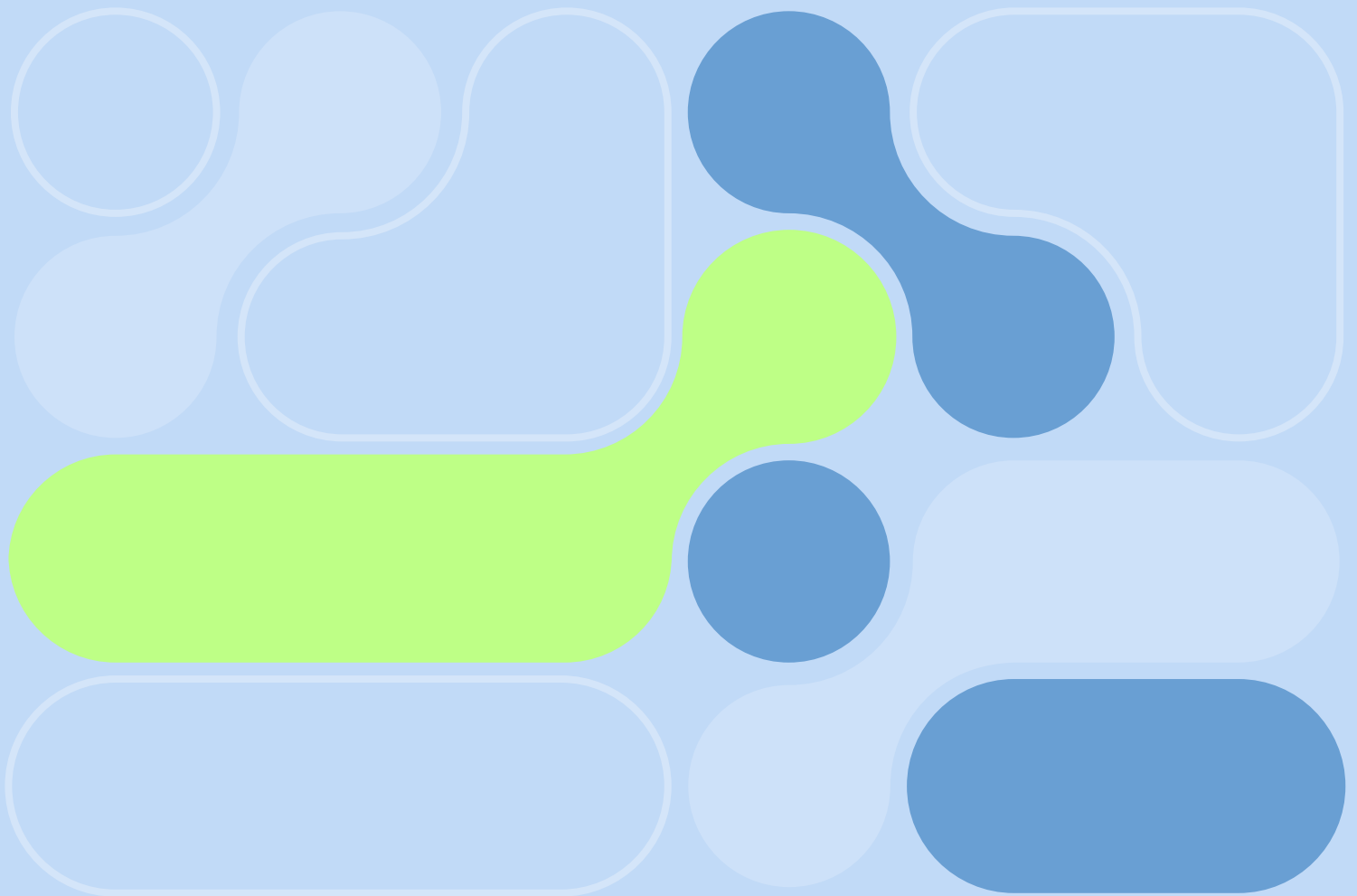


SUTERA  
**Rasuna**

BY *Alam Sutera*



evolving together

Just like moths  
in metamorphosis,  
each stage of life  
brings personal growth.



