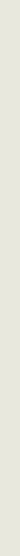




ASTHANA
KEMANG



THE MOMENTS ARE AWAITING
LIVE EXCEPTIONAL



ASTHANA
KEMANG

THE MOST CELEBRATED TREASURE AND
Lasting Residential Landmark

Nestled in Jakarta's highly prominent address, Asthana Kemang raises the utmost appreciation of culture and art through its meticulously designed architecture. Kemang's vibrant and dynamic environment sets Asthana Kemang as the newly desired place to live, reflecting a life with overflowing pleasure.

Your exclusive residence in the heart of Kemang.



HANA KEMANG

THE UNPARALLELED

Story of Kemang



ASTHANA KEMANG

From day to dawn,
Kemang is alive
with everlasting
energy.

It's not new that Kemang is known for being one of Jakarta's most iconic districts. The blend of traditional and modern touch creates an upscale and trendy atmosphere amidst this busy city. No wonder Kemang is one of the best places to live in Jakarta.

Before heading to work, enjoy the artisan breakfast set at Pasren Asthana. Let yourself have an excellent breakfast with a glass of hot espresso or tea.

If you're seeking inspiration to freshen up after work, Kemang has everything that would surprise you, from communal-art spaces to boutique designer studios; most are locally made! Take your time to experience the lively Kemang before heading home and preparing for the night.

Now it's time for the best part — the wonder of the night. Kemang is home to some of Jakarta's best fine-dining restaurants, and it's calling you to experience the charm. Since you're craving authentic pasta, you and your date decide to set tonight's dinner at Kemang's renowned Italian restaurant. You order Ravioli Beef with Burro and Salvia while your date enjoys Minestrone Ligurian Style. Feels perfectly romantic.

The conversation continues, and you think completing the night near Asthana at one of the classic New York-style bars is a good idea. While the valet crew parks your car, you choose the old-fashioned cocktail, and your date is having a glass of tequila. You tell stories to each other and have a delightful conversation with music that overflows your heart.

In Kemang, you're not imagining.
You're experiencing it.



00
Kemang is charming
in its personality and
inspiring in its sense
of confidence. 00





ASTHANA KEMANG



From the latest-trend eatery, romantic cafes, and amusing bars to the hype art galleries and recreation, Kemang has it all. Educational institutions with international standards are also available to complete the neighborhood.

Experience Kemang in an Upscale Neighborhood.



RESTAURANTS

- Abunawas
- Awtar Hadramawt Palace
- Black Sheep
- Cerita Rasa Nusantara
- Die Stube
- Dijan's
- Dragon Flames
- Ecology Bistro
- El Asador
- Honu
- KOI Kemang
- Komunal 88
- Lawless Burger Bar
- Mama Rosy
- Marrakech Bistro
- Moonlight Pocha
- Nusa
- Parc 19
- Pho Q
- Queens Head
- Restaurant Sulawesi
- Roti Bakar Kemang
- Rumah Makan Pawon Solo
- Shabu Hachi
- The Edge At Kemang Icon
- Thirty Three by Mirasari Toscana

ART GALLERIES

- Dia.Lo.Gue
- Duta Fine Arts Foundation
- Hadiprana Art Center

COFFEE SHOPS

- 1/15 Coffee
- 7 Speed
- Alenia Papua
- Anomali Coffee
- Bukan Ruang
- Fabster Brew
- Hunter & Grower
- Langit Seduh Selatan
- Sand & Salt Cafe
- Suasana Kopi
- Tanamera Coffee
- Tanatap Coffee
- The Cat Cabin
- The Moon at Monopoli

GARDENS

- 15th Park
- Como Park
- Mandira's Garden

MARKETS

- Colony
- Frestive
- Grandkemang
- Kem Chicks
- Kemang 10
- Kemang 88
- La Codefin
- Ranch Market
- The Papilion
- Total Buah

BARS & CLUBS

- A3000
- Ding Dong Disko
- Dronk
- Eastern Promise
- Ecaps
- FabsterStage
- FJ on 7
- Golden Tiger
- I-Six Bar
- Nu China Bar & Lounge
- The Big Brother Kemang
- Treehaus
- VIN+
- Bend Beer

