

# ASTON CILOTO PUNCAK

HOTEL & RESORT

BE ONE OF A FEW  
**PROUD HOTEL OWNERS**



*Printed May 2021*









**7 REASON  
TO INVEST IN  
ASTON CILOTO PUNCAK**

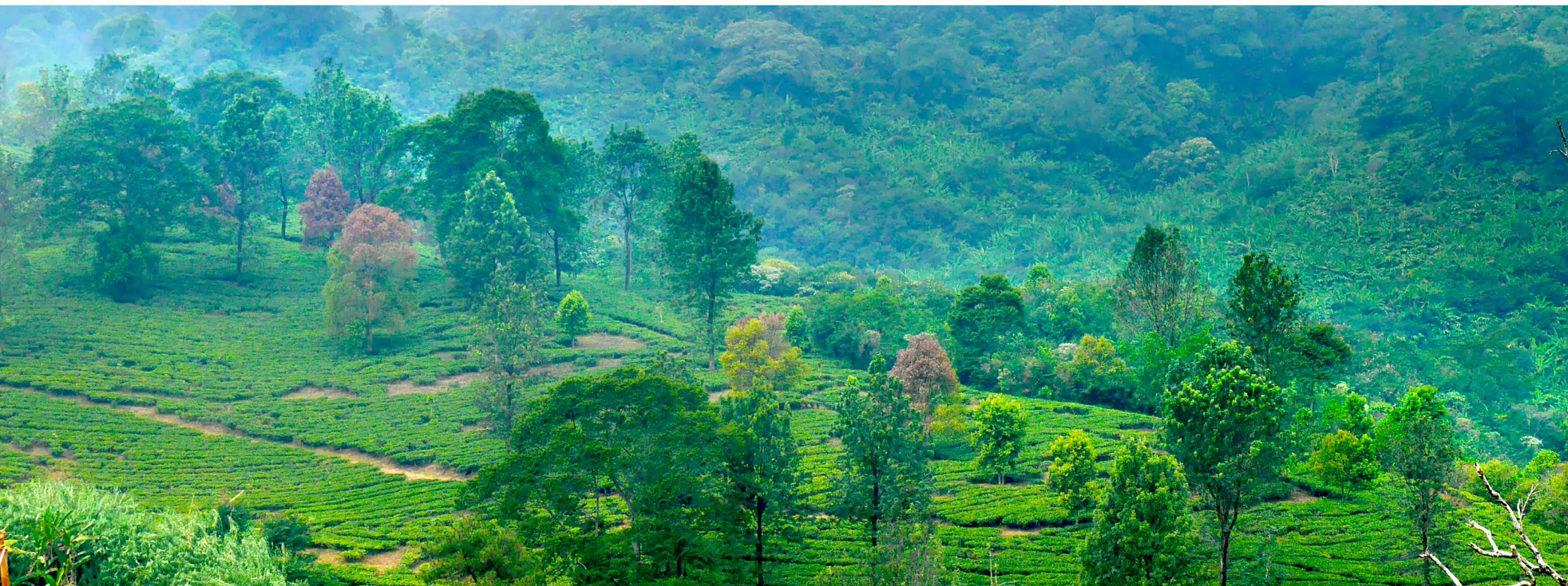
A background image of a dense evergreen forest shrouded in thick fog or mist, creating a soft, ethereal atmosphere. The trees are dark green and their forms are slightly blurred by the distance and weather conditions.

# 01 | LOCATION









## PUNCAK

Dengan waktu tempuh yang relatif singkat dari Jakarta, kawasan puncak tetap menjadi pilihan utama bagi warga Jakarta untuk berlibur di akhir pekan.







MELRIMBA GARDEN



CIBODAS BOTANICAL GARDEN



AGROWISATA KEBUN TEH GUNUNG MAS





PARAGLIDING BUKIT GANTOLE, PUNCAK



ROOFPARK CAFE & RESTO



CIMORY RIVERSIDE





NUSANTARA FLOWER GARDEN



KOTA BUNGA PUNCAK LITTLE VENICE



GIANT PANDA - TAMAN SAFARI INDONESIA



## KEMACETAN = PELUANG



36.557

Jumlah kendaraan yang naik ke puncak dari arah Jakarta pada libur tahun baru 2018.

