



vya

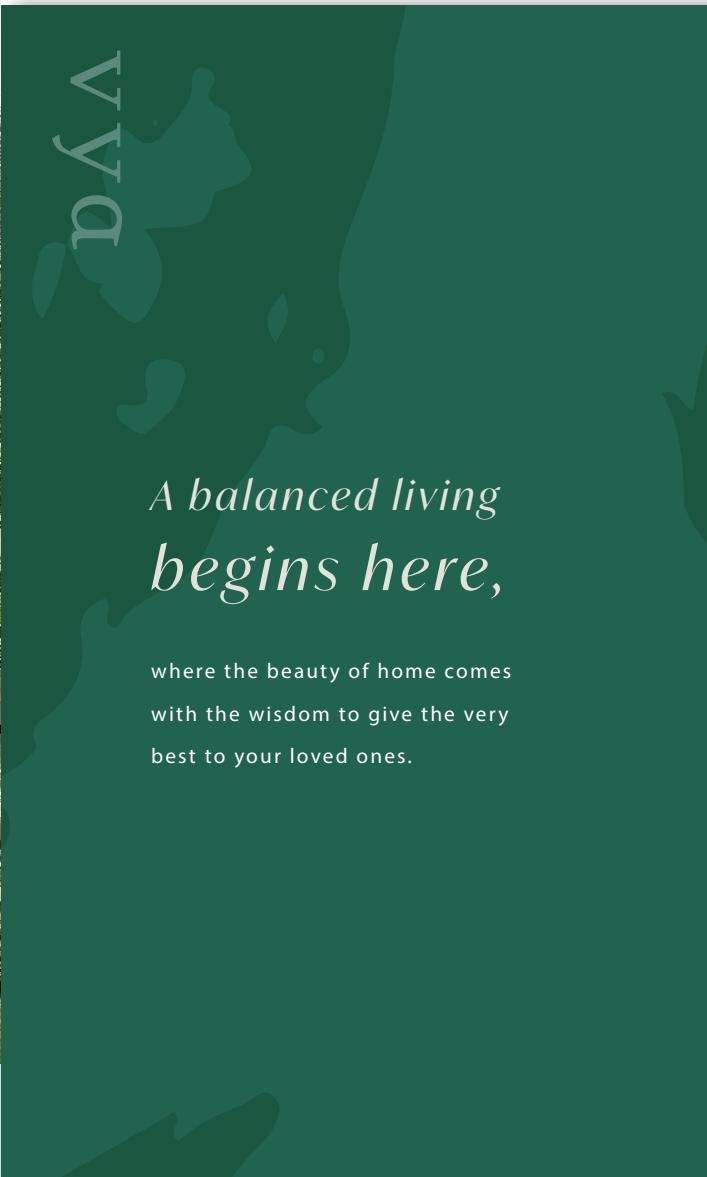
Experience the ***best living***

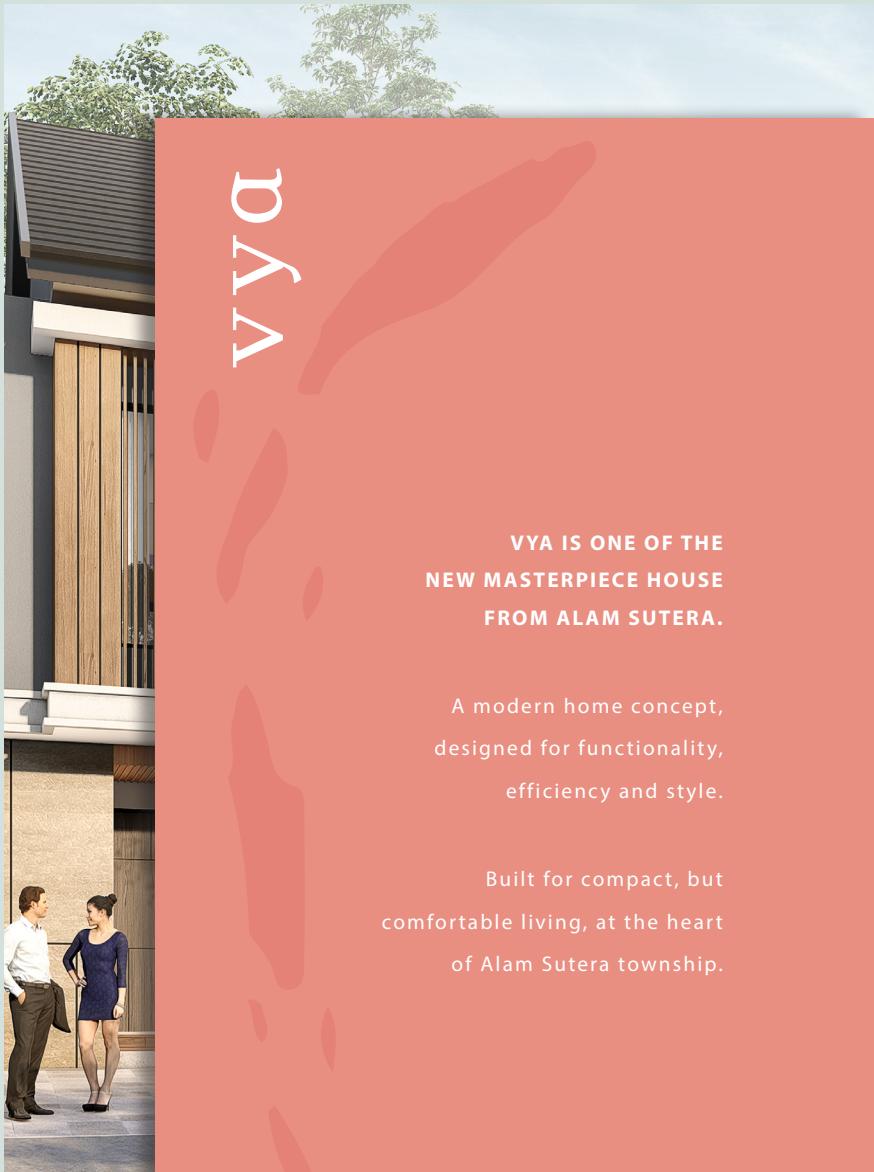


Between love & wisdom, there is

HOME

EXTERIOR





Vya

VYA IS ONE OF THE
NEW MASTERPIECE HOUSE
FROM ALAM SUTERA.

A modern home concept,
designed for functionality,
efficiency and style.

Built for compact, but
comfortable living, at the heart
of Alam Sutera township.

