

SUTERA  
**Rasuna**  
BY *Alam Sutera*

**Philo**

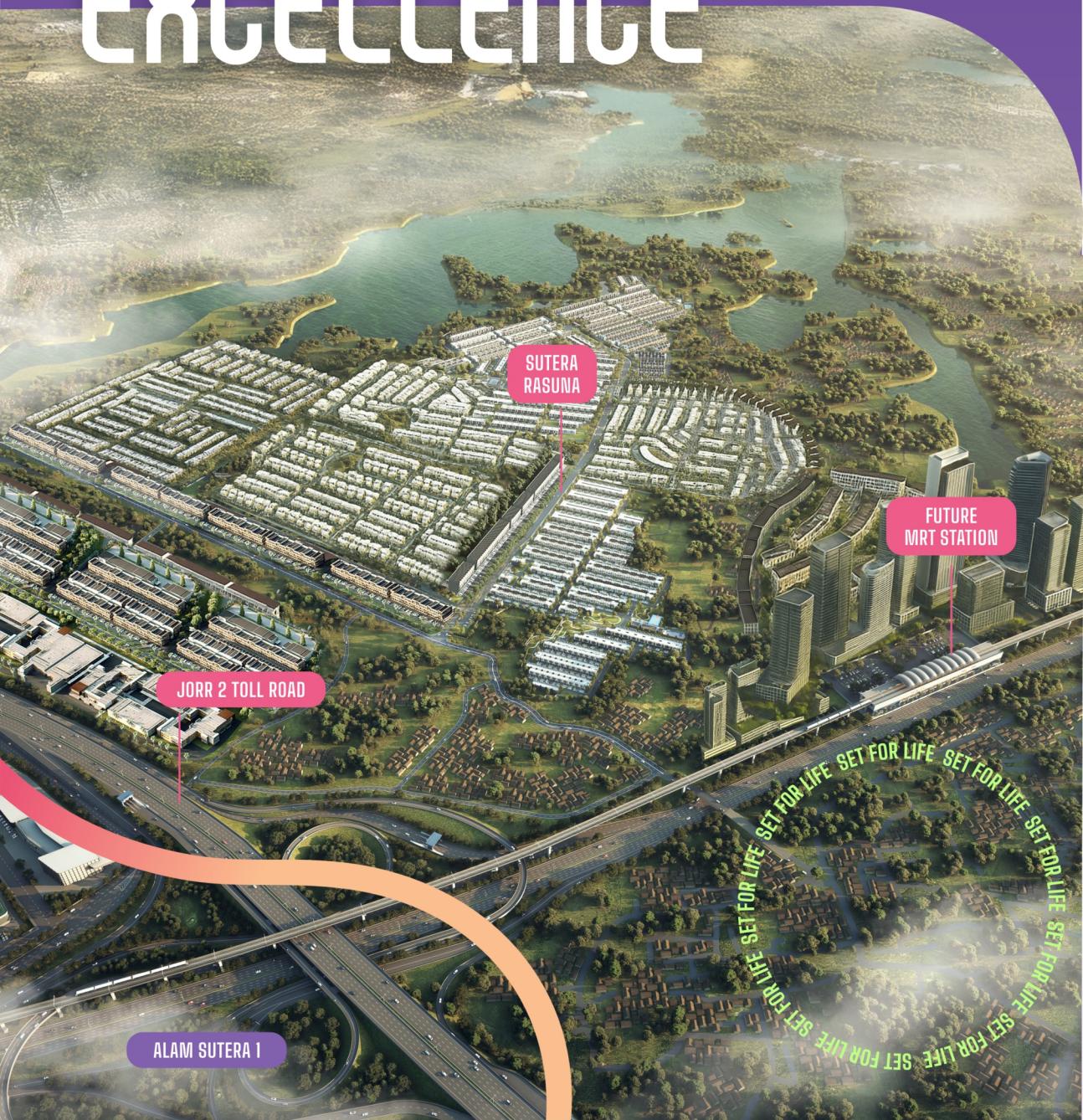
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# WELCOME TO PHILO



