



5 KM TO  
KELAPA GADING



NEXT TO  
AEON MALL & IKEA  
JAKARTA GARDEN CITY



EASY ACCESS VIA  
JAKARTA OUTER &  
INNER RING  
ROAD (JORR)



15 HECTARES  
OF LAKE WITH  
LANDSIDE GARDEN



SURROUNDED BY  
INTERNATIONAL  
SCHOOLS



REJUVENATE AT  
TOWNSHIP  
CLUBHOUSES



PANDEMIC FRIENDLY  
HOUSING CONCEPT



DUAL ACCESS  
ENTRANCE (ONE  
ACCESS WITH SMART  
DIGITAL DOOR LOCK -  
CARD & FINGERPRINT)



CCTV INSTALLED  
AT MAIN ENTRANCE  
AND LIVING ROOM



BALCONY AT FAMILY  
ROOM  
MULTI-PURPOSE  
ROOM AVAILABLE



UP TO 5M CEILING  
HEIGHT OF  
FAMILY ROOM  
3M CEILING HEIGHT  
OF BEDROOMS



SOLAR PANEL  
SMART HOME SYSTEM

## ASYA IS ACCESSIBLE VIA:

- Jakarta Inner Ring Road (Tol Dalam Kota), Exit Toll Cakung Barat
- Kelapa Gading/Bekasi to ASYA via Jalan Raya Bekasi
- Jakarta Outer Ring Road/JORR (Tol Lingkar Luar), Exit Toll Cakung Timur
- Kelapa Gading to ASYA via Jalan Tipar Cakung
- Kelapa Gading to ASYA via Jalan Tol Sunter-Pulo Gebang

MARKETING GALLERY  
Jl. Asya Boulevard, Jakarta Garden City  
East Jakarta

[www.asya.co.id](http://www.asya.co.id)

@asyajakarta

Developed by  
**AstraLand  
Indonesia**  
Real Property | Building | Land

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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



Club House Swimming Pool



Club House Swimming Pool



Cluster Gate



Dining Room T7

## 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.



Family Room T9  
Double Volume Ceiling Height up to 6M

# SPECIFICATION

## FLOOR

Entrance	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	Paint
Bathroom	Homogeneous Tile
Exterior Facade	Paint
	Homogeneous Tile

## CEILING

Interior	Painted Gypsum Board
Exterior	GRC

## SANITARY WARE & FITTING

Closet	TOTO or Equivalent
Washbasin all bathrooms	TOTO or Equivalent
Bathtub	TOTO or Equivalent (Tg Master Bathroom)
Washbasin Faucet	TOTO or Equivalent
Bath & Shower Set	TOTO or Equivalent
Accessories	TOTO or Equivalent

## ROOF

Exterior	Pitched Roof with Lightweight Steel Structure
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## DOOR & WINDOW

Main Entrance	Solid Engineered Wood with Card & Fingerprint Digital Door Lock (1st Floor Only)
Interior	Engineered Wood
Sliding	Aluminium Frame with Glass
Window	Aluminium Frame with Glass

## OTHER

Kitchen Faucet	Franke or Equivalent
Kitchen	Countertop with Kitchen Sink
TV Outlet	Using ONT (Optical Network Termination)/ Modem only in Living Room
Air Conditioning Provision	Provisions for Installation (Drain Pipe & Electricity only) at All Living Rooms & All Bedrooms
Hot Water	Pipe Provisions at All Bathrooms and All Kitchen
CCTV	Installed at Front Entrance & Living Room
Electricity	3500 VA
Solar Panel	Provided only for T6x15- 3s, T7x15 Premium - 3s, T7x17 - 3s & T9 All Types
Smart Home	Provided

HELIMUTU

AT ASYA  
*Beautiful Life, Beautiful Living*



- 5 KM TO KELAPA GADING
- 15 HECTARES OF LAND WITH LAKE AND GARDEN
- PANDEMIC FRIENDLY HOUSING CONCEPT
- BALCONY AT FAMILY ROOM
- UP TO 3M CEILING HEIGHT OF FAMILY ROOM
- UP TO 3M CEILING HEIGHT OF BEDROOMS
- SOLAR PANEL
- SMART HOME SYSTEM

