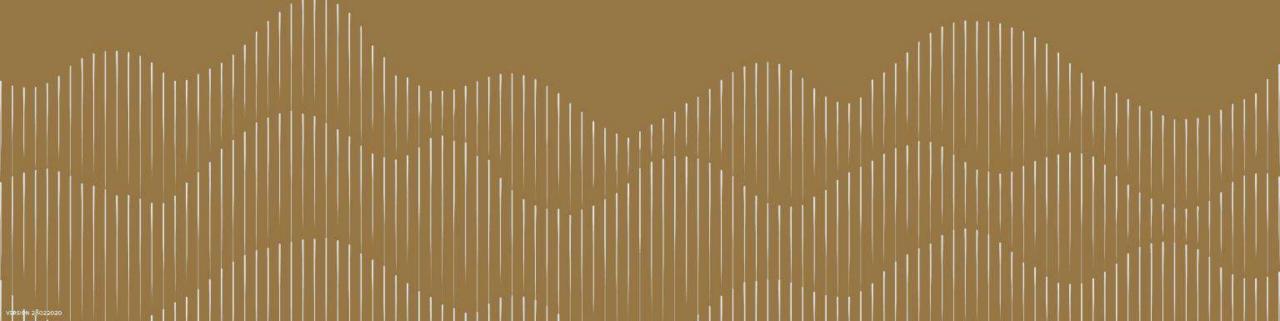


A WORLD-CLASS COLLABORATION





















ASTRA PROPERTY

Along with Astra Group's continuous effort to maintain Indonesia's business sustainability and most importantly become the Pride of the Nation, Astra entered the Property sector in 2013 and officially announced our 7th business line in Indonesia, namely ASTRA Property, in 2016. ASTRA Property is fully committed to elevating properties' standards to the highest quality in order to enhance the quality of life. Within 3 years, ASTRA Property has established 5 property business subsidiaries engaging in Property Developments, Management, and Property Investments.

ASTRA Property has developed International Premium Office Tower (with BCA Green Mark Platinum standard by Building & Construction Authority of Singapore), exclusive and premium high rise apartments, as well as township with a unique, vibrant lake and integrated retail facilities. To all of which, ASTRA Property always strives to ensure the highest standard of service for every customer.





















|L]| |F]| Hongkong Land

HONGKONG LAND

Hongkong Land is a listed leading property investment, management, and development group. Founded in 1889, Hongkong Land's business is built on excellence, integrity, and partnership. The Group owns and manages more than 850,000 sq.m of prime office and luxury retail property in key Asian cities, principally in Hong Kong, Singapore and Beijing. The Group also has a number of high-quality residential, commercial, and mixed-use projects under development in cities across Greater China and Southeast Asia.

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.







ANANDAMAYA RESIDENCES

Indonesia - 2014

With luxurious homes in the heart of Jakarta, Anandamaya Residences is a rare gem and a true treasure. As the beauty within is revealed, bliss follows, fulfilling the impetus for its conception. The epitome of luxury living.

ASYA

Indonesia - 2017

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 so that each resident feel appreciated and valued.

ARUMAYA

Indonesia - 2017

A redefined urban sanctuary located at the business district in Jakarta, T.B. Simatupang. With a unique concept of elevating senses, this residence blends refined Indonesian space with evergreen lush, fresh botanical scent, and sophisticated modern luxury.











Interior Design Consultant

Index Design was founded in May 1994 as an interior design practice that examines interior for its spatial and architectonic potential rather than a mere space for decoration. For the past 25 years, Index's projects include retail and concept shops, food courts, offices, spas and residences of supportive clients who allowed their projects to be the oasis of new design ideas and approach.



SOM

Architecture Consultant

Skidmore, Owings & Merrill LLP (SOM) is one of the largest and most influential architecture, interior design, engineering, and urban planning firms in the world. Founded in 1936, SOM has completed more than 10,000 projects in over 50 countries and earned nearly 2,000 awards. They are known for their iconic buildings and commitment to design excellence, innovation, and sustainability.



Landscape Consultant

EcoPlan Landscape Architects & Planners is a professional firm providing innovative landscape architectural planning and design services. In addition to a number of high profile residential and commercial, current projects include two marinas, a holiday bungalow resort, a condominium hotel, a ferry terminal and several golf courses. They also serve as consultants to a number of town councils and creative landscaping projects in Singapore.

A Touch of Tomorrow

Nestled in the heart of Gatot Subroto, Avania rises to redefine Jakarta's skyline. The first of its kind, Avania is a mixed-use development with a **smart living concept** that integrates **connectivity**, intelligently designed **spaces and urban greenery**. Coming as the most contemporary collaboration of global visionaries and experts, Avania sets a new benchmark for the urban neighborhood of tomorrow.



SMART LIVING CONCEPT

Urbanely Intelligent

Avania's neighborhood of tomorrow blends all the necessities of life in the city. The 'smart living concept' balances the convenience of smart home systems, integrated social spaces, and idyllic greenscapes to create the best living environment in the center of the city.



