

THE WATERFRONT LIFESTYLE EXPERIENCE

THE NEW LIFESTYLE IN LAKESIDE WATERFRONT AREA



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



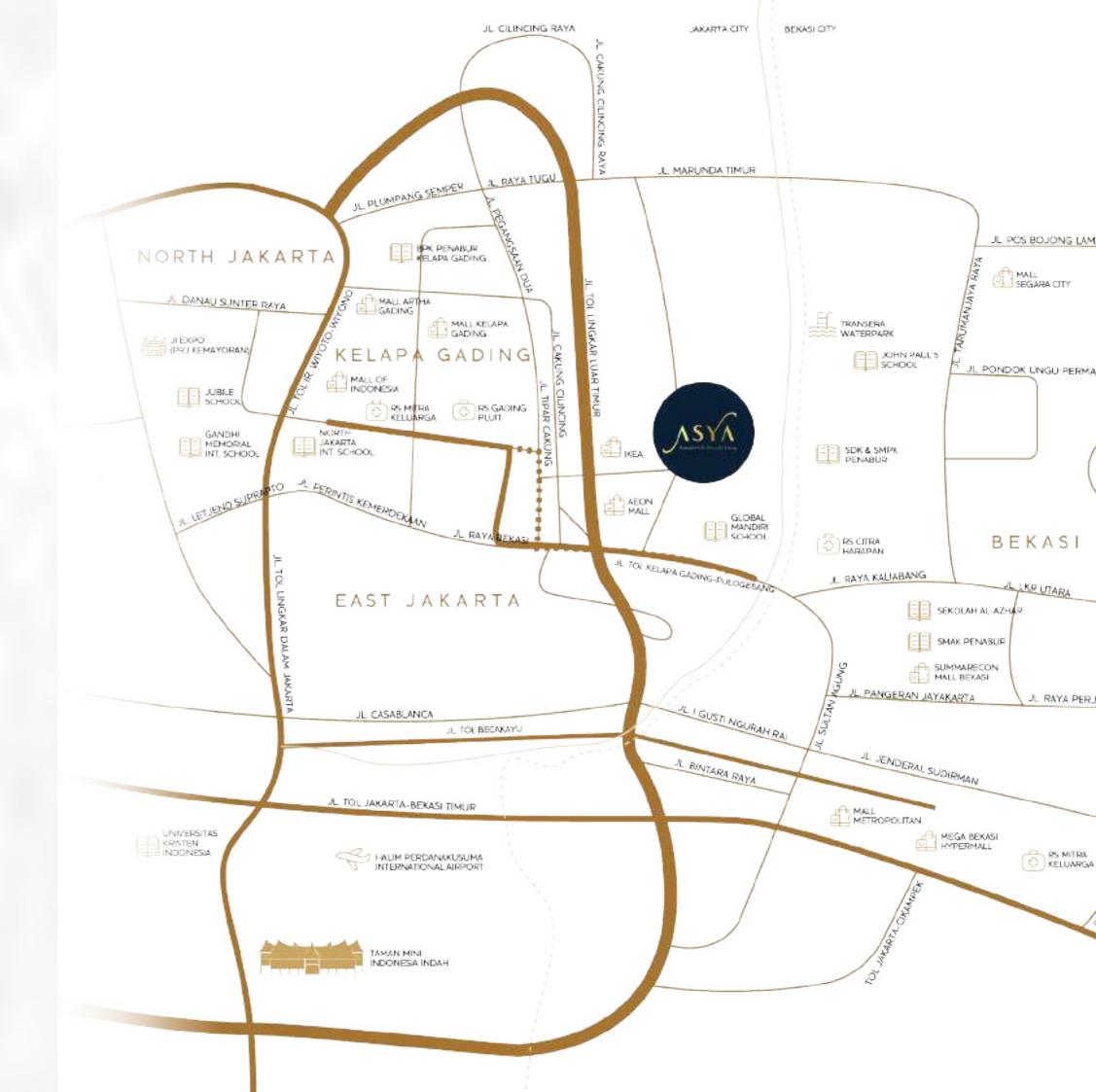
5 KM TO KELAPA GADING