WHERE EVERY STEP  
TAKES YOU HIGHER AND  
LIVING BECOMES ACTIVE

# SET FOR EXCELLENCE



# SUTERA Rasuna

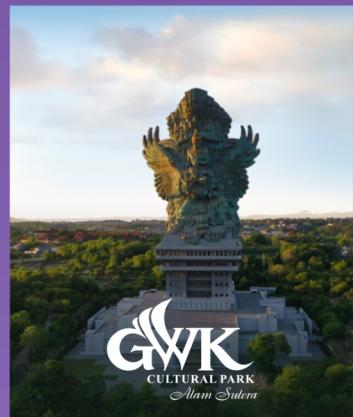
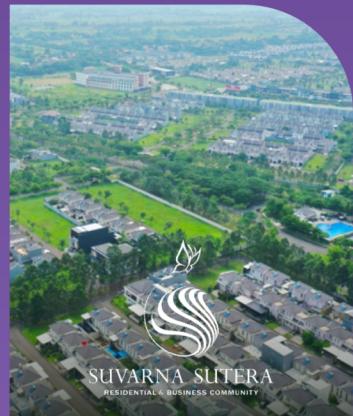
BY *Alam Sutera*

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.

## OUR PREMIUM PROJECTS



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

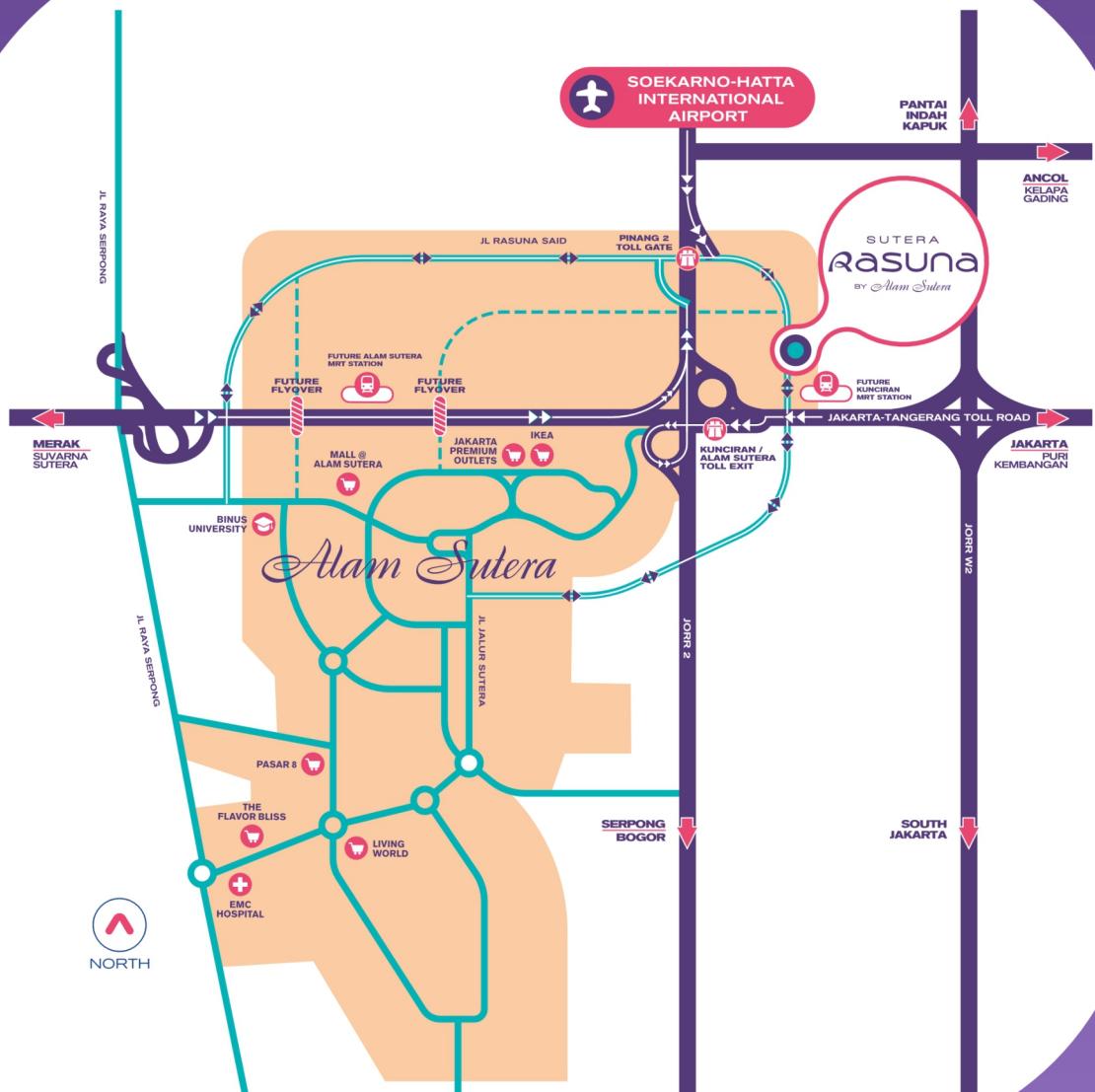
TO FUTURE MRT STATION

5 mins

TO PINANG 2  
TOLL GATE

20 mins

