

GENOVA

WATERFRONT COMMERCIAL

AT

ASYA
Beautiful Life, Beautiful Living

THE WATERFRONT
LIFESTYLE EXPERIENCE



THE NEW
LIFESTYLE
IN
LAKESIDE
WATERFRONT
AREA



YOUR BUSINESS AND ENTERTAINMENT IN ONE STOP

A CLASSY ONE STOP COMMERCIAL AREA WITHIN YOUR REACH

Genova is the new peak of lavish lifestyle experience. Combining both modern lifestyle with natural setting into the waterfront commercial area, Genova is the perfect place for you to spend time enjoying the day.

Genova offers you the flourishing nature along with contemporary lifestyle experience, an ideal escape from the hectic city life.



LOCATION OVERVIEW



FREE SHUTTLE TO THE NEAREST LRT



NEXT TO AEON MALL & IKEA JAKARTA GARDEN CITY



5 KM TO KELAPA GADING



- EASY ACCESS VIA JAKARTA OUTER RING ROAD (JORR) & INNER RING ROAD
- KELAPA GADING TO ASYA VIA TOL KELAPA GADING - PULO GEBANG

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 Tol Kelapa Gading - Pulo Gebang



THE MASTERPLAN

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



ENJOY THE NEW & FRESH LIFESTYLE EXPERIENCE

Genova offers you a complete lakefront lifestyle experience to guarantee a refreshing yet harmonious lifestyle hub for its sophisticated market.





LAKEFRONT PLAZA

CHERISH THE COLLABORATION OF LAKESIDE VIEW WITH COMMERCIAL AREA

Designed with commercial and nature collaboration in mind, this commercial offers serene yet lively experience. Be recharged and completed with the range of experiences offered.

Nestled right near the lake, Genova is the ideal place for you and your business to thrive.

MAXIMIZING THE GREEN AREA

GENOVA IS BRINGING THE NATURAL CHARACTER OF THE LAKE INTO THE HEART OF THE COMMERCIAL

It's set within a park and garden, lushly shaded, with relaxed but lively ambience of series inviting spaces designed for lingering. Flowing pathways meandering towards the lake encouraging visitors to explore.





SUPER FRESH

Scopps

Scopps

Scopps

Scopps

Scopps

Scopps

SUPER FRESH

BOHEME

Scopps

Scopps

Scopps

Scopps

Scopps

BUSINESS LOFT



3 STOREY

BUSINESS LOFT

Land Parcel: 8m x 20m

TYPICAL BUILDING AREA 384 M²

TYPICAL LAND AREA 160 M²



3 STOREY

BUSINESS LOFT CORNER

Land Parcel: 10mx20m

TYPICAL BUILDING AREA **384 M²**

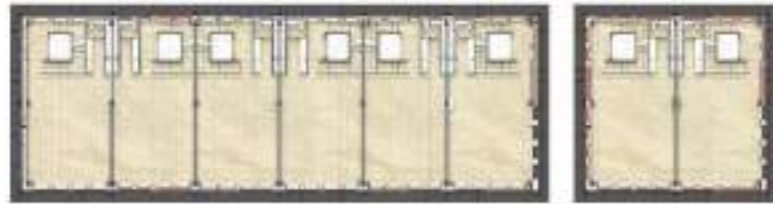
TYPICAL LAND AREA **200 M²**



BUSINESS LOFT

BLOCK UNIT

3 STOREY



BUSINESS LOFT SPECIFICATION

Foundation
Main Structure
Interior

Pile
Reinforced Concrete
Block Wall with Plaster & Paint

WALL FINISHES

Interior Wall
Exterior Finishing

Paint
Aluminium with Glass Door
Painted GRC

Ceiling
Roof

Gyptile & Gypsum Board in Paint Finish
Concrete Slab

DOOR

Main Door
Internal Door

Frameless Tempered Glass
Engineered Door

FLOOR

Ground Floor
GF Walkway
Typical Floor
Stair & Lift Lobby

Local Marble
Homogeneous Tile
Homogeneous Tile
Homogeneous Tile

TOILET

Wall Finishes
Floor Finishes
Sanitary Ware & Fittings

Homogeneous Tile
Homogeneous Tile
TOTO or Equivalent

OTHER

Electricity
Lift
Telephone
Ground Tank & Roof Tank
Air Conditioning
Lighting Armature
Grease Trap
Pantry

