Alam Sutera

RESIDENTIAL & LIFESTYLE COMMUNITY

RUMI

The Brighter Side of Aruna

THE TOWNSHIP OF

ALAM SUTERA

TOTAL AREA
800 ha

POPULATION
± 30.000

SURROUNDED BY
37
RESIDENTIAL CLUSTER

The area now includes 37 residential clusters, 2 office towers, and 3 apartment buildings equipped with various premium facilities such as education, entertainment, health, and shopping centers, all of which provide comfortable living for its residents.



RUMI

The Brighter Side of Aruna



Exclusive Living Within a Double-Gated Community

Located inside Cluster Aruna, within the Sutera Renata Supercluster, RUMI offers an elevated sense of privacy and security through a two-layer gated access system





Where Modern Living Meets Tropical Comfort

Experience the comfort of Modern Tropical Living at Aruna, Sutera Renata, strategically located near Downtown Alam Sutera. Enjoy seamless connectivity through direct toll access, complete family facilities, and close proximity to leading lifestyle, business, and education destinations.

Site Location

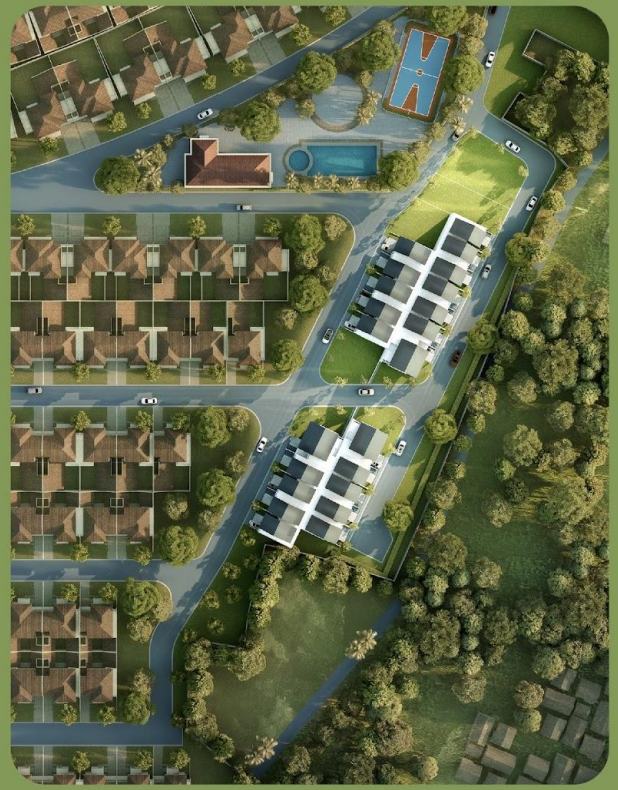






SITE LOCATION @ CLUSTER ARUNA






RUMI
The Brighter Side of Aruna
Modern Tropical Living
Lush Greenery
Prime Location, Closest to Toll Access

