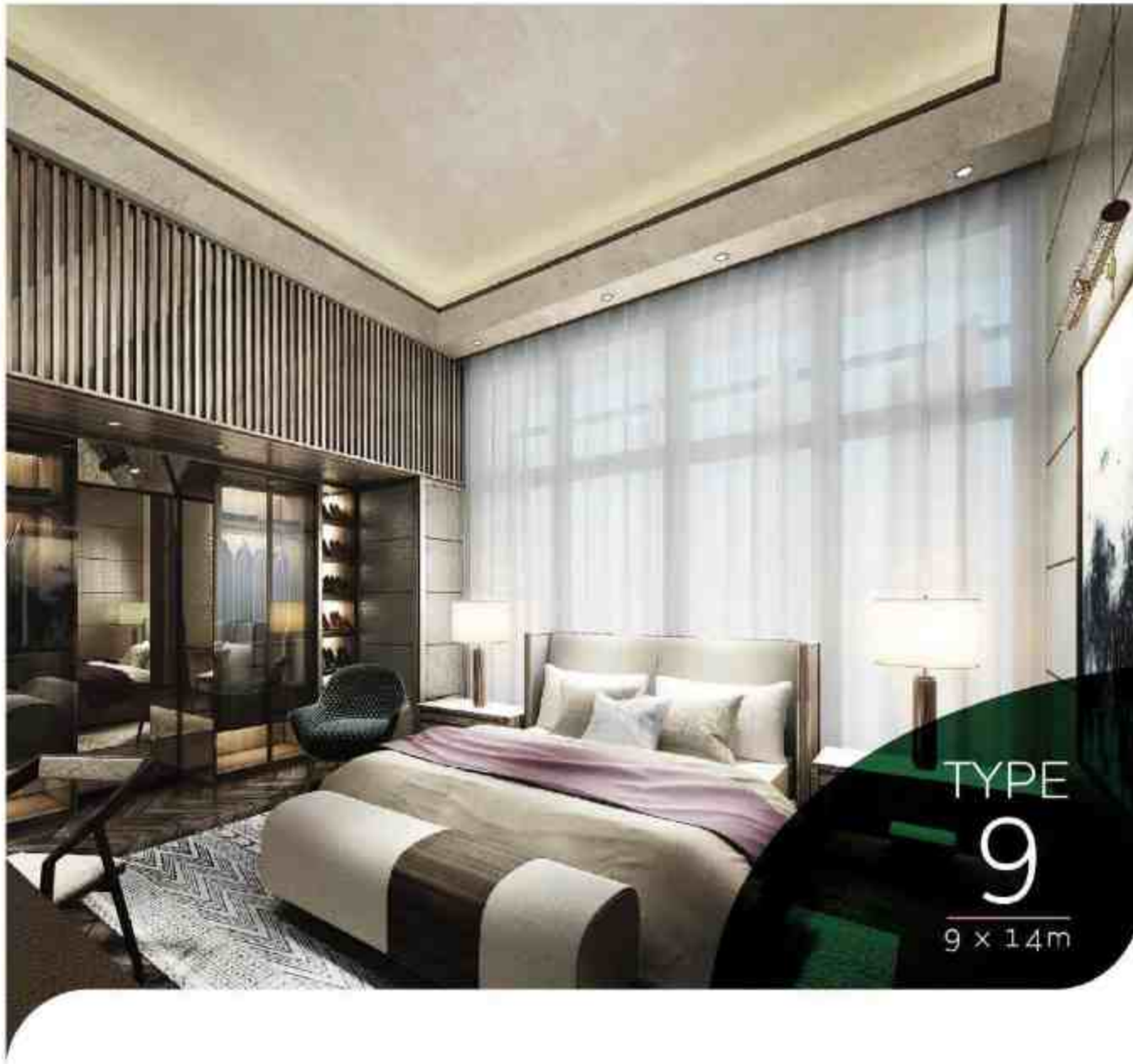
FACILITIES

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



TYPICAL BUILDING AREA : 147 m²
 TYPICAL LAND AREA : 168 m²





TYPICAL BUILDING AREA : 146 m²
TYPICAL LAND AREA : 126 m²





TYPICAL BUILDING AREA : 115 m²
TYPICAL LAND AREA : 98 m²

- 3 
BEDROOM
- 3 
BATHROOM
(3 EN SUITE)
- 1 
POWDER
ROOM
- 1 
DRY KITCHEN
- 1 
MAID ROOM
& BATH
- 2 
CARPORT





TYPICAL BUILDING AREA : 177 m²
 TYPICAL LAND AREA : 204 m²

- 4 
 BEDROOM
- 4 
 BATHROOM
(3 EN-SUITE)
- 1 
 DRY KITCHEN
- 1 
 WET KITCHEN
- 1 
 MAID ROOM
 & BATH
- 2 
 CARPORT
- 1 
 CORNER
 GARDEN

GROUND LEVEL



UPPER GROUND LEVEL



1st & 2nd LEVEL





TYPICAL BUILDING AREA : 180 m²
 TYPICAL LAND AREA : 153 m²

- 4 
 BEDROOM
- 1 
 STUDY ROOM
- 4 
 BATHROOM
(3 EN-SUITE)
- 1 
 DRY KITCHEN
- 1 
 WET KITCHEN
- 1 
 MAID ROOM
& BATH
- 2 
 CARPORT





TYPICAL BUILDING AREA : 158 m²
 TYPICAL LAND AREA : 182 m²

- 4 
 BEDROOM
- 4 
 BATHROOM
 (3 EN-SUITE)
- 1 
 DRY KITCHEN
- 1 
 MAID ROOM
 & BATH
- 2 
 CARPORT
- 1 
 CORNER
 GARDEN

GROUND LEVEL



UPPER GROUND LEVEL



1st & 2nd LEVEL



FUTURE DEVELOPMENT



-  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 Terrace : Homogeneous Tile
- Living, Dining, Stair : Homogeneous Tile
- Bathroom & Powder Room : Homogeneous Tile
- Bedroom : Laminated Wood Texture
- Service Area : Ceramic Tile
- Service Toilet : Ceramic Tile
- Carpark : Anti Slip Homogeneous Tile

Wall Finishes

- Interior Wall : Paint
- Bathroom & Powder Room : Homogeneous Tile
- Exterior Facade : Paint + Homogeneous Tile