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

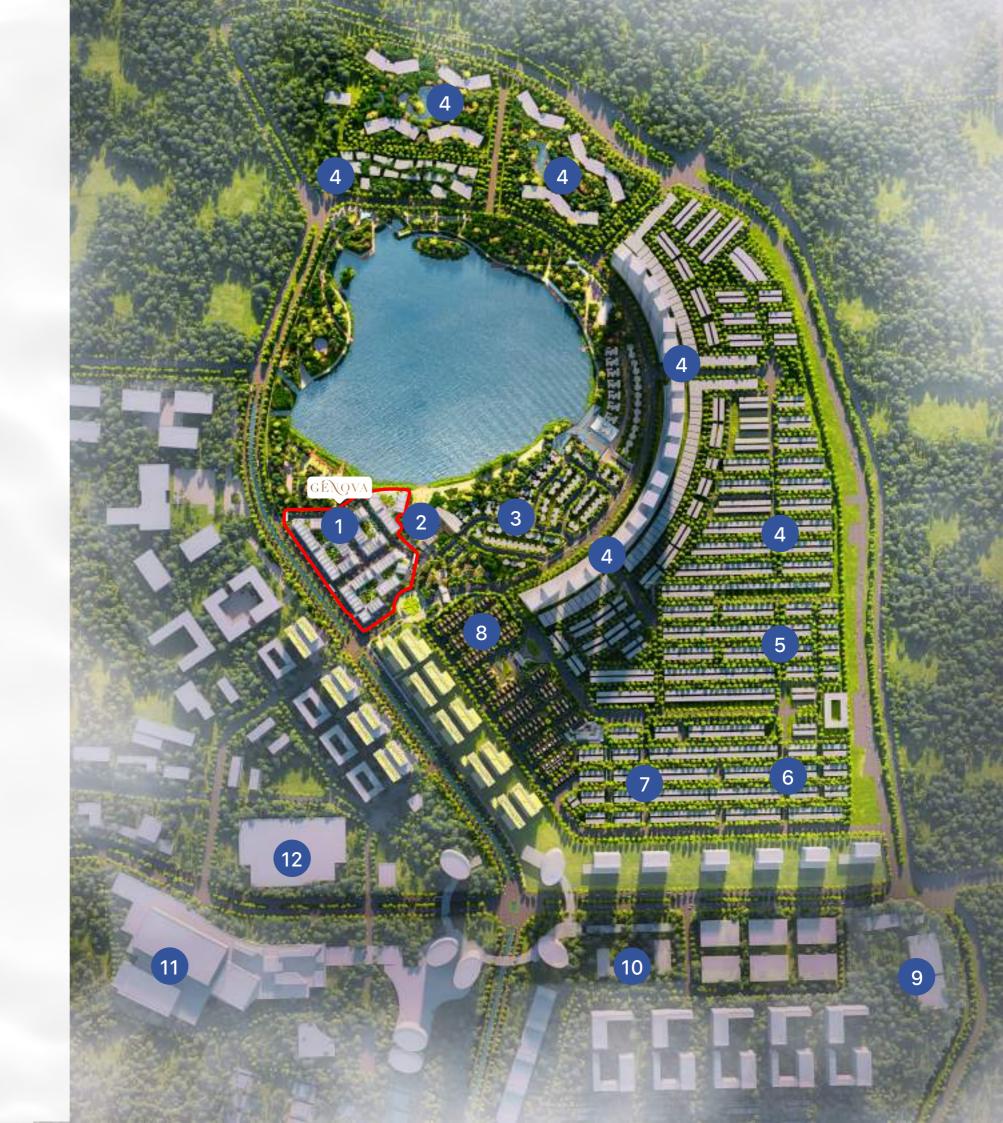
ASYA IS ACCESSIBLE VIA:

- 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 GÉNOVA
- 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.