Source: detik.com

Rp. 73,1M

Estimasi uang yang dibelanjakan

1 mobil rata-rata berisi 4 orang, setiap orang menghabiskan Rp. 250.000,-/hari, dan rata-rata menginap 2 malam di Puncak.



## FUTURE PLAN



Rencana jalur  
puncak 2

**ASTON CILOTO** akan  
berada 5 menit dari  
pertemuan jalur  
puncak 1 & 2



A background image of a dense forest of evergreen trees shrouded in thick fog or mist, creating a serene and atmospheric scene. The trees are dark green and silhouetted against a lighter, hazy background.

02

CLEAN & FRESH AIR



*Welcome to...  
A Heavenly  
Escape*





REAL VIEW FROM SITE TO MT. PANGRANGO

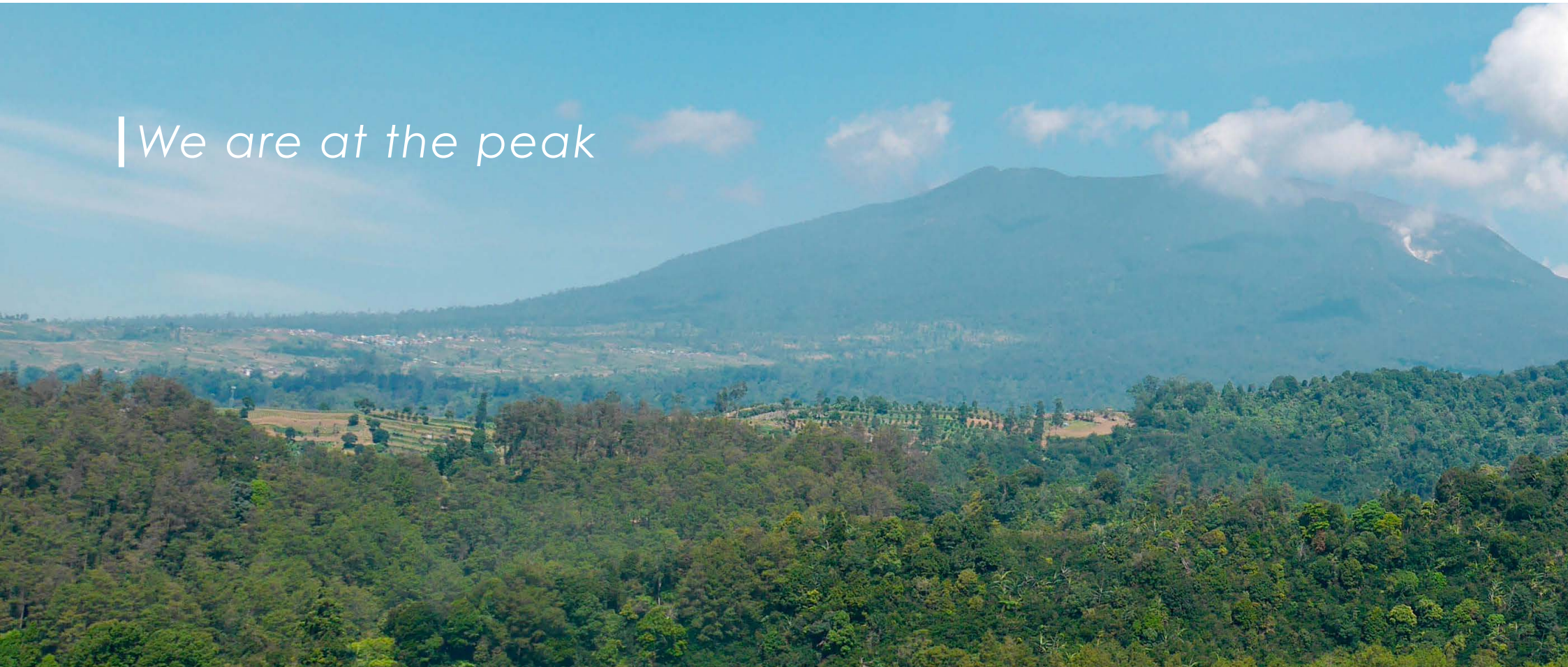




REAL VIEW FROM SITE



| *We are at the peak*







PUNCAK PASS

+1.463m

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ASTON CILOTO  
PUNCAK

+1.177m

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TAMAN SAFARI

+1.100m

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CIAWI

+450m

A background image of a dense evergreen forest shrouded in thick fog or mist, creating a soft, ethereal atmosphere. The trees are dark green and their forms are slightly blurred by the weather conditions.