ASYA IS ACCESSIBLE VIA:

- Jakarta Inner Ring Road (Tol Dalam Kota), Exit Toll Calung Barat
- Jakarta Outer Ring Road/JORR (Tol Lingkar Luar), Exit Toll Calung Timur
- Kelapa Gading/Bekasi to ASYA via Jalan Raya Bekasi
- Kelapa Gading to ASYA via Jalan Tjipar Calung
- Kelapa Gading to ASYA via Jalan Tol Sunter-Pulo Gebang

MARKETING GALLERY  
 Jl. Asya Boulevard, Jakarta Garden City  
 East Jakarta

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**AstraLand Indonesia**  
 Astra Property Grouping Ltd.

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



## A PEACEFUL SANCTUARY TUCKED AWAY FROM THE BUSY CITY

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## SPECIFICATION

<b>FLOOR</b>	
Entrance	Homogeneous Tile
Living, Dining, Stairs	Homogeneous Tile
Bathroom	Homogeneous Tile
Bedroom	Composite Wood Texture Flooring
Service Area	Ceramic Tile
Carport	Anti Slip Homogeneous Tile
<b>WALL</b>	
Interior	Paint
Bathroom	Homogeneous Tile
Exterior Facade	Paint Homogeneous Tile
<b>CEILING</b>	
Interior	Painted Gypsum Board
Exterior	GRC
<b>SANITARY WARE &amp; FITTING</b>	
Closet	TOTO or Equivalent
Washbasin all bathrooms	TOTO or Equivalent
Bathub	TOTO or Equivalent (Tg Master Bathroom)
Washbasin Faucet	TOTO or Equivalent
Bath & Shower Set	TOTO or Equivalent
Accessories	TOTO or Equivalent
<b>ROOF</b>	
Exterior	Pitched Roof with Lightweight Steel Structure
<b>DOOR &amp; WINDOW</b>	
Main Entrance	Solid Engineered Wood with Card & Fingerprint Digital Door Lock (1st Floor Only)
Interior	Engineered Wood
Sliding	Aluminium Frame with Glass
Window	Aluminium Frame with Glass
<b>OTHER</b>	
Kitchen Faucet	Franke or Equivalent
Kitchen	Countertop with Kitchen Sink
TV Outlet	Using ONT (Optical Network Termination)/ Modem only in Living Room
<b>Air Conditioning Provision</b>	Provisions for Installation (Drain Pipe & Electricity only) at All Living Rooms & All Bedrooms
<b>Hot Water</b>	Pipe Provisions at All Bathrooms and All Kitchen
<b>CCTV</b>	Installed at Front Entrance & Living Room
<b>Electricity</b>	3500 VA
<b>Solar Panel</b>	Provided only for T6x15- 3s, T7x15 Premium - 3s, T7x17 - 3s & T9 All Types
<b>Smart Home</b>	Provided

# KELIMUTU





Facade

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



CARPORT  
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 M<sup>2</sup>, LB 157 M<sup>2</sup>)



3 BEDROOMS



2 EN-SUITE  
BATHROOMS  
+ POWDER ROOMS



DRY KITCHEN



CARPOT  
FOR 2 CARS



1 MAID  
BEDROOM  
AND TOILET



1 MULTI  
PURPOSE ROOM



1 LAUNDRY  
ROOM



SOLAR  
PANEL



1<sup>st</sup> Floor



2<sup>nd</sup> Floor



3<sup>rd</sup> Floor



Family Room & Dining Room



Facade

3 FLOORS

# TYPE 9 DELUXE

9x17m (LT 153 M<sup>2</sup>, LB 203 M<sup>2</sup>)



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



1<sup>st</sup> Floor



2<sup>nd</sup> Floor



3<sup>rd</sup> Floor



2 FLOORS

# TYPE 7 PREMIUM

7x15m (LT 105 M<sup>2</sup>, LB 113 M<sup>2</sup>)



