

TOBA,
LAKE VILLAS

A blurred landscape photograph of a lake at sunset. The sky is a mix of soft orange, yellow, and light blue. The water in the foreground is dark blue with gentle ripples. In the background, there are dark, silhouetted trees and a grassy shore. The overall image has a dreamy, out-of-focus quality.

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



A Joint-Venture Formed by Three Developers

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

Developed by



ASTRA Property



Hongkong Land



MODERNLAND
CREATING FORWARD



Hongkong Land







THE CONCEPT

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



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



Asya Appreciates You

Asya Values Nature



*Asya Treasures
Your Family*

The background of the image is a dark, monochromatic pattern of palm fronds. The fronds are depicted in a lighter shade of brown than the background, creating a subtle, textured effect. They are arranged in a way that suggests a dense grove of palm trees, with the fronds overlapping and radiating from various points.

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

*Discover the Luxury,
Impeccably Designed
Township Living*

1 **TOBA**
LAKE VILLAS

- 2 Matana Cluster
- 3 Maninjau Cluster
- 4 Semayang Cluster
- 5 Landed Residence
- 6 Condominiums
- 7 Cluster Facilities
- 8 Commercial
- 9 Marketing Gallery
- 10 Upcoming Mayapada Hospital
- 11 Global Mandiri
- 12 Food Garden
- 13 AEON MALL
- 14 IKEA





THE FACILITIES

*Exquisite
Facilities
Within the
Neighbourhood*

A woman with long, dark hair is shown in profile, looking out over a body of water towards a bright sunset. She is wearing a light-colored, patterned halter-neck top with white rope-like details. The background is a warm, golden glow from the setting sun, with soft clouds and a calm sea.

*Define the New
Meaning of Purity
Yet Luxury Living*



Infinity Swimming Pool



Clubhouses at Asya



Outdoor Activities



Lakeside Green Area



AEON Mall JGC



Global Mandiri School



IKEA



*Mayapada Hospital
(Upcoming)*

A serene sunset scene over a body of water. In the foreground, a wooden pier extends from the left side into the water. The sky is a mix of soft orange, yellow, and light blue, with the sun having set below the horizon. The water reflects the colors of the sky. In the distance, a dark silhouette of a shoreline with some buildings is visible. The overall mood is peaceful and tranquil.

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



Secluded Garden Residences with Marvellous Lakeview

Facilities :

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



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.





*The Prominent Villas
at Toba*

T500 Design A (Roof Terrace)

The Prominent Villas at Toba

T500 DESIGN A (ROOF TERRACE)