SMART COMMUNITY

Avania's smart community features multiple community spaces to allow residents to gather and improve social well-being.



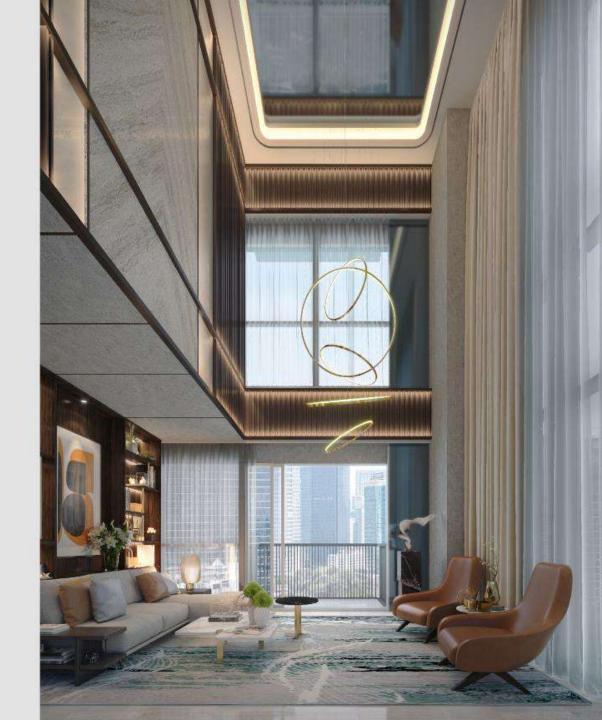
SMART HOME

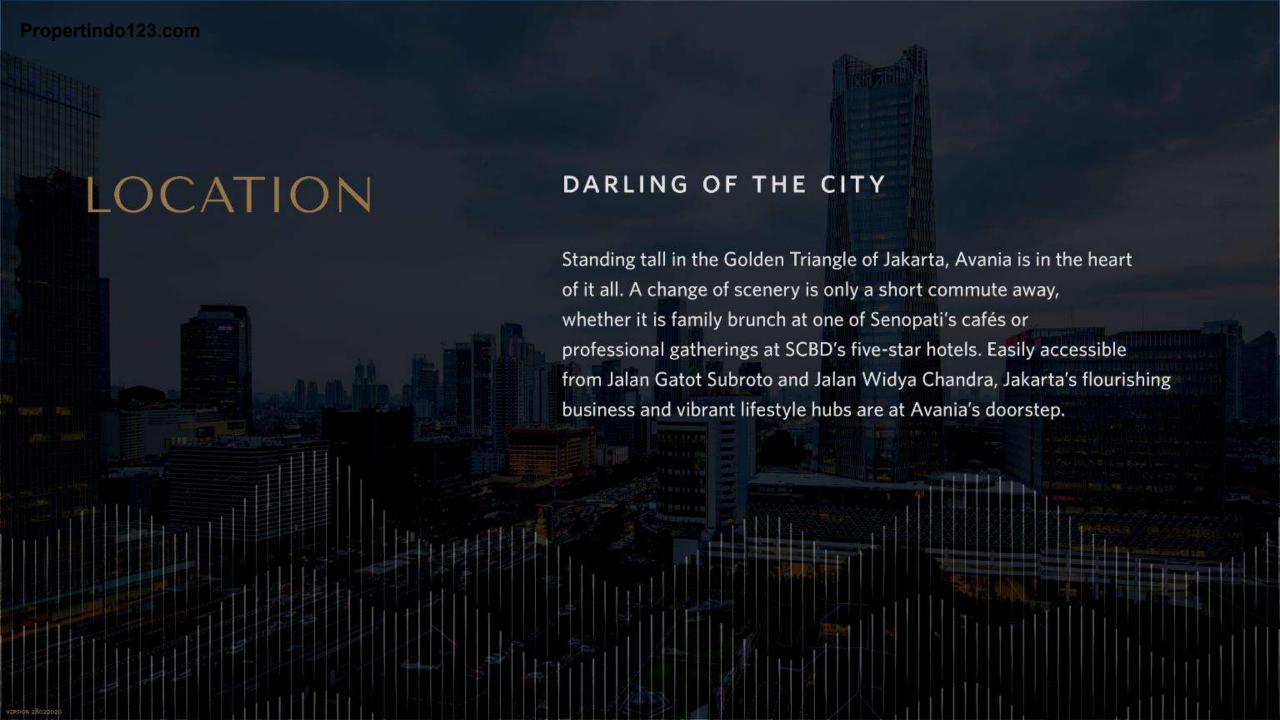
The smart home system increases convenience, security and energy-efficiency, allowing you to remotely control appliances using your smart devices and voice.