TO SOEKARNO-HATTA  
INTERNATIONAL AIRPORT



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

# 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

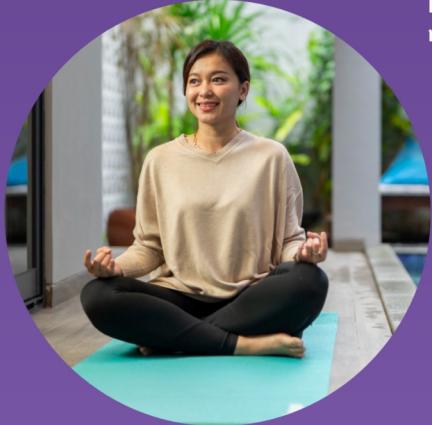


IKEA ALAM SUTERA



JAKARTA PREMIUM OUTLETS

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



# SET FOR ACTIVE LIFESTYLE





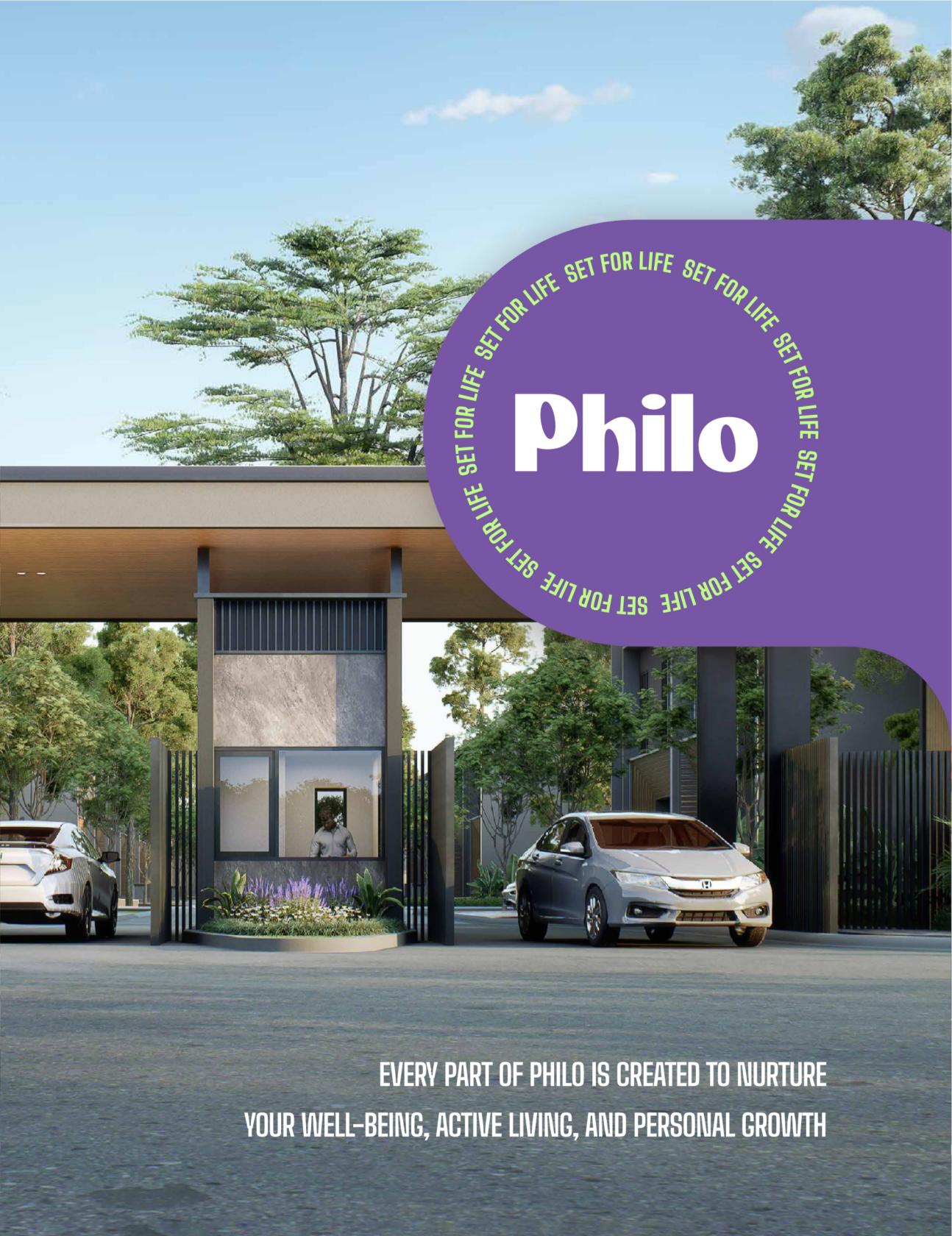
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## COOL THINGS

