

TOBA  
LAKE VILLAS





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LAKE VILLAS

*“Look deep into the nature,  
and you will understand it better.”*



THE COLLABORATION

*An Exceptional  
Collaboration for  
a Magnificent Life*

# *A Joint-Venture Formed by Three Developers*

An alliance of three world-class developers that will bring a new standard in quality living

Welcome to ASYA, a home of appreciation developed by a collaboration of three well-established 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.

With dedication to quality and craftsmanship, the company has received top awards for excellence, and partner closely with award winning, world-renowned architects, designers and consultants.

Introducing you to ASYA, the result of a world-class collaboration, one to call home and one that the company is extremely proud of.



Artist's Impression



Artist's Impression  
**Matana Limited Edition at ASYA**  
 Jakarta, Indonesia



Artist's Impression  
**ASYA**  
 Jakarta, Indonesia



Artist's Impression  
**Arumaya Residences**  
 Jakarta, Indonesia



Artist's Impression  
**Anandamaya Residences**  
 Jakarta, Indonesia



Astra is always fully committed to maintain its business sustainability and always passionate to become the pride of Indonesia, therefore Astra entered the property sector to strengthen Astra Group business value chain through establishment of ASTRA Property.

Astra Property started its business in 2013 as a Division of Property of Astra International Tbk, before it separated into its own legal entity and launched as the 7th business pillar in 2016. As of December 2017, ASTRA Property has formed five subsidiaries, associated company and joint controlled entity spanning in property development, management and investment segments.

ASTRA Property will always commit to elevate the standard quality of properties in its every class as contribution to the society enhancement quality of life and this is reflected from its existing projects. As of December 2017, ASTRA Property had created portfolio including International Grade A Office Tower with Green Mark Platinum standard by Building & Construction Authority of Singapore, exclusive & premium high rise apartment, and a vibrant lake township with integrated facilities & property management services which emphasize in the operational & service excellences.



Artist's Impression  
**Toba Lake Villas**  
 Jakarta, Indonesia



Artist's Impression  
**Menara Astra**  
 Jakarta, Indonesia



Artist's Impression

**Marina Bay Financial Center**  
Singapore



Artist's Impression

**Navapark**  
Greater Jakarta, Indonesia



Artist's Impression

**Landmark Riverside**  
Chongqing, China



Artist's Impression

**One Central**  
Macau, China

# Hongkong Land

Hongkong Land is a listed leading property investment, management and development group. The Group owns and manages more than 850,000 sq. m. of prime office and luxury retail property in key Asian cities, principally in Hong Kong, Singapore and Beijing. The Group also has a number of high quality residential, commercial, and mixed-use projects under development in cities across Greater China and Southeast Asia. In Singapore, its subsidiary, MCL Land, is a well-established residential developer.

Hongkong Land Holdings Limited is incorporated in Bermuda and has a standard listing on the London Stock Exchange, with secondary listings in Bermuda and Singapore. The Group's assets and investments are managed from Hong Kong by Hongkong Land Limited. Hongkong Land is a member of the Jardine Matheson Group.



Artist's Impression

**Parkville**  
Shanghai, China



Artist's Impression

**Central Portfolio**  
Hongkong, China



Artist's Impression **Hotel Swiss-Belinn Modern Cikande**  
Serang Banten, Indonesia



Artist's Impression **Modern Golf and Country Club**  
Kota Tangerang, Indonesia



Artist's Impression **Modern Golf and Country Club**  
Kota Tangerang, Indonesia



PT Modernland Realty Tbk (Modernland) was established in 1983 under the name of PT Modernland Realty Ltd, engaged in property development of residential housing, industrial areas, warehousing and apartments; management of hotel and office buildings; panel manufacturing industry; golf-course services and management; and investment in properties, facilities and infrastructures.

With more than thirty years of experience, Modernland has established its foothold as a leading property developer in Indonesia with the Modernland brand that is recognized

and attached to various leading residential, township, commercial and industrial estate projects such as Kota Modern, Modernpark, Modernhill, Jakarta Garden City, Modern Industrial Estate, Novotel Gajah Mada, Padang Golf Modern, Low cost Housing and Modern Panel Indonesia. Modernland is committed to pursue its vision in creating ideal urban and industrial developments, and its mission of providing its customers with quality homes and industrial land; and unlocking property values through world class infrastructures and management.



