



5 KM TO
KELAPA GADING



AEON
&
IKEA



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



15 HECTARES
OF LAKE WITH
LAKESIDE 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 6M 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
- Jakarta Outer Ring Road/JORR (Tol Lingkar Luar), Exit Toll Cakung Timur
- Kelapa Gading/Bekasi to ASYA via Jalan Raya Bekasi
- 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

ASYA Call : 021 8080 8888
ASYA WA : 0812 888 777 80
www.asya.co.id @asyajakarta

**AstraLand
Indonesia**

Astra Property | Hongkong Land

Kelimutu offers you the simple, minimalist, and luxury concept of residence, where comfort living is priority for your family.

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





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 (T9 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

KE LIMUTU

AT ASYA

Beautiful Life, Beautiful Living



Facade

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



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



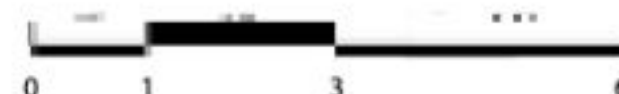
1st Floor



2nd Floor



3rd Floor



Family Room & Dining Room



Facade

3 FLOORS

TYPE 9 DELUXE

9x17m (LT 153 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



2 FLOORS

TYPE 7 PREMIUM

7x15m (LT 105 M², LB 113 M²)



3 BEDROOMS



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



1 DRY KITCHEN



CARPORT
FOR 2 CARS



1st Floor



2nd Floor



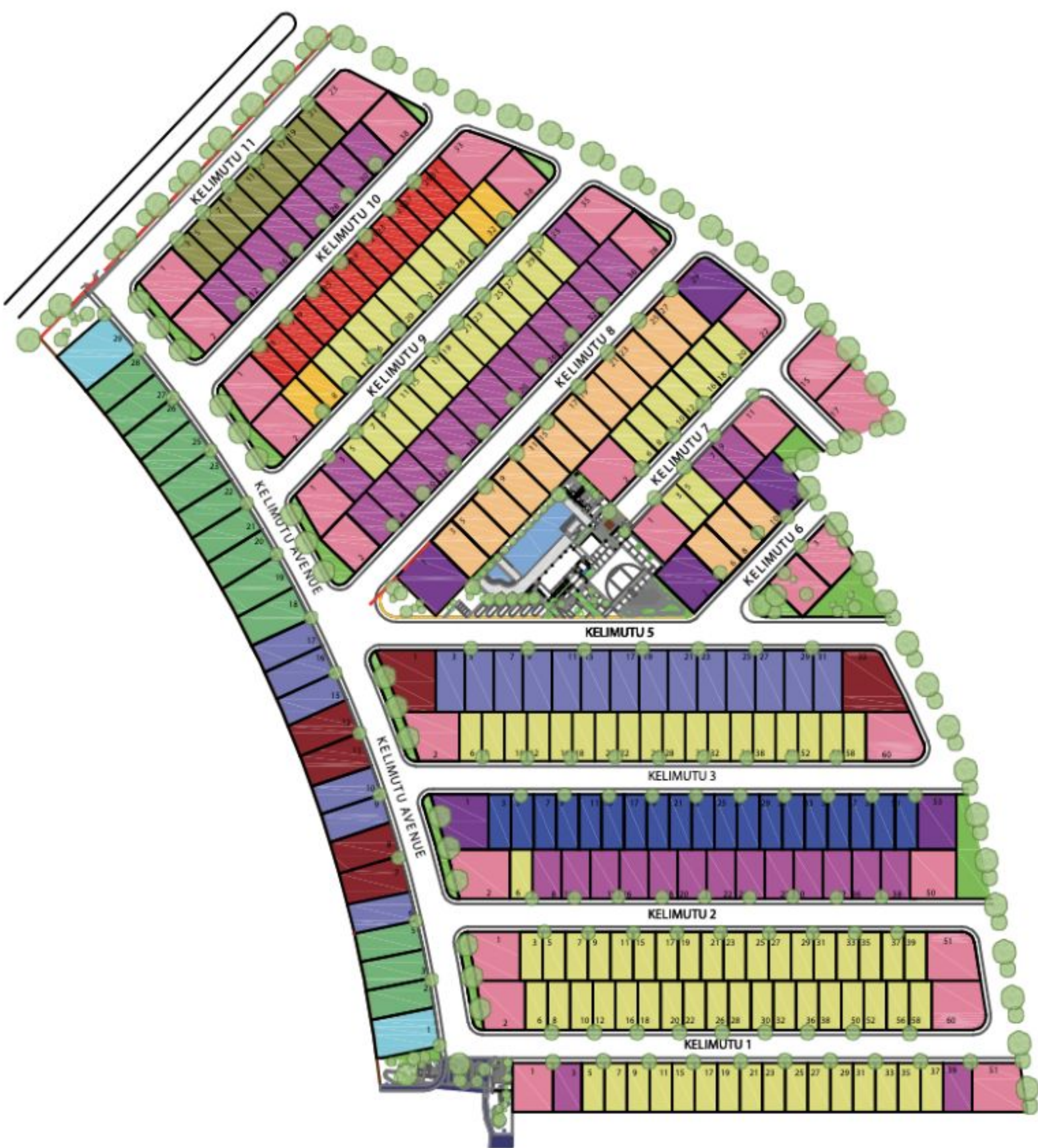
Facade

MASTERPLAN



- 1 Genova
- 2 Clubhouse/Marketing Gallery
- 3 Toba 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