LAND AREA	: VARY
BUILDING AREA	: 489 m ²

FLOORPLAN

LOWER GROUND LEVEL



GROUND LEVEL



UPPER GROUND LEVEL



ROOF PLAN



* Swimming Pool not included



4 BEDROOM



4 BATHROOM (ENSUITE)
& 1 POWDER ROOM



1 DRY KITCHEN



1 WET KITCHEN



1 LIVING ROOM



1 LIFT



2 MAIDROOM
& BATHROOM



4 CARPORT
& 2 GARAGE



1 ENTERTAINMENT
ROOM



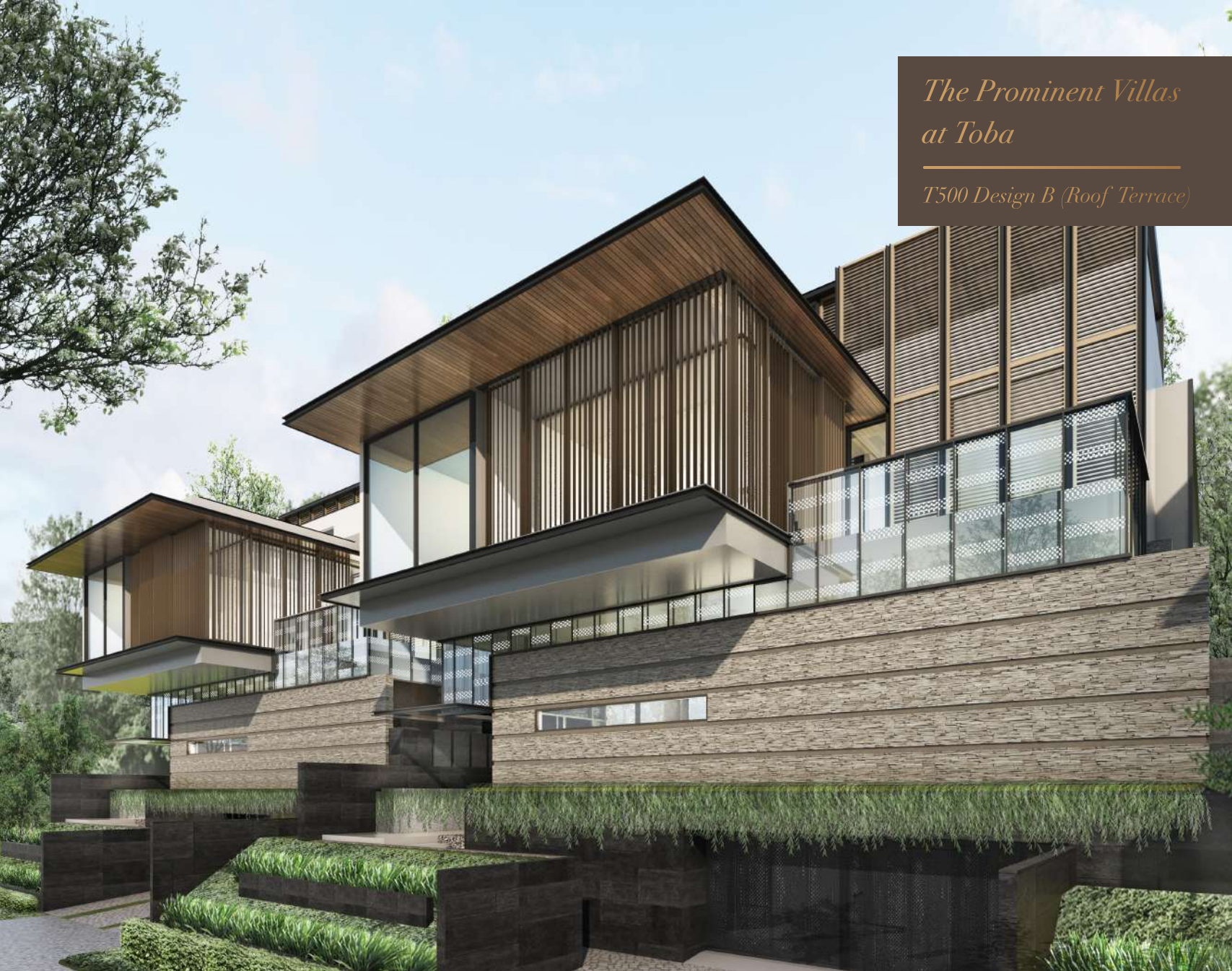
1 FAMILY/
STUDY ROOM



1 DINING ROOM



1 ROOF TERRACE



*The Prominent Villas
at Toba*

T500 Design B (Roof Terrace)

The Prominent Villas at Toba

LAND AREA	: VARY
BUILDING AREA	: 489 m ²

T500 DESIGN B (ROOF TERRACE)

FLOORPLAN

LOWER GROUND LEVEL



GROUND LEVEL



UPPER GROUND LEVEL



ROOF PLAN



* Swimming Pool not included

4

BEDROOM

5

4 BATHROOM (ENSUITE)
& 1 POWDER ROOM

1

DRY KITCHEN

1

WET KITCHEN

1

LIVING ROOM

1

LIFT

2

MAIDROOM
& BATHROOM

4

2 CARPORT
& 2 GARAGE

1

ENTERTAINMENT
ROOM

1

FAMILY/
STUDY ROOM

1

DINING ROOM

1

ROOF TERRACE



*The Prominent Villas
at Toba*

T500 Design C (Roof Terrace)

The Prominent Villas at Toba

T500 DESIGN C (ROOF TERRACE)

