

BY Alam Sutera

Philo

WELCOME TO PHILO



WHERE EVERY STEP
TAKES YOU HIGHER AND
LIVING BECOMES ACTIVE

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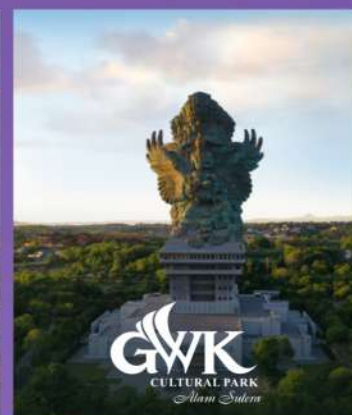
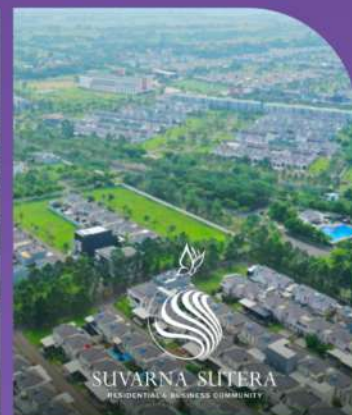
An aerial photograph of the Alam Sutera development in Tangerang, Indonesia. The image shows a large-scale urban planning project with various components labeled: 'SUTERA RASUNA' points to a central residential area; 'JORR 2 TOLL ROAD' indicates a major highway interchange; 'ALAM SUTERA I' identifies a specific residential zone at the bottom left; and 'FUTURE MRT STATION' marks a transit hub near modern commercial buildings. A winding river or lake borders the top and right sides of the development. In the bottom right corner, there is a circular graphic element containing the repeated phrase 'SET FOR LIFE'. The overall scene depicts a mix of green spaces, water bodies, and built-up infrastructure.

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SUTERA Rasuna

BY Alam Sutera

OUR PREMIUM PROJECTS



LOCATED IN THE NORTHERN PART OF ALAM SUTERA 1

this area marks the entrance
to a bold new chapter—Alam Sutera 2,
a 450-hectare masterplan designed
to shape the future of modern living.

Within this expansive development,
Sutera Rasuna stands out as a super
cluster, offering a dynamic blend of
thoughtful planning, lush surroundings,
and contemporary homes tailored
for the next generation.



AN ADDRESS

SET FOR EASY ACCESS

Perfectly located for seamless living, this prime address offers unmatched convenience. Enjoy the ease of being close to everything that matters.

