

The Heritage Of Luxury



Built on an area of 4,400 square meters, Only 1 Tower - 19 Floors – 145 Unit
with a clear view in every angle of unit, **For a truly private life experience**

Architectural
Design by

AECOM

Jl. Sinabung, the site location of The Padmayana is part of Kebayoran Baru, subdistrict of South Jakarta, Indonesia, has strong background of architecture history in Indonesia. The historical urban planning was laid in a concept of the Garden City Movement which create the initial Kebayoran Baru as the first garden city in Indonesia

This strong historical background and research information has driven AECOM to explore the native site identity as the key factor to generate the concept of the Luxury Apartment which is not only offer the vision for the future but also the reintroduce the identity of site and city history for next generation.





The Padmayana consists of two syllables which are “Padma” that means Lotus in the Sanskrit Language, and “Ayana” which means Lucky and Beautiful in the Somali language. In Buddhism culture, the Lotus is one of the eight auspicious signs and the eight petaled Lotus in Buddhist Mandalas means Cosmic Harmony which is also associated with faithfulness and rebirth. We believe that it will bestow good luck and rejuvenate the spirit of the residents who live in this apartment.

The site location of The Padmayana Senayan, Kebayoran Baru, was designed by H. Mohammad Soesilo, the apprentice of a well-known Hindia - Belanda architect Thomas Karsten. Back then, urban planning was laid in the concept of The Garden City Movement which created the initial Kebayoran Baru as the first garden city in Indonesia.

PT Adhi Persada Properti as the developer uses this strong historical background and combines the concept of a city garden, the essence of Bayur Flower and the Jengki's House as the identity of Kebayoran Baru. As the result, we are able to generate the concept of The Padmayana Senayan as your private apartment.

