

*Sutera*  
WINONA



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*Home in Bloom*

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## The Serene Lakeside Sanctuary

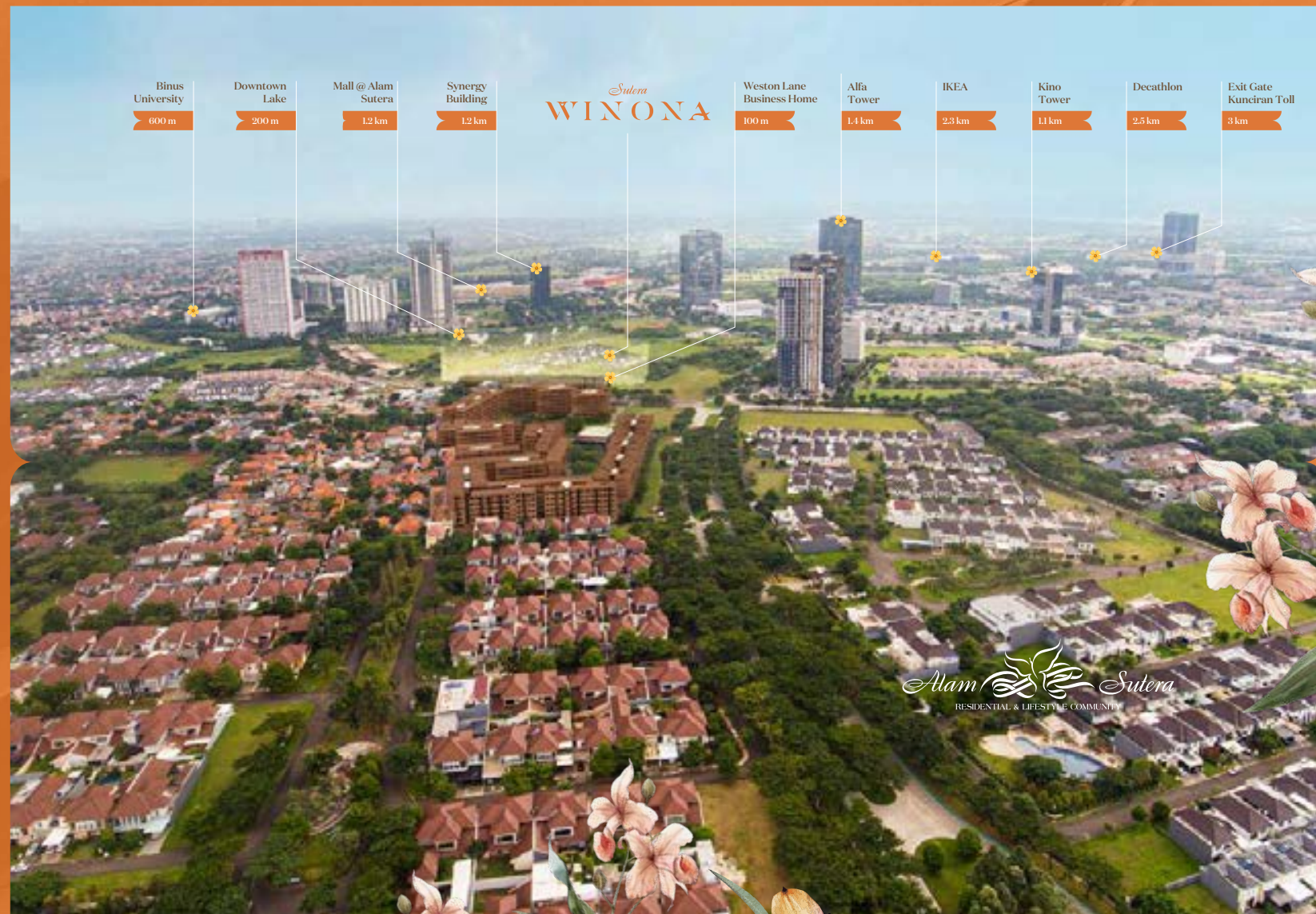
Alam Sutera unveils another prestigious residence, Sutera Winona. Offering a serene, lakeside living surrounded by the soothing presence of water, lush tropical gardens, and the promise of a better living for you and your family. Step into a lush haven, a lakeside sanctuary of your own and a beautiful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





