ASYA
Beautiful Life, Beautiful Living

JOINT VENTURE
AN EXCEPTIONAL COLLABORATION
FOR A MAGNIFICENT LIFE

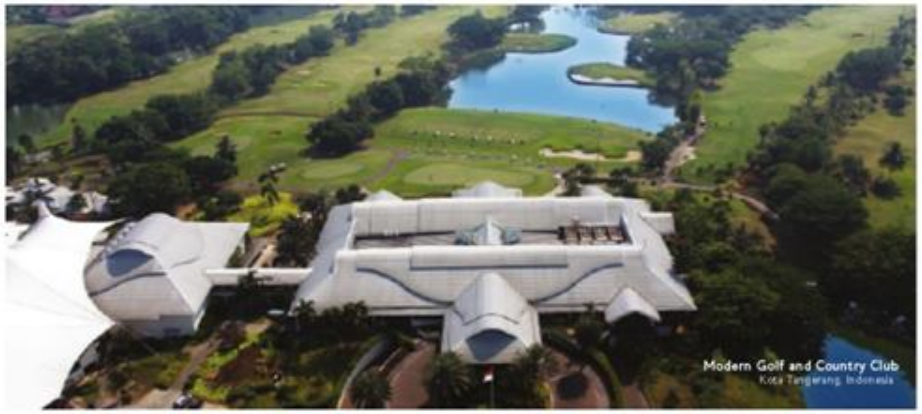
Developed by
Astra Modern Land

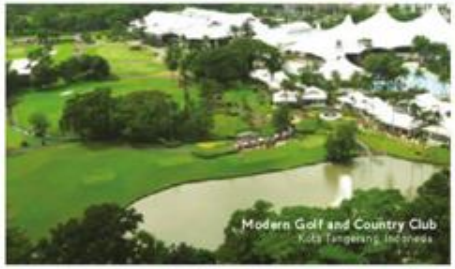
A JOINT VENTURE OF
ASTRA Property
Hongkong Land
MODERNLAND
PT MODERNLAND REALTY Tbk

ASTRA Property

Elevating Life

Hongkong Land





MODERNLAND

PT MODERNLAND REALTY Tbk

THE CONCEPT

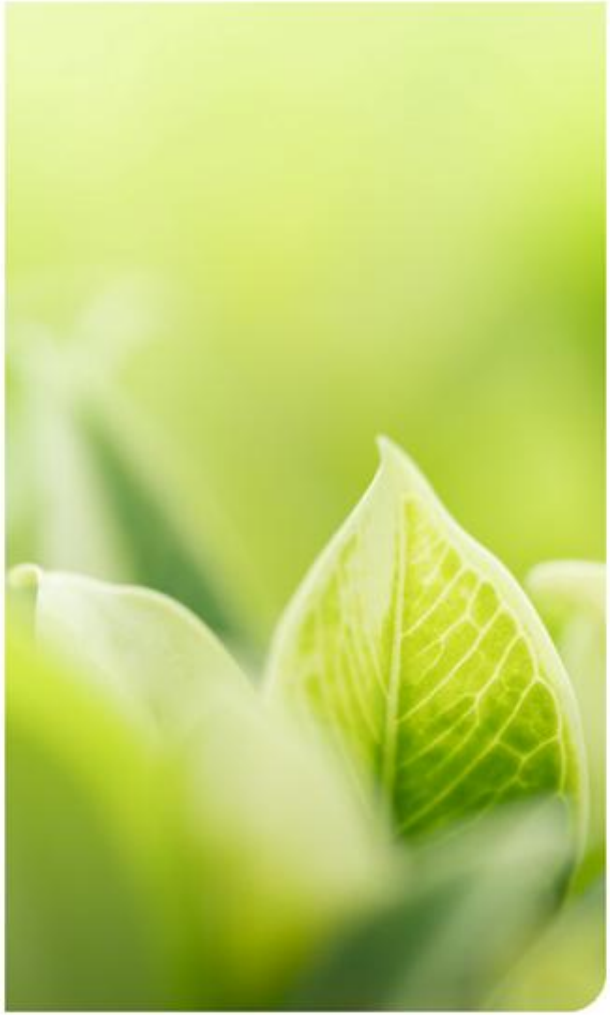
A NEW PLACE TO BE DISCOVERED,
THAT REDEFINES COMMUNITY LIVING