Artist's Impression **Green Central City**  
Jakarta, Indonesia



Artist's Impression **Jakarta Garden City**  
Jakarta, Indonesia





THE CONCEPT

*A New Place to be  
Discovered that  
Redefines  
Community  
Living*



*Experience  
the 70-Hectare  
Lakefront Lifestyle  
at Your Pleasure*

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ASYA offers a vibrant lake township concept with integrated facilities and infrastructures that will bring every residents' dream home to life, thus inspire us to be thankful in every aspect of our life. At ASYA, you can feel like you are appreciated and valued.



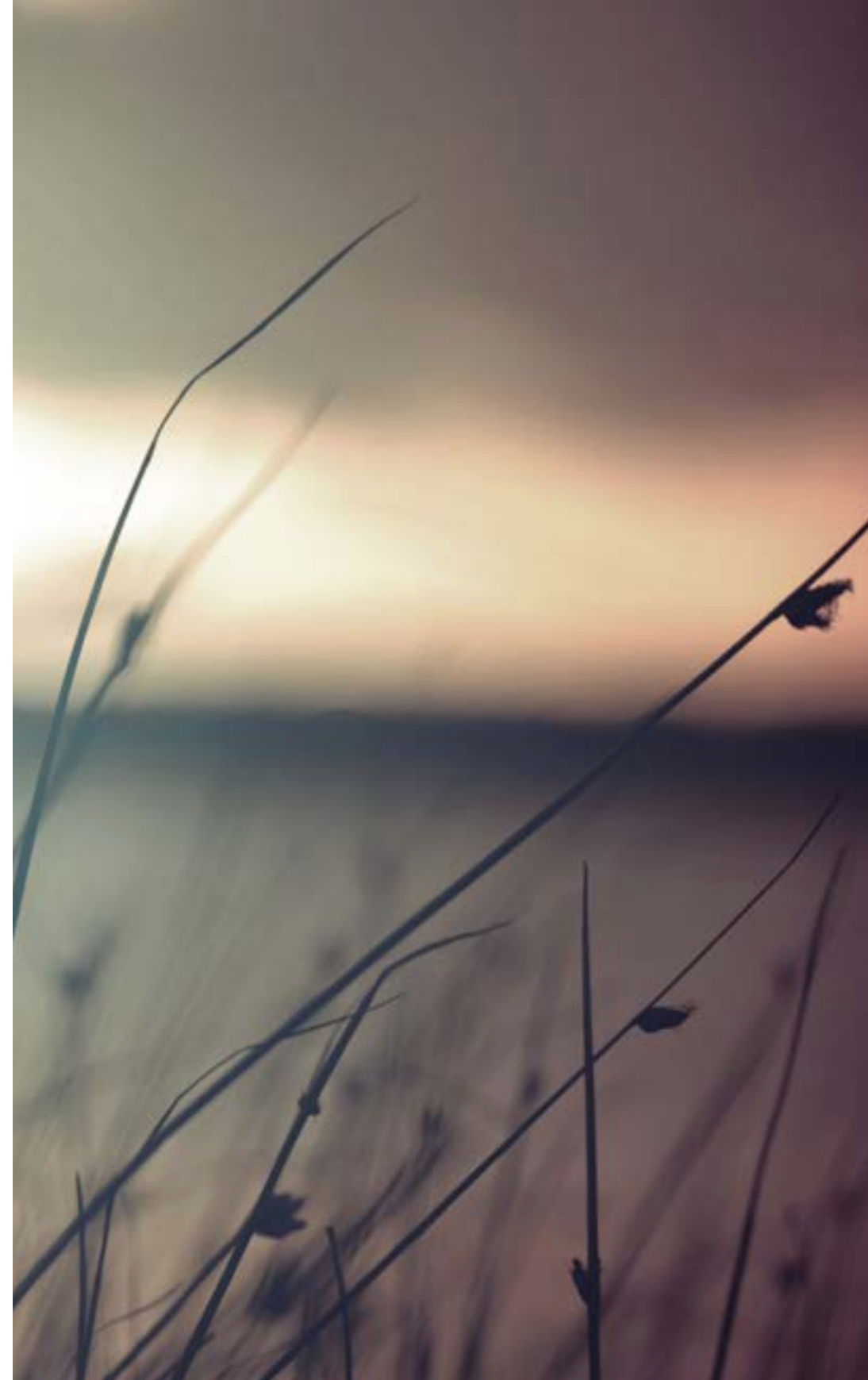
## *Asya Appreciates You*

ASYA puts forward comfortability and tranquility for both the resident's body and mind. ASYA is not just a place, but a community living with scenic lake, lush green areas and welcoming homes. We provide a secure and comfortable feeling the moment you set foot into the neighbourhood.

