



PASADENA



Setiap keluarga memiliki  
*cerita*



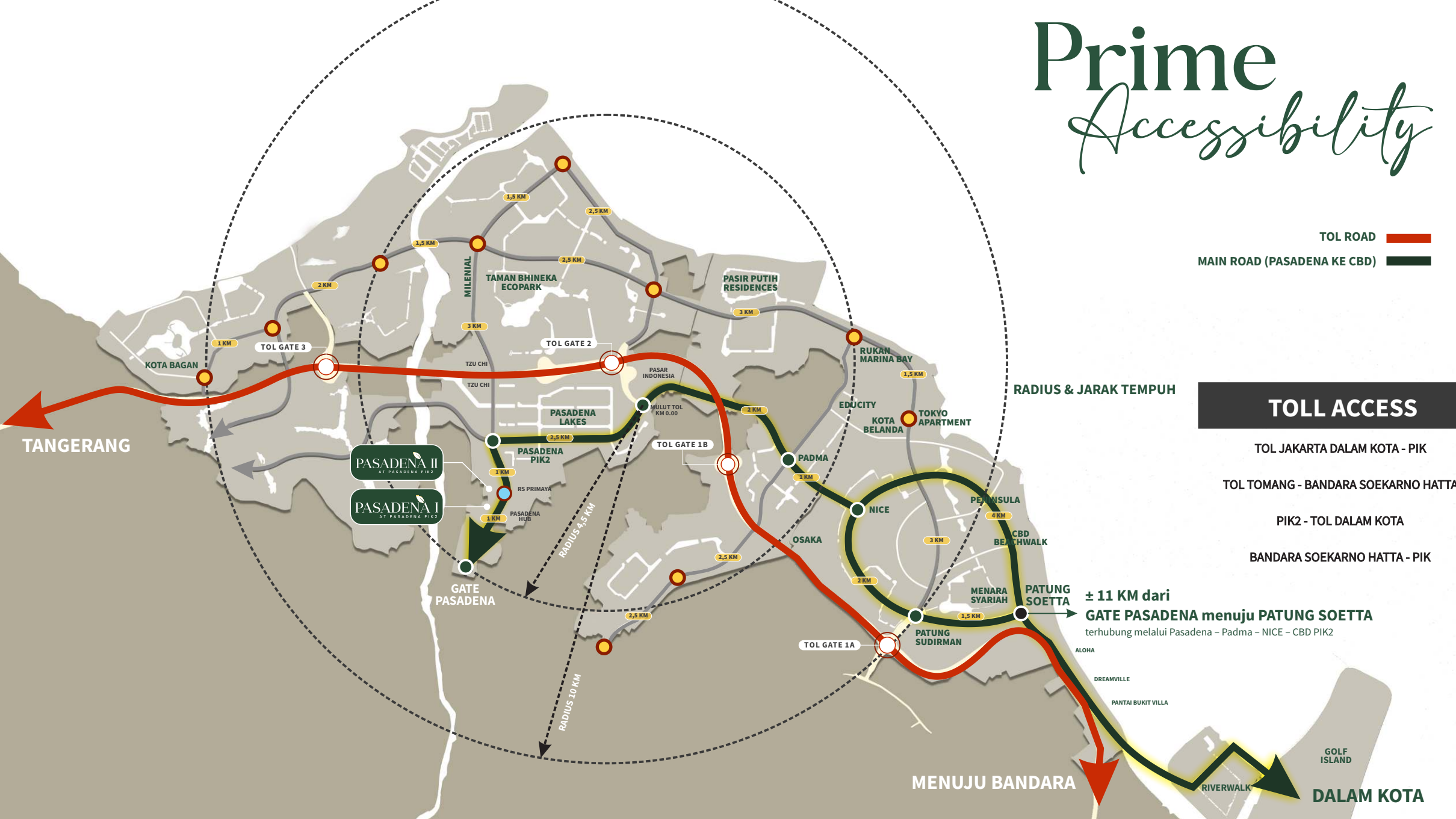
Setiap *fase hidup*  
membutuhkan ruang yang berbeda

Di PASADENA, kami merancang hunian  
bukan hanya sebagai tempat tinggal, tetapi sebagai