3 FLOORS
TYPE 6
6x15m (LT 90 M², LB 119 M²)



3 FLOORS
TYPE 7 PREMIUM
7x15m (LT 105 M², LB 157 M²)



Family Room & Dining Room



3 FLOORS
TYPE 9 DELUXE
9x17m (LT 153 M², LB 203 M²)



2 FLOORS
TYPE 7 PREMIUM
7x15m (LT 105 M², LB 113 M²)



Facade

MASTERPLAN



1. Entrance
2. Clubhouse/Marketing Gallery
3. Total Lake Villa
4. Future Development
5. Marina Cluster
6. Serenity Cluster
7. Meridian Cluster
8. Serenity Cluster
9. Reliance Cluster
10. Global Market School
11. Road Garden
12. BOMA Mall
13. BOMA

SITEPLAN



- Type 6A15 - 35
- Type 7A15 - 25
- Type 7A15 STANDARD - 35
- Type 7A15 PREMIUM - 35
- Type 7A17 - 35
- Type 8A15 - 35
- Type 8A17 - 35
- Type 8A15 CORNER - 35
- Type 8A17 CORNER - 35
- Type 8A15 PREMIUM - 35
- Type 8A15 PREMIUM C - 35
- Type 8A15 PREMIUM + - 35
- Type 8A
- Type 8A CORNER



Multi Purpose Room T9

ASIA



ASIA IS ACCESSIBLE

- Jakarta Inner Ring Road (Circling Road)
- Jakarta Outer Ring Road (JORR) (Outer Ring Road)
- Kelapa Gading Station to ASIA via Jalan Raya Bekasi
- Kelapa Gading to RTA via Jalan Tol Cikarang
- Kelapa Gading to RTA via Jalan Tol Summarek-Pusat Kelapa Gading

MARKETING GALLERY
Jl. Raya Kelapa Gading, Jakarta Garden City
East Jakarta

ASIA Call
021 8888 8888
0812 888 777 88
www.asia.id

Developed by
AstraLand Indonesia
www.astraland.com

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



Club House Swimming Pool



Club House Swimming Pool



Cluster Gate



Dining Room T7

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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
DOOR & WINDOW	
Main Entrance	Solid Engineered Wood with Card & Fingerprint Digital Door Lock (1st Floor Only)
Interior	Engineered Wood
Sliding Window	Aluminium Frame with Glass
Window	Aluminium Frame with Glass
OTHER	
Kitchen Faucet	Faucet or Equivalent
Kitchen	Countertop with Kitchen Sink
TV Outlet	Using GNT (Optical Network Termination) Modem only in Living Room
Air Conditioning Provision	Provision for Installation (Drain Pipe & Electricity only) at All Living Rooms & All Bedrooms
Hot Water	Pipe Provision at All Bathrooms and All Kitchen
CCTV	Installed at Front Entrance & Living Room
Electricity	3500 VA
Solar Panel	Provided only for T6x15 - 3x, T7x15 Premium - 3x, T7x17 - 3x & T9 All Types
Smart Home	Provided

KELIMUTU
At ASIA



Facade

3 FLOORS TYPE 7 PREMIUM 7x15m (LT 105 M², LB 157 M²)



Facade

2 FLOORS TYPE 7 PREMIUM 7x15m (LT 105 M², LB 113 M²)



MASTERPLAN



1. General
2. Clubhouse / Imparting Gallery
3. Total Lake View
4. Future Development
5. Main Cluster
6. Serenity Cluster
7. Main Cluster
8. Serenity Cluster
9. Main Cluster
10. Global Master School
11. Good Garden
12. ACIN Mall
13. BCK

SITEPLAN



- Type 6x15 - 30
- Type 7x15 - 35
- Type 7x15 STANDARD - 25
- Type 7x15 PREMIUM - 35
- Type 7x17 - 35
- Type 8x15 - 35
- Type 8x17 - 35
- Type 8x15 CORNER - 35
- Type 8x17 CORNER - 35
- Type 8x15 PREMIUM - 35
- Type 8x17 PREMIUM - 35
- Type 8x15 - 35
- Type 8x17
- Type 8x17 CORNER

3 FLOORS TYPE 6 6x15m (LT 90 M², LB 119 M²)



Family Room & Dining Room

3 FLOORS TYPE 9 DELUXE 9x17m (LT 153 M², LB 203 M²)



Facade



Multi Purpose Room T7

Multi Purpose Room T9