

KE LIMUTU

AT ASYA

Beautiful Life, Beautiful Living



Asya Mandira Land



ASTRALAND

INDONESIA
ASTRA PROPERTY · HONGKONG LAND

Established on 14 October 2016, PT Astra Land Indonesia (ALI) is a property development & investment company that is joint ventured between Astra Property (PT Menara Astra) and Hongkong Land, with share ownership composition of 50% each. Hongkong Land is a member of Jardine Matheson Group and a leading property group engaged in property investment, management and development in key Asian cities, principally in Hong Kong, Singapore, Beijing and Jakarta. PT Astra Land Indonesia oversees the residential development of Astra Property group. Its current business portfolio consists of the luxury apartment project Anandamaya Residences on Jalan Jenderal Sudirman, the township project Asya in Jakarta Garden City, East Jakarta, and the premium apartment project Arumaya Residences in TB Simatupang area.

PT Astra Land Indonesia has a vision to become the most diverse and trusted property development and investment company in Indonesia. In the future, PT Astra Land Indonesia has a vision to expand its portfolio to include in the development of mixed-use areas, public facilities or public open space.



5 KM TO
KELAPA GADING



NEXT TO
AEON MALL & IKEA
JAKARTA GARDEN CITY



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
LIVING ROOM
✓ 3M CEILING HEIGHT
OF BEDROOMS



✓ SOLAR PANEL

ASYA IS ACCESSIBLE VIA:

- ✓ Jakarta Inner Ring Road (Tol Dalam Kota), Exit Toll Cakung Barat
- ✓ Kelapa Gading/Bekasi to ASYA via Jalan Raya Bekasi
- ✓ Jakarta Outer Ring Road/JORR (Tol Lingkar Luar), Exit Toll Cakung Timur
- ✓ Kelapa Gading to ASYA via Jalan Tipar Cakung
- ✓ Kelapa Gading to ASYA via Jalan Tol Sunter-Pulo Gebang



IKEA



AEON Mall

Other Facilities:



FOODGARDEN



THE MASTERPLAN

- | | | | |
|---|---------------------------------|----|-----------------------|
| 1 | Genova | 8 | Sentarum Cluster |
| 2 | Clubhouse/
Marketing Gallery | 9 | KELIMUTU |
| 3 | Toba Lake Villas | 10 | Global Mandiri School |
| 4 | Future Development | 11 | Food Garden |
| 5 | Matana Cluster | 12 | AEON Mall |
| 6 | Semayang Cluster | 13 | IKEA |
| 7 | Maninjau Cluster | | |





THE HOME THAT FITS YOU

KE LIMUTU

At ASYA
Beautiful Life, Beautiful Living



KELIMUTU

Kelimutu brings you the new experience of harmonious living, with spacious design, vast opening, and double height ceiling design concept, which allows the facade to look magnificent & luxurious.

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.



KELIMUTU

Features

Kelimutu is equipped with:

- ~ Double height ceiling concept
- ~ Smart Digital Door Lock
- ~ CCTV in Living Room & Main Entrance
- ~ Dual Entrance Access
- ~ Balcony at The Living Room
- ~ Multipurpose Room



KELIMUTU

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

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





KELIMUTU

Architecture Consultant



Interior design

metaphor
INTERIOR ARCHITECTURE

Nataneka is an innovative architectural consulting firm providing services in the fields of architectural design, interior design, urban design, Landscape design.

Since it was founded in 1999 by Sukendro Sukendar and Jeffry Sandy, Nataneka is always consistent in efforts to produce the excellent works to contribute Indonesian architecture. The Works of Nataneka give special attention to created fantastic space and to designs that enhance function and practicality. Nataneka has won several awards and competitions, a results of our consistence in Indonesia's architectural scene. In 2006, Nataneka won an IAI Award for Small Urban House, in 2009 for Furniture House and in 2012 for Gelagah House".

Metaphor Interior Architecture is a Jakarta based interior design consultant firm serving globally.