Rumah yang tumbuh bersama *keluarga*



# Prime Accessibility



TOLL ROAD █

MAIN ROAD (PASADENA KE CBD) █

## TOLL ACCESS

TOL JAKARTA DALAM KOTA - PIK

TOL TOMANG - BANDARA SOEKARNO HATTA

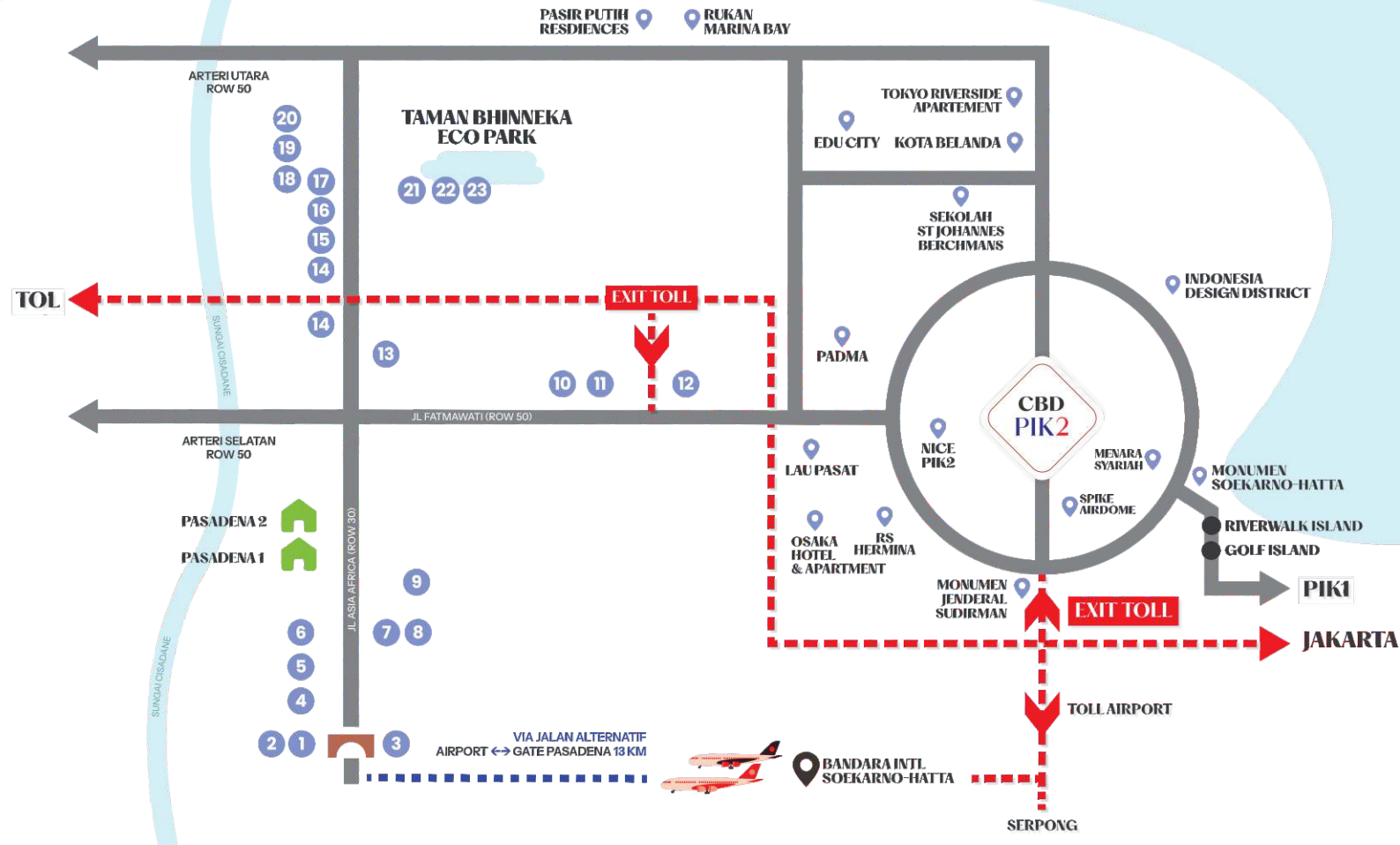
PIK2 - TOL DALAM KOTA

BANDARA SOEKARNO HATTA - PIK

**± 11 KM dari GATE PASADENA menuju PATUNG SOETTA**  
 terhubung melalui Pasadena - Padma - NICE - CBD PIK2

MENUJU BANDARA

DALAM KOTA



# Access to Cluster Pasadema

1. GERBANG KAWASAN
2. RESTORAN
3. INDOMARET
4. PERGUDANGAN & RUKAN PINWOOD
5. MARKETING GALLERY & RUKAN PINWOOD
6. SPORT CENTER