THE ONLY LAKE TOWNSHIP
IN EAST JAKARTA

15 HECTARES LAKE WITH
LAKE SIDE GARDEN

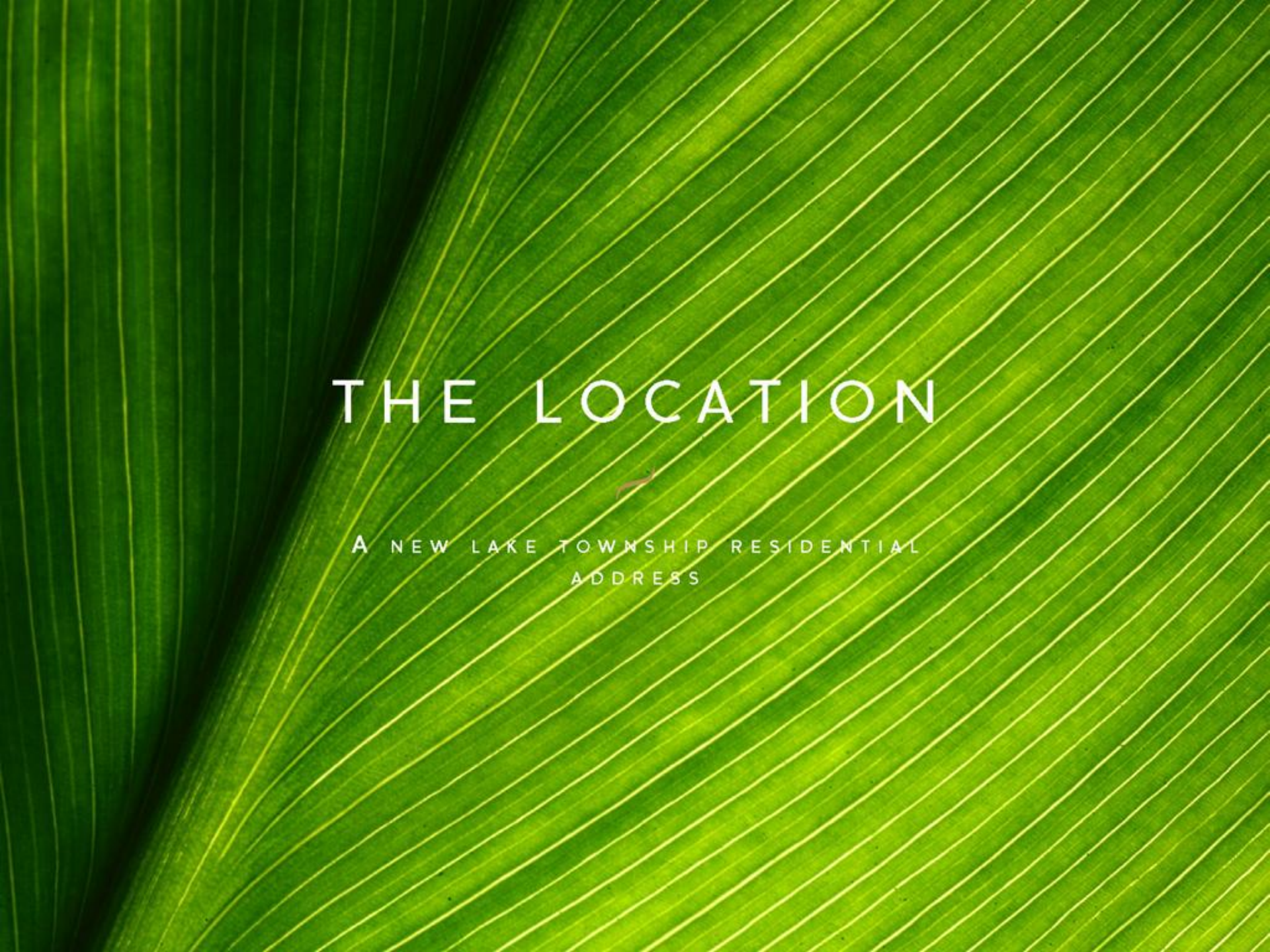
ASYA APPRECIATES
YOU

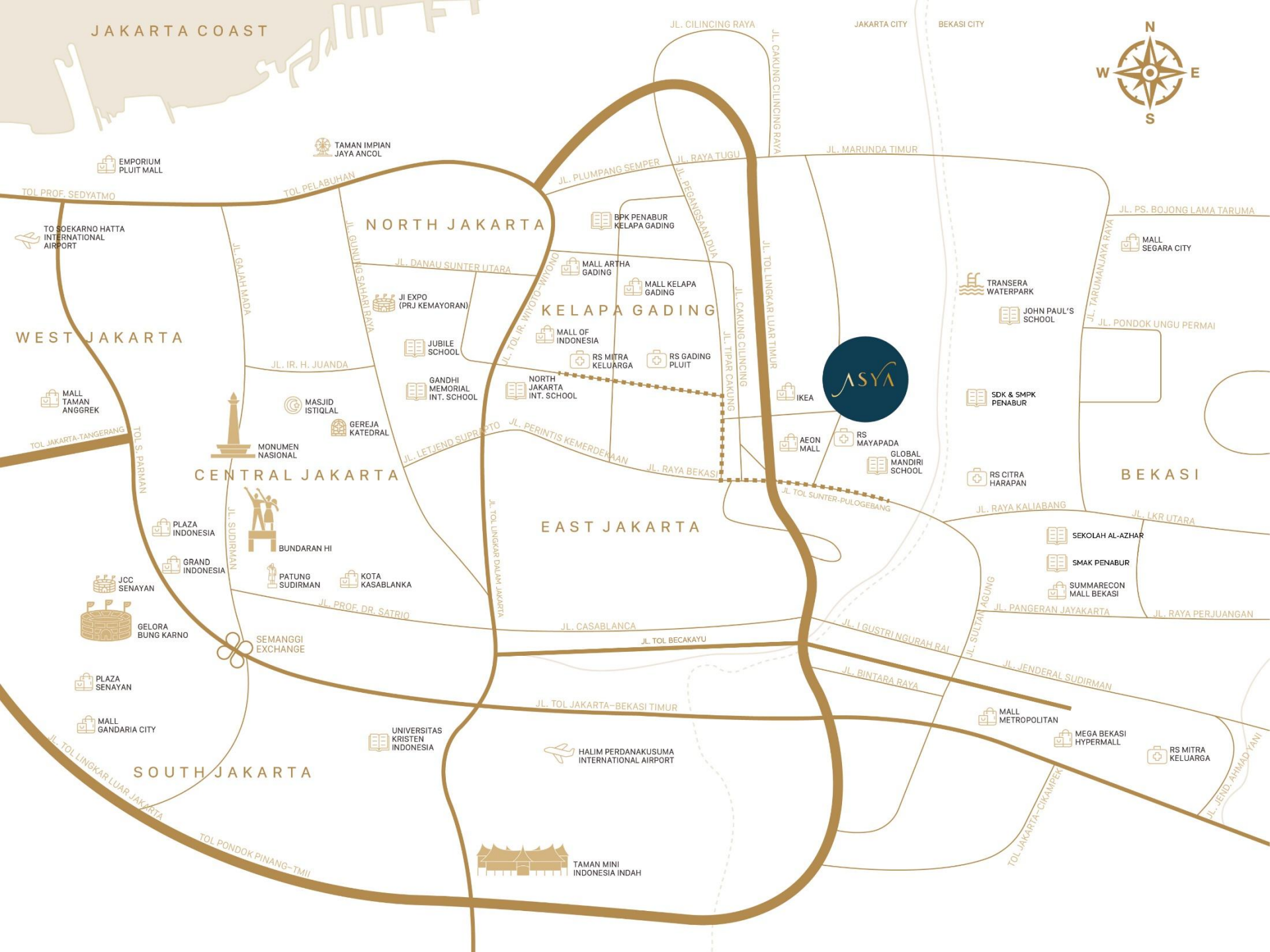
ASYA TREASURES
YOUR FAMILY



ASYA VALUES
NATURE

Beautiful Life,
Beautiful Living


THE LOCATION
A NEW LAKE TOWNSHIP RESIDENTIAL ADDRESS

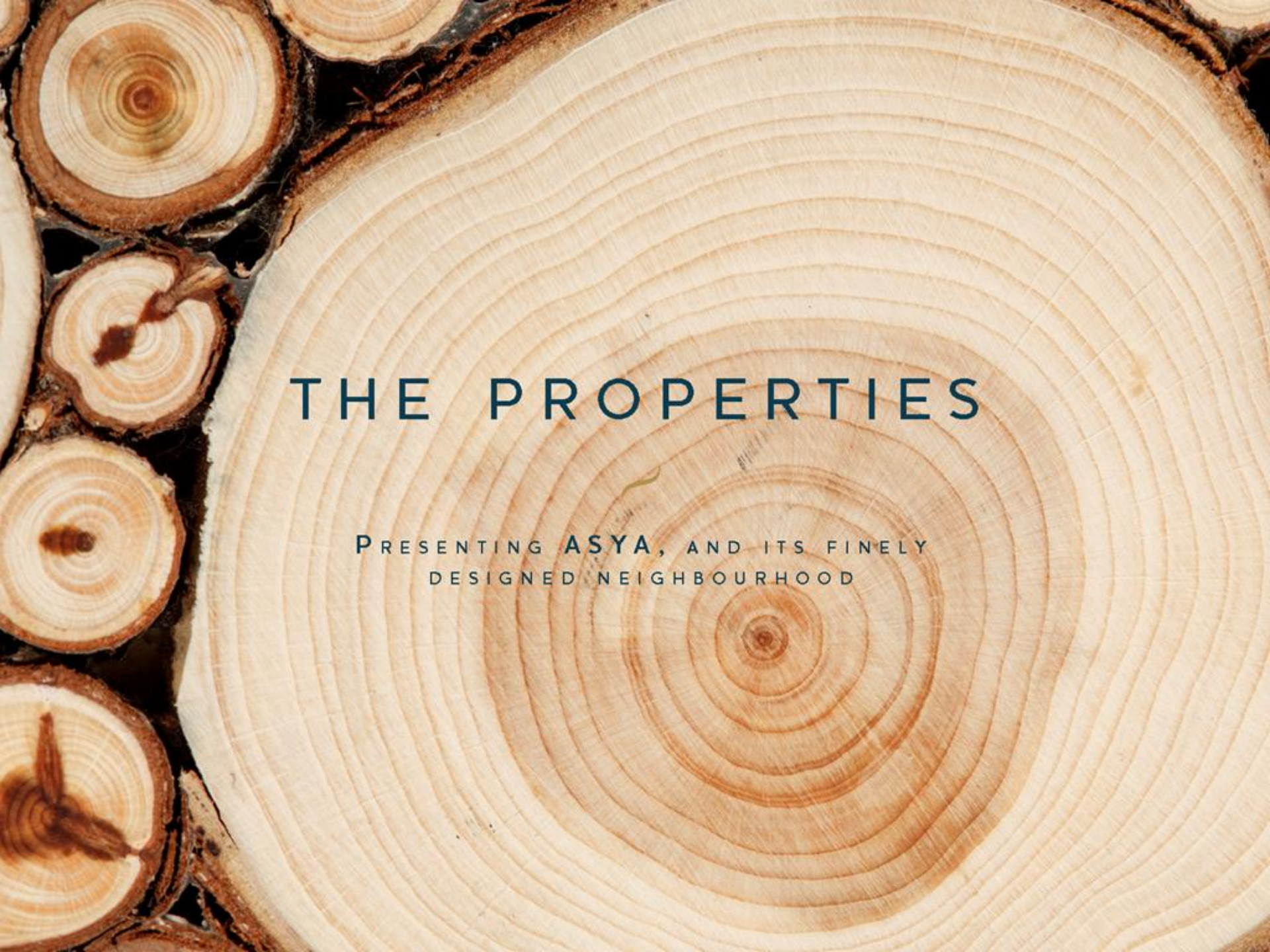

JAKARTA COAST
JL. CILINCING RAYA
JAKARTA CITY
BEKASI CITY
N
W
E
S
JL. CAKUNG CILINCING RAYA
EMPORIUM PLUIT MALL
TAMAN IMPIAN JAYA ANCOL
JL. MARUNDA TIMUR
JL. RAYA TUGU
JL. PLUMPANG SEMPER
TOL PROF. SEDYATMO
TOL PELABUHAN
JL. PEGANGSAAN DUA
JL. PS. BOJONG LAMA TARUMA
NORTH JAKARTA
BPK PENABUR KELAPA GADING
