ASYA

Beautiful Life, Beautiful Living

01

THE COLLABORATION

AN EXCEPTIONAL COLLABORATION FOR A MAGNIFICENT LIFE

ASYA is a fresh benchmark for serene, secure, urban living. We offer an enviable way of living that is comfortable, expansive and new to Jakarta.

Artist's Impression

Astra Modern Land

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 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, we have 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 we are extremely proud of.

ASTRA Property

PT Astra International Tbk was established in 1957 in Jakarta as a general trading company under the name Astra International Inc. In 1990, for the purpose of the Company's Initial Public Offering (IPO), the name of the Company changed to PT Astra International Tbk, followed by listing its shares on the Indonesia Stock Exchange under the ticker code ASII.

By 2016, Astra has developed its business by implementing a business model based on synergies and diversification within seven business segments, consisting of: 1) Automotive, 2) Financial Services, 3) Heavy Equipment, Mining and Energy 4) Agribusiness, 5) Infrastructure and Logistics, 6) Information Technology and 7) Property. With a diversified business, Astra has touched various aspects of national life through its products and services. In everyday life, the people of Indonesia use motorcycles and cars, toll roads, printers, as well as financial services, banking and insurance from Astra. Business owners continue partnerships with Astra and utilize a variety of commercial vehicles, heavy equipment, logistics services, information technology systems and mining services from Astra. Many products, including palm oil, coal and motor vehicles, continue to be exported, thus allowing Astra to contribute in generating foreign exchange revenues for the country.

At the end of 2016, Astra conducted business operations in all parts of Indonesia under the management of 208 subsidiaries, joint ventures and associates, and was supported by 214,835 employees. As one of the nation's largest business groups today, Astra has built a strong reputation through a diverse and superior products and services offering, with due observance to the highest corporate governance and environmental governance standards.

Hongkong Land

Hongkong Land is a listed leading property investment, management and development group. The Group owns and manages almost 800,000 sq. m. of prime office and luxury retail property in key Asian cities, principally in Hong Kong and Singapore. Its Hong Kong Central portfolio represents some 450,000 sq. m. of prime property. It has a further 165,000 sq. m. of prestigious office space in Singapore mainly held through joint ventures, and a 50% interest in a leading office complex in Central Jakarta. The Group also has a number of high quality residential and mixed-use projects under development in cities across Greater China and Southeast Asia, including a luxury retail centre at Wangfujing in Beijing. 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.

MODERNLAND
CREATING FORWARD

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.

02

THE CONCEPT

A NEW PLACE TO BE DISCOVERED, THAT REDEFINES COMMUNITY LIVING

ASYA evokes appreciation.
A harmonious rendition of lush
beauty, tranquility and scenic lake
set in the heart of East Jakarta.

THE *CONCEPT*

Experience the 70-hectare lakefront lifestyle, at your pleasure.

ASYA offers a vibrant lake township concept with integrated facilities and infrastructure that will bring every resident's dream home to reality, 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.

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

ASYA TREASURES ***YOUR FAMILY***

Cleverly designed around a series of parks and greeneries and stunning scenic lake in the centre of it all, ASYA is building 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.

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 both the residents and the environment. All of these special spaces are further enhanced with paths that connect you to the surrounding ASYA landscapes and amenities.

03

THE LOCATION

A NEW LAKE TOWNSHIP RESIDENTIAL ADDRESS

In one of Jakarta's thriving locations, ASYA is close to AEON Mall and only minutes from Kelapa Gading. ASYA offers unmatched lifestyle opportunities and excellent convenience.

Artist's Impression

REDEFINING ***EAST JAKARTA***

ASYA is creating a lake township lifestyle.

ASYA presents a new lake township-living in the heart of East Jakarta, which is growing at a rapid rate. East Jakarta is more than ready to venture as the exceptional standard of the property world.

Perfectly positioned beside the newly opened Jakarta Outer Ring Road (JORR) toll access, ASYA boasts an easily accessible location from various directions. With the development of the nearby LRT and the establishment of AEON Mall, it has been remarked as the new and thriving potential to be the next lifestyle destination of East Jakarta.

Experience the 'oasis', just a heartbeat away from the conveniences and pleasures of Kelapa Gading. Take advantage of a whole new possibilities that comes from ASYA, in the prospering area of East Jakarta.

* This map is not to scale.