7. SUPERMARKET
8. PASADENA HUB
9. RS PRIMAYA
10. TOWN CENTER
11. HOTEL
12. PASAR INDONESIA & TERMINAL

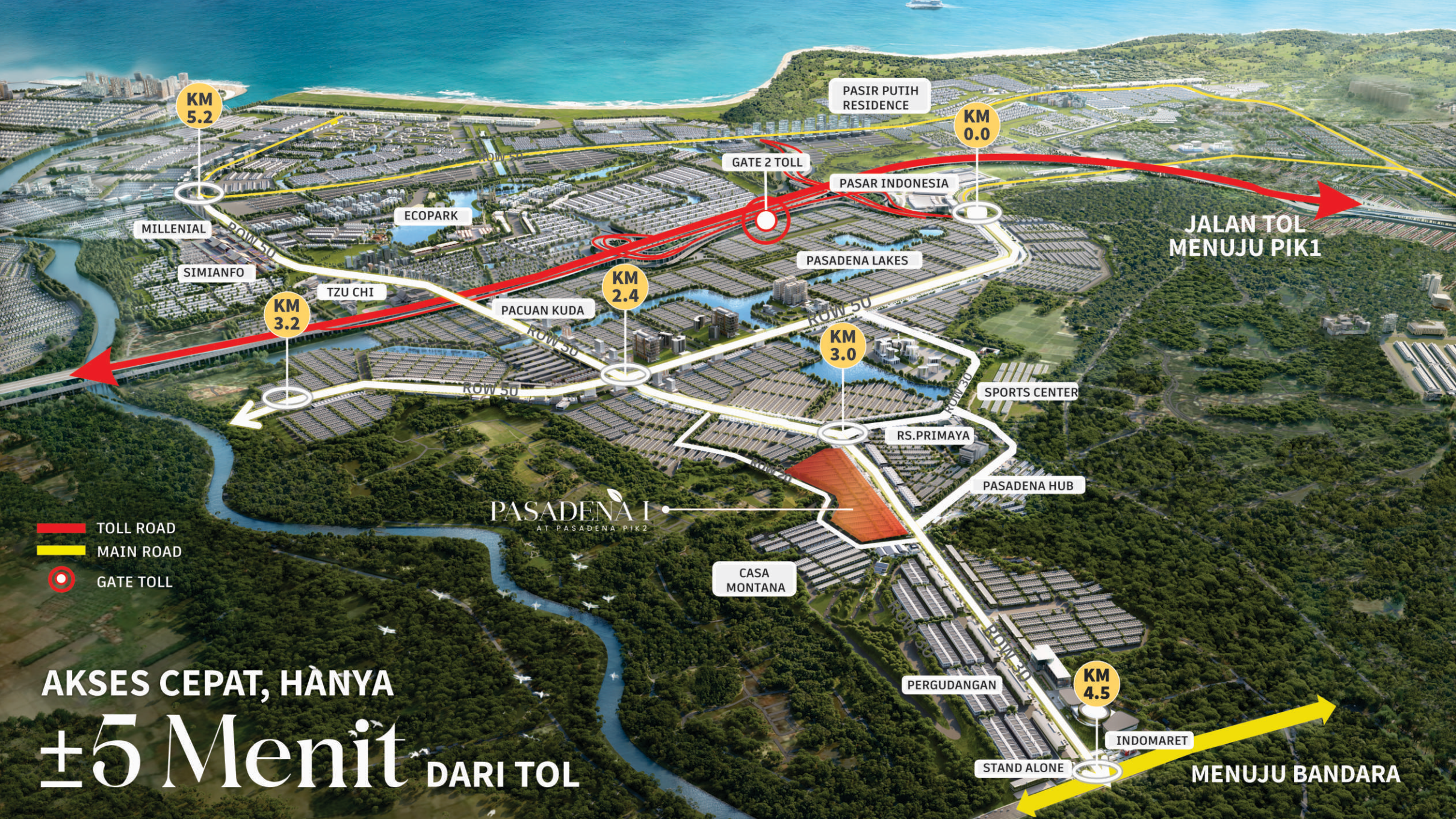
13. PACUAN KUDA
14. SEKOLAH & UNIVERSITAS TZU CHI
15. PASADENA WALK
16. SI MIAN FO
17. MILENIAL PARK
18. SEKOLAH CHAVELIER

19. PASAR SEGAR MILENIAL
20. INDOMARET CALIFORNIA
21. VIHARA
22. GEREJA
23. MASJID

# 25 Premium FACILITIES



- |    |                   |    |                       |
|----|-------------------|----|-----------------------|
| 1  | Gerbang Kawasan   | 13 | Hotel                 |
| 2  | Restoran          | 14 | Pasar Indonesia       |
| 3  | Indomaret         | 15 | Pacuan Kuda           |
| 4  | Pergudangan       | 16 | Tzu Chi University    |
| 5  | Rukan Pinewood    | 17 | Tzu Chi School        |
| 6  | Marketing Gallery | 18 | Little Siam PIK2      |
| 7  | Sport Center      | 19 | Milenial Park         |
| 8  | Supermarket       | 20 | Sekolah Chevalier     |
| 9  | Pasadena Hub      | 21 | Pasar Segar Milenial  |
| 10 | RS Primaya        | 22 | Vihara                |
| 11 | Universitas       | 23 | Gereja Basilica PIK2  |
| 12 | Town Center       | 24 | Masjid As'adiyah PIK2 |
|    |                   | 25 | Miami Beach           |



KM 5.2

KM 0.0

KM 2.4

KM 3.0

KM 3.2

KM 4.5

- TOLL ROAD
- MAIN ROAD
- ⊙ GATE TOLL

PASIR PUTIH RESIDENCE

PASAR INDONESIA

PASADENA LAKES

SPORTS CENTER

PASADENA HUB

PERGUDANGAN

INDOMARET

MILLENNIAL

SIMIANFO

TZU CHI

PACUAN KUDA

RS. PRIMAYA

CASA MONTANA

STAND ALONE

JALAN TOL MENUJU PIK1

MENUJU BANDARA

AKSES CEPAT, HANYA ±5 Menit DARI TOL

PASADENA I AT PASADENA PIK2

# Pasadena Facilities



# Pasadena Lakes Facilities



Pasadena Lakes Facilities

# Pasar Indonesia & Terminal 25 Ha



- 1 The Market
- 2 Bronx (Street Food Western)
- 3 Seminyak (Street Food Indonesia)
- 4 Akihabara (Street Food Asia)
- 5 Itaewon
- 6 Mini Office
- 7 Shop House
- 8 Connecting Bridge
- 9 American Style Hostel
- 10 Korean Style Hostel

