



SUTERA SAWANGAN

Your Truly Lifestyle Living



Why Choose Sawangan

Sutera Sawangan always prioritizes to serve residents with unmatched excellences and to the best quality of living lifestyle. That is for you to have everything right at your doorstep and get the best of living environment.



**Most Wanted
Home**



**Adequate
Infrastructure**



**Future
Development**



**Business
Opportunities**



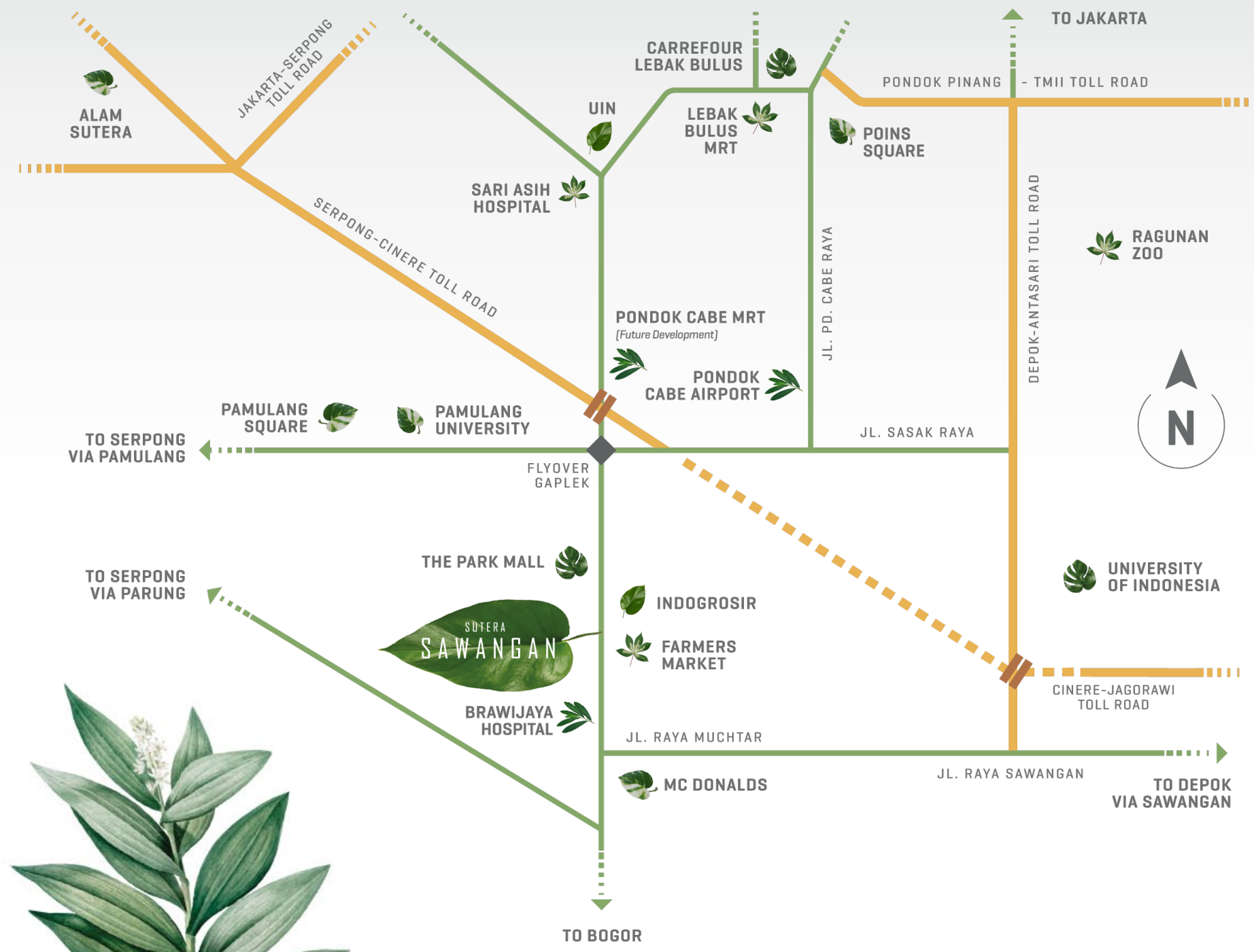
**Public
Transportation**



Strategic Address

Surrounded by numerous yet diverse landmarks, public places, and more extraordinary areas coming in the near future, Sutera Sawangan will give you the vast neighborhood.

For a few years ahead, the prosperity of Sutera Sawangan would be immensely enhanced with remarkable new developments. It is the absolute best time to invest in the future as the property value eventually reaches the sky.



- LEGENDS**
- Main Road
 - Toll Road
 - Toll Road (Future Development)
 - Toll Gate/Exit
 - Flyover





Green Serenity of

SUTERA **SAWANGAN**
At Alam Sutera

Sutera Sawangan brings the very essence of living in a peaceful environment that you and your family deserve. A perfect residence to spend your living with everlasting quality of nature.





LIPUTAN 6

Jokowi Resmikan Tol
Depok-Antasari Seksi I



Pencarian Area Paling
Prospektif Di Depok Naik



Investasi Properti di Depok
Jadi Trend Passive Income



Properti Jangka Panjang
di Depok Menjanjikan

Meet the better future here

Sawangan is currently starting to be popular with people who are looking for a place to live or invest. Seeing this great opportunity, Alam Sutera wants to meet the housing needs for millennial families.



Masterpieces of

Alam Sutera
RESIDENTIAL & LIFESTYLE COMMUNITY



Garuda Wisnu Kencana



Suvarna Sutera Township



Alam Sutera Township

Alam Sutera is an integrated property developer in Indonesia, focusing on innovation to improve quality of life. Bringing their prestige and development management expertise through the years, Alam Sutera has become a pioneer in township development, residential areas, commercial districts, industrial areas, shopping centers, leisure centers, and hospitality.

The journey as one of the leading property developers, Alam Sutera has developed proven excellence in service and quality, within the projects such as Alam Sutera Township, Suvarna Sutera Township, Kota Ayodhya and GWK Cultural Park. To reenact their success of past projects, Alam Sutera has developed a new residential area which yet again focuses on vast accessibilities network, va living, and unmatched quality of life – Sutera Sawangan.



Alam Sutera Green Tunnel



Your Truly Lifestyle Living

Living in Sutera Sawangan brings the absolute sense of peacefulness specialized for you and your precious family. A perfect residence to spend your living with the excellent quality of nature combined with the complete amenities.





Lebak Bulus MRT Station



Brawijaya Hospital



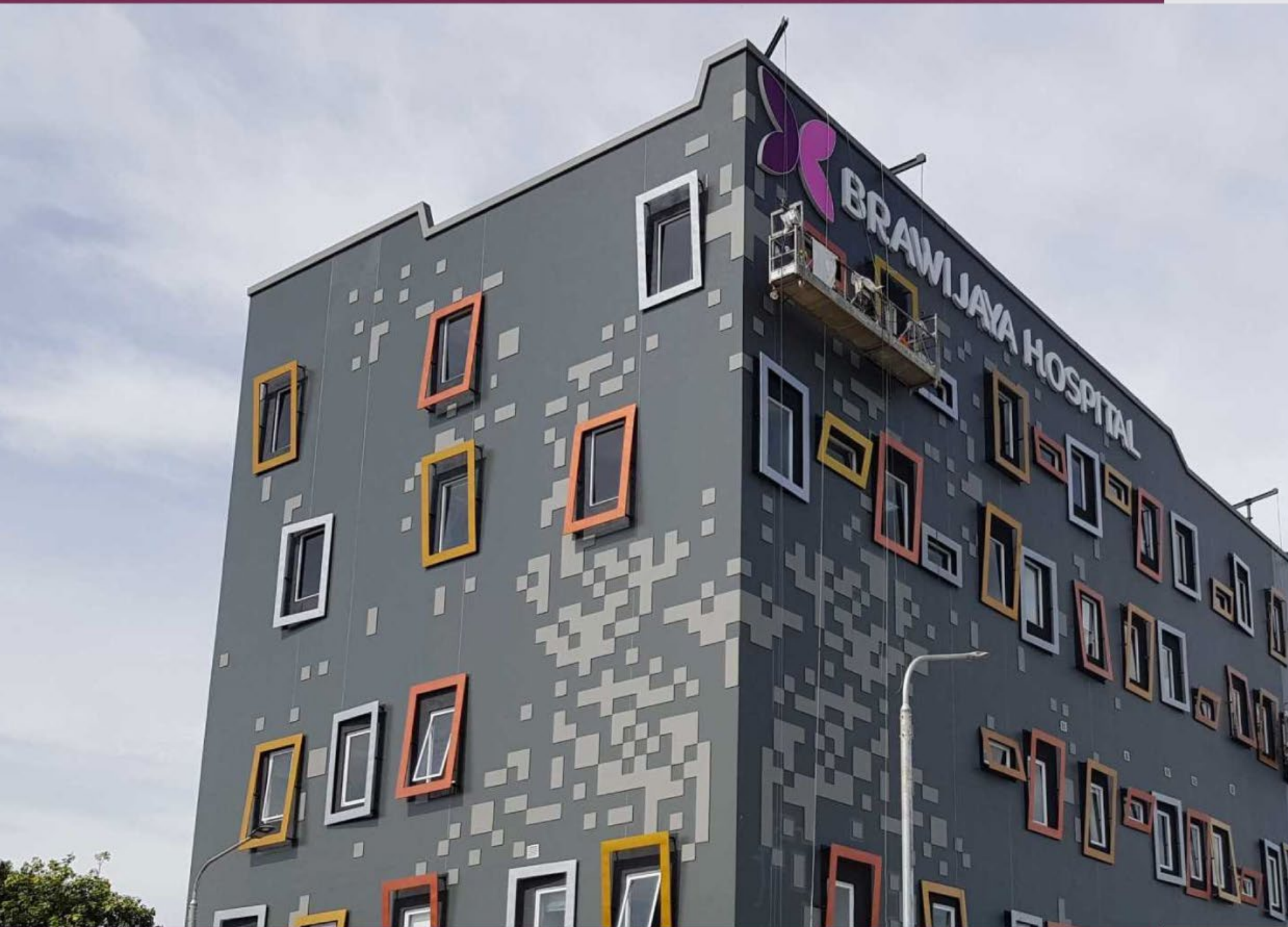
Farmers Market Sawangan

Promising Future Development

Sutera Sawangan grants the great accessibility that covers all your lifestyle. Ideally located less than 60 minutes away from shopping centres, hospitals, and other public amenities, Sutera Sawangan provides convenience to its residence.