NEARBY FACILITIES

01. AEON Mall
02. Kelapa Gading Mall
03. Mall of Indonesia
04. Artha Gading Mall
05. Future Retail Outlet Store

06. Global Mandiri School
07. SIS Kelapa Gading
08. BPK Penabur Kelapa Gading
09. North Jakarta International School
10. SDK Penabur Harapan Indah
11. SMPK Penabur Harapan Indah
12. John Paul's School

13. RS Mayapada
14. RS Gading Pluit
15. RS Mitra Keluarga
16. RS Citra Harapan

04

THE MASTERPLAN

Discover the expansive,
impeccably designed township.

Crafted in its finest details, ASYA offers a well planned and cohesive community for the residents.

Artist's Impression

We offer a well-designed lake township for you to indulge in.

1. 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. FUTURE RETAIL OUTLET STORE

05

THE PROPERTIES

PRESENTING **ASYA,** AND ITS FINELY DESIGNED NEIGHBOURHOOD

Welcome home. With a scenic lake at your doorstep, two clubhouses around the corner, cluster parks and facilities at hand, a warm welcome awaits you.

Artist's Impression

LAKE VILLAS

Breathtaking lake view, reserved just for you and your family.

The Lake Villas offer absolutely amazing views right at your doorstep. Take in the magnificent scenery surrounding your home any time of the day by simply stepping out of your balcony.

Artist's Impression

LANDED RESIDENCES

Beautifully crafted and styled for every family.

Each residence features spacious, flexible living space to encourage ease of living that can adapt to any lifestyle. Experience the community living accompanied with a healthier and happier life.

Artist's Impression

CONDOMINIUMS

Impressive functionality and serenity.

Standing tall surrounding the magnificent views of the lake, these unique lifestyle residences not only capture the practicality of living, but also the beautiful lake township of ASYA.

COMMERCIAL

A vibrant and diverse lifestyle destination.

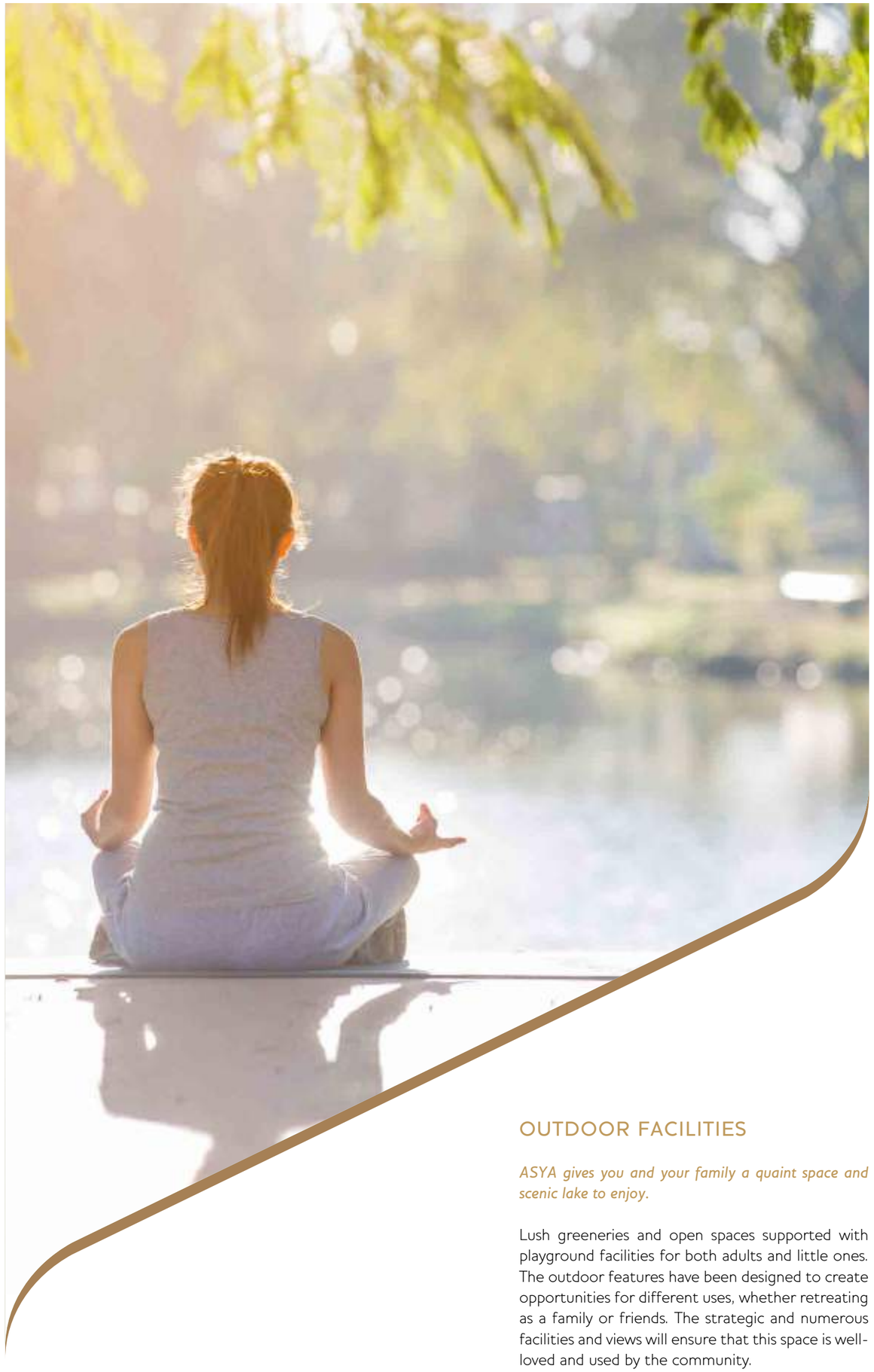
Providing a one-stop lifestyle ambience, each shophouse opens up into an intriguingly different experiences, with each shophouse having their own uniquely designed stand-out features. A distinctive look amongst ASYA's community, for a more viable style of living.