BUSINESS LOFT



BUSINESS LOFT

Land Parcel: 8mx20m

TYPICAL BUILDING AREA **384 M**²
TYPICAL LAND AREA **160 M**²





BUSINESS LOFT CORNER

Land Parcel: 10mx20m

TYPICAL BUILDING AREA 384 M²
TYPICAL LAND AREA 200 M²

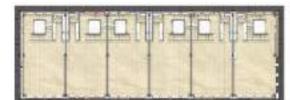




BUSINESS LOFT

BLOCK UNIT

3 STOREY







SPECIFICATION

Foundation
Main Structure
Interior

WALL FINISHES

Interior Wall
Exterior Finishing

Ceiling Roof

DOORMain Door

Main Door Internal Door

FLOOR

Ground Floor GF Walkway Typical Floor Stair & Lift Lobby

TOILET

Wall Finishes
Floor Finishes
Sanitary Ware & Fittings

OTHER Electricity

Lift
Telephone
Ground Tank & Roof Tank
Air Conditioning
Lighting Armature

Grease Trap Pantry

GENERAL

Pile

Reinforced Concrete
Block Wall with Plaster & Paint

Paint

Aluminium with Glass Door

Painted GRC

Gyptile & Gypsum Board in Paint Finish

Concrete Slab

Frameless Tempered Glass

Engineered Door

Local Marble Homogeneous Tile Homogeneous Tile Homogeneous Tile

Homogeneous Tile Homogeneous Tile TOTO or Equivalent

6600 VA Provided

2 Unit Installation per Floor

Provided
Drain Pipe Only
Provided
Provided
Provided

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



Business Loft

Ceiling Height

Business Loft 3 Storey

1st Floor 4,2m

2nd Floor 3,2m