2 mins

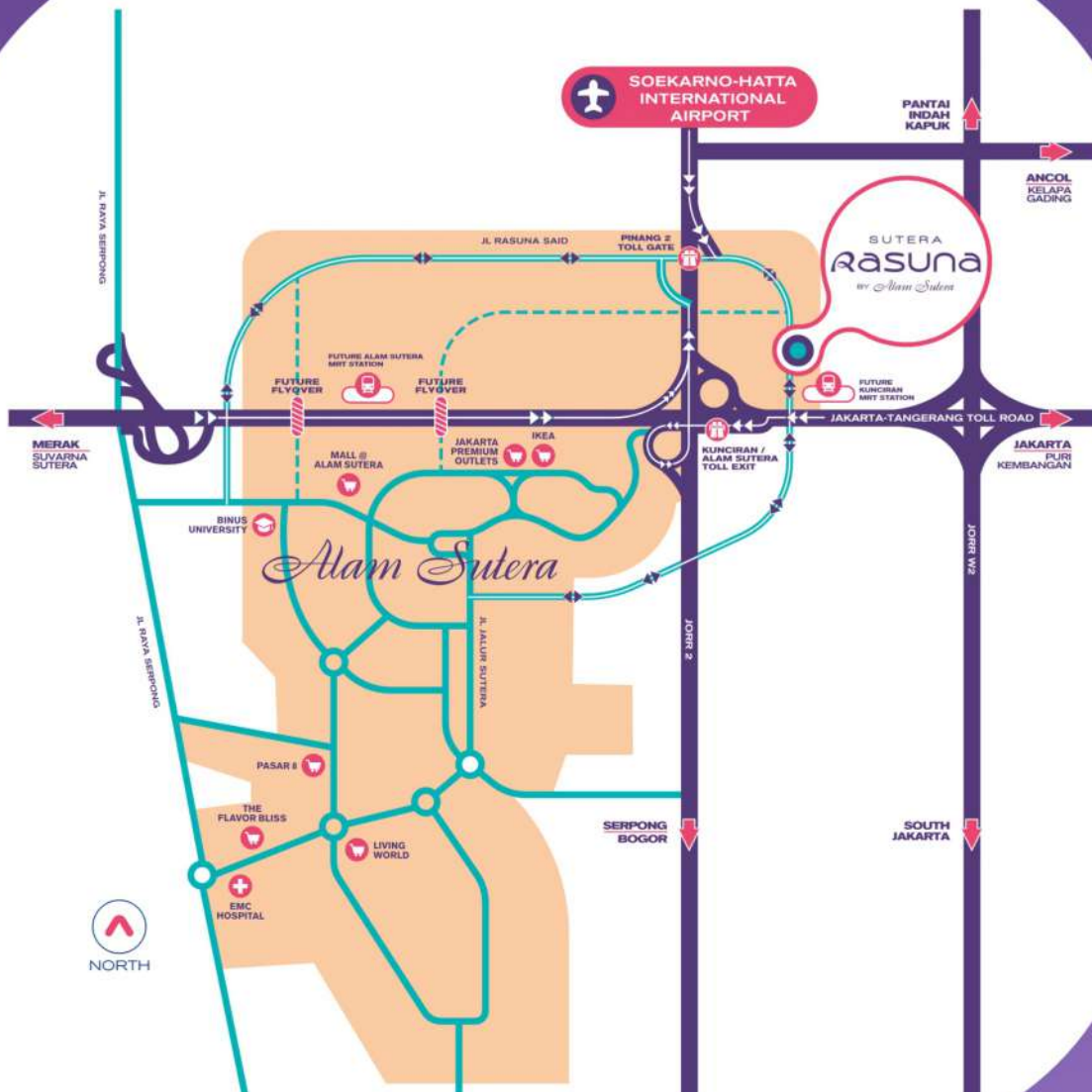
TO FUTURE MRT STATION

5 mins

TO PINANG 2
TOLL GATE

20 mins

TO SOEKARNO-HATTA
INTERNATIONAL AIRPORT



ALAM SUTERA



FUTURE FLYOVER



HOSPITAL



AIRPORT



UNIVERSITY

MAIN ROAD



FUTURE MRT STATION



SHOPPING CENTER



TOLL GATE

TOLL ROAD

ALL THE BEST NEARBY

Jakarta Premium Outlets
Mall @ Alam Sutera
IKEA Alam Sutera
Living World
AEON Store
One District Puri

SHOPPING & LIFESTYLE



Binus University
Bunda Mulia University
Swiss German University
St. Laurensia School
BPK Penabur School
Harapan Bangsa School



EDUCATION CENTER

SUTERA Rasuna

BY *Alam Sutera*

10-KM RADIUS

HEALTHCARE CENTER



EMC Alam Sutera Hospital
Mayapada Hospital
Brawijaya Hospital
Primaya Hospital
RSUD Tangerang
Mandaya Royal
Hospital Puri



BUSINESS CENTER

Synergy Building
The Prominence
Office Tower
Kino Tower
Alfa Tower
The Mahitala
Menara Top Food



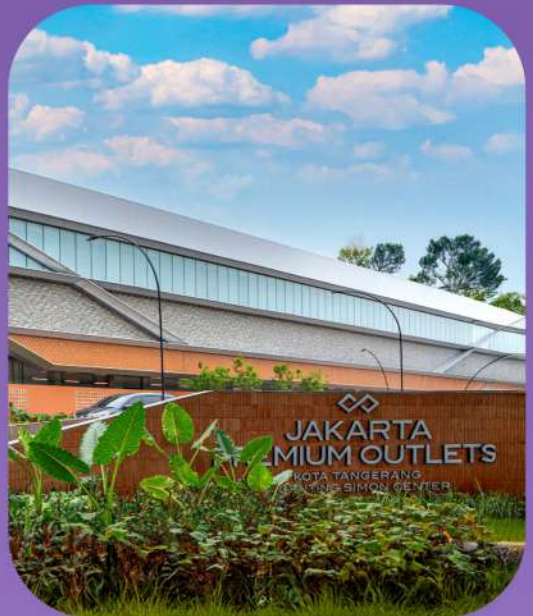
EMC ALAM SUTERA HOSPITAL



ST. LAURENSIA SCHOOL



IKEA ALAM SUTERA



JAKARTA PREMIUM OUTLETS

Enjoy dynamic spaces and vibrant facilities, crafted for an active lifestyle of movement, wellness, and fun



