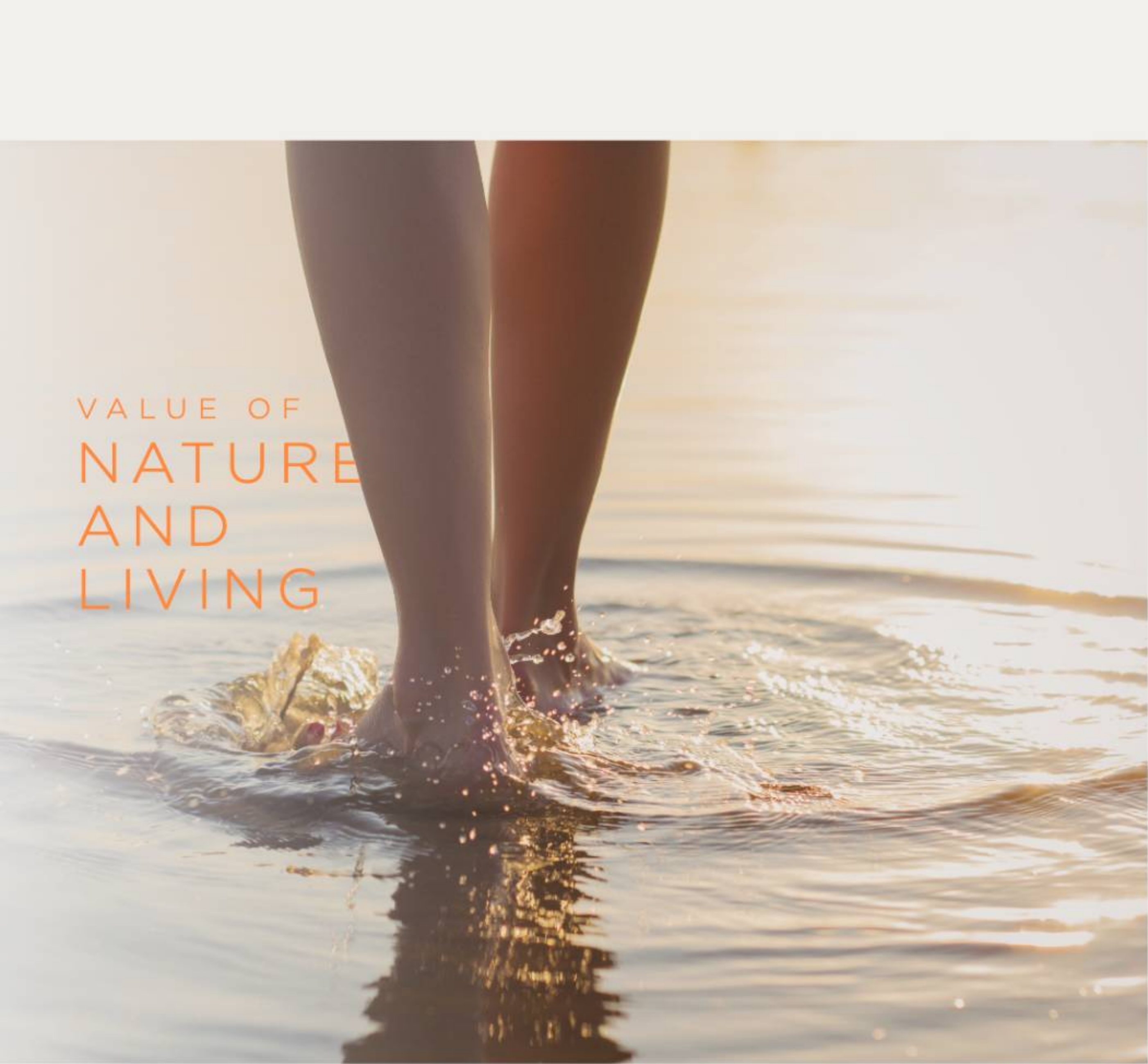


EACH SUNRISE BRINGS A
NEW DAY WITH NEW HOPES
FOR A NEW BEGINNING

maninjou



VALUE OF
NATURE
AND
LIVING

THE ASYA CONCEPT

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



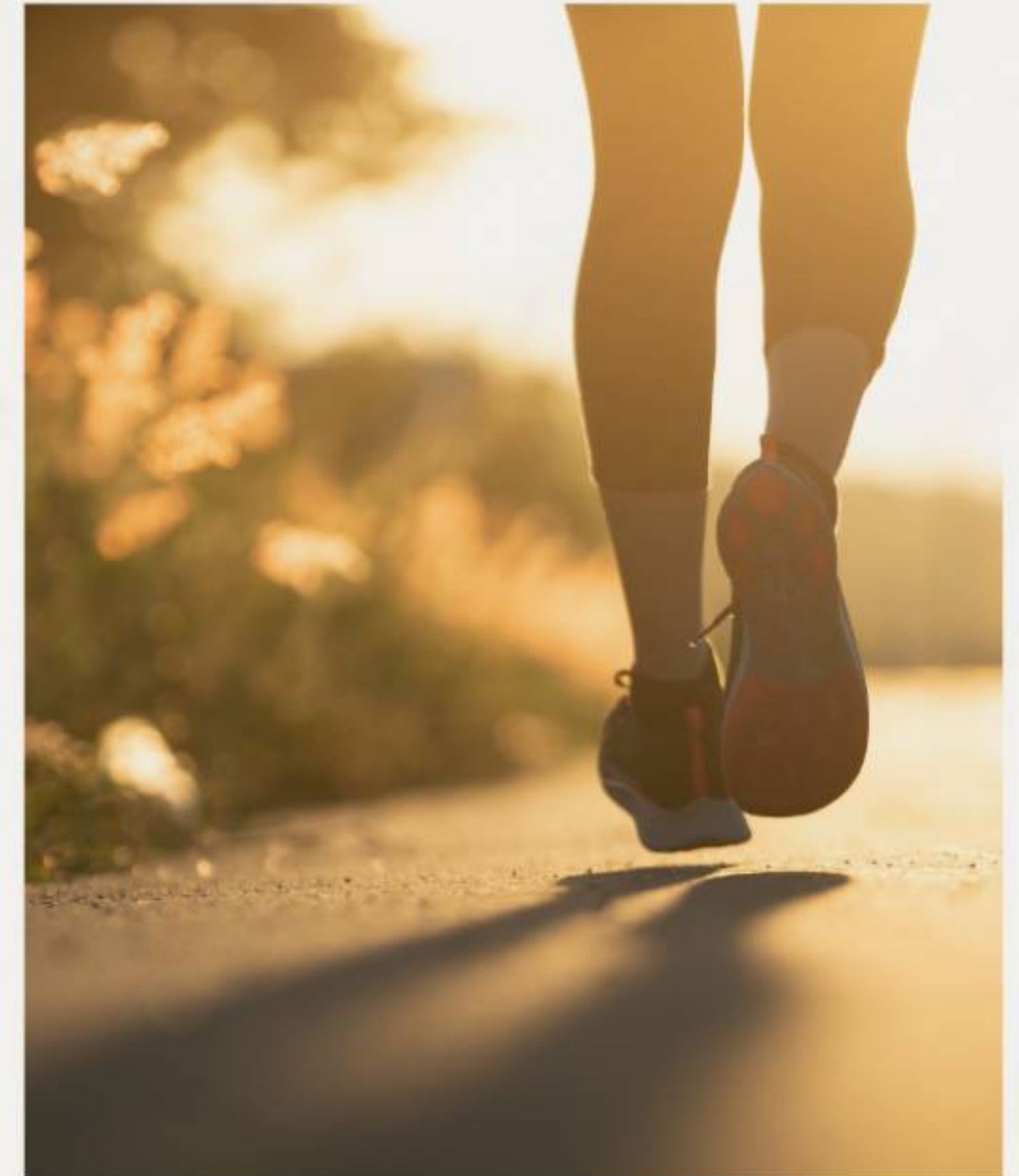
*This site plan is not to scale



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 doorstep.

- 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 m²
TYPICAL LAND AREA 112 m²



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 m²
TYPICAL LAND AREA 112 m²



4 BEDROOM



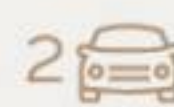
3 BATHROOM
(1 EN-SUITE)



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 m²
TYPICAL LAND AREA 140 m²



TYPE 10m x 14m

3 FLOORS

TYPICAL BUILDING AREA 190 m²
TYPICAL LAND AREA 140 m²

- 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 10m x 17m

3 FLOORS

TYPICAL BUILDING AREA 218 m²
TYPICAL LAND AREA 170 m²

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 m²
TYPICAL LAND AREA 204 m²





TYPE 14m x 14m

3 FLOORS

TYPICAL BUILDING AREA 193 m²
TYPICAL LAND AREA 196 m²



TYPE 14m x 17m

3 FLOORS

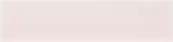
TYPICAL BUILDING AREA 221 m²
TYPICAL LAND AREA 238 m²