03

MANAGED BY  
INTERNATIONAL OPERATOR



# ARCHIPELAGO

## INTERNATIONAL

HOTELS, RESORTS & RESIDENCES

THE BIGGEST CONDOTEL OPERATOR IN INDONESIA

GRAND  
ASTON

The Aston Heritage Collections

The Royal Alana  
BY ASTON

HUXLEY  
hotels

Royal Kamuela

Kamuela  
by Aston

The Alana  
BY ASTON

HARPER  
BY ASTON

ASTON

ASTON CITY

ASTON INN

Quest Hotel  
BY ASTON

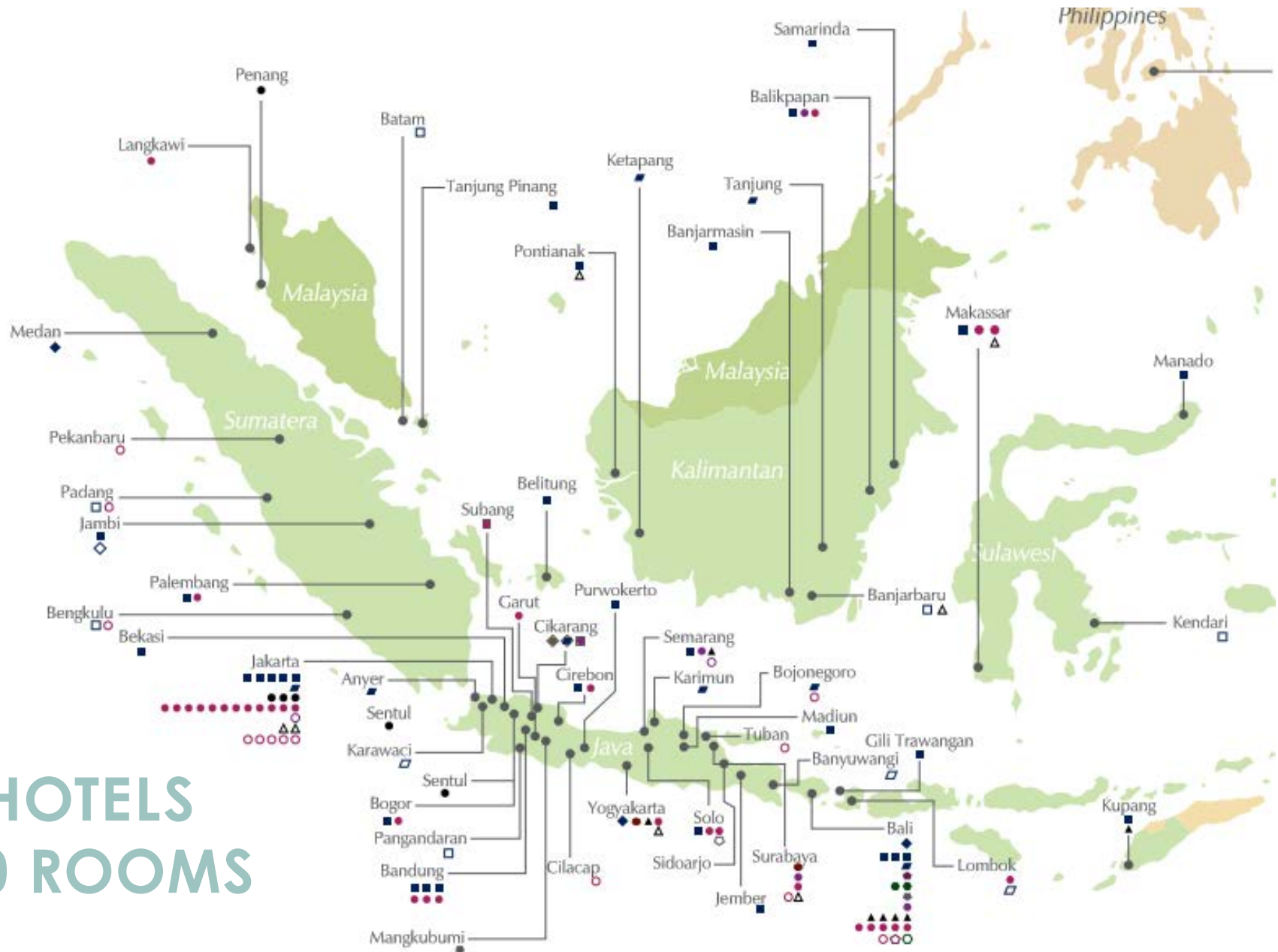
HOTEL  
NEO  
by ASTON

Quest Vibe  
BY ASTON

favehotel  
by aston

NOMAD HOSTELS

200+ HOTELS  
15.000 ROOMS





OPERATOR YANG  
PROFESIONAL  
AKAN MENJAMIN  
TINGKAT HUNIAN  
YANG BAIK.



**ASTON SENTUL**

**OR: 80%+** (2018)



**ASTON BOGOR**

**OR: 80%+** (2018)



**ASTON ANYER**

**OR: 80%+** (2018)

A background image of a dense evergreen forest shrouded in thick fog or mist, creating a soft, ethereal atmosphere. The trees are dark green and their forms are slightly blurred by the distance and weather conditions.

04

AWARD WINNING  
ARCHITECT



# ABODAY



RAFAEL DAVID



ARY INDRA

## WORKS



SAUMATA SUITES TANGERANG



