

THE NEW CLUSTER

SENTARUM





A New Affordable Living



Introducing the newest cluster at ASYA.

Sentarum is the new beginning of harmonious living. Coming home with a selection of 2 or 3 storey houses beautifully designed only for you and your family.

Sentarum offer you the simple, minimalist, and luxury concept of residence. Where comfort is priority living for your family right here.



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

SENTORUM

House Type	Standard	Corner
6	6x14m (2fl & 3fl)	-
7	7x14m (3fl)	15x14m (3fl)
8	8x14m (3fl)	12x14m (3fl)
9	9x14m (3fl) 9x17m (3fl)	13x14m (3fl) 13x17m (3fl)

SENTARUM



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FEATURES

SENTARUM



DOUBLE HEIGHT VOLUME



SENTARUM

DOUBLE HEIGHT VOLUME

Separation of service bedroom at 2nd floor for maximum space at Ground floor. Bedrooms are positioned to give privacy.

Family room at 2nd floor as second living room connected to Main Living room at GF (T8 and T9)



SENTARUM

SURROUNDING BY GARDEN

Your houses surrounding by garden at frontyard and backyard. The Garden will optimize the natural lighting and ventilation.



Separation of service bedroom at 2nd floor for maximum space at Ground floor

SENTARUM

SMART DIGITAL LOCK



ILLUSTRATIVE PURPOSES ONLY

Security that works for you in terms of convenience of a few taps on the door. Practical and yet ensures you of the best and highest level of security and protection.



ILLUSTRATIVE PURPOSES ONLY



ILLUSTRATIVE PURPOSES ONLY

SENTARUM



ILLUSTRATIVE PURPOSES ONLY

CCTV IN LIVING ROOM & ENTRANCE ROOM

An extra mile of protection to make your life better. You deserve to feel at ease with the security of your home. Supervise your home on the comfort of your phone.



ILLUSTRATIVE PURPOSES ONLY

SENTARUM



WATER PUMP & WATER TANK

Reliable water pumps and tanks to cater to all your household daily uses. Providing 2 pumps and 2 tanks (ground tank & roof tank) for constant flow of water to any other areas of your home that you need.



SENTARUM



ACCESS TO CLUBHOUSE WITH FACE RECOGNITION

Feel secure on your leisure in the clubhouse. Face recognition technology is applied in our clubhouse to ensure you the best experience and security as you relax.



