



PASADENA



Setiap keluarga memiliki
cerita

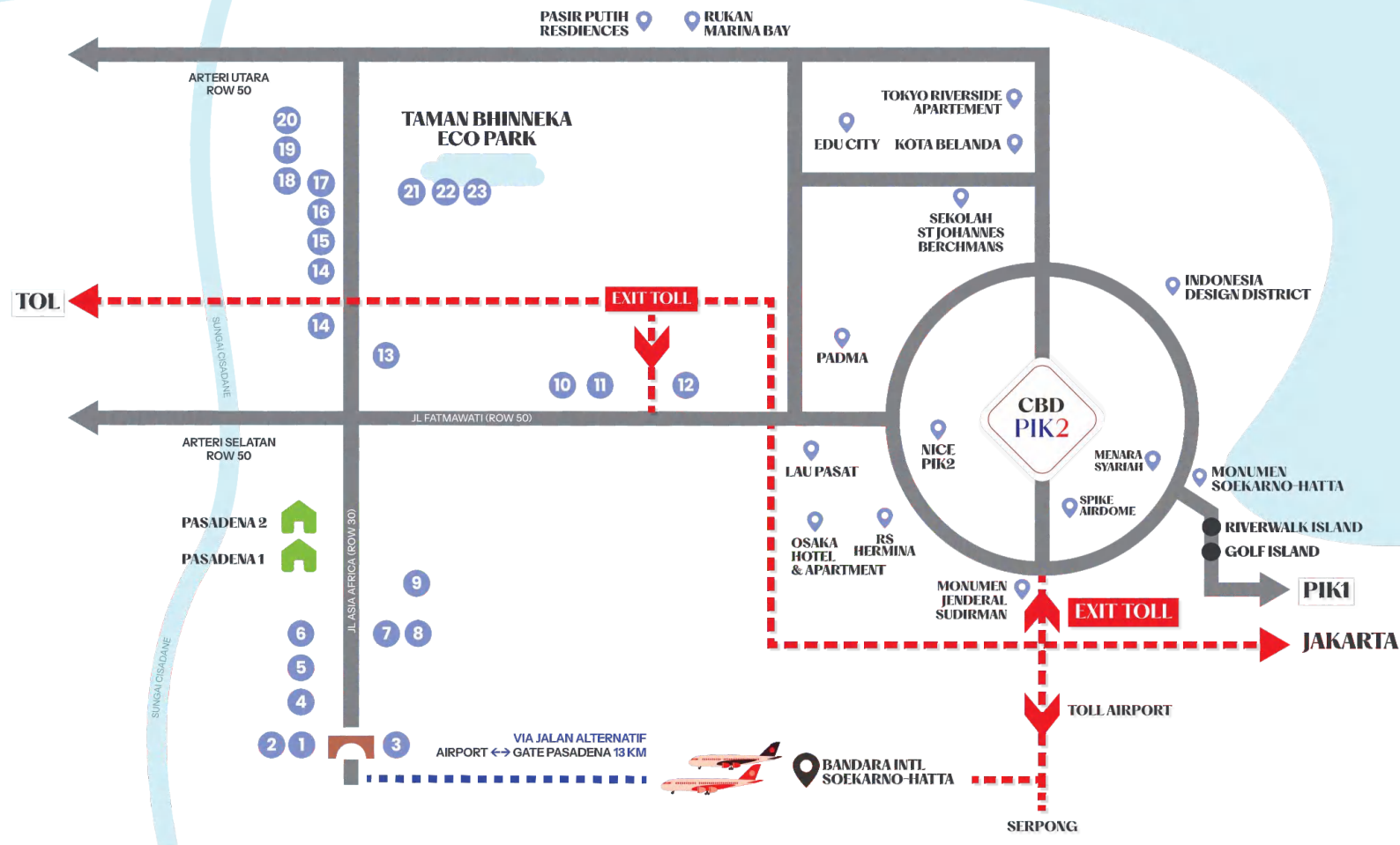


Setiap *fase hidup*
membutuhkan ruang yang berbeda

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

Rumah yang tumbuh bersama *keluarga*





Access to Cluster Pasadema

1. GERBANG KAWASAN
2. RESTORAN
3. INDOMARET
4. PERGUDANGAN
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

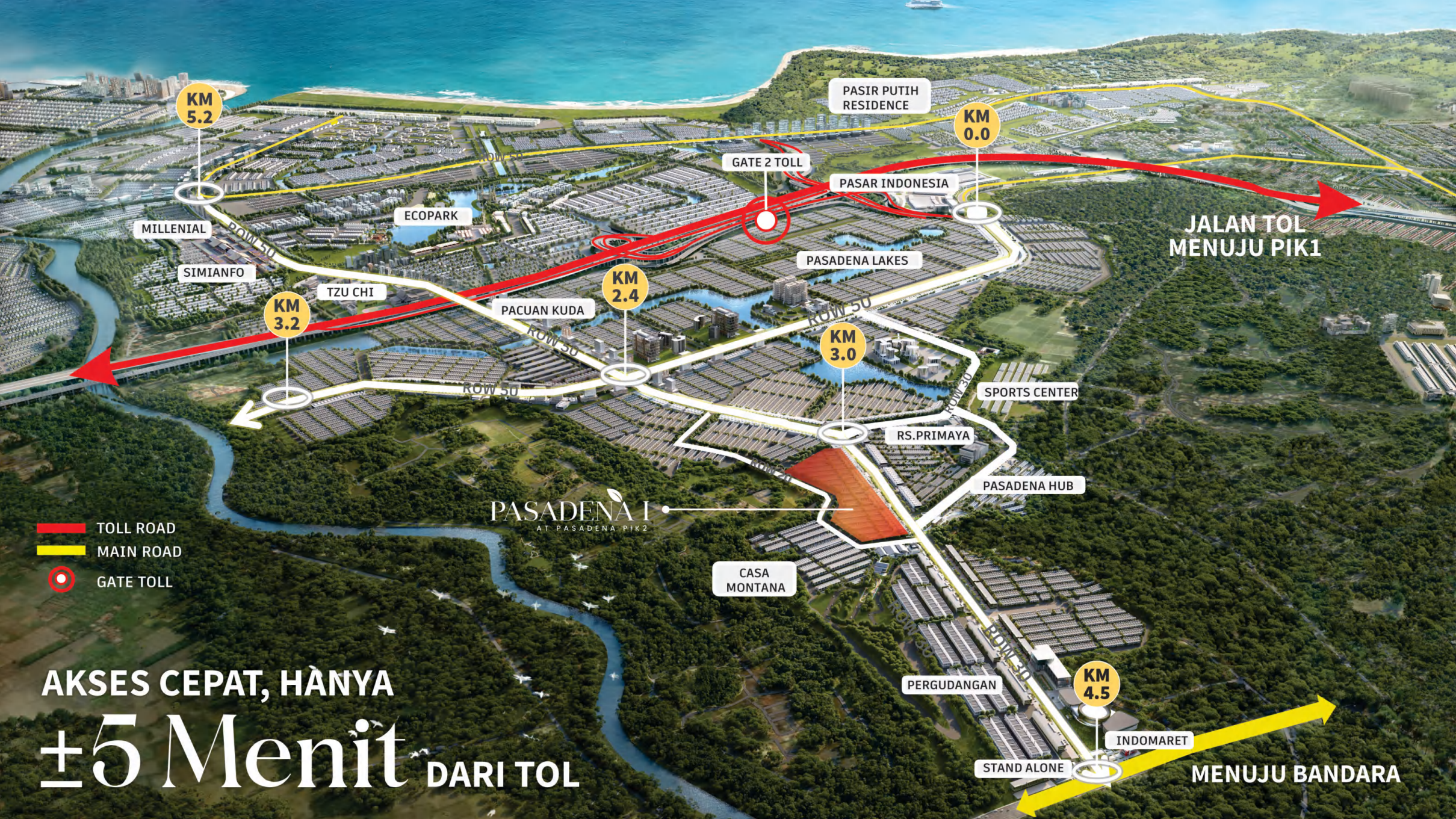
13. PACUAN KUDA
14. SEKOLAH & UNIVERSITAS TZU CHI
15. PASADENA WALK
16. SI MIAN FO
17. MILENIAL PARK
18. SEKOLAH CHAVELIER

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

MILLENNIAL

SIMIANFO

TZU CHI

PACUAN KUDA

PASADENA LAKES

SPORTS CENTER

RS. PRIMAYA

PASADENA HUB

PASADENA I
AT PASADENA PIK2

CASA MONTANA

PERGUDANGAN

INDOMARET

STAND ALONE

GATE 2 TOLL

PASAR INDONESIA

JALAN TOL
MENUJU PIK1

MENUJU BANDARA

-  TOLL ROAD
-  MAIN ROAD
-  GATE TOLL

AKSES CEPAT, HANYA
±5 Menit DARI TOL

Pasadena Facilities



Indomaret



Fresh Market



Pasadena Hub



Stand Alone (McD)