The Park Mall



Healthcare

Keeping you to a better life

01 Brawijaya Hospital

02 Pondok Indah Hospital



Commercial Center —

It's all about your need

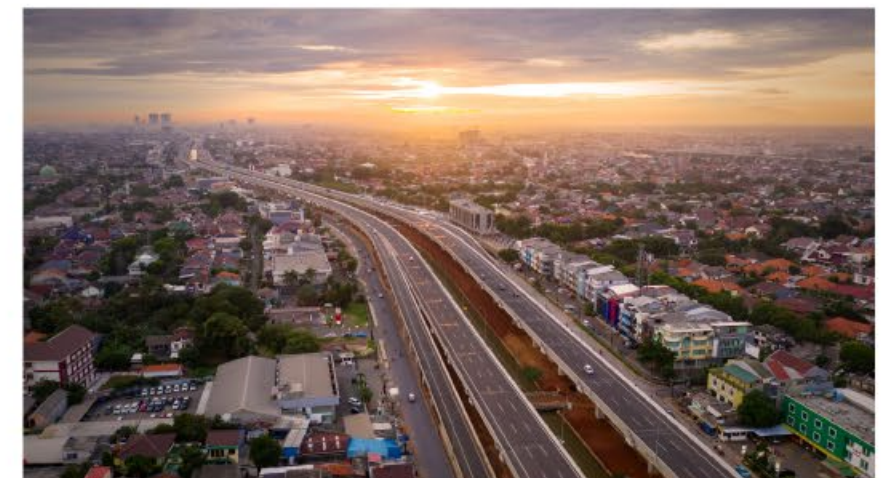
- 01 The Park Mall
- 02 Farmers Market
- 03 Pondok Indah Mall
- 04 Cinere Bellevue



Public — Transport

A new track for your everyday life

- 01 Serpong - Cinere Toll Road
- 02 Pondok Cabe MRT (Future Development)
- 03 Depok - Antasari Toll Road
- 04 Lebak Bulus MRT





Education

Creating a community of learners

- 01** University of Pamulang
- 02** Lazuardi School
- 03** UIN Jakarta
- 04** University of Indonesia
- 05** Jakarta Multicultural School





A Welcoming State-of-The-Art

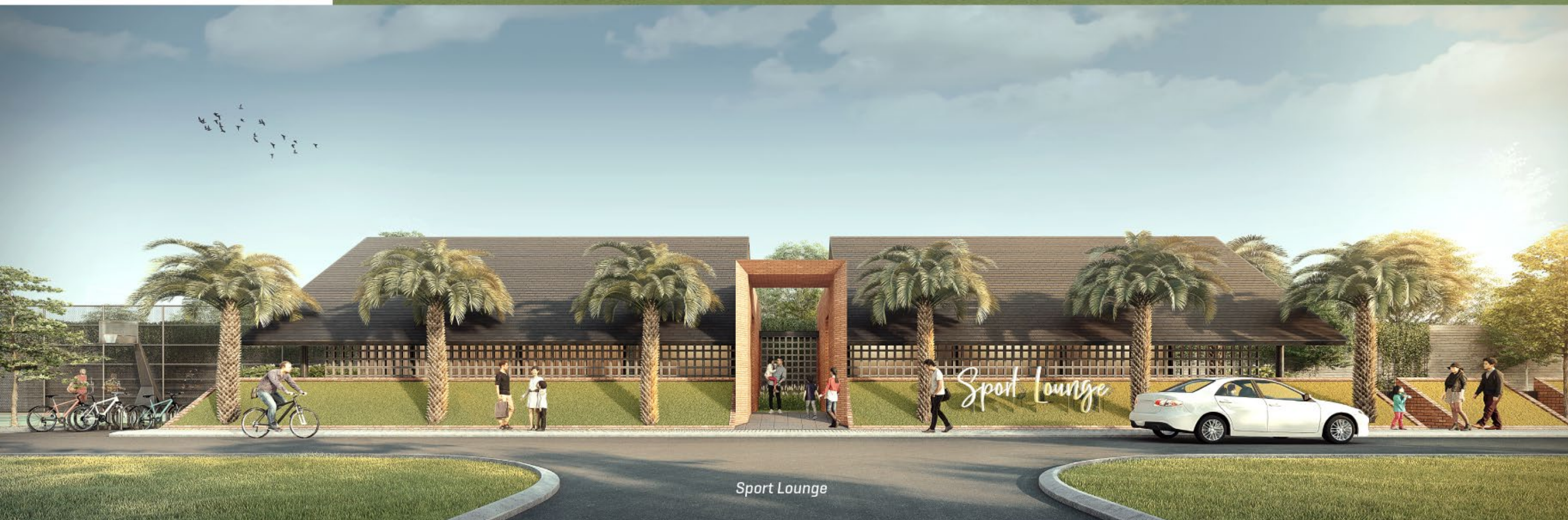
Sutera Sawangan delivers a mix between modern and industrial impressions by using brick walls to give distinct characteristics to the facade design.

To bring the nuance of minimalist and contemporary housing, Sutera Sawangan provides residents the flexibility and sense of intimacy with the comfort of a spacious homestead.

Resident's Needs Fullfilled

Devoting on resident's amenities and convenience, flourishing shophouses reside to deliver residents everyday needs only steps away within the neighborhood.





Boundless Joy In One Place

The private and enjoyable children playground comes to challenge your family to be healthy and fit. With friendly faces and a cheerful environment, your family's fun activities would be amazing.



House Type

OPAL

Designed with perfection to pursue compact yet extraordinary life, Opal gives upmost comfort and ease for young-adult professionals.



3 Bedrooms



3 Bathrooms

Building Size

85 sqm

Land Size

84 sqm



Kids' Bedroom



Master Bedroom

New Unit Type

Building Size **85sqm**

Land Size **84sqm**

2nd Floor Bathroom

Main Bedroom

2nd Floor Kids' Bedroom

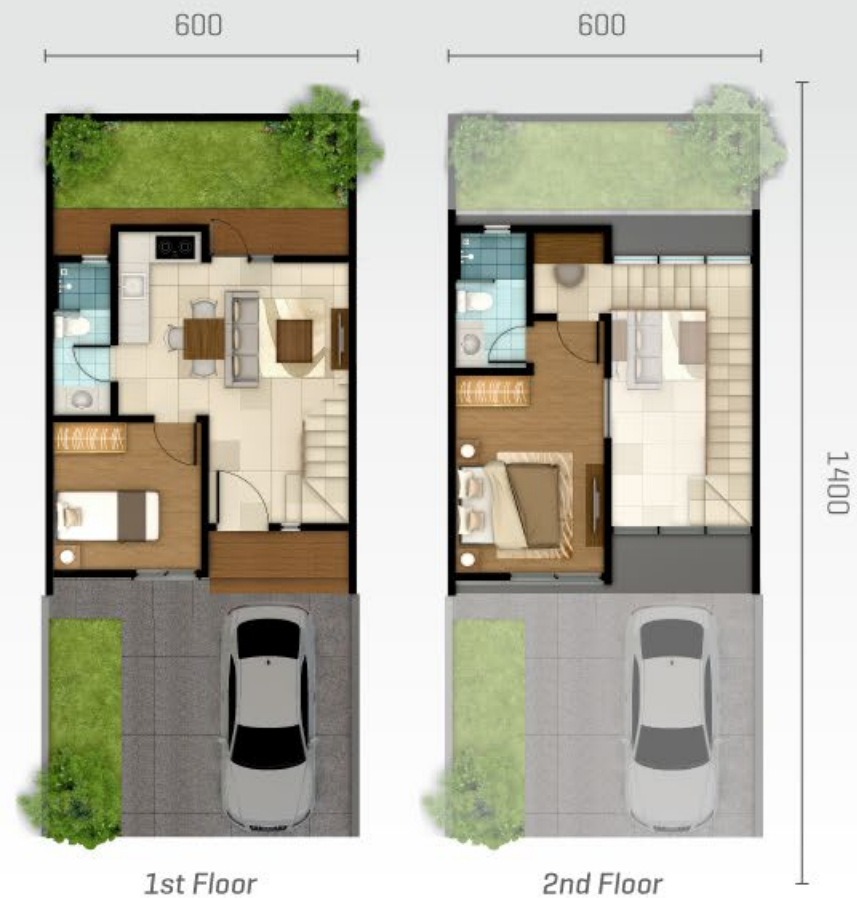
1st Floor Kids' Bedroom

Family Room

1st Floor Bathroom

Backyard





House Type

TOPAZ

Designed with perfection to pursue compact yet extraordinary life, Topaz gives upmost comfort and ease for young-adult professionals.



2 Bedrooms



2 Bathrooms

Building Size

75 sqm

Land Size

84 sqm





Spacious Airflow

Sutera Sawangan provides 6.7m high ceiling that will allow air to circulate more freely and the air can be accommodated longer, this will provide cooler and fresher air.



1st Floor

2nd Floor

House Type

GARNET

Garnet brings the everlasting home designed for young couples who seek for the ideal living for them and the little ones.



3 + 1 Bedrooms



3 + 1 Bathrooms

Building Size

103 sqm

Land Size

96 sqm



Main Bedroom



Kids' Bedroom



Living Room



House Type

RUBY

With maximum comfort through wider living space, Ruby provides families with the nuance of flexibility.