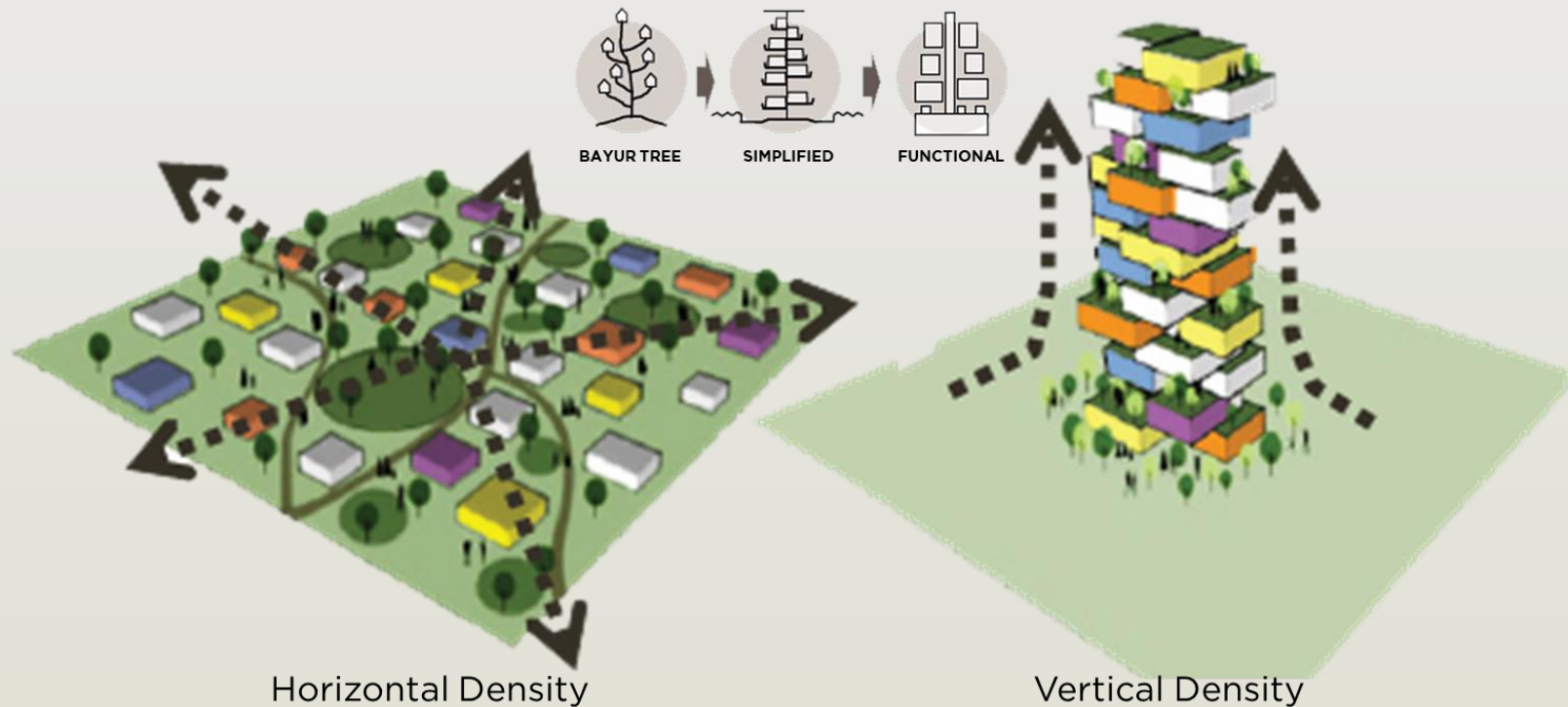


Project Information

Land Area	:	4.444 sqm
Land Certificate	:	Strata Title
Number of Tower	:	1 (One) Tower
Number of Floor	:	19 Floor
Number of Unit	:	145 Unit
		1 Bedroom 48 Unit
		2 Bedroom 94 Unit
		3 Bedroom 1 Unit
		Penthosue 2 Unit
Developer	:	Adhi Persada Properti
Main Contractor	:	Adhi Persada Gedung
Main Architect	:	AECOM
IMB No	:	7/C.37a/31.74.07.1002.02. 004.R.7.g/1/1/785.51/2019
SHGB No	:	1393/Gunung



Concept



Reintroduce The Garden City Concept to Vertical Development
Applying the Horizontal City Development into Vertical Residential Development by Maintaining the Element
Aspect of The Garden City

Time Efficient



Green & Heritage



Located in the centre of the first garden city and the heritage area of Kebayoran Baru, The Padmayana provides privacy and serenity for the residents to recover after having a long day activity in the capital of Jakarta. It is also only a few-minute drive away from Senayan's entertainment area and it has two-way roads to various business areas in Jakarta. We assure you that The Padmayana is the best place for your future life.



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Resort Style

Providing you with urban resort style living in the heart of the capital and a tranquil tropical resort style sanctuary, incorporating terraced gardens, koi ponds, and all the water features are installed in an open space lobby in order to bring great and relaxing feeling to make your day. It is also designed for the purpose of bringing wellness inside and out.



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Natural Luxury



The Padmayana entrance is on another level. The blend of natural and luxury gives you a unique feeling. You will also be welcomed with koi pool, and once you pass the bridge the atmosphere will be different from the entrance. In this lobby, there are six lifts located differently according to the unit owned to guarantee your security and privacy.



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Relaxing Pool

The Padmayana gives everything its residents need to enjoy their wellness lifestyle such as the relaxing and warm pool with magnificent infinite view. Apart from the warm pool, there is also a jacuzzi to enjoy.



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Facility

The Padmayana gives everything its residents need to enjoy their wellness lifestyle such as the relaxing and warm pool with magnificent infinite view, Sky Restaurant, even Sky Gym to keep you up with a healthy lifestyle..