06

THE FACILITIES

EXQUISITE FACILITIES WITHIN THE NEIGHBOURHOOD

ASYA provides the residents and the local communities with a balanced lifestyle. From clubhouses to lifestyle centres, ASYA is the new one stop living.



OUTDOOR FACILITIES

ASYA gives you and your family a quaint space and scenic lake to enjoy.

Lush greeneries and open spaces supported with playground facilities for both adults and little ones. The outdoor 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.

CLUBHOUSES

With 2 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, harboured under an exceptionally designed building.

Artist's Impression

AEON MALL

AEON at Jakarta Garden City is currently the biggest one in Indonesia. Established in Japan, AEON will enhance the residents' quality of life while contributing to the community and culture.

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.

Artist's Impression

MAYAPADA HOSPITAL

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.

Artist's Impression

07

THE SERVICES

THE REMARKABLE SERVICE SYSTEM
ADAPTED TO ASSIST EVERY RESIDENT.

At ASYA, security and comfortability are our main focus. The moment the residents step foot into the community, they will experience the ease and the convenience that ASYA offers.

24 HOURS GUARDED, GATED SECURITY AND SMART DIGITAL DOOR LOCK

Electronic access control is integrated seamlessly into your safe and smart living.

Electronic access security entrance will be under 24 hours observation. Secured neighbourhood and CCTV will be installed in public areas and entrances.

FREE SHUTTLE BUS SERVICE

Just minutes away from the nearest LRT station, ASYA offers a free shuttle service to make your journey effortless.

In ASYA, we like to cater the residents with excellent access and conveniences.

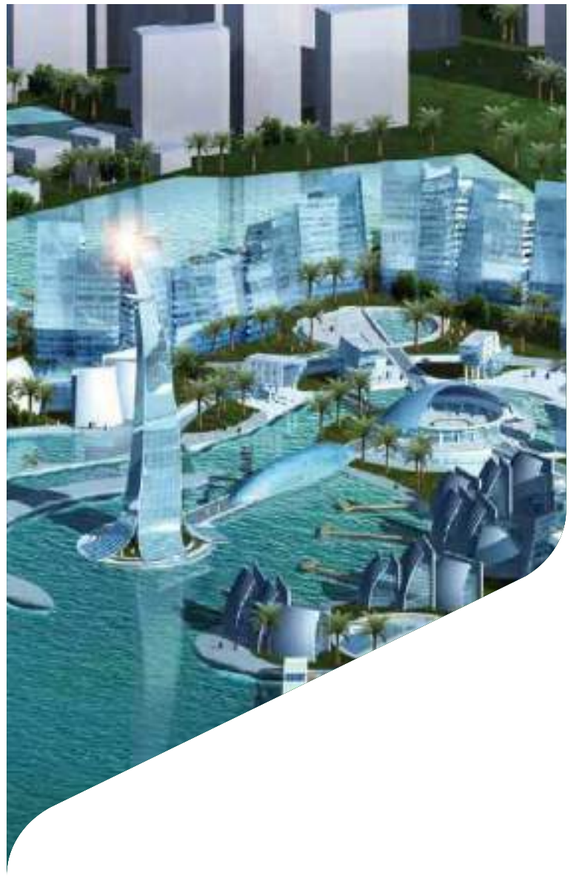
Run by a team of professional, ASYA shuttle service promises to deliver high quality facilities to the community.