4 + 1 Bedrooms



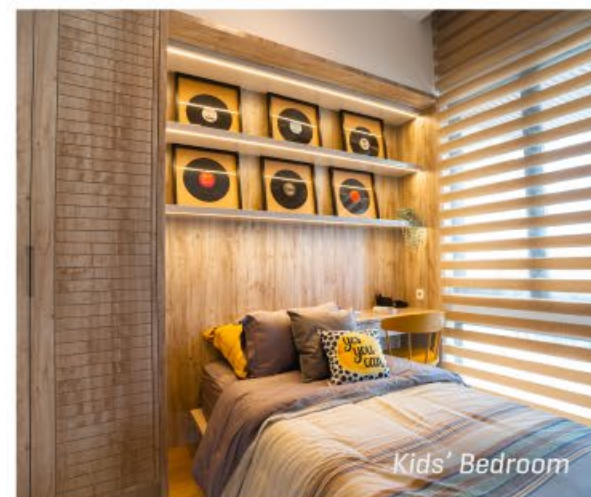
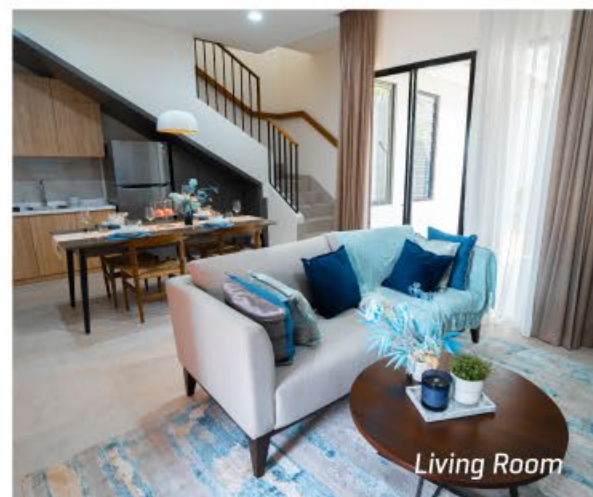
3 + 1 Bathrooms

Building Size

120 sqm

Land Size

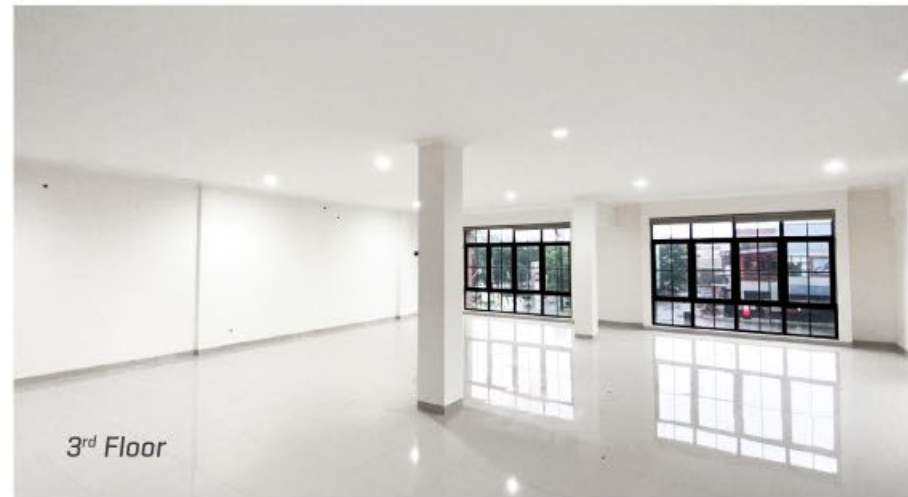
112 sqm





SHOPHOUSES

One of the newest commercial projects of HYPE Sutera Sawangan is a 3-storey shophouse which strategically located next to the main road.



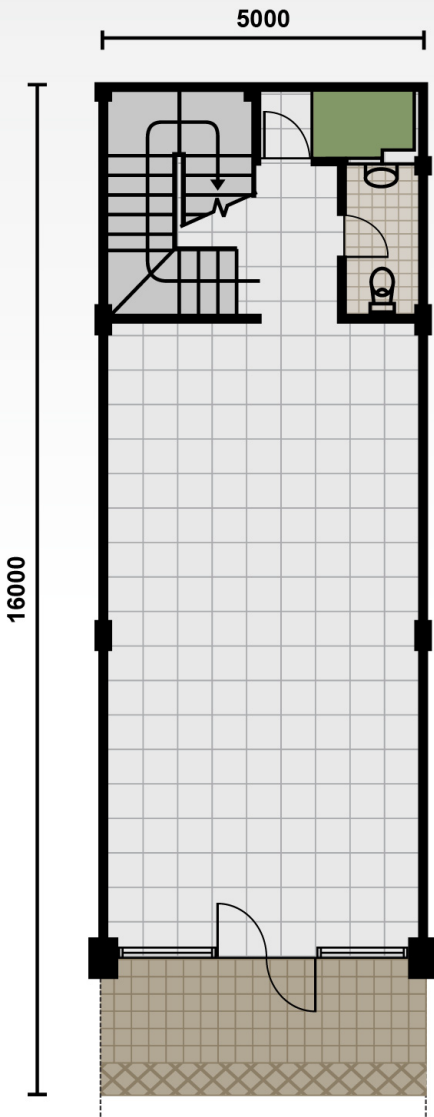
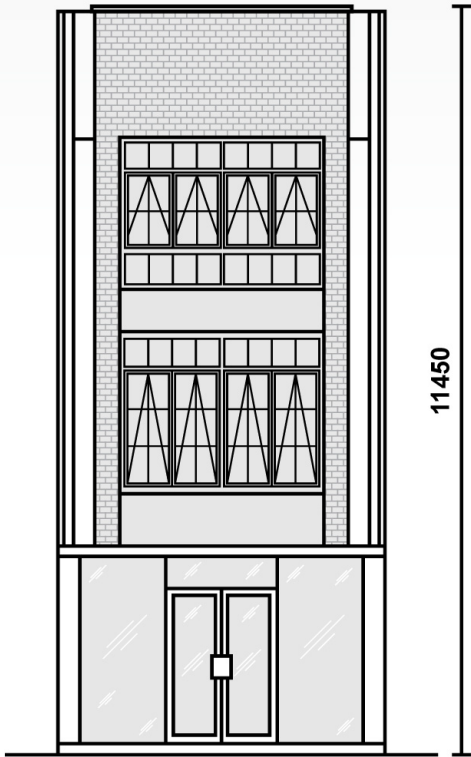
The Benefits

- *Parking Lot*
- *Bathroom on each floor*
- *Located beside the main road*
- *24-Hour Security*
- *Limited units*