evolving  
together

extends Alam Sutera's vision of  
seamless living, growth, and  
sustainability, **ensuring comfort  
through every transition.**



CELEBRATING 30 YEARS OF

# excellence

WITH ALAM SUTERA GROUP'S **NEWEST GEM**

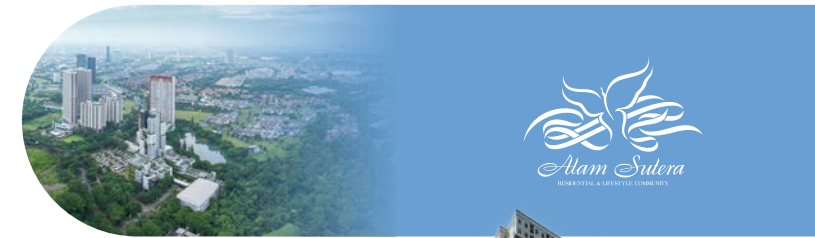


## SUTERA Rasuna BY Alam Sutera

Located in  
the northern part of the  
800-hectare Alam Sutera,  
this new masterpiece development  
is part of a larger 450-hectare  
residential area, offering **stylish and  
affordable homes tailored for the  
young and dynamic.**

Surrounded by lush greenery  
and meticulously maintained,  
this notable **project showcases  
our commitment to quality living**  
and is positioned for significant  
investment growth, **continuing the  
legacy of successful developments  
in Alam Sutera.**

our premium projects



**Ayodhya**  
Alam Sutera



**GWK**  
CULTURAL PARK  
Alam Sutera



# Turns out, address stays prime

Perfectly located for seamless living, this prime address offers unmatched convenience. Enjoy the ease of being close to everything that matters.

