Sutera

WINONA

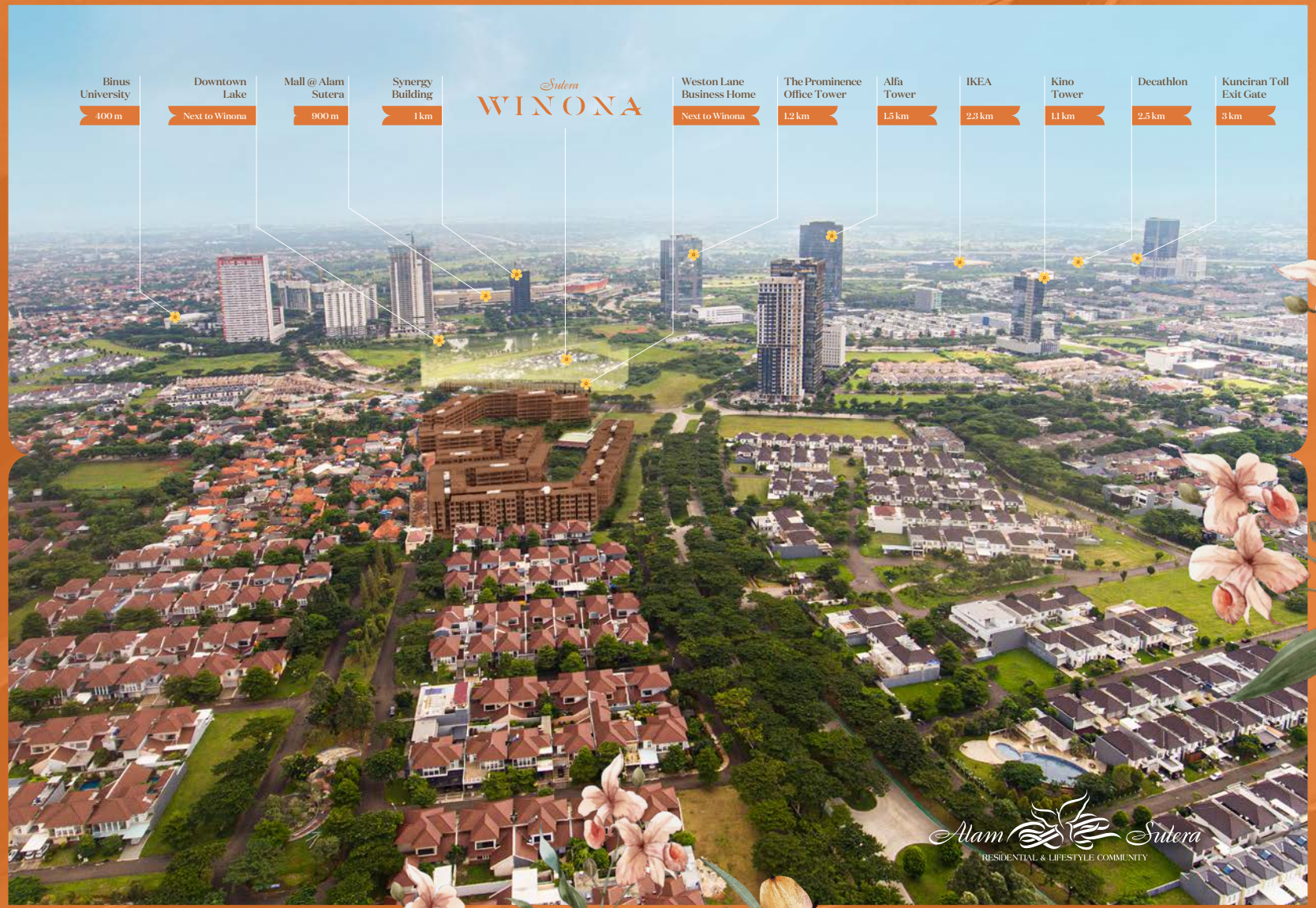
Home in Bloom

The Serene Lakeside Sanctuary

Alam Sutera unveils another prestigious residence, Sutera Winona. Offering a serene, lakeside living surrounded by the soothing presence of water, lush tropical gardens, and the promise of a better living for you and your family. Step into a lush haven, a lakeside sanctuary of your own and a beautiful place to call ‘home’.

