

SENTARUM

AT ASYA
Beautiful Life, Beautiful Living



WITHIN OUR DREAMS
AND ASPIRATIONS,
WE FIND OUR WAY
TO DEFINE TRUE
LIVING

ASYA
Beautiful Life, Beautiful Living

REACH THE HIGH POINT OF YOUR LIFE

Welcome to ASYA, a home of distinction developed by a collaboration of three rapidly growing property developers in Indonesia, Hong Kong and the rest of Asia. With years of experience and a proven track record of delivering outstanding new communities, Astra Modern Land prides itself on creating innovative residential communities and township with an emphasis on beautiful lake, lush greeneries, and outstanding facilities within the community.





15 HECTARES OF LAKE WITH LAKESIDE GARDEN

NEXT TO AEON MALL & IKEA JAKARTA GARDEN CITY

5 KM TO KELAPA GADING

SURROUNDED BY INTERNATIONAL SCHOOLS & HOSPITALS

FREE SHUTTLE TO THE NEAREST LRT

EASY ACCESS VIA JAKARTA OUTER & INNER RING ROAD (JORR)

SMART DIGITAL DOOR LOCK (CARD, PIN, & FINGERPRINT)

UP TO 6 M CEILING HEIGHT OF LIVING ROOM

REJUVENATE AT 2 CLUBHOUSES

ASYA is accessible via:

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



GATE TO HARMONIOUS LIVING

Introducing the newest cluster at ASYA.

Sentarum is the new beginning of harmonious living. Welcome to a selection of 2 or 3 floor houses beautifully designed only for you and your family.

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



A TOWNSHIP OF LUXURIES



- 1 SENTORUM
- 2 Toba Lake Villas
- 3 Landed Residences
- 4 Matana Cluster
- 5 Semayang Cluster
- 6 Maninjau Cluster
- 7 Condominiums
- 8 Cluster Facilities
- 9 Commercial
- 10 Club House / Marketing Gallery
- 11 Upcoming Mayapada Hospital
- 12 AEON Mall
- 13 Food Garden
- 14 Global Mandiri School
- 15 IKEA