THE FACILITIES

MAGNIFICENT SURROUNDINGS

- 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 CONSULTANT

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



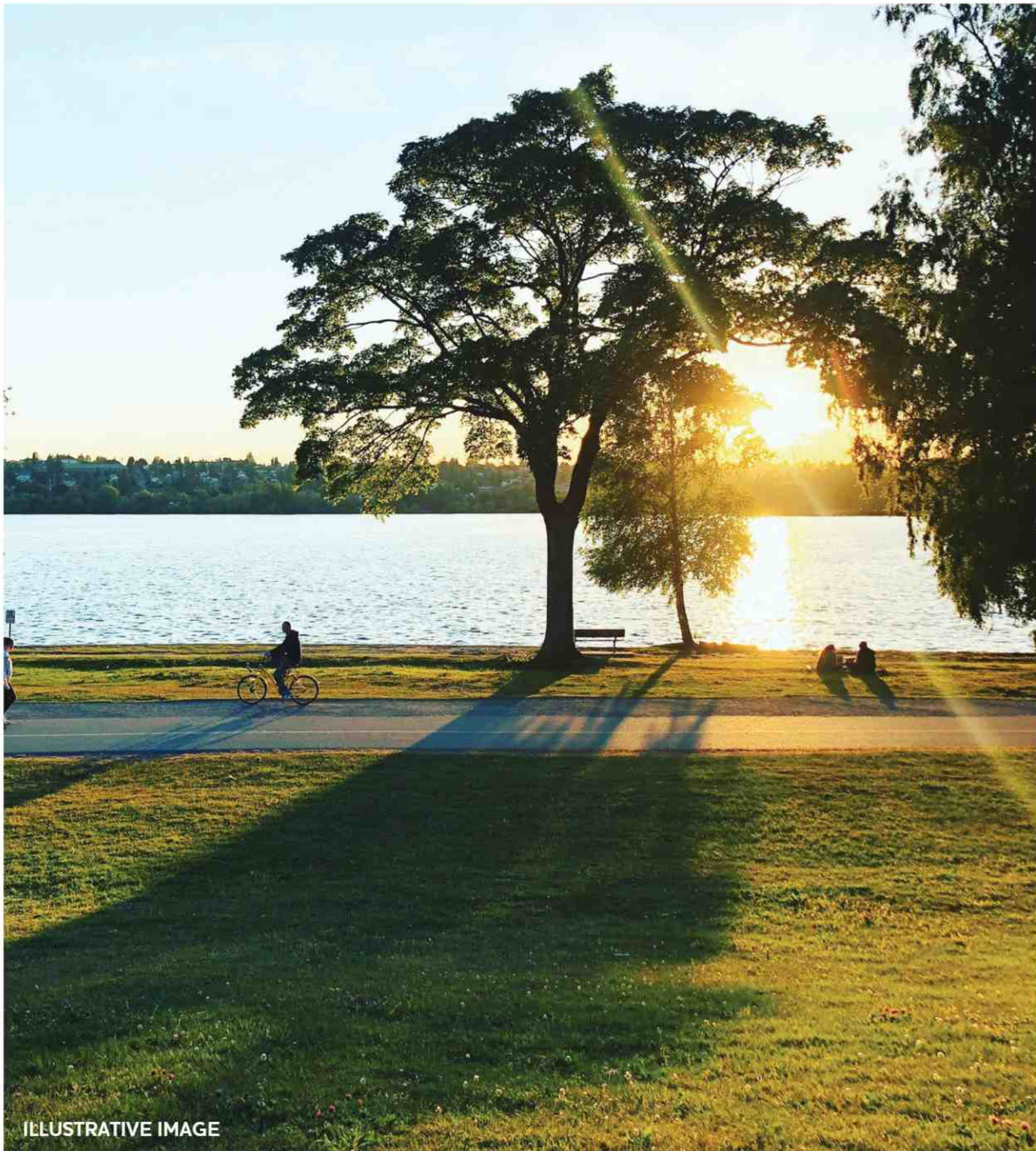
- ARCHITECT -

Tom Elliot

pai

"Asya Sentarum's house units were designed with elegance, exclusiveness, and modernity in mind. These are reflected on the facades which are derived from classical style, but with a touch of strong simple and fresh modern character.

The houses' layout arrangement centres around creating spaciousness and vastness within the houses. This is what the residents will experience when living therein. At the same time, attention is also paid to creating a sense of intimacy. Family members will feel they are never too distant from each other. These are houses that will fit modern, vibrant people."



ILLUSTRATIVE IMAGE

- LANDSCAPE -
Oemardi Zain
OZ

Providing Asya Sentarum's landscape that's comfortable, safe, and fun. Lush green trees and bushes line up to greet you with joy. Modern, contemporary, or tropical landscape is designed not only to create a greener and beautiful scenery but also to push the residents to create a healthy lifestyle, boost their creativity, and make a healthy and strong social life.

Outdoor spaces are designed visually attractive and useful for the residents. Interesting facilities are built for the residents to use the outdoor space and initiate healthy lifestyle apart from recreation purposes.



- INTERIOR -

Alex Bayu

GL

Having founded Genius Loci with his business partner in 2002, being a statement for his working experience in a design firm based in New York and Singapore. Genius Loci has expanded to 6 cities in Asia, including Jakarta. Genius Loci caters to residential, commercial lots, villas, and more, from interior to architecture to graphic design projects.

Alex Bayu and Asya have won awards in categories such as; Best Housing Interior Design (Asia) and Best Housing Development (Asia) awarded on Asia Property Awards 2019 by Property Guru.



T-6 INTERIOR CONCEPT

MODERN BARCELONA INSPIRED INTERIOR

MODERN & MINIMALISM LINE COME TOGETHER WITH EARTHY TONE, RUSTIC TEXTURE AND BOLD COLOUR, AUTHENTICALLY MEDITERRANEAN LOOK & FEEL.