Pasadena Lakes *Facilities*  
**Pasar Indonesia**



Connecting Bridge



The Market



**ITAEWON POINT**  
Itaewon Superstore



Connecting Bridge



The Market



Itaewon Superstore



Seminyak Street Food



Akihabara Street Food



Bronx Street Food

# Millennial Facilities



Sekolah & Universitas Tzu Chi



Pasar Millennial



Indomearet California



Town Center & Musholla



Townhub Millennial

# Ecopark Facilities



Gereja Ecopark



Masjid Ecopark



Klenteng Ecopark

# PASADENA I

AT PASADENA PIK2

RS PRIMAYA

SEKOLAH

UNIVERSITAS

PEDESTRIAN ACCESS

PASADENA HUB

PEDESTRIAN ACCESS

SUPERMARKET

PEDESTRIAN ACCESS

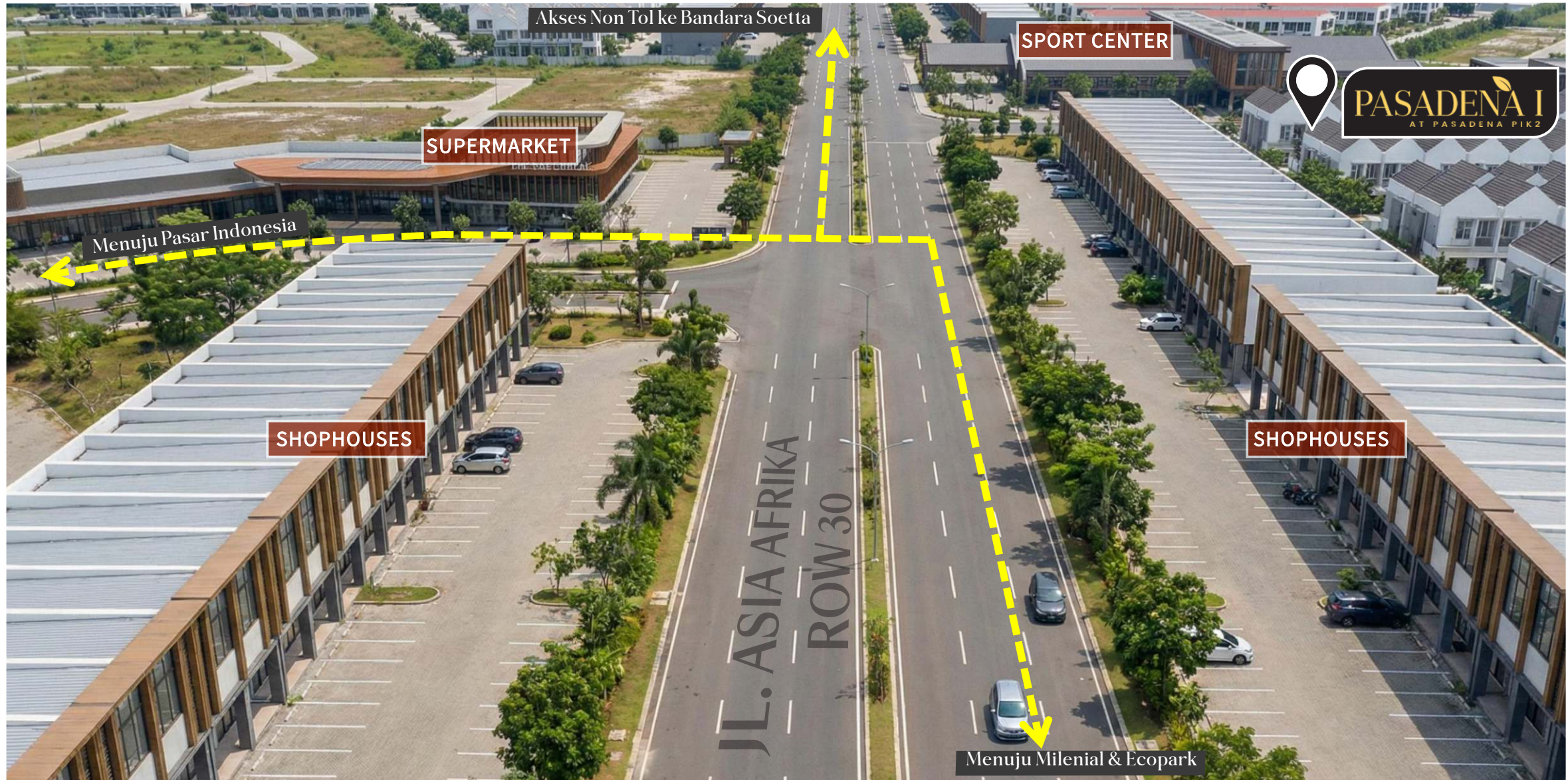
SPORT CENTER



# Town Center

for your everyday needs, just step away.

# Pasadena Facilities



Akses Non Tol ke Bandara Soetta

SPORT CENTER

SUPERMARKET

Menuju Pasar Indonesia

SHOPHOUSES

JL. ASIA AFRIKA  
ROW 30

SHOPHOUSES

Menuju Milenial & Ecopark

PASADENA I  
AT PASADENA PIK2

# Pasadena Facilities



# Pasadena Facilities



# PASADENA I

*a Green welcome* Experience

Gerbang Cluster Pasadena 1 dirancang sebagai *green welcome experience*, dimana lanskap hijau dan suasana tenang menyambut setiap kedatangan.