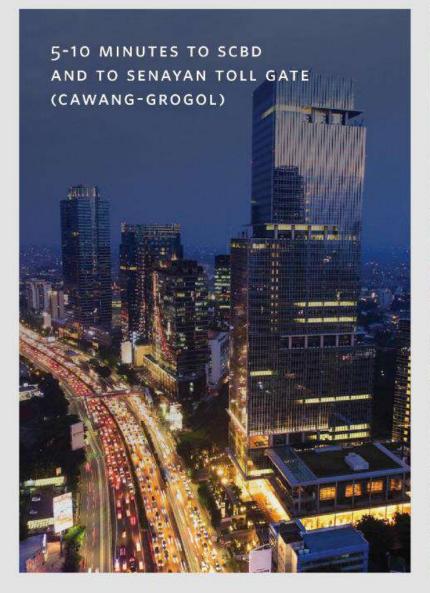


SMART SERVICES

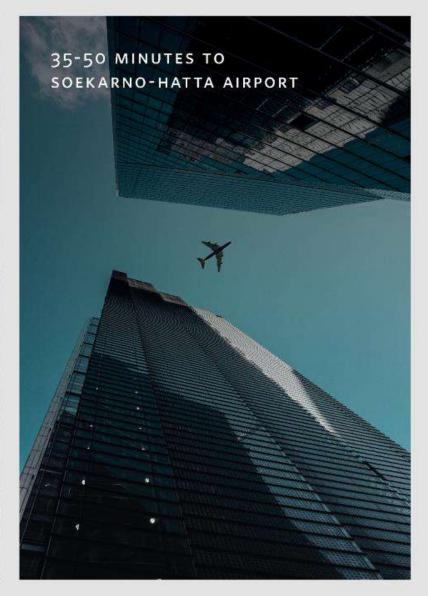
With the full range of services we provide, you can experience the utmost convenience and comfort while living in Avania. Our services can easily be accessed through our app, anywhere and anytime.















SHOPPING MALL

- . Lotte Shopping Avenue
- FX Sudirman
- · Pacific Place



HOSPITAL

MRCCC Siloam Hospital



FOOD AND DRINK

- · Sofia at the Gunawarman
- · Fujin Tepanyaki
- Bistecca



SCHOOL

- · Atma Jaya University
- · Al-Azhar University of Indonesia
- JIS Pattimura Elementary School



FIVE-STAR HOTEL

- . JW Marriott
- Four Seasons
- . The Ritz-Carlton
- . The Ritz-Carlton (PP)
- · Raffles Hotel Jakarta



PREMIUM OFFICE

- · World Capital Tower
- · Capital Place
- · Plaza Mandiri
- Indonesia Stock Exchange
- · InfinityTower



EMBASSY

Singapore

· India

· China

Netherland



MRT STATION

WHY AVANIA

Absolute Investment

Secure your investment now with attractive high investment returns in the coveted Gatot Subroto.



A WORLD-CLASS COLLABORATION

A world-class collaboration between well-established property developers, Astra Property and Hongkong Land, working together with expert architects, designers, and consultants



A PRICELESS ADDRESS

Avania is located in Jakarta's lively neighbourhood of Gatot Subroto. Living in Avania is an opportunity to be part of Jakarta's most high profile community.



ALIVE IN THE HEART OF JAKARTA

Avania is poised right in the center of everything Jakarta has to offer, only minutes away to the SCBD, Senopati, and Mega Kuningan. A myriad of lifestyle amenities and business hubs are at your doorstep.



A NEXT LEVEL OF INDULGENCE

A stylish lifestyle awaits you in Avania, where the best materials are chosen for each home, complete with state-of-the-art amenities. It's unquestionably a one-of-a-kind investment.



A FULL RESIDENCE SERVICES

With Avania's smart services, you have access to personalised services for styling, maintaining, and marketing of your unit, as well as an app to book facilities and pay bills.





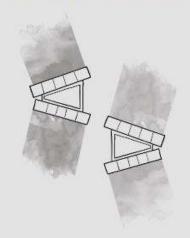
ADDRESS OF THE FUTURE

Avania is intelligently designed by internationally acclaimed architects, SOM, to achieve balance between the site's natural features and Avania's building structure. The position of the towers create air flows that give rise to persistent breeze and cooled spaces by lowering internal temperature. The cleverly designed towers are shaped to maximise external views from all units.

DETAILS

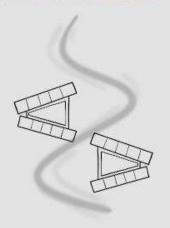
The Finest Fine

INTELLIGENT DESIGN



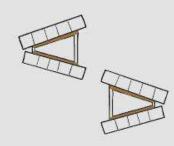
Avania's towers are designed so that residents can admire scenes of the city without disruption from other skyscrapers. No unit's view is blocked by other buildings, maximising the stunning view of the sparkling city skyline.

WIND HARNESSING



The building is positioned & oriented to harness wind flows, encouraging air to flow between the two structures. This lowers internal temperature through natural ventilation and persistent breeze.