Supermarket



RS Primaya



Marketing Gallery



Restoran



Sport Center

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



Indomaret California



Town Center & Musholla



Townhub Millennial

Ecopark Facilities



Gereja Ecopark



Masjid Ecopark



Klenteng Ecopark

PASADENA I
AT PASADENA PIK2

SEKOLAH

RS PRIMAYA

SEKOLAH

UNIVERSITAS

PASADENA GROVE

PASADENA HUB



JOGGING TRACK



PEDESTRIAN WALK



BICYCLE LANE

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

SHOPHOUSES

JL. ASIA AFRIKA
ROW 30

Menuju Milenial & Ecopark

PASADENA I
AT PASADENA PIK2

Pasadena Facilities



Pasadena Facilities



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



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



a Dialogue Between Commerce & Living



Cluster Private *Jogging Track*

LOCATION



JOGGING TRACK
(2.3 METER)

BADAN JALAN
(6 METER)

BERM
(1.5 METER)



PASADENA 1

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*



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 PIK2

PASADENA GROVE

GATE

ROW 10 PASADENA 1 BLOK F
1 3 5 7 9 11 13 15 17
7x12

ROW 9 PASADENA 1 BLOK J
2 6 8 10 12 14 16 18 20
7x12

ROW 9 PASADENA 1 BLOK K
2 6 8 10 12 14 16 18 20 22 24 26 28 30 32
6x12

JL. HANG LEKIR (ROW 20)

ROW 9 PASADENA 1 BLOK P
2 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36
5x12

ROW 9 PASADENA 1 BLOK A
1 3 5 7 9 11 13 15 17 19 21 23 25 27 29
5x12 - SIGNATURE

JL. ASIA AFRIKA (ROW 30)

MENUJU PASADENA LAKES & MILENIAL

PASADENA HUB

SUPERMARKET

SPORT CENTER

MENUJU GERBANG KAWASAN





BIZHOME

Signature

Rumah Usaha - Neighborhood Businesses

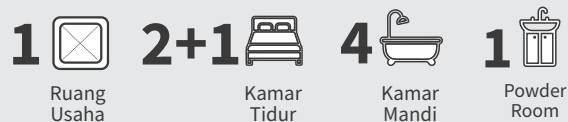
tip
**BIZHOME
SIGNATURE**

5x12
(3 LANTAI)



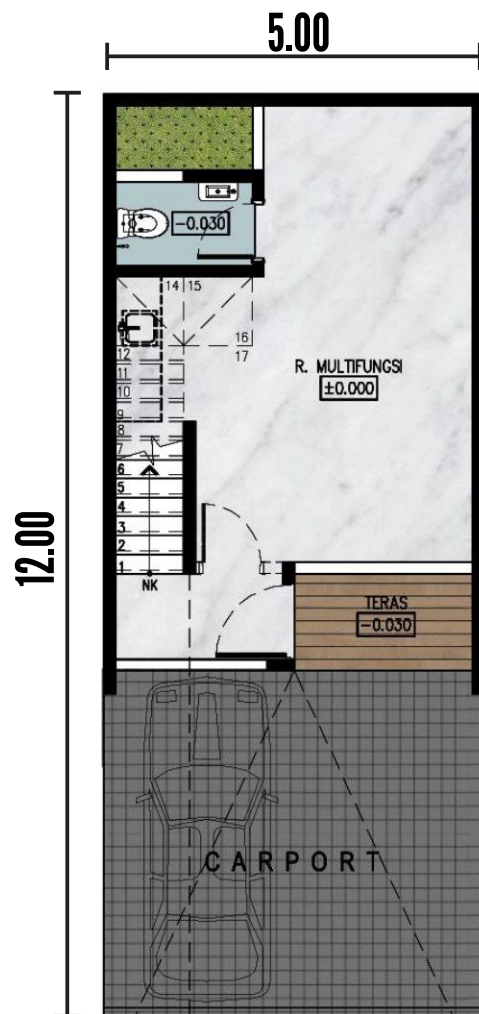
type
**BIZHOME
SIGNATURE**

5x12
(3 LANTAI)