Signature gateway to

*Pasadena Living*

# Cluster highlight



FAMILY ORIENTED LAYOUT



LIGHT & AIRY INTERIOR



WARM MODERN FACADE



SLEEK MODERN GATE



FACILITIES FOR ACTIVE LIFESTYLE



CLOSE TO DAILY AMENITIES

# Pasadena Facilities



# Private Road to The Cluster



BIZHOME SIGNATURE



**BADAN JALAN**  
(12 METER)



**PEDESTRIAN**  
(3.7 METER)

# Signage Cluster



## LOCATION



# Pasadena Grove

PASADENA I  
AT PASADENA PIK2

PASADENA GROVE

JL. HANG LEKIR  
ROW 20

*Private Road*  
to The Cluster



# Pasadena Grove – A Universal Park for Every Generation

Pasadena Grove merupakan Ruang Komunitas terbuka yang dirancang untuk semua generasi—anak-anak, remaja, orang tua, hingga lansia. Dilengkapi dengan area aktivitas ringan, outdoor gym serta area komunal untuk bersosialisasi. Berlokasi bersebrangan dengan Cluster Pasadena 1, taman ini menawarkan suasana yang terbuka, dilewati jalur jogging track dan pedestrian yang ramah pejalan khaki guna mendukung gaya hidup sehat setiap hari.



# Pasadena Grove

A Universal Park for Every Generation



CHILDREN PLAYGROUND



OUTDOOR GYM



COMMUNAL SEATING AREA



PUBLIC TOILET



COMMUNITY FARM



MULTIFUNCTIONAL AREA

# a Dialogue Between Commerce & Living

Designed for Every Generation



# Cluster Private *Jogging Track*





## Masterplan

# Pasadena 1

adalah kawasan hunian seluas 6Ha,  
yang menjadi bagian dari  
pengembangan Pasadena PIK2  
seluas 528Ha

Site Plan  
**PASADENA I**  
AT PASADENA PIK2



Site Plan

# PASADENA I

AT PASADENA PIK 2

PASADENA GROVE

GATE

ROW 10 PASADENA 1 BLOK F  
1 3 5 7 9 11 15 17  
7x12

ROW 9 PASADENA 1 BLOK J  
2 6 8 10 12 16 18 20  
7x12

ROW 9 PASADENA 1 BLOK K  
1 3 5 7 9 11 15 17 19 21  
6x12

ROW 9 PASADENA 1 BLOK L  
1 3 5 7 9 11 15 17 19 21 23 25 27 29 31  
6x12

JL. HANG LEKIR (ROW 20)

ROW 9 PASADENA 1 BLOK P  
1 3 5 7 9 11 15 17 19 21 23 25 27 29  
5x12

ROW 9 PASADENA 1 BLOK Q  
1 3 5 7 9 11 15 17 19 21 23 25 27 29  
5x12

ROW 9 PASADENA 1 BLOK R  
1 3 5 7 9 11 15 17 19 21 23 25 27 29  
5x12

ROW 9 PASADENA 1 BLOK S  
1 3 5 7 9 11 15 17 19 21 23 25 27 29  
5x12

ROW 9 PASADENA 1 BLOK T  
1 3 5 7 9 11 15 17 19 21 23 25 27 29  
5x12

JL. ASIA AFRIKA (ROW 30)

MENUJU PASADENA LAKES & MILENIAL

PASADENA HUB

SUPERMARKET

SPORT CENTER

MENUJU GERBANG KAWASAN





# BIZHOME

*Signature*

**Rumah Usaha - Neighborhood Businesses**

tip  
**BIZHOME  
SIGNATURE**

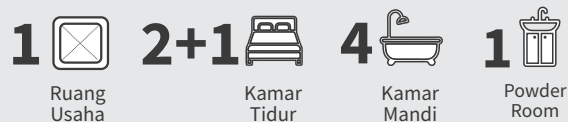
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**5x12**  
(3 LANTAI)