MALL SEGARA CITY
TO SOEKARNO HATTA INTERNATIONAL AIRPORT
JL. GAJAH MADA
JL. GUNUNG SAHARI RAYA
JL. DANAU SUNTER UTARA
MALL ARTHA GADING
JL. TOL IR. WIYOTO-WIYONO
JL. TOL LINGKAR LUAR TIMUR
JL. TARUMANJAYA RAYA
TRANSERA WATERPARK
MALL KELAPA GADING
JI EXPO (PRJ KEMAYORAN)
KELAPA GADING
JOHN PAUL'S SCHOOL
JL. CAKUNG CILINCING
JL. PONDOK UNGU PERMAI
WEST JAKARTA
JUBILE SCHOOL
MALL OF INDONESIA
JL. IR. H. JUANDA
RS MITRA KELUARGA
RS GADING PLUIT
GANDHI MEMORIAL INT. SCHOOL
NORTH JAKARTA INT. SCHOOL
JL. TIPAR CAKUNG
ASYA
IKEA
SDK & SMPK PENABUR
MALL TAMAN ANGGREK
MASJID ISTIQLAL
GEREJA KATEDRAL
TOL JAKARTA-TANGERANG
TOL S. PARMAN
JL. LETJEND SUPRAPTO
JL. PERINTIS KEMERDEKAAN
AEON MALL
RS MAYAPADA
GLOBAL MANDIRI SCHOOL
MONUMEN NASIONAL
CENTRAL JAKARTA
JL. RAYA BEKASI
RS CITRA HARAPAN
BEKASI
JL. TOL SUNTER-PULOGEBANG
JL. RAYA KALIABANG
JL. LKR UTARA
PLAZA INDONESIA
JL. SUDIRMAN
BUNDARAN HI
EAST JAKARTA
SEKOLAH AL-AZHAR
GRAND INDONESIA
SMAK PENABUR
JL. TOL LINGKAR DALAM JAKARTA
JCC SENAYAN
PATUNG SUDIRMAN
KOTA KASABLANKA
SUMMARECON MALL BEKASI
JL. PANGERAN JAYAKARTA
JL. RAYA PERJUANGAN
JL. PROF. DR. SATRIO
GELORA BUNG KARNO
JL. CASABLANCA
JL. SULTAN AGUNG
JL. I GUSTRI NGURAH RAI
SEMANGGI EXCHANGE
JL. TOL BECAKAYU
JL. BINTARA RAYA
JL. JENDERAL SUDIRMAN
PLAZA SENAYAN
JL. TOL JAKARTA–BEKASI TIMUR
MALL METROPOLITAN
MALL GANDARIA CITY
MEGA BEKASI HYPERMALL
RS MITRA KELUARGA
UNIVERSITAS KRISTEN INDONESIA
HALIM PERDANAKUSUMA INTERNATIONAL AIRPORT
SOUTH JAKARTA
JL. TOL LINGKAR LUAR JAKARTA
TOL JAKARTA-CIKAMPEK
JL. JEND. AHMAD YANI
TOL PONDOK PINANG–TMII
TAMAN MINI INDONESIA INDAH

THE MASTERPLAN

DISCOVER THE EXPANSIVE, IMPECCABLY DESIGNED TOWNSHIP

We offer a well-designed lake township for you to indulge in.

1. TOBA LAKE VILLAS
2. LANDED RESIDENCES
3. SEMAYANG CLUSTER
4. MATANA CLUSTER
5. MANINJAU CLUSTER
6. CONDOMINIUMS
7. CLUSTER FACILITIES
8. COMMERCIAL AREA
9. CLUBHOUSE
10. MAYAPADA HOSPITAL (UPCOMING)
11. AEON MALL
12. FOOD GARDEN
13. GLOBAL MANDIRI SCHOOL
14. IKEA