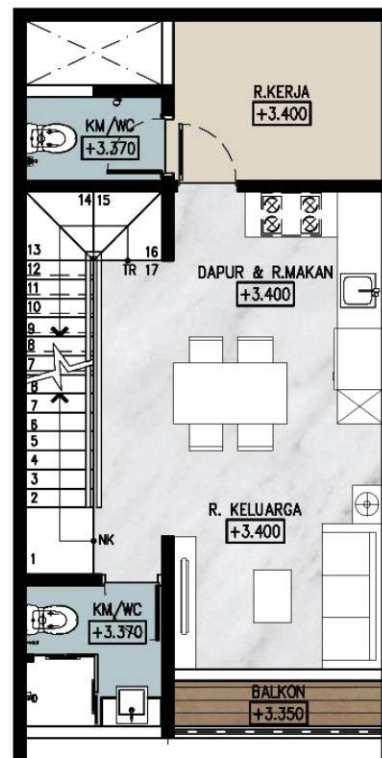


TANAH
60m²

BANGUNAN
140m²



Lantai 1



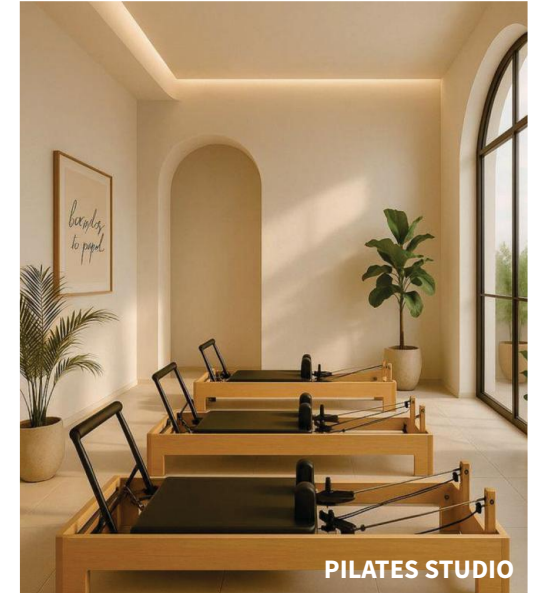
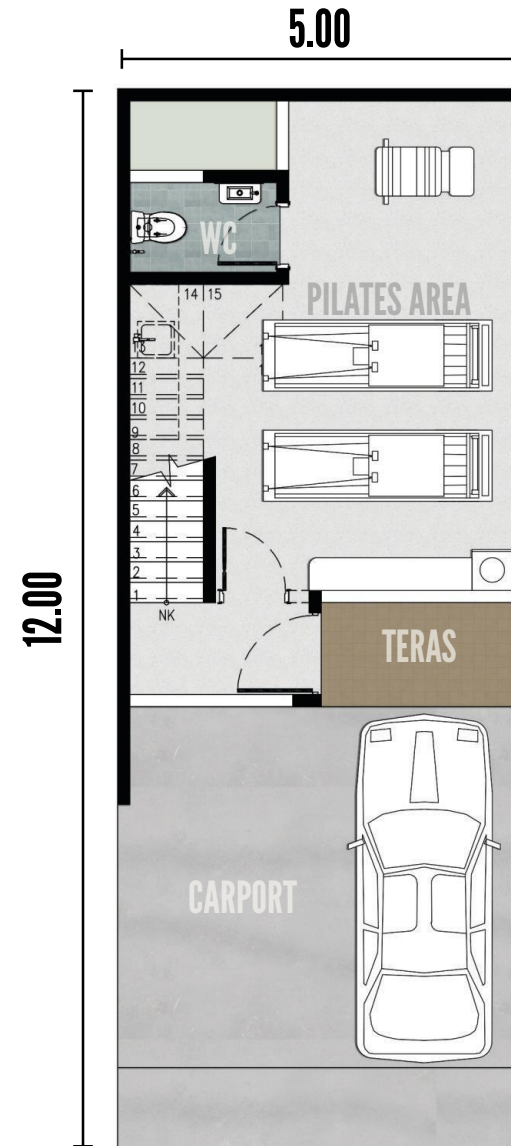
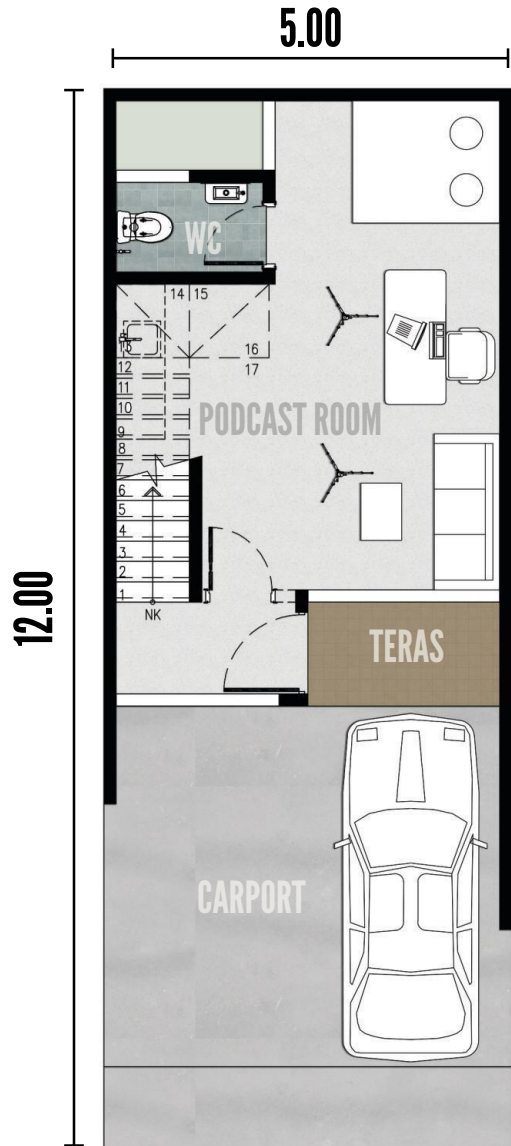
Lantai 2