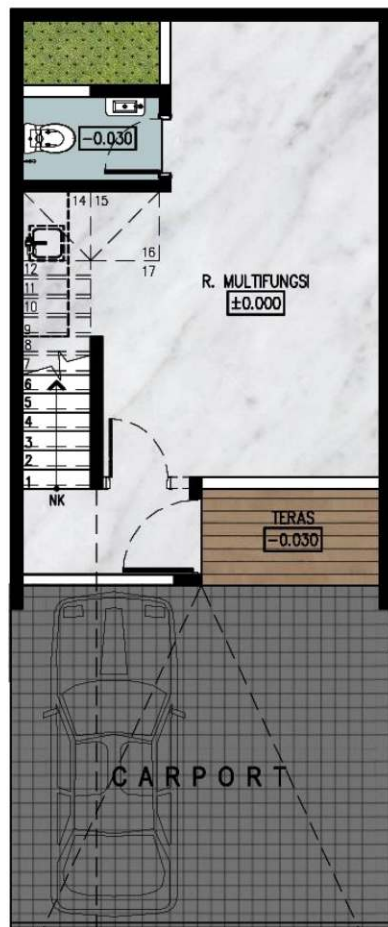
type  
**BIZHOME  
SIGNATURE**

**5x12**  
(3 LANTAI)

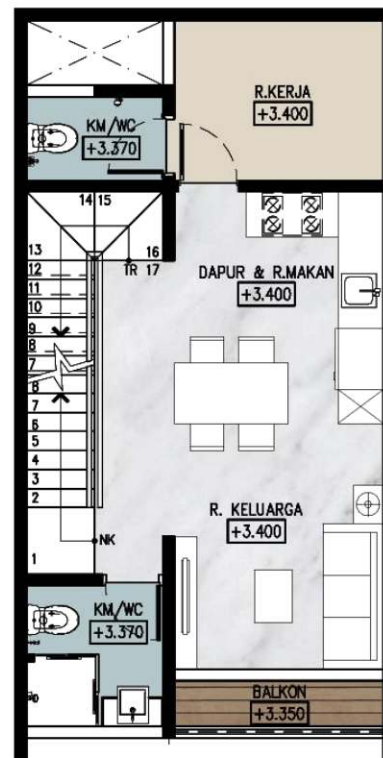


TANAH  
**60m<sup>2</sup>**

BANGUNAN  
**140m<sup>2</sup>**



Lantai 1



Lantai 2



Lantai 3



Cluster  
*Pasadena 1*

Compact House - Universal Design Home

# tipe 5

Ideal untuk keluarga muda yang memulai perjalanan



3KT

LT : 60m<sup>2</sup>

LB : 91m<sup>2</sup>

Ruang yang hangat untuk keluarga kecil dengan fleksibilitas menerima Oma atau Opa sesekali. Sederhana, efisien, dan nyaman. Sebuah awal yang tepat untuk membangun masa depan.

# tipe 6

Saat keluarga bertambah dan kebersamaan menjadi prioritas



3KT

LT : 72m<sup>2</sup>

LB : 106m<sup>2</sup>

Dirancang untuk hidup multigenerasi di mana Ayah, Ibu, Anak, dan Oma/Opa dapat tinggal bersama dengan tetap menjaga kenyamanan masing-masing. Lebih lapang, lebih adaptif, lebih hangat.

# tipe 7

Untuk keluarga besar yang ingin selalu dekat



4KT

LT : 84m<sup>2</sup>

LB : 128m<sup>2</sup>

Ruang yang cukup bagi dua generasi, bahkan dengan kehadiran Adik dan Kakak yang aktif. Setiap sudut dirancang agar kebersamaan terasa natural, tanpa mengorbankan privasi.



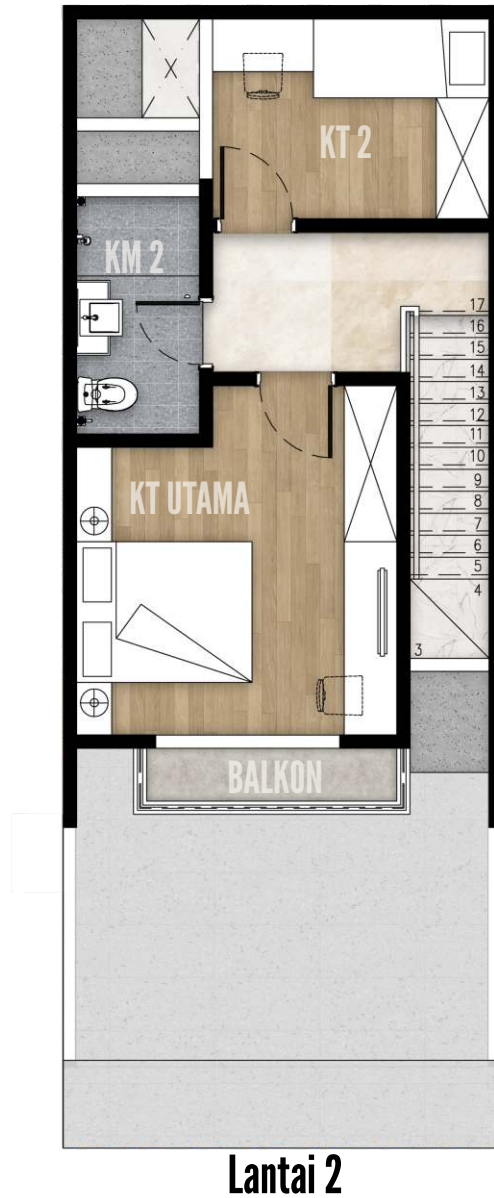
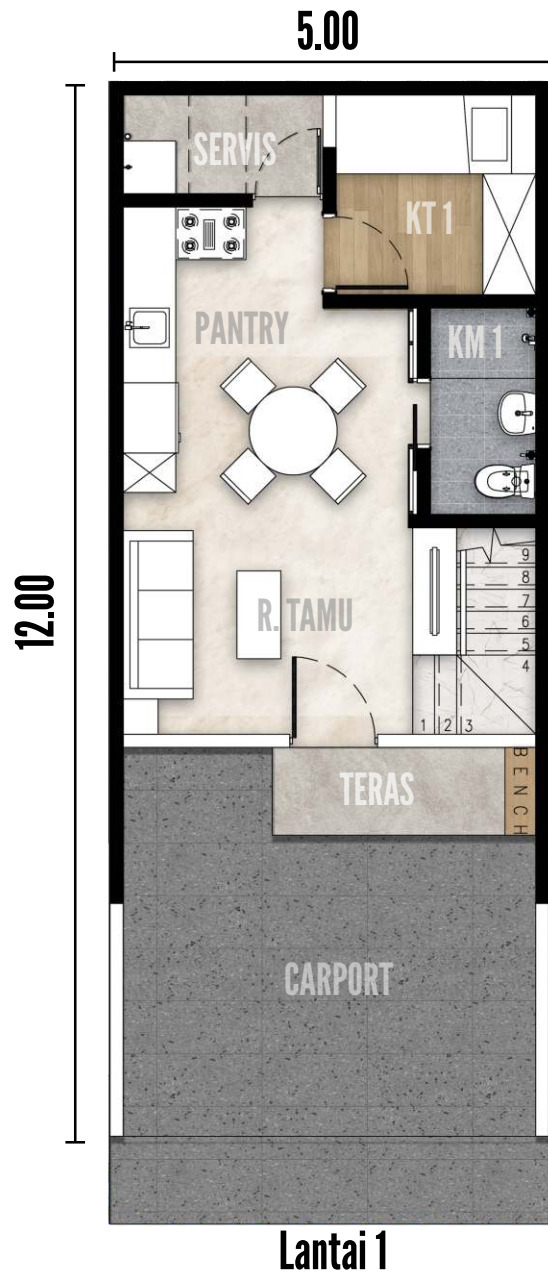
type