It is your place to unwind and to experience the serenity.

## *Asya Values Nature*

Asya values nature by presenting a scenic lake that acts as an 'oasis' in the heart of East Jakarta and multiple vast green spaces, creating a healthy and exceptional quality of life for the residents. All of these special spaces are further enhanced with paths that connect you to the surrounding ASYA landscapes and amenities.

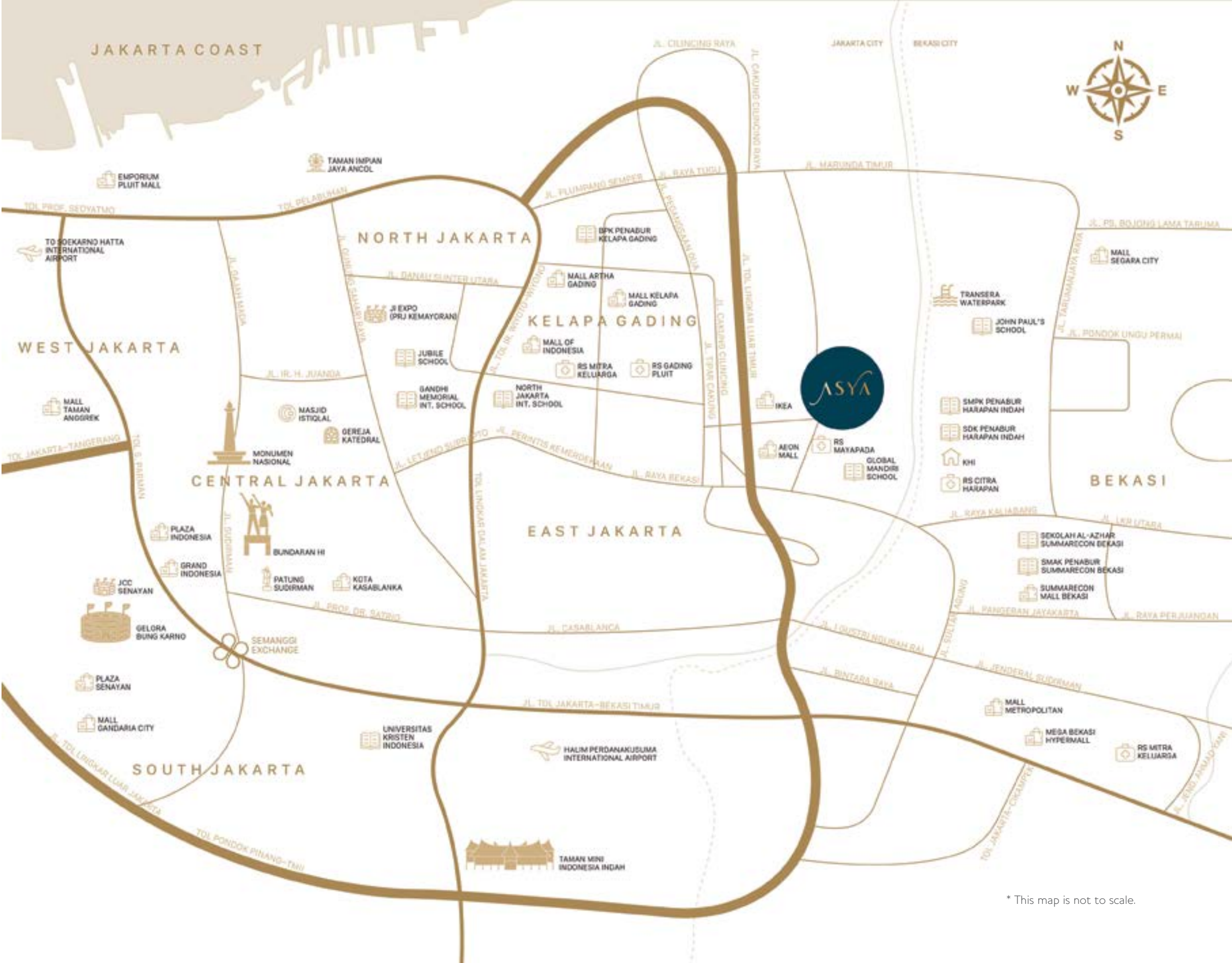


## *Asya Treasures Your Family*

Cleverly designed around a series of parks and greeneries and stunning scenic lake in the centre of it all, ASYA builds a community that emphasises on you and your family's peace of mind and well-being.

The parks will also be the perfect spot for family weekends, with barbecue spots and children's playground to explore. ASYA understands that a healthy body and a healthy mind equal to a happy family.





\* This map is not to scale.

# Redefining East Jakarta, Exclusive Lake Township Lifestyle is found in the Heart of Asya

In one of Jakarta's thriving locations, ASYA is next to AEON Mall and IKEA Jakarta Garden City. It is also only minutes away from Kelapa Gading. ASYA offers unmatched lifestyle opportunities and excellent convenience.

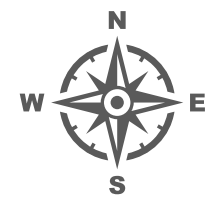
### ASYA is accessible via:

- ✓ 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

### Nearby Facilities :

- |   |   |   |
|---|---|---|
|  |  |  |
| ✓ AEON Mall   | ✓ Global Mandiri School   | ✓ Mayapada Hospital   |
| ✓ Kelapa Gading Mall  | ✓ SIS Kelapa Gading   | ✓ Gading Pluit Hospital   |
| ✓ Mall of Indonesia   | ✓ BPK Penabur Kelapa Gading   | ✓ Mitra Keluarga Hospital   |
| ✓ Artha Gading Mall   | ✓ North Jakarta International School  | ✓ Citra Harapan Hospital  |
| ✓ IKEA  | ✓ SDK Penabur Harapan Indah   |   |
|   | ✓ SMPK Penabur Harapan Indah  |   |
|   | ✓ John Paul's School  |   |

\* This site plan is not to scale.



*Discover the Luxury,  
Impeccably Designed  
Township Living*

- 1 Toba Lake Villas
- 2 Landed Residences
