



TODAY, TOMORROW, TOGETHER

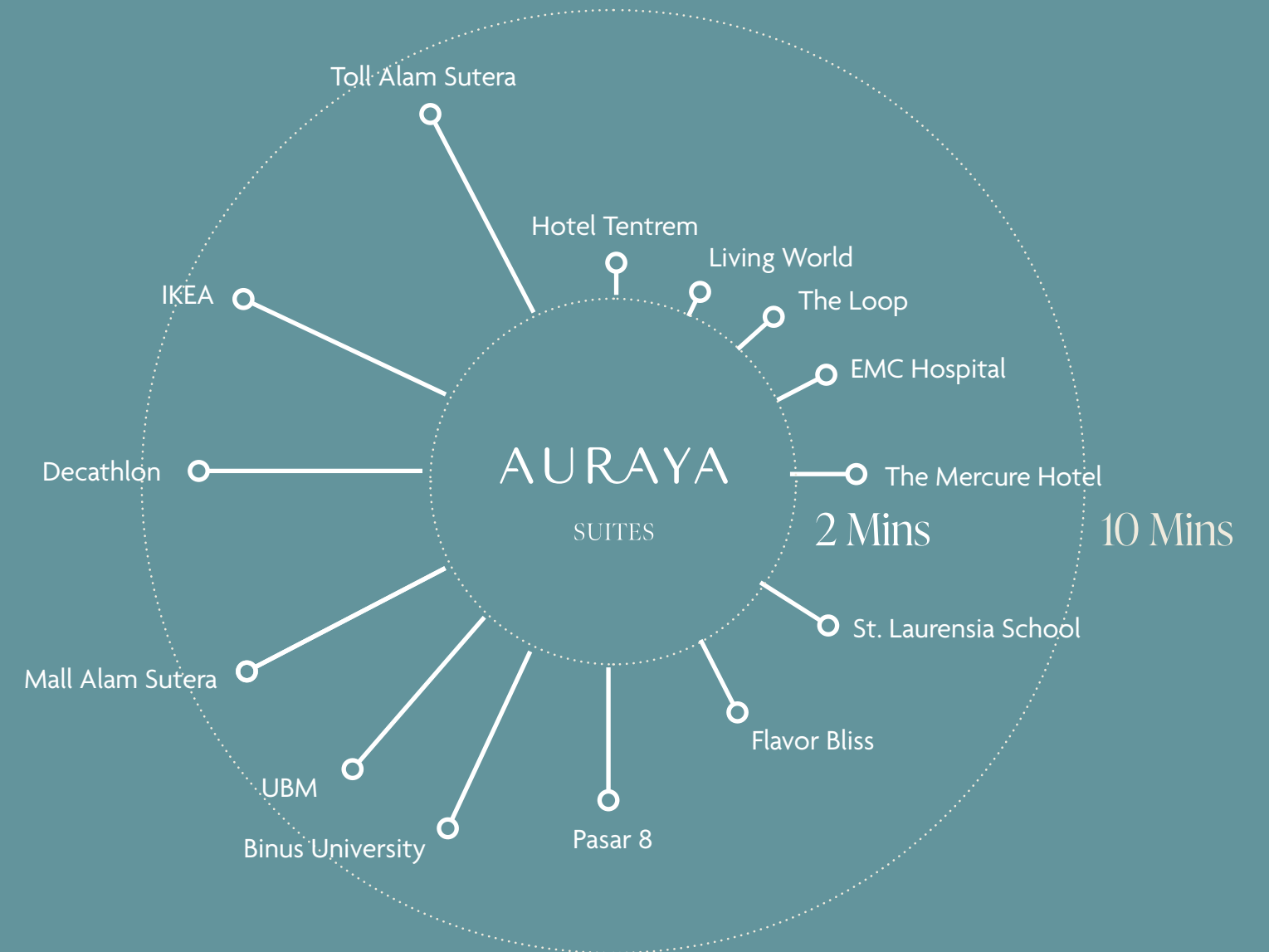
#LiveAuraya

VIBRANT LOCATION



INTERGRATED & CONNECTED

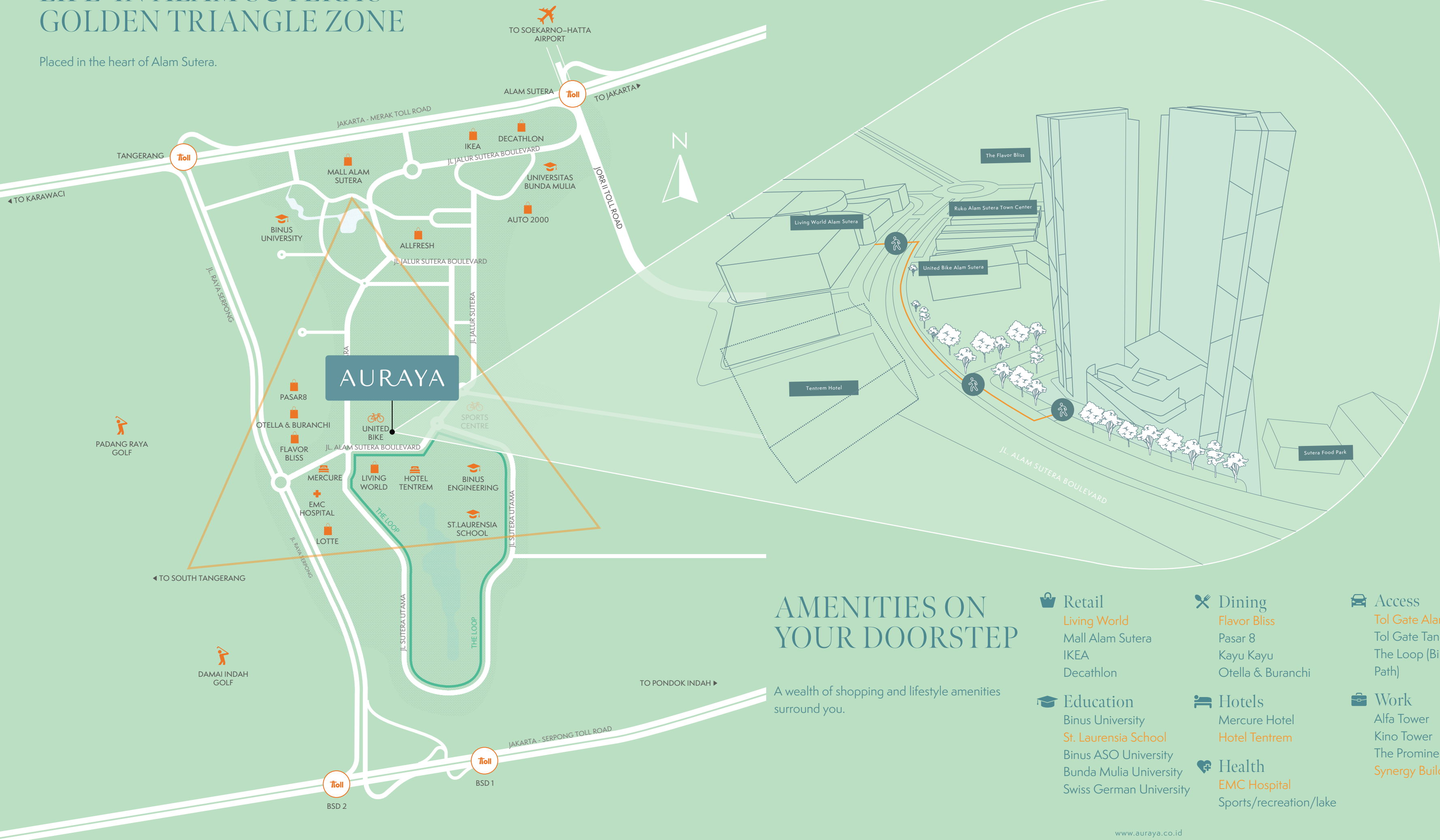
With excellent transport links and access to multiple major toll roads the very best of the surrounding area and wider city are on your doorstep.