The Hallmark of Quality Living

As a revolutionary, independent township in Jakarta's sub-urban area, Alam Sutera represents a vision ahead of its time. Designed upon the principles of quality living, this prestigious township offers incomparable benefits for those who understand the value of a quality neighborhood and seek the very best for their families to live in.



Alam Sutera
RESIDENTIAL & LIFESTYLE COMMUNITY

Key Highlights

Enhanced Security

Keeping your family safe is our number one priority. Our security system does not only rely on well-trained staff and protocols, but also on our advanced security technology, featuring Electronic Gates, CCTVs, Panic Buttons, and a Central Command Center to provide reliable safety, security and emergency responses for our residents.

Accessibility & Connectivity

Our masterplan upholds accessibility and connectivity, internally and to its surroundings. It has direct Toll Road access, which connects to Jakarta and Greater Areas. It also features remarkable internal connectivity with access roads, pedestrian and bike lanes, and Suteraloop, a public transport for in-town commutes.

Green Living

We believe in sustainable living, where developments are built in harmony with the nature, and not against it. This township promises a nature enriched environment, with the abundance of lush open spaces, green tunnel, interconnected pedestrians, bike lanes, and other green living facilities, such as bike parking and neighborhood gardens.

World Class Amenities

As an independent township, Alam Sutera promises major amenities for its citizens with sensational selections of modern amenities from business & commercial districts, office towers, schools & universities, hospitals, to shopping, lifestyle & entertainment centers.

Sense of Community

To nurture a sense of community, our development combines a holistic approach to its physical and non-physical aspects, focusing in civic spaces and communal facilities, such as parks, sport lounge, to policies and activities like the car free day, festivals and events.

Live at The Heart of Alam Sutera

Nestled in a pristine corner of the township, Sutera Winona offers the ease of a 5-minute ride to the Toll Roads, Jl. Raya Serpong, and Graha Raya with access to Bintaro and South Jakarta. Live conveniently close to Downtown Alam Sutera, surrounded with all its major amenities, from businesses, retails, commercials, to hospitals, schools & universities – simply have everything in reach.

Welcome to

Sutera

WINONA

From the very moment you step into your new home, Sutera Winona brings an alluring feel of a beautiful lakeside residence. Nestled in such an idyllic setting, bounded by lush, tropical gardens and the serenity of its breathtaking surroundings, this exclusive cluster promises the ultimate living experience in Alam Sutera. Embracing the best of both worlds, this is where modern comforts meet the charm of nature.

Sutera
MUSONA
Moccafe
UNITED

The Place for Togetherness

As the crown jewel of the cluster, The Clubhouse at Sutera Winona provides a wide range of health and wellness facilities for its residents. This exclusive Sport Lounge offers plenty of fun and healthy activities for children and every member of the family, inviting you to play all day and spend wonderful time with each other.

Swimming Pool

Sport Lounge Playground

Half Basketball Court

Own Your Quality Time

Indulge in solitude or own your quality time with the family. Let children run in the playground and splash themselves out in the pool. Watch them grow with the joy and happiness that Sutera Winona's sport lounge could bring to their childhood.
It is a communal center, where the warmth of neighbor greets and friendly gatherings await, where social interaction enriched and tighten the bond between residents.

A Timeless Architectural Masterpiece

Inspired by the timeless beauty of American Summer Houses, Sutera Winona integrates this modern-classic approach into its stylish, 3-storey landed-house architecture. As a response to the increasing land price and the shifting needs of urban-families, Sutera Winona introduces a new residential design, offering a bigger building, providing a more optimized use of space, better functionality and value compared to other residences in town.

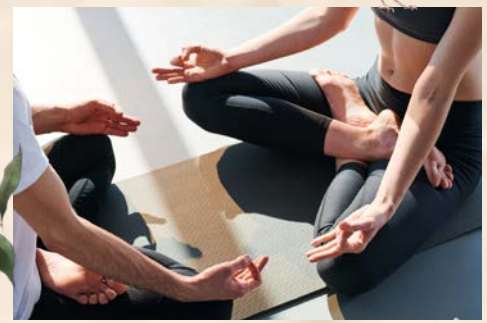
A Room for What You Love

The studio on the ground floor offers a room for the things you love. Have the flexibility of space and freedom to bring your dream to life. Turn it into a workspace, gym, kids playroom or bedroom – everything is possible.