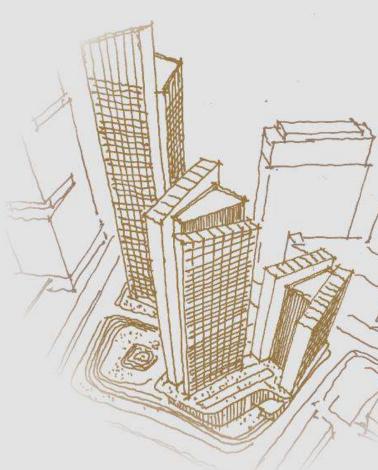
SINGLE LOADED CORRIDOR

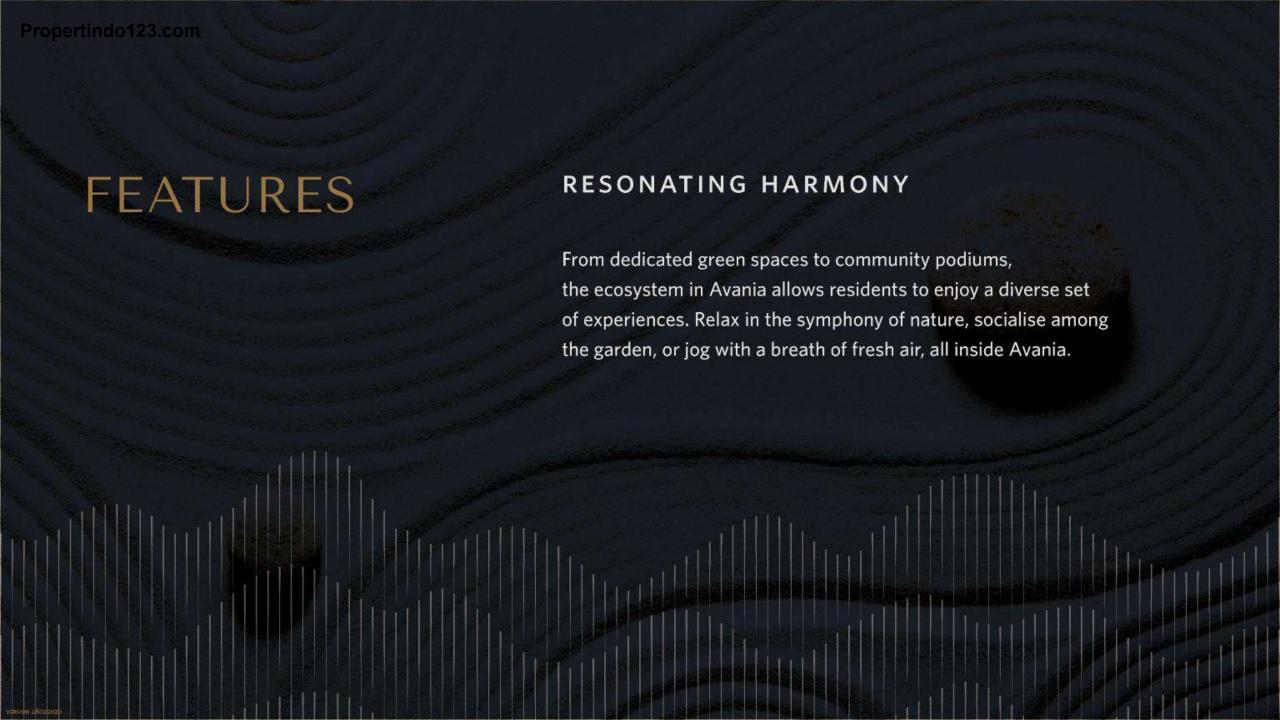


To give residents the utmost privacy,
Avania adopts the 'Single Loaded Corridor'
architecture concept into its design.
With only a single line of unit, there
will be no unit across the corridor.

ARCHITECT BY:





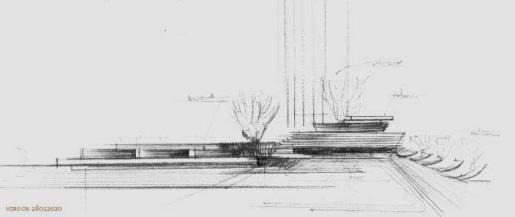


LANDSCAPE

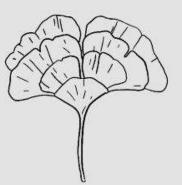
Green Urban Sanctuary



ECOplan Asia design Avania's lush gardens to provide a rare and precious green sanctuary in the heart of a concrete jungle. The lush landscape in Avania provides light filtering and air circulation around and within Avania.







BIOPHILIA (CONNECT WITH NATURE)

The seamless integration of lush greenscapes with the finest architectural design brings nature closer to the community so that residents can enjoy a greater sense of personal well-being.