SCHOOLS














- Al-Azhar Syifa Budi
- Australian Independent (International) School
- Sumbangsih High School
- Jakarta International School
- Nord Anglia School Jakarta
- French Intercultural School
- SIS South Jakarta
- Ichthus School
- Indonesian Banking Development Institute
- Sekolah Pelita Harapan
- Kolese Gonzaga
- Tarakanita 1







LAST PIECE
of Kemang

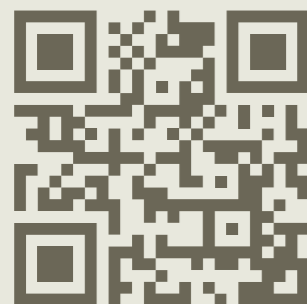
Purposely built to present a superb lifestyle, Asthana Kemang stands in the center of attention, from the Sudirman business district to the late-night amusement of Senopati, allowing the residents to live their life abundantly. Here is where legacies are nourished and stories of tomorrow begin.

LEGEND

-  Art Galleries
-  Bars & Clubs
-  Office Tower
-  Building
-  Coffee Shop
-  Commercial Area
-  Education Center
-  Fitness Center
-  Hotel
-  Health Center
-  MRT Station
-  Gardens
-  Restaurant

-  Toll Road
-  Main Road
-  MRT Line
-  River

Scan to Check Our Site



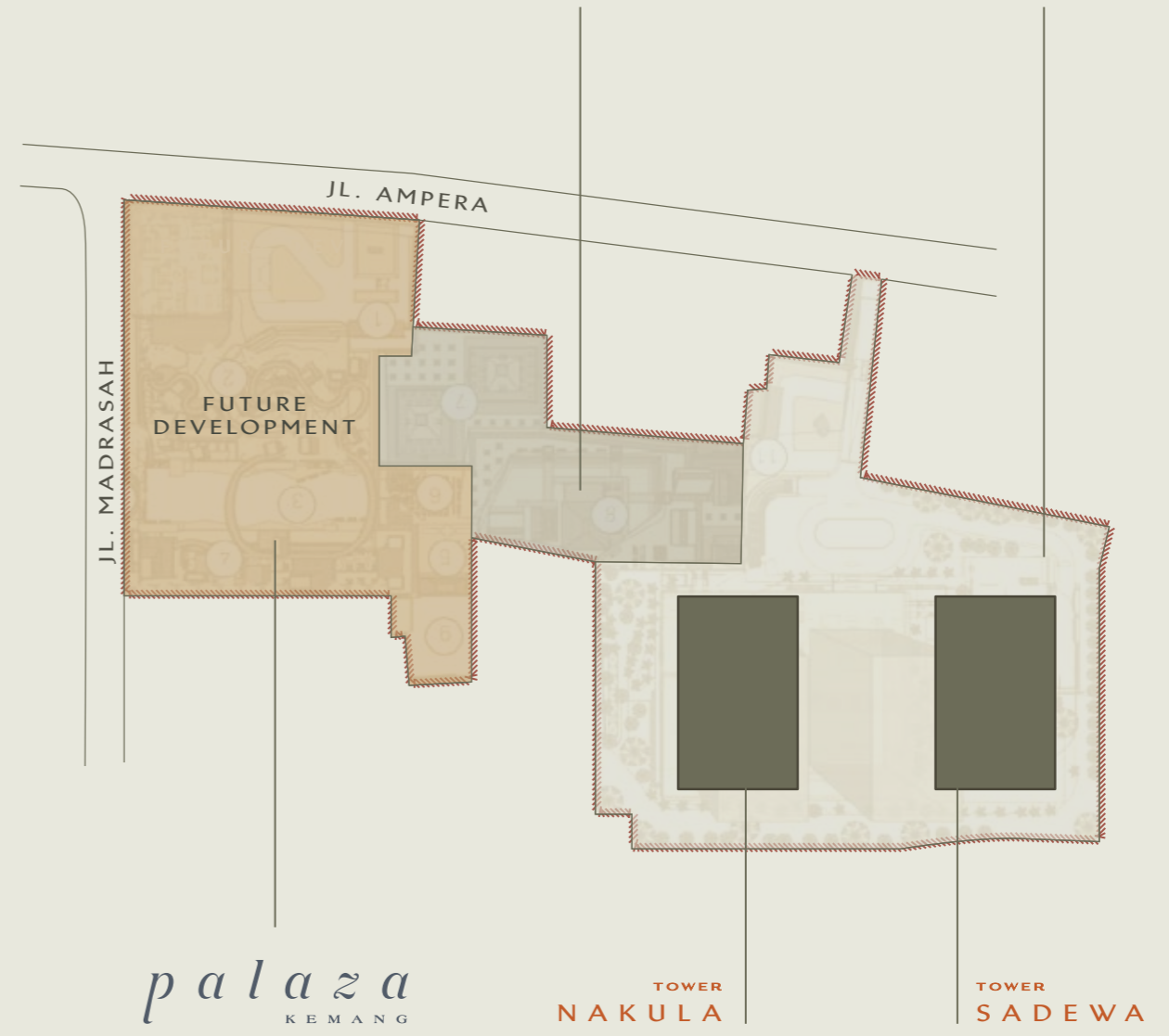


ASTHANA KEMANG

AN INTEGRATED SPACE
Crafted Around You

pasren
ASTHANA
KEMANG


ASTHANA
KEMANG



-  Complex Area
-  Residential Tower
-  Outdoor Retail Area
-  Indoor Mall

Asthana Kemang delivers seamless integration of a city, community, and sanctuary. Some of the best shopping destinations and restaurants are available to deliver a complete lively experience for its residents.

A FLAVOURFUL

Adventure

Astana's upcoming shopping district, Palaza defines a unique lifestyle experience with selection of esteemed brands and verdant open space. Specially crafted to bring a delightful shopping experience for every resident.