Lantai 3

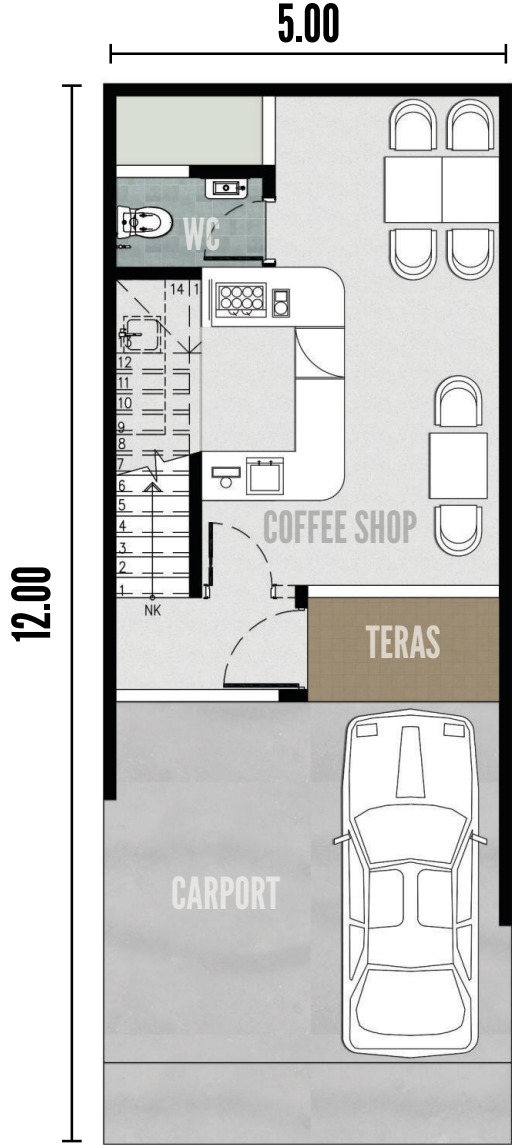
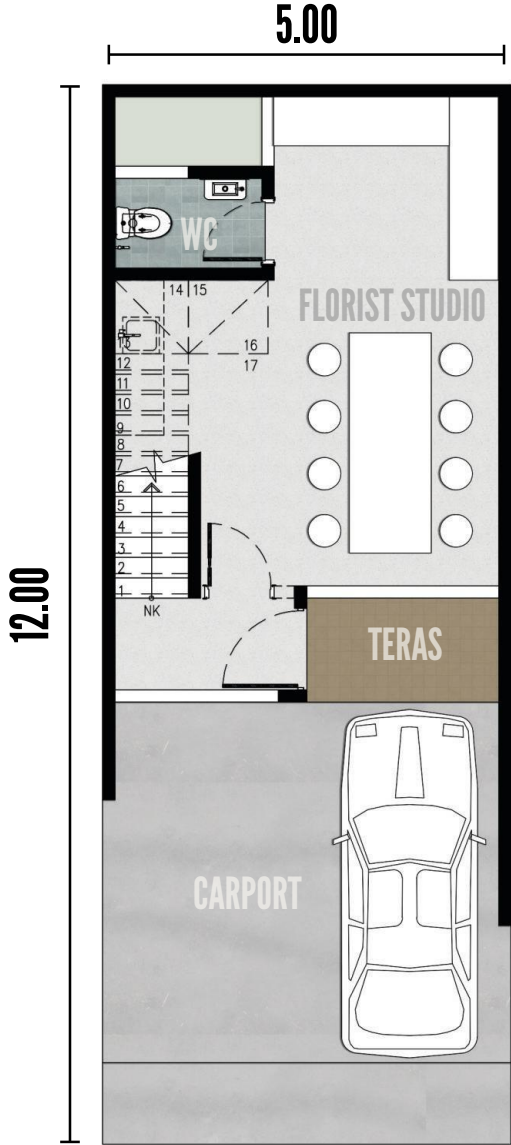
type Bizhome Signature