6600 VA
Provided
2 Unit Installation per Floor
Provided
Drain Pipe Only
Provided
Provided
Provided

GENERAL

Electricity Cable & Underground
Fibre Optic
Covered Drainage
24-Hour Security System
Automatic Barrier Gate
PDAM Standard

**Multi Tenants
Concept**

**Private Lobby
Every Floor**

**Double
Frontage**



Business Loft

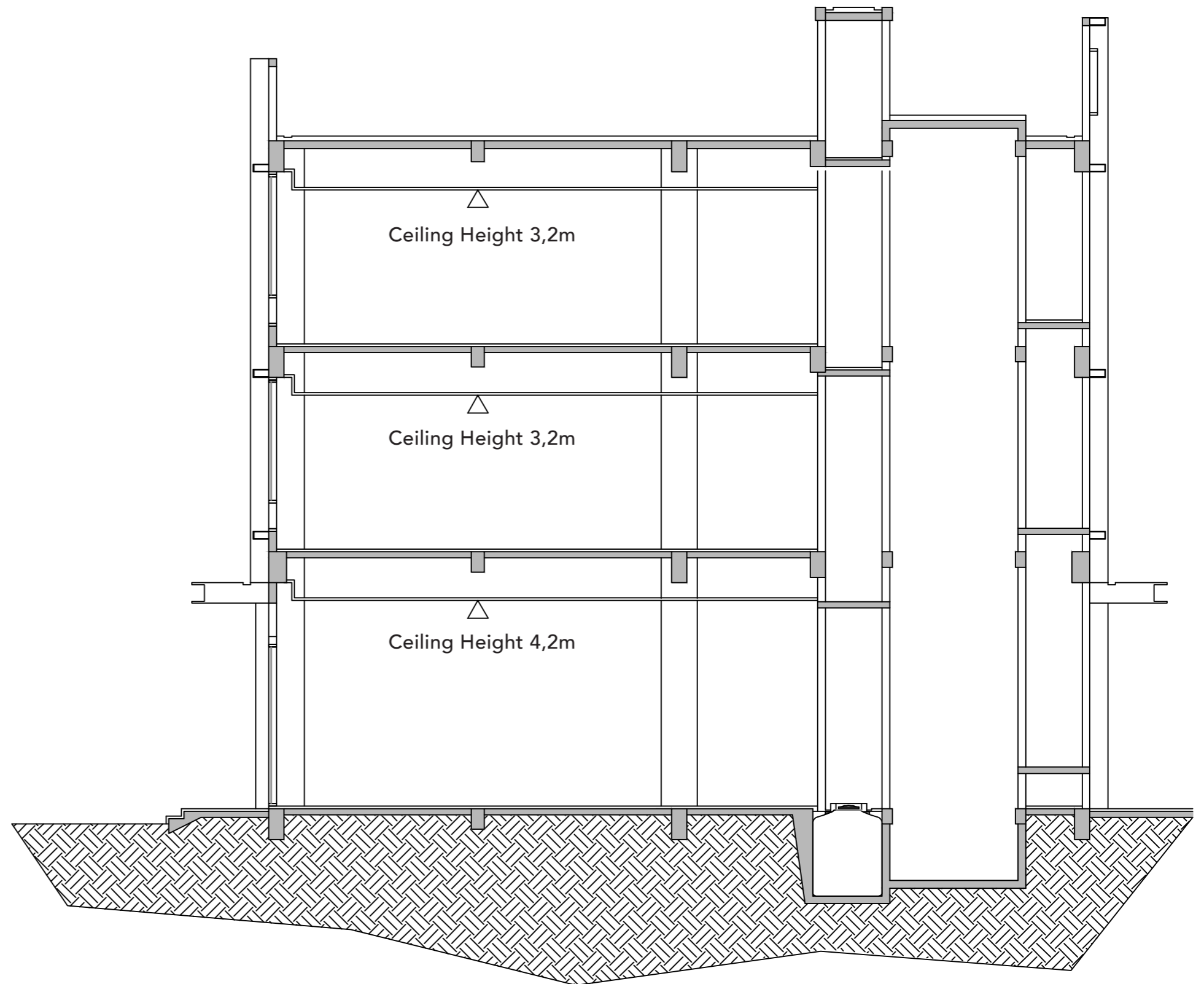
Ceiling Height

Business Loft 3 Storey

1 st Floor	4,2m
2 nd Floor	3,2m
3 rd Floor	3,2m

Business Loft 4 Storey

1 st Floor	4,2m
2 nd Floor	3,2m
3 rd Floor	3,2m
4 th Floor	3,2m





Inforced

ISB

ISB

ISB

NATURAL MARKET

HOMESTORE

ISB



MEYER

ALPINE FRESH

MEYER

GREEN96

MOON

SHOP HOUSE



2 STOREY

SHOP HOUSE STANDARD