Kids Play Room

Music Room

Fitness Room



Home Office

Hobby Room

The Ease of Modern Living

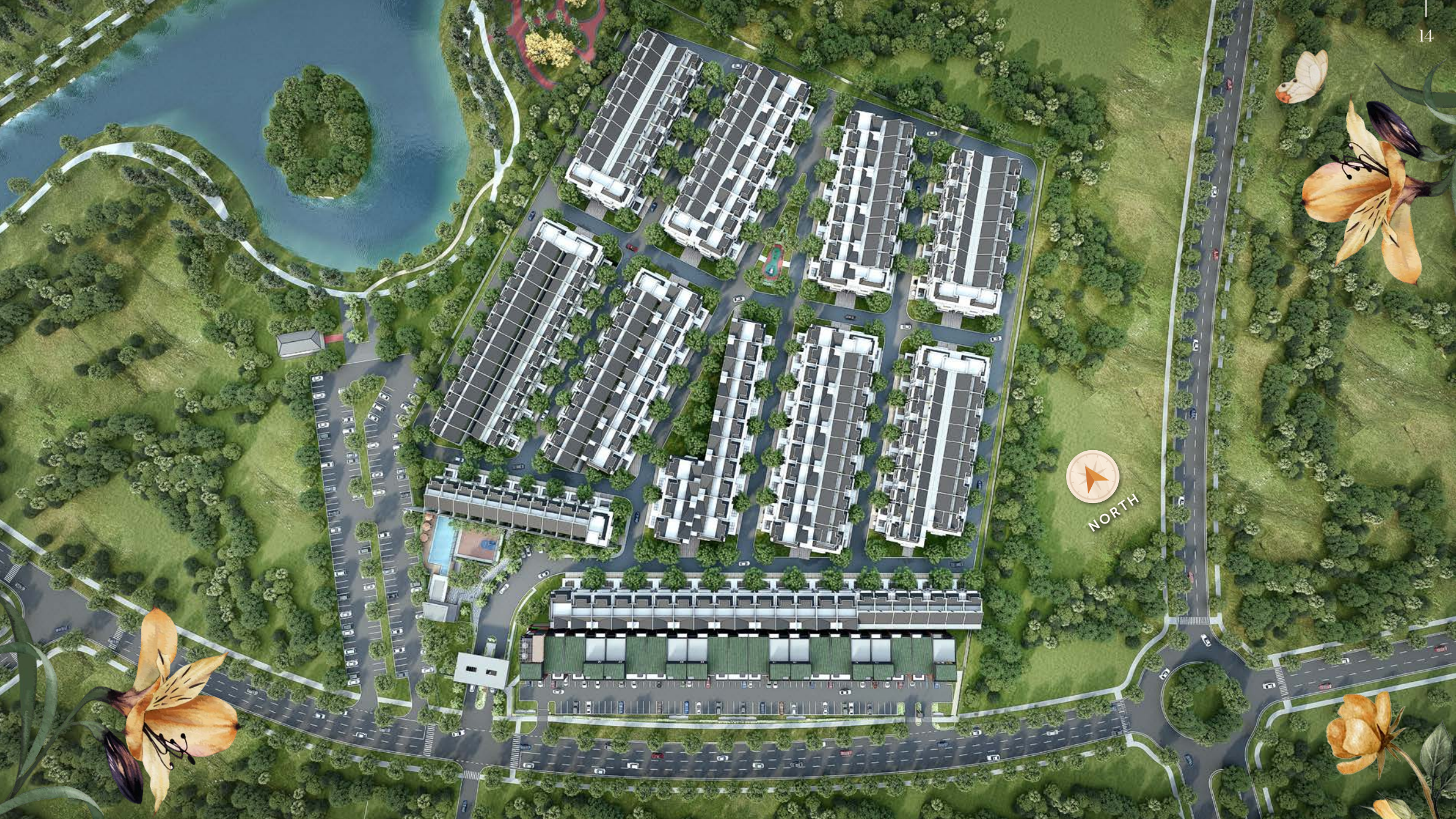
The residence of Sutera Winona stands as 3-storey, spacious home with innovative design, features, and exclusive privileges limited to its residents. Complementing its stylish outlook, every house is equipped with advanced technologies, from smart home system, Quadplay Fiber Optic Cable and Wi-Fi installation, to solar water heater – everything you ever need in a modern household.

