

BY *Alam Sutera*

Philo

Philo

WELCOME TO PHILO

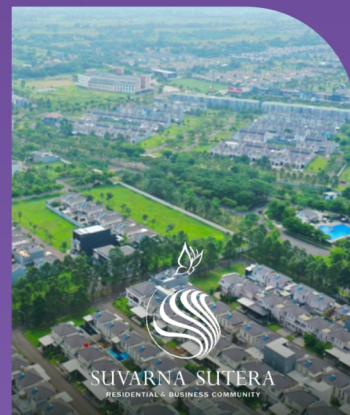


WHERE EVERY STEP
TAKES YOU HIGHER AND
LIVING BECOMES ACTIVE

SUTERA Rasuna

BY Alam Sutera

OUR PREMIUM PROJECTS



LOCATED IN THE NORTHERN PART OF ALAM SUTERA 1

this area marks the entrance
to a bold new chapter—Alam Sutera 2,
a 450-hectare masterplan designed
to shape the future of modern living.

Within this expansive development,
Sutera Rasuna stands out as a super
cluster, offering a dynamic blend of
thoughtful planning, lush surroundings,
and contemporary homes tailored
for the next generation.



AN ADDRESS

SET FOR EASY ACCESS

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

2 mins

TO FUTURE MRT STATION

5 mins

TO PINANG 2
TOLL GATE

20 mins

TO SOEKARNO-HATTA
INTERNATIONAL AIRPORT



ALL THE BEST NEARBY

Jakarta Premium Outlets

Mall @ Alam Sutera

IKEA Alam Sutera

Living World

AEON Store

One District Puri

SHOPPING
& LIFESTYLE



Binus University

Bunda Mulia University

Swiss German University

St. Laurensia School

BPK Penabur School

Harapan Bangsa School



EDUCATION
CENTER

SUTERA
Rasuna
BY *Alam Sutera*

10-KM RADIUS

HEALTHCARE
CENTER



EMC Alam Sutera Hospital

Mayapada Hospital

Brawijaya Hospital

Primaya Hospital

RSUD Tangerang

Mandaya Royal

Hospital Puri



BUSINESS
CENTER

Synergy Building

The Prominence
Office Tower

Kino Tower

Alfa Tower

The Mahitala

Menara Top Food



EMC ALAM SUTERA HOSPITAL



ST. LAURENSIA SCHOOL



IKEA ALAM SUTERA



JAKARTA PREMIUM OUTLETS

Enjoy dynamic spaces and vibrant facilities, crafted for an active lifestyle of movement, wellness, and fun



SET FOR

ACTIVE LIFESTYLE





SMART BUY

PRIME SPOT

MOVE & PLAY

LONG-TERM VALUE

7

COOL THINGS

In Sutera Rasuna

GOOD VIBES ONLY

STYLE ON POINT

STAY CONNECTED



Philo

EVERY PART OF PHILO IS CREATED TO NURTURE
YOUR WELL-BEING, ACTIVE LIVING, AND PERSONAL GROWTH

Our first cluster, YMMA, and our second cluster, KOZA, took off in no time — proving this is the place to set your roots and thrive. With demand soaring, our third cluster, VOLA, continued the success. Now, we proudly introduce our fourth cluster: PHILO, bringing fresh! Innovations for a future-ready lifestyle, ensuring you're truly set for life.

The image shows a modern, minimalist building with a large, white 'Philo' sign on a dark, textured wall. The building has a flat roof and a covered entrance area. A white car is parked in front of the building, and a silver car is visible in the background. The scene is set against a clear blue sky with some greenery in the background. The overall aesthetic is clean and contemporary.