5

---

*Arta*

5x12



type  
**5**  
*Arta*  
**5x12**

**3**   
 Kamar  
 Tidur

**2**   
 Kamar  
 Mandi

TANAH  
**60m<sup>2</sup>**

BANGUNAN  
**91m<sup>2</sup>**

# type 5

## Interior Design



GUEST BEDROOM



SENIOR BATHROOM



KIDS BEDROOM



MASTER BEDROOM



DINING ROOM & PANTRY



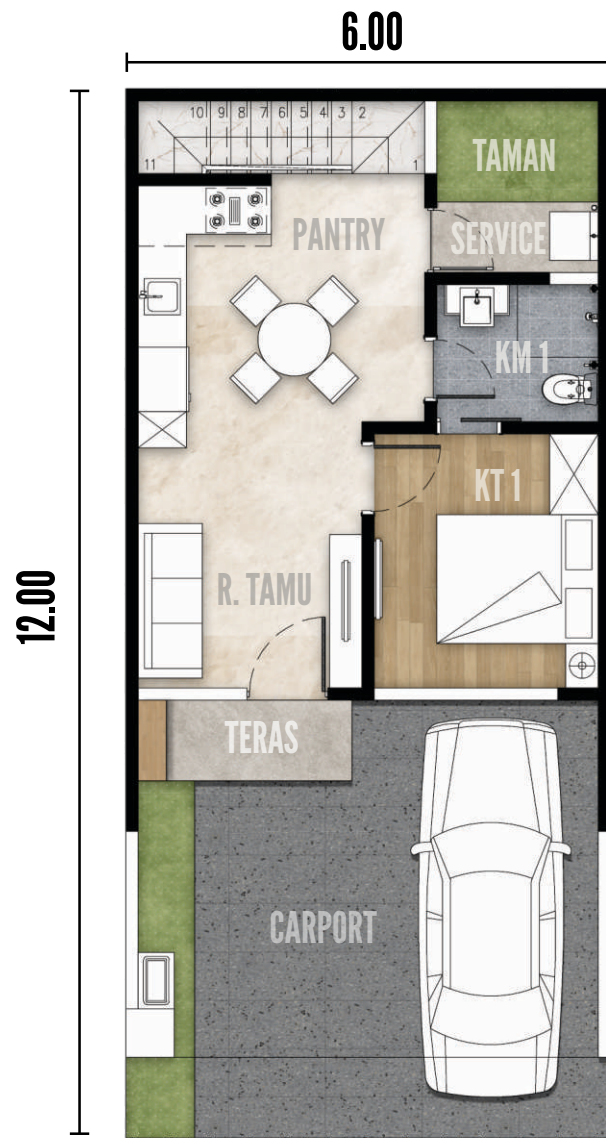
tipo

6

---

*Bana*

6x12



Lantai 1



Lantai 2

tipe  
**6**  
*Bana*  
 6x12

---

3  Kamar Tidur      3  Kamar Mandi

---

TANAH **72m<sup>2</sup>**      BANGUNAN **106m<sup>2</sup>**

# type 6

# Interior Design



LIVING ROOM & PANTRY



LIVING ROOM



MASTER BEDROOM



SENIOR BATHROOM



GUEST BEDROOM



DINING ROOM



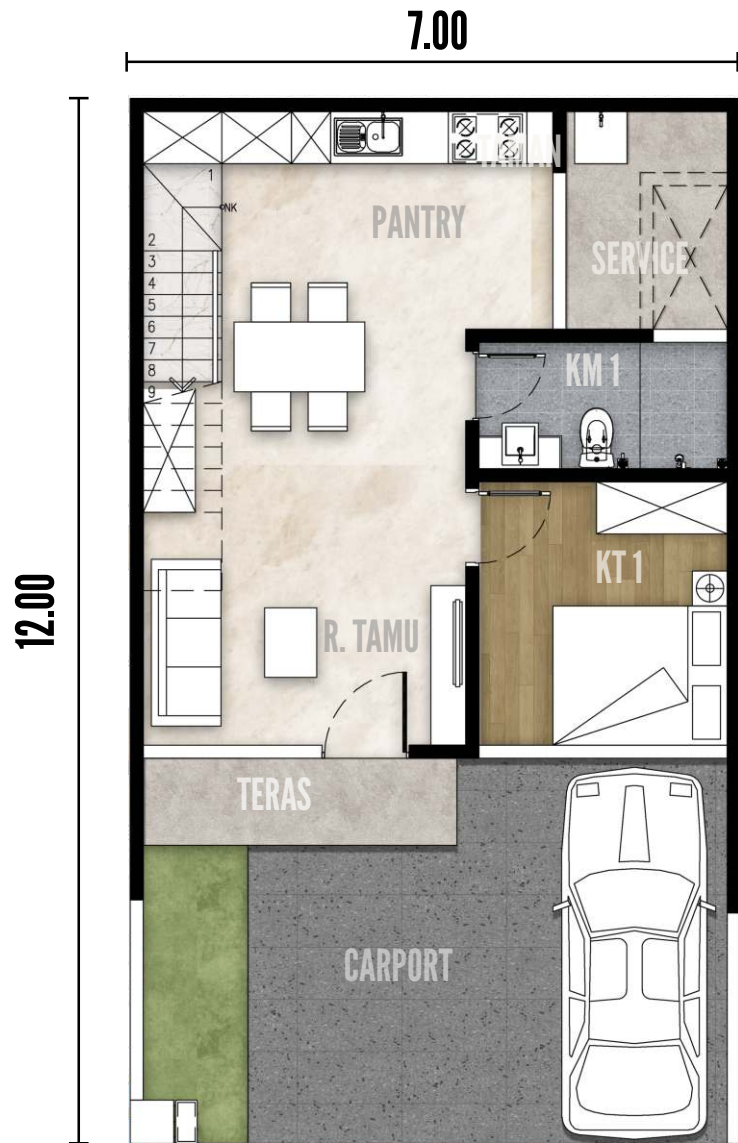
tipo

7

---

*Cana*

7x12



Lantai 1



Lantai 2

type  
**7**

*Cana*

**7x12**

---

**4**  Kamar Tidur

**3**  Kamar Mandi

---

TANAH **84m<sup>2</sup>**      BANGUNAN **128m<sup>2</sup>**



# SEMI-FURNISHED *by Choice*



Cooker Hood

AC

Kitchen Set  
Upper & Lower Cabinet

Gas Stove

## SEMI-FURNISHED (OPTIONAL) :

- Kitchen Set (Upper & Lower Cabinet)
- Cooker Hood
- Gas Stove
- AC



### SMART HOME THAT YOU GET :

- CCTV Camera (Outdoor & Living Room)
- Light Switch
- Door/Window Sensor
- Gas Detector
- LED Light
- Smart Door Lock

Smart Home Living for *Every Generation*

Everyday comfort & safety, made simple

Pedestrian Walkway

Signature  
Canopy Trees

Botanical Planting Layer

Garden Street Lighting

Thoughtful Home for  
*many generations*

# *Inspired* Garden Concept



# Spesifikasi

## PASADENA 1

### EXTERIOR

Main Floor	: Homogeneous Tile
Wall	: Double Wall with Plastered Finish