SET FOR ACTIVE LIFESTYLE





SMART BUY

PRIME SPOT

MOVE & PLAY

LONG-TERM VALUE

7

COOL THINGS

In Sutera Rasuna

GOOD VIBES ONLY

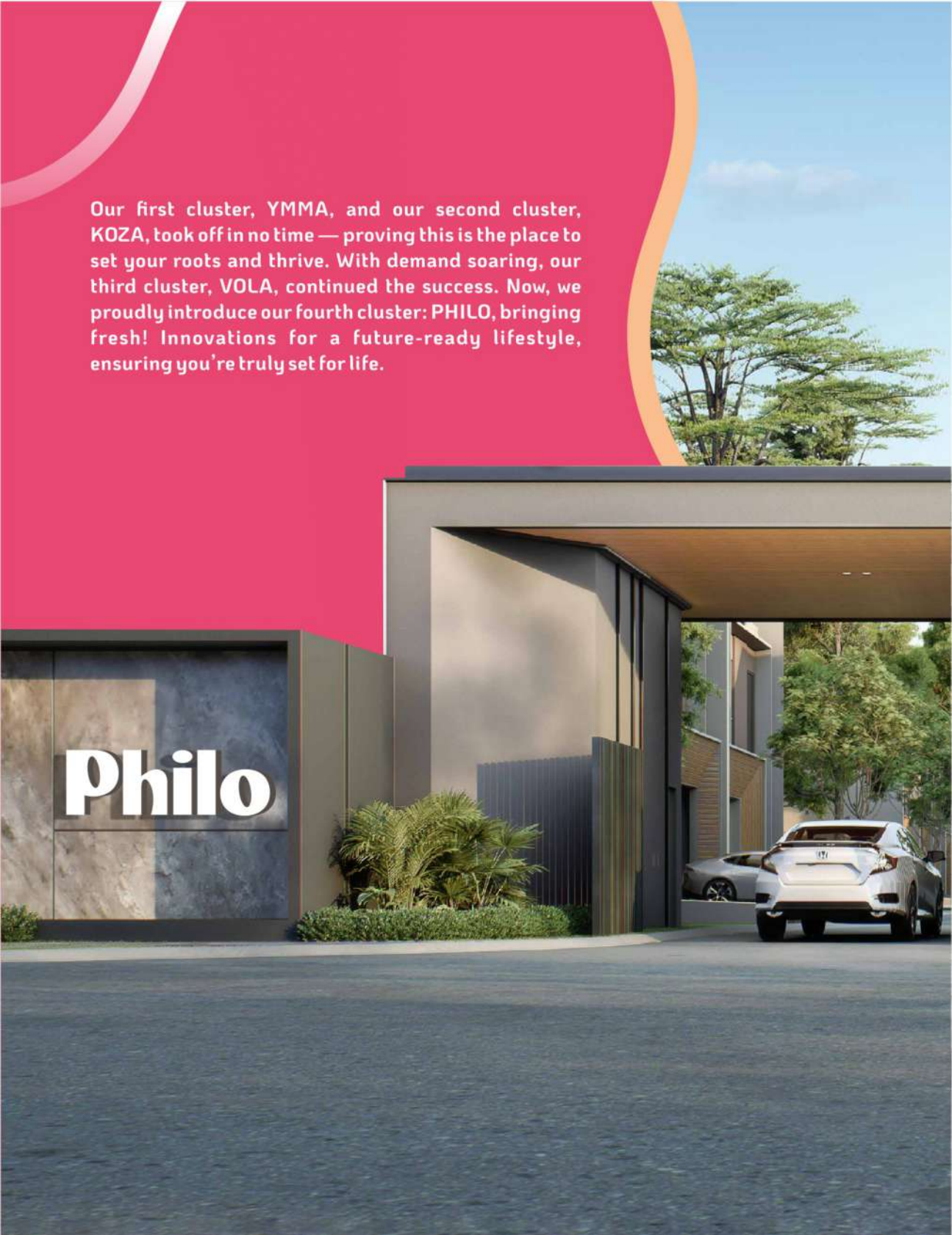
STYLE ON POINT

STAY CONNECTED

Philo

YOUR WELL-BEING, ACTIVE LIVING, AND PERSONAL GROWTH

Our first cluster, YMMA, and our second cluster, KOZA, took off in no time — proving this is the place to set your roots and thrive. With demand soaring, our third cluster, VOLA, continued the success. Now, we proudly introduce our fourth cluster: PHILO, bringing fresh! Innovations for a future-ready lifestyle, ensuring you're truly set for life.