*Travel times are approximated and subject to traffic conditions.
Source: www.maps.google.com*

LIFE IN ALAM SUTERA'S GOLDEN TRIANGLE ZONE

Placed in the heart of Alam Sutera.



AMENITIES ON YOUR DOORSTEP

A wealth of shopping and lifestyle amenities surround you.

- Retail**
 - Living World
 - Mall Alam Sutera
 - IKEA
 - Decathlon

- Education**
 - Binus University
 - St. Laurensia School
 - Binus ASO University
 - Bunda Mulia University
 - Swiss German University

- Dining**
 - Flavor Bliss
 - Pasar 8
 - Kayu Kayu
 - Otella & Buranchi

- Hotels**
 - Mercure Hotel
 - Hotel Tentrem

- Health**
 - EMC Hospital
 - Sports/recreation/lake

- Access**
 - Tol Gate Alam Sutera
 - Tol Gate Tangerang
 - The Loop (Biking/Running Path)

- Work**
 - Alfa Tower
 - Kino Tower
 - The Prominence
 - Synergy Building

INNOVATIVE DESIGN



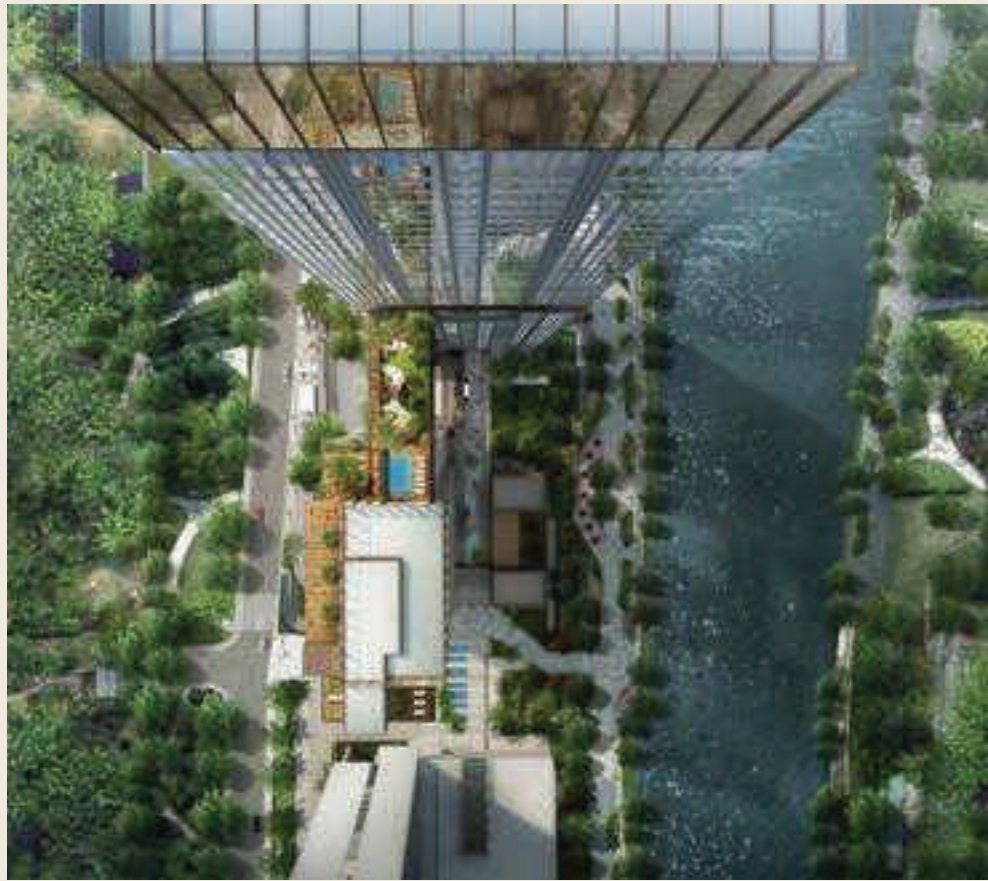
THE ARCHITECTS
GRAND VISION

BroadwayMalyan^{BM}

THE DESIGN
INSPIRATION

We design to inspire a better living.