just minutes away to

2  
MINUTES

to **Future Kunciran  
MRT Station**

5  
MINUTES

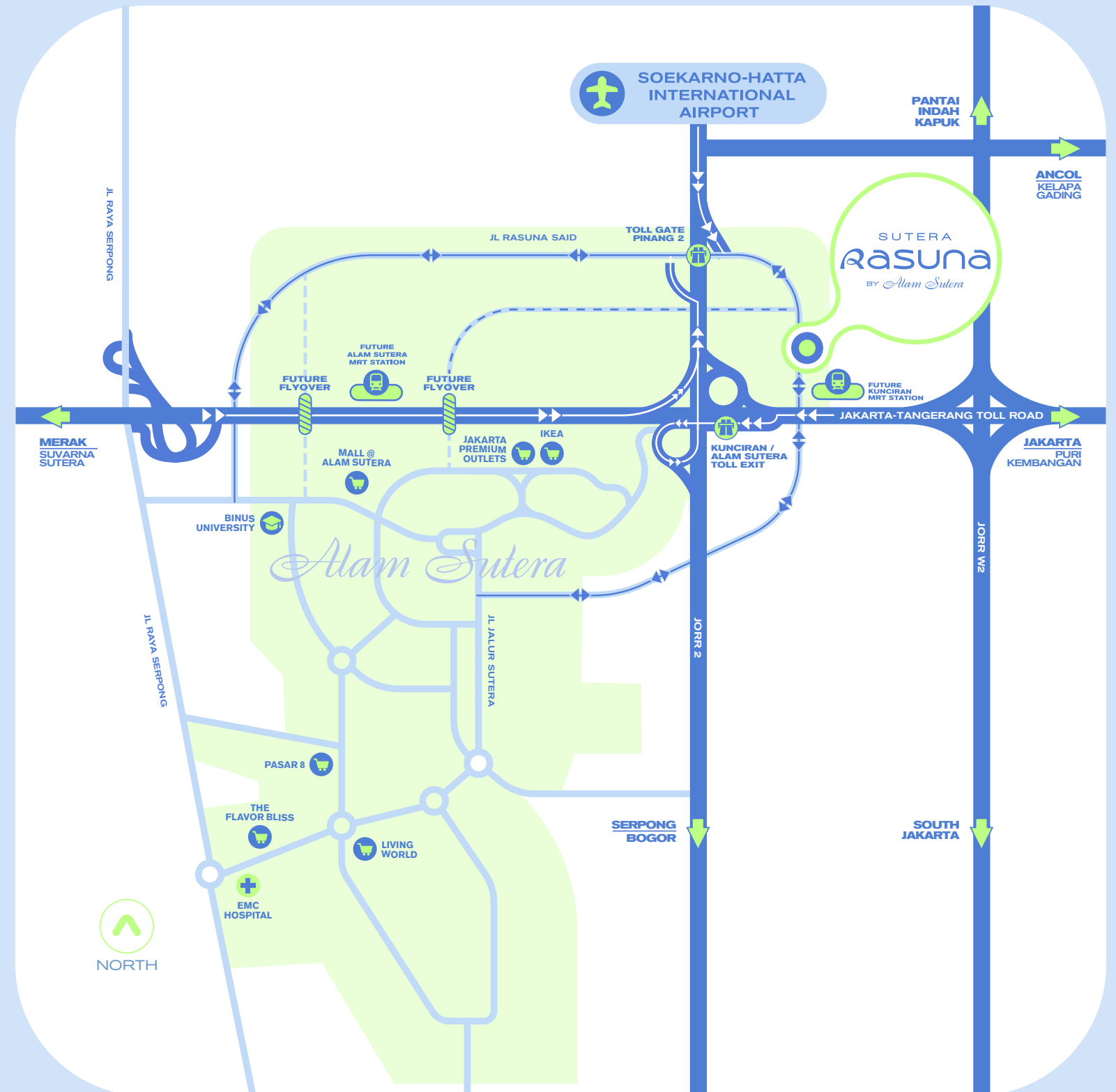
to **Gate Toll Pinang**

20  
MINUTES

to **Soekarno- Hatta  
International Airport**

## LEGEND

- ALAM SUTERA
- MAIN ROAD
- TOLL ROAD
- SUTERA RASUNA
- FUTURE MRT STATION
- FUTURE FLYOVER
- UNIVERSITY
- HOSPITAL
- SHOPPING CENTER
- AIRPORT
- TOLL GATE





# amenities



EMC Alam Sutera Hospital



St. Laurensia School



Ikea Alam Sutera



Jakarta Premium Outlets





Turns out,  
**energy stays  
alive**

Enjoy our lively  
recreation park  
with friends  
and families!



Stay  
active and  
healthy with our  
sports facilities, as  
your well-being  
is always a  
priority.

Live well in a vibrant  
community that **thrives,  
comforts and cares.**



## 7 Cool Things

in Sutera Rasuna

**PRIME  
AREA**

**DYNAMIC  
SCENE**

**STYLISH  
DESIGN**

**VALUE  
ORIENTED**

**WELLNESS  
& FUN**

**VIBRANT  
VIBES**

**SOCIAL  
LIVING**



# KOZA

Continues to deliver  
even more

# YMMA



**Modern 2-storey homes** bring **relaxed vibes and tropical comfort with a touch of style.** With wide openings, geometric designs, and soft, luxe materials, these homes are bright, lively, and super stylish. Embrace nature and **chic design in a space that's perfect for laid-back, sophisticated living.**





Where modern amenities and sustainable design converge for functional and aesthetic living.





# modern vibes

JUST FINDS ITS WAY

with a variety of facilities  
that meet the needs of  
every generation.



Walking Path

To ensure  
convenience,  
security, and  
modern living,  
each home is fully  
equipped with



Solar Water  
Heater



Sport Lounge



Swimming Pool



Smart  
Door Lock



3 CCTV  
Points



# good mood

JUST FINDS ITS WAY



Delta Master Bedroom



Gamma Living Room



Delta Study / Hobby Room

Experience well-lit living spaces enhanced by natural light and contemporary design.