- 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

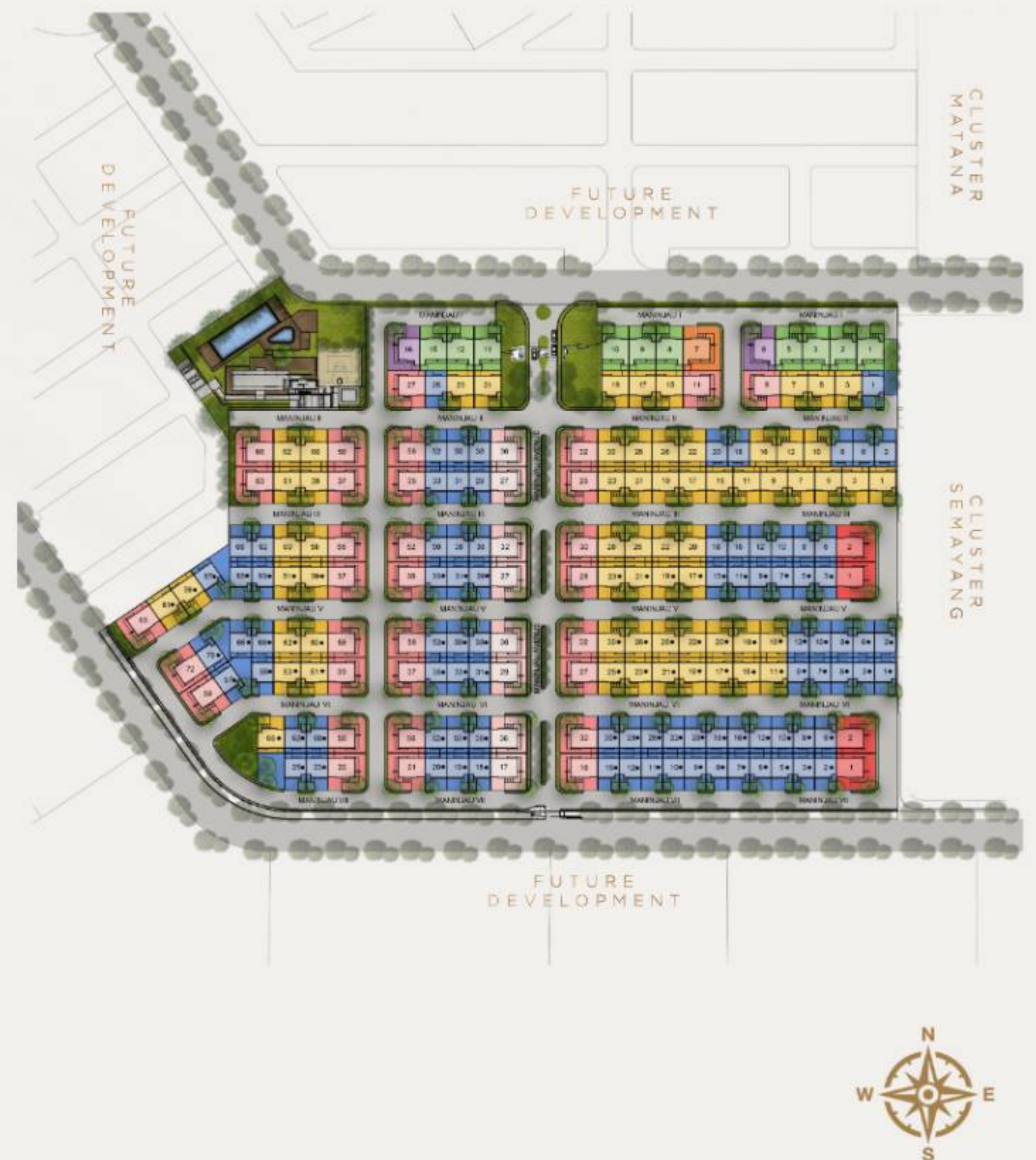




maninjau

 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

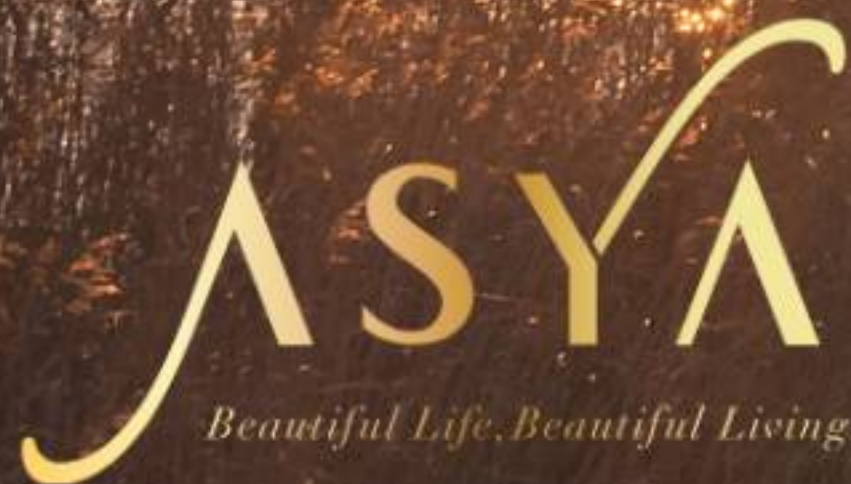
Exterior	Pitched roof with Lightweight Structure Concrete Flat Roof
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DOOR & WINDOW

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



MARKETING GALLERY

Jalan Asya Boulevard, Jakarta Garden City
East Jakarta

ASYA CALL +62 21-8080-8888

ASYA WA +62 8-1212-880-800

WWW.ASYA.CO.ID