pal
PAL DESIGN GROUP



57 Promenade, Jakarta



Royal Caribbean Cruise Terminal, USA



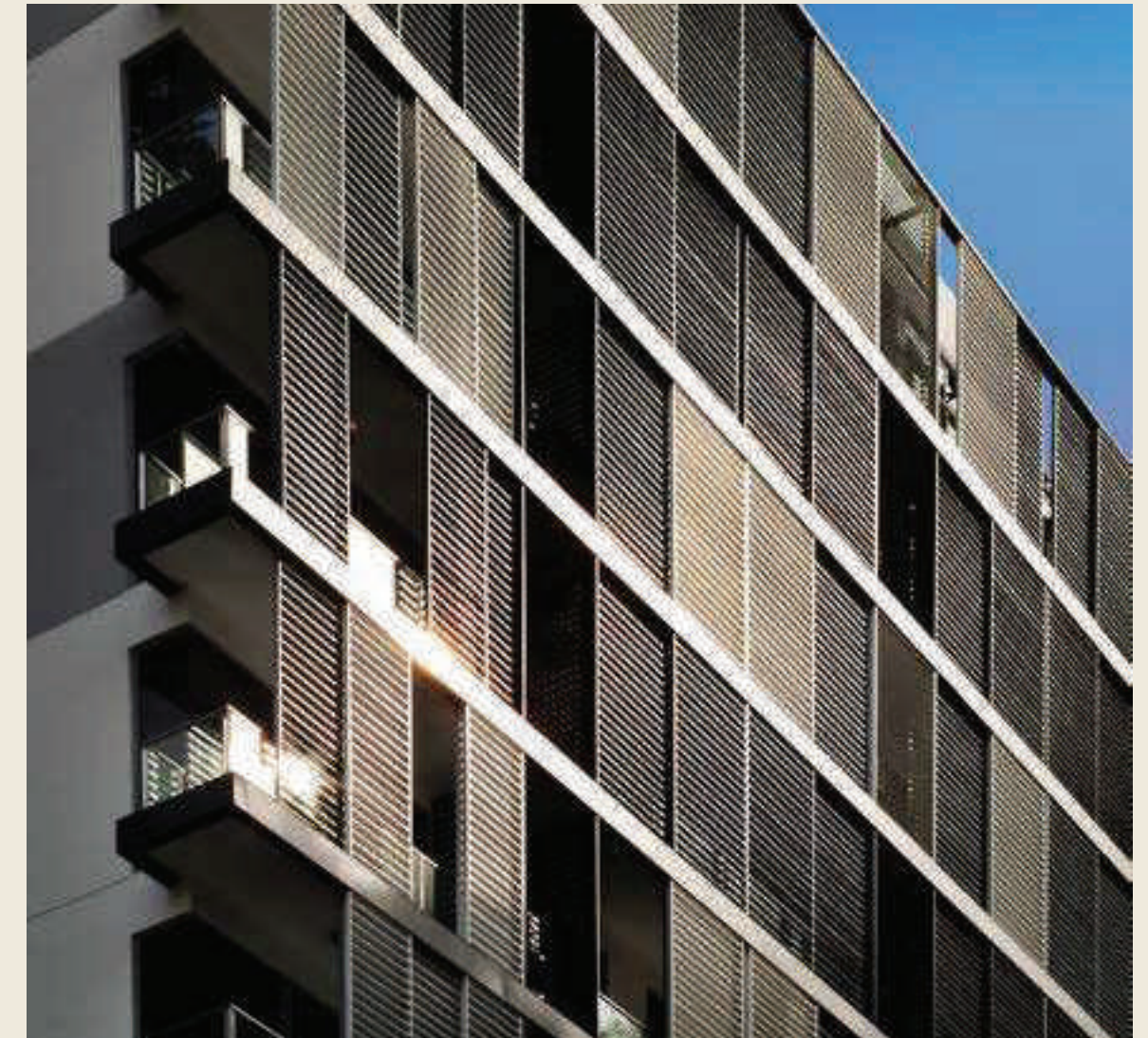
CIBIS, Jakarta



St George Wharf Tower, London



The Boutiq, Singapore



The Boutiq, Singapore



Ocean Spring Resort, Chengdu



Sales Office, Kunming



Ocean Spring Resort, Chengdu



Sales Office, Kunming



US Dusit D2 Constance Pasadena Hotel, California



OVER 40 FACILITIES

1. Bicycle Pavilion
2. The Terrace
3. Al-Aura
4. Health & Wellness
5. ATM Center
6. The Laundry
7. Café and Bakery
8. The Grocers
9. Baby Hut
10. Hanging Garden
11. Urban Farm
12. Electric Vehicle Charging Station

A HIDDEN OASIS AT THE CENTRE

SWIMMING POOL & PODIUM





A PODIUM POSITION

- 13. Jogging Track
- 14. The Courts
- 15. Play Yard
- 16. Sky Terrace
- 17. Fantasy Pool
- 18. Sky Pool
- 19. Aquatic Loungers
- 20. The Cabana



EXPANSIVE POOL AND LUSH GARDENS

POOL DECK AND ALFRESCO AREA



ACTIVITIES FOR ALL AGES

PLAY YARD & THE COURTS





ELEVATED LIFESTYLE

- 21. Cloud Studio
- 22. Play Wall
- 23. Zen Spot
- 24. Hanging Patio
- 25. Sand-Box
- 26. Meditation Path



LIVING IT UP

SKY FACILITIES



COMMUNITY EXPERIENCE

A LOCATION OF ENDLESS DISCOVERY

THE CLUB



The Club

- 27. Common Grounds
- 28. Co-Working Space
- 29. Lounge
- 30. Private Meeting Room
- 31. Creative Quarter

- 32. Sleep Pods
- 33. Content Studio
- 34. The Canvas
- 35. Games Hub
- 36. Theatre Box
- 37. The Kitchen
- 38. Auraya Fit

- 39. The Patio
- 40. Bike Club
- 41. Yoga Kommune
- 42. Social Corner
- 43. Starlight Cinema
- 44. Sauna
- 45. The Grille



STYLISHLY SOCIAL COMMON AREAS

CO-WORKING AND LOUNGE SPACE



ENTERTAIN AT THE CHEFS TABLE

PRIVATE DINING KITCHEN & LOUNGE



PERFORM AT YOUR BEST

FITNESS & GYM



OUTDOOR FUN WITH FRIENDS & FAMILY

STARLIGHT CINEMA & THE GRILLE

AURAYA
SUITES

NEW NORMAL FACILITIES

CREATING SPACE WITH NATURE

THE GRILLE



A PLACE TO ENJOY

The arcade area brings speciality coffee from Common Grounds and much more.







