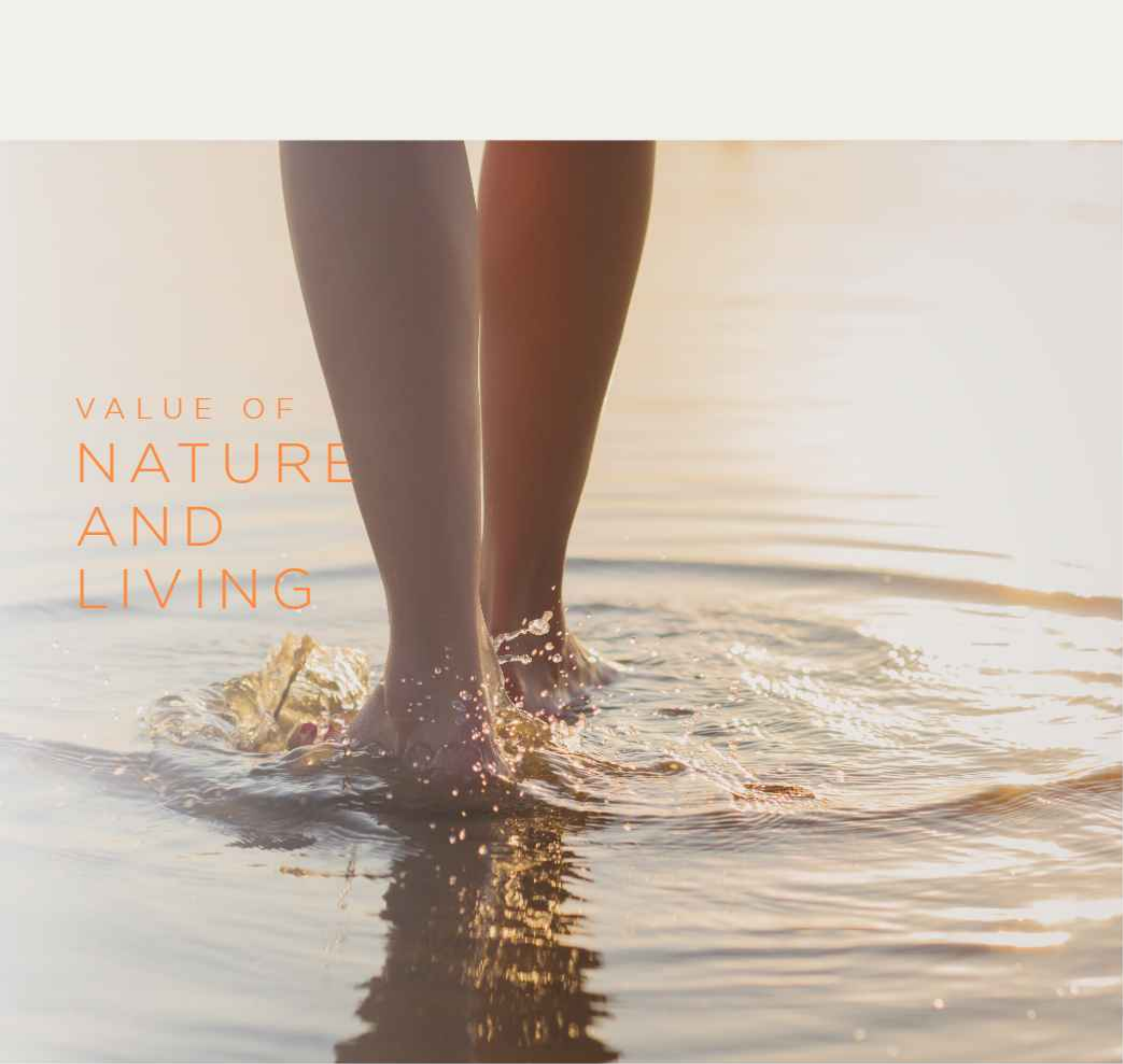




EACH SUNRISE BRINGS A  
NEW DAY WITH NEW HOPES  
FOR A NEW BEGINNING

maninjau



VALUE OF  
NATURE  
AND  
LIVING

THE ASYA CONCEPT

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## THE EMBODIMENT OF ELEGANT LIVING IN NATURE WITH EXCLUSIVITY

Welcome to ASYA, a unique collaboration of three established property developers Astra Property, Hongkong Land and Modernland. With combined years of experience and a proven track record in delivering outstanding new communities, Astra Modern Land prides itself in creating innovative residential communities within a township centred on a beautiful lake, lush greeneries, and outstanding facilities.