Roof	: Lightweight Steel Frame

### INTERIOR

Ceiling	: Metal Furring, Gypsum
Door	: Exterior Frame Aluminium Interior Frame Solid Engineering
Door Panel	: Solid Engineering with Smart Digital Doorlock
Window	: Clear Glass

### TOILET

Sanitary	: ex. TOTO
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<b>POWER SUPPLY</b>	: 4.400 Watt
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<b>CANOPY CARPORT</b>	: Ready
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<b>SMART HOME</b>	: Include (CCTV; Light Switch; Door/Window Sensor; Gas Detector; LED Light; Smart Door Lock)
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<b>SEMI-FURNISHED</b>	: Kitchen Set (Kabinet atas & bawah), Cooker Hood, Gas Stove, AC (Ruang Keluarga & Kamar Tidur)
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## BIZHOME

### EXTERIOR

Main Floor	: Homogeneous Tile
Wall	: Double Wall with Plastered Finish
Roof	: Lightweight Steel Frame

### INTERIOR

Ceiling	: Metal Furring, Gypsum
Door	: Exterior Frame Aluminium Interior Frame Solid Engineering
Door Panel	: Solid Engineering with Smart
Digital Doorlock	
Window	: Clear Glass

### TOILET

Sanitary	: ex. TOTO
----------	------------

<b>POWER SUPPLY</b>	: 4.400 Watt
---------------------	--------------

<b>CANOPY CARPORT</b>	: Ready
-----------------------	---------

<b>SMART HOME</b>	: Include (CCTV; Light Switch;
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Door/Window Sensor; Gas Detector; LED Light; Smart Door Lock)	
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**0812 312 555**



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