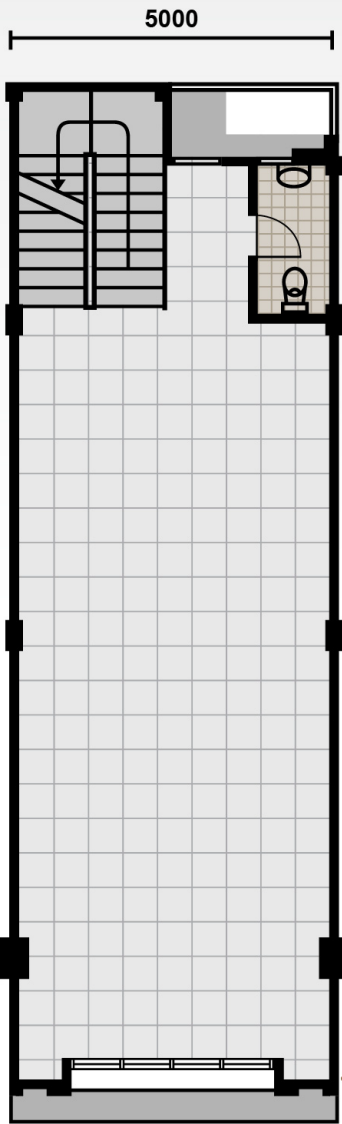
NO 1

TIPE STANDARD

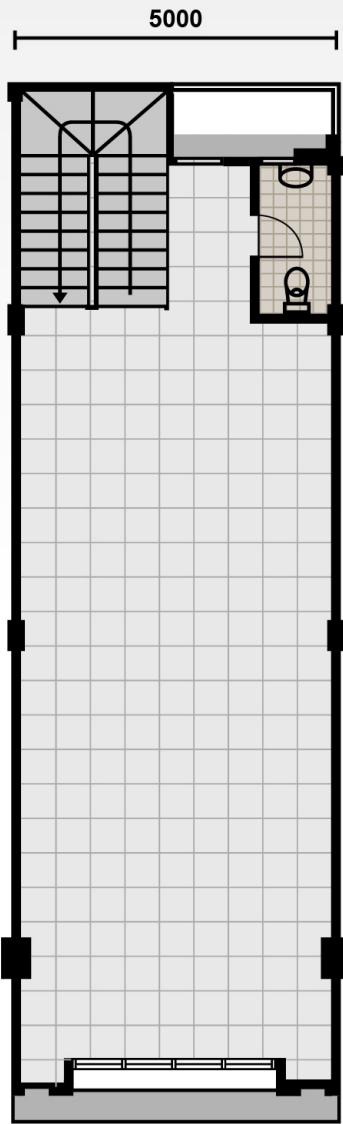
LT 5 X 16 | 80 m²
LB 221 m²



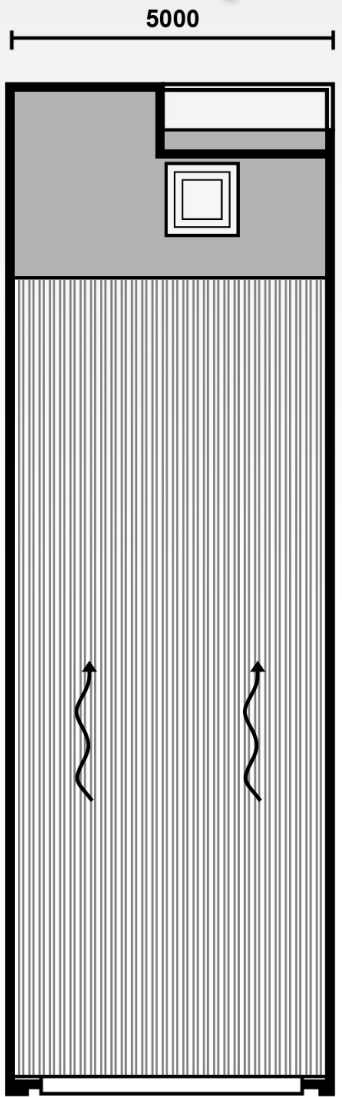
LANTAI 1



LANTAI 2



LANTAI 3

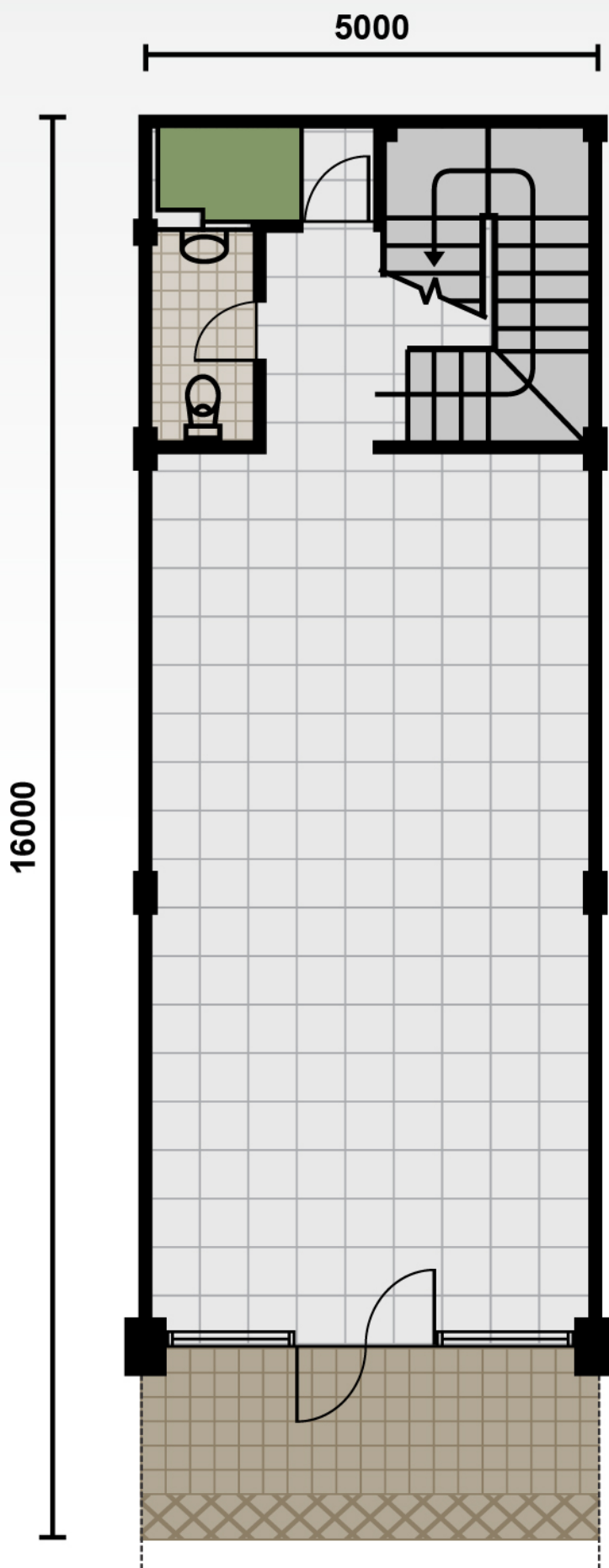
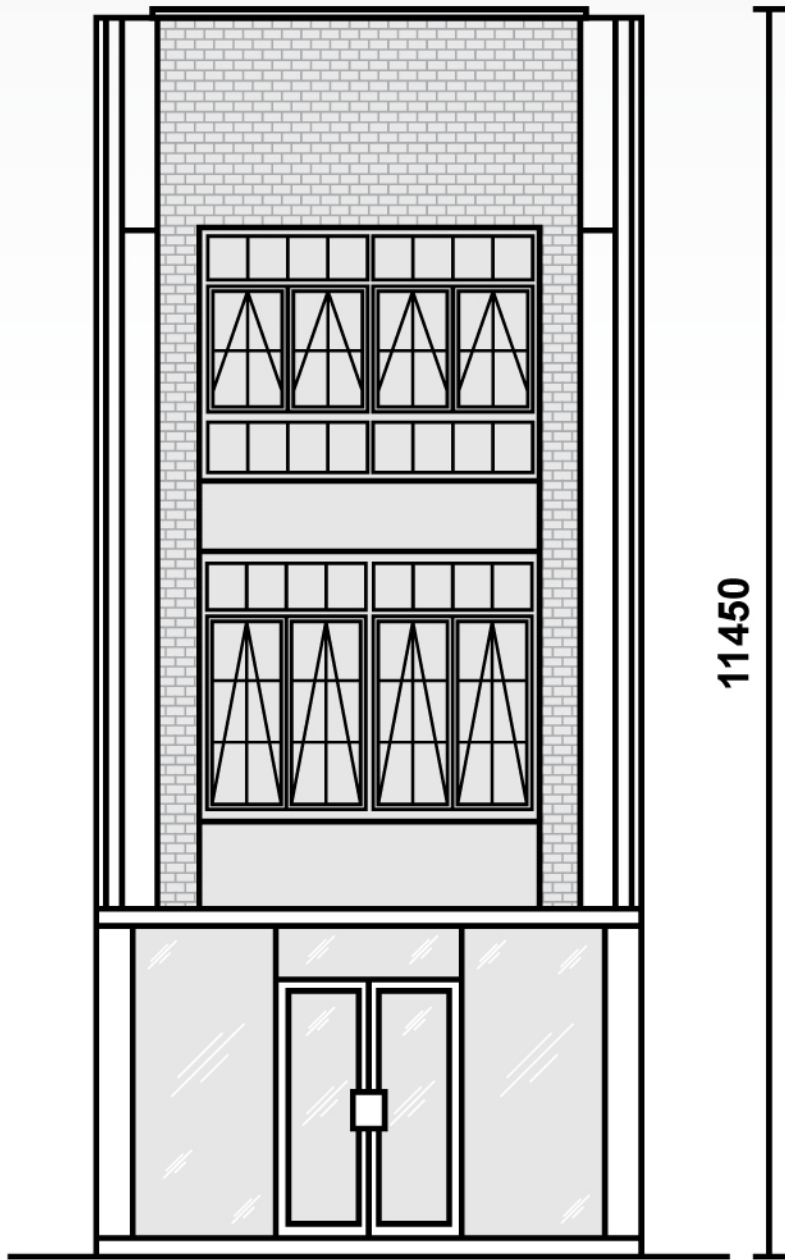


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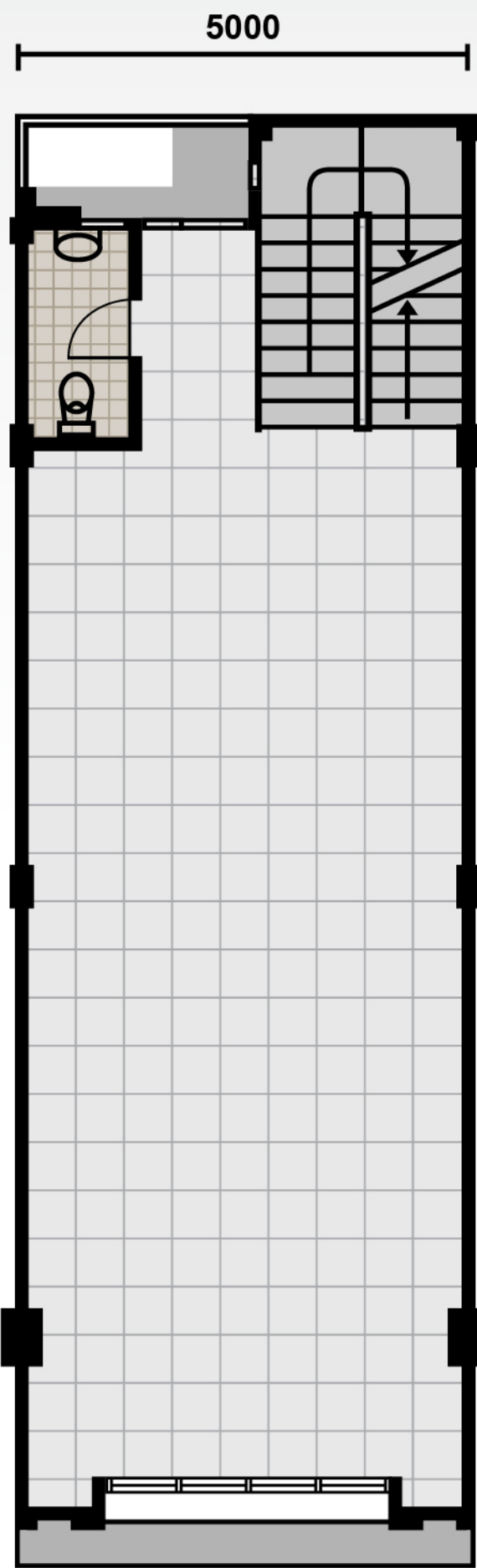
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TIPE STANDARD