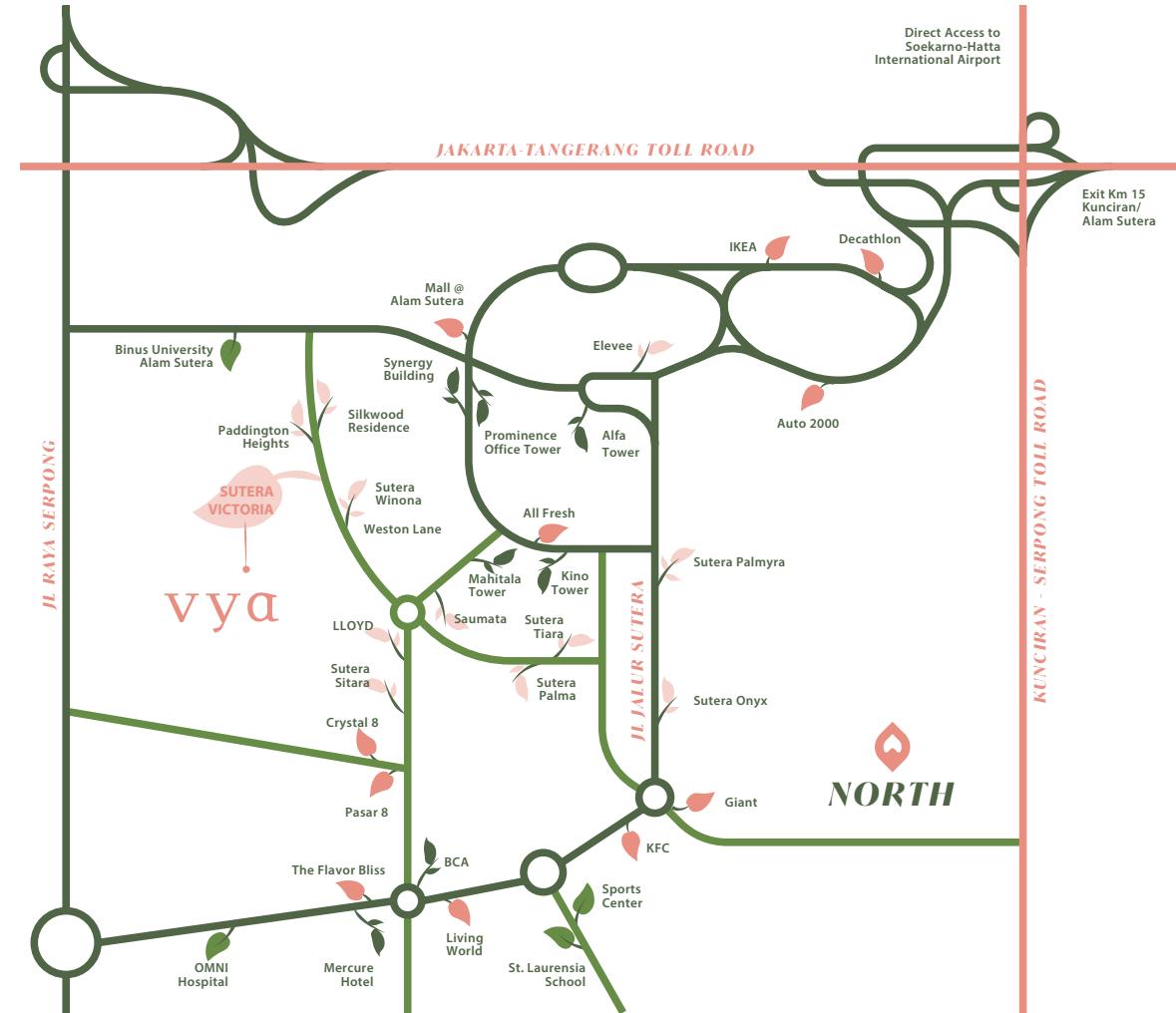




ALAM SUTERA REPRESENTS THE BEST OF LIVING.
As one the pioneer of independent township in Jakarta Greater Area, Alam Sutera promises world-class neighborhood that integrates quality environment and infrastructure, to ensure your family have ultimate living experience.

- EASY ACCESS
- COMPLETE FACILITIES
- 24-HOUR SECURITY SYSTEM
- SMART CLUSTER
- STRATEGIC LOCATION
- THE BEST INFRASTRUCTURE
- GREEN ENVIRONMENT
- QUALITY NEIGHBORHOOD
- TRUSTED DEVELOPER

9
BENEFITS OF
LIVING IN
ALAM SUTERA



SURROUNDING	Less than 10 mins to	• ST. LAURENSIA SCHOOL	• SPORTS CENTER	• MALL @ ALAM SUTERA
		• BINA NUSANTARA UNIVERSITY	• OMNI HOSPITAL	• LIVING WORLD
		• BUNDA MULIA UNIVERSITY	• PASAR 8	• DECATHLON
		• SWISS GERMAN UNIVERSITY	• THE FLAVOR BLISS	• IKEA

LOCATION



LOCATION & SURROUNDING

Vya is located in the prestigious township of Alam Sutera, where the established neighborhood of cluster Sutera Victoria opens to a myriad of facilities, within and around the cluster.



FACILITIES

Sutera Victoria represents the best neighborhood for your family. This lush residential cluster offers a comfortable and safe environment where your children can grow healthy and happily.

- *Green Living*
- *Gated Cluster*
- *Emergency/ Panic Button*
- *24-hour Security System*
- *Modern Facilities*
- *Jogging Track*
- *Bicycle Lane*

SITE PLAN

SUTERA VICTORIA

TYPE	LAND	BUILDING	UNIT
VYA	7 X 16	127	16
KAVLING	267/263	-	4
TOTAL			20





Vya represents a smart, modern house with maximized functionality and convenience, with 2 carports, 4 bedrooms and an open plan, living meet dining area that provide a more spacious living experience.