palaza
KEMANG





INTO THE WORLD OF
Festivity

Let your senses spark as you enter the outdoor commercial compound of Pasren Asthana, welcomed by the cosmopolitan atmosphere combined gracefully with the authentic style of culture. Enjoy the very best life has to offer, one step from your door.

pasren
ASTHANA
KEMANG



THE GRAND
Arrival

Experience the royal shade from the moment you arrive in the lobby. The courtyard was sleekly detailed with verdant scenery and cultural artwork of Bancak Doyok that lets you feel as if you are inside a palace from the very first step.



A QUIET HAVEN,
**Exclusively
Yours**

Built against the urban background,
Asthana Kemang brings a calm
relaxation that lets you enjoy the rest
time peacefully.





REDEFINING

Heritage Masterpiece

With over 60 years of experience, Hadiprana has been the beacon of architectural mastery that translates dreams into reality. Hadiprana's distinctive portfolio, from hospitality to commercial and houses to apartments, showcasing a dynamic layer of timeless designs.

From the beginning, Asthana was designed to be an iconic residence where culture and art receive the highest respect. With Hadiprana's discerning taste, they blend the traditional element of Batik Kawung with cutting-edge execution that invigorates the classic into modern living.



— **Hendra Hadiprana**
Renowned Indonesian Architect

••••• The most important thing for me is how to arrange architecture and interior spaces to not only be place, but also be a work of art. Art that has its individual character. Like art. •••••