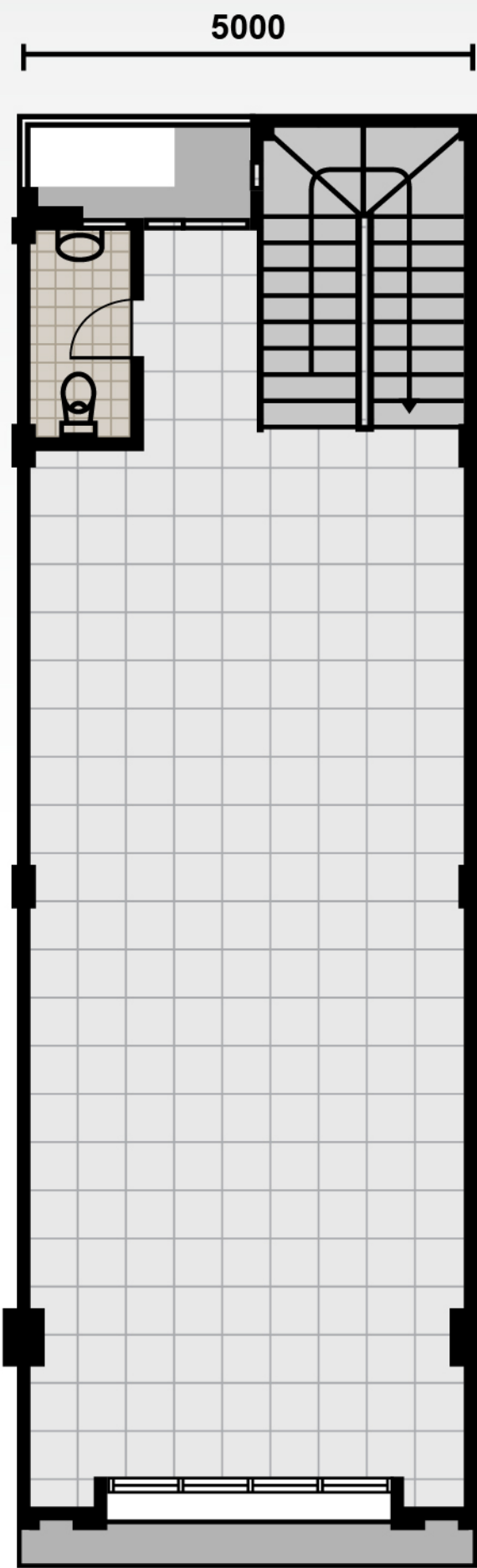
LT 5 X 16 | 80 m²
LB 221 m²



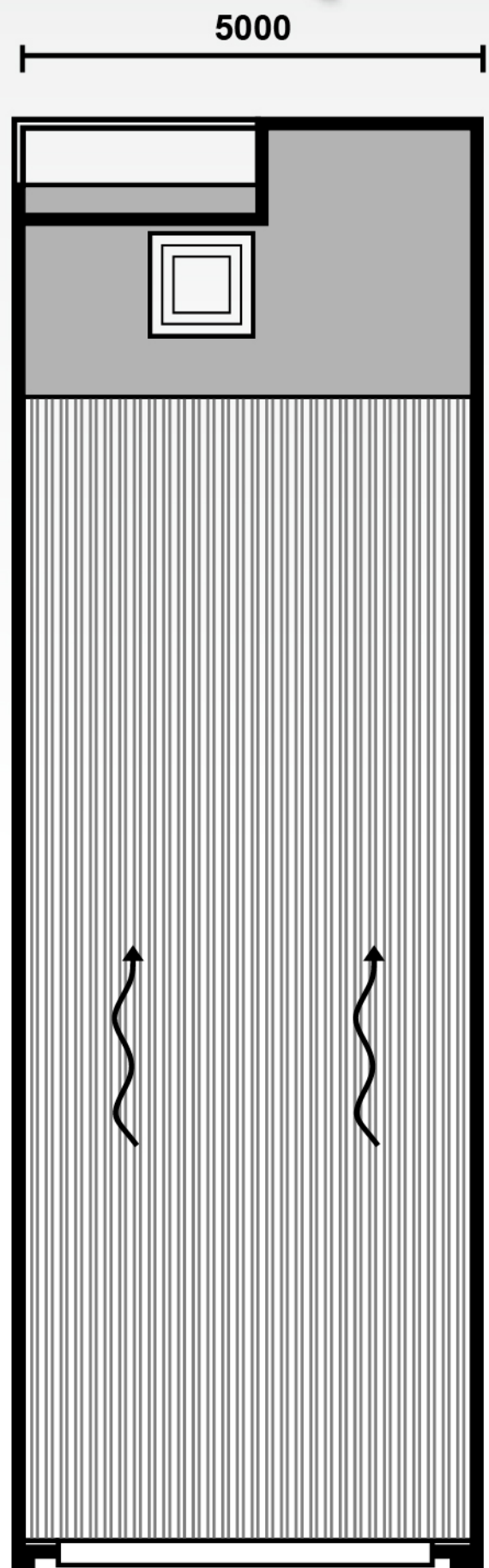
LANTAI 1



LANTAI 2



LANTAI 3



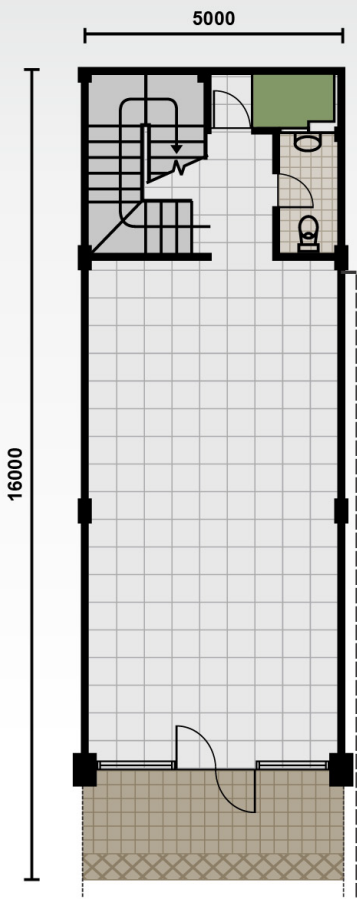
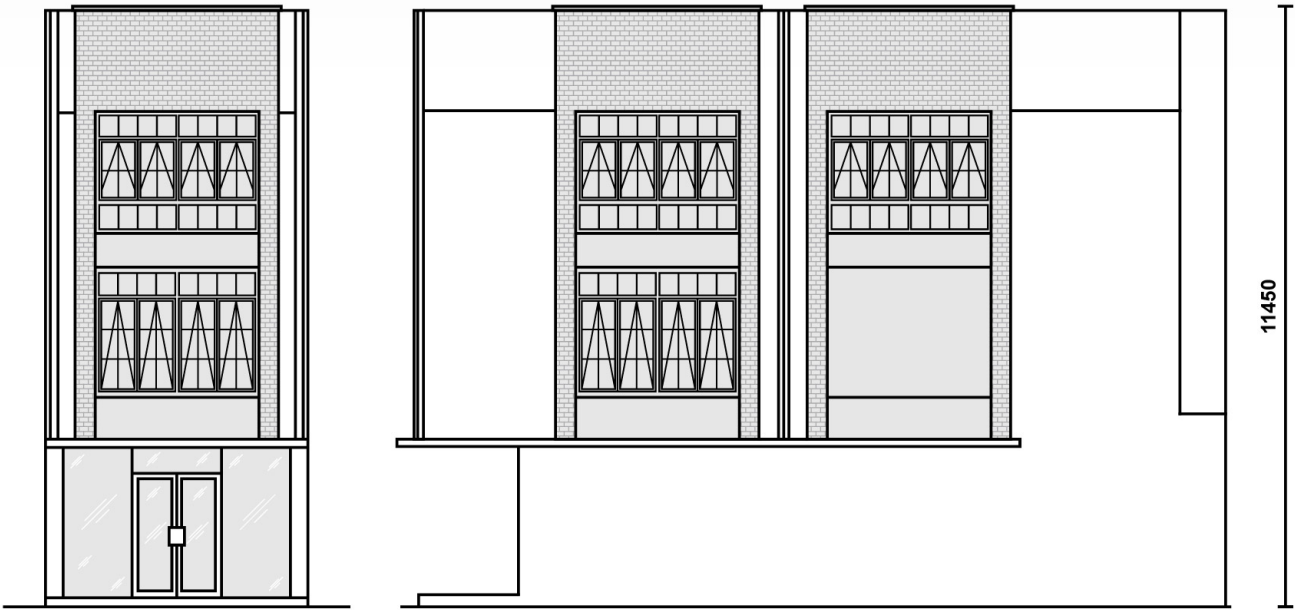
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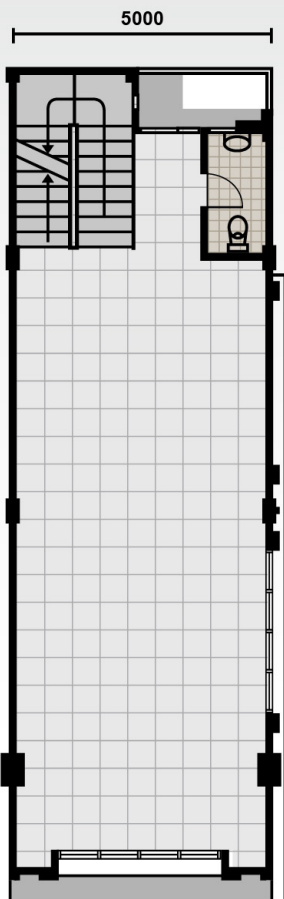
NO 3