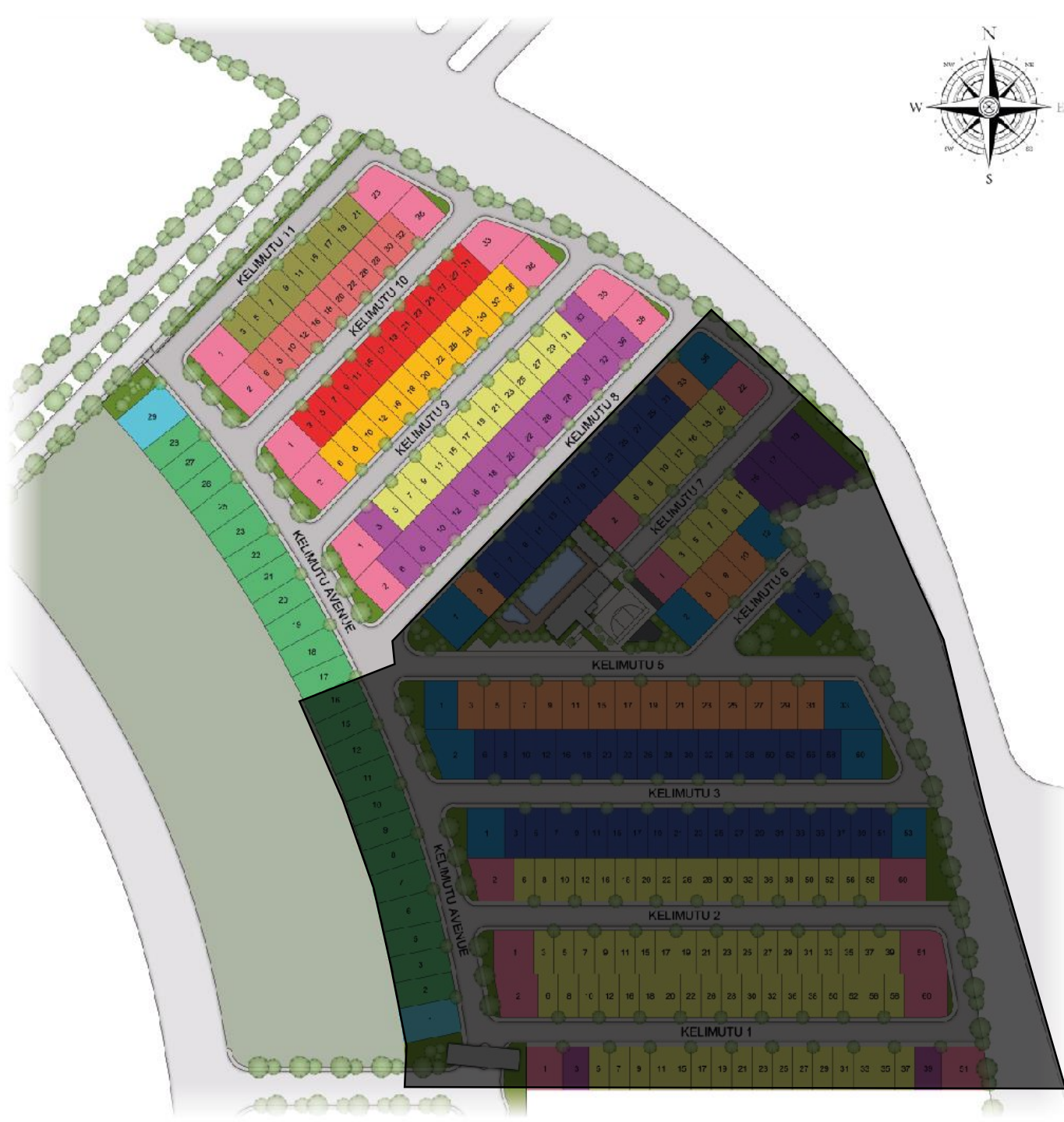
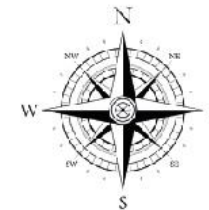
Metaphor specializes in retail interior design, commercial interior design, restaurant design, bar cafe interior design, hospitality interior architecture, and office interior design projects.