Ceiling

- Interior : Painted Gypsum Board

Ceiling Heights

- Living Room : 4.35 meter
- Master Bedroom : 3.9 meter

Sanitary Wares

- Closet : TOTO or equivalent
- Wash Basin of Master Bathroom : TOTO or equivalent with Marble Counter Top
- Wash Basin of other Bathrooms and Powder Room: TOTO or equivalent

Fittings

- Wash Basin Faucet : TOTO or equivalent
- Bath & Shower Set : TOTO or equivalent
- Accessories : TOTO or equivalent
- Kitchen Faucet : Blanco or equivalent

Roof

- Exterior : - Pitched Roof with Lightweight Steel Structure
- Concrete Flat Roof

Doors and Windows

- Main Entrance Door : Solid Engineered Wood with Digital Finger Print Door Lock
- Interior Door : Engineered Wood
- Sliding Door : Aluminium Frame with Glass
- Window : Aluminium Frame with Glass

Other Provisions

- Kitchen : Countertop with Kitchen Sink
- TV Outlet : Living Room & All Bedrooms
- Telephone Outlet : Living Room & Master Bedroom
- Hot Water : Provisions for installation at all bathrooms & kitchens
- Air Conditioning : Provisions for all living rooms & bedrooms
- CCTV : Installed at Front Entrance & Living Room
- Electricity : 3,500 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.

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 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 Lakeview Lawn
- 3 Children Playground
- 4 Cascading Waterfall





Perfection in Every Details

Spaces at Toba Lake Villas are artfully detailed to embody the idea of a masterpiece in the truest sense and remain culturally pertinent. Luxurious large spaces flow seamlessly into each other, celebrating the idea of multiple use, while also creating expansive individualized spaces to create a harmonious living.

TOBA

LAKE VILLAS

*The Prominent Villas
at Toba*

T200



The Prominent Villas at Toba

LAND AREA : 200 m²
BUILDING AREA : 228 m²

T200 Specification

LOWER GROUND LEVEL



GROUND LEVEL




UPPER GROUND LEVEL



ROOF PLAN



4 

4 BEDROOMS

4 

3 BATHROOMS (ENSUITE)
& 1 GUEST BATHROOM

1 

MAIDROOM
& BATHROOM

3 

2 CARPORTS
& 1 GARAGE

1 

WET KITCHEN

1 

DRY KITCHEN

1 

LIVING ROOM

1 

DINING ROOM

Specification Selection

FLOOR FINISHES

| | |
|------------------------|--------------------------|
| • Exterior Terrace | • Natural Stone |
| • Carpet | • Homogenous tile |
| • Balcony | • Local marble |
| • Living, Dining, Hall | • Composite wood texture |
| • Bedroom | • Composite wood texture |
| • Master Bedroom | • Local marble |
| • Master Bathroom | • Homogenous tile |
| • Common Bathroom | • Ceramic Tile |
| • Service Area | • Homogenous tile |
| • Garage | |

WALL FINISHES

| | |
|-------------------|-------------------------|
| • Exterior Wall | • Natural stone + paint |
| • Carpet | • Homogenous tile |
| • Interior wall | • Paint |
| • Master Bathroom | • Homogenous tile |
| • Common Bathroom | • Homogenous tile |

COLUMNS

| | |
|--------------------|------------------------------|
| • Exterior ceiling | • Fibre cement board pattern |
| • Interior | • Paint on gypsum board |

DOOR & WINDOW

| | |
|----------------------|---|
| • Exterior Door | • Aluminium Frame with Glass |
| • Exterior Window | • Aluminium Frame with Glass |
| • Main entrance door | • Solid Engineering Wood with Digital Touch |
| • Interior Door | • Engineering wood |
| • Garage Door | • Metal Door |

SANITARY & FIXTURE

| | |
|-------------------|----------------------|
| • Master Bedroom | • TCOT or equivalent |
| • Common Bathroom | • TCOT or equivalent |

KITCHEN & MANTRY

| | |
|----------------|--|
| • Pantry | • Granite countertop sink, all cabinet |
| • Main Kitchen | • Granite countertop sink, all cabinet |
| • Island Table | • Island cabinet |

OTHERS

| | |
|---------------|------------------|
| • SmartHome | |
| • CCTV | • Provided |
| • Videophone | • Provided |
| • Lighting | • Provided |
| • Lift | • Not provided |
| • Piped Water | • Provided |
| • Solar Panel | • Provided |
| • AC | • Not provided |
| • Hot Water | • Provision Only |
| • Generator | • 3750 VA |

TOBA

LAKE VILLAS

*The Prominent Villas
at Toba*

T200 Limited Edition




The Prominent Villas at Toba


LAND AREA : 200 m²
BUILDING AREA : 228 m²

T200 Limited Edition Specification



4 

4 BEDROOMS

4 

3 BATHROOMS (ENSUITE)
& 1 GUEST BATHROOM

1 

MAIDROOM
& BATHROOM

3 

2 CARPORTS
& 1 GARAGE

1 

WET KITCHEN

1 

DRY KITCHEN

1 

LIVING ROOM

1 

DINING ROOM

Specification Selection

FLOOR FINISHES

| | |
|-------------------------|------------------------|
| • Entrance Terrace | Recess Stone |
| • Carpet | |
| • Balcony | Homogeneous tile |
| • Living/ Dining/ Store | Local marble |
| • Bedroom | Concrete wood texture |
| • Master Bedroom | Composite wood texture |
| • Master Bathroom | Local marble |
| • Common Bathroom | Homogeneous tile |
| • Service Area | Carpet tile |
| • Garage | Homogeneous tile |

WALL FINISHES

| | |
|-------------------|-----------------------|
| • Exterior Wall | Natural stone + paint |
| • Carpet | Homogeneous tile |
| • Interior wall | Paint |
| • Master Bedroom | Homogeneous tile |
| • Common Bathroom | Homogeneous tile |

CEILING

| | |
|--------------------|--------------------------|
| • Exterior ceiling | Fine cement wood pattern |
| • Interior | Paint on gypsum board |