TIPE SUDUT A

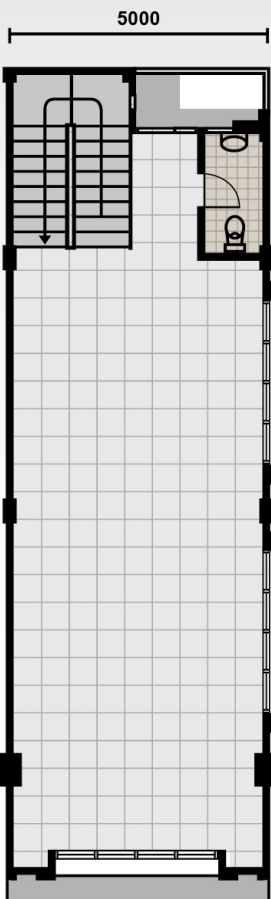
LT 5 X 16 | 80 m²
LB 221m²



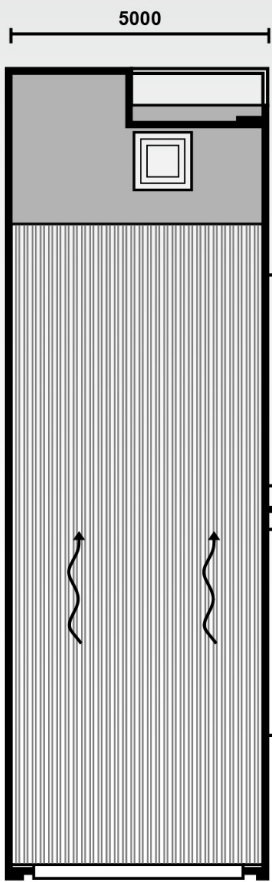
LANTAI 1



LANTAI 2



LANTAI 3



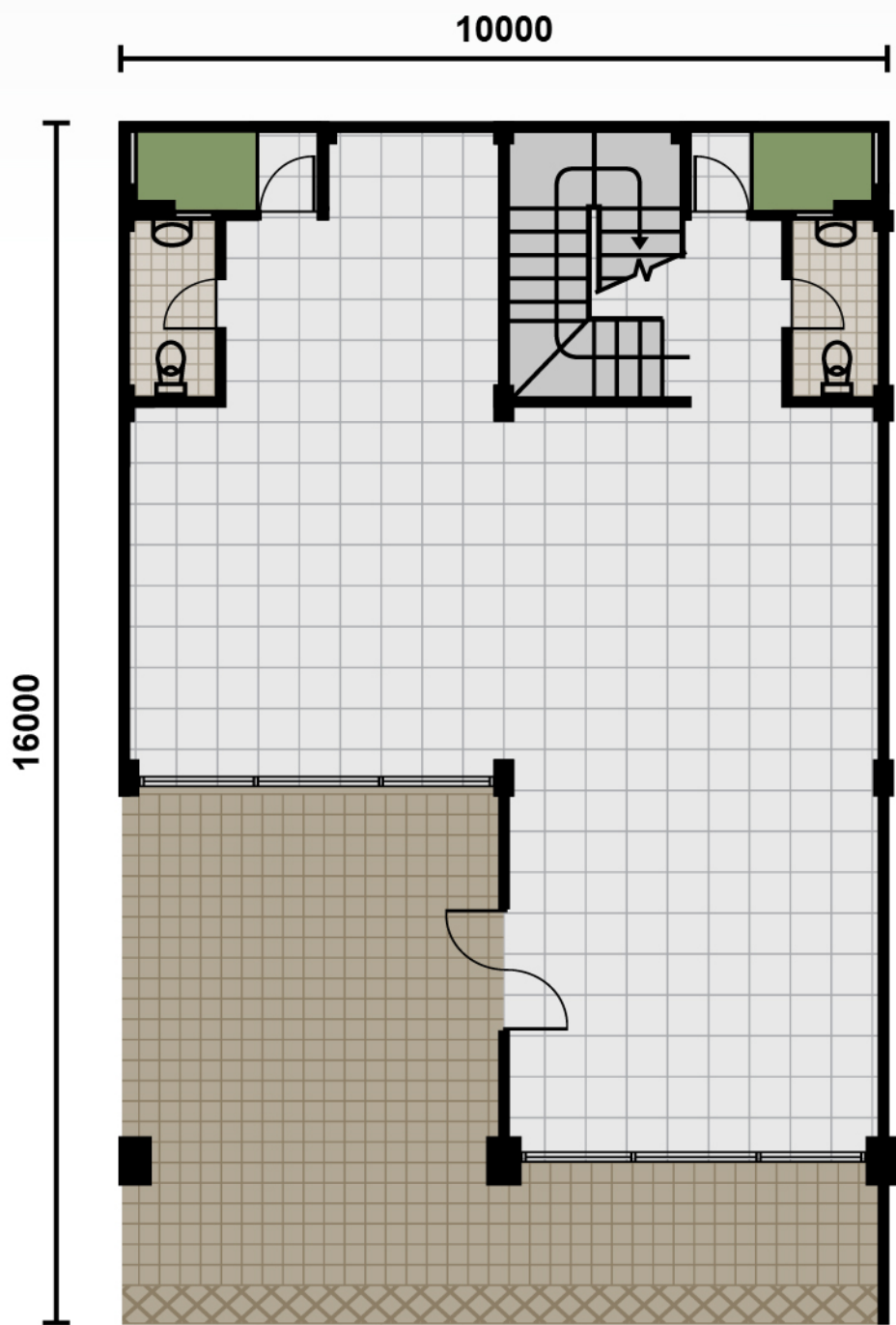
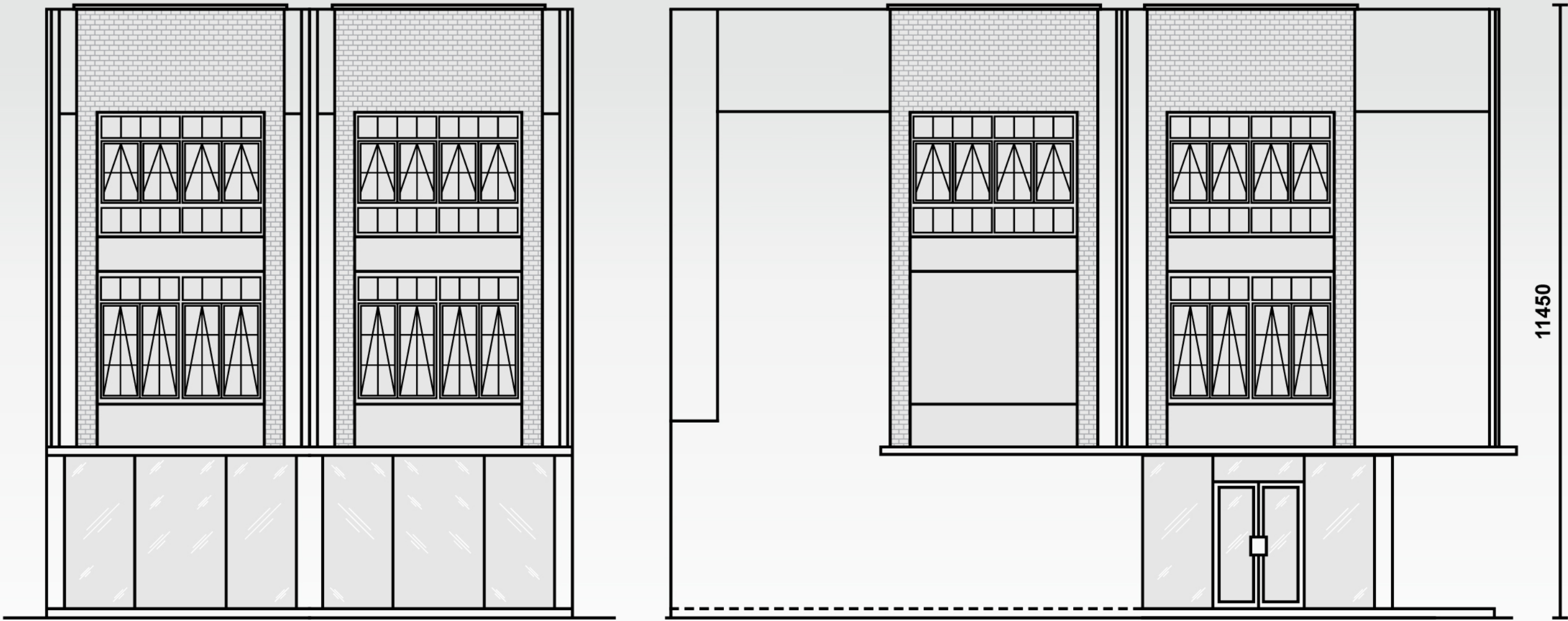
LANTAI ATAP