KELIMUTU

SITEPLAN

- Type 6X15 - 2S
- Type 6X15 - 3S
- Type 7X15 - 2S
- Type 7X15 STANDARD - 3S
- Type 7X15 PREMIUM - 3S
- Type 9x15 - 3S
- Type 9x15 CORNER - 3S
- Type 9+ - 3S
- Type 9+ CORNER - 3S



2 FLOORS

TYPE 6

6 x 15m

LT 90 M²

LB 87 M²



2 BEDROOMS



2 EN-SUITE BATHROOMS
+ POWDER ROOM



1 DRY KITCHEN



CARPORT
FOR 1 CAR



TYPE 6 - 2S



1st Floor



2nd Floor

3 FLOORS

TYPE 6

6 x 15m

LT 90 M²

LB 119 M²



3 BEDROOMS



2 BATHROOMS
(1 EN-SUITE BATHROOM)
+ POWDER ROOM



1 DRY KITCHEN



CARPORT
FOR 1 CAR



SOLAR PANEL



TYPE 6 - 3S



1st Floor



2nd Floor



3rd Floor

2 FLOORS

TYPE 7

7 x 15m

LT 105 M²

LB 113 M²



3 BEDROOMS



2 BATHROOMS
(1 EN-SUITE BATHROOM)
+ POWDER ROOM



1 DRY KITCHEN



2 CARPORT
FOR 2 CARS



TYPE 7 - 2S



1st Floor



2nd Floor

3 FLOORS

TYPE 7 STANDARD

7 x 15m

LT 105 M²

LB 154 M²



3 BEDROOMS



2 BATHROOMS
(1 EN-SUITE BATHROOM)
+ POWDER ROOM



1 DRY KITCHEN



CARPORT
FOR 2 CARS



MULTIPURPOSE
ROOM



1 MAID
BEDROOM
& TOILET



TYPE 7 STANDARD - 3S



1st Floor



2nd Floor



3rd Floor

3 FLOORS