Philo

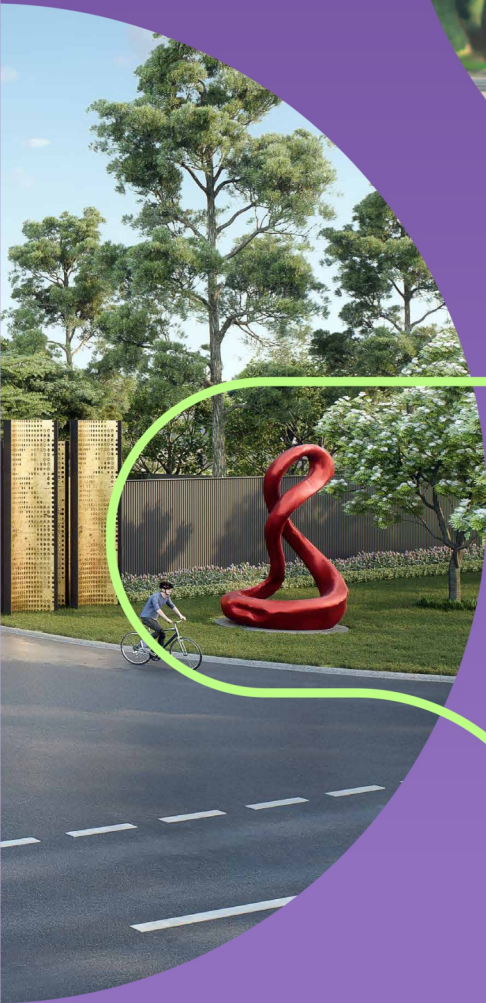


OUTDOOR PLAY AREA



SUTERA RASUNA MAIN GATE

Where activity, energy, and
community come together
to fuel your dreams



HERE, YOUR FUTURE IS
**SET FOR
LIFE**

Step outside and discover vibrant community spaces for an active lifestyle — jog scenic pathways, play basketball, or relax in outdoor fitness areas



An aerial, isometric-style rendering of a modern sports lounge. The central feature is a large, rectangular swimming pool with a curved end, surrounded by a paved deck and lush greenery. To the right of the pool is a basketball court with a green and purple color scheme, enclosed by a black fence. Further to the right is a playground with a large, curved concrete structure and various play equipment. In the foreground, there is a paved area with a few people walking and a small building with a dark roof. The entire scene is framed by a large, orange, hand-drawn circle. The background shows a dense forest of trees.

PHILO KEEPS YOU MOVING

SPORT LOUNGE

DYNAMIC LAYOUTS
THAT MATCH YOUR ENERGY

A SET FOR GROWTH



KAPPA HOME OFFICE

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



THETA LIVING ROOM



SOLAR WATER
HEATER



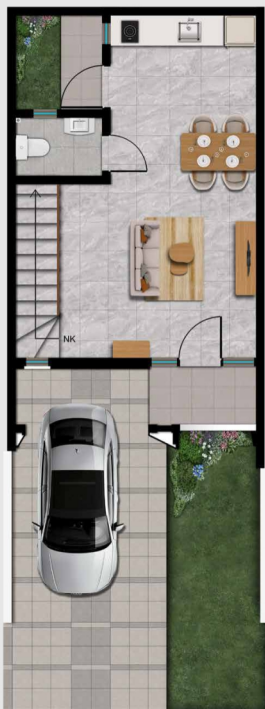
SMART
DOOR LOCK



3 CCTV
POINTS

THETA

5 m



1st FLOOR

5 m



2nd FLOOR

12 m

BUILD SIZE

70 sqm

LAND SIZE

60 sqm

HOUSE DETAILS

2 BED ROOMS 

1 POWDER ROOM 

1 BATH ROOM 

1 CAR PORT 

COMFORT MEETS FUNCTION

The airy living-dining space connects effortlessly to a versatile room, giving you the freedom to create a workspace, a play area, or a relaxing retreat.