Philo



OUTDOOR PLAY AREA



SUTERA RASUNA MAIN GATE

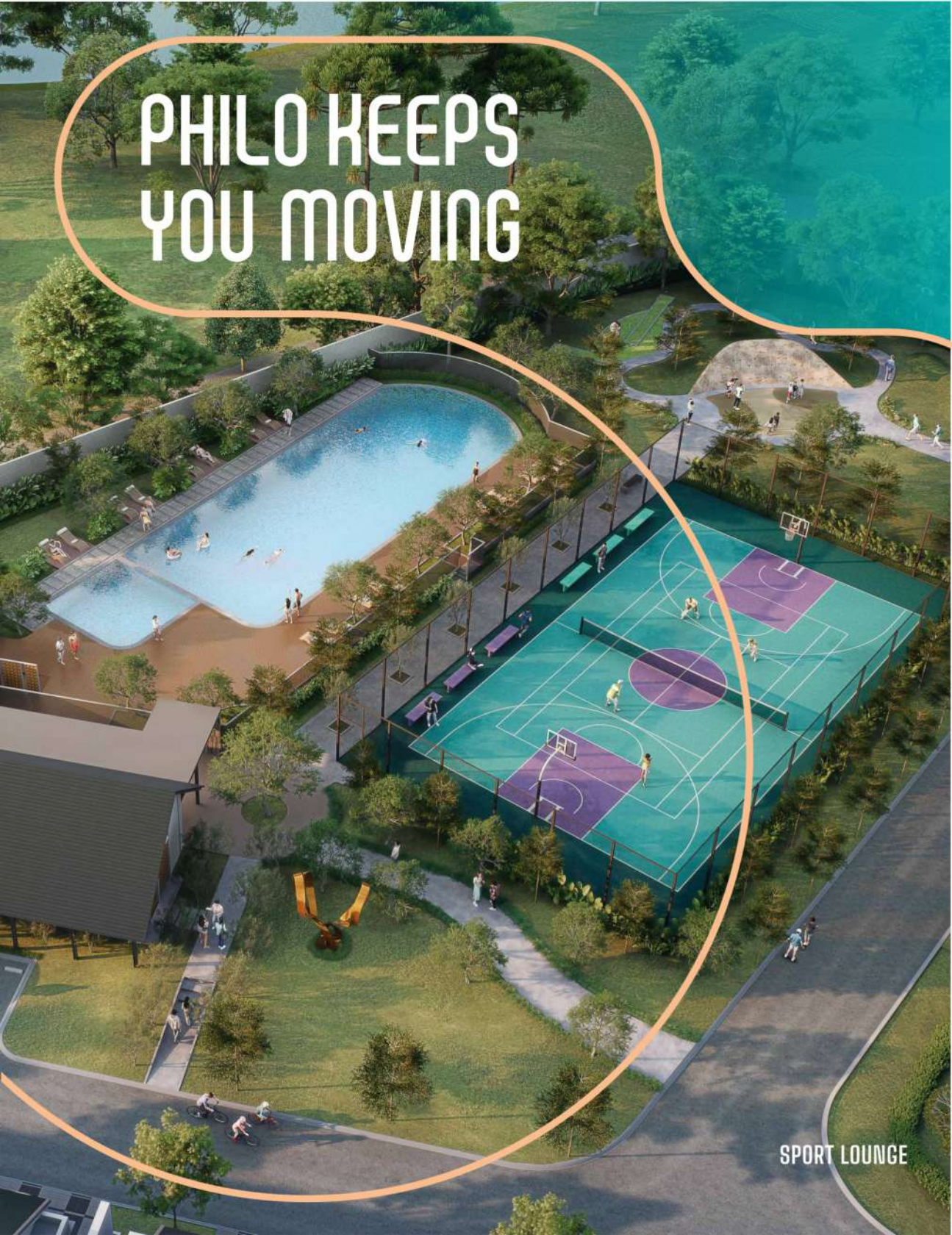
Where activity, energy, and
community come together
to fuel your dreams



HERE, YOUR FUTURE IS
**SET FOR
LIFE**

Step outside and discover vibrant community spaces for an active lifestyle — jog scenic pathways, play basketball, or relax in outdoor fitness areas



An aerial architectural rendering of a modern sports lounge. The facility includes a large, irregularly shaped swimming pool with a curved edge, surrounded by a paved deck and lounge chairs. Adjacent to the pool is a full-sized outdoor basketball court with a green and purple color scheme, enclosed by a black safety fence and featuring purple benches. To the right of the basketball court is a playground with a prominent orange and yellow slide. The entire complex is set within a lush green landscape with numerous trees, winding pedestrian paths, and a paved road at the bottom where people are seen riding bicycles. A large, semi-transparent orange circle is overlaid on the top left portion of the image, framing the main title text.

