

EACH SUNRISE BRINGS A
NEW DAY WITH NEW HOPES
FOR A NEW BEGINNING

maninjau



A close-up, low-angle shot of a person's legs standing in shallow water. The water is calm, reflecting the legs and the warm, golden light of the setting or rising sun. The person's feet are partially submerged, creating small ripples and splashes. The background is a soft, hazy expanse of water and sky, with the sun's glow creating a warm, orange-toned atmosphere. The overall mood is serene and contemplative.

VALUE OF
NATURE
AND
LIVING



THE MANINJAU CLUSTER

NEW STANDARD
OF LIVING

Developed by



ASTRA Property



Hongkong Land



MODERNLAND
CREATING FORWARD



DISCOVER THE
LUXURIOUS, IMPECCABLY
LIVING



THE MASTERPLAN



1. maninjau

2. Matana Cluster

3. Semayang Cluster

4. Toba Lake Villa

5. Landed Residence

6. Condominiums

7. Cluster Facilities

8. Commercial

9. Marketing Gallery

10. Mayapada Hospital

11. Global Mandiri School

12. Food Garden

13. AEON

14. IKEA



TYPE 8m x 14m

TYPE 10m x 14m

TYPE 14m x 14m

TYPE 13.5m x 14m

TYPE 14.5m x 14m

TYPE 10m x 17m

TYPE 12m x 17m

TYPE 14m x 17m

● 2 STOREYS

maninjau



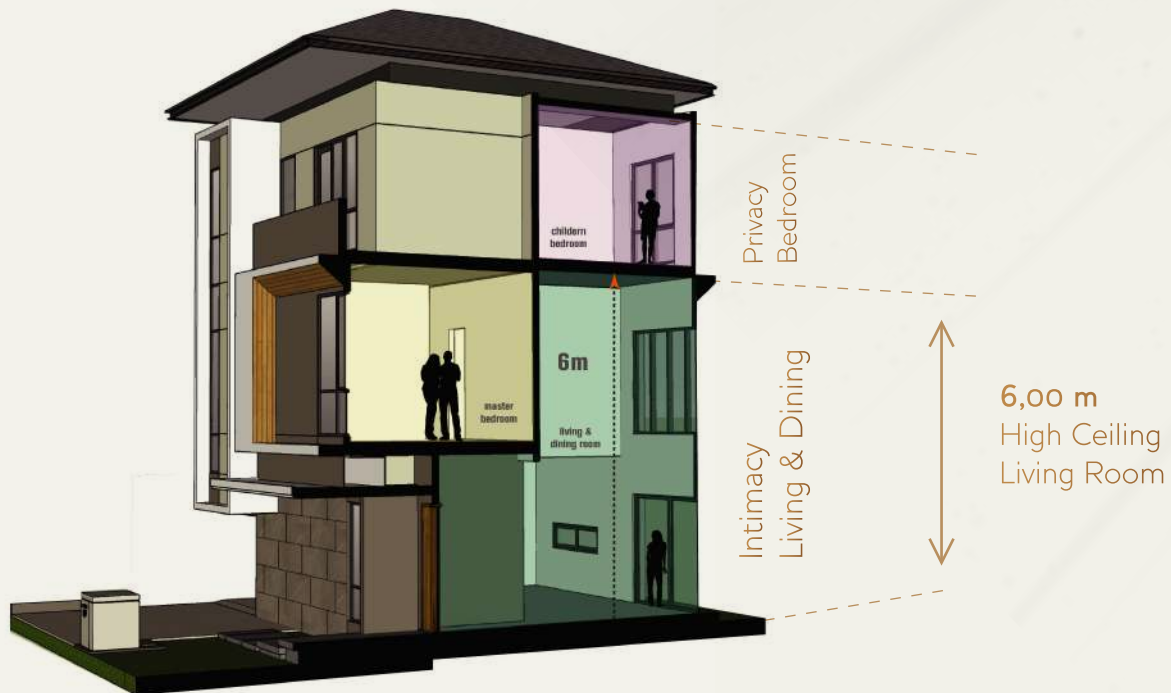


THE FACILITIES

- 1 SWIMMING POOL & KIDS POOL
- 2 YOGA DECK
- 3 CHILDREN PLAYGROUND
- 4 OUTDOOR GYM
- 5 PICNIC LAWN
- 6 BBQ AREA
- 7 MULTI-PURPOSE COURT



DOUBLE HEIGHT VOLUME



More spacious at living room provide intimacy between family members. Bedrooms are positioned to give privacy.