Land Parcel: 6m x 20m

TYPICAL BUILDING AREA 192 M²

TYPICAL LAND AREA 120 M²



3 STOREY

SHOP HOUSE DELUXE

Land Parcel: 6m x 20m

TYPICAL BUILDING AREA 288 M²

TYPICAL LAND AREA 120 M²



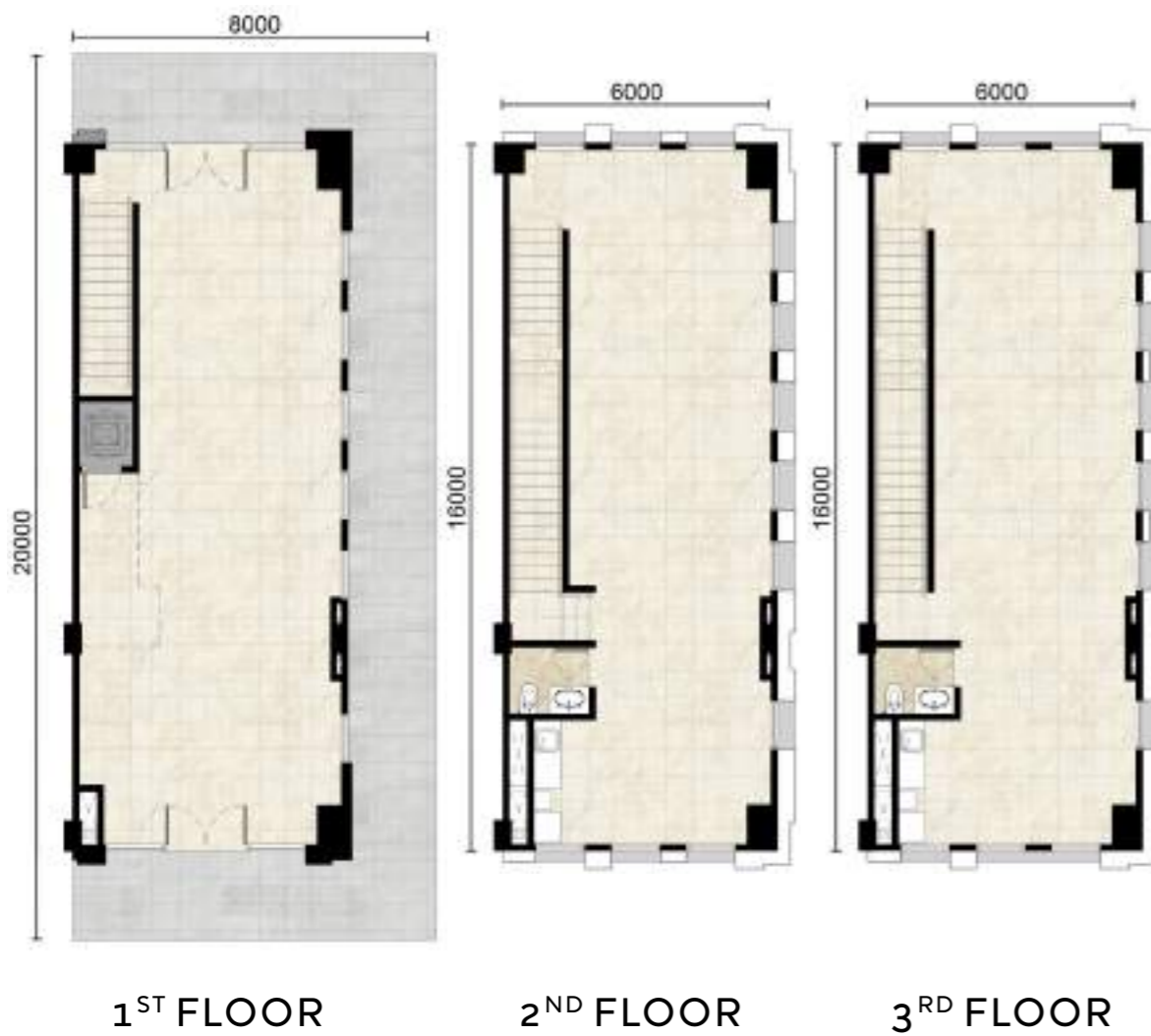
3 STOREY

SHOP HOUSE DELUXE CORNER

Land Parcel: 8m x 20m

TYPICAL BUILDING AREA 288 M²

TYPICAL LAND AREA 160 M²



3 STOREY

SHOP HOUSE DELUXE CORNER

Land Parcel: 10m x 20m

TYPICAL BUILDING AREA 384 M²

TYPICAL LAND AREA 204 M²



1ST FLOOR

2ND FLOOR

3RD FLOOR



SHOP HOUSE BLOCK UNIT

2 STOREY



3 STOREY



SHOP HOUSE SPECIFICATION

Foundation
Main Structure
Interior

Pile
Reinforced Concrete
Plaster & Paint

WALL FINISHES

Interior Wall
Exterior Finishing

Paint
Aluminium with Glass Door
Painted GRC

Ceiling
Roof

Gypsum board in paint finish
Concrete Slab

DOOR

Main Door
Internal Door

Frameless Tempered Glass
Engineered Door

FLOOR

Ground Floor
GF Walkway
Typical Floor

Homogeneous Tile
Homogeneous Tile
Homogeneous Tile

TOILET

Wall Finishes
Floor Finishes
Sanitary Ware & Fittings

Homogeneous Tile
Homogeneous Tile
TOTO or Equivalent

OTHER

Electricity
Telephone
Ground Tank & Roof Tank
Air Conditioning
Lighting Armature
Grease Trap
Pantry

3500 VA
2 Unit Installation per Floor
Provided
Drain Pipe Only
Provided
Provided
Provided

GENERAL

Electricity Cable & Underground
Fibre Optic
Covered Drainage
24-Hour Security System
Automatic Barrier Gate
PDAM Standard