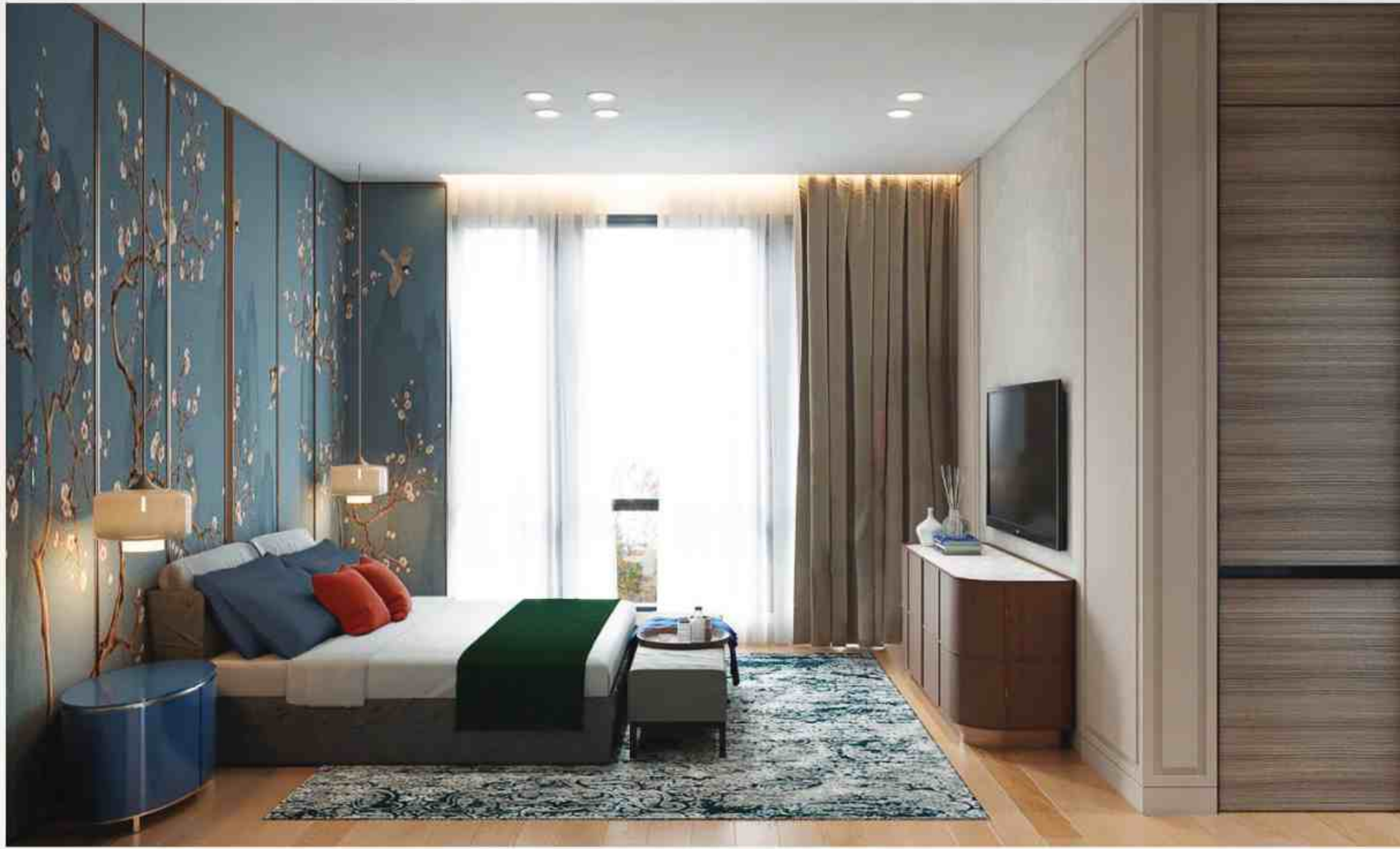




T-8 INTERIOR CONCEPT

WASHED PARISIAN MODERN INTERIOR

THE FRENCH FAMOUS FOR THEIR EFFORTLESS STYLE. ITS ABILITY CRATE BALANCE BETWEEN SOPHISTICATION A VARIETY OF DIFFERENT STYLES, THE SOPHISTICATION OF INCORPORATING THE OLD WITH THE NEW AND LETTING UNIQUE PIECES COMPLEMENT ONE ANOTHER AND STAND TOGETHER.





THE SITE PLAN OF SENTARUM

2 STOREY

- TYPE 6
- 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



2 Floors

Type 6 Limited Edition

6x14m

TYPICAL BUILDING AREA :