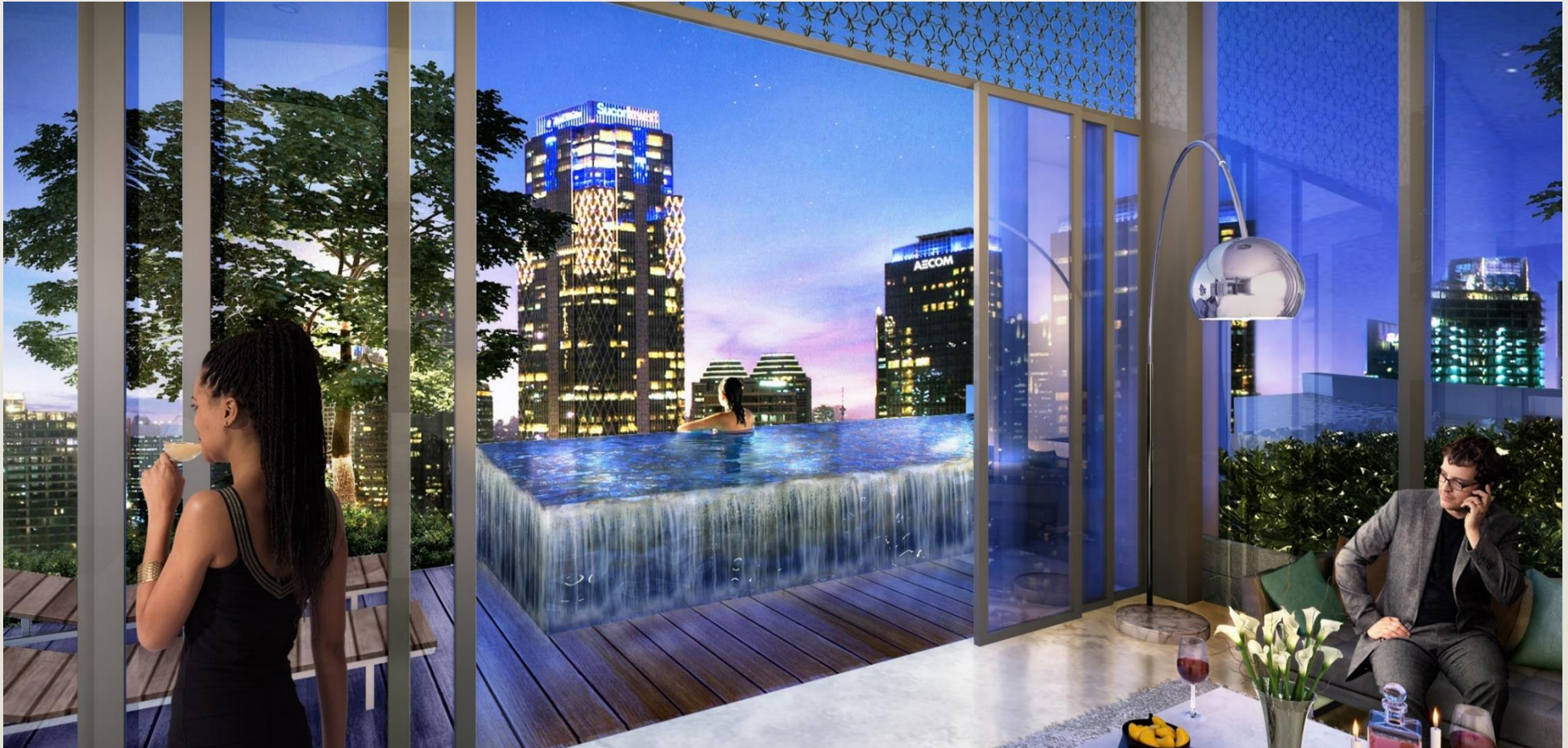
Sky Garden

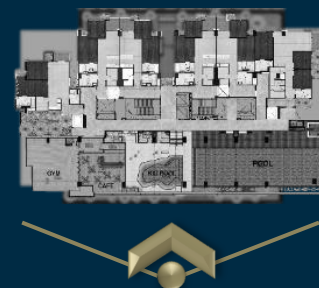
Multiple sky gardens are spread throughout the building, incorporated with lush landscape to make sure the residents get both the luxury and wellness they desire. Another benefit for the owners who have the side by side unit with the sky garden is an incredible view of one of our sky gardens which gives the feeling as if they have a private garden next to their unit. Besides the function to relax, the sky garden is also a multipurpose open area.