Interior Idea / Simulation - 1st Floor



type Bizhome Signature

Interior Idea / Simulation - 1st Floor



type Bizhome Signature

Interior - 2nd Floor & 3rd Floor



DINING ROOM



LIVING ROOM



KIDS BEDROOM



BATHROOM



MASTER BEDROOM

Section Bizhome Signature

illustration section



3rd Floor
Bedroom

2nd Floor
Living Room & Pantry

1st Floor
Business Space

Turn your ground floor into income
BUILD YOUR BRAND
at home

Perfect for :

- Online Business
- Podcast & Live Streaming
- Start-Up
- Florist/Art Studio
- Pilates/Yoga Class
- Bakery / Coffee Shop



Cluster
Pasadena 1

Compact House - Universal Design Home

tipe 5

Ideal untuk keluarga muda yang memulai perjalanan



3KT

LT : 60m²

LB : 91m²

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 : 72m²

LB : 106m²

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 : 84m²

LB : 128m²

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

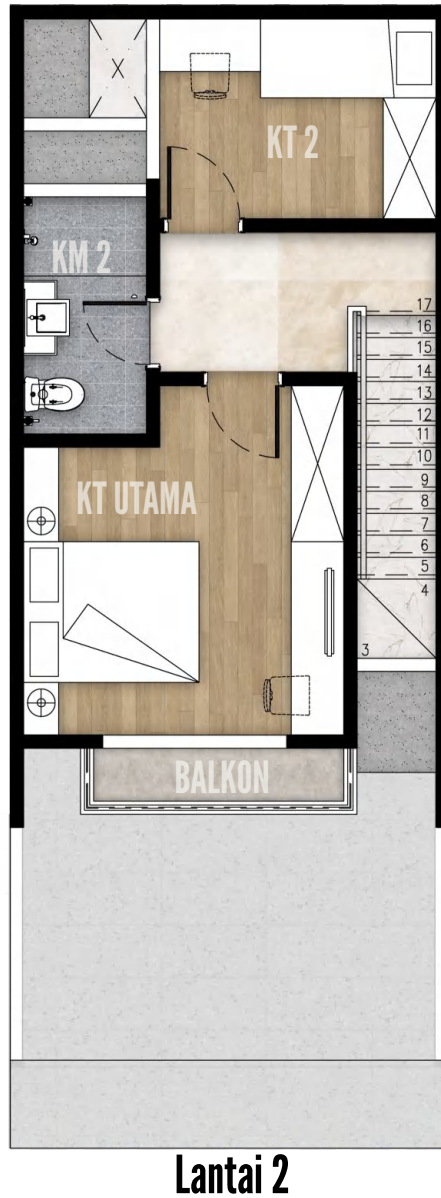
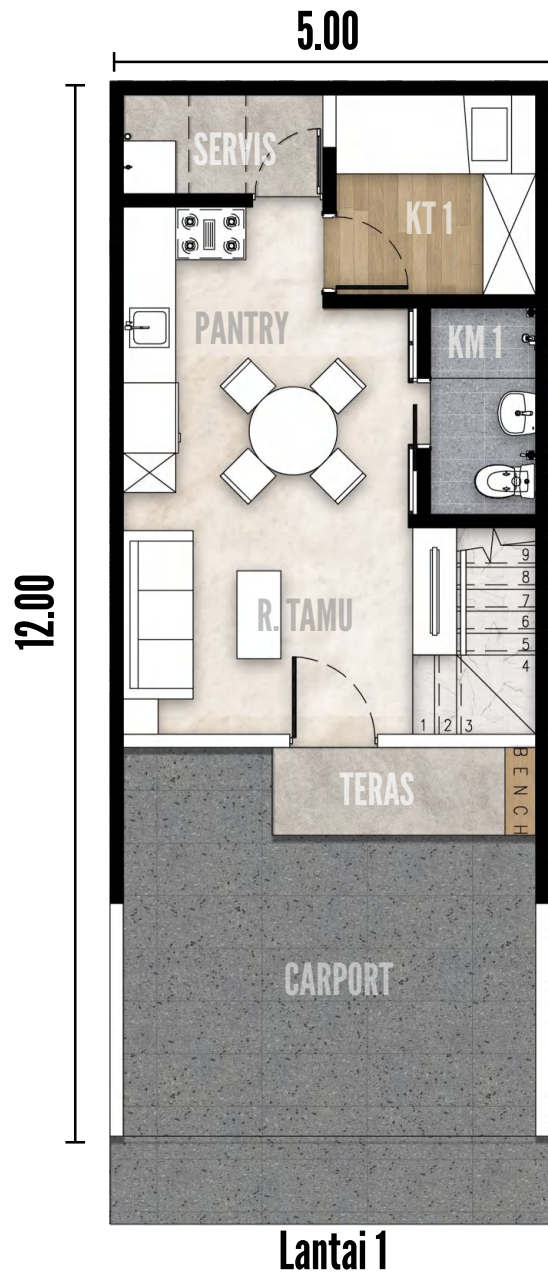