- 3 Matana Cluster
- 4 Semayang Cluster
- 5 Sentani Cluster
- 6 Condominiums
- 7 Cluster Facilities
- 8 Commercial
- 9 Clubhouse
- 10 Upcoming Mayapada Hospital
- 11 AEON Mall
- 12 Food Garden
- 13 Global Mandiri School
- 14 IKEA

THE FACILITIES

*Exquisite  
Facilities  
Within the  
Neighbourhood*



## *Define the New Meaning of Purity Yet Luxury Living*

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Meet Toba Lake Villa, your new luxury residence in ASYA. It's not just another place to live. It's a luxury destination within East Jakarta. Located at the heart of ASYA, Toba Lake Villa features luxuriously designed residences with everything you could ever imagine right at your doorstep. It's where stylish meets spacious. With its unique architecture, Toba Lake Villa adds a whole new dimension to the City. Floor-to-ceiling windows and spacious balconies drench you in breathtaking views while the feature-rich amenity floor indulges with a pool, lake view, club house, and more. Modern amenities, great shops and the ultimate in style inside and out—there's simply nothing else like it.



## *Infinity Swimming Pool*

Immerse yourself with the luxury designed infinity swimming pool and unwind to the sounds of nature and running layered waterfall that seems to go on forever - in other words, pure serenity.



Artist's Impression



## *Clubhouses at Asya*

With two finest clubhouses just within walking distance, making health and fitness a part of your daily life. Well-planned recreational facilities include a fitness centre, pool, spa, sauna, and sport courts, housed under an exceptionally designed building.







## *Outdoor Activities*

The outdoor that has lush greeneries and open spaces supported with playground facilities for both adults and little ones features have been designed to create opportunities for different uses, whether retreating as a family or friends. The strategic and numerous facilities and views will ensure that this space is well-loved and used by the community.