Introducing the newest Cluster at ASYA, Maninjau.

Maninjau presents you with the prestige of living in East Jakarta. Its proximity to amenities such as AEON Mall and IKEA makes it a sought after residential community that many will appreciate. With its unparalleled location, residents enjoy the luxury of both worlds: The tranquility of the serene outdoors and the dynamic nature of urban living.

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.

DEVELOPED BY





MANINJAU



DISCOVER THE  
LUXURIOUS, IMPECCABLY  
DESIGNED TOWNSHIP  
LIVING





# THE MASTERPLAN

- 1 Toba Lake Villas
- 2 Landed Residences
- 3 Matana Cluster
- 4 Semayang Cluster
- 5 **maninjau**
- 6 Condominiums
- 7 Cluster Facilities
- 8 Commercial
- 9 Marketing Gallery
- 10 Upcoming Mayapada Hospital
- 11 AEON Mall
- 12 Food Garden
- 13 Global Mandiri School
- 14 IKEA



\*This site plan is not to scale



## 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 m<sup>2</sup>  
 TYPICAL LAND AREA 112 m<sup>2</sup>

3   
 BEDROOM

3   
 BATHROOM  
 (2 EN-SUITE)

1   
 DRY KITCHEN

1   
 MAID BEDROOM  
 & BATHROOM

2   
 CARPORT

1   
 LIVING ROOM

1   
 DINING ROOM



TYPE **8m x 14m**

3 FLOORS

TYPICAL BUILDING AREA 156 m<sup>2</sup>  
TYPICAL LAND AREA 112 m<sup>2</sup>

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





TYPE **10m x 14m**

2 FLOORS

TYPICAL BUILDING AREA 138 m<sup>2</sup>  
 TYPICAL LAND AREA 140 m<sup>2</sup>

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



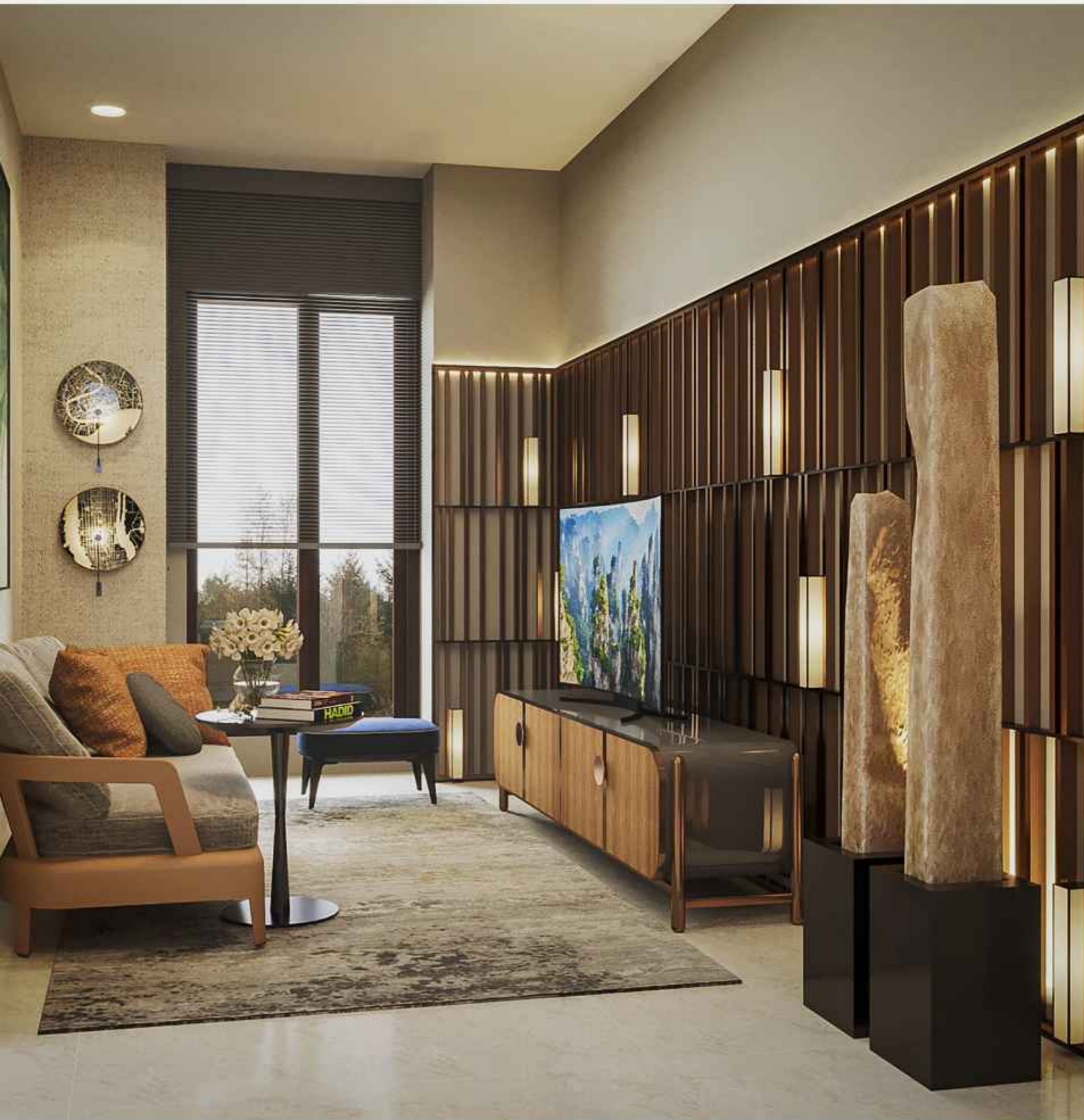
TYPE 10m x 14m

3 FLOORS

TYPICAL BUILDING AREA 190 m<sup>2</sup>  
TYPICAL LAND AREA 140 m<sup>2</sup>