TYPE 7 PREMIUM

7 x 15m

LT 105 M²

LB 157 M²



3 BEDROOMS



3 BATHROOMS
(2 EN-SUITE BATHROOMS)
+ POWDER ROOMS



1 DRY KITCHEN



CARPORT
FOR 2 CARS



1 MAID
BEDROOM
& TOILET



MULTIPURPOSE
ROOM



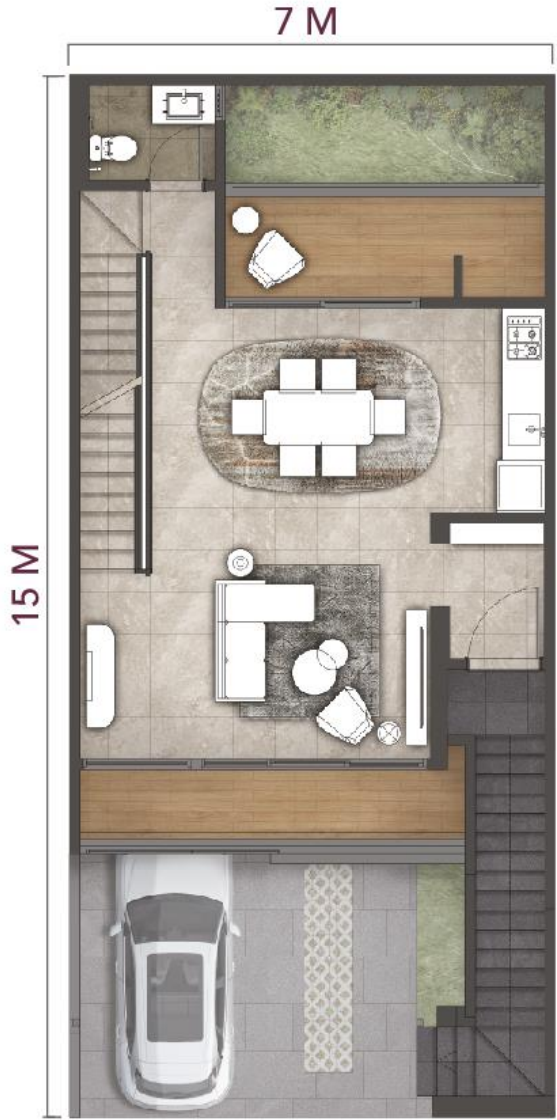
SOLAR PANEL



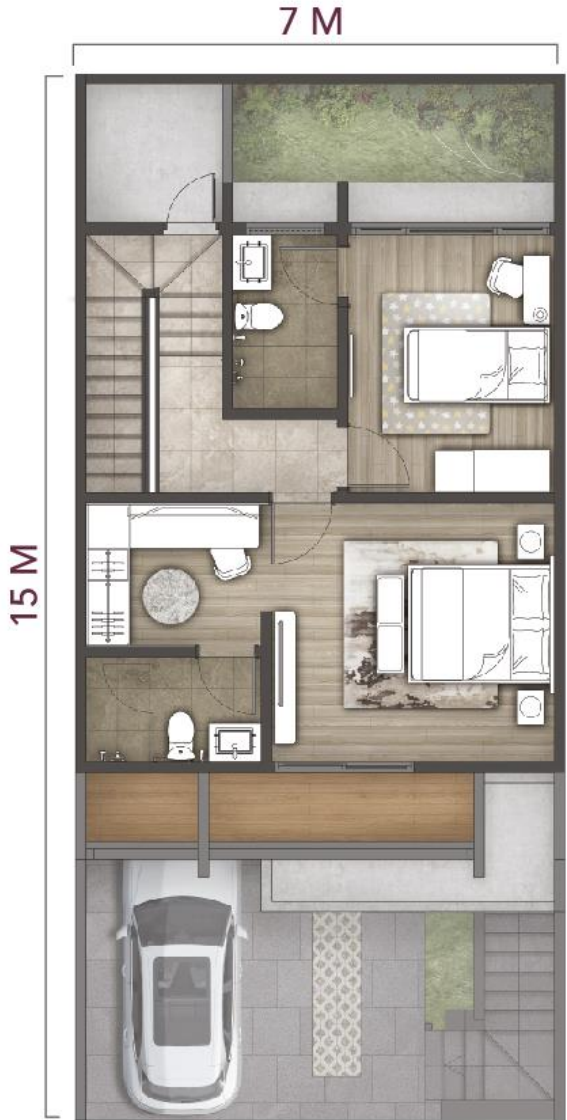
TYPE 7 PREMIUM - 3S



1st Floor



2nd Floor



3rd Floor

3 FLOORS

TYPE 9C

9 x 15m

LT VARY

LB 208 M²



4 BEDROOMS



4 EN-SUITE
BATHROOMS
+ POWDER ROOM



1 DRY AND
1 WET KITCHEN



CARPORT
FOR 2 CARS



1 MAID
BEDROOM
& TOILET



MULTIPURPOSE
ROOM



SOLAR PANEL
ROOM



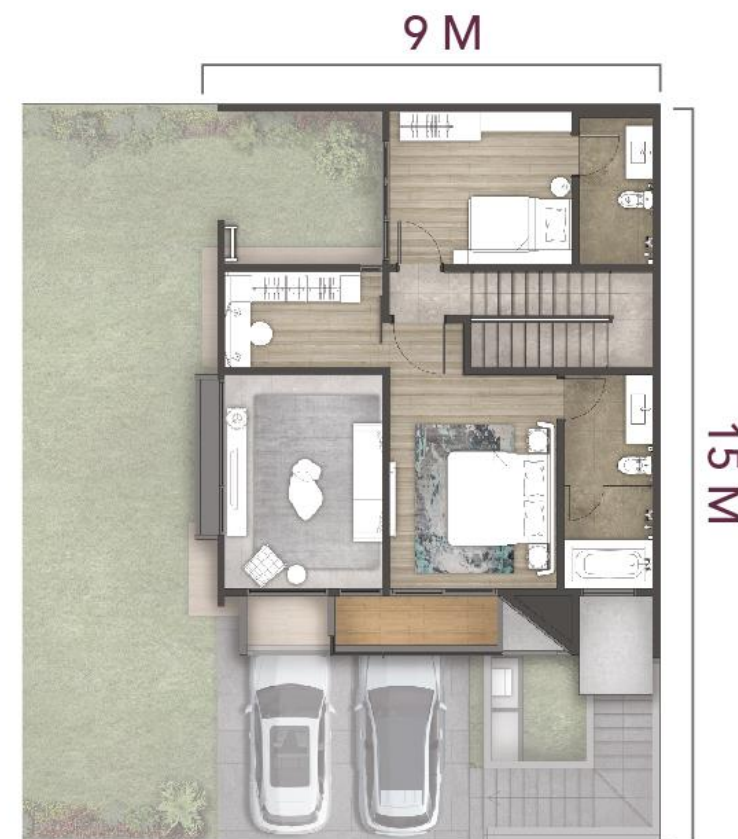
TYPE 9C - 3S



1st Floor



2nd Floor



3rd Floor

3 FLOORS

TYPE 9R

9 x 15m

LT 135 M²

LB 203 M²



4 BEDROOMS



4 EN-SUITE
BATHROOMS
+ POWDER ROOM



1 DRY AND
1 WET KITCHEN



CARPORT
FOR 2 CARS



1 MAID
BEDROOM
& TOILET



MULTIPURPOSE
ROOM



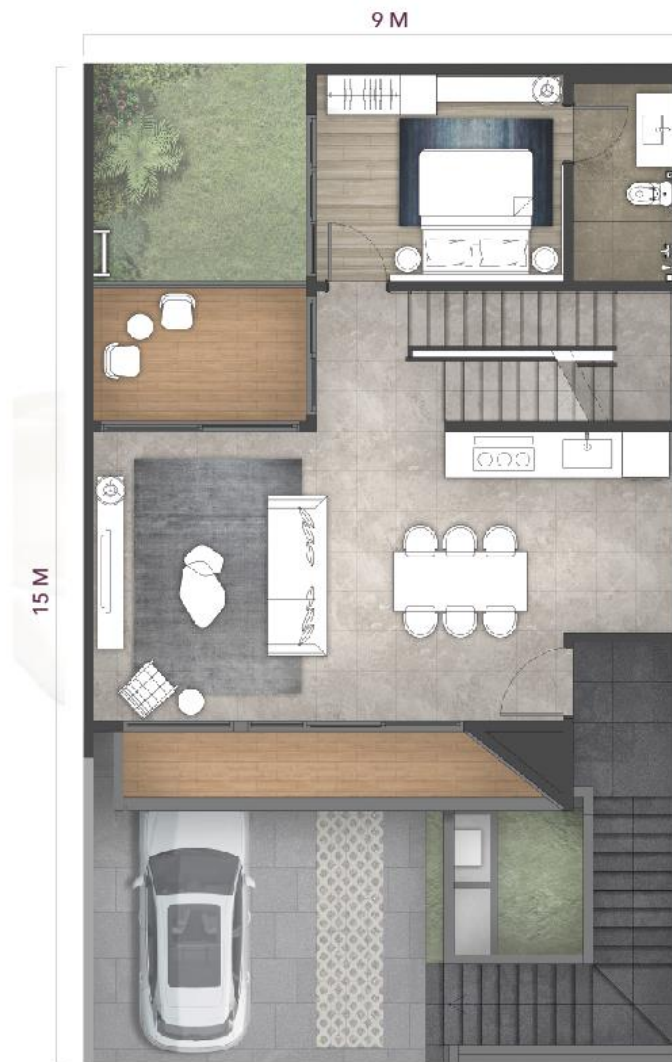
SOLAR PANEL
ROOM



TYPE 9R - 3S



1st Floor



2nd Floor



3rd Floor

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) 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 - 3,T7X17 - 3s & T9 All Type