MASTER BEDROOM



KIDS' BEDROOM



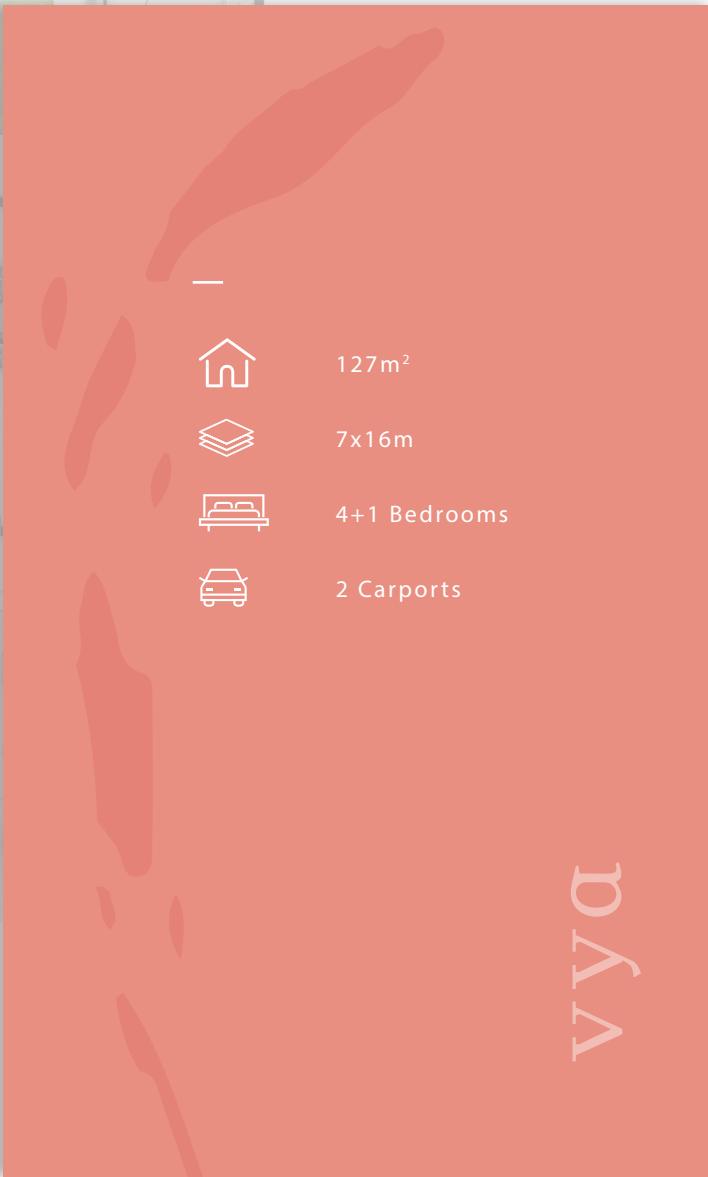
VYVA

Compact and perfectly
fits your need for space,
with three bedrooms and
spacious living area.

This lovely house promises
a wonderful living, with
rooms to grow.



INT PLAN



AYA



2ND FLOOR



S
D
E
C
S

STRUCTURE

FOUNDATION	Bore pile & concrete sloof
UPPER STRUCTURE	Reinforced concrete

WALLS

MAIN BUILDING	Neat-plastered & painted red bricks / light bricks
BACK FENCE	Neat-plastered & painted light bricks
PERIMETER WALLS	Double walls

FINISHING

EXTERIOR WALL	Weatherproof paint
VARIATION WALL	Homogeneous tiles (Travertine & Conwood pattern)
INTERIOR WALL	Emulsion paint

FLOOR

MAIN LIVING ROOM	Homogeneous tiles 60x60
BEDROOM	Homogeneous tiles 15x60 (Wood pattern)
TERRACE/ SERVICE AREA	Local ceramic tiles
CARPORT	Local ceramic tiles & brushed corals

ROOF

ROOF TRUSS	Light steel structure
ROOF	Flat concrete roof tiles

WINDOW FRAMES

EXTERIOR	Aluminum powder coating
INTERIOR/ BEDROOM	Engineering wood

DOOR PANELS

MAIN DOOR (FRONT)	Laminated engineering wood with smart lock
INTERIOR/ BEDROOM	Engineering wood & honey comb
BACK DOOR	Aluminum & glass

CEILING

ROOF OVERSTAKE, TERRACE & TOILET	Gypsum Board WR 9 mm with metal frame
INTERIOR	Gypsum Board 9 mm with metal frame

TOILET & SANITARY

MAIN & KIDS TOILET	Walls & floors: homogeneous tiles 60x60 Hand shower: TOTO or equivalent Door-less shower screen at main and kids toilet (2 nd floor) Sitting toilet & washbasin: TOTO or equivalent, with mirror
SERVICE TOILET	Walls & floors: local ceramic tiles Squatting toilet: local brand

KITCHEN

KITCHEN TABLE	Concrete layers HT 60x60 + Kitchen sink (1 hole 1 wing)
WALL	Homogeneous tiles 60x60

ME/P

CLEAN WATER	PDAM standard (PVC pipe installation ex. Pralon)
ELECTRICITY	3500 VA
WATER HEATER	Solar water heater
AIR CONDITIONER	installed in 4 bedrooms
MULTIMEDIA	Quad play ready
SECURITY	3 Points IP cameras

LIGHT ARMATURE

MAIN AREAS	Downlight
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SEPTIC TANK

SEPTICTANK	BioTech septic tank
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ENVIRONMENT

ELECTRICITY CABLE & FO	Underground
DRAINAGE	Closed channel
SECURITY	24 hours + CCTV

*Materials and specification can change without prior notice