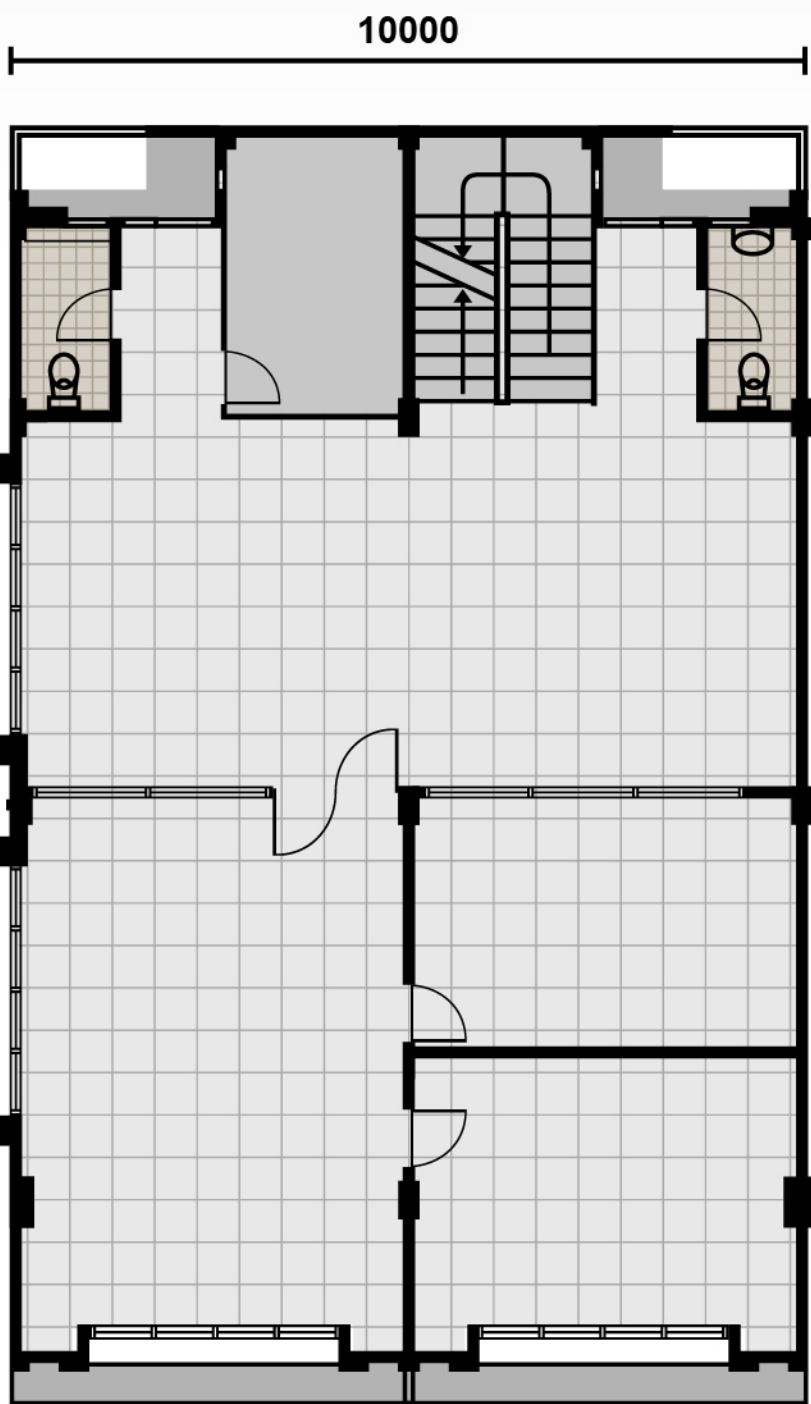
NO 5 | 6

TIPE SUDUT B

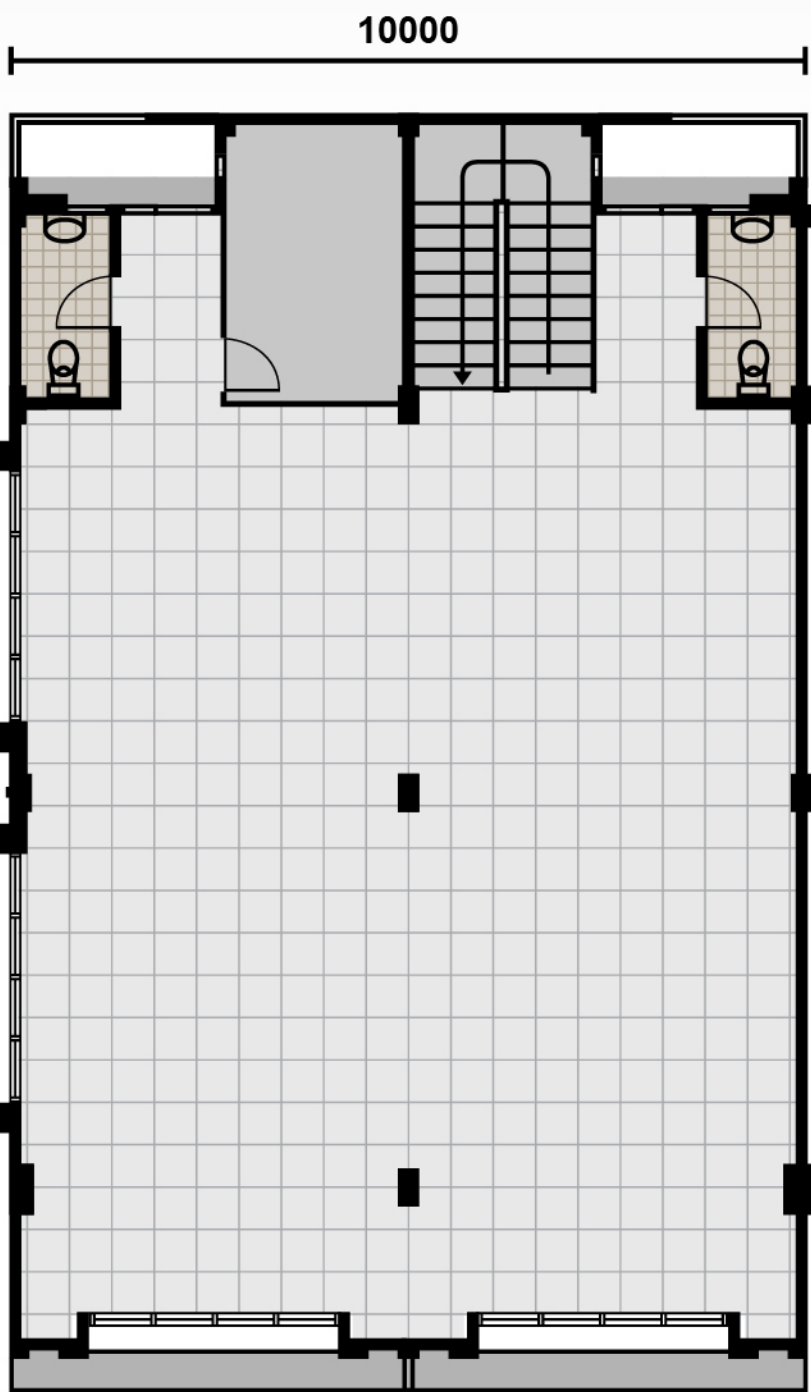
LT 10 X 16
LB 160 m²
442 m²



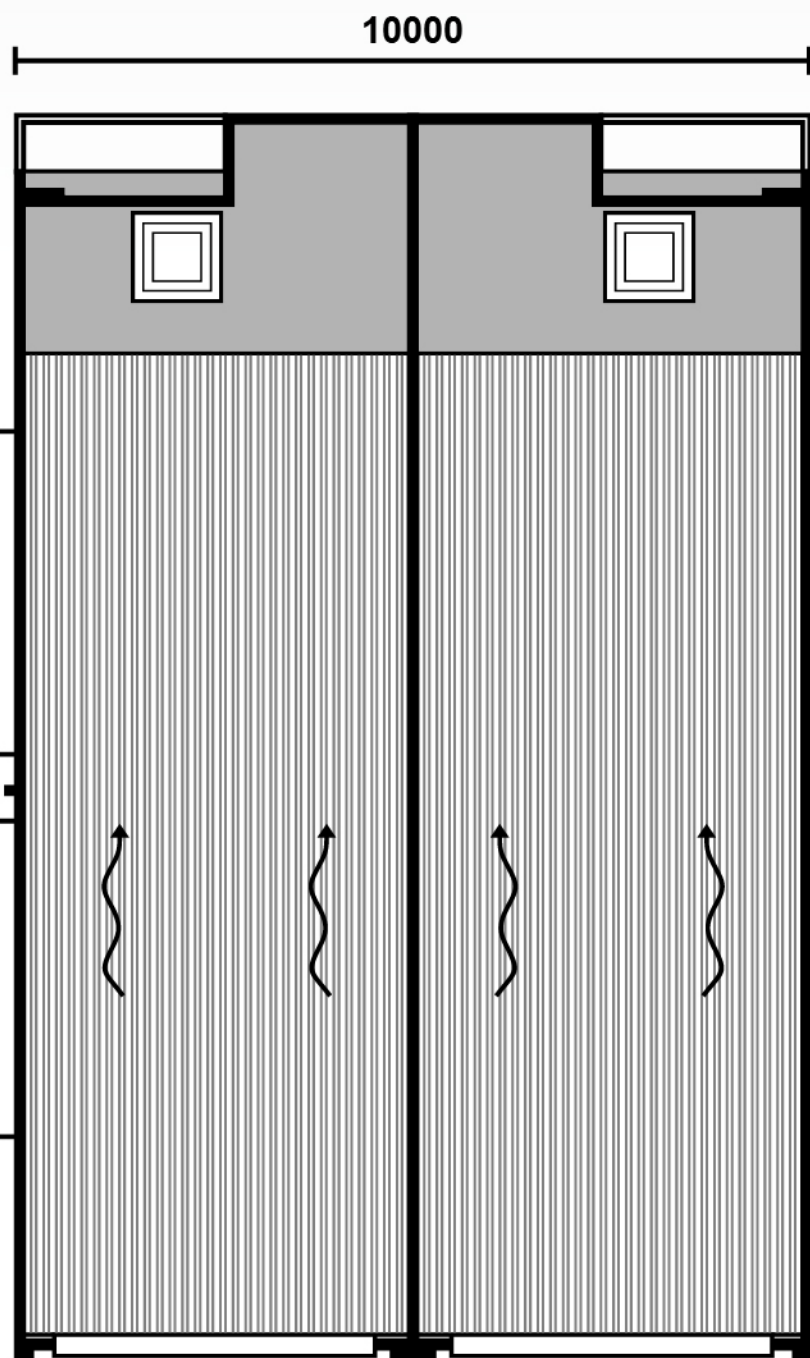
LANTAI 1



LANTAI 2



LANTAI 3



LANTAI ATAP



CLUBHOUSE

S. SAWANGAN VI

S. SAWANGAN II

S. SAWANGAN I

SUTERA SAWANGAN VI

SUTERA SAWANGAN VI

SUTERA SAWANGAN UTAMA

SUTERA SAWANGAN V

S. SAWANGAN II

SUTERA SAWANGAN III

CPG

G. PLN

SITEPLAN

	OPAL		GARNET +		RUBY SDT 1
	OPAL+		GARNET SDT 1		RUBY SDT 2
	OPAL SDT		GARNET SDT 2		RUBY SDT 3
	TOPAZ		RUBY		RUBY SDT 5
	TOPAZ +		RUBY +		SHOPHOUSES
	TOPAZ SDT 2		RUBY + 1	<div>DISCLAIMER: THE DATA IS SUBJECT TO CONSTANT CHANGE AND IT'S ACCURACY CANNOT BE GUARANTEED. ERROR OR OMISSIONS ARE POSSIBLE AND USER IS HEREBY ADVISED OF THAT POSSIBILITY. THIS DATA SHOULD NOT BE CONSIDERED AUTHORITY FOR NAVIGATIONAL, ENGINEERING, LEGAL OR OTHER SITE SPECIFIC USES</div>	
	GARNET		RUBY + 2		