TYPE 5 x 12

THETA

Spacious Open Living
Dining Plan

Multipurpose Room



SOLAR WATER
HEATER



SMART
DOOR LOCK



3 CCTV
POINTS

IOTA

6 m



1st FLOOR

BUILD SIZE

84 sqm

LAND SIZE

72 sqm

HOUSE DETAILS

3 BED ROOMS 

2 BATH ROOMS 

1 CAR PORT 

6 m



2nd FLOOR

12 m

ROOM TO GROW

A bright, inviting living-dining area extends seamlessly into the backyard, offering the ideal indoor-outdoors experience. A cozy mini library corner provides a quiet space for reading or unwinding.

TYPE 6 x 12

IOTA

Extended Living
Backyard

Mini Library Corner



SOLAR WATER
HEATER



SMART
DOOR LOCK



3 CCTV
POINTS

KAPPA



SOLAR WATER
HEATER



SMART
DOOR LOCK



3 CCTV
POINTS

LAMDA



2nd FLOOR

124 SQM

112 SQM

3+1 BED ROOMS 

3+1 BATH ROOMS 

2 CAR PORTS 

SMART SPACE

Thoughtfully crafted for convenience, this home integrates living, dining, and working areas effortlessly. A spacious ensuite bedroom provides privacy, while the backyards offers a dynamic setting for leisure or gatherings.

TYPE 8 x 14

LAMDA



+1 Spacious Multipurpose Room
(mini-library, home office,
yoga spaces)

Large Open Plan Living Room

2 en-suite Bedroom

**Spacious Multipurpose
Backyard**



SOLAR WATER
HEATER



SMART
DOOR LOCK



3 CCTV
POINTS

SIGMA 4

12 m

12 m

1st FLOOR

BUILD SIZE

155 sqm

HOUSE DETAILS

4+1 BED ROOMS 3+1 BATH ROOMS 2 CAR PORTS 

LAND SIZE

166 sqm

2nd FLOOR

MADE FOR MORE

A seamlessly connected living, dining, and work-friendly environment designed for effortless flow. The generous ensuite bedroom ensures maximum comfort, while the terrace deck and backyard set the stage for relaxation, activities, or a special events.

TYPE 12 x 14

SIGMA 4

1 Integrated Open Living, Dining and Working Room

1 Large en-suite Bedroom

Multipurpose Terrace Deck Backyard

Mini Library Corner

MATERIAL SPECIFICATIONS

STRUCTURE

FOUNDATION

Concrete pile and sloof

UPPER STRUCTURE

Reinforced concrete

WALLS

MAIN BUILDING

Red brick, plaster, grout and painted

BACK FENCE

Red 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

TERRACE

Ceramic tile 40x40

CARPORT

Ceramic tile 40x40

ROOF

ROOF COVER

Concrete tile roof

FRAMES

EXTERIOR

Aluminium powder coating (black)

INTERIOR

WPC

DOOR PANELS

MAIN (FRONT)

Solid engineered door finish with textured HPL and smart electric lock

INTERIOR / BEDROOM

Engineered and honeycomb finish with textured HPL

BACK DOOR

Aluminium and glass

SERVICE TOILET (TYPE 7 & 8)

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 ceramic tile 60x60 (Shower area)

Hand shower (ex. TOTO or equivalent)

Sitting toilet and washbasin

(ex. TOTO or equivalent) and mirror

GUEST / CHILDREN'S BATHROOM

Homogeneous floor tile 60x60

Main Wall ceramic tile 60x60 (Full to ceiling)

Accent Wall ceramic tile 30x60 (Full to ceiling)

Hand shower (ex. TOTO or equivalent)

Sitting toilet and washbasin

(ex. TOTO or equivalent) and mirror

SERVICE TOILET (Type 7 & 8)

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 7x14, 8x14, 9x12, 10x12, 10x14, 12x14)

2200 VA (TYPE 5x12, 6x12)

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

ENVIRONMENTAL 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 No.1
Kec. Pinang, Kota Tangerang

MARKETING OFFICE

ALAM SUTERA

Jl. Jalur Sutera Boulevard No. 28,
Kec. Pinang, Kota Tangerang.



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SUTERARASUNA.ID



Alam Sutera Realty



suterarasuna



Alam Sutera Group

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