tipo

5

Arta

5x12



type
5
Arta
5x12

3 
 Kamar
 Tidur

2 
 Kamar
 Mandi

TANAH
60m²

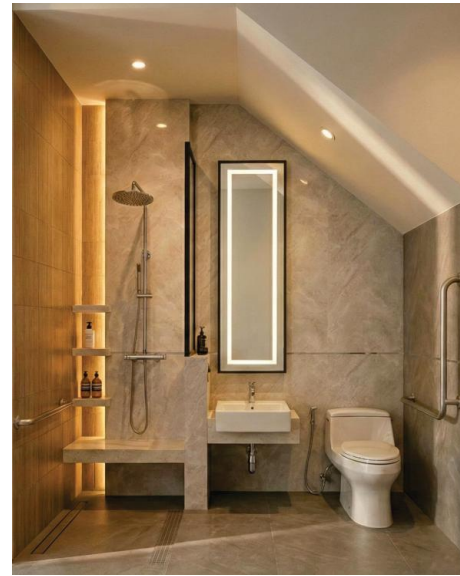
BANGUNAN
91m²

type 5

Interior Design



GUEST BEDROOM



SENIOR BATHROOM



KIDS BEDROOM



MASTER BEDROOM



DINING ROOM & PANTRY

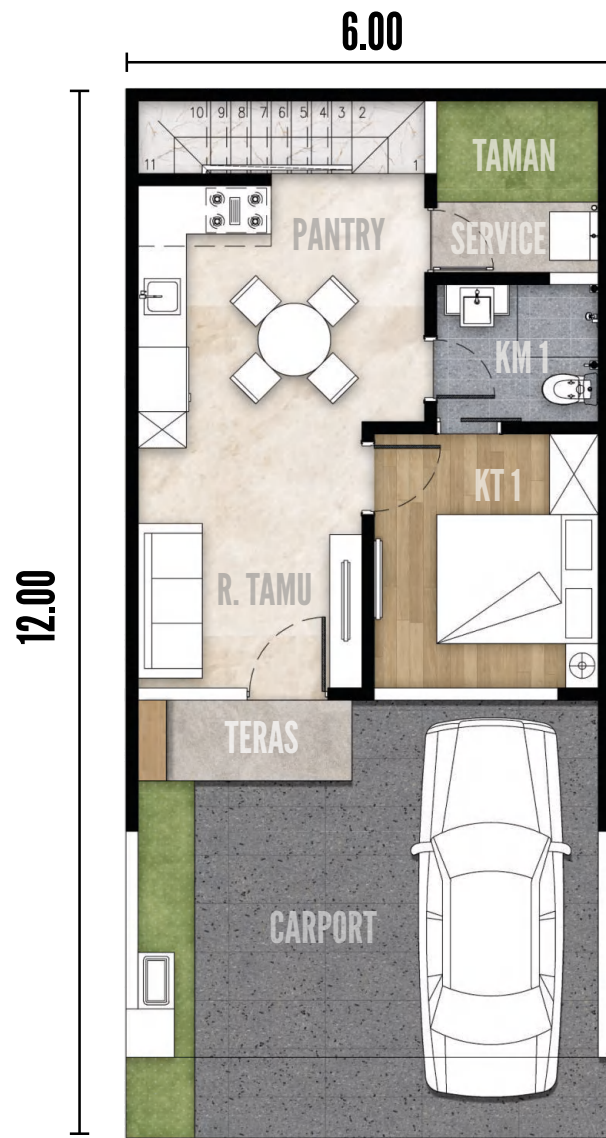


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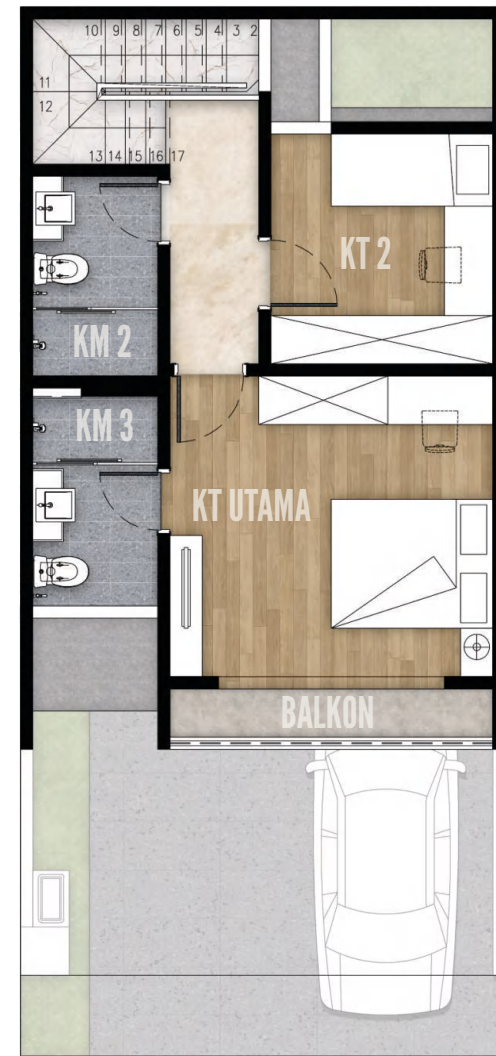
6