Exquisite Penthouse

You deserve the best, so the Penthouse are located at the top of the building. Amidst the ample space, modern appliances are beautifully and ergonomically placed with the consideration of utilizing every single square meter. All windows face the magnificent city view of South Jakarta for you to enjoy without limitation and to ensure you the ultimate comfort.





Elevation View

South

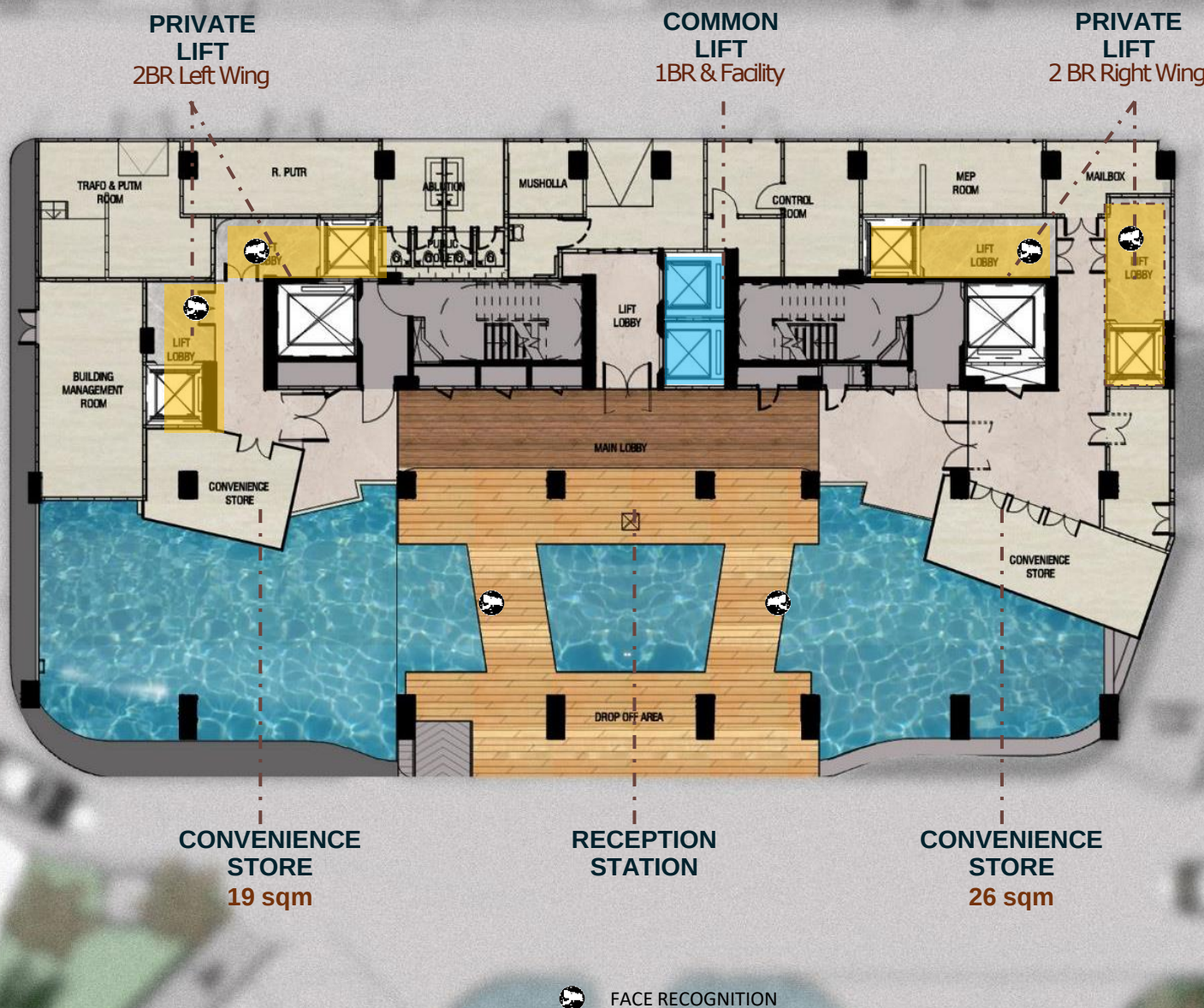
Senayan
View

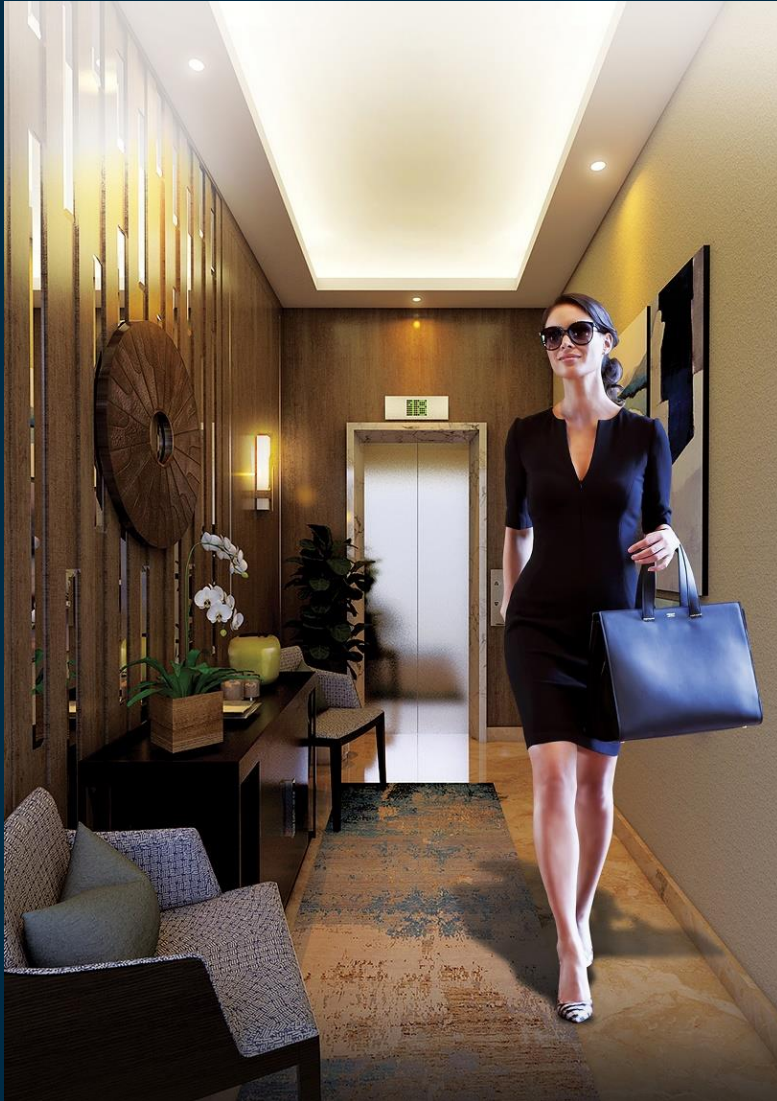


Kebayoran
View

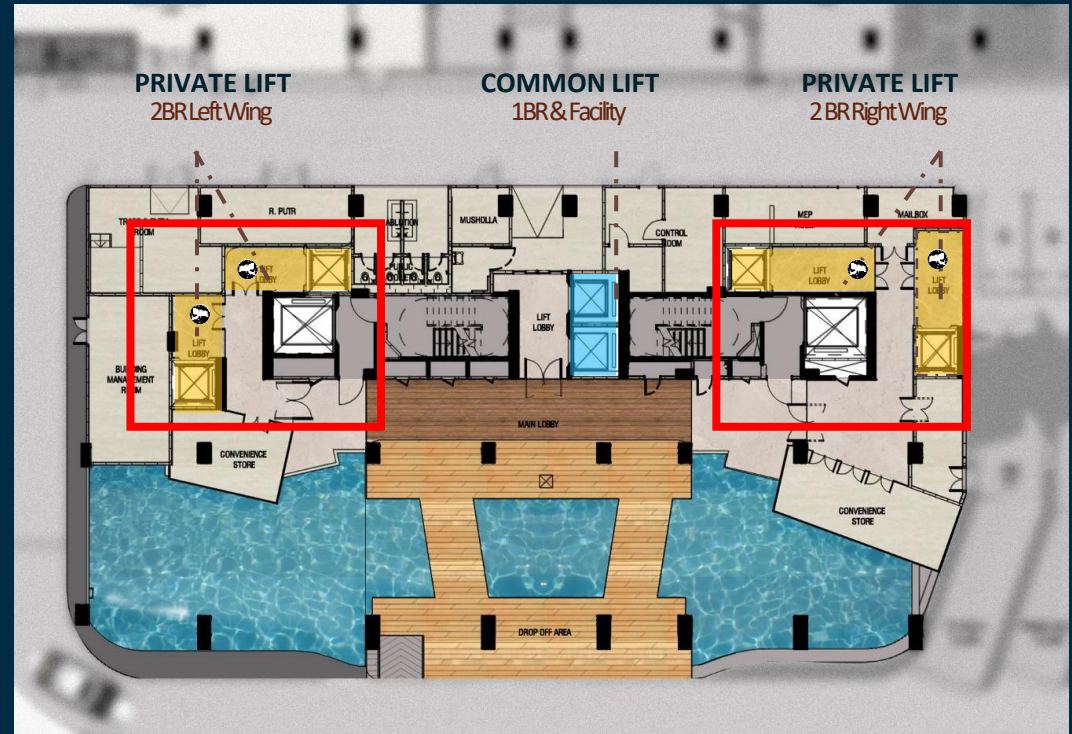
Floor Plan

Lobby





Security Feature



To give the best experience of Private Living in the Padmayana, The Face Recognition security system applied in the Lobby Lift, and there'll be Private Foyer in every 2 Bedroom unit that connected directly to the Lift