The Leisure in Between

Going up to the second floor, the house offers a more private retreat for your family, comprising of bedrooms alongside the living and dining areas. It creates a a safe haven, a special space - exclusively shared within the family.

A Private Sanctuary

As much as it nurtures togetherness, the residence was designed in respect of private spaces for every member of the family. As the bedroom creates a personal retreat, revive in solitude and take pleasure in your own realm within the abode.


NORTH

Have The Best of Everything

1

Spacious 3-Storey Design

- 3-Storey House
- Highrise Feel & Views
- Maximized Building Size
- American Classic Architecture
- High Specification

2

Family-Friendly Neighborhood

- Sport Lounge
- Children Playground
- Extensive Green Area
- Spacious Row, Bike Lane & Pedestrian Walk

3

Easy Access

- Jakarta-Tangerang Toll Access
- 6 Main Accesses
- Suteraloop Shuttle Bus

4

Vibrant City Living

- Downtown Alam Sutera
- Located near numerous landmark such as School, Hospital, Office & Commercial Area
- Modern Lifestyle

5

Smart Cluster Living

- One Gated System
- Auto Barrier Cluster Gate
- 24-Hour Security & CCTV
- Fiber to The Home (FTTH) with Quadplay Fiber Optic Cable

6

Green Environment

- Biological Septic Tank
- LED Street Lights
- Good Drainage System
- Solar Water Heater

Alder

Alder

TYPE 6x18

Compact and practical, Alder House provides an ideal home for young couples or families who want functionality and the flexibility of space. Located on the ground floor, every residence comes with a studio, or multifunction room to use as you please – giving more space for the family to grow.