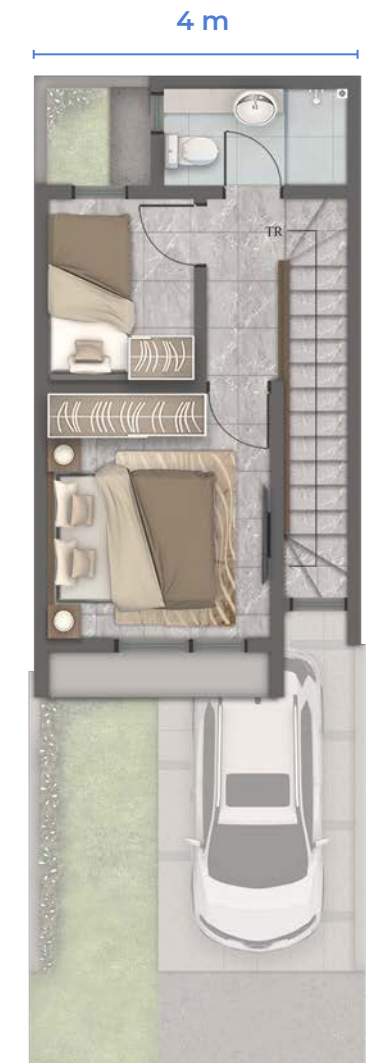


# alpha

TYPE  
4x11



1<sup>st</sup> Floor



2<sup>nd</sup> Floor

LAND SIZE  
44 sqm

BUILDING SIZE  
49 sqm

2   
BEDROOMS

1   
BATHROOM

1   
POWDER ROOM

1   
CARPORT

## Compact Living

Perfect for the modern professional, offering a chic and efficient space that maximizes convenience and style.