87 m²

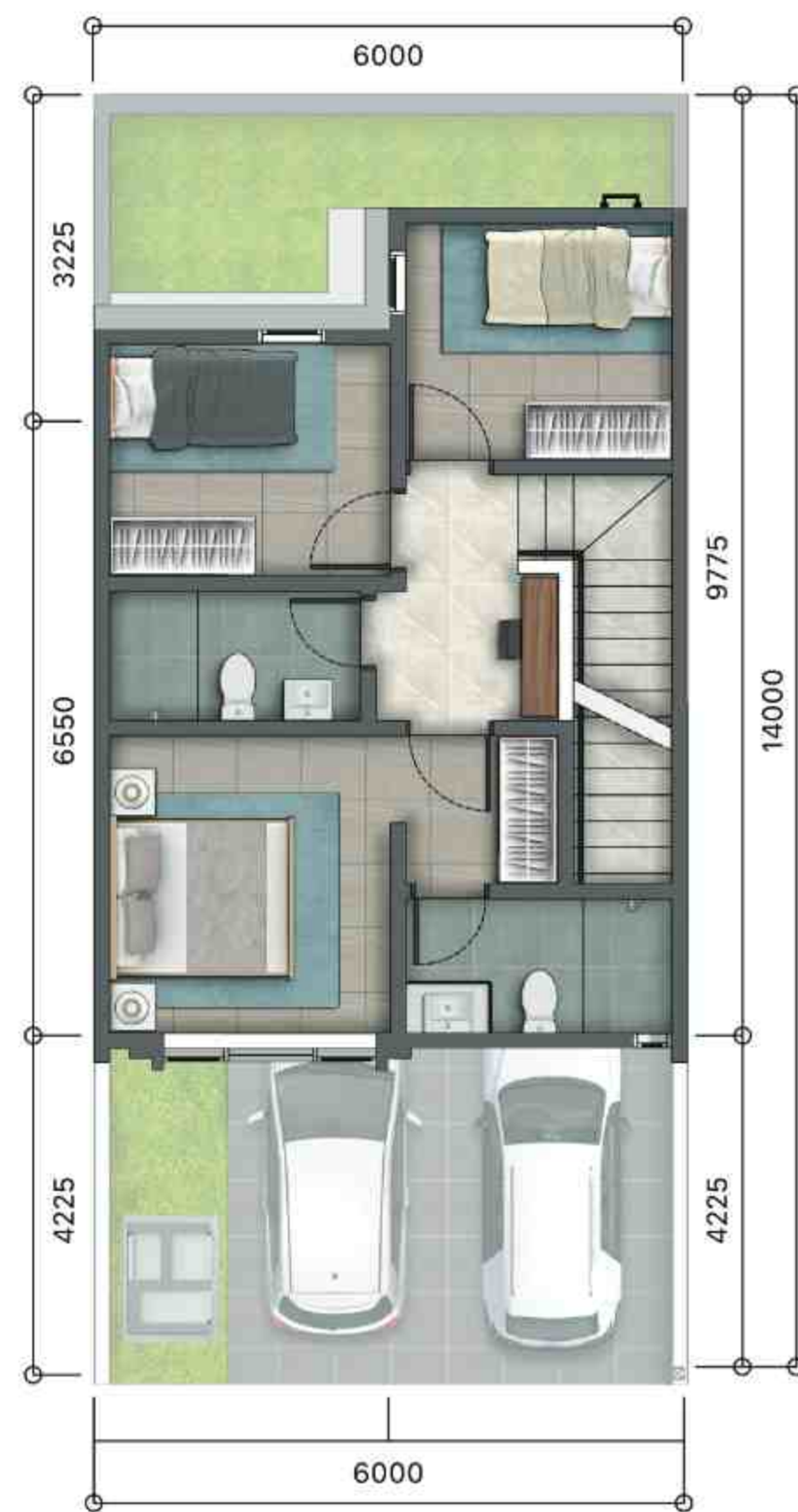
TYPICAL LAND AREA :

84 m²

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



1ST FLOOR



2ND FLOOR



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
- 1  CARPORT



3 Floors

Type 6 Standard

6x14m

TYPICAL BUILDING AREA :

119 m²

TYPICAL LAND AREA :

84 m²

3 
BEDROOM

3 
BATHROOM
(2 EN-SUITE)

1 
DRY
KITCHEN

1 
LIVING
ROOM

1 
DINING
ROOM

1 
CARPORT



1ST FLOOR



2ND FLOOR



3RD FLOOR



3 Floors

Type 6 Standard

6x14m

TYPICAL BUILDING AREA :

119 m²

TYPICAL LAND AREA :

84 m²

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



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
- 1 MAID BEDROOM & BATHROOM
- 2 CARPORT
- 1 LIVING ROOM
- 1 DINING ROOM



1ST FLOOR



2ND FLOOR



3RD FLOOR



3 Floors

Type 7 Standard

7x14m

TYPICAL BUILDING AREA :

126 m²

TYPICAL LAND AREA :