SENTARUM



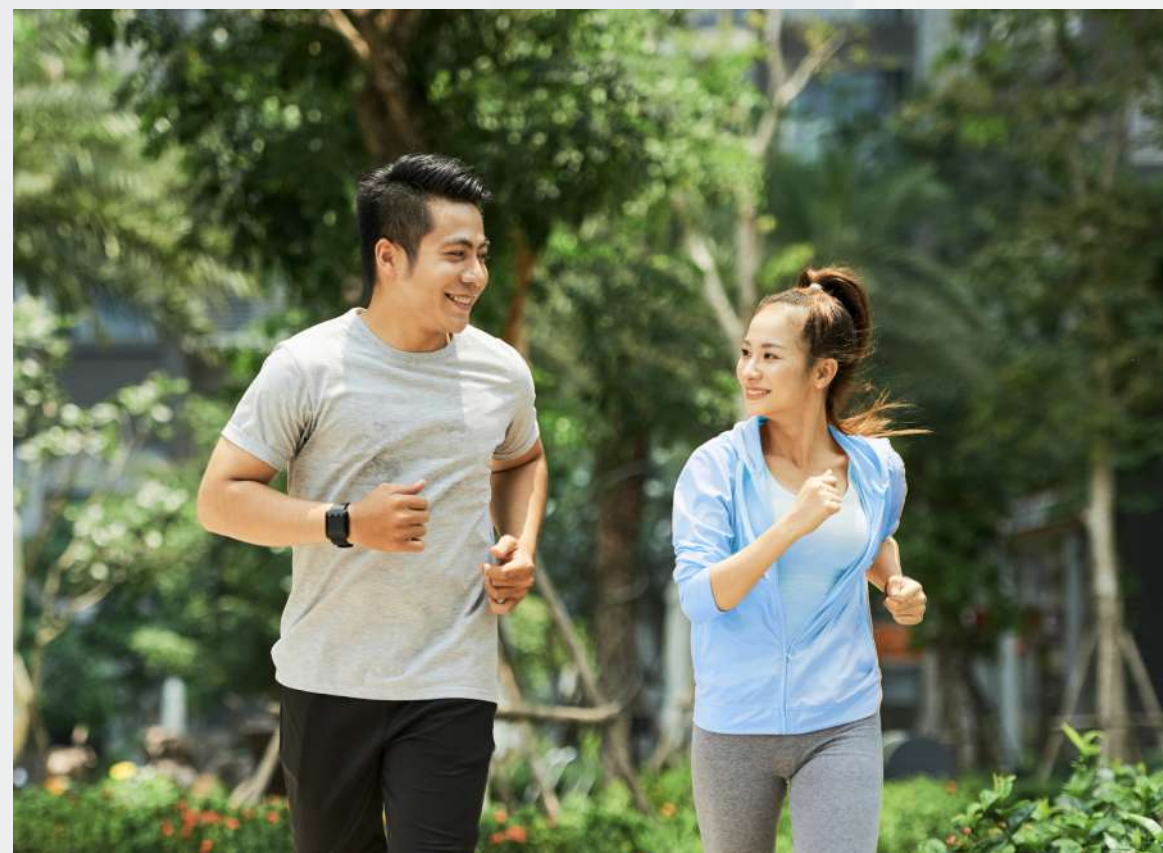


FACILITIES

**Shared facilities with other clusters*

Asya offers you quality of living, when it comes to facility. One of our best versions, to provide above standard convenience to all its residents.

- Swimming Pool
- Kids Pool
- Multipurpose Court
- Outdoor Fitness
- BBQ Area
- Yoga Area
- Outdoor Seatings



FEATURES

Sentarum offers you features to guarantee a harmonious life by providing you a more comfortable and convenient life for the residents.

- Double Height Volume
- Smart Digital Door Lock
- CCTV in Living Room & Entrance
- Water Pump & Water Tank
- Access to Clubhouse with Face Recognition



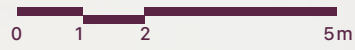
SENTARUM

2 FLOORS TYPE 6 STANDARD 6x14m



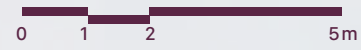
SENTARUM

3 FLOORS TYPE 6 STANDARD 6x14m



TYPICAL BUILDING AREA 80 M²
TYPICAL LAND AREA 84 M²

- 2 BEDROOM
- 3 BATHROOM (2 EN-SUITE)
- 1 DRY KITCHEN
- 1 CARPORT
- 1 LIVING ROOM
- 1 DINING ROOM



TYPICAL BUILDING AREA 119 M²
TYPICAL LAND AREA 84 M²

- 3 BEDROOM
- 3 BATHROOM (1 EN-SUITE)
- 1 DRY KITCHEN
- 1 CARPORT
- 1 LIVING ROOM
- 1 DINING ROOM

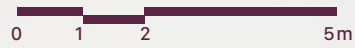


SENTARUM

3 FLOORS TYPE 7 STANDARD 7x14m



- 3 BEDROOM
- 3 BATHROOM (1 EN-SUITE)
- 1 DRY KITCHEN
- 1 MAID BEDROOM & BATHROOM
- 2 CARPORT
- 1 LIVING ROOM
- 1 DINING ROOM
- 1 STUDY ROOM



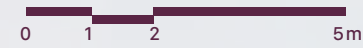
TYPICAL BUILDING AREA 126 M²
TYPICAL LAND AREA 98 M²

SENTARUM

3 FLOORS TYPE 7 CORNER 15x14m



- 3 BEDROOM
- 3 BATHROOM (1 EN-SUITE)
- 1 DRY KITCHEN
- 1 MAID BEDROOM & BATHROOM
- 2 CARPORT
- 1 LIVING ROOM
- 1 DINING ROOM
- 1 STUDY ROOM



TYPICAL BUILDING AREA 126 M²
TYPICAL LAND AREA 210 M²

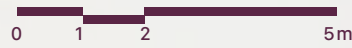


SENTARUM

3 FLOORS TYPE 8 STANDARD 8x14m



-  4 BEDROOM
-  4 BATHROOM (3 EN-SUITE)
-  1 DRY KITCHEN
-  1 MAID BEDROOM & BATHROOM
-  2 CARPORT
-  1 LIVING ROOM
-  1 DINING ROOM
-  1 STUDY / FAMILY ROOM



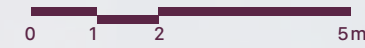
TYPICAL BUILDING AREA 165 M²
TYPICAL LAND AREA 112 M²