LIVE, WORK &
PLAY, EVERYDAY

COMMON GROUNDS & THE TERRACE

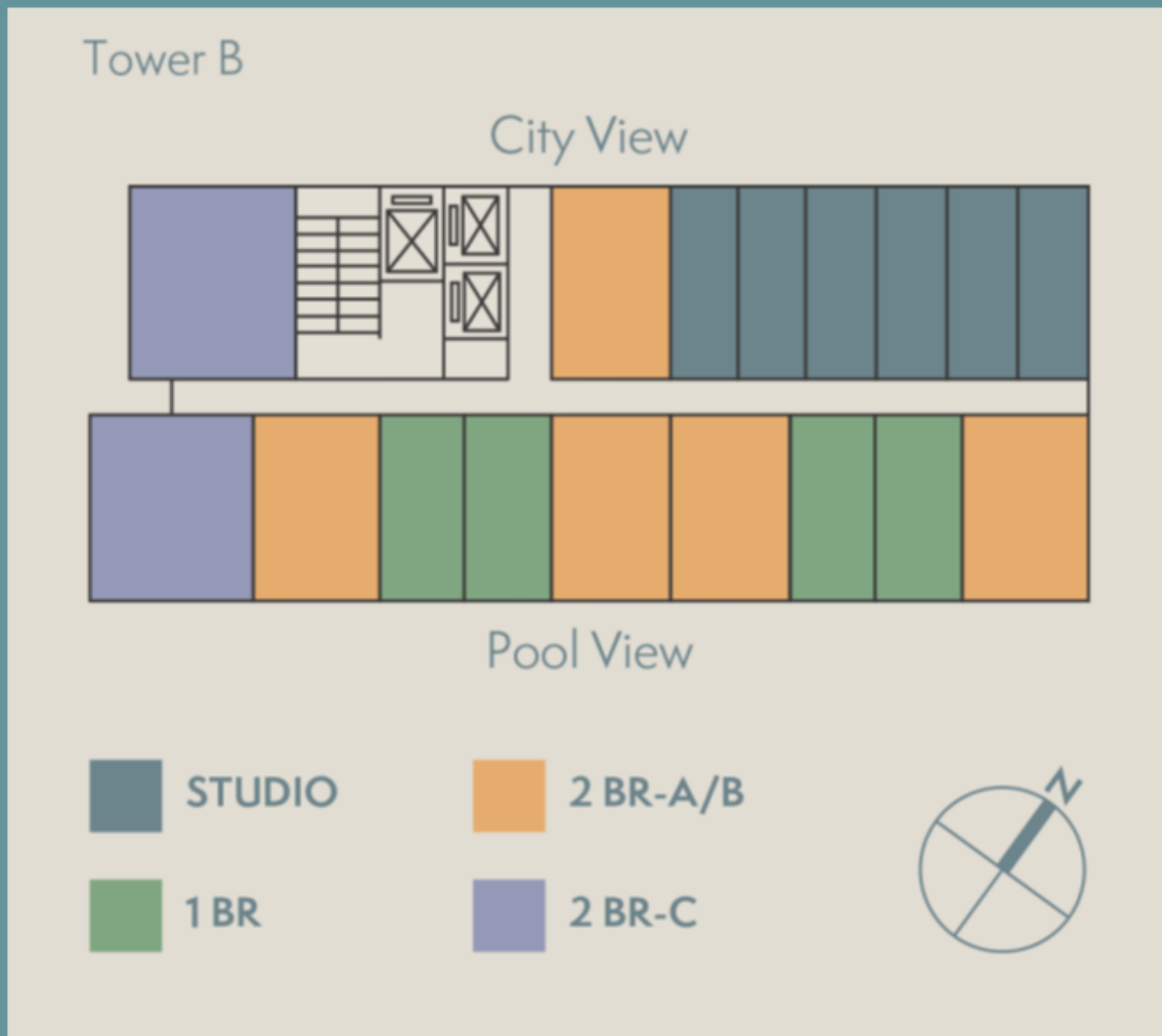
UNIT TYPES

MAKE AN ENTRANCE

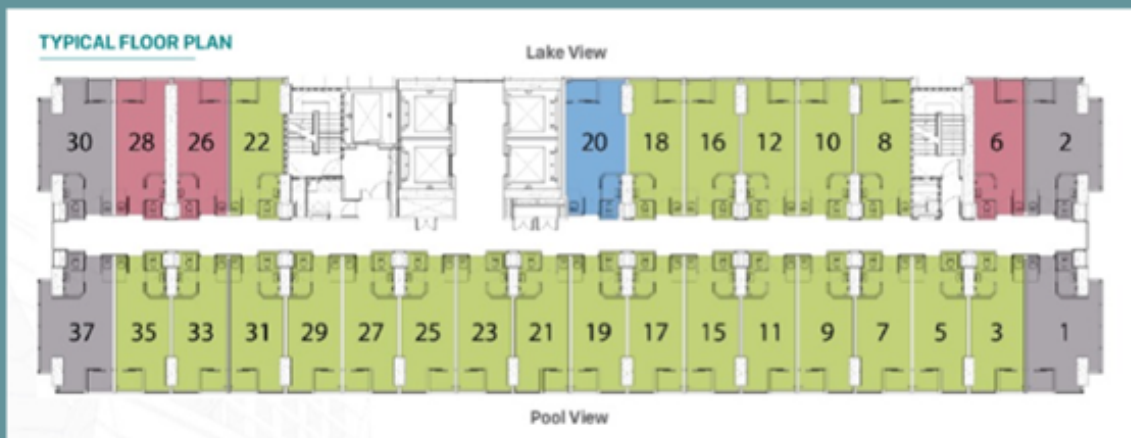
RESIDENTIAL LOBBY



17 Units per Floor



PG - 30



CB - 37



KL - 35



SH - 33



A WELCOME RECEPTION

RESIDENTIAL LOBBY INTERIOR

ELEVATED STYLE AND QUALITY

RESIDENTIAL LIFT LOBBY INTERIOR



8F

Touchless + WELL System + Online Facilities Booking



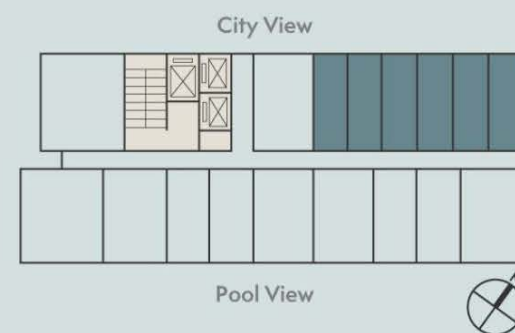


AURAYA

SUITES

Studio 23 sqm

- Kitchen Set
- Kompas Gas Tanam
- Cooker Hood
- Lemari Pakaian
- Double Glass Window
- Smart Door Lock
- Water Heater
- AC 1 PK
- 2200 VA



*Disclaimer:
Informasi yang tertera dalam gambar merupakan informasi umum terkait produk. Gambar, ukuran, bentuk dan daftar perabotan dapat berubah sewaktu-waktu, perubahan bersifat tidak mengikat dan bukan merupakan tanggung jawab developer untuk menginformasikannya.