THE MASTERPIECES OF HADIPRANA



Grand Hyatt Jakarta



Movenpick Resort & Spa



Casa Domains



Hutan Kota by Plataran



Royal Tulip Gunung Geulis Resort & Golf



Grand Aston Yogyakarta



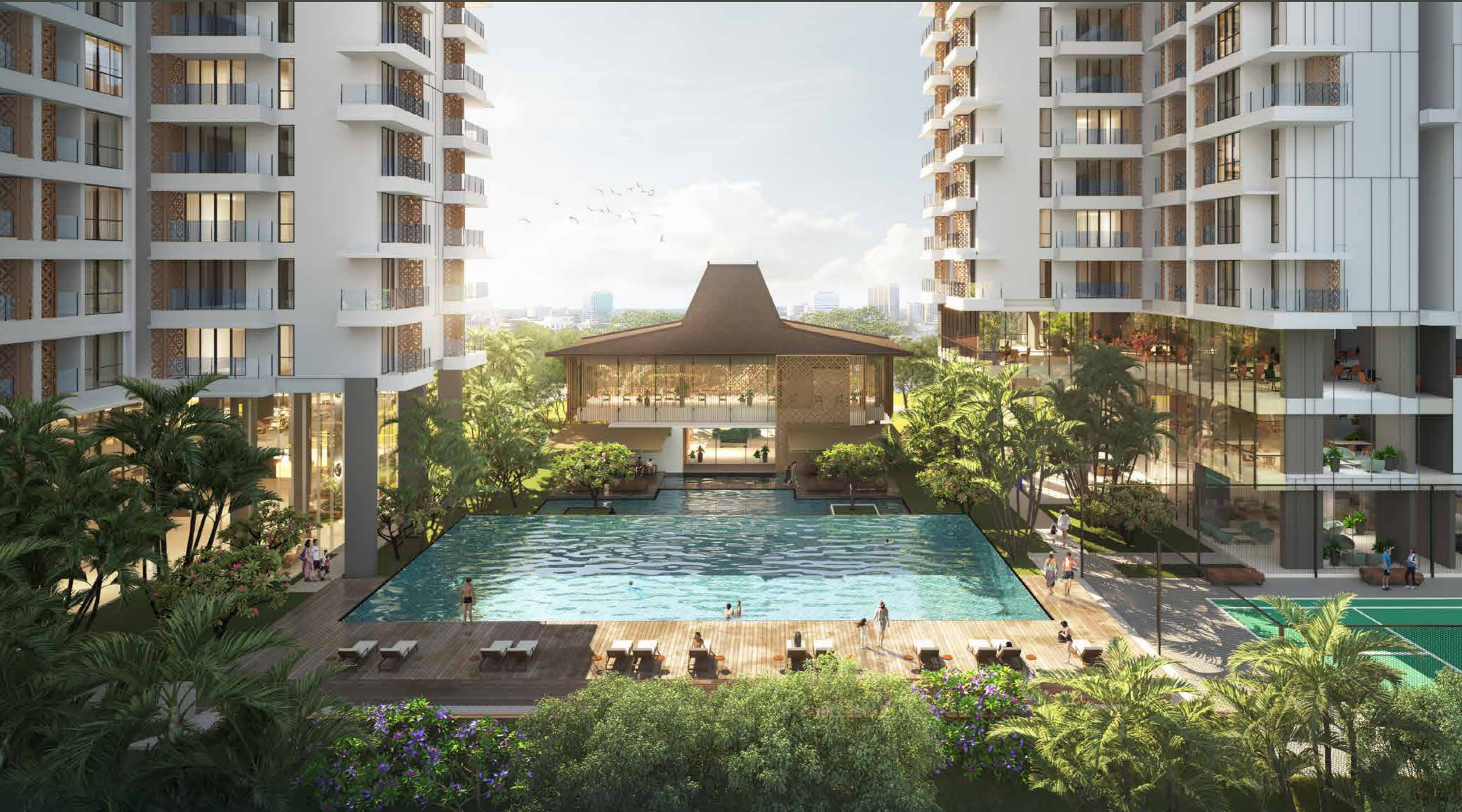
A TOUCH
of Sophistication

Hadiprana delivers the dream with passionate integrity throughout the project, creating masterpieces with impactful details, remarkable visual execution, and captivating art pieces.

UNDERSTATED

Experience

We think carefully to bring you an understated living experience. All the amenities are set to satisfy your needs. In Asthana Kemang, there are no bounds to extraordinary living.







ICONIC DINING

in Nakula

ASTHANA KEMANG





ASTHANA KEMANG

REVEL IN

Magical Moments

Coming home has never been this exciting.
Asthana Kemang is the right place to craft
magical memories, from day to night.





CRAFTED FOR
Comfort

Soaked into a world of relaxation after a full day inside your grand master bedroom. Crafted to bring you a rest without interruption so you can enjoy the night comfortably.





LIVING ROOM

A modern depiction of artistic expression, the living room is framed with floor-to-ceiling glass windows, opening the crisp layer of natural lights.



← KITCHEN & DINING →

The parallel kitchen, living room and dining room share an open and spacious area, which facilitates communication and movement between rooms.





THE Masterplan

Envisioned as a pinnacle of convenience amidst the prestigious city center, Asthana meticulously curated a home featuring unrivalled entertainment, wellness, and lifestyle amenities.