## 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 surrounding. It has direct Toll Road accesses, 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 Pedestrian, 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, Suteria 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 business, retail & commercial, 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 breath-taking surroundings, this exclusive cluster promises the ultimate living experience in Alam Sutera. Embracing the best of both worlds, this is where modern comforts meets the charm of nature.











## The Place for Togetherness

As the crown jewel of the cluster, The Clubhouse at 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 ▲

## 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 Winona's sport lounge could bring to their childhood. It is a communal center, where the warmth of neighbors greets and friendly gatherings await, where social interaction enriched and tighten the bond between residents.



▲ Sport Lounge Playground



▲ Half Basketball Court





## 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*





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 Access
- 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 Fibre 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

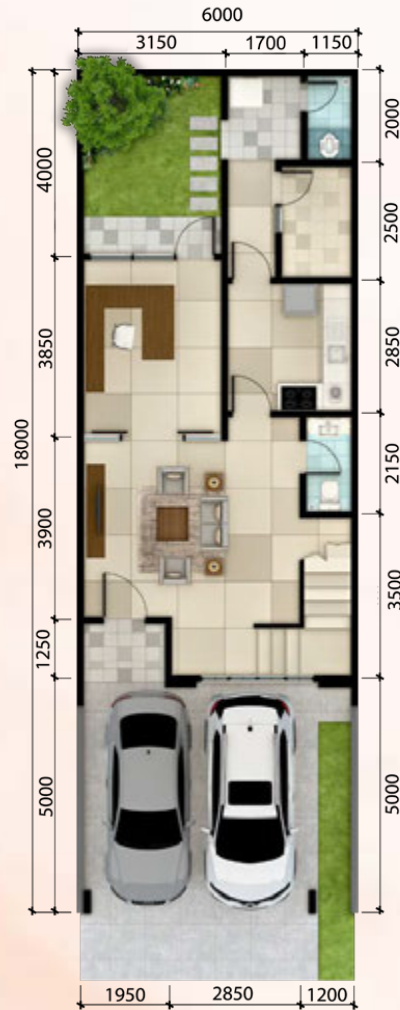
**3 + 1**

POWDER ROOM

**2**

CARPORT

**2 cars**



1<sup>st</sup> FLOOR



2<sup>nd</sup> FLOOR



3<sup>rd</sup> FLOOR





# Luciola





# Luciola

TYPE 7x18

Stylish and modern, Luciola House will suit a family of 4, or those with two-kids, who requires 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

126 sqm

BUILDING SIZE

231 sqm

BEDROOM

5 + 1

BATHROOM

3 + 1

POWDER ROOM

2

CARPORT

2 cars



1<sup>st</sup> FLOOR



2<sup>nd</sup> FLOOR



3<sup>rd</sup> FLOOR







Wallace





# Wallace

TYPE 8x18

Compared to its typical house selection, the Wallace Suite 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 seeks for the very best of living.