Shop House

Ceiling Height

Shop House 2 Storey

1st Floor 4,2m

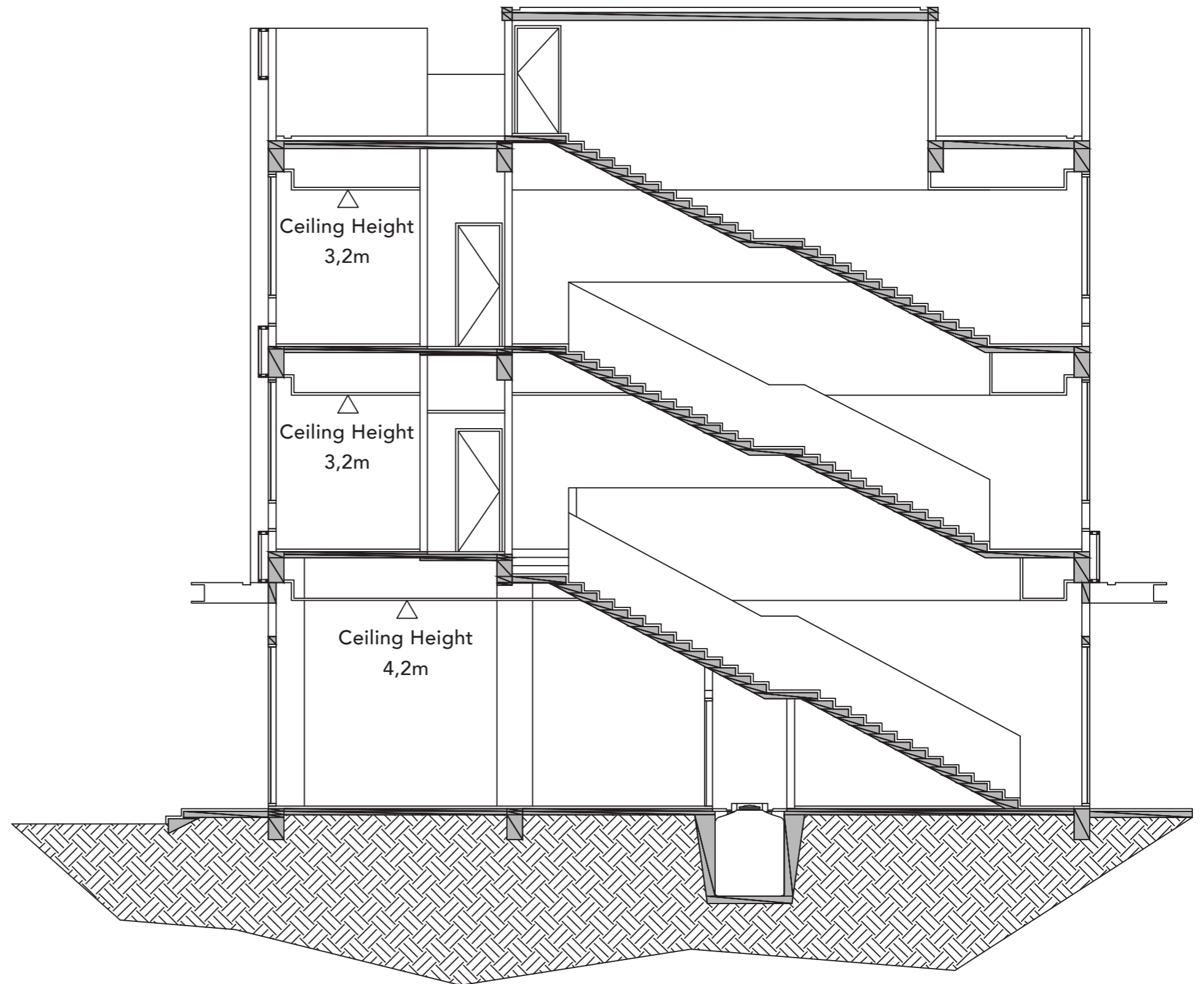
2nd Floor 3,2m

Shop House 3 Storey

1st Floor 4,2m

2nd Floor 3,2m

3rd Floor 3,2m







THE SITEPLAN OF GENOVA

- █ PHASE 1
- █ PHASE 2
- █ PHASE 3
- █ BUSINESS LOFT (4 STOREY) 2 UNITS
- █ BUSINESS LOFT (3 STOREY) 20 UNITS
- █ SHOP HOUSE STANDARD (2 STOREY) 33 UNITS
- █ SHOP HOUSE DELUXE (3 STOREY) 27 UNITS
- █ SHOP HOUSE PREMIUM 7 UNITS
- ➔ GATE IN/OUT





THE SITEPLAN OF GENOVA

PHASE 1

Shop House

- Standard 6mx20m (2s)
- Deluxe 6mx20m (3s)
- Deluxe Corner 8mx20m (3s)
- Deluxe Corner 10mx20m (3s)

Business Loft

- Standard 8mx20m (3s)
- Corner 10mx20m (3s)
- Corner 10mx20m (4s)

MARKETING GALLERY

Jalan Asya Boulevard, Jakarta Garden City
East Jakarta

ASYA CALL +62 21-8080-8888

ASYA WA +62 8-1212-880-800

WWW.ASYA.CO.ID

Developed by

ASTRALAND
INDONESIA
ASTRA PROPERTY · HONGKONG LAND