THE NEAREST CLUSTER FROM TOLL ACCESS

LIVE AT THE CENTER OF EVERYTHING



JAKARTA PREMIUM OUTLETS



MALL @ ALAM SUTERA



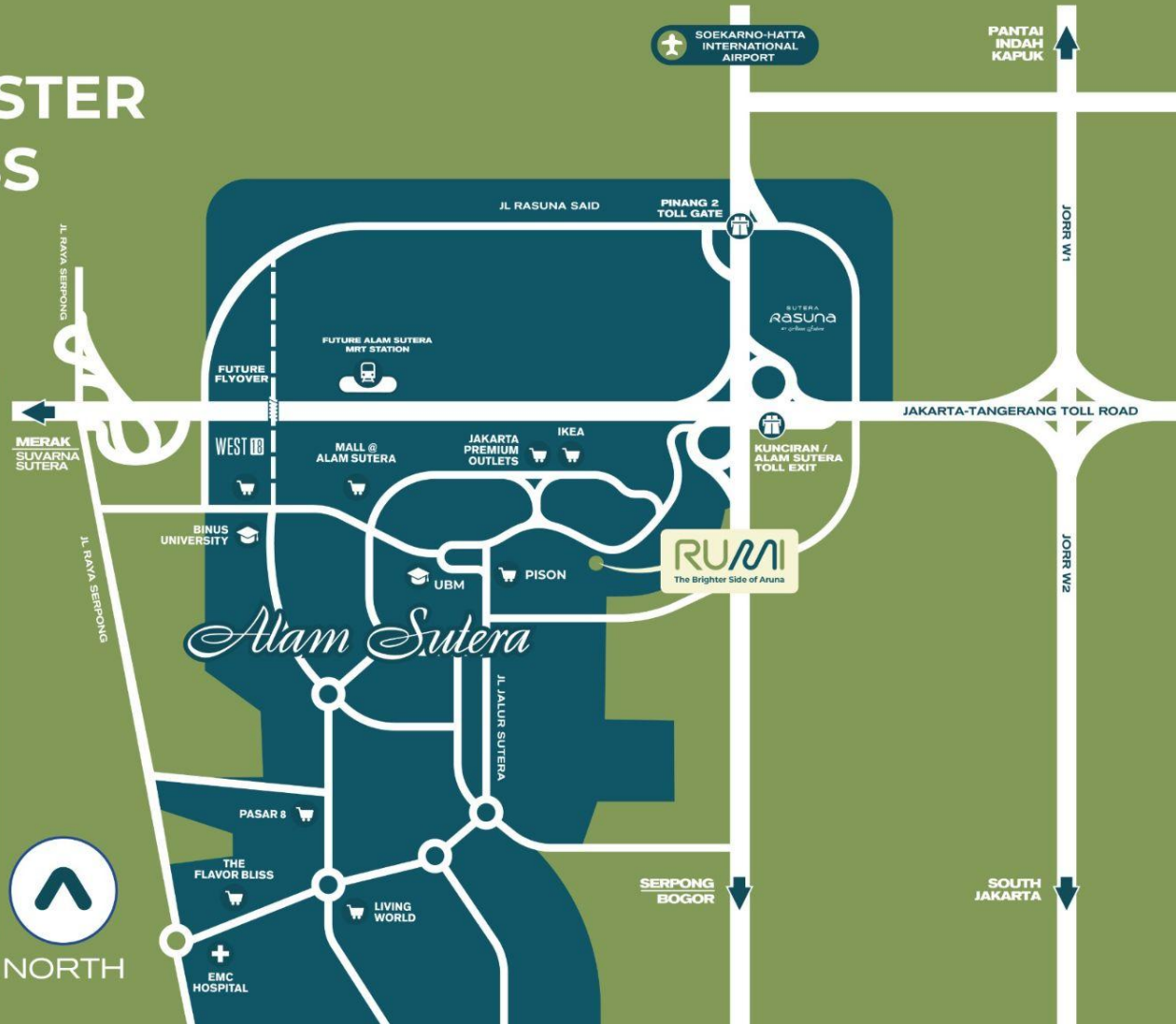
UNIVERSITAS BUNDA MULIA

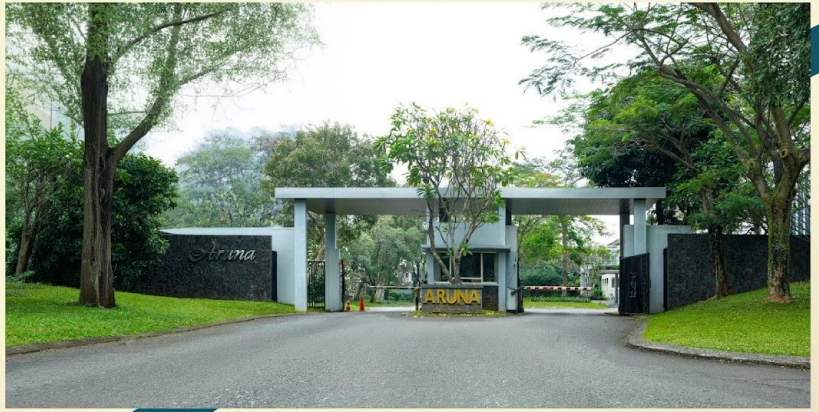


TOLL ACCESS



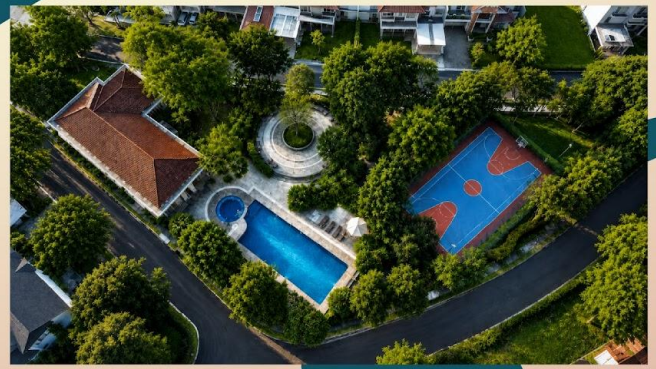
TRANSJAKARTA BUS STOP





24 Hour Security System





Lush Greneery

Exclusive Amenities
For A Vibrant Community

SITEPLAN



The Units



TYPE RUU

7 x 15

3+1 | 2+1 | 2 | 1

Land Size 105 sqm

Build Size 121 sqm



1ST FLOOR

2ND FLOOR



Thoughtfully designed with a **Modern Tropical** concept, this home maximizes natural light, natural ventilation, and functional living spaces.

Enhanced with smart home features, it offers the perfect balance of comfort, style, and convenience for modern families.







SOLAR WATER HEATER | SMART DOOR LOCK | CCTV 3 POINTS | AC EACH BEDROOMS | CARPORT CANOPY | KITCHEN SET

TYPE RUU CORNER

4+1 | 3+1 | 2

Land Size 254 sqm

Build Size 204 sqm



1ST FLOOR



2ND FLOOR

SPECIFICATION

STRUCTURE

FOUNDATION
Concrete pile and sloof
UPPER STRUCTURE
Reinforced concrete

WALLS

MAIN BUILDING
Light / red brick, plaster, and grout
BACK FACE
Light / red brick, plaster, and grout
BARRIER WALL
Double wall

FINISHING

EXTERIOR WALL
Weatherproof paint
VARIATION WALL
Wood – Patterned GRC
INTERIOR WALL
Emulsion paint

FLOOR

MAIN ROOM / BEDROOM
Homogeneous tile 100x100 (Glossy finishing)
TERRACE & BALCONY
Homogeneous tile (Wood pattern)
TERRACE / SERVICE AREA
Ceramic tile
CARPORT
Andesite

ROOF

ROOF TRUSS
Light steel
ROOF COVER
Concrete roof tile

