

THE
FLORITZ
GALLERY





The First Bloom of Business Opportunity





ASTHARA

SKYFRONT CITY

Modern living and integrated business next to Soekarno-Hatta Airport-Your gateway to connect globally, where the world takes off.

ASTHARA
SKYFRONT
CITY

SOEKARNO HATTA
INTERNATIONAL
AIRPORT

TANGERANG

JAKARTA

Strategically Located, Wonderfully Connected

Our prime location distanced under 10 minutes next to the Soekarno-Hatta international airport grants unparalleled global connectivity, while surrounding regional network of toll roads connect us directly to Jakarta's vibrant market. This strategic positioning fosters a dynamic community beyond just accessibility. The last land in Jakarta offering a thriving township designed for a life beyond limits.

MALL & LIFESTYLE

PIK Avenue
Puri Indah Mall
Tangcity
Green Sedayu Mall
Pusat Kuliner Pasar Lama
Cengkareng Golf Club

HOSPITAL

Hermina
EMC
Ciputra Hospital
Mayapada Hospital
Tzu Chi Hospital
Mitra Keluarga Kalideres

EDUCATION

Citra Kasih
Blossom School
Tzu Chi School
Pelita Bangsa Int'l School
Sekolah Dian Kasih
Ananda Islamic School
SMA Strada St. Thomas Aquino
Sekolah Dharma Widya

HOTEL

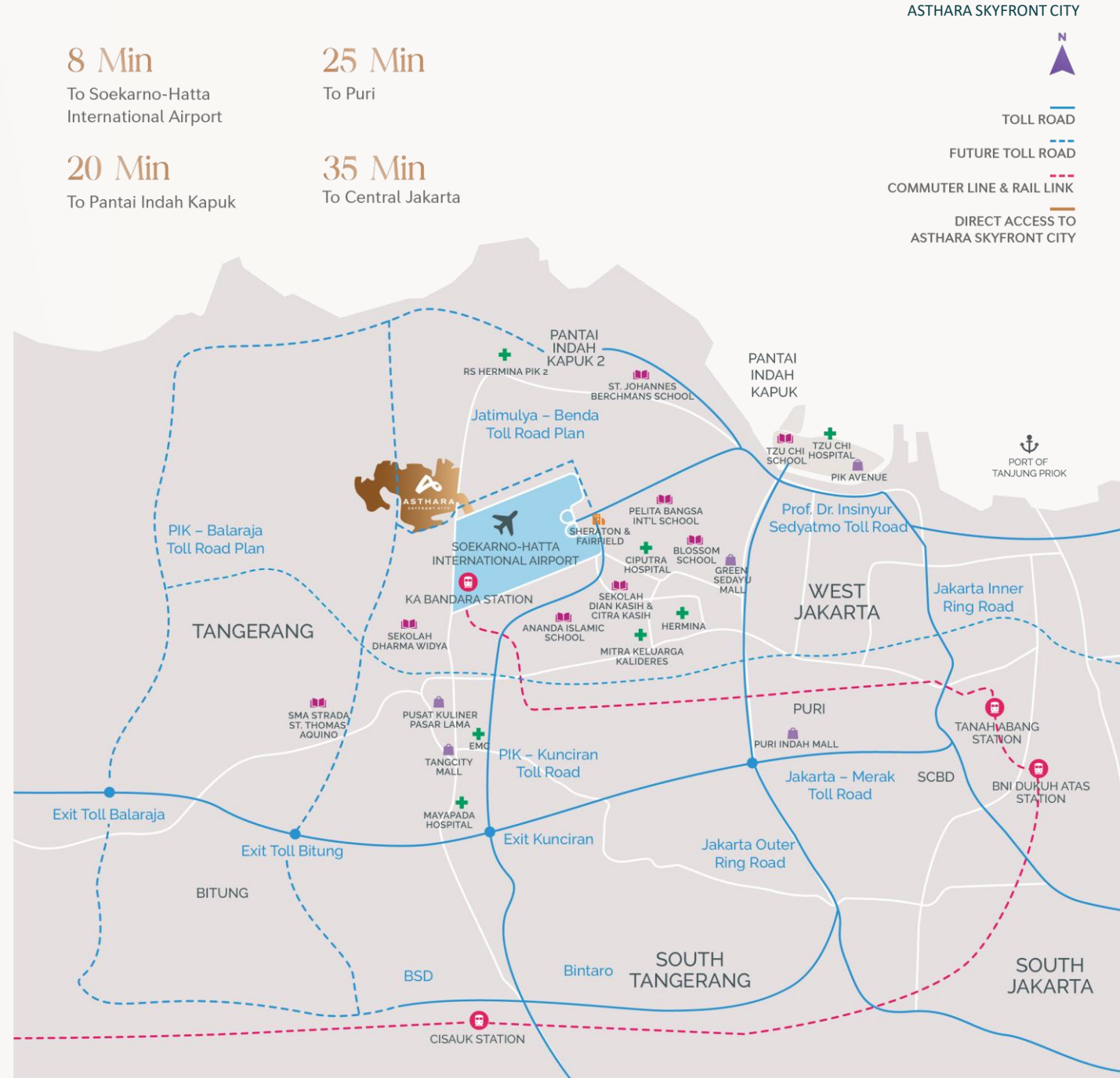
Sheraton Hotel
Fairfield by Marriott

8 Min
To Soekarno-Hatta
International Airport

20 Min
To Pantai Indah Kapuk

25 Min
To Puri

35 Min
To Central Jakarta



An aerial night-time rendering of a large-scale urban development. The scene features a mix of modern high-rise buildings and lower-density residential blocks. A prominent multi-lane highway with glowing red and white light trails from traffic cuts through the center. The area is interspersed with green spaces, trees, and a winding waterway. The sky is a deep twilight blue with some light clouds.