SENTARUM

3 FLOORS TYPE 8 CORNER 12x14m



-  4 BEDROOM
-  4 BATHROOM (3 EN-SUITE)
-  1 DRY KITCHEN
-  1 MAID BEDROOM & BATHROOM
-  2 CARPORT
-  1 LIVING ROOM
-  1 DINING ROOM
-  1 STUDY / FAMILY ROOM

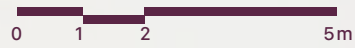


TYPICAL BUILDING AREA 165 M²
TYPICAL LAND AREA 168 M²



SENTARUM

3 FLOORS TYPE 9 STANDARD 9x14m



TYPICAL BUILDING AREA 171 M²
TYPICAL LAND AREA 126 M²

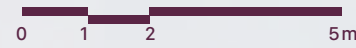
-  4 BEDROOM
-  4 BATHROOM (3 EN-SUITE)
-  1 DRY KITCHEN
-  1 MAID BEDROOM & BATHROOM
-  2 CARPORT
-  1 LIVING ROOM
-  1 DINING ROOM
-  2 STUDY / FAMILY ROOM

SENTARUM

3 FLOORS TYPE 9 CORNER 13x14m



-  4 BEDROOM
-  4 BATHROOM (3 EN-SUITE)
-  1 DRY KITCHEN
-  1 MAID BEDROOM & BATHROOM
-  2 CARPORT
-  1 LIVING ROOM
-  1 DINING ROOM
-  2 STUDY / FAMILY ROOM

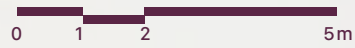


TYPICAL BUILDING AREA 171 M²
TYPICAL LAND AREA 182 M²



SENTARUM

3 FLOORS
TYPE 9 DELUXE
9x17m



TYPICAL BUILDING AREA 171 M²
TYPICAL LAND AREA 153 M²

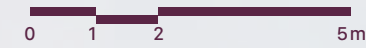
-  4 BEDROOM
-  4 BATHROOM (3 EN-SUITE)
-  1 DRY KITCHEN
-  1 MAID BEDROOM & BATHROOM
-  2 CARPORT
-  1 LIVING ROOM
-  1 DINING ROOM
-  2 STUDY / FAMILY ROOM

SENTARUM

3 FLOORS
TYPE 9 DELUXE CORNER
13x17m



-  4 BEDROOM
-  4 BATHROOM (3 EN-SUITE)
-  1 DRY KITCHEN
-  1 MAID BEDROOM & BATHROOM
-  2 CARPORT
-  1 LIVING ROOM
-  1 DINING ROOM
-  2 STUDY / FAMILY ROOM



TYPICAL BUILDING AREA 171 M²
TYPICAL LAND AREA 221 M²





2 STOREY

TYPE 6

3 STOREY

TYPE 6

TYPE 7

TYPE 7 CUSTOM

TYPE 7 CORNER

TYPE 8 STANDARD

TYPE 8 CORNER

TYPE 9 STANDARD

TYPE 9 STANDARD CORNER

TYPE 9 DELUXE

TYPE 9 DELUXE CORNER

★ SHOW SHOUSE

THE SITEPLAN OF SENTARUM

CLUSTER MANINJAU

SPECIFICATION

FLOOR

Entrance	Homogeneous Tile
Living, Dining, Stairs	Homogeneous Tile
Bathroom	Homogeneous Tile
Bedroom	SPC Flooring
Service Area	Ceramic Tile
Carport	Anti Slip Homogeneous Tile

WALL FINISHES

Interior Wall	Paint
Bathroom	Homogeneous Tile
Exterior Façade	Paint
	Homogeneous Tile

CEILING

Interior	Painted Gypsum Board
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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
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DOOR & WINDOW

Main Entrance Door	Solid Engineered Wood with Digital 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	Using ONT (Optical Network Termination)/Modem only in Living Room
Air Conditioning Provision	All Bedroom installation with Air Conditioning unit (maid bedroom not included) Drain Installation only in Living Room
Hot Water	Provision for installation at all shower area (maid shower not included) & Kitchen
CCTV	Installed at front entrance & living room
Electricity	3500 VA



MARKETING GALLERY

Jalan Asya Boulevard, Jakarta Garden City
East Jakarta

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developed by



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