SENOPATI SUITES JAKARTA





BNI 46



RESIDENCE 18

05

FIVE STAR  
FACILITIES















LOUNGE





## RESTAURANT

This iconic restaurant is set among the tranquil mountains with majestic views to the infinite sky.





## MEETING ROOM

Present your business in the exclusive function hall, Aston Ciloto Puncak Hotel & Resort is the place to be.





## FUNCTION ROOM

Catering to enterprises and executives that aim to present a sense of prestige and class, this 4-star resort provides impressive spaces for special occasions.





## WEDDING VENUE

The perfect place for life's greatest event celebrate in the midst of lush, highland rain forest, create your moment and let it be worth to remember.





## SWIMMING POOL

Infinity pool with breathtaking view.





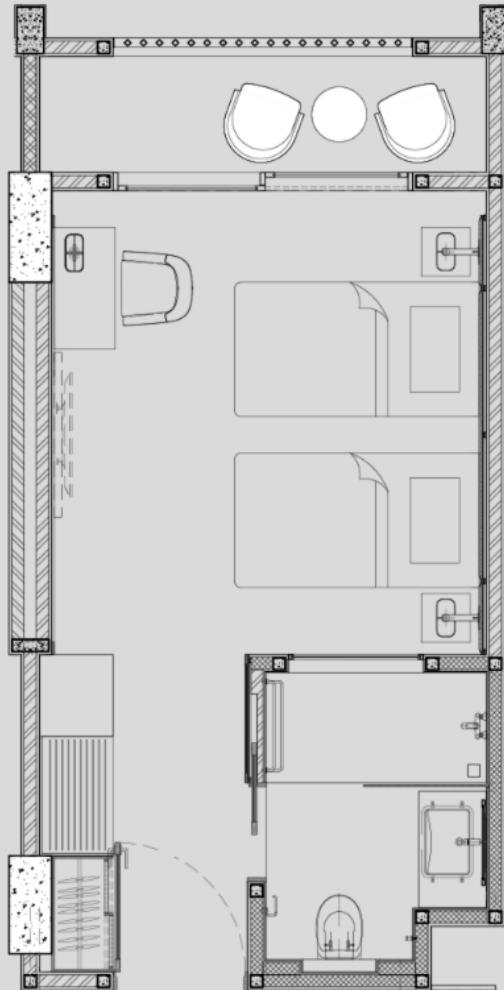
## GYM

Adding to the health and wellness facilities, the resort also features private fitness center that provides everything you need to keep it fit and toned.



## SPA

Pamper every senses and replenish the holistic balance of your body and mind.