THE PROPERTIES

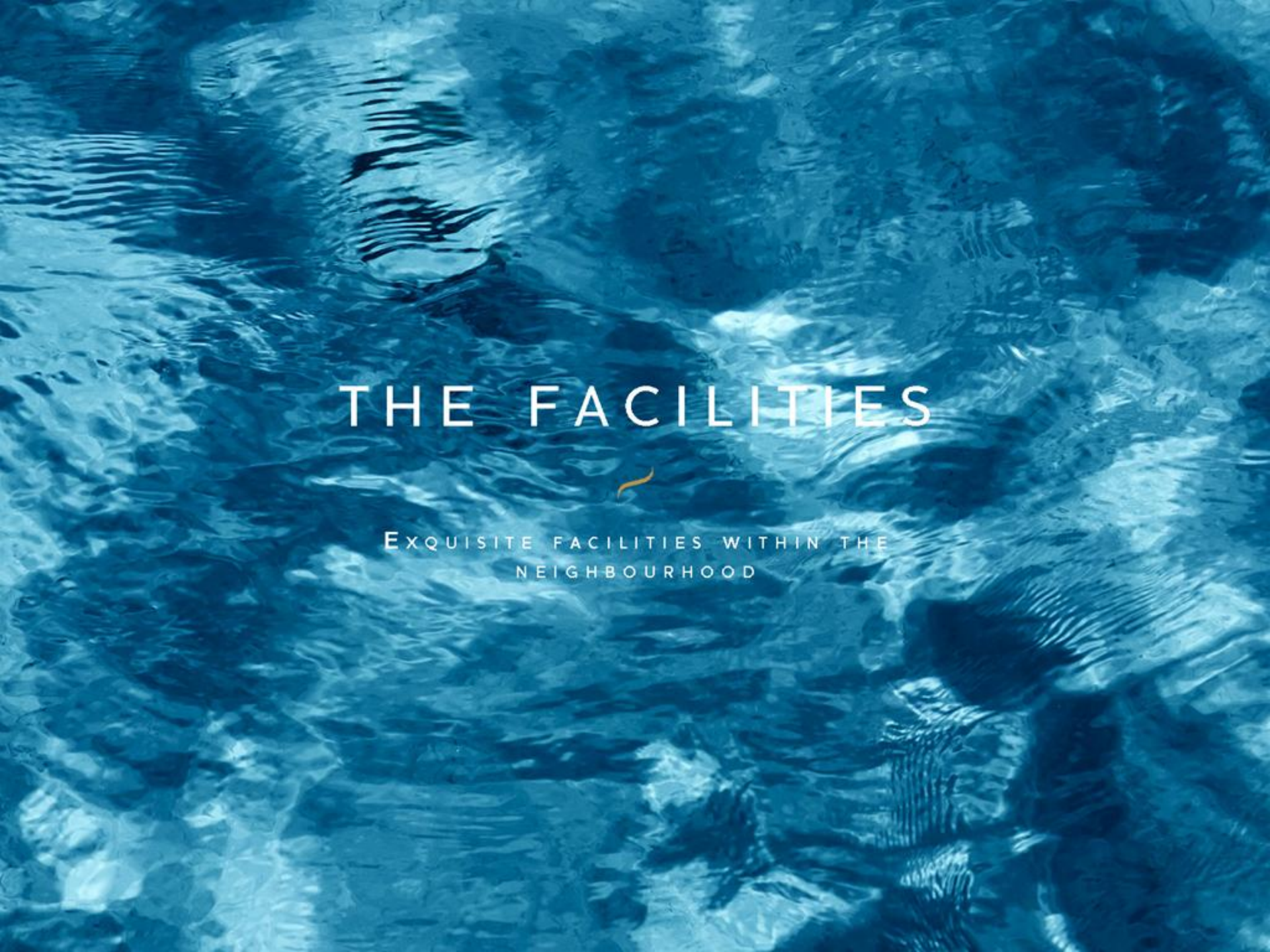
PRESENTING **ASYA**, AND ITS FINELY DESIGNED NEIGHBOURHOOD

LAKE VILLAS

CONDOMINIUMS

COMMERCIAL

LANDED RESIDENCES


THE FACILITIES
EXQUISITE FACILITIES WITHIN THE NEIGHBOURHOOD

AEON MALL
AEON MALL

IKEA - WILL BE OPENED IN 2020

LAKESIDE OUTDOOR FACILITIES 2,8 HA

2 CLUB HOUSES

GLOBAL MANDIRI SCHOOL

MAYAPADA HOSPITAL (UPCOMING)