DOOR & WINDOW

| | |
|----------------------|--|
| • Entrance door | Aluminum Frame with Glass |
| • Balcony Window | Aluminum Frame with Glass |
| • Main entrance door | Solid Engineering Wood with Digital Door |
| • Interior Door | Engineering wood |
| • Garage Door | Metal Door |

SANITARY & FIXTURE

| | |
|-------------------|--------------------|
| • Master Bedroom | CCFO or equivalent |
| • Common Bathroom | CCFO or equivalent |

KITCHEN & PANTRY

| | |
|----------------|--------------------------------------|
| • Pantry | Granite countertop, sink, no cabinet |
| • Wet Kitchen | Granite countertop, sink, no cabinet |
| • Island Table | Island cabinet |

OTHERS

| | |
|--------------|-----------------|
| • Smart Home | |
| CCTV | Provided |
| Videophone | Provided |
| Lighting | Exterior |
| Lift | Not provided |
| Fire Alarm | Provided |
| Inter-Phone | Provided |
| AC | Not provided |
| Hot Water | Instant on Only |
| Electricity | 7000 VA |

TOBA,

LAKE VILLAS

*The Prominent Villas
at Toba*

T300



The Prominent Villas at Toba

T300 Specification

LAND AREA : VARY
BUILDING AREA : 307 m²

LOWER GROUND LEVEL

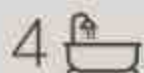
GROUND LEVEL

UPPER GROUND LEVEL

ROOF PLAN



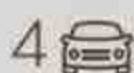
4 BEDROOMS



3 BATHROOMS (ENSUITE)
& 1 GUEST BATHROOM



1 MAIDROOM
& BATHROOM



4 CARPORTS
& 2 GARAGES



1 DRY KITCHEN



1 WET KITCHEN



1 FAMILY/
STUDI ROOM



1 LIVING ROOM



1 DINING ROOM

Specification Selection

FLOOR FINISHES

| | |
|------------------------|------------------------------|
| • Entrance Terrace | Floral Stone |
| • Carport | Homogenous tile |
| • Balcony | Homogenous tile |
| • Living/ Dining/ Hall | Local marble |
| • Entertainment Room | Congruate Wood Texture Floor |
| • Bedroom | SPC Flooring |
| • Master Bedroom | SPC Flooring |
| • Master Bathroom | Local marble |
| • Common Bathroom | Homogenous tile |
| • Service Area | Ceramic Tile |
| • Garage | Homogenous tile |

WALL FINISHES

| | |
|-------------------|----------------------------------|
| • Exterior Wall | Washed stone + paint |
| • Carport | Homogenous tile |
| • Outdoor Shower | Textured paint + Homogenous tile |
| • Service wall | Paint |
| • Master Bathroom | Homogenous tile |
| • Common Bathroom | Homogenous tile |

CEILING

| | |
|--------------------|----------------------------|
| • Exterior (parks) | Flux cement (wood pattern) |
| • Interior | Paint on gypsum board |

DOOR & WINDOW

| | |
|----------------------|--|
| • Exterior door | Aluminum Frame with Glass |
| • Exterior Window | Aluminum Frame with Glass |
| • Main entrance door | Steel Engineering Wood with Digital Door |
| • Interior Door | Engineering wood |
| • Garage Door | Metal Door |

SANITARY & FIXTURE

| | |
|-------------------|---|
| • Master Bathroom | TOFC or equivalent |
| • Common Bathroom | TOFC or equivalent |
| • Shower screen | 1.4mH door panel & 5mm glass panel with sliding |

KITCHEN & DINING

| | |
|---------------|--|
| • Entry | Granite countertop, sink, faucet, no cabinet |
| • Wet Kitchen | Granite countertop, sink, faucet, no cabinet |
| • Small Table | Marble cabinet |

OTHER

| | |
|------------------|---------------------------------------|
| • SmartHome | |
| CCTV | Provided |
| Interphone | Provided |
| Lighting | Provided |
| CR | Not provided |
| Fire Alarm | Provided |
| Smoke Alarm | Provided |
| AC | Not provided |
| Hot Water | Installation Only |
| Electricity | 7000 VA |
| Tv & Data Outlet | Provided in living and Master bedroom |

TOBA

LAKE VILLAS

*The Prominent Villas
at Toba*

T500



The Prominent Villas at Toba

LAND AREA : VARY
BUILDING AREA : 465 m²

T500 Specification



4

BEDROOMS

5

4 BATHROOMS (ENSUITE)
& 1 GUEST BATHROOM

1

DRY KITCHEN

1

WET KITCHEN

1

LIVING ROOM

1

LIFT

2

MAIDROOMS
& BATHROOMS

4

2 CARPOITS
& 2 GARAGES

1

ENTERTAINMENT
ROOM

1

FAMILY/
STUDI ROOM

1

DINING ROOM

Specification Selection

Basic Specification

FLOOR FINISHES

| | |
|--------------------|--------------------|
| • Entrance Terrace |] Natural Stone |
| • Car Port | |
| • Balcony |] Homogeneous tile |

WALL FINISHES

| | |
|------------------|-------------------------|
| • Interior Wall |] Base paint |
| • Exterior Wall |] Natural stone + paint |
| • Outdoor Shower |] Texture paint |
| • Carport |] Homogeneous tile |

CEILING

| | |
|-------------------|----------------|
| • Exterior soffit |] Fibre cement |
|-------------------|----------------|

OTHERS

| | |
|----------------|---------------------|
| • CCTV |] Provided |
| • Videophone | |
| • Panic Button |] Smart switch |
| • Solar Panel | |
| • Lighting |] Provided |
| • Lift |] Installation only |
| • Hot Water |] 10500 VA |
| • Electricity | |

DOOR & WINDOW

| | |
|----------------------|--|
| • Exterior Door |] Aluminium frame with glass |
| • Exterior Window |] Glazed aluminium |
| • Main Entrance Door |] Solid engineering wood + digital door lock |
| • Garage door |] Metal framed system |

TOILET FIXTURE

| | |
|-------------------|----------------------------------|
| • Master bathroom |] TOTO or equivalent |
| • Common bathroom |] TOTO or equivalent |
| • Shower screen |] Door panel & fixed glass panel |

KITCHEN & PANTRY

| | |
|----------------|-----------------------|
| • Pantry |] Metal framed system |
| • Wet kitchen |] Metal framed system |
| • Appliance |] Metal framed system |
| • Island Table |] Island Table |