98 m²

3 
BEDROOM

3 
BATHROOM
(1 EN-SUITE)

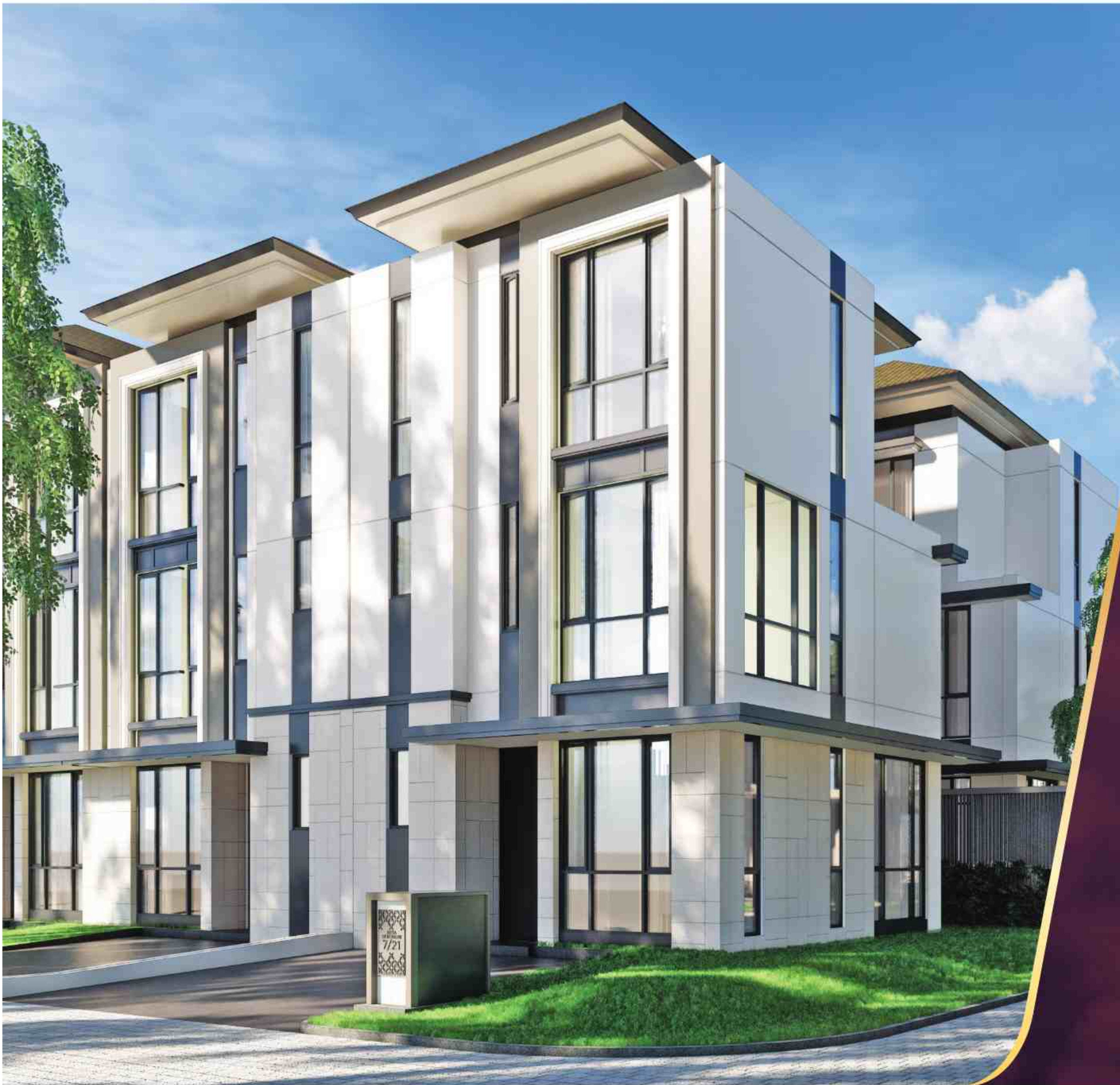
1 
DRY
KITCHEN

1 
MAID BEDROOM
& BATHROOM

2 
CARPORT

1 
LIVING
ROOM

1 
DINING
ROOM



3 Floors

Type 7 Corner

15x14m

TYPICAL BUILDING AREA :

126 m²

TYPICAL LAND AREA :

210 m²

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



1ST FLOOR



2ND FLOOR



3RD FLOOR



3 Floors

Type 7 Corner

15x14m

TYPICAL BUILDING AREA :