LAND SIZE
108 sqm

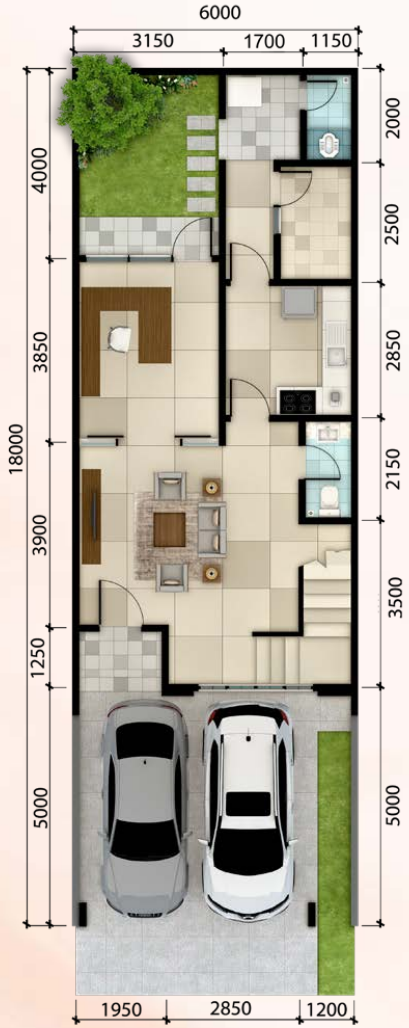
BUILDING SIZE
195 sqm

BEDROOM
4 + 1

BATHROOM
3 + 1

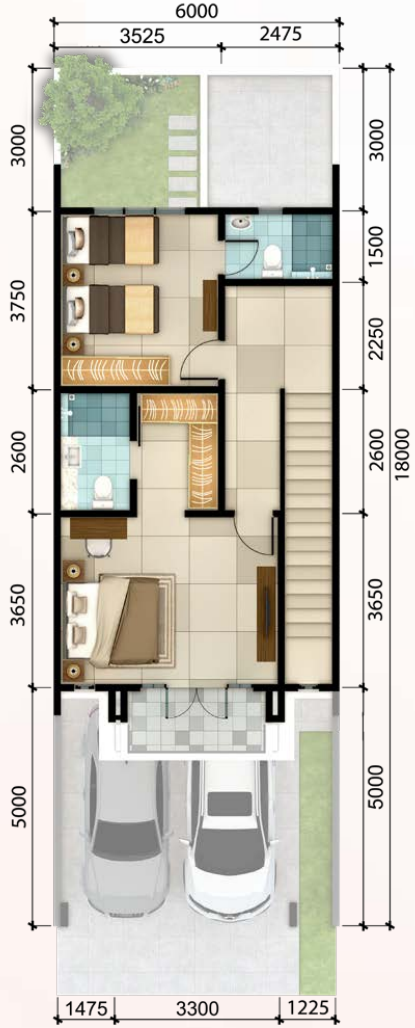
POWDER ROOM
2

CARPORT
2 cars



1st FLOOR

2nd FLOOR



3rd FLOOR

Luciola

Luciola

TYPE 7x18

Stylish and modern, Luciola House will suit a family of 4, or those with two-kids, who requires a sizeable kitchen, living & dining areas, with comfortable bedrooms for everyone. Enjoy the luxury of space you can share and keep as your own.

LAND SIZE	BUILDING SIZE	BEDROOM
126 sqm	231 sqm	5 + 1
BATHROOM	**POWDER ROOM**	**CARPORT**
3 + 1	2	2 cars

1st FLOOR

2nd FLOOR

3rd FLOOR

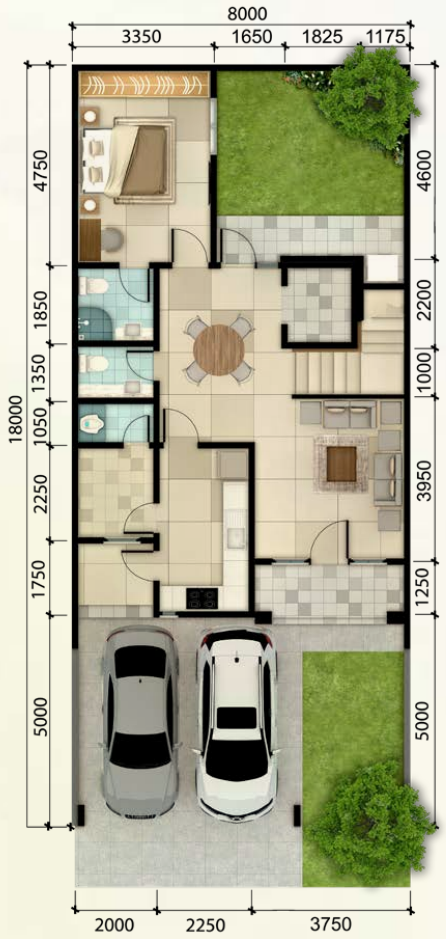
Wallace

Wallace

TYPE 8x18

Designed for privacy, comfort, and togetherness all at once, Wallace create the perfect residence for bigger families, especially who are living with extended members under one roof. This exclusive house comes with a private elevator that makes it suitable for the young and older family members who may benefit from the ease and safety it brings.

LAND SIZE 144 sqm	BUILDING SIZE 277 sqm	BEDROOM 5 + 1
BATHROOM 4 + 1	POWDER ROOM 2	CARPORT 2 cars



1st FLOOR

2nd FLOOR

3rd FLOOR

Wallace Corner

Wallace Corner

TYPE 11x18

Compared to its typical house selection, the Wallace Corner also comes with luxury features, such as an ensuite bath and option for private elevator, but with added benefits in terms of space and position. As the largest and most prestigious residence in the cluster, these suites are very limited and well-positioned within its row, reserving the finest houses for families who seek for the very best of living.