FRAMES

EXTERIOR
Aluminum powder coating
INTERIOR
WPC

DOOR PANELS

MAIN (FRONT)
Solid engineered wood door and smart door lock
INTERIOR / BEDROOM
Engineered and honeycomb
BACK DOOR
Aluminum and glass

CEILING

TERRACE, REAR OVERHANG, TOILET
Gypsum WR 9 mm metal frame
INTERIOR
Gypsum Board 9 mm metal frame

BATHROOM & SANITARY

MASTER & CHILDREN'S BATHROOM
Flour Homogeneous Tile 60x60
Wall Homogeneous Tile 60x60 up to Ceiling + Accent
Tempered glass shower screen with powder-coated aluminum frame
Hand shower set (Hansgrohe or equivalent)
Sitting toilet and washbasin (TOTO or equivalent)

SERVICE BATHROOM

Local ceramic floor and wall tiles

KITCHEN

KITCHEN SET
Kitchen sink + Stove + Cabinet (TOTO Kitchen or equivalent)
BACKSPLASH
Homogeneous tile 60x60

ME/P

CLEAN WATER
PDAM standard (PVC pipe installation ex. Pralon) non GWT
ELECTRICAL POWER
3500 VA
AIR CONDITIONER
Master and children's bedrooms
SMART HOME SYSTEM
Light switch in living room / front + back porch / AC switch in master bedroom
MULTIMEDIA
Quad play ready
SOLAR WATER HEATER (SWH)
Main and children's bathroom
SECURITY
3 units of CCTV IP camera in the front, back porch, main room on the 1st floor
MAIN ROOM LIGHT FIT
Armature + LED lights in main rooms
SEPTIC TANK
Biotech septic tank

CARPORT CANOPY

COLUMN / HOLLOW IRON FRAME
Glass roof + metal roofing + gypsum WR ceiling

ENVIRONMENT

ELECTRICAL CABLE & FO
Underground
ENVIRONMENTAL DRAINAGE
Covered channel
SECURITY
24 hours + CCTV

BANK PARTNERS

































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