126 m²

TYPICAL LAND AREA :

210 m²

3 
BEDROOM

3 
BATHROOM
(1 EN-SUITE)

1 
DRY
KITCHEN

1 
MAID BEDROOM
& BATHROOM

2 
CARPORT

1 
LIVING
ROOM

1 
DINING
ROOM



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
- 1  MAID BEDROOM & BATHROOM
- 2  CARPORT
- 1  LIVING ROOM
- 1  STUDY / FAMILY ROOM
- 1  DINING ROOM



1ST FLOOR



2ND FLOOR



3RD FLOOR



3 Floors

Type 8 Standard

8x14m

TYPICAL BUILDING AREA :
165 m²

TYPICAL LAND AREA :
112 m²





3 Floors

Type 8 Corner

12x14m

TYPICAL BUILDING AREA :

165 m²

TYPICAL LAND AREA :

168 m²

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

3 Floors

Type 8 Corner

12x14m

TYPICAL BUILDING AREA :

165 m²

TYPICAL LAND AREA :

168 m²



1ST FLOOR

2ND FLOOR

3RD FLOOR



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



3 Floors

Type 9 Standard

9x14m

TYPICAL BUILDING AREA :

171 m²

TYPICAL LAND AREA :

126 m²

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

3 Floors

Type 9 Standard

9x14m

TYPICAL BUILDING AREA :

171 m²

TYPICAL LAND AREA :

126 m²



1ST FLOOR



2ND FLOOR



3RD FLOOR



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



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
- 1 MAID BEDROOM & BATHROOM
- 2 CARPORT
- 1 LIVING ROOM
- 2 STUDY / FAMILY ROOM (1 STUDY)
- 1 DINING ROOM

3 Floors

Type 9 Corner

13x14m

TYPICAL BUILDING AREA :

171 m²

TYPICAL LAND AREA :

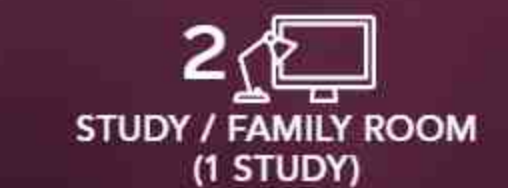
182 m²



1ST FLOOR

2ND FLOOR

3RD FLOOR





3 Floors

Type 9 Deluxe

9x17m

TYPICAL BUILDING AREA :

171 m²

TYPICAL LAND AREA :

153 m²

4 
BEDROOM

4 
BATHROOM
(3 EN-SUITE)

1 
DRY
KITCHEN

1 
MAID BEDROOM
& BATHROOM

2 
CARPORT

1 
LIVING
ROOM

2 
STUDY / FAMILY ROOM
(1 STUDY)

1 
DINING
ROOM



1ST FLOOR



2ND FLOOR



3RD FLOOR



3 Floors

Type 9 Deluxe

9x17m

TYPICAL BUILDING AREA :
171 m²

TYPICAL LAND AREA :
153 m²

4 
BEDROOM

4 
BATHROOM
(3 EN-SUITE)

1 
DRY
KITCHEN

1 
MAID BEDROOM
& BATHROOM

2 
CARPORT

1 
LIVING
ROOM

2 
STUDY / FAMILY ROOM
(1 STUDY)

1 
DINING
ROOM



3 Floors

Type 9 Deluxe Corner

13x17m

TYPICAL BUILDING AREA :
171 m²

TYPICAL LAND AREA :
221 m²

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



1ST FLOOR



2ND FLOOR



3RD FLOOR



3 Floors

Type 9 Deluxe Corner

13x17m

TYPICAL BUILDING AREA :
171 m²

TYPICAL LAND AREA :
221 m²

4 
BEDROOM

4 
BATHROOM
(3 EN-SUITE)

1 
DRY
KITCHEN

1 
MAID BEDROOM
& BATHROOM

2 
CARPORT

1 
LIVING
ROOM

2 
STUDY /
FAMILY ROOM

1 
DINING
ROOM

THE SPECIFICATION

FLOOR

Entrance Terrace	Homogeneous Tile
Living, Dining, Stairs	Homogeneous Tile
Bathroom	Homogeneous Tile
Bedroom	SPC 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

DOOR & WINDOW

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

OTHER

Kitchen	Countertop with Kitchen Sink
TV Outlet	Living Rooms
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
Water Pump	Provided, 2 Pumps
Water Tank	Provided, 2 Tanks
Solar Panel	