Legends

- | | |
|----|---|
| 1 | Welcoming Garden with Javanese Statue |
| 2 | Drop-Off |
| 3 | Grand Lobby at The Pendopo |
| 4 | Multi-Function Room (2nd Floor Pendopo) |
| 5 | Business Center Room |
| 6 | Cabana Lounge by The Pool |
| 7 | Children's Pool |
| 8 | Swimming Pool |
| 9 | Sunbed by The Pool |
| 10 | Tennis Court |
| 11 | Kindergarten & Children Playground |
| 12 | Fitness Room |
| 13 | Sky Garden |
| 14 | Al-Fresco Dining & Retail |
| 15 | Garden Lawn |
-
- | | |
|-----|---|
| i | Main Entrance Residence (Jl. Ampera Raya) |
| ii | Future Entrance to Palaza Mall (Jl. Ampera Raya) |
| iii | Side Entrance (Jl. Madrasah) |
| iv | Entrance to Parking Basement |
| v | Entrance from Residence to Palaza Mall |
| vi | Serenity Dining (Future Restaurant) |
| vii | Future Entrance to Palaza Mall (from Public Area) |

Future Development

- | | |
|---|--|
| A | Restaurant (Current Marketing Gallery) |
| B | Palaza Mall |
| C | Teras Srikandi (F&B Retail) |

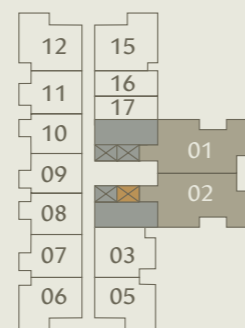
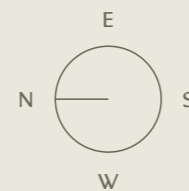


TOWER NAKULA
3 Bedroom +



- Parallel Living & Dining
- 3 Bedrooms
- 2 Bathrooms
- 2 Balconies

SEMIGROSS
107.17 M²

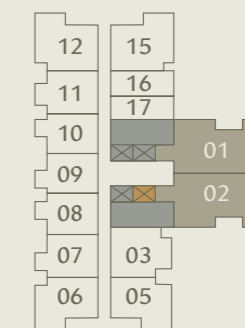
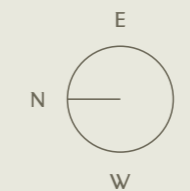


TOWER NAKULA
3 Bedroom



- Parallel Living & Dining
- 3 Bedrooms
- 2 Bathrooms
- 2 Balconies

SEMIGROSS
102.77 M²

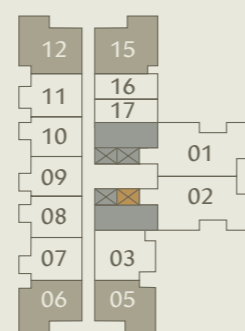


TOWER NAKULA
2 Bedroom Corner +



- Parallel Living & Dining
- 2 Bedrooms
- 2 Bathrooms
- 2 Balconies

SEMIGROSS
73.76 M²

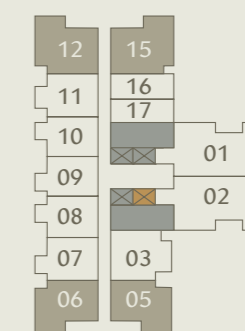
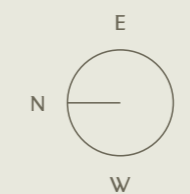


TOWER NAKULA
2 Bedroom Corner



- Parallel Living & Dining
- 2 Bedrooms
- 2 Bathrooms
- 1 Balcony

SEMIGROSS
63.43 M²

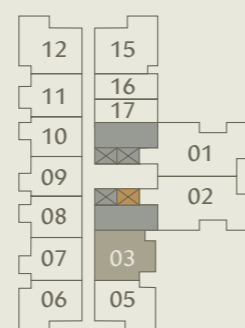
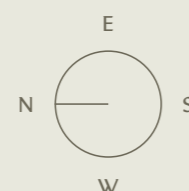