Bana

6x12



Lantai 1



Lantai 2

type
6
Bana
6x12

3  Kamar Tidur **3**  Kamar Mandi

TANAH **72m²** BANGUNAN **106m²**





SENIOR BATHROOM



GUEST BEDROOM



DINING ROOM

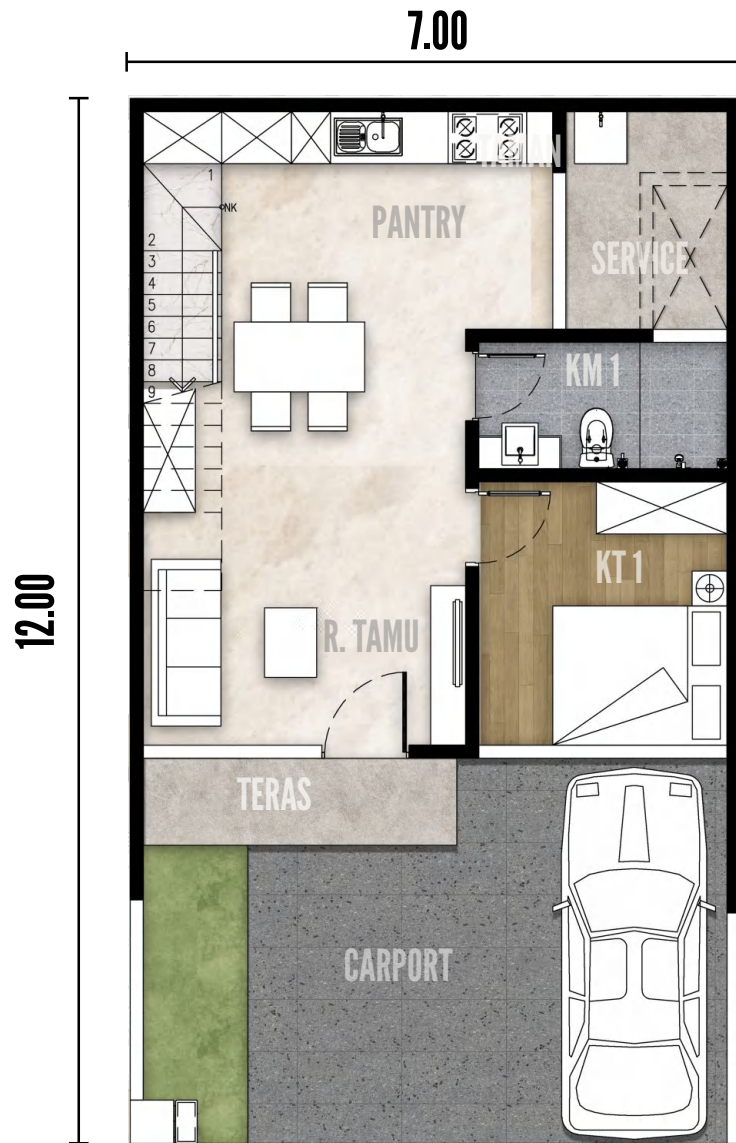


tipo

7

Cana

7x12



Lantai 1



Lantai 2

type
7

Cana

7x12

4  Kamar Tidur

3  Kamar Mandi

TANAH **84m²** BANGUNAN **128m²**



SEMI-FURNISHED *by Choice*



Cooker Hood

Kitchen Set
Upper & Lower Cabinet

Gas Stove

AC

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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POWER SUPPLY	: 4.400 Watt
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CANOPY CARPORT	: Ready
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SMART HOME	: Include (CCTV; Light Switch; Door/Window Sensor; Gas Detector; LED Light; Smart Door Lock)
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SEMI-FURNISHED	: 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
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POWER SUPPLY	: 4.400 Watt
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CANOPY CARPORT	: Ready
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SMART HOME	: 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



www.pik2.com



[pik2 sedayu indo city](https://www.youtube.com/pik2sedayuindo)



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