08

THE CONSULTANTS

ASYA IS BROUGHT TO LIFE BY THE IMPECCABLE WORK OF THE EXPERTS.

ASYA's team includes some of the most respected architects, consultants, designers, and builders. These experts will bring all the aspects of your life together in one place, and help you build a home around it.



LWK & PARTNERS

HONG KONG

LWK & Partners (HK) Limited (LWK) based in Hong Kong, China, offers comprehensive and holistic architectural services, with PRC Grade A Design Institute Qualifications. LWK was founded in 1985, and its holding company, C Cheng Holdings Limited, is the first stock-listed architectural services company for Hong Kong and mainland China.

Together with 5 offices in China and over 600 strong team of design and project professionals, LWK is committed to pursuing excellence in Architecture, improving the quality of living and lifestyle in the process.

LWK expands its studios from Hong Kong and Shenzhen to Shanghai, Guangzhou, Chengdu, and Shenyang, and has participated in more than 470 projects in over 30 major cities in China and other Asia regions, recently ASYA in Indonesia.

PTANG STUDIO LIMITED

HONG KONG

PTANG STUDIO LIMITED was established in 1997 and has been engaged in diverse scope of projects: ranging from small scale residential, show flat design to large scale commercial works. As a professional consultant, it was engaged in a wide range of projects in Hong Kong, China, Japan and The UK.

PTANG STUDIO LIMITED's philosophy is modest. Getting to basic is what it believes in. It creates spaces bringing clients the most comfortable atmosphere by understanding their individual preferences. Seeking for the finest quality and innovations, developing a fresh and unique style that transcends existing boundaries and widens the horizon of design in the visionary future is its aim. Its excellence and quality of work can be reflected from its well-deserved reputation established.

The company is organized around a series of teams, each of which is managed by experienced designers. It believes that its aggressive and energetic designers with professional experiences are able to provide the best services for ASYA and all of its clients.

COEN DESIGN INTERNATIONAL

SINGAPORE

Coen Design International Pte Ltd is a well-established Landscape Architecture practice based in Singapore with more than 10 years of projects portfolio, helmed by Ms Ann Teo who has more than 20 years experience and holds 5 different qualifications to her name.

Coen Design International Pte Ltd has garnered many awards both in Singapore as well as on an international platform. It has been honoured with the highest of accolades during the recent 2015 Singapore Landscape Architects Award in October by winning the Outstanding Award of Excellence and 2 Gold awards. Internationally, its outstanding achievement is the attainment of the Guinness World Record for the Largest Vertical Garden in the world in 2014 for its Tree House Condominium project.

The firm has on-going projects throughout the ASEAN region, and its personnel have an in-depth understanding of the different cultures pertaining to landscape design and are always able to bring added value to the projects by bringing out the essence of each and every one of the developments, including ASYA.

AIRMAS ASRI

INDONESIA

Established by three principles in October 1988 in Jakarta, Indonesia, Airmas Asri has grown rapidly to become Indonesia's foremost provider of architectural consultancy services with more than 200 people.

It has repeatedly demonstrated its ability to provide world-class services on competitive terms as the sole architectural consultant on major projects. In its development since 1995, Airmas Asri has proven its capability in handling many projects from its Concept Design up to Working Drawing.

One of the important factor in its success, is its ability to provide architectural services for a diverse range of clients in wide varying sectors. It operates on the philosophy that architecture is not merely about designing beautiful and impressive building; it is about creating physical environment that provides the maximum possible added value for the clients and improves the lives of people while maintaining the lifestyle surrounding by incorporating a sustainable design concept. Airmas Asri aims to create a better life environment for ASYA and every community.

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SEPTEMBER 2017

ASYA

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