Premium Specification

FLOOR FINISHES

| | |
|-------------------------|--------------------|
| • Entrance Terrace |] Natural stone |
| • Car Port | |
| • Living, Dining, Stair |] Local marble |
| • Bathroom |] Homogeneous tile |
| • Master Bedroom |] Local marble |
| • Bedroom |] SPC flooring |
| • Service Area |] Homogeneous tile |
| • Garage |] Homogeneous tile |
| • Entertainment Room |] Homogeneous tile |
| • Balcony |] Homogeneous tile |

WALL FINISHES

| | |
|------------------|-------------------------|
| • Interior Wall |] Paint |
| • Exterior Wall |] Natural stone + paint |
| • Bathroom |] Homogeneous tile |
| • Outdoor Shower |] Texture paint |
| • Carport |] Homogeneous tile |

CEILING

| | |
|-------------------|-------------------------|
| • Exterior soffit |] Fibre cement |
| • Interior |] Paint on gypsum board |

DOOR & WINDOW

| | |
|----------------------|--|
| • Exterior Door |] Glazed aluminium |
| • Exterior Window |] Glazed aluminium |
| • Main Entrance Door |] Solid engineering wood + digital door lock |
| • Interior door |] Engineering wood with honeycomb core |
| • Garage door |] Metal framed system |

TOILET FIXTURE

| | |
|-------------------|----------------------------------|
| • Master bathroom |] TOTO or equivalent |
| • Common bathroom |] TOTO or equivalent |
| • Shower screen |] Door panel & fixed glass panel |

KITCHEN & PANTRY

| | |
|----------------|--|
| • Pantry |] Granite countertop, sink, faucet, no cabinet |
| • Wet kitchen |] Granite countertop, sink, faucet, no cabinet |
| • Appliance |] Granite countertop, sink, faucet, no cabinet |
| • Island Table |] Island Table |

OTHERS

| | |
|--------------------|---|
| • CCTV |] Provided |
| • Videophone | |
| • Panic Button |] Smart switch |
| • Solar Panel | |
| • Lighting |] Provided in living and master bedroom |
| • TV & Data Outlet |] Provided |
| • Lift |] Installation only |
| • Hot Water |] 10500 VA |
| • Electricity | |

TOBA

LAKE VILLAS

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at Toba*

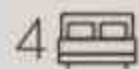
T500 Roof Terrace



The Prominent Villas at Toba

T500 Design A (Roof Terrace) Specification

LAND AREA : VARY
BUILDING AREA : 489 m²



BEDROOMS



4 BATHROOMS (ENSUITE)
& 1 GUEST BATHROOM



DRY KITCHEN



WET KITCHEN



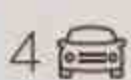
LIVING ROOM



LIFT



MAID ROOMS
& BATHROOMS



2 CARPORTS
& 2 GARAGES



ENTERTAINMENT
ROOM



FAMILY/
STUDY ROOM



DINING ROOM

Specification Selection

Basic Specification

FLOOR FINISHES

- Entrance Terrace
- Car Port
- Balcony

] Natural Stone
 Homogeneous tile

WALL FINISHES

- Interior Wall
- Exterior Wall
- Outdoor Shower
- Carport

Base paint
 Natural stone + paint
 Texture paint
 Homogeneous tile

CERILING

- Exterior (poffy)

Fibre cement

OTHERS

- CCTV
- Videophone
- Panic Button
- Solar Panel
- Lighting
- Lift
- Hot Water
- Electricity

] Provided
 Smart switch
 Provided
 Installation only
 10500 VA

DOOR & WINDOW

- Exterior Door
- Exterior Window
- Main Entrance Door
- Garage door

Aluminium frame with glass
 Glazed aluminium
 Solid engineering wood + digital door lock
 Metal framed system

TOILET FEATURE

- Master bathroom
- Common bathroom
- Shower screen

TOTO or equivalent
 TOTO or equivalent
 Door panel & fixed glass panel

KITCHEN & PANTRY

- Pantry
- Wet kitchen
- Appliance
- Island Table

Metal framed system
 Metal framed system
 Metal framed system
 Island Table

Premium Specification

FLOOR FINISHES

- Entrance Terrace
- Car Port
- Living, Dining, Stair
- Bathroom
- Master Bedroom
- Bedroom
- Service Area
- Garage
- Entertainment Room
- Balcony

] Natural stone
 Local marble
 Homogeneous tile
 Local marble
 SPC flooring
 Homogeneous tile
 Homogeneous tile
 Homogeneous tile
 Homogeneous tile
 Homogeneous tile

WALL FINISHES

- Interior Wall
- Exterior Wall
- Bathroom
- Outdoor Shower
- Carport

Paint
 Natural stone + paint
 Homogeneous tile
 Texture paint
 Homogeneous tile

CERILING

- Exterior (poffy)
- Interior

Fibre cement
 Paint on gypsum board

DOOR & WINDOW

- Exterior Door
- Exterior Window
- Main Entrance Door
- Interior door
- Garage door

Glazed aluminium
 Glazed aluminium
 Solid engineering wood + digital door lock
 Engineering wood with honeycomb core
 Metal framed system

TOILET FEATURE

- Master bathroom
- Common bathroom
- Shower screen

TOTO or equivalent
 TOTO or equivalent
 Door panel & fixed glass panel

KITCHEN & PANTRY

- Pantry
- Wet kitchen
- Appliance
- Island Table

Granite countertop, sink, faucet, no cabinet
 Granite countertop, sink, faucet, no cabinet
 Granite countertop, sink, faucet, no cabinet
 Island Table

OTHERS

- CCTV
- Videophone
- Panic Button
- Solar Panel
- Lighting
- TV & Data Outlet
- Lift
- Hot Water
- Electricity

] Provided
 Smart switch
 Provided at living and master bedroom
 Provided
 Installation only
 10500 VA

TOBA

LAKE VILLAS

*The Prominent Villas
at Toba*

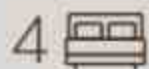
T500 Design B (Roof Terrace)