3 BEDROOMS



3 BATHROOMS  
(1 EN-SUITE, 1 COMMON)  
+ 1 POWDER ROOM



1 DRY KITCHEN



CARPORT  
FOR 2 CARS



1<sup>st</sup> Floor



2<sup>nd</sup> Floor



Facade

# MASTERPLAN



- 1 Genova
- 2 Clubhouse/ Marketing Gallery
- 3 Tobe Lake Villas
- 4 Future Development
- 5 Matana Cluster
- 6 Semayang Cluster
- 7 Maninjau Cluster
- 8 Sentarum Cluster
- 9 Kelimutu Cluster
- 10 Global Mandiri School
- 11 Food Garden
- 12 AEON Mall
- 13 IKEA

# SITEPLAN



- Type 6X15 - 3S
- Type 7X15 - 2S
- Type 7X15 STANDARD - 3S
- Type 7X15 PREMIUM - 3S
- Type 7x17 - 3S
- Type 9x15 - 3S
- Type 9x17 - 3S
- Type 9x15 CORNER - 3S
- Type 9x17 CORNER - 3S
- Type 9 D PREMIUM- 3S
- Type 9 D PREMIUM C- 3S
- Type 9 D PREMIUM + - 3S
- Type 9+
- Type 9+ CORNER

THE HOME THAT FITS YOU

RELMUTU





Facade

**3 FLOORS**  
**TYPE 7 PREMIUM**  
 7x15m (LT 105 M<sup>2</sup>, LB 157 M<sup>2</sup>)

- 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**



1<sup>st</sup> Floor 2<sup>nd</sup> Floor 3<sup>rd</sup> Floor



Facade

**2 FLOORS**  
**TYPE 7 PREMIUM**  
 7x15m (LT 105 M<sup>2</sup>, LB 113 M<sup>2</sup>)

- 3 BEDROOMS**
- 3 BATHROOMS (1 EN-SUITE, 1 COMMON) + 1 POWDER ROOM**
- 1 DRY KITCHEN**
- CARPORT FOR 2 CARS**



1<sup>st</sup> Floor 2<sup>nd</sup> Floor

**MASTERPLAN**



- 1 Genova
- 2 Clubhouse/ Marketing Gallery
- 3 Toba Lake Villas
- 4 Future Development
- 5 Metana Cluster
- 6 Semayang Cluster
- 7 Maninjau Cluster
- 8 Sentarum Cluster
- 9 Kelimutu Cluster
- 10 Global Mandiri School
- 11 Food Garden
- 12 AEON Mall
- 13 IKEA

**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**
- CARPORT FOR 1 CAR**
- SOLAR PANEL**



1<sup>st</sup> Floor 2<sup>nd</sup> Floor 3<sup>rd</sup> Floor



Family Room & Dining Room

**3 FLOORS**  
**TYPE 9 DELUXE**  
 9x17m (LT 153 M<sup>2</sup>, LB 203 M<sup>2</sup>)

- 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**



1<sup>st</sup> Floor 2<sup>nd</sup> Floor 3<sup>rd</sup> Floor



Facade

**SITEPLAN**



- Tipe 6X15 - 3S
- Tipe 7X15 - 2S
- Tipe 7X15 STANDARD - 3S
- Tipe 7X15 PREMIUM - 3S
- Tipe 7x17 - 3S
- Tipe 9x15 - 3S
- Tipe 9x17 - 3S
- Tipe 9x15 CORNER - 3S
- Tipe 9x17 CORNER - 3S
- Tipe 9 D PREMIUM- 3S
- Tipe 9 D PREMIUM C- 3S
- Tipe 9 D PREMIUM +- 3S
- Tipe 9+
- Tipe 9+ CORNER

THE HOME THAT FITS YOU **KELIMUTU**



Multi Purpose Room T7



Multi Purpose Room T9



**ASYA IS ACCESSIBLE VIA:**

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- Kelapa Gading/Bekasi to ASYA via Jalan Raya Bekasi
- Kelapa Gading to ASYA via Jalan Tiger Cakung

**MARKETING GALLERY**  
Jl. Asya Bratanesi, Jakarta Garden City East Jakarta

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**AstraLand Indonesia**

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- Swimming Pool and Kids Pool
- Yoga Deck
- Children Playground
- Outdoor Gym
- Seating Hall
- 3 on 3 Basketball Court



Club House Swimming Pool



Club House Swimming Pool



Cluster Gate



Dining Room T7

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Family Room T9  
Double Volume Ceiling Height up to 6M