## TYPE

**DELUXE • SGA 39.9m<sup>2</sup>****DELUXE A** • Mountain/Pool View | **DELUXE B** • Thematic Garden View

| SPECIFICATION | BEDROOM                                         | BATHROOM                                   | BALCONY                     |
|---------------|-------------------------------------------------|--------------------------------------------|-----------------------------|
| FLOOR         | Laminated wood floor/parquet                    | Homogeneous tile - Niro Granite: 600x600mm | Homogeneous tile: 300x600mm |
| WALL          | HPL ex wildon art<br>Brickwall in rough plaster | Homogeneous tile - Niro Granite: 600x600mm | Homogeneous tile: 300x600mm |
| CEILING       | Gypsum board - 9mm                              | Water resistance gypsum board - 9mm        |                             |
| SANITARY      |                                                 | TOTO/setara                                |                             |





**DELUXE ROOM**  
SGA 39.9m<sup>2</sup>

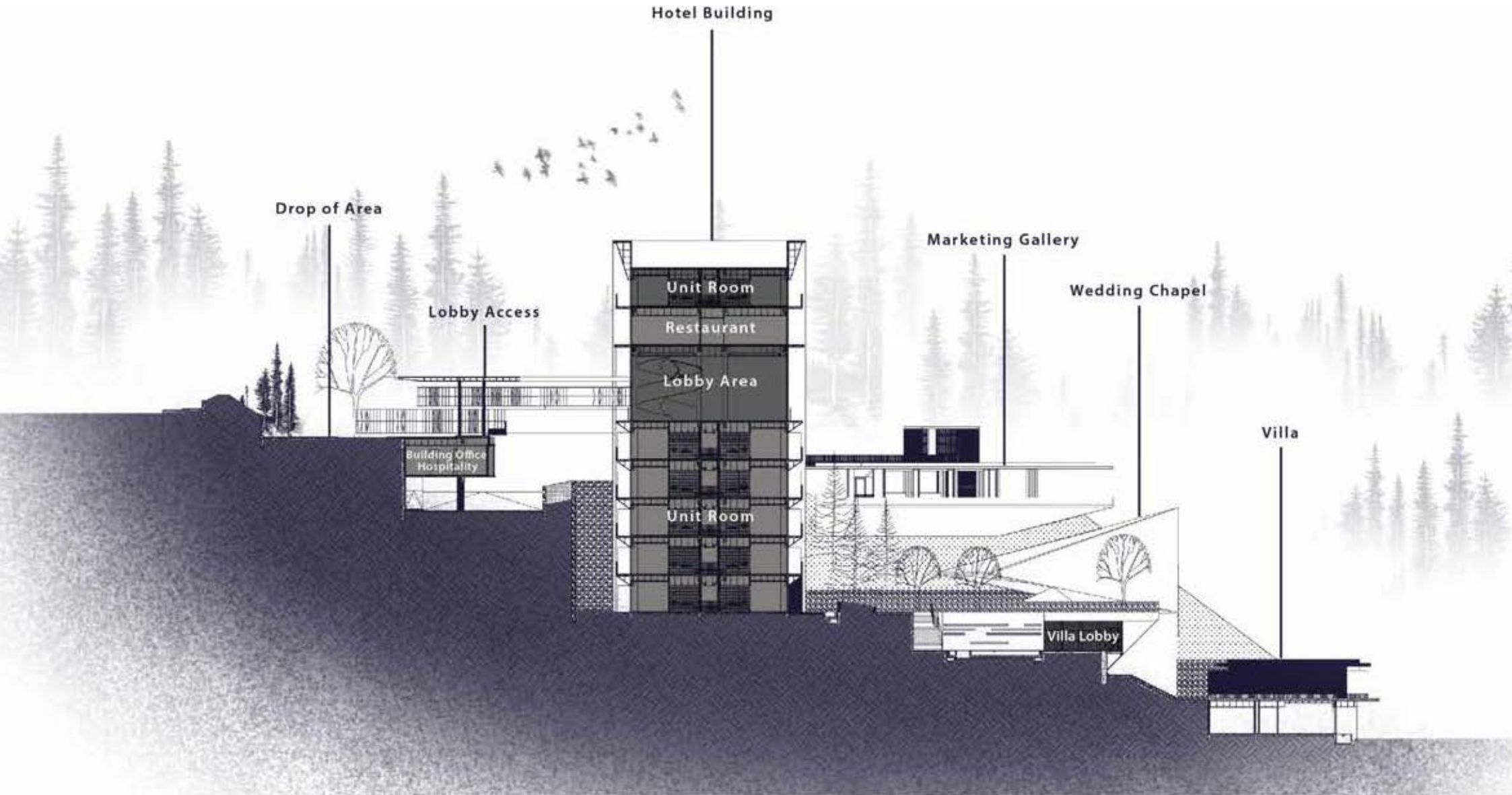


Total 12.295 sqm area | 80% Green Space

- |                           |                   |
|---------------------------|-------------------|
| 1. Lobby                  | 7. Garden         |
| 2. Lounge                 | 8. Ballroom       |
| 3. Restaurant             | 9. Meeting Room   |
| 4. Spa & Sauna            | 10. Wedding Venue |
| 5. Children Playground    | 11. Villa         |