The Prominent Villas at Toba

LAND AREA : VARY
BUILDING AREA : 489 m²

T500 Design B (Roof Terrace) Specification



BEDROOMS



4 BATHROOMS (ENSUITE)
& 1 GUEST BATHROOM



DRY KITCHEN



WET KITCHEN



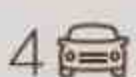
LIVING ROOM



LIFT



MAIDROOMS
& BATHROOMS



2 CARPORTS
& 2 GARAGES



ENTERTAINMENT
ROOM



FAMILY/
STUDI ROOM



DINING ROOM



ROOF TERRACE

Specification Selection

Basic Specification

FLOOR FINISHES

- Entrance Terrace
- Car Port
- Balcony

] Natural Stone
 Homogeneous tile

WALL FINISHES

- Interior Wall
- Exterior Wall
- Outdoor Shower
- Carpet

- Base paint
 - Natural stone + paint
 - Texture paint
 - Homogeneous tile

Ceilings

- Exterior (soffit)

- Fibre cement

OTHERS

- CCTV
- Videophone
- Panic Button
- Solar Panel
- Lighting
- Lift
- Hot Water
- Electricity

] Provided
 Smart switch
 Provided
 Installation only
 10500 VA

DOOR & WINDOW

- Exterior Door
- Exterior Window
- Main Entrance Door
- Garage door

- Aluminium frame with glass
 - Glazed aluminium
 - Solid engineering wood + digital door lock
 - Metal framed system

TOILET FEATURE

- Master bathroom
- Common bathroom
- Shower screen

- TOTO or equivalent
 - TOTO or equivalent
 - Door panel & fixed glass panel

KITCHEN & PANTRY

- Pantry
- Wet kitchen
- Appliance
- Island Table

- Metal framed system
 - Metal framed system
 - Metal framed system
 - Island Table

Premium Specification

FLOOR FINISHES

- Entrance Terrace
- Car Port
- Living, Dining, Stair
- Bathroom
- Master Bedroom
- Bedroom
- Service Area
- Garage
- Entertainment Room
- Balcony

] Natural stone
 Local marble
 Homogeneous tile
 Local marble
 SPC flooring
 Homogeneous tile
 Homogeneous tile
 Homogeneous tile
 Homogeneous tile

WALL FINISHES

- Interior Wall
- Exterior Wall
- Bathroom
- Outdoor Shower
- Carpet

- Paint
 - Natural stone + paint
 - Homogeneous tile
 - Texture paint
 - Homogeneous tile

Ceilings

- Exterior (soffit)
- Interior

- Fibre cement
 - Paint on gypsum board

DOOR & WINDOW

- Exterior Door
- Exterior Window
- Main Entrance Door
- Interior door
- Garage door

- Glazed aluminium
 - Glazed aluminium
 - Solid engineering wood + digital door lock
 - Engineering wood with honeycomb core
 - Metal framed system

TOILET FEATURE

- Master bathroom
- Common bathroom
- Shower screen

- TOTO or equivalent
 - TOTO or equivalent
 - Door panel & fixed glass panel

KITCHEN & PANTRY

- Pantry
- Wet kitchen
- Appliance
- Island Table

- Granite countertop, sink, faucet, no cabinet
 - Granite countertop, sink, faucet, no cabinet
 - Granite countertop, sink, faucet, no cabinet
 - Island Table

OTHERS

- CCTV
- Videophone
- Panic Button
- Solar Panel
- Lighting
- TV & Data Outlet
- Lift
- Hot Water
- Electricity

] Provided
 Smart switch
 Provided at living and master bedroom
 Provided
 Installation only
 10500 VA

TOBA

LAKE VILLAS

*The Prominent Villas
at Toba*

T500 Design C (Roof Terrace)



The Prominent Villas at Toba

LAND AREA : VARY
BUILDING AREA : 489 m²

T500 Design C (Roof Terrace) Specification



4 BEDROOMS



5 BATHROOMS (ENSUITE)
& 1 GUEST BATHROOM



1 DRY KITCHEN



1 WET KITCHEN



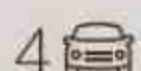
1 LIVING ROOM



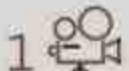
1 LIFT



2 MAIDROOMS
& BATHROOMS



4 CARPORTS
& 2 GARAGES



1 ENTERTAINMENT
ROOM



1 FAMILY/
STUDI ROOM



1 DINING ROOM



1 ROOF TERRACE

Specification Selection

Basic Specification

FLOOR FINISHES

- Entrance Terrace
- Car Port
- Balcony

- Natural Stone
- Homogeneous tile

WALL FINISHES

- Interior Wall
- Exterior Wall
- Outdoor Shower
- Carport

- Base paint
- Natural stone + paint
- Texture paint
- Homogeneous tile

CEILING

- Exterior goffo

- Fibre cement

OTHERS

- CCTV
- Videophone
- Panic Button
- Solar Panel
- Lighting
- Lift
- Hot Water
- Electricity

- Provided
- Smart switch
- Provided
- Installation only
- 10500 VA

DOOR & WINDOW

- Exterior Door
- Exterior Window
- Main Entrance Door
- Garage door

- Aluminium frame with glass
- Grated aluminium
- Solid engineering wood + digital door lock
- Metal framed system

TOILET FEATURE

- Master bathroom
- Common bathroom
- Shower screen

- TOTO or equivalent
- TOTO or equivalent
- Door panel & fixed glass panel

KITCHEN & PANTRY

- Pantry
- Wet kitchen
- Appliance
- Island Table

- Metal framed system
- Metal framed system
- Metal framed system
- Island Table

Premium Specification

FLOOR FINISHES

- Entrance Terrace
- Car Port
- Living, Dining, Seat
- Bathroom
- Master Bedroom
- Bedroom
- Service Area
- Garage
- Entertainment Room
- Balcony

- Natural stone
- Local marble
- Homogeneous tile
- Local marble
- SPC flooring
- Homogeneous tile
- Homogeneous tile
- Homogeneous tile
- Homogeneous tile
- Homogeneous tile

WALL FINISHES

- Interior Wall
- Exterior Wall
- Bedroom
- Outdoor Shower
- Carport

- Base
- Natural stone + paint
- Homogeneous tile
- Texture paint
- Homogeneous tile

CEILING

- Exterior goffo
- Interior

- Fibre cement
- Paint on gypsum board

DOOR & WINDOW

- Exterior Door
- Exterior Window
- Main Entrance Door
- Interior door
- Garage door

- Grated aluminium
- Grated aluminium
- Solid engineering wood + digital door lock
- Engineering wood with honeycomb core
- Metal framed system

TOILET FEATURE

- Master bathroom
- Common bathroom
- Shower screen

- TOTO or equivalent
- TOTO or equivalent
- Door panel & fixed glass panel

KITCHEN & PANTRY

- Pantry
- Wet kitchen
- Appliance
- Island Table

- Granite countertop, sink, faucet, no cabinet
- Granite countertop, sink, faucet, no cabinet
- Granite countertop, sink, faucet, no cabinet
- Island Table

OTHERS

- CCTV
- Videophone
- Panic Button
- Solar Panel
- Lighting
- TV & Data Outlet
- Lift
- Hot Water
- Electricity

- Provided
- Smart switch
- Provided at living and master bedroom
- Provided
- Installation only
- 10500 VA



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, Genova is the ideal place for you and your business to thrive.