SITE PLAN

Ground Floor

LEGEND

- MAIN ENTRANCE
- TOWER ENTRY/DROP OFF
- MULTI-PURPOSE COURT
- 4 INDOOR KIDS ROOM
- SEMI-OUTDOOR KIDS PLAYGROUND
- 6 DEDICATED DELIVERY POINT
- 7 RETAIL
- (B) GARDEN





SITE PLAN

7th Floor

LEGEND

- DUNGE
- 100 LAP POOL
- M KIDS POOL
- LEISURE POOL
- AQUA GYM
- JET POOL
- SPA POOL
- 5 STEAM AND SAUNA
- INDOOR GYM

- 00 OUTDOOR GYM
- 19 PLAY PARK
- BARBEQUE PIT
 + OUTDOOR DINING
- JOGGING TRACK
- 22 LAWN
- FUNCTION ROOM
- OUTDOOR LOUNGE (CABANA)



PROJECT INFORMATION

AVANIA

Location : Jl. Gatot Subroto Kav. 38, Jakarta

Land Area : 1.8 Ha (Residences: 8,300 M2)

Project : 2 Residential Towers & 1 Office Tower

Number of Floors : Tower 1 (66 Floors)

Tower 2 (36 Floors)

Number of Units : Tower 1 (357 Units) - 7 Units Per Floor (Typical)

Tower 2 (266 Units) - 15 Units Per Floor (Typical)

Total Unit : 623 Units

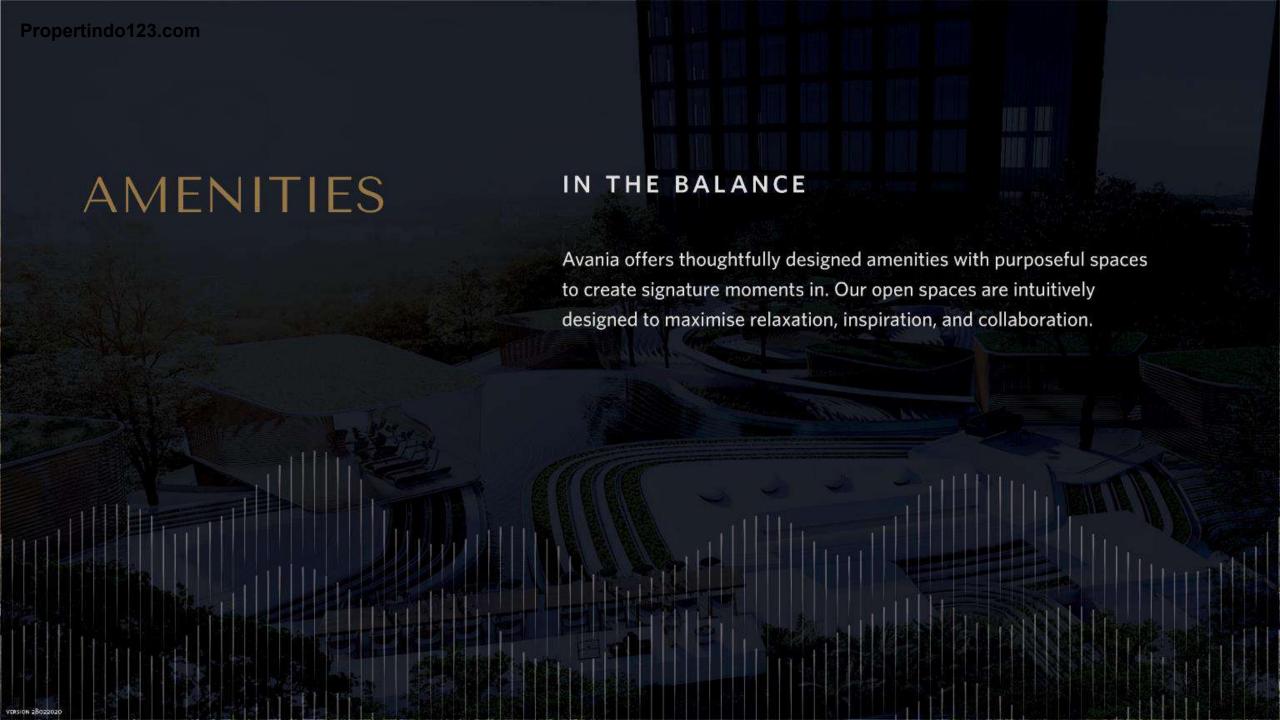
Number of Lifts : Tower 1 (3 Passenger Lifts, 1 Private Lift & 1 Service Lift)

Tower 2 (3 Passenger Lifts & 1 Service Lift)