MODERN URBAN LIVING DEFINED

STUDIO APARTMENT



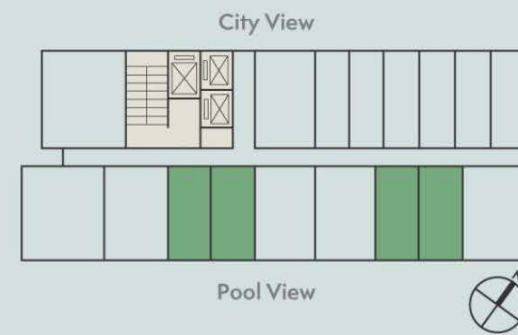


AURAYA

SUITES

1 BR
29 sqm

- Kitchen Set
- Kompur Gas Tanam
- Cooker Hood
- Lemari Pakaian
- Double Glass Window
- Smart Door Lock
- Water Heater
- AC 2 Unit : 0,5 PK
- 2200 VA



*Disclaimer:
Informasi yang tertera dalam gambar merupakan informasi umum terkait produk. Gambar, ukuran, bentuk dan daftar perabotan dapat berubah sewaktu-waktu, perubahan bersifat tidak mengikat dan bukan merupakan tanggung jawab developer untuk menginformasikannya.



COMFORT & CONVENIENCE

ONE BEDROOM APARTMENT



AURAYA

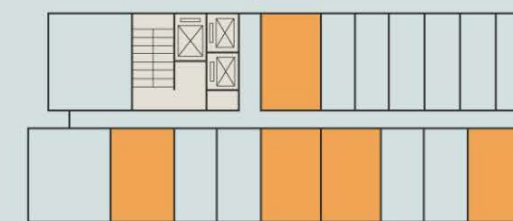
SUITES

2 BR-A

39 sqm

- Kitchen Set
- Kompur Gas Tanam
- Cooker Hood
- Lemari Pakaian
- Double Glass Window
- Smart Door Lock
- Water Heater
- Balcony Access
- AC 3 Unit : 1 | 0.75 | 0.5 PK
- 3500 VA

City View



Pool View

*Disclaimer:
Informasi yang tertera dalam gambar merupakan informasi umum terkait produk. Gambar, ukuran, bentuk dan daftar perabotan dapat berubah sewaktu-waktu, perubahan bersifat tidak mengikat dan bukan merupakan tanggung jawab developer untuk menginformasikannya.

WELCOMING & STYLISH ALWAYS

TWO BEDROOM APARTMENT

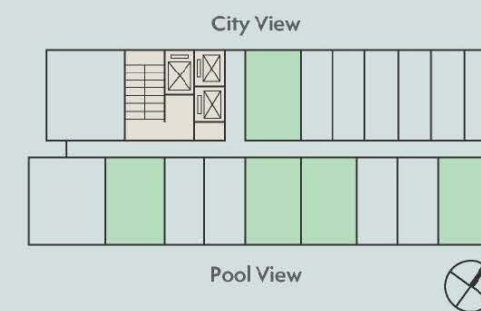


AURAYA

SUITES

2 BR-B
39 sqm

Kitchen Set
Kompor Gas Tanam
Cooker Hood
Lemari Pakaian
Double Glass Window
Smart Door Lock
Water Heater
Balcony Access
AC 3 Unit : 1 | 0.75 | 0.5 PK
3500 VA



*Disclaimer:
Informasi yang tertera dalam gambar merupakan informasi umum terkait produk. Gambar, ukuran, bentuk dan daftar perhiasan dapat berubah sewaktu-waktu; perubahan bersifat tidak mengikat dan bukan merupakan tanggung jawab developer untuk menginformasikannya.

SPACIOUS, STYLISH FAMILY HOMES

TWO BEDROOM APARTMENT



AURAYA

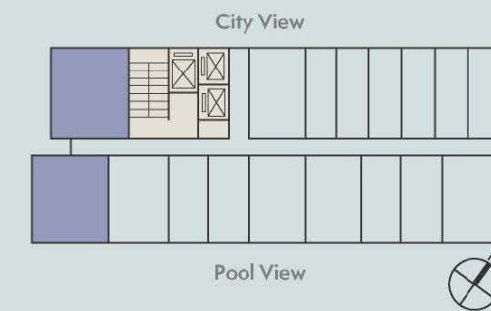
SUITES

2 BR-C

50 sqm



- Kitchen Set
- Kompur Gas Tanam
- Cooker Hood
- Lemari Pakaian
- Double Glass Window
- Smart Door Lock
- Water Heater
- Balcony Access
- AC 3 Unit : 1 | 0.75 | 0.5 PK
- 3500 VA



*Disclaimer:
Informasi yang tertera dalam gambar merupakan informasi umum terkait produk. Gambar, ukuran,
bentuk dan daftar peralatan dapat berubah sewaktu-waktu. Perubahan tersebut tidak mengikat dan
bukan merupakan tanggung jawab developer untuk menginformasikannya.