THE SERVICES
THE REMARKABLE SERVICE SYSTEM
ADAPTED TO ASSIST EVERY RESIDENT

24 HOURS GUARDED,
GATED SECURITY,
AND SMART DIGITAL
DOOR LOCK

FREE SHUTTLE
BUS SERVICE

CCTV IN LIVING ROOM & ENTRANCE DOOR

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

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

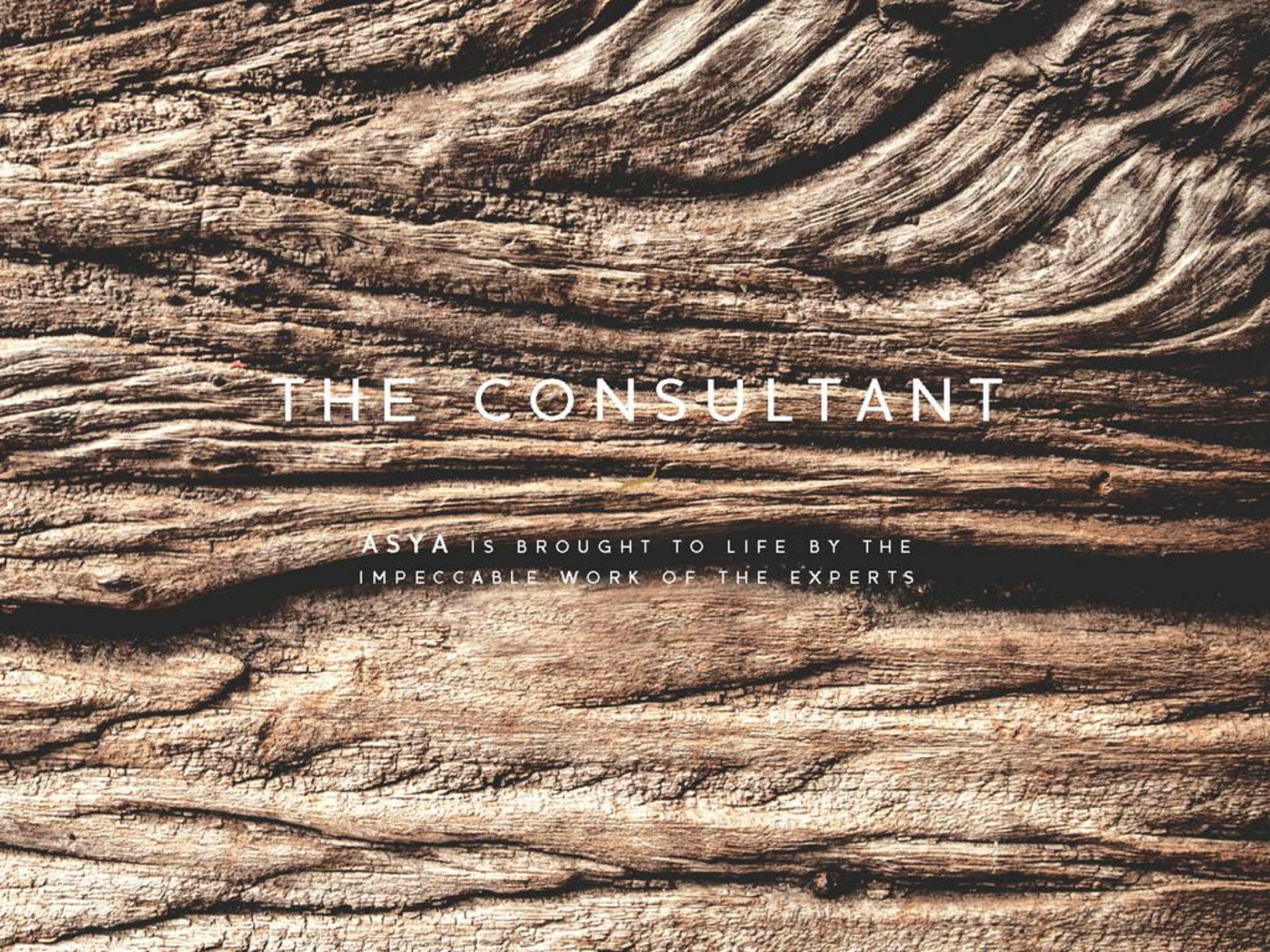
Exterior	Pitched roof with Lightweight Structure
	Concrete Flat Roof

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
TV Outlet	Living Rooms & All Bedrooms
Telephone outlet	Living Room & Master Bedroom
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


THE CONSULTANT
ASYA IS BROUGHT TO LIFE BY THE
IMPECCABLE WORK OF THE EXPERTS

- INTERIOR -

sheilsflynn

- LANDSCAPE -

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