Number of Parking : 547 Lots

Estimated Ground Breaking : Planned For Q3 2020

Estimated Hand Over : Q3 2024

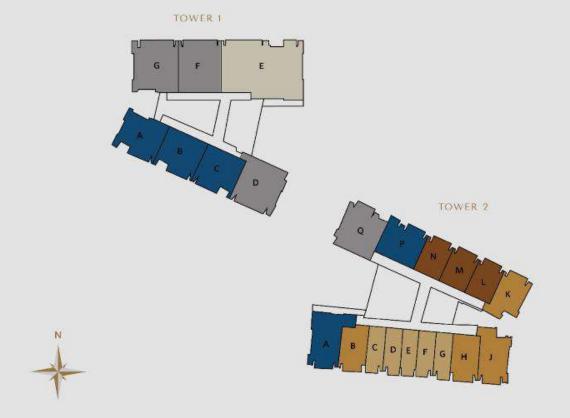








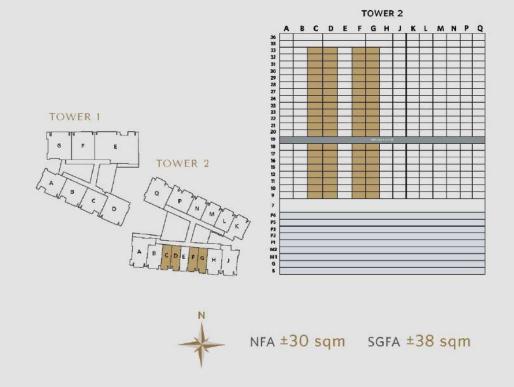




TOWER	UNIT TYPE	UNIT
TOWER 2	STUDIO	C,D,E,F,G
	1 BR DELUXE	L,M,N
	1 BR SUITE	В,Н,Ј,К
	2 BR DELUXE	A,P
	2 BR SUITE	Q
TOWER 1	2 BR DELUXE	A,B,C
	2 BR SUITE	D,F,G
		E
		Ē
		E