In Sutera Rasuna

SMART BUY  
PRIME SPOT  
MOVE & PLAY  
LONG-TERM VALUE

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.





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



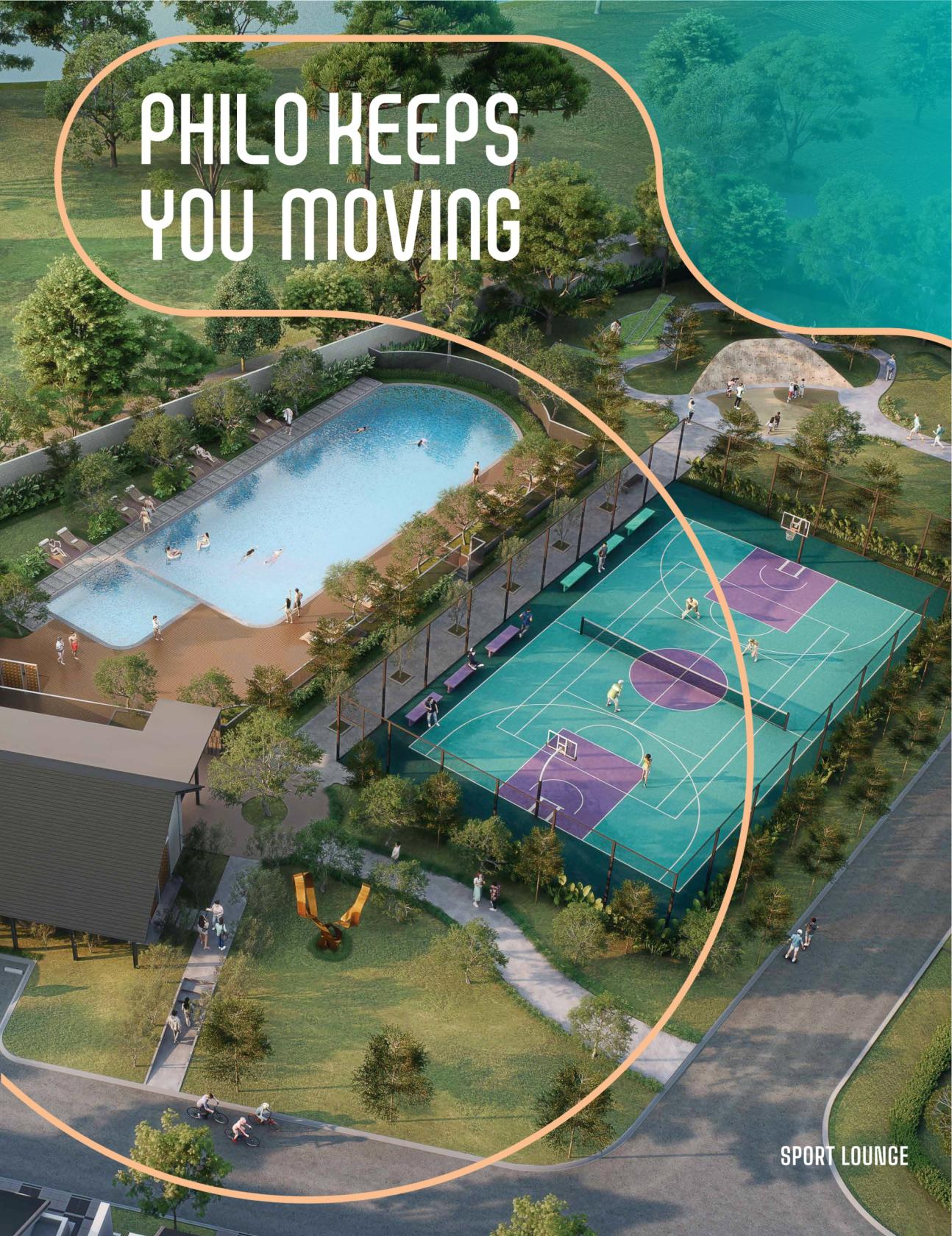
**SWIMMING POOL**



**CHILDREN PLAYGROUND**



**MULTI COURT**



# 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



1<sup>st</sup> FLOOR



2<sup>nd</sup> FLOOR

## BUILD SIZE

70 SQM

## LAND SIZE

60 SQM

## HOUSE DETAILS

2 BED ROOMS

## 1 POWDER ROOM

## 1 BATH ROOM

1 CAR PORT

## TYPE 5 x 12

# THE TA

## 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.

## Spacious Open Living Dining Plan

### Multipurpose Room



SOLAR WATER  
HEATER



SMART  
DOOR LOCK



3 CCTV  
POINTS

IOTA

6 m



1<sup>st</sup> FLOOR

## BUILD SIZE

84 SQM

## LAND SIZE

72 SOM

## HOUSE DETAILS

3 BED ROOMS

2 BATH  
ROOMS

## 1 CAR PORT

6 m



2<sup>nd</sup> FLOOR

## ROOM TO GROW

A bright, inviting living-dining area extends seamlessly into the backyard, offering the ideal indoor-outdoor 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

7 m



1<sup>st</sup> FLOOR

7 m



2<sup>nd</sup> FLOOR

BUILD SIZE

**107** SQM

LAND SIZE

**98** SQM

HOUSE DETAILS

**3+1** BED ROOMS



**3+1** BATH ROOMS



**2** CAR PORTS



## FUNCTION MEETS FLEXIBILITY

A well-designed space featuring a dedicated room for a home office, yoga, or a reading nook. The expansive living area fosters connection, while the backyard expands your options for relaxation and entertainment.

TYPE **7 x 14**

# KAPPA

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

Large Open Plan Living Room

Spacious Multipurpose  
Backyard



SOLAR WATER  
HEATER



SMART  
DOOR LOCK



3 CCTV  
POINTS

LAMDA

8 m



1<sup>st</sup> FLOOR

8 m



2<sup>nd</sup> FLOOR

BUILD SIZE

**124** SQM

LAND SIZE

**112** SQM

HOUSE DETAILS

**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

1<sup>st</sup> FLOOR

BUILD SIZE

**155** SQM

LAND SIZE

**166** SQM

HOUSE DETAILS

4+1 BED ROOMS



3+1 BATH ROOMS



2 CAR PORTS

2<sup>nd</sup> 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

### CARPURT

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.

 (021) 3110 3838

 0813 1777 3838

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

 Alam Sutera Realty

 suterarasuna

 Alam Sutera Group

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