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





TYPE **10m x 17m**

3 FLOORS

TYPICAL BUILDING AREA 218 m<sup>2</sup>  
 TYPICAL LAND AREA 170 m<sup>2</sup>

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



TYPE **12m x 17m**

3 FLOORS

TYPICAL BUILDING AREA 187 m<sup>2</sup>  
TYPICAL LAND AREA 204 m<sup>2</sup>

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





TYPE **14m x 14m**

3 FLOORS

TYPICAL BUILDING AREA 193 m<sup>2</sup>  
 TYPICAL LAND AREA 196 m<sup>2</sup>

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





TYPE **14m x 17m**

3 FLOORS

TYPICAL BUILDING AREA 221 m<sup>2</sup>  
TYPICAL LAND AREA 238 m<sup>2</sup>

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





# maninjau

- |  |  |
|--|--|
|  TYPE 8m x 14m    |  TYPE 10m x 17m |
|  TYPE 10m x 14m   |  TYPE 12m x 17m |
|  TYPE 14m x 14m   |  TYPE 14m x 17m |
|  TYPE 13.5m x 14m |  2 STOREYS      |
|  TYPE 14.5m x 14m |  |

\*This site plan is not to scale



The Cluster Maninjau offers 2 and 3 floors variety. With a living room ceiling height of up to 6m, giving a luxurious and spacious impression while supporting the lighting and air circulation at home.



## 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
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### 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
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### 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

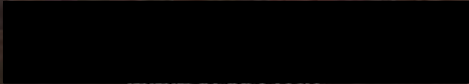




**ASYA**  
*Beautiful Life. Beautiful Living*

MARKETING GALLERY

Jalan Asya Boulevard, Jakarta Garden City  
East Jakarta



[WWW.ASYA.CO.ID](http://WWW.ASYA.CO.ID)