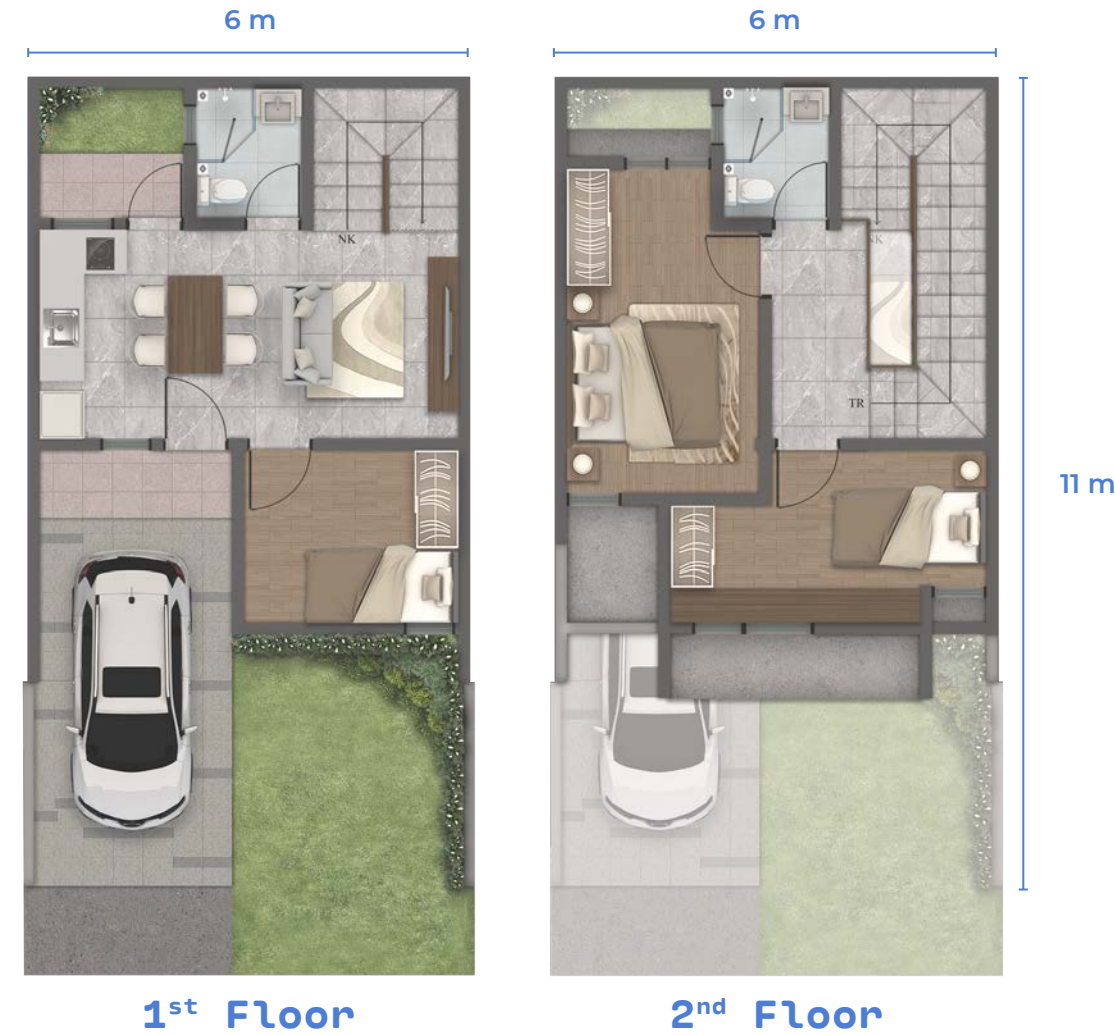
## KEY FEATURES

- Flexible Living & Dining Room
- Extra Space for Backyard
- Multifunctional Study / Kids' Room



# beta

TYPE  
**6x11**



LAND SIZE  
**66 sqm**

BUILDING SIZE  
**74 sqm**

**3**   
BEDROOMS

**2**   
BATHROOMS

**1**   
CARPORT

## Expanding Household

Tailored for growing needs, this home features an open-plan layout that seamlessly blends living and dining areas.

### KEY FEATURES

- Open-plan Concept
- Extra Bedroom
- Compact Living Concept



# gamma

TYPE  
6x14



1<sup>st</sup> Floor



2<sup>nd</sup> Floor

14 m

LAND SIZE  
84 sqm

BUILDING SIZE  
87 sqm

3  
BEDROOMS

3  
BATHROOMS

2  
CARPORTS

## Evolving Family Space

Perfect for those in a dynamic phase, offering flexible spaces that adapt as your family grows and changes.

### KEY FEATURES

- Ensuite Bathrooms
- Open Plan Concept
- Spacious Backyard



# delta

TYPE  
7x14



1<sup>st</sup> Floor



2<sup>nd</sup> Floor

LAND SIZE  
98 sqm

BUILDING SIZE  
98 sqm

14 m

3<sup>+1</sup>   
BEDROOMS

3<sup>+1</sup>   
BATHROOMS

2   
CARPORTS

## Multi-Generational Living

Crafted for spacious living, with ample room for shared activities and individual privacy.