## SPECIFICATION

<b>FLOOR</b>	
Entrance	Homogeneous Tile
Living, Dining, Stairs	Homogeneous Tile
Bathroom	Homogeneous Tile
Bedroom	Composite Wood Texture Flooring
Service Area	Ceramic Tile
Carport	Anti Slip Homogeneous Tile
<b>WALL</b>	
Interior	Paint
Bathroom	Homogeneous Tile
Exterior Facade	Paint
	Homogeneous Tile
<b>CEILING</b>	
Interior	Painted Gypsum Board
Exterior	GRC
<b>SANITARY WARE &amp; FITTING</b>	
Closet	TOTO or Equivalent
Washbasin all bathrooms	TOTO or Equivalent
Bathtub	TOTO or Equivalent (T9 Master Bathroom)
Washbasin Faucet	TOTO or Equivalent
Bath & Shower Set	TOTO or Equivalent
Accessories	TOTO or Equivalent
<b>ROOF</b>	
Exterior	Pitched Roof with Lightweight Steel Structure
<b>DOOR &amp; WINDOW</b>	
Main Entrance	Solid Engineered Wood with Card & Fingerprint Digital Door Lock (1st Floor Only)
Interior	Engineered Wood
Sliding	Aluminium Frame with Glass
Window	Aluminium Frame with Glass
<b>OTHER</b>	
Kitchen Faucet	Franke or Equivalent
Kitchen	Countertop with Kitchen Sink
TV Outlet	Using ONT (Optical Network Termination)/ Modem only in Living Room
Air Conditioning Provision	Provisions for Installation (Drain Pipe & Electricity only) at All Living Rooms & All Bedrooms
Hot Water	Pipe Provisions at All Bathrooms and All Kitchen
CCTV	Installed at Front Entrance & Living Room
Electricity	3500 VA
Solar Panel	Provided only for T6x15 - 3s, T7x15 Premium - 3s, T7x17 - 3s & T9 All Types
Smart Home	Provided

# KELIMUTU



Beautiful Life. Beautiful Living



Facade

### 3 FLOORS TYPE 7 PREMIUM 7x15m (LT 105 M<sup>2</sup>, LB 157 M<sup>2</sup>)

- 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



1<sup>st</sup> Floor 2<sup>nd</sup> Floor 3<sup>rd</sup> Floor



Facade

### 3 FLOORS TYPE 9 DELUXE 9x17m (LT 153 M<sup>2</sup>, LB 203 M<sup>2</sup>)

- 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



1<sup>st</sup> Floor 2<sup>nd</sup> Floor 3<sup>rd</sup> Floor

### 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
- CARPORT FOR 1 CAR
- SOLAR PANEL



1<sup>st</sup> Floor 2<sup>nd</sup> Floor 3<sup>rd</sup> Floor



Family Room & Dining Room

### 2 FLOORS TYPE 7 PREMIUM 7x15m (LT 105 M<sup>2</sup>, LB 113 M<sup>2</sup>)

- 3 BEDROOMS
- 3 BATHROOMS (1 EN-SUITE, 1 COMMON) + 1 POWDER ROOM
- 1 DRY KITCHEN
- CARPORT FOR 2 CARS



1<sup>st</sup> Floor 2<sup>nd</sup> Floor



Facade

## MASTERPLAN



- Genova
- Clubhouse/ Mandala Gallery
- Toba Lake Villas
- Future Development
- Matsani Cluster
- Semayang Cluster
- Maninjau Cluster
- Sentaram Cluster
- Kelimutu Cluster
- Global Mandiri School
- Food Garden
- aDON Mall
- K&A

## SITEPLAN



- Type 6x15 - 3S
- Type 7x15 - 2S
- Type 7x15 STANDARD - 3S
- Type 7x15 PREMIUM - 3S
- Type 7x17 - 3S
- Type 9x15 - 3S
- Type 9x17 - 3S
- Type 9x15 CORNER - 3S
- Type 9x17 CORNER - 3S
- Type 9 D PREMIUM - 3S
- Type 9 D PREMIUM C - 3S
- Type 9 D PREMIUM + - 3S
- Type 9+
- Type 9+ CORNER

THE HOME THAT FITS YOU

# KELIMUTU



Multi Purpose Room T7



Multi Purpose Room T9