NATURAL LIGHTING & VENTILATION



Window at both facade to maximize natural lighting to every room.
Cross ventilation at living-dining room and high ceiling to bring in thermal comfort.

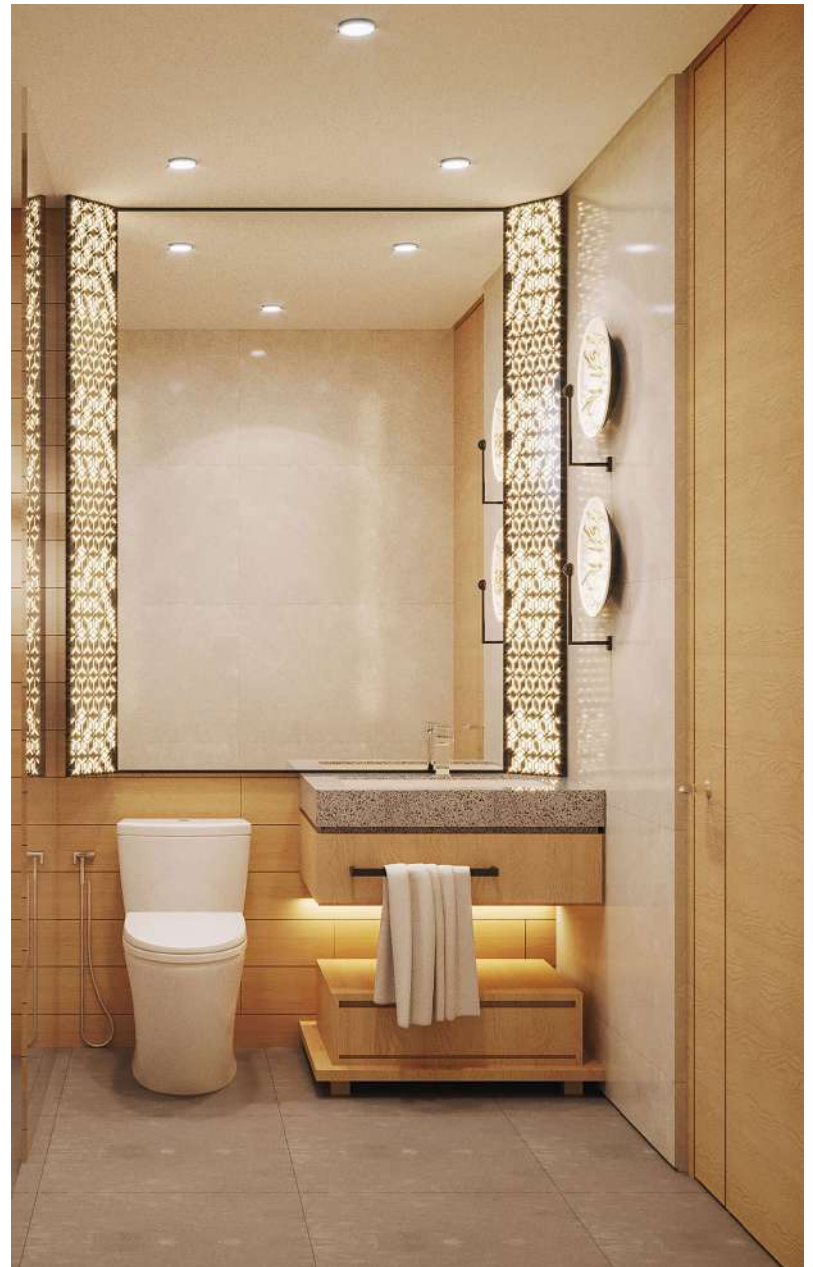
SOLAR PANEL SYSTEM



As renewable energy system to provide your energy needs and enhance the reliability that reduce power outages, which constantly place a burden on your home life and business profits.