3 STOREY

BUSINESS LOFT

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

TYPICAL BUILDING AREA **384 M²**

TYPICAL LAND AREA **160 M²**



1ST FLOOR

2ND FLOOR

3RD FLOOR



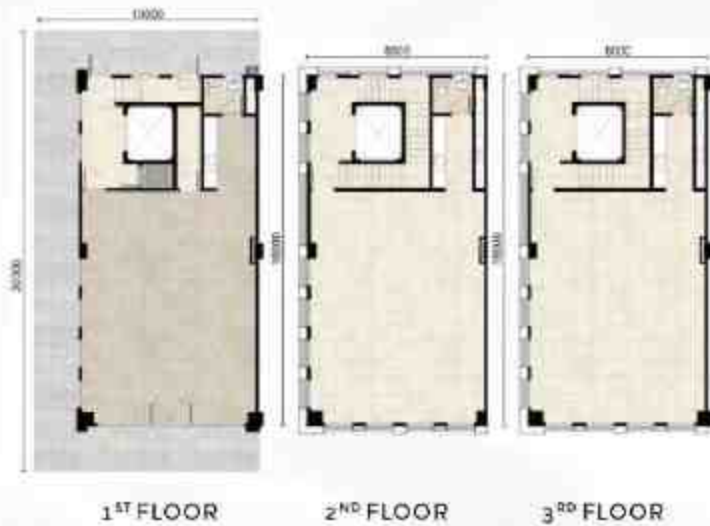
3 STOREY

BUSINESS LOFT CORNER

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

TYPICAL BUILDING AREA **384 M²**

TYPICAL LAND AREA **200 M²**



BUSINESS LOFT

BLOCK UNIT

3 STOREY



BUSINESS LOFT SPECIFICATION

FOUNDATION

Main Structure
Interior

WALL FINISHES

Interior Wall
Exterior Finishing

Ceiling
Roof

DOOR

Main Door
Internal Door

FLOOR

Ground Floor
GF Walkway
Typical Floor
Stair & Lift Lobby

Pile

Reinforced Concrete
Block Wall with Plaster & Paint

Paint

Aluminium with Glass Door
Painted GRC

Gyptile & Gypsum Board in Paint Finish
Concrete Slab

Frameless Tempered Glass
Engineered Door

Local Marble
Homogeneous Tile
Homogeneous Tile
Homogeneous Tile

TOILET

Wall Finisher
Floor Finishes
Sanitary Ware & Fittings

OTHER

Electricity
Lift
Telephone
Ground Tank & Roof Tank
Air Conditioning
Lighting Armature
Grease Trap
Pantry

GENERAL

Homogeneous Tile
Homogeneous Tile
TOTO or Equivalent

6800 VA
Provided
2 Unit Installation per Floor
Provided
Drain Pipe Only
Provided
Provided

Electricity Cable & Underground
Fibre Optic
Covered Drainage
24-Hour Security System
Automatic Barrier Gate
PDAM Standard