3rd Floor 3,2m

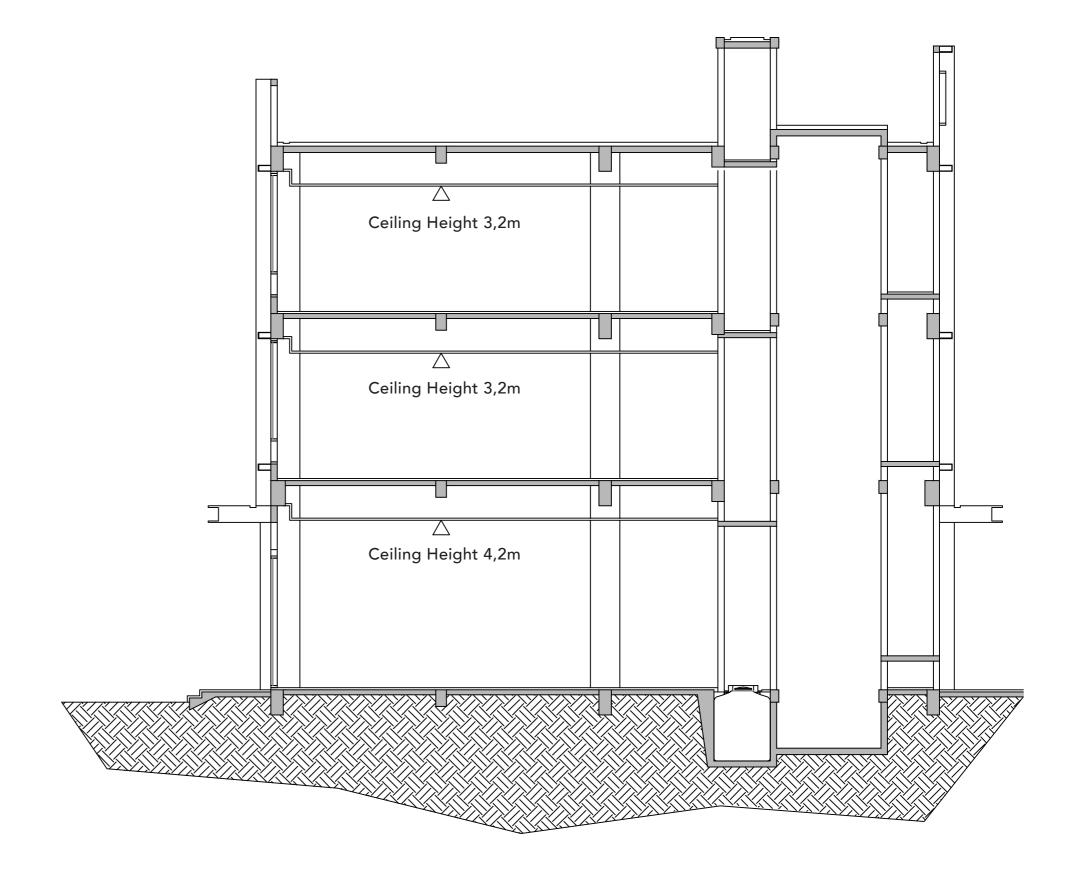
Business Loft 4 Storey

1st Floor 4,2m

2nd Floor 3,2m

3rd Floor 3,2m

4th Floor 3,2m







SHOP HOUSE



SHOP HOUSE STANDARD

Land Parcel: 6mx20m

TYPICAL BUILDING AREA 192 M²
TYPICAL LAND AREA 120 M²





SHOP HOUSE DELUXE

Land Parcel: 6mx20m

TYPICAL BUILDING AREA 288 M²
TYPICAL LAND AREA 120 M²

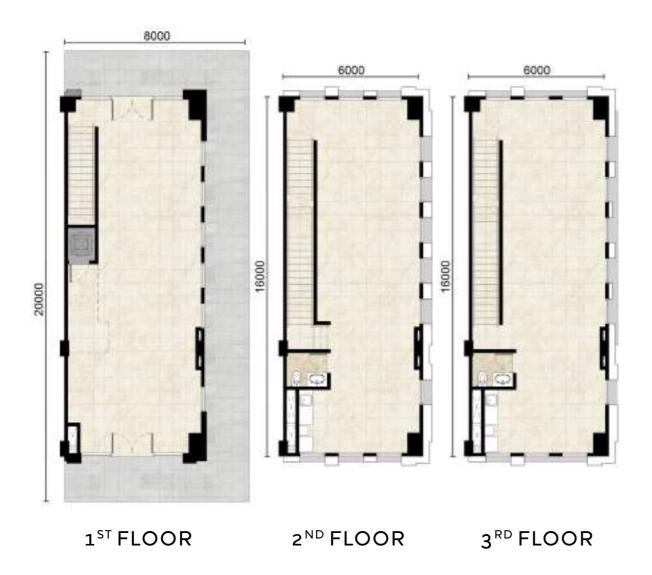




SHOP HOUSE DELUXE CORNER

Land Parcel: 8mx20m

TYPICAL BUILDING AREA 288 M²
TYPICAL LAND AREA 160 M²





SHOP HOUSE DELUXE CORNER

Land Parcel: 10mx20m

TYPICAL BUILDING AREA 384 M²
TYPICAL LAND AREA 204 M²





SHOP HOUSE

BLOCK UNIT

2 STOREY



3 STOREY



SPECIFICATION

Foundation
Main Structure
Interior

WALL FINISHES

Interior Wall
Exterior Finishing

Ceiling Roof

DOOR Main Door

FLOOR Ground Floor

Internal Door

GF Walkway
Typical Floor

TOILET

Wall Finishes
Floor Finishes
Sanitary Ware & Fittings

OTHER

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

GENERAL

Pile

Reinforced Concrete Plaster & Paint

Paint

Aluminium with Glass Door Painted GRC

Gypsum board in paint finish Concrete Slab

Frameless Tempered Glass
Engineered Door

Homogeneous Tile Homogeneous Tile Homogeneous Tile

Homogeneous Tile Homogeneous Tile TOTO or Equivalent