Studio A





DISCLAIMER

Studio B



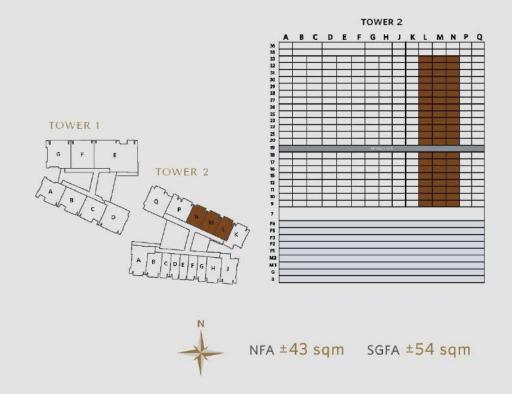


DISCLAIMER

1 Bedroom Deluxe





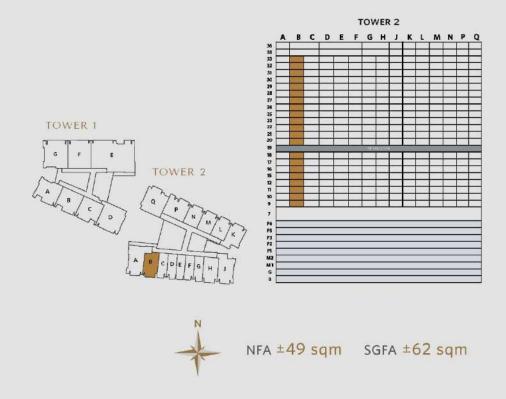


DISCLAIMER

1 Bedroom Suite A



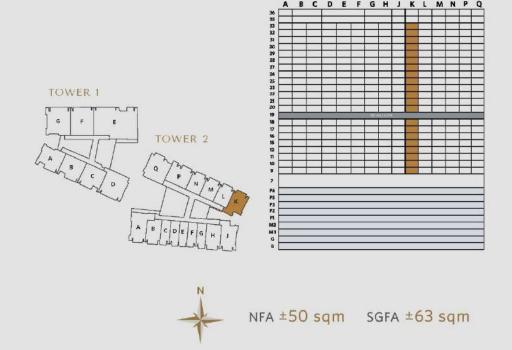




DISCLAIMER

1 Bedroom Suite B





TOWER 2

DISCLAIMER

1 Bedroom Suite C







DISCLAIMER

1 Bedroom Suite D

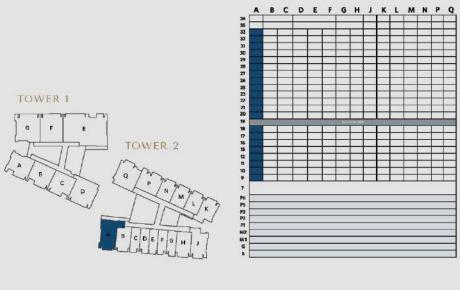




DISCLAIMER

2 Bedroom Deluxe A2







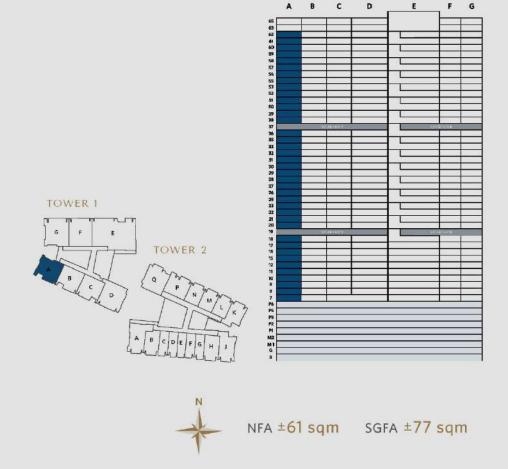
NFA ±68 sqm SGFA ±85 sqm

TOWER 2

DISCLAIMER

2 Bedroom Deluxe A1





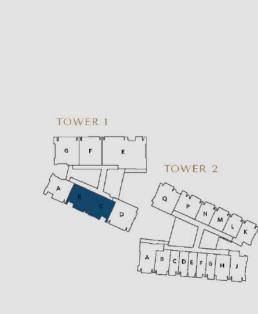
TOWER 1

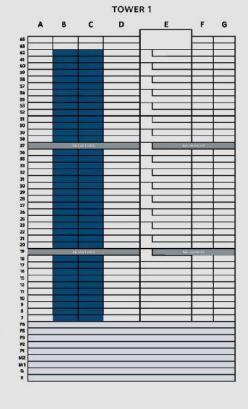
0 1m 2m 3m 4m 5m

DISCLAIMER

2 Bedroom Deluxe B1









NFA ±62 sqm SGFA ±78 sqm

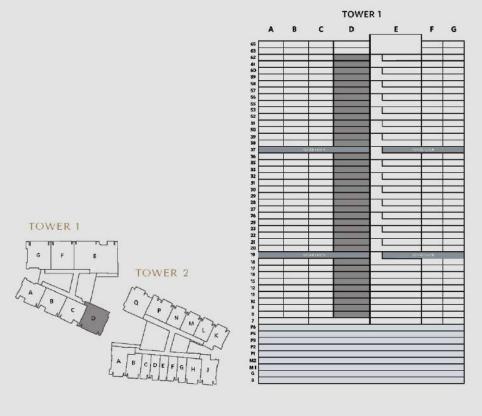
0 1m 2m 3m 4m 5m

DISCLAIMER

2 Bedroom Suite A1







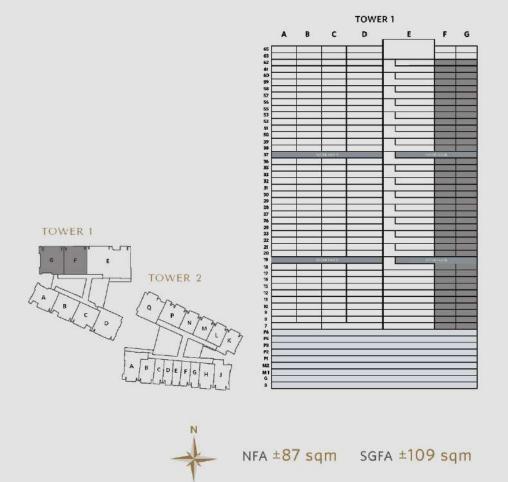


DISCLAIMER

2 Bedroom Suite B1





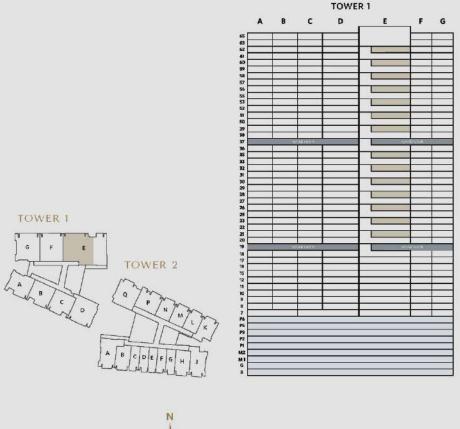


DISCLAIMER

3 Bedroom Deluxe







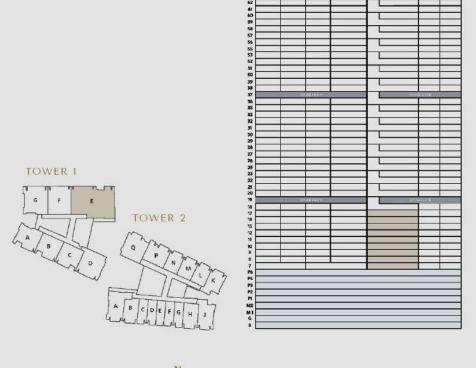


NFA ±123 sqm SGFA ±154 sqm

DISCLAIMER

3 Bedroom Suite (Single Volume)







NFA

NFA ±160 sqm SGFA ±200 sqm

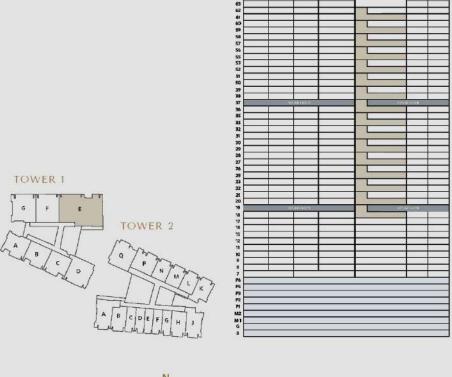
TOWER 1

DISCLAIMER

3 Bedroom Grande

Double Volume (for Dining and Living)