LAND AREA	: VARY
BUILDING AREA	: 489 m ²

FLOORPLAN

LOWER GROUND LEVEL



GROUND LEVEL



UPPER GROUND LEVEL



ROOF PLAN



* Swimming Pool not included

4 

BEDROOM

5 

4 BATHROOM (ENSUITE)
& 1 POWDER ROOM

1 

DRY KITCHEN

1 

WET KITCHEN

1 

LIVING ROOM

1 

LIFT

2 

MAIDROOM
& BATHROOM

4 

2 CARPORT
& 2 GARAGE

1 

ENTERTAINMENT
ROOM

1 

FAMILY/
STUDY ROOM

1 

DINING ROOM

1 

ROOF TERRACE



*The Prominent Villas
at Toba*

T300

The Prominent Villas at Toba

T300

LAND AREA	: VARY
BUILDING AREA	: 307m

FLOORPLAN

LOWER GROUND LEVEL



GROUND LEVEL



UPPER GROUND LEVEL



ROOF PLAN



BEDROOM



3 BATHROOM (ENSUITE)
& 1 POWDER ROOM



MAIDROOM
& BATHROOM



2 CARPORT
& 2 GARAGE



WET KITCHEN



FAMILY/
STUDY ROOM



LIVING ROOM



DINING ROOM



*The Prominent Villas
at Toba*

T200

The Prominent Villas at Toba

T200

LAND AREA	: 200 m ²
BUILDING AREA	: 228 m ²

FLOORPLAN

LOWER GROUND LEVEL



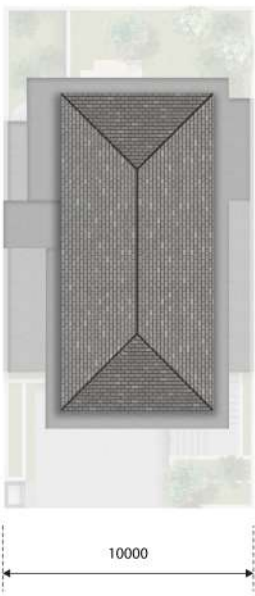
GROUND LEVEL



UPPER GROUND LEVEL



ROOF PLAN



4 

BEDROOM

1 

WET KITCHEN

4 

3 BATHROOM (ENSUITE)
& 1 POWDER ROOM

1 

DRY KITCHEN

1 

MAIDROOM
& BATHROOM

1 

LIVING ROOM

4 

2 CARPORT
& 2 GARAGE

1 

DINING ROOM



PREMIUM QUALITY



FLOOR FINISHES

BEDROOM & MASTER BEDROOM - ENGINEERING WOOD / LAMINATED WOOD

LIVING, DINING, STAIR, CORRIDOR - LOCAL MARBLE **ENTERTAINMENT ROOM** - HOMOGENOUS TILE

MASTER BATHROOM - LOCAL MARBLE **COMMON BATHROOM** - HOMOGENOUS TILE



WALL FINISHES

EXTERIOR WALL - NATURAL STONE + PAINT

CARPORT - HOMOGENOUS TILE

OUTDOOR SHOWER - TEXTURE PAINT +
HOMOGENOUS TILE

INTERIOR WALL - PAINT

MASTER BATHROOM - HOMOGENOUS TILE

COMMON BATHROOM - HOMOGENOUS TILE



CEILING

EXTERIOR (SOFFIT) - FIBRE CEMENT (WOOD PATTERN)

INTERIOR - PAINT ON GYPSUM BOARD



TOILET FIXTURE

MASTER BATHROOM - TOTO OR EQUIVALENT

COMMON BATHROOM - TOTO OR EQUIVALENT

SHOWER SCREEN - 2,4MH DOOR PANEL & FIXED GLASS PANEL UNTIL CEILING



DOOR & WINDOW

EXTERIOR DOOR - GLAZED ALUMINIUM DOOR **EXTERIOR WINDOW** - GLAZED ALUMINIUM WINDOW

MAIN ENTRANCE DOOR - SOLID ENGINEERING WOOD + DIGITAL DOOR LOCK

INTERIOR DOOR - ENGINEERING WOOD WITH HONEYCOMB CORE

GARAGE DOOR - METAL FRAMED SYSTEM



KITCHEN & PANTRY

PANTRY - GRANITE COUNTERSTOP, SINK (BLANCO), FAUCET (TOTO), NO CABINET

WET KITCHEN - GRANITE COUNTERSTOP, SINK (BLANCO), FAUCET (TOTO), NO CABINET



OTHERS

LIFT - PROVIDED **HOT WATER** - INSTALLATION ONLY **LIGHTING** - PROVIDED

TV & DATA OUTLET - PROVIDED AT LIVING AND MASTER BEDROOM

CCTV - INSTALLED AT FRONT ENTRANCE, BACKYARD, LIVING ROOM, CARPORT, SERVICE

PANIC BUTTON - PROVIDED **VIDEOPHONE** - PROVIDED

TOBA, LAKE VILLAS

MARKETING GALLERY

Jl. Asya Boulevard, Jakarta Garden City
East Jakarta

Developed by



ASTRA Property



Hongkong Land



MODERNLAND
CREATING FORWARD