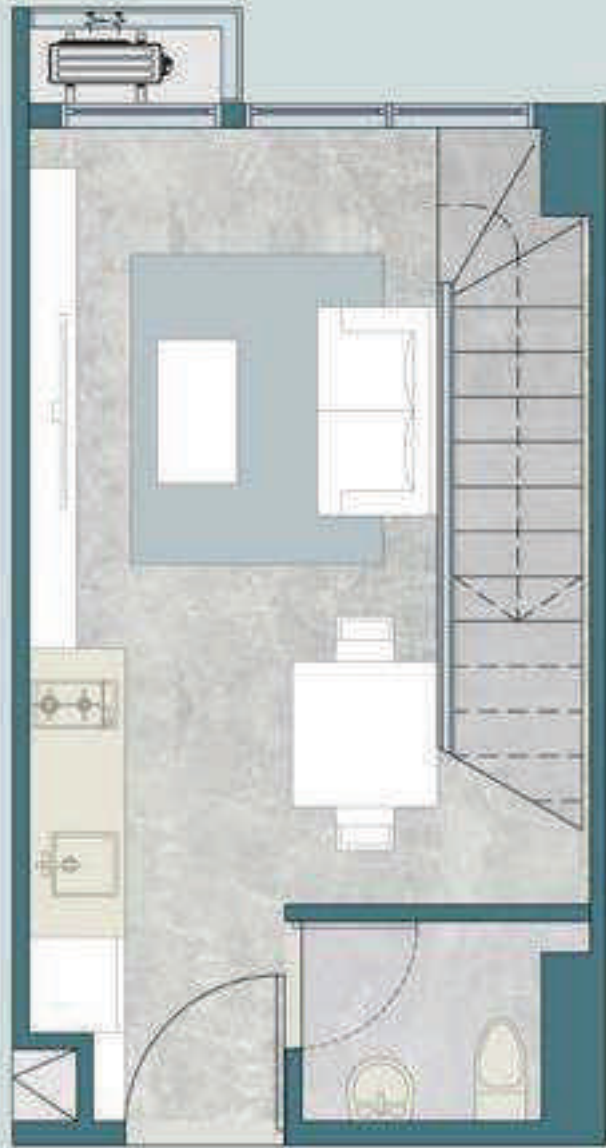
ELEGANCE IN THE CITY

TWO BEDROOM APARTMENT

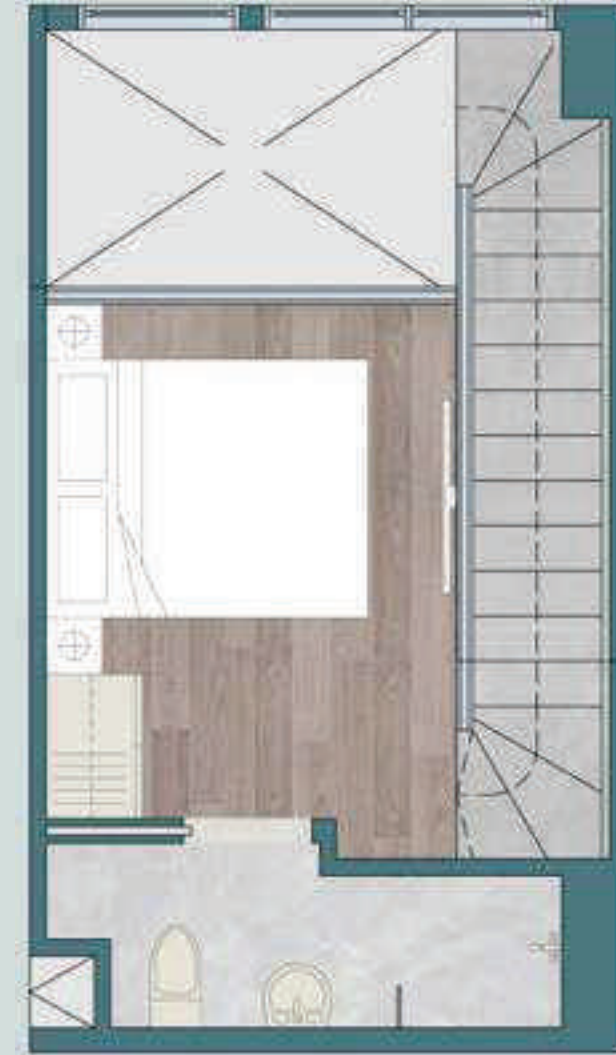




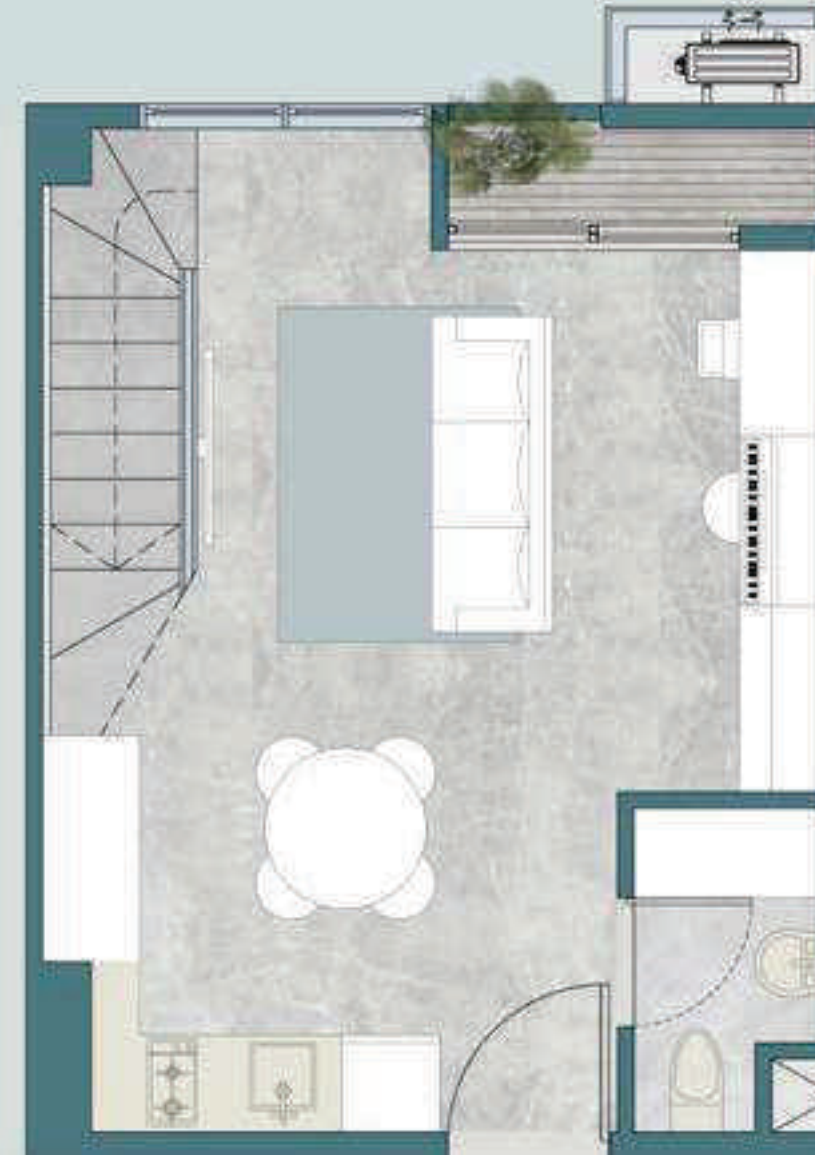
GF



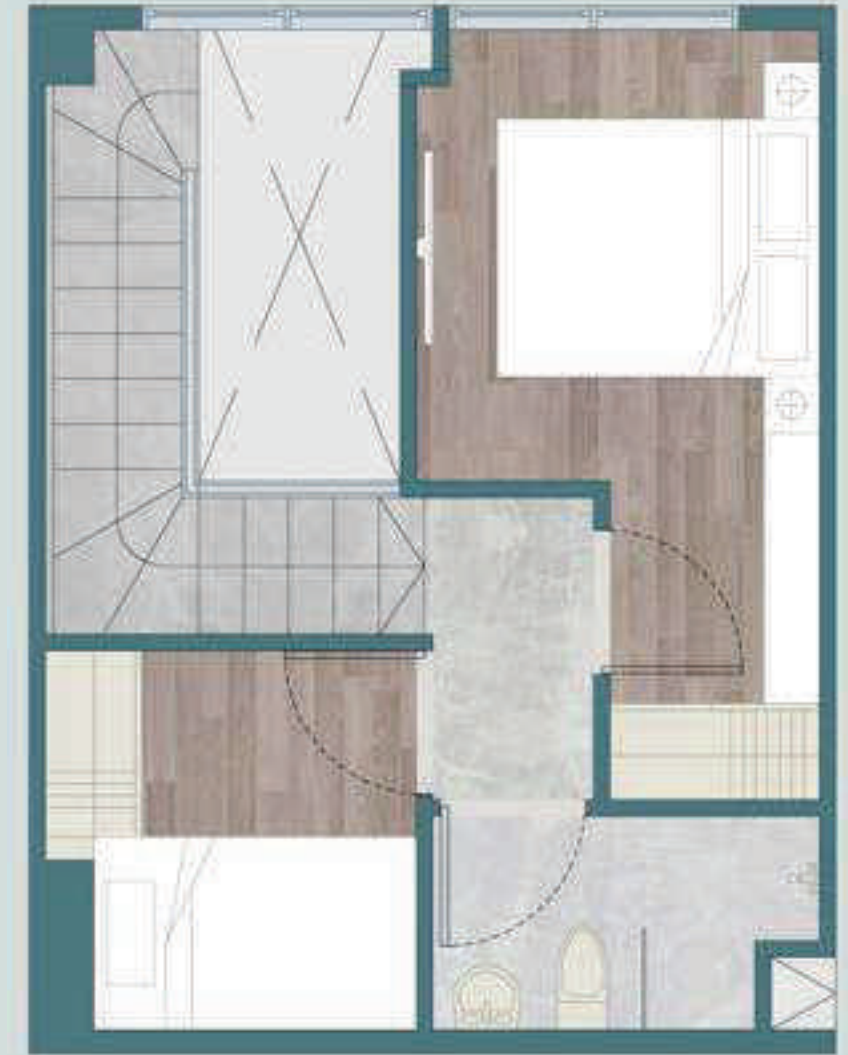
1F



GF

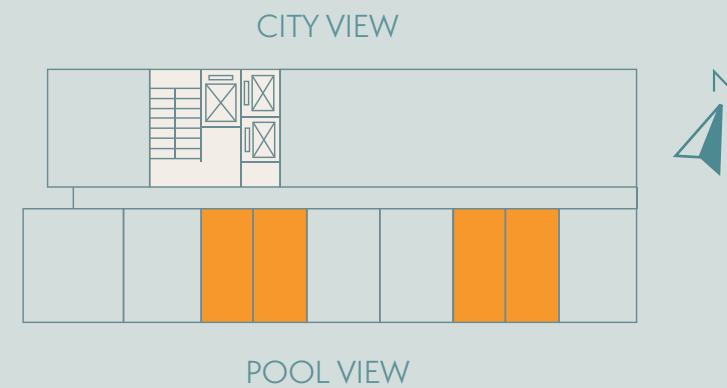


1F



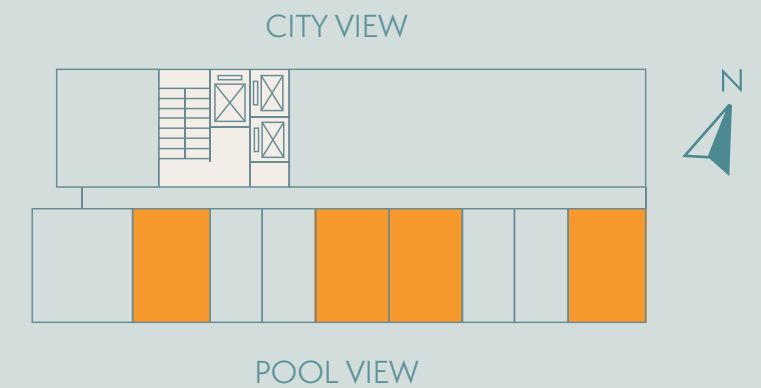
1BR
LOFT UNIT
SGA 48m²

1 Bedroom
2 Bathroom



2BR
LOFT UNIT
SGA 69m²

2 Bedroom
2 Bathroom





SPECIFICATIONS

APARTMENTS

Material

Specification

Flooring	Homogenous Tile 60x60cm + Skirting
Living room	Homogenous Tile 60x60cm
Bathroom	SPC Timber Flooring
Bedroom	Homogenous Tile 40x40cm + Skirting
Balcony	
Wall	Lightweight Block Wall - 100mm fin. Paint
Interior wall	Lightweight Block Wall - 150mm fin. Paint
Exterior wall	Lightweight Block Wall - 100mm fin. Paint
Bathroom	Homogenous Tile
Door	Solid Engineering Door
Main Entry	Hollow Core Fin HPL
Bedroom	Hollow Core Fin HPL
Bathroom	Alumunium Window
Balcony	Sliding Door - Laminated Glass Finish Good