1.100 Ha
Total Area Development

THE FLORITZ GALLERY

ASTHARA SKYFRONT CITY

NORTH DISTRICT

EAST DISTRICT

CBD

MIDTOWN/
EDUTOWN

WEST GATEWAY

WEST DISTRICT

GATEWAY ZONE

AIRPORT SUPPORT

SOUTH DISTRICT

Future Tollroad
Labakwangi - Kohod

Future Tollroad
Jatimutya - Bandara Soetta

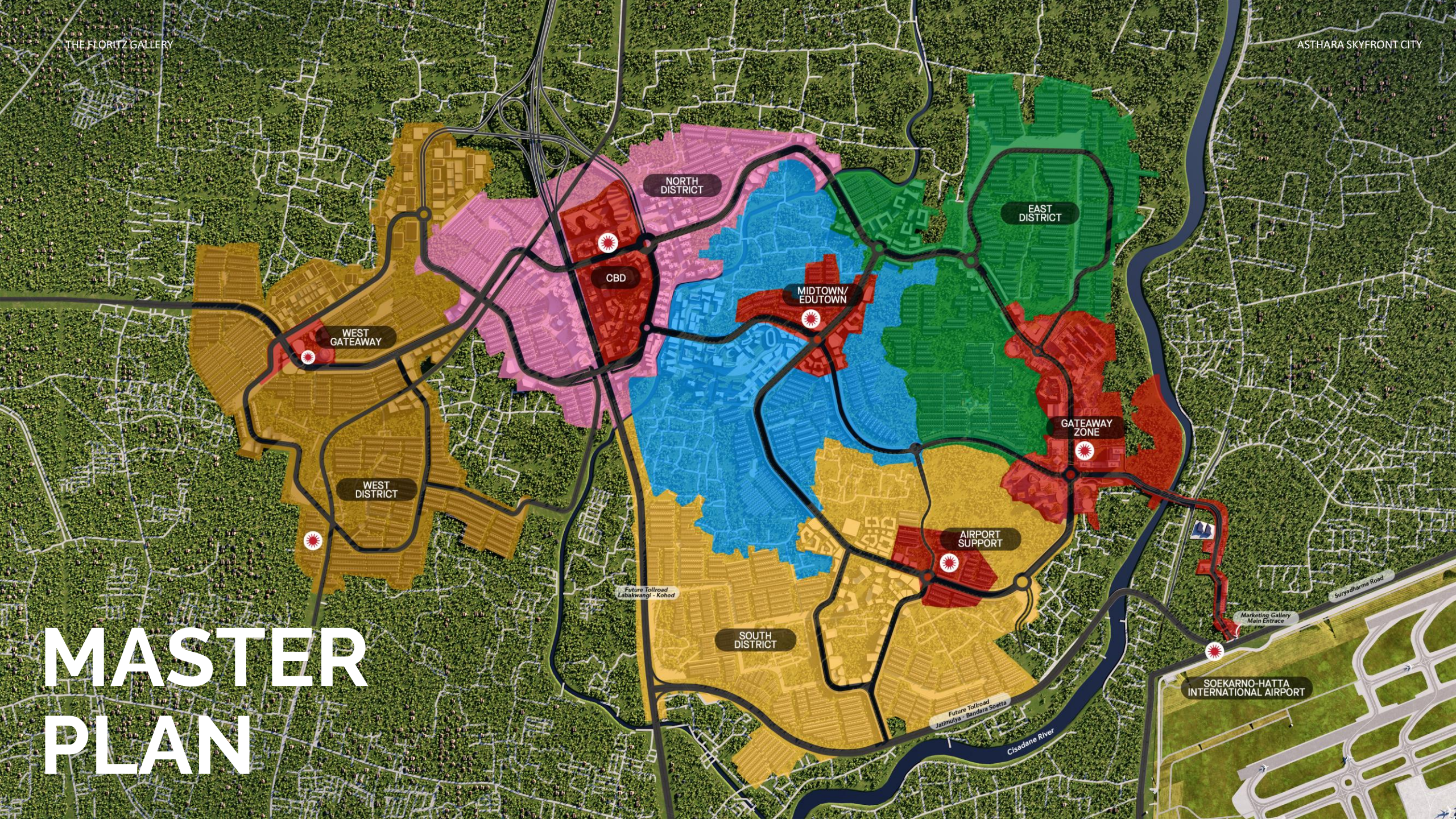
Cisadane River

SOEKARNO-HATTA
INTERNATIONAL AIRPORT

Suryadharma Road

Marketing Gallery
Main Entrance

MASTER PLAN



THE FLORITZ GALLERY

ASTHARA SKYFRONT CITY

EAST DISTRICT

GATEWAY ZONE

Future Tollroad
Labakwangi - Kohod

Future Tollroad
Jatimulya - Bandara Soetta

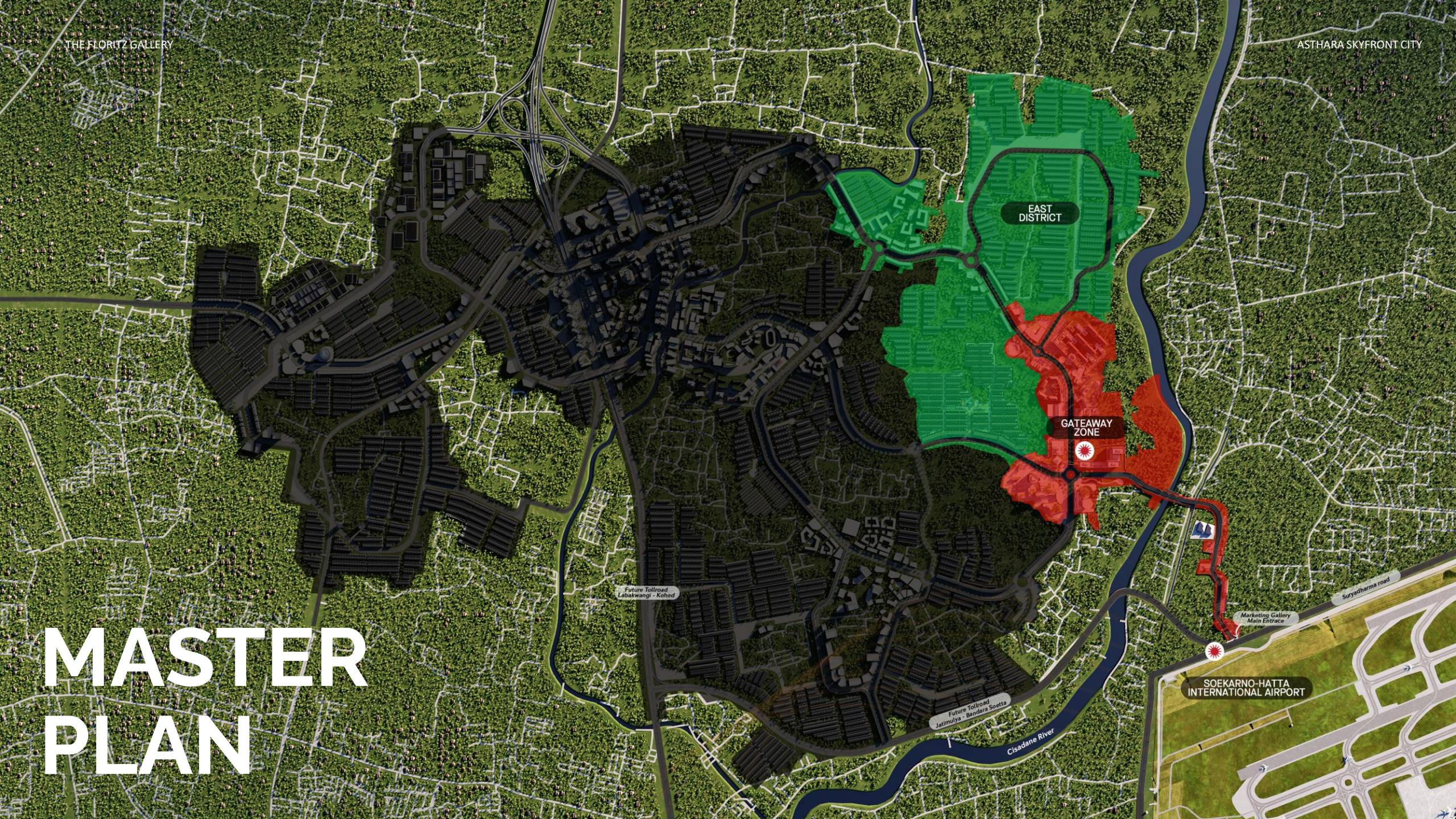
Cisadane River

Marketing Gallery
Main Entrance

SOEKARNO-HATTA
INTERNATIONAL AIRPORT

Suryadharma road

MASTER PLAN



THE
FLORITZ
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Positioned at **The Heart of a Growing
Community**





01. Shopping Mall



02. Office Tower



03. Placemaking



04. Aviation Center



05. High Residential



06. Hotel & Resort



07. Hospital



08. Urban Forest



09. Allurea

THE FLORITZ GALLERY

ASTHARA SKYFRONT CITY

THE
FLORITZ
GALLERY

THE FOREFRONT

of a Flourishing Future





ALLUREA
EXTENSION

ALLUREA

CLUBHOUSE

GATE
THE FLORITZ



From Vision to Life

The Floritz Gallery marks the beginning of a new commercial and lifestyle destination within Asthara Skyfront City. As the first commercial shophouses precinct, The Floritz Gallery is designed to create more than just business spaces — it is envisioned as a place where opportunities grow, communities connect, and vibrant urban life begins to flourish.

The Floritz Gallery offers a strategic location, contemporary architecture, and a dynamic environment that supports a wide range of businesses — from retail and culinary concepts to lifestyle and professional services.

More than a commercial belt, The Floritz Gallery represents the foundation of a thriving business ecosystem, where vision transforms into opportunity and future growth takes shape.