TOWER NAKULA
2 Bedroom +



- Parallel Living & Dining
- 2 Bedrooms
- 1 Bathroom
- 1 Balcony

SEMIGROSS
63,41 M²

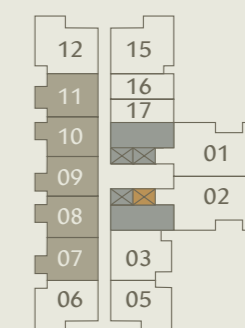


TOWER NAKULA
2 Bedroom



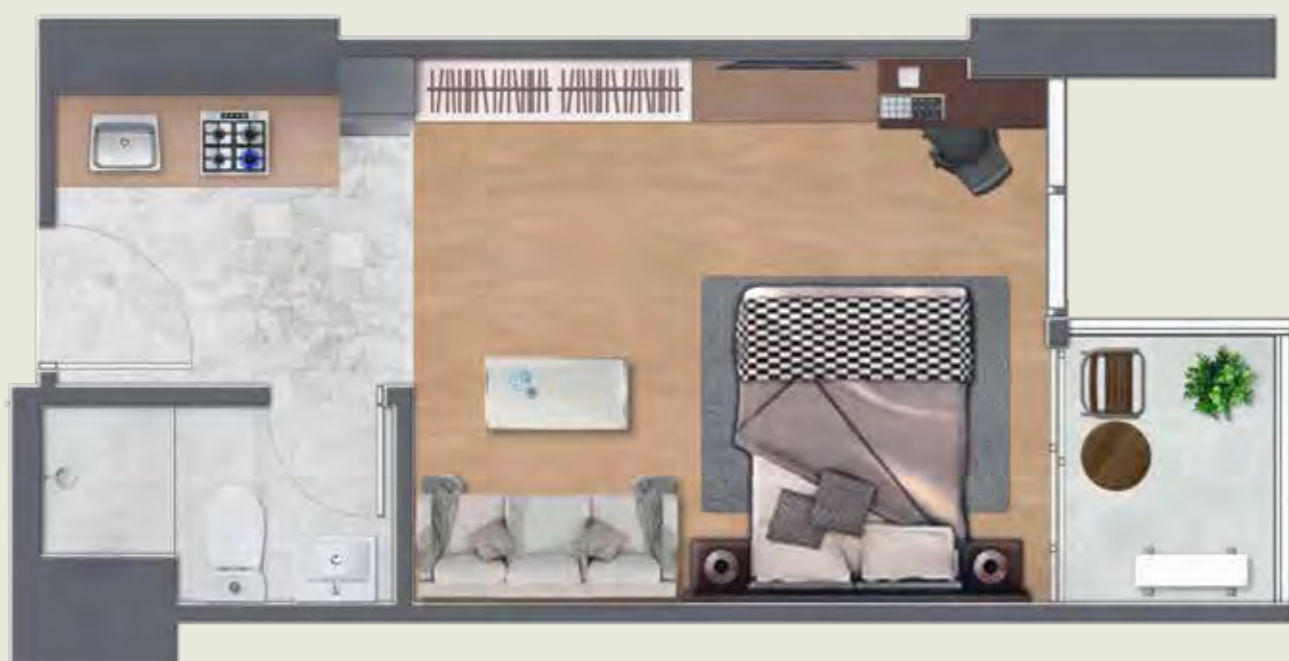
- Parallel Living & Dining
- 2 Bedrooms
- 1 Bathroom
- 1 Balcony