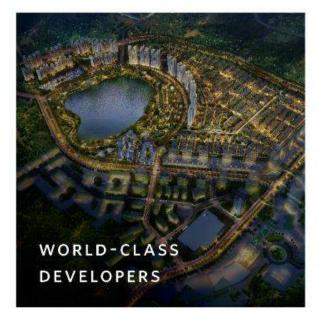


NFA ±160 sqm SGFA ±200 sqm

TOWER 1

0 1m 2m 3m 4m 5m

DISCLAIMER



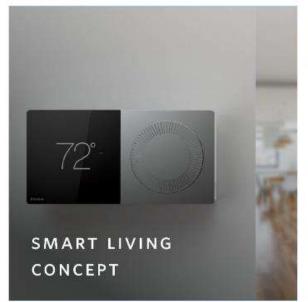


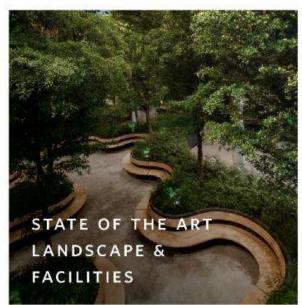












FLOOR

Private Lift Lobby (3 BR Only) : Local Marble
Living & Dining : Local Marble
Bedroom (Studio Only) : Local Marble

Bedroom(s) : Laminated

Timber Flooring

Bathroom(s) : Local Marble

Wet kitchen & Service Area

(if any) : Homogenous Tiles

SANITARY WARE

AND FITTING

Bathroom(s) : TOTO or equivalent

3 BR Master Bathroom : TOTO Neorest

or equivalent & Bathtub

ELECTRICITY

 Studio
 : 6.600 VA

 1 BR
 : 6.600 VA

 2 BR
 : 13.900 VA

 3 BR
 : 17.000 VA

WALL

Living & Dining : Painted Block Wall
Bedroom : Painted Block Wall
Bathroom : Homogenous Tile
Wet Kitchen & Service Area : Painted Block Wall

CEILING

Dry Area : Painted Gypsum Board Wet Area : Painted Moisture-

Resistant Gypsum Board

DOOR

Main Unit Entrance & Secondary

(if any) : Fire-rated Timber Door

Within Apartment Unit : Engineered Timber Doors

AIR CONDITIONING

Studio & 1 BR Unit

(Wall Mounted) : Daikin or equivalent 2 BR (Concealed Ducted) : Daikin or equivalent

3 BR

(Concealed Ducted VRV System): Daikin or equivalent

KITCHEN APPLIANCE

Counter Top : Solid Surface

Dry Kitchen

(Induction Hob & Hood) : Franke or equivalent

Wet Kitchen (Gas Hob & Hood)

if any : Franke or equivalent

FACILITIES

Wardrobe : Provided

Vanity Cabinet : Local Marble Counter Top

with Mirror Cabinet

Kitchen Cabinet System : Provided Telephone, IPTV, Internet Outlets : Provided

Hot water : All Bathroom(s),

Except Maid's Toilet

Security : - Audio Intercom System

(for Studio & 1 BR)

: - Video Intercom System

(for 2 BR & 3 BR)

: - Panic Button

in Master Bedroom

Electronic Door Lock

(OTP Enabled) : Provided

Smart Home with Voice Control : - Lighting & Master Bedroom

& Air Conditioning Control

in Living

- IP Camera for Living

USB Charging Outlet : Living & Master Bedroom

DISCLAIMER

VISIT OUR SHOW UNIT WITHOUT LEAVING YOUR HOME

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Type: 2BR Deluxe (78m2)
https://my.matterport.com/show/?m=bUQxDCrZG8h
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Type: 3BR Deluxe (154m2)
https://my.matterport.com/show/?m=MCrDXy3avJi
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LEAD ARCHITECT CONSULTANT

LANDSCAPE CONSULTANT

INTERIOR DESIGN CONSULTANT







EXECUTIVE ARCHITECT CONSULTANT



STRUCTURE CONSULTANT



DAVYSUKAMTA & PARTNERS STRUCTURAL ENGINEERS JAKARTA

Pondok Pinang Center Blok A.18 Jl Ciputat Raya Jakarta 12310 Telp.021-7511523 Fax.021-7511525 E-mail dsp@davysukamta.com

FACADE CONSULTANT



MEP CONSULTANT



HANTARAN PRIMA MANDIRI

QS CONSULTANT

PT Lantera Sejahtera Indonesia

Term of Payment

DEVELOPER INSTALLMENT

BF Rp 30.000.000

DP 1 5%

DP 2 5%

Installment 90%: 48x

MORTGAGE

BF Rp 30.000.000

DP 1 - 12 10%: 12x

Settlement 90%

Documents Needed:

- Bukti Transfer
- KTP Konsumen
- NPWP Konsumen

Bank Account

BANK : BANK PERMATA

CABANG : ROYAL SUNTER

Nomor Rekening : 902 413 022

ATAS NAMA : PT AWARD GLOBAL INFINITY

DISCLAIMER

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All information, specifications, renderings, visual representations, measurements and plans are subject to change as may be required by us and/or the relevant authorities. The Conditional Sale and Purchase Agreement (CSPA, also known as a PPJB) shall form the entire agreement between the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the CSPA and shall in no way be modified by any statements, representations or promises made by us or our agents which are not embodied in the CSPA, whether before or after the signing of the CSPA. Any explanation concerning the CSPA and the development is for information purposes only and it is recommended that potential Purchasers seek independent legal advice with regard to the proposed purchase.