THE FLORITZ GALLERY

ASTHARA SKYFRONT CITY



Modern
ARCHITECTURE

THE
FLORITZ
GALLERY

THE FLORITZ GALLERY

ASTHARA SKYFRONT CITY



THE
FLORITZ
GALLERY

Modern
ARCHITECTURE



Prime Location
GRAND BOULEVARD

THE
FLORITZ
GALLERY



Prime Location

GRAND BOULEVARD

THE FLORITZ GALLERY

ASTHARA SKYFRONT CITY



Prime Location

GRAND BOULEVARD



Convenient
ON-STREET PARKING

THE
FLORITZ
GALLERY

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ASTHARA SKYFRONT CITY



Convenient

ON-STREET PARKING

THE
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ASTHARA SKYFRONT CITY

Prestigious
PEDESTRIAN PLAZA

THE
FLORITZ
GALLERY

Double Ceiling
VOLUME



Triple Key
FUNCTION





Daycare & Preschool



Laundry



Coffeeshop



Beauty & Eye lashes



Food & Beverages



Fashion



Home Decor



Coworking Space



Barbershop

Various Business Ideas



TYPES OF

Shophouses

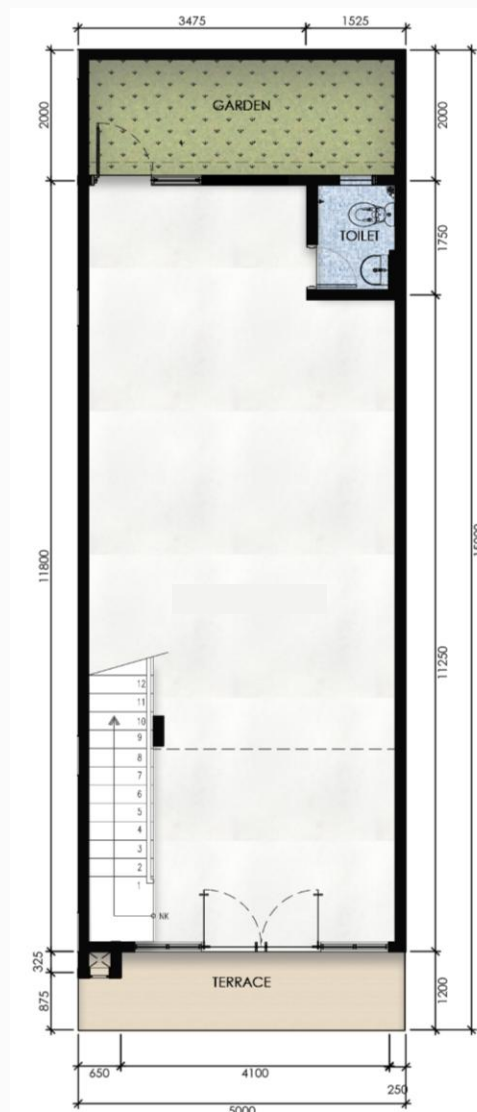


Type Gallery Prime

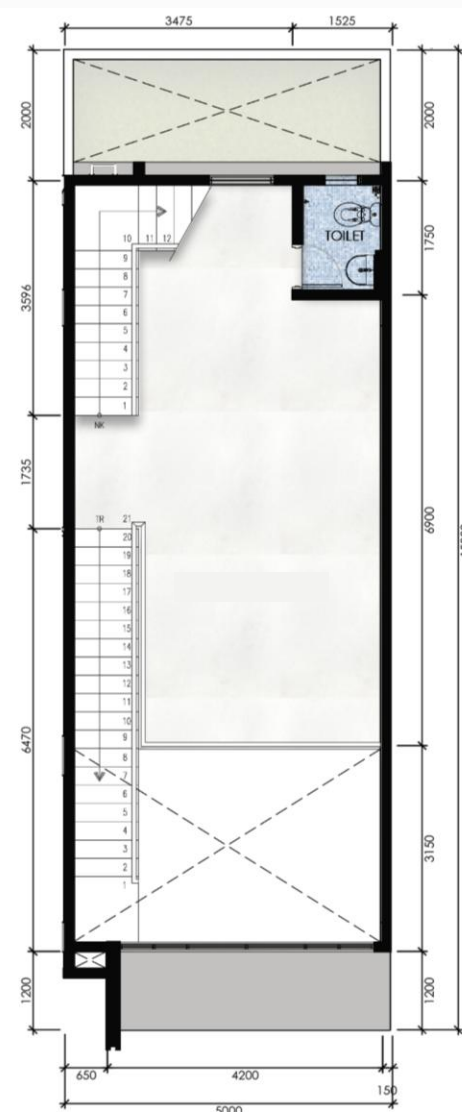


Type **Gallery**
Prime

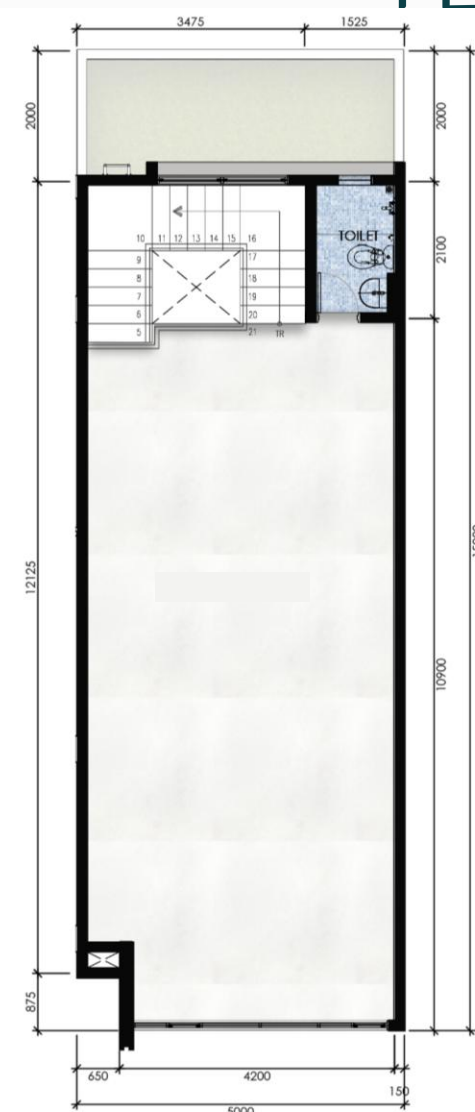
75sqm
162,81 sqm
5X15



1F



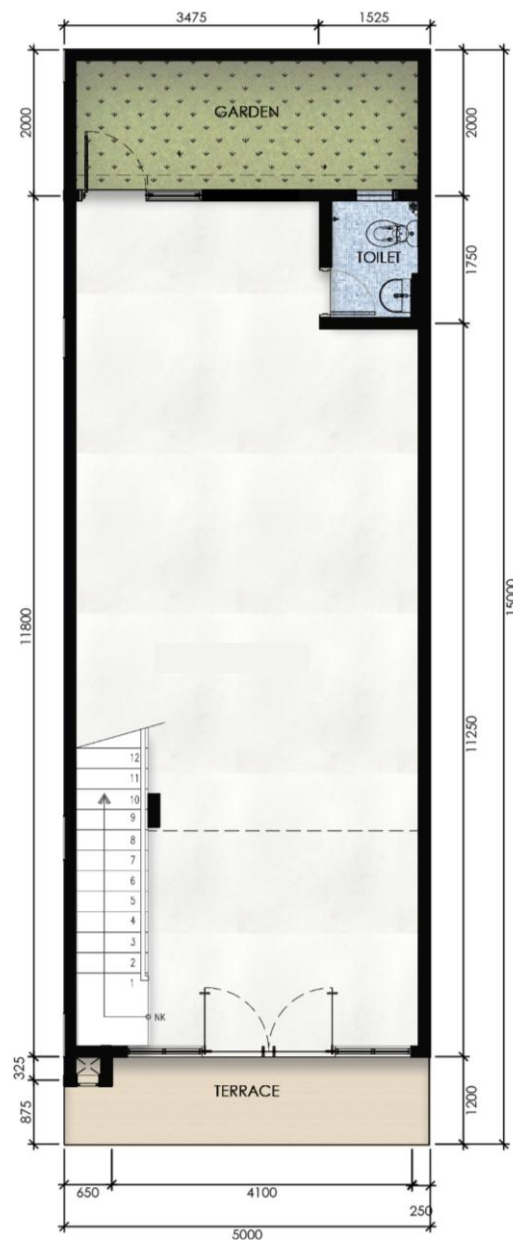
2F



3F

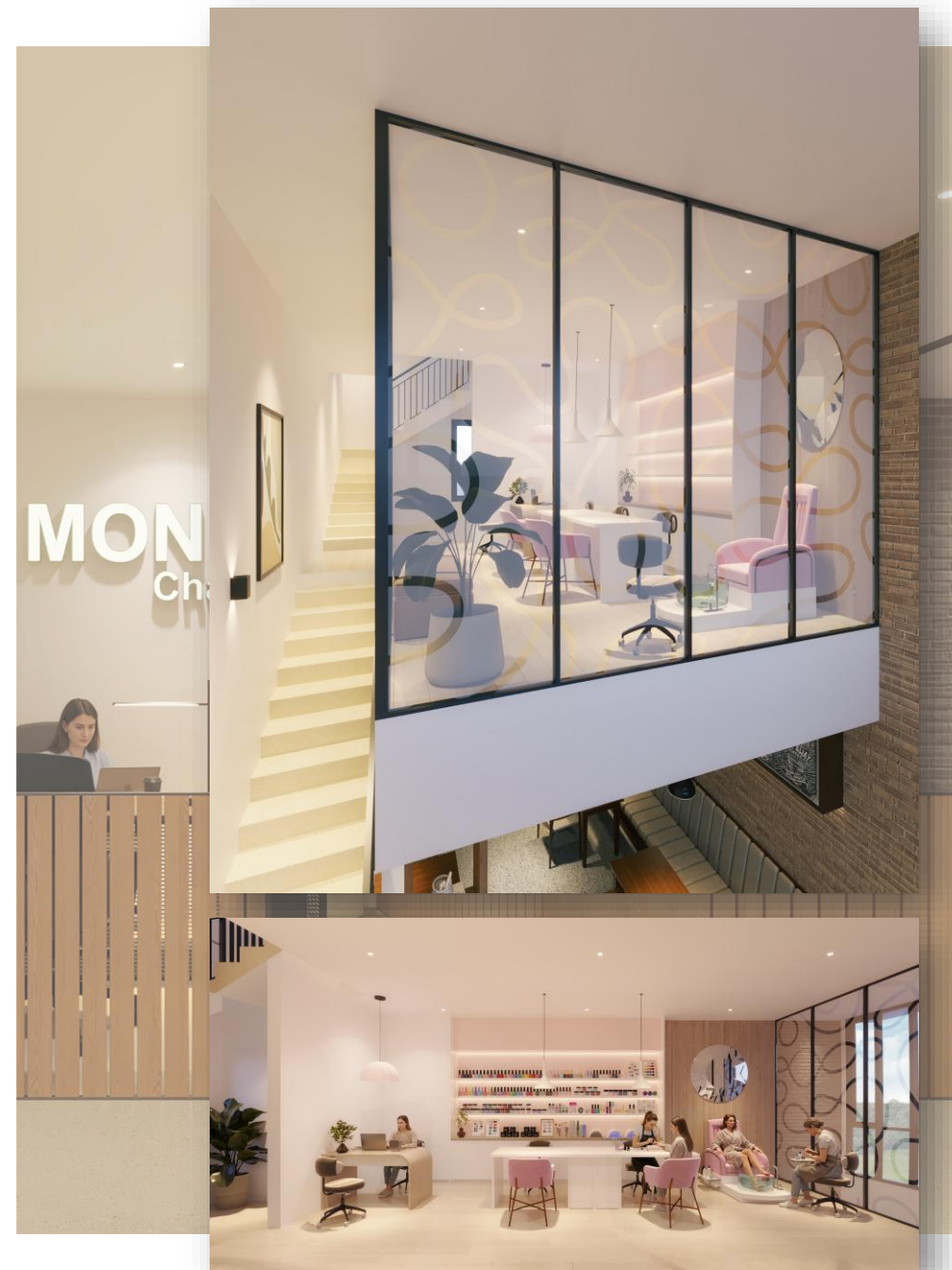
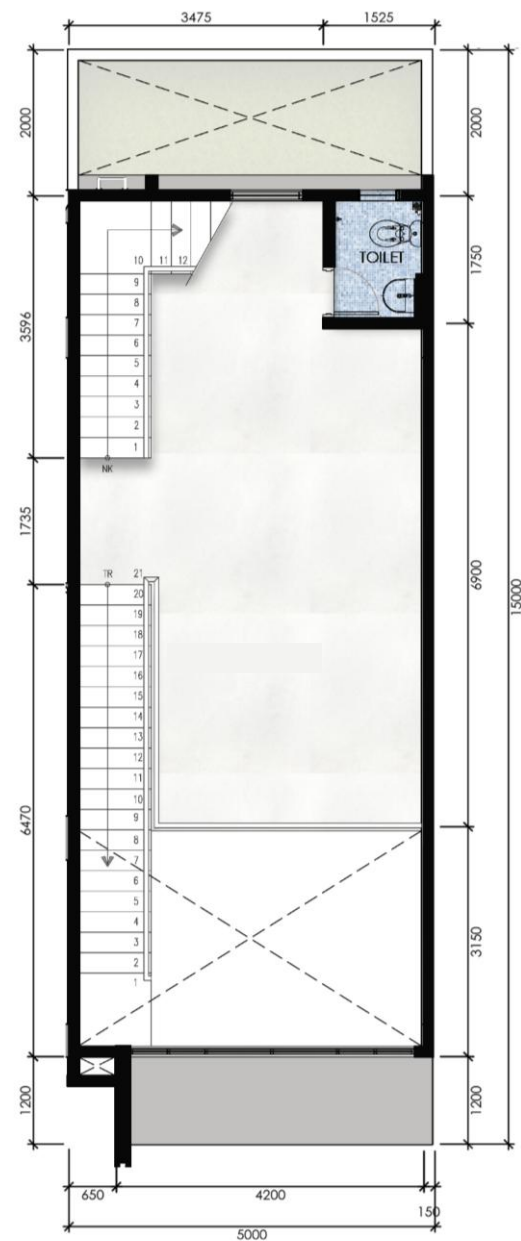
Type **Gallery**
Prime