SEMIGROSS
54,21 M²

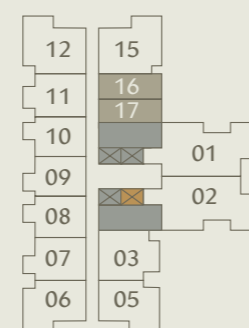


TOWER NAKULA

1 Bedroom



- Parallel Living & Dining
- 1 Bedroom
- 1 Bathroom
- 1 Balcony



SEMIGROSS
32.20 M²

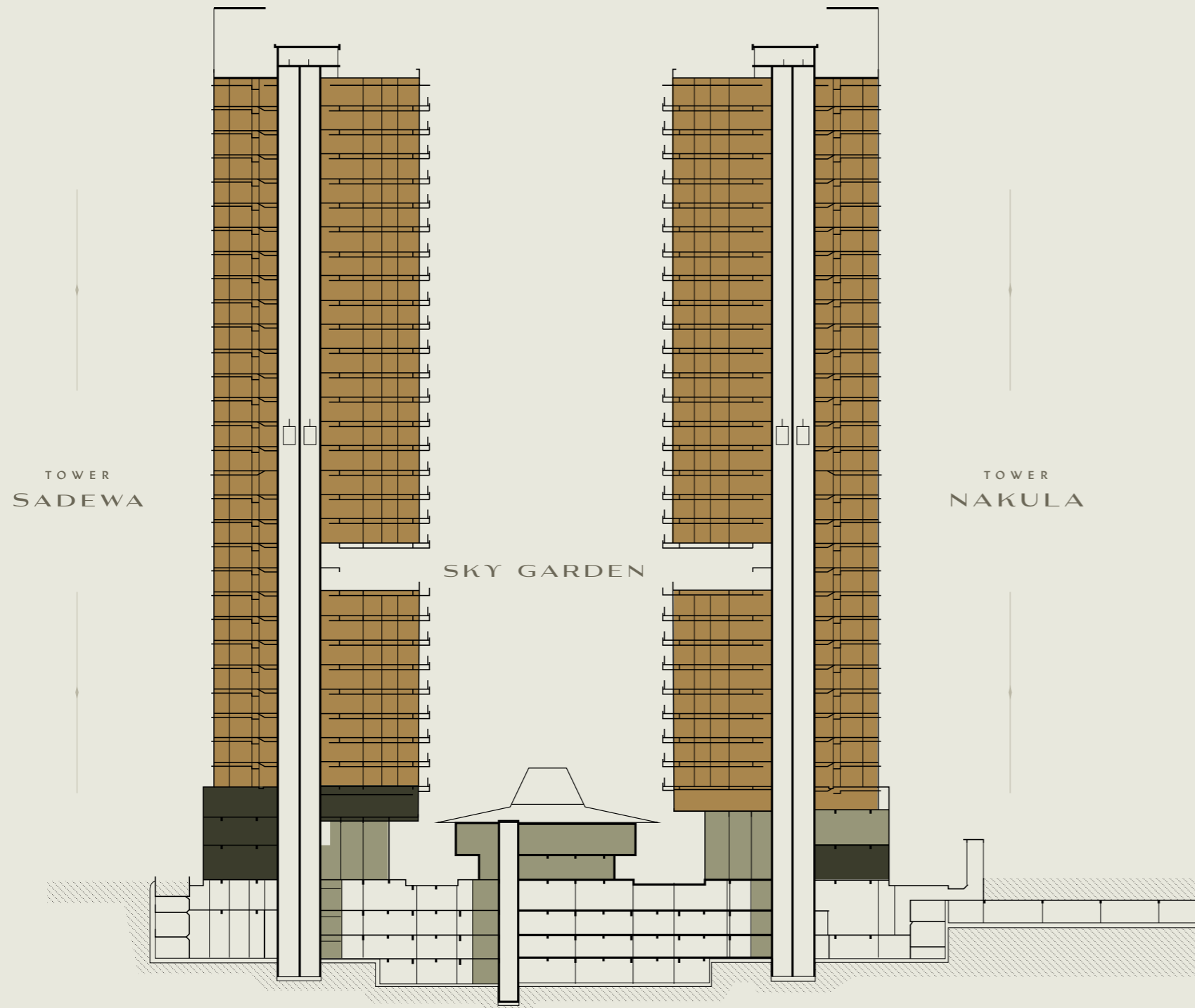
ROOM

Finishing

DIAMOND

Walls	* Painted dry wall in bedrooms, living, dining and family rooms
Doors	* Secure solid timber main door with smart lock
Floors	* High quality ceramic tile flooring for balcony
Electricity	* 1 Bedroom : 2,200 VA * 2 Bedrooms : 4,400 VA * 3 Bedrooms : 5,500 VA
Living & Dining Room	* Luxurious polished marble flooring
Master Bedroom	* Warm parquet flooring
Bedroom	* Warm parquet flooring
Bathroom	* Luxurious homogeneous tile walls * High quality ceramic tile flooring * Tempered glass shower screen (except 1 Bedroom) * Wastafel with painted finish vanity cabinet
Kitchen	* Single bowl stainless steel sink * Stove and cooker hood * Luxurious marble counter top * Contemporary clean line high and low cabinetry
Other Value added features	* Air conditioning • 2 units for 1 Bedroom • 3 units for 2 Bedrooms • 4 units for 3 bedrooms * Water heater for all bathroom (exclude maid) * Smart lamp & AC Connector * Clear glass aluminium framed finished window * Sanitary wares and fitting by Grohe/TOTO or similar * Smart home compatible * 5 Layers Securities & 24 hours security with TV surveillance

TOWER
Elevation



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MARKETING GALLERY

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