Senayan
View



Kebayoran
View

Floor Plan

Floor 5 - 8th





THE
PADMAYANA
—
SENAYAN



Floor Plan

Floor 9th

Senayan
View



Kebayoran
View

Floor Plan

Floor 10 - 12th



Senayan
View



Kebayoran
View

Floor Plan

Floor 15 - 18th



Senayan
View



Kebayoran
View

Floor Plan

Floor 19th

PENTHOUSE 1
4 BR
372.97 sqm



SPC UNIT
2 BR
119.96 sqm

PENTHOUSE 2
4 BR
322.94 sqm

Interior Reference

Foyer



Interior Reference

Living Room Model



Interior Reference

Kitchen



Interior Reference

Balcony



Interior Reference

Master Bedroom Model



Interior Reference

Kids Bedroom Model



Interior Reference

Bathroom Model



THE
PADMAYANA
—
SENAYAN

Extraordinary View

NORTH WEST



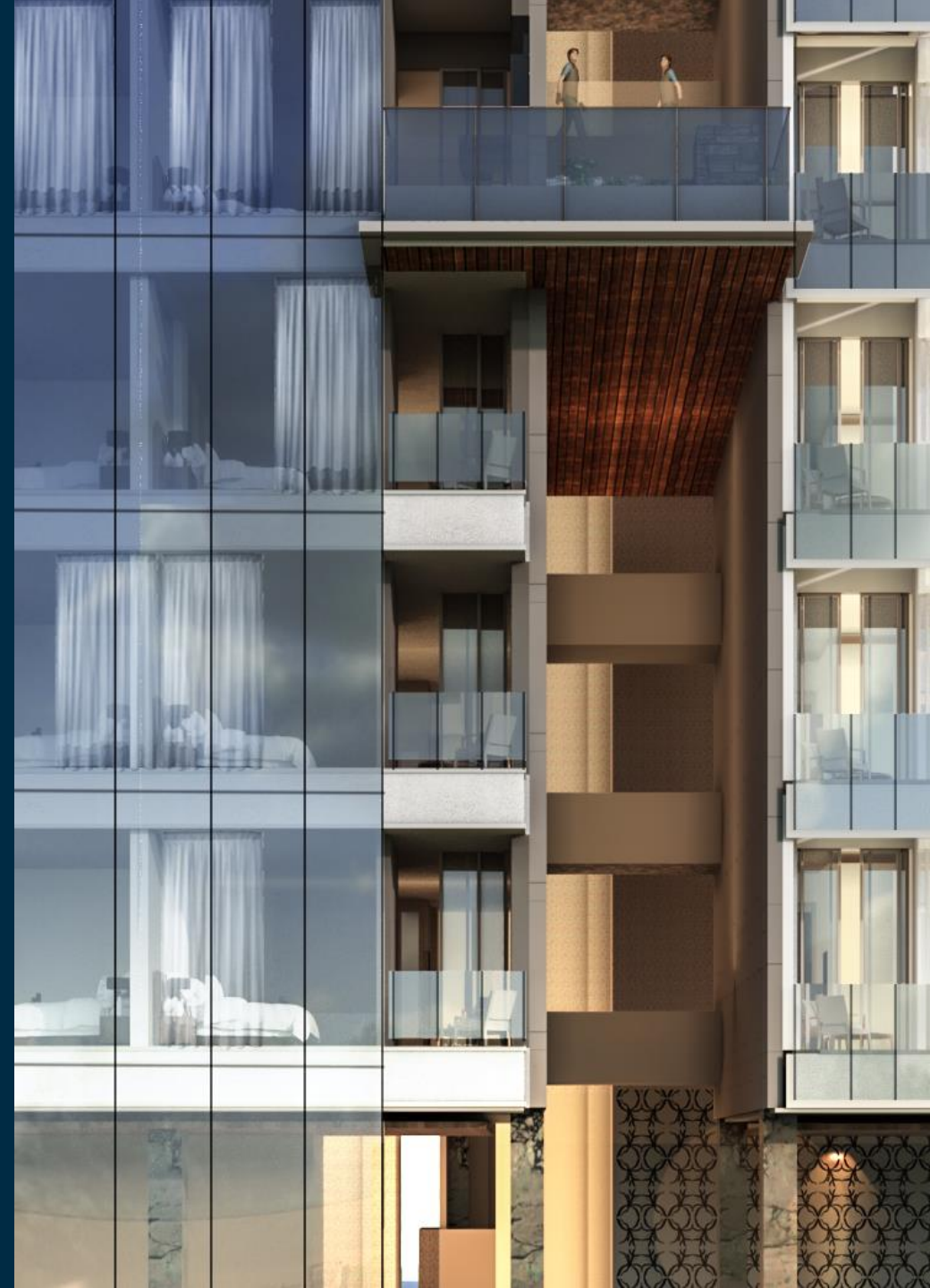
THE
PADMAYANA
—
SENAYAN

Extraordinary View

SOUTH WEST

Material Specification

Floor	Living Room	: Marble
	Diningroom	: Marble
	Bathroom	: Marble
	Bedroom	: Laminated Parquet
	Balcony	: Homogenous Tile
	Walk in Closet	: Laminated Parquet
Wall	Bathroom	: Marble
	All Area	: Lightweight concrete Finish gypsum
Ceiling		: Gypsum
Door		: Engineered Door
Mechanical Electrical		: AC, Water Heater,



Progress Saat ini

Ground Breaking ✓

- April 2018

Topping Off ✓

- Desember 2019

Finishing ✗

Serah Terima ✗



Kondisi Terkini



Facade



Lobby



Mock Up

0819 2751 8888

Contact us for book an appointment