First Floor



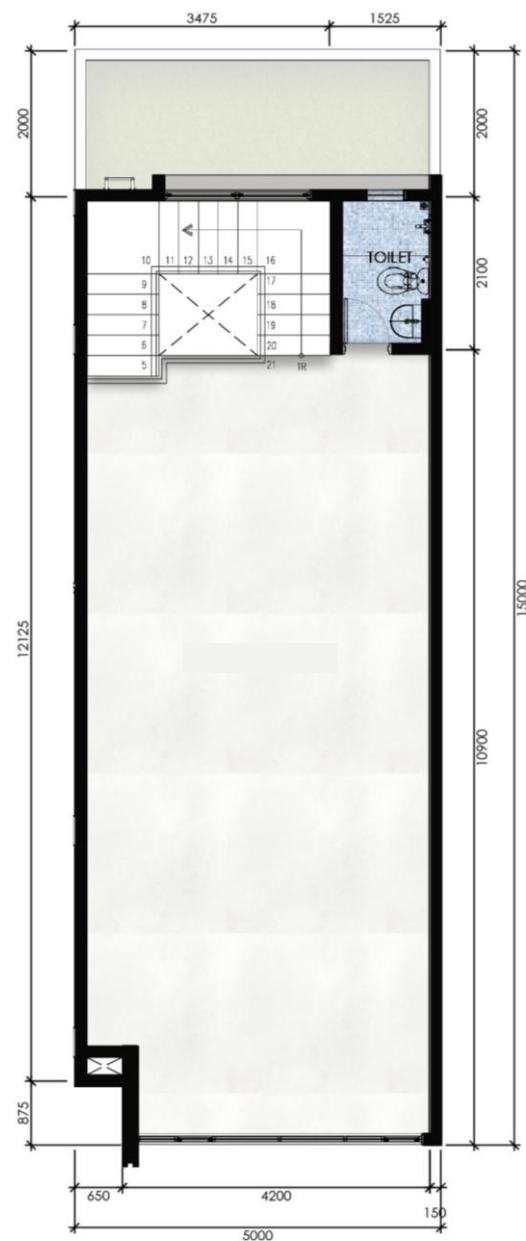
Type **Gallery**
Prime

Second Floor



Type **Gallery**
Prime

Third Floor



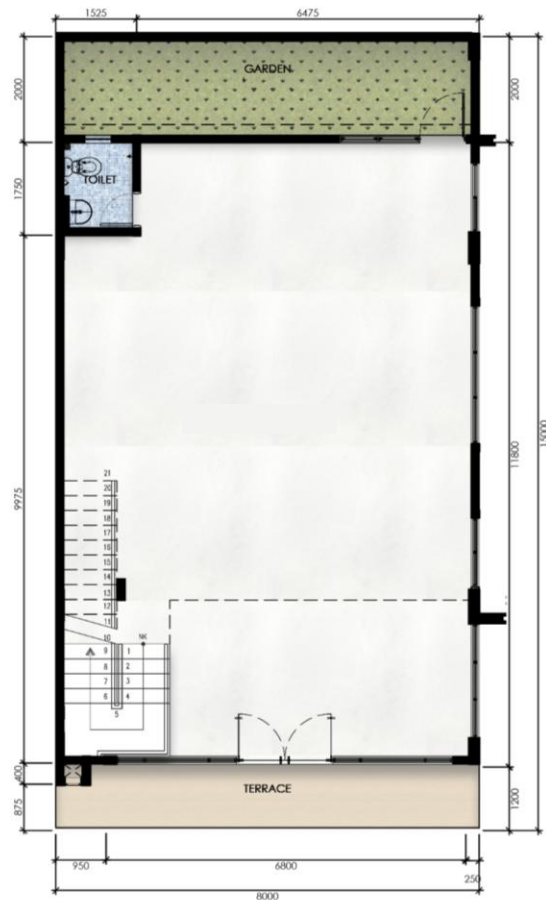
Type Gallery Signature

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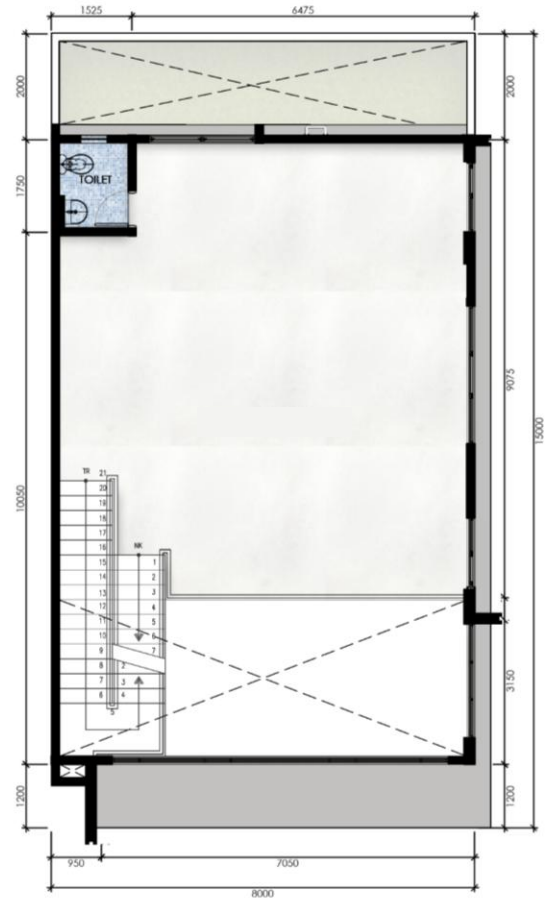