THE INTERIOR

EVERY EXPERIENCE
IS AN EXQUISITE
SURPRISE







TYPE **8m x 14m**

2 FLOORS

TYPICAL BUILDING AREA 105 m²

TYPICAL LAND AREA 112 m²

FLOORPLAN



TYPE **8m x 14m**

2 FLOORS

TYPICAL BUILDING AREA 105 m²

TYPICAL LAND AREA 112 m²

3 
BEDROOM

3 
BATHROOM
(2 EN-SUITE)

1 
DRY KITCHEN

1 
MAID BEDROOM
& BATHROOM

2 
CARPORT

1 
LIVING ROOM

1 
DINING ROOM



TYPE **8m x 14m**

3 FLOORS

sentari
TYPICAL BUILDING AREA 156 m²
TYPICAL LAND AREA 112 m²



FLOORPLAN



TYPE **8m x 14m**

3 FLOORS

TYPICAL BUILDING AREA 156 m²

TYPICAL LAND AREA 112 m²

4 
BEDROOM

3 
BATHROOM
(1 EN-SUITE)

1 
DRY KITCHEN

1 
MAID BEDROOM
& BATHROOM

2 
CARPORT

1 
LIVING ROOM

1 
STUDY /
FAMILY ROOM

1 
DINING ROOM



TYPE **10m x 14m**

2 FLOORS

TYPICAL BUILDING AREA 138 m²
TYPICAL LAND AREA 140 m²

FLOORPLAN



TYPE **10m x 14m**

2 FLOORS

TYPICAL BUILDING AREA 138 m²

TYPICAL LAND AREA 140 m²

4 
BEDROOM

3 
BATHROOM
(1 EN-SUITE)

1 
DRY KITCHEN

1 
MAID BEDROOM
& BATHROOM

3 
2 CARPORT
& 1 GARAGE

1 
LIVING ROOM



TYPE **10m x 14m**

3 FLOORS

TYPICAL BUILDING AREA	190 m ²
TYPICAL LAND AREA	140 m ²

FLOORPLAN



TYPE **10m x 14m**

3 FLOORS

TYPICAL BUILDING AREA 190 m²

TYPICAL LAND AREA

140 m²



BEDROOM



BATHROOM
(2 EN-SUITE)



DRY KITCHEN



MAID BEDROOM
& BATHROOM



2 CARPORT
& 1 GARAGE



LIVING ROOM



1 STUDY &
1 FAMILY ROOM



DINING ROOM



TYPE **10m x 17m**

3 FLOORS

TYPICAL BUILDING AREA 218 m²
TYPICAL LAND AREA 170 m²

FLOORPLAN



TYPE **10m x 17m**

3 FLOORS

TYPICAL BUILDING AREA 218m²

TYPICAL LAND AREA 170 m²





TYPE **12m x 17m**

3 FLOORS

TYPICAL BUILDING AREA 187 m²
TYPICAL LAND AREA 204 m²

FLOORPLAN



TYPE **12m x 17m**

3 FLOORS

TYPICAL BUILDING AREA 187 m²

TYPICAL LAND AREA 204 m²





TYPE **14m x 14m**

3 FLOORS

TYPICAL BUILDING AREA 193 m²
TYPICAL LAND AREA 196 m²

FLOORPLAN



TYPE 14m x 14m

3 FLOORS

TYPICAL BUILDING AREA 193 m²

TYPICAL LAND AREA 196 m²



BEDROOM



BATHROOM
(2 EN-SUITE)