LAND SIZE

144 sqm

BUILDING SIZE

277 sqm

BEDROOM

5 + 1

BATHROOM

4 + 1

POWDER ROOM

2

CARPORT

2 cars







# Wallace Corner



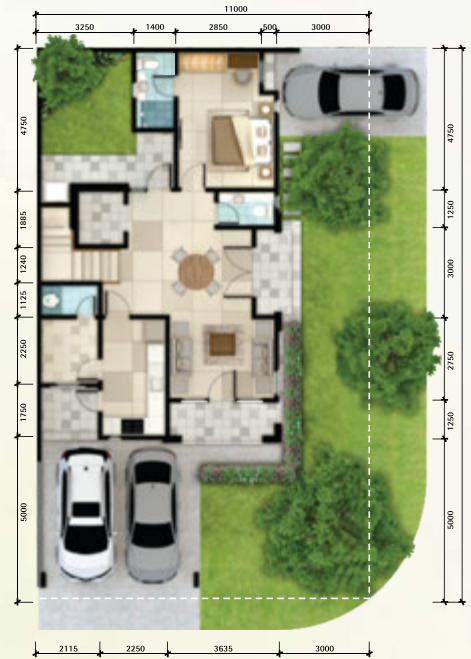
# Wallace Corner

TYPE 11x18

Compared to its typical house selection, the Wallace Suite 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 seeks for the very best of living.

LAND SIZE **198 sqm**    BUILDING SIZE **287 sqm**    BEDROOM **5 + 1**

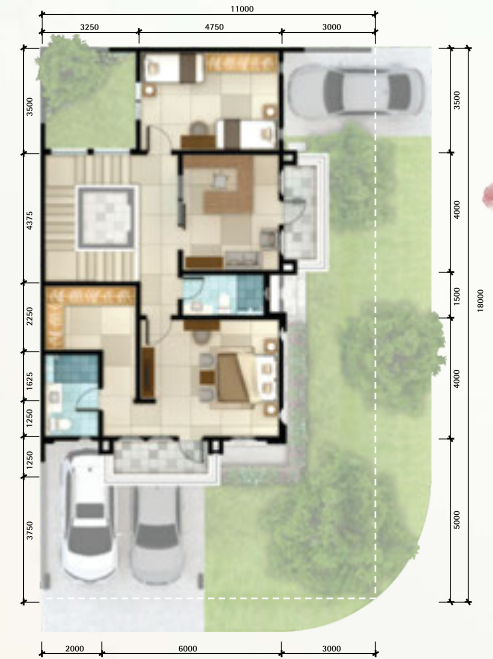
BATHROOM **4 + 1**    POWDER ROOM **2**    CARPORT **3 cars**



1<sup>st</sup> FLOOR



2<sup>nd</sup> FLOOR



3<sup>rd</sup> FLOOR



# Specifications

Structure	Foundation	Concrete Pile Foundation + Concrete Sloop	
	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 100x100 (All Types)
	Bedroom	Local Marble Slab	Homogeneous Tile Wood Motive 15x60 (All Types)
	Terrace/Service	Ceramic Ex Local	
	Carport	Ceramic + Brushed Pebble Stone	
Roof	Roof Frame	Light Steel	
	Roof Tile	Tegola Tile (Front Façade) Flat Concrete Tile & Concrete Dak (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 + Honeycomb	
	Back Door	Aluminum + Glass	
Ceiling	Overhang Roof & Toilets	Gypsum Board WB 9 mm Metal Framework	
	Interior	Gypsum Board 9 mm Metal Framework	
Toilet + Sanitary	Main Toilet	Homogeneous Tile on Floor & Wall	
	Children 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 Closet Ex Local		

Pantry	Kitchen Set	Ex TOTO / Equal	
	Wall	Homogenous Tile 60x120	
Kitchen	Concrete Table Finishing	Granite Slab	
	Wall	Homogenous Tile 60x60	
	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	All Bedrooms (Excluding Maid Room)	
	Security	4 CCTV Points / IP Camera	
	Smart Home System	AC Switch for Master Bedrooms Lamp Switch for Living Room, Front & Back Terrace	
	Multimedia	Quad Play Ready	
	Solar Water Heater	All Bathrooms (Excluding Maid Bathroom)	
	Lamp Points	Armatur + LED Lights in Main Rooms	
	Septic Tank	Biotech Septic Tank	
	Carport Pergola	Framework	Concrete
		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



Affiliated Bank