Type **Gallery**
Signature

120 sqm
265,16 sqm
8x15



1F



2F

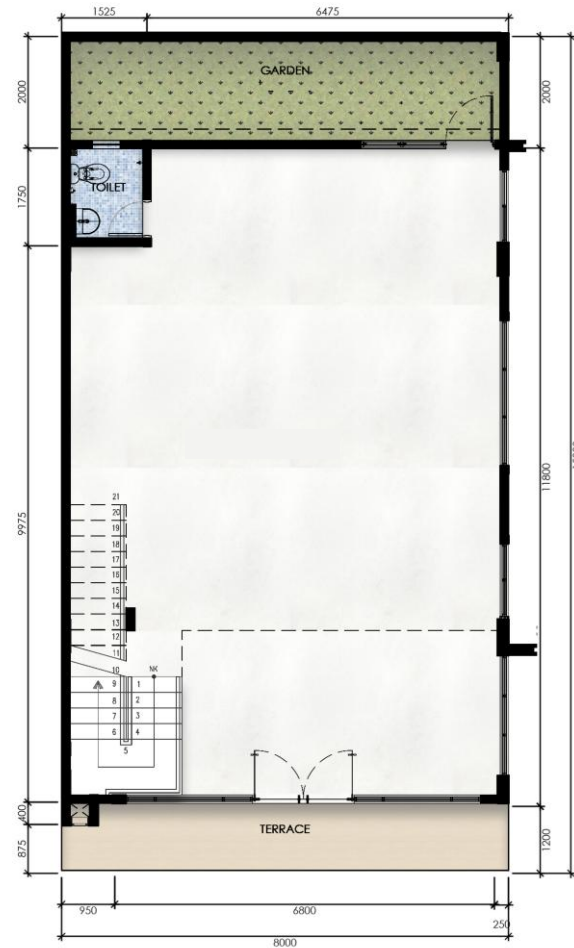


3F

Type Gallery

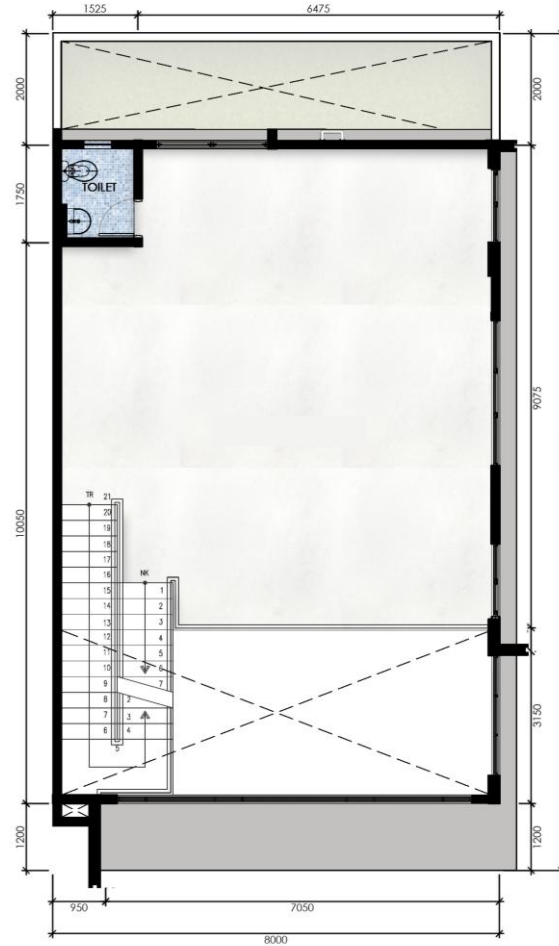
Signature

First Floor



Type **Gallery**
Signature

Second Floor



Type **Gallery**
Signature

Third Floor



THE
FLORITZ
GALLERY



SPECIFICATIONS

FOUNDATION	Mini Pile
STRUCTURE	Reinforced Concrete
ROOF STRUCTURE	Lightweight steel roof frame (Zincalume)
ROOF COVERING	Zincalume metal roofing with aluminium foil insulation Reinforced concrete roof slab (for gutter and water tank placement)
FLOOR	MAIN FLOOR : Homogeneous Tile (HT) 80x80
	TERRACE : Homogeneous Tile (HT) 60x60, Structured
	TOILET : Homogeneous Tile (HT), Structured
WALL FINISHING	INTERNAL : lightweight brick with plester and interior paint
	EXTERNAL : lightweight brick with plester and weather resistant paint
	TOILET : Homogeneous Tile 60x60
CEILING	INTERNAL : Gypsum Board
	EXTERNAL & BATHROOM CEILING: Water-Resistant Gypsum
DOOR	MAIN & SECOND : Aluminium frame with clear glass, Powder coated finish
	TOILET : Aluminium Door with aluminium frame
WINDOWS	MAIN & SECOND : Aluminium frame with clear glass, Powder coated finish
RAILING	STAIR : Hollow Steel + Steel Plate with hollow steel handrail paint finish
ELECTRICITY	Type Gallery Prime 5.500 Watt
	Type Gallery Signature (hook) 11.000 Watt
SANITARY	Kohler or Equivalent
WATER	Water Treatment Plant (WTP)
MEP PROVISIONS	Roof water tank 1.500 L

Anchor TENANTS




CANTON PALACE
CHINESE - DIM SUM - BBQ


Noble
BY ZAB THAI


**pusaka
rempah**
CITARASA INDONESIA


MAGAL
KOREAN BBQ HOUSE



-  Gallery Signature (8x15)
-  Gallery Prime (5x15)

UNIT PHASE 1 TOTAL 35 UNIT

Type Gallery Prime : 32 unit
Type Gallery Signature : 3 unit

HAND OVER

MAY
2028





ASTHARA

SKYFRONT CITY

Disclaimer: All information, plans, and specifications are subject to changes as may be required and approved by the developer and or the relevant authorities. The developer reserves the right to modify any part of the development