Window

Alumunium Window;
Fixed Window - Double Glass Sliding Door -
Laminated Glass Finish Good
Bathroom
Basin Vanity Ex Toto
Mirror

Ceiling

Painted Gypsum Board

MEP

2200 watts - Studio & 1BR

Electricity

3500 watts - 2BR A,B,C
Telephone 1 line in Living Room on every
type Internet Triple Play

Other

Digital door lock
24-hour security
Access card
2 passenger lift Ex. Schindler or
equivalent 1 service lift Ex. Schindler
or equivalent 100% electrical backup
Ex. Mitsubishi
or equivalent

LEADING INTEGRITY

PRIME DEVELOPMENT PARTNERSHIP



Sino-Ocean Group, a Hong Kong listed company which was founded in 1993, insists on a business philosophy of "Creator of Building Health and Social Value". With a scale of more than 40 billion USD in assets and with over 600 projects in key gateway cities such as Hong Kong, United States, Australia, Singapore, Sino-Ocean Group has delivered quality real estate products for nearly 30 years. Spanning across the value chain, the Group has completed and operated commercial, office, residential and large-scale mixed-use developments since its inception.

As a pioneer of "Building Health", Sino-Ocean embarked onto the path of building health and harmony by incorporating both international building standards like WELL 2.0, and local green building standards. The "Sino-Ocean" brand has gained strong recognition and a reliable reputation, with a series of brand accolades such as MSCI ESG Grade A rating,GRESB 5-Star, Carbon Neutral Pioneer Award.

Kencana Prima Property Group has over 20 years of experience in various property projects such as developing commercial and residential projects in Indonesia with strong focus on quality, design, innovation, efficiency, and long-term capital growth locations.

Our vision and mission is to Contribute Indonesian community with high quality, innovative, and efficient property development for a better future.

Alas Kusuma Land is the property development subsidiary of Alas Kusuma Group, a company specializing in the manufacturing and export of plywood since 1968.

Our vision is to responsibly develop signature projects are designed and constructed with the highest of standards As part of a long legacy, Alas Kusuma Land is driven by its commitment to excellence and on setting a new benchmark for comfortable and conscious living.



Ocean International Center, Beijing



Ocean Rayzone, Beijing



Ocean Crown, Chengdu



Maqna Residence, Jakarta



Ocean River Masterpiece, Hangzhou



Captain House, Beijing



Yangtze Opus, Wuhan



Aviary Thornburry, Melbourne



Indigio II, Beijing



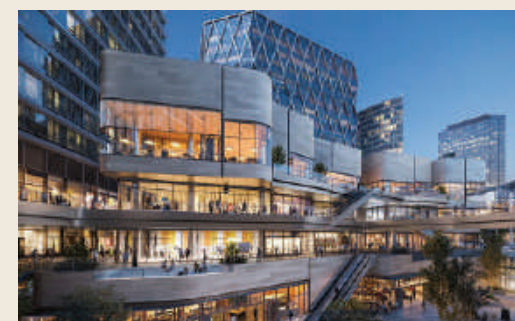
Grand Canal Place, Hangzhou



Indigio II, Beijing



Ocean Office Park, Beijing



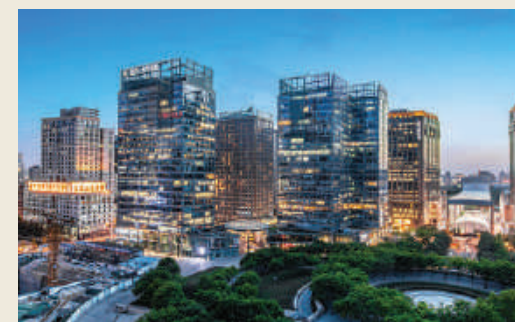
Indigio II, Beijing



China Life Financial Center, Beijing



Ocean International Centre, Beijing



Ocean Office Park, Beijing



Ocean Office Park, Beijing

AURAYA SUITES

WORLD LEADING CONSULTANTS

Lead Architect

BroadwayMalyan^{BM}

Broadway Malyan based in Singapore is a global architecture, urbanism and design practice dedicated to creating cities, buildings and places that will provide a lasting legacy. Through a shared design ethos, we work together to create places with a strong sense of identity where people and communities want to live, learn, shop, work and relax.

broadwaymalyan.com

Interior Design Consultant



PAL Design Group is an award winning interior design consultant established in 1994 in Hong Kong. Offering complete professional design services for all categories of large-scale interiors projects. The design emphasizes on subtle, restful and timeless style.

paldesign.cn

Landscape Consultant

sheilsflynnasia

Sheils Flynn Asia has an established reputation for contemporary, creative sustainable design. Every project celebrates the distinctive spirit of a place – we aim to make connections, stretch the imagination and inspire a vision.

sheilsflynnasia.com

Property Management Services



Global leader in real estate services and investment management. Colliers is a diversified professional services and investment management company with approximately 15,000 employees in more than 400 offices in 68 countries.

colliers.com

Lighting Consultant



Meinhardt is one of the most respected Asian-based engineering companies in the world. Over the last 65 years, Meinhardt has become synonymous with trust, innovation and engineering excellence around the world.

meinhardtgroup.com

Anchor Tennant



Coffee continues to amaze us. From its journey from plant to portafilter we are obsessed about how good coffee is crafted. Whether brewed meticulously over filters, or carefully prepared as an espresso, our goal is to show you coffee's delicious possibilities.

commongrounds.co.id

Branding Consultant



Adelohay Strategic Branding is a leading International branding and design consultancy in Jakarta specialising in brand strategy, brand identity and design. An award-winning branding agency led by strategists, creatives and digital innovators specialising in brand strategy, brand identity, brand design, digital, and brand activation.

adelohay.com

Sustainability Certification



The WELL Building Standard – also known as the WELL certification – was introduced to make sure buildings serve as healthy environments for us to live, work, and socialise in.

wellcertified.com