Multi Tenants
Concept

Private Lobby
Every Floor

Double
Frontage



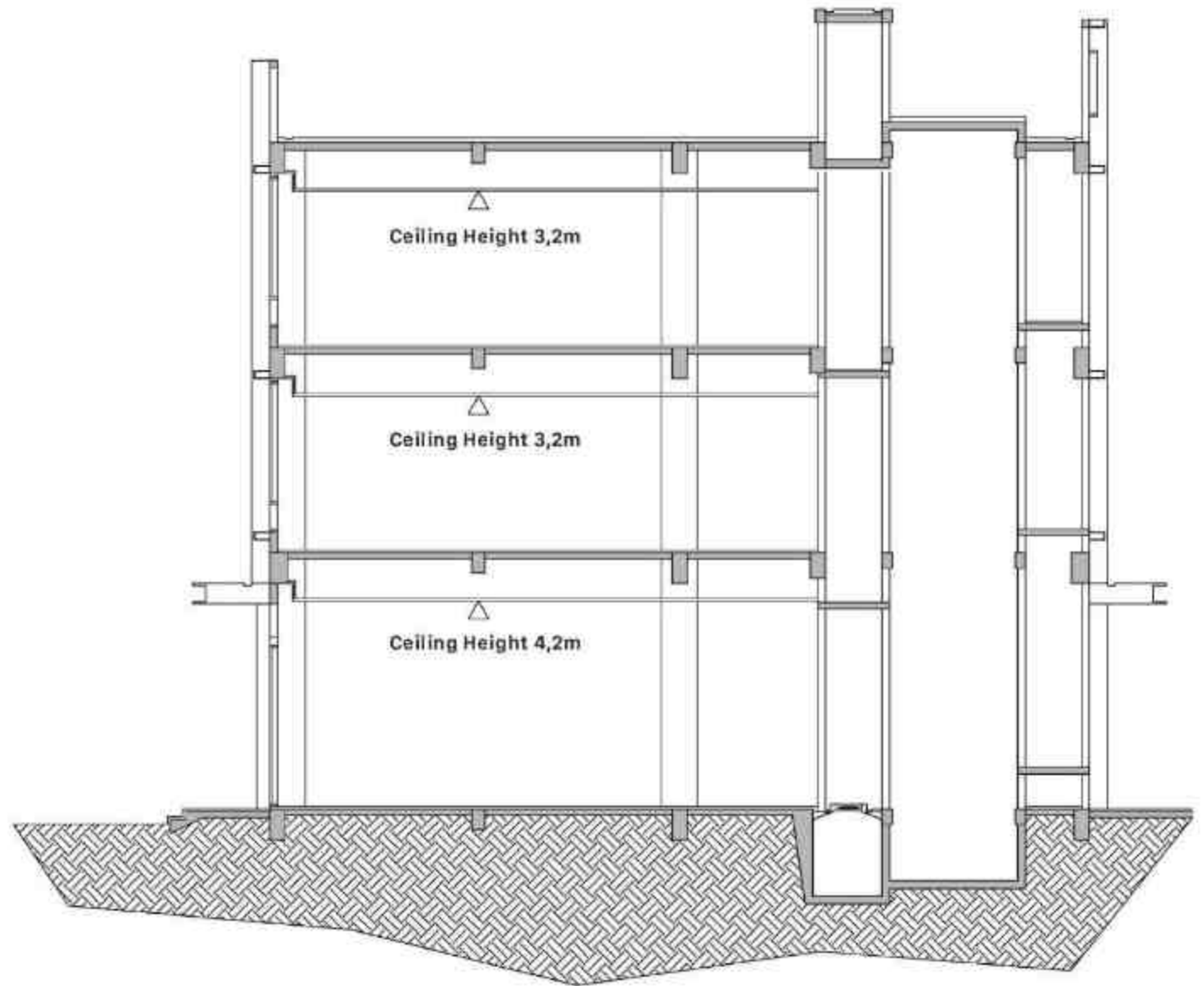
Business Loft Ceiling Height

Business Loft 3 Storey

| | |
|-----------------------|------|
| 1 st Floor | 4,2m |
| 2 nd Floor | 3,2m |
| 3 rd Floor | 3,2m |

Business Loft 4 Storey

| | |
|-----------------------|------|
| 1 st Floor | 4,2m |
| 2 nd Floor | 3,2m |
| 3 rd Floor | 3,2m |
| 4 th Floor | 3,2m |