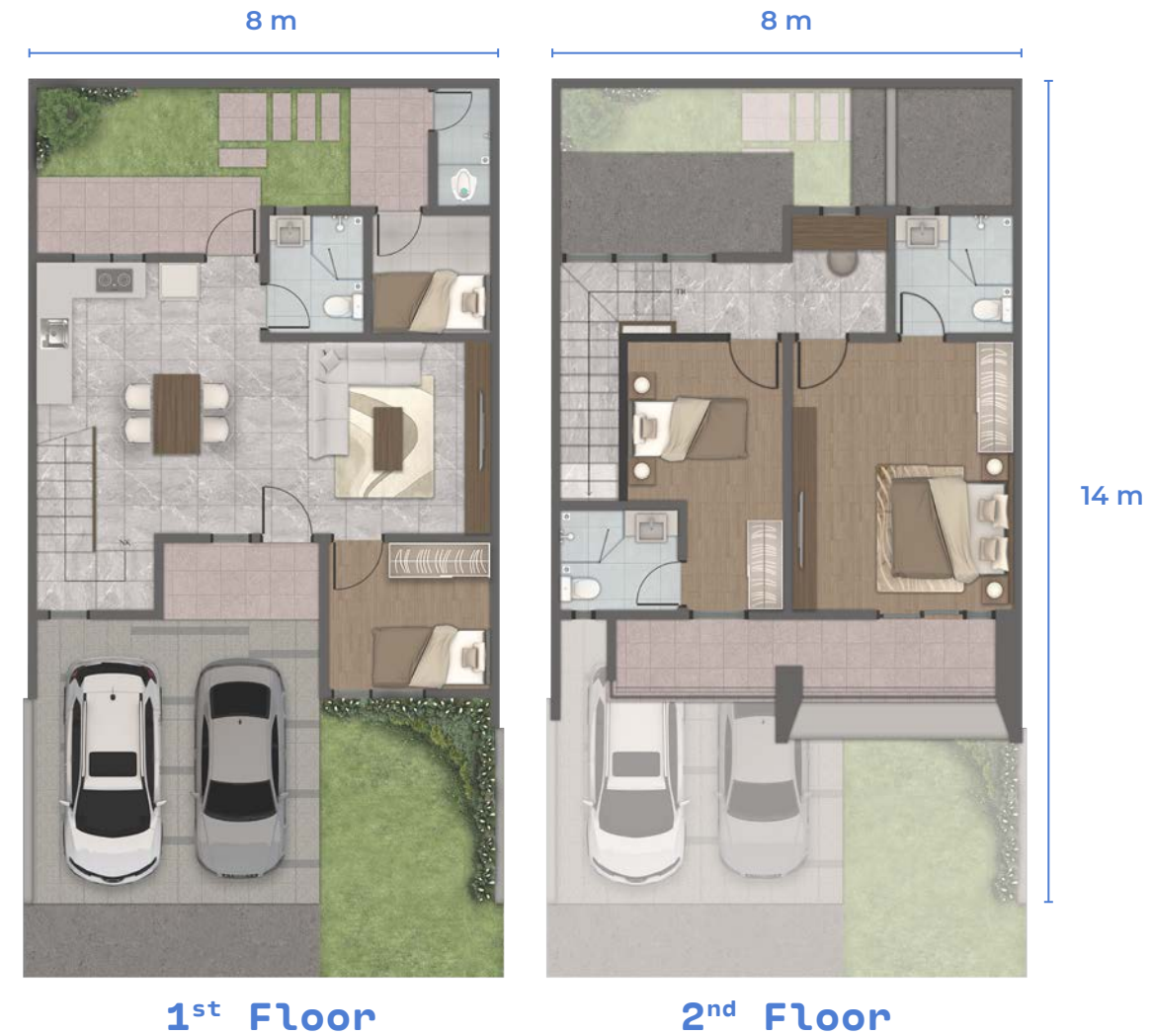
### KEY FEATURES

- Large Ensuite Main Bathrooms
- Open Plan Concept
- Balcony Deck
- Storage / Maid Room
- Multipurpose Roof Deck *\*optional*



# epsilon

TYPE  
8x14



LAND SIZE  
**112** sqm

BUILDING SIZE  
**117** sqm

3<sup>+</sup>  
BEDROOMS

3<sup>+</sup>  
BATHROOMS

2  
CARPORTS

## Ultimate Comfort

Experience unparalleled comfort, space, and functionality, perfect for those seeking the finest in family living.