PHILO KEEPS YOU MOVING

SPORT LOUNGE

DYNAMIC LAYOUTS
THAT MATCH YOUR ENERGY

A SET FOR GROWTH



KAPPA HOME OFFICE

Experience well-lit living spaces
enhanced by natural light and
contemporary design



THETA LIVING ROOM



SOLAR WATER
HEATER



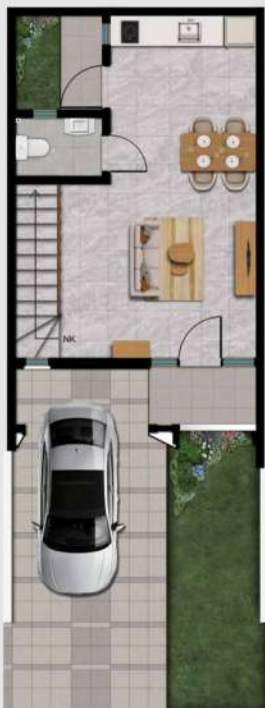
SMART
DOOR LOCK



3 CCTV
POINTS

THETA

5 m



1st FLOOR

5 m



2nd FLOOR

12 m

BUILD SIZE

70 sqm

LAND SIZE

60 sqm

HOUSE DETAILS

2 BED ROOMS 

1 POWDER ROOM 

1 BATH ROOM 

1 CAR PORT 

COMFORT MEETS FUNCTION

The airy living-dining space connects effortlessly to a versatile room, giving you the freedom to create a workspace, a play area, or a relaxing retreat.

TYPE 5 x 12

THETA

Spacious Open Living
Dining Plan
Multipurpose Room



SOLAR WATER
HEATER



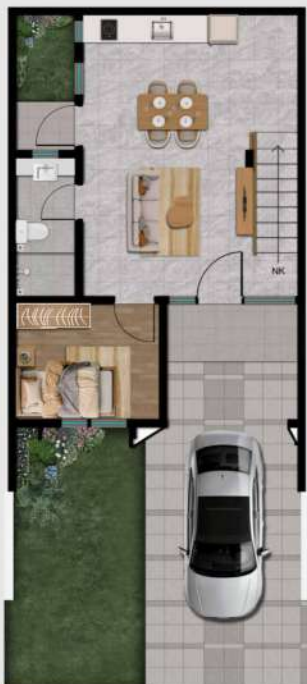
SMART
DOOR LOCK



3 CCTV
POINTS

IOTA

6 m



1st FLOOR

6 m



12 m

2nd FLOOR

BUILD SIZE

84 sqm

LAND SIZE

72 sqm

HOUSE DETAILS

3 BED ROOMS 

2 BATH ROOMS 

1 CAR PORT 

ROOM TO GROW

A bright, inviting living-dining area extends seamlessly into the backyard, offering the ideal indoor-outdoors experience. A cozy mini library corner provides a quiet space for reading or unwinding.

TYPE 6 x 12

IOTA

Extended Living
Backyard

Mini Library Corner



SOLAR WATER
HEATER



SMART
DOOR LOCK



3 CCTV
POINTS

KAPPA



SOLAR WATER
HEATER



SMART
DOOR LOCK



3 CCTV
POINTS

LAMDA



1st FLOOR



2nd FLOOR

124 SQM

112 SQM

3+1 BED ROOMS 

3+1 BATH ROOMS 

2 CAR PORTS 

SMART SPACE

Thoughtfully crafted for convenience, this home integrates living, dining, and working areas effortlessly. A spacious ensuite bedroom provides privacy, while the backyards offers a dynamic setting for leisure or gatherings.

TYPE 8 x 14

LAMDA

+1 Spacious Multipurpose Room
(mini-library, home office,
yoga spaces)

Large Open Plan Living Room

2 en-suite Bedroom

**Spacious Multipurpose
Backyard**



SOLAR WATER
HEATER



SMART
DOOR LOCK



3 CCTV
POINTS

SIGMA 4

12 m

12 m

1st FLOOR

BUILD SIZE

155 SQM

HOUSE DETAILS

4+1 BED ROOMS 3+1 BATH ROOMS 2 CAR PORTS 

LAND SIZE

166 SQM



14 m

2nd FLOOR

MADE FOR MORE

A seamlessly connected living, dining, and work-friendly environment designed for effortless flow. The generous ensuite bedroom ensures maximum comfort, while the terrace deck and backyard set the stage for relaxation, activities, or a special events.