KELIMUTU

PRICELIST & PAYMENT PLAN

PRICE LIST ESTIMATION

TYPE	LT	LB	Installment 24x	KPR DP 5% : 12x
Type 6 – 2S	90	87	2,966	3,115
Type 6 – 3S	90	119	3,429	3,601
Type 7 – 2S	105	113	3,587	3,767
Type 7 Standard	105	154	3,993	4,194
Type 7 Premium	105	157	4,214	4,425
Type 9	135	203	5,392	5,662
Type 9 C	IRR	208	6,564	6,892
Type 9+	180	203	6,583	6,913
Type 9+ C	IRR	208	7,838	8,230

KELIMUTU

NUP SCHEME

NUP SCHEME

VIP

Nominal NUP 25 mio
Non-refundable

3% Discount

Unit selection before launching date

CASHBACK

Free 1x ownership transfer

Non VIP

Nominal NUP 5 mio
Refundable

NO Discount

Unit selection on launching date

NO CASHBACK

Free 1x ownership transfer

REKENING BANK

BANK

BANK PERMATA

CABANG

ROYAL SUNTER

NOMOR REKENING

0902 40 7979

ATAS NAMA

PT ASTRA MODERN LAND



HAND OVER:

24 BULAN SEJAK DOWN PAYMENT 1

KE LIMUTU



MARKETING GALLERY
Jl. Asya Boulevard, Jakarta Garden City
East Jakarta

Developed by

ASTRALAND

INDONESIA

ASTRA PROPERTY · HONGKONG LAND

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