## *Lakeside Green Area*

Enjoy the vast green space at the edge of the lake that provides a perfect healthy and recreational spot for yoga and other sports, such as running, biking, and walking. Surrounded with freshly green leaves and trees making the lake look even more majestic.





## *AEON Mall JGC*

AEON MALL is a specialist shopping mall developer. Its philosophy of putting the customer first has guided its continuing efforts to create malls that enhance the quality of life.



## *Global Mandiri School*

Located at the heart of Jakarta Garden City, Global Mandiri School is a national plus curriculum school ranging from Nursery until Secondary school. Built with outstanding facilities to support the students, Global Mandiri School will be able to nurture various gifts and talents.

## *IKEA*

IKEA is a Swedish-founded multinational group that designs and sells ready-to-assemble furnitures, kitchen appliances and home accessories, among other useful goods and occasionally home services. It has been the world's largest furniture retailer since at least 2008.



## *Mayapada Hospital (Upcoming)*

Mayapada hospital in Jakarta Garden City is the third branch of an international standard hospital, equipped with state-of-the-art medical facilities, cutting-edge surgical equipments, efficient emergency service and experienced medical professionals.





THE VILLAS

*A Gateway to  
Your Perfect  
Harmonious  
Living*





## *The Ultra-Luxury Private Residences within City's Sanctuary*

The attention to even the smallest of details is so exquisite, that every inch speaks tales of luxury

Serenity, Luxury and Life itself gets a new meaning at Toba Lake Villa. Enjoy the ultimate exquisite living with state-of-the-art amenities, breathtaking lake view and proximity to the city are just few of the features that make Toba Lake Villa one of the most sought after properties in town.



Artist's Impression

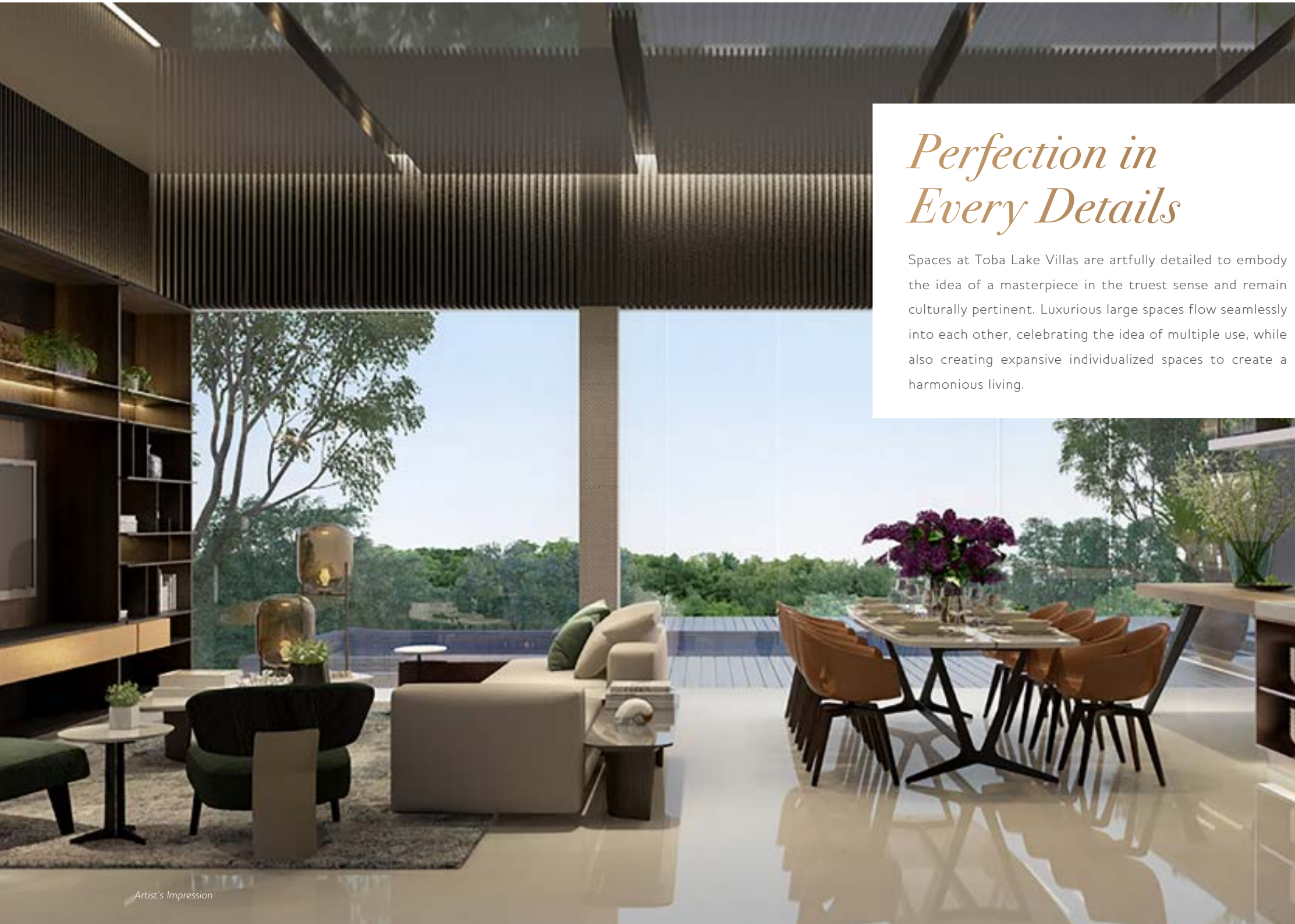
## *Secluded Garden Residences with Marvellous Lakeview*