TYPE 12 x 14

SIGMA 4

1 Integrated Open Living, Dining and Working Room

1 Large en-suite Bedroom

Multipurpose Terrace Deck Backyard

Mini Library Corner

MATERIAL SPECIFICATIONS

STRUCTURE

FOUNDATION

Concrete pile and sloof

UPPER STRUCTURE

Reinforced concrete

WALLS

MAIN BUILDING

Red brick, plaster, grout and painted

BACK FENCE

Red brick, plaster, grout and painted

BARRIER WALL

Double wall

FINISHING

EXTERIOR WALL

Weatherproof paint

VARIATION FACADE

Wood-textured Panel

INTERIOR WALL

Emulsion paint

FLOOR

MAIN ROOM & STAIRS

Homogeneous tile 60x60

MAIN BEDROOM & KID'S BEDROOM

Homogeneous tile 15x60

TERRACE

Ceramic tile 40x40

CARPORT

Ceramic tile 40x40

ROOF

ROOF COVER

Concrete tile roof

FRAMES

EXTERIOR

Aluminium powder coating (black)

INTERIOR

WPC

DOOR PANELS

MAIN (FRONT)

Solid engineered door finish with textured HPL and smart electric lock

INTERIOR / BEDROOM

Engineered and honeycomb finish with textured HPL

BACK DOOR

Aluminium and glass

SERVICE TOILET (TYPE 7 & 8)

PVC

CEILING

TOILET, TERRACE, BALCONY

Gypsum WR 9 mm metal frame

INTERIOR

Gypsum Board 9 mm metal frame

BATHROOM & SANITARY

MAIN BATHROOM

Homogeneous floor tile 60x60

Main Wall ceramic tile 60x60 (Full to ceiling)

Accent Wall ceramic tile 60x60 (Shower area)

Hand shower (ex. TOTO or equivalent)

Sitting toilet and washbasin

(ex. TOTO or equivalent) and mirror

GUEST / CHILDREN'S BATHROOM

Homogeneous floor tile 60x60

Main Wall ceramic tile 60x60 (Full to ceiling)

Accent Wall ceramic tile 30x60 (Full to ceiling)

Hand shower (ex. TOTO or equivalent)

Sitting toilet and washbasin

(ex. TOTO or equivalent) and mirror

SERVICE TOILET (Type 7 & 8)

Walls and floor: ceramic tile (H: 1,50)

Squatting toilet (ex. local brand)

KITCHEN

COUNTER TABLE

Finishing Homogeneous tile 60x60

WALL / BACKSPLASH

Homogeneous tile 60x60

KITCHEN SINK

Single basin sink (ex. China or equivalent)

ME/P

CLEAN WATER

PDAM standard (PVC pipe installation ex. Pralon)

Roof Water Tank 1000 L + Booster Pump

ELECTRICAL POWER

3500 VA (TYPE 7x14, 8x14, 9x12, 10x12, 10x14, 12x14)

2200 VA (TYPE 5x12, 6x12)

AIR CONDITIONING

Sparing sleeve for refrigerant pipes / Drain pipes

& Power supply in all bedrooms + living room

SECURITY

3 units of Smart CCTV

WATER HEATER

Solar Water Heater

MULTIMEDIA

Quad play ready

LIGHTING

MAIN ROOM LIGHTING

Downlight include LED Bulb

SEPTIC TANK

SEPTIC TANK

BioTech septic tank

ENVIRONMENT

ELECTRICAL CABLE & FO

Underground

ENVIRONMENTAL DRAINAGE

Covered channel

SECURITY

24 hours + CCTV

**Material and specifications are subject to change without prior notice depending on the availability at the time of construction*



MARKETING OFFICE & SHOW UNITS

SUTERA RASUNA

Jl. Rasuna Utama No.1
Kec. Pinang, Kota Tangerang

MARKETING OFFICE

ALAM SUTERA

Jl. Jalur Sutera Boulevard No. 28,
Kec. Pinang, Kota Tangerang.

SUTERARASUNA.ID

 Alam Sutera Realty

 [suterarasuna](https://www.instagram.com/suterarasuna)

 Alam Sutera Group

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