Highlight Points



High Investment Value

- Promising Future
- Development Area
- Growth Area



Family Friendly Neighborhood

- Green Environment with Fresh Air
- Children Playground
- Sport Lounge
- Located near numerous landmarks



Finest Home Features

- Smart Door Lock System
- CCTV
- Solar Water Heater
- QUADPLAY Ready



Utmost Security

- One Gate System
- 24-Hour Security Guard
- Entrance fully-equipped with CCTVs



Great Accessibilities

- Serpong-Cinere Toll Road
- Depok-Antasari Toll Road
- Future Pondok Cabe MRT Station
- Lebak Bulus MRT Station



Developed by Alam Sutera

- Visionary and Bold Concept
- Well-Designed Masterplan



SPECIFICATIONS


STRUCTURE	Foundation	Stack Pillar + Sloof Concrete
	Base Structure	Reinforced Concrete
WALL	Main Building	Red Brick/Plastered Light Brick
	Back Fence	Red Brick/Plastered Light Brick / Paint
	Dividing Wall	Double Wall
FINISHING	Exterior Wall	Weatherproof Paint
	Vatiation Wall	Artificial Brick Clay Material
	Interior Wall	Emulsion Paint
FLOOR	Main Room	Homogeneous Tile 60 x 60
	Bedroom	HT/Ceramic 15 x 60 [Wood Design]
	Terrace/Service	HT/Ceramic 15 x 60 [Wood Design]
	Carport	Local Ceramic
ROOF	Roof Truss	Light Steel
	Roof	Flat Concrete Tile
WINDOW & DOOR FRAME	Outside	Aluminum Powder Coating
	Main	Aluminum Powder Coating
	Inside	Engineering Wood
DOOR	Main Door & Bedroom	Engineering Wood Door + Smart Door Lock [Main Door Only]
	Back Door	Aluminum + Glass

CEILING	Toilet + Exterior Overhang	Gypsum WR 9mm Metal Framework
	Interior	Gypsum Board 9mm Metal Framework
TOILET + SANITARY	Main Toilet	Floor and Wall Ceramic Tile Full Ceiling Hand Shower ex. TOTO/equivalent Seated Closet & Sink ex. TOTO/equivalent
	Service Toilet	Floor & Wall ceramic T=1.50 Squat Closet ex. Local
KITCHEN	Kitchen Backsplash	HT 60 x 60
	Concrete Table Finishing	HT 60 x 60
	Kitchen Sink	Stainless Steel
ME/P	Clean Water	PDAM Standard [Pipe Instalation ex Pralon /equivalent Ground Water Tank 1000L with Booster Pump
	Electricity Capacity	2200 VA
	Security	3 CCTV Points [Connect to Handphone]
	Multimedia	Quad Play
	Water Heater	Solar Water Heater
	AC	Master Bedroom
LIGHTING	Main Room	Downlight
SEPTIC TANK		Blotech Septic Tank
ENVIRONMENT	Electric Cables & FO	Underground
	Environment Drainage	Closed Channel
	Security	24 Hours + CCTV

* Specifications and Material can change without any further notice.



PRICE RANGE



SOLD OUT

TOPAZ

Starts From
IDR **1,2M**

Building Size **75 sqm** - Land Size **84 sqm**
2 Bedrooms - 2 Bathrooms




SOLD OUT

OPAL

Starts From
IDR **1,3M**

Building Size **85 sqm** - Land Size **84 sqm**
3 Bedrooms - 3 Bathrooms




SOLD OUT

GARNET

Starts From
IDR **1,6M**

Building Size **103 sqm** - Land Size **96 sqm**
3+1 Bedrooms - 3+1 Bathrooms



SOLD OUT

RUBY

Starts From
IDR **1,9M**

Building Size **120 sqm** - Land Size **112 sqm**
4+1 Bedrooms - 3+1 Bathrooms

**Prices and conditions may change
at any time without prior notice*

**All prices included PPn*



SUTERA
SAWANGAN
BY *Alam Sutera*

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Lifestyle Living

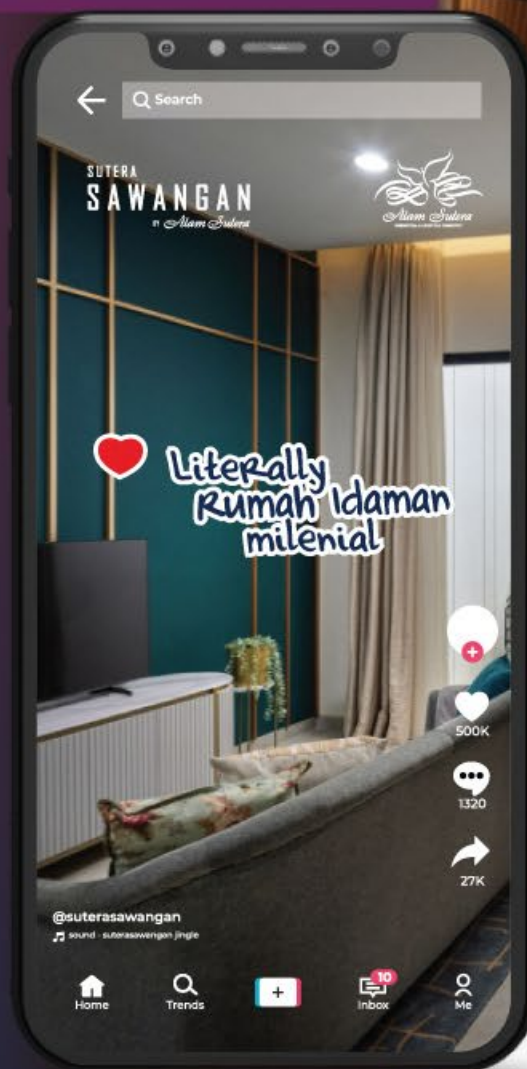
TAHAP TERAKHIR | UNIT TERBATAS

CICILAN
MULAI **Rp 8 JT-AN***
/bulan

BEBAS BIAYA

- BPHTB*
- PERSERTIFIKATAN*
- AJB*

*SYARAT & KETENTUAN BERLAKU



BANK KERJASAMA



Maybank

BSI
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BY *Alam Sutera*

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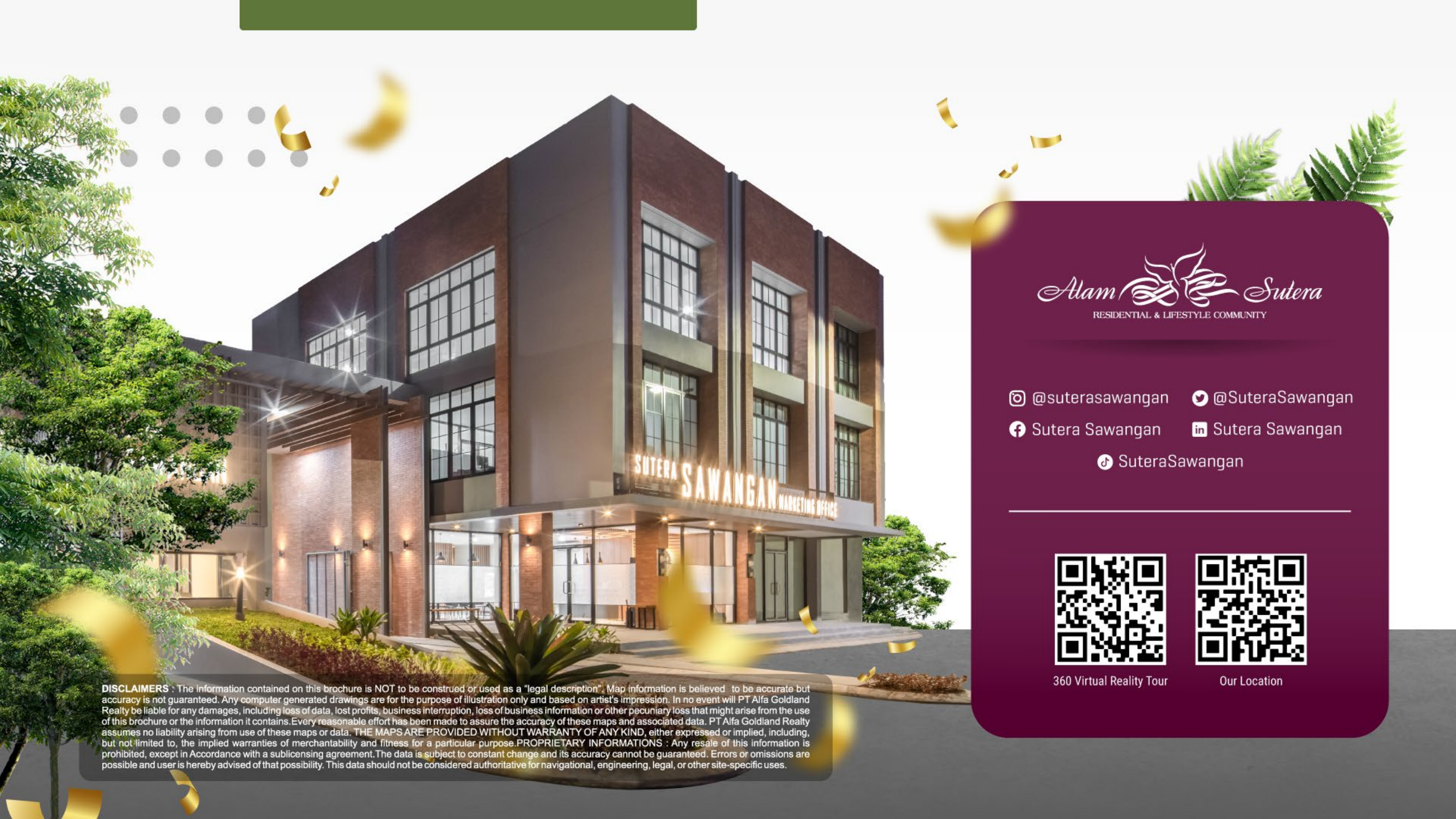
VR



LOKASI

BANK KERJASAMA





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360 Virtual Reality Tour



Our Location

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