## KEY FEATURES

- Ensuite Bathrooms
- Open Plan Concept
- Wide & Grand Living Room
- Large Balcony Deck
- Storage / Maid Room
- Dedicated Study Area
- Spacious Backyard



# material specifications

## STRUCTURE

### FOUNDATION

Concrete pile and sloof

### UPPER STRUCTURE

Reinforced concrete

## WALLS

### MAIN BUILDING

Light / red brick, plaster, grout and painted

### BACK FENCE

Light brick, plaster, grout and painted

### BARRIER WALL

Double wall

## FINISHING

### EXTERIOR WALL

Weatherproof paint

### VARIATION FACADE

Wood-textured Panel

### INTERIOR WALL

Emulsion paint

## FLOOR

### MAIN ROOM & STAIRS

Homogeneous tile 60x60

### MAIN BEDROOM & KID'S BEDROOM

Homogeneous tile 15x60

(TYPE Beta, Gamma, Delta, Epsilon)

Homogeneous tile 60x60 (TYPE Alpha)

### TERRACE

Ceramic tile 40x40

### CARPORT

Ceramic tile 40x40

## ROOF

### ROOF COVER

Concrete flat roof

## FRAMES

### EXTERIOR

Aluminium powder coating (black)

### INTERIOR

WPC

## DOOR PANELS

### MAIN (FRONT)

Solid engineered door finish with duco and smart electric lock

### INTERIOR / BEDROOM

Engineered and honeycomb finish with duco

### BACK DOOR

Aluminium and glass

### SERVICE TOILET (TYPE DELTA & EPSILON)

PVC

## CEILING

### TOILET, TERRACE, BALCONY

Gypsum WR 9 mm metal frame

### INTERIOR

Gypsum Board 9 mm metal frame

## BATHROOM & SANITARY

### MAIN BATHROOM

Homogeneous floor tile 60x60

Main Wall ceramic tile 60x60 (Full to ceiling)

Accent Wall 1 - ceramic tile 60x60

Accent Wall 2 - ceramic tile 10x30

Hand shower (ex. TOTO or equivalent)

Sitting toilet and washbasin

(ex. TOTO or equivalent) and mirror

### GUEST / CHILDREN'S BATHROOM

Ceramic wall tile 60x60 (ex. Roman or equivalent)

Main Wall ceramic tile 60x60 (Full to ceiling)

Accent Wall ceramic tile 60x60 (Shower area)

Hand shower (ex. TOTO or equivalent)

Sitting toilet and washbasin

(ex. TOTO or equivalent) and mirror

### SERVICE TOILET

Walls and floor: ceramic tile (H: 1,50)

Squatting toilet (ex. local brand)

## KITCHEN

### COUNTER TABLE

Finishing Homogeneous tile 60x60

### WALL / BACKSPLASH

Homogeneous tile 60x60

### KITCHEN SINK

Single basin sink (ex. China or equivalent)

## ME/P

### CLEAN WATER

PDAM standard (PVC pipe installation ex. Pralon)

Roof Water Tank 1000 L + Booster Pump

### ELECTRICAL POWER

3500 VA (TYPE Delta, Gamma, Epsilon)

2200 VA (TYPE Alpha, Beta)

### AIR CONDITIONING

Sparing sleeve for refrigerant pipes / Drain pipes

& Power supply in all bedrooms + living room

### SECURITY

3 units of Smart CCTV

### WATER HEATER

Solar Water Heater

### MULTIMEDIA

Quad play ready

## LIGHTING

### MAIN ROOM LIGHTING

Downlight include LED Bulb

## SEPTIC TANK

### SEPTIC TANK

BioTech septic tank

## ENVIRONMENT

### ELECTRICAL CABLE & FO

Underground

### ENVIROMENTAL DRAINAGE

Covered channel

### SECURITY

24 hours + CCTV

\*Material and specifications are subject to change without prior notice depending on the availability at the time of construction





MARKETING OFFICE & SHOW UNITS

## SUTERA RASUNA

Jl. Rasuna Utama  
Kec. Pinang, Kota Tangerang

MARKETING OFFICE

## THE FLAVOR BLISS

Jl. Alam Sutera Boulevard  
Pakulonan, Tangerang

MARKETING GALLERY

## MALL @ ALAM SUTERA

Ground Floor - West Corridor  
Jl. Jalur Sutera Barat No. 16, Alam Sutera, Tangerang

[SUTERARASUNA.ID](http://SUTERARASUNA.ID)



Alam Sutera Realty



Alam\_Sutera\_Realty



Alam Sutera Group

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