LAND SIZE
198 sqm

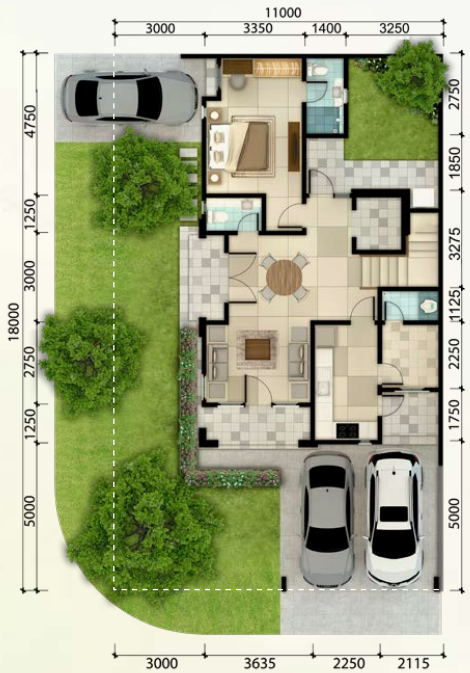
BUILDING SIZE
287 sqm

BEDROOM
5 + 1

BATHROOM
4 + 1

POWDER ROOM
2

CARPORT
3 cars



1st FLOOR

2nd FLOOR

3rd FLOOR

Specification

Structure	Foundation	Concrete Pile Foundation + Concrete Sloof	
	Top Structure	Reinforced Concrete	
Wall	Main Building	Red Brick / Red Brick / Light Brick Neat-Plastered	
	Back Wall	Red Brick / Light Brick Plastered / Neat-Plastered & Painted	
	Divider Wall	Double Wall	
Finishing	Exterior	Weatherproof Paint	
	Accent / Variation	Homogeneous Tile Marble / Granite Motive	
	Interior	Emulsion Paint	
Floor	Main Room & Stairs	Local Marble Slab	Homogeneous Tile 100 x 100 (Only Available for Alder)
	Bedroom	Local Marble Slab	Homogeneous Tile Wood Motive 15 x 60 (Only Available for Alder)
	Terrace / Service	Ceramic Ex Local	
	Carport	Ceramic Tile + Brushed Pebble Stone	
Roof	Roof Frame	Light Steel	
	Roof Tile	Tegola Tile (Front Facade)	
		Flat Concrete Tile & Concrete Deck (Inside Area)	
Door & Window Frame	Outside	Black Coated Aluminum Powder	
	Inside / Bedroom	Solid Engineering Wood	
Door Leaf	Main (Front)	Coated Engineering Wood + Smart Electronic Lock	
	Inside / Bedroom	Engineering Wood + Honeycomb	
	Back Door	Aluminum + Glass	
Ceiling	Overhang Roof & Toilets	Gypsum Board WR 9 mm Metal Framework	
	Interior	Gypsum Board 9 mm Metal Framework	
Toilet + Sanitary	Main Toilet	Homogeneous Tile on Floor & Wall	
	Toilet	Ceramic Tile / Homogeneous Tile on Floor & Wall	
		Hand Shower ex TOTO + Glass Shower Screen	
		Seating Toilet & Lavatory ex TOTO / Equal	
	Service Toilet	Ceramic Tile on Floor & Wall	
		Squatting Toilet ex Local	

Pantry	Kitchen Set	Ex TOTO / Equal
	Wall	Homogeneous Tile 60 x 60
Kitchen	Concrete Table Finishing	Granite Slab
	Wall	Homogeneous Tile 60 x 60
	Kitchen Sink	Stainless Steel ex Korea / Equal
ME/P	Clean Water	PDAM Standard (PVC Pipe Installation ex Pralon) + 1000 L - Ground Tank
	Electrical Power	3500 VA for Alder / Luciola
		5500 VA for Wallace / Wallace Corner
	Air Conditioner Installation	Sparing Refrigerant Pipe + Drainage Pipe + Electrical Power in All Bedrooms
	Security	4 CCTV Points / IP Camera
	Multimedia	Quad Play Ready
	Solar Water Heater	All Bathrooms (Excluding Maid Bathroom)
	Lamp Points	Armature + LED Lights in Main Rooms
	Septic Tank	BioTech Septic Tank
Carport Pergola	Framework	Steel
	Roof	Roof Tile Combined with Laminated Glass 10 mm
Environment	Electrical Cable & FO	Underground Cable System
	Environment Drainage	Closed Channel
	Security	24 Hours + CCTV
Home Lift	Only Available for Wallace & Wallace Corner (Optional)	

***Specification and Material can change without any further notice.**

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Alam Sutera
RESIDENTIAL & LIFESTYLE COMMUNITY

DOWNTOWN MARKETING OFFICE
Jl. Jalur Sutera Boulevard Kav. 20 - Alam Sutera, Tangerang

MARKETING OFFICE - MALL @ ALAM SUTERA
Jl. Jalur Sutera Barat No. 16 - Alam Sutera, Tangerang

MARKETING OFFICE - THE FLAVOR BLISS
Jl. Alam Sutera Boulevard, Tangerang

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