| 6. Infinity Swimming Pool |                   |

SITE PLAN





SECTION LEFT VIEW

A background image of a dense forest of evergreen trees, heavily shrouded in thick white fog or mist. The scene is captured from a low angle, looking up at the towering trees. The overall color palette is muted, with various shades of green and grey, creating a serene and atmospheric setting.

06

**GREAT INVESTMENT**



## INVESTASI YANG MEMBERIKAN 'YIELD' PALING TINGGI DIBANDING JENIS PROPERTI LAIN

|                                          | TANAH   | HUNIAN  | KOMERSIAL | HUNIAN KOMERSIAL |
|------------------------------------------|---------|---------|-----------|------------------|
| CAPITAL GAIN/<br>KENAIKAN<br>NILAI ASSET | Ya      | Ya      | Ya        | Ya               |
| PASSIVE INCOME<br>PER TAHUN              | 0% - 1% | 3% - 4% | 5% - 7%   | 9% - 20%         |



## HASIL INVESTASI

### 2 TAHUN PERTAMA

Rental Guaranteed ROI

Deluxe A: Rp. 321.000.000,-

Deluxe B: Rp. 292.300.000,-

### TAHUN KE 3 DST

**65%\***

Profit Sharing

### TIDAK REPOT

Memikirkan tagihan service charge, biaya listrik, air, dll.

### TIDAK REPOT

Urusan mengisi furniture/ interior.

### TIDAK REPOT

Mencari penyewa.

### TIDAK REPOT

Urusan perawatan dan perbaikan property.



PROPERTI  
MASIH DAPAT  
DIGUNAKAN  
MESKI SUDAH  
'DISEWAKAN'



### 30 VOUCHER FREE STAY

- 1 malam saat weekdays: 1 voucher
- 1 malam saat weekend: 2 voucher
- 1 malam saat libur nasional/tanggal merah: 3 voucher