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

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

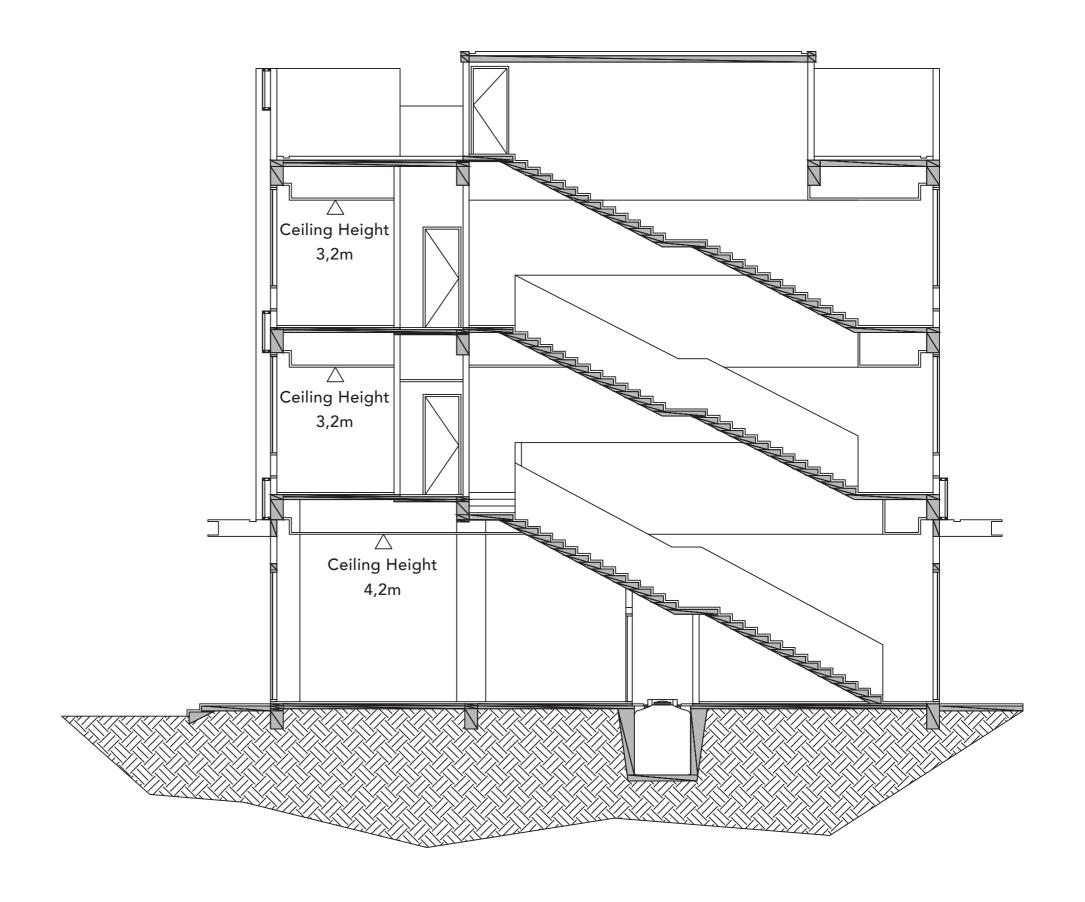
2nd Floor 3,2m

Shop House 3 Storey

1st Floor 4,2m

2nd Floor 3,2m

3rd Floor 3,2m







GEICVA

PHASE 1

PHASE 2

PHASE 3

BUSINESS LOFT (4 STOREY)

BUSINESS LOFT (3 STOREY)

SHOP HOUSE STANDARD (2 STOREY)

SHOP HOUSE DELUXE (3 STOREY)

SHOP HOUSE PREMIUM

→ GATE IN/OUT





THE SITEPLAN OF



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)

DISCLAIMER:

Marble and granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble or granite cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. Hence some differences may be felt at the joints. The tonality and pattern of marble or granite selected and installed shall be subject to availability.

Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Units is delivered to the Purchaser.

The brand and model of all equipment and appliances supplies shall be provided subject to availability. The Developer reserves the right to substitute, without prior notice, other materials of comparable quality and standard for the intended materials as listed in the above list.

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MARKETING GALLERY

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