DRY KITCHEN



MAID BEDROOM
& BATHROOM



2 CARPORT
& 1 GARAGE



LIVING ROOM



1 STUDY &
1 FAMILY ROOM`



DINING ROOM



TYPE **14m x 17m**

3 FLOORS

TYPICAL BUILDING AREA 221 m²
TYPICAL LAND AREA 238 m²

FLOORPLAN



TYPE **14m x 17m**

3 FLOORS

TYPICAL BUILDING AREA 221 m²

TYPICAL LAND AREA 238 m²

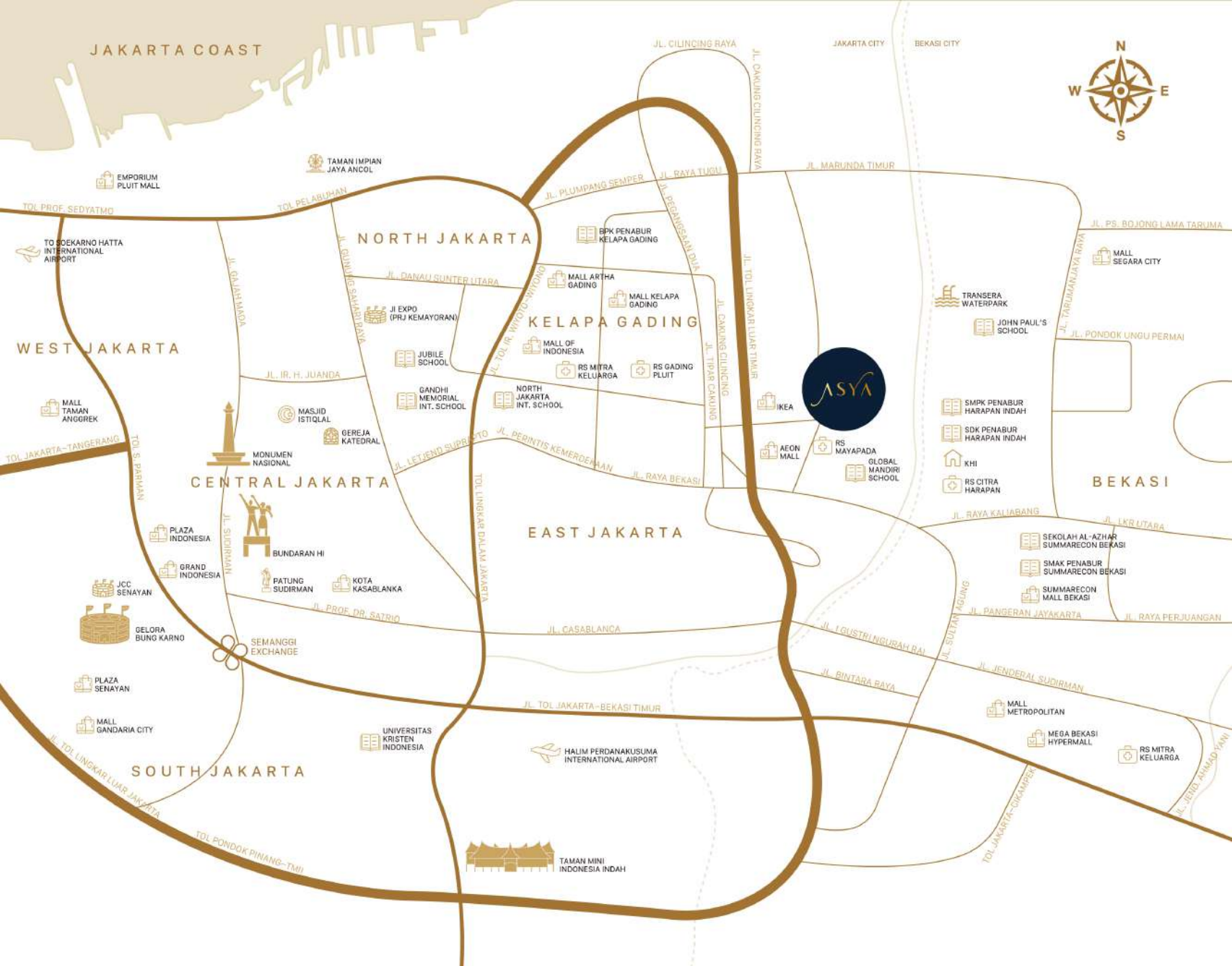


The Cluster Maninjau offers 2 and 3 floors variety. With a living room ceiling height of up to 6m, giving a luxurious and spacious impression while supporting the lighting and air circulation at home.



THE SPECIFICATION

FLOOR	
Entrance Terrace	Homogeneous Tile
Living, Dining, Stairs	Homogeneous Tile
Bathroom	Homogeneous Tile
Bedroom	Composite Wood Texture Flooring
Service Area	Ceramic Tile
Carport	Anti Slip Homogeneous Tile
WALL	
Interior Wall	Paint
Bathroom	Homogeneous Tile
Exterior Façade	Paint
	Homogeneous Tile
CEILING	
Interior	Painted Gypsum Board
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
DOOR & WINDOW	
Main Entrance Door	Solid Engineered Wood with Digital Fingerprint 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	Living Rooms & All Bedrooms
Telephone outlet	Living Room & Master Bedroom
Hot Water	Provision for installation at all Bathroom & Kitchen
Air Conditioning	Provision for installation for living rooms & all bedrooms
CCTV	Installed at front entrance & living room
Electricity	3500 VA
Solar Panel	Provided



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

maninjau

MARKETING GALLERY

Jl. Asya Boulevard, Jakarta Garden City
East Jakarta

Developed by



ASTRA Property



Hongkong Land



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CREATING FORWARD