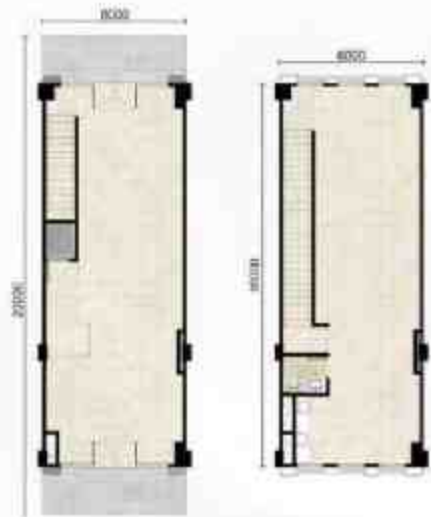
2 STOREY

SHOP HOUSE STANDARD

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

TYPICAL BUILDING AREA **192 M²**

TYPICAL LAND AREA **120 M²**



1ST FLOOR

2ND FLOOR



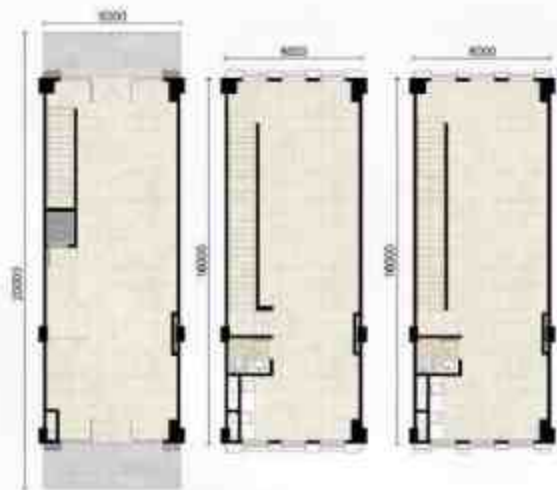
3 STOREY

SHOP HOUSE DELUXE

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

TYPICAL BUILDING AREA **288 M²**

TYPICAL LAND AREA **120 M²**



1ST FLOOR

2ND FLOOR

3RD FLOOR



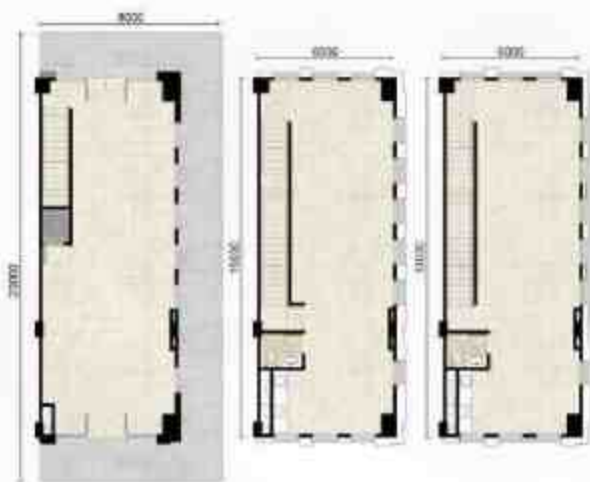
3 STOREY

SHOP HOUSE DELUXE CORNER

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

TYPICAL BUILDING AREA **288 M²**

TYPICAL LAND AREA **160 M²**



1ST FLOOR

2ND FLOOR

3RD FLOOR



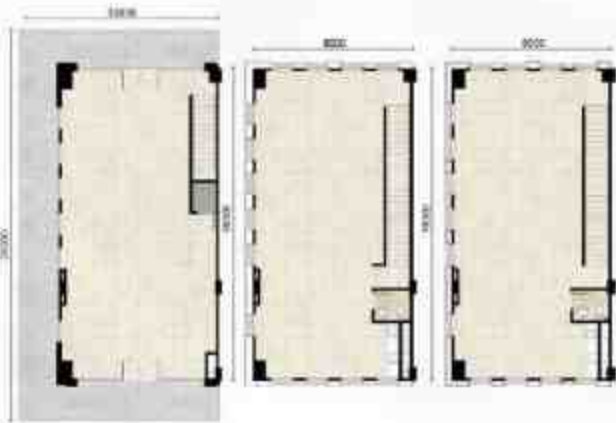
3 STOREY

SHOP HOUSE DELUXE CORNER

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

TYPICAL BUILDING AREA **384 M²**

TYPICAL LAND AREA **204 M²**



1ST FLOOR

2ND FLOOR

3RD FLOOR



SHOP HOUSE

BLOCK UNIT

2 STOREY



3 STOREY



SHOP HOUSE SPECIFICATION

Foundation
Main Structure
Interior

Pile
Reinforced Concrete
Plaster & Paint

WALL FINISHES
Interior Wall
Exterior Finishing

Paint
Aluminium with Glass Door
Painted GRC

Ceiling
Roof

Gypsum board in paint finish
Concrete Slab

DOOR
Main Door
Internal Door

Frameless Tempered Glass
Engineered Door

FLOOR
Ground Floor
GP Walkway
Typical Floor

Homogeneous Tile
Homogeneous Tile
Homogeneous Tile

TOILET

Wall Finishes
Floor Finishes
Sanitary Ware & Fittings

Homogeneous Tile
Homogeneous Tile
TOTO or Equivalent

OTHER

Electricity
Telephone
Ground Tank & Roof Tank
Air Conditioning
Lighting Armature
Grease Trap
Pantry

3300 VA
2 Unit Installation per Floor
Provided
Drain Pipe Only
Provided
Provided
Provided

GENERAL

Electricity Cable & Underground
Fibre Optic
Covered Drainage
24-Hour Security System
Automatic Barrier Gate
PDAM Standard

Shop House

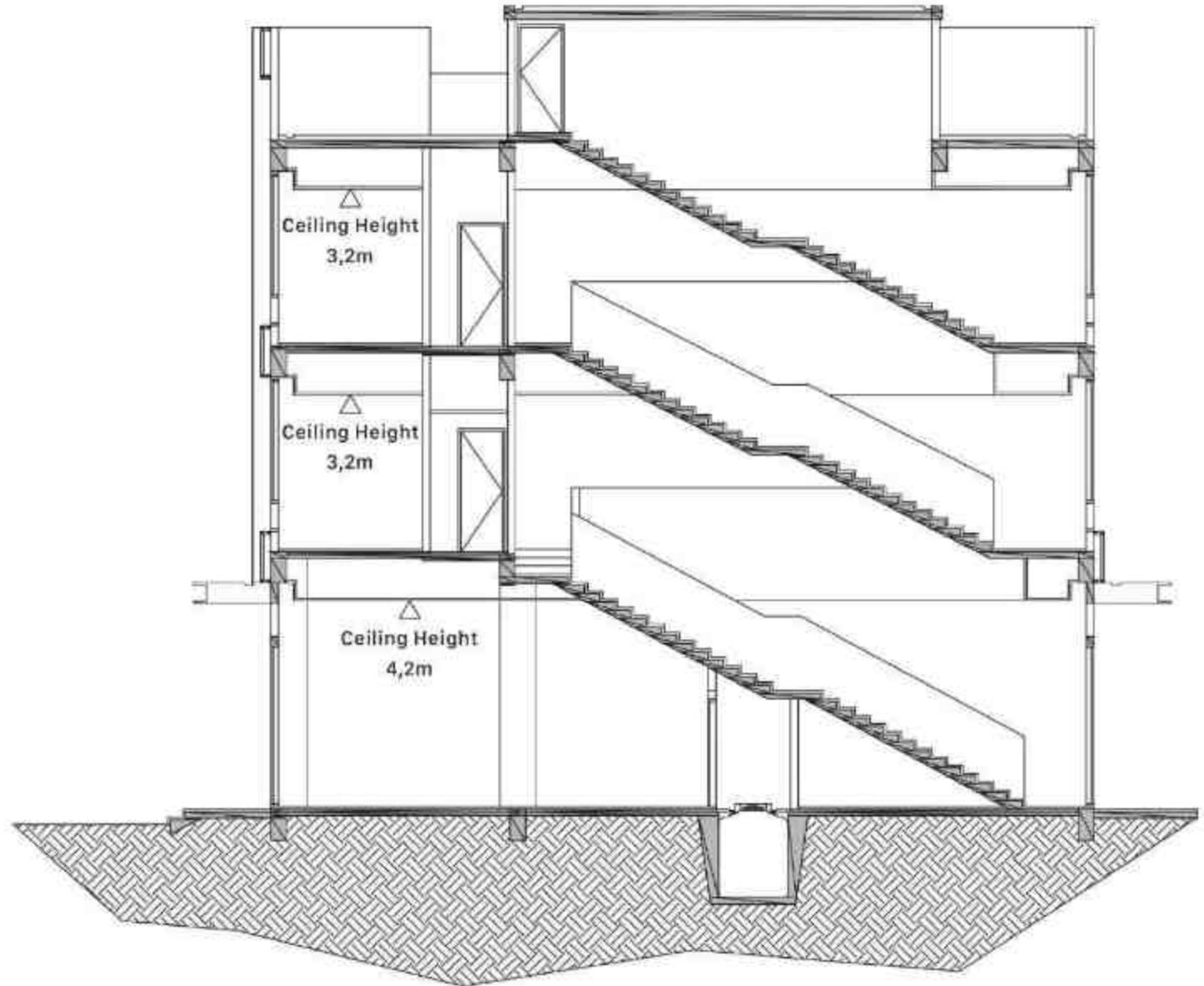
Ceiling Height

Shop House 2 Storey

| | |
|-----------------------|------|
| 1 st Floor | 4,2m |
| 2 nd Floor | 3,2m |

Shop House 3 Storey

| | |
|-----------------------|------|
| 1 st Floor | 4,2m |
| 2 nd Floor | 3,2m |
| 3 rd Floor | 3,2m |



THE SITEPLAN OF GENOVA

- PHASE 1
- PHASE 2
- PHASE 3
- BUSINESS LOFT (4 STOREY) 2 UNITS
- BUSINESS LOFT (3 STOREY) 20 UNITS
- SHOP HOUSE STANDARD (2 STOREY) 33 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 6mx20m (3s)
- Deluxe Corner 8mx20m (3s)
- Deluxe Corner 10mx20m (3s)

Business Loft

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

GÉNOVA





THANK YOU

Marketing Gallery

Jl. Asya Boulevard, Jakarta Garden City East Jakarta

www.asya.co.id

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Indonesia**

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