Discover the luxurious, impeccable designed township. Crafted in its finest details, Toba Lake Villas offer a well-planned and cohesive home for the residents.

### *Facilities :*

- 1 Infinity Pool by the Lake
- 3 Cascading Waterfall
- 2 Lakeview Lawn
- 4 Lakeview Water Deck





## *Perfection in Every Details*

Spaces at Toba Lake Villas are artfully detailed to embody the idea of a masterpiece in the truest sense and remain culturally pertinent. Luxurious large spaces flow seamlessly into each other, celebrating the idea of multiple use, while also creating expansive individualized spaces to create a harmonious living.

Artist's Impression



Artist's Impression



Artist's Impression



Artist's Impression





Artist's Impression



Artist's Impression



Artist's Impression



### Indonesia, Interior Design Consultant

Genius Loci partners has over 28 years of experience in the field of interior and architecture designs. One of the earlier project milestones include, was being part of the team that did a design proposal for Kansai Airport in Japan.

The other milestone was the start up of Genius Loci Pte Ltd with Benjamin Joseph Kim's partner; Alex Bayusaputro, who is now the managing partner for Indonesia In the accomplishment of the varied track record profiles, one of the partners was trained in Germany by the car Manufacturer AUDI (Singapore), for the implementation for its new corporate identity, called the Audi terminal and total driving experience.



### Singapore, Landscape Consultant

ECOPLAN Landscape Architects & Planners is a professional firm which provides landscape architectural planning and design services to clients in both the public and private sectors.

As project size and public awareness of the environment grow, more development projects require site planners and landscape architects. We are a group of innovative landscape architects and planners who work very closely with architects, engineers and quantity surveyors forming an interactive consulting team, each contributing to the planning, design and construction of any development project.



### Singapore, Architects

P&T Group is one of the largest international architectural and engineering practices in the world with more than 1,900 employees. The P&T Group has offices in Hong Kong, Singapore, China, Vietnam, Taiwan, Indonesia, Malaysia, Thailand, Dubai, Abu Dhabi, Macau and others. Under the present organisational structure, each office is managed by a separate Board of Directors, offering an independent, confidential and personal services.

P&T Consultants Pte Ltd of Singapore is part of the P&T Group. The Singapore office was established as P&T Architects in 1972. The practice has expanded rapidly over the years to meet the growing demand for professional architectural design services in the fast developing city-state and the Asian region.



Developed by



**DISCLAIMER:**

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TOBA  
LAKE VILLAS

*The Prominent Villas  
at Toba*

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*T500 Design A*



TOBA,  
LAKE VILLAS

**MARKETING GALLERY**

Jl. Asya Boulevard, Jakarta Garden City  
East Jakarta

Asya Call. +62 21 8080 8888

Asya WA. +62 822 8888 8080

[www.asya.co.id](http://www.asya.co.id)