# SECURE INVESTMENT



ALAS HAK TANAH  
**SHM**

## **STRATA TITLE OWNERSHIP**

Sertifikat Hak Milik atas Satuan Rumah Susun

### **SIPT:**

NO 503/1518/IPPT/BPPT&PM

### **IMB:**

NO 503/4217/IMB/DPMPTSP/2017



## LOW SUPPLY vs HIGH DEMAND = GOOD PRICE!

Aston Ciloto Puncak is the only 'multichain hotel' in puncak area



463 Rooms

*The Grand Hill*  
Bistro Cafe & Resort Hotel

100+ Rooms



102 Rooms

# ASTON CILOTO PUNCAK

HOTEL & RESORT

196 Rooms



138 Rooms



386 Rooms



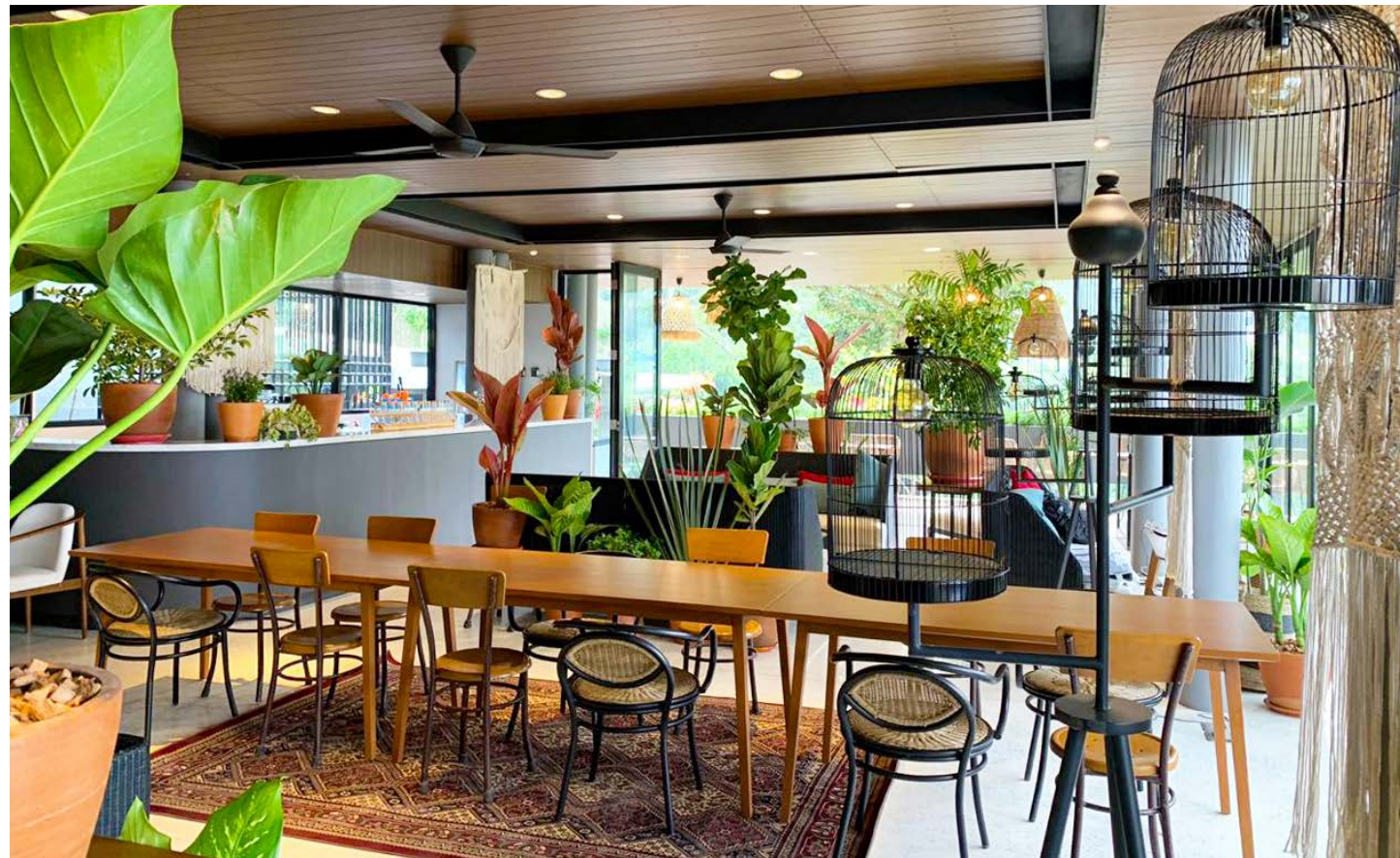
41 Rooms

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07

COMMITMENT





MARKETING GALLERY / SAMA DENGAN COFFEE & KITCHEN





PROGRESS BY APRIL 2021



## SOFT OPENING | DECEMBER 2021



DISCLAIMER: The Condo/apartments/units are not owned, developed, or sold by P.T. Archipelago International Indonesia. The developer uses the "ASTON brand" trademark under license from P.T. Archipelago International Indonesia. All information, specifications and plans contained here may be subject to changes by us and/or competent authorities as may be required and do not necessarily represent built standard specifications. Floor areas are approximate measurements and are subject to final survey, likewise models shown here are artistic impression only should not be considered as representation of fact.



## **SITE & MARKETING GALLERY**

Jl. Raya Puncak Ciloto no. 54, Desa Ciloto  
Kec. Cipanas, Kab. Cianjur,  
Jawa Barat

## **MARKETING OFFICE**

Jl. Kebayoran Lama no. 18,  
Jakarta Barat

Developed by:  IMM

[www.aston-ciloto.com](http://www.aston-ciloto.com)

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

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